

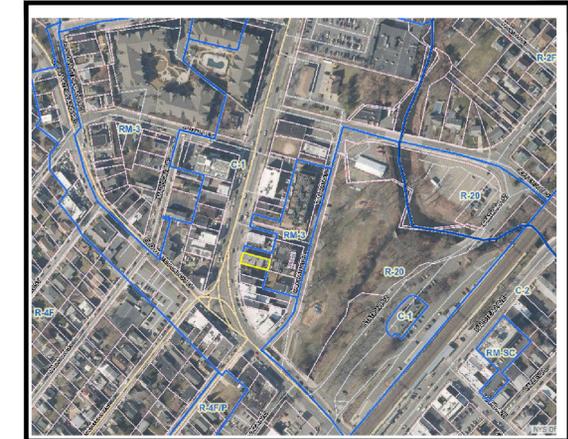


LOCATION MAP
NTS

JOB LOCATION

LIST OF DRAWINGS	
No.	DRAWING NAME
CS	COVER SHEET
GN1	GENERAL NOTES SHEET
GN2	GENERAL NOTES SHEET
A1	EXISTING CONDITIONS PLANS
A2	PROPOSED FOUNDATION AND FIRST FLOOR PLAN
A3	REAR ELEVATION-DETAIL
A4	SECTION-DETAIL

LOCATION MAP NOT TO SCALE



studio rai
ARCHITECTURAL DESIGN P.C.
50 FIFTH AVE. PELHAM, NY 10803
TEL: 914-273-6843
WWW.STUDIORAI.COM

ARCHITECTS

antonucci & assoc.
ARCHITECTS & ENGINEERS
50 FIFTH AVE. PELHAM, NY 10803
TEL: 914-636-4000
WWW.AA-AE.COM

STRUCTURAL ENGINEERS

PROJECT
PROPOSED
INTERIOR
ALTERATION
FOR:

**MAMARONECK
VOLUNTEER FIRE HOUSE**

645 MAMARONECK AVE.
MAMARONECK, NY 10543

No.	Revision	Date	Description

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF STUDIO RAI, ARCHITECTS. WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO RAI, ARCHITECTURAL DESIGN P.C. IS THIS DOCUMENT IS INTENDED SOLELY FOR THE CONSTRUCTION OF THE PROJECT NAMED HEREIN AND SHALL NOT BE USED BY ANY OTHER PARTIES FOR ANY OTHER CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF STUDIO RAI, ARCHITECTS. ©

KEY PLAN

DRAWING TITLE

SP

DRAWING NUMBER

	<p>ISSUE DATE: 04-04-19 DRAWN BY: lal BY: LBL PROJECT NO: 880717 SCALE: AS NOTED</p>
SEAL/SIGNATURE	

SECTION 1 : GENERAL DATA

- ALL WORK SHALL COMPLY WITH APPLICABLE LOCAL AND MUNICIPAL BUILDING CODES, AS WELL AS ANY AND ALL REGULATORY AGENCIES, INCLUDING, BUT NOT LIMITED TO, OSHA, ETC. GENERAL NOTES SHALL APPLY TO ALL DRAWINGS.

THE TERMS "CONTRACTOR/CONTRACTOR", "GENERAL CONTRACTOR", AND "CONTRACTOR" SHALL BE UNDERSTOOD TO BE THE SAME UNLESS SPECIFICALLY NOTED OTHERWISE.

THE GENERAL CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS, DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION, AND AS ANTICIPATED OR INFERRED PRIOR TO PRICING OR BIDDING.

THE ARCHITECT SHALL BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK, PRIOR TO THE START OF ANY AND ALL WORK.

THE CONTRACTOR SHALL HAVE HAD EXPERIENCE ON AT LEAST THREE PROJECTS INVOLVING QUALITIES AND COMPLEXITIES AT LEAST EQUAL TO THOSE REQUIRED UNDER ALL DIVISIONS DETAILED IN THESE DRAWINGS.

ALL WORKERS PERFORMING UNDER THIS WORK SHALL BE SKILLED WORKMEN IN THEIR RESPECTIVE TRADES.

ALL WORK, WHETHER SHOWN OR IMPLIED, UNLESS SPECIFICALLY QUESTIONED, SHALL BE CONSIDERED FULLY UNDERSTOOD IN ALL RESPECTS BY THE GENERAL CONTRACTOR, AND HE WILL BE RESPONSIBLE FOR ANY MISINTERPRETATIONS OR CONSEQUENCES THEREOF FOR ALL WORK ON ALL DRAWINGS.

GENERAL CONTRACTOR SHALL REVIEW AND FAMILIARIZE HIMSELF WITH THE SPECIFICATIONS AND DRAWINGS AND DETERMINE WHICH NOTES APPLY DIRECTLY TO HIS RESPONSIBILITY. EACH SUBTRADE WILL BE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF DRAWINGS AND NOTING THEIR WORK AS APPLICABLE. ALL WORK INDICATED OR INFERRED ON THE DRAWINGS WILL BE DEEMED AND INCLUDED IN ALL CONTRACTORS' COSTS.

G.C. SHALL BE RESPONSIBLE TO PICK UP THE BUILDING PERMIT AT THE BUILDING DEPARTMENT OFFICES AND PAY ALL OUTSTANDING FEES.

G.C. SHALL PROVIDE ALL THE DRAWINGS, COMPLETED PAPERWORK AND CERTIFICATE OF INSPECTIONS AND SHALL PERFORM ALL THE CONTROLLED INSPECTIONS AS REQUIRED FOR BUILDING DEPARTMENT APPROVAL.

UPON COMPLETION OF THE JOB, THE GENERAL CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSPECTION AND A CERTIFICATE OF SUBSTANTIAL COMPLETION (A.I.A. DOCUMENT # G-704).

THE GENERAL CONTRACTOR SHALL SUBMIT IN WRITING ALL PROPOSALS FOR ADDITIONAL WORK TO THE ARCHITECT'S OFFICE FOR REVIEW AND APPROVAL. NO WORK IS TO PROCEED UNTIL A SIGNED AUTHORIZATION TO PROCEED IS RETURNED TO THE CONTRACTOR.

THE ARCHITECT RESERVES THE RIGHT TO LET OTHER CONTRACTS IN CONNECTION WITH THE WORK OF THE PROJECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK AND ESTABLISHING SCHEDULES FOR ALL TRADES. HE SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF THEIR MATERIALS AND EQUIPMENT AND THE EXECUTION OF THEIR WORK.

CONTRACTOR SHALL SCHEDULE ALL WORK TO CONFORM TO THE GENERAL CONSTRUCTION SCHEDULE AND SHALL COOPERATE WITH OTHER CONTRACTORS IN THE REQUIRED SEQUENTIAL INSTALLATION SCHEDULE AS APPROVED BY THE ARCHITECT.

DRAWINGS ARE NOT TO BE SCALED; DIMENSIONS GOVERN.

ALL WORK IS TO CONFORM TO THE DRAWINGS AND SPECIFICATIONS AND SHALL BE NEW AND THE BEST QUALITY OF THE KINDS SPECIFIED.

NO MATERIAL SUBSTITUTIONS SHALL BE MADE. THE ARCHITECT WILL CONSIDER MATERIAL CHANGE REQUESTS ON AN INDIVIDUAL BASIS. CONTRACTOR SHALL SUBMIT SAMPLES AND CUTS FOR WRITTEN APPROVAL BY THE ARCHITECT PRIOR TO THE START OF ANY WORK.

ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE SUPPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED AS DIRECTED BY THE MANUFACTURERS, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

ALL SUBCONTRACTORS SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL THROUGH THE GENERAL CONTRACTOR PRIOR TO WORK BEING PERFORMED, UNLESS OTHERWISE NOTED.

THE CONTRACTOR SHALL IN ALL RESPECTS COMPLY WITH ALL REQUIREMENTS OF THE BUILDING MANAGEMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SUCH REGULATIONS FROM THE BUILDING OWNER. IN THE EVENT OF CONFLICT BETWEEN BUILDING REGULATIONS AND OTHER CONTRACT DOCUMENTS, THE ARCHITECT SHALL BE CONSULTED PRIOR TO PROCEEDING.

ALL PUBLIC AREAS SUCH AS CORRIDORS, TOILETS, AND SERVICE HALLS SHALL BE PROTECTED TO THE SATISFACTION OF THE BUILDING MANAGEMENT. EQUIPMENT AND OTHER PROPERTY BELONGING TO THE BUILDING SHALL ALSO RECEIVE PROTECTION AND REFURBISHING IF DAMAGED IN THE COURSE OF CONSTRUCTION, TO THE SATISFACTION OF BUILDING MANAGEMENT.

DEMOLITION AND OTHER WORK WHICH CREATES DISTURBING NOISE MUST BE SCHEDULED WITH BUILDING MANAGEMENT AND PERFORMED DURING HOURS PERMITTED. THE DELIVERY, HANDLING, AND INSTALLATION OF MATERIALS, EQUIPMENT, AND DEBRIS MUST BE ARRANGED TO AVOID ANY INCONVENIENCE AND ANNOYANCE TO OTHER TENANTS.

THE GENERAL CONTRACTOR SHALL CONFORM TO BUILDING STANDARD PROCEDURES FOR THE SCHEDULING OF DEMOLITION AND CORE DRILLING, AND FOR THE CARTING OF RUBBISH THROUGH THE BUILDING. ANY OVERTIME OR ELEVATOR CHARGES SHALL BE BORNE BY THE G.C.

PRIOR TO REMOVING ANY BUILDING STANDARD MATERIALS, I.E. DOOR BUCKS, METAL PARTITIONS, & LIGHTING FIXTURES, A PROPER RELEASE MUST BE SECURED FROM THE BUILDING MANAGER.

THE GENERAL CONTRACTOR SHALL MAINTAIN AND OPERATE AN ON-SITE FIELD OFFICE TELEPHONE AND TAX MACHINE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION WORK.

SECTION 1 : GENERAL DATA

- ALL LADDERS, BAKERS, AND SCAFFOLDING SHALL BE IN GOOD OPERATING CONDITION. ALL DAMAGED LADDERS, BAKERS, AND ROLLING SCAFFOLDING WILL BE IMMEDIATELY REMOVED FROM THE JOB SITE.
- ALL ELECTRIC HAND TOOLS MUST BE GROUNDED PROPERLY.

PROTECTIVE EYE GOOGLE WILL BE WORN DURING ANY CUTTING, WHETHER BY HAND OR BY MECHANICAL MEANS, OF FLOORS, WALLS, AND ARCHES.

ALL WINDOWS SHALL BE KEPT CLOSED IN THE WORK AREAS.

ALL FIRE EXITS SHALL BE KEPT CLEAR AND ACCESSIBLE AT ALL TIMES.

FIRE EXTINGUISHERS MUST BE KEPT ON THE JOB SITE DURING CONSTRUCTION.

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE WORK AREA AND THE AREAS INVOLVED IN THE DELIVERY OF HIS MATERIALS.

GENERAL CONTRACTOR IS RESPONSIBLE TO CLEAN UP AND REMOVE FROM THE PREMISES ALL WASTE MATERIALS, RUBBISH, WRAPPINGS, AND SELVAGES AS GENERATED BY THE CONSTRUCTION, DEMOLITION AND/OR THE DELIVERY AND INSTALLATION OF ANY PRODUCTS, MATERIALS, OR EQUIPMENT WHICH IS PART OF HIS CONTRACT.

GENERAL CONTRACTOR IS RESPONSIBLE TO THOROUGHLY VACUUM CLEAN ALL AREAS, CLEAN ALL FLOORING, ETC, AND UNCOVER AND VACUUM OUT ALL CONVECTOR UNITS AFTER THE INSTALLATION IS COMPLETED, AND MAINTAIN CONDITION THROUGHOUT THE TENANT'S MOVE-IN.

GENERAL CONTRACTOR IS RESPONSIBLE TO PROTECT AS REQUIRED ALL TENANT OCCUPIED AREAS WHERE FINISH WORK OR GENERAL CONSTRUCTION IS TO BE PERFORMED. GENERAL CONTRACTOR TO INSTALL ADEQUATE PROTECTION OF BUILDING PAPER, MASONITE, OR OTHER APPROVED MATERIAL ON ALL FINISHED SURFACES AS DIRECTED BY THE ARCHITECT PRIOR TO THE OWNER'S MOVING DATE, AND SHALL REMOVE SAME FOLLOWING COMPLETION OF THE MOVE.

THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INCURRED FOR DAMAGES CAUSED BY HIS SUBCONTRACTORS.

THE GENERAL CONTRACTOR SHALL HAVE A COMPETENT SUPERINTENDENT ON THE PREMISES AT ALL TIMES WHEN WORK IS IN PROGRESS.

SECTION 2 : SITE WORK

GENERAL :

1. THE SITE CONTRACTOR IS TO PROVIDE ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT FOR EARTHWORK AS INDICATED ON THE DRAWINGS.

2. THE SITE CONTRACTOR IS TO EXAMINE EXISTING SITE CONDITIONS, SOIL CHARACTERISTICS, CONTOURS, TREE AND UTILITY LOCATIONS, AND OTHER OBSTRUCTIONS THAT MAY BE ENCOUNTERED ON THE SITE DURING EXCAVATING.

3. CLEARING AND GRUBBING: THE ENTIRE SITE IS TO BE CLEARED OF ALL VEGETATION, RUBBISH, FENCES, ABANDONED UNDERGROUND PIPES AND OBSTRUCTIONS.

4. REMOVE ALL STUMPS, ROOTS, AND DEBRIS TO A DEPTH OF 24" IN THE AFFECTED AREA.

5. STRIP ALL TOP SOIL AND ORGANIC SOILS FROM THE SITE, STOCKPILE AWAY FROM BUILDING SITE AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE ARCHITECT. DO NOT BURY BASES OF TREES SCHEDULED TO REMAIN. PROTECT TREES TO REMAIN.

6. EXCAVATING AND TRENCHING OF UTILITY LINES IN LOCATIONS INDICATED ON THE SITE PLAN, DEPTHS TO BE AS REQUIRED FOR PROTECT PROTECTION, PITCH, AND UTILITY COMPANY REQUIREMENTS.

7. GRADE AREA TO ROUGH GRADES SLOPED PER SITE PLAN GRADING. SUB GRADES ARE TO BE 6" BELOW LAWNED AREAS, AND 6" BELOW ASPHALTIC PAVEMENTS. SEE BACK FILLING AND COMPACTION NOTES FOR ADDITIONAL INFORMATION.

