



**GENERAL REQUIREMENTS**

THIS BUILDING IS BEING CONSTRUCTED AS A HEALTHY FACILITY. THE PRODUCTS HEREIN ARE INTENDED TO BE AS FREE OF HARMFUL CHEMICALS AS ARE PRESENTLY AVAILABLE AND REASONABLY ATTAINABLE. IN USING THESE PRODUCTS, WE ARE SAFEGUARDING TO THE BEST OF OUR ABILITY, THE HEALTH OF FUTURE INFANTS, AS WELL AS THE WORKERS INVOLVED IN THIS CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL SPECIFIED MATERIALS OR APPROVED SUBSTITUTES AND FOR PERFORMING ALL SPECIAL PROJECT PROCEDURES WITHIN THE CONTRACT TIME, AS STATED WITHIN THE CONSTRUCTION CONTRACT. SUBSTITUTIONS MADE WITHOUT PRIOR WRITTEN APPROVAL MAY BE REJECTED, AT WHICH TIME THE COST OF REPLACEMENT OF SUCH MATERIAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO PENALTY OF TIME TO THE PROJECT.

**CONTRACT DOCUMENTS**

THESE CONSIST OF THE DRAWINGS, SPECIFICATIONS, ADDENDA AND OTHER DOCUMENTS LISTED IN THE CONTRACT BETWEEN OWNER AND CONTRACTOR. THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

APPLIANCES, EQUIPMENT AND SYSTEMS SHALL BE CONNECTED AND IN PERFECT OPERATING CONDITION AT THE TIME OF COMPLETION.

IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, SUBCONTRACTORS AND MATERIAL SUPPLIERS TO CAREFULLY EXAMINE EACH PAGE OF THE DRAWINGS AND SPECIFICATIONS. COMPLETE DOCUMENTS SHALL BE USED IN PREPARING BIDS. CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IF THE DRAWINGS AND SPECIFICATIONS ARE OBSERVED TO BE AT VARIANCE.

THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, TRANSPORTATION AND OTHER SERVICES NECESSARY FOR PROPER COMPLETION OF THE WORK. CONTRACTOR WARRANTS TO THE OWNER THAT THE WORK WILL BE OF GOOD QUALITY AND NEW WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. WORK SUBSTITUTIONS NOT PROMPTLY APPROVED AND AUTHORIZED, MAY BE CONSIDERED DEFECTIVE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL PERFORMANCE OF THE SUBCONTRACTORS AND TRADES PEOPLE, AND FOR ANY NECESSARY TRAINING, SPECIFICALLY WITH REGARDS TO THE SPECIAL PROJECT PROCEDURES AND MATERIALS AS OUTLINED IN THESE SPECIFICATIONS.

- WORK SHALL CONFORM TO THE CURRENT IBC AND ALL OTHER GOVERNING CODES AND WILL BE PERFORMED IN A PROFESSIONAL MANNER.
- WORK OF EACH TRADE SHALL MEET OR EXCEED NATIONAL STANDARDS PUBLISHED BY THE TRADE EXCEPT WHERE THE CONTRACT DOCUMENTS ARE MORE STRINGENT. IN SUCH CASES, WORK SHALL MEET OR EXCEED THESE STANDARDS ESTABLISHED BY THE CONTRACT DOCUMENTS.
- THE CONTRACTOR OR SUBCONTRACTORS SHALL INSPECT AND VERIFY CONDITIONS AND DIMENSIONS. WHEN ADDITIONAL INFORMATION IS NEEDED TO PROVIDE COMPLETE AND ACCURATE COORDINATION, THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CLARIFICATION BY THE OWNER OR ARCHITECT.
- CONTRACTOR OR SUBCONTRACTORS SHALL OBTAIN CLARIFICATION BEFORE PROCEEDING WITH ANY WORK IN QUESTION. CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS TO CORRECT WORK NOT CLARIFIED.

