

DIVISION 1. - GENERAL CONDITIONS

- A. GENERAL. THE AIA GENERAL CONDITIONS A201 SHALL GOVERN THE CONTRACT.
- B. EXCEPT AS REQUIRED BY NOTE A ABOVE, THE GENERAL BUILDINGS AND GENERAL SERVICES (B.G.S.) SHALL TAKE PRECEDENCE OVER ALL OTHER ADMINISTRATIVE PROVISIONS AND PROCEDURES OF THE CONTRACT DRAWINGS AND SPECIFICATION NOTES.
- C. OBJECTIVE. TO CONSTRUCT A NEW SHED DORMER IN THE SOUTH WEST CORNER OF THE EXISTING ROOF TO HOUSE AN EXTENSION OF THE EXISTING SECOND FLOOR ADMINISTRATIVE OFFICE AND A NEW CONFERENCE ROOM ADJACENT. RELATED SECURITY UPGRADES INCLUDE BLOCKING UP AN OBSOLETE DOOR AND HATCHWAY INTO THE BOILER ROOM FLOOR HEIGHTS WHERE INSTANT CEILING, FLOOR FINISHES, MECHANICAL WORK INCLUDES HEATING AND AIR CONDITIONING LIMITED TO THE ADDITION BUT INCLUDING PREPARATIONS FOR A FUTURE PHASE OF CONDITIONING INTO THE WHOLE BUILDING IN A LATER PHASE OF UNDETERMINED DATE.
- D. SCHEDULE. WORK OF THIS CONTRACT IS TO BE SCHEDULED AS PER THE ADVERTISEMENT FOR BIDS. AS UNLESS OTHERWISE STATED IN THE GENERAL CONDITIONS, BIDS ARE TO INCLUDE A PROPOSED CONTRACT DURATION, AND THE CONTRACTOR WILL BE REQUIRED TO SUBMIT A SCHEDULE OF CONSTRUCTION ACTIVITIES AT THE FIRST JOBSITE MEETING.
- E. OPERATIONS. CONSTRUCTION WILL BE A CONCENTRATED EFFORT THROUGHOUT THE CONTRACT PERIOD. ACTIVITIES SHALL COMMENCE DURING NORMAL HOURS FOR EXTENDED HOURS WILL NOT BE UNREASONABLY WITHHELD BY THE ARCHITECT. THE SITE WILL BE KEPT CLEAN OF DEBRIS AND ALL MATERIALS WILL BE STORED IN AN ORDERLY AND PROTECTED MANNER. THE CONTRACTOR WILL PROVIDE PORTABLE CHEMICAL TOILETS FOR THE PROJECTS DURATION. EXCESSIVE NOISE UNRELATED TO THE WORK AND/OR MUSIC IS PROHIBITED. THE TERMINAL WILL OPERATE OPERATION THROUGHOUT THE STAGING AND ALL OTHER OPERATIONS MUST BE PLANNED TO AVOID DISRUPTIONS OF PASSANGER SERVICE.
- F. VOID.
- G. WARRANTIES. AS PROVIDED FOR IN THE CONTRACT DOCUMENTS.
- H. DOCUMENTS. INCONSISTENT OR CONFLICTING INFORMATION GIVEN IN THE PROJECT DOCUMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. THE MOST DEFINITIVE INFORMATION AS DETERMINED BY THE ARCHITECT SHALL GOVERN.
- I. FINAL CLEANING. REMOVE LABELS & CLEAN WINDOWS. LEAVE ALL SURFACES CLEAN & DUST FREE. VACUUM DUCTWORK. REMOVE LABELS FROM PLUMBING FIXTURES. PREPARE BUILDING FOR OCCUPANCY.


- DIVISION 2. - SITE WORK**
 - A. VERIFY AND TAG SHRUBS TO REMAIN OR BE SALVAGED. PROTECT ALL EXISTING SITE FEATURES. RESTORE ANY DAMAGE DUE TO THE WORK.
