01 & 02 GENERAL NOTES & SITE NOTES

01. DRAWINGS SHALL NOT BE SCALED. ALL BUILDING COMPONENTS SHALL BE AS DIMENSIONED. A STATED DIMENSION SHALL ALWAYS BE USED OVER A SCALED DIMENSION. SPECIFIC ENLARGED DIMENSIONED PLANS SHALL ALWAYS BE USED OVER SMALLER LAYOUT PLANS. VERIFY ALL DIMENSIONS & CONDITIONS IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.
02. ALL MATERIALS, CONSTRUCTION METHODS AND PRACTICES IN ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND NATIONAL CODES THAT APPLY.
03. ALL WORK SHALL CONFORM TO THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT OF 1970.
04. ANY DISCREPANCIES, CONTRADICTIONS OR AMBIGUITIES ON THE PLANS OR SPECIFICATIONS OR BETWEEN THE PLANS AND SPECIFICATION SHALL BE CALLED TO THE ARCHITECT'S ATTENTIONS <u>AT THE TIME OF SUBMITTING BID AND BEFORE AWARDING OF CONTRACT,</u> IF THIS PROCEDURE IS NOT FOLLOWED, THE OWNER RESERVES THE RIGHT TO RULE ON ANY DISCREPANCIES, CONTRADICTIONS OR AMBIGUITIES IN THE PLANS AND SPECIFICATIONS AFTER AWARDING OF CONTRACT AND OWNER'S DECISION SHALL BE FINAL.
* NO EXTRA CHARGE WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND MEASUREMENTS INDICATED ON THE PLANS. DIFFERENCES WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS CONSIDERATION BEFORE PROCEEDING WITH THE WORK.
05. WHEN IT IS REQUIRED THAT DOCUMENTS BE PREPARED BY A REGISTERED DESIGN PROFESSIONAL, THE BUILDING OFFICIAL SHALL BE AUTHORIZED TO REQUIRE THE OWNER TO ENGAGE AND DESIGNATE ON THE BUILDING PERMIT APPLICATION A REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. THE BUILDING OFFICIAL SHALL BE NOTIFIED IN WRITING BY THE OWNER IF THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE IS CHANGED OR IS UNABLE TO PERFORM THE DUTIES. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING SUBMITTAL ITEMS, FOR COMPATIBILITY WITH THE DESIGN OF THE BUILDING.
06. ALL CONSTRUCTION SHALL BE EXECUTED IN CONFORMANCE WITH THE FOLLOWING:
– PLANS AND SPECIFICATIONS
– STATE OF PENNSYLVANIA BUILDING AND SAFETY CODES
– GOVERNING LOCAL AND MUNICIPAL CODES
CONCRETE CONSTRUCTION:
– AMERICAN CONCRETE INSTITUTE
MASONRY:
– NATIONAL CONCRETE MASONRY ASSOCIATION
STRUCTURAL AND MISCELLANEOUS STEEL WORK:
– AMERICAN INSTITUTE OF STEEL CONSTRUCTION, CODE OF STANDARD PRACTICE
07. DESIGN DATA: SEE FRAMING PLANS.

TEMPORARY CONSTRUCTION – LOADING SHALL NOT EXCEED THE LIMIT OF THE LISTED AREA OR MATERIALS SHALL BE STORED ON EX. GRADE.

08. CONTRACTOR SHALL, AT ALL TIMES, KEEP THE PREMISES AND/OR SITE FREE FROM ACCUMULATIONS OR SURPLUS DEBRIS AND DISPOSE OF AT AN APPROVED OFF–SITE LOCATION IN LAWFUL MANNER, AT NO ADDITIONAL COST TO THE OWNER.
09. CONTRACTOR SHALL BE HELD TO HAVE EXAMINED THE PREMISES AND THE LIMITATIONS UNDER WHICH THE WORK WILL HAVE TO BE EXECUTED, AS WELL AS ANY UNDERGROUND CONDITIONS FAILURE TO ASK FOR ADJUSTMENTS SHALL BE CONSTRUED AS CONTRACTOR'S ACCEPTANCE OF DETAILED DRAWINGS, PLANS AND SPECIFICATIONS.
10. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND BE RESPONSIBLE FOR THE SAME, AND SHALL REPORT TO ARCHITECT ANY SEEMING ERRORS, DISTURBANCES OR INCONSISTENCIES IN THE SPECIFICATIONS OR DETAILED DRAWINGS AND PLANS AND SHALL REQUEST IN WRITING ALL ADJUSTMENTS DEEMED NECESSARY BEFORE PROCEEDING WITH THE WORK.
11. REFER TO SITE DRAWINGS FOR LOCATIONS OF HANDICAPPED PARKING SPACES. VAN ACCESS AISLE, & CURB RAMPS. MAIN LEVEL OF BUILDING IS LEVEL WITH ENTRANCE SIDEWALK. ALL ACCESSIBLE ELEMENTS SHALL MEET CABO/ANSI A117.1.
12. SITE GRADING AROUND BUILDING IS EXISTING.
13. APARTMENT #100 IS A "TYPE B" DWELLING UNIT.

03 CONCRETE

01. ALL CONCRETE SHALL BE STONE OR GRAVEL CONCRETE TO TEST AS REQUIRED AT 28 DAYS. ALL CONCRETE EXPOSED TO THE WEATHER TO BE AIR–EXTRAINED.
02. ALL DETAILING, FABRICATION AND ERECTION OR REINFORCING BARS, UNLESS OTHERWISE NOTED, MUST FOLLOW THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 318–99 LATEST EDITION)".
03. SLABS ON GRADE SHALL BE 4" THICK POURED CONCRETE ON 4" LAYER OF 2B STONE REINFORCED WITH 1" LONG FIBER REINFORCING AT 1 1/2 LBS PER CUBIC YARD. PROVIDE CONTROL JOINTS AT ALL COLUMN LOCATIONS AND EXPANSION JOINTS AT 25'X25'. POWER TROWEL INTERIOR SLABS TO A SMOOTH FINISH AND SEAL WITH ONE COAT OF CURING SEALER.
04. UNLESS OTHERWISE NOTED, SIZE AND REINFORCING FOR CONTINUOUS FOOTINGS UNDER MASONRY WALLS SHALL BE AS FOLLOWS: 12" DEPTH, 6" PROJECTION FROM EACH FACE OF WALL. ONE #4 LONGITUDINALLY FOR EACH 8" WIDTH; PROVIDE TRANSVERSE REINFORCING, #4 @ 16" CENTERS WHEN FOOTING WIDTH EXCEEDS 32".
05. CONCRETE REINFORCING PROTECTION:
BOTTOM OF FOOTINGS, CONCRETE CAST AGAINST EARTH........3"
SLABS, PIERS, WALLS EXPOSED TO GROUND OR WEATHER......1 1/2" FOR #5 & SMALLER
2" FOR #6 & LARGER
06. ALL CONDUIT AND PIPING TO BE INDIVIDUALLY SLEEVED UNLESS SHOWN OTHERWISE OR APPROVED BY ARCHITECT.
07. PROVIDE APPROVED EXPANSION JOINT MATERIAL WHERE SLABS ABUT WALLS, COLUMNS AND OTHER VERTICAL SURFACES, UNLESS OTHERWISE NOTED.
08. REINFORCED CONCRETE SHALL CONFORM TO THE ACI SPECIFICATION 318–99.
09. ALL FOUNDATION CONCRETE SHALL BE NORMAL WEIGHT CONCRETE HAVING A MINIMUM DESIGN COMPRESSIVE STRENGTH AT 28 DAYS OF f'c = 4000 PSI
10. REINFORCED STEEL SHALL BE NEW BILLET STEEL CONFORMING TO ASTM SPECIFICATION A615 GRADE 60. WELDED PLAN WIRE FABRIC SHALL CONFORM TO ASTM A185.
11. REINFORCING STEEL FABRICATION SHALL BE IN ACCORDANCE WITH THE CRSI CODE OF STANDARD PRACTICE.
12. SPLICED BARS SHALL HAVE A CLASS "B" LAP UNLESS OTHERWISE NOTED.
13. CONSTRUCTION JOINTS SHALL NOT BE PLACED AT LOCATIONS OTHER THAN SHOWN ON THE DRAWINGS UNLESS APPROVED BY THE ENGINEER.
14. WHEN CONSTRUCTION OF ANY CONCRETE EXISTS; THE FOLLOWING "COLD WEATHER PROCEDURES" SHALL BE REQUIRED, AS PER SECTION 1905.12., AS FOLLOWS:
A) ADEQUATE EQUIPMENT SHALL BE PROVIDED TO HEAT CONCRETE MATERIALS AND PROTECT CONCRETE DURING FREEZING OR NEAR FREEZING WEATHER.
B) ALL CONCRETE MATERIALS & ALL REINFORCEMENT, FORMS, FILLERS, & GROUND WITH CONTACT TO THE CONCRETE SHALL BE FROST FREE.
C) FROZEN MATERIALS OR MATERIALS CONTAINING ICE SHALL NOT BE USED.
15. CURING:
A) ACCELERATED CURING SHALL BE IN ACCORDANCE WITH ACI 318.
B) HIGH–EARLY–STRENGTH CONCRETE SHALL BE MAINTAINED ABOVE 50°F & IN A MOIST CONDITION FOR AT LEAST THE FIRST (3) THREE DAYS AFTER PLACEMENT, EXCEPT WHEN ACCELERATED CURING IS DONE.
C) ALL OTHER CONCRETE SHALL BE MAINTAINED ABOVE 50°F & IN A MOIST CONDITION FOR AT LEAST THE FIRST (7) SEVEN DAYS AFTER PLACEMENT, EXCEPT WHEN ACCELERATED CURING IS DONE.

