

MINIMUM GENERAL BUILDING NOTES & SPECIFICATIONS (Unless noted otherwise on drawings)	
<b>GENERAL</b>	
G1.	Floors and walls in bathrooms, kitchen and laundry rooms will have baseboards of coved vinyl or rubber trim baseboard sealed and locked to waterproof the room floors. Kitchen, laundry and main bathroom surfaces will be smooth and cleanable.
G2.	--Not Used--
G3.	Single use towel dispensers shall be located in main bathing room, laundry and kitchen.
G4.	Non-slip surfaces shall be installed in shower and tub. Recessed soap dishes shall be installed in the tub and shower.
G5.	--Not Used--
G6.	--Not Used--
G7.	--Not Used--
G8.	Grab bar height between 33" and 36". Diameter to be 1 ½".
G9.	All required egress windows, including at least one in bedroom, shall have a minimum clear open-able area of 5.7 sq. ft. a minimum height of 24", a minimum width of 20" and a finished sill height of not more than 44".
G10.	Soil bearing capacity as determined at site.
G11.	Contractor to verify all dimensions, details and specifications.
G12.	Contractor to call for all required inspections at appropriate stage of construction.
<b>CONCRETE</b>	
C1.	Minimum depth of footing below finish grade to be per "Frost Depth" for local conditions.
C2.	All footings shall bear 12" into undisturbed earth.
C3.	Footings shall be stepped and continuous at elevation changes.
C4.	All wooden footing forms shall be removed for the foundation inspection.
C5.	Install expansion joints at 12'-0" O.C. both ways at site concrete.
C6.	Foundation walls to be concrete filled and reinforced foam blocks by Ener-Tek or approved equal. 208-869-8151.
C7.	All concrete shall be batched with the following bag mix per cubic yard. Structural—3000 PSI Exterior flat work—4500 PSI
C8.	All concrete shall be air entrained: 3%+/-1% structural and unexposed flatwork 6%+/-1% exposed flat work.
C9.	All rebar shall comply to ASTM A-615 grade A.O. all welded wire fabric shall conform to ASTM A-185 minimum lap 6". Contractor option: fiberglass instead of WWF at slabs.
C10.	All rebar shall be securely tied and held in place with minimum concrete protection cover to all steel as follows: Walls: 2" earth side 1" formed side Footings 3" above earth
C11.	All vertical reinforcement in columns or walls shall be doweled from the footing or structure below with rebar of the same size and spacing required above. Provide 30 bar diameter lap splices 12" minimum.
C12.	No minimum products shall be embedded in concrete. Electrical conduits placed in slabs shall be placed in mid height of slabs and shall have a O.D. less than 1/3 slab thickness.
C13.	--Not Used--
C14.	--Not Used--
C15.	Foundation height shall allow for both of the following minimums: 6" above finish grade 12" + 2% grade above street gutter.
C16.	--Not Used--
C17.	Minimum thickness of concrete floor slabs supported directly on the ground shall be at least 4"
C18.	All plates attached to concrete or masonry foundations and slabs placed on earth or within 6" of exposed earth shall be Foundation redwood or pressure treated wood with sill sealer. Use ½" X 10" anchor bolts at 48" O.C. min, 12" min from ends. See shear walls for additional requirements.
C19.	Beam pockets in concrete or masonry walls shall be sized to allow a minimum ½" air space on top, sides and ends of beam.
C20.	--Not Used--
C21.	--Not Used--
C22.	--Not Used--
C23.	Fill under concrete slab and walks shall be 4" min ¾" gravel or compacted sand.
C24.	Exterior concrete stairs: 12" tread 7" rise.
<b>FRAMING</b>	
F1.	Clearance to exposed earth for all joists or structural floors, unless constructed of redwood or treated wood is 24" minimum (18" for girders)
F2.	Minimum ceiling heights for habitable rooms, except kitchens, shall be 7' 6". Kitchens, bathrooms and halls shall have ceiling heights not less than 7' above the floor.
F3.	All point, beam, and header loads shall be transferred to footings by trimmers, columns, studs, or other framing members adequate in size. Bearing points shall be full width and a length adequate to support the load imposed but in no case less than 1-1/2" on wood and 3" on masonry or concrete.
F4.	7/16" OSB bracing panels shall be at least 48" wide, shall be located at or within 8' of the corner, and spaced so that there is no unbraced wall section exceeding 25' in length. (½" min thickness, 1/8" spacing between panels for expansion)
F5.	All framing lumber shall be clearly marked and of a quality to meet the minimum stress grade.
F6.	Solid 2" blocking (full height) shall be provided at ends or points of support for all wood joists, rafters and roof trusses at bearing points.
F7.	All glue-lam members. Unless otherwise noted on drawings, shall be such combination to allow working stress of 2400 PSI maximum in extreme fiber bending.
F8.	Fire blocking is required in walls at all soffits, dropped ceilings, and coved ceilings, and at the floor and ceiling levels of all shafts and chases. Loose insulation is not acceptable.
F9.	--Not Used--
F10.	Draft stops in attic areas are required every 3000 S.F. with the greatest horizontal dimension not to exceed 60'. Draft stop construction to be ½" gypsum board applied to one side of truss.
F11.	--Not Used--
F12.	--Not Used--
F13.	--Not Used--
F14.	--Not Used--
F15.	--Not Used--
F16.	--Not Used--
F17.	--Not Used--
F18.	--Not Used--
F19.	--Not Used--
F20.	Weather resistive barrier is required for exterior of dwellings. Use #15 felt, Kraft paper or "Tyvek" house wrap, building paper or other approved material applied with horizontally lap of 2" and vertical lap of 5".
F21.	House to garage doors shall be minimum 1 3/8" solid wood or 20 minimum rated metal, shall be self-closing and latching. Install a minimum of two spring hinges.

