



KONSTANTINOV BELTRAM PARTNERSHIP

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PROJECT NAME:

GABRIEL RESIDENCE ADDITION

PROJECT ADDRESS:

200 N. BRAINTREE DRIVE,
SCHAUMBURG, IL 60194

SHEET TITLE:

TYPICAL PROJECT SPECIFICATIONS

REVISIONS:

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the state of Illinois.

REGISTRATION NO. DATE:

ISSUE FOR PERMIT:

10/22/2007

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SHEET NUMBER: DATE: 10/22/2007

DRAWN BY:

S.1
CHECKED BY:

12.0 HEATING AND VENTILATING

-The heating system shall be designed to operate at 72 degrees F. inside at 3'-0" above the floor, when -20 degrees F. outside with a 20 mph wind. The cooling system shall be designed to operate at 72 degrees F. inside throughout when 94 degrees F. dry bulb, 72 degrees F. wet bulb with indoor relative humidity @ 48%.

-The heating Sub-Contractor shall provide a complete and operating system consisting of but not necessarily limited to: gas fired forced air furnace, fans, ducts, setback thermostats, and air conditioning, etc. The Heating Sub-Contractor shall also provide line drawings, brochure cuts, heat loss/heat gain information, and all other performance data from time to time requested by the Local Building Authorities & in accordance with manual "J" methodologies.

-Dryer exhaust shall be ducted to exterior with suitable cap and backdraft damper and screens.

-Bathroom and powder room exhaust fans shall be 50 cfm min and sized in accordance with ASHRAE guide, ducted directly to the outside by an approved method. All systems shall be mechanically anchored and a vent trap shall be installed. Pipe material shall be metallic or rigid metal flexible duct, pvc, or sheet metal duct.

-Combustion air intakes shall be installed for furnace and water heater in accordance with NFPA 54. D.O. fireplace.

-Class "B" vents to have minimum 1" clearance to all combustibles and be firestopped at all floors and ceilings.

-All supply ducts in attics and un-heated spaces shall be insulated w/3/4" thick fiberglass insulation or approved equal.

13.0 PLUMBING

-The Plumbing Sub-Contractor shall include all necessary labor, materials and equipment required for a complete and operable installation of all water and sewerage systems.

-All systems and equipment shall conform to applicable local, state and national codes. Exterior sewers shall be extra heavy SDR26-ASTM 2241 or approved equal.

-Underground water piping shall be type "K" copper with flared fittings interior suspended waste and vent piping shall be cast iron with galvanized joints; schedule 40 PVC DWV with solvent welded joints, or schedule 40 galvanized piping with cast iron fittings.

-Interior and to the point of stable earth approximately 5' outside of the building line buried waste and vent piping shall be service weight cast iron minimum 4".

-Interior water piping shall be type "L" copper.

-Provide freeze proof hose bibs where indicated on drawings.

-Provide grey box with sill faucets and one standpipe for clothes washer and 2" drain.

-Provide a 12" air chamber at every fixture and a 24" air chamber at top of risers.

-Provide chrome plated fixture supplies and stops for every fixture connection. Provide decorative chrome wall plates at all wall shower heads and toilet wall openings.

-Provide clean-outs in waste and soil for each change or direction greater than 45 degrees and at top of each stack.

-All water pipes to fixtures shall be valved.

-Provide & install remote read water meter as required by the Local Water Department.

14.0 ELECTRICAL

-The Electrical Sub-Contractor shall include all necessary labor, materials, and equipment for the installation of a complete and operable electrical system.

-The Electrical Sub-Contractor shall install all work in accordance with all applicable state, local, and national codes and ordinances.

-The Electrical Sub-Contractor shall provide copper wire throughout. No. 1 AWG minimum low voltage signal system shall be a minimum 2 conductor No. 18 conduit where required by local code.

-The Electrical Sub-Contractor shall provide minimum 200 ampere 120/1-0 volt 1 phase 3 wire service.

-Distribution panel to be 200 ampere MCB with 40 pole spaces minimum. Provide breaks as required & minimum of (4) spaces (open) for expansion.

-The electrical Contractor shall provide one pull chain fixture with cage in all attics above the access panel.

-The Electrical Contractor shall provide disconnecting means as required by code for fixed appliances, and GFI circuits as required by the Local Authorities at the kitchen, and all bathrooms. At every exterior door provide one water proof exterior ground fault duplex outlet.

-Smoke and heat detectors shall be on an approved electrically powered separate circuit, and have battery backup, with warning light and circuit interruption signal.

