

SECTION 1. GENERAL REQUIREMENTS

1. THE CONTRACTOR AND/OR OWNER SHALL CAREFULLY STUDY AND COMPARE THE PLANS AND SPECIFICATIONS AND SHALL AT ONE REPORT TO THE OWNER ANY ERRORS, INCONSISTENCY OR OMISSION THAT MAY BE DISCOVERED. THE OWNER WILL ASSIST THE CONTRACTOR IN RESOLVING ANY AND ALL DISCREPANCIES. THE DRAFTSMAN SHALL ONLY BE LIABLE FOR CORRECTING THE DRAWINGS.
2. ALL WORK SPECIFIED SHALL BE PROVIDED FOR AND INSTALLED IN COMPLETE AND WORKMANSHIP LIKE MANNER AND IN COMPLIANCE WITH NATIONAL AND LOCAL BUILDING CODES SO AS TO PROVIDE A COMPLETE AND WORKING SYSTEM.
3. ALL ITEMS SPECIFIED TO BE ON AN "OR EQUAL" BASIS.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES.
5. DIMENSIONS SHALL TAKE PRECEDENCY OVER SCALES SHOWN ON DRAWINGS.
6. ALL WORK SHALL CONFORM TO THE MINIMUM STANDARDS OF THE 1982 EDITION OF THE UNIFORM BUILDING CODE AND ANY OTHER REGULATING AGENCIES WHICH HAVE AUTHORITY OVER ANY PORTION OF THE WORK.
7. THE CONTRACT DRAWINGS REPRESENT THE FINISHED STRUCTURE, THEY DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE DURING CONSTRUCTION. SUCH MEASURES SHALL INCLUDE BUT NOT BE LIMITED TO BRACING, SHORING FOR LOADS DUE TO CONSTRUCTION EQUIPMENT, ETC. OBSERVATION VISITS TO THE SITE BY THE STRUCTURAL ENGINEER SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.

SECTION 2. SITEWORK

1. EXCAVATION
CLEAN AND GRUB ENTIRE SITE.
EXCAVATE AND TRENCH FOR RETAINING WALL, IF APPLICABLE.
EXCAVATE TO SUB-GRADE, ALL BUILDINGS PADS, PARKING AREA, DRIVEWAYS AND LANDSCAPE AREAS.
SUPPLY GRAVEL UNDER SLAB TO +.05'.
ALL SOIL ON SITE SUITABLE FOR LANDSCAPING AREAS TO REMAIN ON SITE.
ALL TRENCHING AND BACKFILL TO BE ON TIME AND MATERIAL BASIS.
ALL OFF-SITE WORK TO BE A SEPARATE CONTRACT.
2. FOUNDATION
FOUNDATION DESIGN IS BASED ON ENGINEERS SOILS REPORT.
ALL EXCAVATIONS SHALL BE PROPERLY BACKFILLED.
FOOTING BACKFILL AND UTILITY TRENCH BACKFILL WITHIN BUILDING AREA SHALL BE MECHANICALLY COMPACTED IN LAYERS IN ACCORDANCE WITH THE SOILS REPORT. LAYERS SHALL NOT BE GREATER THAN 12". FLOODING WILL NOT BE PERMITTED.
3. ASPHALT PAVING - PROVIDE ALL EQUIPMENT AND MATERIAL TO COMPLETE ASPHALTIC PAVING WHERE INDICATED ON DRAWINGS. DO NOT COMMENCE WORK UNTIL ALL UNDERGROUND UTILITIES ARE IN PLACE, INSPECTED AND BACKFILLED. SUB-CONTRACTOR IS TO SHOOT ALL HIS OWN GRADES IN COORDINATION WITH GENERAL CONTRACTOR. UNLESS OTHERWISE NOTED ON DRAWINGS, AGGREGATE BASE SHALL BE 6" OF TYPE 2 CLASS B BASE. 2 1/2" ASPHALTIC CONCRETE SHALL BE HOT PLANT MIXED FROM A COMMERCIAL ASPHALT HOT MIX PLANT. ROLL THE ASPHALT SURFACE WITH 8 TON ROLLER UNTIL SURFACE IS HARD AND UNYIELDING, AND TRUE TO GRADE, LAP ROLLING SO THAT NO ROLLER MARKS REMAIN. FINISH SURFACE SHALL BE TRUE TO 3/8" ALONG A 10'0" STRAIGHT EDGE. FINISH COAT SHALL BE AN APPROVED EMULSIFIED ASPHALT SEAL COAT SOLUTION, SPRAYED AT THE RATE OF .11 TO .15 GALLONS PER SQ. YARD UNIFORMITY. PROTECT FROM TRAFFIC UNTIL SET AND DRY. IF HEADER BOARDS ARE REQUIRED, GENERAL CONTRACTOR SHALL PROVIDE AND SET. UPON COMPLETION OF WORK PROMPTLY REMOVE ALL DEBRIS AND EQUIPMENT.

