
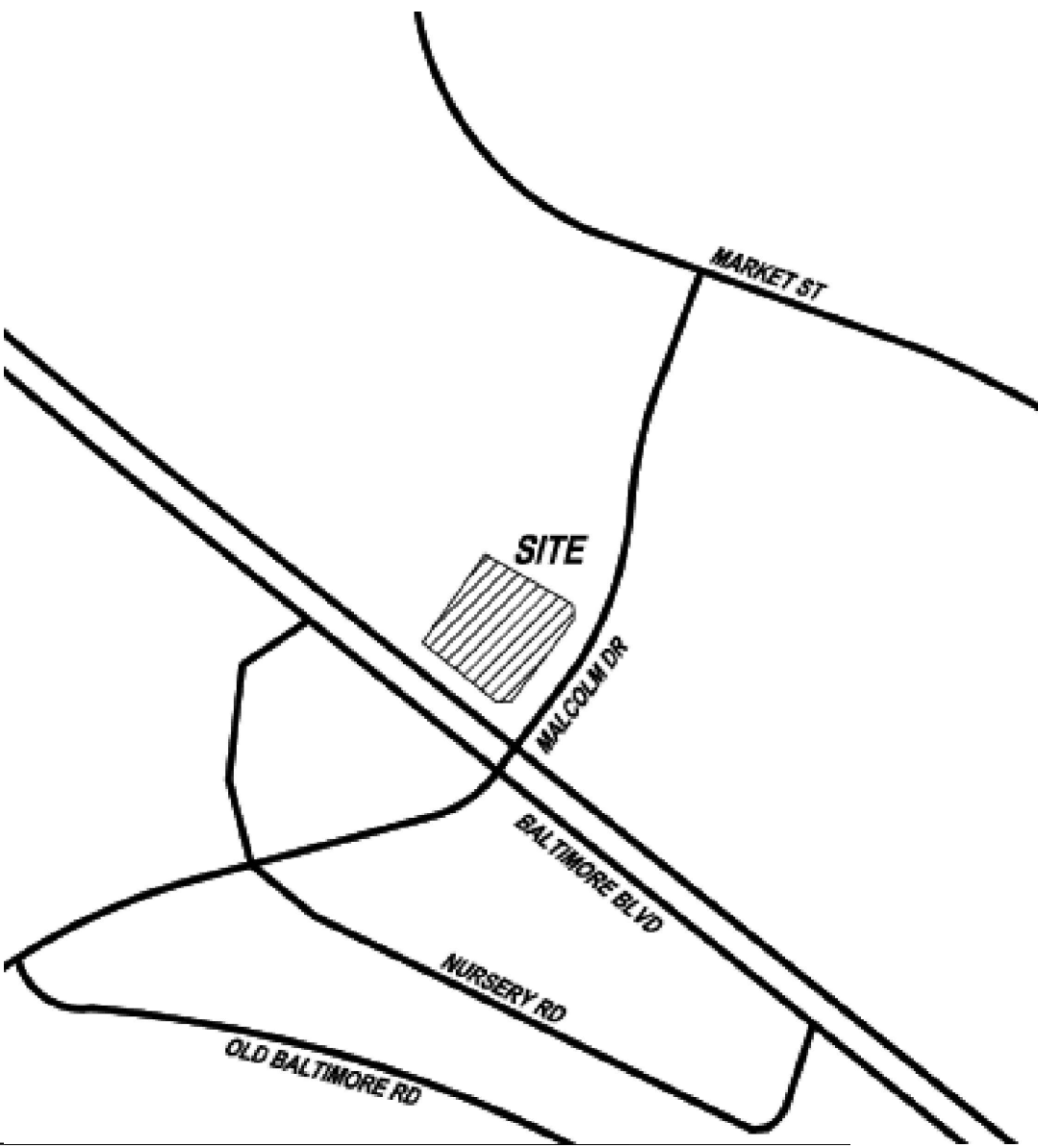




GENERAL NOTES
IECC COMCHECK INSPECTION CHECKLIST - CONTRACTOR MUST MEET THE INSPECTION CHECKLIST REQUIREMENTS, AS OUTLINED IN THE IECC COMCHECK DOCUMENT INCLUDED IN THE PROJECT MANUAL. 1. STATEMENT OF COMPLIANCE: THE ATTACHED PLANS AND SPECIFICATIONS HAVE BEEN PREPARED, OR CAUSED TO BE PREPARED, UNDER THE ARCHITECT'S DIRECT SUPERVISION, TO THE BEST OF THE ARCHITECT'S KNOWLEDGE AND BELIEF, AND TO THE EXTENT OF CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, ACCESSIBILITY GUIDELINES (PUBLIC LAW 101-336, JULY 26, 1991), AND TEXAS ACCESSIBILITY STANDARDS (v. 1994). 2. THE DOCUMENTS ARE TO BE CONSIDERED A WHOLE PACKAGE AND SHALL NOT BE BROKEN OUT INTO PIECES EITHER BY TRADE, ROOMS OR EQUIPMENT. THE G.C. SHALL REFER TO ALL SHEETS FOR RELEVANT INFORMATION, INCLUDING ADDITIONAL INFORMATION TO BE PROVIDED BY THE OWNER, SUCH AS BUT NOT LIMITED TO SPECIAL FINISHING REQUIREMENTS, ANY CHANGES OR MODIFICATIONS, ETC. 3. ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS AND SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE AND NATIONAL CODES, ORDINANCES AND REGULATIONS, SPECIFICALLY, CONFORM TO CURRENT CODES ALL AUTHORITIES HAVING JURISDICTION, INCLUDING BUT NOT LIMITED TO TAS, ADA, TOLR, ETC. 4. ALL PERMITS NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR. 5. CONTRACTOR SHALL MAINTAIN AND SUBMIT TO LANDLORD OR HIS REPRESENTATIVE THE REQUIRED CERTIFICATES OF INSURANCE PRIOR TO COMMENCEMENT OF WORK. 6. CONTRACTOR SHALL BE FAMILIAR WITH JOB SITE CONDITIONS AND THE LACK OF SPECIFIC INFORMATION ON THE DRAWINGS SHALL NOT RELIEVE HIM OF ANY RESPONSIBILITY. CONTRACTOR SHALL THOROUGHLY ACQUAINT HIMSELF WITH THE CONSTRUCTION DETAILS BEFORE SUBMITTING HIS BID AS NO ALLOWANCES WILL BE MADE BECAUSE OF THE CONTRACTOR'S UNFAMILIARITY WITH THE JOB SITE CONDITIONS. 7. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS ON THE JOB SITE AND REPORT DISCREPANCIES AND/OR UNUSUAL CONDITIONS TO THE TENANT PRIOR TO COMMENCEMENT OF CONSTRUCTION. 8. CONTRACTOR SHALL MAINTAIN THE PREMISES IN A CLEAR AND ORDERLY FASHION DURING THE ENTIRE CONSTRUCTION PERIOD. CONTRACTOR SHALL ENSURE THAT ALL TRASH AND WASTE ARE REMOVED DAILY FROM THE JOB SITE. LANDLORD'S TRASH FACILITIES SHALL NOT BE USED FOR CONSTRUCTION DEBRIS. 9. ALL CONSTRUCTION WORK PERFORMED BY THE CONTRACTOR WILL BE EXECUTED SO AS TO CAUSE THE LEAST POSSIBLE INTERFERENCE WITH OTHER TENANTS AND THE OPERATION OF THE CENTER. CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE LOCATED AND STORED IN SERVICE AREAS AND/OR THE LEASE PREMISES, AND ARE NOT TO BURDEN THE CONSTRUCTION OR OPERATION OF THE CENTER AND/OR OTHER LEASE PREMISES. 10. CONTRACTOR SHALL PROVIDE PUBLIC PROTECTION AS NECESSARY AND AS REQUIRED BY THE CODES. 11. ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED BY COMPETENT WORKMEN, AND EXECUTED IN A NEAT WORKMANLIKE MANNER. ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A MINIMUM OF ONE YEAR AFTER THE DATE OF ACCEPTANCE OF THE STORE BY THE TENANT AND THE LANDLORD. ADDITIONAL WARRANTIES ON SOME EQUIPMENT MAY BE REQUIRED BY THE TENANT. 12. VERIFY PENETRATIONS THAT ARE MADE THROUGH EXTERIOR WALLS FOR CONDUIT OR DOOR OPENINGS ARE WEATHER SEALED AND THE WALL FINISH BE RESTORED. 13. DO NOT PAINT OVER ANY EXISTING EXTERIOR FINISHED PLASTER, EIFS, FINISHED CONCRETE OR PRE-FINISHED TRIM AND FLASHING, U.N.O. 14. AT THE CONCLUSION OF THE WORK, THE LEASE SPACE AND EXTERIOR AREA WILL BE CLEARED OF ALL CONSTRUCTION DEBRIS. ALL FOREIGN MATTER, MARKS, STAINS, FOREIGN PAINT AND DIRT WILL BE REMOVED FROM ALL SURFACES. 15. A COPY OF ALL MAINTENANCE AND OPERATING MANUALS WILL BE GIVEN TO THE LANDLORD FOR ANY EQUIPMENT INSTALLED IN THE LEASE SPACE (I.E. ROOFTOP UNITS, COOLERS, HOT WATER HEATER, ETC.) ALL MATERIAL TO BE BOUND IN ONE 3-RING BINDER ORGANIZED BY CSI DIVISIONS. 16. PROVIDE SHOP DRAWINGS AND SAMPLES TO LANDLORD FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION AS SET FORTH BY THE LANDLORD. 17. IF NOT PROVIDED IN THE DRAWINGS AND SPECIFICATION MANUAL, ALL MEP DESIGN IS TO BE PROVIDED BY THE RELEVANT, MECHANICAL, ELECTRICAL, OR PLUMBING SUB-CONTRACTORS, AND RESPONSIBILITY FOR OBTAINING PERMIT FOR SUCH DESIGNS. 18. CONTRACTOR AND SUBCONTRACTOR MUST FAMILIARIZE THEMSELVES WITH ANY EXHIBITS PROVIDED HEREIN, AND SHALL COMPLY WITH ALL LANDLORD PARTS THEREOF. IF DISCREPANCIES EXIST, CONTRACTOR MUST IMMEDIATELY NOTIFY LANDLORD FOR CLARIFICATIONS PRIOR TO COMMENCING WORK IN QUESTION. 19. THE CONTRACTOR SHALL PROCURE ALL OF THE CERTIFICATES OF OCCUPANCY OR LOCAL EQUIVALENT. 20. THE WORK INCLUDES THE FURNISHING OF ALL LABOR, MATERIALS AND EQUIPMENT AND SERVICES NECESSARY FOR, AND REASONABLY INCIDENTAL TO THE COMPLETION, IN PLACE, OF ALL WORK ILLUSTRATED AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS. 21. CONDITIONS DEPICTED ON THESE DRAWINGS HAVE BEEN COMPILED FROM AVAILABLE INFORMATION AND MUST BE VERIFIED WITH ON-SITE CONDITIONS. WRITTEN DIMENSIONS ON DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY, AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. 22. THE CONTRACTORS SHALL RECEIVE, HANDLE, STORE (WHEN NECESSARY) AND BE RESPONSIBLE FOR ALL MATERIALS PROVIDED BY OTHERS. ALL MATERIALS SHALL BE ACCOUNTED FOR UPON RECEIPT AND ANY MISSING OR DAMAGED PARTS SHALL BE REPORTED TO THE ARCHITECT AND/OR OWNER IMMEDIATELY. 23. THE CONTRACTORS SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATION RECOMMENDATIONS. 24. ALL REQUESTS FOR SUBSTITUTION OF ANY ITEMS SPECIFIED SHALL BE SUBMITTED IN WRITING TO THE OWNERS' AND/OR TENANTS' REPRESENTATIVE AND WILL BE CONSIDERED ONLY IF BETTER SERVICE, MORE ADVANTAGEOUS DELIVERY DATE OR CREDIT TO THE CONTRACT PRICE WILL BE PROVIDED WITHOUT SACRIFICE OF QUALITY, APPEARANCE AND FUNCTION. 25. CONTRACTORS SHALL SUBMIT CONFIRMATIONS WITH DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT WITH LONG LEAD TIMES. 26. CONTRACTORS SHALL VERIFY WITH THE LANDLORD ALL FIXTURES AND EQUIPMENT TO BE FURNISHED BY OTHERS. 27. GAPS BETWEEN DIFFERENT MATERIALS AND OR AT CORNERS SHALL BE THOROUGHLY SEALED. 28. ALL UTILITIES TO BE LOCATED ABOVE BOTTOM OF BAR JOIST. 29. DO NOT SCALE THE DRAWINGS. CONTACT THE ARCHITECT TO VERIFY OR CONFIRM UNKNOWN DIMENSIONS. 30. ALL OTHER WORK REQUIRED BUT NOT SPECIFIED IN THESE DOCUMENTS, SHALL BE PERFORMED BY CONTRACTORS TO MEET THE GENERAL PRACTICING STANDARDS, BUILDING CODES AND MANUFACTURE'S INSTRUCTIONS AND SPECIFICATIONS. 31. CONTRACTOR SHALL OBTAIN ALL PERMITS AND INSPECTIONS AND COMPLY WITH ALL CODES, LAWS, ORDINANCES, RULES AND REGULATIONS OF ALL PUBLIC AUTHORITIES (FEDERAL STATE, OR LOCAL) GOVERNING THE WORK. THE MOST STRINGENT SHALL APPLY. 32. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED PER MANUFACTURE'S INSTRUCTIONS, IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURE'S INSTRUCTION AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING. 33. ENSURE SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE AND FREE OF IRREGULARITIES. 34. ALL INTERIOR DIMENSIONS ARE TO FINISH FACE OF STUD FRAMING, OUTSIDE DIMENSION ARE TO OUTSIDE OF FINISH, UNLESS NOTED OTHERWISE. 35. ALL LIGHTING FIXTURES ARE TO BE SUPPLIED AND INSTALLED BY THE CONTRACTOR, UNLESS NOTED OTHERWISE ON PLANS.

