

General Construction Notes

General Conditions
 1. Information contained in these drawings is based on site drawings, visual inspections, and limited field measurements. All dimensions are to be verified in field by contractor. In case any discrepancies are found, the field measurements shall be referred to conform with existing conditions, contractor shall inform Architect prior to such changes.
 2. The General Contractor shall verify all dimensions, grades, boundaries, and existing conditions in place before proceeding with the work and shall immediately report any discrepancies to the Architect.
 3. If any errors or omissions appear on drawings that become apparent to the Contractor, they shall notify Architect during the bidding process so that corrective measures can be taken.
 4. General Contractor shall be fully responsible for the protection of existing facilities during construction. All damage occurring during the work of the General Contractor or their subcontractors, shall be borne by the General Contractor's expense.
 5. All cutting and patching shall be performed in a neat workmanlike manner. Any existing finishes disturbed or damaged during construction shall be repaired to match existing in kind and finish.
 6. General Contractor shall be responsible for applying local building codes.
 7. General Contractor shall anticipate and make provision for a substantial amount of coordination among existing conditions and new mechanical, plumbing and electrical work. General Contractor shall conform in strict accordance with manufacturer's instructions and recommendations.
 8. General Contractor shall provide portable fire extinguishers in accordance with NFPA 101.
 9. General Contractor shall verify all piping to remain, removed and relocated as necessary prior to demolition.
 10. General Contractor shall support all work prior to the removal of materials.
 11. General Contractor shall repair any voids made by construction with same materials as existing adjacent surface.
 12. General Contractor shall verify all field conditions prior to construction and shall be responsible for necessary manpower, equipment and materials required to complete the project.
 13. General Contractor shall be responsible for all costs of removal of debris generated by the work.
 14. Contractor shall keep premises clean of all rubbish and debris generated by the work and shall place all debris in a central location determined by the superintendent.
 15. Contractor is responsible for project safety.
 16. General Contractor shall be responsible for all work performed.
 17. Any work that does not meet or exceed specifications, contract, drawings, applicable building codes or generally accepted building standards or workmanship will not be accepted as completed work and will be replaced at the contractor's expense.
 18. All work shall conform to the building codes of Prince George's County.

Demolition - N/A

Concrete
 1. Exterior conc. slabs (excluding parking pads) shall be 4" thick & reinforced w/ 6 x 6 W.2.1 w.w.t. (8 gauge) in continuous pour & shall rest on 4" gravel base. Exterior conc. parking pads shall be 5" thick & reinforced w/ 6 x 6 W.2.9 W.2.9 (6 gauge) w.w.t. in continuous pour & shall rest on gravel base. Pitch all concrete 1/8" (min) per ft. in direction of drainage. Exterior slabs abutting foundation walls shall have butuminous expansion joints minimum 1/4" by slab thickness.
 2. N/A

Masonry - N/A

Rough Carpentry
 1. All framing on concrete, masonry surfaces, making ground contact and/or exposed to the weather shall be pressure-treated.

2. Interior door framing @ jambs shall have one "king" stud & one "jack" stud ea. side.
 3. N/A

4. All plywood subfloor installed as ceramic tile subfloor shall be 1/2" T&G exterior grade plywood w/ gaps, glued and screwed @ 8" o.c.

5. N/A

6. N/A

7. N/A

8. N/A

9. 10. Ceiling joists per IRC.

11. All ceiling joists not bearing on partitions shall be anchored w/ joist hangers to continuous ledger of equal size. Ceiling joists shall not be hung from shaft walls.

12. Other ceiling joists, Pre-weathered 2x4's, 2x6's, 2x8's & top story ceiling level.

13. Framers shall be responsible for preparing all surfaces for awb (i.e. installing plywood prior to lamination where large areas of plaster have been removed) for all drywall nailing.

14. All drywall shall be 1/2" x 4' x 8' drywall with 1/4" drywall tape at mid-joint.

15. Drywall shall be applied to a stud wall with 1/2" center cavity for plumbing supply lines & furnace blocking at mid-height between diverter & showerhead.