-Closet light shall be U.L. approved floor surface fixture or other enclosed U.L. approved fixture per Owner.

-All recessed incandescent to be "Juno" or equal and style and ring color to be approved by Owner. U.L. rated for safe application and fire hazard.

-Wall plates, outlet covers, duplex outlets and switches shall be white deco or as selected by Owner. This shall include reostats or touch plates as well as floor outlets.

-Kitchen convenience outlets to be spaced at 24" o.c. @ 42" above the floor, and shall be on a separate 20A circuit w/("T" type) GFT receptacles.

-Ceiling light fixtures and switches within bathrooms shall be GFI protected in all instances, and bear the appropriate designation for the fixtures intended use, i.e. water proof, exterior etc. etc..

-All convenience outlets to be installed @ 15" ABFF & switches @ 48" ABFF.

-Provide arc fault circuit interrupters in all bedrooms.

8.0 MOISTURE CONTROL (cont.)

-All concealed flashing shall be a minimum of 16 gauge.

-Base sill flashing, as well as window and door head flashing at Masonry Veneer areas to be equal to 6 mil. polyethylene vapor barrier, and shall extend up the wall a min. of 20" at the foundation and 12" elsewhere.

-Provide 6 mil. polyethylene vapor barrier lapped a minimum of 6" under slabs at all conditioned space areas, including basements.

-All exterior perimeter caulking shall be water and weather tight. Elastic caulking compound shall be non-sulphuric, acrylic or butyl. Colored to be inconspicuous w/ adjoining materials. Sub-Contractor to warrantee material compatibility and performance for each application.

-Provide aluminum drip caps over doors and windows and where noted on plans. Use 6 mil. polyethylene flashing at all window jambs, heads, and sills, and at all door jambs, heads, and sills.

-Insulation: All materials fs 25 max & sd 450/ASTM E84:

- a. Provide 2"x24" rigid perimeter insulation at all slab edges at conditioned space areas at slab on grade foundations. R-7.
- b. Provide R-13 wall insulation with integral vapor barrier to room side.
- c. Provide R-22+ wall insulation with integral vapor barrier to room side at all volume ceiling areas, unless noted.
- d. Provide R-38+ insulation with integral vapor barrier to room side at all flat ceiling areas.

-Provide aluminum or vinyl vented soffit as shown on drawings, or at wood soffits and eaves provided 4"x16" galvanized metal vents with insect screens at 6'-0" o.c. (min. free area of vent = 1/600 of attic area). Note! Vents shall not be placed less than 15'-0" to any deck and/or patio in any direction, horizontally and vertically.

-Provide primed or pre-finished 144 sq. in. aluminum roof vents with screens and backdraft dampers where shown on drawings, or continuous expanded poly fabric ridge vent where shown on the documents (min. free area of vent = 1/600 of attic area).

- a. Provide exterior building felts:
 - 1. 30# felt at all brick or stone veneers.
 - 2. Tyvek at all siding areas.
 - 3. 15# roofing felt with a min. double starter course-lap and detail per construction standards for particular roofing material.

Tyvek is acceptable for use behind brick masonry as well as all sidings.

9.0 DOORS, WINDOWS, GLAZING

-Exterior doors shall be of the sizes shown on drawings. Brochure cuts shall be submitted to the Owner for approval regarding finish and style, by the Distributor.

-Interior doors shall be of the sizes and types as shown on the drawings. The Sub-Contractor shall obtain Owner approval regarding door finish and style before ordering.

-Windows shall be of the sizes and types as shown clad with pre-finished interior per Owner. Unless noted otherwise, sizes as shown are reflective of Hurd Millwork Company, Inc. 1997. Note! Provide tempered glass as required by local codes, or where glazing is located less than 18" above finished floor in any area, as well as at all Sliding or French Door installations. In all sleeping areas windows shall be required to provide a minimum of 5.7 square feet of egress area with a minimum clear width of egress dimension of 20" and clear height of egress dimension of 24".

-All door and window hardware shall be as specified by Owner. Provide grills where shown on elevations.

-All exterior doors and operable windows to have screens.

-All glazing shall be a minimum of 5/8" thermopane, low E where requested by Owner. *All glazing to meet 2000 IRC REQUIREMENTS.

-Garage doors are H.D. steel insulated overhead sectional as shown. Provide all heavy duty grade support and opening hardware. Provide (1) automatic garage door opener at each door.

