

/Users/louiswasserma/Documents/LW Files/CURRENT PROJECTS 2017/Milner2018/O.OneidaARCHICAD16May2018.pln



Cottage O: Street View



Cottage O: Living to Entry

Building Data "O"

Area:

Floor Plan HUD Liveable Gross Area: 1244sf
Garage w/SR: Net Area: 303sf

Building Use:

Single Family Residential Occupancy

Code Compliance:

Uniform Dwelling Code-2016 (UDC) Amended
12 July 2017
ANSI ICC A117.1 2009

Construction Type:

Type V

ADA Access Route:

1/2" Maximum threshold where noted, all other flush.

ONEIDA
Elder Village Cottages
Phase II Project Number 16-018
Cottage "O"

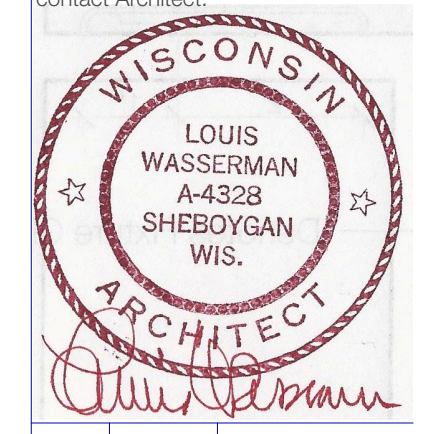
charette

Wasserman, Connolly Architecture, Landscape Architecture
email: louis@louiswassermanandassociates.com
web: www.louiswassermanandassociates.com
P.O. Box 11138 Shorewood, WI 53211 phone 414 271-6474

CSD

STRUCTURAL ENGINEERS
EXPERTISE INNOVATION EXCELLENCE

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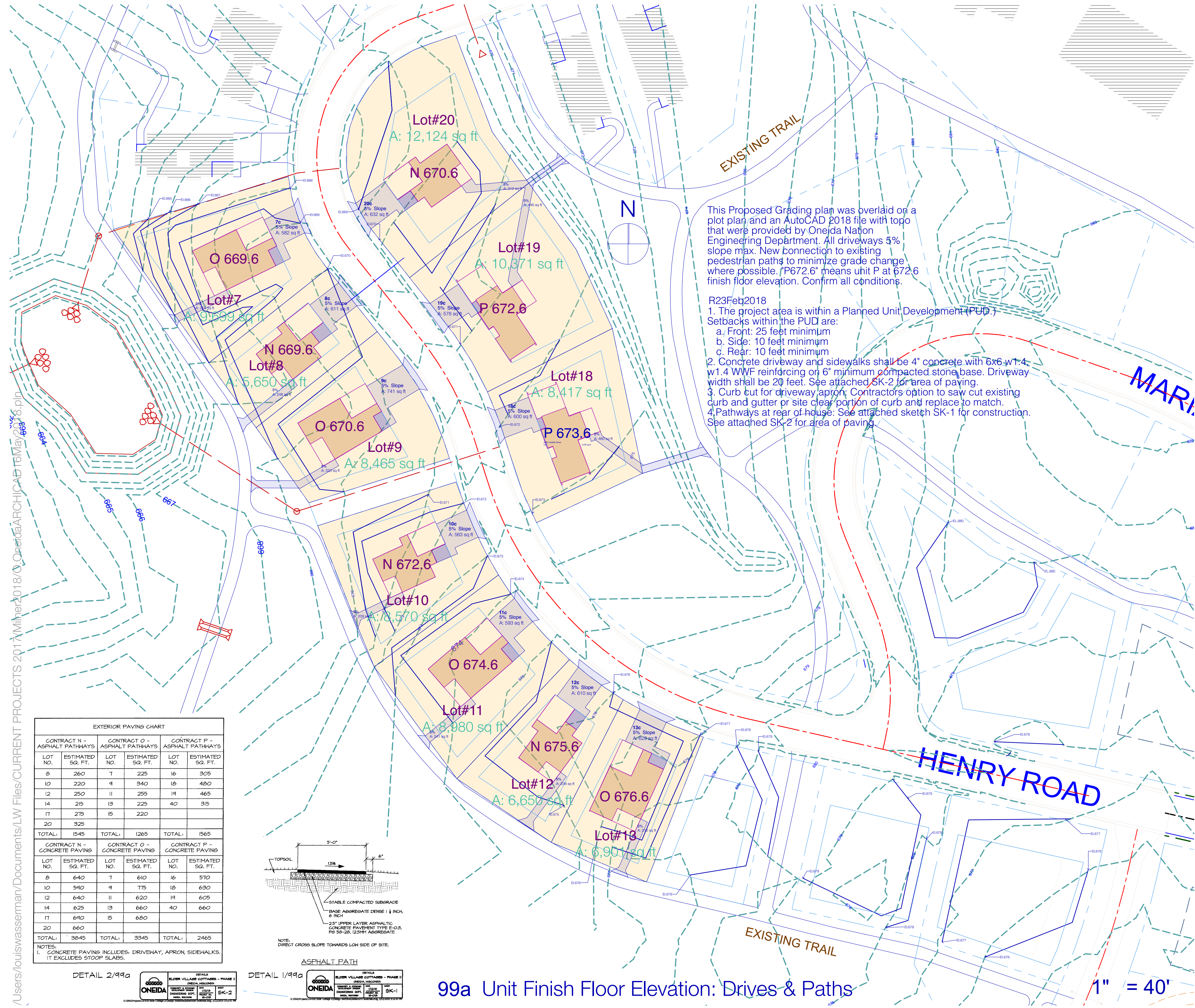
MARK	DATE	DESCRIPTION
	25Sep2017	+app-Rev
	24Feb2018	Reductum 1-3
	17May2018	For Bidding

PROJECT NO: **2017020**
 MODEL FILE:
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SHEET TITLE
Title

098

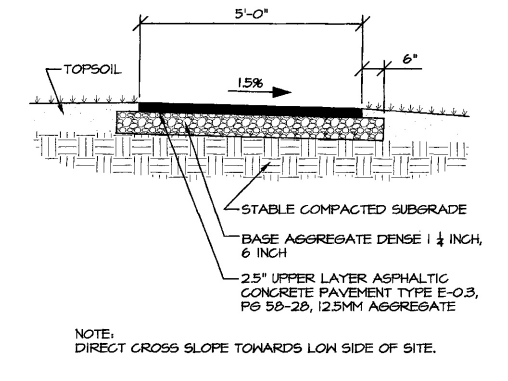


This Proposed Grading plan was overlaid on a plot plan and an AutoCAD 2018 file with topo that were provided by Oneida Nation Engineering Department. All driveways 5% slope max. New connection to existing pedestrian paths to minimize grade change where possible. "P672.6" means unit P at 672.6 finish floor elevation. Confirm all conditions.

- R23Feb2018
- The project area is within a Planned Unit Development (PUD). Setbacks within the PUD are:
 - Front: 25 feet minimum
 - Side: 10 feet minimum
 - Rear: 10 feet minimum
 - Concrete driveway and sidewalks shall be 4" concrete with 6x6 w/1.4 w/1.4 WWF reinforcing on 6" minimum compacted stone base. Driveway width shall be 20 feet. See attached SK-2 for area of paving.
 - Curb cut for driveway apron; Contractors option to saw cut existing curb and gutter or site clear portion of curb and replace to match.
 - Pathways at rear of house: See attached sketch SK-1 for construction. See attached SK-2 for area of paving.

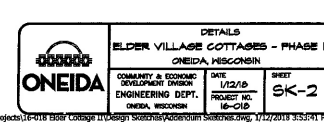
EXTERIOR PAVING CHART					
CONTRACT N - ASPHALT PATHWAYS		CONTRACT O - ASPHALT PATHWAYS		CONTRACT P - ASPHALT PATHWAYS	
LOT NO.	ESTIMATED SQ. FT.	LOT NO.	ESTIMATED SQ. FT.	LOT NO.	ESTIMATED SQ. FT.
8	260	7	225	16	305
10	220	4	340	18	480
12	250	11	255	19	465
14	215	13	225	40	315
17	275	15	220		
20	325				
TOTAL:	1545	TOTAL:	1265	TOTAL:	1565

CONTRACT N - CONCRETE PAVING		CONTRACT O - CONCRETE PAVING		CONTRACT P - CONCRETE PAVING	
LOT NO.	ESTIMATED SQ. FT.	LOT NO.	ESTIMATED SQ. FT.	LOT NO.	ESTIMATED SQ. FT.
8	640	7	610	16	570
10	540	4	775	18	630
12	640	11	620	19	605
14	625	13	660	40	660
17	640	15	680		
20	660				
TOTAL:	3845	TOTAL:	3345	TOTAL:	2465

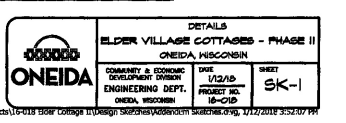


ASPHALT PATH
 DETAIL 1/99a

DETAIL 2/99a



DETAIL 1/99a



99a Unit Finish Floor Elevation: Drives & Paths

1" = 40'

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	25Sep2017	App-Rev
	24Feb2018	Addendum 1-3
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	17Jan2018	Add1&2

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SHEET TITLE
 Finish Floor Elev

099a



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SHEET TITLE
Plot
099b
SHEET 72 OF 87

This Plot Plan was provided by Oneida Nation Engineering Department. Confirm all conditions.

O.L. 3
273718 S.F.

Finish Floor Elevations: Plots

1" = 40'

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99b

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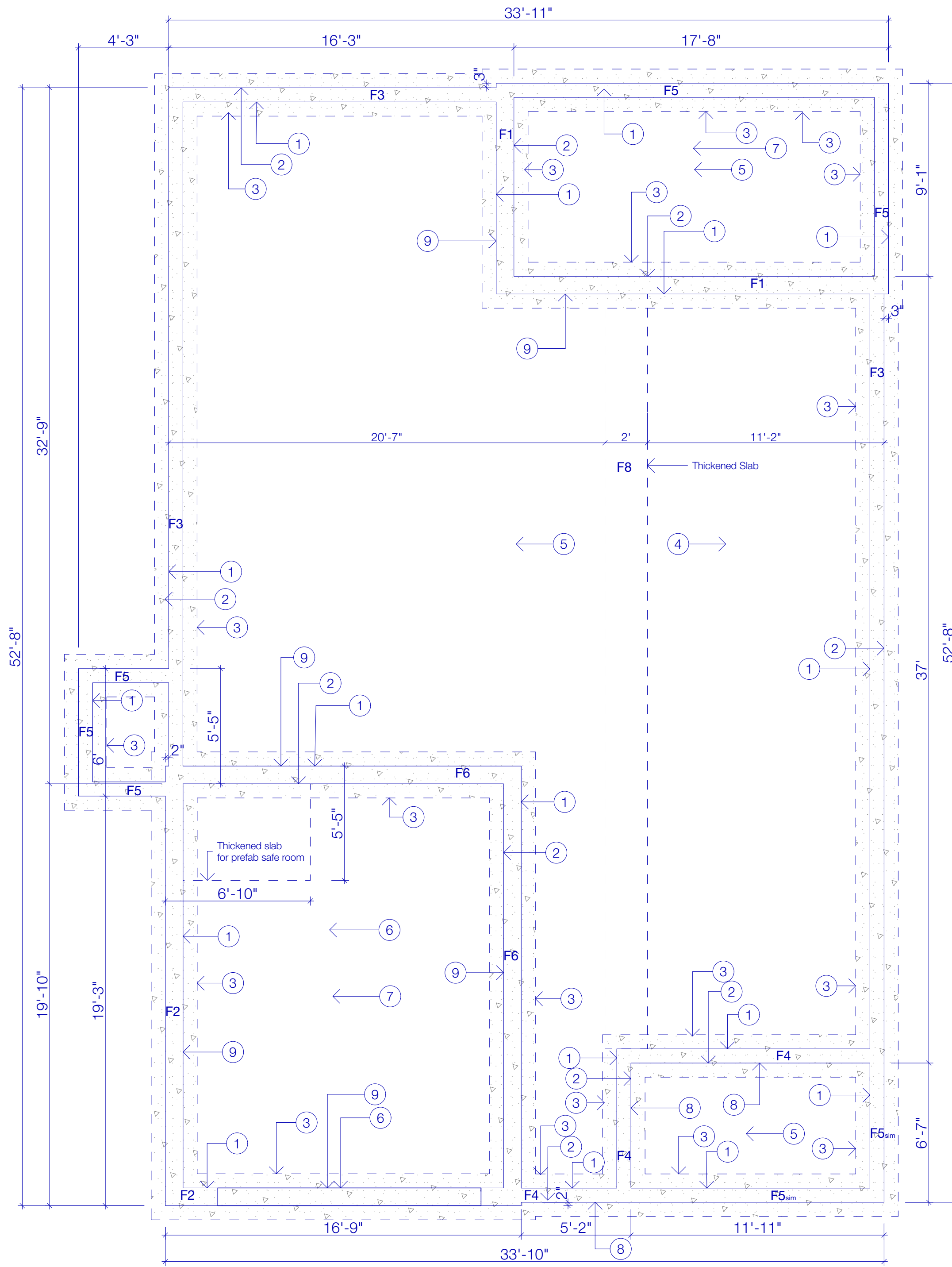


FOUNDATION: GENERAL NOTES

- A. All work to conform to current code requirements. Refer to details, plans, and sections from structural requirements.
- B. Refer to details, plans and sections. See Structural requirements.
- C. See general project notes in specification.
- D. All dimensions shown are from face of concrete to face of concrete.

FOUNDATION ROOF PLAN: SPECIFIC NOTES

- 1. Cast-in-place concrete foundation. Refer to details and specifications for reinforcing requirements.
- 2. 1 1/2" rigid insulation from top of footing to top of foundation or finish grade whichever is greater.
- 3. Cast-in-place concrete spread footing. Refer to detail and specification for reinforcing.
- 4. Refer to Site and grading drawings for required elevations for each lot.
- 5. Cast-in-place 4" reinforced concrete slab thickened edge on grade with fibermesh or wwf 6x6-w1.4 x w1.4, 8 mil. vapor retarder. Infloor Radiant tubing. 4" gravel base. 2" rigid insulation underneath. See 501.
- 6. Pitch 5" garage slab on grade to overhead door a min 2". Notch foundation to receive overhead door. See Details & 501.
- 7. Broom finish exposed concrete surface where noted.
- 8. Denotes Masonry Ledge at slab
- 9. 10" Foundation wall with 2'2" wide footing to accommodate thermal break or Garage slab pitch. See 501.



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	25Sep2017	App-Rev
	24Feb2018	Redlining 1-3
	17May2018	For Bidding

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SHEET TITLE
Foundation Plan

0100

FLOOR PLAN - GENERAL NOTES

- A. All work shall conform to the current edition of the Oneida Nation design standards manual.
- B. All work to comply with the current UDC code and Oneida zoning requirements.
- C. Refer to wall sections and details for structural requirements.
- D. Refer to project specification for additional requirements.
- E. Exterior dimensions are to exterior face of siding. Interior dimensions are to face of stud.(R23Feb2018)
- F. Mirror plan as required to match orientation of plot plan utilized. Refer to civil drawings for residential types and locations.
- G. Provide continuous fiberglass foundation wall cover panel adhered to rigid insulation and building wall at exposed portions of foundation. Color as selected by architect.
- H. All casework to be wood shaker style with laminate plastic counter top. Bathroom counters to be laminate plastic with drop in sink.
- I. Refer to Site and grading drawings for required building floor elevations, foundation orientation and location for each building type. Confirm infrastructure new and existing.

FLOOR PLAN SPECIFIC NOTES

- 1. Aluminum downspout, color to match fascia. Provide splash blocks at all outlets to grade. Refer to exterior elevations and spec.
- 2. Cast-in-place 4" reinforced concrete slab thickened edge on grade with fiber mesh or wwf 6x6-w1.4 x w1.4, 8 mil. vapor retarder. Infloor Radiant tubing, 4" gravel base, 2" rigid insulation underneath. At porch omit radiant. See 501. At garage pitch 5" slab to OHD min. 2".
- 3. Unassigned.
- 4. 24"x30"plywood attic scuttle trimmed opening.
- 5. 5/8" type X gypsum board, taped and sanded, at entire garage ceiling.
- 6. Adjustable shelves and standards to be confirmed.
- 7. Shelf and coat rod.
- 8. 4" reinforced cast-in-place concrete stoop with thickened edge reinforce with wwf 6x6-w1.4 x w1.4. Broom finish perpendicular to direction of traffic.
- 9. 4" reinforced cast-in-place concrete sidewalk and driveway. Refer to Site drawings for locations, dimensions and additional requirements.