THE FOLLOWING SPECIAL PROJECT PROCEDURES MUST BE OBEYED AT ALL TIMES

- SMOKING IS PROHIBITED WITHIN OR NEAR ANY STRUCTURE ON THE JOB SITE
- THE USE OF GAS GENERATED MACHINERY AND GAS OR KEROSENE HEATED HEATERS IS PROHIBITED WITHIN OR NEAR THE BUILDING
- NO INSECTICIDES, HERBICIDES OR CHEMICALS OTHER THAN THOSE SPECIFIED MAY BE USED ON THE JOB SITE WITHOUT PRIOR APPROVAL BY THE ARCHITECT OR OWNER
- ALL MATERIALS ARE TO BE PROTECTED FROM CONTAMINATION AND MOISTURE DAMAGE DURING STORAGE AND AT THE INSTALLATION.
- ALL DEBRIS SHALL BE REMOVED FROM UNDER AND AROUND THE BUILDING PREMISES AND PROPERLY DISPOSED OF ON A REGULAR BASIS SO THAT PILES OF DEBRIS DO NOT ACCUMULATE ON THE GROUND AROUND IT.
- THE CONTRACTOR SHALL MAINTAIN A QUALITY CONTROL PROGRAM THAT ENSURES FULL PROTECTION OF WORK AGAINST EXPOSURE TO PROHIBITED MATERIALS AND PRACTICES.
- EXCEPT AS OTHERWISE APPROVED BY THE ARCHITECT, THE CONTRACTOR SHALL DETERMINE AND COMPLY WITH THE MANUFACTURER'S RECOMMENDATIONS ON PRODUCT HANDLING, STORAGE, INSTALLATION AND PROTECTION.
- THE CONTRACTOR SHALL VERIFY THAT PRIOR TO INSTALLATION, ALL MATERIALS ARE UNCONTAMINATED, UNCONTAMINATED, AND FREE OF ACQUIRED ODORS. ANY PRODUCTS FOUND TO BE DEFECTIVE SHALL NOT BE USED UNLESS APPROVED BY THE ARCHITECT.
- THE USE OF COMPOSITE WOOD PRODUCTS CONTAINING UREA FORMALDEHYDE BINDERS IS PROHIBITED.
- THE USE OF SUBSTANCES LISTED BELOW IS PROHIBITED:
  - HERBICIDES, FUNGICIDES, INSECTICIDES, AND OTHER PESTICIDES, EXCEPT AS SPECIFIED.
  - COMPOSITE WOOD PRODUCTS CONTAINING UREA FORMALDEHYDE BINDERS
  - COMMERCIAL CLEANING PRODUCTS OTHER THAN THOSE SPECIFIED
  - ADHESIVES, PAINTS, STAINERS, STAINS, AND OTHER FINISHES EXCEPT AS SPECIFIED
  - ANY BUILDING MATERIALS CONTAMINATED BY MOLD OR MILDW
  - ANY BUILDING MATERIALS OR COMPONENTS THAT HAVE BEEN CONTAMINATED WHILE IN STORAGE OR DURING SHIPMENT.

**PRODUCT SUBSTITUTION**

- NO PRODUCTS MAY BE SUBSTITUTED FOR THE SPECIFIED PRODUCT UNLESS AGREED UPON IN WRITING BY THE ARCHITECT.
- SUBSTITUTION RECOMMENDATIONS SHALL BE MADE IN A TIMELY MANNER AS TO NOT INTERFERE WITH THE PROJECT SCHEDULE, AND ALLOW THE ARCHITECT DUE TIME FOR CONSIDERATION.
- SUBSTITUTIONS MADE WITHOUT PRIOR WRITTEN APPROVAL MAY BE REJECTED, AT WHICH TIME THE COST OF REPLACEMENT OF SUCH MATERIAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH NO PENALTY OF TIME TO THE PROJECT.
- AN MSDS AND PRODUCT LITERATURE MUST BE PROVIDED ON ANY SUBSTITUTION IN ORDER FOR IT TO BE CONSIDERED.
- SUBMIT A PHYSICAL SAMPLE TO THE ARCHITECT WHENEVER POSSIBLE.

THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, AND COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY SHALL BE THE OWNER'S/CONTRACTOR'S RESPONSIBILITY

ALL INTERIOR AND EXTERIOR DIMENSIONS ARE FROM FACE OF CONCRETE, OR FACE OF STUD, UNLESS OTHERWISE NOTED ON THE DRAWINGS. OWNER/CONTRACTOR SHALL VERIFY ALL PLAN DIMENSIONS PRIOR TO CONSTRUCTION.

SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PROPER STORAGE OF MATERIALS, TOOLS, AND EQUIPMENT. MATERIALS SHALL BE PROTECTED FROM THE WEATHER AND SHALL BE STORED OFF THE GROUND FOR PROTECTION AGAINST STANDING WATER OR SNOW AS NECESSARY.

ALL BUILDING MATERIALS SHALL BE OF GOOD QUALITY, GRADE, FINISH AND COLOR SPECIFIED.

SUBCONTRACTORS SHALL VERIFY LOCATION OF ALL GAS, ELECTRIC, SEWER, AND WATER LINES BEFORE TRENCHING OR EXCAVATING. ALL UTILITIES SHALL BE RUN UNDERGROUND.

THE CONTRACTOR SHALL PROVIDE LIABILITY, PROPERTY DAMAGE, AND WORKMAN'S COMPENSATION INSURANCE IN FULL UNTIL COMPLETION OF THE WORK. EVIDENCE OF INSURANCE SHALL BE FURNISHED TO THE OWNER BY THE INSURANCE COMPANY UPON REQUEST.

MANUFACTURER'S WARRANTIES APPLYING TO ALL MATERIALS AND EQUIPMENT INCORPORATED IN THE BUILDING TO BE FORWARDED TO THE OWNER.

**SITE VISITS**

THE CONTRACTOR AND SUB CONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH LOCAL CONDITIONS PRIOR TO BIDDING.

**SUPERVISION**

CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING HIS/BEST SKILL AND ATTENTION. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL PORTIONS OF THE WORK.

**INDEMNITY**

THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS OWNER, ARCHITECT, ARCHITECT'S CONSULTANTS, AND AGENT'S AND EMPLOYEES OF ANY OF THEM FROM AND AGAINST CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM PERFORMANCE OF THE WORK.

**PROTECTION OF WORK**

WORK SHALL INCLUDE PROVIDING ALL FORMS OF PROTECTION AS NECESSARY TO PRESERVE THE WORK OF OTHER TRADES FREE FROM DAMAGE. ALL TRADES SHALL PROTECT THEIR OWN WORK TO PREVENT DAMAGE BY OTHERS DURING COURSE OF CONSTRUCTION. FINISH SURFACES SHALL BE PROPERLY PROTECTED AT TIME OF INSTALLATION.

**BUILDING LAYOUT AND ORIENTATION**

FINAL ORIENTATION AND POSITIONING OF THE BUILDING ON THE SITE AND ESTABLISHMENT OF FLOOR LEVEL BENCHMARK, SHALL BE REVIEWED BY THE ARCHITECT.

**MEASUREMENTS**

BEFORE ORDERING ANY MATERIAL OR STARTING ANY WORK, WHICH MAY BE AFFECTED BY ADJACENT WORK OF OTHERS, CONTRACTOR SHALL VERIFY MEASUREMENTS AT BUILDING AND BE RESPONSIBLE FOR CORRECTNESS OF THESE MEASUREMENTS.