16. Furnish 2x4 studs at each side of shower door.

17. Furnish continuous 2x4 cleats at all walls to support acrylic and fiberglass tubs.

18. Acrylic tubs & shower heads shall be 1/2" thick & have 1/2" thick base.

19. All tubs and shower heads shall be 1/2" thick & have 1/2" thick base.

20. All tubs and shower heads shall be 1/2" thick & have 1/2" thick base.

21. All tubs and shower heads shall be 1/2" thick & have 1/2" thick base.

22. Where interior partitions are located on floor joist bays, f + 1/2 x 8 blocking @ 16" o.c.

23. Floor framing @ ea. duct chase (max. 4ft wide) shall be a min. double trimmer w/ double joist.

24. If W.C. rough-in falls on joist, install double trimmer w/ double header. Joist shall match existing or new.

25. N/A

26. All sill plates shall be set on sill gaskets.

Finish Carpentry

1. Splicing of door and window casing is not permitted & no base splices on any walls shall be less than 16'-0" long except when splicing existing trim.

2. All interior trim shall be solid wood, moisture resistant mdf, or ceramic tile (see Finish Schedule).

3. When two dissimilar bases meet, install plinth block to separate u.o.n.

4. All wall caps shall be per Finish Schedule & shall extend 1" beyond gwb in ea. direction (width of trim).

5. F & I. Jamb extensions @ all windows unless otherwise noted.

6. All window stools shall extend 3/4" beyond face of gwb and 1" beyond opening in ea. direction w/ returns u.o.n.

7. All window stools shall extend 3/4" beyond gwb and shall have 1" sills where applicable.

8. All wood flooring shall be installed over underlayment per Finish Schedule & manufacturer's recommendations.

9. All wood flooring shall be installed perpendicular to existing trim.

10. Inside corners of shoe moulding are to be coped and all outside miters are to be tight and all nail holes filled.

Insulation

1. All ceiling, wall, floor, and slab insulation shall achieve RESNET-defined Grade I insulation.

Grade 1 installation requires that insulation material should uniformly fill cavities, filling each cavity from side to side and top to bottom, without substantial gaps or voids around obstructions. Batt insulation should be cut to fit around any wiring or piping installed in the cavities and shall be continuous.

2. Roof: Cut & fit snugly around pipes, ceiling penetrations to maintain a cont. thermal barrier over entire ceiling area & stapled.

3. Under slab: 2' Ovens Coming, Foamular, R-10

4. Fill floor first and last joist bay w/ batt insul. @ ea. floor. Cover insulation with FSK paper (white or foil faced) stapled to joists where ceilings are unfinished.

5. N/A

6. N/A

Doors, Windows & Transoms

1. All exterior doors shall be 1 3/4" installed w/ (3) 3 1/2" hinges unless otherwise noted. All interior doors shall be 1 3/4" installed w/ (3) 3 1/2" hinges unless otherwise noted.

2. All door hardware finishes shall match u.o.n. All doors shall receive a doorstop.

3. All interior doors shall be undercut 1" for return air.

4. Install new metal threshold, weatherstripping, sweep, lockset, and deadbolt at all exterior doors.

5. N/A

6. N/A

Gypsum Wall Board

1. All walls and ceilings in basements (including double-height spaces) and all baths shall be 1/2" (mold-resistant Purple XP or eq.) & glued & screwed except where Durlock is spec'd.

2. J-mold shall be used where gwb meet a dissimilar material (i.e. exposed brick). & @ all exposed edges.

3. N/A

4. Gwb shall run perpendicular to framing w/ no joints above wdw or door corners.

5. Ceilings shall be hung w/ 1/2" gwb, glued, and screwed @ 6" o.c. u.o.n. on wdw & framed walls w/ 1/2" gwb.

6. Gwb at partitions w/ no drywall ceiling shall be installed w/ level, factory tapered edge @ top of wall w/ j-bead.

7. N/A

General Notes (Cont.)

