PROVIDE BUILDING INSULATION AS REQUIRED BY CODE AND NOTED IN CONSTRUCTION DOCUMENTS. INSULATION SHALL BE BY MEANS OF SPRAY FOAM INSULATION U.N.O. AND SHALL BE INSTALLED AS FOLLOWS:

- BELOW GRADE RIGID INSULATION BOARD; TREMCO WARM AND DRI COMPOSITE DRAINAGE BOARD.
- SUPPLY ALL DIMENSIONS OF THE BUILDING ENCLOSURE BETWEEN ACTUAL CONSTRUCTIONS AND RETURNS.
- OPEN CELL SPRAY FOAM (OC-SPF) INSULATION: ICYNENE CLASSIC LD-C-5 OR APPROVED EQUAL.
- ALL PORTIONS EXTERIOR OF WALL CAVITIES THAT ARE EXPOSED DURING CONSTRUCTION SHALL BE FILLED WITH FULL DEPTH BATT INSULATION IF NOT BEING FILLED WITH BLOWN-IN OR SPF INSULATION.
- THE BUILDING THERMAL ENVELOPE SHALL BE AIR SEALED WITH CAULK, GASKETS, WEATHERSTRIPPING OR IN ACCORDANCE WITH THE NEW REQUIREMENTS.
- INFILTRATION AS DETERMINED BY A BLOWER DOOR TEST OR (B) A COMPLETE AIR BARRIER AND INSPECTION PERIODICALLY AFTER INSTALLATION AND MAINTENANCE AND USE OF HOUSEHOLD FIRE WARNING EQUIPMENT AND IN ACCORDANCE WITH THE NEW REQUIREMENTS.
- PROVIDE JOINTS BETWEEN INSTRUMENT ACTIONS WHICH MIGHT PRECLUDE OR INTERFERE WITH THE PROPOSED WORK AS DRAWN OR FOUND IN THE 2018 CONNECTICUT STATE BUILDING CODE SUPPLEMENT.
- THE BOUNDARY WALLS SHALL BE DRAWN WITH CAULK, DETERMINING INTERFERENCE OR ENCROACHMENT TO THE PROJECT SITE TO ENSURE THE SCOPE IS WITHIN THE BOUNDARIES.
- THE CONTRACTOR SHALL NOT CONSTRUCT ANYTHING IN NON-COMPLIANCE WITH ANY CODE WITHOUT CONSULTING BEFORE HAND, THE CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR ADDITIONAL COST TO THE OWNER, EVEN IF THE DRAWINGS OR SPECIFICATIONS CAN BE SHOWN TO BE IN ACCORDANCE WITH THE DESIGN.
- THE TERM "INSTALL" MEANS TO INSTALL ALL REQUIRED ITEMS.
- THE TERM "PROVIDE" MEANS TO "FURNISH" AND "INSTALL".
- THE CONTRACTOR SHALL STATE WHAT ELECTRICAL SERVICE IS PROVIDED, WHAT THEIR PROPOSAL SPECIFY ZONES RECOMMENDED; PROVIDE NEST TYPE PROGRAMMABLE THERMOSTATS.
- FOR ALL MOUNTED ELECTRICAL FIXTURES, ELECTRICAL SYSTEMS, PROJECTS, AND ELECTRICAL PLANS REFER TO THE DRAWING TITLE SHEET.
In addition to the General Conditions the following conditions shall apply:

Protecting Installed Construction - Contractor shall follow soil and erosion control plan and Best Management Practices covering materials, loose or foreign materials, etc. while complying with all applicable building codes, appliances, transportation, hauling, etc. To complete, in a workmanlike manner, the execution of all work shall be in strict accordance with these specifications shown on the drawings shall take precedence.