04 MASONRY

01. ALL MASONRY CONSTRUCTION SHALL CONFORM TO A.C.I. 530/ASCE 5/TMS402 & CURRENT BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES.
02. MORTAR IS TYPE S AND SHALL CONFORM TO ASTM C270 OR OTHER QUALIFIED TESTING AGENCY'S STANDARDS.
03. ALL CONCRETE MASONRY WALLS SHALL BE REINFORCED WITH METAL TIES, SUCH AS DUR–O–WALL, AT 16" ON CENTER IN A VERTICAL DIMENSION FOR EXTERIOR WALLS AND 24" ON CENTER FOR INTERIOR WALLS. USE GALVANIZED 9 GA. SIDE RODS AND TIE RODS UNLESS NOTED OTHERWISE.
04. VERTICAL REINFORCING IN MASONRY WALLS SHALL BE LAPPED 30 BAR DIAMETERS MINIMUM WHERE SPLICED.
05. CONTROL JOINTS IN MASONRY WALLS TO BE LOCATED AT (UNLESS NOTED OTHERWISE):
A) MAXIMUM OF 20'–0" FROM CORNERS
B) MAXIMUM OF 40'–0" ON CENTER
C) AT ALL CHANGES IN WALL HEIGHT OF THICKNESS.
D) AT CHASES AND RECESSES FOR PIPING, COLUMNS, FIXTURES, ETC.
E) AT ABUTMENT OF WALLS TO COLUMNS.
06. WHEN CONSTRUCTION OF ANY MASONRY UNIT EXISTS; THE FOLLOWING "COLD WEATHER PROCEDURES" SHALL BE REQUIRED AS PER SECTION 2104.3.
2104.3.1 PREPARATION
1. TEMPERATURE OF MASONRY UNITS SHALL NOT BE LESS THAN 20°F. MASONRY UNITS CONTAINING FROZEN MOISTURE, VISIBLE ICE OR SNOW ON THEIR SURFACE SHALL NOT BE LAID.
2. VISIBLE ICE AND SNOW SHALL BE REMOVED FROM THE TOP SURFACE OF EXISTING FOUNDATIONS AND MASONRY TO RECEIVE NEW CONSTRUCTION. THESE SURFACES SHALL BE HEATED TO ABOVE FREEZING, USING METHODS THAT DON NOT RESULT IN DAMAGE.
2104.3.2 CONSTRUCTION
2104.3.2.1 CONSTRUCTION REQUIREMENTS FOR AMBIENT TEMPERATURES BETWEEN 40°F AND 32°F.
1. GLASS UNIT MASONRY SHALL NOT BE LAID.
2. WATER AND AGGREGATES USED IN MORTAR AND GROUT SHALL NOT BE HEATED ABOUT 140°F.
3. MORTAR SAND OR MIXING WATER SHALL BE HEATED TO PRODUCE MORTAR TEMPERATURES BETWEEN 40°F AND 120°F AT THE TIME OF MIXING. WHEN WATER AND AGGREGATES FOR GROUT ARE BLOW 32°F, THEY SHALL BE HEATED.
2104.3.2.2 CONSTRUCTION REQUIREMENTS FOR AMBIENT TEMPERATURES BETWEEN 32°F AND 24°F. THE REQUIREMENTS OF SECTION 2104.3.2.1 AND THE FOLLOWING CONSTRUCTION REQUIREMENTS SHALL BE MET.
1. THE MORTAR TEMPERATURE SHALL BE MAINTAINED ABOVE FREEZING UNTIL USED IN MASONRY.
2. AGGREGATES AND MIXING WATER FOR GROUT SHALL BE HEATED TO PRODUCE GROUT TEMPERATURES BETWEEN 70°F AND 120°F AT THE TIME OF MIXING. GROUT TEMPERATURE SHALL MAINTAINED ABOVE 70°F AT THE TIME OF GROUT PLACEMENT.
2104.3.2.3 CONSTRUCTION REQUIREMENTS FOR AMBIENT TEMPERATURES BETWEEN 25°F AND 20°F. THE REQUIREMENTS OF SECTION 2104.3.2.1 AND 2104.3.2.2 AND THE FOLLOWING CONSTRUCTION REQUIREMENTS SHALL BE MET.
1. MASONRY SURFACE UNDER CONSTRUCTION SHALL BE HEATED TO 40°F.
2. WIND BREAKS OF ENCLOSURES SHALL BE PROVIDED WHEN THE WIND VELOCITY EXCEEDS 15 MPH.
3. PRIOR TO GROUTING, MASONRY SHALL BE HEATED TO MINIMUM OF 40°F.
2104.3.2.4 CONSTRUCTION REQUIREMENTS FOR AMBIENT TEMPERATURES BELOW 20°F. THE REQUIREMENTS OF SECTION 2104.3.2.1, 2104.3.2.2 AND 2104.3.2.3 AND THE FOLLOWING CONSTRUCTION REQUIREMENTS SHALL BE MET.
1. ENCLOSURES AND AUXILIARY HEAT SHALL BE PROVIDED TO MAINTAIN AIR TEMPERATURE WITHIN THE ENCLOSURE TO ABOVE 32°F.
07. WHEN CONSTRUCTION OF ANY MASONRY UNIT EXISTS; THE FOLLOWING "HOT WEATHER PROCEDURES" SHALL BE REQUIRED, AS PER SECTION 2104.4.
2104.4.1 PREPARATION
THE FOLLOWING REQUIREMENTS SHALL BE MET PRIOR TO CONDUCTING MASONRY WORK.

2104.4.1.1 TEMPERATURE
WHEN THE AMBIENT TEMPERATURE EXCEEDS 100°F, OR EXCEEDS 90°F WITH A WIND VELOCITY GREATER THAN 8 MPH:
1. NECESSARY CONDITIONS AND EQUIPMENT SHALL BE PROVIDED TO PRODUCE MORTAR HAVING A TEMPERATURE BELOW 120°F.
2. SAND PILES SHALL BE MAINTAINED IN A DAMP, LOOSE CONDITION.
2104.4.2 SPECIAL CONDITIONS
WHEN THE AMBIENT TEMPERATURE EXCEEDS 115°F, OR 105°F WITH A WIND VELOCITY GREATER THEN 8 MPH, THE REQUIREMENTS OF SECTION 2104.4.1.1 SHALL BE IMPLEMENTED, AND MATERIALS AND MIXING EQUIPMENT SHALL BE SHADED FROM DIRECT SUNLIGHT.
2104.4.2 CONSTRUCTION
THE FOLLOWING REQUIREMENTS SHALL BE MET WHILE MASONRY WORK IS IN PROGRESS.

2104.4.2.1 TEMPERATURE
WHEN THE AMBIENT TEMPERATURE EXCEEDS 100°F, OR EXCEEDS 90°F WITH A WIND VELOCITY GREATER THAN 8 MPH:
1. THE TEMPERATURE OF MORTAR AND GROUT SHALL BE MAINTAINED BELOW 120°F.
2. MIXERS, MORTAR TRANSPORT CONTAINERS AND MORTAR BOARDS SHALL BE FLUSHED WITH COOL WATER BEFORE THEY COME INTO CONTACT WITH MORTAR INGREDIENTS OR MORTAR.
3. MORTAR CONSISTENCY SHALL BE MAINTAINED BE RETEMPERING WITH COOL WATER.
4. MORTAR SHALL BE USED WITHIN 2 HOURS OF INITIAL MIXING.
2104.4.2.2 SPECIAL CONDITIONS
WHEN THE AMBIENT TEMPERATURE EXCEEDS 115°F, OR EXCEEDS 105°F WITH A WIND VELOCITY GREATER THEN 8 MPH, THE REQUIREMENTS OF SECTION 2104.4.2.1 SHALL BE IMPLEMENTED AND COOL MIXING WATER SHALL BE USED FOR MORTAR AND GROUT. THE USE OF ICE SHALL BE PERMITTED IN THE MIXING WATER PRIOR TO USE. ICE SHALL NOT BE PERMITTED INT THE MIXING WHEN ADDED TO THE OTHER MORTAR OR GROUT MATERIALS.
2104.4.3 PROTECTION
WHEN THE MEAN DAILY TEMPERATURE EXCEEDS 100°F, OR EXCEEDS 90°F WITH A WIND VELOCITY GREATER THAN 8 MPH, NEWLY CONSTRUCTED MASONRY SHALL BE FOG SPRAYED UNTIL DAMP AT LEAST THREE TIMES A DAY UNTIL THE MASONRY IS THREE DAYS OLD.

08. HOLLOW CONCRETE MASONRY UNITS OF 6", 8", 10" AND 12" NOMINAL WIDTH SHALL BE TYPE 1, NORMAL WEIGHT UNITS (125 PCF MAX.) UNLESS NOTED OTHERWISE. HOLLOW CONCRETE MASONRY UNITS OF 4" NOMINAL WIDTH SHALL BE TYPE 1, NORMAL WEIGHT UNITS (125 PCF MAX.)
09. HORIZONTAL JOINT REINFORCEMENT FOR CAVITY WALLS SHALL BE HOT DIP GALVANIZED DUR–O–EYE BY DUR–O–WALL, INC. WITH EXTRA HEAVY DUR–O–WALL TRUSS TRIROD AND 3/16" DIAMETER, TWO–LEGGED PINTLES. HORIZONTAL JOINT REINFORCEMENT FOR SINGLE WYTHE WALLS SHALL BE HOT DIP GALVANIZED EXTRA HEAVY DUR–O–WALL TRUSS TRIROD.
10. GROUT SOLID (3) CELLS UNDER BEARING POINTS.
11. CONTROL JOINT MATERIAL SHALL BE DUR–O–WALL RAPID CONTROL JOINT. TYPE D/A–2001.
12. NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNITS SHALL BE 1900 PSI.
13. NET AREA COMPRESSIVE STRENGTH OF MASONRY, f'm = 2000 PSI MINIMUM.
14. COMPRESSIVE STRENGTH OF GROUT SHALL BE f'c = 4000 PSI AT 28 DAYS WITH A SLUMP BETWEEN 8 AND 11 INCHES.
15. CLEAN FINISHED MASONRY SURFACES WITH SURE KLEAN 600 DETERGENT BEFORE INSTALLATION OF FINISHED FLOORING, METAL FIXTURES AND ALL OTHER MASONRY MATERIALS.
16. WEEP HOLES AT 24" O.C.
17. GALV. METAL ANCHOR STRAPS/CLIPS–VERTICALLY EVERY 3 COURSES & EVERY 2' HORIZONTAL ALONG THE MORTAR JOINT. CONNECTED W/ CORROSIVE RESISTANT SCREWS.
18. FACING BRICK SHALL BE REUSED EXISTING OR NEW THAT MATCHES EXISTING TO AS CLOSE AS POSSIBLE.

05 STRUCTURAL STEEL & METALS

01. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE "SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
02. THE STEEL SHALL CONFORM TO THE FOLLOWING:
A) STRUCTURAL SHAPES AND PLATES: ASTM A36, Fy = 36 PSI
B) SQUARE AND RECTANGULAR TUBING: ASTM A500, GRADE C
03. DETAIL ALL CONNECTIONS ACCORDING TO THE AISC SPECIFICATIONS.
04. ALL CONNECTIONS SHALL BE BOLTED WITH ASTM A325 HIGH–STRENGTH BOLTS OR WELDED IN ACCORDANCE TO AWS AISC REQUIREMENTS.
05. INSTALLED METAL FLASHING SHALL BE CORROSIVE–RESISTANT & SHALL BE PROVIDED @ TOP & SIDES OF ALL WINDOWS, DOORS, SILLS, COPING & ROOFS.

06 WOODS & PLASTICS

01. ALL LUMBER TO BE SPF #2 OR BETTER.
02. ALL STRUCTURAL WOOD MEMBERS & CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH NFPA NDS.
03. ALL WOOD IN CONTACT WITH THE GROUND AND/OR WITHIN 8" OF GRADE ELEVATION SHALL BE PRESSURE TREATED.
04. CONTRACTOR TO INSTALL FIREBLOCKING/DRAFTSTOPPING IN ALL LOCATIONS DEEMED NECESSARY BY STANDARD CONSTRUCTION PRACTICE & AS REQUIRED PER SECTION 717 OF THE IBC 2006.
05. SEALED PRE–ENGINEERED ROOF TRUSS DRAWINGS SHALL BE ON SITE AT TIME OF FRAMING INSPECTION. INDICATION OF TRUSS BRACING SHALL BE NOTED, IF REQUIRED. BOTTOM CHORD OF TRUSS SHALL BE DESIGNED FOR 10 PSF DEAD LOAD.
06. INSTALL WOOD BLOCKING AS NECESSARY FOR COMPLETE INSTALLATIONS OF THE FOLLOWING, BUT NOT LIMITED TO:
A) CABINETS
B) MIRRORS
C) MECHANICAL, PLUMBING, OR ELECTRICAL EQUIPMENT.
D) SHELVING
E) GRAB BARS (FUTURE)
07. PLASTIC LAMINATES:
A) PROVIDE PLASTIC LAMINATES WHERE INDICATED ON DRAWINGS.
B) LAMINATES SHALL BE THE LENGTH REQUIRED ON DRAWINGS, WITH SQUARE FRONT, AND 4" REAR AND SIDE WALL SPLASH GUARDS.
C) LAMINATES SHALL BE FORMICA, OR EQUAL.
D) FINISHES, COLORS, AND PATTERNS SHALL BE SELECTED BY THE OWNER.