<div>CFT PLAZA RETAIL</div> <div>SHELL BUILDING CONSTRUCTION</div> <div>MALCOLM DRIVE</div> <div>WESTMINSTER, MD 21157</div> <div></div>	<div>PROJECT SUMMARY</div> <div>NEW CONSTRUCTION OF 9,158 S.F. SHELL, NON-SPRINKLERED RETAIL BUILDING AND ASSOCIATED SITE IMPROVEMENTS</div> <div>BUILDING: - WOOD FRAMED WITH STEEL COLUMNS AND CONCRETE FOUNDATION - LOAD BEARING WOOD FRAME EXTERIOR WALLS WITH FINISHES, STOREFRONTS, AND ALUMINUM CANOPIES. - PVC INSULATED ROOFING ON STRUCTURAL WOOD DECK.</div> <div>SITE: - PAVING, UTILITIES, SIDEWALKS, LANDSCAPE, IRRIGATION, DUMPSTER ENCLOSURES, AND SITE LIGHTING.</div> <div>APPLICABLE CODE INFORMATION</div> <div>2018 INTERNATIONAL BUILDING CODE AS AMENDED BY THE MARYLAND BUILDING PERFORMANCE STANDARDS NFPA FIRE PREVENTION CODE, AS ADOPTED BY THE MARYLAND STATE FIRE CODE 2018 INTERNATIONAL PLUMBING CODE 2018 INTERNATIONAL MECHANICAL CODE MARYLAND ACCESSIBILITY CODE 2018 INTERNATIONAL ENERGY CONSERVATION CODE 2018 NFPA 101 LIFE SAFETY CODE</div> <div>CODE ANALYSIS</div> <div>SITE DATA: TOTAL SITE AREA = 68, 215 S.F. = 1.556 ACRES TOTAL BUILDING AREA = 9,210 S.F. BUILDING/ SITE RATIO = 14% PARKING SPACES REQUIRED = RETAIL - 1 PER 250 S.F. = RESTAURANT - 1/2 EMPLOYEES PER SHIFT + 1/4 SEATS TOTAL PARKING SPACES REQ. = 55 SPACES PARKING SPACES PROVIDED = 73 SPACES ACCESSIBLE PARKING REQUIRED = 4 SPACES ACCESSIBLE PARKING PROVIDED = 4 SPACES</div> <div>CODE ANALYSIS: TYPE OF CONSTRUCTION = 5B, ONE STORY, NON-SPRINKLERED</div> <div>ALLOWABLE BUILDING AREA = 6,000 SF (VB, A-2, NS) FRONTAGE INCREASE = .75 (ENTIRE PERIMETER OF BUILDING ADJOINS OPEN SPACE GREATER THAN 30') ALLOWABLE AREA W/INCREASE = 6,000 SF + (6,000 SF X .75) = 10,500 SF</div> <div>FIRE AREA A -OCCUPANCY TYPE = ASSEMBLY, A-2 ALLOWABLE BUILDING AREA = 6,000 S.F. ACTUAL BUILDING AREA = 2,206 S.F.</div> <div>FIRE AREA B -OCCUPANCY TYPE = MERCANTILE, GROUP M AND ASSEMBLY, A-2 ALLOWABLE BUILDING AREA = M =1 STORY/ 9,000 S.F./ A-2 = 6,000 S.F. ACTUAL BUILDING AREA = 7,004 S.F. S.F. (A-2 USE NOT TO EXCEED 6,000 S.F. TOTAL AREA)</div> <div>OCCUPANT LOAD (PER TABLE 1004.1.2) FLOOR AREA (IN SQFT) PER OCCUPANT FOR A2-GROUP = 15 NET IN DINING SPACES, 200 GROSS IN KITCHEN SPACES FIRE AREA A OCCUPANT LOAD 87 PER TENANT BUILD-OUT ANALYSIS FIRE AREA B OCCUPANT LOAD FOR M-GROUP = 7,004 SF/60 GROSS = 117 OCCUPANTS IF ALL RETAIL FIRE AREA B MAX OCCUPANT LOAD FOR A2 = 4,000 SF/15 NET = 267 OCCUPANTS IF NET = $\frac{2}{3}$ OF 6,000 SF A2 (DINING) MAXIMUM OCCUPANT LOAD FOR FIRE AREA B = 267 (A-2) + 17 (REMAINING RETAIL) = 284 OCCUPANTS</div> <div>REQUIRED EGRESS WIDTH (PER SECTION 1005.1) TOTAL WIDTH = EGRESS WIDTH PER OCCUPANT SERVED (IN INCHES) X NUMBER OF OCCUPANTS FIRE AREA B TOTAL WIDTH = 2 X 87 = 17.4" MIN ALLOWED = 3'-0" WIDTH PROVIDED = 6'-2" NET CLEAR FIRE AREA B TOTAL WIDTH = 2 X 284 = 57" OR 4'-9" WIDTH PROVIDED = 25'-6" NET CLEAR</div> <div>VICINITY MAP: NOT TO SCALE</div> <div></div>
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INDEX OF DRAWINGS					
SHEET	SHEET NAME	PERMIT	ISSUE	ISSUE	ISSUE
GENERAL					
G 0.1	TITLE SHEET	●			
G 0.2	SPECIFICATIONS	●			
G 0.3	SPECIFICATIONS				
G 0.4	SPECIFICATIONS				
CIVIL					
G-1	COVER	●			
G-2	GENERAL NOTES	●			
G-2.1	GENERAL NOTES	●			
V-1	SURVEY	●			
C-0	DEMOLITION PLAN	●			
C-1	SITE AND PAVING PLAN	●			
C-1.1	EASEMENTS & SETBACKS PLAN	●			
C-2	STORMWATER MANAGEMENT PLAN	●			
C-2.1	ESD & STORMWATER DETAILS AND CALCULATIONS	●			
C-2.2	STORMWATER BMP DRAINAGE AREAS MAP	●			
C-2.3	STORM DRAINAGE PROFILES	●			
C-2.4	STORM DRAINAGE DETAILS	●			
C-3	UTILITIES PLAN	●			
C-3.1	SANITARY SEWER PROFILES	●			
C-4	EROSION AND SEDIMENTATION CONTROL PLAN	●			
C-4.1	EROSION AND SEDIMENTATION CONTROL NOTES	●			
C-4.2	EROSION AND SEDIMENTATION CONTROL DETAILS	●			
C-5	PAVING DETAILS	●			
C-6	CONSTRUCTION DETAILS	●			
C-7	UTILITY DETAILS	●			
C-7.1	UTILITY DETAILS	●			
LANDSCAPE					
L-1	LANDSCAPE PLAN	●			
L-2	LANDSCAPE DETAILS	●			
ARCHITECTURAL DRAWINGS					
A 1.0	ARCHITECTURAL SITE PLAN	●			
A 1.1	FLOOR AND SIDEWALK PLAN	●			
A 1.2	ROOF PLAN	●			
A 1.3	DRIVE-THRU EQUIPMENT PLAN	●			
A 2.1	EXTERIOR ELEVATIONS	●			
A 3.0	TRASH ENCLOSURE DETAILS	●			
A 4.1	WALL SECTIONS	●			
A 4.2	WALL SECTIONS	●			
A 4.3	WALL SECTIONS	●			
A 4.4	WALL SECTIONS	●			
A 5.1	DETAILS	●			
A 5.2	DETAILS	●			
A 5.3	DETAILS	●			
A 6.1	WINDOW ELEVATIONS	●			
STRUCTURAL DRAWINGS					
S-000	STRUCTURAL NOTES AND SPECIAL INSPECTIONS	●			
S-001	STRUCTURAL NOTES AND SPECIAL INSPECTIONS	●			
S-101	FOUNDATION PLAN	●			
S-102	ROOF FRAMING PLAN	●			
S-200	FOUNDATION DETAILS	●			
S-201	TYPICAL FOUNDATION DETAILS	●			
S-300	FRAMING SECTIONS	●			
S-301	TYPICAL FRAMING DETAILS & SECTIONS	●			
PLUMBING DRAWINGS					
P 1.0	UNDERGROUND PLUMBING PLAN	●			
P 1.1	FIRST FLOOR PLUMBING PLAN	●			
MECHANICAL DRAWINGS					
M 0.0	MECHANICAL GENERAL NOTES	●			
M 0.1	MECHANICAL SPECIFICATIONS	●			
M 1.0	FIRST FLOOR MECHANICAL PLAN	●			
M 1.1	ROOF MECHANICAL PLAN	●			
M 5.0	MECHANICAL DETAILS	●			
M 7.0	MECHANICAL SCHEDULES	●			
ELECTRICAL DRAWINGS					
E 0.1	ELECTRICAL GENERAL SHEET	●			
E 0.2	ELECTRICAL SPECIFICATIONS	●			
E 0.3	ELECTRICAL SPECIFICATIONS	●			
E 0.4	ELECTRICAL SPECIFICATIONS	●			
E1.0	ELECTRICAL SITE PLAN	●			
E 1.1	ELECTRICAL FLOOR PLAN	●			
E 5.0	ELECTRICAL DETAILS AND SCHEDULES	●			