8. EXCAVATE FOR BUILDING FOUNDATION IN AREA INDICATED ON THE SITE PLAN. BOTTOM OF FOOTING ELEVATIONS ARE AS INDICATED ON THE CONSTRUCTION DOCUMENTS. SOIL AT BOTTOM OF FOOTING TO BE ACCEPTABLE UNDISTURBED SOIL OF THE BEARING CAPACITY INDICATED.

9. IF SOIL AT BOTTOM OF FOOTING ELEVATION IS NOT SUITABLE FOR BEARING OF FOOTING, REMOVE SOIL AS REQUIRED AND BACK FILL WITH APPROVED FILL AND COMPACT TO 95% OF MAXIMUM DENSITY.

10. AT THE APPROPRIATE TIME, THE SITE CONTRACTOR CONTRACTOR IS TO SPREAD STOCKPILED TOPSOIL OVER DISTURBED AREAS TO A MINIMUM THICKNESS OF 6" AFTER COMPACTION/ GRADE TO MEET FINISHED GRADES AS INDICATED ON THE SITE PLAN. TOPSOIL IS TO BE FREE OF ROCKS LARGER THAN 3" IN DIAMETER, TREE ROOTS AND STUMPS AND OTHER UNACCEPTABLE DEBRIS.

11. ANY REMAINING TOPSOIL IS TO BE DISPOSED OF AS DIRECTED BY THE ARCHITECT OR THE OWNER.

12. SEED AREAS WITH SEED MIXTURE AS INDICATED ON THE SITE PLAN.

BACKFILL / COMPACTED FILL :

1. PLACEMENT OF FOOTING TO BE ON UNDISTURBED SOIL WITH A MINIMUM BEARING CAPACITY OF 2000 P.S.F. OR APPROVED COMPACTED FILL AS OUTLINED BELOW.

2. PLACEMENT OF FLOOR SLABS AND PAVEMENTS ARE TO BE PLACED ON COMPACTED FILL AT 85% OF MAXIMUM DENSITY COMPLYING WITH ASTM D1557. LAWN AND UNPAVED AREAS ARE TO HAVE COMPACTED FILL AT 90% OF MAXIMUM DENSITY. PROVIDE MAXIMUM PERCENTAGE OF DENSITY AS SPECIFIED.

3. BACK FILLING AND COMPACTION AT FOUNDATION WALLS AND PIERS ARE TO BE PERFORMED ON EACH SIDE SIMULTANEOUSLY. DIFFERENCES IN FILL ELEVATIONS ARE NOT TO EXCEED 8" ON EITHER SIDE OF THE FOUNDATION AT ANY TIME.

4. SOILS FOR BACK FILLING AND COMPACTION ARE TO BE FREE OF ORGANIC MATERIAL, ROCK OR LUMPS GREATER THAN 6", FREE OF PREDOMINATELY GRANULAR NON-EXPANSIVE SOILS, FREE OF ROOTS AND OTHER DELETERIOUS MATTER, SUBJECT TO THE APPROVAL OF THE SOILS ENGINEER AND THE ARCHITECT.

5. SOIL MOISTURE TO BE WITHIN OPTIMUM MOISTURE CONTENT. BEFORE COMPACTING MOISTEN OR AERATE EACH LAYER TO PROVIDE OPTIMUM MOISTURE CONTENT. ANY SOIL WHICH IS TO WET TO COMPACT MUST BE REMOVED, STOCKPILED AND SPREAD AND ALLOWED TO DRY PRIOR TO PLACEMENT.

6. PLACE BACK FILL IN LAYERS NOT TO EXCEED 8" IN LOOSE DEPTH.

7. DO NOT PLACE BACK FILL MATERIALS ON SURFACES THAT ARE MUDDY, FROZEN, OR CONTAIN FROST.

8. PROVIDE THE SERVICES OF A CONSTRUCTION SOIL ENGINEER TO DO ONE FIELD SOIL DENSITY TEST FOR EVERY 2000 S.F. OF PAVED AREA, BUT NOT LESS THAN 3 TESTS. PROVIDE TO THE ARCHITECT A WRITTEN REPORT PREPARED BY THE SOIL ENGINEER CERTIFYING THAT THE COMPACTION REQUIREMENTS HAVE BEEN OBTAINED. STATE IN THE REPORT THE AREA OF FILL OR EMBANKMENT, THE COMPACTION DENSITY OBTAINED, SOIL MOISTURE CONTENT AND THE TYPE OR CLASSIFICATION OF THE FILL MATERIAL PLACED.

9. IF IN THE OPINION OF THE SOILS ENGINEER OR THE ARCHITECT BASED ON REPORTS OF THE TESTING LABORATORY, SUB GRADE OR FILLS WHICH HAVE BEEN PLACED ARE BELOW SPECIFIED COMPACTION DENSITY, PROVIDE ADDITIONAL COMPACTION AND TESTING AS REQUIRED TO BRING SOIL COMPACTION UP TO SPECIFIED REQUIREMENTS.

10. OBTAIN THE CONSTRUCTION SOIL ENGINEER AND THE ARCHITECT'S APPROVAL OF THE SUB GRADES AND FILL LAYERS BEFORE SUBSEQUENT CONSTRUCTION IS PERMITTED.

SECTION 3 : CONCRETE

1. ALL CONCRETE IS TO BE CONTROLLED STONE CONCRETE COMPLYING WITH A.C.I.-318 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" (LATEST ADDITION). CONCRETE IS TO HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 P.S.I. AT 28 DAYS. OUTDOOR SLABS AND STEPS, AND GARAGE SLABS SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3500 P.S.I. AT 28 DAYS. SEE FOUNDATION PLANS FOR OTHER LOCATIONS OF CONCRETE WITH A HIGHER COMPRESSIVE STRENGTH.

2. CONCRETE IS TO BE MIX, TRANSPORTED AND PLACED IN CONFORMANCE WITH A.C.I. 304 "GUIDE FOR MEASURING, MIXING, TRANSPORTING AND PLACING CONCRETE". LATEST ADDITION. CONCRETE IS NOT TO BE SUBJECT TO DROPS OF MORE THAN 5'-0".

3. ALL POURS ARE TO BE TERMINATED BY FORMS. PROVIDE KEYWAYS AS INDICATED ON THE DRAWINGS AND AS DIRECTED BY THE ARCHITECT.

4. ALL CONCRETE IS TO BE FORMED, UNLESS OTHERWISE APPROVED BY THE ARCHITECT.

5. OBTAIN CONCRETE MANUFACTURER'S CERTIFICATES OF COMPLIANCE SHOWING CONCRETE CLASS, AGGREGATE SIZES, ADDITIVES USED AND FIBER MESH REINFORCEMENT (IF APPLICABLE).

6. THE FOUNDATION SUBCONTRACTOR IS TO OBTAIN CONCRETE TEST CYLINDERS FOR EACH CLASS OF CONCRETE SPECIFIED. TAKE TWO (2) CYLINDERS EACH FOR EACH 150 CU. YDS. OR FRACTIONS THEREOF. TEST ONE (1) CYLINDER AT SEVEN (7) DAYS AND ONE (1) CYLINDER AT 28 DAYS. CYLINDER TESTS TO BE PERFORMED BY A CERTIFIED TESTING LABORATORY. TEST REPORTS ARE TO INCLUDE CONCRETE CLASS, SLUMP, GAGE AND LOCATION OF CONCRETE. SUBMIT THREE (3) COPIES OF TEST REPORTS TO THE ARCHITECT FOR REVIEW AND APPROVAL.

7. THE FOUNDATION SUBCONTRACTOR IS TO SUBMIT FOUR (4) COPIES OF THE STEEL REINFORCEMENT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL. THE SHOP DRAWINGS ARE TO INDICATE REINFORCEMENT TYPE, SIZE, QUANTITIES, PLACEMENT AND ALL BENDS AND LAPS FOR ALL FOUNDATION REINFORCEMENT AS INDICATED ON THE DRAWINGS.

8. ALL STEEL REINFORCEMENT IS TO BE DEFORMED BARS OF INTERMEDIATE GRADE NEW BULLET STEEL A-615 GRADE 60. BENDS IN REINFORCEMENT ARE TO BE SHOP FABRICATED. FIELD BENDS WILL NOT BE PERMITTED.

9. ALL REINFORCEMENT STEEL IS TO BE SECURELY WIRED TOGETHER IN THE FORMWORK. TWO WAY MATS OF STEEL ARE TO BE TIED AT ALTERNATE INTERSECTIONS BOTH WAYS.

10. THE FOUNDATION SUBCONTRACTOR IS TO PROVIDE HIGH CHAIRS, SPACERS, SUPPORTS, ETC. AS NECESSARY FOR THE PROPER PLACEMENT OF THE REINFORCEMENT STEEL.

11. PROVIDE CLEARANCES FROM FACES OF CONCRETE TO REINFORCEMENT AS FOLLOWS :

CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH ----- 3"

EXPOSED TO EARTH OR WEATHER (#5 BAR OR SMALLER) ----- 1 1/2"

EXPOSED TO EARTH OR WEATHER (#6 BAR OR LARGER) ----- 2"

NOT EXPOSED TO WEATHER OR IN CONTACT WITH EARTH: SLABS, WALLS AND JOISTS ----- 3/4"

BEAMS, ORDERS, COLUMNS (PRINCIPAL REINFORCEMENT, TIES, STIRRUPS OR SPIRALS) ----- 1 1/2"

12. LENGTH OF REINFORCEMENT SPLICES ARE TO CONFORM TO A.C.I. BUILDING CODE REQUIREMENTS, BUT IN NO CASE ARE THE SPLICES TO BE LESS THAN 30 BAR DIAMETERS OR AS OTHERWISE APPROVED BY THE ARCHITECT.

13. WELDED WIRE FABRIC IS TO CONFORM TO A.S.T.M. SPECIFICATION A-185.

14. ALL SLABS ON GRADE ARE TO BE REINFORCED WITH WELDED WIRE FABRIC 3/4" DOWN FROM TOP OF SLAB, AND OVER ANY PIPES OR CONDUITS IN THE SLAB. SIZE AND TYPE TO BE AS INDICATED ON THE DRAWINGS, BUT IN NO CASE IS THE W.W.F. TO BE LESS THAN 6x6 - W1.4/W1.4 W.W.F. FOR 4" SLABS. FIBER MESH REINFORCEMENT INTEGRAL WITH THE CONCRETE MIX MAY BE SUBSTITUTED FOR W.W.F. IN 4" SLABS ON GRADE.

15. W.W.F. IS TO LAP ONE FULL MESH SQUARE AT ALL SIDE AND END LAPS, AND BE WIRED TOGETHER.

16. POUR SLABS ON GRADE IN ALTERNATING LANE PATTERNS NOT TO EXCEED 800 S.F. IN AREA, OR MORE THAN 40 FEET IN LENGTH BETWEEN CONSTRUCTION OR EXPANSION JOINTS.

17. PROVIDE DIAMOND SHAPED ISOLATION JOINTS AT ALL INTERIOR COLUMNS. EXPANSION JOINTS ARE TO BE MADE FROM PRE-FORMED ASPHALT IMPREGNATED FIBERBOARD.

18. PLACE A MINIMUM OF 4" CRUSHED STONE UNDER ALL SLABS ON GRADE.

19. INSTALL 6 MIL POLYETHYLENE VAPOR BARRIER UNDER ALL SLABS ON GRADE, LAP ENDS A MINIMUM OF 6" AND TAPE.

20. PROVIDE EXPANSION JOINTS BETWEEN ALL SLABS AND VERTICAL SURFACES, BETWEEN SIDEWALK SLABS AND CURBS, SIDEWALK SLABS AND EXTERIOR WALLS AND IN SIDEWALK SLAB SPACED A MAXIMUM OF 10'-0" O.C.

21. PROVIDE 1/4" x 1" DEEP SAW CUTS (CUT INTO SLABS WITHIN 24 HOURS OF POUR) OR FORMED JOINT FILLED WITH SEALER AS INDICATED ON THE DRAWINGS OR AS DIRECTED BY THE ARCHITECT.

SECTION 3 : CONCRETE (CONT.)

21. THE FOUNDATION CONTRACTOR IS TO ASCERTAIN THE LOCATIONS OF ALL SLEEVES, INSERTS, ANCHOR BOLTS AND EMBEDMENTS REQUIRED BY ALL OTHER TRADES. SUCH EMBEDMENTS ARE TO BE PROVIDED FOR COMPLETION AND PROPER LOCATION PRIOR TO CONCRETE BEING PLACED.

22. STEPPING OF CONCRETE FOOTINGS SHALL NOT EXCEED ONE FOOT VERTICAL TO TWO FEET HORIZONTAL MAXIMUM.

23. NOTIFY THE BUILDING AS LEAST 24 HOURS PRIOR TO 22. PLACEMENT OF CONCRETE FOOTINGS FOR REQUIRED INSPECTIONS.

24. CURING OF CONCRETE IS TO START AS SOON AS THE FINISHES WILL NOT BE MARRED THEREBY. DELAYING THE CURING PROCESS WILL NOT BE PERMITTED.

25. ALL COLD WEATHER CONCRETING TO BE PERFORMED IN ACCORDANCE WITH ALL RECOMMENDATIONS OF THE A.C.I. PROVIDE AND INSTALL TEMPORARY INSULATING BLANKETS AS REQUIRED TO PROTECT CONCRETE FROM FREEZING. CORROSIVE ADMIXTURES SUCH AS THOSE CONTAINING CALCIUM CHLORIDE MAY NOT BE USED.

26. PROVIDE NON-SHRINK GROUT UNDER ALL LEVELING PLATES AND BEARING PLATES.

27. APPLY TROWEL FINISH TO ALL MONOLITHIC SLAB SURFACES EXPOSED TO VIEW OR RECEIVING FLOORING. VARIATIONS IN FLOOR SLABS ARE NOT TO EXCEED 1/8" IN 10'-0" UNLESS SLAB PITCHES TOWARD FLOOR DRAIN.

28. APPLY NON-SLIP BROOM FINISHES TO ALL EXTERIOR WALKS, GARAGE FLOORS AND ELSEWHERE AS INDICATED ON THE DRAWINGS.

29. INSTALL CONCRETE SLAB SEALER TO ALL INTERIOR SLABS EXPOSED TO VIEW NOT RECEIVING FINISHES TO PREVENT DUSTING U.O.N.

SECTION 4 : MASONRY

1. CONCRETE MASONRY UNITS (CMU) ARE TO BE GRADE "N", TYPE"1" CONFORMING TO A.S.T.M. C-90, "HOLLOW LOAD BEARING UNITS". CMU WIDTHS FOR WALL THICKNESSES AS INDICATED ON THE DRAWINGS. PROVIDE CORNER, SASH, HALF HEIGHT AND ALL OTHER TYPES OF CMU REQUIRED TO COMPLETE MASONRY WALLS AS INDICATED.