Contractor to designate a location on site and a time frame where the materials and equipment will be allowed only when authorized in writing by the owner. Coordinate requirements with local utility providers. All utilities shall be fully tested and approved before utility connections are made. The area to be served shall be free of debris and material to allow full access for utility connections. Surfaces to receive concrete of all chips, sawdust, and other debris and water material. Clean all forms and concrete accessories shall be washed and cleaned uniformly over the soil (9 yards per 1000 sq. ft.) and tilled into the soil. To prevent spreading of the forms. Place ties at least 1 inch away from the forms. Construct wood forms of sound material, and of the correct size and shape for the specific application. The form ties must be supported by a structural framing member or added blocking. In addition, all corner ties should be fastened securely to the framing and all forms should be tied together accordingly. Adhered (thin) Stone must be supported by a structural framing member or added blocking. In addition, all corner ties should be fastened securely to the framing and all forms should be tied together accordingly.

Concrete or Masonry shall have a minimum net compression strength of 1900 psi. CMU and shall have a minimum net compression strength of 1900 psi. Interior paint shall be Benjamin Moore Natura No-VOC paint or equivalent. Exterior paint shall be a high-quality latex paint or equivalent. Slab on grade shall be concrete with a minimum thickness of 8 inches. Footings shall bear on undisturbed soil and kept 100% safe and expeditious and affecting operations at the site will be continually and effectively. Shoring, including sheet piling, shall be constructed of Schedule 40 PVC. Valves shall be Milwaukee polished chrome adjustable brass P-traps with wall escutcheons at all drains and vents. Safety bars shall be installed in all bathrooms, kitchens, and laundry areas. A window or door shall be provided in every bedroom and bathroom. Sills: Sill sheathing shall be treated. All sheathing shall be nominal 1x6, 1x8, or 1x10. All sheathing shall be spaced approximately 32 inches on center in vertical joins of first course of framing. Parallam Beams and Posts rooting felt. For roofs that are steeper than a 6:12 pitch use a single layer of roofing felt. For roofs that are 6:12 or shall be a minimum 2:12 pitch use a single layer of roofing felt. Maintain a minimum of 2 inches of aggregate on top of single layer roofing felt. Install a fully operational in-ground pool system consisting of gunite concrete shell, valves, filter and heating systems, electric Taco and Polaris equipment, and a completely functioning pool system. If applicable, Install a fully operational in-ground pool system consisting of plumbing, gunite concrete shell, valves, filter and heating systems, electric Taco and Polaris equipment, and a completely functioning pool system.
1. PROVIDE POCKET DOOR HARDWARE
2. PROVIDE DETAILED SHOP DRAWINGS AND CUT SHEETS FOR LISTED ARE FOR PRICING ONLY. VERIFY FINAL QUANTITIES AND WINDSOR DOORS TO MATCH WINDOWS. QUANTITIES AND SIZES APPROVAL BY ARCHITECT PRIOR TO ORDERING DOORS.

WINDOW SCHEDULE NOTES - APPLY TO ALL WINDOWS U.N.O.:
1. WINDOWS SHALL BE WINDSOR PINNACLE SELECT SERIES.
2. PROVIDE ININSGRID WITH 1/2' OR SIMULATED DIVIDED CASEMENTS. ALL CASEMENTS AND CASEMENTS SHALL BE FIRM INTERIOR CASING.
3. PROVIDE INACCESSIBLE SPACER BARS, LOW E ARGON INSULATED GLASS, CASEMENTS. ALL DUAL SASH CASEMENTS SHALL BE SIMULATED DIVIDED LITES W/ WINDOWS TO INCLUDE: 1 1/4" SIMULATED DIVIDED LITES.
4. PROVIDE ANTIQUE BRASS HARDWARE (FINAL FINISH T.B.D.).
5. PROVIDE LABOR TO INSTALL WHITE MDF INTERIOR CASING.
6. PROVIDE LABOR TO INSTALL WHITE MDF INTERIOR CASING.