07 THERMAL AND MOISTURE PROTECTION

01. ROOF INSULATION SHALL BE BLOWN–IN INSULATION W/ A RATING OR R–38 MIN..
03. ICE DAM: INSTALL DRIP EDGE & 36" OF (2) LAYERS OF UNDERLAYMENT CEMENTED TOGETHER ON ALL OVERHANGS.
04. INSTALL NEW ARCHITECTURAL SHINGLES & NEW 15# ROOF FELT, OVER EXT. PLYWOOD.
05. EXTERIOR WALL INSULATION SHALL BE A 6" BATT. INS. R–19 MIN., WITH VAPOR MEMBRANE.
07. INTERIOR WALL INSULATION SHALL BE 3 1/2" BATT. INS. R–13 MIN.
08. NEW RIDGE, SOFFIT, & EAVE VENTS SHALL BE INSTALLED.
09. NEW ALUMINUM GUTTERS SHALL BE 6". NEW ALUMINUM DOWNSPOUTS SHALL BE 4" AND LOCATED AS SHOWN ON PLANS. DOWNSPOUTS SHALL CONNECT UNDERGROUND INTO STORMWATER PIPING OR RAIN GARDENS. DOWNSPOUTS SHALL BE RECTANGULAR, AS MANUFACTURED BY ALCOA, OR EQUAL.
10. APPLY DAMPPROOFING TO CMU WALL. SHALL BE 3/8" PORTLAND CEMENT PARGING W/ BITUMINOUS COATING OF 3LBS/S.Y. OF ACRYLIC MODIFIED CEMENT OR 1/8" COAT OF SURFACE–BONDING MORTAR COMPLYING W/ASTM C887.
11. THERMAL & SOUND INSULATING MATERIAL SHALL MEET THE FOLLOWING:
A) EXPOSED INSTALLATIONS: FLAME SPREAD OF 25 OR LESS & SMOKE DEVELOPMENT OF 450 OR LESS
B) CONCEALED INSTALLATIONS: FLAME SPREAD OF 75 OR LESS & SMOKE DEVELOPMENT OF 450 OR LESS.
12. THROUGH PENETRATION REQUIREMENTS:
A) WHERE PENETRATION OF A RATED WALL, CEILING, OR ASSEMBLY IS MADE, PENETRATING MATERIALS SHALL BE PROTECTED BY AN APPROVED THROUGH PENETRATION FIRESTOP SYSTEM. THE THROUGH PENETRATION FIRESTOP SYSTEM SHALL MEET OR EXCEED THE RATED ASSEMBLY CLASSIFICATION & BE SPECIFIC TO THE CONSTRUCTION OF THAT RATED ASSEMBLY. THE THROUGH PENETRATION FIRESTOP SYSTEM SHALL MEET ASTM E814 REQUIREMENTS. INSTALLATION OF THE THROUGH PENETRATION FIRESTOP SYSTEM SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
B) WHERE VERTICAL PENETRATION IS MADE AT A NON–RATED FLOOR/CEILING ASSEMBLY, PENETRATION SHALL BE PROTECTED BY AN APPROVED MATERIAL & SPECIFIC TO THE CONSTRUCTION, MEETING ASTM E136 REQUIREMENTS. INSTALLATION SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
C) AT WALL/FLOOR & FLOOR/WALL LOCATIONS, OF RATED ASSEMBLIES, AN APPROVED FIRESTOP SYSTEM SHALL BE INSTALLED MEETING OR EXCEEDING THE RATING OF THE ASSEMBLY CLASSIFICATION & BE SPECIFIC TO THAT CONSTRUCTION. THE FIRESTOP SYSTEM SHALL MEET ASTM E814 REQUIREMENTS. INSTALLATION OF THE FIRESTOP SYSTEM SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
13. CAULKING:
A) CAULKING SHALL BE A COMPONENT POLYURETHANE SEALANT SUCH AS SIKAFLEX 1A.
B) CAULK AROUND NEW WINDOWS AND DOORS AND ALL OTHER NECESSARY LOCATIONS TO PROVIDE A WEATHER TIGHT SEAL.
C) CAULK ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
D) COLOR OF CAULK SHALL BE EITHER WHITE OR CLEAR. USE WHITE NEXT TO WHITE AND CLEAR FOR ALL OTHER USES.
15. EIFS:
A) INSTALL WATER–RESISTANT EIFS SYSTEM, CLASS PB, AS MANUFACTURED BY SENERGY OR DRYVIT. EIFS SYSTEM SHALL BE INSTALLED OVER ACCEPTABLE SUBSTRATES AS APPROVED PER THE MANUFACTURER'S REQUIREMENTS. EIFS SYSTEM SHALL INCLUDE 2" FOAM INSULATION WITH REINFORCING MESH, PRIMUS/ADHESIVE, & SURFACE FINISH.
B) PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL A COMPLETE JOB, MEETING WARRANTEE REQUIREMENTS.
C) COLOR & TEXTURE TO BE SELECTED BY OWNER FROM STANDARD COLOR TEXTURE LINES.
D) EIFS SYSTEM SHALL BE INSTALLED BY MANUFACTURER'S APPROVED CONTRACTOR, & PER MANUFACTURER'S REQUIREMENTS.
E) PROVIDE EXPANSION JOINTS AS REQUIRED BY MANUFACTURER.

08 DOORS AND WINDOWS

01. ENTRY DOOR SHALL BE 1 3/4" ALUMINUM FRAMES & DOOR, COLOR SHALL BE CLEAR ANODIZED, 1" TEMPERED GLASS, NOTE DOOR BOTTOM RAIL SIZE AS SHOWN ON DRAWINGS. KAWNEER OR EQUAL.
02. A) EXTERIOR DOOR(S) SHALL BE INSULATED, PAINTED HOLLOW METAL DOOR AND PAINTED HOLLOW METAL FRAME. VERIFY PAINT COLOR WITH OWNER.
03. MAXIMUM HEIGHT OF THRESHOLD(S) TO BE 1/2 IN. MAXIMUM VERTICAL CHANGE AT EDGE IS 1/4 IN. WITH A MAXIMUM BEVEL OF 45 DEGREES.
04. A) INTERIOR DOORS SHALL BE 1 3/4" SOLID CORE WOOD WITH OAK VENEER AND/OR PAINTED HOLLOW METAL AND PAINTED HOLLOW METAL FRAME. VERIFY DOOR FINISH AND PAINT COLOR WITH OWNER.
B) INTERIOR DOORS SIZES ARE BASED ON PEASE DOOR MANUFACTURERS.
05. PROVIDE WALL MOUNTED DOOR STOPS AT ALL INTERIOR DOORS, EXCEPT FOR DOORS INSTALLED WITH CLOSERS. DOOR STOPS SHALL NOT IMPEDE THE MINIMUM 32 IN. CLEAR OPENING WITH THE DOOR AT 90 DEGREES IN THE OPEN POSITION.
06. ALL GLAZING WITHIN 24 IN. OF DOORS & 18" FROM FLOOR SHALL BE TEMPERED, INCLUDING GLAZING OF DOORS.
07. ALL LOCKSETS SHALL BE LEVER HANDLES.
08. WINDOWS AT GRADE SHALL HAVE FIVE (5) SQUARE FEET OF CLEAR OPENING & ABOVE GRADE 5.7 SQUARE FEET.
09. WINDOW SIZES ARE BASED ON ANDERSEN WINDOW MANUFACTURER.

09 FINISHES

01. DRYWALL CEILINGS SHALL BE GYPSUM WALL BOARD. G.W.B. SHALL BE PREPARED TO RECEIVE ONE COAT OF PRIMER AND TWO COATS OF PAINT. VERIFY PAINT COLOR WITH OWNER.
02. INTERIOR WALLS SHALL BE GYPSUM WALL BOARD OVER STUDS, UNLESS NOTED OTHERWISE ON THE PLAN. G.W.B. SHALL BE PREPARED TO RECEIVE ONE COAT OF PRIMER AND TWO COATS OF PAINT. VERIFY PAINT COLOR WITH OWNER.
03. ALL INTERIOR FINISHES SHALL HAVE A FLAME SPREAD OF 200 OR LESS.
04. ALL WALKING SURFACES AS A COMPONENT OF THE "MEANS OF EGRESS", SHALL HAVE A SLIP–RESISTANT SURFACE, & SLOPE NO STEEPER THAN 1:20.
05. ALL RESTROOM FINISHES SHALL BE CAPABLE OF BEING EASILY CLEANED. FLOORING & BASE SHALL BE WATER TIGHT. BASE SHALL BE 6"H.
06. ALL MATERIAL COLORS TO BE SELECTED BY THE OWNER, U.O.N.
07. ALL BATHROOMS, KITCHENS, CLOSET UNDER STAIRS, & 4'x4' AREA INSIDE ENTRY DOORS, & CAFE SPACE SHALL RECEIVE VCT. BATHROOMS SHALL RECEIVE 6"H VINYL BASE. ALL OTHER AREAS SHALL BE 4"H VINYL BASE.
08. VINYL BASE SHALL BE JOHNSINITE, OR EQUAL. COLORS SELECTED BY OWNER.
09. VCT SHALL BE COMMERCIAL CORLON, BY ARMSTRONG, OR EQUAL. COLORS SELECTED BY OWNER.
10. REMAINING AREAS SHALL RECEIVE OAK WOOD FLOORING, W/ CLEAR POLYURETHANE FINISH. BASE SHALL BE 4" OAK W/ CLEAR POLYEURATHANE.

10 SPECIALTIES

01. FIRE EXTINGUISHERS:
A) SHALL BE MIN. 2.5LB. ABC TYPE.
02. BATHROOM ACCESSORIES:
A) TOILET PAPER HOLDERS SHALL BE NUTONE, CORONADO COLLECTION, MODEL #: HM670, CHROME, SURFACE MOUNTED.
B) PROVIDE (1) DOUBLE CHROME ROBE HOOK, NUTONE, CORONADO COLLECTION, MODEL #: HM682, ON BACK OF EACH BATHROOM & BEDROOM DOORS. TYPICAL MOUNTING HEIGHT SHALL BE 72" AFF.
C) PROVIDE (2) CHROME TOWEL BARS, 24" LONG, NUTONE, CORONADO COLLECTION, MODEL #: HM694. LOCATIONS TO BE DETERMINED. MOUNT ALL TOWEL BARS AT 48" AFF.
03. CLOSET SHELVING:
A) INSTALL CLOSET MAID, OR EQUAL, VINYL–COATED, STEEL ROD, VENTILATED SHELVING AS INDICATED ON THE DRAWINGS.
B) SHELVING SHALL BE LENGTH OF CLOSET.
C) ANCHOR PER MANUFACTURER'S RECOMMENDATIONS.
04. WINDOW BLINDS:
A) INSTALL WHITE, VINYL, HORIZONTAL, WINDOW BLINDS AT ALL WINDOWS.
B) BLINDS SHALL BE WIDTH AND LENGTH OF WINDOW.
C) BLINDS SHALL BE WALL OR TOP MOUNTED, AS PER MANUFACTURER'S RECOMMENDATIONS.
05. MIRRORS:
A) TEMPERED GLASS MIRROR MOUNTED ON WALL ABOVE SINK.
B) MIRROR TO MATCH LENGTH OF SINK.
C) MOUNTING HEIGHT 40" MAX. AFF.
D) MIRRORS WILL BE 34" HIGH.
E) ALL FASTENERS TO BE NONCORROSIVE AND CONCEALED.

