1. ALL DRAWINGS, NOTES, AND DETAILS PROVIDED IN THIS SECTION REPRESENTS THE CONSTRUCTION DOCUMENTS. THE 'CONSTRUCTION DOCUMENTS' MAY NOT REPRESENT ALL CONDITIONS AND DIMENSIONS THAT ARE PRESENT ON SITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VISIT THE SITE AND VERIFY ALL SITE CONDITIONS.

2. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS INCLUDING ACCESS TO THE WORK, POWER REQUIREMENTS, STAGING, DISPOSAL, AND SECURE MATERIAL STORAGE.

3. ALL MATERIALS SPECIFIED WITHIN THIS CONSTRUCTION DOCUMENTS SHALL BE INCORPORATED INTO THE WORK. NO SUBSTITUTIONS SHALL BE ACCEPTED UNLESS A WRITTEN REQUEST IS MADE FOR CONSIDERATION. ANY SUBSTITUTION REQUEST SHALL BE SUBMITTED IN CONJUNCTION WITH A LETTER FROM THE MATERIAL MANUFACTURER STATING: A) THE PRODUCT HAS EQUAL PHYSICAL PROPERTIES TO THE

SPECIFIED MATERIAL B) THAT THE MANUFACTURER WARRANTS THAT THE SUBSTITUTED MATERIAL IS COMPATIBLE WITH ALL ADJACENT AND UNDERLYING MATERIALS AND SHALL MEET ITS INTENDED SERVICE LIFE.

4. THE CONTRACTOR SHALL VERIFY THE MATERIAL COMPATIBILITY OF ALL WATERPROOFING COMPONENTS (E.G., SEALANTS, CLOSED CELL BACKER ROD, SELF-ADHERING MEMBRANE, ETC.) USED IN CONJUNCTION WITH OTHER WATERPROOFING COMPONENTS.

5. THE CONTRACTOR SHALL ESTABLISH A WRITTEN SAFETY AND FALL PROTECTION PLAN, A COPY OF WHICH SHALL BE MAINTAINED ONSITE. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO COMMUNICATE THE PLANS TO ALL EMPLOYEES AND SUBCONTRACTORS.

6. THE CONTRACTOR SHALL PROVIDE TO THE OWNER AND THE CONTRACT PROJECT ENGINEER EMERGENCY TELEPHONE NUMBERS AND CONTACT NAMES FOR USE, IF REQUIRED, OUTSIDE OF NORMAL BUSINESS HOURS.

7. THE CONTRACTOR SHALL INSTITUTE COMPLIANCE WITH AND BE SOLELY RESPONSIBLE FOR ALL RELEVANT CITY, COUNTY, STATE AND/OR FEDERAL ORDINANCES, LAWS AND REGULATIONS INCLUDING BUT NOT LIMITED TO:

A) PROVISIONS FOR DISPOSAL OF CONSTRUCTION MATERIALS AND DEMOLITION DEBRIS.

B) PROVISIONS FOR ELECTRICAL SAFETY.

C) PROVISIONS OF OSHA REGULATIONS AND SIMILAR STATE AND LOCAL REQUIREMENTS FOR SAFETY IN THE WORKPLACE, INCLUDING PROVISIONS FOR SAFETY AND FALL PROTECTION PROGRAMS.

D) PROVISIONS OF THE HAZARDOUS MATERIALS SECTIONS OF THE MATERIAL SAFETY DATA SHEETS (MSDS) SUBMITTED FOR PRODUCTS BROUGHT TO AND UTILIZED ON SITE.

8. A PROJECT BINDER SHALL BE GENERATED FOR ALL SPECIFIED PRODUCTS INCLUDING, INSTALLATION INSTRUCTIONS, PRODUCT DATA SHEETS AND MSDS SHEETS FOR ALL PRODUCTS.

9. THE PROVISIONS OF ALL RULES AND REGULATIONS GOVERNING SAFETY OF THE WORK SHALL APPLY TO ALL WORK UNDER THIS CONTRACT. FEDERAL, STATE AND LOCAL INSPECTORS SHALL BE GRANTED ACCESS TO THE WORK FOR INSPECTION WITHOUT FIRST OBTAINING A SEARCH OR ADMINISTRATIVE

10. IF THE CONTRACTOR OBSERVES THE EXISTENCE OF ANY MATERIAL, WHICH HE KNOWS OR HAS REASON TO BELIEVE IS HAZARDOUS TO HUMAN HEALTH, THE CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER. THE CONTRACTOR SHALL NOT PERFORM ANY WORK INVOLVING THE MATERIAL OR ANY WORK CAUSING THE MATERIAL TO BE LESS ACCESSIBLE PRIOR TO RECEIPT OF SPECIAL INSTRUCTIONS FROM THE OWNER.

11. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR HIS INVITEES AT THE SITE AND FOR THOSE OF HIS SUBCONTRACTORS, SUPPLIERS, AND THEIR EMPLOYEES, INCLUDING ANY ACTS OR OMISSIONS OF SUCH INVITEES. ALL INVITEES SHALL SIGN-IN AT.

12. THE CONTRACTOR AND NOT THE CONSULTANT SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES (OTHER THAN THOSE EXPRESSLY SPECIFIED IN CONTRACT DOCUMENTS), OR FOR SAFETY AND FALL PROTECTION PRECAUTIONS AND PROGRAMS IN CONNECTION

13. ALL MATERIAL AND WORKMANSHIP SHALL BE SUBJECT TO OBSERVATION, EXAMINATION AND TESTING AT ANY AND ALL TIMES DURING MANUFACTURE AND CONSTRUCTION. THE CONSULTANT AND THE OWNER SHALL HAVE AUTHORITY TO REJECT DEFECTIVE MATERIAL AND WORKMANSHIP AND REQUIRE ITS CORRECTION. DEFECTIVE WORKMANSHIP SHALL BE SATISFACTORILY CORRECTED AND DEFECTIVE MATERIAL SHALL BE SATISFACTORILY REPLACED WITH PROPER MATERIAL WITHOUT CHARGE THEREFOR, AND THE CONTRACTOR SHALL PROMPTLY SEGREGATE AND REMOVE THE DEFECTIVE MATERIAL FROM THE SITE.

14. THE CONSULTANT, THE OWNER, THE CONTRACT PROJECT ENGINEER, THE OWNER'S OBSERVERS AND OTHER TESTING PERSONNEL, INSPECTORS FROM STATE AND LOCAL AGENCIES, AND OTHERS AUTHORIZED BY THE OWNER, SHALL HAVE ACCESS TO THE WORK AT ALL TIMES. THE CONTRACTOR SHALL PROVIDE PROPER FACILITIES FOR ACCESS AND INSPECTION.

15. IF THE CONTRACTOR DEEMS ADDITIONAL DETAIL OR INFORMATION IS NEEDED, HE MAY REQUEST THE SAME IN WRITING FROM THE CONSULTANT TO CLARIFY THE INTENT CONVEYED IN THE SCOPE OF WORK OR PLANS AND SPECIFICATIONS. HIS REQUEST SHALL PRECISELY STATE THE DETAIL OR INFORMATION NEEDED AND SHALL EXPLAIN WHY IT IS NEEDED. THE CONTRACTOR SHALL ALSO INDICATE A DATE WHEN THE REQUESTED INFORMATION IS REQUIRED.

16. IF THE CONTRACTOR FINDS A CONFLICT, ERROR, OR OTHER DISCREPANCY IN THE PLANS OR SPECIFICATIONS, HE SHALL NOTIFY THE CONSULTANT IN WRITING AS SOON AS REASONABLY POSSIBLE, BUT BEFORE PROCEEDING WITH THE AFFECTED WORK. THE CONSULTANT SHALL ISSUE A CLARIFICATION TO THE CONTRACTOR STATING THE CORRECT REQUIREMENTS. IF THE CONTRACTOR DEEMS THE FIELD ORDER REQUIRES ADDITIONAL WORK, HE SHALL NOTIFY THE CONSULTANT OF SUCH PRIOR TO PROCEEDING WITH THAT WORK AND HE SHALL SUBMIT A REQUEST FOR CHANGE ORDER ALONG WITH A DETAILED SUBSTANTIATING COST PROPOSAL THRU THE CONSULTANT TO THE OWNER.

17. SUBMITTALS SHALL BE FORWARDED WITH REASONABLE TIME FOR REVIEW TO THE CONSULTANT FOR APPROVAL IF REQUIRED BY THE SPECIFICATIONS OR SCOPE OF WORK OR IF REQUESTED BY THE CONSULTANT OR THE OWNER. NO PART OF THE WORK DEALT WITH BY A SUBMITTAL SHALL BE FABRICATED BY THE CONTRACTOR, SAVE AT HIS OWN RISK, UNTIL SUCH APPROVAL HAS BEEN GIVEN.

18. IF A SUBMITTAL INDICATES A DEPARTURE FROM THE CONTRACT REQUIREMENTS, THE CONSULTANT MAY REJECT THE SUBMITTAL OR, IF HE DEEMS IT TO HAVE MERIT, MAY RECOMMEND IT TO THE OWNER, WHO SHALL APPROVE OR REJECT IT AS THE OWNER, IN ITS SOLE DISCRETION, SEES FIT. THE DEPARTURE FROM THE CONTRACT REQUIREMENTS SHALL BE FURTHER AUTHORIZED BY A CHANGE ORDER, IF A REDUCTION OR INCREASE IN THE CONTRACT PRICE IS APPROPRIATE.

GENERAL NOTES (cont'd.)

19. THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SUBMITTALS. APPROVAL OF THE CONTRACTOR'S SUBMITTALS BY THE CONSULTANT DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY OF COMPLYING WITH THE CONTRACT AND ALL DRAWINGS AND SPECIFICATIONS, EXCEPT AS CHANGED BY CHANGE ORDER.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEW AND CONFIRMING COMPATIBILITY OF ALL COMPONENTS IN THE EVENT OF A SUBSTITUTION. LETTERS FROM THE RELEVANT MATERIAL SUPPLIERS CONFIRMING COMPATIBILITY SHALL BE SUFFICIENT EVIDENCE OF COMPATIBILITY.