2. FACE BRICK IS TO BE TYPE, SIZE AND COLOR AS INDICATED ON THE DRAWINGS CONFORMING TO A.S.T.M. C-216 "FACING BRICK (SOLID MASONRY UNITS MADE FROM CLAY OR SHALE)".

3. MANUFACTURER : OBTAIN ALL CMU FROM ONE MANUFACTURER BEING OF UNIFORM SIZE, COLOR AND TEXTURE FOR EACH CMU TYPE REQUIRED FOR EACH CONTINUOUS AREA AND EACH VISUAL RELATED AREAS.

4. MORTAR IS TO BE TYPE "S" MORTAR IN CONFORMANCE WITH A.S.T.M. C-270 "MORTAR FOR UNIT MASONRY. AVERAGE COMPRESSIVE STRENGTH TO BE 1800 P.S.I. AT 28 DAYS.

5. ALL MASONRY WALLS TO BE PROPERLY SHORED AGAINST WIND AND OTHER LATERAL LOADS UNTIL FLOOR AND ROOF CONSTRUCTION IS COMPLETELY INSTALLED. THE G.C. IS TO ASSUME FULL RESPONSIBILITY FOR MASONRY WALL STABILITY.

6. PROVIDE ALL ANCHOR BOLTS WITH NUTS AND WASHERS, IN SIZES AND QUANTITIES INDICATED ON THE DRAWINGS, THAT ARE TO BE EMBEDDED INTO MASONRY. ANCHOR BOLTS ARE TO CONFORM TO THE STANDARDS OF A.S.T.M. A-307.

7. COORDINATE INSTALLATION OF ALL EMBEDMENTS PROVIDED BY OTHER TRADES.

8. CONSTRUCT ALL OPENINGS, SLEEVES, CHASES, ETC. REQUIRED BY OTHER TRADES AND AS INDICATED ON THE DRAWINGS.

9. MORTAR JOINTS ARE TO BE STRAIGHT AND LEVEL, OF A UNIFORM THICKNESS AND DEPTH. THICKNESS TO BE BETWEEN 3/8" AND 1/2". JOINTS AT INTERSECTING CORNERS MUST MEET.

10. AS WORK PROGRESSES, INSTALL ALL BUILT IN ITEMS SPECIFIED ON THE DRAWINGS AN IN THE SPECIFICATIONS.

11. GROUT FOR FILLING CMU CORES SOLIDLY IS TO BE TYPE "M" OR TYPE "S" MORTAR IN CONFORMANCE WITH A.S.T.M. C-476 "GROUT FOR UNIT MASONRY".

12. FILL CMU CORES SOLIDLY WITH GROUT A MINIMUM OF THREE (3) COURSES UNDER EACH Lintel, BEARING PLATES, EMBEDMENTS, OR OTHER SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.

13. PROVIDE PRECAST REINFORCED CONCRETE LINTELS AS INDICATED ON THE DRAWINGS. AT THE OPTION OF THE G.C., STEEL ANGLES OR STEEL BEAM LINTELS, PROPERLY SIZED FOR THE REQUIRED LOADS MAY BE USED. ALL LINTELS TO BEAR A MINIMUM OF 4" ONTO SUPPORTS.

14. PROVIDE SPANDREL WATERPROOFING AT ALL SPANDREL ORDERS, STEEL LINTELS, DOOR AND WINDOW HEADS, AND WHERE EVER ELSE INDICATED ON THE DRAWINGS. USE FABRIC FLASHING AS MANUFACTURED BY "NERVASTRAL" TYPE SEAL PRUF HD OR AN APPROVED EQUAL. INSTALL PER MANUFACTURER'S INSTRUCTIONS.

15. PROVIDE VERTICAL AND HORIZONTAL CONTROL AND EXPANSION JOINTS IN ALL EXTERIOR MASONRY WALLS. MAXIMUM SPACING TO BE 20'-0" O.C. PROVIDE CONTROL AND EXPANSION JOINTS EVEN IF NOT SPECIFIED ON THE DRAWINGS.

16. ALL MASONRY WALLS SHALL BE GALVANIZED "DUR-O-WAL" JOINT REINFORCEMENT EVERY 6" BLOCK COURSE UNLESS OTHERWISE NOTED. "DUR-O-WAL" IS TO BE PLACED IN THE FIRST AND SECOND BED JOINTS ABOVE AND BELOW OPENINGS AND IN EVERY SECOND BED JOINT THROUGHOUT REMAINDER OF WALL. REINFORCING IS TO OVERLAP 6" MINIMUM.

17. FOR BRICK OR CMU VENEERS WITH STUD WALL BACKUP, USE CORRUGATED GALVANIZED BRICK TIES SCREWED TO STUDS AT A MAXIMUM SPACING OF 4'-0" O.C. VERTICALLY AND HORIZONTALLY.

18. PROVIDE "KOR-FIL" INSULATION IN ALL CMU WALLS EXPOSED TO THE EXTERIOR.

19. THE CONTRACTOR IS TO PROTECT ALL MASONRY WALLS FROM COLD WEATHER INSTALLATIONS TO PREVENT MORTAR FROM FREEZING.

20. AT THE REQUEST OF THE ARCHITECT, THE CONTRACTOR IS TO CONSTRUCT A 4'-0" x 6'-0" SAMPLE WALL SHOWING FACE BRICK AND/OR CMU WORK FOR APPROVAL. SUCH WALL IS TO REMAIN IN PLACE UNTIL ITS REMOVAL IS AUTHORIZED BY THE ARCHITECT.

SECTION 5 : METALS

GENERAL :

1. MATERIAL, FABRICATION AND ERECTION OF STRUCTURAL STEEL IS TO CONFORM TO THE LATEST REQUIREMENTS OF THE A.I.S.C. "SPECIFICATION FOR DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL IN BUILDINGS."

2. THE STRUCTURAL STEEL CONTRACTOR IS TO VERIFY ALL EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO TOP OF STEEL ELEVATIONS, COLUMN SPACING, STEEL SIZES AND LOCATIONS, AND BUILDING DIMENSIONS PRIOR TO STEEL FABRICATION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATIONS.

3. THE STRUCTURAL STEEL CONTRACTOR IS RESPONSIBLE FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, SELECTING FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION, AND ADEQUACY OF CONNECTIONS. COORDINATE WORK UNDER STEEL CONTRACT WITH ALL OTHER TRADES AND PERFORM WORK IN A SAFE AND SATISFACTORY MANNER.

4. THE STRUCTURAL STEEL CONTRACTOR IS TO VERIFY THE FOUNDATION CONSTRUCTION FOR ANCHOR BOLT LOCATIONS, ELEVATIONS OF TOP OF CONCRETE AND/OR LEVELING PLATES AND BEARING PLATES PRIOR TO THE START OF ERECTION. PROVIDE ALL ANCHOR BOLTS IN SIZES, LOCATIONS AND QUANTITIES AS SHOWN ON THE STRUCTURAL DRAWINGS.

5. ALL STRUCTURAL STEEL IS TO CONFORM TO ALL A.S.T.M. A36 ALL PURPOSE CARBON GRADE STEEL STANDARDS UNLESS OTHERWISE NOTED.

6. ALL BOLTS SHALL BE HIGH STRENGTH BOLTS (ASTM DESIGNATION A-325). MINIMUM DIAMETER OF BOLTS IS 3/4" UNLESS OTHERWISE NOTED ON THE STRUCTURAL DRAWINGS. INSTALL TO REQUIRED TORQUING VALUES PER A.I.S.C. SPECIFICATION.

7. ALL SHOP AND FIELD CONNECTIONS CALLED TO AS BEING WELDED ON THE STRUCTURAL DRAWINGS, WELDS ARE TO BE PERFORMED BY QUALIFIED WELDERS CONFORMING TO AMERICAN WELDING SOCIETY AND A.I.S.C. STANDARDS. WELDS ARE TO BE ARC WELDS USING E70XX ELECTRODES.

8. PROVIDE HOLES AND/OR ANCHORS, AS REQUIRED, FOR ATTACHING OTHER MATERIAL TO STRUCTURAL STEEL. REFER TO ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.

9. PROVIDE ALL TEMPORARY BRACING AND SUPPORTS AS REQUIRED TO RESIST ALL WIND AND CONSTRUCTION LOADING DURING STEEL ERECTION. ALL BRACING IS TO REMAIN IN PLACE UNTIL THE STRUCTURE IS CAPABLE OF SUSTAINING ALL LOADS.

10. PROVIDE ADJUSTABLE STEEL STRAPS WELDED TO WIDE FLANGE BEAMS AND COLUMNS 4'-0" O.C. AS REQUIRED FOR ANCHORAGE OF MASONRY, IF APPLICABLE.

11. PROVIDE ALL LOOSE LINTELS IN SIZES, TYPES AND LENGTHS FOR ALL INTERIOR AND EXTERIOR MASONRY WALL AS SHOWN ON THE ARCHITECTURAL DRAWINGS. ALL LINTELS ARE TO BEAR A MINIMUM OF 4" ON MASONRY UNLESS OTHERWISE NOTED. LINTELS THAT CAN NOT PROPERLY BEAR ONTO MASONRY ARE TO BE FRAMED INTO NEAREST COLUMN.

12. PROVIDE ALL BEARING PLATES FOR SUPPORT OF BEAMS BEARING ONTO MASONRY. BEARING PLATES ARE TO HAVE AT LEAST ONE (1) 1/2" DIAMETER x 12" LONG ANCHOR BOLT WELDED TO THE BOTTOM OF THE BEARING PLATE. BEARING PLATE SIZES AS SHOWN ON THE STRUCTURAL PLANS.

13. PROVIDE ALL ANGLE FRAMING FOR ALL MECHANICAL EQUIPMENT. MINIMUM ANGLE SIZE TO BE L3"x3"x1/4" UNLESS OTHERWISE NOTED.

14. ALL COLUMNS ARE TO BE FURNISHED WITH BASE AND CAP PLATES. SIZES AS SHOWN IN THE COLUMN SCHEDULE. PROVIDE 1/4" THICK LEVELING PLATES FOR EACH COLUMN.

15. PROVIDE MASONRY ANCHORS WELDED TO COLUMNS AND BEAMS, TYPE AND GAGE AS NOTED ON PLAN, WHEREEVER MEMBERS ADJUT STONE OR MASONRY.

SECTION 5 : METALS (CONT.)

1. FOUNDATION TO BE WATERPROOFED WITH AN APPROVED TYPE, BITUMENEOUS COATING APPLIED IN STRICT ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND INSTALLATION RECOMMENDATIONS.

2. PROVIDE PVC FOOTING DRAINS WITH SILT FILTER AND GRAVEL SURROUND OUT TO DAYLIGHT OR CONNECTED TO EXISTING OR NEW DRAINAGE SYSTEM (AS INDICATED ON DRAWINGS).

3. ALL WINDOWS, DOORS AND SKYLIGHTS TO BE WEATHER-STRIPPED AND CAULKED.

4. ALL SEALANTS TO BE SILICONE, COLORED TO MATCH SURROUNDING MATERIAL.

5. ALL FLASHING SHALL BE NONFERROUS METAL (UNLESS OTHERWISE NOTED). FABRIC FLASHING MAY ONLY BE USED WITH WRITTEN APPROVAL OF THE ARCHITECT.

6. ALL ROOF TO ROOF, AND ROOF TO WALL JOINTS SHALL BE CONTINUOUSLY FLASHED.

7. PROVIDE PROPER VENTILATION AT ALL ROOF CONDITIONS.

8. THE GAUGE OF ALL TRACKS SHALL BE NO LIGHTER THAN THE FRAMING BEING CONNECTED. UNLESS OTHERWISE INDICATED, CONNECT TRACKS TO CONCRETE WITH 0.205" DIA. POWER DRIVEN FASTENERS (WITH 1.25" EMBEDMENT) AT 16" ON CENTER.

9. ALL WELDING SHALL BE IN CONFORMANCE WITH AMERICAN WELDING SOCIETY SPECIFICATION D1.3. ALL WELDS SHALL BE TOUCHED UP WITH ZINC RICH PAINT.

10. ALL STRUCTURAL MEMBERS SHALL BE PROPERLY CONNECTED TO EACH OTHER AND TO THE SUPPORTING BACK-UP FRAMING. FASTENINGS SHALL BE MADE WITH SELF TAPPING SCREW OR WELDS OF SUFFICIENT SIZE TO INSURE THE CONNECTION STRENGTH. UNLESS OTHERWISE NOTED, CONNECT ALL MEMBERS BASED ON THE FOLLOWING LOADINGS :

STUDS LESS THAN 8 FEET LONG - 45 PSF EXTERIOR (5 PSF INTERIOR).

SECTION 8 : WINDOWS & DOORS

GENERAL :

- SEE ARCHITECTURAL DRAWINGS FOR MORE INFORMATION PERTAINING TO SPECIFICATIONS OF ALL INTERIOR AND EXTERIOR WINDOWS AND DOORS.

GLAZING :

- SEALED INSULATING GLASS STANDARD: ASTM E 774. PROVIDE CLASS A UNITS.
- SIZES: GLAZING INSULATING GLASS UNITS WITH PANES AND AIR SPACES OF THICKNESSES INDICATED AND TO SIZE REQUIRED FOR FLAZING OPENINGS INDICATED, WITH EDGE CLEARANCES AND TOLERANCES COMPLYING WITH RECOMMENDATIONS OF GLASS MANUFACTURER.
- SEALED INSULATING GLASS UNITS, GENERAL: PREASSEMBLED UNITS WITH ORGANICALLY SEALED PANES OF GLASS ENCLOSING A HERMETICALLY SEALED DEHYDRATED AIR SPACE AND COMPLYING WITH REQUIREMENTS INDICATED.