DOOR SCHEDULE NOTES - APPLY TO ALL DOORS U.N.O.:
1. UNLESS DOORS TO MATCH WINDSOR, QUANTITIES AND SIZES LISTED ARE FOR PRICING ONLY. VERIFY QUANTITIES AND SIZES APPROVAL BY ARCHITECT PRIOR TO ORDERING.
2. PROVIDE DETAILED SHOP DRAWINGS AND CUT SHEETS FOR LISTED ARE FOR PRICING ONLY. VERIFY FINAL QUANTITIES AND WINDSOR DOORS TO MATCH WINDOWS. QUANTITIES AND SIZES APPROVAL BY ARCHITECT PRIOR TO ORDERING.
3. PROVIDE INTERIOR CASING AND FRAME DOOR HARDWARE.
4. PROVIDE DETAILED SHOP DRAWINGS AND CUT SHEETS FOR LISTED ARE FOR PRICING ONLY. VERIFY FINAL QUANTITIES AND WINDSOR DOORS TO MATCH WINDOWS. QUANTITIES AND SIZES APPROVAL BY ARCHITECT PRIOR TO ORDERING.

NOTES:
- PROVIDE POCKET DOOR HARDWARE
- PROVIDE DETAILED SHOP DRAWINGS AND CUT SHEETS FOR LISTED ARE FOR PRICING ONLY. VERIFY FINAL QUANTITIES AND WINDSOR DOORS TO MATCH WINDOWS. QUANTITIES AND SIZES APPROVAL BY ARCHITECT PRIOR TO ORDERING.

MOLDING PROFILES AND DETAILS

FINISH SCHEDULE NOTES - APPLY TO ALL ROOMS U.N.O.:
1. PROVIDE LABOR TO INSTALL WHITE MDF INTERIOR CASING.
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MOLDING PROFILES AND DETAILS
DEMOLITION GENERAL NOTES:

1. ALL DASHED ITEMS ARE TO BE REMOVED TYPICAL. CONFIRM WITH OWNER PRIOR TO DEMOLITION ANY ITEMS THAT ARE TO BE SALVAGED FOR RE-USE.

2. HATCHED WALLS ARE EXISTING WALL STRUCTURE TO BE REMOVED TO THE EXTENT REQUIRED FOR THE NEW DESIGN. COORDINATE NEW OPENINGS IN THE EXISTING WALL, TYP.

3. ADEQUATELY BRACE AND PROTECT ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS AND MIS-ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.

4. DEMOLITION DIMENSIONS ARE SHOWN FOR REFERENCE ONLY. VERIFY FINAL OPENING REQUIREMENTS WITH FINAL WINDOW AND DOOR SELECTIONS, TYP. ALL DIMENSIONS SHOULD BE FIELD VERIFIED PRIOR TO DEMOLITION.

5. DEMOLITION DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLISHING ALL THAT IS REQUIRED TO PERFORM THE PROPOSED SCOPE OF WORK.

NOTE: ALL EXISTING STRUCTURE IS BASED UPON FIELD OBSERVATIONS. FIELD VERIFY AND NOTIFY ARCHITECT DURING DEMOLITION IF FIELD CONDITIONS VARY FROM ASSUMPTIONS.
1. POST SCHEDULE

NOTE C1 - STRUCTURAL NOTES LABELED AS "DROPPED." ALL BEAMS LOCATED IN EXTERIOR WALLS SHALL BE DROPPED UNLESS NOTED "UPSET." SEE SHEET S-1 FOR CONNECTION DETAILS. CONTRACTOR TO PROVIDE CONNECTIONS AS SHOWN U.N.O.

ALL CONNECTORS SHALL BE SUBMITTED FOR REVIEW UNLESS SCHEDULED BELOW. ALL CONNECTORS SHALL BE PLUS "RIGID INSULATION BETWEEN THE (2) 2X10 HEADERS.

2. CONNECTIONS

3. ASSUMED EXST'G

4. NEW

5. 2'-9

6. G01

7. 25

8. 1.

9. POST SCHEDULE

10. NOTE

11. C1 - STRUCTURAL NOTES LABELED AS "DROPPED." ALL BEAMS LOCATED IN EXTERIOR WALLS SHALL BE DROPPED UNLESS NOTED "UPSET." SEE SHEET S-1 FOR CONNECTION DETAILS. CONTRACTOR TO PROVIDE CONNECTIONS AS SHOWN U.N.O.

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ALL CONNECTORS SHALL BE SUBMITTED FOR REVIEW UNLESS SCHEDULED BELOW. ALL CONNECTORS SHALL BE PLUS "RIGID INSULATION BETWEEN THE (2) 2X10 HEADERS.
NOTE

LABELED AS "DROPPED." ALL BEAMS LOCATED IN EXTERIOR WALLS SHALL BE DROPPED UNLESS NOTED "UPSET." SEE SHEET S-1 FOR POSTS AND FRAMING INFORMATION.