 - B. STOCKPILE EXISTING MULCH AND TOPSOIL FOR REPLACEMENT AT THE END OF JOB. SALVAGE EXISTING SHRUBS AND MAINTAIN THROUGHOUT CONTRACT PERIOD. SALVAGE UNIT PAVERS AND BORER TIMBERS FOR REINSTALLATION AS REQUIRED.
 - C. REMOVE ALL TOPSOIL AND VEGETATION IN OUTLINE OF NEW PAVING AND FROST-FREE SLAB. GRUB UP ROOTS. FILL DEPRESSIONS WITH CLEAN SUBSOIL OR APPROVED FILL AND COMPACT TO DENSITY EQUAL TO EXISTING SOIL IN MAX 9 HORIZONTAL DATERS.
- 02070. SELECTIVE DEMOLITION**
 - A. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS TO COORDINATE WORK OF THESE TRADES WITH GENERAL SELECTIVE DEMOLITION.
 - B. THE ARCHITECT AND OWNER ASSUME NO RESPONSIBILITY FOR THE ACTUAL CONDITION OF ITEMS AND STRUCTOR IS TO ASSUME ALL RESPONSIBILITY FOR SAFETY AND FOR COMPLIANCE WITH ALL APPLICABLE CODES AND RULES.
 - C. PROVIDE ALL TEMPORARY BARRICADES, PARTITIONS, WEATHER PROOFING, SHORING ETC. NECESSARY TO PROTECT THE PROPERTY, THE OWNER'S PERSONNEL, AND THE PUBLIC.
 - D. SALVAGE THE FOLLOWING ITEMS FOR RE-USE ON THE JOB:
 - 1. TRIANGULAR WINDOW FROM WEST WALL OF RESTAURANT
 - 2. LANDSCAPE ITEMS LISTED UNDER 02000 ABOVE.
 - E. TRASH & RUBBLE REMOVAL. ALL TRADES ARE RESPONSIBLE FOR REMOVING THEIR RELATED WASTE MATERIALS FROM THE SITE IN A TIMELY FASHION. ALL RUBBLE FROM DEMOLITION IS TO BE REMOVED FROM SITE.

- 02200. EXCAVATION AND EARTHWORK**
 - A. EXCAVATION. INSTALL SONOTUBES TO MIN. 60" BELOW TYPICAL GRADE. SEE STRUCTURAL NOTES FOR FOUNDATION BEARING RED 1'S.
 - B. PROTECT EXISTING STRUCTURES, UTILITIES, PAVING, AND SHORING. WALLING AND SAFETY BARRIERS TO ENSURE SAFETY AND COMPLY WITH ALL CODES AND RULES PERTAINING. ALL REASONABLE MEANS ARE TO BE USED TO PREVENT EROSION.
 - C. BACKFILL WITH APPROVED GRANULAR MATERIAL.
- 25000. PAVING**
 - A. CONCRETE PAVING. REFER TO DETAIL 4/5/2.1. MATCH APPEARANCE OF TYPICAL EXISTING CONCRETE PAVING.
 - B. UNTIL PAVING REPLACES EXISTING CRUSHED STONE SUBBASE EXTEND GRANULAR MATERIAL UNDER BOTTOM LANDING OF NEW STAIRS. RE-LAY SALVAGED UNIT PAVERS ADJACENT TO AND COMPACTION OF EXISTING. CHECK FOR PAVING 3' MINUSIDE.
- 02800. UTILITIES**
 - A. UNDERGROUND UTILITIES. NOTE LOCATION OF EXISTING ELECTRICAL INTAKE. CALL DIG-SAFE 48 HOURS BEFORE EXCAVATION.
- 02900. LANDSCAPING**
 - A. FINAL GRADING. PROVIDE 4" MIN. TOPSOIL AT DISTURBED AREAS. LIME & FERTILIZE AS REQUIRED. SLOPE AND SWALE NEW GRADE AWAY FROM BUILDING AND TO ENSURE PROPER DRAINAGE OF WATERS.
 - B. PLANTING. RE-PLANT SALVAGED SHRUBS. REPLACE SALVAGED MULCH AND ADD NEW AS REQUIRED FOR CONSISTANT APPEARANCE.