DOORS AND FRAMES :

- PROVIDE DOORS AND FRAMES COMPLYING WITH STEEL DOOR INSTITUTE "RECOMMENDED SPECIFICATIONS: STANDARD STEEL DOORS AND FRAMES" (SDI-100) AND AS HEREIN SPECIFIED.
- ALL DOORS ARE TO BE HUNG LEVEL AND PLUMB. DOOR CLEARANCE TO BE EVEN ALONG EDGES WITH A MAXIMUM CLEARANCE OF 1/8" AT THE TOP AND SIDES AND 1/2" AT THE BOTTOM UNLESS DOOR IS CALLED TO BE UNDERCUT. DOORS ARE TO OPERATE SMOOTH AND FREELY.
- SUBMIT TO THE ARCHITECT THREE (3) COPIES OF SHOP CUTS ON ALL DOORS AND FRAMES AS CALLED FOR IN THE DOOR SCHEDULE FOR APPROVAL PRIOR TO PLACING THE ORDER.
- ALL STEEL FRAMES TO BE 16 GAUGE COLD ROLLED STEEL FREE FROM SCALE OR RUST. PROVIDE THREE (3) ADJUSTABLE STAGGS ON EACH JAMB AND PROVIDE TABS FOR FASTENING TO THE FLOOR. PROVIDE THREE (3) RUBBER SILENCERS PER SINGLE DOOR FRAME AND TWO (2) SILENCERS PER DOUBLE DOOR FRAME.
- FRAMES ARE TO BE REINFORCED, CUT, AND DRILLED TO RECEIVE ALL HARDWARE. COORDINATE WITH APPROVED HARDWARE SCHEDULE.
- HOLLOW METAL DOORS AS CALLED FOR IN THE DOOR SCHEDULE ARE TO BE 14 GAUGE FOR EXTERIOR DOORS AND 16 GAUGE FOR INTERIOR DOORS. EXTERIOR DOOR ARE TO BE INSULATED.
- HOLLOW METAL DOOR REQUIRING A FIRE RESISTANCE RATING AS CALLED FOR IN THE DOOR SCHEDULE ARE TO BEAR APPROPRIATE UNDERWRITER'S LABORATORY (U.L.) LABEL.
- FIRE-RATED DOOR ASSEMBLIES: WHERE FIRE-RATED DOOR ASSEMBLIES ARE INDICATED OR REQUIRED, PROVIDE FIRE-RATED DOOR AND FRAME ASSEMBLIES THAT COMPLY WITH NFPA 80 "STANDARD FOR FIRE DOORS AND WINDOWS," AND HAVE BEEN TESTED, LISTED, AND LABELED IN ACCORDANCE WITH ASTM E 152 "STANDARD METHODS OF FIRE TESTS OF DOOR ASSEMBLIES" BY A NATIONALLY RECOGNIZED INDEPENDENT TESTING AND INSPECTION AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
- LOUVERS IN DOORS ARE TO BE METAL, FACTORY MADE, FIXED DESIGN AND OF SIZES INDICATED. LOUVERS ARE TO BE A MINIMUM OF 4" FROM THE EDGES OF THE DOOR AND 12" FROM THE BOTTOM.
- GLAZING FOR DOOR IS TO BE 1/4" TEMPERED GLASS OR 1/4" WIRE GLASS UNLESS OTHERWISE NOTED.
- ALL HOLLOW METAL DOORS AND FRAMES ARE TO RECEIVE ONE (1) SHOP COAT OF RED OXIDE RUST INHIBITING PRIMER.
- AT EXTERIOR LOCATIONS AND ELSEWHERE AS SHOWN OR SCHEDULED, PROVIDE DOORS WHICH HAVE BEEN FABRICATED AS THERMAL INSULATING DOOR AND FRAME ASSEMBLIES AND TESTED IN ACCORDANCE WITH ASTM C 236. UNLESS OTHERWISE INDICATED, PROVIDE THERMAL-RATED ASSEMBLIES WITH U-FACTOR OF 0.24 BTU/(HR*FT² SQ*DEG F) OR BETTER.
- ALL EXTERIOR DOORS ARE TO BE FULLY WEATHER STRIPPED PROVIDE WEATHERPROOF CAST ALUMINUM THRESHOLDS MEETING A.D.A. AND ANSI A177.1 HANDICAPPED ACCESSIBILITY REQUIREMENTS.
- ALUMINUM STOREFRONT DOORS ARE TO BE OF THE TYPES, SIZES AND STYLES AS INDICATED IN THE DOOR SCHEDULE. ALL STOREFRONT DOORS ARE TO HAVE 1/4" TEMPERED GLAZING.
- FLUSH WOOD DOORS ARE TO BE OF THE TYPES, SIZES, DESIGN AND GRADES AS INDICATED IN THE DOOR SCHEDULE.
- WOOD PANEL DOORS ARE TO BE OF THE TYPES, SIZES, DESIGN AND GRADES AS INDICATED IN THE DOOR SCHEDULE.
- WOOD DOORS REQUIRING FIRE RESISTANCE RATINGS ARE TO BEAR THE APPROPRIATE U.L. LABEL.
- WOOD DOOR FRAMES ARE TO BE 3/4" THICK PINE WITH PINE DOOR STOPS. PAINT GRADE FRAMES MAY HAVE FINGER JOINTED SPLICES. STAIN GRADE FRAMES ARE TO BE ONE PIECE CLEAR PINE.
- WOOD DOORS IN WOOD FRAMES ARE TO BE PRE-HUNG.
- SPECIALTY DOORS ARE TO BE OF TYPE AND SIZE AS INDICATED IN THE DOOR SCHEDULE.
-

SECTION 8 : WINDOWS & DOORS

DOOR HARDWARE :

- ALL DOOR HARDWARE IS TO COMPLY WITH HANDICAPPED ACCESSIBILITY REQUIREMENTS OF THE AMERICAN'S WITH DISABILITIES ACT (A.D.A.) AND ANSI A117.1, LATEST EDITION.
- THE CONTRACTOR IS TO SUBMIT FOUR (4) COPIES OF COMPLETE HARDWARE MATERIAL CUT SHEETS AND SCHEDULE TO THE ARCHITECT FOR APPROVAL.
- ALL FINISHED HARDWARE IS TO BE OF UNIFORM COLOR AND FINISH, REASONABLY FREE FROM IMPERFECTIONS AFFECTING ITS APPEARANCE AND SERVICABILITY. HARDWARE IS TO BE ACCURATELY SET AND INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
- ALL HARDWARE FOR STOREFRONT TYPE DOORS AS MAY BE SPECIFIED IN THE DOOR SCHEDULE IS TO BE PROVIDED BY THE STOREFRONT DOOR MANUFACTURER UNLESS OTHERWISE NOTED. KEY DOORS AS SPECIFIED OR AS DIRECTED BY THE OWNER.
- LOOKSETS ARE TO BE OF A TYPE AND GRADE SPECIFIED IN THE DOOR HARDWARE SCHEDULE. IF TYPE AND GRADE IS NOT SPECIFIED, PROVIDE MEDIUM DUTY COMMERCIAL GRADE LOOKSETS AS MANUFACTURED BY SCHLAGE LOCKS (A SERIES).

ALL LOCKS AND LOCK CYLINDERS TO BE INDIVIDUALLY KEYPED AND MASTER KEYPED AS DIRECTED BY THE OWNER. THE CONTRACTOR IS TO OBTAIN KEYING REQUIREMENTS FROM THE OWNER PRIOR TO ORDERING LOCKSETS.

- ALL SINGLE LEAF DOORS TO HAVE 1 1/2 PAIRS OF HEAVY DUTY BALL BEARING HINGES. DOUBLE LEAF DOORS TO HAVE 3 PAIR OF HEAVY DUTY BALL BEARING HINGES.
- PROVIDE FLUSH BOLTS IN ONE LEAF ON DOUBLE DOORS. TYPE AS INDICATED IN THE HARDWARE SCHEDULE.
- PROVIDE WALL OR FLOOR MOUNTED DOOR STOPS AT ALL DOORS. TYPES AS INDICATED IN THE HARDWARE SCHEDULE.

PANIC HARDWARE AS INDICATED IN THE HARDWARE SCHEDULE TO BE OF TYPES AND SIZES SPECIFIED. PROVIDE PANIC HARDWARE AT ALL EXIT DOORS. PANIC HARDWARE TO BE PROVIDED WITH A DOWING KEY TO LOCK LATCH IN OPEN POSITION.

SECTION 9 : FINISHES

GENERAL :

- SAMPLES OF ALL FINISHES SPECIFIED SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL, IN TRIPlicate, PRIOR TO COMMENCEMENT OF THE WORK. CARPET, WALL COVERING, AND WOOD FINISH SAMPLES TO BE A MIN. 12" X 12" PAINT SAMPLES FOR GYP. BD. SURFACES TO BE PROVIDED ON 12" X 12" PIECES OF GYP. BD.
- ALL WALLS (NEW AND EXISTING) SHALL BE PROPERLY PREPARED (SPACKLED, SANDED, ETC.) FOR PAINTING AND/OR WALL COVERING AS PER FINISH PLAN AND MANUFACTURER'S SPECIFICATIONS.
- ALL PAINTS SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE.
- ALL SURFACES WHICH ARE TO BE PAINTED SHALL RECEIVE (1) COAT OF PRIMER AND (2) COATS OF FINISH PAINT. (3) COATS TOTAL.
- ALL WALLS TO BE PAINTED SHALL BE PAINTED WITH A LATEX BASE EGGSHELL FINISH PAINT UNLESS OTHERWISE NOTED. ALL DOORS, DOOR FRAMES, WINDOW FRAMES, AND CONNECTOR ENCLOSURES SHALL BE PAINTED WITH AN ALKYD BASE SEMI-GLOSS FINISH PAINT UNLESS OTHERWISE NOTED.
- ALL CONNECTOR ENCLOSURES TO BE PAINTED SHALL HAVE THE GRILLES AND ACCESS PANELS REMOVED AND PAINTED SEPARATELY AND REINSTALLED WHEN THOROUGHLY DRY.
- ALL DOORS AND FRAMES TO BE PAINTED THE SAME COLOR AND TYPE OF PAINT ON BOTH SIDES, UNLESS OTHERWISE NOTED.
- ALL WALLS WHICH HAVE BEEN PAINTED WITH AN EGGSHELL FINISH AND MUST BE TOUCHED UP AS A POINTILLIST ITEM
- SHALL BE REPAINTED ENTIRELY BETWEEN THE (2) CLOSEST BREAK POINTS.
- FLOORS MUST BE FREE OF DUST, OIL AND ALL FOREIGN MATTER. BUILDING MUST BE PREHEATED TO A MINIMUM OF 65°F., 24 HOURS PRIOR TO INSTALLATION OF FLOOR COVERING. CRACKS 1/16" OR MORE, HOLES, AND OTHER UNEVENNESS MUST BE FILLED WITH A LATEX BASE FLOOR FILLER; HIGH SPOTS MUST BE LEVELED. FLOOR MUST BE SWEPT CLEAN, WET MOPPED WITH WARM WATER AND SWEPT AGAIN. IF SWEEPING LEAVES A RESIDUE, FLOORS SHALL BE UACUVED.

ALL VINYL OR RUBBER BASE TO BE CONTINUOUS ROLL TYPE WITH SEAMING TO OCCUR ONLY ON INSIDE CORNERS OR AT LEAST 12" FROM WRAPPED OUTSIDE CORNER.

GENERAL CONTRACTOR TO PROVIDE AND INSTALL ALL METAL ANGLES AND/OR MARBLE REDUCING SADDLES PER DETAILS, IN ADDITION TO ANY FLOOR LEVELING AS MAY BE REQUIRED FOR SMOOTH TRANSITION AT ALL STONE OR TILE FLOORING/MATERIAL TRANSITION POINTS.

- WHERE TILE FLOORING IS SPECIFIED, G.C. SHALL BE RESPONSIBLE FOR PROVIDING/APPLYING SEALANT AS SPECIFIED OR AS RECOMMENDED BY SUPPLIER, FOR A CLEAN, LASTING SURFACE.

SECTION 9 : FINISHES (CONT.)

VINYL COMPOSITION TILE :

- PROVIDE ALL LABOR, MATERIAL, TOOLS AND EQUIPMENT FOR A COMPLETE INSTALLATION OF THE VINYL COMPOSITE TILE FLOORING.
- PROVIDE 12" X 12" X 1/8" VINYL COMPOSITE TILES OF TYPES, SIZES AND COLOR AS INDICATED IN THE FINISH SCHEDULE, OR AS SELECTED BY THE TENANT, MANUFACTURER'S TO BE ARMSTRONG, AZBLOK, KENTILE OR AN APPROVED EQUAL.
- PROVIDE EDGE STRIPS AT ALL EXPOSED FREE EDGES OF THE FLOOR. PROVIDE SADDLE STRIPS AT DOOR OPENINGS BETWEEN AREAS HAVING DIFFERENT FLOOR FINISHES.
- ADHESIVE FOR VINYL COMPOSITE TILE TO BE APPROVED WATERPROOF CEMENT AS RECOMMENDED BY THE VINYL COMPOSITE TILE MANUFACTURER.
- SUBSTRATE TO BE THOROUGHLY CLEANED OF ALL DIRT, GREASE, DUST AND FOREIGN OBJECTS PRIOR TO THE INSTALLATION OF THE VINYL WALL BASE.
- INSTALL VINYL COMPOSITE TILE FLOORS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. LAYOUT FLOORING SO THAT FIELDS OF PATTERN'S CENTER ON EACH AREA. NO TILE IS TO BE LESS THAN ONE HALF (1/2) A FULL TILE ALONG EACH WALL EXCEPT AT OFFSETS.

- INSTALL V.C.T. IN BASKET WEAVE PATTERN, UNLESS SPECIFIC TILE PATTERN IN INDICATED ON THE DRAWINGS.
- ANY TILE WORK THAT HAS BEEN IMPROPERLY INSTALLED, DEFECTIVE OR DAMAGED IS TO BE CAREFULLY REMOVED AND REPLACED WITH NEW V.C.T. OF SAME TYPE, COLOR AND PATTERN TO MATCH AT NO COST TO THE OWNER.

- AFTER COMPLETION OF THE V.C.T. INSTALLATION REMOVE ALL DIRT, CEMENT AND OTHER FOREIGN SUBSTANCES. PROTECT FLOORING AS NECESSARY DURING CONSTRUCTION UNTIL COMPLETION OF PROJECT. PRIOR TO FINAL ACCEPTANCE, RECLEAN AND REWAX ALL V.C.T. FLOORING AS NECESSARY.

CERAMIC TILES :

- PROVIDE ALL LABOR, MATERIAL, TOOLS AND EQUIPMENT FOR A COMPLETE INSTALLATION OF THE CERAMIC TILE FLOORING AND WALLS.
- PROVIDE CERAMIC TILES OF TYPES,SIZES, STYLES AND COLOR AS INDICATED IN THE FINISH SCHEDULE. PROVIDE ALL TRIM AND ACCESSORIES INCLUDING BUT NOT LIMITED TO BULL NOSE, COVES, ANGLES, STRIPS, ETC. FOR A COMPLETE INSTALLATION.

