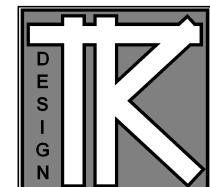


REVISIONS:

ISSUED 7-10-06



TODD KNUTSON DESIGN
530 NORTH 3RD ST.
SUITE 530
MINNEAPOLIS, MN. 55401
PHONE: 612-332-8000
X25

FAX: 612-332-7504 CELL: 612-251-1041

MODELING

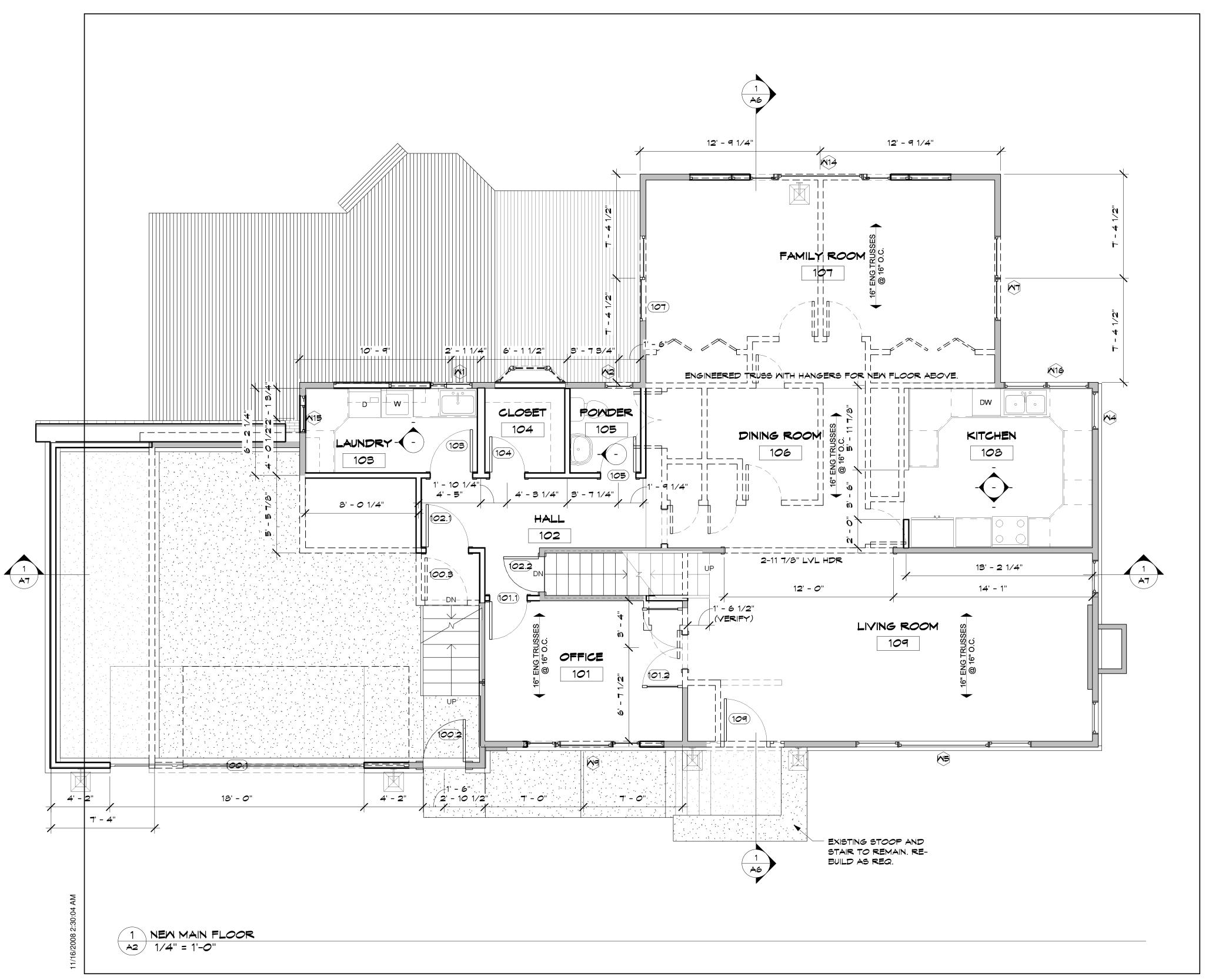
5244 RICHWOOD DRIVE

JOB NO: **5244**

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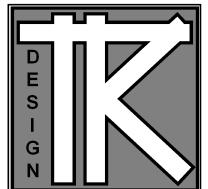


BASEMENT



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TODD KNUTSON DESIGN 530 NORTH 3RD ST. SUITE 530 MINNEAPOLIS, MN. 5540 PHONE: 612-332-8000 X25

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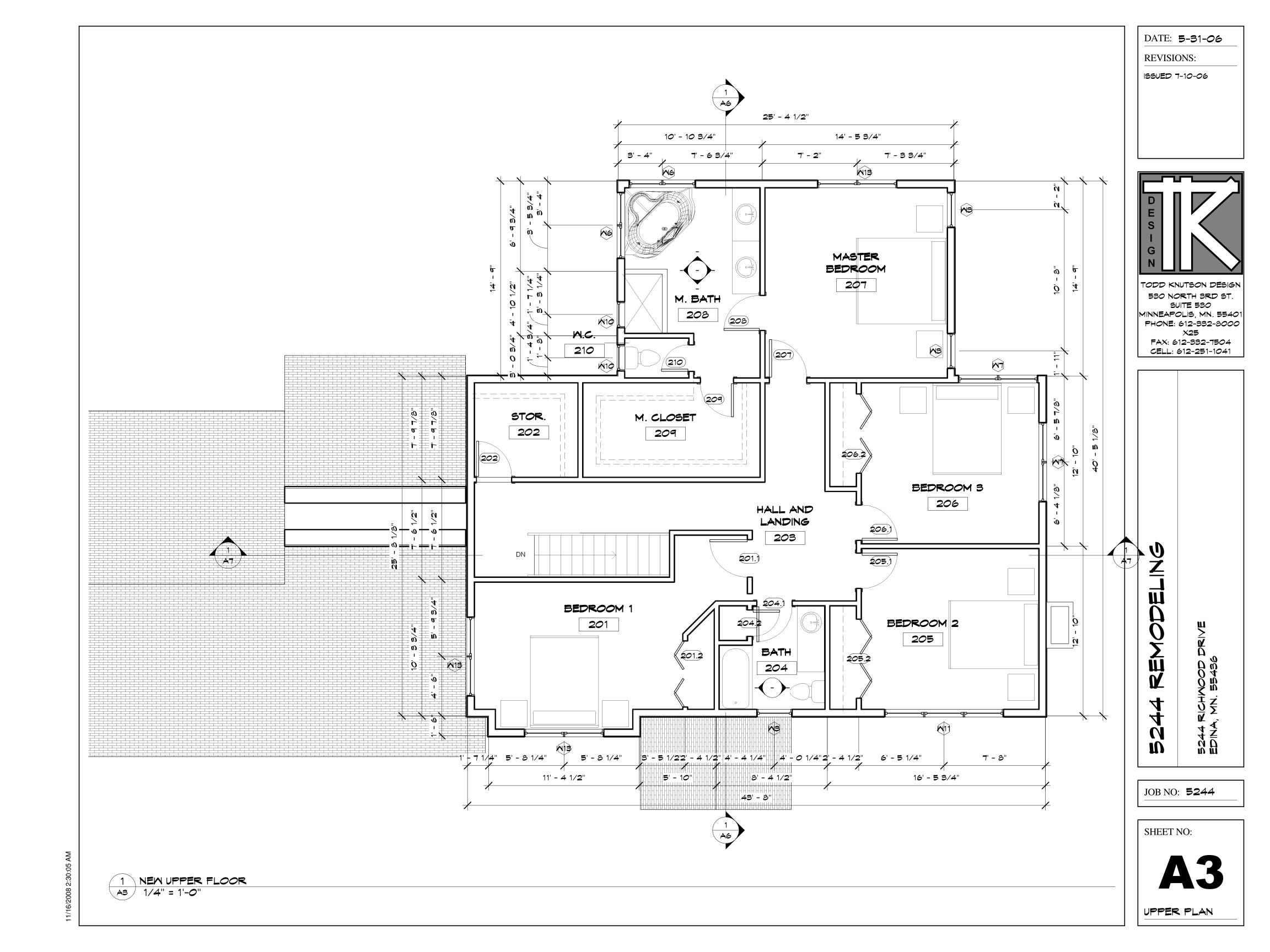
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JOB NO: **5244**

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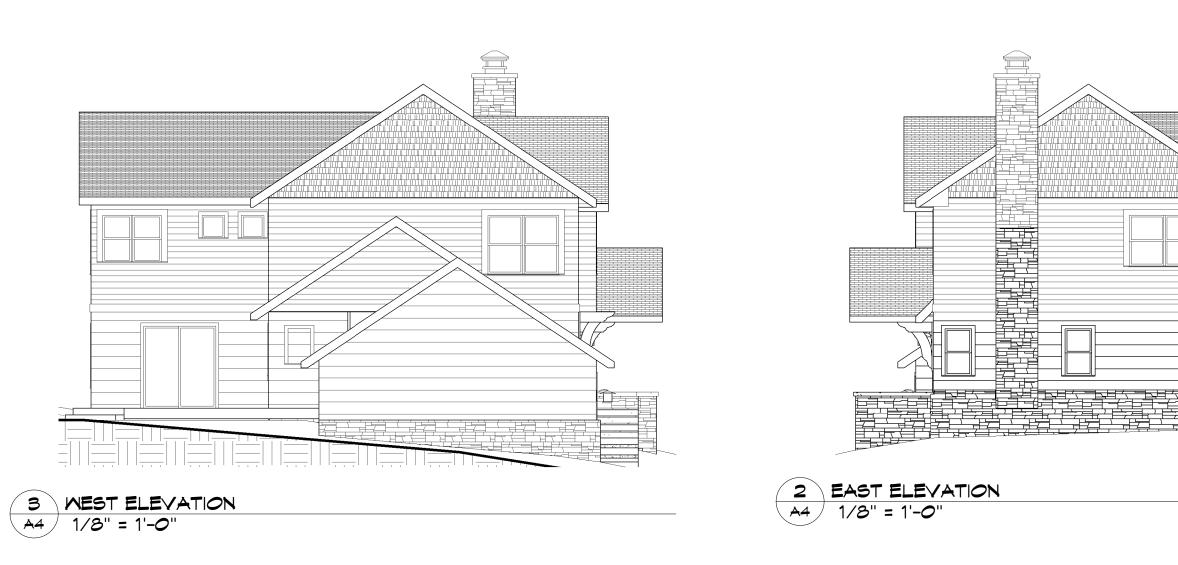
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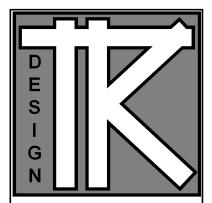