21. UNLESS OTHERWISE SPECIFICALLY PROVIDED IN THE CONTRACT, ALL EQUIPMENT, MATERIAL, AND ACCESSORIES INCORPORATED IN THE WORK ARE TO

22. UNLESS SPECIFICALLY APPROVED BY THE OWNER OR REQUIRED BY THE CONTRACT, THE CONTRACTOR SHALL NOT INCORPORATE INTO THE WORK ANY MATERIALS CONTAINING ASBESTOS OR ANY MATERIAL KNOWN BY THE INDUSTRY TO BE HAZARDOUS TO THE HEALTH OF BUILDING CONSTRUCTION WORKERS, MAINTENANCE WORKERS, OR OCCUPANTS.

23. ALL WORKMANSHIP SHALL BE OF THE HIGHEST QUALITY FOUND IN THE BUILDING INDUSTRY IN EVERY RESPECT. ALL ITEMS OF WORK SHALL BE DONE BY CRAFTSMEN OR TRADESMEN SKILLED IN THE PARTICULAR TASK OR ACTIVITY TO WHICH THEY ARE ASSIGNED. POOR OR INFERIOR WORKMANSHIP SHALL BE REMOVED AND REPLACED AT CONTRACTOR'S EXPENSE SUCH THAT THE WORK CONFORMS TO THE HIGHEST QUALITY STANDARDS OF THE TRADES CONCERNED, OR OTHERWISE CORRECTED TO THE SATISFACTION OF THE CONSULTANT, THE OWNER, OR OTHER INSPECTING AUTHORITY, AS APPLICABLE. ALL WORK SHALL BE FREE OF DEFECTS RESULTING FROM THE USE OF MATERIALS, EQUIPMENT OR WORKMANSHIP, WHICH ARE DEFECTIVE, INFERIOR, OR NOT IN ACCORDANCE WITH THE TERMS OF THE CONTRACT DOCUMENTS.

24. IF THE CONTRACTOR FINDS A GROWTH ON THE MATERIALS TO BE REMOVED WHICH THEY ARE CONCERNED ABOUT, THE CONTRACTOR SHALL CONTACT THE OWNER AND A CERTIFIED INDUSTRIAL HYGIENIST TO DETERMINE PROPER CONTAINMENT, HANDLING, AND DISPOSAL TECHNIQUES INCLUDING PERSONAL PROTECTION EQUIPMENT THAT IS NEEDED. ALL MATERIALS THAT ARE PHYSICALLY DAMAGED BY A GROWTH AND ROT WILL BE REMOVED PER THE HYGIENISTS PROTOCOL

APPLICABLE CODES:

ALL CONSTRUCTION WITHIN THE SPECIFIED AREA OF WORK SHALL COMPLY WITH THE 2012 INTERNATIONAL BUILDING CODE.

ENERGY NOTES:

RESIDENTIAL:

PER 2012 WASHINGTON STATE ENERGY CODE, PRESCRIPTIVE, SECTION 1320

1. FUEL TYPE - 'A' ELECTRICAL RESISTANCE:

NO CHANGE - NOT APPLICABLE

BUILDING ENVELOPE.

NO CHANGE - NOT APPLICABLE

CONSTRUCTION DETAILS:

GLAZING PERCENTAGE OF FLOOR AREA CALCULATION: NO CHANGE - NOT APPLICABLE

INSULATION R VALUES (EXISTING, UNLESS NOTED OTHERWISE):

NO CHANGE - NOT APPLICABLE CEILINGS

WALLS ABOVE GRADE NO CHANGE - NOT APPLICABLE NO CHANGE - NOT APPLICABLE WALLS BELOW GRADE FLOORS OVER UNCONDITIONED SPACE NO CHANGE - NOT APPLICABLE SLABS ON GRADE NO CHANGE - NOT APPLICABLE RADIANT FLOORS NOT APPLICABLE

EXTERIOR DOORS U=0.30

4. ROOF ATTIC VENTILATION: NO CHANGE - NOT APPLICABLE

LIGHTING SYSTEM NO CHANGE - NOT APPLICABLE

BUILDING INFORMATION:

CONSTRUCTION TYPE: WOOD FRAME, NON-SPRINKLERED.

PROJECT TEAM:

OWNER:

INNISGLEN CONDOMINIUM 2440 140TH AVE NE BELLEVUE, WA 98005

BUILDING CONSULTANT:

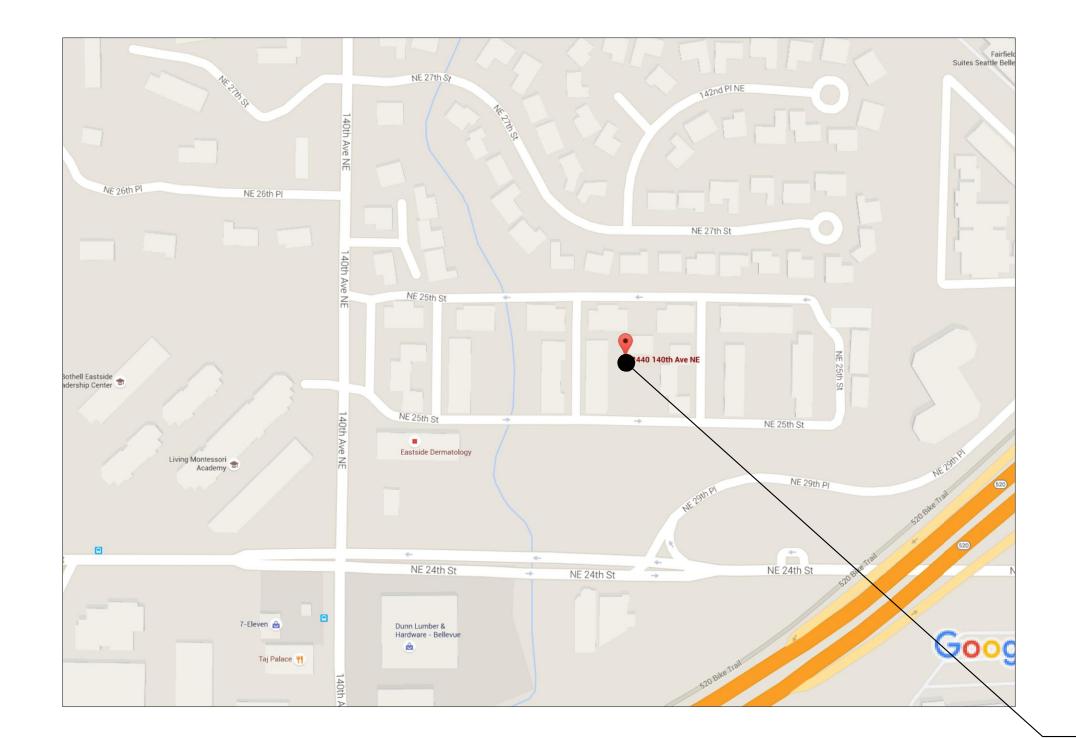
DIMENSIONAL BUILDING CONSULTANTS, LLC 626 120TH AVENUE NE, SUITE B101 BELLEVUE, WA 98005

CONTACT: MARTIN FLORES 425-455-2046 martin@dimensionalbc.com

OWNER'S CONSTRUCTION MANAGER

GSG GROUP, INCORPORATED 144 RAILROAD AVE, SUITE 101 EDMONDS, WA 98020

CONTACT: BRUCE GOODSON 425-771-9349 EMAIL: BGOODSON@GSGGROUP.NET

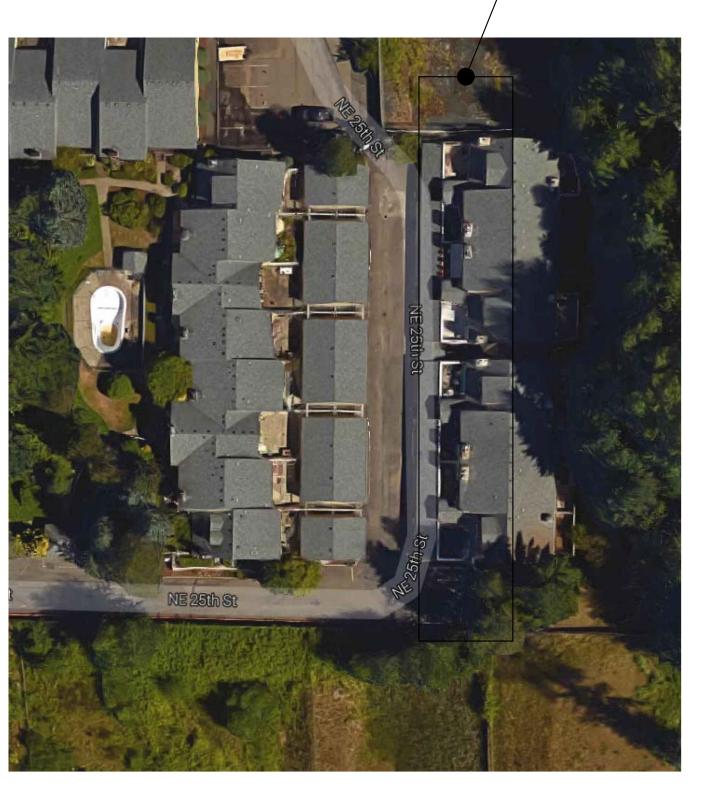


Sheet List Table Sheet Title Sheet Number GENERAL NOTES & DRAWING INDEX G-1.1 SCOPE OF WORK BUILDING PLAN WP-1.1 ELEVATIONS WP-2.0 TYP. ASSEMBLIES WP-2.1 TYP. ASSEMBLIES WP-3.0 DECK ASSEMBLIES

INNISGLEN

VICINITY PLAN

AREA OF WORK





SHEET NO.

