GENERAL NOTES:

- 1. PROJECT GUARANTEE: THE CONTRACTOR(S) AND ALL SUBCONTRACTORS UNDER HIS RESPONSIBILITY SHALL GUARANTEE ALL WORKMANSHIP AND MATERIAL FOR A MINIMUM OF ONE YEAR AFTER DATE OF SUBSTANTIAL COMPLETION. WITHIN THE ONE-YEAR GUARANTEE PERIOD, THE CONTRACTOR SHALL REMAIN RESPONSIBLE TO THE OWNER FOR PROMPT AND DILIGENT REPAIR OR REPLACEMENT OF FAILED MATERIALS AND OR WORKMANSHIP. COMPONENTS, EQUIPMENT AND INSTALLATIONS THAT ARE PROTECTED WITH EXTENDED MANUFACTURER'S WARRANTIES SHALL BE IDENTIFIED TO THE OWNER. THE OWNER SHALL RECEIVE RECEIPTS AND VALIDATED WARRANTEE REGISTRATIONS DEMONSTRATING THESE EXTENDED PROTECTIONS. TITLE TO ALL EQUIPMENT AND COMPONENTS WITH WARRANTIES SHALL BE MADE IN THE OWNER'S NAME.
- 2. QUALITY OF WORKMANSHIP AND MATERIALS: THE CONTRACTOR(S) AGREES HE SHALL ENGAGE WORKMEN EXPERT IN THEIR RESPECTIVE TRADES WHOSE WORK SHALL COMPLY WITH THE HIGHEST STANDARDS OF THEIR RESPECTIVE TRADE ASSOCIATIONS. IT IS UNDERSTOOD THE ARCHITECT HAS NOT DETAILED OR SPECIFIED ALL ASPECTS OF THE WORK WHICH ARE A "COMMONLY UNDERSTOOD CONSTRUCTION PRACTICE". IF INTERPRETATIONS OR CLARIFICATIONS ARE REQUIRED, THE CONTRACTOR(S) SHALL SECURE SUCH INFORMATION FROM THE ARCHITECT OR THE OWNER BEFORE PROCEEDING.

CONSTRUCTION DEBRIS:

1. ALL CONSTRUCTION MATERIAL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE GC. DAILY CLEANUP SHALL BE IN CONTAINERS OR DUMPSTERS MAINTAINED BY THE GC. DO NOT BURY OR BURN ANY MATERIAL AT THE SITE.

SITE SAFETY:

1. THE GENERAL CONTRACTOR GAINS COMPENSATION FOR ORGANIZING AND EXECUTING THE WORK AT THE SITE. THUS, THE GC IS RESPONSIBLE FOR ALL SITE SAFETY PRECAUTIONS AND ALL SITE SUPERVISION

DESCRIPTION OF THE BUILDING

- 1. GENERAL: 668 STONY HILL ROAD IS THE ADDRESS OF THE BUILDING KNOWN AS THE WARREN-FARRINGER HOUSE.
- 2. IT IS PART OF A RETAIL DEVELOPMENT KNOWN AS THE "LOWER MAKEFIED CENTER." THIS BUILDING IS REMOTE FROM THE MAJORITY OF THE DEVELOPMENT, A PAD SITE.
- 3. THE ENTIRE CENTER IS PART OF THE TOWNSHIP "EDGEWOODVILLE HISTORIC DISTRICT."
- 4. AT TIME OF CENTER DEVELOPMENT AND CONSTRUCTION, APPROX 1986, THE 18TH CENTURY HISTORIC STONE WARREN-FARRINGER HOUSE WAS SET ASIDE FOR FUTURE DEVELOPMENT, IDENTIFIED AS "STONE PORTIONS OF EXISTING STRUCTURE."
- 5. RENOVATIONS AND ADDITIONS FOR THE WARREN-FARRINGER HOUSE WERE COMPLETED IN 1990. IT IS NOW A 2-BOX BUILDING, THE ORIGINAL STONE SHELL AND A SIMILAR SIZE WOOD FRAME ADDITION. EACH BOX IS A SEPARATE TENANT SPACE.
- 6. 1996 SITE IMPROVEMENTS INCLUDED A MASONRY RAMP, PROVIDING HANDICAPPED ACCESS TO THE WEST WOOD FRAME ADDITION TENANT ONLY.
- 7. TENANT OF THE EAST STONE SHELL IS LOWER MAKEFIELD TOWNSHIP, WITH A VERY LONG TERM LEASE. THE SPACE IS SUB-LET TO AMERIPRISE FINANCIAL, RICHARD
- 8. TENANT OF THE WEST FRAME SHELL IS "MAIL-N-MORE" MANAGED BY THE CENTER.