SOUTH ELEVATION 3/16" = 1'-0"



DATE: **5-31-06 REVISIONS:** ISSUED 7-10-06



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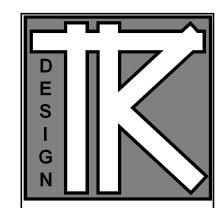
ELEVATIONS



1 NORTH ELEVATION A5 3/16" = 1'-0" DATE: **5-31-06**

REVISIONS:

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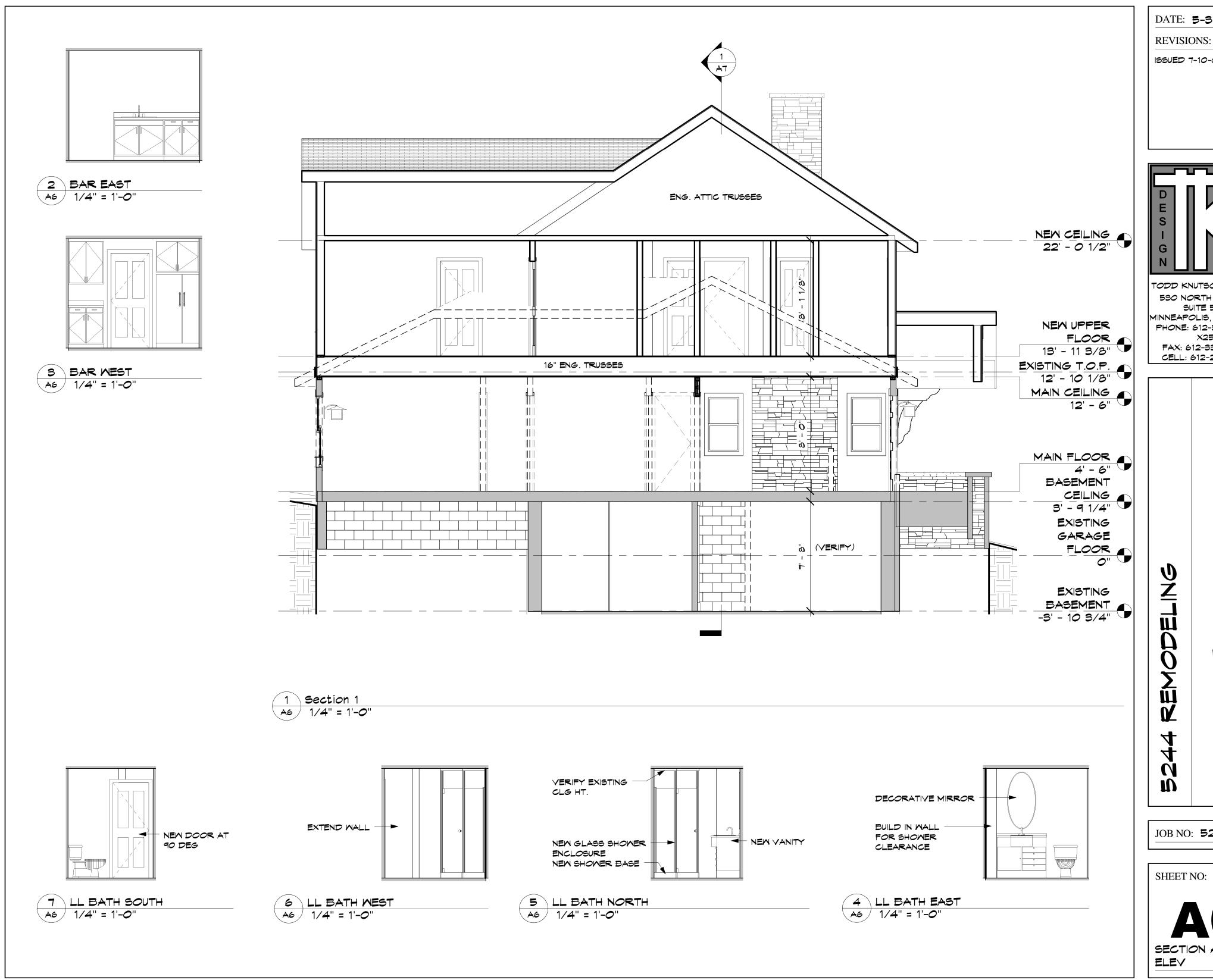
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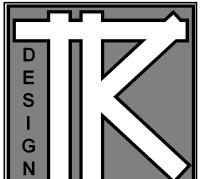
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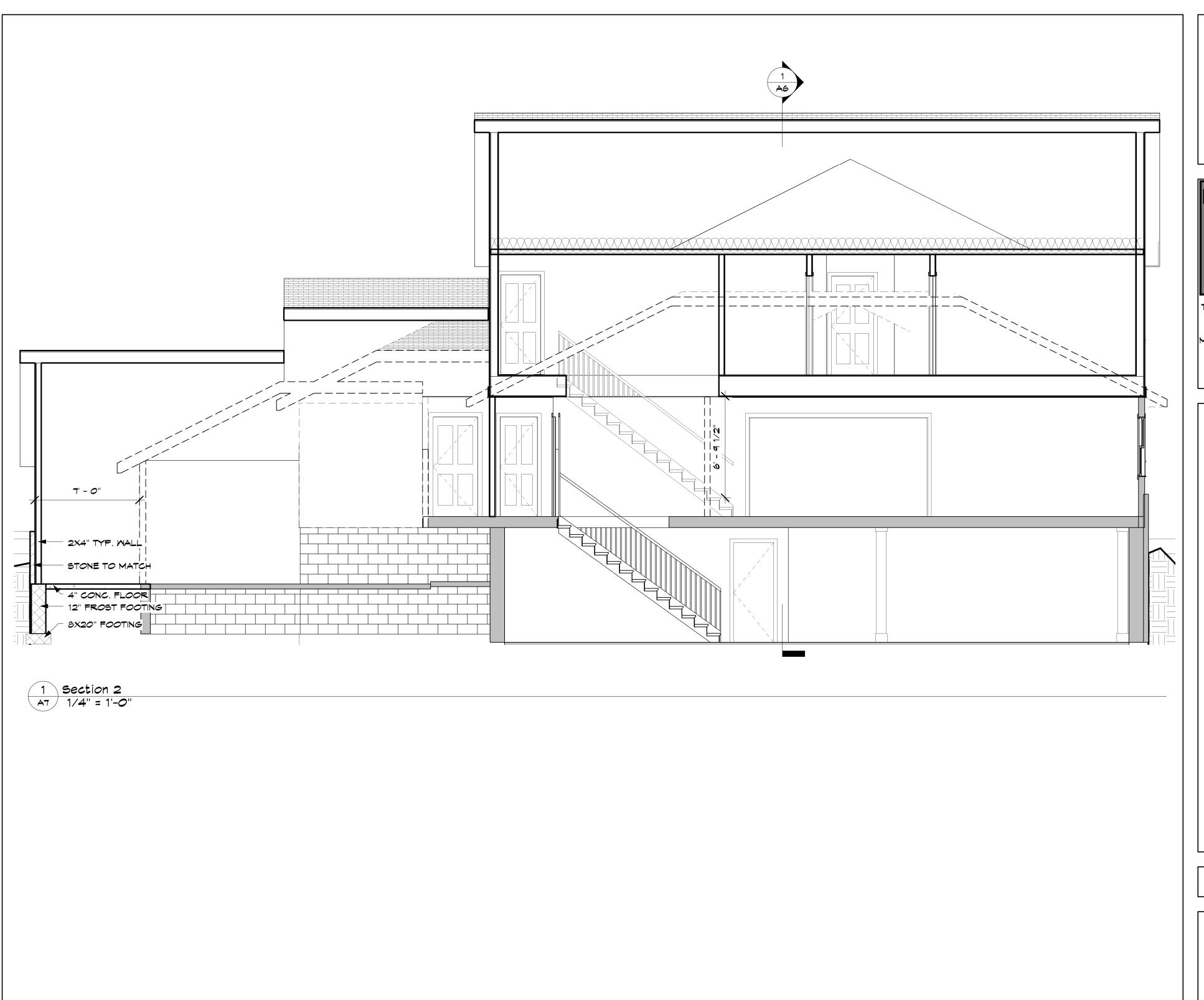
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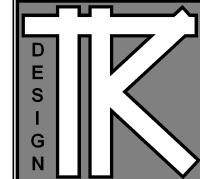
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REMODELING

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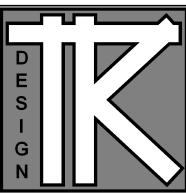
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SECTION



REVISIONS: ISSUED 7-10-06



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FAX: 612-332-7504 CELL: 612-251-1041

JOB NO: **5244**

SHEET NO:



TITLE

SECTION 100 - GENERAL CONDITIONS

- THE GENERAL CONDITIONS HEREIN SET FORTH SHALL APPLY TO ANY CONTRACT GIVEN UNDER THESE SPECIFICATIONS AND SHALL BE BINDING UPON EVERY SUB-CONTRACTOR AS WELL AS THE GENERAL CONTRACTOR.
- 2. SUPPLEMENTS AIA DOCUMENT A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, FOURTEENTH EDITION 1997, IS PART OF THIS CONTRACT, AND IS INCORPORATED HEREIN AS FULLY AS IF HERE SET FORTH.
- 3. THE PLANS, ELEVATIONS, SECTIONS, AND DETAIL DRAWINGS, TOGETHER WITH THESE SPECIFICATIONS ARE TO FORM THE BASIS OF THE CONTRACT AND ARE TO BE OF EQUAL FORCE. SHOULD ANYTHING BE MENTIONED IN THESE SPECIFICATIONS AND NOT SHOWN IN THE DRAWINGS, OR THE REVERSE, THE SAME SHALL BE FOLLOWED AS IF SET FORTH IN BOTH, AS IT IS THE INTENT OF THESE SPECIFICATIONS AND ACCOMPANYING DRAWINGS TO CORRESPOND AND TO EMBODY EVERY ITEM AND PART NECESSARY FOR THE COMPLETION OF THE STRUCTURE.
- 4. IT IS THE INTENTION OF THE PARTIES HERETO THAT NEITHER SUB-CONTRACTORS NOR GENERAL CONTRACTOR SHALL TAKE ADVANTAGE OF ANY INACCURACY OR DISCREPANCY IN THE SPECIFICATIONS OR DRAWINGS. ANY DISCREPANCY SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE DESIGNER FOR INTERPRETATION.
- CODES ALL WORK AND CONTRACTORS SHALL COMPLY WITH THE STATE OF MINNESOTA UNIFORM BUILDING CODES AND OTHER LOCAL HEALTH AND BUILDING ORDINANCES THAT ARE APPLICABLE.
- 6. PERMITS WHERE APPLICABLE, CONTRACTOR AND SUB-CONTRACTOR SHALL GIVE REQUIRED NOTICE TO PROPER AUTHORITIES RELATIVE TO THE WORK IN HIS CHARGE AND SHALL OBTAIN AT HIS EXPENSE ALL NECESSARY BUILDING PERMITS AND INSPECTIONS, IN A TIMELY MANNER, AS MAY BE REQUIRED BY LAWS AND ORDINANCES.
- 7. TERMS EACH SUB-CONTRACTOR/SUPPLIER SHALL MAKE CLEAR IN WRITING OR OTHERWISE TO THE GENERAL CONTRACTORS SATISFACTION THE SCOPE, TERMS AND SCHEDULE OF HIS WORK.
- 8. MATERIALS ALL MATERIALS SHALL BE NEW AND OF GOOD QUALITY, OF THE GRADE, FINISH AND COLOR SPECIFIED OR AN APPROVED EQUAL.
- 9. STORAGE OF MATERIALS THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROPER STORAGE OF THEIR MATERIALS, TOOLS, AND EQUIPMENT. MATERIALS SHALL BE PROTECTED FROM THE WEATHER WHERE SUCH PROTECTION IS ESSENTIAL TO THEIR QUALITY AND SHALL BE STORED OFF THE GROUND FOR PROTECTION AGAINST STANDING WATER.
- 10. WORKMANSHIP THE CONTRACTOR AND SUB-CONTRACTOR SHALL EMPLOY ONLY WORKERS SKILLED IN THEIR RESPECTIVE TRADE(S); ALL LABOR SHALL BE PERFORMED IN A GOOD, WORKMANSHIP MANNER. ALL WORK SHALL CONFORM TO THE APPLICABLE GUIDES AND STANDARDS FOR THAT TRADE.
- 11. CHANGES ANY CHANGE IN THE SPECIFICATIONS OR DRAWINGS MUST BE AGREED UPON IN WRITING BEFORE THE CHANGE IS MADE, IF SUCH CHANGE WILL INCREASE OR DECREASE THE COST OF CONSTRUCTION.
- 12. LIEN WAIVERS AT THE TIME OF PAYMENT(S), THE CONTRACTOR AND SUB-CONTRACTORS/SUPPLIERS SHALL FURNISH PROPER LIEN WAIVERS.
- 13. WARRANTY THE CONTRACTOR AND SUB-CONTRACTORS SHALL FULLY GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF 12 MONTHS FROM THE DATE OF OCCUPANCY, UNLESS OTHERWISE NOTED IN THE TECHNICAL SPECIFICATIONS. CORRECTION SHALL BE MADE PROMPTLY AFTER NOTICE FROM THE DESIGNER OR OWNER, AT NO COST TO THE OWNER, INCLUDING COST OF RELATED WORK OF OTHER TRADES.
- 14. SCHEDULE SUB-CONTRACTORS/SUPPLIERS SHALL PROVIDE ADEQUATE NOTICE OF SCHEDULE REQUIRED AND HAVE PREMISES READY FOR SUCH WORK. THE GENERAL CONTRACTOR SHALL DELIVER TO THE OWNER, WITHIN TWO WEEKS OF AWARD OF CONTRACT, A COMPLETE TIME SCHEDULE FOR COMPLETION OF THE PROJECT.
- 15. TERMINATION IF THE CONTRACTOR OR SUB-CONTRACTOR FAILS TO COMMENCE, PROCEED, FINISH, OR CORRECT THE WORK SPECIFIED IN HIS CONTRACT IN A TIMELY MANNER, THE OWNER CAN TERMINATE THE CONTRACT, AND HIRE OTHER SUB-CONTRACTOR(S) TO COMPLETE THE WORK. NOTICE OF TERMINATION: OWNER SHALL GIVE VERBAL NOTICE TO CONTRACTOR TO FULFILL THE TERMS OF HIS CONTRACT. IF AFTER FIVE WORKING DAYS, THE CONTRACTOR OR SUB-CONTRACTOR HAS NOT COMPLIED, OWNER WILL GIVE NOTICE IN WRITING TO PERFORM WORK WITHIN THREE WORKING DAYS OR THE CONTRACT SHALL BE DEEMED TO BE BREACHED AND VOID. OWNER SHALL USE THE UNPAID BALANCE OF THE CONTRACT TO FINISH OR PAY OTHERS TO FINISH THE WORK.
- 16. SITE SAFETY GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL MAINTAIN PREMISES IN SAFE AND HAZARD-FREE CONDITION SUB-CONTRACTORS SHALL ENSURE THAT AT THE END OF THE DAY OR PHASE OF WORK THEY HAVE LEFT NO HAZARDOUS OR UNSAFE CONDITIONS.
- 17. CLEAN-UP GENERAL CONTRACTOR SHALL ESTABLISH ONE TRASH DUMPSTER NEAR THE PROJECT. SUB-CONTRACTORS SHALL PUT WASTE MATERIAL AND TRASH IN THIS LOCATION AND SHALL NOT SPREAD TRASH ABOUT THE SITE. GENERAL CONTRACTOR WILL PROVIDE A TRASH CAN FOR POP CANS, LUNCH SACKS AND MISCELLANEOUS GARBAGE. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OVERALL CLEAN UP AND TRASH REMOVAL.
- 18. SUB-CONTRACTOR CLEAN-UP EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP AND REMOVAL OF WASTE MATERIALS, PACKING BOXES OR OTHER MATERIALS RESULTING FROM THEIR WORK BOTH DURING ROUGH-IN AND FINAL PHASES OF WORK. IF THIS CLEAN-UP IS NOT PERFORMED, GENERAL CONTRACTOR WILL PERFORM SUCH WORK AND DEDUCT COST FROM SUB-CONTRACTOR.
- 19. FINAL CLEAN-UP PRIOR TO THE OWNER S OCCUPANCY, THE CONTRACTOR SHALL CLEAN, POLISH AND RETOUCH ALL FIXTURES, EQUIPMENT, HARDWARE, TILE ,MARBLE, GLASS, CARPET, PAINTED, STAINED AND DECORATED SURFACES TO THEIR ORIGINAL FINISH AND REMOVE ALL TRACES OF CONSTRUCTION DUST, LABELS, STAINS, SPOTS, FOREIGN MATTER AND MARKINGS. ALL FILTERS SHALL BE REPLACED AND ALL CONSTRUCTION LIGHT BULBS SHALL BE REPLACED WITH NEW ONES.

- 20. INSURANCE THE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS AND SUPPLIERS SHALL PROVIDE FULL LIABILITY AND WORKMEN S COMPENSATION COVERAGE. FIRE AND WIND STORM COVERAGE SHALL BE PROVIDED BY GENERAL CONTRACTOR. THE CONTRACTOR SHALL INDEMNIFY AND SAVE OWNER AND DESIGNER HARMLESS FROM ANY LIABILITY ARISING FROM INJURY TO PERSON OR PROPERTY OCCASIONED FULLY OR IN PART BY ANY ACT OR OMISSIONS OF THE CONTRACTOR, INCURRED BY THE GENERAL CONTRACTOR IN DEFENSE OF ANY CLAIM OR SUIT ARISING OUT OF THE SUB-CONTRACTOR S RESPONSIBILITIES AND THE WORK UNDER THE CONSTRUCTION CONTRACT AGREEMENT. SUBMIT INSURANCE CERTIFICATE(S) TO OWNER.
- 21. SHOP DRAWINGS SHOP DRAWINGS AND/OR SAMPLES SHALL BE SUBMITTED TO THE DESIGNER FOR CERTAIN PORTIONS OF THE WORK NOTED IN THE TECHNICAL SPECIFICATIONS. DESIGNER AND OWNER SHALL REVIEW SUBMITTALS PROMPTLY IF REQUIRED, SUBMITTALS SHALL BE CORRECTED ANS RE-SUBMITTED. NO PORTION OF THE WORK REQUIRING A SHOP DRAWING SHALL BE COMMENCED UNTIL THE SUBMITTAL HAS BEEN APPROVED.
- 22. BENCHMARK GENERAL CONTRACTOR SHALL ESTABLISH AND MAINTAIN A BENCHMARK TO BE USED TO SET ALL ELEVATIONS.
- 23. UTILITIES GENERAL CONTRACTOR SHALL VERIFY INVERT AND LOCATION OF SEWER CONNECTION BEFORE SETTING FLOOR ELEVATIONS, AND SHALL VERIFY LOCATION OF ALL GAS, ELECTRICAL AND WATER LINES BEFORE TRENCHING OR EXCAVATING.
- 24. TELEPHONE SERVICE PROVIDE AND MAINTAIN A TELEPHONE WHICH SHALL BE PROVIDED UNTIL THE WORK IS COMPLETE AND SHALL BE FOR THE USE OF ALL CONTRACTORS AND THE DESIGNER OR REPRESENTATIVE.
- 25. CONSTRUCTION LIMITS OWNER SHALL ESTABLISH CONSTRUCTION LIMITS. ON-SITE MATERIALS STORAGE AREAS WILL BE ESTABLISHED BY THE CONTRACTOR AND CONFORMED TO BY ALL SUB-CONTRACTORS.
- 26. VERIFICATION OF SURFACES IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR DOING WORK OR INSTALLING MATERIAL OVER WORK DONE BY OTHERS TO INSPECT THIS WORK AND REPORT ANY CONDITIONS WHICH MAY BE DETRIMENTAL TO A SATISFACTORY FINAL RESULT. PROCEEDING WITH NEW WORK SHALL INDICATE ACCEPTANCE OF PRIOR WORK OR SURFACE CONDITIONS.
- 27. TEMPORARY OFFICE AND MATERIALS STORAGE THE GENERAL CONTRACTOR SHALL PROVIDE, ON THE PREMISES, A TEMPORARY OFFICE. DRAWINGS AND SHOP DRAWINGS ARE TO BE KEPT IN THIS OFFICE. ONLY APPROVED SHOP DRAWINGS SHALL BE KEPT ON FILE. PROVIDE STORAGE AND ENCLOSURES TO PROTECT AND PRESERVE ALL MATERIALS STORED ON THE SITE.
- 28. TEMPORARY HEAT, LIGHT, POWER AND WATER THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY HEAT, LIGHT, POWER AND WATER DURING THE TERM OF THE BUILDING CONSTRUCTION.
- 29. SUBMISSIONS THE CONTRACTOR SHALL SUBMIT THE FOLLOWING ITEMS TO THE OWNER AND DESIGNER FOR APPROVAL:
 - 1. SCHEDULE OF VALUES
 - 2. WORK SCHEDULE
 - 3. SHOP DRAWINGS: CABINETS, WINDOWS, APPLIANCES, PLUMBING FIXTURES
 - 4. SAMPLES: MILLWORK, STAIN, PAINT, CABINET AND DOOR HARDWARE
 - 5. LIEN WAIVERS
 - 6. CERTIFICATE OF INSURANCE

SECTION 180 - DEMOLITIONS/ALTERATIONS

1. GENERAL CONDITIONS

2. SCOPE:

- a) WORK INCLUDED. PERFORM ALTERATIONS AND RELATED WORK AS SHOWN OR SPECIFIED AND IN ACCORDANCE WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS.
- b) WORK OF OTHER SECTIONS:
- 1. REINFORCING, CUTTING, AND OTHER MODIFICATIONS OF EXISTING STRUCTURAL MATERIAL.
- DISCONNECTING, REMOVAL, AND/OR RELOCATION OF EXISTING MECANICAL AND ELECTRICAL WORK, INCLUDING EQUIPMENT.