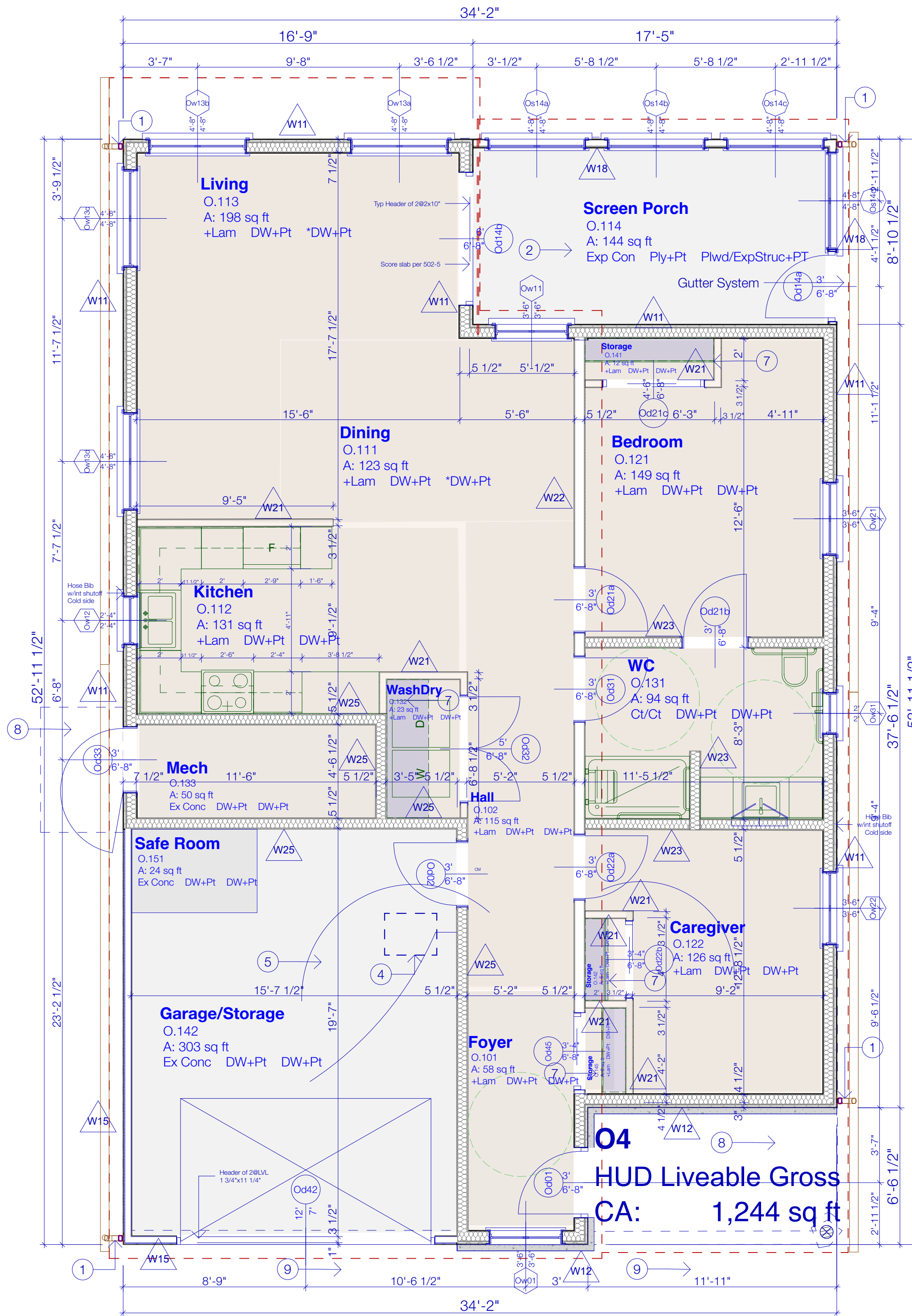
Wall Types

See structural plans for walls below grade

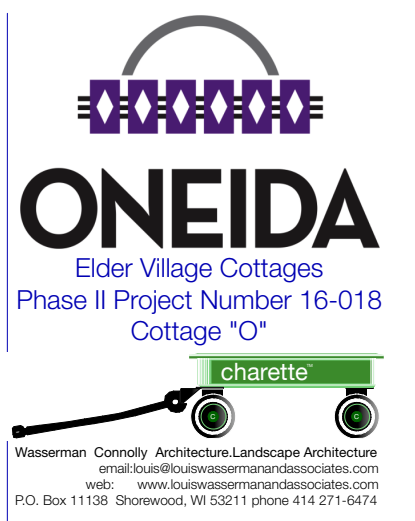
	1/2" DW+8mil VB+2x6 studs@16"o.c.w/5 1/2" Batt Insul+1/2"Osb Sheath+1"Ridg Insul w/taped seams+Prefin Siding (R23Feb2018)	Typical exterior
	W11+Mas or Stone Veneer+Mas or Stone Cap/Sill	Exterior w/veneer
	1/2" DW+8mil VB+2x4studs@16"o.c. +1/2"Osb Sheath+BldgWrp+Prefin Siding	Garage Ext
	W15+Mas or Stone Veneer+Mas or Stone Cap/Sill	Garage Ext
	1/2"Cedar Plywd+2x6 studs@16"o.c. +1/2"OSB+Prefin Siding (R23Feb2018)	Porch Ext
	1/2"Cedar Plywd+2x4 studs@16"o.c. +1/2"OSB+Prefin Siding (R23Feb2018)	Porch Ext
	1/2"DW+2x4studs@16"o.c.+1/2"DW	Typical Interior
	1/2"DW+2x6"Studs@16"o.c.+1/2"DW	Interior Bearing Walls
	1/2"GmBd+2x6"Studs@16"o.c.w/5 1/2" Batt Insul+1/2"DW	Plumbing Walls
	5/8"Type X DW+8mil VB+2x6 studs@16"o.c. w/5 1/2" Batt Insul+5/8"Type X DW (R23Feb2018)	Separation@garage

Zone Material Code

Zone Number
Zone Area
floor/base walls/wainscot ceiling



**HUD Liveable Gross
CA: 1,244 sq ft**



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	25Sep2017	+App+Per
	24Feb2018	Address/Map 1-3
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	18Jan2018	Add1&2+

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SHEET TITLE
Floor Plan

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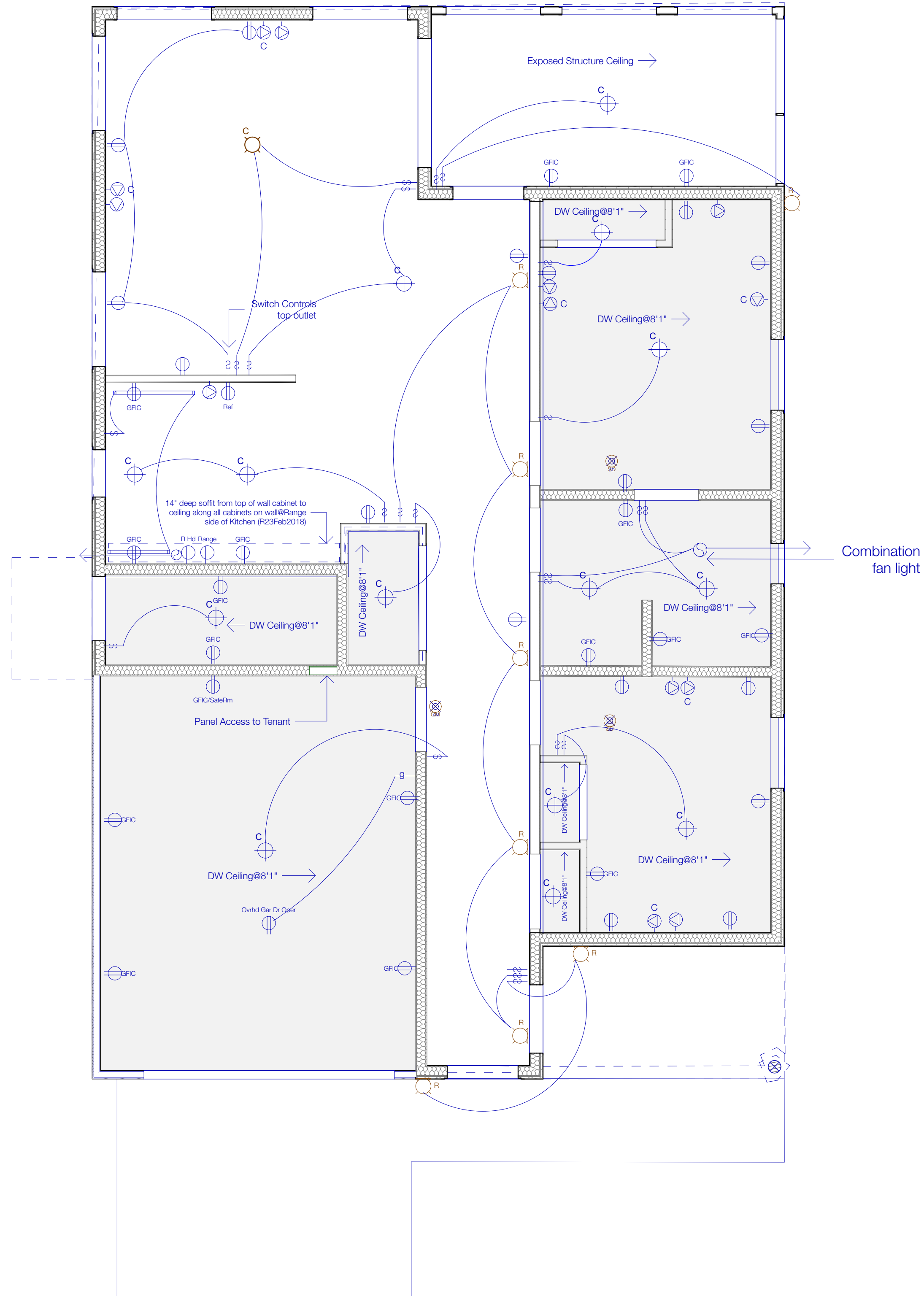
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- g— Garage Door Opener
- ⓧ Telephone Outlet
R23Feb2018
- c ⓧ Cable Outlet R23Feb2018
- ⓧ Fan Unit
- Ⓢ Switch
- ⓧ Duplex Outlet
- ⓧ GFCI Duplex Outlet

Reflected Ceiling Plan Key

- ⓧ Pendant
 - ⓧ Recessed Can
 - ⓧ Uplight Spot
 - ⓧ Track Spot
 - ⓧ Ceiling Mnt
 - FL 1x4 Fluorescent/LED
 - Undercab linear Fluorescent/LED
 - Ⓢ Sconce by type
 - 4' strip Fluorescent/LED
 - 4' to 8' Track
 - ⓧ Smoke Detection
 - ⓧ Carbon Monoxide
 - ⓧ Ceiling Fan w/Light Kit
- All Smoke & Carbon Detectors to be interconnected..

Confirm aff with ADA reqmts



STRUCTURAL ENGINEERS
EXPERTISE INNOVATION EXCELLENCE

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	25Sep2017	App-Rev
	24Feb2018	Redendum 1-3
	17May2018	For Bidding

PROJECT NO: **201702o**
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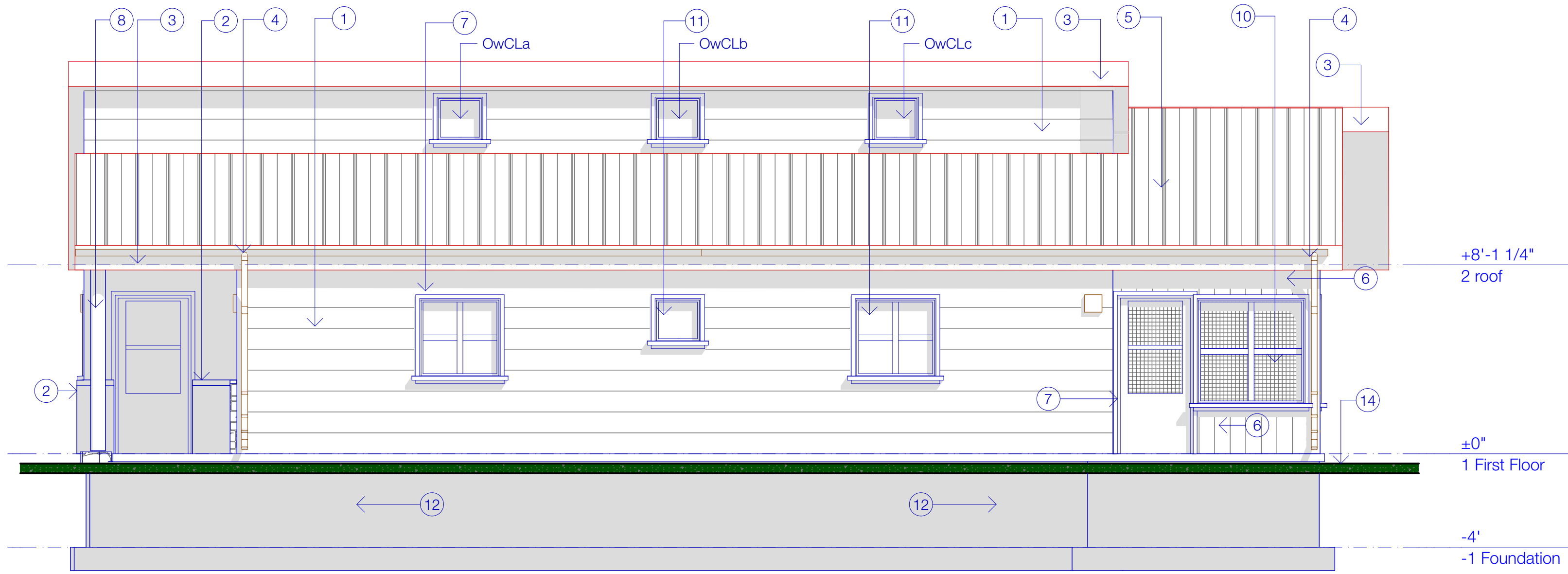
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SHEET TITLE
Elect Plan w/RCP

0141

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O201a

Priv Elev

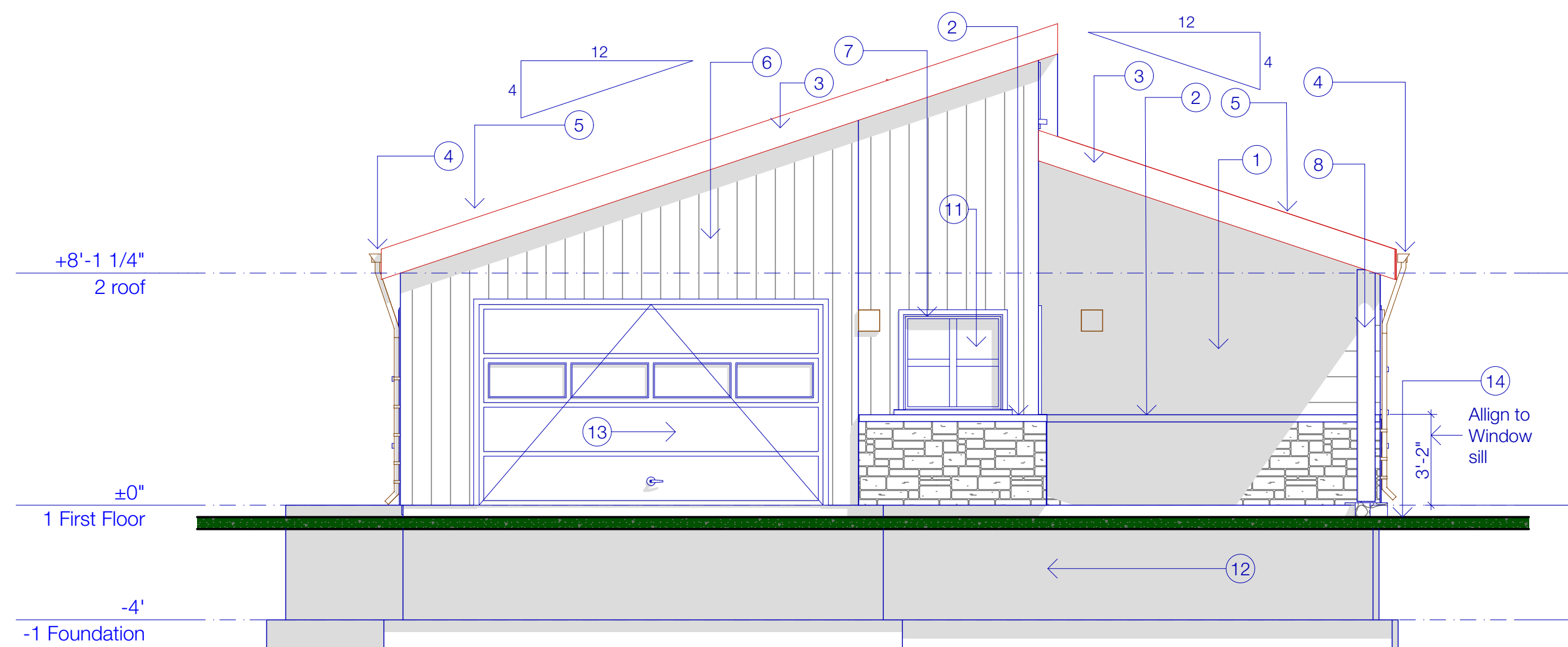
1/4" = 1'-0"

EXTERIOR ELEVATIONS: GENERAL NOTES

- A. See room finish, material schedules, specs and notes for additional requirements.
- B. See door and window schedule, specs, types and notes for additional requirements.
- C. See project specification for additional requirements.

EXTERIOR ELEVATIONS SPECIFIC NOTES

- See Spec and sample board.
1. Prefinished siding. Corners per manu. Corner boards where noted.
 2. 1 3/4" stone veneer w/matching stone sill or cap w/drip edge.
 3. Aluminum clad 2 x 6 wood fascia and drip.
 4. Aluminum beveled gutter with downspouts. Provide splash blocks at all downspout locations at grade.
 5. Roofing, see spec.
 6. Board & Batten Siding
 7. Prefinished 1 x 4 trim at perimeter of all exterior windows and doors.
 8. 6x6 treated wood column, trimmed out with prefinished material to match siding trim. (R23Feb2018)
 9. Ridge or 1'-4" square gravity flow attic vent. Color to match roofing shingles. Verify lf/quantity required.
 10. Screens with aluminum frames. Provide jambs and stops. Inside stops to be installed with screws.
 11. Windows with insulated glass. See window schedule.
 12. Continuous fiberglass foundation cover panel at exposed portions of foundation wall.
 13. Insulated sectional overhead door.
 14. Approximate grade. Refer to grading



O201b

Street Elev

1/4" = 1'-0"



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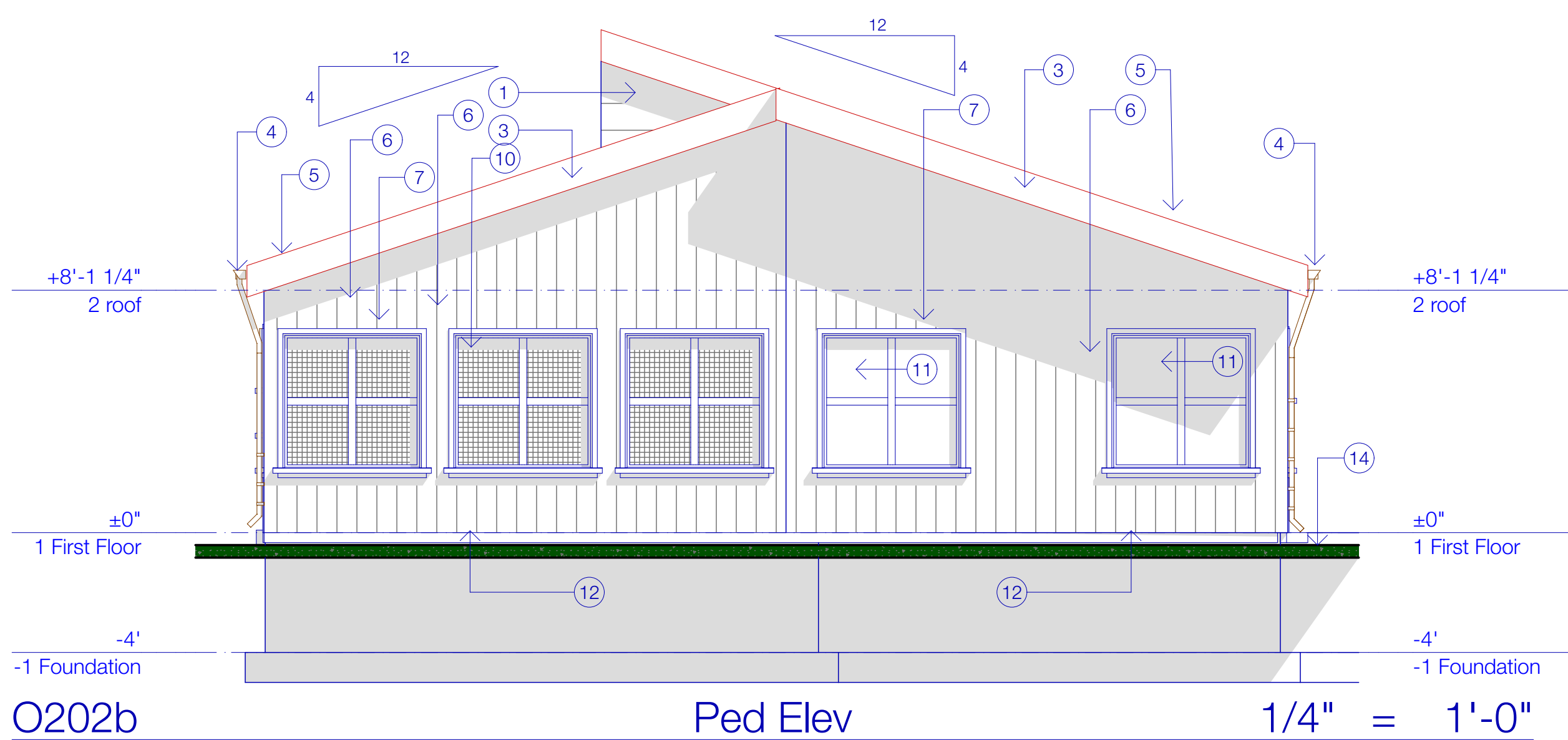
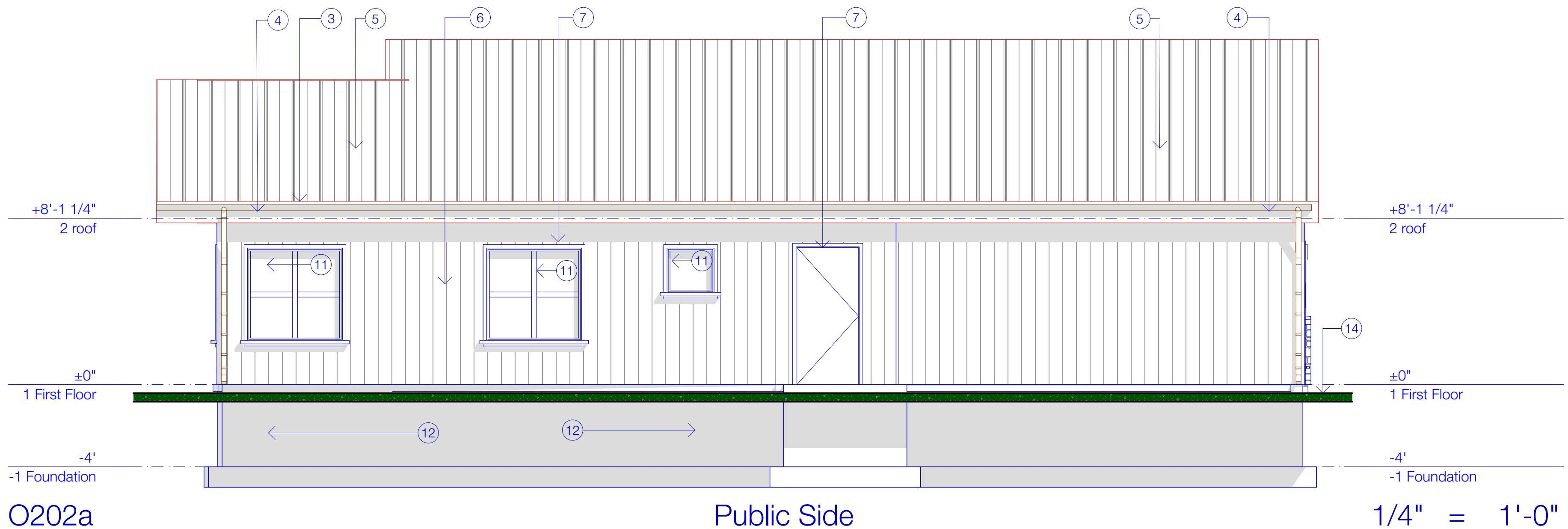
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SHEET TITLE
Elevations