11 EQUIPMENT

01. APPLIANCES:
A) APPLIANCES SHALL BE SUPPLIED AND INSTALLED BY THE OWNER.
B) THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE NECESSARY POWER AND WATER CONNECTIONS TO THESE APPLIANCES.
C) THE FOLLOWING IS A LIST OF APPLIANCES THAT WILL BE USED:
01. ELECTRIC RANGE:
A) ALLOW AN OPENING OF 30", U.O.N.
02. REFRIGERATOR:
A) ALLOW AN OPENING OF 36".
03. DISHWASHER:
A) ALLOW AN OPENING OF 24".
B) DISHWASHER COMES INSTALLED W/ INTERNAL AIR GAP.
04. MICROWAVE EXHAUST FAN:
A) OVER–THE–RANGE MICROWAVE, U.O.N.
B) EXHAUST FAN TO BE 250 CFM'S.
C) LOCATED ABOVE RANGE, ALLOW AN OPENING OF 30".
05. MICROWAVE – COUNTER TOP / RANGE HOOD:
A) COUNTER TOP MICROWAVE
B) RANGE HOOD EXHAUST FAN TO BE 250 CFM'S
02. PROVIDE WALL AND BASE CABINETS WHERE INDICATED. CABINETS SIZES ARE INDICATED ON THE PLANS. CABINETS ARE TO BE OF STANDARD ISSUE, EXCEPT WHERE CUSTOM ONES ARE REQUIRED. CABINETS ARE TO BE OF "FRAMELESS" CONSTRUCTION AND HAVE A LAMINATE FINISH. COLOR AND STYLE TO BE SELECTED BY OWNER. SHOP DRAWINGS WILL NEED TO BE SUBMITTED. PROVIDE BLOCKING WHERE REQUIRED. PROVIDE "FILLERS" WHERE NEEDED. PROVIDE PULL KNOBS, CHROME.
03. PROVIDE VANITIES WHERE INDICATED. VANITIES ARE TO BE OF STANDARD ISSUE, EXCEPT WHERE CUSTOM ONES ARE REQUIRED. VANITIES ARE TO BE OF "FRAMELESS" CONSTRUCTION AND HAVE A LAMINATE FINISH. COLOR TO BE WHITE AND STYLE TO BE FLUSH. SHOP DRAWINGS WILL NEED TO BE SUBMITTED. PROVIDE "FILLERS" WHERE NEEDED. PROVIDE WHITE PULL KNOBS.

01 & 02 GENERAL NOTES & SITE NOTES

01. DRAWINGS SHALL NOT BE SCALED. ALL BUILDING COMPONENTS SHALL BE AS DIMENSIONED. A STATED DIMENSION SHALL ALWAYS BE USED OVER A SCALED DIMENSION. SPECIFIC ENLARGED DIMENSIONED PLANS SHALL ALWAYS BE USED OVER SMALLER LAYOUT PLANS. VERIFY ALL DIMENSIONS & CONDITIONS IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION.
02. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING CERTIFIED AND SEALED STRUCTURAL CALCULATIONS AND DRAWINGS FROM A PRE-ENGINEERED METAL BUILDING MANUFACTURER, STEEL FABRICATOR/SUPPLIER, OR A PROFESSIONAL STRUCTURAL ENGINEER LICENSED BY THE STATE OF PENNSYLVANIA AND SHALL PROVIDE COPIES OF SEALED DRAWINGS TO THE CODE OFFICE.
03. ALL MATERIALS, CONSTRUCTION METHODS AND PRACTICES IN ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL WORK SHALL CONFORM TO ALL LOCAL, STATE, AND NATIONAL CODES THAT APPLY.
04. ALL WORK SHALL CONFORM TO THE FEDERAL OCCUPATIONAL HEALTH AND SAFETY ACT OF 1970.
05. ANY DISCREPANCIES, CONTRADICTIONS OR AMBIGUITIES ON THE PLANS OR SPECIFICATIONS OR BETWEEN THE PLANS AND SPECIFICATION SHALL BE CALLED TO THE ARCHITECT'S ATTENTIONS AT THE TIME OF SUBMITTING BID AND BEFORE AWARDING OF CONTRACT. IF THIS PROCEDURE IS NOT FOLLOWED, THE OWNER RESERVES THE RIGHT TO RULE ON ANY DISCREPANCIES, CONTRADICTIONS OR AMBIGUITIES IN THE PLANS AND SPECIFICATIONS AFTER AWARDING OF CONTRACT AND OWNER'S DECISION SHALL BE FINAL.
   * NO EXTRA CHARGE WILL BE ALLOWED ON ACCOUNT OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND MEASUREMENTS INDICATED ON THE PLANS. DIFFERENCES WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS CONSIDERATION BEFORE PROCEEDING WITH THE WORK.
06. WHEN IT IS REQUIRED THAT DOCUMENTS BE PREPARED BY A REGISTERED DESIGN PROFESSIONAL, THE BUILDING OFFICIAL SHALL BE AUTHORIZED TO REQUIRE THE OWNER TO ENGAGE AND DESIGNATE ON THE BUILDING PERMIT APPLICATION A REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE. THE BUILDING OFFICIAL SHALL BE NOTIFIED IN WRITING BY THE OWNER IF THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE IS CHANGED OR IS UNABLE TO PERFORM THE DUTIES. THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE SHALL BE RESPONSIBLE FOR REVIEWING AND COORDINATING SUBMITTAL ITEMS, FOR COMPATIBILITY WITH THE DESIGN OF THE BUILDING.
07. ALL CONSTRUCTION SHALL BE EXECUTED IN CONFORMANCE WITH THE FOLLOWING:
   - PLANS AND SPECIFICATIONS
   - STATE OF PENNSYLVANIA BUILDING AND SAFETY CODES
   - GOVERNING LOCAL AND MUNICIPAL CODES

   CONCRETE CONSTRUCTION:
   - AMERICAN CONCRETE INSTITUTE

   MASONRY:
   - NATIONAL CONCRETE MASONRY ASSOCIATION

   STRUCTURAL AND MISCELLANEOUS STEEL WORK:
   - AMERICAN INSTITUTE OF STEEL CONSTRUCTION, CODE OF STANDARD PRACTICE
08. DESIGN DATA:
   BUILDING DESIGN LOADS:
   ROOF LIVE LOAD..........40 PSF– MIN. 20.0 PSF
   GROUND SNOW LOAD..........40 PSF (ROOF SNOW LOAD– 24.5 PSF)
   DEAD LOAD (ROOF PANELS)..........2.4 PSF
   COLLATERAL LOAD..........5 PSF
   WIND LOAD..........90 MPH
   WIND EXPOSURE..........B
   LIVE LOADS:
   CORRIDORS, STAIRS, LANDINGS, & EXTERIOR BALCONIES 100 PSF
   OFFICE..........100 PSF
   FLOOR..........40 PSF
   KITCHEN & RESTROOMS..........60 PSF
   MEZZANINE..........125 PSF
   DEAD LOADS:
   RAILING..........200 PSF
   PORCHES..........20.0 PSF
   GARAGE..........50.0 PSF
   ATTIC..........20.0 PSF
   OFFICE..........100 PSF
   MERCANTILE..........100 PSF
   ROOF..........10.0 PSF
   FLOOR..........20.0 PSF
   RESTROOMS..........25.0 PSF
   EXTERIOR WALLS..........20.0 PSF
   INTERIOR WALLS..........20.0 PSF
   CRITERIA:
   SOIL BEARING..........2500 PSF
   CONCRETE:
   PIERS..........f'c= 4000 PSI
   FOOTINGS, WALLS..........f'c= 3000 PSI
   SLABS ON GRADE..........f'c= 3500 PSI
   ALL EXPOSED CONCRETE TO BE AIR ENTRAINED

   SEISMIC COEFFICIENTS:
   SITE CLASS "D"
   Ct = 1.00 THERMAL FACTOR
   Ce = 1.00 EXPOSURE FACTOR
   I = 1.00 IMPORTANCE FACTOR
   Ps = 28.0 PSF (SLOPED ROOF SNOW LOAD)
   DESIGN SPECTRAL RESPONSE ACCELERATION:
   Sds = 0.18
   Sd1 = 0.09

   REINFORCING STEEL #3 & LARGER A615-60..........Fy = 60000 PSI
   STRUCTURAL STEEL – A36..........Fy = 36000 PSI
   TUBE STEEL – ASTM A500 GD BU..........Fy = 46000 PSI
   WELDED AND SEAMLESS PIPE STEEL PIPE
   ASTM A53 GD..........Fy = 35000 PSI

   TEMPORARY CONSTRUCTION – LOADING SHALL NOT EXCEED THE LIMIT OF THE LISTED AREA OR MATERIALS SHALL BE STORED ON EX. GRADE.
09. CONTRACTOR SHALL, AT ALL TIMES, KEEP THE PREMISES AND/OR SITE FREE FROM ACCUMULATIONS OR SURPLUS DEBRIS AND DISPOSE OF AT AN APPROVED OFF-SITE LOCATION IN LAWFUL MANNER, AT NO ADDITIONAL COST TO THE OWNER.
10. CONTRACTOR SHALL BE HELD TO HAVE EXAMINED THE PREMISES AND THE LIMITATIONS UNDER WHICH THE WORK WILL HAVE TO BE EXECUTED, AS WELL AS ANY UNDERGROUND CONDITIONS FAILURE TO ASK FOR ADJUSTMENTS SHALL BE CONSTRUED AS CONTRACTOR'S ACCEPTANCE OF DETAILED DRAWINGS, PLANS AND SPECIFICATIONS.
11. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AND BE RESPONSIBLE FOR THE SAME, AND SHALL REPORT TO ARCHITECT ANY SEEMING ERRORS, DISTURBANCES OR INCONSISTENCIES IN THE SPECIFICATIONS OR DETAILED DRAWINGS AND PLANS AND SHALL REQUEST IN WRITING ALL ADJUSTMENTS DEEMED NECESSARY BEFORE PROCEEDING WITH THE WORK.
12. REFER TO SITE DRAWINGS FOR LOCATIONS OF HANDICAPPED PARKING SPACES. VAN ACCESS AISLE, & CURB RAMPS. MAIN LEVEL OF BUILDING IS LEVEL WITH ENTRANCE SIDEWALK. ALL ACCESSIBLE ELEMENTS SHALL MEET CABO/ANSI A117.1.
13. FLOOR PLANS AND DIMENSIONS AS DEPICTED ARE FOR INFORMATIONAL PURPOSES ONLY. THE ACTUAL FLOOR PLANS AND DIMENSIONS MAY CHANGE DURING CONSTRUCTION. OWNER SHALL HAVE NO LIABILITY FOR VARIANCES BETWEEN THESE PLANS AND FINAL DIMENSIONS AND CONSTRUCTION.
14. ALL EXTERIOR DIMENSIONS ARE FROM OUT TO OUT.
15. SITE GRADING AROUND BUILDING WILL SLOPE AWAY FROM BUILDING AT (1:12) RATIO FOR A MIN. 8".
16. PER SECTION 1107.6.1.2 ALL UNITS ARE "TYPE B" DWELLING UNITS.