Painting
 1. N/A

2. N/A

3. Painter is responsible for preparing and coating floors according to manufacturer's instructions.

4. N/A

5. Seal all cracks w/ caulk blwn, plaster/drywall and wood trim, cabinets or wood

6. Cracks of 1/4" shall be first packed solid w/ insul. or barker rod before caulking.

7. Filling of all gouges and holes in wood surfaces w/ putty & shall be brought flush with the adjoining surfaces in a neat and workmanlike manner.

8. Surfaces, wdw glass, door, switches & outlet covers w/ drop cloths (if painting) or paper & tape (if spraying).

9. Painter is responsible for applying one coat of primer & two coats of paint on all surfaces, wdw glass, door, switches & outlet covers.

10. Painter is responsible for lightly sanding all surfaces between coats.

11. Painter shall apply tinted primer to match finish color at exterior doors. Painter is responsible for removing ALL overspray (i.e. @ all hardware, glass, wood flooring,etc.)

12. N/A

13. N/A

14. N/A

15. Do NOT paint closet rods.

16. When painting contact with aluminum, steel shall be painted as follows:

Paint: Zinc Paint (one coat), such as zinc molybdate, alkyl type primer in accordance with Federal Specification TT-P-6458 ("good quality", no lead content). Follow primer with two coats of paint consisting of 2 lb. of aluminum paste pigment (ASTM Specification D962-81, Type 2, Class 1) per gallon of varnish. Federal Specification Type 1, or eq. 17. When painting contact with aluminum, steel shall be painted as follows:

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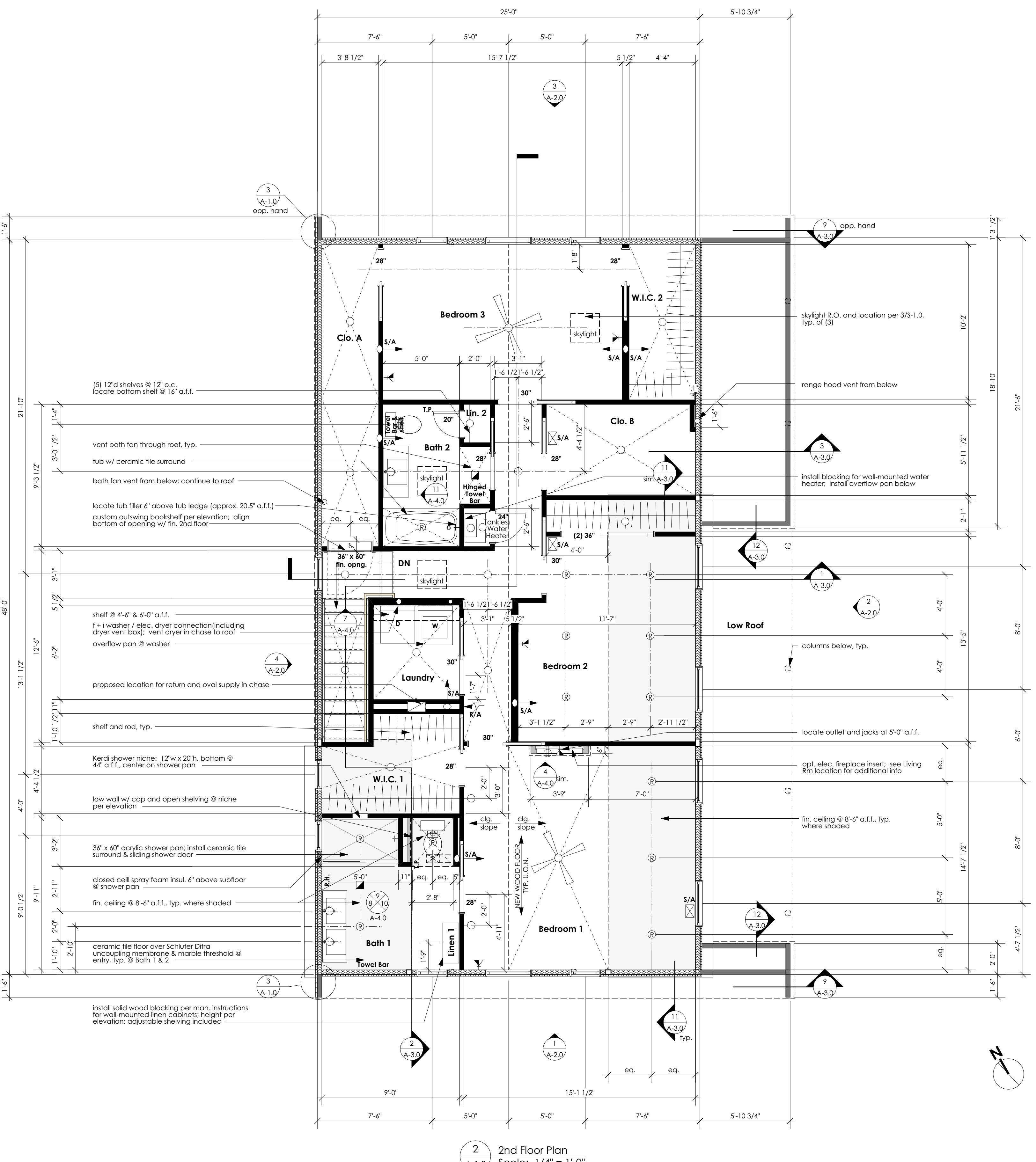
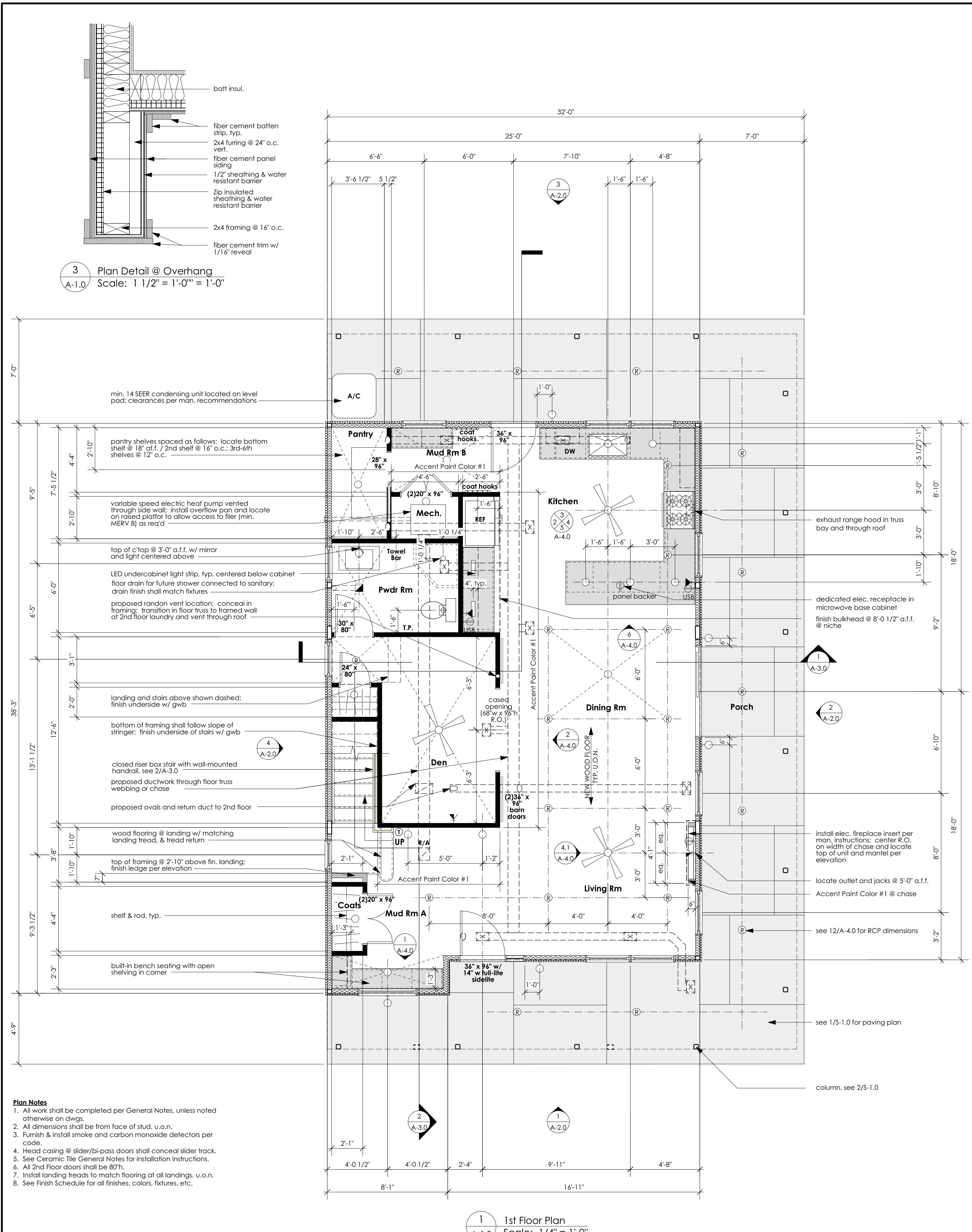