O201

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- A. See room finish, material schedules, specs and notes for additional requirements.
- B. See door and window schedule, specs, types and notes for additional requirements.
- C. See project specification for additional requirements.

EXTERIOR ELEVATIONS SPECIFIC NOTES
See Spec and sample board.

- 1. Prefinished siding. Corners per manu. Corner boards where noted.
- 2. 1 3/4" stone veneer w/matching stone sill or cap w/drip edge.
- 3. Aluminum clad 2 x 6 wood fascia and drip.
- 4. Aluminum beveled gutter with downspouts. Provide splash blocks at all downspout locations at grade.
- 5. Roofing, see spec.
- 6. Board & Batten Siding
- 7. Prefinished 1 x 4 trim at perimeter of all exterior windows and doors.
- 8. 6x6 treated wood column, trimmed out with pre-finished material to match siding trim. (R23Feb2018)
- 9. Ridge or 1'-4" square gravity flow attic vent. Color to match roofing shingles. Verify lf/quantity required.
- 10. Screens with aluminum frames. Provide jambs and stops. Inside stops to be installed with screws.
- 11. Windows with insulated glass. See window schedule.
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- 13. Insulated sectional overhead door.
- 14. Approximate grade. Refer to grading

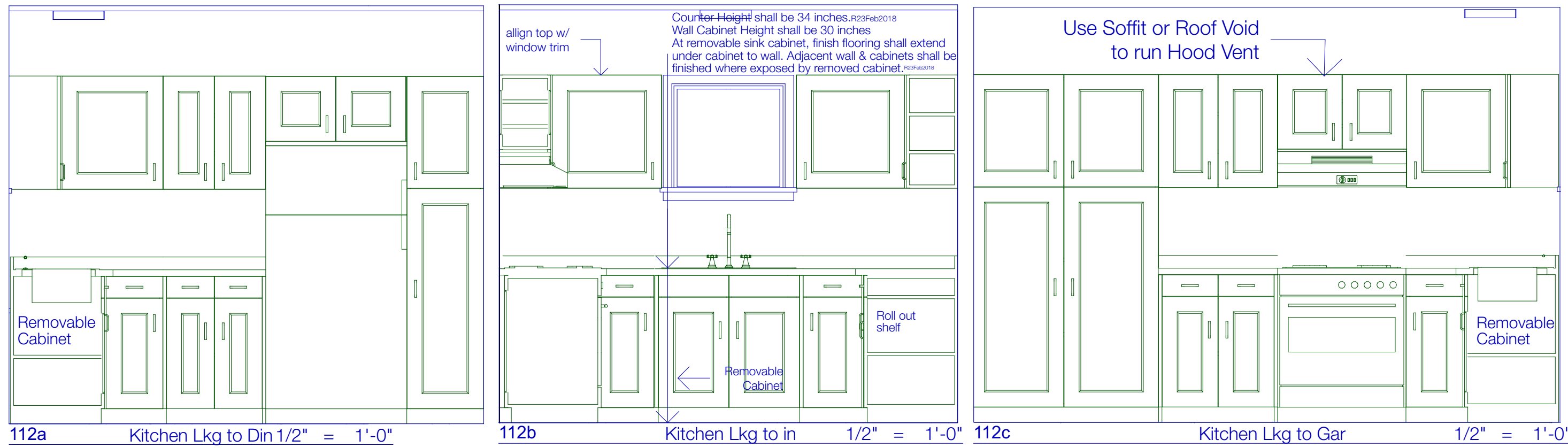
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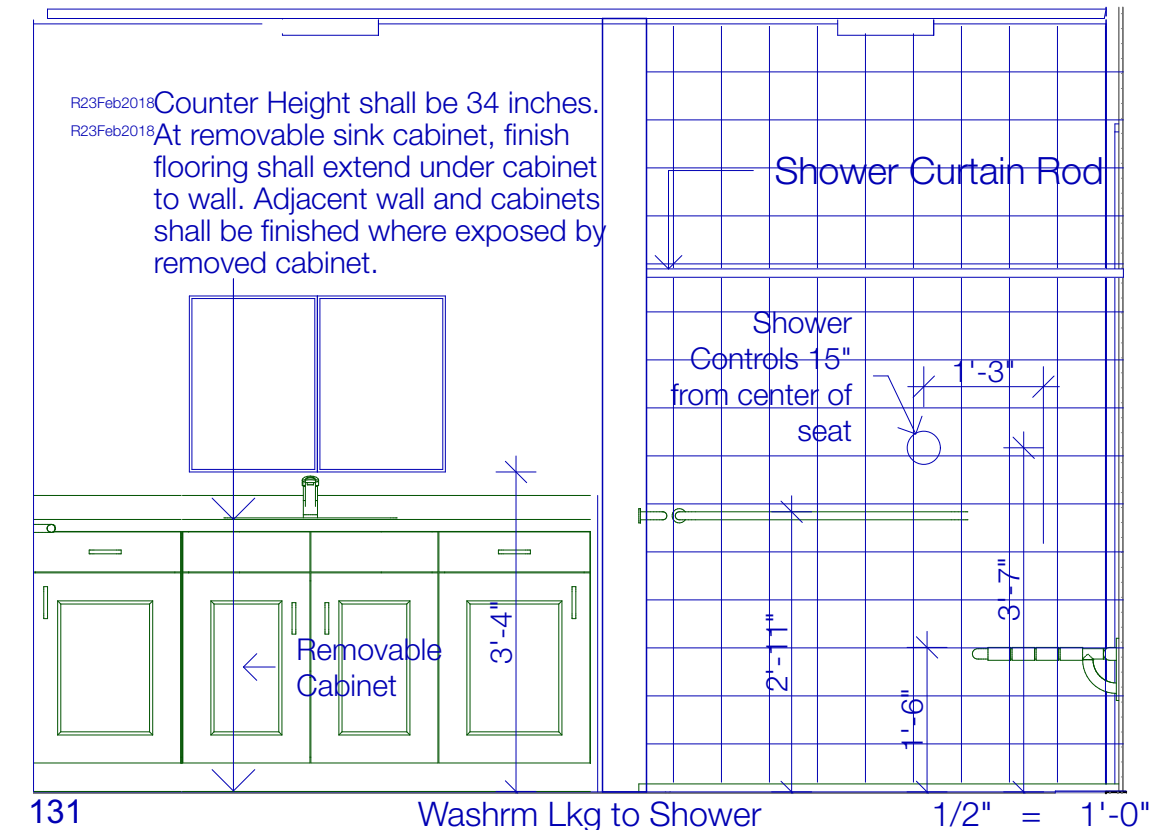
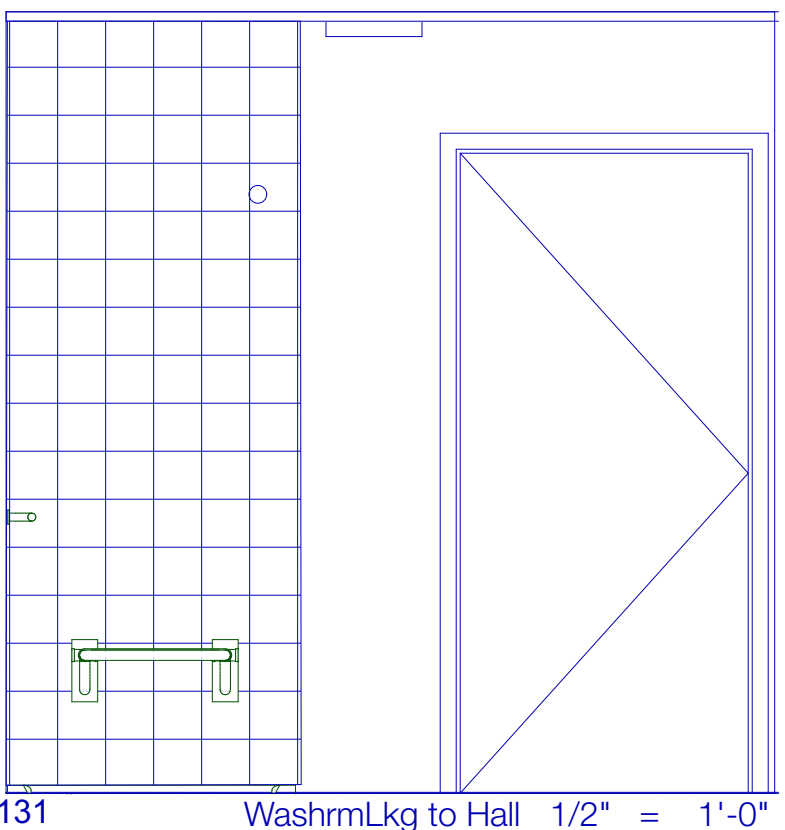
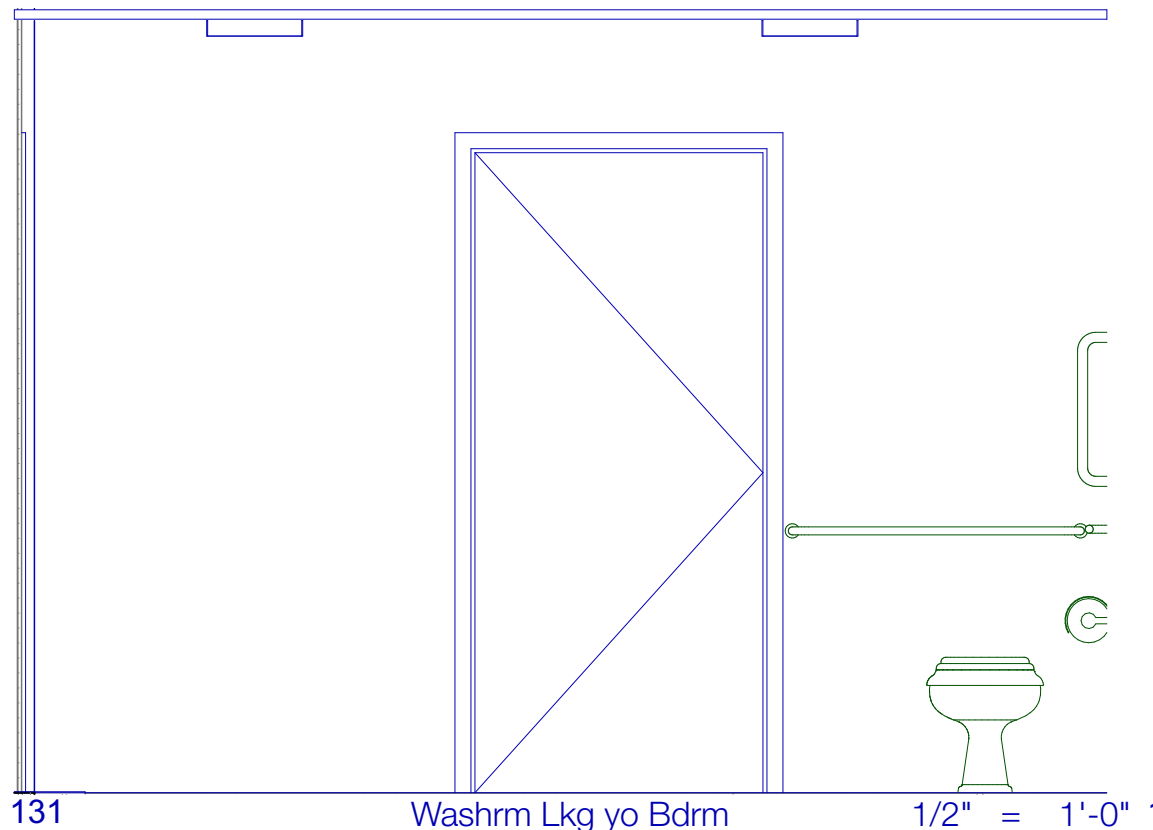
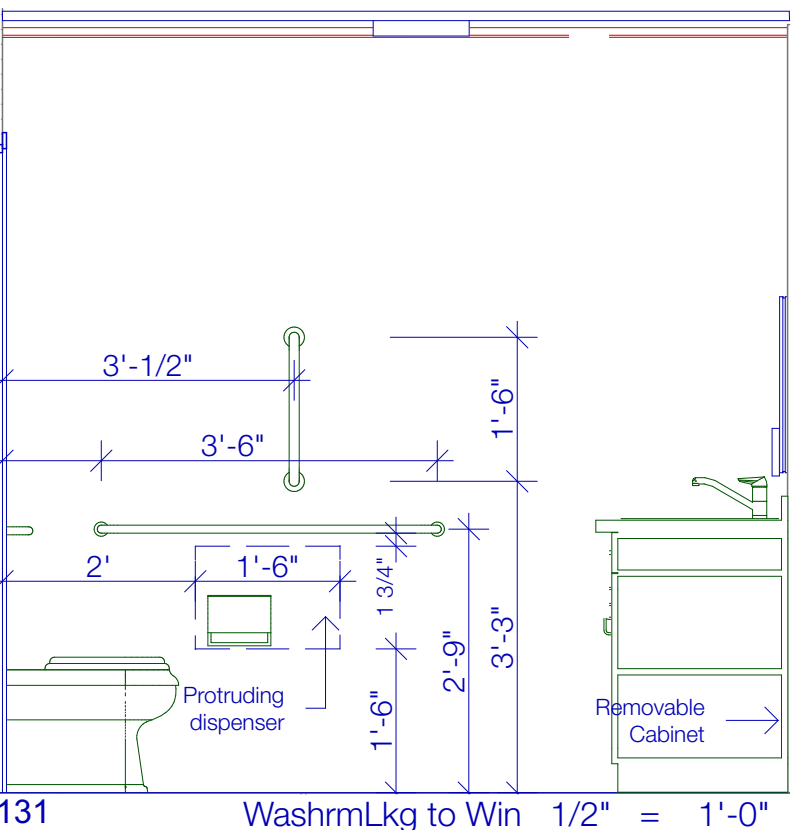
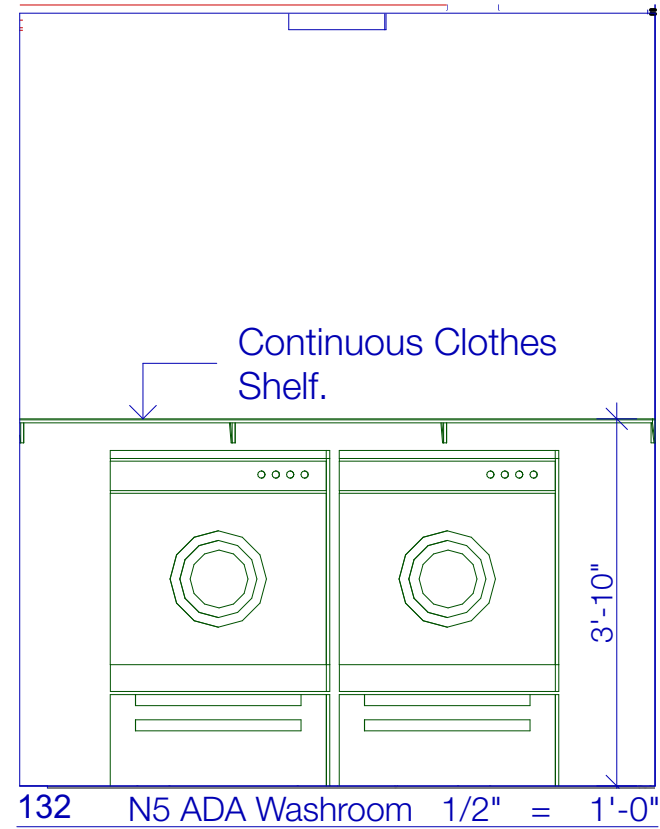
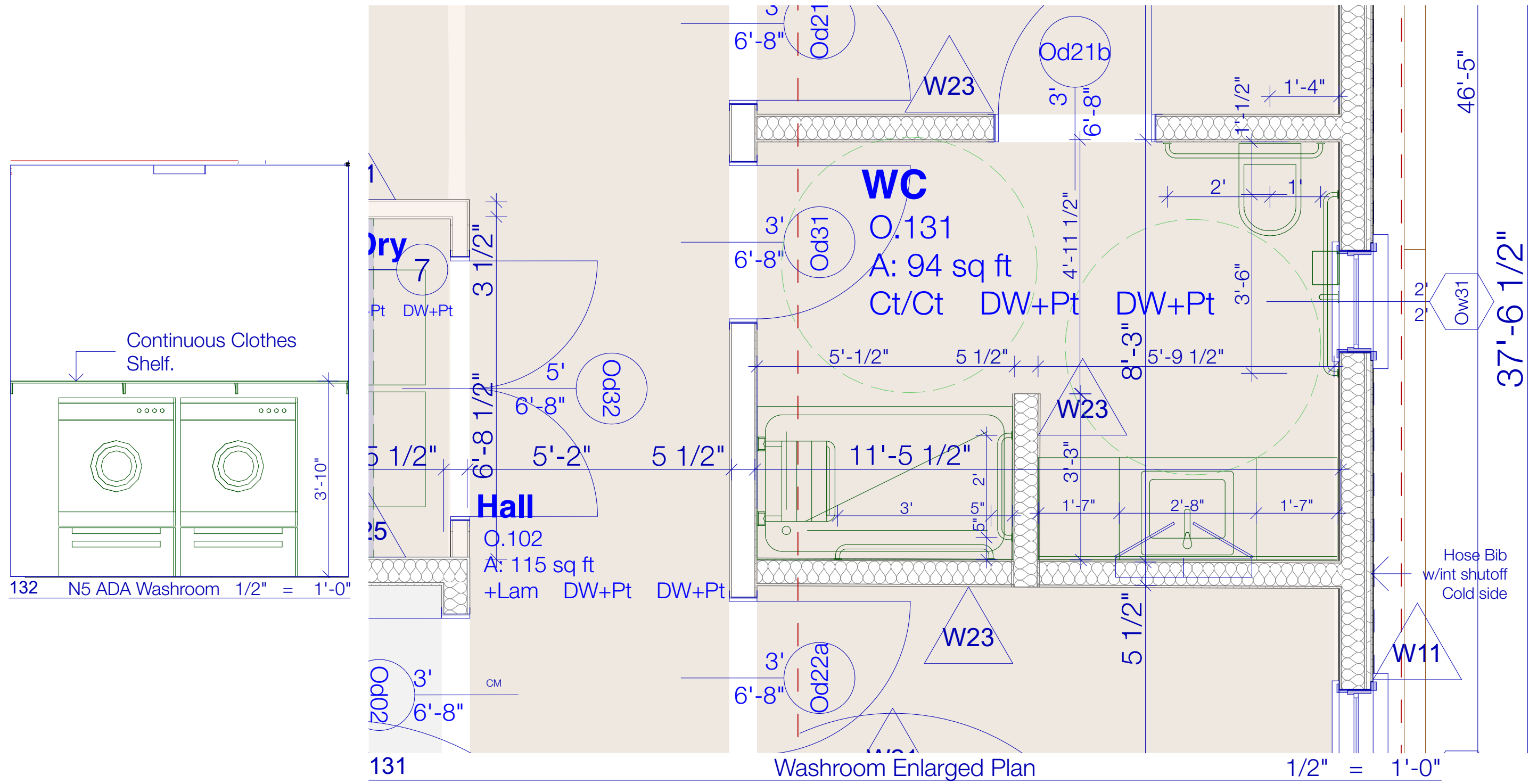
SHEET TITLE
Elevations