SECTION 3. MASONRY

1. CONCRETE BLOCK SHALL BE HOLLOW LOAD-BEARING CONCRETE MASONRY UNITS CONFORMING TO ASTM C90-70. USE OPEN END UNITS FOR STACKED BOND PATTERN AND END BEAM UNITS AT HORIZONTAL REINFORCING. MASONRY BLOCK SHALL BE GRADE "N".
2. MASONRY BLOCKS MIN. COMPRESSIVE STRENGTH OF 1350 PSI UNGROUTED & 1500 GROUTED SOLID.
3. REINFORCING BARS - SEE NOTES UNDER 'REINFORCING STEEL' FOR REQUIREMENTS. A.S.T.M. #615, GRADE 40.
4. MORTAR MIX SHALL CONFORM TO REQUIREMENTS FOR U.B.C TABLE 24-A, TYPE S, OR M MORTAR SHALL ATTAIN A COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS.
5. GROUT SHALL CONFORM TO REQUIREMENTS OF SECTION 2403 IF U.B.C. FOR COARSE GROUT. GROUT SHALL ATTAIN A COMPRESSIVE STRENGTH OF 2000 PSI AT 28 DAYS.
6. USE LOW LIFT CONSTRUCTIONS, MAXIMUM GROUT POUR HEIGHT IS 4 FEET.
7. FILL ALL CELLS WHICH CONTAIN REINFORCING BARS OR OTHER EMBEDDED ITEMS WITH GROUT.
8. CELLS SHALL BE IN VERTICAL ALIGNMENT. DOWELS IN FOOTINGS SHALL BE SET TO ALIGN WITH CORES CONTAINING REINFORCING STEEL.

SECTION 4. CONCRETE

1. REINFORCE SLABS WITH W1.4 X W1.4 #10 X #10 WELDED WIRE MESH. (SHALL CONFORM TO A.S.T.M. A-185).
2. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS AND CONTAIN TYPE V CEMENT.
3. CONCRETE MIX DESIGNS ARE TO BE SUBMITTED TO THE ENGINEER FOR APPROVAL. (5 1/2 SACK MIX WITH A MAXIMUM SLUMP OF 3 1/2 INCHES.)
4. STRUCTURAL FOOTINGS SHALL HAVE A MINIMUM DEPTH OF 18 INCHES BELOW FINISH GRADE.
5. FLOOR SLABS SHALL BE UNDERLAIN WITH 2" OF SAND OVER 6 MIL VISQUEEN WITH ALL JABS GRADED, AND OVER NATIVE SOILS.
6. MINIMUM CLEARANCE BETWEEN REINFORCING AND FACE OF CONCRETE SHALL BE 2" FOR FORMED CONCRETE BELOW GRADE AND 3" FOR POURED CONCRETE BELOW GRADE, (UNLESS OTHERWISE NOTED ON PLAN).
7. PRIOR TO ALL WORK IN THIS SECTION, CAREFULLY INSPECT THE INSTALLED WORK OF OTHER TRADES.