DRAWINGS SHALL NOT BE SCALED, NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS, WINDOWS, CABINETS, AND ALL SHOP BUILT ITEMS SHALL BE FIELD MEASURED PRIOR TO FABRICATION AND INSTALLATION. FINAL LOCATIONS OF SWITCHES, FIXTURES, GRILLES, COVERS, ETC. SHALL BE DETERMINED ON JOB. VERIFY EXACT LOCATIONS WITH ARCHITECT BEFORE ROUGH IN.

**WORKMANSHIP**

WORKMANSHIP SHALL CONFORM TO BEST STANDARDS AND HIGHEST QUALITY OF TRADES AND SHALL INCLUDE ALL ITEMS OF FABRICATION, CONSTRUCTION AND INSTALLATION, WHEN COMPLETED, ALL PARTS SHALL BE DURABLY AND SUBSTANTIALLY BUILT AND SHALL PRESENT A NEAT WORKMAN LIKE APPEARANCE.

INSTALL EQUIPMENT AND MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S CURRENT PUBLISHED INSTRUCTIONS AND RECOMMENDATIONS.

**SUBSTITUTIONS**

SPECIFIED MATERIALS ESTABLISH A STANDARD OF QUALITY. REQUESTS MAY BE MADE FOR SUBSTITUTIONS IN WRITING TO THE ARCHITECT. A SUBCONTRACTOR OFFERING A SUBSTITUTION SHALL ACCEPT RESPONSIBILITY FOR SUCCESSFUL INCORPORATION INTO PROJECT. ITS COSTS AND EFFECT ON RELATED TRADES, AND ANY INCURRED DELAYS OR DAMAGES, APPROVAL FOR SUBSTITUTIONS MUST BE OBTAINED FROM ARCHITECT IN WRITING OR THEY WILL NOT BE ALLOWED.

**CLEANING**

REMOVE AND DISPOSE OF WASTE MATERIALS IN COMPLIANCE WITH FEDERAL AND LOCAL ORDINANCES AT ALL TIMES BUILDING SITES SHALL BE KEPT IN NEAT ORDERLY APPEARANCE. REMOVE EXCESS MATERIAL AND RUBBISH AS REQUIRED. REFER TO WASTE MANAGEMENT SECTION FOR MATERIAL HANDLING NOTES.

BUILDING INTERIOR SHALL BE ROOM SWEEP PRIOR TO PAINTING. PROFESSIONAL CLEANERS SHALL ACCOMPLISH FINAL CLEANING.

**LICENSING**

CONTRACTORS SHALL COMPLY WITH STATE, COUNTY AND CITY CONTRACTOR'S LICENSE LAW, AND BE DULY REGISTERED, LICENSED AND BONDED TIEBENDER. CONTRACTORS SHALL COMPLY WITH THE PROVISIONS OF REGULATIONS APPLICABLE TO THE WORK.

**INSURANCE**

BUILDER'S RISK INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR DURING THE COURSE OF CONSTRUCTION UNTIL FINAL ACCEPTANCE BY THE OWNER.

CONTRACTOR SHALL INSTITUTE AND MAINTAIN SAFETY PROGRAMS FOR THE DURATION OF THE JOB, WHICH CONFORM TO THE REQUIREMENTS OF THE NATIONAL CONSTRUCTION SAFETY ACT AND APPLICABLE STATE SAFETY REGULATIONS. CONTRACTOR SHALL INDEMNIFY OWNER AND ARCHITECT AND HOLD THEM HARMLESS FROM ALL CLAIMS, DAMAGE, LOSS, COSTS OR EXPENSE THAT MAY BE SUFFERED BY OR ASSERTED ON ACCOUNT OF INJURY TO OR DEATH OF ANY PERSON OR PERSONS AND LOSS OF OR DAMAGE TO PROPERTY WHICH MAY RESULT DIRECTLY OR INDIRECTLY FROM ANY ACT OR OMISSION OF CONTRACTOR OR SUBCONTRACTOR.