GENERAL NOTES & DRAWING INDEX

DATE: 11/06/15

PROJECT NO.: 151097

- 1. PROVIDE GENERAL CONDITIONS APPROPRIATE FOR PERFORMING THE SCOPE OF WORK DESCRIBED HEREIN. INCLUDE ALL LABOR, MATERIALS, EQUIPMENT, TRANSPORTATION, ETC., THAT ARE NECESSARY TO PERFORM THE WORK. THE CONTRACTOR AND HIS SUBCONTRACTORS SHOULD VISIT THE SITE AND REVIEW THE EXISTING CONDITIONS AND FEATURES, AS WELL AS EXAMINE THE ORIGINAL DRAWINGS AND SPECIFICATIONS USED TO CONSTRUCT THE BUILDING COMPLEX. ASSOCIATED WITH EXECUTING THE PROPOSED SCOPE OF WORK. SUBMIT A SAMPLE OF THE CONSTRUCTION CONTRACT FOR REVIEW BY THE OWNER.
- 2. PROVIDE ACCESS TO THE WORK AREAS USING A PROPERLY ENGINEERED SCAFFOLDING SYSTEM. PROVIDE TEMPORARY WEATHER PROTECTION FOR AREAS OF THE BUILDING BEING REPAIRED AS REQUIRED TO ACCOMPLISH THE REPAIR WORK SUFFICIENTLY TO PREVENT WATER DAMAGE FROM OCCURRING AS THE WORK PROGRESSES.
- 3. PROVIDE SILT AND EROSION CONTROL PURSUANT THE REQUIREMENTS OF THE CITY OF
- 4. PROVIDE TEMPORARY TREE PROTECTION IN COMPLIANCE WITH THE REQUIREMENTS OF THE CITY OF BELLEVUE.
- 5. THE CONTRACTOR MUST INCLUDE PROPER HEATING OF THE ENCLOSED SCAFFOLDING NECESSARY TO PREVENT FROSTING OF THE PLASTER AND AS NECESSARY TO PROVIDE AN ACCEPTABLE CURING TIME TO EACH OF THE PLASTER AND/OR WATERPROOFING LAYERS.
- 6. PROTECT LANDSCAPING AND IRRIGATION SYSTEMS AS REQUIRED TO ACCOMPLISH THE WORK, OR REMOVE AND REPLACE LANDSCAPING AND IRRIGATION SYSTEMS, WHICHEVER IS MORE COST EFFECTIVE. FOLLOWING THE WORK, THE IRRIGATION SYSTEM SHOULD BE TESTED TO VERIFY THAT IT FUNCTIONS PROPERLY. ALL ITEMS DAMAGED BY THE CONTRACTOR SHALL BE REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
- THE CONTRACTOR SHALL NOT INCLUDE A CONTINGENCY FUND. HIDDEN DAMAGE SHALL BE ADDRESSED VIA CHANGE ORDER REQUEST PROCEDURE.
- 8. CHANGE ORDER REQUESTS ('C.O.R.') MUST BE PROVIDED AS SOON AS PRACTICALLY POSSIBLE, BUT NOT AFTER COMMENCEMENT OF THE WORK UNLESS NOT DOING WOULD RESULT IN HARDSHIP TO BOTH THE OWNER AND THE CONTRACTOR (I.E. IF THERE AN ELEMENT WITH SIGNIFICANT ROT AND THE WALL IS IN NEED OF SHORING TO AVOID COLLAPSE, CONTRACTOR SHALL NOT WAIT FOR A C.O.R. TO PROCEED WITH SHORING), OR A SIGNIFICANT DELAY IN THE PROJECT. C.O.R. MUST BE ACCOMPANIED BY DIAGRAMS OR PHOTOGRAPHS NECESSARY TO MAINTAIN A TRACK REC.O.R.D OF THE ADDITIONAL AREA OF WORK. C.O.R. FORMS SHALL ESTIPULATE PROJECTED HOURS, APPLICABLE HOURLY RATES AND PROJECTED MATERIAL COSTS, WHERE POSSIBLE. C.O.R. MUST ALSO INCLUDE A LINE ITEM FOR CONTRACTOR'S OVERHEAD AND PROFIT.
- 9. IT IS INTENDED TO KEEP THE RESIDENCES OCCUPIED DURING THE PERFORMANCE OF THE WORK. PROVIDE ACCESS TO ENTRY DOORS AND A CLEAR PATH TO DRIVEWAYS, SIDEWALKS AND ENTRY WALKWAYS TO NOT ADVERSELY IMPACT THE UNIT OCCUPANTS AND THE NEIGHBOR. PROVIDE PROPER TEMPORARY RAILING TO THE EXTERIOR DOORS AT ELEVATED PATIOS AND DECKS.
- 10. ONCE THE WORK IS COMPLETED IN ANY AREA OF THE RESIDENCE, THE WALL AND DECK SURFACES SHOULD BE CLEANED. WOOD SURFACES SHOULD BE REPAINTED WHERE DAMAGE HAS OCCURRED TO MATCH THE ORIGINAL FINISH. AT ANY INTERIOR SPACES IN THE RESIDENCE WHERE WORK HAS BEEN PERFORMED, THE INTERIORS SHALL BE CLEANED TO THE CONDITION THAT EXISTED PRIOR TO THE WORK BEING PERFORMED.
- 11.THE CONTRACTOR SHALL PROVIDE ACCEPTABLE SAFETY AND SECURITY MEASURES AND SHALL MAINTAIN SAFETY AND SECURITY AT THE JOB SITE DURING THE ENTIRE COURSE OF THE PROJECT.
- 12. THE CONTRACTOR SHALL BE PROVIDED WITH A DESIGNATED AREA WITHIN THE PROPERTY TO BE USED FOR THE STORAGE OF MATERIALS AND EQUIPMENT BEFORE COMMENCING WITH THE WORK. THE SECURITY OF THE MATERIALS AND EQUIPMENT STORED ON-SITE IS THE RESPONSIBILITY OF THE
- 13. THE CONTRACTOR SHALL BE PROVIDED WITH A LOCATION TO PLACE A TEMPORARY CONSTRUCTION OFFICE AT THE SITE. THE SECURITY OF THE CONSTRUCTION OFFICE IS THE RESPONSIBILITY OF THE CONTRACTOR.
- 14. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, AND IN ACCORDANCE WITH CURRENT BUILDING CODE REQUIREMENTS. CONSIDER THE 2012 EDITION OF THE INTERNATIONAL BUILDING CODE WILL BE APPLICABLE FOR THIS PROJECT.
- 15. ALL WORK SHALL BE PERFORMED DURING NORMAL BUSINESS HOURS DEFINED AS 8:00 A.M. TO 5 P.M., MONDAY THROUGH FRIDAY, UNLESS OTHERWISE AGREED TO BY THE CONTRACTOR AND OWNER IN ADVANCE, OR IF LOCAL JURISDICTIONAL REQUIREMENTS DICTATE DIFFERENTLY. THE STAGING OF THE WORK MAY COMMENCE 30 MINUTES PRIOR TO THE AGREED EARLIEST STARTING TIME.
- 16. THE CONTRACTOR SHALL DOCUMENT WITH LOG AND PHOTOS ALL EXISTING CONDITIONS OF AREAS TO BE IMPACTED BY THE PROPOSED SCOPE OF WORK, ESPECIALLY THOSE AREAS WHERE C.O.R. WILL BE SUBMITTED.
- 17. THE CONTRACTOR SHALL PROVIDE WEEKLY PROJECT MEETINGS BETWEEN THE CONTRACTOR, THE PROJECT ARCHITECT/ENGINEER, AND OWNER DURING THE COURSE OF THE REPAIR PROJECT. THE DATE AND TIME OF THE WEEKLY PROJECT MEETINGS WILL BE ESTABLISHED AT THE TIME THE PROJECT IS READY TO COMMENCE, BUT MAY BE DEVIATED FROM WITH THE CONSENT OF ALL PARTIES AS CONDITIONS WARRANT. CONTRACTOR IS RESPONSIBLE FOR GENERATION OF THE MEETING MINUTES.
- 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DEMOLITION, TEMPORARY BRACING. CONSTRUCTION TECHNIQUES AND CONSTRUCTION SEQUENCES IN CONNECTION WITH PERFORMING THE WORK.
- 19. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AT THE JOB SITE DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- 20. THE CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION TO PROTECT THE OCCUPANTS AND PUBLIC FROM INJURY DURING THE COURSE OF THE
- 21. ALL NEW MATERIAL SHALL MATCH EXISTING MATERIAL AS CLOSE AS POSSIBLE, INCLUDING COLOR, TEXTURE AND FINISH DETAILS. EXCEPTIONS: NEW MATERIALS SCHEDULED TO REPLACE EXISTING, WHERE THE NEW MATERIAL IS OF COMPLETELY DIFFERENT FORM OR FUNCTION, DO NOT NEED TO MATCH.
- 22. ALL OF THE SPECIFIED REPAIR WORK SHALL BE CARRIED OUT WITHIN THE AGREED TIMEFRAME TO BE ESTABLISHED WITHIN THE CONSTRUCTION CONTRACT.
- 23. THE CONTRACTOR SHALL GUARANTEE ALL REPAIR WORK FOR A PERIOD OF TWO (2) YEARS AFTER THE DATE OF SUBSTANTIAL COMPLETION OF THE REPAIRS. MATERIAL WARRANTIES SHALL COMPLY WITH THE DESIGN AND CONTRACT DOCUMENTS AND MUST BE FULLY TRANSFERABLE TO THE OWNER.
- 24. THE CONTRACTOR MAY USE ELECTRICITY AND WATER CURRENTLY AT THE SITE IN CONJUNCTION WITH PERFORMING THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SANITARY FACILITIES AND DRINKING WATER FOR THE WORKERS DURING THE COURSE OF THE CONSTRUCTION WORK. CONTRACTOR TO COORDINATE WITH THE OWNER FOR A MUTUALLY-AGREEABLE CONNECTION
- 25. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A CLEAN AND SAFE APPEARANCE AND MAINTAIN A CLEAN APPEARANCE OF THE SITE AT THE END OF EACH WORK DAY FOR THE SAFETY OF THE OCCUPANTS AND VISITORS.
- 26. ALL WORKMANSHIP SHALL BE OF THE HIGHEST FOR THE TRADE, BUT NOT LESS THAN THE MINIMUM SPECIFIED BY THE PRODUCT MANUFACTURER PUBLISHED LITERATURE, BUILDING CODE AND AS DETAILED IN THE DIMENSIONAL'S DRAWINGS. WHERE IN CONFLICT THE MOST STRINGENT REQUIREMENT SHALL PREVAIL.
- 27. CONTRACTOR'S PUNCH LIST. UPON COMPLETION OF ALL REPAIR WORK, THE CONTRACTOR MUST PROVIDE CONTRACTOR'S INITIAL PUNCH LIST WITH ALL THE NOTED ITEMS COMPLETED OR RESTORED. ONLY AFTER RECEIPT OF THE CONTRACTOR'S PUNCH LIST CAN THE OWNER'S PUNCH BE CARRIED OUT.
- 28. OWNER'S PUNCH LIST. FOLLOWING THE RECEIPT OF THE CONTRACTOR'S FULLY EXECUTED PUNCH LIST, THE OWNER'S REPRESENTATIVE AND THE ARCHITECT/ENGINEER WILL DEVELOP A "PUNCH LIST" OF WORK ITEMS TO BE COMPLETED AS PART OF THE PROJECT CLOSE-OUT. ALL ITEMS ON THE PUNCH LIST SHALL BE CORRECTED/REPAIRED BEFORE THE OWNER'S FINAL ACCEPTANCE OF THE