0202



INTERIOR ELEVATIONS - GENERAL NOTES

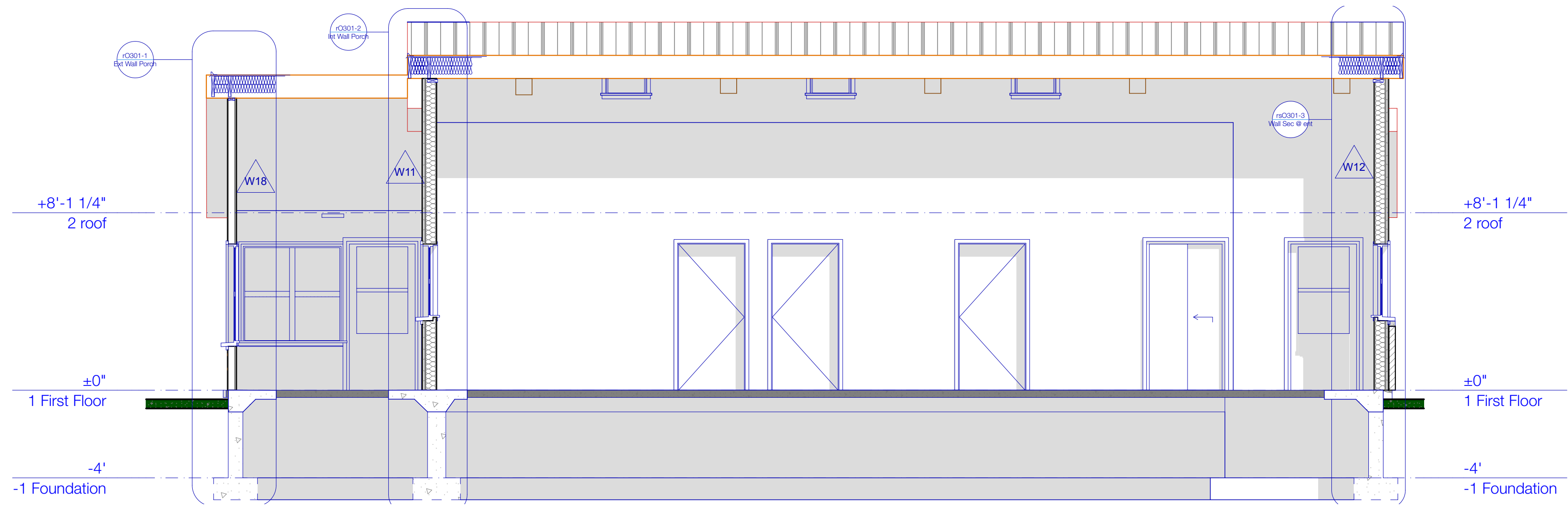
- A. Unassigned.
- B. Provide scribes and fillers as required at all locations where casework meets adjoining wall. apply sealant at junction.
- C. See specifications for additional requirements.
- D. See room finish and materials schedule for product types, finish, color and material selections.
- E. Round all outside corners of countertops with a minimum 1/2" radius unless noted otherwise.
- F. Provide exterior grade plywood subsurface at all countertops adjacent to a sink.
- G. Provide 2 adjustable wood shelves in all casework unless noted otherwise.
- H. All base cabinets to be 24" deep and upper cabinets to be 12" deep unless noted otherwise. Note removable base unit @ sink
- I. Provide sealant between all backsplashes, countertops and walls.
- J. Provide full extension glides at all drawers, pull out trays and accessories.
- K. All casework to be solid maple. doors and drawers to be "shakerstyle"
- L. All door and drawer pulls per spec.(R23Feb2018)
- M. Provide ADA compliant faucets at all sinks.
- N. Install all required ADA accessories per the current edition of ANSI ICC A177.1.
- O. Provide blocking @ all Grabs.
- P. At shower include 12"x12"x 3" tiled recessed niche in wall. Location as confirmed by Owner & Architect.(R23Feb2018)



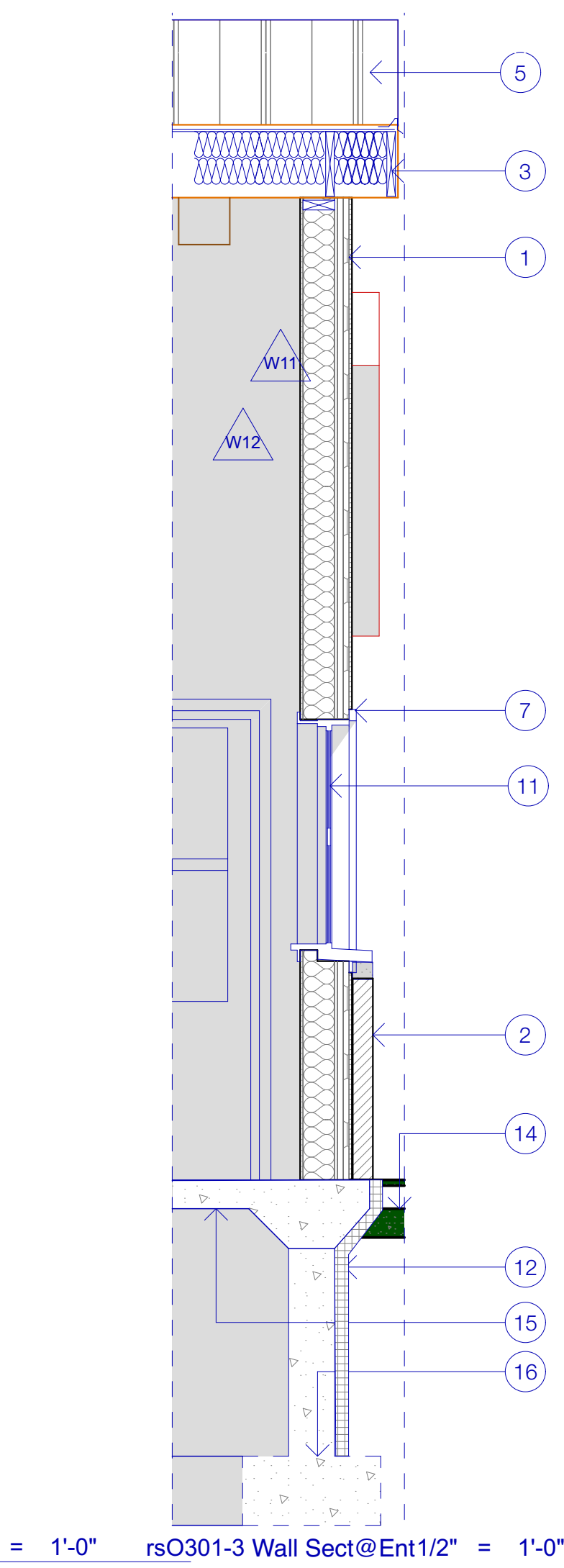
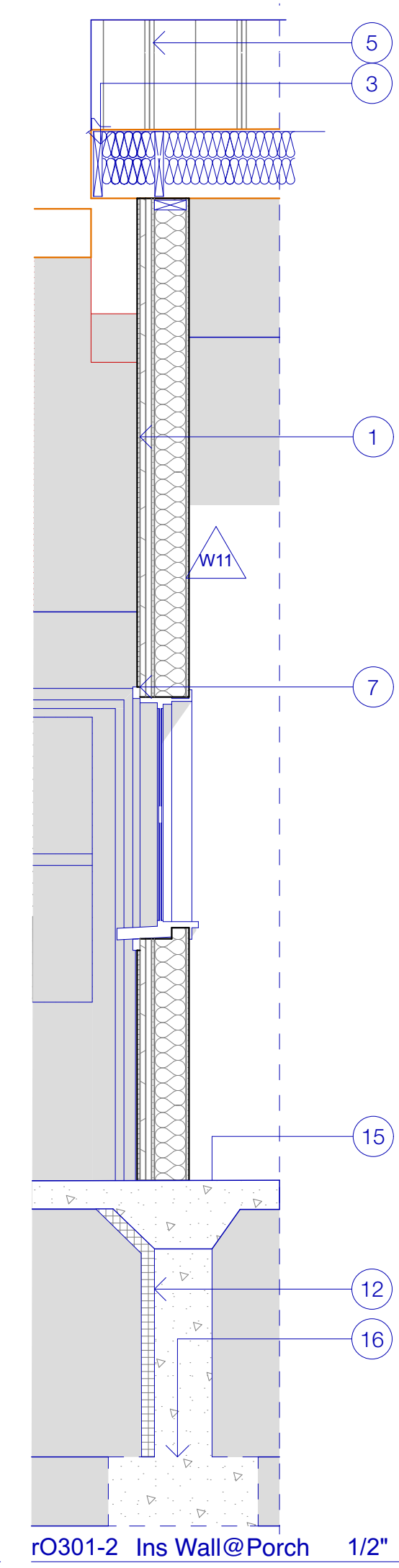
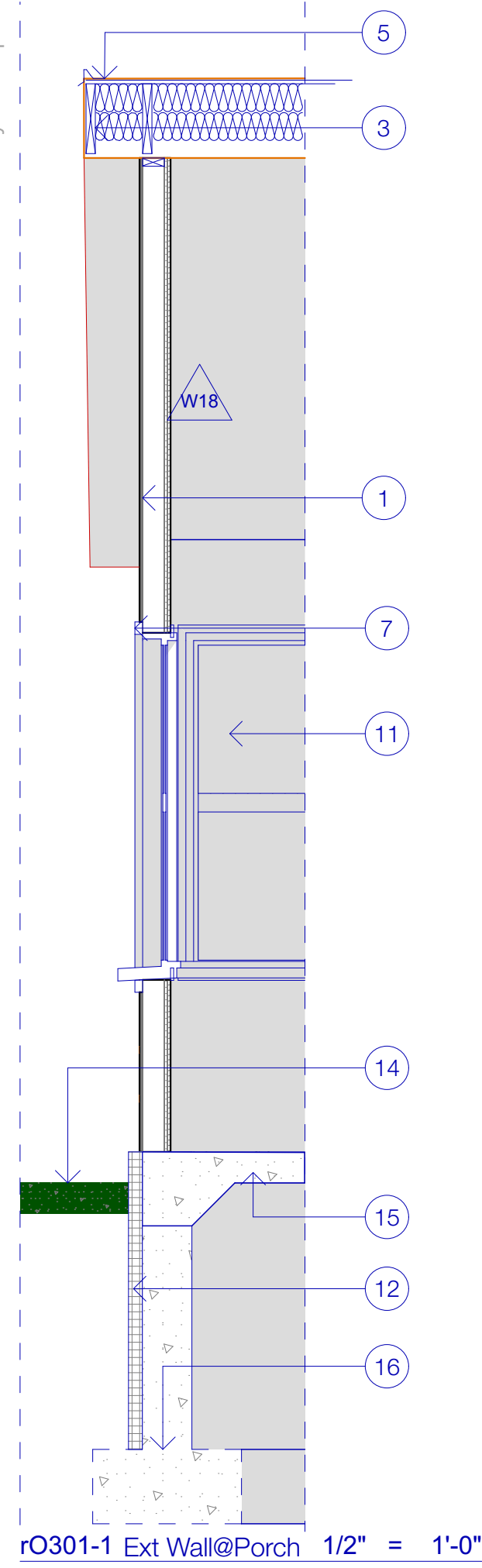
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	25Sep2017	App-Rev
	24Feb2018	Revised 1-3
	17May2018	For Bidding

PROJECT NO: **2017020**
 MODEL FILE:
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O301



Longitudinal Section

1/4" = 1'-0"

WALL SECTIONS: GENERAL NOTES

- A. See room finish, material schedules, specs and notes for additional requirements.
- B. See door and window schedule, specs, types and notes for additional requirements.
- C. See project specification for additional requirements.

WALL SECTIONS SPECIFIC NOTES
See Spec and sample board.

1. Prefinished siding. Provide base weep@furred "air-space."
2. 1 3/4" stone veneer with matching stone sill with drip edge.
3. Aluminum clad over 2 x 6 wood fascia and drip.
4. Aluminum beveled gutter with downspouts. Provide splash blocks at all downspout locations at grade.
5. Roofing, building paper, ice&water shield @eaves&valleys, 1/2" roof sheathing, prefab energy heel roof trusses 24"o.c., provide plywood clips@all truss spaces.
6. Aluminum, full vent soffit, 2x4 lookouts 24"oc. color to match fascia. Provide vent@furred "air-space."
7. Prefinished 1 x 4 trim at perimeter of all exterior windows and doors.
8. Prefinished 1 x 6 composite trim over pressure treated columns and posts.
9. Ridge or 1'-4" square gravity flow attic vent. Color to match roofing shingles. Verify lf/quantity required.
10. Screens with aluminum frames. provide jambs and stops. Inside stops to be installed with screws.
11. Windows with insulated glass. See window schedule.
12. Continuous fiberglass foundation cover panel at exposed portions of foundation wall.
13. Insulated sectional overhead door.
14. Approximate grade. Refer to grading plan.
15. Cast-in-place 4" reinforced concrete slab thickened edge on grade with fibermesh or wvf 6x6-w1.4 x w1.4, 8 mil. vapor retarder. In floor Radiant tubing. 4" gravel base. 2" rigid insulation underneath. See 501. At garage pitch 5" slab to OHD min. 2".
16. (2) #4 continuous rebar@ footing, #4x36"@48"o.c., #4x36" dowel@48"O.C., #4 continuous@top of foundation wall, #4 bent 18"x18" @24" o.c. slab to foundation.

Wall Types

See structural plans for walls below grade

Wall Type	Description	Notes
W11	1/2" DW+8mil VB+2x6 studs@16"o.c.w/5 1/2" Batt Insul+1/2"Osb Sheath+1"Ridg Insul w/taped seams+Prefin Siding (R23Feb2018)	Typical exterior
W12	W11+Mas or Stone Veneer+Mas or Stone Cap/Sill	Exterior w/veneer
W15	1/2" DW+8mil VB+2x4studs@16"o.c. +1/2"Osb Sheath+BldgWrp+Prefin Siding	Garage Ext
W15v	W15+Mas or Stone Veneer+Mas or Stone Cap/Sill	Garage Ext
W17	1/2"Cedar Plywd+2x6 studs@16"o.c. +1/2"OSB+Prefin Siding (R23Feb2018)	Porch Ext
W18	1/2"Cedar Plywd+2x4 studs@16"o.c. +1/2"OSB+Prefin Siding (R23Feb2018)	Porch Ext
W21	1/2"DW+2x4studs@16"o.c.+1/2"DW	Typical Interior
W22	1/2"DW+2x6"Studs@16"o.c.+1/2"DW	Interior Bearing Walls
W23	1/2"GmBd+2x6"Studs@16"o.c.w/5 1/2" Batt Insul+1/2"DW	Plumbing Walls
W25	5/8"Type X DW+8mil VB+2x6 studs@16"o.c. w/5 1/2" Batt Insul+5/8"Type X DW (R23Feb2018)	Separation@garage

Zone Material Code

Zone Number
Zone Area
floor/base walls/wainscot ceiling

MARK	DATE	DESCRIPTION
	25Sep2017	+app+Rvt
	24Feb2018	Redendum 1-3
	17May2018	For Bidding