- DIVISION 3. - CONCRETE**
 - 03000. REFER TO GENERAL STRUCTURAL NOTES.**
 - DIVISION 4. - MASONRY** VACANT
 - DIVISION 5. - METALS**
 - 05000. REFER TO GENERAL STRUCTURAL NOTES.**
 - 05500. PROPRIETARY FRAMING HARDWARE. SIMPSON - JOIST HANGERS ETC. FULLY GALVANIZED AND RUST-PROTECTED. PART NUMBERS AS NOTED.**
 - 05715. PREFABRICATED SPIRAL STAIRS SHALL BE WARRANTED COMPLIANT WITH PERFA101 BY MANUFACTURER AND VENDED AND PARALLEL TO FLOOR. MINIMUM CLEARANCE SHALL BE 6'6".**
 - 6.6" MIN HEADROOM. RISER NOT TO EXCEED 9 1/2" 1/2" DIA. HANDRAIL PALUSTRADING TO BE LESS THAN 1/2" DIA. AS REQUIRED BY SHOP DRAWINGS. BID DOCUMENTS ARE BASED ON "CODE PACKAGE" STAIR BY SALTER INDUSTRIES, INC.**
 - DIVISION 6. - WOOD & PLASTIC**
 - 06000. GENERAL CARPENTRY:**
 - A. TYPICAL WALL AND PARTITION FRAMING SHALL BE 2X4 OR 2X6 WOOD STUD AS NOTED ON DWG. ALL SOLID BLOCKING REQUIRED FOR INSTALLATION OF FIXTURES AND EQUIPMENT. VERIFY LOCATION WITH ARCHITECT BEFORE CLOSING IN.
 - B. ALL FRAMING MEMBERS IN CONTACT WITH GROUND AND EXPOSED TO DAMP, INCLUDING ALL FRAMING BLOCKING AND PURNINGS FOR EXTERIOR STAIRS, AND ALSO TRIM FOR EXTERIOR STAIRS, SHALL BE FACTORY PRESSURE TREATED WITH COAL TAR TREAT CUT ENDS IN THE FIELD. USE ALL GALVANIZED FASTENERS.
 - C. ROOF SHEATHING. 5/8" APA RATED EXTERIOR PLYWOOD FOR MIN SPAN RATING 32/6. ROOF CEILING STRUCTOR MAY PROPOSE SUBSTITUTION OF PROPRIETARY COMPOSITE AVAILABLE INSULATION PANEL(S).
 - D. BEFORE INSTALLING NEW SHEATHING OPEN UP EXISTING ROOF CONSTRUCTION AND CONFIR WITH ARCHITECT ON PRACTICALITY OF MAINTAINING AND COVERING ANY ROOF VENT SYSTEM WHICH MAY EXIST FROM DORMER EAVES TO EXISTING RIDGE.
 - E. WALL SHEATHING. 7/16" APA RATED EXTERIOR PLYWOOD.

- 06400. EXTERIOR ARCHITECTURAL WOODWORK**
 - A. DECK AND STAIR COMPONENTS WHERE NOTED SHALL BE WOOD/PLASTIC COMPOSITE MATERIALS. EXTERIOR STAIRS, SPRING & TRIM SHALL BE 3/4" MATERIAL. COMPLY WITH ALL MANUFACTURERS REQUIREMENTS FOR INSTALLATION METHODS AND FINISHES TO MAINTAIN CRITICAL SPACING BETWEEN BOARDS AND TREAT CUT ENDS. SUBMIT SHOP DRAWINGS.
- DIVISION 7. - THERMAL & MOISTURE PROTECTION**
 - 07210. BUILDING INSULATION.**
 - A. WALLS - R21 HIGH DENSITY FIBERGLASS BATT FRICTION FIT IN FRAME WALLS - 3" THICK STYROFOAM CONCRETE WALLS - 1 1/2" CELL STRIPBOARD INSULATION BATT TO SATM CLASS 5 TYPE 1 UNFACED.