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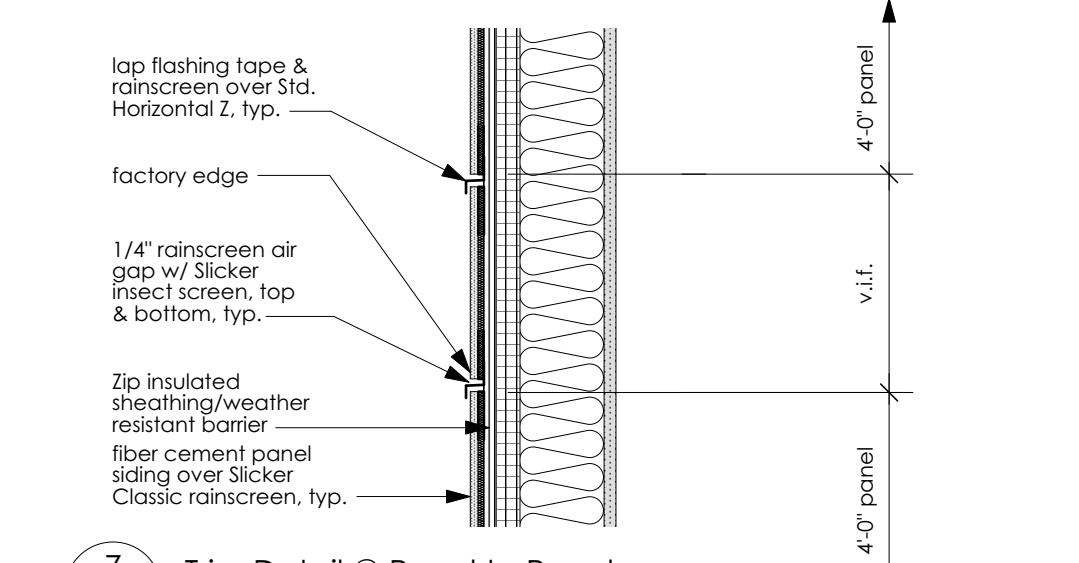
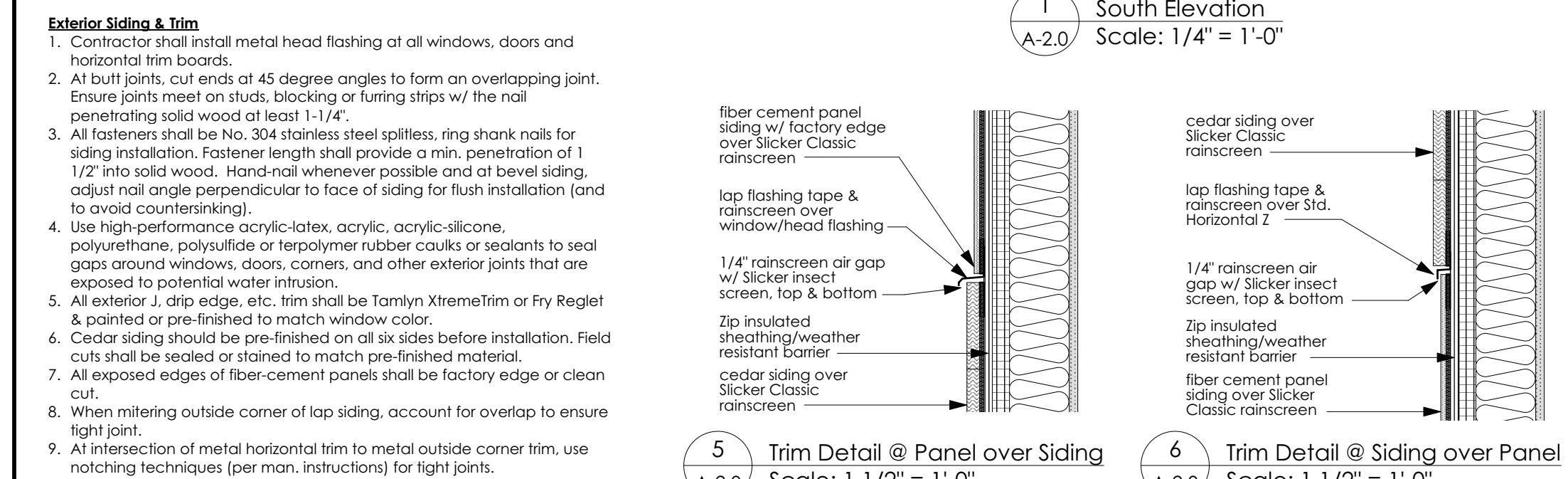
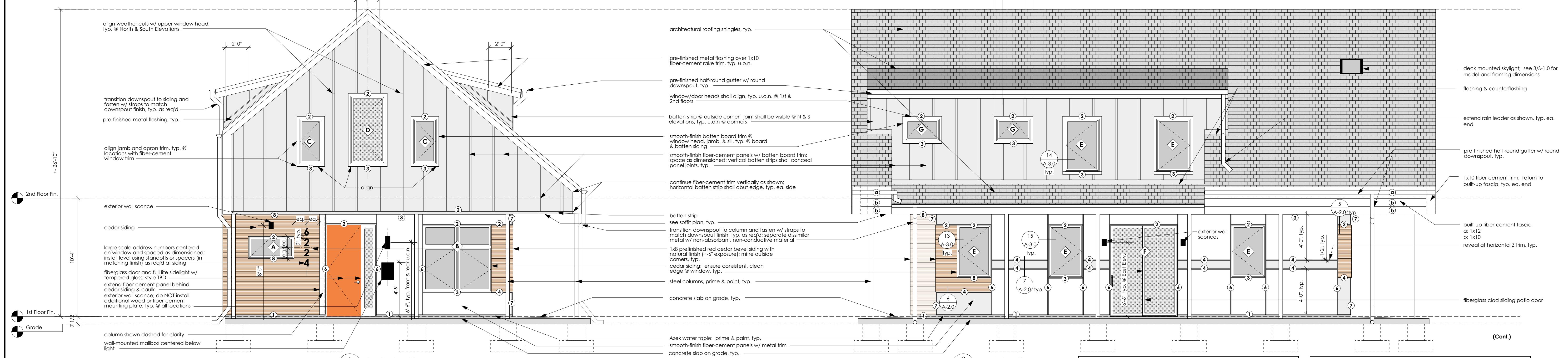