10.0 FINISHES

-Install 1/2" U.S.G. base sheet rock system. Provide 1/2" U.S.G. "green board" at all tub and shower recesses and 5/8" type "X" fire rated gypsum board at all areas of the garage common to any conditioned interior space. All installations shall be according to manufacturer's recommendation with final surface smooth and free from waves, pits, and buckles ready for paint or other finish. All panels shall be screwed with 1 1/4" screws glued at ceilings and screwed and glued at the top of all walls. Field areas of walls and partitions may be nailed & glued per U.S.G. recommendations.

-Interior wall, floor, and ceiling finishes shall be painted or as directed by Owner.

-Paint shall be equal to Sherwin-Williams or Owner approved equal, applied in two coats. Base coat may be sprayed, second coats shall be rolled or brushed according to the nature of the work. All colors to be selected by Owner.

-Millwork shall be of type and style selected by Owner. Millwork shall be installed with tight joints and set finishing nails for ready. Ready for paint or stain finish per Owner.

-Vinyl tile, sheet vinyl, ceramic tile, quarry tile, marble, onyx, mexican tile, etc. shall be installed according to the manufacturer's recommendations and the Tile Council of America. Patterns and colors shall be as selected by Owner. Underlayment shall be installed per the manufacturer as needed for each type product. In all cases all underlayment shall be fully adhered, glued and screwed.

-Stains shall be "Olympic" stain or Owner approved equal applied as per manufacturer's recommendations. Colors to be selected by Owner.

-Contractor shall consult with Owner to determine final finish for stained surfaces, i.e. polyurethane semi-gloss, high gloss or natural.

-All countertops to wall, vanity tops to wall connections shall be caulked. D.O. tub/shower basin to platform, wall and floor connections, or tile corners in wet areas shall be non-staining or non-yellowing polysulphide, acrylic or butyl or per installation. Color per location to be approved by Owner.

6.0 STEEL NOT APPLICABLE

-All structural steel shall conform to AISC specifications for A-36 steel and shall be shop coated, primed w/all plates, bolts, nuts & washers. No more than 3/4" of steel shims will be allowed for leveling. Where more than 1/8" steel shim is required any void shall be completely packed with type S grout between the bearing surface and the bottom of the steel beam.

7.0 CARPENTRY

-SPF #2 or better Stress Grade Lumber shall conform to the "National Design Specifications for Stress Grade Lumber and its Fastenings" NIMA latest edition. Material shall have a fiber stress in bending (fb) of 750 p.s.i. (950 p.s.i. repetitive), a module of elasticity of 1,100,000 p.s.i., (fe) perpendicular of 425 p.s.i./parallel of 1,100 p.s.i. and a horizontal shear (FV) of 70 p.s.i. unless otherwise noted on the drawings.

-All frame walls shall be 2x4 wood studs at 16" o.c. unless spacing is noted otherwise, with double 2x4 top plate with staggered splice joints at all bearing walls.

-Sub-flooring shall be 3/4" tongue and groove plywood 32/16 glued and screwed. An acceptable alternate per Owner shall be 5/8" T&G OSB sub-flooring similarly attached. (All plywood APA rated.)

-Roof sheathing shall be 1/2" exterior grade tongue and groove plywood, 32/16 glued and nailed. An acceptable alternate per Owner shall be 1/2" OSB similarly attached, where rafter or truss spacing does not exceed 16" o.c. Where rafter or truss spacing is greater than 16" o.c. and does not exceed 24" o.c. 5/8" OSB w/clips shall be an acceptable sheathing, glued and nailed. (All plywood APA rated.)

-All header material over exterior openings shall be 2-2x12's unless otherwise noted with an (Fb) of 750 p.s.i., interior headers are as noted with an (Fb) of 750 p.s.i.

-All walls to have 2" solid wood fire-stopping and all electrical and plumbing through floors to have spaces sealed off with approved fiberglass or rockwool batt insulation. Sill plates on concrete shall be properly treated and set in sill sealer. Attached to foundation with 1/2" diameter anchor bolts 10" long spaced not over 4'-0" o.c., with a minimum of 2 anchor bolts per piece with nuts and washers. Draft stopping shall be a min. 5/8" F.C. drywall.

-Provide steel strap anchors from top plate to sill plate at all corners, or 1/2" plywood for 4 feet in each direction from each corner for lateral bracing.

-Provide a minimum of 3-2x4's at all corner and beam conditions unless noted otherwise. Provide double studs at each side of all door and window openings. At exterior corner conditions the carpentry Sub-Contractor shall be responsible to fill all voids with batt insulation.

-All headers, header joists, LVLs or Micro-Lam beams, shall be securely nailed & glued together. As manufactured by Truss Joist Macmillian. - Naperville IL.