F22.	Garages shall be separated from houses by materials approved for one hour fire resistive constructions such as 5/8" type X taped sheetrock on both sides of common frame wall. Walls supporting horizontal separations shall be equally protected.
F23.	Crickets are required where chimneys & vertical surfaces intersect sloped roof areas where there is a possibility or creating water, snow or ice damming conditions.
F24.	Step flashings or flashings shall be counterflashed at chimney or wall intersections with roofs.
F25.	All glazing in hazardous locations is required to be of safety glazing material (tempered) Locations: <div><div>1. Glazing in ingress and egress doors except jalousies</div><div>2. Glazing in fixed and sliding panels of sliding door assemblies and panels in swinging doors other than wardrobe doors</div><div>3. Glazing in storm doors</div><div>4. Glazing in all unframed swinging doors</div><div>5. Glazing in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs and showers. Glazing in any portion of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60" above a standing surface and drain inlet.</div><div>6. Glazing in fixed or operable panels adjacent to a door where the nearest exposed edge of the glazing is within a 24" arc of either vertical edge of the door in a closed position and where the bottom exposed edge of the glazing is less than 60" above the walking surface.</div><div>7. Glazing in an individual fixed or operable panel, other than those locations described in items 5 and 6 above, than meets all of the following conditions: <div><div>a.) Exposed area of an individual pane greater than 9 sq. ft.</div><div>b.) Exposed bottom edge less than 18" above the floor</div><div>c.) Exposed top edge greater than 36" above the floor</div><div>d.) One or more walking surfaces within 36" horizontally of the plane of the glazing.</div></div></div></div> <div><div>8. Glazing in railings regardless of height above a walking surface. Included are structural baluster panels and non-structural in fill panels</div><div>9. Glazing in walls and fences used as the barrier for indoor and outdoor swimming pools and spas when the bottom edges is less than 60" above the pool side and the glazing is within 5' of the pool or spa deck area</div><div>10. Glazing in walls enclosing stairway landings or within 5' of then bottom and top of stairways where the bottom and top of stairways where the bottom edge is less than 60" above the walking surface.</div></div>
F26.	--Not Used--
F27.	Finish grading shall slope 2% away from all buildings or provide equivalent drainage protection. Drainage from roofs or landscaping shall not flow over or onto adjacent properties.
F28.	Address numbers are required for all buildings and shall be 3" high and visible from the street fronting the property.
F29.	Wood framing" stud grade or better fir.
F30.	Headers and Beams: #2 or better fir.
F31.	Floor joists: #2 and better fir.
F32.	Ceiling framing: #2 and better fir.
F33.	Roof rafter framing: #1 and better fir.
F34.	--Not Used--
F35.	Fiberglass insulation: Ceiling – 5 ½" R-19 batt underneath roof sheeting and R-19 blow-in on the top of sheetrock ceiling for a total of R-38. Exterior Walls – R-23 net blow-in or equivalent batt. Bedroom walls – R-11 Batt. Foundation insulation – Foam blocks – see C6.
F36.	All insulation material including facings are required to have a flame spread rating of 25 or less and a maximum smoke density of 450 unless it is in a concealed space and the facing is in contact with a wall or ceiling.
F37.	SHEATHING SCHEDULE Floor Sheathing: 1 1/8" sturdi-floor. Wall Sheathing: 7/16" OSB APA rated. Roof Sheathing: 7/16" APA rated 40/20 OSB (HUD Homes use ½" CDX 32/16)
F38.	--Not Used--
F39.	Simpson H2 connector is required at each roof truss
F40.	The truss manufacturer shall verify all dimensions from floor and foundation plans prior to fabrication of roof trusses
<b>PRE-MANUFACTURED TRUSSES</b>	
T1.	Member properties: Chords shall be Douglas Fir #2 or better Webs shall have a min modulus of elasticity of 1,500,00 PSI
T2.	All truss blocking shall be provided by the truss manufacturer
T3.	Truss manufacturer shall verify all dimensions
T4.	Truss profiles shown are schematic. Truss manufacturer shall submit shop drawings for approval. All Trusses shall be designed by a registered professional engineer. A registered professional engineer shall stamp and sign the shop drawings.
T5.	Truss manufacturer shall provide proof of approved third party inspection as required by the UBC.
T6.	Each truss shall be marked with the following information: Manufacturer's Identity Design Load Truss Spacing
<b>NAILING</b>	
THE FOLLOWING IS MINIMUM NAILING, UNLESS NITED OTHERWISE ON DETAIL NAILS TO BE BOX TYPE. STAGGER END JOINTS OF PLYWOOD.	
N1.	Plywood sub-flooring 5/8" thick with 8d nails: 6" O.C. at all supported edges and to all blocking and 10" O.C. all intermediate supports. Nails shall not be less than 3/8" from edge of panel block, unsupported edge only as noted plans. Glue sub-floor to joist with construction adhesive.
N2.	Joists or truss rafters to nailers or wall plate: toe nail with 16d nails (1 each side stagger) and one Simpson strong tie MA35N or equal framing anchor for each structural member.
N3.	Blocking to joists or truss rafters, end of nailing in block. End nail with two 16d nails (or) side toe nail with two 12d nails.
N4.	Sill plate (Foundation redwood or pressure treated): Anchor bolts as specified under "Concrete"
N5.	Wall sheathing : 8d nails: 6" O.C. at all supported edges and to all blocking and 12" along intermediate supports.
N6.	Bracing panel nailing shall be done with minimum 8d nails space at 6" along all edges & 12" along intermediate supports or 16 ga. Staples at 5" & 10". All nailing shall occur over studs, or blocks equal in size to the studding, shall be at least 3/8" from panel edges and be driven flush without fracturing the sheathing surface.
N7.	Roof Sheathing: 8d nails at 6" O.C. edge and 12" O.C. field.