 - B. EXTERIOR WALLS - R19 DENSITY FIBERGLASS BATT FRICTION FIT IN PARTITIONS. 2" THICK HIGH DENSITY POLYSTYRENE FIBER FRICTION FIT IN RAFTING.
 - C. ROOF - R39 BATT RAFT FACING BETWEEN RAFTERS OF 1" THERMAL BARRIER AND JOISTS OF HORIZONTAL BOARD WITH ALUMINUM FACINGS BOTH SIDES BY CELOTEX, INC.
 - D. CEILING - PROVIDE ADDITIONAL R39 MIN. 6-6 1/2" INSULATION ABOVE EXISTING INSULATION OF CEILING OF PARLORS AND SANCTUARY. INSURE CLEAR CONTINUOUS AIR GAP OF MIN. 1" IS MAINTAINED.
 - E. 2" RIGID CLOSED CELL EXTRUDED POLYSTYRENE BOARD TO BE SANWICHED BETWEEN ROOF SHEATHING AND VALER MECHANICALS. SEE NOTE RE SUBSTITUTION (06900 C ABOVE)
 - F. MECHANICALS. SEE NOTE RE SUBSTITUTION (06900 C ABOVE)
 - 07410. ROOFING.**
 - H. 24 GAUGE GALVALUME DOUBLE LOCKED STANDING SEAM STEEL ROOF TO MATCH EXISTING PROFILE AND APPEARANCE. MATCHING MATERIAL IS TO BE USED FOR ALL VISIBLE FITTINGS AND FLASHINGS. USE BLIND NAILED STARTER STRIP/RIPE EDGE INSTALL AS PER MANUFACTURERS RECOMMENDATIONS.
 - I. 30# NONPERFORATED FELT UNDERLAYMENT OR BETTER AS WARRANTED FOR MANUFACTURERS PERFORMANCE AND DURABILITY.
 - J. SELF-ADHERED PLASTIC MEMBRANE ROOF UNDERLAYMENT BONDED WITH FACTORY APPLIED RUBBERIZED ASPHALT COATING. GRADE ING. 106 & WATER SHIELD.
 - K. PROVIDE ROOF VENTING AT ALL ROOF SILL. USE RIDGEMASTER PLUS FLASHING VENT OR SIM. PRODUCT.
- 07720. ROOFING ACCESSORIES.**
 - A. SNOW AND ICE GUARDS. HORIZONTAL BAR RETROFIT TYPE ATTACHED TO ROOF STRUCTURE TO MATCH EXISTING.
 - 07820. JOINT SEALANTS.**
 - B. SEALANT & CALCULINGS. USE 30 YEAR WARRANTED PRODUCTS IN APPLICATION RECOMMENDED BY MANUFACTURERS.
- DIVISION 8. - WINDOWS & DOORS**
 - 08000. GENERAL. COMPLY WITH MANUFACTURERS REQUIREMENTS FOR STORAGE AND HANDLING. INSTALL PLUMB TRUE & SQUARE.**
 - 08100. METAL DOORS AND FRAMES.**
 - A. FULL FLUSH HOLLOW METAL DOORS WITH .18 GAUGE SKINS AND STANDARD 16 GAUGE WELDED FRAME TO SUIT PARTITION THICKNESSES TO HMAA GUIDE SPEC HMAA-861. EXTERIOR DOORS AND FRAMES TO BE GALVANIZED. REFER TO DOOR SCHEDULE FOR SIZES. INSULATION. FIRE RATING AND FINISH.
 - B. METAL DOORS AND FRAMES. PROVIDE METAL DOORS AND FRAMES PER SCHEDULE. THE CONFINESSES FOR VERTICALLY PARTITION THICKNESSES.
 - 08515. WOOD AND ALUMINUM WINDOWS.**
 - A. EAGLE CLAD WOOD PICTURE/AMINUM COMBINATION. FACTORY MULLED WITH ALUMINUM SCREEN MESH. EXTERIOR FINISH AND HARDWARE FINISH TO MATCH TYPICAL EXISTING.
 - B. SALVAGED TRIANGULAR WINDOW. RENEW GALVZING COMPOUND IF NECESSARY. SAND. RE-FINISH.