-All flitch plate headers shall be as noted with 1/2" diameter bolts staggered at 18" o.c. at quarter points top and bottom of sides.

-Use galvanized metal connectors for connecting joists to headers ("Teco" or equal), at flush support conditions or where noted. All clips shall be securely set with all holes nailed firm.

-Soffits shall be 3/8" exterior fir plywood, (20/0) cedar faced plywood, vinyl perforated, or aluminum per Owner or as described on the Drawings.

-Kitchen and vanity cabinets shall be designed in accordance with the layout shown on the drawings. Shop drawings shall be submitted to the Owner by the Cabinet Sub-contractor for approval of materials, colors, style, coordination with other trades, and installation.

-Typical closets shall include one 1-1/2" diameter wood pole and 1" particle shelves as shown. Shelves and poles over 4' in length shall have intermediate bearing. Wire shelving may be acceptable alternate, per Owner.

-Built-in shelves, dressers and cabinets shall be done by millwork carpenter according to Owner's requirements.

-All trim boards, fascias, soffits, etc. material to be as indicated on the drawings. All stained material shall be RS cedar, paint grade material shall be Fir S4S. Note all cut ends shall be restrained or painted as conditions require. With Cedar Sidings use 5/4 trim.

-The manufacturer of wood trusses or T.J.I.'s shall submit shop drawings to the Architect and Village for approval that will include truss layouts, showing all structural framing members with dimensions, sizes, locations, details, configurations, stresses in members, grade of lumber, type of fastening and bearing and span allowances, as well as allowable penetration size and cut points. Item shall be submitted sealed and signed by a licensed structural engineer in Illinois, prior to construction.

-Provide double joists under all partitions parallel to joists and provide solid blocking under all partitions perpendicular to joists.

-Provide 1"x4" cross bridging at 7'-0" o.c. maximum. Provide solid blocking at all ceramic or quarry areas.

-Provide double trimmers minimum at each side of all openings.

-Provide double joists at all tubs, showers, refrigerators and washer/dryer locations.

-Blocking shall be provided at 4'-0" o.c. where ductwork or plumbing occurs.

-Provide 1/2" plywood sheathing at all brick or stone veneer walls. Wall sheathing shall be 1/2" thermal insulated sheathing elsewhere.

-Provide hurricane anchor clips at each rafter to plate connection and each rafter to beam connection. ("Teco" or equal) where overhangs or eaves are 24" or greater.

-All nailing shall be in accordance with all applicable local codes.

8.0 MOISTURE CONTROL

-All roofing shall be 300# Architectural profile fiberglass shingles w/self seal tabs and factory mutual class "A" rating for fire brand.

-At all eaves, overhangs, valleys & ridges for a distance of 36" in all directions contractor shall install "Grace" ICE & WATERSHIELD to extend a minimum of 24" to inside of exterior walls and up 18" each side of all valleys

LUMBER SPECIFICATIONS			
Lumber Design Criteria	Floor	Roof	Cathedral
	40# LL 10# DL All areas	30# LL 10# DL	30# LL 10# DL
	40# LL 10# DL @ sleeping	30# LL 10# DL	30# LL 10# DL
	60# PLF or actual load	10# LL 5# DL	10# LL 5# DL
	100# LL 10# DL	100# LL 10# DL	100# LL 10# DL

Floor joists, ceiling joists, headers and rafters H grade base values (w/o multipliers)
Grade #2 species SPF domestic w/base Fb = 750 p.s.i. E 1.1x10
Specify beam products used - ASTM A-36 steel shop coated & wood micro-lams by Truss Joist Macmillian
Fb = 22,000 p.s.i. E=29 x 10 Fv = 26,000 p.s.i. E=1.8 x 10 size per plan

Roof truss drawings sealed by IL engineer shall be provided prior to construction.
Deck material SPF #2 SPF Wisconsin wet service factored.

LIMITATION OF WARRANTY OF ARCHITECTS WORK PRODUCT

The Architect and his consultants do not warrant or guarantee the accuracy and completeness of the work product therein beyond a reasonable diligence. If any mistakes, omissions, or discrepancies are found to exist within the work product, the Architect shall be promptly notified so that he may have the opportunity to take whatever steps necessary to resolve them. Failure to promptly notify the Architect of such conditions shall absolve the Architect from any responsibility for the consequence of such failure. Actions taken without the knowledge and consent of the Architect, or in contradiction to the Architect's work product or recommendations, shall become the responsibility not of the Architect but of the parties responsible for taking such action.