INTERNAL CORNERS TO BE SQUARE AND EXTERIOR CORNERS TO BE BULL NOSE

ALL TILE FINISH FLOORS DESIGNATED AS A MUJOB APPLICATION SHALL HAVE 30 # FELT PAPER OVER PLYWOOD SUBFLOOR, WIRE LATH WITH A MINIMUM OF 1 1/4" THICK CEMENT - CONTRACTOR SHALL COORDINATE REQUIRED REDUCING SADDLES IN AREAS WHERE NEW MUJ TILE FLOOR IS NOT LEVEL WITH ADJACENT FINISHED FLOORS.

ALL TILE FINISH FLOORS DESIGNATED AS A THINSET APPLICATION SHALL HAVE 1/2" CEMENTITIOUS BOARD OVER PLYWOOD SUBFLOOR, CONTRACTOR SHALL COORDINATE AS REQUIRED FOR ALL ADJACENT FINISHED FLOORS TO BE FLUSH AND LEVEL WITH THINSET TILE FINISHED FLOOR.

WALL TILES TO BE SET IN THIN SET MORTAR CONFORMING TO ANSI A118.1, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

- GROUT FOR FLOOR AND WALL CERAMIC TILES TO BE LATEX PORTLAND CEMENT GROUT CONFORMING TO ANSI A118.6. COLOR AS INDICATED IN THE FINISH SCHEDULE.

- SUBSTRATE TO BE THOROUGHLY CLEANED OF ALL DIRT, GREASE, DUST AND FOREIGN OBJECTS PRIOR TO THE INSTALLATION OF THE VINYL WALL BASE.

- VARIANCE OF SURFACES ARE TO BE CHECKED TO MAKE SURE THEY ARE WITHIN MAXIMUM VARIANCES OF 1/8" IN 10'-0" FOR FLOORS AND 1/8" IN 8'-0" FOR WALLS. SURFACES NOT COMPLYING WITH THESE VARIANCES ARE TO BE CORRECTED.

INSTALL CERAMIC TILE FLOORS AND WALLS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. LAYOUT FLOORING SO THAT FIELDS OF PATTERN'S CENTER ON EACH AREA. NO TILE IS TO BE LESS THAN ONE HALF (1/2) A FULL TILE ALONG EACH WALL EXCEPT AT OFFSETS. LOCATE CUTS IN FLOOR AND WALL TILES AS TO BE LEAST CONSPICUOUS.

SPECIFIC PATTERNS ON TILES AS MAY BE INDICATED ON THE DRAWINGS ARE TO BE LAID OUT CAREFULLY PRIOR TO INSTALLATION. ADJUST LAYOUT AS MAY BE REQUIRED DUE TO ACTUAL FIELD CONDITIONS.

- ANY TILE WORK THAT HAS BEEN IMPROPERLY INSTALLED, DEFECTIVE OR DAMAGED IS TO BE CAREFULLY REMOVED AND REPLACED WITH NEW CERAMIC TILE OF SAME TYPE, COLOR AND PATTERN TO MATCH AT NO COST TO THE OWNER.
- AFTER COMPLETION OF THE CERAMIC TILE GROUTING REMOVE ALL EXCESSIVE GROUT, DIRT, AND OTHER FOREIGN SUBSTANCES. REMOVE ALL GROUT HAZE.

- PROTECT FLOORING AS NECESSARY DURING CONSTRUCTION UNTIL COMPLETION OF PROJECT. PRIOR TO FINAL ACCEPTANCE, RE CLEAN ALL CERAMIC TILE SURFACES AS NECESSARY.

-

GYPSUM DRYWALL :

- SEE ARCHITECTURAL DRAWINGS FOR SPECIFIC FINISHES OF FLOORS, WALLS AND CEILINGS FOR BOTH INTERIOR AND EXTERIOR SPACES.
- ALL INTERIOR DRYWALL SURFACE NOT REQUIRING A FIRE RATING SHALL BE 1/2" OR 5/8" (AS NOTED ON PLANS) GYPSUM WALL BOARD AND SHALL RECEIVE 3 (THREE) COATS OF JOINT COMPOUND, TAPED AND SPACKLED, SANDED, PRIMED AND READY TO RECEIVE 1 (ONE) FINISHED PAINT COAT.
- ALL BATHROOM WALLS AND WET AREAS IN KITCHENS AND LAUNDRY ROOMS SHALL HAVE 1/2" WATER-RESISTANT GYPSUM WALL BOARD AND SHALL RECEIVE 3 (THREE) COATS OF JOINT COMPOUND, TAPED AND SPACKLED, SANDED, PRIMED AND READY TO RECEIVE 1 (ONE) FINISHED PAINT COAT.

ALL SHOWERS, TUB AREAS, WALLS OR CEILINGS DESIGNATED TO RECEIVE A TILE FINISH SHALL HAVE CEMENTITIOUS BACKER BOARD WITH 3 (THREE) COATS CEMENT BOARD JOINT COMPOUND AND JOINT MESH AS REQUIRED PRIOR TO TILE APPLICATION.

- WHERE GYPSUM DRYWALL SYSTEMS WITH FIRE-RESISTANCE RATINGS ARE INDICATED, PROVIDE MATERIALS AND INSTALLATIONS WHICH ARE IDENTICAL WITH THOSE OF APPLICABLE ASSEMBLIES TESTED PER ASTM E 119 BY FIRE TESTING LABORATORIES ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

SECTION 9 : FINISHES (CONT.)

CARPETING :

- PROVIDE ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT FOR THE COMPLETE INSTALLATION OF THE CARPET.

THE CARPET TO BE OF THE TYPES AND STYLES AS INDICATED IN THE FINISH SCHEDULE. CARPET TO HAVE A CLASS "A" FLAMMABILITY RATING IN ACCORDANCE WITH A.S.T.M. E-648.

- CARPET IS TO BE HEAVY WEIGHT COMMERCIAL GRADE CARPET IN HIGH TRAFFIC AREAS (LOBBIES AND CORRIDORS).

PROVIDE PADDING WHERE INDICATED IN THE FINISH SCHEDULE.

- CARPETS ARE TO BE INSTALLED USING GLUE DOWN METHOD. ADHESIVES TO BE APPROVED TYPES AS RECOMMENDED BY THE CARPET MANUFACTURER.
- SUBSTRATE TO BE THOROUGHLY CLEANED OF ALL DIRT, DUST, AND FOREIGN OBJECTS PRIOR TO THE INSTALLATION OF THE CARPET.
- INSTALLATION OF THE CARPET IS TO BE IN ACCORDANCE WITH THE CARPET MANUFACTURER. ORIENT CARPET PATTERN IN SUCH A WAY AS TO MINIMIZE WASTE. PLACE ALL SEAMS IN INCONSPICUOUS LOCATIONS WHEN POSSIBLE.

- CARPET TO HAVE A TEN (10) YEAR WEAR WARRANTY FROM THE CARPET MANUFACTURER AND A ONE (1) YEAR WARRANTY FROM THE CARPET INSTALLATION CONTRACTOR.

PAINTING :

- SURFACES TO RECEIVE PAINT OR STAIN ARE TO BE THOROUGHLY CLEANED AND FREE OF DIRT, OIL, OR RUST/ROUGHNESS AND UNEVENNESS IN SURFACES ARE TO BE SAND PAPERED SMOOTH. ALL HOLES, KNOTS, AND JOINTS ARE TO BE FILLED IN WITH APPROPRIATE FILLERS.

- APPROVED PAINT MANUFACTURER'S ARE TO BE SHERWIN WILLIAM'S, BENJAMIN MOORE, GLIDDEN OR PITTSBURGH PAINTS.

- ALL WOOD KNOTS OR SAPPY SPOTS ARE TO RECEIVE ONE COAT OF SHELLAC PRIOR TO FINISHING.

CLEAN GALVANIZED SURFACES RECEIVING PAINT WITH SOLVENT AND RINSE WITH WATER. APPLY ONE (1) COAT OF GALVANIZED IRON PRIMER AND ONE COAT OF FINISH PAINT.

EXTERIOR SPLIT FACED CONCRETE MASONRY UNITS ARE TO RECEIVE ONE (1) COAT OF CLEAR MASONRY SEALER IF CMU DOES NOT RECEIVE SEALER AT FACTORY.

- PLAIN CMU TO RECEIVE ONE (1) COAT OF BLOCK SEALER PRIMER AND ONE COAT OF FINISH PAINT.

INTERIOR AND EXTERIOR METALS IS TO RECEIVE ONE COAT OF FACTORY APPLIED RED OXIDE PRIMER. METAL COMPONENTS RECEIVING FACTORY PRIMER ARE TO INCLUDE BUT NOT LIMITED TO METAL DOOR AND FRAMES, STRUCTURAL STEEL AND METAL ACCESS PANELS. METALS NOT RECEIVING FACTORY APPLIED PRIMER IS TO BE FIELD PAINTED WITH RED OXIDE PRIMER. EXPOSED METALS ARE TO RECEIVE ONE FINISH COAT OF PAINT AS INDICATED IN THE PAINTED SCHEDULE.

INTERIOR PARTITIONS RECEIVING PAINT AS INDICATED IN THE PAINT SCHEDULE ARE TO RECEIVE ONE (1) COAT OF LATEX PRIMER AND TWO (2) COATS OF LATEX FINISH PAINT.

- WOOD DOORS, WOOD PANELING AND TRIM IS TO BE STAINED AND FINISHED WITH THREE (3) COATS OF GLOSS

- POLYURETHANE. SAND BETWEEN EACH COAT. SEE SPECIFIC INFORMATION IN PAINT SCHEDULE.

WHEN SMOKE AND FIRE DETECTION SYSTEMS ARE SPECIFIED OR REQUIRED BY CODE, ACTIVATION OF DUCT SMOKE

- DETECTORS (SUPPLIED BY E.C.) IS TO SHUT DOWN HVAC UNITS FAN'S. COORDINATE INSTALLATION WITH E.C.

HVAC CONTRACTOR IS TO PROVIDE AND INSTALL ALL EXHAUST VENTS, FLUES, DAMPERS, WEATHER CAPS AND ROOF FLASHING AS SPECIFIED AND AS REQUIRED FOR ALL GAS FIRED EQUIPMENT AS INDICATED ON THE DRAWINGS FOR A COMPLETE INSTALLATION.

THE HVAC CONTRACTOR IS TO PROVIDE AND INSTALL ALL EXHAUST FANS, VENT DUCTWORK, DAMPERS, WEATHER CAPS AND ROOF FLASHING AS INDICATED ON THE DRAWINGS FOR A COMPLETE INSTALLATION.

THE HVAC CONTRACTOR IS TO GUARANTEE ALL HVAC WORK FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF OWNER'S FINAL ACCEPTANCE.

SECTION 12 : FURNISHINGS

- NO ITEMS - THIS SECTION UNDER THIS CONTRACT.

SECTION 13 : SPECIAL CONSTRUCTION

- NO ITEMS - THIS SECTION UNDER THIS CONTRACT.

SECTION 14 : CONVEYING SYSTEMS

- NO ITEMS - THIS SECTION UNDER THIS CONTRACT.

SECTION 15 : MECHANICAL

HVAC :

- ALL WORK IS TO COMPLY WITH ASHRAE, SMACNA AND AMERICAN GAS ASSOCIATION REQUIREMENTS, STATE AND LOCAL CODES, ENERGY CONSERVATION CODES AND ALL GOVERNING AGENCIES HAVING JURISDICTION.

- HVAC CONTRACTOR IS TO PROVIDE ALL MATERIALS, LABOR, TOOLS, AND EQUIPMENT FOR COMPLETE INSTALLATION OF THE HVAC SYSTEM.

- THE HVAC CONTRACTOR IS TO SUBMIT TO THE G.C. AND THE ARCHITECT COPIES OF ALL EQUIPMENT CUTS, AND DESIGN OF DUCT WORK FOR APPROVAL PRIOR TO FABRICATION OF SAME.

- HVAC CONTRACTOR IS TO COORDINATE INSTALLATION OF HVAC EQUIPMENT WITH ALL OTHER TRADES. PROVIDE THE ELECTRICAL CONTRACTOR WITH HVAC EQUIPMENT CUTS AND EQUIPMENT'S ELECTRICAL REQUIREMENTS AND WIRING DIAGRAM.

- HVAC CONTRACTOR IS TO BE FAMILIAR WITH THE WORK OF OTHER TRADES AFFECTING HVAC INSTALLATION, INCLUDING BUT NOT LIMITED TO PLUMBING, SPRINKLER, LIGHTING, ELECTRICAL, AND LOCATIONS AND TYPES OF FIRE RATED PARTITIONS TO DECK AND FLOOR/CEILING FIRE RATED ASSEMBLIES.

- THE HVAC CONTRACTOR IS TO LAYOUT, MARK AND CUT ALL OPENINGS IN METAL DECKING FOR HVAC EQUIPMENT.

- THE HVAC CONTRACTOR IS TO PROVIDE AND INSTALL ALL FIRE DAMPERS IN DUCTWORK AS INDICATED ON THE DRAWINGS AND AS REQUIRED FOR DUCTS PASSING THROUGH FIRE RATED ASSEMBLIES. INSTALL FIRE STOPPING AND ALL GAPS AROUND DUCTWORK.

- ALL RECTANGULAR DUCTWORK TO BE GALVANIZED SHEET METAL DESIGNED TO COMPLY WITH SMACNA STANDARDS, UNLESS OTHERWISE NOTED ON THE DRAWINGS DUCTWORK IS TO BE HUNG WITH 1/8" X 1" GALVANIZED STEEL BAND. DUCTS WITH A CROSS SECTION AREA OF UNDER 10 SQUARE FEET IS TO HAVE HANGERS SPACED 8'-0" O.C. DUCT WITH A CROSS SECTIONAL AREA GREATER THAN 10 SQUARE FEET IS TO HAVE HANGERS EVERY 4'-0" O.C.

- INSULATED FLEXIBLE DUCTWORK WITH VAPOR BARRIER IS TO BEAR U.L. 181 STANDARD LABEL. LENGTH OF FLEX DUCT IS NOT TO EXCEED 10'-0".

- ALL DUCT ELBOWS AND PLENUMS ARE TO HAVE TURNING VANES.

- INSTALL MANUAL VOLUME DAMPERS AT ALL BRANCH DUCT CONNECTIONS.

- ALL DUCTWORK IS TO BE INSULATED TO PREVENT SWEATING AND REDUCE NOISE TRANSMISSION.

- PROVIDE ACCESS DOORS AND FRAMES IN DUCTS AS REQUIRED TO PERMIT INSPECTIONS AND MAINTENANCE OF ALL COILS, CONTROLS, FIRE DAMPERS, FILTERS, ETC.

- ALL DIFFUSERS, GRILLES, AND REGISTERS ARE TO BE MANUFACTURED BY CARNES, HART & COLLIE OR AN APPROVED EQUAL.