 - C. RATED SECONDARY SASH SHALL BE SHOP WELDED AND PAINT SASH AND CLEAR GLASS SHALL BE LABELLED INDICATING COMPLIANCE WITH ASTM E169.
- 08710. DOOR HARDWARE. FINISH FOR ALL HARDWARE ITEMS SHALL MATCH TYPICAL EXISTING FINISHES AT SECOND FLOOR OFFICE AREA.**
 - A. BUTTS HAGER #881-1278 OR TO SUIT DOOR WEIGHT. SIZED PER DOOR.
 - B. CLOSERS. LCN 1000 SERIES.
 - C. LOCK AND LATCH SETS FALCON NO. XMS811-QN.
 - D. KICK PLATE VES #8400 X 8" HIGH. FINISH 612.
 - E. FLOOR STOP. VES #456 OR TO SUIT SUBSTRATE.
 - F. WALL STOP. VES #407-1/2 OR TO SUIT SUBSTRATE.
 - G. THERMALLY BROKEN ALUMINUM ADA THRESHOLD NATIONAL GUARD #8428.
 - H. WEATHERSTRIPPING NATIONAL GUARD #137-NDKB.
 - I. BOTTOM FOR HM DOOR NATIONAL GUARD #320N.
 - J. RIM PANIC. VON DUBURN SERIES 33 (EXIT ONLY).

- DIVISION 9. - FINISHES**
 - 09200. DRYWALL AND PLASTER.**
 - A. PLASTER REPAIRS. WHERE EXISTING PLASTER TO BE PATCHED AND REPAIRED AT DETAILS OF PREEXISTING DAMAGE AND ADJACENT TO DETAIL. NEW OPENINGS AND SISTER TYPE. REMOVE NEW CONSTRUCTION MATERIAL AND REFACE WITH LIKE DAMAGED MATERIAL AND REFACE WITH LIKE.
 - B. GYPSUM WALLBOARD SYSTEMS. 5/8" FIRE RESISTANT (5" RECODE G-1) OR 1/2" FIRE RESISTANT (TERMINATE GWR AT GULLIAM BEAMS WITH J-ASSOC. LEVEL 4).
 - C. CORNER BEADS AND OTHER METAL ACCESSORIES TO ASTM C1047 TO BE HOT DIP GALVANIZED.
 - D. USG RESILIENT CHANNEL. TYP. 1/2" UNLESS NOTED.
 - 09900. PAINTING.**
 - A. PREPARATION. METHODS AND NUMBER OF COATS TO COMPLY WITH MANUFACTURERS REQUIREMENTS.
 - B. EXTERIOR FINISHES - NEW
 - 1. BACK AND END PRIME ALL SURFACES OF NEW WOOD FINISH MATERIAL. END PRIME ALL FIBER CEMENT MATERIAL.
 - 2. PAINTED WOODWORK, SOFFITS, AND FIBER CEMENT ACRYLIC LATEX HOUSE PAINT TO MATCH EXISTING FINISH AND COLOR.
 - C. INTERIOR FINISHES:
 - 1. PAINTED WOODWORK. ALKYD SEMI-GLOSS ENAMEL.
 - 2. GYPSUM WALLBOARD (WALLS). EGGSHELL LATEX ENAMEL.
 - 3. GYPSUM WALLBOARD (CEILING). FLAT LATEX ENAMEL.
 - 4. PAINTED METAL WORK INCLUDING DOORS & FRAMES. ALKYD EGGSHELL ENAMEL.
 - 5. UNLESS NOTED. ALL INTERIOR TRIM AND FLOOR WILL BE NATURAL FINISHED.
 - 6. NEW AND EXISTING FLOORS ARE TO BE SANDED, STAINED, SEALED, SCREED AND FINISHED WITH (2) COATS OF NON-YELLOWING GLOSS AND (1) TOP COAT OF LOW LUSTER (OR MATTE) FINISH POLYURETHANE WHERE SCHEDULED.