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REVISIONS:
ISSUE DATE:
PERMIT SET 2020-11-13
DRAWN BY: CSW
CFT PROJECT #:
ARCH PROJECT #: JCDT190143

I certify that these documents were prepared or approved by me, and that I am a duly licensed architect or engineer under the laws of the State of Maryland, license number 20249, expiration date 02.10.22
NORR ARCHITECTS ENGINEERS PLANNERS
CFT PLAZA S-19-0029 210 MALCOLM DR. WESTMINSTER, MD 21157
G 0.1
TITLE SHEET

GENERAL CONDITIONS FOR THE CONTRACT FOR CONSTRUCTION

ARTICLE 1 - GENERAL PROVISIONS

1. THE STANDARD FORM OF GENERAL CONDITIONS, CURRENT EDITION OF THE AMERICAN INSTITUTE OF ARCHITECTS, DOCUMENT NO. A-201, ARE HEREBY MADE A PART OF THESE SPECIFICATIONS AND SHALL APPLY THE SAME AS IF REPEATED HERE IN FULL. COPIES OF SAME SHALL BE ON FILE AT THE OFFICE OF THE ARCHITECT.

2. ALL INTERESTED PARTIES SHALL BE GOVERNED BY THOSE GENERAL CONDITIONS IN ALL MATTERS PERTAINING TO THIS PROJECT, DURING THE PERIOD OF CONSTRUCTION, AND PARTICIPATION IN THE PROJECT WILL BE CONSIDERED PRESUMPTIVE EVIDENCE OF THE PARTICIPANTS' FULL UNDERSTANDING OF, AND AGREEMENT WITH, THE CONDITIONS OF THE REFERENCED GENERAL CONDITIONS.

3. THE GENERAL CONDITIONS, SPECIAL PROVISIONS, GENERAL REQUIREMENTS, AND TECHNICAL SPECIFICATIONS, ALONG WITH THE OTHER CONDITIONS WHICH FOLLOW, AND AS PROVIDED, AS WELL AS ALL APPLICABLE PROVISIONS OF THE SPECIFICATIONS, FORM A PART OF THE CONTRACT AND SHALL GOVERN EACH CONTRACTOR ENGAGED IN WORK ON THE PROJECT WHETHER THE WORK BE LET UNDER SEPARATE CONTRACTS OR UNDER A SINGLE CONTRACT.

4. BASIC DEFINITIONS:
THE CONTRACT DOCUMENTS CONSIST OF THE AGREEMENT BETWEEN OWNER AND CONTRACTOR, CONDITIONS OF THE CONTRACT AND ALL DOCUMENTS LISTED BELOW.

THE CONTRACT DOCUMENTS SHALL INCLUDE: DRAWINGS AS LISTED IN THE INDEX OF THIS SET. SPECIFICATION DIVISION 1-16 INCLUSIVE. ALL MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. EQUIPMENT INSTALLATION HAND BOOK.

5. PHRASES USED IN THE SPECIFICATIONS ARE DEFINED AS FOLLOWS:
*AS SHOWN" - AS SHOWN ON THE ACCOMPANYING DRAWINGS.

*PROVIDE" - PROVIDE AND INSTALL COMPLETE, WITH ALL NECESSARY ACCESSORIES AND INCIDENTAL MATERIALS AND SUPPLIES.

*PROVIDED BY OWNER" - MATERIALS OR GOODS WILL BE DELIVERED F.O.B. JOBSITE BY THE OWNER AT NO EXPENSE TO THE GENERAL CONTRACTOR. UNLOADING, STORAGE, INSTALLATION, AND/OR ASSEMBLY OF ITEMS *PROVIDED BY OWNER" SHALL BE BY GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
*INSTALL" - INSTALL ITEMS, COMPLETE, PROVIDING ALL INCIDENTAL AND NECESSARY SUPPLIES AND MATERIALS.

*GENERAL CONTRACTOR" - THE GENERAL CONTRACTOR OR ANY OR ALL OF HIS VARIOUS SUBCONTRACTORS.

*OWNER" - ALL GENERAL CONDITIONS REFERENCES TO 'OWNER' SHALL REFER TO CFT DEVELOPMENT, NV, LLC.

*CONTRACTOR" AND *GENERAL CONTRACTOR" AS STATED IN THESE DOCUMENTS REFER TO THE SAME ENTITY.

ARTICLE 2 - INSURANCE

THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE REQUIRED TO OBTAIN THE FOLLOWING INSURANCES, AND AT THEIR REQUEST FURNISH EVIDENCE TO CFT DEVELOPMENT NV, LLC. ALL INSURANCE SHALL NAME CFT DEVELOPMENT NV, LLC, AND THE ARCHITECTS AS ADDITIONAL INSURED PARTIES.

WORKMAN'S COMPENSATION INSURANCE IN ACCORDANCE WITH THE LAWS OF THE STATE IN WHICH THE PROPERTY IS LOCATED AND CFT DEVELOPMENT REQUIREMENTS. CFT DEVELOPMENT SHALL KEEP A COPY IN FILE ALL TIME.

COMPREHENSIVE GENERAL LIABILITY INSURANCE INCLUDING CONTRACTUAL LIABILITY WITH LIMITS SET FORTH BY THE CFT DEVELOPMENT.

AUTOMOBILE LIABILITY INSURANCE INCLUDING CONTRACTUAL LIABILITY AS SET FORTH BY THE CFT DEVELOPMENT.

