

1. THIS IS A DEFAULT SPECIFICATION. BASE YOUR BID ON THESE NOTES IF NOT NOTED OTHERWISE. DO NOT PROCEED WITH ANYTHING YOU CONSIDER TO BE A CHANGE IN YOUR PRICE WITHOUT WRITTEN AUTHORIZATION FROM THE CONTR. THESE DRAWINGS ARE A "BUILDERS SET" AND INTENDED FOR THE USE OF AN EXPERIENCED AND WELL QUALIFIED CONTR WHO MAY INFER REASONABLE INFORMATION BASED ON EXPERIENCE COMMON IN THE TRADES. QUALITY LEVEL IS INDUSTRY STANDARD. THE OWNER MAY HAVE CHANGES TO THE FINISHES SELECTED BELOW.
1.1 THESE DRAWINGS ARE THE INTELLECTUAL PROPERTY OF THE ARCHITECT. NOT TO BE USED FOR ANY PURPOSE OTHER THAN THIS PROJECT, FOR THIS INTENDED USE.

2. DIMENSIONS ARE TO FACE OF FINISH WALLS. NOMINAL 2X4 PTN = $4\frac{1}{2}$ ". NOMINAL EXT. WALL = 7"
2.1 TYPICAL SPECIFICATIONS FOR STRUCTURAL CONCRETE, STEEL, AND LUMBER FRAMING ARE LOCATED ON THE DRAWING SHEETS CONTAINING THIS INFORMATION.
2.2 BURY ELEC SERVICE CABLES FROM ALLEY TO MAIN PANEL.
2.3 PROVIDE RADON AND ASBESTOS TESTS IN BASEMENT
2.4 PROVIDE INSPECTION FOR MINIMAL SETTLEMENT IN NW CORNER OF THE HOUSE. ALLOW 1000 FOR JACKING.

3. FLOOR FINISH - PROVIDE $\frac{3}{8}$ " UNFINISHED HARDWD ENGR FLOOR OR BETTER OVER 15 LB. FELT. FINISH WITH ONE COAT OF STAIN AND THREE COATS OF VARNISH. INSPECT EXIST FLOORS ON FIRST FLOOR AND FINISH TO MATCH IF POSSIBLE. IF NOT POSSIBLE, PROVIDE ENGR FLOOR OVER EXISTING. REFINISH EXISTING STAIR TO MATCH TO THE GREATEST EXTENT POSSIBLE.

4. DRYWALL FINISH - PROVIDE A SLICK FINISH ON ALL NEW DRYWALL SURFACES UNLESS NOTED OTHERWISE. AFTER INITIAL COMPLETION, SPRAY WALLS WITH PRIMER AND TOUCH UP. ALLOW FOR OWNER TO INSPECT AND TOUCH UP ONE MORE TIME.

5. PAINT - PROVIDE FLAT LATEX FINISH ON ALL NEW DRYWALL AND EXISTING SURFACES. USE ONE COAT OF PRIMER AND ONE COAT OF LATEX. AFTER ALL IS COMPLETE, PROVIDE A FINAL TOUCH-UP COAT AROUND ALL TRIM AND ACCESSORIES. PROVIDE 2 COAT SEMI GLOSS PAINT ON ALL WOODWORK. PROVIDE 3 COAT SEMI-GLOSS LATEX ON ALL NEW DOORS AND 2 COAT SEMI GLOSS ON ALL EXISTING DOORS. TRIM BY BLUE TAPE AND PAINTER'S CAULK METHOD TO OUTLINE ALL WOOD WORK. ALLOW FOR OWNER'S INSPECTION AFTER EACH TOUCH UP. PROVIDE A MAX OF 5 WALL COLORS AND 5 TRIM COLORS THRU OUT THE HOUSE. PROVIDE PAINTERS CAULK AT ALL INTERSECTIONS, CRACKS, AND JOINTS WITH NON-PAINTED MATERIAL AND WOODWORK.