- PROVIDE RELIEF DAMPERS IN VESTIBULES AS REQUIRED TO PREVENT BLOWOUT.

- PROVIDE FLEXIBLE DUCT CONNECTORS AT SUPPLY AND RETURN AIR DUCT CONNECTIONS AT HVAC UNITS.

- SPILT SYSTEM HVAC SYSTEMS ARE TO HAVE CONDENSATE LINES FROM EXTERIOR OR SANITARY SYSTEM IF PERMITTED BY LOCAL CODES. PITCH LINES FOR PROPER DRAINAGE. IF REQUIRED BY HVAC DESIGN, PROVIDE AND INSTALL CONDENSATE PUMPS IF LINE IS INSTALLED VERTICALLY OR ON AN INCLINE.

- EXCAVATIONS FOR UNDERGROUND PIPING TO BE OF THE REQUIRED DEPTH, PITCH AND LOCATIONS WITH A FIRM BED TAMPED AS REQUIRED. BACK FILL TO BE CLEAN EARTH WITH STONE SIZES NOT TO EXCEED 2" IN DIAMETER, SAND OR GRAVEL BACK FILLING AND COMPACTION ARE TO BE PERFORMED IN SUCH A METHOD TO ASSURE PROPER COMPACTNESS WITHOUT DAMAGE TO THE PIPE. THE P.C. IS TO PROVIDE DEWATERING AS MAY BE REQUIRED.

- PROVIDE CHROME PLATED SHUT OFF VALVES WITH CHROME PLATED ESCUTCHEON PLATES AT EACH FIXTURE'S HOT AND COLD WATER LINES.

- WHERE HOT AND COLD WATER LINES AND WASTE TRAPS ARE EXPOSED UNDER HANDICAPPED ACCESSIBLE LAVATORIES, THE P.C. IS TO INSULATE THOSE ITEMS IN CONFORMANCE WITH THE A.D.A. AND ANSI A117-1998.

- ALL FLOOR DRAINS ARE TO HAVE DEEP TRAP WATER SEALS OF 4" MINIMUM AND ADJUSTABLE STRAINERS WITH BRASS FINISH. PROVIDE REMOVE VENT UNDER SLAB AT EACH FLOOR DRAIN TYPICAL.

- PROVIDE WATER HEATER(S) OF TYPE AND SIZES AS INDICATED ON THE DRAWINGS. EACH WATER HEATER IS TO BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE WITH A OUTLET PIPE TO WITHIN 5' OF THE FINISHED FLOOR. WHERE WATER HEATERS ARE MOUNTED ABOVE THE CEILING THE P.C. IS TO PROVIDE A PAN UNDER THE WATER HEATER WITH A DRAIN TO THE FLOOR. PROVIDE WITH SHUT OFF VALVES AND UNIONS AT SUPPLY AND OUTFLOW PIPES FOR EASY REMOVAL OF THE WATER HEATER.

- PROVIDE WATER HEATER(S) OF TYPE AND SIZES AS INDICATED ON THE DRAWINGS. EACH WATER HEATER IS TO BE PROVIDED WITH A TEMPERATURE AND PRESSURE RELIEF VALVE WITH A OUTLET PIPE TO WITHIN 5' OF THE FINISHED FLOOR. WHERE WATER HEATERS ARE MOUNTED ABOVE THE CEILING THE P.C. IS TO PROVIDE A PAN UNDER THE WATER HEATER WITH A DRAIN TO THE FLOOR. PROVIDE WITH SHUT OFF VALVES AND UNIONS AT SUPPLY AND OUTFLOW PIPES FOR EASY REMOVAL OF THE WATER HEATER.

- GAS PIPING IS TO BE SCHEDULE 40 BLACK WROUGHT THREADED STEEL PIPE, CONFORMING TO A.S.T.M. A53 AND A.S.T.M. A106. FITTINGS TO BE THREADED MALLEABLE IRON.

- INSTALL APPROVED HANGERS AND SUPPORTS SPACED A MAXIMUM OF 10'-0" O.C.

- THE SYSTEM IS TO BE PROPERLY SIZED FOR A PRESSURE DROP OF NOT MORE THAN 0.5" OF WATER AT A SPECIFIC GRAVITY OF 0.6.

- PROVIDE DROP TEE DIRT LEGS AT EQUIPMENT AND AS REQUIRED BY CODE.

- PROVIDE SHUT OFF VALVES AT EACH GAS FIRED EQUIPMENT. VALVES TO BE MANUFACTURED BY CRANE OR AN APPROVED EQUAL.

- CONNECTIONS TO EQUIPMENT ARE TO BE HARD PIPED WITH UNION JOINTS OR FLEXIBLE CONNECTIONS WHERE RECOMMENDED BY THE EQUIPMENT MANUFACTURER. FLEXIBLE CONNECTORS BETWEEN PIPING AND EQUIPMENT TO BEAR A U.L. APPROVED LABEL.

- TESTING : PURGE GAS PIPING SYSTEM AS REQUIRED. DO NOT PURGE INTO COMBUSTION CHAMBER OF EQUIPMENT. SYSTEM IS TO BE AIR TESTED TO A PRESSURE OF 1 1/2 TIMES THE SYSTEMS OPERATING PRESSURE AND MAINTAIN THIS TEST PRESSURE FOR 30 MINUTES.

SECTION 15 : MECH. (CONT.)

PLUMBING :

- ALL PLUMBING WORK IS TO CONFORM WITH ALL STATE AND LOCAL CODES, N.Y.S. ENERGY CONSERVATION CODE, N.Y.S. DEPT. OF HEALTH REQUIREMENTS, THE A.D.A. AND THE REQUIREMENTS OF ALL AGENCIES HAVING JURISDICTION.

- THE PLUMBING CONTRACTOR (P.C.) IS TO OBTAIN AND PAY FOR ALL REQUIRED PERMITS PERTAINING TO THE PLUMBING WORK. THE P.C. IS TO ARRANGE FOR ALL REQUIRED INSPECTIONS AND OBTAIN ALL APPROVALS.

- THE P.C. IS TO SUPPLY ALL REQUIRED LABOR, MATERIAL, EQUIPMENT AND SERVICES NECESSARY FOR THE COMPLETE INSTALLATION OF ALL PLUMBING FIXTURES AND PIPING AS INDICATED ON THE DRAWING AND AS MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO THE FOLLOWINGS:

- REMOVAL AND DISPOSAL OF ALL PLUMBING FIXTURES AND ASSOCIATED PIPING AS INDICATED ON THE DEMOLITION PLAN.
- INSTALLATION OF NEW WATER SUPPLY LINES, SANITARY WASTE AND VENT LINES, VALVES AND PLUMBING FIXTURES REQUIRED FOR A COMPLETE INSTALLATION.

THE P.C. IS TO SUBMIT TO THE ARCHITECT FOUR (4) COPIES OF PLUMBING FIXTURE SUB SHEETS, LIST OF MATERIALS AND DETAILED INFORMATION OF THE REQUIRED EQUIPMENT GIVING MANUFACTURER'S NAME, CATALOG NUMBERS, QUALITIES, DIMENSIONS, ETC. FOR APPROVAL. NO FIXTURES OR EQUIPMENT IS TO BE INSTALLED WITHOUT OBTAINING APPROVED SHOP DRAWINGS AND/OR CUTS.

- ALL VALVES, TRAPS, CLEAN OUTS, ETC. AND OTHER WORK IS TO BE INSTALLED TO BE READILY ACCESSIBLE FOR OPERATION, REPAIR AND MAINTENANCE. ALL PIPING IS TO RUN CONCEALED.

- PLUMBING LAYOUT IS DIAGRAMMATIC ONLY. THE P.C. IS TO PROVIDE AS BUILT DRAWINGS SHOWING LOCATIONS, DIMENSIONS AND ANY AND ALL CHANGES MADE THAT DEVIATES FROM THE CONSTRUCTION DOCUMENTS.

- ALL UNDERGROUND SANITARY SEWER PIPING TO BE SERVICE WEIGHT CAST IRON PIPING WITH HUB LESS CONNECTORS UNLESS OTHERWISE NOTED.

- INSTALL CLEAN OUTS AT ALL DEAD ENDS, AT TRAPS, AT BASE OF STACKS, AT CHANGES IN DIRECTION AND HORIZONTAL RUN SPACED 50'-0" MAXIMUM FOR PIPES 4" OR SMALLER AND 100'-0" MAXIMUM FOR PIPES LARGER THAN 4".

- ABOVE GROUND SANITARY WASTE PIPING AND VENT PIPING TO BE CAST IRON, COPPER, GALVANIZED STEEL OR OTHER APPROVED MATERIAL. NO PVC IS TO BE USED.

- ALL VENT PIPES TO BE A MINIMUM OF 12" ABOVE THE ROOF. THE P.C. IS TO PROVIDE VENT FLASHING. COORDINATE WITH G.C. FOR TYPE OF ROOF SPECIFIED.

- WATER SERVICE AND DISTRIBUTION PIPING TO BE COPPER, TYPE "K" FOR BELOW GROUND AND TYPE "L" FOR ABOVE GROUND. FITTINGS TO BE COPPER OR BRASS. ALL JOINTS TO BE PROPERLY CLEANED, FLUXED AND SOLDERED USING LEAD FREE SOLDER CONFORMING TO A.S.T.M. B32. FLARED FITTINGS AND THREADED FITTINGS ARE ALSO PERMITTED.

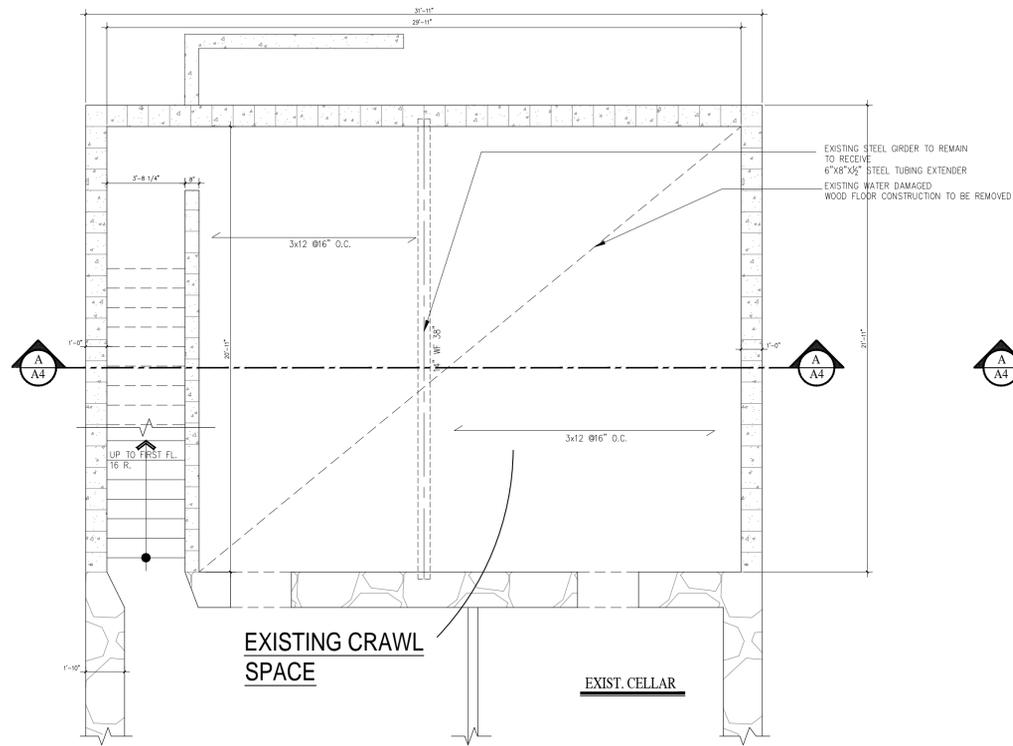
- HANGER AND SUPPORTS FOR WATER PIPING TO BE OF AN APPROVED TYPE, SPACED 6'-0" O.C. MAXIMUM FOR PIPES SMALLER THAN 2" AND 10'-0" O.C. MAXIMUM FOR PIPES 2" AND LARGER.

- ALL HOT WATER PIPING TO BE INSULATED PER THE REQUIREMENTS OF THE N.Y.S. ENERGY CONSERVATION CONSTRUCTION CODE. THE INSULATION IS TO BE FIBERGLASS, FOAM OR ANOTHER APPROVED MATERIAL.

- INTERIOR ROOF LEADERS WHERE SHOWN ARE TO BE CAST IRON, COPPER OR GALVANIZED STEEL PIPE. INSULATE INTERIOR LEADERS TO PREVENT FREEZING, SWEATING AND NOISE TRANSMISSION. PROVIDE A CLEAN OUT AT THE BASE OF ALL INTERIOR LEADERS.

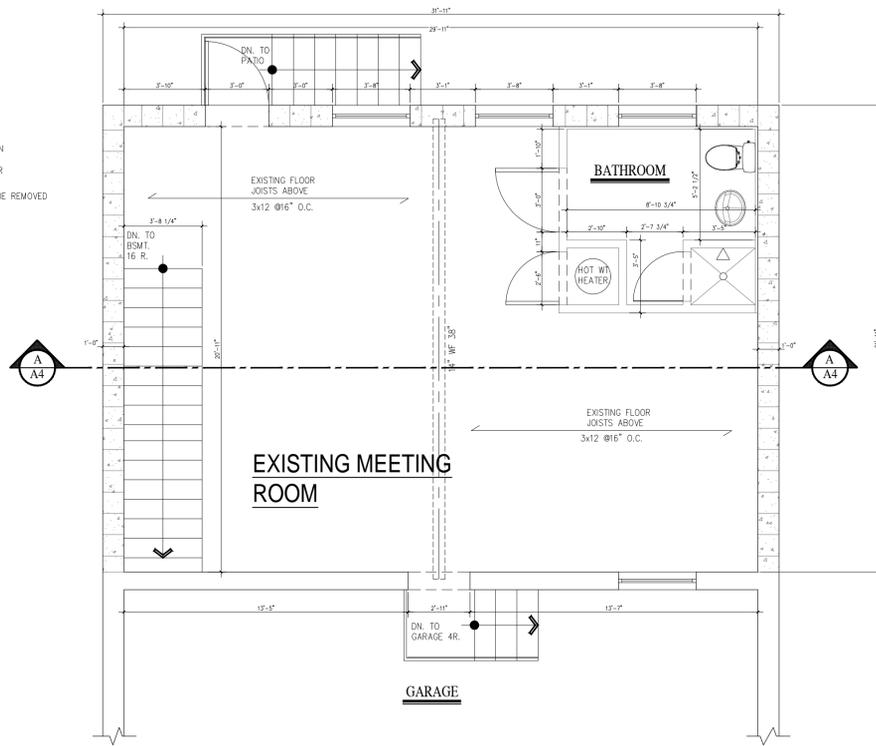
- EXCAVATIONS FOR UNDERGROUND PIPING TO BE OF THE REQUIRED DEPTH, PITCH AND LOCATIONS WITH A FIRM BED TAMPED AS REQUIRED. BACK FILL TO BE CLEAN EARTH WITH STONE SIZES NOT TO EXCEED 2" IN DIAMETER, SAND OR GRAVEL BACK FILLING AND COMPACTION ARE TO BE PERFORMED IN SUCH A METHOD TO ASSURE PROPER COMPACTNESS WITHOUT DAMAGE TO THE PIPE. THE P.C. IS TO PROVIDE DEWATERING AS MAY BE REQUIRED.