ALL POSTS U.N.O. WALLS SHALL HAVE 1 EMBEDDED INTO THE CONCRETE FOUNDATION OR INTO FULLY GROUTED CMU CELLS TO A MINIMUM DEPTH OF " PARALLEL STRAND LUMBER (PSL) POST, SERVICE LEVEL 3 (SATURATED USE)"

GCP GRACE ICE & WATER SHIELD PRIOR TO POURING THE SECOND FLOOR CONSTRUCTION PLAN

INSTALL APPLIANCES AND PLUMBING FIXTURES AS INDICATED ON PLANS INCLUDING ASSOCIATED INSULATION AND DETAILS. ALL MECHANICAL, ELECTRICAL, AND PLUMBING SHALL BE PROVIDED PER CODE.

PROVIDE CUSTOM CABINETRY AND MILLWORK AS INDICATED IN PLAN. PROVIDE SOLID BLOCKING IN FLOOR FRAMING UNDER ALL APPLIANCES, BUILT INS, KITCHEN ISLAND, AND WHERE ATTACHING TO CONCRETE WALL.

PROVIDE METAL FLUE VENT TO TERMINATION EXHAUST HOOD:

PROVIDE BRAIDED STAINLESS STEEL SUPPLY LINES WITH AUTOMATIC SHUT-OFF VALVES.

ELECTRIC FLOOR WARMING:

PORTLAND CEMENT THIN-SET MORTAR OVER KERDI BONDED WATERPROOF MEMBRANE ON TILED INTERIOR

NICHES:

CASED OPENING:

DADO PANELS:

BASEMENT SLAB:

PERFORATED FOOTING DRAIN WITH 12" MIN. COMPACTED FILL. PROVIDE A 2" THICK EDGING.

EXTERIOR WALL CONSTRUCTION:

BASEMENT WALL:

GRANITE ON COMPACTED FILL. PROVIDE A 2" THICK EDGING.
1. Roof flashing products shall be fully compatible with asphalt roofing systems and gutters.

2. Flashing includes but is not limited to: cap flashing, step flashing, through-wall flashing, hip flashing, edge flashing, ridge flashing, valley flashing.

3. Flashing shall be installed as required per SMACNA recommendations to achieve a complete water tight structure in all respects.

4. All flashing to be 16 oz. copper unless otherwise noted.

5. Provide Grace Ice and Water Shield Underlayment at all eaves, ridges, valleys, intersections and changes in roof plane. Provide horizontal overlaps and endlaps staggered between layers; lay parallel to ridge line with 2 1/2" horizontal laps and 6" vertical laps. Extend min. 24" past interior side of exterior walls. Do not cover entire roof with Ice and Water Shield unless roof slope is less than 4:12 in which case provide under entire area less than 4:12.

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**ROOF CONSTRUCTION PLAN NOTES**

A. Single-ply, low-slope, ultra-modified, commercial membranes may be used for roof membranes. Membrane must be approved for roof applications. A minimum 20' by 50' length in one piece.

B. Metal roof, standing seam metal roof by Atlas International or approved equal. Roof edge to be designed for maximum exposure 8".

C. Metal transfer-seam flashing, pre-fabricated type to prevent movement, welded to metal roof system. Use standard lengths.

D. Metal roof, transfer-seam metal roof not desirable for metal to wood flashing. Use standard lengths.

E. Submittals, all submittals (including drawings) shall be given to architect to review.

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**FLASHING AND ROOFING GENERAL NOTES**

1. Roof flashing products shall be fully compatible with asphalt roofing systems and gutters. Do not use galvanized steel for flashing. Through-wall flashing, hip flashing, valley flashing, ridge flashing, step flashing.

2. Flashing products shall be used to prevent water from entering the structure. Flashing to be installed to prevent water from entering the structure.

3. Flashing shall be provided to prevent water from entering the structure. Flashing to be installed to prevent water from entering the structure.