## FINISHES

H1.	Roofing: Concrete tile 235#, 36"X12" with 15# felt underlayment fastened with galvanized nails
H2.	Flashings: 26 ga. Galvanized metal.
H3.	Overhangs: additional layer of 15# felt @ eaves.
H4.	Gutters and downspouts: 26 ga. Located at doors and walls only. Aluminum: gutters: style K Downspouts: 2X3 rectangular.
H5.	Gypsum board: ½" except as noted in fire rated assemblies. Tape and spray texture. Perf-a-tape joint treatment
H6.	Paint: 2 coats semi-gloss latex enamel.
H7.	Interior doors and trim: hollow core flush masonite, except as scheduled or noted otherwise, with 2 ¼" stain grade mold. Finish as scheduled.
H8.	Windows (fixed and sliders): Vinyl king or equal with 1 ¾" sash thickness, grade "A" with aluminum or galvanized head flashing and pine molding at sill finished to match interior doors. Weather stripping shall be friction mohair type. Operable windows to have aluminum screens and meet maximum opening force of 5 pounds. Drywall wrap at head and jamb. Utilize insulated glass.
H9.	Entrance doors: Tri-insul metal 36" width, 1 ¾" thickness with 1 ½" hemlock frame material. Utilize galvanized head flashing and compression weather stripping.
H10.	Cabinets: 3 coats stained and lacquered oak finish with plastic laminate counter tops, edging and backsplash.
H11.	Sheet vinyl: 1/8" thickness with aluminum thresholds and vinyl wall base.
H12.	Door hardware: Hinges: Stanley steel US10B Latch/lock sets: Weiser. Install privacy locks at bath areas. Utilize lever style handles. Door stops: wall mount.
H13.	Manually operated edge or surface-mounted flush bolts and surface bolts are prohibited. When automatic flush bolts are used, the door leaf having the automatic flush bolt shall not have a door knob or surface-mounted hardware. The unlatching of any leaf shall not require more than one operation.
H14.	All means of egress doors shall be readily operable from the side from which egress is to be made without the use of a key or special knowledge or effort.
H15.	Equipment: Range: GE JBD26 – or comparable Dishwasher: BE GSD650W – or comparable Disposal: GE GFC 700 – or comparable Hood: GE JV 330 – or comparable
H16.	Landscape: 4" top soil minimum to property lines.
H17.	Siding: synthetic Stucco and artificial stone moldings selected by the owner.
H18.	Metal soffit: Vee channels @ 8" O.C. Perforate every 3" panel.
H19.	Metal Fascia at entire perimeter of building.
H20.	Install protected towel dispensers in common bathrooms.
H21.	Showers: cultured marble pan and surround 6'0" high minimum. Wrap all walls, or 1-piece molded fiberglass.
H22.	Porch posts and railings to be vinyl covered or metal.
H23.	Cubicle curtain, Track and hardware: General cubicle (215) 723-8931
H24.	Utilize moisture resistant gypsum board at all plumbing walls and at site walls within 2'0" of all plumbing fixtures.