SECTION 2.0 EXTERIOR DECK REPAIRS

COORDINATE ALL WORK WITH THE OWNER, PROJECT ENGINEER AND EXTERIOR WALL REPAIRS. ENSURE ALL DECKS ARE CLEAR FROM FURNISHINGS AND DECKING MATERIALS BEFORE COMMENCING THE WORK.

- 2. THIS SECTION OF THE WORK APPLIES TO THE MAIN EXTERIOR DECKS AT EACH OF THE RESIDENCES LOCATED ABOVE THE GARAGES.
- 3. EXTERIOR DEMOLITION. DISPOSE OF ALL LAYERS OF TOPICALLY APPLIED WATERPROOFING, CONCRETE TOPPING SLAB, ACM WATERPROOFING, DRAINS BOWLS, AND $\frac{1}{2}$ INCH PLYWOOD. THE INTENT IS TO REMOVE ALL THE DECK OVERBURDEN TO EXPOSE THE WOOD FRAMING FROM ABOVE. ASSUME THE CONCRETE THICKNESS VARIES FROM 1-3/4 INCH TO 3-1/2 INCH. REFER TO THE DRAWINGS FOR EXISTING BUILDUP.
- 4. INTERIOR DEMOLITION. REMOVE AND DISCPOSE OF THE SINGLE LAYER OF ½ INCH INTERIOR GYPSUM SHEAHTING (DRYWALL). THE INTENT IS TO REMOVE THE CEILING TO EXPOSE THE WOOD FRAMING FROM BELOW. REFER TO THE DRAWINGS FOR EXISTING BUILDUP.
- INSPECT THE WOOD DECK FRAMING FOR DECAY OR EVIDENCE OF WATER DAMAGE (STAINS, ORGANIC GROWTH, CHECKING, ETC). MAP OUT ALL DAMAGED FRAMING MEMBERS AND CONTACT THE PROJECT ENGINEER FOR ADDITIONAL INSTRUCTIONS.
- TREAT ALL THE EXISTING WOOD FRAMING WITH A WOOD PRESERVATIVE SUCH AS BORA-CARE.
- ONCE THE CONDITION OF 2X12 FRAMING HAS BEEN CLEARED OUT BY THE PROJECT ENGINEER, THEN PROVIDE AND INSTALL THE SUPPLEMENTAL 2X BLOCKING AS NECESSARY TO ACHIEVE AN OUTWARD SLOPE OF THE DECKS THAT IS A MINIMUM OF 1/4" PER FOOT. REFER OT THE DECK PLAN
- 8. INSTALL NEW PLYWOOD DECK SHEATHING CONSISTING OF 1-1/8 INCH THICK EXTERIOR GRADE A-C PLYWOOD ('A' SIDE UP). USE EITHER T&G MATERIAL OR ENSURE ALL JOINTS ARE OVER SOLID BLOCKING. NAIL THE PLYWOOD SHEATHING TO THE EXISTING FRAMING MEMBERS TO MEET CURRENT CODE REQUIREMENTS, AND AS NECESSARY TO COMPLY WITH THE REQUIREMENTS AND RECOMMENDATIONS OF THE DECK COATING MANUFACTURER. ASSUME 10D NAILS AT 6 INCHES ON
- 9. ONCE THE MAIN SLOPE HAS BEEN VERIFIED, SMALL NARROW CRICKETS MUST BE FRAMED IN PLACE, TO DIRECT THE WATER RUNOFF TO THE POINTS OF COLLECTION. THE CRICKETS SHALL BE MANUFACTURED FROM CONVENTIONAL WOOD FRAMING AND CONVENTIONAL ¾ INCH EXTERIOR GRADE PLYWOOD DECKING. THE CRICKETS AND THE MAIN DECK SHALL VENT INTO THE PARAPET WALLS AT THE RATE OF 1/300. REFER OT THE DECK PLAN VIEW.
- 10. INSULATION. THE GARAGES ARE NOT INSULATED. NO INSULATION IS REQUIRED.
- 11. DECK FLASHINGS. PROVIDE AND INSTALL 24 GA. BONDERIZED METAL FLASHINGS AT THE TRANSITION TO THE VERTICAL WALLS. FLASHING SHALL BE DIMENSIONED SO THAT THERE IS AT LEAST 4 INCHES OF OVERLAP ONTO THE WRB FROM THE CLADDING SYSTEM. ALL LAPS MUST BE FULLY CAULKED TO PREVENT WATER INTRUSION. ALL JOINTS OR LAPS IN THE METAL SHALL BE NOT LESS THAN 3 INCHES, AND SHALL BE FULLY SEALED WITH A FULL BED OF POLYURETHANE CAULKING OR OTHER AS APPROVED BY THE COATING MANUFACTURER. FASTEN THE METAL FLASHING AT THE OUTER HORIZONTAL FLANGE USING 2 INCH LONG HOT DIPPED GALVANIZED ROOFING NAILS AT 2 INCHES ON CENTER, IN 2 STAGGERED ROWS. PRE-SCUFF, ACID-ETCH OR PREPRIME THE METAL TO ENHANCE THE ADHESION TO THE DECK COATING. PREPARE THE MATERIAL FOR THE APPLICATION OF THE NEW COATING IN STRICT COMPLIANCE WITH THE RECOMMENDATIONS OF THE COATING MANUFACTURER.
- 12. DOOR SILL PAN. PROVIDE AND INSTALL A ONE-PIECE METAL PAN AS SHOWN IN THE DRAWINGS. THE METAL PAN SHALL BE FABRICATED FROM 24 GA. G-90 GALVANIZED METAL, AND SHALL BE DIMENSIONED TO ALLOW FOR PROPER INTEGRATION OF THE PAN ONTO THE WATERPROOFING MATERIALS AND THE CLADDING MATERIALS AS SHOWN IN THE DRAWINGS. ALL JOINTS OR LAPS IN THE SILL PANS MUST BE FULLY SOLDERED TO A WATERPROOF FINISH. THE PAN MUST BE FULLY SET IN A BED OF CAULKING. FASTEN THE METAL PAN AT THE OUTER HORIZONTAL FLANGE USING 2 INCH LONG HOT DIPPED GALVANIZED ROOFING NAILS AT 2 INCHES ON CENTER, IN 2 STAGGERED ROWS. PREPARE THE MATERIAL FOR THE APPLICATION OF THE NEW COATING IN STRICT COMPLIANCE WITH THE RECOMMENDATIONS OF THE COATING MANUFACTURER.
- 13. PROVIDE AND INSTALL A NEW FLOOR DRAIN AND TIE ONTO THE EXISTING PVC DRAIN LINES. THE NEW DRAINS MUST BE RECESSED INTO THE PLYWOOD SO THAT THE FLANGE DOES NOT CREATE AN OBSTRUCTION FOR WATER TO DRAIN. THE NEW DRAINS SHALL BE MANUFACTURED BY DURADECK AND SHALL BE FULLY SET IN CAULKING. FASTEN THE DRAIN TO THE SUBSTRATE PER THE DRAIN MANUFACTURER'S REQUIREMENTS. PREPARE THE METAL FLASHINGES OF THE DRAIN TO RECEIVE THE NEW COATING AS PER THE REQUIREMENTS OF THE NEW COATING MANUFACTURER.
- 14. COORDINATE AND PROVIDE A MINIMUM OF 2 ADHESION TESTS FOR EACH OF THE ANTICIPATED METHODS OF INSTALLATION AND MATERIAL SUBSTRATE, TO INCLUDE AT THE VERY MINIMUM A-C PLYWOOD SUBSTRATE, G-90 GALVANIZED METAL AND BONDERIZED METAL. COORDINATE WITH THE PROJECT ENGINEER FOR BOTH THE INITIAL APPLICATION AND THE TESTING.
- 15. DECKS COATING ASSEMBLY. THE HORIZONTAL WATERPROOFING ASSEMBLY SHALL CONSIST OF A CONTINUOUS DECK WATERPROOFING MEMBRANE AND RELATED COMPONENTS, NECESSARY FOR A COMPLETE AND WATERPROOFED INSTALLATION. THE MEMBRANE WILL THEN BE OVERLAID BY PROTECTION PADDING AND WALKING DECK, AS PER PLANS. THE DECK WATERPROOFING ASSEMBLY MUST COMPLY WITH THE REQUIRED FIRE RATING OF MINIMUM 1 HR, PER IBC PRESCRIPTIVE TABLE 721.1(3). ITEM NO. 13-14. THE COATING MUST BE CLASS A FIRE RATED.
- 16. SLOPES: THE DECK SURFACES MUST HAVE A SLOPE OF A MINIMUM OF ¼ INCH PER FOOT, FOR POSITIVE DRAINAGE. VALLEYS AT CRICKETS MUST HAVE POSITIVE DRAINAGE.
- 17. REINFORCING MESH: AS PROVIDED AND APPROVED BY THE COATING MANUFACTURER FOR PLYWOOD JOINTS, JOINTS AT SHEET METAL FLASHINGS, AND AT CONCRETE TO VERTICAL WALL SURFACE.
- 18. ACCESSORIES. AS REQUIRED BY THE DECK COATING MANUFACTURER, INCLUDING BUT NOT LIMITED TO PRIMERS, ADHESIVES, PROTECTION BOARD, REINFORCING FABRIC, METAL FLASHINGS, SEALANTS, OTHERS.
- 19. INSTALL A NEW DECK POLYURETHANE WATERPROOF PEDESTRIAN COATING, CONSISTING OF FLEXIDECK P-WD MANUFACTURED BY POLY-TUFF INTERNATIONAL. THE SYSTEM UTILIZES A PRIMER, ONE COAT OF A WATER INDUCED URETHANE (WIU) BASECOAT AND TWO COATS OF AN ALIPHATIC URETHANE TOPCOAT. INSTALL THE MATERIALS IN STRICT COMPLIANCE WITH THE PUBLISHED LITERATURE OF THE MANUFACTURER. TOTAL THICKNESS OF THE PRODUCT SHALL BE NOT LESS THAN 55 MILS (NOT INCLUDING THE SAND) TO SECURE A 5+5 WARRANTY. THE FINAL APPLICATION MUST BE FREE FROM VISUAL DEFECTS INCLUDING BUT NOT LIMITED TO PINHOLES, WAVING OF THE METAL. UNSIGHTLY MATERIAL BUILD UP, ALLIGATORING, CRACKING, SAND SCOURING, COLOR CHANGES, TEXTURE CHANGES.
- 20. COORDINATE DECK WATERPROOFING WORK WITH THE CLADDING AND DOOR WORK TO ENSURE ALL TRANSITIONS ARE WEATHERLAPPED AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE MANUFACTURER.
- 21. RESTORE THE INTERIOR FINISHES BY INSTALLING A NEW LAYER OF ½ INCH INTERIOR GYPSUM SHEATHING LID, WHICH SHALL BE PROPERLY TAPED, PRIMED AND PAINTED OR TO MATCH EXISTING FINISHES WHICHEVER IS MORE STRINGENT
- 22. MATERIALS AND MANUFACTURERS:
 - > METAL FLASHINGS: MIN. 24 GA. G90 GALVANIZED OR 24 GA. BONDERIZED, AS NOTED IN THE
 - > FLASHING NAILS: 2 INCH LONG HOT DIPPED GALVANIZED ROOFING NAILS.
 - > DRAINS: METAL FLANGED, MANUFACTURED BY DURADECK.
 - > COATING: POLY-TUFF CLASS A ELASTOMERIC PEDESTRIAN DECK COATING, COMPLETE WITH BROADCAST AGGREGATE, OR SIMILAR FIRE RATED WATERPROOFING ASSEMBLY AS APPROVED VIA SUBMITTAL PROCESS. INCLUDE COATING MANUFACTURER'S APPROVED TAPES, SEALANTS, PRIMERS, ETC.
 - > FINISHES: COLOR AS SELECTED VIA SUBMITTAL PROCESS, FROM THE MANUFACTURER'S STANDARD COLORS.
- 23. TESTING. DRAINS FLOOD TEST THE DRAINS INCLUDING THE CONNECTION TO THE EXISTING TIGHLINES WITH 2 INCHES OF WATER HEAD, OVER A PERIOD OF 24 HOURS WITHOUT FAILURE. ADHESION - PREPARE AND TEST 3 SAMPLES FOR EACH TYPE OF SUBSTRATE WHERE THE COATINGS ARE TO BE INSTALLED, INCLUDING BUT NOT LIMITED TO PLYWOOD, GALVANIZED METAL, BONDERIZED SHEET METAL, OTHERS.
- 24. INSTALLATION REQUIREMENTS. INSTALL ANY AND ALL DECK COATING AND RELATED COMPONENTS IN STRICT COMPLIANCE WITH THE INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS OF THE MANUFACTURER, AND THE APPROVED DESIGN DOCUMENTS. WHERE IN CONFLICT THE MOST STRINGENT REQUIREMENT SHALL PREVAIL.
- 25. WORKMANSHIP & WARRANTIES. THE INSTALLATION OF THE DECK COATING, WALKABLE SURFACE AND RELATED COMPONENTS MUST BE OF THE HIGHEST OF THE TRADE, AND MUST COMPLY WITH THE REQUIREMENTS OF THIS SCOPE, APPLICABLE CODE AND MANUFACTURER PROVISIONS. THE FINAL INSTALLATION MUST WARRANTED FOR A PERIOD OF NOT LESS THAN 2 YEARS FOR LABOR, AND 5 YEARS FOR MATERIALS. AN OPTIONAL WARRANTY FOR AN ADDITIONAL 5 YEARS OF MATERIALS SHOULD BE MADE AVAILABLE TO THE OWNER.