SECTION 5. METALS

1. MISCELLANEOUS IRON- PROVIDE ALL MATERIALS AND EQUIPMENT AND PERFORM ALL OPERATIONS TO COMPLETE MISCELLANEOUS IRON WORK AS INDICATED ON THE DRAWINGS OR AS REQUIRED TO PROPERLY COMPLETE THE WORK. VERIFY ALL MEASUREMENTS, LINES, LOCATION AND DETAILS OF FIELD FABRICATION BEFORE INSTALLATION. PROTECT ADJACENT WORK OF OTHER TRADES AND REPAIR OR REPLACE ANY WORK OF OTHER TRADES DAMAGED BY INSTALLATION OF THE WORK. FURNISH ALL BOLTS, NUTS AND WASHERS AS REQUIRED BY MISCELLANEOUS IRON WORK ONLY. ALL ANCHOR BOLTS SHALL BE ASTM A307. ALL ANCHOR BOLTS SHALL BE TOPPED WITH A 2" WASHER AND TORQUED TO A MIN. OF 20 LBS.

SECTION 5. METALS CONT.

1. REINFORCING STEEL
ALL REINFORCING STEEL SHALL BE DETAILED AND PLACED IN CONFORMANCE WITH THE "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACT 318-83), AND THE "MANUAL OF STANDARD PRACTICE FOR REINFORCED CONCRETE CONSTRUCTION" (1983 EDITION) BY THE C.R.S.I.
2. REINFORCING BARS SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615, GRADE 40.
3. WELDED WIRE FABRIC, WHERE USED, SHALL CONFORM TO ASTM-185.
4. ALL REINFORCING BAR BENDS SHALL BE MADE COLD.

SECTION 6. WOOD.

1. UNLESS NOTED, ALL FRAMING LUMBER SHALL BE DOUGLAS FIR, LARCH (NORTH) 2X, 4X, - #2 GRADE, 6X - #1 GRADE. ALL REDWOOD TO BE STRUCTURAL GRADE. LUMBER GRADES SHALL MEET ALL REQUIREMENTS OF THE LATEST SPECIFICATIONS OF THE AMERICAN INSTITUTE OF TIMBER CONSTRUCTION. IF NOT SPECIFIED ON THE DRAWINGS, MINIMUM D.F. GRADE TO BE STANDARD AND BETTER.
2. ALL PLYWOOD SHALL BE AS NOTED ON DRAWINGS AND CONFORMING TO PRODUCT STANDARD PS-1-74, UNLESS NOTED OTHERWISE. ROOF PLYWOOD NAILING SHALL BE AS INDICATED ON THE DRAWINGS. ALL OTHER NAILING SHALL BE DONE IN CONFORMANCE WITH THE 1982 EDITION UNIFORM BUILDING CODE, CHAPTER 25.
3. BOLT HOLES SHALL BE 1/16 INCH LARGER THAN BOLT SIZE SHOWN ON DRAWINGS AND SHALL BE DRILLED USING PILOT HOLES. RETIGHTEN ALL NUTS PRIOR TO CLOSING IN. USE CUT WASHERS BEHIND ALL BOLT HEADS AND NUTS AGAINST WOOD.
4. ALL STUD PARTITIONS OR WALLS OVER 10FT. HIGH SHALL HAVE 2X BRIDGING SAME WIDTH AS THE STUD, PREFERABLY AT MID-HEIGHT BUT NOT TO EXCEED INTERVALS OF 8 FT.

SECTION 7. THERMAL & MOISTURE PROTECTION.

1. INSULATION-PROVIDE ALL MATERIAL AND EQUIPMENT TO INSTALL INSULATION AS INDICATED ON THE DRAWINGS.
2. CEILING AREAS TO BE 6" PAPER BACKED FIBERGLASS BLANKET INSULATION (R-19).
3. EXTERIOR MASONRY WALLS SHALL BE FINISHED ON THE INSIDE WITH LATEX PAINT AND WALLS TO BE FILLED WITH LOOSE FILL INSULATION.
4. WHERE INDICATED ON THE DRAWINGS, SOUND INSULATION IS TO BE 3 1/2" PAPER BACKED FIBER-GLASS INSULATION.

ROOFING

1. SUB-CONTRACTORS NOTE: AT COMPLETION OF WORK ALL DEBRIS, SURPLUS AND EQUIPMENT SHALL BE PROMPTLY REMOVED FROM SITE.
2. THE ROOFING SHALL BE A CLASS A BUILTUP ROOFING ASSEMBLY. THE ROOF DECKING SHALL BE 1/2" STRUCT 11 PLYWOOD, SURFACED WITH 2 LAYER TYPE 15 FIBER FELT, 1 LAYER 72lb. MINERAL SURFACED CAP SHEET.