 - 7. EXISTING SURFACES ARE TO BE SCRAPED TO REMOVE ANY LOOSE PAINT, SANDED OR SIZED, PATCH PRIMED, AND 2 FINISH COATS APPLIED AS SCHEDULED.
 - 8. NATURAL (CLEAR) FINISH. OIL BASE STAIN TO MATCH TYP. EXISTING. IF REQUIRED. 2 COATS SHERWIN WILLIAMS "FLAME CONTROL #166". STEEL WOOL LIGHTLY BETWEEN COATS.
 - DIVISION 10. - SPECIALTIES**
 - 10705. AWNING. GREEN FABRIC TO MATCH EXISTING AWNING ON BUILDING ON GALVANIZED STEEL FRAME DESIGNED TO MEET ROOF SNOW LOAD AND WARRANVED AT LEAST 5 YEARS.**
 - DIVISION 11. - EQUIPMENT**
 - PROVIDE BLOCKING FOR ALL OWNERS EQUIPMENT INCLUDING OFFICE AND CONFERENCE ROOM ITEMS, AND SHELVING TO BE INSTALLED BY OTHERS. COORDINATE LOCATIONS WITH ARCHITECT.
 - DIVISION 12. - FURNISHINGS** VACANT
 - DIVISION 13. - SPECIAL CONSTRUCTION** VACANT
 - DIVISION 14. - CONVEYING SYSTEMS** VACANT
 - DIVISION 15 & 16. - REFER TO MECHANICAL AND ELECTRICAL DRAWINGS AND SPECIFICATION.**

- STRUCTURAL NOTES**
 - 1. DESIGN LOADS 50psf
 - 2. ROOF LIVE LOAD (GROUND SNOW) 200psf
 - 3. CONCRETE
 - 1) 3 TO 4 INCH SLAB 150 PSF
 - 2) 4 TO 6 INCH SLAB 200 PSF
 - 4. INTERIOR SLAB ON GRADE 5 INCH MAXIMUM SLUMP
 - 5. EXTERIOR SLAB ON GRADE 5 TO 7 PERCENT AIR ENTRAINMENT
 - 6. EXTENSION WALLS 5 INCH MAXIMUM SLUMP
 - 7. 5 TO 7 PERCENT AIR ENTRAINMENT
 - 8. 5 TO 7 PERCENT AIR ENTRAINMENT
 - 9. REINFORCING
 - 1) ASTM A615 GRADE 60
 - 2) WELDED WIRE FABRIC ASTM A954 (FLAT SHEET ONLY)
 - 3) STRUCTURAL STEEL ASTM A992
 - 4) WOOD FRAMING SPOURCE FIBER NUMBER 2 OR BETTER
 - 5) GUE-LAM. PREMIUM GRADE 75-2400PSI TO MATCH EXISTING
 - 10. GENERAL NOTES
 - 1. DO NOT CHANGE SIZE NOR SPACING OF STRUCTURAL ELEMENTS.
 - 2. DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY TO SIMILAR CONDITIONS UNLESS OTHERWISE INDICATED.
 - 3. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
 - 4. DESIGNER HAS BASIC BUILDING CODE.
 - 5. CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE UTILITIES.
 - 6. CONTRACTOR SHALL NOTIFY THE ENGINEER IN WRITING OF ALL PROPOSED DEVIATIONS OR SUBSTITUTIONS FROM DIMENSIONS, MATERIALS OR EQUIPMENT SHOWN ON THE DRAWINGS AND MAKE ONLY THOSE DEVIATIONS OR SUBSTITUTIONS ACCEPTABLE TO ENGINEER.
 - 7. FOUNDATION NOTES
 - 1. BEAR ALL FOOTINGS ON COMPACTED STRUCTURAL FILL OR FIRM UNDISTURBED SOIL.
 - 2. FOOTINGS HAVE BEEN DESIGNED FOR A SOIL BEARING PRESSURE OF 2000PSF. BEARING STRAINUM BEFORE CASTING CONCRETE FOOTINGS.