3. STANDARDS:

- a. EXCEPT AS MODIFIED BY GOVERNING CODES AND BY THIS
 SPECIFICATION, COMPLY WITH THE APPLICABLE PROVISIONS AND
 RECOMMENDATION OF ANSI A10.2, SAFETY CODE FOR BUILDING
 CONSTRUCTION
- b. PROPER TESTING FOR AND THE REMOVEAL OF ANY ASBESTOS SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE CODES.

4. SCHEDULING:

- a. BEFORE COMMENCING ANY ALTERATION OR DEMOLITION WORK, SUBMIT FOR REVIEW BY THE DESIGNER AND APPROVAL OF THE OWNER, A SCHEDULE SHOWING THE COMMENCEMENT, THE ORDER, AND THE COMPLETION DATES FOR THE VARIOUS PARTS OF THIS WORK.
- b. BEFORE STARTING ANY WORK RELATING TO EXISTING UTILITIES (ELECTRICAL, SEWER, WATER, HEAT, GAS, FIRE LINES, ETC.) THAT WILL TEMPORARILY DISCONTINUE OR DISRUPT SERVICE TO THE EXISTING BUILDING, NOTIFY THE DESIGNER AND THE OWNER 72 HOURS IN ADVANCE AND OBTAIN THE OWNERS APPROVAL IN WRITING BEFORE PROCEEDING WITH THIS PHASE OF THE WORK.

5 PROTECTION:

- a. MAKE SUCH EXPLORATIONS AND PROBES AS ARE NECESSARY TO ASCERTAIN ANT REQUIRED PROTECTIVE MEASURES BEFORE PROCEEDING WITH DEMOLITION AND REMOVAL. GIVE OARTICULAR ATTENTION TO SHORING AND BRACING REQUIREMENTS SO AS TO PREVENT ANY DAMAGE TO EXISTING CONSTRUCTION.
- b. PROVIDE AND MAINTAIN WEATHER PROTECTION AT EXTERIOR OPENINGS SO AS TO FULLY PROTECT THE INTERIOR PREMISES AGAINST DAMAGE FROM THE ELEMENTS UNTIL SUCH OPENINGS ARE CLOSED BY NEW CONSTRUCTION.
- c. PROVIDE AND MAINTAIN TEMPORARY PROTECTION OF THE EXISTING STRUCTURE DESIGNATED TO REMAIN WHERE DEMOLITION, REMOVAL AND NEW WORK IS BEING DONE, CONNECTIONS MADE, MATERIALS HANDLED, OR EQUIPMENT MOVED.
- d. TAKE NECESSARY PRECAUTIONS TO PREVENT DUST AND DIRT FROM RISING BY WETTING DEMOLISHED MASONRY, CONCRETE, PLASTER, AND SIMILAR DEBRIS. PROTECT UNALTERED PORTIONS OF THE EXISTING BUILDING AFFECTED BY THE OPERATIONS UNDER THIS SECTION BY DUST PROOF PARTITIONS AND OTHER ADEQUATE MEANS.
- e. PROVIDE ADEQUATE FIRE PROTECTION IN ACCORDANCE WITH LOCAL FIRE DEPARTMENT REQUIREMENTS.
- f. DO NOT CLOSE OR OBSTRUCT WALKWAYS, PASSAGEWAYS, OR STAIRWAYS WITHOUT THE AUTHORIZATION OF THEDESIGNER. DO NOT STORE OR PLACE MATERIALS IN PASSAGEWAYS, STAIRS, OR OTHER MEANS OF EGRESS. CONDUCT OPERATIONS WITH MINIMUM TRAFFIC INTERFERENCE.
- g. BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING STRUCTURE OR CONTENTS OF THE INSUFFICIENCY OF PROTECTION PROVIDED.

6. WORKMANSHIP:

- a. DEMOLITION, REMOVAL, AND ALTERATION WORK SHALL BE SHOWN ON THE DRAWINGS. PERFORM SUCH WORK WITH DUE CARE, INCLUDING SHORING, BRACING, AND SO ON. BE RESPONSIBLE FOR ANY DAMAGE THAT MAY BE CAUSED BY SUCH WORK TO ANY PART OR PARTS OF EXISTING STRUCTURES OR ITEMS DESIGNATED FOR REUSE. PERFORM PATCHING, RESTORATION, AND NEW WORK IN ACCORDANCE WITH APPLICABLE TECHNICAL SECTIONS OF THE SPECIFICATIONS.
- b. MATERIALS OR ITEMS DESIGNATED TO BECOME THE PROPERTY OF THE OWNER SHALL BE AS SHOWN ON THE DRAWINGS. REMOVE SUCH ITEMS WITH CARE AND STORE THEM IN A LOCATION AT THE SITE TO BE DESIGNATED BY THE OWNER.
- c. MATERIALS OR ITEMS DESIGNATED TO BE REINSTALLED SHALL BE AS SHOWN ON THE DRAWINGS. REMOVE SUCH ITEMS WITH CARE UNDER THE SUPERVISION OF THE TRADE RESPONSIBLE FOR REINSTALLATION; PROTECT AND STORE UNTIL REQUIRED. REPLACE MATERIAL OR ITEMS DAMAGED IN ITS REMOVAL WITH SIMILAR NEW MATERIAL.
- d. MATERIALS OR ITEMS DEMOLISHED AND NOT DESIGNATED TO BECOME THE PROPERTY OF THE OWNER OR TO BE REINSTALLED SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE OWNER'S PROPERTY.
- e. EXECUTE THE WORK IN A CAREFUL AND ORDERLY MANNER, WITH THE LEAST POSSIBLE DISTURBANCE TO THE PUBLIC AND TO THE OCCUPANTS OF THE BUILDING.
- f. IN GENERAL, DEMOLISH MASONRY IN SMALL SECTIONS. WHERE NECESSARY TO PREVENT COLLAPSE OF ANY CONSTRUCTION, INSTALL TEMPORARY SHORES, STRUTS, OR BRACING.
- g. WHERE ALTERATIONS OCCUR, OR NEW AND OLD WORK JOIN, CUT, REMOVE, PATCH, REPAIR, OR REFINISH THE ADJACENT SURFACES OR SO MUCH THEREOF AS IS REQUIRED BY THE INVOLVED CONDITIONS, AND LEAVE IN AS GOOD A CONDITION AS EXISTED PRIOR TO THE COMMENCING OF THE WORK. THE MATERIALS AND WORKMANSHIP EMPLOYED IN THE ALTERATIONS, UNLESS OTHERWISE SHOWN OR SPECIFIED, SHALL CONFORM TO THAT OF THE ORIGINAL WORK. ALTERATION WORK SHALL BE PERFORMED BY THE VARIOUS RESPECTIVE TRADES THAT NORMALLY PERFORM PARTICULAR ITEMS OF WORK.
- FINISH NEW AND ADJACENT EXISTING SURFACES AS SPECIFIED FOR NEW WORK. CLEAN EXISTING SURFACES OF DIRT, GREASE. LOOSE PAINT, AND SO ON, BEFORE REFINISHING.
- WHERE EXISTING EQUIPEMENT AND/OR FIXTURES ARE INDICATED TO BE REUSED, REPAIR SUCH EQUIPMENT AND/OR FIXTURES AND REFINISH TO PUT IN PERFECT WORKING ORDER. REFINISH AS DIRECTED.
- j. CUT OUT IMBEDDED ANCHORAGE AND ATTACHEMENT ITEMS AS REQUIRED TO PROPERLY PROVIDE FOR PATCHING AND REPAIR OF THE RESPECTIVE FINISHES.
- k. CONFINE CUTTING OF EXISTING ROOF AREAS DESIGNATED TO REMAIN TO THE LIMITS REQUIRED FOR THE PROPER INSTALLATION OF THE NEW WORK. CUT AND FOLD BACK EXISTING BUILT-UP ROOFING. CUT AND REMOVE INSULATION AND SO ON. PROVIDE TEMPORARY WEATHERTIGHT PROTECTION AS REQUIRED UNTIL NEW ROOFING AND FLASHINGS ARE INSTALLED. CONSULT THE OWNER TO ASCERTAIN IF EXISTING GUARANTEE BONDS ARE IN FORCE AND EXECUTE THE WORK SO AS NOT TO INVALIDATE SUCH BONDS. (NOT APPLICABLE IN THIS CONTRACT)
- 7. CLEANING UP:
- a. REMOVE DEBRIS AS THE WORK PROGRESSES. MAINTAIN PREMISES IN A NEAT AND CLEAN CONDITION.

DIVISION 2 - SITE WORK

SECTION 220 - EARTHWORK

- GENERAL CONDITIONS
- 2. STAKING CONTRACTOR SHALL STAKE OUT CORNERS OF PROJECT FOR OWNERS APPROVAL PRIOR TO ANY SITE WORK.
- 3. CLEARING CLEAR AND STOCKPILE TOPSOIL ON SITE. TREES AND SHRUBS TO REMAIN UNTOUCHED SHALL BE MARKED WITH RED TAPE BY OWNER. EVERY EFFORT SHALL BE MADE TO AVOID DAMAGE TO TREES SO MARKED.