PROJECT NO: **201702o**
MODEL FILE:
DRAWN BY: **LW, CC, et al**
CHK'D BY: **LW**
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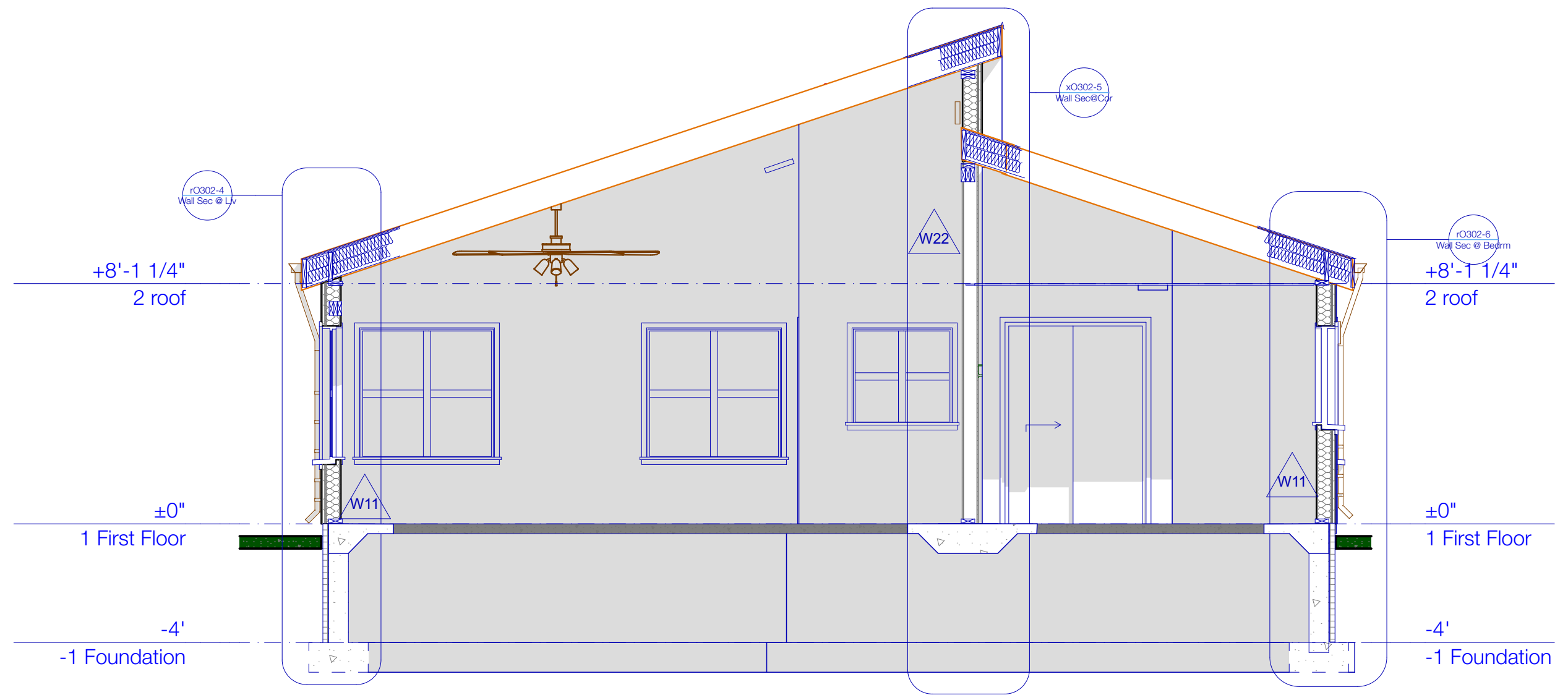
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Wall Sections

0301

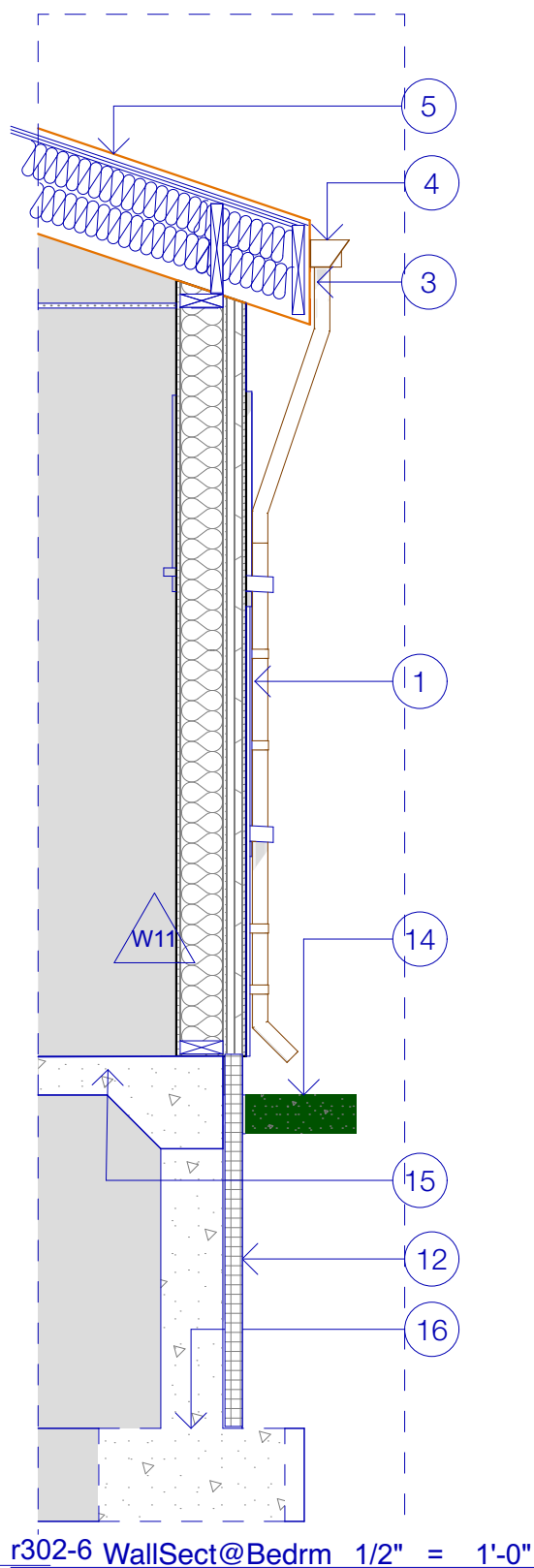
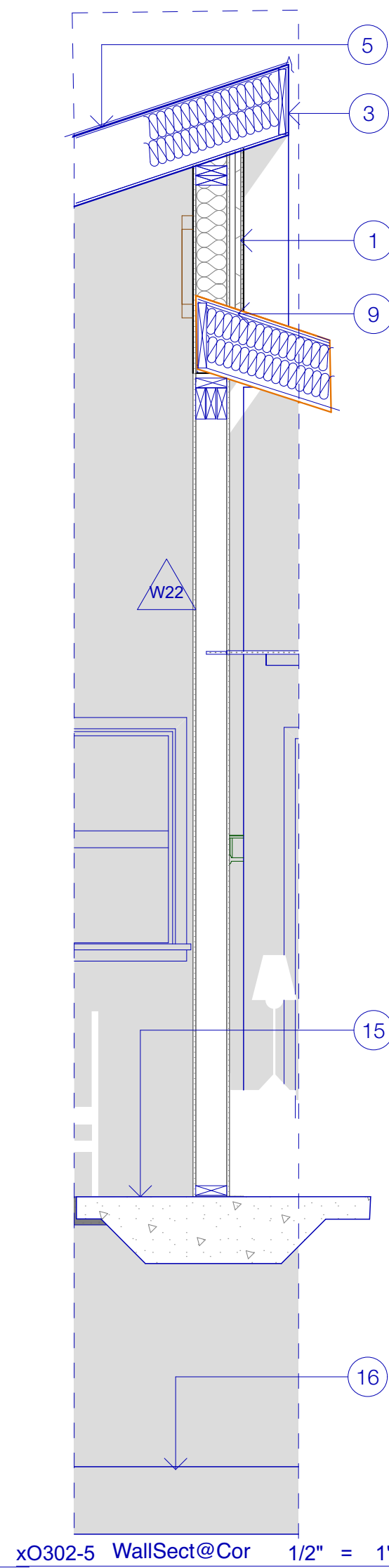
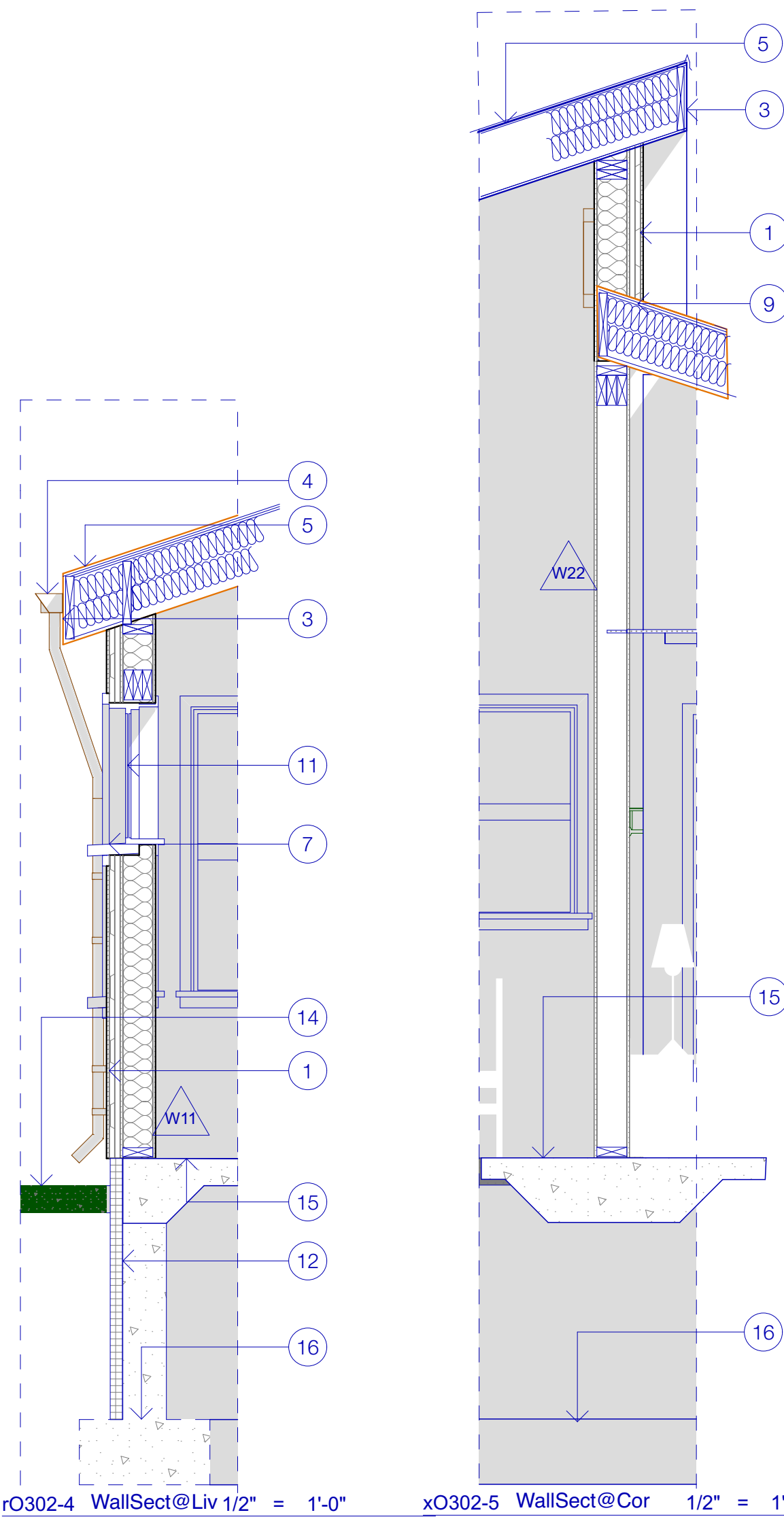
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rO301-1 Ext Wall@Porch 1/2" = 1'-0" rO301-2 Ins Wall@Porch 1/2" = 1'-0" rsO301-3 Wall Sect@Ent 1/2" = 1'-0"

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O302 Transverse Section 1/4" = 1'-0"



WALL SECTIONS: GENERAL NOTES

- A. See room finish, material schedules, specs and notes for additional requirements.
- B. See door and window schedule, specs, types and notes for additional requirements.
- C. See project specification for additional requirements.

WALL SECTIONS SPECIFIC NOTES
See Spec and sample board.

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10. Screens with aluminum frames. provide jambs and stops. Inside stops to be installed with screws.
11. Windows with insulated glass. See window schedule.
12. Continuous fiberglass foundation cover panel at exposed portions of foundation wall.
13. Insulated sectional overhead door.
14. Approximate grade. Refer to grading plan.
15. Cast-in-place 4" reinforced concrete slab thickened edge on grade with fibermesh or wwf 6x6-w1.4 x w1.4, 8 mil. vapor retarder. In floor Radiant tubing. 4" gravel base. 2" rigid insulation underneath. See 501. At garage pitch 5" slab to OHd min. 2".
16. (2) #4 continuous rebar@ footing, #4x36"@48"o.c., #4x36" dowel@48"O.C., #4 continuous@top of foundation wall, #4 bent 18"x18" @24" o.c. slab to foundation.

Wall Types

See structural plans for walls below grade

Wall Type	Description	Typical Use
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W12	W11+Mas or Stone Veneer+Mas or Stone Cap/Sill	Exterior w/veneer
W15	1/2" DW+8mil VB+2x4studs@16"o.c. +1/2"Osb Sheath+BldgWrp+Prefin Siding	Garage Ext
W15v	W15+Mas or Stone Veneer+Mas or Stone Cap/Sill	Garage Ext
W17	1/2"Cedar Plywd+2x6 studs@16"o.c. +1/2"OSB+Prefin Siding (R23Feb2018)	Porch Ext
W18	1/2"Cedar Plywd+2x4 studs@16"o.c. +1/2"OSB+Prefin Siding (R23Feb2018)	Porch Ext
W21	1/2"DW+2x4studs@16"o.c.+1/2"DW	Typical Interior
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W23	1/2"GmBd+2x6"Studs@16"o.c.w/5 1/2" Batt Insul+1/2"DW	Plumbing Walls
W25	5/8"Type X DW+8mil VB+2x6 studs@16"o.c. w/5 1/2" Batt Insul+5/8"Type X DW (R23Feb2018)	Separation@garage

Zone Material Code

Zone Number
Zone Area
floor/base walls/wainscot ceiling



STRUCTURAL ENGINEERS
EXPERTISE · INNOVATION · EXCELLENCE

MARK	DATE	DESCRIPTION
	25Sep2017	+app+Rvt
	24Feb2018	Revised 1-3
	17May2018	For Bidding

PROJECT NO: **201702o**
MODEL FILE:
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SHEET TITLE
Wall Sections

O302

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Door Schedule					
ID	Qty	Nom W x H Size	Orientation	W/D nom head ht	W/D nom sill ht
Od01	1	3'x6'-8"	L	6'-8"	0'
Od02	1	3'x6'-8"	R	6'-8"	0'
Od14a	1	3'x6'-8"	L	6'-8"	0'
Od14b	1	6'x6'-8"	R	6'-8"	0'
Od21a	1	3'x6'-8"	R	6'-8"	0'
Od21b	1	3'x6'-8"	R	6'-8"	0'
Od21c	1	4'-6"x6'-8"	L	6'-8"	0'
Od22a	1	3'x6'-8"	L	6'-8"	0'
Od22b	1	3'-4"x6'-8"	L	6'-8"	0'
Od31	1	3'x6'-8"	L	6'-8"	0'
Od32	1	5'x6'-8"	R	6'-8"	0'
Od33	1	3'x6'-8"	L	6'-8"	0'
Od42	1	12'x7'	R	7'	0'
Od45	1	3'-4"x6'-8"	R	6'-8"	0'

@ Entry Door provide Screen Door with combination storm.
 Wood screen door w/aluminum screens, wood to be painted. R23Feb2018

Window Schedule					
ID	Qty	Nom W x H Size	Orientation	W/D nom sill ht	W/D nom hd ht
Os14a	1	4'-8"x4'-8"		2'	6'-8"
Os14b	1	4'-8"x4'-8"		2'	6'-8"
Os14c	1	4'-8"x4'-8"		2'	6'-8"
Os14d	1	4'-8"x4'-8"		2'	6'-8"
Ow01	1	3'-6"x3'-6"		3'-2"	6'-8"
Ow11	1	3'-6"x3'-6"		3'-2"	6'-8"
Ow12	1	2'-4"x2'-4"		4'-4"	6'-8"
Ow13a	1	4'-8"x4'-8"		2'	6'-8"
Ow13b	1	4'-8"x4'-8"		2'	6'-8"
Ow13c	1	4'-8"x4'-8"		2'	6'-8"
Ow13d	1	4'-8"x4'-8"		2'	6'-8"
Ow21	1	3'-6"x3'-6"		3'-2"	6'-8"
Ow22	1	3'-6"x3'-6"		3'-2"	6'-8"
Ow31	1	2'x2'		4'-8"	6'-8"
OwCLa	1	2'x2'		13'-4"	15'-4"
OwCLb	1	2'x2'		13'-4"	15'-4"
OwCLc	1	2'x2'		13'-4"	15'-4"

Bid as all Casement or as an add/deduct Alternate Bid 2@double hung with Ow12, Ow13d, Ow31, OwCLa, OwCLb, and OwCLc as single casements all to match mullion/mutins shown in Elevations

Finish Schedule					
Zone Number	Zone Name	Calculated Area	Ceiling	Floor/Base	Walls/Wainscot
O.101	Foyer	57.64	DW+Pt	+Lam	DW+Pt
O.102	Hall	115.41	DW+Pt	+Lam	DW+Pt
O.111	Dining	122.58	*DW+Pt	+Lam	DW+Pt
O.112	Kitchen	130.66	DW+Pt	+Lam	DW+Pt
O.113	Living	197.60	*DW+Pt	+Lam	DW+Pt
O.114	Screen Porch	143.98	Plwd/ExpStruc+PT	Exp Con	Ply+Pt
O.121	Bedroom	148.69	DW+Pt	+Lam	DW+Pt
O.122	Caregiver	125.70	DW+Pt	+Lam	DW+Pt
O.131	WC	93.82	DW+Pt	Ct/Ct	DW+Pt
O.132	WashDry	23.06	DW+Pt	+Lam	DW+Pt
O.133	Mech	50.30	DW+Pt	Ex Conc	DW+Pt
O.141	Storage	12.04	DW+Pt	+Lam	DW+Pt
O.142	Garage/Storage	303.43	DW+Pt	Ex Conc	DW+Pt
O.142	Storage	6.09	DW+Pt	+Lam	DW+Pt
O.145	Storage	6.08	DW+Pt	+Lam	DW+Pt
O.151	Safe Room	23.98	DW+Pt	Ex Conc	DW+Pt

See 0211 For Wall Tile R23Feb2018
 See 0211 For Wall Tile. CT @ Shower R23Feb2018
 R23Feb2018
 R23Feb2018