03 CONCRETE

01. ALL CONCRETE SHALL BE STONE OR GRAVEL CONCRETE TO TEST AS REQUIRED AT 28 DAYS. ALL CONCRETE EXPOSED TO THE WEATHER TO BE AIR-EXTRAINED.
02. ALL DETAILING, FABRICATION AND ERECTION OF REINFORCING BARS, UNLESS OTHERWISE NOTED, MUST FOLLOW THE ACI "MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI 318-99 LATEST EDITION)".
03. SPLICES IN CONTINUOUS REINFORCING, COLUMN VERTICALS, WALL BARS, DOWELS SHALL BE LAPPED 30 DIAMETERS. OTHER LAPPED SPLICES SHALL BE PERMITTED ONLY WHERE SHOWN AND THE LENGTH OF LAP SHALL BE 36 BAR DIAMETERS. IN GROUPS OF PARALLEL BARS, SPLICES SHALL BE STAGGERED.
04. SLABS ON GRADE SHALL BE 4" THICK POURED CONCRETE ON 4" LAYER OF 2B STONE REINFORCED WITH 1" LONG FIBER REINFORCING AT 1 1/2 LBS PER CUBIC YARD. PROVIDE CONTROL JOINTS AT ALL COLUMN LOCATIONS AND EXPANSION JOINTS AT 25'X25'. POWER TROWEL INTERIOR SLABS TO A SMOOTH FINISH AND SEAL WITH ONE COAT OF CURING SEALER.
05. UNLESS OTHERWISE NOTED, SIZE AND REINFORCING FOR CONTINUOUS FOOTINGS UNDER MASONRY WALLS SHALL BE AS FOLLOWS: 12" DEPTH, 6" PROJECTION FROM EACH FACE OF WALL. ONE #4 LONGITUDINALLY FOR EACH 8" WIDTH; PROVIDE TRANSVERSE REINFORCING, #4 @ 16" CENTERS WHEN FOOTING WIDTH EXCEEDS 32".
06. CONCRETE REINFORCING PROTECTION:
   BOTTOM OF FOOTINGS, CONCRETE CAST AGAINST EARTH........3"
   SLABS, PIERS, WALLS EXPOSED TO GROUND OR WEATHER......1 1/2" FOR #5 & SMALLER
   2" FOR #6 & LARGER
07. ALL CONDUIT AND PIPING TO BE INDIVIDUALLY SLEEVED UNLESS SHOWN OTHERWISE OR APPROVED BY ARCHITECT.
08. PROVIDE APPROVED EXPANSION JOINT MATERIAL WHERE SLABS ABUT WALLS, COLUMNS AND OTHER VERTICAL SURFACES, UNLESS OTHERWISE NOTED.
09. REINFORCED CONCRETE SHALL CONFORM TO THE ACI SPECIFICATION 318-99.
10. ALL FOUNDATION CONCRETE SHALL BE NORMAL WEIGHT CONCRETE HAVING A MINIMUM DESIGN COMPRESSIVE STRENGTH AT 28 DAYS OF f'c = 4000 PSI
11. ALL CONCRETE ON METAL DECK SHALL HAVE A MINIMUM DESIGN COMPRESSIVE STRENGTH OF f'c = 3000 PSI.
12. ALL CONCRETE SLABS-ON-GRADE AND CONCRETE ON PRECAST PLANK SHALL INCLUDE FIBROUS REINFORCEMENT AS SPECIFIED.
13. REINFORCED STEEL SHALL BE NEW BILLET STEEL CONFORMING TO ASTM SPECIFICATION A615 GRADE 60. WELDED PLAN WIRE FABRIC SHALL CONFORM TO ASTM A185.
14. REINFORCING STEEL FABRICATION SHALL BE IN ACCORDANCE WITH THE CRSI CODE OF STANDARD PRACTICE.
15. SPLICED BARS SHALL HAVE A CLASS "B" LAP UNLESS OTHERWISE NOTED.
16. CONSTRUCTION JOINTS SHALL NOT BE PLACED AT LOCATIONS OTHER THAN SHOWN ON THE DRAWINGS UNLESS APPROVED BY THE ENGINEER.
17. ALL EXPOSED CORNERS OF CONCRETE TO HAVE 3/4" MINIMUM CHAMFER, UNLESS OTHERWISE NOTED.
18. PRECAST CONCRETE SHALL BE MANUFACTURED BY A PCI CERTIFIED FACILITY.
19. MAXIMUM ALLOWABLE CAMBER @ ERECTION SHALL BE 0.5".
20. ALL SHEARKEYS SHALL BE COMPLETELY FILLED WITH 5000 PSI GROUT.
21. BEARING STRIPS SHALL BE RANDOM ORIENTED FIBER REINFORCED, SHALL SUPPORT A COMPRESSIVE STRESS OF 3000 PSI WITH NO CRACKING, SPLITTING, OR DELAMINATING.
22. PRESTRESSED STRANDS SHALL BE LOW RELAXATION TYPE.
23. ALL CONCRETE, SLAB, MATS, ETC. SHOWN ON THE DRAWINGS SHALL BE REINFORCED, EVEN WHERE NOT SPECIFICALLY SHOWN IN GRAPHIC DETAIL. WHERE NO STEEL REINFORCING IS SPECIFICALLY SHOWN ON A PLAN, SECTION, OR DETAIL, IT IS IMPLIED TO BE REINFORCED ACCORDING TO THE TYPICAL SIZE AND SPACING SHOWN ON A SIMILAR PLAN, SECTION OR DETAIL.
24. ACTUAL FOOTERS & FOUNDATION WALL DESIGN TO BE PROVIDED BY GENERAL CONTRACTOR'S STRUCTURAL ENGINEER BASED ON DESIGN REACTIONS PROVIDED BY THE METAL BUILDING MANUFACTURER & SHALL HAVE WIND, SNOW, & DEAD LOAD INFORMATION ACCORDING TO THE LATEST EDITION OF THE BOCA NATIONAL BUILDING CODE.
25. PRECAST CONCRETE WALL SYSTEM SHALL BE MANUFACTURED BY SUPERIOR WALL, OR EQUAL. SEALED DRAWINGS SHALL BE ON SITE AT TIME OF INSPECTION.
26. WHEN CONSTRUCTION OF ANY CONCRETE EXISTS; THE FOLLOWING "COLD WEATHER PROCEDURES" SHALL BE REQUIRED, AS PER SECTION 1905.12., AS FOLLOWS:
   A) ADEQUATE EQUIPMENT SHALL BE PROVIDED TO HEAT CONCRETE MATERIALS AND PROTECT CONCRETE DURING FREEZING OR NEAR FREEZING WEATHER.
   B) ALL CONCRETE MATERIALS & ALL REINFORCEMENT, FORMS, FILLERS, & GROUND WITH CONTACT TO THE CONCRETE SHALL BE FROST FREE.
   C) FROZEN MATERIALS OR MATERIALS CONTAINING ICE SHALL NOT BE USED.
27. CURING:
   A) ACCELERATED CURING SHALL BE IN ACCORDANCE WITH ACI 318.
   B) HIGH-EARLY-STRENGTH CONCRETE SHALL BE MAINTAINED ABOVE 50°F & IN A MOIST CONDITION FOR AT LEAST THE FIRST (3) THREE DAYS AFTER PLACEMENT, EXCEPT WHEN ACCELERATED CURING IS DONE.
   C) ALL OTHER CONCRETE SHALL BE MAINTAINED ABOVE 50°F & IN A MOIST CONDITION FOR AT LEAST THE FIRST (7) SEVEN DAYS AFTER PLACEMENT, EXCEPT WHEN ACCELERATED CURING IS DONE.

04 MASONRY

01. ALL MASONRY CONSTRUCTION SHALL CONFORM TO A.C.I. 530/ASCE 5/TMS402 & CURRENT BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES.
02. MORTAR IS TYPE S AND SHALL CONFORM TO ASTM C270 OR OTHER QUALIFIED TESTING AGENCY'S STANDARDS.
03. ALL CONCRETE MASONRY WALLS SHALL BE REINFORCED WITH METAL TIES, SUCH AS DUR-O-WALL, AT 16" ON CENTER IN A VERTICAL DIMENSION FOR EXTERIOR WALLS AND 24" ON CENTER FOR INTERIOR WALLS. USE GALVANIZED 9 GA. SIDE RODS AND TIE RODS UNLESS NOTED OTHERWISE.
04. VERTICAL REINFORCING IN MASONRY WALLS SHALL BE LAPPED 30 BAR DIAMETERS MINIMUM WHERE SPLICED.
05. CONTROL JOINTS IN MASONRY WALLS TO BE LOCATED AT (UNLESS NOTED OTHERWISE):
   A) MAXIMUM OF 20'-0" FROM CORNERS
   B) MAXIMUM OF 40'-0" ON CENTER
   C) AT ALL CHANGES IN WALL HEIGHT OF THICKNESS.
   D) AT CHASES AND RECESSES FOR PIPING, COLUMNS, FIXTURES, ETC.
   E) AT ABUTMENT OF WALLS TO COLUMNS.
06. WHEN CONSTRUCTION OF ANY MASONRY UNIT EXISTS; THE FOLLOWING "COLD WEATHER PROCEDURES" SHALL BE REQUIRED AS PER SECTION 2104.3.

   2104.3.1 PREPARATION
   1. TEMPERATURE OF MASONRY UNITS SHALL NOT BE LESS THAN 20°F. MASONRY UNITS CONTAINING FROZEN MOISTURE, VISIBLE ICE OR SNOW ON THEIR SURFACE SHALL NOT BE LAID.
   2. VISIBLE ICE AND SNOW SHALL BE REMOVED FROM THE TOP SURFACE OF EXISTING FOUNDATIONS AND MASONRY TO RECEIVE NEW CONSTRUCTION. THESE SURFACES SHALL BE HEATED TO ABOVE FREEZING, USING METHODS THAT DON NOT RESULT IN DAMAGE.

   2104.3.2 CONSTRUCTION

   2104.3.2.1 CONSTRUCTION REQUIREMENTS FOR AMBIENT TEMPERATURES BETWEEN 40°F AND 32°F.
   1. GLASS UNIT MASONRY SHALL NOT BE LAID.
   2. WATER AND AGGREGATES USED IN MORTAR AND GROUT SHALL NOT BE HEATED ABOUT 140°F.
   3. MORTAR SAND OR MIXING WATER SHALL BE HEATED TO PRODUCE MORTAR TEMPERATURES BETWEEN 40°F AND 120°F AT THE TIME OF MIXING. WHEN WATER AND AGGREGATES FOR GROUT ARE BLOW 32°F, THEY SHALL BE HEATED.

   2104.3.2.2 CONSTRUCTION REQUIREMENTS FOR AMBIENT TEMPERATURES BETWEEN 32°F AND 24°F. THE REQUIREMENTS OF SECTION 2104.3.2.1 AND THE FOLLOWING CONSTRUCTION REQUIREMENTS SHALL BE MET.
   1. THE MORTAR TEMPERATURE SHALL BE MAINTAINED ABOVE FREEZING UNTIL USED IN MASONRY.
   2. AGGREGATES AND MIXING WATER FOR GROUT SHALL BE HEATED TO PRODUCE GROUT TEMPERATURES BETWEEN 70°F AND 120°F AT THE TIME OF MIXING. GROUT TEMPERATURE SHALL MAINTAINED ABOVE 70°F AT THE TIME OF GROUT PLACEMENT.

   2104.3.2.3 CONSTRUCTION REQUIREMENTS FOR AMBIENT TEMPERATURES BETWEEN 25°F AND 20°F. THE REQUIREMENTS OF SECTION 2104.3.2.1 AND 2104.3.2.2 AND THE FOLLOWING CONSTRUCTION REQUIREMENTS SHALL BE MET.
   1. MASONRY SURFACE UNDER CONSTRUCTION SHALL BE HEATED TO 40°F.
   2. WIND BREAKS OF ENCLOSURES SHALL BE PROVIDED WHEN THE WIND VELOCITY EXCEEDS 15 MPH.
   3. PRIOR TO GROUTING, MASONRY SHALL BE HEATED TO MINIMUM OF 40°F.

   2104.3.2.4 CONSTRUCTION REQUIREMENTS FOR AMBIENT TEMPERATURES BELOW 20°F. THE REQUIREMENTS OF SECTION 2104.3.2.1, 2104.3.2.2 AND 2104.3.2.3 AND THE FOLLOWING CONSTRUCTION REQUIREMENTS SHALL BE MET.
   1. ENCLOSURES AND AUXILIARY HEAT SHALL BE PROVIDED TO MAINTAIN AIR TEMPERATURE WITHIN THE ENCLOSURE TO ABOVE 32°F.
07. WHEN CONSTRUCTION OF ANY MASONRY UNIT EXISTS; THE FOLLOWING "HOT WEATHER PROCEDURES" SHALL BE REQUIRED, AS PER SECTION 2104.4.