- 4. EXCAVATION EXCAVATE TO THE LINES, LEVELS, AND DIMENSIONS SHOWN ON THE DRAWINGS AND LOT SURVEY. THE EXCAVATIONS SHALL BE LARGE ENOUGH TO PERMIT OBSERVATION OF FOOTINGS AFTER THE FOUNDATION HAS BEEN COMPLETED. DURING EXCAVATION AND PRIOR TO BACKFILL, EXCAVATION SHALL BE LEFT SO THAT STORM WATER RUNOFF DOES NOT RUN INTO EXCAVATION. WHENEVER POSSIBLE, EXCAVATION SHALL BE LEFT SO THAT STORM WATER DRAINS OUT OF HOLE AND FOOTING TRENCHES. EARTHWORK CONTRACTOR SHALL PROVIDE BACKHOE FOR FOOTING EXCAVATION IF REQUIRED BY MASONRY CONTRACTOR.
- 5. BACKFILL BACKFILL EXCAVATIONS BELOW FINISHED GRADES WITH MATERIAL FREE FROM PERISHABLE MATERIAL AND LARGE STONES, AND ONLY AFTER WALLS ARE ADEQUATELY BRACED (LESS THAN 10% PASSING #200 SIEVE).
- 6. ROUGH GRADING ALL ROUGH GRADING SHALL BE PERFORMED BY THE EARTHWORK CONTRACTOR, AND SHALL BE WITHIN 6" OF FINAL GRADE.
- 7. FINISH GRADING AND BLACK DIRT ALL FINISH GRADING SHALL BE PERFORMED ONLY WHEN SOD IS TO BE LAID TO PREVENT EROSION AND PERFORMED BY THE EARTHWORK CONTRACTOR. IF STOCKPILE OF EXISTING TOP SOIL IS INADEQUATE, PROVIDE ENOUGH CLEAN BLACK DIRT FREE FROM RUBBISH, CONCRETE, VEGETATION OR CONSTRUCTION DEBRIS TO BRING GRADE TO FINAL ELEVATION. PROVIDE SLOPE AWAY FROM PROJECT, 1/4" PER FOOT MINIMUM FOR 6 FEET.
- 8. FILL FILL FOR DRIVEWAY AND HOUSE SHALL BE CLEAN, GRANULAR MATERIAL FREE OF PERISHABLE MATERIAL OR DEBRIS, COMPACTED THOROUGHLY AND ALLOWED TO SETTLE BEFORE DRIVEWAY IS LAID.
- 9. COMMON FILL IF REQUIRED, COMMON FILL SHALL BE, LOAM OR SAND, FREE OF DEBRIS, RUBBISH, CONCRETE, VEGETATION OR HIGHLY ORGANIC SOILS. 10. COMPACTED SOIL PROVIDE CLEAN, GRANULAR FILL FOR BACKFILL AND
- UNDER FOOTINGS AND SLABS. FILL SHALL BE MECHANICALLY COMPACTED IN 6 TO 12 INCH LIFTS. COMPACTION SHALL MEET A MINIMUM OF 95% MODIFIED PROCTOR DENSITY UNDER SLABS AND FOOTINGS AND 90% MODIFIED PROCTOR DENSITY FOR BACKFILL (ASTMD-1556). COMPACTION TESTING SHALL BE CONDUCTED THROUGHOUT THE COMPACTION PROCESS BY ENGINEER. ANY WORK NOT PASSING TESTS SHALL BE REPLACED BY SUBCONTRACTOR AT HIS EXPENSE.
- 11. SOIL ENGINEERING SUBSTANDARD SOIL CONDITIONS, IF THEY EXIST, SHALL BE REMOVED AND REPLACED. THE GENERAL CONTRACTOR SHALL RETAIN AN INDEPENDENT SOILS ENGINEER TO DESIGN, INSPECT AND APPROVE WORK THROUGHOUT THIS PROCESS. ALL COSTS FOR SUCH WORK SHALL BE BORNE BY THE OWNER. THE SOILS ENGINEER SHALL SUBMIT TEST RESULTS AND APPROVAL OF EXCAVATIONS AT THE BOTTOM OF FOOTING ELEVATIONS TO OWNER FOR REVIEW.
- 12. FROZEN SOIL FROZEN SOIL OR SOIL CONTAINING ICE SHALL NOT BE USED AS BACKFILL UNDER FOOTINGS OR SLABS. SOIL AT BOTTOM OF EXCAVATIONS SHALL BE PROTECTED FROM FREEZING.
- 13. LANDSCAPE REPAIR THE CONTRACTOR SHALL REPAIR AND RESOD ALL EXISTING AREAS, TO REMAIN, DISTURBED BY THE CONSTRUCTION INCLUDING UNDERGROUND SPRINKLERS, EXTERIOR LIGHTING, DRIVEWAYS, PATIOS, PLANTS AND TREES TO THEIR ORIGINAL CONDITION.

SECTION 261 - DRIVEWAY

- GENERAL CONDITIONS
- 2. BITUMINOUS SURFACING WORK SHALL CONFORM TO STATE OF MINNESOTA, DEPARTMENT OF HIGHWAYS SPECIFICATIONS FOR HIGHWAY CONSTRUCTION LATEST EDITION.
- 3. BASE CONSTRUCTION MHD 3138-CLASS 5, 6 COMPACTED THICKNESS IN TRAFFIC AREAS.
- 4. PRIME COAT CUT-BACK ASPHALT, MC-0, MC-1 OR MC-2 APPLIED AT THE RATE OF 0.2 TO 0.3 GALLONS PER SQUARE YARD.
- 5. SURFACING CONFORMS TO MHD 2341 MACHINE LAID COMPACTED THICKNESS OF 2-1/2. GUARANTEE PAVING AND BASE AGAINST FAILURE OR DEFECTS FOR TWO YEARS AFTER FINAL ACCEPTANCE.
- 6. STAKING- CONTRACTORS SHALL STAKE OUT THE PROPOSED DRIVEWAY FOR THE DESIGNER AND OWNER'S APPROVAL PRIOR TO ANY SUBCUTTING OR INSTALLATION OF MATERIALS.

DIVISION 3 - CONCRETE

SECTION 330 - FOOTINGS AND FOUNDATION

- 1. GENERAL CONDITIONS
- LAYOUT THE CONTRACTOR SHALL COORDINATE WORK OF EXCAVATOR IN SETTING FOOTING ELEVATIONS AND LAYOUT OF FOOTING TRENCHES AND SHALL BE RESPONSIBLE FOR ACCURACY OF THIS WORK.
- 3. FOOTINGS FOOTINGS SHALL BE 3,000 PSI CONCRETE PLACED ON UNDISTURBED SOIL OR COMPACTED FILL WITH TWO (2) CONTINUOUS #5 RODS WITH 6 LAP. SEE PLANS FOR POST FOOTINGS AND SPECIAL FOOTINGS
- 4. SHORING BRACE WALL PRIOR TO BACKFILLING.
- 5. PILASTER SEE STRUCTURAL DRAWINGS.
- 6. BOND BEAMS SEE STRUCTURAL DRAWINGS7. VERTICAL REINFORCING SEE STRUCTURAL DRAWINGS
- 8. ALLOWANCE PROVIDE UNIT PRICES FOR EXTRA BLOCKS, FOOTINGS, BOND BEAMS AND PILASTERS REQUIRED BY FOOTING ALTERATIONS DUE TO BAD SOIL

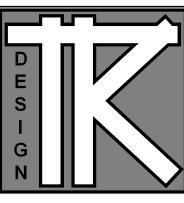
SECTION 350 - CONCRETE SLABS AND SIDEWALKS

- 1. GENERAL CONDITIONS
- SLABS BASEMENT FLOOR SHALL BE 3,000 PSI CONCRETE 4 THICK SET ON 4" SAND BED OVER VAPOR BARRIER. SLOPE TO DRAIN(S). REINFORCE WITH 6X6 - 10/10 W.W.F. TYPICAL.
- 3. GARAGE GARAGE FLOOR AND APRON SHALL BE 4,000 PSI AT 28 DAYS 4-7% AIR-ENTRAINED CONCRETE 4 THICK, WITH 6X6 10/10 WIRE MESH ON 12" PRECAST CONC. PLANKS. PROVIDE ONE COAT OF CONCRETE HARDENER AT ONE GALLON PER 300 SQUARE FEET IMMEDIATELY AFTER FINISH TROWELING. SLOPE FLOOR AS SHOWN ON PLANS.

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JOB NO: **5244**

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SPECIFICATION

- 4. SIDEWALK AND EXTERIOR SLABS WALKS SHALL BE 4000 PSI AT 28 DAYS 4-7% AIR-ENTRAINED CONCRETE 4 THICK, WITH 6X6 - 10/10 WIRE MESH ON SAND BED. PROVIDE LIGHT BROOM FINISH UNLESS OTHERWISE NOTED.
- 5. THERMAL BREAK PROVIDE MINIMUM = RIGID INSULATION OR EQUAL BETWEEN EDGE OF BASEMENT SLAB AND CONCRETE BLOCK.
- 6. WEAK PLAIN JOINTS PROVIDE SAW CUTS OR TROWELED JOINTS AS REQUIRED OR AS SHOWN ON PLANS.
- . RELATED CONCRETE FINISHES BOMANITE CONCRETE SURFACES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURERS SPECIFICATIONS BY A TRAINED LICENSED BOMANITE CONTRACTOR. SUBMIT SAMPLE FOR APPROVAL.

DIVISION 4 - MASONARY

SECTION 440 - STONE

- 1. GENERAL CONDITIONS
- 2 . SCOPE PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT TO COMPLETE ALL STONE WORK SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN
- 3. VENEER STONE PATCH TO MATCH EXISTING IF APPLIES. OWNER TO APPROVE ALL STONE STYLE AND COLOR
- 4. MORTAR COLOR TO MATCH EXISTING IF APPLIES. OWNER APPEOVAL REQUIRED FOR ALL NEW COLORS.
- 5. INSTALLATION STONE IS TO BE CAREFULLY SELECTED AT THE JOB SITE SO THAT VARIOUS HUES ARE EVENLY DISTRIBUTED THROUGHOUT THE SURFACE. SUFFICIENT STONE SHALL BE AT THE SITE AT ALL TIMES TO PERMIT
- PROPER SELECTION OF BLENDING COLORS. STONE PATTERN SHALL BE RANDOM. 6. STONE SILLS AND CAPS - PROVIDE STONE SHAPES IN SUFFICIENT QUANTITY TO MAKE SQUARE CORNERS, SILLS AND CAPS. CUT BACK EDGES OF CAPS WHERE STONE ABUTTS STUCCO WALL ABOVE.
- 7. JOINTS JOINTS SHALL BE RAKED
- 8. EXPANSION JOINTS PROVIDE ADEQUATE EXPANSION AND CONTROL JOINTS TO RELIEVE TENSION BETWEEN SEPARATE AND INDIVIDUAL PORTIONS OF THE MASONRY. SEE DRAWINGS FOR LOCATIONS AND DETAILS OF JOINTS
- 9. CLEANING STONE SHALL BE THOROUGHLY CLEANED, DEFECTIVE JOINTS AND UNITS SHALL BE CUT OUT, REPLACED AND REPOINTED. ADJACENT WORK SHALL BE CLEANED OFF MORTAR. WASH PRIOR TO SODDING OR INTERIOR FINISHING WITH SCRUB BRUSH, SOAP AND WATER
- 10. MISCELLANEOUS FLASHING, CAULKING AND EXPANSION JOINTS AS REQUIRED.
- 12. VENTS PROVIDE WEEP HOLES AND VENTS AS REQUIRED.