SECTION 3.0 - EXTERIOR WALL REPAIRS

- 1. COORDINATE ALL WORK WITH THE OWNER, THE PROJECT ENGINEER, DECK WORK.
- 2. REFER TO THE AREAS OF WORK MARKED UP ON THE PLANS. REMOVE AND DISPOSE OF ALL OF THE EXISTING 3/8" THICK FC SIDING, T1-11 SIDING AND RELATED WOOD TRIM IN THE AREAS OF WORK. EXAMINE THE REMAINING WALL INSULATION AND STRUCTURE COORDINATE WITH THE PROJECT ENGINEER FOR REPLACEMENT OF DAMAGE MATERIALS.
- 3. INSTALL THE NEW DECK COATINGS, SILL PANS AND PATIO DOORS AS REQUIRED BY THE PLANS. INSTALL NEW INSULATION AS REQUIRED TO FULLY FILL THE WALL CAVITY. NEW INSULATION SHALL BE FIBERGLASS WITH INTERIOR VAPOR RETARDER.
- 4. SADDLE FLASHINGS. THIS CONDITION IS APPLICABLE AT THE TRANSITION BETWEEN THE TOP OF THE PERIMETER WALLS AND THE TOP OF THE PRIVACY WALLS TO THE MAIN VERTICAL WALLS. THESE TRANSITIONS MUST BE DETAILED WITH A SEQUENCE OF FLEXIBLE FLASHINGS, WRB AND 24 GA. BONDERIZED SHEET METAL SADDLE FLASHING. ENSURE THE FLANGES OF THE SADDLE ARE PROPERLY SEQUENCED ONTO THE T1-11 SIDING WORK.
- 5. METAL FLASHINGS. PROVIDE AND INSTALL NEW METAL FLASHINGS AS SPECIFIED IN THE PLANS, INCLUDING THE HEADS OF THE WINDOWS, HEADS OF THE PATIO DOORS, AND ABOVE THE WOOD TRIMS AND CAPS. ALL METAL SHALL BE G90 GALVNIZED, WITH KYNAR FINISHES IN 24 GA. ALL LAPS IN THE METAL SHALL BE 3 INCHES AND FULLY CAULKED. ALL TERMINATIONS OF THE METAL SHALL BE PROVIDED WITH A FOLDED END DAM. THE HORIZONTAL FLANGES OF THE METAL FLASHINGS SHALL BE SLOPED TO SHED WATER AWAY FROM THE BUILDING AT A RATE OF 1:12. FLASHING MUST BE FASTENED OVER THE VERTICAL FLANGES AT EACH STUD LOCATION, BUT NOT LESS THAN 16 INCHES ON CENTER. AVOID USING EXPOSED FASTENERS, BUT IF NECESSARY THEN THEY MUST BE #10 GALVANIZED OR EXTERIOR COATED HEX HEADS WITH NEOPRENE GASKETS.
- 6. INSTALL NEW EXTERIOR T1-11 SIDING TO BEST MATCH THE ORIGINAL INSTALLATION. PROVIDE JOINERY, SEALANT JOINTS AND FASTENING IN STRICT COMPLIANCE WITH THE MANUFACTURER. ENSURE THE NAILS ARE OF THE PROPER GRADE, DIAMETER, AND LENGTH AS REQUIRED BY THE T1-11 MANUFACTURER. ENSURE THE NAILS ARE SET FLUSH AND NOT OVERDRIVEN INTO THE T1-11 PANELS. ENSURE THE NAILS ARE PLACED INTO STUDS OR SOLID BLOCKING. ENSURE THE VERTICAL LAPS ARE PROVIDED WITH A DOUBLE ROW OF NAILS IF SO REQUIRED BY THE MANUFACTURER. NEW T1-11 PANEL SIDING TO BE HARDEL FIR SIDING IN 11/32 INCH, 3-PLY. SIDING MUST BE PRE-PRIMED WITH OIL BASED PRIMER IN ALL SIDES PRIOR TO INSTALLATION. CAULK ALL TRANSITIONS BETWEEN THE T1-11 AND DIMSSIMILAR MATERIALS, UNLESS OTHERWISE SPECIFIED IN THE PLANS.
- 7. PROVIDE AND INSTALL NEW SLIP SHEET AND FLEXIBLE FLASHINGS. NEW WRB MUST CONSIST OF A SINGLE LAYER OF 60 MINUTE PAPER. INTEGRATE THE NEW ELEMENTS ONTO THOSE ELEMENTS THAT REMAINED IN PLACE IN A WATER SHEDDING MANNER, IF ALL POSSIBLE. THE LAPS OF THE SLIP SHEET SHALL BE OF NOT LESS THAN 6 INCHES IN ANY DIRECTION.
- 7. PROVIDE AND INSTALL NEW HARDIE-PLANK SIDING IN HORIZONTAL INSTALLATION TO BEST MATCH ORIGINAL CONDITION. THE SIDING SHOULD BE 5/16 THICK IN CEDAR MILL STAMPING, WITH 7 INCH EXPOSURE, PREPRIMED FROM THE FACTORY. SIDING BUTT-JOINTS SHOULD BE TREATED WITH A METAL BACKING PLATE. GAPPING BETWEEN THE SIDING AND DISSIMILAR MATERIALS MUST BE STRICTLY OBSERVED TO PREVENT BUCKLING. THE SIDING MUST BE INSTALLED IN STRICT COMPLIANCE WITH THE INSTALLATION INSTRUCTIONS OF THE MANUFACTURER.
- 8. WOOD TRIMS. NEW WOOD TRIMS MUST BE PROVIDED TO BEST MATCH THE ORIGINAL CONFIGURATION. NEW WOOD TRIM ELEMENTS MUST BE MANUFACTURED FROM TIGHT KNOT CEDAR. ALL CEDAR MUST BE KILN DRIED AND PRE-PRIMED WITH OIL BASED EXTERIOR PRIMER. TRIM INSTALLATION MUST BE IN A WATER-CUT FASHION. ALL JOINTS IN THE WOOD TRIM MUST BE PRE-PRIMED AND FULLY CAULKED PRIOR TO INSTALLATION TO PREVENT WATER INTRUSION. INSTALLATION OF THE WOOD TRIMS MUST BE WITH GALVANIZED NAILS OR GALVANIZED SCREWS MIN. 3 INCH LONG, PLACED AT STUDS LOCATIONS. PROPERLY DETAIL THE HEADS OF THE FASTENERS PRIOR TO APPLICATION OF FINAL PAINT.
- 9. ALL EXTERIOR VENT COVERS AND OUTLET COVERS WILL BE NEW. ALL EXTERIOR LIGHTING WILL
- 10. THE INSTALLATION OF ANY AND ALL EXTERIOR WALL ASSEMBLY MATERIALS MUST BE IN STRICT COMPLIANCE WITH THE RECOMMENDATIONS AND REQUIREMENTS OF THE MANUFACTURERS, IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS SET FORTH BY THE AMERICAN PLYWOOD ASSOCIATION, SMACNA AND THE APPLICABLE ICC-ES REPORT. THE INSTALLATION MUST BE OF GOOD WORKMANSHIP AND MUST COMPLY WITH ANY AND ALL APPLICABLE CODE PROVISIONS. APPLICABLI INFORMATION IS AVAILABLE VIA MANUFACTURER'S WEBSITE, HOWEVER CONTRACTOR MUST CONTACT OUR OFFICE IF COPIES OF ANY REFERENCED DOCUMENTS ARE NEEDED.