   2104.4.1 PREPARATION
   THE FOLLOWING REQUIREMENTS SHALL BE MET PRIOR TO CONDUCTING MASONRY WORK.

   2104.4.1.1 TEMPERATURE
   WHEN THE AMBIENT TEMPERATURE EXCEEDS 100°F, OR EXCEEDS 90°F WITH A WIND VELOCITY GREATER THAN 8 MPH:
   1. NECESSARY CONDITIONS AND EQUIPMENT SHALL BE PROVIDED TO PRODUCE MORTAR HAVING A TEMPERATURE BELOW 120°F.
   2. SAND PILES SHALL BE MAINTAINED IN A DAMP, LOOSE CONDITION.

   2104.4.2 SPECIAL CONDITIONS
   WHEN THE AMBIENT TEMPERATURE EXCEEDS 115°F, OR 105°F WITH A WIND VELOCITY GREATER THEN 8 MPH, THE REQUIREMENTS OF SECTION 2104.4.1.1 SHALL BE IMPLEMENTED, AND MATERIALS AND MIXING EQUIPMENT SHALL BE SHADED FROM DIRECT SUNLIGHT.

   2104.4.2 CONSTRUCTION
   THE FOLLOWING REQUIREMENTS SHALL BE MET WHILE MASONRY WORK IS IN PROGRESS.

   2104.4.2.1 TEMPERATURE
   WHEN THE AMBIENT TEMPERATURE EXCEEDS 100°F, OR EXCEEDS 90°F WITH A WIND VELOCITY GREATER THAN 8 MPH:
   1. THE TEMPERATURE OF MORTAR AND GROUT SHALL BE MAINTAINED BELOW 120°F.
   2. MIXERS, MORTAR TRANSPORT CONTAINERS AND MORTAR BOARDS SHALL BE FLUSHED WITH COOL WATER BEFORE THEY COME INTO CONTACT WITH MORTAR INGREDIENTS OR MORTAR.
   3. MORTAR CONSISTENCY SHALL BE MAINTAINED BE RETEMPERING WITH COOL WATER.
   4. MORTAR SHALL BE USED WITHIN 2 HOURS OF INITIAL MIXING.

   2104.4.2.2 SPECIAL CONDITIONS
   WHEN THE AMBIENT TEMPERATURE EXCEEDS 115°F, OR EXCEEDS 105°F WITH A WIND VELOCITY GREATER THEN 8 MPH, THE REQUIREMENTS OF SECTION 2104.4.2.1 SHALL BE IMPLEMENTED AND COOL MIXING WATER SHALL BE USED FOR MORTAR AND GROUT. THE USE OF ICE SHALL BE PERMITTED IN THE MIXING WATER PRIOR TO USE. ICE SHALL NOT BE PERMITTED INT THE MIXING WHEN ADDED TO THE OTHER MORTAR OR GROUT MATERIALS.

   2104.4.3 PROTECTION
   WHEN THE MEAN DAILY TEMPERATURE EXCEEDS 100°F, OR EXCEEDS 90°F WITH A WIND VELOCITY GREATER THAN 8 MPH, NEWLY CONSTRUCTED MASONRY SHALL BE FOG SPRAYED UNTIL DAMP AT LEAST THREE TIMES A DAY UNTIL THE MASONRY IS THREE DAYS OLD.
08. HOLLOW CONCRETE MASONRY UNITS OF 6", 8", 10" AND 12" NOMINAL WIDTH SHALL BE TYPE 1, NORMAL WEIGHT UNITS (125 PCF MAX.) UNLESS NOTED OTHERWISE. HOLLOW CONCRETE MASONRY UNITS OF 4" NOMINAL WIDTH SHALL BE TYPE 1, NORMAL WEIGHT UNITS (125 PCF MAX.)
09. HORIZONTAL JOINT REINFORCEMENT FOR CAVITY WALLS SHALL BE HOT DIP GALVANIZED DUR-O-EYE BY DUR-O-WALL, INC. WITH EXTRA HEAVY DUR-O-WALL TRUSS TRIROD AND 3/16" DIAMETER, TWO-LEGGED PINTLES. HORIZONTAL JOINT REINFORCEMENT FOR SINGLE WYTHE WALLS SHALL BE HOT DIP GALVANIZED EXTRA HEAVY DUR-O-WALL TRUSS TRIROD.
10. GROUT SOLID (3) CELLS UNDER BEARING POINTS.
11. CONTROL JOINT MATERIAL SHALL BE DUR-O-WALL RAPID CONTROL JOINT. TYPE D/A-2001.
12. NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNITS SHALL BE 1900 PSI.
13. NET AREA COMPRESSIVE STRENGTH OF MASONRY, f'm = 2000 PSI MINIMUM.
14. COMPRESSIVE STRENGTH OF GROUT SHALL BE f'c = 4000 PSI AT 28 DAYS WITH A SLUMP BETWEEN 8 AND 11 INCHES.
15. CLEAN FINISHED MASONRY SURFACES WITH SURE KLEAN 600 DETERGENT BEFORE INSTALLATION OF FINISHED FLOORING, METAL FIXTURES AND ALL OTHER MASONRY MATERIALS.
16. WEEP HOLES AT 24" O.C.
17. GALV. METAL ANCHOR STRAPS/CLIPS-VERTICALLY EVERY 3 COURSES & EVERY 2' HORIZONTAL ALONG THE MORTAR JOINT. CONNECTED W/CORROSIVE RESISTANT SCREWS.

05 STRUCTURAL STEEL & METALS

01. ALL COLUMNS TO BE STRAIGHT. TAPERED BEAM COLUMNS ARE NOT ACCEPTABLE.
02. STRUCTURAL STEEL TO BE A36 UNLESS NOTED OTHERWISE. ALL FIELD CONNECTIONS FOR MAIN MEMBERS SHALL BE MADE WITH HIGH STRENGTH BOLTS ASTM A325, BEARING TYPE CONNECTIONS WITH TREADS EXCLUDED FROM SHEAR PLANES, UNLESS OTHERWISE SPECIFIED. FIELD WELDING IN LIEU OF BOLTS TO BE USED ONLY WITH APPROVAL OF ENGINEER. SECONDARY AND BRACING MEMBERS MAY BE CONNECTED BY STANDARD UNFINISHED BOLTS.
03. STEEL GIRTS SHALL BE "Z" OR "C" SHAPED GIRTS FABRICATED FROM 0.056 TO 0.120 THICK STEEL. GIRTS SHALL BE 8 TO 10 IN. DEEP WITH 2-1/2 TO 3 IN. FLANGES.
04. GIRT CLIPS SHALL BE FABRICATED FROM MIN. 0.115 IN. THICK STEEL.
05. SUB GIRTS SHALL BE A MIN. 0.020" (25 GAUGE) THICK GALVANIZED STEEL, 1 5/16" WIDE. ON TOP AND 2 3/4" WIDE AT BOTTOM BY 7/8" DEEP.
06. STEEL ROOF PANELS SHALL BE A MIN. 24 GAUGE WITH PRE-PAINTED STEEL, VERIFY PAINT COLOR WITH OWNER.
07. STEEL WALL PANELS SHALL BE A MIN. OF NO. 26 MSG COATED STEEL.
08. STRUCTURAL STEEL WALLS SHALL HAVE INSET GIRTS. BY-PASS GIRTS ARE NOT ACCEPTABLE.
09. ALL STRUCTURAL STEEL WORK SHALL CONFORM TO THE "SPECIFICATIONS FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS" OF THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION.
10. THE STEEL SHALL CONFORM TO THE FOLLOWING:
   A) STRUCTURAL SHAPES AND PLATES: ASTM A36, Fy = 36 PSI
   B) SQUARE AND RECTANGULAR TUBING: ASTM A500, GRADE C
11. DETAIL ALL CONNECTIONS ACCORDING TO THE AISC SPECIFICATIONS.
12. ALL CONNECTIONS SHALL BE BOLTED WITH ASTM A325 HIGH-STRENGTH BOLTS OR WELDED IN ACCORDANCE TO AWS AISC REQUIREMENTS.
13. STEEL JOISTS SHALL BE PROVIDED AS SPECIFIED ON THE DRAWINGS AND MANUFACTURED BY VULCRAFT WITH A YIELD STRENGTH OF fy = 50 KSI. PROVIDE FINISHED PAINT SYSTEM OF SHOP APPLIED PRIMER COATING.
14. COMPOSITE STEEL FLOOR DECK SHALL BE TYPE 1.5 VL-22 GAGE MIN. AS MANUFACTURED BY VULCRAFT. PROVIDE FINISHED PAINT SYSTEM OF SHOP APPLIED BAKED-ON ACRYLIC PRIMER.
15. STEEL ROOF DECK SHALL BE TYPE 1.5 B-22 GAGE MIN. AS MANUFACTURED BY VULCRAFT. PROVIDE FINISHED PAINT SYSTEM OF SHOP APPLIED PRIMER COATING.
16. FIXED ALUMINUM WALL LADDER SHALL BE PROVIDED BY PRECISION STAIR CORPORATION. PROVIDE ALUMINUM SAFETY CAGE WALK-THROUGH ROOF OVER EXTENTION. ATTACH TO STRUCTURE WITH STAINLESS STEEL ANCHORS.
17. NEW METAL ROOFING & SIDING TO MATCH EXISTING.
18. INSTALLED METAL FLASHING SHALL BE CORROSIVE-RESISTANT & SHALL BE PROVIDED @ TOP & SIDES OF ALL WINDOWS & DOORS, SILLS, COPING, ABOVE WOOD TRIM, INTERSECTIONS OF WALLS, PORCHES, DECKS, ROOFS, & AT BUILD-IN GUTTERS.
19. INSTALL 18GA, 3 5/8" METAL STUDS, AS INDICATED ON THE DRAWINGS.
20. BOLLARDS:
   A) INSTALL BOLLARDS AS INDICATED ON THE DRAWINGS.
   B) BOLLARDS SHALL BE 6" DIA. STEEL PIPE FILLED WITH CONCRETE.
   C) TOP OF BOLLARD SHALL BE A THREAD OR WELDED CAP OR ROUNDED CONCRETE.
   D) BOLLARDS SHALL EXTEND 48" ABOVE FINISH GRADE & BE 42" BELOW GRADE.
   E) BOLLARD SURFACES SHALL BE PRIMED & PAINTED SAFETY YELLOW.

06 WOODS & PLASTICS

01. ALL LUMBER TO BE SPF #2 OR BETTER.
02. ALL STRUCTURAL WOOD MEMBERS & CONNECTIONS SHALL BE DESIGNED IN ACCORDANCE WITH NFPA NDS.
03. ALL WOOD USED, EXCEPT FOR TRIM, SHALL BE FIRE TREATED.
04. ALL WOOD IN CONTACT WITH THE GROUND AND/OR WITHIN 8" OF GRADE ELEVATION SHALL BE PRESSURE TREATED.
05. CONTRACTOR TO INSTALL FIREBLOCKING/DRAFTSTOPPING IN ALL LOCATIONS DEEMED NECESSARY BY STANDARD CONSTRUCTION PRACTICE & AS REQUIRED PER SECTION 717 OF THE IBC 2006.
06. SEALED PRE-ENGINEERED ROOF TRUSS DRAWINGS SHALL BE ON SITE AT TIME OF FRAMING INSPECTION. INDICATION OF TRUSS BRACING SHALL BE NOTED, IF REQUIRED. BOTTOM CHORD OF TRUSS SHALL BE DESIGNED FOR 10 PSF DEAD LOAD.
07. INSTALL WOOD BLOCKING AS NECESSARY FOR COMPLETE INSTALLATIONS OF THE FOLLOWING, BUT NOT LIMITED TO:
   A) CABINETS
   B) MIRRORS
   C) MECHANICAL, PLUMBING, OR ELECTRICAL EQUIPMENT.
   D) SHELVING
   E) GRAB BARS
08. PLASTIC LAMINATES:
   A) PROVIDE PLASTIC LAMINATES WHERE INDICATED ON DRAWINGS.
   B) LAMINATES SHALL BE THE LENGTH REQUIRED ON DRAWINGS, WITH SQUARE FRONT, AND 4" REAR AND SIDE WALL SPLASH GUARDS.
   C) LAMINATES SHALL BE FORMICA, OR EQUAL.
   D) FINISHES, COLORS, AND PATTERNS SHALL BE SELECTED BY THE OWNER.