4. Flashing shall be used to prevent water from entering the structure. Flashing to be installed to prevent water from entering the structure.

5. Flashing shall be used to prevent water from entering the structure. Flashing to be installed to prevent water from entering the structure.

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**NOTE:** Insulate all existing attic roof rafters with closed-cell spray foam insulation.
1. **Roofing:**
   - Cedar Shingles
   - Fiberglass Asphalt Shingles
   - Synthetic Slate
   - See Roof Plan.

2. **Siding:**

3. **Fascia, Rake, & Soffit:**
   - Painted Wood and CPVC. See Details.

4. **Stained Wood Deck Boards & Stairs:**
   - See Plans.

5. **Painted Lattice Panel w/ 5/4 x 4 Frame**

6. **Painted Window / Door:**
   - Provide Painted Casings & Subsills. See Schedules.

7. **Painted Column:**
   - See Plans.

8. **Painted Cornerboard:**
   - 5-4 x 4 Versatex One-Piece.

9. **Guardrail:**
   - Painted CPVC Post Wraps, Stained Mahogany Rails, and Painted Cedar Balusters. See Details.

10. **Painted Pergola:**
    - See Details.

11. **Painted Bracket:**

12. **Standing Seam Metal Roof**

13. **Finial:**
    - Options with Owner.

14. **Azek Trim**

15. **Painted Wood Shutters - Timberlane**

16. **Stone Sitting Wall w/ Bluestone Cap**

17. **4" Dental Block - Painted**

18. **1 x 4 'V' Groove**
1. **Roofing:**
   - Cedar shingles
   - Fiberglass asphalt shingles
   - Synthetic slate
   - See roof plan.

2. **Siding:**
   - Maibec Kennebunk or equal red label eastern white cedar shingles with 5" exposure and one coat of factory applied finish. Final coat shall be field applied.

3. **Fascia, Rake, & Soffit:**
   - Painted wood and CPVC. See details.

4. **Stained Wood Deck Boards & Stairs:**
   - See plans.

5. **Painted Lattice Panel:**
   - With 5/4 x 4 frame

6. **Painted Window / Door:**
   - Provide painted casings & subsills. See schedules.

7. **Painted Column:**
   - See plans.

8. **Painted Cornerboard:**
   - 5 4 Versatex one-piece

9. **Guardrail:**
   - Painted CPVC post wraps, stained mahogany rails, and painted cedar balusters. See details.

10. **Painted Pergola:**
    - See details.

11. **Painted Bracket:**
    - 3 1/2 " thick cedar pro wood market #13T8. Confirm bracket specification before ordering.

12. **Standing Seam Metal Roof**

13. **Finial:**
    - Options with owner.

14. **AZEK Trim**

15. **Painted Wood Shutters - Timberlane**

16. **Stone Sitting Wall W/ Bluestone Cap**

17. **4" Dental Block - Painted**

18. **1 X 4 'V' Groove**
1. IT IS THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS TO PROVIDE A LIGHTING SYSTEM WHICH IS COMPLETE AND OPERATIONAL INCLUDING ALL MATERIALS AND EQUIPMENT NECESSARY TO ACCOMPLISH THIS INTENT. SUBSTITUTIONS TO SPECIFIED EQUIPMENT WITH THE GENERAL CONTRACTOR AND ANY APPLICABLE SUB-CONTRACTOR (I.E. FRAMING, MECHANICAL, CABINETRY, ETC.) PRIOR TO ROUGH-IN.


3. CONTRACTOR SHALL PROVIDE AND INSTALL ALL LIGHTING FIXTURES AS SHOWN ON THE PLANS AND AS SPECIFIED IN THE SPECIFICATIONS. CONTRACTOR SHALL INSTALL ALL LIGHTING FIXTURES IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

4. ELECTRICAL CONTRACTOR SHALL PROVIDE NEW SERVICE UPGRADE TO ACCOMMODATE DESTINATION LIGHTING DESIGNer. ELECTRICAL CONTRACTOR SHALL PROVIDE ALL MATERIALS AND EQUIPMENT FOR NEW SERVICE INSTALLATION TO INCLUDE METAL DUCT, METAL WIREMOLD, AND METAL DUCT COVERS. INSTALLATION SHALL BE MADE IN CONFORMANCE WITH THE CODE.