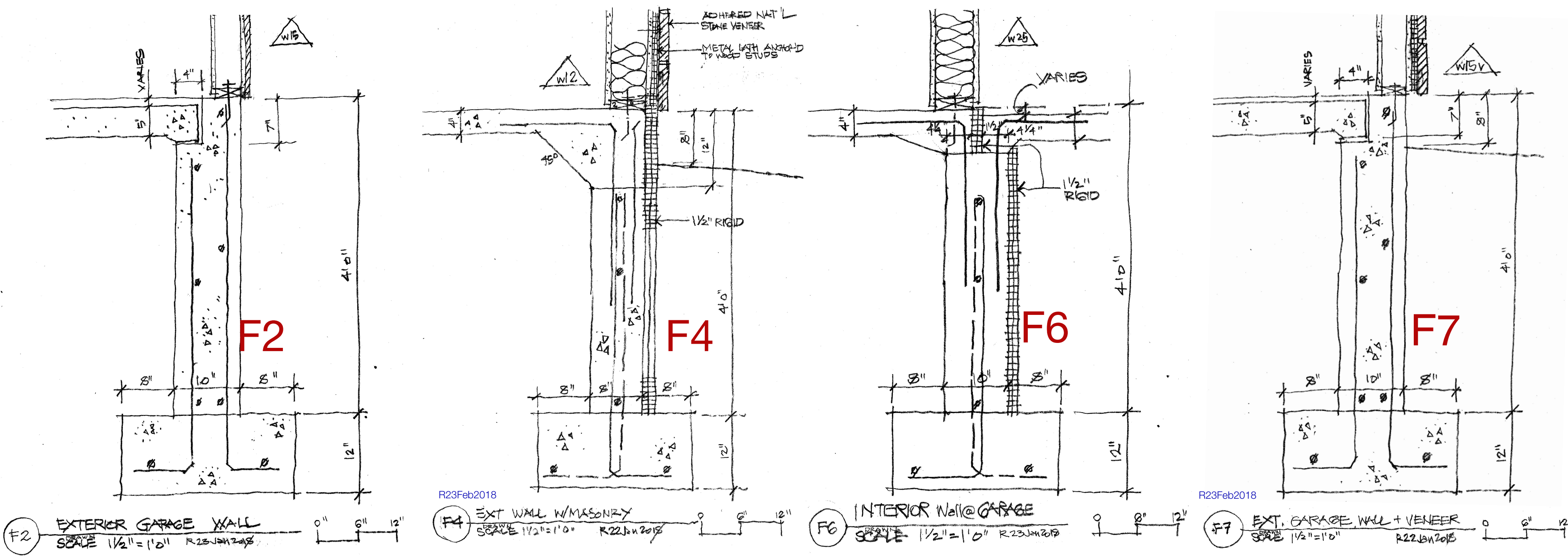
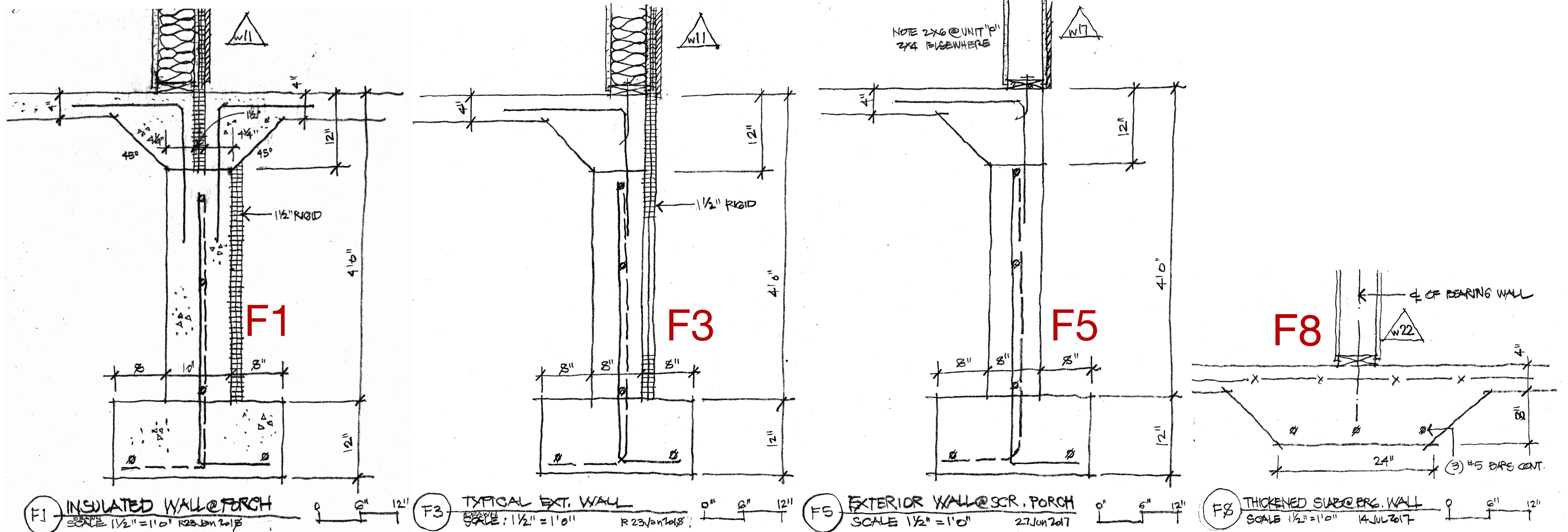
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STRUCTURAL ENGINEERS
EXPERTISE INNOVATION EXCELLENCE

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	23Jan2018	Add1&2+3

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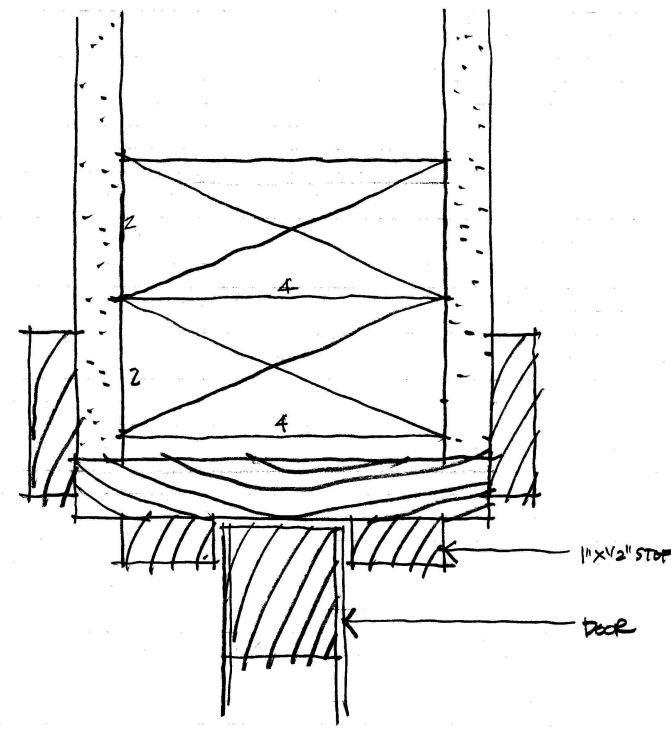
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Exterior Details

0501

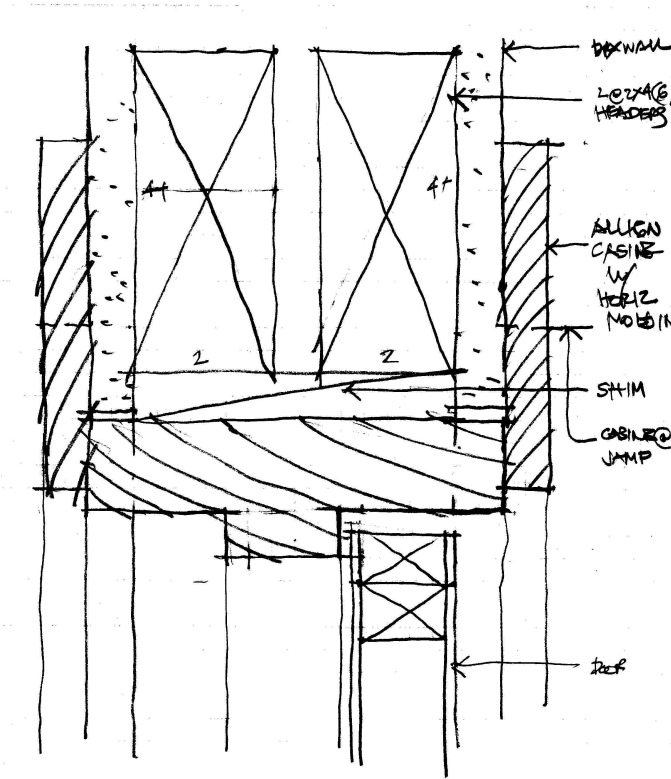
Wall to Foundation Revised to Add3

1" = 1'-0"

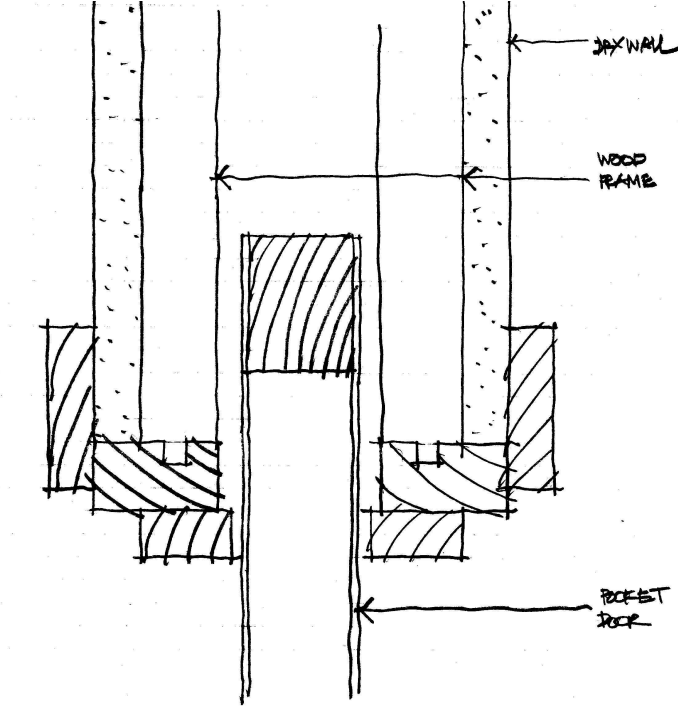
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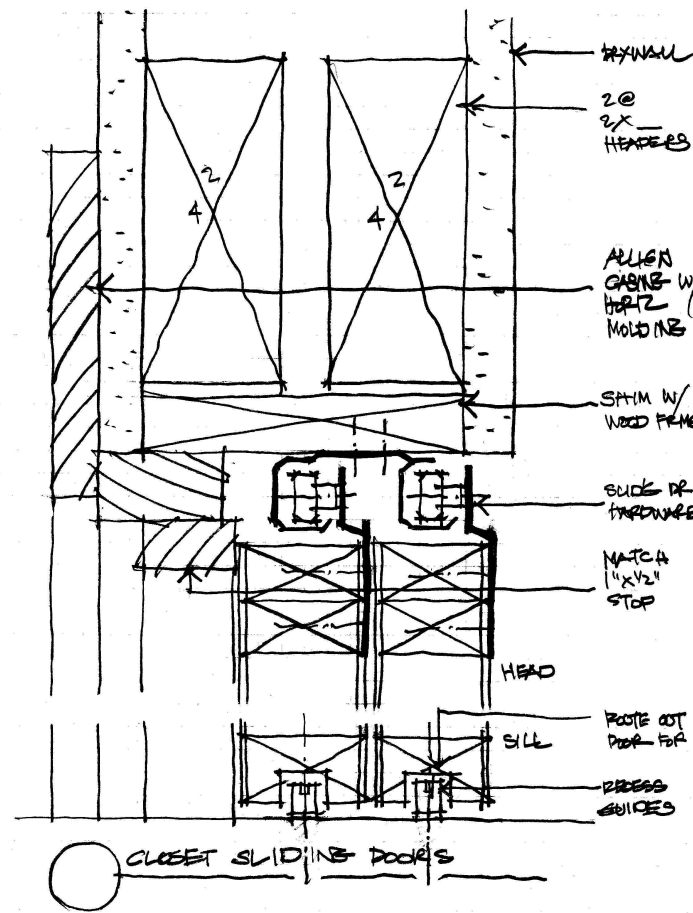
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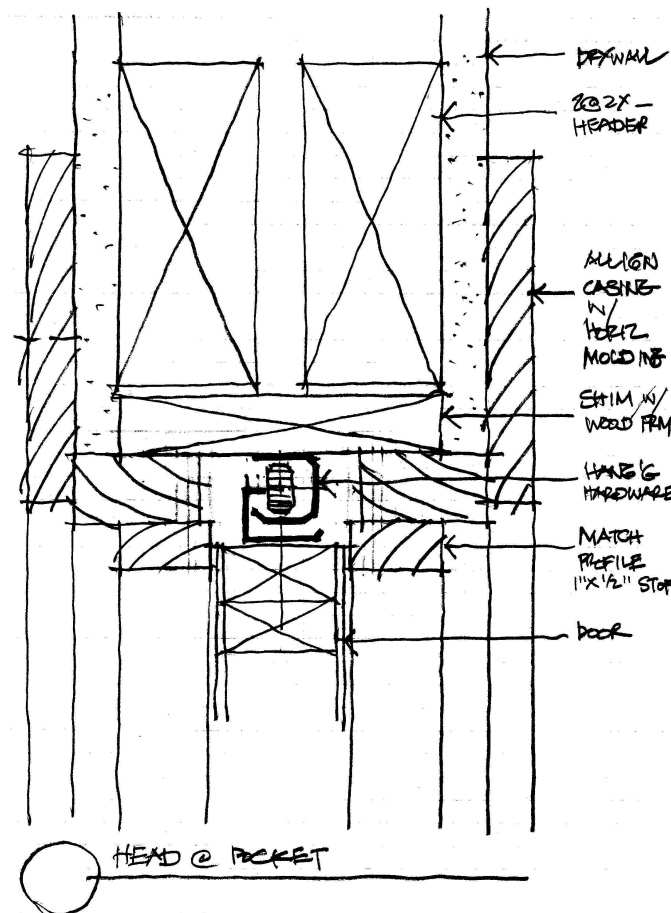
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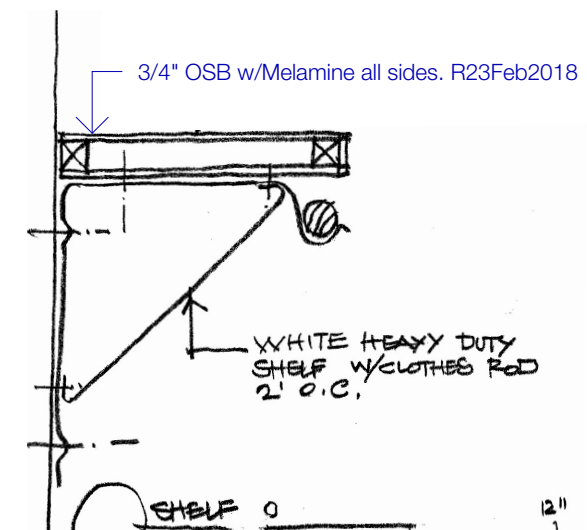
JAMB @ POCKET



CLOSET SLIDING DOORS

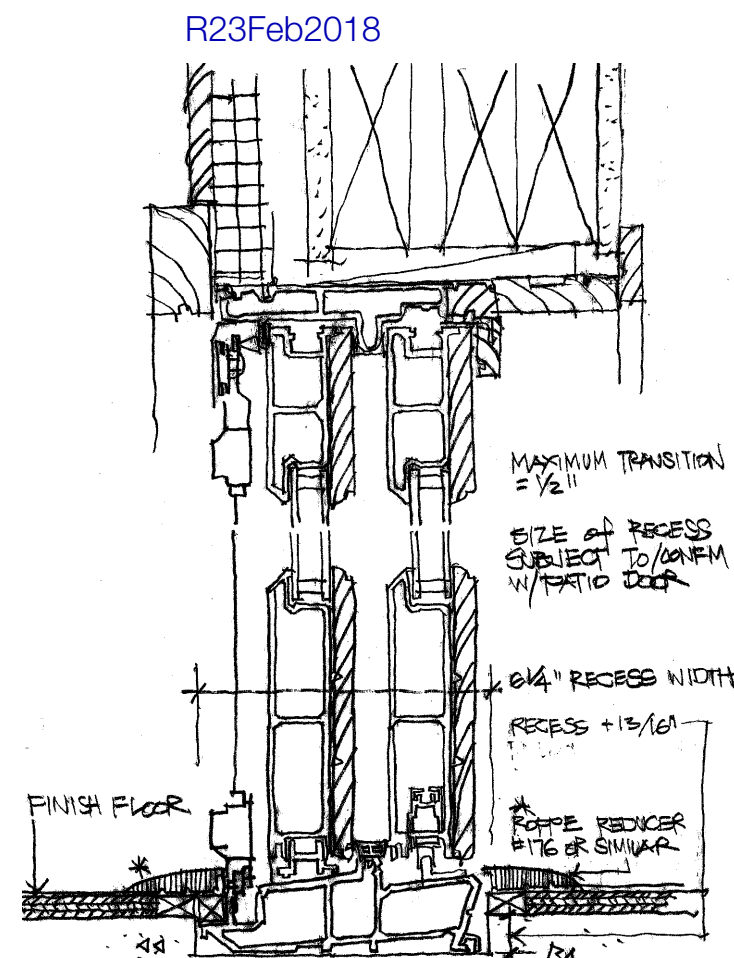


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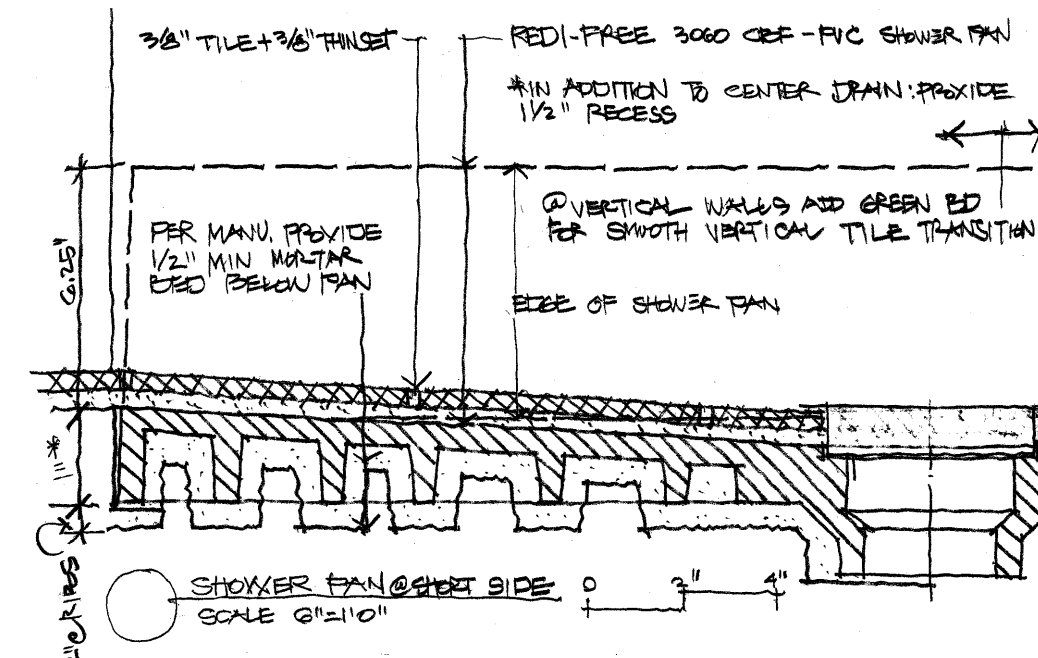


O502-7 Alt Shelf/Rod 1 1/2" = 1'-0"

O502-4 Interior Door Details 6" = 1'-0"



O502-5 Recessed Patio Dr 3" = 1'-0"



O502-6 Shower Pan 3" = 1'-0"

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SHEET TITLE
Window/Door Dtls

O502

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Outline Specification for Elder Village Cottages - Oneida Nation

BUILDING SPECIFICATIONS for NO&P

1000. GENERAL NOTES

- 1) It is the contractor's responsibility to ensure that all work and construction meets all current federal, state, and local codes, ordinances, regulations, etc., which shall be considered part of the specifications of this building and shall be adhered to even if they are in variance with the plan. The Oneida Building Code adopted BC-02-23-11-E, and the Oneida Zoning and Shoreland Protection Code as amended BC-06-25-14-B apply. ICC/ANSI A117.1-2003 standards for level Type One accessibility apply. The Wisconsin Administrative Code Chapter SPS 321 also applies.
- 2) The information contained within these construction documents is issued to show design intent and basic framing details. It is the contractor's responsibility to provide standard construction detailing and practices, which will provide a structurally sound and weatherproofed finished product. Do not scale drawings; follow dimensions only. The contractor shall also notify the architect of any discrepancies or problems observed prior to starting construction of such.
- 3) The architect assumes no responsibility for construction not conforming to these plans, nor responsibility for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work.
- 4) Any changes that may occur during the course of construction shall be approved per contractual agreement by the owner/architect and submitted to the contractor/builder before proceeding.
- 5) Copyright 2017 reproduction of these plans, in any form without the written consent of the architect or owner, is prohibited.
- 6) The contractor shall procure all necessary permits.
- 7) Oneida Zoning will require Contractor to set stake at front yard setback distance on each lot.
- 8) Smoking is prohibited inside of building.
- 9) No pesticides or noxious cleaning products are to be used on site.
- 10) Any time there is a conflict in the drawings and specifications, where different materials or items are noted for the same condition, the better quality product should be used.
- 11) Protect all materials from moisture and contamination damage before & after installation.
- 12) Regularly remove trash from the construction site, and discarded foodstuff should be disposed of in such a manner as to discourage rodent and insect infestation.
- 13) Products are to be installed with a high quality of construction according to the manufacturer's specifications by the contractor and subcontractors throughout construction.
- 14) Prior to owner move-in, contractor to assure all rubbish has been removed from entire premises and the whole house has been cleaned, including but not limited to floors, windows, air filters and any horizontal surfaces.
- 15) Contractors to provide instruction and manuals for the products used in the home.
- 16) Materials delivered to the construction site shall be protected from rain or other sources of moisture.
- 17) Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory.
- 18) This client is a government entity for whom sales tax does not apply and sales tax should not be included in contractor/sub-contractor costs. Client tax key information will be available when needed.
- 19) This client encourages sustainable and energy efficient practices and likewise encourages contractors and sub-contractors to avail themselves of tax credit programs like Article 179d.
- 20) Winter Conditions: Contractor is responsible for temporary Heating, Snow Removal, and construction tenting as required by weather conditions.