HISTORIC RESPONSIBILITIES:

- 1. THE PROJECT DESIGN PHILOSOPHY SUBSCRIBES TO HISTORIC PRESERVATION GUIDELINES FROM THE US DEPARTMENT OF THE INTERIOR
- 2. WHEN NEW IS JUXTAPOSED NEXT TO OLD, THE GUIDELINES ARE PARAPHRASED AS "THE PUBLIC SHOULD NOT BE CONFUSED AS TO WHAT IS AUTHENTIC AND WHAT IS "ADDED." ADDED WORK SHALL BE DISTINCTLY DIFFERENT IN STYLE, OR CHARACTERISTIC, TO READILY DISCERN STRUCTURAL ADDITIONS AND TECHNOLOGY ADDITIONS NOT CHARACTERISTIC OF THE PIECE AND TIME PERIOD BEING PRESERVED.
- 3. THESE REPAIRS ARE PROPOSED "IN KIND" USING 21ST CENTURY BUILDING TECHNOLOGY AND SAFETY CODES, WHILE RESPECTING THE 18TH CENTURY APPEARANCE AS PRACTICAL.
- 4. THE ENTIRE CENTER IS PART OF THE TOWNSHIP "EDGEWOODVILLE HISTORIC DISTRICT."

DESCRIPTION OF THE WORK

- 1. NO CHANGES TO ANY "USE" OR "OCCUPANCY" REQUIREMENTS.
- 2. INTERIOR WORK: LIMITED TO CLOSING OF CRAWLSPACE VENTS OR WINDOWS NSTALLING UTILITY ACCESS SLEEVES, FILLING WITH MASONRY TO MATCH ADJACENT ADDING BASEMENT DE-HUMIDIFICATION
- 3. ROOFING: NO CHANGES PROPOSED, HOWEVER, REQUEST A REVIEW AND APPROVAL OF ALTERNATE METAL ROOFING AT WEST TENANT ENTRANCE.
- 4. REPLACE WEST TENANT SPACE ENTRY AND EXIT WOOD DECKS WITH MASONRY, SIMILAR
- 5. RECONSTRUCT "IN KIND" THE WOOD BALUSTRADE GUARDRAILS.
- 6. INSTALL SEPARATE, ADA COMPLIANT, HANDRAILS.
- 7. EXTERIOR TRIM: REPAIR "IN KIND" ALL DETERIORATED, LOOSE, OR MISSING, WOOD TRIM COMPONENTS, THEN PREP AND PAINT. NO DESIGN ALTERATIONS PROPOSED.
- 8. IN-FILL AND CLOSE CHIMNEY OPENINGS WITH STONE TO MATCH EXISTING. INSPECT
- AND REHABILITATE CHIMNEY ROOF FLASHINGS. 9. APPLY WATER REPELLANT TO ALL "WARM" STONE WALLS.
- 10. REPLACE A FEW SECTIONS OF BROKEN CONCRETE WALKS
- 11. REPLACE EXTERIOR LIGHTING FIXTURES.

CONTRACTOR INSURANCES:

1. INSURANCE: BEFORE INITIATING ANY WORK AT SITE, CONTRACTOR(S) SHALL PROVIDE PROOF OF INSURANCE, INCLUDING COMMERCIAL GENERAL LIABILITY, WORKMEN'S COMPENSATION AND AUTOMOBILE LIABILITY. MINIMUM LIMITS SHALL BE AS FOLLOWS:

COMMERCIAL GENERAL LIABILITY	GENERAL AGGREGATE	\$ 1,000,000.00
	PRODUCTS - COMP / OP AGGREGATE	\$ 1,000,000.00
	EACH OCCURRENCE	\$ 1,000,000. ⁰⁰
	FIRE DAMAGE (ANY ONE FIRE)	\$ 100,00. ⁰⁰
	MED. EXPENSE (ANY ONE PERSON)	\$ 5,000. ⁰⁰
AUTOMOBILE LIABILITY	SINGLE COMBINED LIMIT	\$ 250,000. ⁰⁰
WORKMAN'S COMPENSATION		STATUTORY
		LIMITS
GENERAL "UMBRELLA"		\$ 2,000,000.00