11.MATERIALS AND MANUFACTURERS:

- > T1-11 PANEL: HARDEL FIR SIDING IN 11/32 INCH, 3-PLY OR OTHER SIMILAR AS APPROVED BY SUBMITTAL PROCESS. USE EXTERIOR GRADE GALVANIZED GASTENERS IN DIMENSIONS APPROVED BY THE MANUFACTURER.
- > FC LAP SIDING: HARDIE PRODUCTS, 5/16 INCH THICK, OR OTHER SIMILAR AS APPROVED BY SUBMITTAL PROCESS. USE STAINLESS STEEL RING SHANK NAILS IN DIMENSIONS APPROVED
- > FLEXIBLE FLASHINGS: PROTECTO-WRAP, VYCOR, OR OTHER SIMILAR AS APPROVED BY SUBMITTAL PROCESS.
- > SMALL PENETRATION FLASHINGS: PREMANUFACTURED FLASHINGS BY QUICKFLASH, LIQUIFLASH, OR EQUAL AS APPROVED BY SUBMITTAL PROCESS.
- > SLIP SHEET: GRADE D BUILDING PAPER TO MATCH EXISTING, OR OTHER SIMILAR AS APPROVED BY SUBMITTAL PROCESS.
- > CAULKING. EXTERIOR APPLICATIONS PAINTABLE SONOLASTIC 150 OR OTHER EQUAL AS APPROVED VIA SUBMITTAL PROCESS. INTERIOR APPLICATIONS: PAINTABLE LATEX CAULKING BY DAP OR OTHER SIMILAR AS APPROVED BY SUBMITTAL PROCESS.
- > FINISHES: OIL BASED PRIMER, OR MANUFACTURER PRIMED FC SIDING. MINIMUM 2 COATS OF PAINT (REFER TO PAINT SECTION).
- 12. INSTALLATION REQUIREMENTS. INSTALL ANY AND ALL FC SIDING, SLIP SHEET, SHEET METAL TRIMS, SHEET METAL FLASHINGS, FLEXIBLE FLASHINGS AND RELATED COMPONENTS IN STRICT COMPLIANCE WITH THE INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS OF THE MANUFACTURERS, THE APPROVED DESIGN DOCUMENTS AND INDUSTRY STANDARDS SUCH AS SMACNA. WHERE IN CONFLICT THE MOST STRINGENT REQUIREMENT SHALL PREVAIL.
- 13. WORKMANSHIP & WARRANTIES. THE INSTALLATION MUST BE OF GOOD WORKMANSHIP AND MUST COMPLY WITH ANY AND ALL APPLICABLE CODE PROVISIONS AND INSTALLATION REQUIREMENTS OF THE MANUFACTURER. THE FINAL INSTALLATION MUST WARRANTED FOR A PERIOD OF NOT LESS THAN 2 YEARS FOR LABOR, AND 30 YEARS FOR THE FC SIDING. CAULKING SHOULD BE WARRANTED AGAINST PEEL, FLAKING, CRACKING, CHALKING, SEPARATION AND DETERIORATION FROM THE SUBSTRATE FOR 5 YEARS INCLUIDING LABOR AND MATERIALS. REFER TO THE PAINT SECTION FOR PAINT WARRANTY REQUIREMENTS.

SECTION 4.0 -EXTERIOR DOORS

- COORDINATE ALL WORK WITH THE PROJECT ENGINEER, T1-11 SIDING, LAP SIDING AND DECK.
- 2. REFER TO THE AREA OF WORK SPECIFIED IN THE PLANS. ALL PATIO DOORS ARE TO BE REMOVED AND REPLACED.
- CAREFULLY REMOVE AND DISPOSE OF THE EXISTING PATIO DOORS. EXAMINE THE EXPOSED ROUGH OPENING AND IDENTIFY ANY AREAS OF FRAMING DAMAGE. COORDINATE WITH THE PROJECT ENGINEER.
- 4. PROVIDE AND INSTALL A 24 GA. BONDERIZED SILL PAN AS ILLUSTRATED IN THE PLANS. VERIFY THE SILL PAN HAS BEEN PROPERLY INSTALLED AND FULLY COVERED WITH THE NEW WATERPROOFING SYSTEM.
- 5. NEW PATIO DOORS TO BE VINYL NAIL FIN MONTECITO SERIES BY MILGARD, OR APPROVED EQUAL, WITH INTEGRAL TRICKLE VENT. GLAZING TO BE SAFETY (TEMPERED) GLASS, DOUBLE PANE INSULATED WITH MAX. U=0.20 OR AS REQUIRED TO COMPLY WITH CURRENT ENERGY CODE. WATER PENETATION PER ASTM E547 (MANUFACTURER'S TESTED) SHALL BE NOT LESS THAN 3.0 PSF.
- 6. INSTALL THE NEW DOORS INTO THE PROPERLY FLASHED ROUGH OPENINGS PLUMB, LEVEL AND SQUARE. CAREFULLY SET THE DOOR FLANGES IN A CONTINUOUS BEAD OF BUTYL SEALANT AT THE JAMBS AND THE HEADER (SILL SHOULD BE ALLOWED TO DRAIN). PROPERLY BLOCK/SHIM THE DOORS.

SECURE THE DOORS TO THE WOOD FRAMING WITH STAINLESS STEEL FASTENERS PER THE MANUFACTURER'S INSTALLATION RECOMMENDATIONS. IF INSTALLATION INSTRUCTIONS ARE NOT AVAILABLE THEN SECURE WITH #10 2 INCH LONG PANCAKE HEAD WOOD SCREWS PLACED AT EVERY OTHER PRE-PUNCHED HOLE AND 6 INCHES AWAY FROM THE CORNERS. UTILIZE METAL CLIPS AT THE DOOR HEADER OR OFFSET WASHER METHOD. INSTALL THE NEW 26 GA. PRE-PAINTED GALVANIZED SHEET METAL FLASHING WITH FOLDED END DAMS AT THE HEAD OF THE DOORS. ADJUST THE DOORS TO ENSURE PROPER OPERATION.