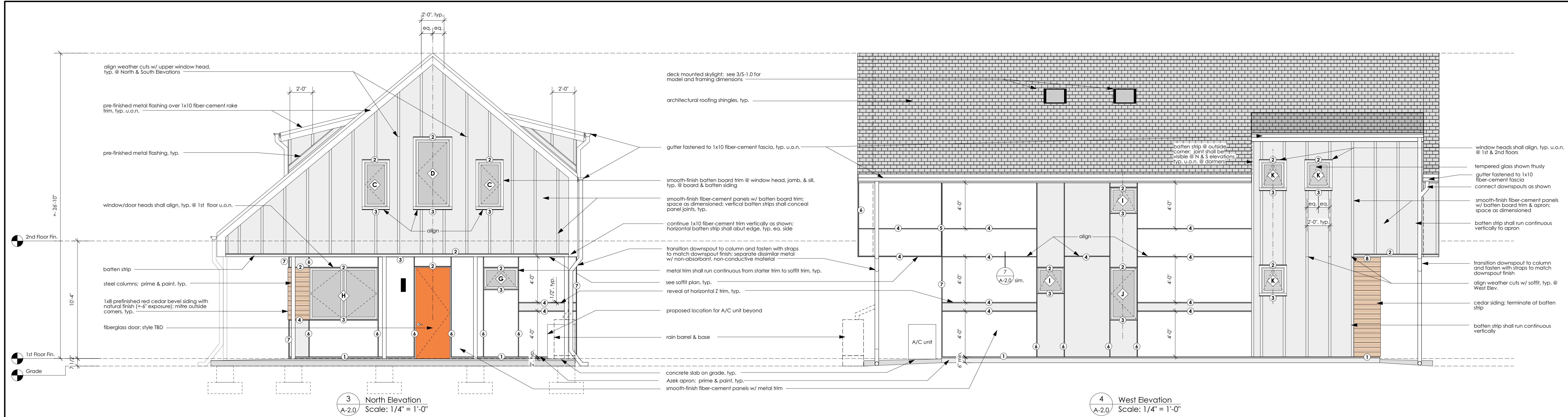
4. All wall caps shall be per Finish Schedule & shall extend 1" beyond gwb in ea. direction (width of trim).