07 THERMAL AND MOISTURE PROTECTION

01. ROOF ASSEMBLY SHALL BE 24 GALVALUME ROOF PANELS WITH 25 YEAR WARRANTY, 20 YEAR 6 MONTH PRORATED AND EQUAL TO CECO BUILDING DIVISION CLP STANDING SEAM.
02. ROOF INSULATION SHALL BE A MIN. 7-1/2 IN. PSK BLANKET WITH A RATING OF R-25. OR (2) LAYERS OF 6" BATT. INS. WITH A RATING OF R-38.
03. RUBBER MEMBRANE ROOF:
   A) INSTALL NEW RUBBER MEMBRANE ROOFING OVER BUILT-UP ROOF INSULATION & 3/4" EXTERIOR PLYWOOD.
   B) RUBBER MEMBRANE ROOFING SYSTEM SHALL BE BY CARLISE, OR EQUAL.
   C) INSTALL PER MANUFACTURER'S INSTRUCTIONS.
04. ICE DAM: INSTALL DRIP EDGE & 36" OF (2) LAYERS OF UNDERLAYMENT CEMENTED TOGETHER ON ALL OVERHANGS.
05. INSTALL NEW ARCHITECTURAL SHINGLES OVER 15# ROOF FELT, 5/8" EXT. PLYWOOD, AND DRIP EDGE.
06. EXTERIOR WALL INSULATION SHALL BE A MIN. 4 IN. PSK BLANKET WITH A RATING OF R-14. OR 6" BATT. INS. WITH VAPOR MEMBRANE FOR A RATING OF R-19.
07. SLAB INSULATION SHALL BE A MIN. 1-1/2 IN. RIGID BOARD WITH A RATING OF R-9 OR 2" RIGID PERIMETER 24" HORZ. & 26" VERT. WITH A RATING OF R-10.
08. INTERIOR WALL INSULATION SHALL BE 3 1/2" BATT. INS. WITH A RATING OF R-13 FOR 4" WALLS & 5 1/2" BATT. INS. WITH RATING OF R-19 FOR 6" WALLS.
09. STEEL GUTTERS SHALL BE CONCEALED, LINED WITH EDPM, AND TERMINATE AT INTERNAL DOWN SPOUTS/ROOF LEADERS.
10. NEW RIDGE, SOFFIT, & EAVE VENTS SHALL MATCH EXISTING.
11. NEW METAL SIDING & ROOFING SHALL MATCH EXISTING.
12. GUTTERS TO BE 6" & TIE INTO EXISTING. DOWNSPOUT TO BE 4" AND LOCATED AT END CORNERS (1 EACH SIDE) DOWNSPOUTS DAYLIGHT AT GRADE.
13. APPLY DAMPPROOFING TO CMU WALL. SHALL BE 3/8" PORTLAND CEMENT PARGING W/BITUMINOUS COATING OF 3LBS/S.Y. OF ACRYLIC MODIFIED CEMENT OR 1/8" COAT OF SURFACE-BONDING MORTAR COMPLYING W/ASTM C887.
14. THERMAL & SOUND INSULATING MATERIAL SHALL MEET THE FOLLOWING:
   A) EXPOSED INSTALLATIONS: FLAME SPREAD OF 25 OR LESS & SMOKE DEVELOPMENT OF 450 OR LESS
   B) CONCEALED INSTALLATIONS: FLAME SPREAD OF 75 OR LESS & SMOKE DEVELOPMENT OF 450 OR LESS.
15. THROUGH PENETRATION REQUIREMENTS:
   A) WHERE PENETRATION OF A RATED WALL, CEILING, OR ASSEMBLY IS MADE, PENETRATING MATERIALS SHALL BE PROTECTED BY AN APPROVED THROUGH PENETRATION FIRESTOP SYSTEM. THE THROUGH PENETRATION FIRESTOP SYSTEM SHALL MEET OR EXCEED THE RATED ASSEMBLY CLASSIFICATION & BE SPECIFIC TO THE CONSTRUCTION OF THAT RATED ASSEMBLY. THE THROUGH PENETRATION FIRESTOP SYSTEM SHALL MEET ASTM E814 REQUIREMENTS. INSTALLATION OF THE THROUGH PENETRATION FIRESTOP SYSTEM SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
   B) WHERE VERTICAL PENETRATION IS MADE AT A NON-RATED FLOOR/CEILING ASSEMBLY, PENETRATION SHALL BE PROTECTED BY AN APPROVED MATERIAL & SPECIFIC TO THE CONSTRUCTION, MEETING ASTM E136 REQUIREMENTS. INSTALLATION SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
   C) AT WALL/FLOOR & FLOOR/WALL LOCATIONS, OF RATED ASSEMBLIES, AN APPROVED FIRESTOP SYSTEM SHALL BE INSTALLED MEETING OR EXCEEDING THE RATING OF THE ASSEMBLY CLASSIFICATION & BE SPECIFIC TO THAT CONSTRUCTION. THE FIRESTOP SYSTEM SHALL MEET ASTM E814 REQUIREMENTS. INSTALLATION OF THE FIRESTOP SYSTEM SHALL BE PER MANUFACTURER'S RECOMMENDATIONS.
16. SMOKE PARTITIONS:
   A) WALLS INDICATED AS SMOKE PARTITIONS, SHALL BE CAPABLE OF RESISTING THE PASSAGE OF SMOKE. WALLS SHALL BE CONSTRUCTED FROM FLOOR TO UNDERSIDE OF THE FIRE RESISTANCE RATED FLOOR/CEILING OR ROOF/CEILING ASSEMBLY OR TO THE UNDERSIDE OF THE FLOOR OR ROOF DECK ABOVE. DRYWALL SHALL BE TIGHT TO FLOOR AND CEILING/ROOF. ANY GAPS SHALL BE CAULKED WITH AN APPROVED MATERIAL MEETING ASTM E13G REQUIREMENTS.
   B) ALL DOORS SHALL BE SELF-CLOSING OR AUTOMATIC – CLOSING UPON DETECTION OF SMOKE. DOORS CAN NOT HAVE AIR TRANSFER OPENINGS OR BE UNDERCUT.
   C) ANY PENETRATIONS THROUGH A SMOKE PARTITION SHALL HAVE DRYWALL TIGHT TO PENETRATING ITEM AND THEN CAULKED WITH AN APPROVED MATERIAL MEETING ASTM E136 REQUIREMENTS.
17. CAULKING:
   A) CAULKING SHALL BE A COMPONENT POLYURETHANE SEALANT SUCH AS SIKAFLEX 1A.
   B) CAULK AROUND NEW WINDOWS AND DOORS AND ALL OTHER NECESSARY LOCATIONS TO PROVIDE A WEATHER TIGHT SEAL.
   C) CAULK ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
   D) COLOR OF CAULK SHALL BE EITHER WHITE OR CLEAR. USE WHITE NEXT TO WHITE AND CLEAR FOR ALL OTHER USES.
18. EIFS:
   A) INSTALL WATER-RESISTANT EIFS SYSTEM OVER EX. METAL BUILDING SIDING AND NEW EXTERIOR PLYWOOD. OR EX. CMU. EIFS SYSTEM SHALL INCLUDE 2" FOAM INSULATION WITH REINFORCING MESH, PRIMUS/ADHESIVE, & SURFACE FINISH.
   B) PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL A COMPLETE JOB, MEETING WARRANTEE REQUIREMENTS.
   C) OWNER TO SELECT COLOR AND TEXTURE.
   D) EFIS SYSTEM SHALL BE INSTALLED BY MANUFACTURER'S APPROVED CONTRACTOR, & PER MANUFACTURER'S REQUIREMENTS.
   E) PROVIDE EXPANSION JOINTS AS REQUIRED BY MANUFACTURER.

08 DOORS AND WINDOWS

01. ENTRY DOOR(S) SHALL BE KAWNEER ALUMINUM FRAME DOOR, VERIFY COLOR AND FINISH WITH OWNER, TEMPERED GLASS.
02. A) EXTERIOR DOOR(S) SHALL BE INSULATED, PAINTED HOLLOW METAL DOOR AND PAINTED HOLLOW METAL FRAME. VERIFY PAINT COLOR WITH OWNER. PROVIDE APPROVED PANIC HARDWARE ON EXTERIOR DOOR(S).
   B) EXTERIOR DOOR SIZES ARE BASED ON CECO DOOR MANUFACTURER.
03. MAXIMUM HEIGHT OF THRESHOLD(S) TO BE 1/2 IN. MAXIMUM VERTICAL CHANGE AT EDGE IS 1/4 IN. WITH A MAXIMUM BEVEL OF 45 DEGREES.
04. OVERHEAD DOOR(S):
   A) OVERHEAD DOOR(S) SHALL BE INSULATED, 24 GA GALVANIZED STEEL, BAKED-ON POLYESTER COATING, COLOR SELECTED BY OWNER, AS MANUFACTURED BY OVERHEAD DOOR COMPANY, OR EQUAL.
   B) PROVIDED INTERIOR MOUNTED FRAME AND RAILS.
   C) DOOR SHALL HAVE ELECTRONIC OPERATORS, CONTROLLED BY INTERIOR KEY LOCKS OR PUSH BUTTONS.
05. A) INTERIOR DOORS SHALL BE 1 3/4" SOLID CORE WOOD WITH OAK VENEER AND/OR PAINTED HOLLOW METAL AND PAINTED HOLLOW METAL FRAME. VERIFY DOOR FINISH AND PAINT COLOR WITH OWNER.
   B) INTERIOR DOORS SIZES ARE BASED ON MOHAWK DOOR MANUFACTURERS.
06. PROVIDE WALL MOUNTED DOOR STOPS AT ALL INTERIOR DOORS, EXCEPT FOR DOORS INSTALLED WITH CLOSERS. DOOR STOPS SHALL NOT IMPEDE THE MINIMUM 32 IN. CLEAR OPENING WIDTH OF THE DOOR AT 90 DEGREES IN THE OPEN POSITION.
07. ALL GLAZING WITHIN 24 IN. OF DOORS & 18" FROM FLOOR SHALL BE TEMPERED, INCLUDING GLAZING OF DOORS.
08. ALL LOCKSETS SHALL BE EITHER PUSH/PULL OR LEVER HANDLES.
09. WINDOWS SHALL BE KAWNEER ALUMINUM STOREFRONT WINDOWS, VERIFY COLOR AND FINISH WITH OWNER, TEMPERED GLASS AS REQUIRED.
10. WINDOWS AT GRADE SHALL HAVE FIVE (5) SQUARE FEET OF CLEAR OPENING & ABOVE GRADE 5.7 SQUARE FEET.
11. WINDOW SIZES ARE BASED ON ANDERSEN WINDOW MANUFACTURER.