BUILDER'S RISK INSURANCE IN THE AMOUNT OF THE ESTIMATED COST OF THE PROJECT.

THE CONTRACTOR AGREES TO INDEMNIFY AND SAVE HARMLESS CFT DEVELOPMENT, ITS AGENTS, SERVANTS, AND EMPLOYEES, AND THE OWNERS ARCHITECT AND ENGINEER FROM AND AGAINST ANY AND ALL LIABILITY OR DAMAGE TO PROPERTY OCCASIONED BY ANY ACT OR OMISSION OF THE CONTRACTOR, HIS SUBCONTRACTORS, SERVANTS, OR EMPLOYEES, INCLUDING ANY AND ALL EXPENSE, LEGAL, OR OTHERWISE, WHICH MAY BE INCURRED BY CFT DEVELOPMENT, ITS AGENTS SERVANTS, OR EMPLOYEES IN THE DEFENSE OF ANY CLAIM, SETTLEMENT OR SUIT.

ARTICLE 3 EXTRA WORK

1. ANY AND ALL WORK WHICH IS PERFORMED BY THE CONTRACTOR, OR BY ANY SUBCONTRACTOR, WITHOUT HAVING SPECIFIC APPROVAL FROM CFT DEVELOPMENT IN WRITING, SHALL BE PERFORMED BY SAID CONTRACTOR AT HIS OWN RISK WITHOUT ANY OBLIGATION OR RESPONSIBILITY OF CFT DEVELOPMENT OR THE ARCHITECT. ALL WORK WHICH IS ABOVE AND BEYOND THE SCOPE OF THE DRAWINGS AND SPECIFICATIONS, OR ANY PART OF THE CONSTRUCTION DOCUMENTS, MUST BE SPECIFICALLY AUTHORIZED BY CFT DEVELOPMENT IN WRITING. ALL REQUESTS FOR ADDITIONAL PAYMENTS MUST BE APPROVED BY THE OWNER PRIOR TO THE START OF THAT WORK.

2. THE FOLLOWING GENERAL REQUIREMENTS SUPPLEMENT AND/OR SUPERSEDE THE FOREGOING GENERAL AND SUPPLEMENTARY CONDITIONS FOR CONTRACT WORK AND ARE HEREBY CONSIDERED A PART OF THE CONTRACT DOCUMENTS.

DIVISION 1 GENERAL REQUIREMENTS

1. SCOPE

SCOPE ALL OF THE WORK UNDER EACH HEADING OF THESE SPECIFICATIONS SHALL BE GOVERNED BY THE GENERAL CONDITIONS, SPECIAL PROVISIONS, THE DRAWINGS AND THE SPECIFICATIONS, AS WELL AS THE FOLLOWING GENERAL REQUIREMENTS

THE WORK UNDER EACH HEADING OF THESE SPECIFICATIONS SHALL INCLUDE ALL LABOR, MATERIAL, EQUIPMENT AND SERVICES NECESSARY FOR AND SAID HEADING AS INDICATED ON THE DRAWINGS, SET FORTH IN THE SPECIFICATIONS, OR OTHERWISE REQUIRED.

WORK DONE HEREUNDER INCLUDES FURNISHING ALL LABOR, MATERIAL SERVICES, AND EQUIPMENT NECESSARY AND/OR INCIDENTAL TO PERFORM ALL WORK THROUGH THE PROPER COMPLETION OF ALL WORK AS MAY BE FURTHER SPECIFIED AND/OR SHOWN ON THE PLANS, OR OTHERWISE REQUIRED.

2. CONFLICTS BETWEEN DOCUMENTS

IN CASE OF CONFLICT BETWEEN DRAWINGS AND SPECIFICATIONS THE CONTRACTOR WILL BE DEEMED TO HAVE ESTIMATED ON, AND AGREED TO PROVIDE, THE GREATEST QUANTITY AND BETTER QUALITY OF MATERIALS AND WORK.

INCLUDE GENERAL CONSTRUCTION, ELECTRICAL, PLUMBING, HVAC, AND INSTALLATION OF ALL SUCH WORK EXCEPT AS HEREINAFTER MAY BE REQUIRED.

3. ITEMS FURNISHED BY PANDA AND INSTALLED BY GENERAL CONTRACTOR

IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO RECEIVE, CHECK AND CONFIRM THE ARRIVAL IN GOOD ORDER, OF ALL ITEMS CALLED FOR TO BE FURNISHED BY CFT DEVELOPMENT AND INSTALLED BY THE CONTRACTOR.

THE CONTRACTOR SHALL NOTIFY CFT DEVELOPMENT (IN WRITING) OF ANY SUCH ITEMS MISSING OR DAMAGED WITHIN 3 DAYS OF RECEIVING DATE. FAILURE TO SO NOTIFY CFT DEVELOPMENT WILL BE CONSIDERED PROOF PRESUMPTIVE THAT ALL SAID ITEMS HAVE ARRIVED UNDAMAGED, AND IN THE PROPER QUANTITIES, AND IT SHALL THEN BE THE CONTRACTOR'S RESPONSIBILITY (AT HIS OWN COST) TO PROMPTLY REORDER, REPLACE AND/OR REPAIR ANY SUCH ITEMS NEEDED FOR THE PROPER COMPLETION OF THIS PROJECT, ON THE AGREED TO DATE OF COMPLETION.

4. MEASUREMENTS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR AN ACCURATE TAKING OF JOB SITE MEASUREMENTS, VERIFYING SAME, AND PROMPTLY FURNISHING EXACT JOB SITE MEASUREMENTS TO ALL PARTIES REQUIRING SAME. CONTRACTOR MUST NOTIFY CFT DEVELOPMENT AND THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY. THE CONTRACTOR SHALL CHECK SALES CASEWORK SHOP DRAWINGS AS TO CORRECT ANGLES AND FIT TO THE EXISTING SPACE AS SHOWN. THE CONTRACTOR SHALL PERMANENTLY LAYOUT THE CASEWORK ON THE FLOOR PRIOR TO THE CONSTRUCTION OF WALL, CEILING, LIGHT FIXTURES, ETC.

WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

5. SUBSTITUTIONS

BIDDERS MAY OFFER SUBSTITUTIONS FOR ANY ITEM SPECIFICATION BY SUBMITTING IN WRITING AS OUTLINED IN SPACE PROVIDED ON PROPOSAL FORM.

IT SHALL BE UNDERSTOOD BY ALL HEREIN CONCERNED THAT ANY PROPOSAL SUBSTITUTION SHALL HAVE THE WRITTEN APPROVAL OF ARCHITECT AND/OR OWNERS REPRESENTATIVE, BEFORE BEING USED BY CONTRACTOR, OTHERWISE IT WILL BE ASSUMED THAT THE CONTRACTOR'S TOTAL BID IS BASED UPON THE MATERIAL OR ITEM OF EQUIPMENT SPECIFIED.

6. EXAMINATION OF SITE AND BUILDING

BEFORE SUBMITTING A PROPOSAL, EACH BIDDER SHALL EXAMINE ALL DOCUMENTS, VISIT THE SITE, VERIFYING ANY SPECIAL CHARGES OR REQUIREMENTS, COMPARING EACH TO THE OTHER AND INFORMING THEMSELVES OF ALL CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. INCLUDE ALL RELEVANT MATTERS WHICH MAY AFFECT THE WORK OR THE BIDDING. EACH BIDDER SHALL BASE HIS PROPOSAL ON MATERIAL, METHODS AND/OR EQUIPMENT COMPLYING WITH THE SPECIFICATIONS AND DRAWINGS.

THE WORDS "THE CONTRACTOR SHALL" ARE INTENTIONALLY OMITTED FROM THE SPECIFICATIONS. WHERE DIRECTIONS OR INSTRUCTIONS ARE STATED, WITHOUT SPECIFIC REFERENCE AS TO WHO IS RESPONSIBLE, THE INFERENCE IS INTENDED TO BE THE CONTRACTOR FOR THE WORK IN THE SPECIFICATION SECTION IN WHICH THE DIRECTIONS OR INSTRUCTIONS ARE INTENDED.

7. CODES AND STANDARDS

ALL WORK, MATERIALS AND INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH ALL ORDINANCES, STATE AND LOCAL BUILDING CODES, LATEST EDITION, OF THE AUTHORITIES HAVING JURISDICTION.

DESIGN LOADS: LOADS AND CODE RESTRICTIONS FOR ALL DESIGN CONSIDERATIONS SHALL CONFORM TO THE LOCAL AND STATE CODES, AND ALL GOVERNING CODES.

8. PERMITS

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER APPLICATION FOR AND SECURING OF ALL NECESSARY TRADE PERMITS, AS WELL AS THE OBSERVANCE OF ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL LAWS, REGULATIONS OR ORDINANCES AND SHALL INCLUDE IN THEIR PROPOSAL, COST OF SAME.

9. INSTALLATION OF MATERIALS AND EQUIPMENT

ATTENTION IS HEREBY DIRECTED TO THE FOLLOWING REQUIREMENT FOR EACH PRIME AND SUBCONTRACTOR: THAT THE APPLICATION OF A MATERIAL AND/OR EQUIPMENT ITEM TO UNSATISFACTORY WORK INSTALLED BY OTHERS, CONSTITUTES ACCEPTANCE OF THAT WORK AND ASSUMPTION OF FULL RESPONSIBILITY FOR PRIOR TO STARTING THE SPECIFIC APPLICATION, NOTIFY IN WRITING THE ARCHITECT AND/OR OWNER'S REPRESENTATIVE OF ANY DEFECT OR DEFICIENCY WHICH WOULD IMPAIR COMPLETE AND SATISFACTORY APPLICATIONS OR INSTALLATION OF HIS WORK OR GUARANTEE.