DIVISION 5 - METALS

SECTION 520 - STRUCTURAL STEEL

- 1. GENERAL CONDITIONS
- 2. STRUCTURAL STEEL ALL STRUCTURAL STEEL SHALL BE MILD STEEL CONFORMING TO THE SPECIFICATIONS OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC) LATEST ADOPTED EDITION.
- STRUCTURAL STEEL, ROLLED SHAPES PLATES AND BARS ASTM A36
- STEEL PIPE ASTM A53
- HIGH STRENGTH BOLTS ASTM A325
- ANCHOR BOLTS ASTM A307
- REINFORCING STEEL, GRADE 60 ASTM A615
- 3. LINTELS LINTEL ANGLES SHALL BE 4 X4 X1/4 AND BE SUPPLIED IN LENGTHS TO PROVIDE 4" BEARING AT BOTH ENDS.
- 4. FINISH MEMBERS SHALL BE NEW AND FREE FROM KINKS, TWISTS, BURRS AND OPEN JOINTS. ALL STEEL UNLESS OTHERWISE NOTED SHALL BE SHOP PRIME PAINTED.
- 5. SHOP DRAWINGS REQUIRED. SUBMIT TO DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FABRICATION.

DIVISION 6 - ROUGH CARPENTRY

SECTION 610 - CARPENTRY

- 1. GENERAL CONDITIONS
- 2. LAYOUT THE CARPENTER SHALL PROVIDE ALL NECESSARY CARPENTRY LABOR, SHALL LAY OUT AL CARPENTRY WORK AND BE RESPONSIBLE FOR ALL DIMENSIONS. ALL WORK SHALL BE DONE IN SUBSTANTIAL CONFORMITY WITH THE DRAWINGS AND SPECIFICATIONS.
- FRAMING CARPENTRY ALL WORK SHALL BE RIGIDLY FRAMED AND CLOSELY FITTED. FRAMING SHALL BE LEVEL, PLUMB AND SQUARE. CARPENTER SHALL VERIFY ACCURACY THROUGHOUT THE FRAMING PROCESS.
- 4. FRAMING SHALL BE LAID OUT TO MINIMIZE WASTE; LUMBER SHALL NOT BE SCATTERED ABOUT THE SITE; ABSOLUTELY NO NAILS SHALL BE ALLOWED TO PROTRUDE FROM WASTE LUMBER ON TEMPORARY BRACING NOT IN USE.
- 5. LAYOUT EXTERIOR WALLS ARE DIMENSIONED AT 5-1/2 WHICH INCLUDES 2X6 FRAMING. SHEATHING TO OVERLAP BLOCK WITH EXTERIOR FACE OF RIM JOIST AT EXTERIOR FACE OF BLOCK.
- 6. BACKING INSTALL BACKING FOR ALL CABINETRY, MILLWORK AND HARDWARE.
- 7. CLEAN-UP CARPENTERS SHALL MAINTAIN LUMBER STOCKPILE IN A REASONABLY ORDERLY MANNER AND SHALL BROOM CLEAN JOB ONCE A WEEK.

SECTION 611 - FINISH CARPENTRY

- . GENERAL CONDITIONS
- 2. FINISH CARPENTRY ALL WORK SHALL BE FLUSH, PLUMB, AND TIGHTLY FITTED. ALL INSTALLATION OF MILLWORK SHALL BE WITH JOURNEYMAN EXPERIENCED AND SKILLED IN THE TRADE.
- 3. MATERIAL CARPENTERS SHALL INSPECT MILLWORK UPON DELIVERY AND NOTIFY OWNER PROMPTLY OF ANY MISSING OR DEFICIENT MATERIAL.
- 4. CLEAN-UP CARPENTERS SHALL MAINTAIN MILLWORK STOCKPILE IN A REASONABLY ORDERLY MANNER AND SHALL BROOM CLEAN JOB DURING INSTALLATION. STACK WASTE IN A SINGLE PILE.

SECTION 620 - LUMBER AND MATERIALS

- 1. GENERAL CONDITIONS
- 2. STUDS, EXTERIOR WALLS AND INTERIOR LOAD-BEARING WALLS 2X6'S AT 16" O.C. STUD GRADE DOUGLAS FIR, OR #2 AND BETTER HEM-FIR, DRIED TO 19% OR LESS MOISTURE CONTENT, DOUBLED AROUND ALL OPENINGS INTERIOR WALLS 2X4'S AT 16" O.C. SAME GRADE AS EXTERIOR WALLS - DOUBLE AROUND ALL OPENINGS, OR AS NOTED ON THE DRAWINGS
- 3. PLATES 2X6 OR 2X4 SINGLE PLATE ON THE BOTTOM AND DOUBLE PLATE ON TOP OF EACH WALL - CONSTRUCTION GRADE DOUGLAS FIR DRIED TO 19% OR LESS MOISTURE CONTENT. BOTTOM PLATED SET ON BASEMENT FLOOR OR DECK SHALL BE CONSTRUCTION GRADE REDWOOD OR WATER RESISTANT TREATED WOOD. TOP PLATES SHALL BE INTERLOCKED @ INTERSECTION OF WALLS.
- 4. BLOCKING AS REQUIRED FOR SHEETROCK, HANDRAILS, BATH ACCESSORIES AND CABINETS.
- 5. FIRE BLOCKING PROVIDE CONTINUOUS SHEETROCK FIRE BLOCKING IN PLENUM, CHASE, ATTIC AND SOFFIT SPACES AS REQUIRED.
- 6. HEADERS AS REQUIRED.
- 7. UNDERLAYMENT PARTICLE BOARD UNDER CARPET, CDX PLYWOOD UNDER VINYL, CERAMIC, OR QUARRY TILE THICKNESS AS REQUIRED TO MATCH OTHER FINISHED FLOOR ELEVATIONS.
- 8. WALL SHEATHING 1/2" CDX PLYWOOD/O.S.B. BOARD.
- 9. SIDING AND TRIM TRIM SIZE MATCH EXISTING.
- 10. NAILS ALL EXTERIOR NAILS SHALL NOT BE DIPPED, GALVANIZED OR MAZE SIDING NAILS. NO ELECTRIC GALVANIZED NAILS WILL BE ALLOWED.
- 11. FELT TYVEK, LAP MINIMUM 18 VERTICAL AND 12 HORIZONTAL. LAP EDGES 12 TO SHED WATER. APPLY IN AS LARGE PIECES AS POSSIBLE, REPAIR TEARS BEFORE SIDING. BEHIND BRICK AND STONE USE 15LB. ASPHALTIC FELT BUILDING PAPER.
- 12. SAMPLES PROVIDE SAMPLES OF WOOD TRIM.

SECTION 622 - MILLWORK

- 1. GENERAL CONDITIONS
- 2. REFER TO PLANS FOR ITEMS TO BE PROVIDED.
- 3. SCHEDULE PROVIDED BY CONTRACTOR, APPROVED BY OWNER
- 4. FIELD VERIFICATION MILLWORK SUPPLIER SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ORDERING AND SHALL CONSULT THE CONTRACTOR AT THE TIME OF MEASUREMENT
- 11. ANCHORS PROVIDE ANCHORS PER CODE THAT ONLY ALLOW VERTICAL MOVEMENT. 5. INSTALLATION MILLWORK SHALL BE INSTALLED IN FULL LENGTHS WITH THE FEWEST NUMBER OF SPLICES POSSIBLE.
 - 6. MITERS ALL JOINTS AND INTERSECTIONS SHALL BE MITERED.
 - 7. BASE SEE CONSTRUCTION DOCUMENTS FOR DETAILS.

 - 8. CASING SEE CONSTRUCTION DOCUMENTS FOR DETAILS.
 - 9. SAMPLES SUBMIT SAMPLES FOR APPROVAL OF ALL MILLWORK ITEMS. 10. SHOP DRAWINGS - PROVIDE COMPLETE SET OF SHOP DRAWINGS FOR ALL MILLWORK ITEMS.
 - 11. FINISH STAIN AND FINISH BY PAINTING CONTRACTOR. SUBMIT SAMPLES FOR DESIGNER AND OWNER APPROVAL.

SECTION 641 - CABINETRY

- 1. GENERAL CONDITIONS
- 2. SCOPE THE WORK UNDER THIS SECTION INCLUDES ALL MATERIALS, LABOR, EQUIPMENT AND RELATED ITEMS NECESSARY TO FURNISH ALL CABINETRY ITEMS SHOWN ON THE DRAWINGS AND SPECIFIED HEREIN
- 3. FIELD MEASUREMENTS CABINET MAKER SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO PRODUCTION OF SHOP DRAWINGS, FABRICATION OR
- 4. INSTALLATION CONTRACTOR SHALL INSTALL OR SUPERVISE INSTALLATION OF ALL CABINETRY AND COUNTERTOPS. ALL CABINETRY SHALL BE TRUE AND PLUMB AND SCRIBED TO ADJACENT WALLS. NO FILLER PANELS
- 5. COORDINATION CONTRACTOR SHALL VERIFY SIZE AND LOCATION OF ALL BUILT-IN AUDIO VISUAL EQUIPMENT, MECHANICAL AND ELECTRICAL SYSTEMS, OR APPLIANCES; AND MAKE ALLOWANCE FOR EQUIPMENT SIZE AND WIRING REQUIREMENTS.
- 6. SHOP DRAWINGS SUBMIT SHOP DRAWINGS, FULL SIZE SAMPLES OF DOORS, DRAWERS AND PANELS, AND FINISH SAMPLES TO DESIGNER FOR APPROVAL. FINAL ADJUSTMENTS FOR CLEARANCES, EDGE CONDITIONS, AND DESIGN
- CONTINUITY SHALL BE APPROVED BY THE DESIGNER IN THE SHOP DRAWINGS 7. COUNTERTOPS - SHALL BE SUPPLIED AND INSTALLED AS NOTED ON THE DRAWINGS.
- 8. CABINETRY SHALL BE PREMIUM GRADE AS DEFINED IN THE QUALITY STANDARDS OF THE ARCHITECTURAL WOODWORK INDUSTRY AS PUBLISHED BY
- THE AMERICAN WOODWORK INSTITUTE.