6. CERAMIC & STONE TILE - PROVIDE PORCELAIN CERAMIC FLOOR TILE, AND CERAMIC TILE WALLS IN 3 TYPICAL BATHS. USE STONE TILE IN MASTER BATH FLR & WALLS. IN KITCHEN PROVIDE 18" HIGH STONE BACK SPLASH. IN TYP BATHROOMS, PROVIDE 4X4 OR LARGER DAL COLOR GROUP 2, WALL FIELD TILE FROM THE FLOOR TO 48" UP THE WALL OR AS NOTED. IN TYP SHOWERS, PROVIDE DAL COLOR GROUP 2, 4X4 OR LARGER WALL FIELD TILE FOR THE FLOOR TO 90" UP THE WALL OR AS NOTED. PROVIDE BULLNOSE TILE AT ALL CONNECTIONS WITH NON-TILE SURFACES. ON BATH FLOORS, PROVIDE 12X12 FLOOR TILE. USE $\frac{1}{8}$ " JOINTS BETWEEN TILES. PROVIDE CEMENT BOARD BACKING IN SHOWERS AND GREEN BOARD IN OTHER WET AREAS. IN MASTER BATH, PROVIDE STONE TILE IN LOCATIONS DESCRIBED FOR CERAMIC / PORC. POLISH AND ROUND OVER ALL EXPOSED EDGES. SEAL STONE TILE WITH STONE ENHANCER WHEN COMPLETE. FOR ALL TILE, PROVIDE SILICONE CAULKING AT ALL JOINTS AND BETWEEN TILE AND ALL NON-TILE SURFACES. ON FLOORS, PROVIDE 12X12 FLOOR TILE. USE $\frac{1}{8}$ " JOINTS BETWEEN TILES.

6.1 PROVIDE SLAB GRANITE FOR COUNTERS IN ALL BATHS AND KITCHEN. USE $\frac{1}{2}$ " ROUND BULLNOSE EDGE.

7. DOORS - ALL PAINTED INTERIOR DOORS ARE PINE, COMPOSITE, OR FIR - 5 PANEL PREHUNG DOORS WITH HEMLOCK JAMBS. PROVIDE SQUARE CORNER HINGES, 3 EACH DOOR. SEE PLAN NOTES FOR DOOR SIZES & DETAILS. EXTERIOR DOORS ARE PREHUNG WITH HARDWD JAMBS & HARDWD OR VINYL CLAD WD W/ ALL MANFR PROVIDED WEATHERSTRIPPING AND LOCKING.

8. HARDWARE - ALL HARDWARE SHALL BE SCHLAGE RESIDENTIAL QUALITY WITH TYPICAL BACKSETS AND BORED OPENINGS. THE FINISH SHALL BE OIL RUBBED BRONZE WITH ORBIT KNOBS OR KNOBS TO MATCH EXISTING. IF NOT POSSIBLE TO MATCH EXISTING, REPLACE EXISTING WITH NEW. PROVIDE DOOR STOPS FOR EACH DOOR AND ALL OTHER ACCESSORIES TO INSURE CORRECT FUNCTION. PROVIDE KNOB LOCK AND DEAD BOLT ON EXTERIOR DOORS. PROVIDE PRIVACY LOCK ON ALL SWINGING BATHROOM DOORS AND BEDROOM DOORS. PROVIDE PASSAGE SET FOR ALL OTHER SWINGING DOORS, UNLESS NOTED OTHERWISE. AT CLOSE OUT, ADJUST ALL DOORS TO FIT PROPERLY AND RE-KEY ALL LOCKS TO THE SAME KEYWAY.