2. OWNER AND ARCHITECT SHALL BE NAMED AS "ADDITIONAL NAMED INSURED" ON CONTRACTOR'S LIABILITY POLICIES. OWNER AND ARCHITECT SHALL BE GIVEN 30 DAYS NOTICE BEFORE ANY POLICIES EXPIRE, AND CERTIFICATES EVIDENCING SUCH COVERAGE AND INCLUSION OF THE OWNER AND ARCHITECT SHALL BE PROVIDED TO BOTH.

BUILDING CODE

- 1. CODES: ALL WORK SHALL COMPLY WITH THE CONTROLLING REGULATORY CODES. THESE DOCUMENTS (DRAWINGS) SHALL INCLUDE BY REFERENCE ALL STATE, MUNICIPAL AND OTHER REGULATORY CODES.
- 2. CONTRACTOR(S) SHALL COMMUNICATE WITH THE MUNICIPALITY TO VERIFY REQUIRED TYPES AND FREQUENCY OF INSPECTIONS, AND SHALL SECURE ALL PERMITS, LICENSES, APPROVALS, AND INSPECTIONS REQUIRED DURING THE PROGRESS OF THE WORK.

PERMITS AND MUNICIPAL APPROVALS:

- 1. THE GENERAL CONTRACTOR WILL PREPARE AND APPLY FOR ALL REQUIRED CONSTRUCTION PERMITS. HE SHALL START THE PERMIT PROCESS AND MAINTAIN THE RESPONSIBILITY FOR COORDINATION & INSPECTIONS THROUGHOUT THE PROJECT.
- 2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL OTHER TRADE INPUT REQUIRED TO COMPLETE THE PERMIT PROCESS
- 3. THE GC MUST ENGAGE QUALITY SUBCONTRACTORS WITH THE EXPERTISE AND CAPABILITY TO PROVIDE ANY DOCUMENTATION (SHOP DRAWINGS, EQUIPMENT SIZING PLUMBING RISER DIAGRAMS, DESIGN LAYOUTS, HEAT GAIN & HEAT LOSS CALCULATIONS. ELECTRICAL LOAD CALCULATIONS, CATALOG CUT SHEETS, EQUIPMENT ENERGY RATINGS, ETC.) NECESSARY TO SUPPORT THESE PERMIT SECTIONS.

ADA STANDARDS: (AMERICANS WITH DISABILITIES ACT)

- 1. ALL FACILITIES SHALL BE MADE "ACCESSIBLE AND USABLE" BY THE GENERAL PUBLIC. INCLUDING PERSONS WITH "HANDICAPS OR DISABILITIES." PERSONS WITH POSSIBLE DISABILITIES INCLUDE BUILDING OWNERS, EMPLOYEES, CUSTOMERS, VISITORS, ETC.
- 2. THE REGULATIONS COVER ALL COMMON USES, INCLUDING OFFICES, BUSINESS, RETAIL, MERCANTILE, COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL. THE ONLY EXCLUSIONS ARE SINGLE FAMILY DETACHED RESIDENTIAL HOMES.
- 3. "ACCESSIBILITY" STARTS WITH ARRIVAL ONTO THE PROPERTY, AND TERMINATES WITH EMERGENCY EXIT FROM BUILDINGS. IT COVERS EVERYTHING IN BETWEEN.
- 4. BECAUSE THIS IS A "REPAIR IN KIND" ONLY THE WORK BEING "ALTERED OR REPLACED" SHALL BE UPDATED TO CURRENT STANDARDS. CONTRACTORS REPAIRING THE WEST TENANT ENTRANCE AND EXIT ARE REQUIRED TO HAVE ICC/ANSI A117.1-2003 ON SITE AT ALL TIMES DURING THE WORK.