MANUFACTURER'S INSTRUCTIONS:
WHERE INSTALLATIONS INCLUDE MANUFACTURED PRODUCTS, COMPLY WITH MANUFACTURER'S APPLICABLE INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLATION, TO THE EXTENT THESE ARE MORE EXPLICIT OR MORE STRINGENT THAN REQUIREMENTS INDICATED IN THE CONTRACT DOCUMENTS.

PROVIDE ATTACHMENT AND CONNECTION DEVICES AND METHODS FOR SECURING WORK PROPERLY AS IT IS INSTALLED, TRUE TO LINE AND LEVEL, AND WITHIN RECOGNIZED INDUSTRY TOLERANCES IF NOT OTHERWISE INDICATED. ALLOW FOR EXPANSIONS AND BUILDING MOVEMENTS.

VISUAL EFFECT:
PROVIDE UNIFORM JOINT WIDTHS IN EXPOSED WORK, ORGANIZED FOR BEST POSSIBLE VISUAL EFFECT. REFER QUESTIONABLE VISUAL-EFFECT CHOICES TO ARCHITECT/OWNER'S REPRESENTATIVE FOR FINAL DECISION. RECHECK MEASUREMENTS AND DIMENSIONS OF THE WORK, AS AN INTEGRAL STEP OF STARTING EACH INSTALLATION.

MOUNTING HEIGHTS:
WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT INDIVIDUAL UNITS OF WORK AT INDUSTRY-RECOGNIZED STANDARD MOUNTING HEIGHTS FOR APPLICATIONS INDICATED. REFER QUESTIONABLE MOUNTING HEIGHT CHOICES TO ARCHITECT/OWNER'S REPRESENTATIVE FOR FINAL DECISION. CONFORM WITH APPLICABLE ACCESSIBILITY CODES WHERE REQUIRED.

10. PROTECTION AND CLEAN-UP

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER PROTECTION OF ADJACENT ITEMS AND SURFACES FROM DAMAGE RESULTING FROM THE FURNISHING OR INSTALLATION OF HIS WORK AND SHALL PROMPTLY REPLACE, AT HIS OWN COST, SUCH DAMAGED WORK. HE SHALL ALSO BE RESPONSIBLE FOR THE PROPER PROTECTION OF HIS AND OTHERS WORK FROM DAMAGE BY ANY INCLUDING FREEZING OR OVERHEATING, USE PLASTIC COVERING OVER FURNITURE, DISPLAY CASES, EQUIPMENT AND FINISHES. THE CONTRACTOR SHALL REMOVE ALL DEBRIS FROM THE PREMISES ON A DAILY BASIS; ALL DUST AND CONSTRUCTION DEBRIS ARE TO BE REMOVED, ANY BROKEN, DAMAGED, MARRED, UNCLEAN, OR OTHERWISE IMPERFECT WORK SHALL BE CORRECTED BY THE CONTRACTOR BEFORE HIS WORK SHALL BE CONSIDERED COMPLETE. USE DUST BARRIERS.

UPON COMPLETION OF THE WORK CONTRACTOR SHALL CLEAN INTERIOR AND EXTERIOR OF ALL GLASS AND GLAZING, FLOORS, WALLS AND CEILING SURFACES, ELECTRICAL FIXTURES, MECHANICAL EQUIPMENT, ETC.; IT IS NECESSARY TO REMOVE ALL DIRT, STAINS, AND MARKS. THE SIGNS, GLASS AND WOOD SHALL BE CLEANED AND POLISHED. THE STORE SHALL BE MADE CLEAN AND FIT FOR IMMEDIATE OCCUPANCY BY AN INDEPENDENT CLEANING AGENT, WITH THE APPROVAL OF CFT DEVELOPMENT, AT THE CONTRACTOR'S EXPENSE.

GENERAL CONTRACTOR SHALL SUPERVISE AND SCHEDULE PROPER INSTALLATION OF ALL PARTS OF WORK PERTAINING TO A FINISHED PRODUCT BY HIM OR BY THE OWNER.

GENERAL CONTRACTOR SHALL SUPERVISE AND SCHEDULE PROPER INSTALLATION OF ALL PARTS OF WORK PERTAINING TO A FINISHED PRODUCT BY CONTRACTOR, SUBCONTRACTORS OR CFT DEVELOPMENT.

11. GUARANTEE WARRANTY

THE CONTRACTOR SHALL GUARANTEE THE WORK TO BE FREE FROM DEFECTS OF MATERIALS OR WORKMANSHIP, INCLUDING DISCOLORATION, RATTLING AND LEAKING, FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL PAYMENT. APPLICATION BY THE CONTRACTOR FOR FINAL PAYMENT SHALL BE CONSIDERED AS PRESUMPTIVE EVIDENCE OF HIS FULL UNDERSTANDING OF AND AGREEMENT WITH CONDITIONS OF THE GUARANTEE PROVISION, AND HE SHALL REMOVE AND REPLACE WITH NEW, AT HIS OWN EXPENSE, ALL SUCH WORK OR MATERIALS FOUND BY CFT DEVELOPMENT'S REPRESENTATIVE TO BE DEFECTIVE WITHIN THE GUARANTEE PERIOD.

12. SUBCONTRACTORS

THE CONTRACTOR AGREES THAT HE IS FULLY RESPONSIBLE TO THE OWNER FOR THE ACTS AND OMISSIONS OF HIS SUBCONTRACTORS AND OF PERSONS DIRECTLY EMPLOYED BY HIM. NOTHING CONTAINED IN THE CONTRACT DOCUMENTS SHALL CREATE ANY CONTRACTUAL RELATION BETWEEN ANY SUBCONTRACTOR AND CFT DEVELOPMENT. THE CONTRACTOR SHALL COOPERATE WITH PANDA AND OTHER CONTRACTORS PERFORMING WORK UNDER SEPARATE CONTRACTS TO ENSURE PROJECT PROGRESS ACCORDING TO SCHEDULE. THE CONTRACTOR SHALL COORDINATE WORK FOR THE VARIOUS TRADES INCLUDING CFT DEVELOPMENT'S VENDORS.

13. TEMPORARY FACILITIES

PROVIDE AND COMPLETE ALL PRELIMINARY WORK AND TEMPORARY CONSTRUCTION REQUIRED AS INDICATED AND REQUIRED.

TEMPORARY BARRICADES:
INSTALL TEMPORARY BARRICADE AS REQUIRED BY CITY OFFICIALS OR MALL MANAGEMENT IN MANNER STIPULATED BY SAME.

LIGHT AND POWER SHALL BE PROVIDED BY ELECTRICAL CONTRACTOR OR REUSE EXISTING FROM EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE TO PAY FOR ALL COST FOR SAME, FOR ALL CONTRACTOR(S) TO SUBJECT SPACE.

WATER SUPPLY:
THE CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS FOR PERMANENT WATER SERVICE, WATER METER, AND PRESSURE REGULATOR FOR ALL PURPOSES OF CONSTRUCTION, PAYING ALL COSTS IN CONNECTION WITH SAME, AND FOR ALL WATER USED. THIS SHALL INCLUDE ALL MEANS OF CONVEYING SAME TO PLACE WHERE REQUIRED.

ELECTRICITY:
THE CONTRACTOR SHALL MAKE ALL NECESSARY APPLICATIONS, PAY ALL DUES AND CHARGES, OBTAIN NECESSARY PERMITS, PROVIDE AND MAINTAIN ELECTRICAL ENERGY FROM DEVELOPERS PERMANENT ELECTRICAL FACILITIES FOR LIGHTING, POWER FOR ALL ELECTRIC TOOLS AND EQUIPMENT REQUIRED IN CONSTRUCTION OF ALL BRANCHES OF THE WORK AND PAY FOR ALL CURRENT USED.

FIRE PROTECTION:
OWNERS CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS WITHIN THE PREMISES AS REQUIRED BY CODE. CONTRACTOR, OR VERYIFY THAT ONE IS EXISTING IN THE CASE OF REMODELING, DISCONNECT AND SEAL UTILITIES SERVING STRUCTURE TO BE DEMOLISHED, PRIOR TO START OF DEMOLITION WORK.

14. STRICTLY PROHIBITED WORK AND PRACTICES

INSTALLATION OF ANY COMBUSTIBLE MATERIALS ABOVE FINISHED CEILINGS OR IN ANY OTHER CONCEALED, NON-SPRINKLERED SPACE.

IMPOSING ANY STRUCTURAL LOAD, TEMPORARY OR PERMANENT, ON ANY PART OF THE WORK OR STRUCTURE WITHOUT APPROVAL.

ATTACHING ANY WORK TO METAL DECK OR HANGING FROM PLUMBING AND SPRINKLER PIPING OR CONDUIT.

15. POLLUTION CONTROLS

USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERED IN AIR TO LOWEST PRACTICAL LEVEL. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. DO NOT USE WATER WHEN IT MAY CREATE HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS ICE, FLOODING AND POLLUTION.

CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION OPERATIONS, AS DIRECTED BY ARCHITECT OR GOVERNING AUTHORITIES. RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO START OF WORK.