SECTION 8. DOORS AND WINDOWS.

1. ALUMINUM DOOR FRAMES - AS MANUFACTURED BY "OLSON", REGULAR STYLE WITH SELF CLOSURES, STANDARD PUSH BAR, STANDARD PULL HANDLE, WEATHERSTRIPPING INCLUDED.
2. ALUMINUM STOREFRONT FRAMING AS MANUFACTURED BY "OLSON" WITH EXTRUDED ALUMINUM 2 X 5 3/4", FLUSH GLASING WITH NO PROTRUDING STOPS. SEE DRAWINGS FOR FINISH.
3. GLASS IN DOORS TO BE 1/4" TIMBERED.
4. GLASS THICKNESS MAY VARY WITH LOCAL CODE & WINDOW SIZE.
5. EXTERIOR METAL DOORS AS MANUFACTURED BY "FENESTRA" - FULL FLUSH DESIGN. 16 GA. METAL, SHOP PRIMED.
6. INTERIOR DOORS TO BE STAIN GRADE, 1 3/4" SOLID CORE WITH 3 - 4" BUTTS BORE FOR "BEST" LOCKSET, UNLESS NOTED OTHERWISE. LOCKSET TO BE PROVIDED BY GENERAL CONTRACTOR.
7. ALUMINUM DOOR MANUFACTURER TO SUPPLY MAXIMUM SECURITY LOCK SYSTEM. GENERAL CONTRACTOR TO SUPPLY "BEST" CYLINDER LOCK AND THUMB TURN.

SECTION 9. FINISHES

1. GYPSUM WALL BOARD - PROVIDE ALL MATERIALS AND EQUIPMENT TO COMPLETE WORK. CORRIDOR WALLS TO BE U.S.G. OR EQUAL, 5/8" TYPE X GYPSUM BOARD, 1/2" GYPSUM BOARD ON ALL INTERIOR WALLS. METAL CORNER BEADS AND EDGE TRIM SHALL BE GALVANIZED STEEL. JOINT TREATMENT ON WALLS SHALL BE TAPE AND COMPO. ALL NAIL HEADS TO BE COVERED. DESIGNATED CEILING SPACE SHALL BE TEXTURED "SKIP-TROWEL" FOR PAINT. SEE DRAWINGS FOR SHOT CEILING OR SUSPENDED TILE. UPON COMPLETION OF WORK PROMPTLY REMOVE ALL DEBRIS, SURPLUS AND EQUIPMENT FROM SITE.
2. VINYL FLOORING - GAF BRAND VINYL ASBESTOS FLOOR TILE, "MONTICELLO", 12" X 12" STANDARD GAUGE THICKNESS.
3. CARPET - BY TUFTEX CARPET MILLS, "FESTICAL" QUALITY, 100%CONTINUOUS FILAMONT NYLON FIBER.
4. BASE - BURKE BRAND - AZROCK STYLE #YCB41 - 4".
5. ACOUSTICAL CEILING TILE - CELOTEX BRAND, "GRANDE" STYLE, STIPPLE PATTERN.
6. PAINTING: EXTERIOR - METAL DOORS --- 1 COAT EXTERIOR SEMI-GLOSS ENAMEL. SHEETMETAL --- 1 COAT EXTERIOR FLAT ENAMEL. WOOD --- 1 COAT PIGMENTED STAIN- "POLYPLA" OR EQUAL.
INTERIOR: --- GYPSUM BOARD --- 2 COAT SYSTEM-OIL BASE TEXTURED. TRIM --- 1 COAT PIGMENTED STAIN.
ALL COLORS TO BE SELECTED BY GENERAL CONTRACTOR. UPON COMPLETION OF WORK PROMPTLY REMOVE ALL DEBRIS, SURPLUS AND EQUIPMENT.
7. CERAMIC TILE --- SHALL BE GLAZING - MACLEAN 4" X 4" COLORED GROUT, SET IN WIRE WITH COVE BASE AND CORNERS. ALL COLORS TO BE SELECTED. CERAMIC TILE FLOOR TO BE 1" X 1" MULTI COLOR W/COLORED GROUT.