FIELD OFFICE AND SITE DOCUMENTS

- 1. WITH INITIATION OF WORK ON SITE, THE CONTRACTOR SHALL MAINTAIN A FIELD OFFICE. THIS MAY BE AS SIMPLE AS A FOOT LOCKER, COORDINATE WITH THE MAIL-N-MORE TENANT FOR LOCATION AND SECURITY.
- 2. WHENEVER THE WORK IS IN PROGRESS THE FIELD OFFICE SHALL BE ACCESSIBLE TO THE OWNER & ARCHITECT AND SHALL CONTAIN THE MOST UP TO DATE DOCUMENTS SUBMITTALS, MATERIAL SELECTIONS, AND SHOP DRAWINGS. THE PROJECT DOCUMENTS SHALL BE ORGANIZED, COMPLETE, AND CLEAN.
- 3. AS-BUILT DRAWINGS: THE CONTRACTOR SHALL MAINTAIN ONE RECORD SET OF DOCUMENTS WITH ALL AS-BUILT INFORMATION AND CHANGES, MARKED UP IN RED. WHICH SHOW ANY DIFFERENCES FROM THE ORIGINAL DOCUMENTS. AT COMPLETION OF THE WORK, CONTRACTOR SHALL MAKE THREE (3) XEROX SETS. THESE "AS-BUILT" SETS SHALL BE DISTRIBUTED: 1 SET TO OWNER, 1 SET TO ARCHITECT, 1 SET TO THE GC'S FILE.

BEFORE YOU DIG: CALL THE PA "ONE CALL SYSTEM"

1. STOP! BEFORE YOU DIG IT IS MANDATORY TO CALL THE PENNSYLVANIA "ONE CALL SYSTEM." 1-800-242-1776. ALL CONTRACTORS, INCLUDING SUB-CONTRACTORS, SHOULD MAKE THEIR OWN NOTIFICATION. NOTE, THE ONLY PARTY PROTECTED BY THE NOTIFICATION IS THE CALLER.

DIMENSIONS: DO NOT SCALE DRAWINGS:

1. ALL DIMENSIONS ARE GIVEN TO "FACE OF MASONRY" OR "FACE OF STUD". CHECK ALL DIMENSIONS BEFORE PROCEEDING. FOR "CLEAR" OPENINGS BETWEEN FINISHES. SUBTRACT FINISH THICKNESS FROM DIMENSIONS GIVEN. LOOK FOR THE CORRECT DIMENSIONAL INFORMATION, OR SEEK CLARIFICATION FROM THE ARCHITECT.

FIELD CHANGES:

- 1. CHANGES: THE ARCHITECT HAS NO AUTHORITY TO MAKE IMPROMPTU CHANGES IN THE FIELD. ALL PROPOSED CHANGES OR SUBSTITUTIONS, WITHOUT EXCEPTION, SHALL BE SUBMITTED IN WRITING, WITH SUPPORT MATERIALS, FOR AUTHORIZATION.
- 2. WHEN CHANGES AFFECT THE STRUCTURAL OR BUILDING SHELL, THOSE CHANGES SHALL BE DIRECTED TO THE ARCHITECT PROMPTLY IN WRITING FOR REVIEW AND APPROVAL

LAWN & SITE RESTORATION

- 1. RESTORE DISTURBED AREAS AS REQUIRED. RAKE LAWN AREAS CLEAN OF ALL STONES OR DEBRIS LARGER THAN 1" IN DIAMETER.
- 2. SEED LAWNS WITH 50% / 50% MIXTURE OF RYE GRASS AND KENTUCKY BLUE GRASS. SEED SHALL BE FERTILE, THIS YEARS CROP. SEED AND ESTABLISH LAWNS AS SOON AS POSSIBLE. PROTECT FROM NATURE, RESTORE AS REQUIRED ERODED SURFACES UNTIL LAWN IS ESTABLISHED AND SELF-PROTECTING.