16. TURNOVER REQUIREMENTS

1. THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS AND FURNISH OWNERS REPRESENTATIVE WITH THE CERTIFICATE OF OCCUPANCY. G.C. IS ALSO TO PROVIDE A TYPED WRITTEN LIST OF NAMES, ADDRESSES AND PHONE NUMBERS OF ALL SUB-CONTRACTORS AND MATERIAL SUPPLIERS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE ENTIRE STORE CLEAN AND SPOTLESS AT THE TIME OF FURNITURE INSTALLATION AND AT TURN OVER.

3. PRIOR TO THE STORE OPENING, CONTRACTOR IS TO ARRANGE FOR AN INDEPENDENT BALANCING CONTRACTOR TO BALANCE THE HVAC SYSTEM AND PROVIDE A COPY OF THE BALANCING REPORT TO OWNERS REPRESENTATIVE.

4. CONTRACTOR TO TURN OVER ALL KEYS TO THE OWNER'S REPRESENTATIVE AND MARKING EACH KEY FOR IDENTIFICATION. THE CONTRACTOR SHALL SET ALL TIME CLOCKS, THERMOSTATS, ETC. PER OWNERS REPRESENTATIVE'S REQUIREMENTS.

5. THE CONTRACTOR SHALL EXPLAIN THE OPERATION OF ALL MECHANICAL SYSTEMS TO THE OWNER'S REPRESENTATIVE AND PROVIDING COPIES OF OPERATION, MAINTENANCE AND WARRANTY MANUALS.

DIVISION 2 - SITE WORK

1. DEMOLITION

PROVIDE DEMOLITION AND REMOVAL OF STRUCTURES, PAVEMENT, SIDEWALKS, CURBS, ETC. AND THE CAPPING OF EXISTING UTILITIES. REMOVE ABOVE GRADE AND BELOW GRADE IMPROVEMENTS AND REMOVE GROWTH AND VEGETATION AT THE SITE.

COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, REGULATIONS AND STANDARDS. IN CASE OF CONFLICT THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

SCHEDULE AND EXECUTE ALL WORK IN A CAREFUL MANNER WITH ALL CONSIDERATION FOR NEIGHBORS AND THE PUBLIC TO PREVENT INJURY TO PERSONS OR PROPERTY.

PRIOR TO ALL DEMOLITION WORK CAREFULLY INSPECT THE ENTIRE SITE AND ALL OBJECTS TO BE DEMOLISHED AND/OR LEFT INTACT AND DETERMINE AN ORDERLY SEQUENCE FOR THE DEMOLITION. LOCATE ALL EXISTING UTILITY LINES AND DETERMINE THE REQUIREMENTS FOR DISCONNECTION AND CAPPING. LOCATE ALL ACTIVE UTILITY LINES TRAVERSING THE SITE AND DETERMINE THE REQUIREMENTS FOR PROTECTION.

PROTECTION: THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR PROTECTION OF EXISTING BUILDINGS, SURROUNDING PROPERTY AND ALL PERSONS. THE CONTRACTOR SHALL ALSO PROVIDE ALL SHORING, TEMPORARY BARRICADES AND TEMPORARY ENCLOSURES AS NECESSARY TO PROTECT ADJACENT PROPERTY FROM DAMAGE.

TAKE ALL MEANS NECESSARY TO PREVENT THE SPREAD OF DUST DURING DEMOLITION OPERATIONS. THOROUGHLY MOISTEN ALL GROUND SURFACES AS OFTEN AS REQUIRED TO PREVENT DUST BEING A NUISANCE TO THE PUBLIC, NEIGHBORS AND THE CONCURRENT PERFORMANCE OF OTHER WORK ON THE SITE.

PRESERVE IN OPERATING CONDITION ALL ACTIVE UTILITIES TRAVERSING THE SITE AND REQUIRED FOR FUTURE OPERATION OF THE NEW STORE AND SURROUNDING PROPERTIES.

COORDINATE DISCONNECTING, REMOVING, PLUGGING, ABANDONING AND RELOCATING UTILITIES WITH LOCAL UTILITY COMPANIES OR OTHER GOVERNING AGENCIES.

ASBESTOS ABATEMENT REFER TO ASBESTOS CONTAINING MATERIAL (ACM) REPORT FOR COMPLETE DESCRIPTION OF MATERIALS IDENTIFIED. THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS FOR THE PROPER PROTECTION, REMOVAL AND DISPOSAL OF ANY ASBESTOS CONTAINING MATERIAL.

POLLUTION CONTROL: THE CONTRACTOR IS RESPONSIBLE FOR ENSURING TRUCKS LEAVING AND ENTERING THE SITE DO NOT DROP DEMOLITION DEBRIS OR DIRT ONTO PUBLIC STREETS.

THE CONTRACTOR IS RESPONSIBLE FOR THE PREVENTION OF SOIL EROSION AND SILT FROM LEAVING THE SITE.

FILLING BASEMENTS & VOIDS: COMPLETELY FILL BELOW GRADE AREA AND VOIDS RESULTING FROM THE DEMOLITION OF THE STRUCTURE AND UTILITIES.

REFER TO THE GEO-TECHNICAL REPORT FOR FILL MATERIAL AND PLACEMENT METHODS. PLACE FILL, COMPACT AND GRADE THE SURFACE TO MEET ADJACENT GRADES AND AS SHOWN ON THE DRAWINGS.

DISPOSAL OF DEMOLISHED MATERIALS
A. REMOVE FROM SITE AND LEGALLY DISPOSE ALL RUBBISH, DEBRIS AND ALL MATERIALS RESULTING FROM THE DEMOLITION OPERATIONS.

2. EARTHWORK

LOCATE EXISTING UNDERGROUND UTILITIES BY CAREFUL HAND EXCAVATION BEFORE STARTING EARTHWORK OPERATIONS. IF UTILITIES ARE TO REMAIN IN PLACE, PROVIDE PROTECTION FROM DAMAGE DURING CONSTRUCTION OPERATIONS. CONTACT LOCAL UTILITY COMPANY FOR INFORMATION REGARDING UNDERGROUND UTILITIES.

SHOULD UNCHARTED OR INCORRECTLY CHARTED PIPING OR OTHER UTILITIES BE ENCOUNTERED DURING EXCAVATION, CONSULT THE OWNER IMMEDIATELY FOR DIRECTIONS AS TO PROCEDURES. REPAIR DAMAGED UTILITIES TO THE SATISFACTION OF THE UTILITY OWNER. COOPERATE WITH THE OWNER, AND PUBLIC AND PRIVATE UTILITY COMPANIES IN KEEPING SERVICES AND FACILITIES IN OPERATION.

BARRICADE OPEN EXCAVATION AND POST WITH WARNING LIGHTS FOR THE SAFETY OF PERSONS, OPERATING WARNING LIGHT DURING HOURS OF DUSK TO DAWN EACH DAY.

PROTECT STRUCTURE, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS, FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.

ALL FILL AND BACK FILL SHALL BE SELECTED FILL MATERIAL COMPACTED AS NOTED IN THE SOILS REPORT. GRADING PLAN AND EARTHWORK SPECIFICATIONS USE NON-EXPANSION FILL MATERIAL AT BUILDING AREA AND UNDER WALKS. ALL COMPACTION SHALL BE SUPERVISED AND CERTIFIED BY A LICENSED SOILS ENGINEER AND CERTIFICATION REPORT SHALL BE SUBMITTED TO CFT DEVELOPMENT PRIOR TO PLACING OF CONCRETE.

3. ASPHALT AND CONCRETE PAVING

(REFER TO CIVIL DRAWINGS FOR SPECIFICATIONS)
SEE GRADING AND PAVING PORTION OF SITE PREPARATION PROCEDURES ON THE SITE AND/OR GRADING PLAN.

MATERIALS:
1) BASE COURSE: AS NOTED ON CIVIL DRAWINGS
2) PRIME COAT: MC-250 OR MC-700 PER ASPHALT INSTITUTE (ASTM D2027-76)
3) SURFACE COAT: AS NOTED ON CIVIL DRAWINGS
4) PAVEMENT MARKINGS, PARKING STALL STRIPES SHALL BE: AS NOTED ON CIVIL DRAWINGS
5) SEAL COAT: FOG-SEAL BY KOPPERS COMPANY.

PROVIDE ALL ASPHALT AND CONCRETE WORK COMPLETE, AS SHOWN ON THE DRAWINGS HEREIN SPECIFIED, INCLUDING CONCRETE FORM WORK, REINFORCEMENT DOWELS AND ACCESSORIES, CONCRETE MIXED, PLACE, FINISHED AND CURED.

EXTERIOR WALKS AND RAMPS TO BE LIGHT BROOM TEXTURE FINISH, UNLESS NOTED OTHERWISE.

EXTERIOR FLATWORK AND CURBS - PROVIDE EXPANSION CONTRACTION JOINT AT 20'-0" ON CENTER MAXIMUM AND CONTROL JOINT AT 5'-0" ON CENTER MAXIMUM.

4. TERMITE CONTROL

QUALITY ASSURANCE: CONFORM TO STATE, LOCAL, AND ALL OTHER REGULATIONS FOR THE USE AND APPLICATION OF TOXICANT CHEMICALS. APPLICATION SHALL BE A COMPANY SPECIALIZING IN SOIL TREATMENT FOR TERMITE CONTROL WITH FIVE YEARS EXPERIENCE AND LICENSED FOR PROJECT LOCATION. SUBMIT COMPLETE PRODUCT DATA AND MANUFACTURER'S INSTRUCTIONS. INDICATE CAUTION REQUIREMENTS.