- PROVIDE CHROME PLATED SHUT OFF VALVES WITH CHROME PLATED ESCUTCHEON PLATES AT EACH FIXTURE'S HOT AND COLD WATER LINES.</



EXISTING FOUNDATION PLAN

SCALE: 1/4" = 1'-0"

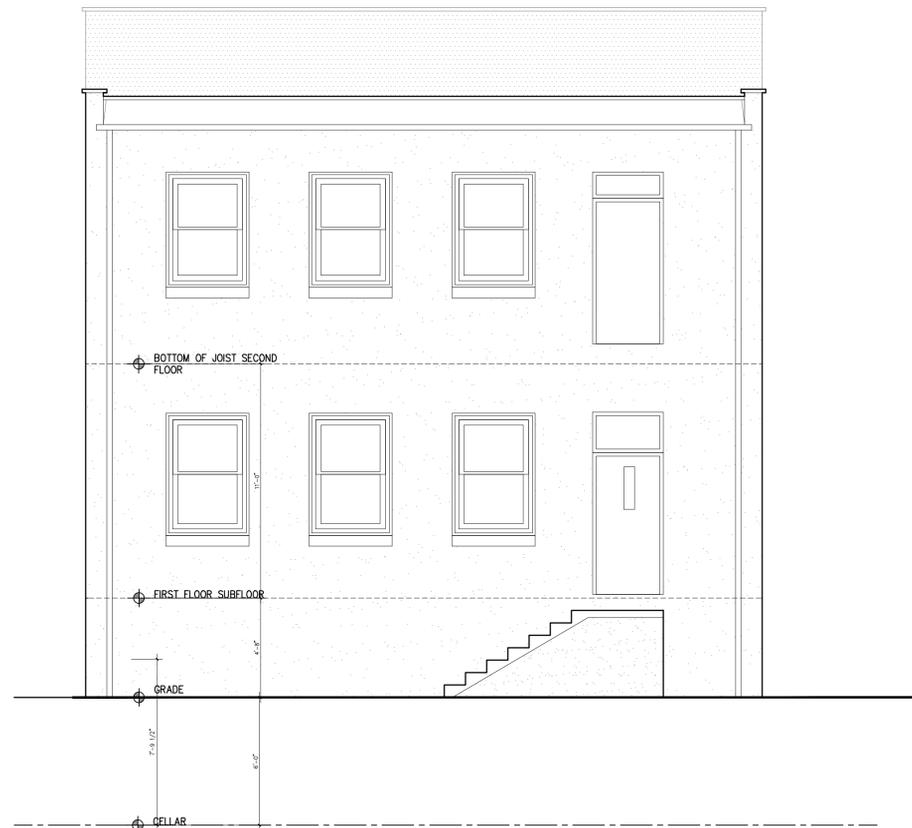


EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

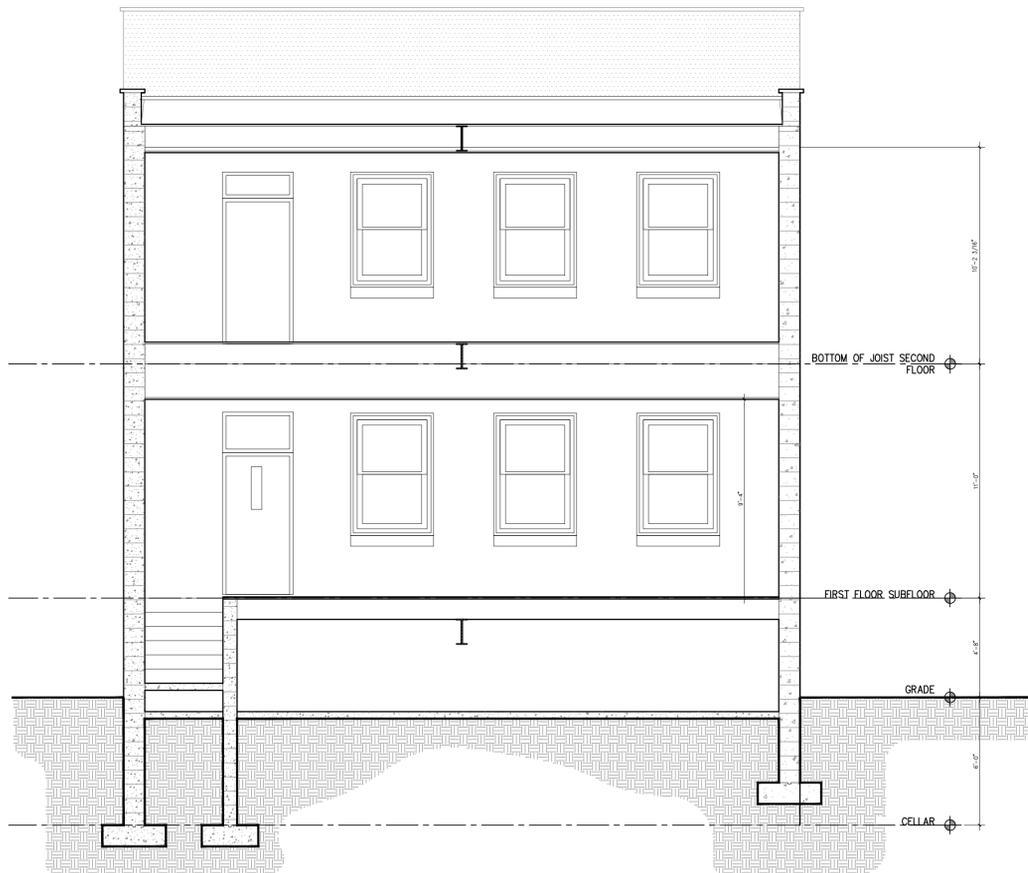


EXISTING REAR DECK



EXIST. REAR ELEVATION

SCALE: 1/4" = 1'-0"



studio rai
ARCHITECTURAL DESIGN P.C.
50 FIFTH AVE. PELHAM, NY 10803
TEL: 914-273-6843
WWW.STUDIORAI.COM

ARCHITECTS

antonucci & assoc.
ARCHITECTS & ENGINEERS
50 FIFTH AVE. PELHAM, NY 10803
TEL: 914-636-4000
WWW.AA-AE.COM

STRUCTURAL ENGINEERS

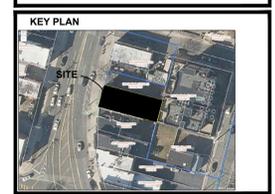
PROJECT
PROPOSED
INTERIOR
ALTERATION
FOR:

**MAMARONECK
VOLUNTEER FIRE HOUSE**

645 MAMARONECK AVE.
MAMARONECK, NY 10543

No. Revision	Date	Description
-	-	-
-	-	-
-	-	-
-	-	-

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF STUDIO RAI, ARCHITECTS WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO RAI, ARCHITECTURAL DESIGN P.C. IS THIS DOCUMENT IS INTENDED SOLELY FOR THE CONSTRUCTION OF THE PROJECT NAMED HEREIN AND SHALL NOT BE USED BY ANY OTHER PARTIES FOR ANY OTHER CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF STUDIO RAI, ARCHITECTS. ©



DRAWING TITLE

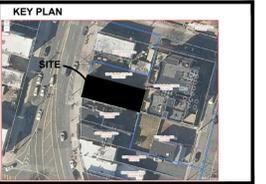
A1
DRAWING NUMBER

ISSUE DATE: 04-04-19
ISSUED BY: [Signature]
BY: L.L.L.
PROJECT NO: 180717
SCALE: AS NOTED

SEAL/SIGNATURE

No.	Revision	Date	Description
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF STUDIO RAI, ARCHITECTS. WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO RAI, ARCHITECTURAL DESIGN P.C. IS THIS DOCUMENT IS INTENDED SOLELY FOR THE CONSTRUCTION OF THE PROJECT NAMED HEREIN AND SHALL NOT BE USED BY ANY OTHER PARTIES FOR ANY OTHER CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF STUDIO RAI, ARCHITECTS.

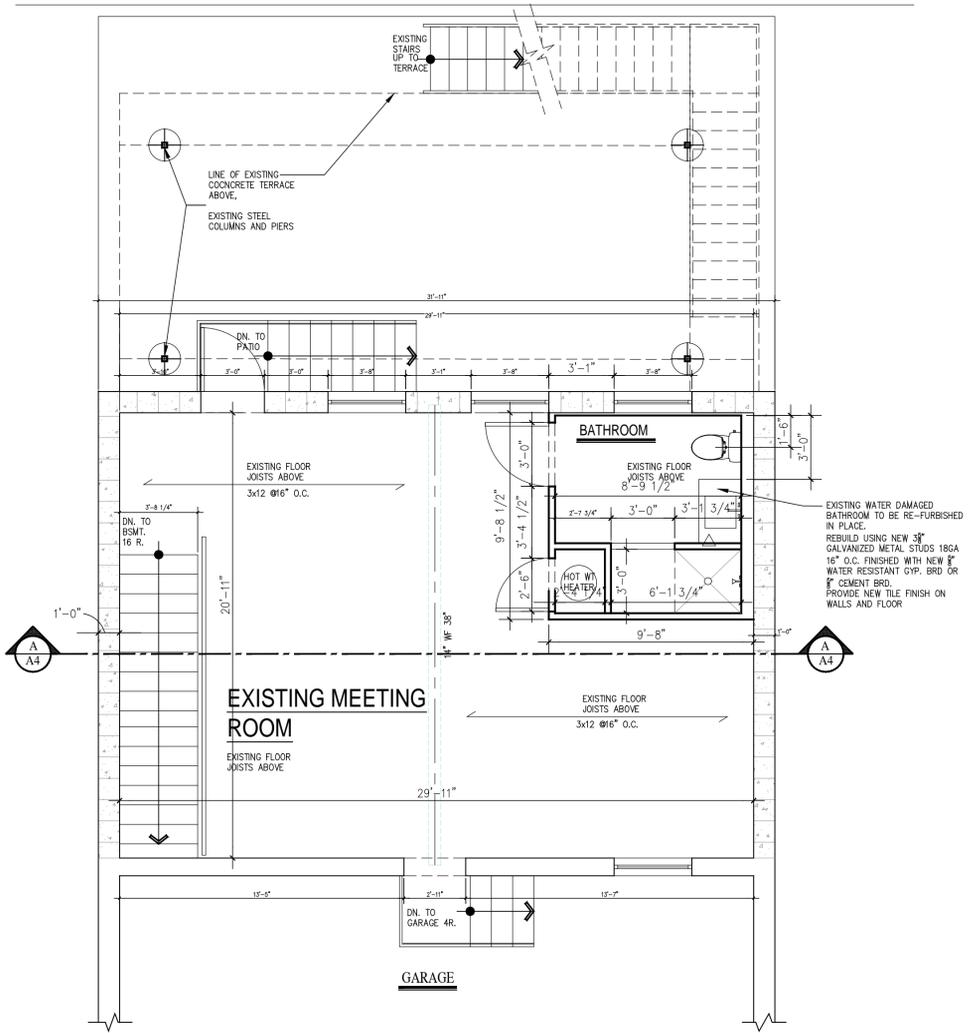
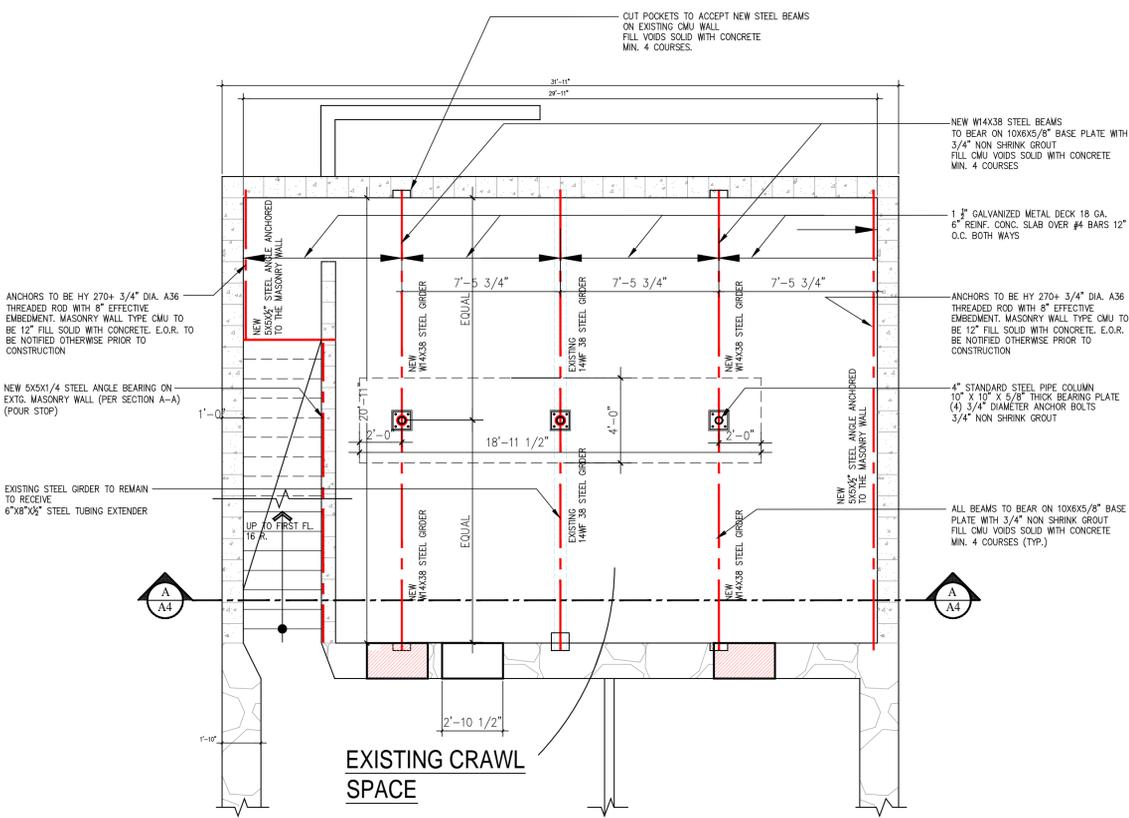


DRAWING TITLE

A2
 DRAWING NUMBER

ISSUE DATE: 02-04-19
 DRAWN BY: LRL
 CHECKED BY: LRL
 PROJECT NO: 180717
 SCALE: AS NOTED

SEAL/SIGNATURE



SPECIFICATIONS NOTE:
 SEE GENERAL NOTES SHEET GN FOR ADDITIONAL CONSTRUCTION INFORMATION - THE CONTRACTOR AND ALL SUB CONTRACTORS ARE TO READ ALL CONSTRUCTION NOTES AND BE FAMILIAR WITH WORK OF OTHER TRADES.