5. F & I. Jamb extensions @ all windows unless otherwise noted.

6. All window stools shall extend 3/4" beyond face of gwb and 1" beyond opening in ea. direction w/ returns u.o.n.

7. All window stools shall extend 3/4"





Mark	Model #	Type	Remarks
A	ELAWH4923	49w x 23 5/8 R.O. / 48w x 23 1/8 R.F	
B	ELAWH3723-2W (stationary) / 72w x 23 1/8 FS	OVER	2-Wide Stationary Awning over 2-Wide Casement
C	ELCA3747-2W (72w x 47 1/8 FS)		Factory Mullied / Egress
D	25w x 47 5/8 R.O. / 24w x 47 1/8 R.F		
E	ELCA3755E	25w x 51 5/8 R.O. / 36w x 51 1/8 R.F	Egress / Tempered Glass
F	37w x 51 5/8 R.O. / 36w x 51 1/8 R.F	72w x 9 R.O.	Sliding Patio
G	ELAWH3723	37w x 23 5/8 R.O. / 36w x 23 1/8 FS	Awning
H	ELCA3755 2W E	73w x 51 5/8 R.O. / 72w x 51 1/8 R.F	2-Wide Casement
I	ELCA2955E	29w x 27 5/8 R.O. / 28w x 27 1/8 R.F	Egress
J	ELCA2955E	29w x 51 5/8 R.O. / 28w x 51 1/8 R.F	Casement
K	ELAWH3527	29w x 27 5/8 R.O. / 28w x 27 1/8 R.F	Awning

Window & Patio Door Specifications			
Fiberglass	Marvin Briteview Hardware finish shall match interior (Matte Black Hardware)	Ultraw Ebony Clad Exterior / Designer Black Interior	Marvin Windows
Clad Wood	Marvin Bright View	Finish shall match window exterior finish, typ. u.o.n. (Cemented screens shall match interior finish)	Marvin Windows
Window Screens	Marvin Briteview Sliding Patio Doors / Hormfield Horizontal screen shall match interior (Matte Black Hardware)	Ultraw Ebony Clad Exterior / Designer Black Interior	Marvin Windows
Patio Door Screens	Marvin Bright View	Finish shall match door exterior finish	Marvin Windows

Suppliers shall provide specifications for approval by architect
See Exterior Elevations for tempered glass & hinge side
Contractor shall frame K.O.s per window manufacturer