**GENERAL NOTES AND DISCLAIMERS:**

- CODES GOVERN DRAWINGS.
- DIMENSIONS GOVERN SCALE.
- VERIFY ALL MECHANICAL REQUIREMENTS BEFORE FRAMING.
- VERIFY TOPOGRAPHIC AND SUBSURFACE CONDITIONS, AND ADAPT FOUNDATION PLANS ACCORDINGLY.

**2 SITE WORK**

**EXCAVATION AND GRADING**

**GRADING/EARTHWORK**

- BALANCE CUT AND FILL FOR SLABS ON GRADE AND DRIVEWAY TO REDUCE EXPORT FROM SITE
- PROVIDE NECESSARY PRECAUTIONS TO PREVENT SOIL EROSION.
- OBTAIN TOPSOIL FROM LOCAL SOURCES. NO TOPSOIL SHALL BE OBTAINED FROM BOGS OR MARSHES.
- THE OWNER AND ARCHITECT SHALL APPROVE THE SITE LAYOUT PRIOR TO DIGGING THE FOOTINGS.
- TOPSOIL AND LARGE BOULDERS SHALL BE STOCKPILED FOR FUTURE USE BY THE OWNER.
- ALL TREES DESIGNATED FOR REMOVAL FROM THE BUILDING SITE ARE TO BE MARKED FOR REVIEW BY THE OWNER OR ARCHITECT.
- TREE STUMPS AND ALL DEAD FOLIAGE SHOULD BE FULLY REMOVED FROM AROUND AND UNDER THE BUILDING SITE AND DISPOSED OF OFF-SITE SO THAT THEY DO NOT ATTRACT TERMITES AND OTHER PESTS.
- THE OWNER AND ARCHITECT SHALL DETERMINE WHICH TREES ARE TO BE TRANSPLANTED OR MAINTAINED DURING CONSTRUCTION.
- THE CONSTRUCTION AREA AND ACCESS TO THE CONSTRUCTION AREA SHALL BE AS SMALL AS REASONABLE TO FACILITATE CONSTRUCTION OF THE HOME. THIS AREA IS TO BE CLEARLY DEMARCATED AND ROPED OFF TO PREVENT ANY DESTRUCTION OF NATURAL TERRAIN OUTSIDE BY CONSTRUCTION VEHICLES.
- WATER SHALL HAVE POSITIVE DRAINAGE AWAY FROM THE BUILDING AT ALL POINTS ALONG ITS PERIMETER. GROUND SHALL SLOPE AWAY AT A MINIMUM OF 3% AND SOIL USED TO GRADE AROUND THE BUILDING SHALL BE OF IMPERVIOUS NATURE WITH HIGH CLAY CONTENT.
- ALL CANALES, SCUPPERS, AND DOWNSPOUTS SHALL HAVE SPLASH BLOCKS AND ADEQUATE DRAINAGE PATH AWAY FROM THE BUILDING.
- USE A BARRIER CLOTH UNDER EXTERIOR WALKWAYS TO PREVENT WEED OVERGROWTH.

PROTECT EXISTING TREES AND VEGETATION, WHICH ARE TO REMAIN, REPAIR OR REPLACE ANY DAMAGED VEGETATION OR TERRAIN THAT IS INDICATED TO BE PROTECTED OR IS MORE THAN EIGHT FEET FROM THE EDGE OF ANY SPECIFIED CONSTRUCTION.

FOOTINGS SHALL BEAR ON FIRM UNDISTURBED SOIL.

COMPACT UNDER SLAB AREAS TO MINIMUM 95% DENSITY. BACKFILL AREAS NOT UNDER SLABS OR TO FOUNDATIONS TO MINIMUM PERCENT AS NOTED. ALL AREAS WHICH ARE DIRECTLY UNDER CONCRETE SLABS ON GRADE SHALL BE A MINIMUM FOUR INCHES OF COMPACTED ABC.