COMMERCIAL STAIRS (STRAIGHT), HANDRAILS, AND GUARDRAILS

- 1. OCCUPANT LOAD LESS THAN 50: STAIRWAY WIDTH SHALL NOT BE LESS THAN 36" CLEAR
- 2. MINIMUM STAIR HEADROOM SHALL NOT BE LESS THAN 80" MEASURED VERTICALLY FROM
- THE TREAD NOSING, THE SAME APPLIES TO LANDINGS.
- 3. TREAD DEPTH MIN. IS 11" NOSING TO NOSING. STAIR RISER MAX. HEIGHT IS 7.00". 4. STAIRS SHALL BE DESIGNED TO SUPPORT A UNIFORMLY DISTRIBUTED LIVE LOAD OF
- 100 PSF, AND/OR THE TREADS SHALL BE ABLE TO SUPPORT A CONCENTRATED LOAD OF 300 POUNDS APPLIED OVER A 4 SQ.INCH AREA, WHICHEVER PRODUCES THE GREATER STRESS.
- 5. HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34 INCHES AND 38 INCHES RESPECTIVELY, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, SHALL BE PROVIDED ON BOTH SIDES OF ALL EXTERIOR STAIRS.
- 6. REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS FROM A POINT DIRECTLY ABOVE THE TOP AND BOTTOM RISER PLUS A MIN OF 12" (SEE ADA DETAILS). ENDS SHALL BE RETURNED TO THE WALL OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1.5" BETWEEN THE WALL AND THE HANDRAIL.
- 7. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH A DIAMETER OF 1.25 TO 2 INCHES, OR A NONCIRCULAR CROSS SECTION WITH A PERIMETER DIMENSION OF AT LEAST 4 INCHES BUT NOT MORE THAN 6.25 INCHES AND A LARGEST CROSS-SECTION DIMENSION NOT EXCEEDING 2.25 INCHES, OR THE SHAPE SHALL PROVIDE EQUIVALENT GRASP ABILITY. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH. SEE CODE FOR ADDITIONAL REQUIREMENTS.
- 8. GUARDRAILS: PORCHES, STAIR LANDINGS, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDRAILS NOT LESS THAN 42 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREADS.
- 9. GUARDRAILS SHALL HAVE INTERMEDIATE RAILS (BALUSTRADE) OR ORNAMENTAL CLOSURES WHICH DO NOT ALLOW THROUGH PASSAGE OF AN OBJECT OF 4-INCH DIAMETER OR MORE
- 10. EXCEPTION: THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF A GUARDRAIL AT THE OPEN SIDE OF A STAIRWAY SHALL BE PERMITTED TO BE OF A SIZE THAT A SPHERE 6-INCHES IN DIAMETER CANNOT PASS THROUGH.
- 11. HANDRAIL AND GUARDRAIL DESIGN SHALL BE OF SUFFICIENT STRENGTH TO RESIST A LOAD OF 50 POUNDS PER LINEAR FOOT APPLIED IN ANY DIRECTION ALONG THE TOP, AND TO TRANSFER THIS LOAD THROUGH SUPPORTS TO THE STRUCTURE. ALSO, HANDRAILS AND GUARDS SHALL BE ABLE TO RESIST A SINGLE CONCENTRATED LOAD OF 200 POUNDS APPLIED IN ANY DIRECTION ALONG THE TOP, AND COMPONENTS, AND INFILL BALUSTRADES SHALL BE DESIGNED TO RESIST A HORIZONTALLY APPLIED LOAD OF 50 POUNDS APPLIED ON AN AREA OF 1 SQ.FT., WHERE DEFLECTION OF ALL MEMBERS (HORIZONTAL AND VERTICAL) SHALL BE LIMITED TO L/240.

WOOD BALUSTRADE & METAL HANDRAILS:

- DRILLING AND EPOXY SETTING.

- 2. TRADITIONAL BALUSTRADE (GUARDRAIL) SHOWN SHALL BE CONSTRUCTED OF WOOD OR MAN-MADE MATERIALS (PREFERABLY OF CEMENT FIBER BASE FOR LONGEVITY AND - MINIMUM MAINTENANCE) TO SUPPORT A TRADITIONAL PAINTED FINISH. SYSTEM
- SHALL REPLICATE A STYLE CONTEMPORARY WITH THE WARREN FARRINGER HOUSE, YET STILL QUALIFYING AS A CODE COMPLIANCE 42" GUARDRAIL SYSTEM.
- 3. HANDRAILS SHALL BE INSTALLED SEPARATELY, BE MINIMUM IN NATURE TO SERVE THE - SOLE ROLE OF A SAFE CODE COMPLIANT HANDRAIL. THESE RAILS SHALL BE FABRICATED OF 2" OD PIPE, OF FULLY WELDED ASSEMBLY, THEN INSTALLED VIA CONCRETE CORE
 - SEE DWG. DETAILS

- 1. PERMITTED MATERIALS: ALL EXTERIOR CAULKING SHALL BE TWO-PART POLYURETHANE COMPONENT BASED. NO SILICONE CAULKS ARE PERMITTED UNLESS THE APPLICATION IS FOR A "GLASS TO GLASS" ADHESIVE. ALL CAULKS USED IN PREPARATION FOR INTERIOR PAINTING SHALL BE POLYURETHANE OR LATEX, WITH NO SILICONES.
- 2. WHERE TO APPLY: CAULKING SHALL BE PROVIDED:
- A. BETWEEN ALL EXTERIOR DISSIMILAR MATERIALS WHERE A MECHANICAL CONNECTION DOES NOT MAKE A WATERTIGHT SEAL.
- B. AROUND THE PERIMETERS OF ALL DOORS AND WINDOWS BETWEEN SURROUNDING FINISH SURFACES.