## HOLLOW BLOCK OR MASONRY VENEER

B1.	All masonry shall be reinforced with both horizontal & vertical reinforcement. All block cells or brick cavities with reinforcement shall be grouted full using concrete grout. Cells shall be aligned to preserve unobstructed vertical cavities of 2" or 3" maximum. Use 2000 PSI grout. Grout 4'0" lifts only. Use pea gravel in grout for cells 4"X4" minimum slump: 7" to 10" (avoid separation). Do not use cell reinforcing to rod grout.
B2.	All masonry veneer shall be anchored with 22 ga. X3/4" or No. 9 ga. Wire or "Durawall" type materials shall be added to these ties. No tie shall support more than two square feet of masonry.
B3.	Masonry chimneys constructed on exterior walls shall be secured to the building at each floor and ceiling level with two 3/16"X1" steel straps bolted to the framing. Inspections are required at each floor and ceiling level.
B4.	Minimum hearth extension dimensions for fireplace openings 6 sq. ft. and larger are 20"-front and 12"-sides. For smaller openings: 16"-front and 8"-sides.
B5.	Masonry Veneer: Weeps at head joint every 6'0" O.C. 15# felt moisture barrier at air space at base of wall to direct moisture away from building. Continuous metal flashing at base of wall.

## FIRE SPRINKLING SYSTEM

A complete fire sprinkling system in compliance with NFPA 13R to be provided. In addition to the requirements of this level of protection the attic is to be sprinkled. Working drawings provided by installing contractor to be submitted and approved by governing authorities, including all permit and review fees.

## MECHANICAL

The Contractor shall install a complete heating and cooling system as shown on the plans consisting of a single split systems with gas furnaces and electric condensing units for the common areas and independent PTAC units in each resident room, exhaust fans, ductwork, registers, grilles, diffusers, and accessories required for complete and satisfactory operation.

## DUCTWORK

Low pressure ductwork shall be fabricated from galvanized steel, unless otherwise indicated. Construction requirements and gauges shall be in accordance with the latest edition of SMACNA of Duct and Sheet Metal Construction. All round ductwork to be of a spiral design. Ducts and fittings shall be installed in strict accordance with the latest edition of SMACNA fibrous glass construction standards. Flexible ductwork shall be UL labeled. Insulated duct with vapor barrier jacket attach to duct take-off and ceiling diffuser with stainless steel clamp and sealing mastic. Flexible duct shall be wiremodel type 54 approved equal.

## EQUIPMENT

Equipment shall be provided as scheduled on drawings and installed per manufacturer's recommendations. Substitutions are to be of equal quality to those specified and approved by Engineer prior to bidding. Approved manufacturers include Lennox, Carrier, Trane, Rudd, Day & Night, Payne, Bryant, Aaon, Amana or approved equals..

## AIR DUCTS

REVISIONS	BY

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FOUR HILLS BEEHIVE  
NEW MEXICO

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SPECIFICATIONS I

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