 9. PANEL'S DOOR SHALL HAVE SOFT, SLIGHTLY RAISED PANEL DESIGN. PROFILE SELECTED TO OWNER.

DIVISION 7 - THERMAL & MOISTURE PROTECTION

SECTION 721 - WALL AND CEILING INSULATION

- 1. GENERAL CONDITIONS
- 2. SIDEWALL ALL SIDEWALLS, RIM JOISTS ,SKYLIGHTS AND CHIMNEY SHALL RECEIVE R-19 FIBERGLASS BATT INSULATION BY OWENS-CORNING OR EQUAL AS SHOWN ON TYPICAL WALL SECTION.
- 4. CEILINGS PROVIDE R-44 BLOWN FIBERGLASS INSULATION.
- 5. APPLICATION FILL SPACES BETWEEN EXTERIOR FRAMING MEMBERS COMPLETELY; FILL ALL CRACKS AND VOID AROUND HEADERS, DOORS, WINDOWS, DUCTS, PIPES, ETC., COMPLETELY. THIS SUB-CONTRACTOR SHALL ARRANGE FOR CITY INSPECTION WHERE APPLICABLE.
- 6. VAPOR BARRIER APPLY 6 MIL POLY OVER ALL INSULATION, STAPLE TIGHTLY TO FRAMING, OVERLAP JOINTS, MIN 12", REPAIR ANY SUSTANTIAL TEARS WITH DUCT TAPE BEFORE SHEETROCK IS APPLIED; OR REPLACE POLY.
- 7. VENTING PROVIDE FITZWELL OR EQUAL INSULATION VENTS BETWEEN RAFTERS OR TRUSSES TO MAINTAIN CLEAR VENT SPACE PAST EAVES.
- 8. SOUND INSULATION FILL WALL VOIDS TO FLOOR DECK OR CEILING ABOVE WITH FIBERGLASS BATT INSULATION AT ALL BATHROOMS, MECHANICAL, AND VENT PIPING WITH FIBERGLASS BATT INSULATION.

- SECTION 760 FLASHING & SHEET METAL
- 1. GENERAL CONDITIONS
- 2. PROVIDE SHEET METAL DRIP ANGLES OVER HORIZONTAL EXTERIOR
- 3. TURN ALL FLASHINGS UP AT LEAST 8" OR AS SHOWN ON DRAWINGS.

SECTION 790 - CAULKING

- 1. GENERAL CONDITIONS
- 2. CAULK AROUND ALL DOORS, WINDOWS, SOFFITS, AND OPENINGS IN EXTERIOR WALLS. CAULK AT ALL CORNER TRIM. APPLY ONLY OVER CLEAN DRY SURFACES
- 3. CAULK SHALL BE SONNEBORN-SONOLASTIC NPI COLOR TO MATCH ADJACENT MATERIAL. CAULK COLOR OR ANY ALTERNATE PRODUCT MUST BE APPROVED BY THE DESIGNER BEFORE USE.

DIVISION 8 - DOORS, WINDOWS AND GLASS

SECTION 810 - DOORS

- 1. GENERAL CONDITIONS
- 2. WOOD STILE AND RAIL DOORS SHALL MEET THE LATEST EDITION OF THE ARCHITECTURAL WOODWORK INSTITUTE S WOODWORK QUALITY STANDARDS, GUIDE SPECIFICATIONS AND QUALITY CERTIFICATION PROGRAM FOR SECTION 1400 PREMIUM GRADE WOOD STILE AND RAIL DOORS.
- 3. MATERIAL MATCH EXISTING IF APPLIES. SUBMIT NEW MATERIAL FOR APPROVAL
- 4. SCHEDULE PROVIDE SHOP DRAWINGS AND SCHEDULE.

SECTION 825 - WINDOWS

- 1. GENERAL CONDITIONS
- 2. WOOD WINDOWS SHALL BE 400 SERIES 5/8" INSULSHIELD GLASS AS MANUFACTURED BY ANDERSON WINDOW PRODUCTS OR EQUAL, APPROVED BY OWNER.
- 3. SCOPE REPLACE ALL EXISTING WINDOWS AND PROVIDE NEW ONES PER SCHEDULE.
- 4. SUBMIT SHOP DRAWINGS FOR APPROVAL.
- TO MATCH WINDOW.
- 5. SIZES MATCH EXISTING OPENINGS.
- 6. SCREENS PROVIDE FULL HEIGHT SCREENS. EXTERIOR AND INTERIOR COLOR COLOR - WHITE.
- 8. HARDWARE STANDARD.

SECTION 870 - FINISH HARDWARE AND ACCESSORIES

- 1. GENERAL CONTRACTORS
- HARDWARE SCHEDULE BY OWNER.
- 3. SAMPLES SUBMIT SAMPLES FOR APPROVAL.
- 4. INSTALLATION HARDWARE AND ACCESSORIES INSTALLED BY CONTRACTOR.

DIVISION 9 - FINISHES

SECTION 925 - GYPSUM DRYWALL

- 1. GENERAL CONDITIONS 2. QUALITY - ALL WORK SHALL BE PERFORMED IN ACCORDANCE TO THE RECOMMENDATIONS SET FORTH IN THE U.S. GYPSUM HANDBOOK.
- INSTALLATION ALL GYPSUM DRYWALL SHALL BE TAPED, SANDED COMPLETELY SMOOTH AND PREPARED FOR PAINTING. GYPSUM BOARD SHALL BE SCREWED OR DOUBLE NAILED AT 12" O.C. IN FIELD AND 8" O.C. AT VERTICAL EDGES, WITH METAL CORNER BEAD AT ALL OUTSIDE CORNERS. ALL CORNER BEADS SHALL BE NAILED SECURELY TO STUDS OR FRAMING. SHEETS OF MAXIMUM PRACTICAL LENGTH SHALL BE USED TO MINIMIZED JOINTS IN ROOMS. SMALLER USEABLE PIECES SHALL BE USED IN CLOSETS, ETC. TO MINIMIZE
- MATERIAL WASTE. 4. DELIVERY - GYPSUM BOARD SUPPLIER SHALL DELIVER MATERIAL INTO HOUSE ON
- APPROPRIATE FLOOR, PROTECTED FROM MOISTURE AS WELL AS POSSIBLE. 5. WALLS AND 16" O.C. FRAMING - 5/8" GYPSUM DRYWALL. SW BOARD BY U.S. GYPSUM.
- 6. CEILINGS AND 24" O.C. FRAMING 5/8" GYPSUM DRYWALL. SW BOARD BY U.S.
- 7. TUB, SHOWER WALLS AND CEILING 1/2" DUROCK AS MANUFACTURED BY U.S. GYPSUM - FULL HEIGHT ON WALLS AT TUB AND SHOWER. WATER RESISTANCE GREEN BOARD ON WALLS AND CEILING IN ALL BATHROOMS. OTHER RECOMENDED MATERIALS MUST BE APPROVED BY DESIGNER.
- 8. WARRANTY SHALL WARRANTY WORK FOR 1 YEAR AND SHALL INCLUDE 1 TRIP TO TOUCH UP ANY BLEMISHES OR FLAWS, FOLLOWING PAINTING AND PRIOR TO OCCUPANCY.
- 9. CLEAN-UP INSTALLER SHALL REMOVE ALL GYPSUM BOARD SCRAP AND BROOM CLEAN HOUSE AT COMPLETION OF HANGING.

SECTION 933-CERAMIC AND QUARRY TILE

1. GENERAL CONDITIONS

- 2. TILE ALLOW \$10.00 PER SQUARE FOOT FOR MATERIAL.
- 3. INSTALLATION TILE SHALL BE INSTALLED, GROUTED, PROTECTED AND CURED IN ACCORDING WITH THE LATEST EDITION OF HANDBOOK FOR CERAMIC TILE INSTALLATION, PUBLISHED BY THE TILE COUNCIL OF AMERICAN TILE. IT SHALL BE LAID SQUARE, LEVEL, WITH ALL JOINTS
- PARALLEL, TO HAVE MINIMUM PRACTICAL AMOUNT OF JOINTS. 4. GROUT - COLORED HYDROMENT JOINT FILLER MANUFACTURED BY THE UPCO CO. OR EQUAL. COLOR TO BE APPROVED BEFORE INSTALLATION.
- 5. SAMPLE SUBMIT TILE SAMPLE FOR APPROVAL.
- 6. SCHEDULE BY OWNER.

SECTION 990 - PAINTING AND STAINING

- 1. GENERAL CONDITIONS
- 2. INSTALLATION ALL MATERIAL SHALL BE DELIVERED, STORED, PREPARED AND APPLIED IN ACCORDANCE WITH MANUFACTURER S DIRECTIONS. USE APPLICATORS AND TECHNIQUES BEST SUITED FOR THE MATERIAL AND SURFACES TO WHICH PAINTING AND FINISHING MATERIALS ARE APPLIED.
- 3. MATERIALS ALL PAINTING MATERIALS SPECIFIED IN THIS SECTION ARE BY BENJAMIN MOORE, OR APPROVED EQUAL
- 4. EXTERIOR STAIN CABOT STAIN APPROVED BY OWNER.
- 5. EXTERIOR GALVANIZED METAL ONE COAT MOORE IRONCLAD GALVANIZED METAL PRIMER. TWO COATS MOORE IMPERVO ENAMEL
- 6. EXTERIOR FERROUS METAL ONE COAT MOORE RETARDO RUST INHIBITIVE PAINT, TWO COATS MOORE IMPERVO EMAMEL.
- 7. INTERIOR WOOD STAINED ONE COAT MOORE WIPING STAIN, ONE COAT MOORE SANDING SEALER, 2 COATS MOORE URETHANE VARNISH. FILL NAIL HOLES WITH MATCHING FILLER. SANDPAPER LIGHTLY BETWEEN COATS. FINAL FINISH SMOOTH TO TOUCH.
- 8. INTERIOR PAINTED WOOD ONE COAT MOORE LATEX QUICK DRY PRIME SEAL, TWO COATS MOORE REGAL WALL LATEX.
- 9. INTERIOR GYPSUM WALLBOARD ONE COAT MOORE LATEX QUICK DRY PRIME SEAL, 2 COATS MOORE REGAL WALL LATEX.
- SURFACES ALL EXPOSED SURFACES SHALL BE PAINTED, STAINED OR SEALED. 11. APPROVAL - COLOR SELECTIONS SHALL BE APPROVED BY OWNER PRIOR TO APPLICATION. IF NECESSARY A BRUSH OUT SAMPLE SHALL BE PROVIDED
- FOR OWNER S REVIEW. 12. APPLICATION - ALL WORK SHALL BE EVENLY AND CAREFULLY APPLIED AND CUT IN AGAINST ADJACENT MATERIALS, FREE OF BRUSH MARKS. CLEAN OFF ANY PAINT ON OTHER SURFACES.
- 13. SCHEDULE BY OWNER.