NOTE:
 ALL DIMENSIONS INDICATED ARE ROUGH FRAMING DIMENSIONS - CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINISH TO FINISH DIMENSIONS IN THE FIELD FOR PURPOSES OF FINISHED CABINETRY WORK, APPLIANCE CLEARANCE REQUIREMENTS AND INTERIOR MILLWORK.

STRUCTURAL NOTE:
 SEE STRUCTURAL NOTES FOR ADDITIONAL STRUCTURAL CONSTRUCTION INFORMATION

STAIR/PLATFORMS AND BALCONY'S NOTE:
 ALL COMPONENTS OF STAIRCASES, PLATFORMS, AND BALCONIES INCLUDING BUT NOT LIMITED TO RISERS, TREADS, HANDRAILS, GUARD RAILS, BALUSTERS AND REQUIRED HEADROOM CLEARANCES SHALL COMPLY WITH ALL PERTINENT SECTION OF THE NEW YORK STATE BUILDING CODE.

CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF ACTUAL RISER AND TREAD DIMENSIONS AND NUMBER, INTERMEDIATE PLATFORM LEVELS, REQUIRED HEADROOM CLEARANCES, ETC., DUE TO ACTUAL FLOOR TO FLOOR HEIGHTS IF THEY DEVIATE FROM THESE DRAWINGS.

SOUND ATTENUATION BLANKET NOTE:
 CONTRACTOR IS TO INSTALL 3" SOUND ATTENUATION BATT INSULATION IN WALLS AND CEILING OF LAUNDRY ROOM, ALL BATHROOMS, ALL BEDROOMS AND AS NOTED ON THE DRAWINGS

CLOSET NOTES:
 CONTRACTOR TO PROVIDE AND INSTALL ONE CLOTHES ROD AND 12" DEEP WOOD SHELF MTD. + 64" A.F.F. IN ALL CLOSETS EXCEPT LINEN CLOSETS AND MASTER BEDROOM CLOSETS.
 PROVIDE AND INSTALL (4) 12" DEEP WOOD SHELVES ON ADJUSTABLE STANDARDS IN LINEN CLOSETS.
 MASTER BEDROOM CLOSETS TO HAVE CUSTOM SHELVING/STORAGE SYSTEMS INSTALLED (TO BE SELECTED BY OWNER)

EXTERIOR DECK

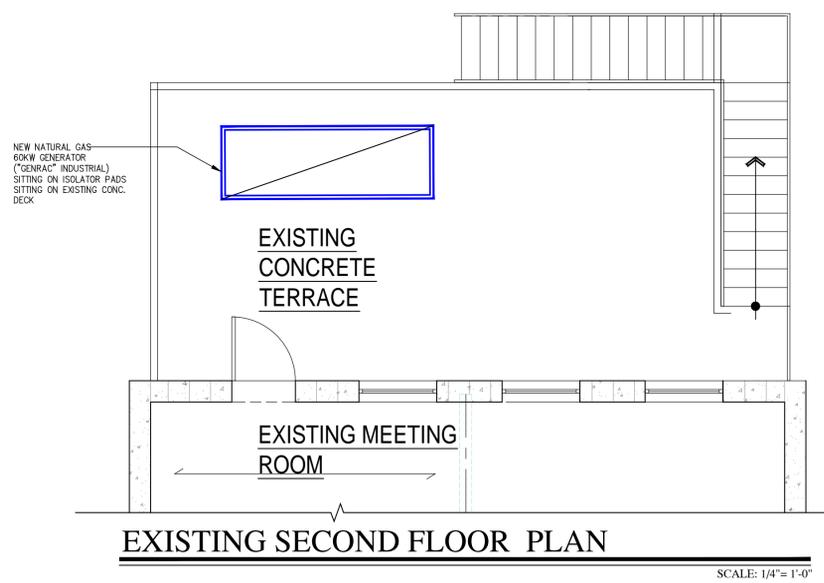
LIVE LOAD	: 100 P.S.F.
DEAD LOAD	: 70
TOTAL LOAD	: 170 P.S.F.

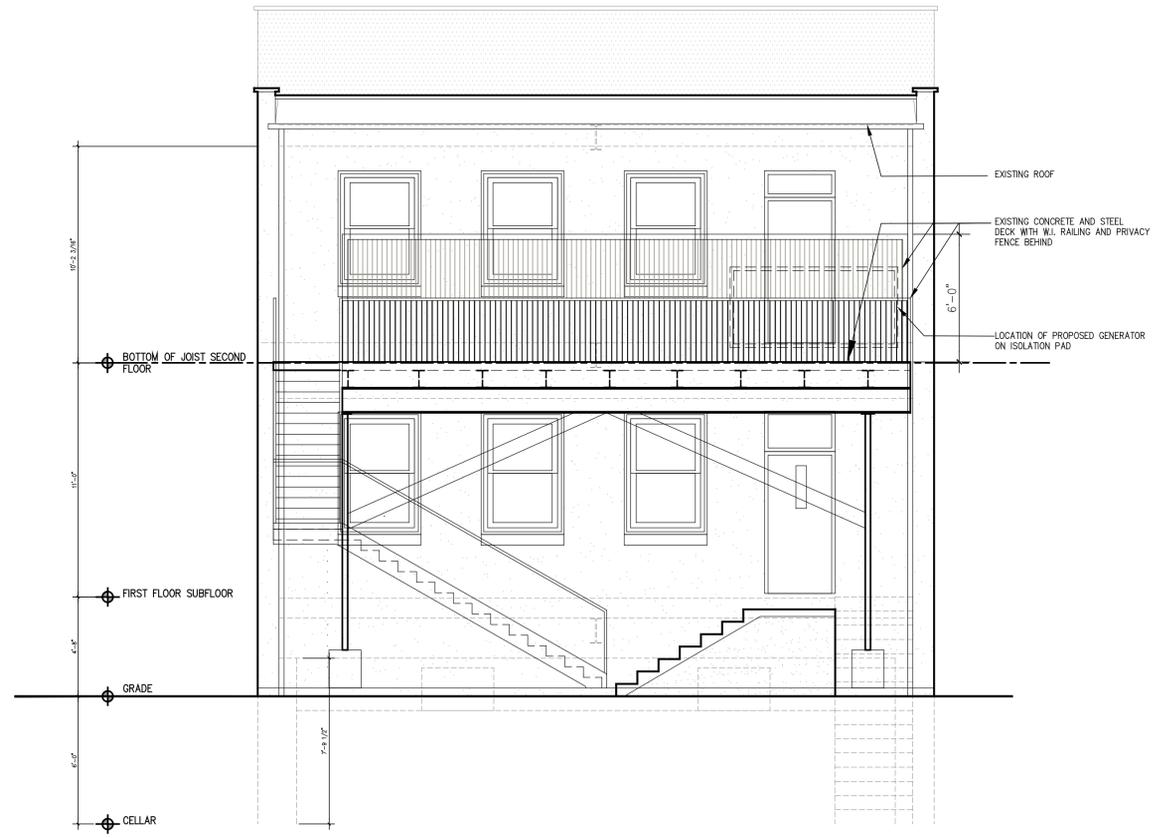
FIRST FLR. LOADING SCHEDULE

LIVE LOAD	: 100 P.S.F.
DEAD LOAD	: 70 P.S.F.
TOTAL LOAD	: 170 P.S.F.

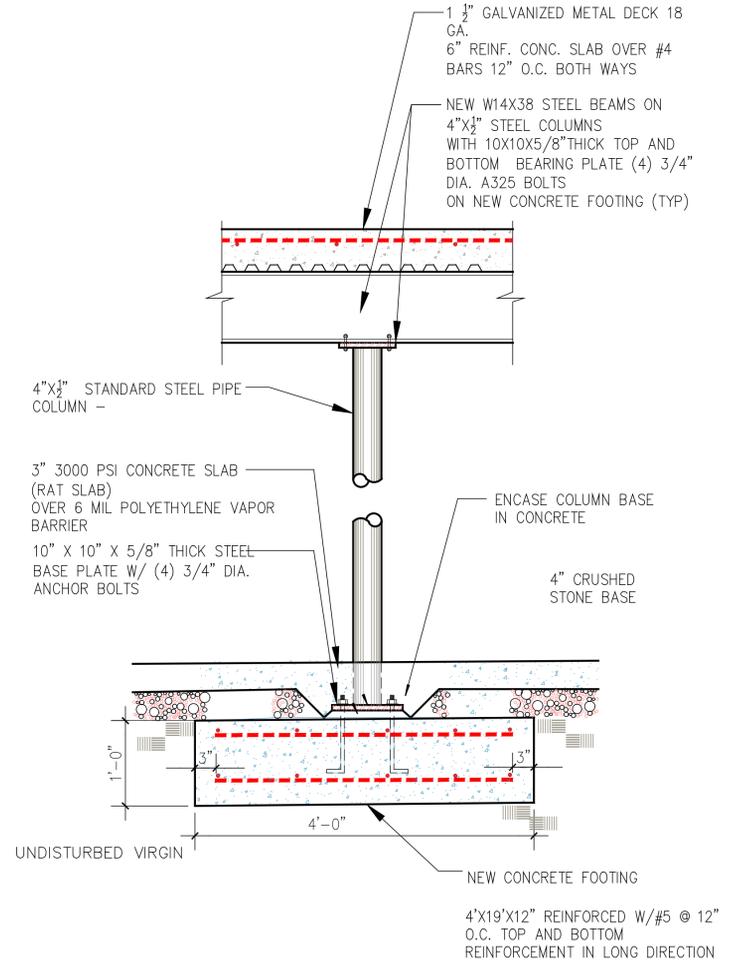
FRAMING PLAN LEGEND

	INDICATES FLOOR, CEILING, OR ROOF FRAMING DIRECTION AND SPACING.
	INDICATES STEEL BEAM OR LVL BEAM OR GIRDER (AS NOTED).
	BEARING PLATE LOCATION - SEE NOTES ON PLAN FOR SIZE AND BOLTING INFO.
	BUILT-UP SOLID WOOD POST - SEE NOTES ON PLANS FOR SIZE.
	BUILT-UP SOLID WOOD POST FROM ABOVE - SEE PLANS FOR SIZE.
	STEEL COLUMN - DIAMETER AS INDICATED ON PLANS.
	LOAD BEARING INTERIOR PARTITION

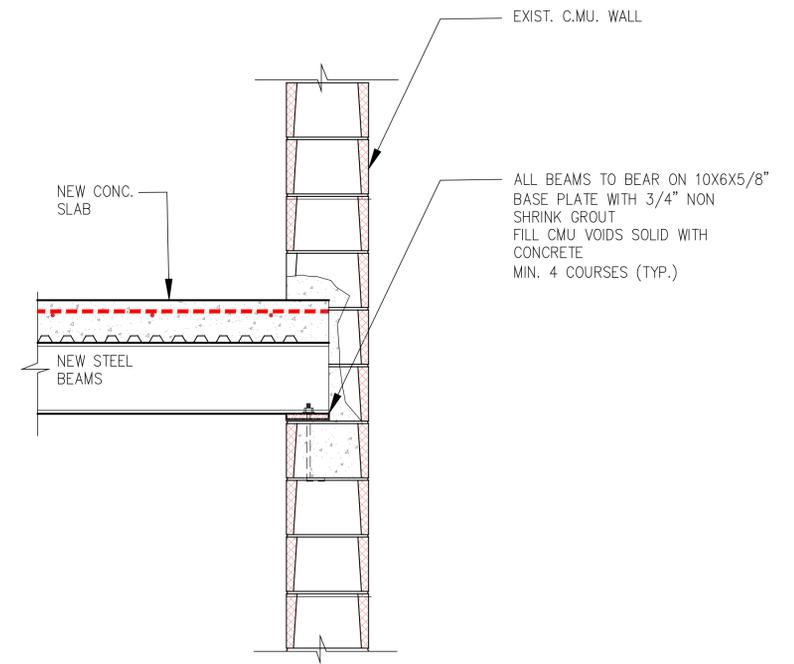




REAR ELEVATION
SCALE: 1/4" = 1'-0"



DETAIL-1
SCALE: 1" = 1'-0"



studio rai
ARCHITECTURAL DESIGN P.C.
50 FIFTH AVE. PELHAM, NY 10803
TEL: 914-273-6843
WWW.STUDIORAI.COM

ARCHITECTS
antonucci & assoc.
ARCHITECTS & ENGINEERS
50 FIFTH AVE. PELHAM, NY 10803
TEL: 914-638-4000
WWW.AA-AE.COM

STRUCTURAL ENGINEERS

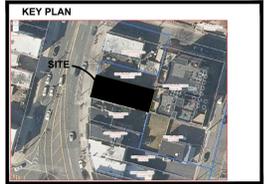
PROJECT
PROPOSED
INTERIOR
ALTERATION
FOR:

**MAMARONECK
VOLUNTEER FIRE HOUSE**

645 MAMARONECK AVE.
MAMARONECK, NY 10543

No.	Revision	Date	Description
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF STUDIO RAI, ARCHITECTS WITHOUT THE WRITTEN AUTHORIZATION OF STUDIO RAI, ARCHITECTURAL DESIGN P.C. IS THIS DOCUMENT IS INTENDED SOLELY FOR THE CONSTRUCTION OF THE PROJECT NAMED HEREIN AND SHALL NOT BE USED BY ANY OTHER PARTIES FOR ANY OTHER CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF STUDIO RAI, ARCHITECTS.



DRAWING TITLE

A3
DRAWING NUMBER

ISSUE DATE: 02-04-19
DRAWN BY: Y. Gao
BY: L.L.L.
PROJECT NO: 180717
SCALE: AS NOTED

SEAL/SIGNATURE