2010. SITEWORK

- 1) Excavation and Backfill: Excavating shall be to the proper depth; the grade of the home shall be determined by the local codes and at the discretion of the architect. Level A accessibility will replace the traditional 6" threshold with an accessible ramped or graded access. General contractor shall verify existing grades and coordinate any adjustments necessary to house with architect and owner. All dirt shall be placed on the lot. If any excess of dirt is evident, and/or extra fill is needed; the expense of moving the same shall be predetermined per contractual agreement between owner and builder. The contractor shall be responsible for any clean up necessary as a result of excavating. Topsoil shall be kept separate from subsoil, leaving only topsoil evident as the rough grade. Rough grade is defined as the leveling of the land to within six inches of the smoothness necessary to either seed or sod the lot. Rough grading shall be necessary to conform to existing grades, abutting property conditions, and drainage plans per local jurisdiction. The master-grading plan shall be the primary factor in establishing the grade for the lot. The architect or owner may make specific arrangements to include any special conditions. Trees, foliage or landscape will not be disturbed or destroyed that are outside of the known construction area as per the Site Plan. The contractor shall retain all of these items that are outside of known grading and verify which are to be maintained that are within the construction/grading area. General contractor will be responsible for observing and protecting any tree identified by site marker or landscape plan as "protected." All construction traffic is to enter and exit the lot by way of the driveway location as per the Site Plan and inside newly graded area as to preserve existing landscape.
- 2) Before digging the owner and architect will approve the site layout. Contractor will confirm location of all utilities.
- 3) Extra topsoil will be hauled to the owners site within 6 miles of this site for future use by

the owner. Boulders are to be placed on site as owners' representative directs and approves. Excess topsoil may be used to bring grade to final grade in areas outside of building and paving footprints.

- 4) Remove all topsoil and organic material from areas to receive concrete or asphalt paving. Then proof roll areas to be paved and remove soft areas. Replace with engineered fill, compacted in 12" lifts, to provide proper subgrade for paving.
- 5) Landscaping:
 - a. Include allowance for plantings as denoted in project manual.
 - b. Seeding is included in Contract sum, not allowance. Seeding shall be standard Turf Mix with Fescue, Ryegrass and Kentucky Blue Grass.
 - c. Stripped topsoil shall be re-spread on each lot to a thickness of 6-8 inches. Existing topsoil depths range from 9 to 12 inches.
- 6) Tree stumps and other dead foliage should be completely removed from around and under the building site so that termites and other pests are not attracted.
- 7) Disruption to the site is to be as small as possible to effectively facilitate the construction of the new building. This area is to be roped off so as to prevent accidental destruction to the natural terrain.
- 8) Erosion Control: Contractor is responsible for silt fence, tracking pads, catch basin protectors as required by best management practices. Contractor shall maintain erosion control measures for duration of project.
- 9) Provide proper drainage away from the building.
- 10) No construction waste is to be buried on site.
- 11) Driveway to be bid as concrete. 4" total on 6" compacted stone base.

2011. STORM WATER POLLUTION CONTROL REQUIREMENTS FOR CONSTRUCTION ACTIVITIES

- 1) Minimum Water Quality Protection Requirements for All Construction Projects. The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good house-keeping which must be implemented on all construction projects per applicable municipality. Storm water Runoff Requirements are to meet the requirements for appropriate scaled small residential per Watershed Protection.
- 2) Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
- 3) Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
- 4) Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
- 5) Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
- 6) Excess or Waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete Waste on-site until it can be appropriately disposed of or recycled.
- 7) Trash and construction -related solid Wastes must be deposited into a covered receptacle to prevent contamination of storm Water and dispersal by Wind.
- 8) Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.

3000. CONCRETE (see STRUCTURAL)

- A) The concrete and flatwork contractor shall provide all necessary labor and materials to perform all work of said trade. The contractor shall lay out all work and be responsible for all confirming measurements per plan. All work shall be done in a quality manner, level, straight, plumb, square, and true. All work to be done in accordance with plans, specifications, plot plan, and applicable ordinances. Water shall be diverted and pumped out as necessary until completion of the basement.
 - 1.) Only use clean natural aggregates.
 - 2.) Only water of potable quality that is free of taste, color, and odor may be used. Also it should not foam or fizzle.
 - 3.) All concrete to be type 1 without additives (except for calcium chloride as required in cold weather).
 - 4.) Except as noted, all concrete shall be 3000 PSI (28-day compressive strength). Refer to structural plans.
 - a. Concrete for garage floor and driveway shall be 4000PSI (28 day compressive strength).
- B) Foundation walls, Footings, lower level exposed concrete walls.
 - 1.) Exposed Concrete Wall Finish: To receive continuous fiberglass foundation wall cover.
- C.) Concrete Slabs:
 - 1.) Slabs and Lower level floors identified as to be concrete as noted on plans; to be 4" concrete with 6x6, w1.4, w1.4 WWF reinforcing over 2" extruded polystyrene over concrete rated vapor barrier over 6" compacted granular fill. Seal floors to prevent moisture from wicking through the concrete. However, no sealer should be applied to floor at areas where tile or glued down flooring will be installed, as most sealers will interfere with the effective bond between the adhesive and the concrete.
 - 2.) Garage Floors see A above.
 - 3.) Provide 1/2" expansion joint material between all concrete slabs and abutting concrete walls occurring in exterior or unheated interior areas.

- 4.) Provide deep saw cut control joints at 25% of the depth of the concrete slab as required by industry standards or as indicated on plans.
 - 5.) Vapor barrier to be overlapped 2' and sealed at all seams. Caulk or poly tape all seams and around posts. Hold in place with bricks or large rocks with 3-4' spacing. Use ball traps in floor drains. Caulk or seal all joints, cracks, holes, pipes, exposed insulation, drains, and wires in concrete slab against mold spores, radon and other gases with Sonneborn Sonalastic SLI caulk or approved equal. All joints should be tooled to facilitate caulking.
 - 6.) Stoops where noted as such to be constructed with poured concrete as indicated on plans and properly pitched for drainage.
 - 7.) Coordinate with HVAC design build including radiant heat and HVAC supply.
- D) 6-inch thick base of ½ inch or larger aggregate granular compacted fill shall be provided for slab on grade construction.
- E.) A vapor barrier shall be provided in direct Contact with concrete for proposed slab on grade construction.

4000. MASONRY (see STRUCTURAL)

04100 Mortar

Scope: Mortar and grout shall conform to the Standard Specifications for Mortar and Grout for Reinforced masonry. Mortar to be Type S. Conforming to ASTM C-270. Color of Mortar above grade as approved by Architect. Use of accelerators is not permitted.

04150 Masonry Accessories

- A.) Anchoring devices: Provide anchoring devices, masonry ties and reinforcing as noted on drawings or as required for masonry work.
- B.) Control joints: Furnish and install Control joints @20' o.c. or as noted on drawings and as required. Furnish and install where needed all construction, expansion and other joints.

04230 Reinforced Concrete Units NIC

04401 Stone Veneer See Drawings for location and extent

- Furnish and install; 1 ¾" stone veneer in stone sill with drip edge. This to be:
- A. Renaissance Stone Company TN Fieldstone Ledge
 - B. or Fond du Lac Stone, Inc. 70% Tumbled Fond du Lac Country Collection; 15% Tumbled Fond du Lac Harvest; 15% Tumbled Fond du Lac Mosaic.
 - C. or approved equal.
- Sample to be submitted before for approval before construction commences.

5000. METALS ((see STRUCTURAL)

- A)-Connectors for wall or column to slab via anchor bolts: trusses or columns to walls with Simpson connectors or approved equal.

6000. WOOD AND PLASTICS

A) Rough Carpentry (See STRUCTURAL):

1. All work to be in accordance with plans, specifications, plot plan, and ordinances. The carpenter/contractor shall perform all carpentry work of every nature whatsoever. He/she shall lay out all work and be responsible for all measurements per plan and in cooperation and coordination with architect. All work shall be done in a craftsman-like manner, level, straight, plumb, square, and true. The carpenter/contractor will be responsible for installation of all lumber, structural components, trusses, ground blocks, furring, nailing strips, nails, fasteners, draft-stopping, blocking, window, doors, dropped soffits, exterior trim, stairs, railings, building paper, necessary rough and finish hardware, as applicable, temporary closing of openings and installation of construction doors as necessary in building. Bridging, corner bracing, nailing, blocking, and furring to be according to standard building practices. Lateral bracing and foundation anchor as directed or required by code. All exterior corners to be properly braced with metal wind bracing or plywood wall sheathing. Carpenter shall supply crane as necessary for assembly of building, and all necessary hardware, nails, screws, etc. Truss supplier to provide all hangers and hurricane clips necessary for installation of trusses. Sill sealer to be installed between pressure treated sill plates and foundation walls. Construction adhesive to be TITEBOND SOLVENT FREE CONSTRUCTION ADHESIVE.
2. Fasteners shall comply with the minimum identified in Uniform Dwelling Code (SPS 321.0)

B) Building Components:

- 1) Clean, new framing lumber as follows: All structural lumber, like beams and columns, is defined in the framing notes on the structural plans and is to be Doug Fir Larch #2 or better. Doug Fir Larch #2 or 1650 MSR structural lumber to be used for studs in exterior wall window mulls (wherever a PSL is not used), at all shoulder studs in exterior walls and at any point load in the house. The remainder of framing, like the interior walls and exterior walls (not mulls or shoulder studs), to be S-P-F Stud grade.
- 2) Use CCA (Wolmanized) Level 1 preservative treated engineered lumber as stated in plans, sections and details or where these members are in contact with grade or concrete, are exposed to the exterior, or are in moist areas. Use the preservative that will not have arsenic.
- 3) Engineered lumber to be designed and engineered by a State Licensed supplier. Such Designer/supplier to submit to Architect signed and sealed Shop Drawings



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MARK	DATE	DESCRIPTION
	25Sep2017	+App-Rev
	24Feb2018	Revised 1-3
	17May2018	For Bidding

PROJECT NO: **2017020**
 MODEL FILE:
 DRAWN BY: LW, CC, et al
 CHK'D BY: LW
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0701

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- and Calculation Sheets for review and for record for general conformance to building design and performance.
- 4) General Framing Specifications: NOTE: leave a 1 1/2" gap at ridge roof sheathing to allow for ridge vent. Leave a 1" gap at the headwall vents. Verify w/ the manufacturer's typical continuous ridge, and continuous headwall venting details.
 - (i) Exterior Walls: 2x6 @ 16" o.c.
 - (ii) Garage Walls: 2x4 @ 16" o.c.
 - (iii) Interior Walls: 2x4 @ 16" o.c.
 - (iv) Subfloors (on raised structure): 3/4" Glued and screwed ext grade T&G plywood
 - (v) Underlayment: Per Material Specifications
 - (vi) Unassigned
 - (vii) Pitched Roof Sheathing: 1/2" OSB w/H-Clips or cdx plywood.
 - (viii) Exterior Wall Sheathing: 1/2" OSB
 - (ix) Garage Wall Sheathing: 1/2" OSB
 - (x) Exterior Soffit: To receive prefinished aluminum vent except where noted.
 - (xi) Exterior Trim: White to match building standard in Elder Cottage Phase 1, except where noted.
 - (xii) Garage headers: (2) 1 3/4" x11 1/4" 2.0E Microlam LVL
 - (xiii) Lintels/Headers: 2@2x10"

C. Exterior Siding, Structural Decking, Trim & Soffit

All siding, trim, panels to be smooth unless noted specifically otherwise

- 1) Prefinished wide exposure horizontal siding. Smooth. See Elevations units P&O.
 - a. Louisiana Pacific Smooth Finish Lap 7.84" exposure by .375 In thick x 16' long. Catalog #25920. Install per manufacturer's specification.
 - b. Or approved equal.
 - c. Colors will be selected from Manufacturers standard colors and will be different for each lot.
- 2) Board and Batten vertical siding. See elevations units N&O:
 - a. Louisiana Pacific Smart Side Lap, Panel, Trim and matching. Smooth Finish Side Batten 1.5" Catalog #25877 @8" o.c. on LP Smooth finish Panel 8'x48" Series 76 Catalog # 25932 or Catalog # 39051. Butt horizontal joint TBC. Install per manufacturer's specification.
 - b. Or approved equal. Colors will be selected from Manufacturers standard
 - c. Colors and will be different for each lot.
- 3) Typical trim to be prefinished to match siding and painted per finish schedule sized as specified in drawings. Install per manufacturer's specification.
 - a. Louisiana Pacific Smart 540 Reverseable fiber Trim in 3.5" width to match siding color. Install per manufacturer's specification.
 - b. Or approved equal.
- 4) Fascia to be prefinished to match siding and painted per finish schedule sized as specified in drawings. Install per manufacturer's specification.
 - a. Louisiana Pacific Smart 540 Reversible fiber Trim in 9.21" width. Color as approved. Install per manufacturer's specification.
 - b. Or approved equal
- 5) Soffit: Where soffit is boxed and to be vented. Furnish and install eave soffit vents: Prefinished Aluminum vented soffit. This to be: by Pac-Clad, System 3 by Rollex, Kaycan or approved equal.

D) Finished Carpentry

- 1) Interior Soffits: Provide dropped soffits as shown in details and plans. Confirm with HVAC contractor
- 2) Floor Finish SEE Division 9 Finishes
- 3) Casing, Trim and Interior Doors:
 - a) Interior casing & trim to be supplied & installed by contractor
 - b) Interior woodwork to be smooth stained wood. Oak Species TBC and finishing as determined by owner.
 - c) Casing at windows and doors to be sized as follows: 1x4 at window and door heads and jambs and 1x3 at windowsills. See the interior elevations for these locations.
 - d) Base trim to be bid as a 1x4 throughout space.
 - e) Interior doors to be solid wood doors.
 - f) Soffit and continuous trim bands to be bid as detailed in the drawings.
 - g) Contractor shall review the drawings for other areas of trim throughout the house
- 4) Cabinets:
 - a) All Cabinetry to be to building standard and finished as determined by owner. Comply with ANSI 1003.12 Kitchens. Make particular note of figure 1003.12.3 for kitchen sink heights.
 - b) Door fronts are to be Shaker Style. Drawer fronts are to be flush.
 - c) Cabinet interiors to be melamine.
 - d) Hinges to be European concealed hinges
 - e) Provide ball bearing, under-mount drawer slides.
 - f) Base cabinets to have pull-out shelves and tray dividers.
 - g) Kitchen cabinetry to include pull-out recycling bins. See Interior Elevations.
 - h) Pulls: 4" steel wire cabinet pulls in Satin Nickel Finish.
 - i) Kitchen counters to be Plastic laminate on plywood with self-edge.

7000. THERMAL AND MOISTURE PROTECTION

A) Waterproofing & sealants:

- 1) Seal all inside surfaces floors to prevent moisture from wicking through the concrete. However, no sealer should be applied to floor at areas where tile or glued down

flooring will be installed. These finishes provide the required vapor barrier, and most sealers will interfere with the effective bond between the adhesive and the concrete. Caulk or seal all joints, cracks, holes, pipes, exposed insulation, drains, and wires in concrete slab against mold spores, radon and other gases. All joints should be tooled to facilitate caulking.

B) Insulation

- 1) All exposed insulation shall have a flame spread rating of less than 25 and a smoke density rating of less than 450. All work shall be done in a quality manner according to established trade practice and manufacturer's recommendations.
- 2) Provide insulation baffles at eave vents between rafters/trusses. Keep attic insulation from blocking soffit ventilation.
- 3) Exterior house walls to be min. R-23, Ceilings/attic to be min. R-44 batt insulation or blown insulation, if batt stagger criss-cross layers. Install per manufacturer's specifications. Verify insulation with HVAC contractor's Heat Loss Calculations.
- 4) 1" Rigid insulation beneath siding will be taped per manufacturer's specifications to prevent moisture from entering the wall.
- 5) Install in continuous blanket without holes for electrical boxes, light fixtures, or heating ductwork. Caulk all openings in exterior wall construction.
- 6) Install 8-mil poly vapor barrier at warm side of all insulation. Lap joints 18" minimum. Poly taped at wall to ceiling intersection and around partition walls, plumbing, and electrical penetrations. Caulk and staple to bottom plate. Push tight into corners. All holes in electrical boxes and around wires must be caulked.
- 7) Insulate and weather strip attic access panels where ceiling is not exposed.
- 8) No insulation is to be exposed on inside of any duct, furnace, or filter.
- 9) See wall sections.
- 10) Note: ductwork located in ceiling spaces to be inside the insulation envelope.

C. Exterior wall system

- 1) At exterior outdoor room furnish and install wall composed of exposed columns with screened and kicker infill panels.

D. Weather – Stripping and Caulking

- 1) All work shall be done in a workmanlike manner according to the best practice and manufacturer's recommendations.
- 2) All sound walls to be sealed at perimeter and at all penetrations.
- 3) All exterior doors and windows shall be caulked with non-hardening elastic compound.
- 4) All joints between exterior trim and masonry shall be caulked with non-hardening elastic compound. Provide Vulkum sealant at joints of all stone sills and caps. Verify appropriate sealant type.
- 5) Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates.

E. Roof Venting

- 1) Contractor shall provide adequate attic ventilation/roof vents per local governing code. Use continuous ridge vents and continuous soffit vents as shown in drawings. Also, as necessary, use hip vents or tile vents, but check with architect before these are decided upon. Where ceiling structure deck is exposed confirm adequate roof ventilation per code and practice.
- 2) Substitutions may be made, provided they allow equivalent net free areas.