CONCRETE WORK

- 1. CODES AND STANDARDS: ACI-318, "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE", ACI-301, "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"; ACI-347, "RECOMMENDED PRACTICE FOR CONCRETE FORMWORK; ACI-304, "RECOMMENDED PRACTICE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE"; READY MIX CONCRETE SHALL BE IN ACCORDANCE WITH ASTM C-94.
- 2. COMPRESSIVE STRENGTH OF CONCRETE 3,000 PSI AT 28 DAYS. MAX. SLUMP OF ALL CONC. SHALL BE 4". IN LIEU OF TESTING, CONTRACTOR SHALL PROVIDE CERTIFIED MIX RECEIPTS, DELIVERED TO OWNER.
- 3. CONCRETE MIX AND COLOR: USE WHITE SAND AND WHITE CONCRETE TO PRODUCE A STANDARD VERY LIGHT GREY COLOR. USE LIGHT COLORED AGGREGATES.
- 4. USE AIR-ENTRAINING ADMIXTURE IN ALL CONCRETE THAT IS EXPOSED TO FREEZING AND THAWING, PROVIDING NOT LESS THAN 4% NOR MORE THAN 6% ENTRAINED AIR.
- 5. NO CONCRETE SLABS OR FOOTINGS SHALL BE PLACED UNTIL SUBGRADE PREPARATION IS INSPECTED AND APPROVED BY THE MUNICIPALITY.
- 6. FINISHES: EXPOSED TO VIEW VERTICAL SURFACES SHALL HAVE A RUBBED FINISH IN ACCORDANCE WITH ACI-301. HORIZONTAL SURFACES FOR STEPS AND EXTERIOR WALKWAYS TO HAVE BROOM FINISH FOR SLIP RESISTANCE.

CONCRETE SEALER

1. ALLOW NEW CONCRETE TO CURE FOR THIRTY DAYS.

RECOMMENDATIONS. BE CAREFUL NOT TO OVER APPLY

2. CONCRETE SEALER FOR ALL NEW HORIZONTAL SURFACES SHALL BE 2 COATS OF SHERWIN WILLIAMS H&C CONCRETE MASONRY WATER PROOFER PER MANUFACTURER'S

- SOILS CAPABLE OF SUPPORTING THE ASSUMED DESIGN LOAD OF 3,000 PSF. THE CONTRACTOR SHALL EXAMINE AND VERIFY THE SOIL CONDITIONS BEFORE ALLOWING CONCRETE FOOTINGS AND FOUNDATIONS TO BE INSTALLED. IF SOILS EXHIBIT A LESSER VALUE, NOTIFY THE ARCHITECT IMMEDIATELY, AS THE FOUNDATION DESIGN MUST BE RE-EVALUATED AND POSSIBLY REDESIGNED
- 2. MUNICIPAL INSPECTION, PROVIDE INSPECTION CERTIFICATE
- 3. FOOTINGS AND SLABS SHALL NOT BE PLACED ON FROZEN SOILS.

- 1. USE PRIME-A-PELL H2O SERIES 633 AS MFG BY TNEMEC CO. PRODUCT IS A
- 2. CONTACT THE CHEMPROBE/TENEMEC REPRESENTATIVE FOR SPECIFIC TEST RESULTS.
- INTRUSION, STAIN DAMAGE, FREEZE/THAW SPALLING, EFFLORESCENCE AND RUST DAMAGE. IT IS NOT INTENDED TO SEAL VISIBLE CRACKS OR AS A SUBSTITUE TO RE-