SECTION 10. SPECIALTIES

1. METAL BATH PARTITIONS SHALL BE GLOBAL OR EQUAL, 20 G.A. OVERHEAD BRACED STANDARD COLOR TO BE SELECTED.

SECTION 11. MECHANICAL

1. SUB-CONTRACTOR TO PROVIDE 2 QUOTS AS PER THE FOLLOWING. "CARRIER" BRAND, OR EQUAL HEAT PUMP AIR CONDITIONING SYSTEM, AS BASE BID AND ALTERNATE BID FOR FUTURE.
2. SHEETMETAL - PROVIDE ALL EQUIPMENT, MATERIALS AND PERFORM ALL OPERATIONS TO COMPLETE SHEETMETAL WORK AS INDICATED IN THE DRAWINGS OR AS REQUIRED TO PROPERLY COMPLETE THE WORK. I.E. RESTROOMS FAN AND FURNISH DUCTS AND REQUIRED ROOF CAPS. FLASHING AND COUNTERFLASHING FIREWALL AND PARAPET CAPS AS INDICATED ON DRAWINGS. TAPERED LEADER HEADS AND 6 X 4 RECT. DOWN SPOUTS WHERE INDICATED. GALVANIZED IRON SHALL BE ZINC COATED Z6GA. UNLESS OTHERWISE NOTED. UPON COMPLETION OF WORK PROMPTLY REMOVE DEBRIS, SURPLUS AND EQUIPMENT FROM SITE.

SECTION 12. PLUMBING

1. GENERAL REQUIREMENTS -- GENERAL CONTRACTOR SHALL PROVIDE SEWER, GAS AND WATER FEES, GENERAL CONTRACTOR SHALL PROVIDE ALL TRENCHING AND BACKFILL.
2. PROVIDE 4" A.B.S. PLASTIC SEWER LINE FROM BUILDING TO SEPTIC TANK AND LEACH FIELD.
3. FROST FREE HOSE BIBS PER PLANS.
4. SPRINKLER VALVE AND TIE TO SURFACE PER PLAN.
5. SUB-CONTRACTOR SHALL PROVIDE AND INSTALL THE FOLLOWING UNITS WITH ALL REQUIRED PIPING AND VENTS.
6. WATER CLOSETS -- AMERICAN STD
7. LAVATORIES -- AMERICAN STD
8. WATER HEATER - A.O. SMITH 100 GALLON ELECTRIC WATER HEATER.
9. PIPING SHALL BE IN CONFORMANCE WITH THE NATIONAL PLUMBING CODE AND AS INDICATED ON THE DRAWING.

SECTION 13. ELECTRICAL

1. GENERAL - SEE DRAWINGS FOR ELECTRICAL PLAN.
2. ROUGH-IN ALL REQUIRED CHASES TO INDICATED ROOMS.
3. PROVIDE HOUSE WIRING AND TIME CLOCK.
4. COORDINATE WITH AND CONNECT METER TO N.P.C.
5. FURNISH FINISH WIRE AND FIXTURES FOR EACH ROOM PER PLAN.
6. GENERAL CONTRACTOR TO PROVIDE PERMITS AND FEES, TRENCHING AND BACKFILL AND CONC. PADS IF REQUIRED. SUB-CONTRACTOR UPON COMPLETION OF WORK SHALL PROMPTLY REMOVE ALL DEBRIS, SURPLUS AND EQUIPMENT FROM SITE.

	8" THICK REINFORCED MASONARY WALL
	6" STUD WALL 16" O.C.
	4" STUD WALL 16" O.C.
	DOOR MARK SEE DOOR SCHEDULE
	WINDOW MARK SEE WINDOW SCHEDULE
	DOOR STOP
	DRINKING FOUNTAIN
	SERVICE SINK
	SPLASHBLOCK
	ELEVATION NUMBER SHEET NUMBER
	SECTION NUMBER SHEET NUMBER
	ALTERNATE BID
	CERAMIC TILE
	VINYLE ASPHALTE TILE
	CONCRETE
	BUILD AS SPEC.
	ELECTRIC PANEL

REVISIONS	BY

Date	7-87
Scale	N/A
Drawn	VLC
Job	NIPD-2
Sheet	4
	28
028	Sheets