- 7. MATERIALS AND MANUFACTURERS: MILGARD WINDOWS AND DOORS, OR AS APPROVED VIA SUBMITTAL PROCESS.
- 8. INSTALLATION REQUIREMENTS. THE INSTALLATION OF ANY AND ALL EXTERIOR PATIO DOORS MUST BE IN COMPLIANCE WITH THE RECOMMENDATIONS AND REQUIREMENTS OF THE MANUFACTURES, IN GENERAL CONFORMANCE WITH THE RECOMMENDATIONS SET FORTH BY THE AAMA 2400, APPLICABLE ASTM E2112 STANDARD AND SMACNA, INCLUDING BUT NOT LIMITED TO PLUMB, LEVEL, SQUARE, INSTALLED OVER PROPER SILL BLOCKING, SHIMS, PROPER FASTENING, PROPER INSULATION AT TRANSITION TO THE FRAMING, ETC.
- THE TRADE AND MUST COMPLY WITH ANY AND ALL APPLICABLE CODE AND MANUFACTURER PROVISIONS. THE FINAL INSTALLATION MUST HAVE A 2 YEAR LABOR WARRANTY AND THE MANUFACTURER'S LIMITED LIFETIME WARRANTY.
- 10. RESTORE INTERIOR DOOR CASING AS REQUIRED TO BEST MATCH EXISTING. IT IS ANTICIPATED THAT, AT THE VERY MINIMUM, A NEW INTERIOR CAULKING BEAD WILL BE REQUIRED.
- COORDINATE ALL WORK WITH THE DECK, SIDING AND DOOR INSTALLATIONS. VERIFY COLORS WITH THE PROJECT ENGINEER PRIOR TO PURCHASE AND APPLICATION.
- REFER TO THE AREAS OF WORK IN THE PLANS. THIS PORTION OF THE WORK IS NOT INTENDED TO PAINT THE ENTIRE BUILDING.
- 3. PROVIDE TWO COATS OF ACRYLIC LATEX OVER FACTORY PRIMED SURFACES FOR THE FIBER CEMENT AND PRE-PRIMED WOOD TRIM AND OTHER WOOD BASED MATERIALS WHERE APPLICABLE. THE PAINT MUST BE APPLIED IN 2 SEAPRAATE COATS, TO A MINIMUM DRY FILM THICKNESS OF 3 MILS. NEW EXTERIOR PAINT TO BE SHERWIN-WILLIAMS SUPERPAINT® EXTERIOR ACRYLIC LATEX PAINT, KELLY
- 4. INTERIOR PAINT. PROVIDE INTERIOR PAINT AS NECESSARY TO RESTORE THE FINISHES OF EXISTING INTERIOR DRYWALL. ALL INTERIOR SHALL BE ACRYLIC LATEX, SHERWIN-WILLIAMS -HARMONY ZERO VOC OR OTHER EQUAL OR BETTER AS APPROVED. COLOR SHALL BE AS REQUESTED BY THE INDIVIDUAL OWNER OR RESIDENT. MATCHING PAINT IS NOT THE RESPONSIBILITY OF THE
- 5. INSTALLATION REQUIREMENTS. THE APPLICATION OF THE PAINT FINISHES MUST BE IN
- THE TRADE AND MUST COMPLY WITH ANY AND ALL APPLICABLE MANUFACTURER PROVISIONS. THE FINAL INSTALLATION MUST HAVE A 2 YEAR LABOR WARRANTY AND THE PAINT MANUFACTURER'S STANDARD LIMITED LIFETIME WARRANTY.

9. WORKMANSHIP & WARRANTIES. THE INSTALLATION MUST BE OF THE HIGHEST WORKMANSHIP IN

SECTION 8.0 - PAINT

MOORE 1245 ACRYSHIELD EXTERIOR ACRYLIC LATEX OR OTHER EQUAL OR BETTER AS APPROVED.

- DESIGNER OR THE CONTRACTOR.
- COMPLIANCE WITH THE RECOMMENDATIONS AND REQUIREMENTS OF THE PAINT MANUFACTURER.
- 6. WORKMANSHIP & WARRANTIES. THE INSTALLATION MUST BE OF THE HIGHEST WORKMANSHIP IN

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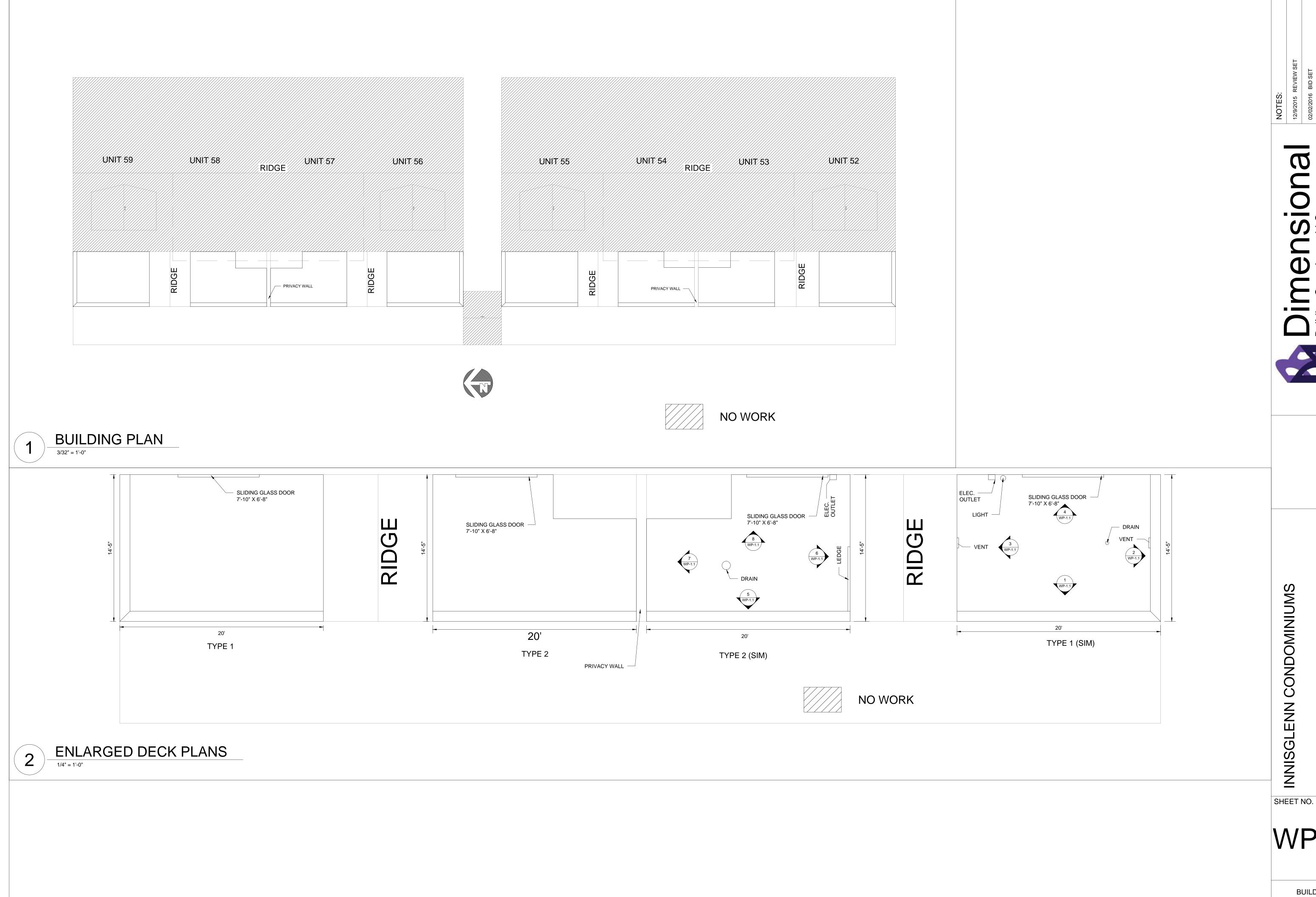
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SCOPE OF WORK