9. WINDOWS - SIZE AND DESIGN BASED ON PELLA, WHICH IS THE TYPE OF EXISTING WINDOW IN THE HOUSE NOW. PROVIDE WINDOWS TO MATCH EXISTING OR APPROVED EQUAL. NEW WINDOWS SHALL BE DOUBLE GLAZED WITH HIGH ALTITUDE GLASS, WD W/ VINYL CLADDING, COLOR BY OWNER. SEE PLAN NOTES. ALL SIZES ARE CALLED IN ROUGH OPENING. USE MFR'S NEAREST R.O. SIZE IF CALL OUT DOES NOT MATCH YOUR WINDOW BRAND.

10. CABINETS - PROVIDE NEW CABINETS PER OWNER'S LAYOUT. USE RAISED PANEL $\frac{1}{4}$ " SAWN OAK FINISH WITH CONCEALED SPRING HINGES IF NOT SPECIFIED BY OWNER. PULLS AS SELECTED. TYPICAL BASE CABINETS TO BE 36"+ WIDE WITH 2 DOORS AND 2 DRAWERS. TYPICAL WALL CABINETS TO BE 12" DEEP AND A MAX OF 36" WIDE, 54" HIGH. FINISH TO MATCH WD TRIM AS SELECTED.

11. PAINTED WOOD TRIM - PROVIDE PINE OR COMPOSITE MTL FOR PAINTED TRIM. SELECT TRIM 4" WIDE SIMILAR TO STARKS FB CASING. BASE SHALL BE 54S APROX 7" HIGH AND COMPATIBLE WITH DOOR CASING. ALL DOORS, WINDOWS, AND INTERIOR WALL OPENINGS ARE CASED. WHERE CABINET TYPE CLOSET DOORS ARE SHOWN, PROVIDE PAINT GRADE CABT DOORS TO MATCH THE KITCHEN CABTS TO THE GREATEST EXTENT POSSIBLE WITHOUT CUSTOM FABRICATION.
11.1 PROVIDE CLEAR FINISHED WOOD TRIM IN MASTER BR AND KITCHEN. USE $\frac{1}{4}$ " SAWN OAK MTL TO MATCH CABTS AND SAME PROFILES AS PAINTED TRIM.

12. STAIRS - PROVIDE PREFABRICATED STAIRS. TREADS SHALL BE 1 1/8" SOLID HRDWD. RISERS, SKIRTS, HANDRAILS, NEWELLS, AND PICKETS SHALL ALSO BE HRDWD. PICKETS SHALL BE 1 1/4" SQ W/ FLOWED RAIL 6010 W/ INSERT FILLERS BETWEEN PICKETS. NEWELS, IF ANY, SHALL BE PLAIN PANEL BOX NEWELS WITH MINIMAL ADDED TRIM. BUY THE MATERIAL FROM RW SPECIALTIES OR OTHER APPROVED SOURCE.

13. ROOF - PROVIDE A 25 YEAR TYPICAL ASPHALT SHINGLE WITH A 15 LB FELT UNDERLAYMENT. TO MATCH EX ROOF. PROVIDE ICE & WATER SHIELD IN VALLEYS AND 36" UP FROM ROOF PERIMETER. PROVIDE 4" SHEET METAL GUTTERS AND DOWN SPOUTS AT ALL EDGE LOCATIONS.

14. PLUMBING FIXTURES - PROVIDE KOHLER, AMERICAN STANDARD, OR OTHER APPROVED PLUMBING FIXTURES. PROVIDE DELTA OR OTHER APPROVED FAUCETTS. SELECT PLUMBING FIXTURES BASED ON THOSE SHOWN ON THE DRAWINGS OR EXCLUDE BASED ON FIXTURES PROVIDED BY OWNER.

15. ELECTRICAL - INCLUDE ALL ROUGH IN AND RECESSED CANS BUT WITHOUT TRIM. PROVIDE ALL OUTLET AND SWITCHING DEVICES REQUIRED FOR A PERMIT. LIGHT FIXTURES WILL BE SELECTED BY OWNER AT A LATER DATE. PROVIDE AN ALLOWANCE FOR KEYLESS SOCKETS IF OWNER DOES NOT SELECT FIXTURES IN TIME.