AND ARCHITECT BEFORE PROCEEDING WITH ENTIRE WORK

- 5. PREPARATION: LIGHT POWER WASHING. PROTECT ALL ALUMINUM FINISHES.
- 6. APPLY 2 COATS, FROM OPPOSITE DIRECTIONS, PER MFG RECOMMENDATIONS. MAX. 5 MINUTES BETWEEN APPLICATIONS, IF FIRST COAT CURES, IT WILL REJECT SECOND.
- 8. NO SUBSTITUTIONS UNLESS INSTALLING CONTRACTOR PRESENTS ALL INFORMATION FOR BOTH SPECIFIED PRODUCT AND PROPOSED SUBSTITUTION, AND CAN DEMONSTRATE

- 1. STANDARDS: ALL ROUGH CARPENTRY TO COMPLY WITH "MANUAL OF HOUSE FRAMING" BY RECOMMENDATIONS OF AMERICAN PLYWOOD ASSOC.
- 2. ALL WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED. ALL CONNECTORS IN CONTACT WITH PRESSURE TREATED WOOD TO BE STAINLESS STEEL OR HEAVY HOT DIPPED GALVANIZED.

REPLACEMENT DOORS

- 1. THERMA TRU FIBERGLASS, SMOOTH STAR S262KK, JAMB DEPTH: "FIELD VERIFY"
- 2. JAMB TYPE: PRIMED FINGER JOINT (STANDARD), FRAME SAVER, ON-GUARD COMPOSITE,
- 4. PAINT: DELIVER ALL FACTORY PRIMED.
- SILL TYPE: ADA THERMAL BROKEN SILL
- 6. HARDWARE PREP: PREP TO RECEIVE REINFORCING FOR CRASH BAR AND CLOSER.

DOOR HARDWARE

- 2. PANIC EXIT DEVISEES: SHALL BE AS MANUFACTURED BY ADAMS RITE, STARWHEEL BOLT, RIM EXIT DEVISE, NARROWLINE SERIES 8800 IN SATIN STAINLESS STEEL. EXTERIOR TRIM SHALL BE FUNCTION 08, LEVER SET WITH KEY LOCK, "NIGHT LATCH" FEATURE.
- 3. FINISH: FOR ALL HARDWARE BRUSHED CHROME OR STAINLESS STEEL

PAINT: WOOD SIDING AND TRIM:

- 1. NEW WOOD SIDING, WOOD SIDING PREVIOUSLY PAINTED, HORIZONTAL SOFFITS, ROOF TRIM, WINDOW AND DOOR FRAMES AND COMPONENTS, HORIZONTAL SOFFITS WOOD AND CEMENT FIBER COLUMNS, EAVES, BALUSTRADES, ETC.
- 2. SURFACE PREPARATION POWER WASH, SCRAPE SAND. REMOVE ANY AREAS OF PAINT THAT DO NOT HAVE PROPER ADHESION (CHIPPING, CRACKING, FLAKING). SAND AREAS AND FEATHER BACK INTO SOUND COATING. CLEAN EXISTING COATING SURFACE TO REMOVE ANY CHALKING AND ALL POSSIBLE SURFACE CONTAMINANTS.
- 3. ENSURE ALL SURFACES ARE CLEAN AND DRY PRIOR TO PAINTING
- 4. PRIME COAT ALL BARE WOOD. BACK PRIME ALL SIDING AND TRIM. 2 3.5 MILS DFT WITH SHERWIN WILLIAMS A-100 PRIMER.
- PAINT, FLAT TO EGGSHELL FINISH

PAINT GALVANIZED HAND RAILS

- SURFACE PREPARATION METHOD A (PREFERRED SHOP PRIMING): SSPC-SP1 TO REMOVE ALL SOLUBLE CONTAMINATION. THOROUGHLY ROUGHEN ENTIRE SURFACE TO BE COATED USING COMPRESSED AIR NOZZLE BRUSH-OFF BLAST CLEANING WITH A FINE ABRASIVE TO ACHIEVE A UNIFORM ANCHOR PROFILE (1.0 TO 2.0 MILS).
- 2. SURFACE PREPARATION METHOD B (ALTERNATE METHOD WHEN METHOD A IS NOT FEASIBLE): SSPC-SP1 TO REMOVE ALL SOLUBLE CONTAMINANTS. HAND OR POWER TOOL CLEAN TO REMOVE INSOLUBLE CONTAMINANTS SUCH AS ZINC OXIDES. CHEMICALLY TREAT WITH ONE OF THE FOLLOWING PRODUCTS TO ETCH THE GALVANIZED SURFACE TO BE COATED. HENKEL GALVAPREP 5 OR CLEAN & ETCH BY GREAT LAKES LABORATORIES. NOTE: IT IS IMPERATIVE TO FOLLOW THE ABOVE MANUFACTURERS' RECOMMENDATIONS IN ORDER TO PROVIDE AN EFFECTUAL PREPARATION.