WARRANTY: FURNISH FIVE YEAR WARRANTY AGAINST INVASION OR PROPAGATION OF SUBTERRANEAN TERMITES, DAMAGE TO BUILDING OR CONTENTS CAUSED BY TERMITES. INCLUDE COST FOR REPAIRS TO BUILDINGS OR CONTENTS SO CAUSED.

PRODUCTS: PROVIDE WATER EMULSION MATERIALS MANUFACTURED BY ONE OF THE FOLLOWING: BASE TERMIODOR, DOW AGRO SCIENCES EQUITY 1.0 PERCENT, OR OTHER PRODUCT SUBSTITUTIONS IF APPROVED IN WRITING BY PANDA. EXECUTION: VERIFY EXISTING CONDITIONS BEFORE STARTING WORK. APPLY IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, STATE AND FEDERAL LAWS AND OSHA REGULATIONS, COORDINATE INSTALLATION WITH ROUGH GRADING TO AVOID DISTURBANCES TO TREATED SOIL. RETREAT ANY DISTURBED SOIL. DO NOT PERMIT SOIL GRADING OVER COMPLETED WORK.

TREATMENT SCHEDULE: TREAT SOIL AT THE FOLLOWING LOCATIONS:
UNDER FOOTINGS; UNDER SLABS ON GRADE; BOTH SIDES OF FOUNDATION WALLS; AND SOIL WITHIN 10 FEET OF BUILDING PERIMETER FOR A DEPTH AS RECOMMENDED BY THE MANUFACTURER FOR THE REGION WHERE PROJECT IS LOCATED.

DIVISION 3 - CONCRETE

REFER TO STRUCTURAL DRAWINGS FOR CONCRETE SPECIFICATIONS

DIVISION 4 - MASONRY

GENERAL NOTES

A. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF ALL LOCAL CODES AND STANDARDS.

B. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND REPORT ANY ERRORS, OMISSIONS, OR POSSIBLE DISCREPANCIES TO THE ARCHITECT AND CFT DEVELOPMENT PRIOR TO COMMENCING ANY WORK. SPECIAL CARE SHALL BE GIVEN TO THE SITE AND BUILDING LAYOUT THEREON.

C. THE CONTRACTOR SHALL PROVIDE SAFE AND ADEQUATE BRACES AND CONNECTIONS TO SUPPORT THE COMPONENT PARTS OF THE STRUCTURE UNTIL THE STRUCTURE ITSELF (INCLUDING THE FLOOR AND ROOF DIAPHRAGMS) IS COMPLETE ENOUGH TO ADEQUATELY SUPPORT ITSELF.

D. OPTIONS, IF PROVIDED HEREIN, ARE NOTED FOR CONTRACTOR'S CONVENIENCE. HE SHALL BE RESPONSIBLE FOR ALL CHANGES NECESSARY, SHALL COORDINATE ALL DETAILS, AND SHALL OBTAIN ALL REQUIRED APPROVALS.

E. COSTS OF ADDITIONAL DESIGN WORK NECESSITATED BY SELECTION OF AN OPTION OR DUE TO ERRORS OR OMISSIONS IN CONSTRUCTION, SHALL BE BORNE BY THE CONTRACTOR.

2. MASONRY VENEER

A. WORK INCLUDED: FURNISH AND INSTALL FACE BRICK, MORTAR MATERIALS, TIES AND ANCHORS, EMBEDDED FLASHING, AND WEEP VENTS.

B. COMPLY WITH ALL STANDARDS REFERENCED BY THE MANUFACTURER. COMPLY WITH ALL APPLICABLE BUILDING CODES.

C. SUBMITTALS: SUBMIT MANUFACTURER'S PRODUCT DATA AND VERIFICATION SAMPLES FOR EACH PRODUCT.

D. WARRANTIES: SUBMIT MANUFACTURER'S AND INSTALLER'S STANDARD WARRANTIES UPON COMPLETION OF THE JOB. WARRANTY SHALL COVER DEFECTS IN MATERIALS AND INSTALLATION.

E. BRICK:
1. DEFECTIVE UNITS: REFERENCED MASONRY UNIT STANDARDS MAY ALLOW A CERTAIN PERCENTAGE OF UNITS TO CONTAIN CHIPS, CRACKS, OR OTHER DEFECTS EXCEEDING LIMITS STATED. DO NOT USE UNITS WHICH SHOW DEFECTS WILL BE EXPOSED IN THE COMPLETED WORK.
2. SHAPES: PROVIDE SHAPES INDICATED AND AS FOLLOWS, WITH EXPOSED SURFACES MATCHING FINISH AND COLOR OF EXPOSED FACES OF ADJACENT UNITS:
2.1. FOR ENDS OF SILLS AND CAPS AND FOR SIMILAR APPLICATIONS THAT WOULD OTHERWISE EXPOSE UNFINISHED BRICK SURFACES, PROVIDE UNITS WITHOUT CORES OR FROGS AND WITH EXPOSED SURFACES FINISHED

3. FIELD CONDITIONS:
3.1. COLD-WEATHER REQUIREMENTS: DO NOT USE FROZEN MATERIALS OR MATERIALS MIXED OR COATED WITH ICE OR FROST. DO NOT BUILD ON FROZEN SUBSTRATES. REMOVE AND REPLACE UNIT MASONRY DAMAGED BY FROST OR BY FREEZING CONDITIONS. COMPLY WITH COLD-WEATHER CONSTRUCTION REQUIREMENTS CONTAINED IN TMS 602/ACI 530.1/ASCE 6.

3.2. HOT-WEATHER REQUIREMENTS: COMPLY WITH HOT-WEATHER CONSTRUCTION REQUIREMENTS CONTAINED IN TMS 602/ACI 530.1/ASCE 6.

4. COLOR AND TEXTURE: REFERENCE "EXTERIOR FINISH SCHEDULE" SHEET G-005.
5. INSTALLATION:
5.1. USE FULL-SIZE UNITS WITHOUT CUTTING IF POSSIBLE. IF CUTTING IS REQUIRED TO PROVIDE A CONTINUOUS PATTERN OR TO FIT ADJOINING CONSTRUCTION, CUT UNITS WITH MOTOR-DRIVEN SAWS; PROVIDE CLEAN, SHARP, UNCHIPPED EDGES. ALLOW UNITS TO DRY BEFORE LAYING. UNLESS WETTING OF UNITS IS SPECIFIED, INSTALL CUT UNITS WITH CUT SURFACES AND, WHERE POSSIBLE, CUT EDGES CONCEALED.

5.2. SELECT AND ARRANGE UNITS FOR EXPOSED UNIT MASONRY TO PRODUCE A UNIFORM BLEND OF COLORS AND TEXTURES. MIX UNITS FROM SEVERAL PALLETS OR CUBES AS THEY ARE PLACED.
6. MORTAR AND GROUT:
2. PORTLAND CEMENT: ASTM C 150C 150M, TYPE I OR II. EXCEPT TYPE III MAY BE USED FOR COLD-WEATHER CONSTRUCTION. PROVIDE COLOR AS REQUIRED TO PRODUCE APPROVED COLOR SAMPLE.
3. HYDRATED LIME: ASTM C 207, TYPE S.
4. PORTLAND CEMENT-LIME MIX: PACKAGED BLEND OF PORTLAND CEMENT AND HYDRATED LIME CONTAINING NO OTHER INGREDIENTS.
5. MASONRY CEMENT: ASTM C 91C 91M.
6. MORTAR CEMENT: ASTM C 1329.
7. AGGREGATE FOR MORTAR ASTM C 144; EXCEPT FOR JOINTS 1/4 INCH THICK, USE AGGREGATE GRADED WITH 100 PERCENT PASSING THE NO. 16 SIEVE.
8. AGGREGATE FOR GROUT: ASTM C 404.
9. MORTAR PIGMENTS: NATURAL AND SYNTHETIC IRON OXIDES AND CHROMIUM OXIDES, COMPOUNDED FOR USE IN MORTAR MIXES AND COMPLYING WITH ASTM C 979C 979M. USE ONLY PIGMENTS WITH A RECORD OF SATISFACTORY PERFORMANCE IN MASONRY MORTAR.

9.1. COLOR: REFERENCE "EXTERIOR FINISH SCHEDULE" SHEET G-005.
10. WATER: POTABLE.
11. INSTALLATION:

11.1. LAY MASONRY UNITS WITH COMPLETELY FILLED BED AND HEAD JOINTS; BUTTER ENDS WITH SUFFICIENT MORTAR TO FILL HEAD JOINTS AND SHOVE INTO PLACE. DO NOT DEEPLY FURROW BED JOINTS OR SLUSH HEAD JOINTS.
11.2. TOOL EXPOSED JOINTS SLIGHTLY CONCAVE WHEN THUMBPRINT HARD, USING A JOINTER LARGER THAN JOINT THICKNESS UNLESS OTHERWISE INDICATED.
G. TIES AND ANCHORS:
1. GENERAL: TIES AND ANCHORS SHALL EXTEND AT LEAST 1-1/2 INCHES (38 MM) INTO VENEER BUT WITH AT LEAST A 5/8-INCH (16-MM) COVER ON OUTSIDE FACE.
1.1. PROVIDE ANCHORS THAT ALLOW VERTICAL ADJUSTMENT BUT RESIST A 100-LB (445-N) LOAD IN BOTH TENSION AND COMPRESSION PERPENDICULAR TO PLANE OF WALL WITHOUT DEFORMING OR DEVELOPING PLAY IN EXCESS OF 1/16 INCH (1.5 MM).

2. DESCRIPTION: PROVIDE SINGLE SCREW VENEER TIES FOR USE WITH CONCRETE, CMU, WOOD STUD OR BRICK BACKUP, AND PROVIDED WITH EPDM SEANG WASHERS.