 - 3. SOIL BEARING SURFACES, PREVIOUSLY ACCEPTED BY GEOTECHNICAL ENGINEER WHICH ARE ALLOWED TO BECOME SATURATED, FROZEN OR DISTURBED SHALL BE REMOVED TO SATISFACTION OF GEOTECHNICAL ENGINEER.
 - 4. DO NOT ALLOW FOOTINGS IN WATER NOR ON FROZEN GROUND.
 - 5. CENTER FOOTINGS UNDER WALLS, PERS. OR COLUMNS, UNLESS NOTED OTHERWISE.
 - 6. REINFORCE ALL CONCRETE ELEMENTS INCLUDING FOOTINGS, WALLS AND SLABS).
 - 7. REINFORCEMENT SHOWN PERTAINS TO ALL TYPICAL CONDITIONS.
 - 8. PLACE TRANSVERSE REINFORCEMENT IN CONTINUOUS FOOTINGS WHERE SHOWN IN BOTTOM LAYER.
 - 9. CAST STEPPED FOOTINGS MONOLITHICALLY.
 - 10. DETAIL CONCRETE WALLS AND BEERS INTO FOOTINGS WITH DOWNIES THE SAME SIZE AND SPACING AS VERTICAL REINFORCEMENT. EXTEND DOWNIES TO WITHIN 3 INCHES OF BOTTOM OF FOOTING. TERMINATED WITH 90 DEGREE HOOK. LAP 30 DIAMETERS WITH VERTICAL REINFORCEMENT.
 - 11. AT INTERSECTION OF CONCRETE WALLS, PROVIDE CORNER BARS IN OUTER LAYER THE SAME SIZE AND SPACING AS HORIZONTAL REINFORCEMENT. OUTER LAYER INTERSECTING WALL TO OUTER LAYER OF THIRD WALL.
 - 12. VERIFY SIZE AND LOCATION OF MECHANICAL OPENINGS.
 - 13. CONCRETE WALLS SHALL AT MIN. MINIMUM STRENGTH OF 17% BEFORE PLACING BACK FILL AGAINST THEM.
 - 14. CONCRETE WALLS SHALL AT MIN. MINIMUM STRENGTH OF 17% BEFORE PLACING BACK FILL AGAINST THEM.
 - 15. CONCRETE COVER FOR REINFORCEMENT SHALL BE AS FOLLOWS UNLESS DETAILED OTHERWISE:
 - 1. SURGRADE BELOW SLAB ON GRADE SHALL BE REVIEWED AND ACCEPTED BY GEOTECHNICAL ENGINEER BEFORE CONCRETE SLAB PLACEMENT.
 - 2. SEE ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS AND DETAILS OF DEPRESSED SLABS.
 - 3. VERIFY SIZE AND LOCATION OF PLATFORMS, CURBS, OR PADS WITH MECHANICAL CONTRACTOR.
 - WOOD FRAMING NOTES
 - 1. ACQUAINT YOURSELF AND SOLIDLY FASTEN MEMBERS TO PROVIDE FLAME LEVEL.
 - 2. END AND JOINTS ON DRAWINGS SHALL BE IN ACCORDANCE WITH RECOMMENDED NAILING SCHEDULE. CONTAINED IN NFPA MANUAL FOR WOODS FRAMING.
 - 3. COMPLY WITH APPLICABLE REQUIREMENTS CONTAINED IN APA DESIGNATIONS (RESIDENTIAL AND COMMERCIAL) FOR PLYWOOD PRODUCTS INDICATED.
 - 4. FOR BOLTED CONNECTIONS, DRILL HOLES 1/16 INCH LARGER IN DIAMETER THAN THE BOLTS BEING USED. PROVIDE WASHERS UNDER BOTH HEADS AND NUTS IN CONTACT WITH WOOD.
 - 5. PROVIDE SINGLE BOTTOM PLATE AND DOUBLE TOP PLATES FOR ALL WALLS 2 INCHES ANCHOR BOLT. 2 INCHES MAXIMUM FROM END OTHERWISE. SINGLES TOP PLATE ANCHOR BOLT. 2 INCHES MAXIMUM FROM EACH END AND 4 FEET MAXIMUM ON CENTERS. (MINIMUM OF TWO ANCHOR BOLTS IN EACH SILL BECE). EMBED ANCHOR BOLTS 3/4 INCH MINIMUM OF 12 INCHES IN CAST-IN PLACE CONCRETE.