BACKFILL EXCAVATIONS AS PROMPTLY AS WORK PERMITS WITH SUBSOIL GRADED FREE OF LUMPS LARGER THAN 6". ROCKS LARGER THAN 3" AND DEBRIS. BACKFILL AROUND BUILDING AND UP TO EDGE OF WALKS TO DRAIN WATER AWAY FROM BUILDING. LEAVE FINAL GRADED AREAS RAKED SMOOTH.

**SITE WORK**

- LANDSCAPING IS NOT INCLUDED IN THIS DOCUMENT. LANDSCAPING, LANDSCAPE ACCESSORIES, AND SITE FURNISHINGS WILL BE UNDER SEPARATE CONTRACT BETWEEN OWNER AND LANDSCAPE CONTRACTOR.
- EXCEPTION: SOIL AND SITE IMPROVEMENTS REQUIRED FOR BUILDING CONSTRUCTION TO BE INCLUDED IN THIS CONTRACT.
- BACK FILLING MATERIAL TO BE FREE OF DEBRIS, ORGANIC MATERIAL AND SILT. BACK FILL TO BE GOOD QUALITY WELL DRAINING SAND OR GRAVEL FOR A MINIMUM 1.5 FEET BACK FROM FACE OF WALL.
- PRIOR TO BACKFILLING, WALLS SHALL BE LATERALLY BRACED BY THE FLOOR FRAMING AT THE TOP AND THE BASEMENT SLAB AT THE BOTTOM OR OTHER ADEQUATE TEMPORARY BRACING WHERE APPLICABLE.
- BASE FILL FOR CONCRETE SLABS AND WALK TO BE GRADED SAND, FREE OF ORGANIC MATTER, PROVIDE A MINIMUM OF 4" CLEAN GRANULAR FILL UNDER THE SLAB.
- CONTRACTOR SHALL PROVIDE FOR JOBSITE CLEANUP, SORT AND RECYCLE JOB SITE DEBRIS TO THE FULLEST EXTENT POSSIBLE INCLUDING: CONCRETE, STEEL, WOOD, AND GYPSUM PLASTER. CLEAN AND REMOVE CONSTRUCTION DEBRIS FROM THE SITE ON A DAILY BASIS. UPON JOB COMPLETION, THE CONTRACTOR IS TO SWEEP THE SITE OF NAILS AND ALL OTHER CONSTRUCTION DEBRIS.
- RADON CONTROL SYSTEM: A 4" LAYER OF AGGREGATE IS PLACE UNDER THE BUILDING ENVELOPE. A 4" DIAMETER PERFORATED PIPE IS LAID ON THE AGGREGATE THROUGH THE CENTER OF THE STRUCTURE. THE PIPE IS CONNECTED TO AN UN-PERFORATED RUBBER TUBE THAT VENTS TO THE OUTSIDE. SEAL ALL SLAB PENETRATIONS AND PIPE SEAMS COMPLETELY.

**FOUNDATION WATER MANAGEMENT**

A DRAINAGE SYSTEM SHALL BE INSTALLED AROUND THE PERIMETER OF THE FOUNDATION FOOTING. THE DRAINAGE SYSTEM SHALL CONSIST OF THE FOLLOWING ITEMS:

- POSITIVE DRAINAGE AWAY FROM THE BUILDING ALONG THE ENTIRE PERIMETER, WITH A SLOPE OF NO LESS THAN 5% AND A TOP LAYER OF IMPERVIOUS SOILS.
- DAMP PROOFING OF ALL EXTERIOR WALL SURFACES THAT ARE BELOW GRADE OR IN CONTACT WITH SOIL. DAMP PROOFING SHALL BE CAREFULLY APPLIED ACCORDING TO MANUFACTURER'S DIRECTIONS TO COVER ALL BELOW GRADE SURFACES TO FORM A WATER TIGHT BARRIER. CARE SHALL BE TAKEN DURING BACKFILLING AND OTHER CONSTRUCTION TO PREVENT DAMAGE TO THE DAMP PROOFED SURFACE.
- A FREE DRAINING BACKFILL OF 3/4" MINIMUM CRUSHED STONE OR GRAVEL THAT IS FREE OF SMALLER PARTICLES SHALL BE USED TO LINE AND FILL THE EXCAVATION FOR ALL BELOW GRADE WALLS.
- AN ENGINEERED DRAINAGE SYSTEM MAY BE SUBSTITUTED FOR A FREE DRAINING BACKFILL.
- A FRENCH DRAIN SHALL BE INSTALLED SO THAT ALL PERFORATED PIPES ARE LOCATED BELOW THE LEVEL OF THE BOTTOM SURFACE OF THE FOOTING. FRENCH DRAIN PERFORATED PIPES SHALL BE INSTALLED WITH THE HOLES DOWN TO ALLOW WATER TO RISE INTO THE PIPE.
- THE PERFORATED PIPE SHALL BE SURROUNDED AND SET IN A MINIMUM OF 2" DEPTH BED CONSISTING OF 3/4" MIN. CRUSHED STONE FREE OF SMALLER PARTICLES.
- THE PERFORATED PIPE AND CRUSHED STONE SHALL BE SURROUNDED BY A FILTER MEMBRANE TO PREVENT ADJACENT SOIL FROM WASHING INTO AND CLOGGING THE FRENCH DRAIN SYSTEM.
- FRENCH DRAINS SHALL BE SLOPED DOWNWARD A MINIMUM OF 1/4" PER FOOT OF RUN AND CONNECTED TO DAYLIGHT.

**LANDSCAPE**

- PLANTINGS SHALL BE COMPATIBLE WITH NATIVE PLANT COMMUNITIES.
- WOOD PRODUCTS TREATED WITH ARSENIC OR CHROMIUM ARE PROHIBITED.
- THE SOURCE OF FERTILIZER IS RESTRICTED TO ORGANIC MATTER.
- LIMIT IRRIGATION TO IMMEDIATE "PLANNED" AREAS NEAR THE BUILDING.
- UTILIZE LANDSCAPE FEATURES TO BOTH DIRECT AND CONTAIN VIEWS.
- USE MULCH OBTAINED FROM CHEMICALLY FREE SRI REDDED HARDWOOD, OBTAINED FROM A SUSTAINABLY MANAGED FORESTRY OPERATION.

**ZONING:**

ZONE: MV-1

FRONT SETBACK - 30 FT.

SIDE SETBACK - NONE EXCEPT 20 FT WHERE ADJACENT TO A RESIDENTIAL OR AGRICULTURAL USE OR ZONE

REAR SETBACK - NONE EXCEPT 30 FT WHERE ADJACENT TO A RESIDENTIAL OR AGRICULTURAL USE OR ZONE

BUILDING HEIGHT: MIN. ONE STORY MAX. 25 FEET

LOT COVERAGE - 8000 SF MAX.

**INDEX OF DRAWINGS**

A0.1 COVER SHEET/ SITE PLAN  
 A2.0 MAIN FLOOR PLAN  
 A2.1 UPPER FLOOR PLAN  
 A3.0 ELEVATIONS & SECTIONS

S2.0 FOUNDATION PLAN  
 S2.1 FLOOR FRAMING PLAN  
 S2.2 ROOF FRAMING PLAN

M1.0 MECHANICAL PLANS  
 E1.0 ELECTRICAL PLANS

DATE: AUGUST 31, 2004

REVISIONS:

SEPT. 22, 2004

GEN. NOTES & S

80  
 Building 800 FT<sup>2</sup>  
 Signage 32 FT<sup>2</sup>  
 4% of FT<sup>2</sup>

**IN HOT WATER BARN**  
 4776 E. 2400 North  
 EDEN, UTAH