5. ELECTRICAL CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL LIGHTING AND CONTROL EQUIPMENT WITH THE GENERAL CONTRACTOR AND/OR ELECTRICAL CONTRACTORS SHALL BE HELD RESPONSIBLE FOR COORDINATING THE INSTALLATION OF LIGHTING AND CONTROL EQUIPMENT EITHER MANUALLY, BY CONTROL SYSTEMS, OR PHOTOCELL/TIMECLOCK. SEE ELECTRICAL PLANS FOR CIRCUITING AND FOR DATA COMMUNICATIONS COAXIAL, CAT-V, TELEPHONE AND NETWORKED.

6. ALL FIXTURE LOCATIONS TO BE VERIFIED AFTER ROUGH-IN INSTALLATION, PRIOR TO FINAL INSTALLATION, AND BEFORE THE系統 COMPLETE INSTALLATION. CONTRACTOR SHALL PROVIDE ALL HARDWARE AND ACCESSORIES NEEDED FOR INSTALLATION.

7. CONTRACTOR SHALL PROVIDE, INSTALL AND HARDWIRE ALL LIGHTING FIXTURES AS SHOWN ON THE DRAWINGS AND AS SPECIFIED IN THE SPECIFICATIONS. ALL HARDWIRE FIXTURES SHALL MEET AND BE TESTED PER NFPA 72 REQUIREMENTS.

8. ALL LIGHTS TO BE SWITCHED WITH DIMMERS. ALL DIMMERS SHALL BE LUTRON - STYLE DIMMERS. SIZE AND RATE ALL DIMMERS ACCORDING TO MANUFACTURERS SPECIFICATIONS.

9. ALL DEVICES (I.E. SWITCHES, RECEPTACLES, PHONE JACKS, TELEVISION JACKS, ETC.) TO BE INSTALLED IN ACCORDANCE WITH THE CODE.

10. ALL WALL AND FLOOR MOUNTED SWITCHED RECEPTACLES SHOWN ON LIGHTING PLANS TO BE HARDWIRED AND INTERCONNECTED. SEE ELECTRICAL PLANS FOR LOCATION OF ALL RECEPTACLES AS REQUIRED BY CODE.

11. CONTRACTOR SHALL PROVIDE, INSTALL AND HARDWIRE ALL LIGHTING FIXTURES AS SHOWN ON THE PLAN. OUTLETS SHOWN ON PLAN ARE IN ADDITION TO THOSE REQUIRED BY CODE.

12. THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR ARE RESPONSIBLE FOR REVIEWING THE INFORMATION OF ALL OF THESE PLANS. IF THERE ARE ERRORS OR OMISSIONS OR QUESTIONS CONCERNING THESE PLANS PLEASE CALL THE ARCHITECT FOR CLARIFICATION.

13. THE GENERAL CONTRACTOR AND THE ELECTRICAL CONTRACTOR ARE RESPONSIBLE FOR COMPLETING THE INSTALLATION OF ALL OF THESE PLANS. IF THERE ARE ERRORS OR OMISSIONS OR QUESTIONS CONCERNING THESE PLANS PLEASE CALL THE ARCHITECT FOR CLARIFICATION.
LIGHTING LEGEND

1. LED STRIP UNDERCABINET LIGHT
2. LED SPOT LIGHT
3. LED BOLLARD/LIGHT
4. LED WALL LIGHT
5. LED SCONCE
6. LED PENDANT LIGHT
7. LED WALL MOUNT
8. LED SKYLIGHT
9. LED TRACK LIGHT
10. LED Recessed Lighting
11. LED UPLIGHT
12. LED OUTDOOR LIGHTING
13. LED OUTDOOR SCONCE
14. LED OUTDOOR PENDANT
15. LED OUTDOOR WALL LIGHT
16. LED OUTDOOR FIXTURE

SMART ALARM NOTES

1. ALL SMOKE ALARMS AND CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROPRIATE CODE.
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