DATE: 11/06/15

PROJECT NO.: 151097

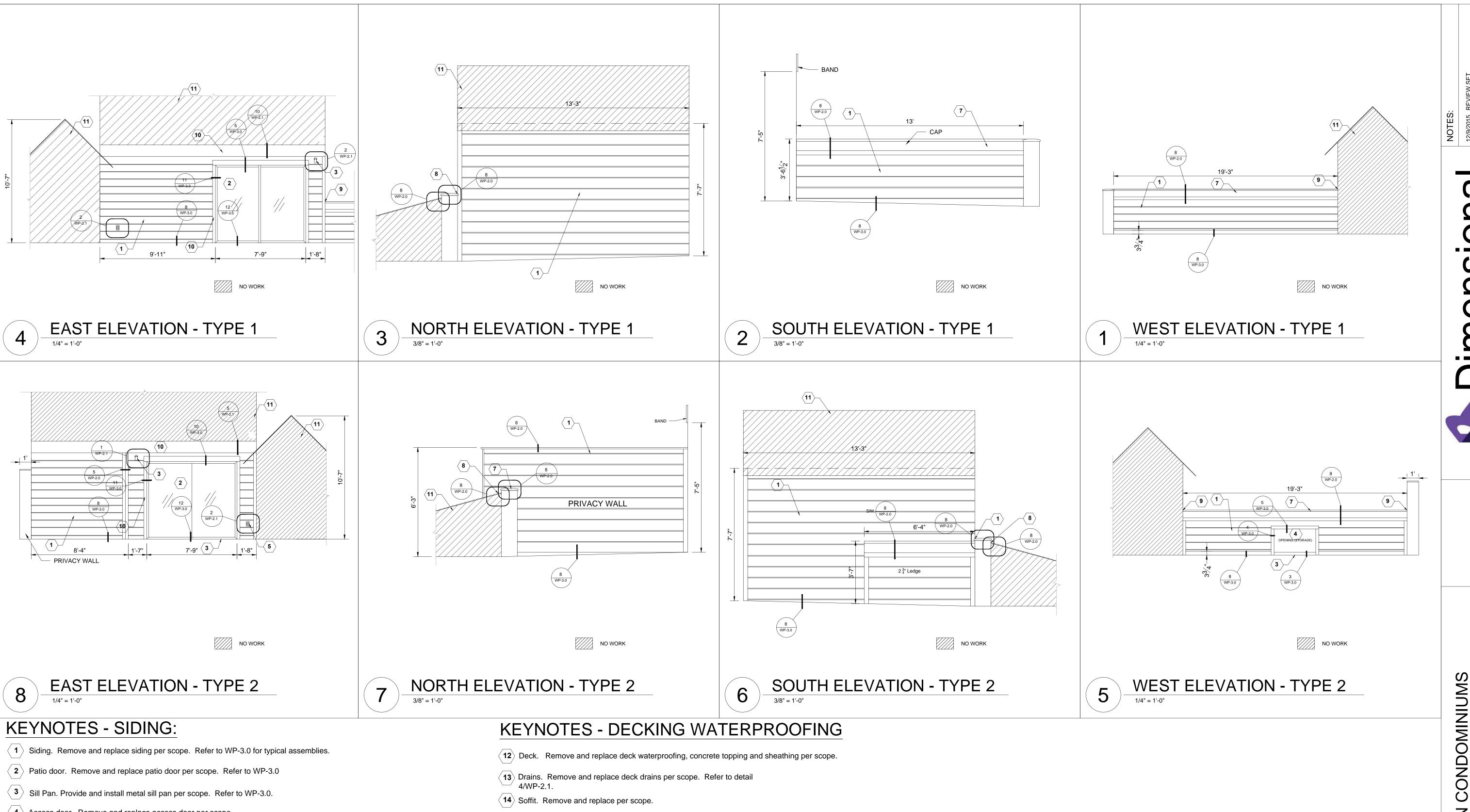


DECK RESTORATION UNITS

WP-1.0

BUILDING PLAN

DATE: 11/06/15 PROJECT NO.: 151097



- **4** Access door. Remove and replace access door per scope.
- **5** Outlet. Remove and replace exterior outlets per scope. Install over wood blocking.
- **6** Lighting. Remove and re-install (e) light fixture per scope. Install over wood blocking.
- Wood cap. Remove and replace wood cap per scope. Refer to WP-2.0 for typical assemblies.
- **8** Roof to Wall. Provide and install new metal roof to wall flashing. Refer to detail ____.
- 9 Saddles. Provide and install flexible and metal saddle flashings at interfaces. Refer to WP 2.0.
- 10 Wood Trim. Provide and install new wood trims per scope.
- \langle 11 \rangle No work. Any existing siding or existing roofing damaged as a result of unauthorized contractor's work shall be repaired or replaced to the satisfaction of the owner by the contractor at no additional expense to the owner.

- \langle **15** \rangle Slope. Provide slope and supplemental blocking per scope. Refer to detail
- **16** Crickets. Provide and install supplemental crickets / water diverters. Refer to detail
- \langle 17 \rangle Overflows. Provide and install emergency drains (overflows) per scope. Refer to detail ____.
- Waterproofing. Provide and install new waterproofing coating per scope. Refer to details WP-2.0, WP2.1, and WP-3.0 for typical assemblies.

NOTE: CALLOUTS ARE ALL TYPICAL.

STORATION UNITS

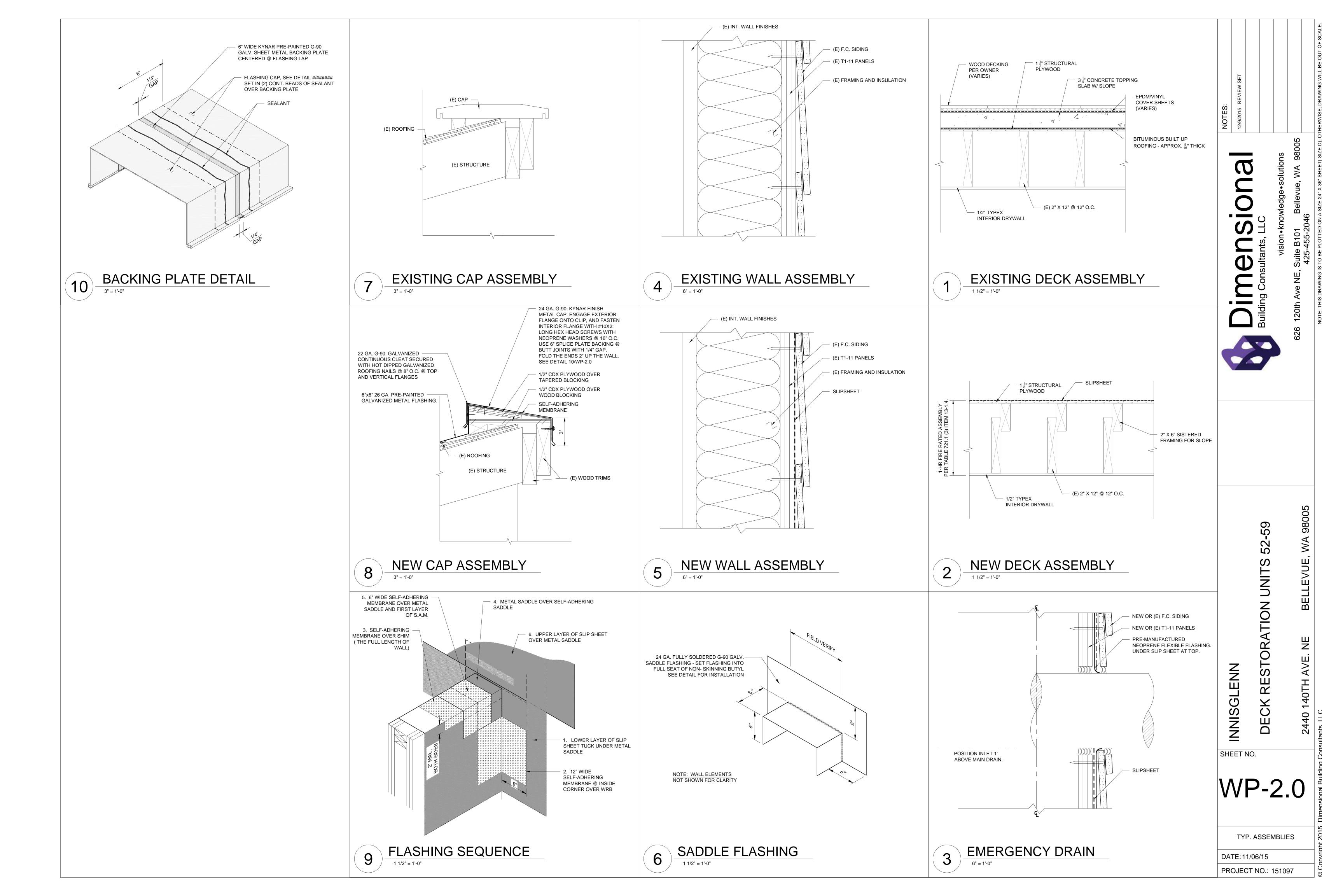
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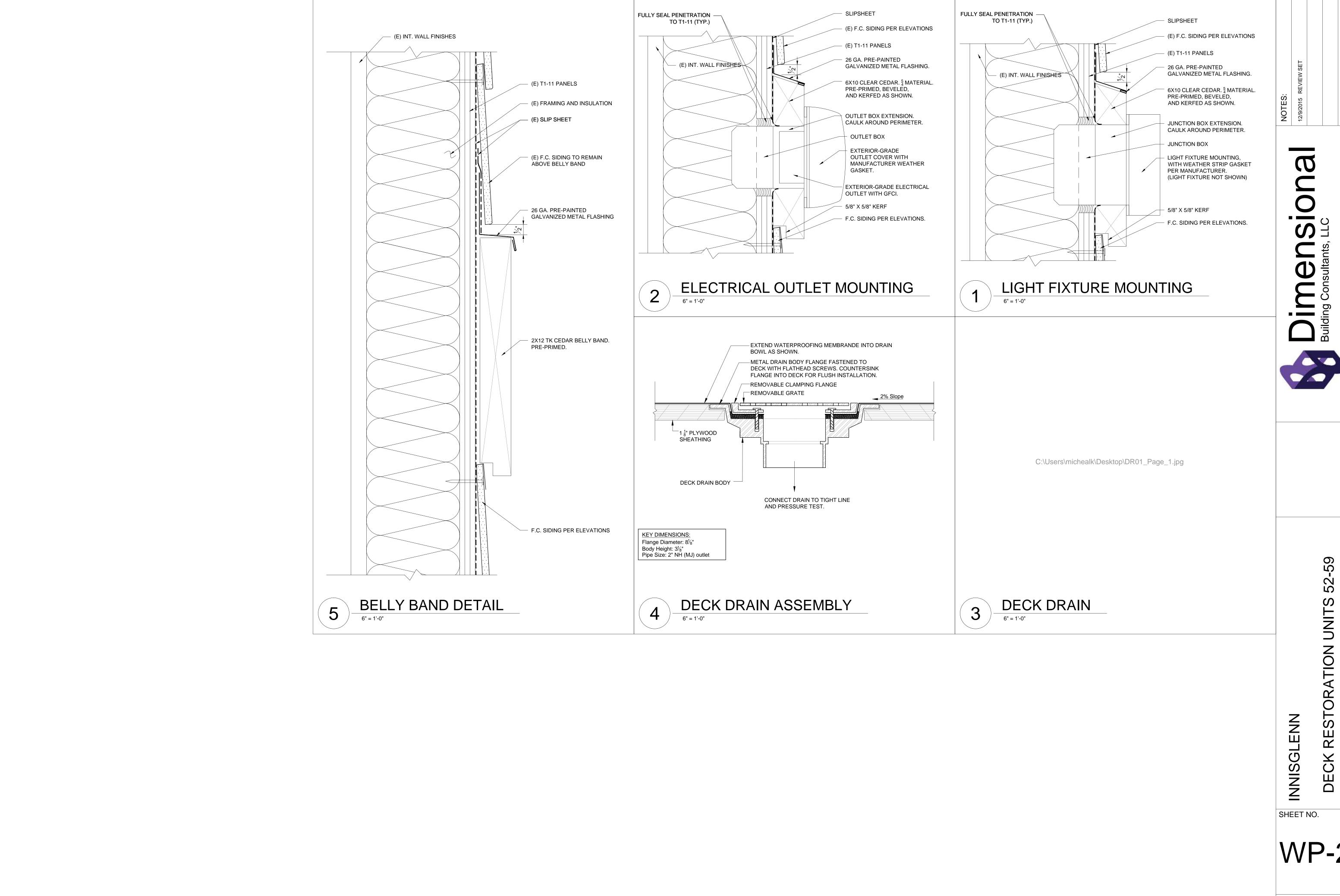
WP-1.1

ELEVATIONS

DATE: 11/06/15 PROJECT NO.: 151097

SHEET NO.





Suite B101 425-455-202 S TO BE PLOTTED O

WP-2.1

TYP. ASSEMBLIES

DATE: 11/06/15

PROJECT NO.: 151097