3. PRIME - TNEMEC SERIES N69 HI-BUILD EPOXOLINE II APPLIED AT 2-3 MILS DFT

- 4. FINISH TNEMEC SERIES 73 ENDURA SHIELD APPLIED AT 2-3 MILS DET POLYUZETHANE COLOR BLACK 35GR
- 1. ALLOW WOOD TO AGE 6 MONTHS
- 2. APPLY SHERWIN WILLIAMS DECK SCAPES REVIVE WOOD CLEANER AND POWER WASH TO REMOVE DIRT AND DEAD WOOD FIBERS. APPLY TWO COATS OF SHERWIN WILLIAMS

1. ALLOW NEWLY PATCHED AREAS TO CURE FOR 30 DAYS. APPLY TWO COATS OF SHERWIN-WILLIAMS DURATION COATING.

COLORS;

- 1. WOOD SIDING FIELD COLOR: SHERWIN WILLIAMS, CLASSICAL/COLONIAL PALATE, COLOR
- 2. WOOD TRIM: SHERWIN WILLIAMS, CLASSICAL/COLONIAL PALATE, COLOR SW2831 CLASSICAL GOLD.
- 5. WOOD GATE: SHERWIN WILLIAMS, "WOODSCAPES" SEMI-TRANSPARENT STAIN, COLOR "MOUNTAIN ASH"
- 6. PARGING: SHERWIN-WILLIAMS, DURATION, COLOR: FLAT LIGHT GREY

FOOTING AND PIER PLACEMENT

- 1. BOTTOMS OF ALL PIERS OR FROST WALLS (EARTH BORN) SHALL BEAR ON UNDISTURBED
- MASONRY WATER REPELLENT: for VERTICAL SURFACES

- SILOXANE/SILANE BLEND, RESISTANT TO ULTRAVIOLET AND WATER DETERIORATION.
- 3. CONCRETE, STONE AND MASONRY TREATED WITH PRIME-A-PELL RESIST WATER
- 4. PRIME-A-PELL IS MILKY-WHITE WHEN APPLIED THEN DRIES CLEAR.
- 7. MANUFACTURE WILL PROVIDE FREE SAMPLES. APPLICATOR TO OBTAIN. SELECT HIDDEN AREA AND TEST FOR COMPATIBILITY WITH EXISTING STONE. REVIEW TEST WITH GC
- A COMPELLING REASON FOR THE OWNER TO APPROVE

WOOD FRAMING "BASIC"

- NATIONAL FOREST PRODUCTS ASSOC., THE 2006 ICC RESIDENTIAL CODE, AND WITH

- GLAZING: CLEAR LOW-E, TRLADITIONAL FIXED GRILLE FOR PAINT FINISH.

1. HINGES: ALL DOORS TO RECEIVE 1-1/2 PAIRS (3) BALL BEARING HINGES

- IN ADDITION TO BELOW, CONTRACTOR SHOULD FOLLOW PAINTING AND PREPARATION INSTRUCTIONS ON THE PRODUCT DATA SHEETS.

- 5. FINISH COAT(S): APPLY TWO TOPCOATS AT 2-3 MILS DFT. SHERWIN WILLIAMS SUPER

PAINT EXTERIOR CEDAR WOOD GATE/FENCE:

- WOOD-SCAPES SEMI-TRANSPARENT STAIN, NATURAL WEATHERED GREY COLOR.

PAINT CEMENT FOUNDATION PARGING:

- SW2829 CLASSICAL WHITE
- 3. DOOR PANELS: SHERWIN WILLIAMS, CLASSICAL/COLONIAL PALATE, COLOR SW2825 COLONIAL REVIVAL SEA GREEN.
- 4. GUARDRAILS AND HANDRAILS: SEE EXISTING RAMP RAIL, SAME COLOR, DARK BRONZE

VALID FOR PERMITS ONLY WITH EMBOSSED SEAL & ORIGINAL SIGNATURE IN RED

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