SECTION 995 - WOOD FLOORING

- 1. GENERAL CONDITIONS MATERIAL - MATCH EXISTING.
- 3. INSTALLATION INSTALL FLOORING IN SAME DIRECTION AS THE EXISTING. REFINISH EXISTING TO PROVIDE CONSISTANT FINISH.

DIVISION 10 - SPECIALTIES

SECTION 1052 - FIREPLACE SCHEDULE

- 1. GENERAL CONDITIONS
- 2. FIREPLACE ZERO CLEARANCE WITH GAS GRILL AND CERAMIC LOGS, IN THE GANE ROOM.
- SHOP DRAWINGS REQUIRED. 4. CONDITION - CONTRACTOR REQUIRED TO VERIFY OPERATING CONDITION OF EXISTING FLUES AND MECHANISMS.
- 5. HEARTH AND SOUROUND SHOP DRAWINGS SUBMITTED FOR APPROVAL. SECTION 1080 - BATH ACCESSORIES
- 1. GENERAL CONDITIONS 2. MATERIAL - ACCESSORIES SCHEDULE BY OWNER, INSTALLED BY CONTRACTOR.
- **DIVISION 11 EQUIPMENT**
- SECTION 1190 KITCHEN APPLIANCES 1. GENERAL CONDITIONS
- 2. SCHEDULE BY OWNER
- 3. PROVIDE PANEL INSERTS FOR ALL APPLIANCES TO MATCH CABINETRY. 4. INSTALLATION BY GENERAL CONTRACTOR, PROVIDE ALL NECESSARY POWER, CONNECTIONS, AND HOOK-UPS.

DIVISION 15 - MECHANICAL

SECTION 1501 - HEATING AND AIR CONDITIONING

- 1. GENERAL CONDITIONS 2. SCOPE - THE WORK DONE UNDER THIS SECTION OF THE SPECIFICATION SHALL BE FOR THE COMPLETE MODIFICATIONS OF THE HEATING. AND VENTILATING SYSTEMS WITH RELATED CONTROL SYSTEMS. AND SHALL BE
- INSTALLED TO MEET STATE AND LOCAL CODES. 3. DRAWINGS - THE MECHANICAL CONTRACTOR SHALL, PRIOR TO ANY WORK BEING DONE. PROVIDE DRAWINGS SHOWING THE LOCATION AND SIZES OF ALL DUCTWORK, EQUIPMENT, AND CONTROLS HE WILL BE INSTALLING.
- 4. WARRANTY THE CONTRACTOR SHALL WARRANT THAT THE SYSTEM SHALL MAINTAIN AN INTERIOR TEMPERATURE OF 70 DEGREES WHEN THE OUTSIDE AIR TEMPERATURE IS -20 DEGREES FAHRENHEIT AND 78 DEGREES WHEN THE OUTSIDE AIR TEMPERATURE IS 98 DEGREES FAHRENHEIT.
- ALL NECESSARY PERMITS, LICENSES TESTS AND INSPECTIONS. 6. CLEAN-UP - THE INSTALLER SHALL REMOVE ALL MECHANICAL SCRAP AND BROOM CLEAN ALL AREAS OF INSTALLATION.

5. PERMITS - THE MECHANICAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING

DATE: **5-31-06**

REVISIONS:

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JOB NO: **5244**

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SHEET NO:

SPECIFICATION

	Window Schedule					
Type Mark	Family and Type	Midth	Height	Count	Comments	
M 1	Double Hung with Trim: 36" × 48"	3' - 0"	4' - 0"	1		
M2	Double Hung with Trim: 24" × 48"	2' - 0"	4' - 0"	1		
M3	Double Hung with Trim: 32"x52"	2' - 8"	4' - 4"	3		
M4	Double Hung with Trim: 32"x36"	2' - 8"	3' - O"	1		
M5	Picture-Side Double Hungs w Trim: 149"x64"	12' - 5"	5' - 4"	1	VERIFY CONDITION OF EXISTING (REPLACE)	
M6	Double Hung-Double w Trim: 60" × 48"	5' - 0"	4' - 0"	2		
MT	Double Hung-Double w Trim: 72"x52	6' - 0"	4' - 4"	5		
MB	Double Hung with Trim: 28" x 48"	2' - 4"	4' - 0"	2		
M9	Picture-Side Double Hungs w Trim: 8' x 60"	8' - 0"	5' - 0"	1		
M10	Transom with Trim: 24" × 24"	2' - 0"	2' - 0"	2		
M 11	Double Hung-Triple w Trim: 9' x 60"	9' - 0"	5' - 0"	1		
M13	Double Hung-Double w Trim: 72"x60	6' - 0"	5' - 0"	3		
M14	Picture-Side Double Hungs w Trim: 10' × 60"	10' - 0"	5' - 0"	1		
M15	Double Hung with Trim: 24" x 36"	2' - 0"	3' - O"	1		
M16	Double Hung-Double w Trim: 72"x36"	6' - 0"	3' - 0"	1		

Grand total: 26

Mark Wid	th Hoight	Door Schedule
Mark Wid	th Haiaht	
	th Height	Comments
100.2 3' - 0	6' - 8"	
102.2 2' - 6	6' - 8"	
109 3' - 0	6' - 8"	REPLACE EXISTING ENTRY DOOR
1 <i>0</i> 2.1 3' - <i>0</i>	6' - 8"	
103 3' - 0	6' - 8"	
101.2 5' - 8	" 6' - 8"	
105 2' - 6	" 6' - 8"	
208 2' - 8	" 6' - 8"	
209 2' - 6	" 6' - 8"	
210 2' - 0	6' - 8"	
206.1 2' - 8	6' - 8"	
205.1 2' - 8	6' - 8"	
205.2 6' - 0	6' - 8"	
206.2 6' - 0	6' - 8"	
207 2' - 10	0" 6'-8"	
204.2 2' - 0	6' - 8"	
204.1 2' - 8	6' - 8"	
201.2 5' - 0	7' - 0"	
107 6' - 0	0" 6' - 10"	
104 2' - 6	" 6' - 8"	
005 2' - 8	6'-8"	
202 2' - 8	" 6' - 8"	
201.1 2' - 10	0" 6' - 8"	
101.1 2' - 8	" 6' - 8"	
004 2'-6	" 6' - 8"	
001 2' - 8		
100.1 18' - 0		

SECTION 1503 - PLUMBING

- 1. GENERAL CONDITIONS
- 2. SCOPE PLUMBING CONTRACTOR SHALL VISIT THE SITE, REVIEW THE DRAWINGS AND DETERMINE WHAT SYSTEMS MUST BE INSTALLED, PROVIDE ALL LABOR AND MATERIAL AND PERFORM ALL PLUMBING WORK. ALL PLUMBING SHALL BE PROPERLY INSTALLED PER STATE AND LOCAL CODES AND ALL CONNECTIONS THOROUGHLY TESTED. PROPOSAL SHALL BE FOR THE COMPLETE SYSTEM.
- 3. DRAWINGS PLUMBING CONTRACTOR SHALL, PRIOR TO ANY WORK BEING DONE, PROVIDE DRAWINGS SHOWING LOCATION, TYPE OF EQUIPMENT AND CONTROLS HE WILL BE INSTALLING.
- 4. WARRANTY PLUMBING CONTRACTOR SHALL WARRANT THAT THE ENTIRE PLUMBING SYSTEM IS FREE OF LEAKS AND ALL FIXTURES ARE IN PERFECT WORKING ORDER.
- 5. PERMITS PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY METERS, (INCLUDING GAS PIPING FOR ALL FIREPLACES), TESTS, PERMITS, LICENSES AND INSPECTIONS; SHALL COORDINATE WORK WITH OTHER TRADES. CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE TRENCHING.
- 6. CLEAN-UP THE INSTALLER SHALL REMOVE ALL PLUMBING SCRAP, WIPE CLEAN ALL AREAS OF CAULKING AND BROOM CLEAN ALL AREAS OF INSTALLATION.
- 7. PLUMBING FIXTURE SCHEDULE BY OWNER, INSTALLED BY CONTRACTOR

DIVISION 16 - ELECTRICAL

SECTION 1601 - WIRING

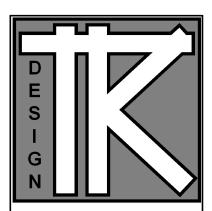
- 1. GENERAL CONDITIONS
- 2. SCOPE ELECTRICAL CONTRACTOR SHALL REVIEW THE DRAWINGS AND CALCULATE CAPACITY OF SYSTEM TO PROVIDE A COMPLETE FUNCTIONING SYSTEM AND TO FURNISH AND INSTALL ALL WIRING RECEPTACLE, SWITCHES, CIRCUIT BREAKERS AND ALL OTHER LABOR AND MATERIAL NECESSARY TO COMPLETE ELECTRICAL SYSTEM IN COMPLIANCE WITH THE MINNESOTA STATE ELECTRICAL CODE.
- 3. DRAWINGS ELECTRICAL CONTRACTOR SHALL, PRIOR TO ANY WORK BEING DONE, PROVIDE DRAWINGS SHOWING LOCATION, TYPE AND CONNECTION OF LIGHTS, OUTLETS, SWITCHES AND ELECTRICAL PANELS HE WILL BE INSTALLING.
- 4. WARRANTY ELECTRICAL CONTRACTOR SHALL WARRANT THAT THE ENTIRE ELECTRICAL SYSTEM IS IN PERFECT WORKING ORDER.

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- 5. PERMITS ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY METERS, TESTS, PERMITS, LICENSES AND INSPECTIONS, SHALL COORDINATE WORK WITH OTHER TRADES. CONTRACTOR SHALL VERIFY LOCATION OF UNDERGROUND UTILITIES BEFORE TRENCHING
- 6. CLEAN-UP THE INSTALLER SHALL REMOVE ALL ELECTRICAL SCRAP, WIPE CLEAN AND BROOM CLEAN ALL AREAS OF INSTALLATION.
- 7. FIXTURE SCHEDULE BY OWNER, INSTALLED BY CONTRACTOR

DATE: 5-31-06

REVISIONS:

ISSUED 7-10-06



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