 - 6. INSTALL BLOCKING IN A CONTINUOUS HORIZONTAL ROW AT MID-HEIGHT OF FIRST LEVEL 7. INSTALL BLOCKING WALLS.
 - 8. PARTS AND JOINTS SHALL BE SUPPORTED ALTERNATELY AT THE ENDS AND AT HEADERS AND OR RIM JOIST OR TO AN ADJOINING STUD.
 - 9. DO NOT NOTCH JOISTS OR RAFTERS IN THE MIDDLE THIRD OF THE SPAN. LIMIT NOTCHES TO THE TOP FACE OF THE JOIST AND TO A MAXIMUM OF 1/8 OF THE DEPTH OF THE MEMBER UNLESS ACCEPTANCE OF ENGINEER IS OBTAINED. NO OVER CUTS WILL BE PERMITTED.
 - 10. DO NOT BORE HOLES CLOSER THAN 2 INCHES FROM TOP OR BOTTOM OF JOISTS OR BORE HOLES LOCATIONS WITH ENGINEER BEFORE PROCEEDING.
 - 11. PRESSURE TREAT ALL WOOD EXPOSED TO WEATHER OR IN CONTACT WITH SOIL, WATER, MASONRY, STEEL OR CONCRETE, AND ALL WOOD FRAMING MEMBERS DIRECTLY ABOVE SOIL WHEN THE BOTTOM ELEVATION IS 24 INCHES OR LESS ABOVE SOIL WITH COA SYSTEM.
 - 12. INSTALL ROOF SHEATHING WITH FACE GRAIN ACROSS SUPPORTS. USING PANELS 5 CONTIGUOUS OVER TWO OR MORE SPANS OR AT END JOINTS BETWEEN PANELS STRAGGERED AND LOCKED OVER CENTER PANEL ENDS AND 21 INCHES O.C. AT 13. NAIL SHEATHING 6 INCHES USING 8 COMMON NAILS. SEE DRAWINGS FOR ADDITIONAL NAILING REQUIREMENTS AT ROOF DIAPHRAGM BOUNDARIES.
 - 14. CONSTRUCT HEADERS WITH CONTINUOUS PLYWOOD FILERS OR SPACER BLOCKS AS REQUIRED TO MATCH WALL WIDTH. LOCATE SPACER BLOCKS AT EACH END AND AT MID-SPAN OF HEADER.
 - 15. CONSTRUCT HEADERS FROM LUMBER WITHOUT END SPLITS, CHECKS, OR SHAKES.
 - 16. GUE WAIL EACH PLY OF WALL PIECE BEAMS TOGETHER WITH THREE ROWS OF 160 NAILS AT 12 INCHES O.C (STRAGGERED). LOCATE ROWS OF WALLING 2 INCHES FROM TOP AND BOTTOM EDGES AND A MID-DEPTH OF BEAM.
 - 17. IN ADDITION TO NAILING SPECIFIED ABOVE, BOLT THREE 3/4 INCH BEAMS WITH 12 INCH AT 16 INCH DEPTH.
 - 18. PROVIDE FULL TAP STUD COLUMNS AT ALL BEAM BEARING LOCATIONS IN STUD WALLS. CONSTRUCT BUILT UP STUD COLUMNS THE SAME WIDTH AS BEAM AND PROVIDE A MINIMUM BEAM BEARING LENGTH OF 3 1/2 INCHES.



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JANUARY 2002

BID SET		
NO.	REVISION	DATE
01	OWNER REVIEW	05/20/01
02	NO SET	11/06/01
03	BID DATE	01/09/02

Revisions and Additions
of the

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GENERAL AND STRUCTURAL NOTES

PROJECT NORTH	DRAWN: RMB	CHECKED: CFB
A		

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PROFESSIONAL SEAL