F. Roofing:

1. Cottage P
 - a. Decra Shingle XD (colors TBC.)
 - b. Metro Shingle (colors TBC.)
 - c. Or approved equal by ATAS International, Green American Home, Berridge Manufacturing, Metstar USA Inc. Florida Metal Roofing Products Inc. or Tamko Building Products Inc..
2. Cottage O
 - a. Standing Seam Roof'g by Future Roof w/Kynar 500 finish color as approved.
 - b. Or approved equal per "1.c" above
3. Cottage N
 - a. Decra stone coated steel Villa Tile Capri Clay
 - b. Metro Roman Tile or Mission Red TBC
 - c. Or approved equal per" 1c" above.
4. All roof flashing shall be painted to match the roofing color. Exterior flashing shall be correctly installed at all connection between roofs, walls, chimneys, and projections and penetrations as required by SMACNA.
5. Provide the written warranties establishing conformance to applicable codes.
6. Install all elements using manufacturer's standard details, per manufacturer's instructions.
7. Notify the architect of any discrepancies prior to construction.

G) Gutters, Downspouts, flashing and Rain Barrels (Color to match fascia and soffit):

- Use seamless box gutters and downspouts to match content of Roof.
- 1) 5"x5" .032-.040 aluminum or 24 ga. steel and 4"x4" or 3" dia. downspouts Bt Edo, Architectural Products, Alside or approved equal
 - 2) Exterior flashing shall be correctly installed at all connection between roofs, walls, chimneys, and projections and penetrations as required by SMACNA.
 - 3) Prevent galvanic action by isolation different metals and attaching aluminum to fascia not steel roof.

H) Roof vents

Furnish and install continuous roof ridge vents by manufacturer of roofing material in color to match. See Division 6 wood siding for eave venting.

8000. DOOR AND WINDOWS

- A) All Entrance systems to be *insulated Fiberglass* match windows and exterior patio doors with matching out swinging screen door to be.
 - 1) Therma Tru Steel Insulated
 - 2) Jeld-Wen Steel
 - 3) Pella Encompass fiberglass on steel European 3/4 Entry Door with Light charette
- B) All other exterior windows and patio doors to be:
 - 1) Marvin Integrity Windows and Doors or approved equal. One of the six standard exterior colors as approved by Architect. Hardware to be Satin Nickel.
 - 2) Andersen Composite Fibrex 100 Series
 - 3) Pella Fiberglass Impervia Series
- C) Provide screens on all operable windows, French or patio doors and at screen porch. Unit section to match all exterior windows. Screen material to be fiberglass color charcoal.
- D) All doors are to be supplied per the door schedule in the drawings. Wood species and stain color of exterior doors to match above. Do not drill until hardware is on hand.
 - 1) Interior wood doors to be solid core, painted wood. Prairie or Shaker panel style. Undercut 1/4" and more if used for return air. Verify with HVAC Contractor.
 - 2) Exterior Doors to be insulated see above.
 - 3) Leversets to be Kwikset Tustin Satin Nickel. Bedroom and Bathrooms to receive privacy sets. All other to be passage sets. Exterior "man" doors to be entrance lockset with separate deadbolt; Doors keyed and copies per owner directive.. Door hinges to be Stanley or approved equal to match hardware set finish <http://www.kwikset.com/products/details/door-levers/730tnl-15.aspx> .
 - 4) Doors communicating between garage and internal spaces to be 1hr assemblies TBC.
 - 5) Overhead Garage Door Clopay Canyon Ridge Modern Series Faux Wood Dark Finish. Plank windows across second top panel. TBC. Supply and install power opener with two remote controls and a wall button. 1/2 H.P. AC Chain Drive Opener by Liftmaster (#8065) or approved equal.

8600 SHOWER ENCLOSURE:

See Division 10 Specialties for shower rod and seat.

9000. FINISHES

A. Drywall Plaster

- 1) All corners and angles must be finished plumb, straight, and true; and all surfaces flush. The contractor is to finish all defects if necessary after subcontractors are complete. Contractor to remove from premises all rubbish pertaining to his work and leave the building broom clean. Corner bead on all outside corners.
- 2) "Fire" separation walls and ceilings at garage enclosed interior spaces to have one layer of 5/8" type "X" gypsum board on the garage side and 5/8" Type X on the interior wall.
- 3) Drywall Conditions (At drywall only (no plaster) applications. Semi-concealed spaces apply also to plaster systems where plaster is not used behind brick, etc):
 - a. Level 2 (where water resistant gypsum backing board is used as substrate for tile): At joints, embed tape in compound and wipe with a joint knife leaving a thin coating over the tape and cover fastener heads with one coat of compound.
 - b. Level 4 (most common level, typical for residential dwellings – occupied spaces where wall to receive flat paints, light texture or standard wall coverings): "Three step" where 3 coats of compound are applied to joints and fastener heads. Smooth by sanding or wiping to get an acceptable finish.
 - c. Level 5 (where walls to receive gloss, semi-gloss, enamel or non-textured flat paints): Apply three coats of compound on joints and fastener heads, then apply an additional smooth skim coat of compound over entire wall.
 - d. Note to above levels: Always set joint tape in compound.
- 4) Use only electric heaters and dehumidifiers to dry out home. Furnace is not to be used to dry out home.
- 5) All areas exposed to moisture (ie: bathrooms and kitchen walls at countertops) to have water resistant gypsum bd.
- 6) Use Durock cement board or Wonder Board cement board at bath and shower and all areas of walls that receive tile. Provide blocking for application of grab bars where notes or implied.

B. General Finish Notes:

- 1) Trowel a smooth final finish in locations as scheduled
- 2) Countertops to be bid as follows:
 - Kitchen Laminate Countertops
 - Formica Color/pattern TBC.
 - Nevamar Color/pattern TBC
 - Wilsonart Color/pattern TBC
- 3) Flooring (See plan notes):
 - a) All bathrooms, to have tiled floors except where noted.
 - b) Tile floor including shower to be Crossville Porcelain Stone Mica A900 Series with Cross dot tile in shower enclosure. Floor base to match by Crossville. Wall Tile to be couseed out to match above: Dal Tile Natural Hues Pearl White QH63 or approved equal. Additional acceptable product is Dal-Tile Heathland 9x12 Wall Tile; 3x12 Base Tile; 2x2 Mosaic Floor Tile. Or approved equal.
 - c) Floor transitions to tiled floor not to exceed 1/2" level change per ADA.
 - d) All tile to include a mud-set installation and shall be a medium grade product to be approved by architect and owner. Note detail for shower enclosure transition.



STRUCTURAL ENGINEERS
EXPERTISE INNOVATION EXCELLENCE

MARK	DATE	DESCRIPTION
	25Sep2017	+app-Rev
	24Feb2018	addendum 1-3
	17May2018	For Bidding

PROJECT NO: **2017020**
 MODEL FILE:
 DRAWN BY: **LW, CC, et al**
 CHK'D BY: **LW**
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- e) Thinset for stone and tile: Customs Flexbond or approved equal
 - f) Soft joints in the stone/tile are not necessary when the inti-fracture membrane and the flexible thinset and grout are used. TBC.
 - g) Grout to be Customs Polyblend or approved equal.
 - h) Provide sealers on all the interior dimensional stone floor tiles.
 - l) Determine liners for shower enclosure
- 4) Floor Finish
- a. Pergo-Timbercraft Laminate South Haven Oak.with matching trim base TBC and finishing as determined by owner. See plans and Finishing Specification for locations. All Baths to have tiled floors except where noted otherwise.
 - b. Armstrong Laminate Floor Makore Catalog #L3019 TBC with matching trim base and finishing as determined by owner. See plans and Finishing Specification for locations.
 - c. Or approved equal
- 5) Exterior room/deck slab on grade with broomed finish
- 6.) Carpet: NIC
- C. Painting and Staining
1. All woodwork to be carefully cleaned of finger marks, stains and other defects before the stain and sealer is applied. All rough spots to be sand-papered smooth before filling or finishing. All nails and brad holes to be filled with color putty to match.
 2. Paint HVAC and plumbing metal access panels to match adjacent paint.
 3. Interior cabinets and interior wood work to be factory finished Stain color TBD.
 4. Interior wall and ceiling painting: Paint brand selection is Sherwin Williams or approved equal. Paint selection shall include low, or no VOC latex paint. Provide 1 coat primer and 2 coats paint as needed. The first coat is to be sprayed and back rolled and the second sprayed (with back rolling optional). Paint color to be or to match Oneida White.
 5. Note: It is the intent that Exterior Finishes and Materials are prefinished. Where incidental touch up or particular elements require painting they should match surrounding. Exterior painting: Paint brand is to be Sherwin Williams or approved equal. Paint type and application to be per siding manufacturer's specifications. Paint/stain color TBD. Exterior Stain: Stain brand selection is at the discretion of the general contractor, to be approved by the architect or owner. Apply (2) coats, or as needed for desired effect. Stain color TBD. Wood must be very clean.

10,000. SPECIALITIES

- A. Furnish and Install bathroom accessories:
1. Grab Bars: Bradley (or approved equal) 812 Series-AM
Horizontal Grab bar behind toilet
Horizontal Grab Bar beside toilet
Vertical grab bar beside toilet
 2. Toilet Paper dispenser Bradley (or approved equal) Model 505
 3. Towel Bars: 18" Standard square bar, concealed fastener in satin nickel finish. Provide one near shower and one at vanity or as shown on drawings.
 4. Washroom Shelf Bradley or approved equal SA50
 5. Shower seat: Bradley (or approved equal) 9592
 6. Shower Rod: Bradley (or approved equal) 9538
 7. Mirrored Medicine cabinets: Bradley (or approved equal) 9661
- B. Walk-In-Closet shelving to be white vinyl wrapped wire shelving with integral clothes rod and support system by Closet maid, Clarion or approved equal.
- C. House Number supplied and installed by Contractor. Comply with Oneida Code of Laws, Chapter 605.11-10. Building number should be Arabic numeral form, minimum 3" high contrasting color from background as approved by Architect.
- D. Mailbox supplied and installed by Owner.
- E. Furnish and install recessed dryer vent hose receptacle. DryerBox or Equal.

11,000. EQUIPMENT

- A) Appliances are TBC. See equipment list in Electrical section. Contractor to provide allowances for quality stainless steel Kitchen appliances.
- 1) Range slide in Amana AER5330BA electric
 - 2) Refrigerator : Whirlpool 33" Wide Top Freezer WRT511FZD
 - 3) Kitchen vent hood (ducted to exterior wall): Whirlpool UXT3030ADW.
 - 4) Washer: Samsung Front Load Washer WF42H5000AW
 - 5) Samsung Dryer Front Load DV42H5000EW (ducted to exterior at wall)
 - 5) See Plumbing for kitchen sink and fittings.
 - 6) Bathroom Fan light combination Broan

12,000. FURNISHINGS NIC

13,000. SPECIAL CONSTRUCTION NIC

13.010 PREFABRICATED SAFE ROOM

Scope: Furnish and install prefabricated 4'x6'x6'8" safe room to meet FEMA compliance and provide NSSA certification. Manufacturers to be Armored Closet, Vault Pro, Swisher ESP or approved equal. Safe room must be wheelchair accessible including but not limited to width and threshold. Safe room is free standing and independent of surrounding wall and roof structure. Installation of safe room and its anchoring to thickened slab foundation will require coordination with surrounding shell space and rated separation walls. . Coordination with other trades and services, including electrical will be required.

Ventilation is passive by Manufacturer. Include emergency L.E.D. lighting in unit. No electrical receptacle required.

14,000. CONVEYING SYSTEMS/PASSENGER ELEVATOR (NIC)

15,000. MECHANICAL

A) Plumbing

- 1) Plumbing contractor shall provide all labor and material and perform all plumbing work of every nature whatsoever. All plumbing shall be properly installed according to applicable codes. Hot, cold water, and gas piping connections, shall be made wherever is necessary. All supply piping to be copper with lead free solder. Waste lines to be cast iron between sink, wall, floor and ceiling. Faucets to be lead free with a minimum of plastic components. Water service to be one-inch copper from pressure tank in basement or meter.
- 2) Inside sewer to be stubbed one foot outside of footing and provide proper clean outs. Install hose bibs per plan and per owner's direction. Provide gas to all gas fired appliances. Install hot water heater(s).
- 3.) Plumbing fixtures TBD unless listed below.
 - a) Bath (see below for pan)
 - Shower Moen 3667EP Chrome Multi-Function with near wall mount controls (note: shower controls perpendicular to head for ADA Access)
 - toilet: Kohler Highline White K-5296-0 Confirm handing
 - lavatory: Kohler Brookline K-2202-4 White w/ Kohler July Single Handle K-98146-4-CP
 - Shower Pan.
 - By Redi-Free (Barrier Free shower pan) #3060CBF-PVC with flush tile installation per manufacturer.
 - By Schluter-Kerdi Line Shower pan ST-81-152" with flush tile installation per manufacturer. *Meet size as noted on drawings
 - Or approved Equal.
 - b) Kitchen
 - Kitchen sink: Kohler Toccata K-4015-4-NA
 - Faucet: Kohler Forte Single K-10412-NA
 - fittings: include all necessary fittings. TBC
 - See electrical for appliances

B) HVAC:

- 1) HVAC work to be 'design build' by the heating contractor, based on the following. Final design and bid is subject to approval by the owner and architect. If final mechanical design requires additional mechanical chases, the contractor shall contact the owner and architect for design changes and chase locations PRIOR to the start of construction.
- 2) Heating Contractor shall provide all necessary labor and materials and perform all heating and cooling of every nature whatsoever in the installation of a heating plant of sufficient size to properly heat and cool all parts of the house as specified by approved heat loss calculations. Gas piping, if any to be done by plumber. Electric wiring to be done by electrician. All necessary cutting for ducts are to be done by heating contractor.
- 3) Radiant Heat System: Work to be design build by heating contractor. Other provisions of this Specification Section apply. System shall cover all occupiable rooms of the house excluding the Screen Porch and Garage.
 - (a) Boiler shall have minimum 10 year warranty; min 96% AFUE Efficiency; Min. Energy Star Qualified; Stainless steel heat exchanger.
 - (b) Piping transition through floor to wall shall be through fixed pex organizer (EZ Route or Equal.)
 - (c) Unit N to have five zones with manifold located in Mechanical Room
 - (d) Unit O to have six zones with manifold located in Mechanical Room
 - (e) Unit P to have seven zones with manifold located in Mechanical Room
- 4) All systems shall be properly balanced and adjusted prior to final acceptance. Thermostats shall have programmable time clock feature. Coordinate location with ADA reach range per architect and owner representative.
- 5) Vent all exhaust fans to outside. Plumbing and HVAC vents shall be grouped to limit roof penetrations and be located away from public view, ie: at the rear of the house, and shall be primed and painted to match the roof color.
- 6) All return air registers and heat registers to be a combination of supply air with radiant perimeter heat or as necessary and shall be placed by contractor for maximum efficiency. Supply registers must be adjustable/closable with jiffy dampers.
- 7) All ducts and duct terminations must be kept clean at all times. The supply and return registers must be covered immediately after installation with 6 mil poly and duct tape. They are to remain covered and not used until after final cleaning.
- 8) HVAC ducts located in unheated spaces shall be insulated with R-11, and have continuous vapor barrier on the outside. All joints and connections must be sealed with low toxic, solvent free duct sealer or aluminum foil heating tape.
- 9) There is to be no insulation exposed on inside of any duct, furnace, or filter.
- 10) All ductwork to be galvanized sheet metal. No exposed wood stud, joist, or rafter space to be used for supply or cold air returns.
- 11) All vent fans to have permanently lubricated bearings and be rated for continuous operation. Max. noise level of 1 sone (35 dB) @ < or = 110 dfm @ 3', 1.5 sones (42 dB) @ < or = 190 cfm @ 3', 3 sones (49 dB) @ < or = 340 cfm @ 3'. Each bath to have 1 cfm/sf. Note Ceiling mounted fans and whole building fans
- 12) Fuel: Natural Gas.

- 13) Ductwork shall run within the ceiling to partition. If additional ductwork and soffiting is required, contractor shall submit preliminary duct layout to architect for review and tweaking to get optimum soffit arrangement. Inccorrect work done w/ out architect's input may have to be changed at contractor's expense.
- 14) Air Conditioning system shall use air handler
- 15) Central return is acceptable for return air handling.
- 16) HVAC design shall be documented with plan sheets and associated details as required. Record drawings of installed system are required and shall be submitted as Autocad compatible dwg format files.

16,000. (26.000) ELECTRICAL

- A) Electrical contractor shall provide all necessary labor and materials and perform all the electrical work of every nature whatsoever to be done, including installing hanging light fixtures. Electrical contractor to provide a standard fixture list to the owner/architect prior to installation for review of items chosen. All work to comply with the national electric codes and any applicable state or local codes if it further dictates necessary details. All electrical equipment shall be U.L. approved.
- B) The location of the circuit breaker panel shall be installed in garage.
- C) Avoid large long bundles of wiring.
- D) Add more circuits to the house to keep the amperage low on each circuit.
- E) Electrical circuits must be grounded. Circuits to be grounded to plumbing unless otherwise directed our required by code and or local municipality. Concrete- encased electrode grounding may be used if coordinated with concrete work and inspections.
- F) Use only 100% copper wire and as few plastic components as possible.
- G) Use only ITC listed (air tight can) recessed light fixtures on any ceiling to unconditioned spaces.
- H) Caulk all openings.
- I) Provide smoke detectors in each bedroom, and one per floor, and per local code.
- J) Provide GFI outlets in all kitchens, bath, garage, and exterior locations per code.
- K) This unit is a Type A Accessible unit with location of all switch plates, electrical controls and outlets subject to the ADA reach range to be confirmed in the field by Architect and owner representative.
- L) Provide telephone and cable rough in per plan, and per owner's instructions. Verify all locations with owner in walk-through prior to installation.
- M) Provide doorbell button and alert as selected by owner.
- N) Smooth untextured white covers and switches .
- O) Equipment List. See Section 11.

16.010. (26.000) ELECTRICAL FIXTURES

A Furnish and install light fixtures per Electrical Plan/RCP

1) Fixture list

- a) Recessed can: Lithonia LDN4 1500 lumen or approved equal (WT for wet and exterior locations)
- b.) Ceiling Fan w/light kit can by MinkaAire Contractor Plus LED, Monte Carlo Discus or Hunter Windemere or approved equal
- c) Ceiling mounted can Lithonia LDN4 CYL 1500 lumen or approved equal (WT for wet and exterior locations)
- d) Ceiling or Wall mounted Round:Lithonia Hildon Res LED FM HLDL 14 208 or Arnsberg Apart ARN566516
- e) Ceiling or wall mounted Square:Lithonia FMLS 2 18DTT
- f) Exterior Wall Mount Circle: Kuzco Lighting EW17 KZC539387 10.6"dia
- g) Exterior Wall Mount Square: Arnsberg ARN566660
- h) Smoke Detection: Kidde 10 yr Battery operated Photo Electric Smoke Detector
- i) Carbon Monoxide Detection : Kidde KN-COPP-B-LP Carbon Monoxide detector Battery Powered Nighthawk or approved equal
- j) Exterior Wall Mount Square: Arnsberg ARN566660
- k) Smoke Detection: Kidde 10 yr Battery operated Photo Electric Smoke Detector
- l) Carbon Monoxide Detection : Kidde KN-COPP-B-LP Carbon Monoxide detector Battery Powered Nighthawk or approved equal

END OF SPECIFICATION



STRUCTURAL ENGINEERS
EXPERTISE INNOVATION EXCELLENCE

MARK	DATE	DESCRIPTION
	25Sep2017	App-Rev
	24Feb2018	Addendum 1-3
	17May2018	For Bidding

PROJECT NO: **2017020**
 MODEL FILE:
 DRAWN BY: **LW, CC, et al**
 CHK'D BY: **LW**
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