09 FINISHES

01. ACOUSTICAL CEILING SYSTEM SHALL BE ARMSTRONG, CORTEGA, 24x24x5/8", WHITE, W/ 15/16" EXPOSED T-GRID, WHITE. GRID SHALL BE SUSPENDED WITH NO. 12 WIRE. INSTALL LATERAL BRACING PER CODE. PROVIDE ONE OVERRUN PACKAGE OF CEILING PANELS AND STORE AS DIRECTED BY TENANT.
02. DRYWALL CEILINGS SHALL BE GYPSUM WALL BOARD. G.W.B. SHALL BE PREPARED TO RECEIVE ONE COAT OF PRIMER AND TWO COATS OF PAINT. VERIFY PAINT COLOR WITH OWNER.
03. INTERIOR WALLS SHALL BE GYPSUM WALL BOARD OVER STUDS, UNLESS NOTED OTHERWISE ON THE PLAN. G.W.B. SHALL BE PREPARED TO RECEIVE ONE COAT OF PRIMER AND TWO COATS OF PAINT. VERIFY PAINT COLOR WITH OWNER.
04. ALL INTERIOR FINISHES SHALL HAVE A FLAME SPREAD OF 200 OR LESS, EXCEPT FINISHES IN VERTICAL EXIT ENCLOSURES SHALL NOT EXCEED 75.
05. ALL WALKING SURFACES (CORRIDORS, STAIRS, & LANDINGS), AS A COMPONENT OF THE "MEANS OF EGRESS", SHALL HAVE A SLIP-RESISTANT SURFACE, & SLOPE NO STEEPER THAN 1:20.
06. ALL RESTROOM FINISHES SHALL BE CAPABLE OF BEING EASILY CLEANED. FLOORING & BASE SHALL BE WATER TIGHT. BASE SHALL BE 6"H. WALL FINISHES AROUND TOILET & URINALS SHALL BE CLEANABLE HARD SURFACE TO 48" A.F.F.
07. ALL MATERIAL COLORS TO BE SELECTED BY THE OWNER, U.O.N.

10 SPECIALTIES

01. FIRE EXTINGUISHERS:
   A) SHALL BE MIN. 5LB. ABC TYPE.
   B) CABINET AND WALL MOUNTS ARE SHOWN IN LOCATION AREA DESIRED. CABINETS ARE TO BE INSTALLED BETWEEN METAL STUD FRAMING.
   C) MOUNT TOP OF CABINET AND WALL MOUNTS @ 48" A.F.F.
   D) INSTALL ADX FIRE PROTECTION, AUTOMATIC FIRE EXTINGUISHER UNIT, SERIES 1000 VERTICAL OR 1001 HORIZONTAL SPOT PROTECTION ABC DRY CHEMICAL AUTOMATICS, OR EQUAL, AS INDICATED ON DRAWINGS.
02. BATHROOM ACCESSORIES:
   A) TOILET PAPER HOLDERS SHALL BE SURFACE MOUNTED, & INSTALLED PER ADA REQUIREMENTS
   B) GRAB BARS SHALL BE (1) 36", (1) 42", & (1) 18" 1 1/2"ø, CONCEALED MOUNTING, SATIN FINISH, AS MANUFACTURED BY BOBRICK OR EQUAL.
   C) PAPER TOWEL DISPENSERS SHALL BE SURFACE MOUNTED & INSTALLED PER ADA REQUIREMENTS.
   D) TOILET PARTITIONS SHALL BE SANTANA, OR EQUAL. COLOR TO BE SELECTED BY OWNER.
   E) TOILET PAPER HOLDERS SHALL BE NUTONE, CORONADO COLLECTION, MODEL #: HM670, CHROME, SURFACE MOUNTED.
   F) PROVIDE (1) DOUBLE CHROME ROBE HOOK, NUTONE, CORONADO COLLECTION, MODEL #: HM682, ON BACK OF EACH BATHROOM & BEDROOM DOORS. TYPICAL MOUNTING HEIGHT SHALL BE 72" AFF.
   G) PROVIDE (2) CHROME TOWEL BARS, 24" LONG, NUTONE, CORONADO COLLECTION, MODEL #: HM694. LOCATIONS TO BE DETERMINED. MOUNT ALL TOWEL BARS AT 54" AFF.
03. CLOSET SHELVING:
   A) INSTALL CLOSET MAID, OR EQUAL, VINYL-COATED, STEEL ROD, VENTILATED SHELVING AS INDICATED ON THE DRAWINGS.
   B) SHELVING SHALL BE LENGTH OF CLOSET.
   C) ANCHOR PER MANUFACTURER'S RECOMMENDATIONS.
04. WINDOW BLINDS:
   A) INSTALL WHITE, VINYL, HORIZONTAL, WINDOW BLINDS AT ALL UNIT WINDOWS.
   B) BLINDS SHALL BE WIDTH AND LENGTH OF WINDOW.
   C) BLINDS SHALL BE WALL OR TOP MOUNTED, AS PER MANUFACTURER'S RECOMMENDATIONS.
05. MIRRORS:
   A) TEMPERED GLASS MIRROR MOUNTED ON WALL ABOVE SINK.
   B) MIRROR TO MATCH WIDTH OF SINK.
   C) MOUNTING HEIGHT 40" MAX. AFF.
   D) MIRRORS WILL BE 34" HIGH.
   E) ALL FASTENERS TO BE NONCORROSIVE AND CONCEALED.
06. SIGNAGE:
   A) PROVIDE SIGNAGE INDICATING ACCESSIBLE RESTROOM(S) & TYPE, i.e. MEN'S, WOMEN'S, UNISEX. DESIGN & INSTALLATION SHALL MEET ADA REQUIREMENTS.

11 EQUIPMENT

01. APPLIANCES:
   A) APPLIANCES SHALL BE SUPPLIED AND INSTALLED BY THE OWNER.
   B) THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE NECESSARY POWER AND WATER CONNECTIONS TO THESE APPLIANCES.
   C) THE FOLLOWING IS A LIST OF APPLIANCES THAT WILL BE USED:
      01. ELECTRIC RANGE:
         A) ALLOW AN OPENING OF 30".
      02. REFRIGERATOR:
         A) ALLOW AN OPENING OF 30".
      03. DISHWASHER:
         A) ALLOW AN OPENING OF 24".
         B) DISHWASHER COMES INSTALLED W/ INTERNAL AIR GAP.
      04. MICROWAVE/RECIRCULATING EXHAUST FAN:
         A) OVER-THE-RANGE MICROWAVE, U.O.N.
         B) EXHAUST FAN TO BE 250 CFM'S.
         C) LOCATED ABOVE RANGE, ALLOW AN OPENING OF 30".
02. PROVIDE WALL AND BASE CABINETS WHERE INDICATED. CABINETS SIZES ARE INDICATED ON THE PLANS. CABINETS ARE TO BE OF STANDARD ISSUE, EXCEPT WHERE CUSTOM ONES ARE REQUIRED. CABINETS ARE TO BE OF "FRAMELESS" CONSTRUCTION AND HAVE A LAMINATE FINISH. COLOR AND STYLE TO BE SELECTED BY OWNER. SHOP DRAWINGS WILL NEED TO BE SUBMITTED. PROVIDE BLOCKING WHERE REQUIRED. PROVIDE "FILLERS" WHERE NEEDED. PROVIDE PULL KNOBS, CHROME.
03. PROVIDE VANITIES WHERE INDICATED. VANITIES ARE TO BE OF STANDARD ISSUE, EXCEPT WHERE CUSTOM ONES ARE REQUIRED. VANITIES ARE TO BE OF "FRAMELESS" CONSTRUCTION AND HAVE A LAMINATE FINISH. COLOR TO BE WHITE AND STYLE TO BE FLUSH. SHOP DRAWINGS WILL NEED TO BE SUBMITTED. PROVIDE "FILLERS" WHERE NEEDED. PROVIDE WHITE PULL KNOBS.
04. EXHAUST FAN/LIGHT MODEL # LS80L, AS MANUFACTURED BY NUTONE, OR EQUAL. 80 CFM'S. VENT TO OUTSIDE.
05. MEDICINE CABINET:
   A) CABINET SHALL BE RECESSED INTO WALL, EXCEPT WHERE NOTED, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
   B) CABINET SHALL BE SELECTED BY OWNER.
   C) TOP MOUNT AT 6' A.F.F.
   D) FULL MIRROR FRONT, WITH BEVELED EDGES, NO TRIM.
   E) RESIN BODY AND (3) ADJUSTABLE SHELVES.

12 FURNISHING

13 SPECIAL CONSTRUCTION

14 CONVEYING SYSTEMS

01. INSTALL NEW HYDRAULIC PASSENGER ELEVATOR WHERE INDICATED ON THE DRAWINGS.
02. THE ELEVATOR SHALL BE A 2,500 POUND CAPACITY "MARQUIS" MODEL, AS MANUFACTURED BY DOVER ELEVATOR SYSTEMS, MEMPHIS, TN, OR APPROVED EQUAL. FEATURES TO BE INCLUDED ARE:
   A. ONE DOOR SYSTEM
   B. ALL PANELS: SHALL BE SELECTED BY OWNER.
   C. CEILING: STANDARD SUSPENDED ILLUMINATED CEILING.
   D. HANDRAILS: CYLINDRICAL BRUSHED STAINLESS STEEL.
   E. DOOR SILLS: EXTRUDED ALUMINUM
   F. DOORS: BRUSHED STAINLESS STEEL
   G. CONTROLS: RIGHT HAND
   H. SPEED: 100 FPM
   J. ELEVATOR RECALL POINT SHALL BE THE FIRST FLOOR.
   K. PROVIDE INTERIOR CAB PROTECTION PADS AND LEAVE IN PLACE. OWNER SHALL REMOVE PADS AT HIS DISCRETION AND RETAIN FOR FUTURE USE.
   L. FLOOR: VINYL AS SELECTED BY OWNER. FLOOR TO BE PROVIDED BY OTHERS. CONTRACTOR SHALL PROTECT VINYL DURING CONSTRUCTION WITH A FULL MAT OR OTHER APPROVED METHOD. MAT SHALL NOT BE REMOVED UNTIL DIRECTED BY OWNER.
03. BEFORE BEGINNING FABRICATION AND WORK, THE ELEVATOR CONTRACTOR SHALL PREPARE ALL DRAWINGS NECESSARY TO SHOW THE GENERAL ARRANGEMENT OF THE ELEVATOR EQUIPMENT. DRAWINGS AND OTHER DATA WHICH ARE SUBMITTED BY THE ELEVATOR CONTRACTOR TO THE OWNER OR ARCHITECT FOR HIS APPROVAL SHALL BE RETURNED TO THE ELEVATOR CONTRACTOR WITHIN TWENTY (20) DAYS (OR SOONER, IF EARLY DELIVERY IS REQUIRED) AFTER SUBMISSION. THE MATERIAL SO FURNISHED BY THE OWNER OR ARCHITECT SHALL INCLUDE THE GUARANTEE OF HOISTWAYS SIZES AND THE CONFORMATION OF CURRENT CHARACTERISTICS TO PERMIT THE ELEVATOR CONTRACTOR TO PROCEED.
04. ELEVATOR CONTROLS AND SIGNALING DEVICES SHALL MEET ADA REGULATIONS AND A117.1 CABO/ANSI.
05. ELEVATOR CONSTRUCTION SHALL MEET ALI B153.1, & ASME A17.1, A90.1, & B20.1.
06. ELEVATOR DOORS SHALL HAVE A FIRE PROTECTION RATING OF NOT LESS THAN 1 1/2 HOURS OR AN APPROVAL LABELED EQUIVALENT.
07. ELEVATOR MAIN FLOOR RECALL SHALL BE THE FIRST FLOOR. THE TRAVEL DISTANCE BETWEEN THE MAIN FLOOR AND THE OTHER FLOORS IS MORE THAN 25', THEREFORE EMERGENCY OPERATION IS REQUIRED, PER BOCA 3006.2.
08. ELEVATOR MAIN FLOOR RECALL SHALL BE THE FIRST FLOOR. THE TRAVEL DISTANCE BETWEEN FLOORS IS LESS THAN 25', THEREFORE EMERGENCY OPERATION IS NOT REQUIRED.