3. MATERIALS: PROVIDE TIES AND ANCHORS SPECIFIED IN THIS ARTICLE THAT ARE MADE FROM MATERIALS THAT COMPLY WITH THE FOLLOWING UNLESS OTHERWISE INDICATED:

3.1. ANCHORS AND TIES: CARBON STEEL; ASTM A36, HOT-DIP GALVANIZED AFTER FABRICATION TO ASTM A153, CLASS B.
3.2. WIRE: CARBON STEEL; ASTM A82, WITH ZINC COATING HOT-DIP GALVANIZED AFTER FABRICATION TO ASTM A153.
3.2.1. TENSILE STRENGTH: NOT LESS THAN 80,000 PSI (552 MPa).
3.2.2. YIELD POINT: NOT LESS THAN 70,000 PSI (483 MPa).
3.3. SCREW-TYPE T

DIVISION 5 - METALS

1. STEEL FRAMING

REFERENCE STRUCTURAL DRAWINGS FOR STEEL FRAMING SPECIFICATIONS

2. MISCELLANEOUS METALS

CUSTOM FABRICATE FERROUS METAL ITEMS 16 GAUGE AND HEAVIER. REFER TO DRAWINGS AND DETAILS.

3. METAL STUDS

INSTALL METAL FRAMING SYSTEMS IN ACCORDANCE WITH MANUFACTURER'S PRINTED OR WRITTEN INSTRUCTIONS AND RECOMMENDATIONS, UNLESS OTHERWISE INDICATED. INSTALL CONTINUOUS TRACK - SIZED TO MATCH STUDS. SECURE TRACKS AS RECOMMENDED BY STUD MANUFACTURER FOR TYPE OF CONSTRUCTION INVOLVED.

SET STUDS PLUMB, EXCEPT AS NEEDED FOR DIAGONAL BRACING OR REQUIRED FOR NON-PLUMB WALLS OR WARPED SURFACES.

INSTALL SUPPLEMENTARY FRAMING, BLOCKING AND BRACING IN METAL FRAMING SYSTEM WHENEVER WALL OR PARTITIONS ARE INDICATED TO SUPPORT FIXTURES, EQUIPMENT, SERVICES, CASEWORK, HEAVY TRIM AND FURNISHINGS AND SIMILAR WORK.

SECURE STUDS TO TOP AND BOTTOM RUNNER TRACKS BY EITHER WELDING OR SCREW FASTENING AT BOTH INSIDE AND OUTSIDE FLANGES.

INSTALL HORIZONTAL STIFFENERS IN STUD SYSTEM AS REQUIRED, SPACE (VERTICAL DISTANCE) AT NO MORE THAN 4'-6" O.C.

4. EXTERIOR ALUMINUM AWNINGS

FOLLOW MANUFACTURER'S SPECIFICATIONS

DIVISION 6 - WOOD AND PLASTICS

1. WOOD FRAME AND ROOF TRUSSES

REFERENCE STRUCTURAL DRAWINGS FOR SPECIFICATIONS OF WOOD FRAMING AND TRUSSES

2. FINISH CARPENTRY MATERIALS

QUALITY ASSURANCE:
PERFORM FINISH CARPENTRY WORK IN ACCORDANCE WITH AWI QUALITY STANDARDS, PREMIUM GRADE. USE FULL LENGTH PIECES, MITER ALL JOINTS, SHOULDER JOINT AT DOOR JAMBS. FILL ALL NAIL HOLES AND SAND SMOOTH.

WOOD TRIM INTERIOR: VERTICAL GRAIN, RED OAK SURFACE ALL EXPOSED EDGES.

EXPOSED WOOD AT EXTERIOR: RESAWN DOUGLAS FIR, NO KNOTS, STAIN GRADE.

3. SHEATHING

GENERAL: PROVIDE IN MAXIMUM LENGTHS AND WIDTHS AVAILABLE THAT WILL MINIMIZE JOINTS IN EACH AREA AND CORRESPOND WITH SUPPORT SYSTEM INDICATED.

SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY THE FOLLOWING:

- CEMENTITIOUS BACKER UNITS: ASTM C 1325, TYPE A.
- THICKNESS: AS INDICATED ON DRAWINGS.
- PLYWOOD WALL SHEATHING: REFER TO STRUCTURAL SPECIFICATIONS FOR GRADE AND TYPE.
- THICKNESS: AS INDICATED ON DRAWINGS.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

1. ENERGY COMPLIANCE

FIXED WINDOWS (GLASS) SHALL BE SEALED TO LIMIT AIR INFILTRATION.

HOLLOW METAL OR SOLID CORE WOOD DOORS: PROVIDE VINYL OR SHEET METAL WEATHER SEAL AT HEAD, JAMB AND SILL AT ALL EXTERIOR DOORS.

EXTERIOR STORE FRONT HINGED DOORS: PROVIDE VINYL SEAL AT SILL AND CONTINUOUS PILE WEATHER-STRIP VERTICALLY AND AT TOP RAILS.

OPEN EXTERIOR JOINTS AROUND WINDOW AND DOOR FRAMES, BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF, BETWEEN WALL PANELS, AT PENETRATION OF UTILITIES THROUGH THE ENVELOPE, SHALL BE SEALED CAULKED OR WEATHER-STRIPPED TO LIMIT AIR LEAKAGE.

2. BUILDING INSULATION

- WORK INCLUDED: FURNISH AND INSTALL RIGID, AND THERMAL BATT INSULATION.
- ROOF INSULATION: REFER TO SECTION 3. "ROOFING SYSTEM" FOR ROOF INSULATION REQUIREMENTS.

- EXTERIOR STUD WALL: GLASS-FIBER BLANKET, UNFACED; ASTM C 665, TYPE I; WITH MAXIMUM FLAME-SPREAD AND SMOKE-DEVELOPED INDEXES OF 25 AND 450, RESPECTIVELY, PER ASTM E 84; PASSING ASTM E 136 FOR COMBUSTION CHARACTERISTICS.
 - PROVIDE SIZE AND THICKNESS TO MATCH STUD WALL CAVITY AND TO ACHIEVE A MINIMUM R-VALUE AS INDICATED ON THE DRAWINGS.
 - MATERIALS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCT BY OWENS CORNING OR EQUAL.

- INSULATION FOR MISCELLANEOUS VOIDS:
 - SPRAY POLYURETHANE FOAM INSULATION: ASTM C 1029, TYPE II, CLOSED CELL, WITH MAXIMUM FLAME-SPREAD AND SMOKE-DEVELOPED INDEXES OF 75 AND 450, RESPECTIVELY, PER ASTM E 84.

3. ROOFING SYSTEM

- WORK INCLUDED: FURNISH AND INSTALL ROOF INSULATION, ROOF MEMBRANE, BASE FLASHINGS, AND AUXILIARY COMPONENT MATERIALS.

- MECHANICALLY FASTENED SINGLE-PLY MEMBRANE SYSTEM: POLYVINYL CHLORIDE (PVC) SHEET ROOFING MECHANICALLY FASTENED TO ROOF INSULATION THAT HAS BEEN SECURED TO THE ROOF DECK.

- PVC SHEET, ASTM D 4434/D 4434M, TYPE IV, FABRIC REINFORCED:
 - MATERIALS: DURO-LAST (DL40) MEMBRANE AS MANUFACTURED BY DURO-LAST ROOFING, INC.
 - THICKNESS: 40 MILS, NOMINAL.
 - EXPOSED FACE COLOR: WHITE.

- ROOF INSULATION GENERAL: PREFORMED ROOF INSULATION BOARDS MANUFACTURED BY PVC ROOFING MANUFACTURER, SELECTED FROM MANUFACTURER'S STANDARD SIZES SUITABLE FOR APPLICATION, OF THICKNESSES REQUIRED TO ACHIEVE MINIMUM R-VALUE INDICATED.

- ROOF INSULATION: POLYISOCYANURATE BOARD INSULATION, ASTM C 1289, TYPE II, CLASS 1, GRADE 2, FELT OR GLASS-FIBER MAT FACER ON BOTH MAJOR SURFACES.
 - PROVIDE MINIMUM R-VALUE AS DETERMINED BY THE LONG TERM THERMAL RESISTANCE (LTTR) METHOD.
 - ROOF INSULATION: RIGID POLY-ISO INSULATION R30 MINIMUM.

- SOURCE LIMITATIONS: OBTAIN COMPONENTS INCLUDING ROOF INSULATION, FASTENERS, BASE FLASHINGS, AND AUXILIARY MATERIALS FOR ROOFING SYSTEM FROM SAME MANUFACTURER AS MEMBRANE ROOFING.

- MATERIAL COMPATIBILITY: ROOFING MATERIALS SHALL BE COMPATIBLE WITH ONE ANOTHER AND ADJACENT MATERIALS UNDER CONDITIONS OF SERVICE AND APPLICATION REQUIRED.

- INSTALLATION, GENERAL: INSTALL ROOFING OVER WOOD DECK OR ROOF INSULATION, WHERE APPLICABLE, ACCORDING TO ROOFING SYSTEM MANUFACTURER'S WRITTEN INSTRUCTIONS.

- COMPLETE TERMINATIONS AND BASE FLASHINGS AND PROVIDE TEMPORARY SEALS TO PREVENT WATER FROM ENTERING COMPLETED SECTIONS OF ROOFING SYSTEM AT THE END OF THE WORKDAY OR WHEN RAIN IS FORECAST. REMOVE AND DISCARD TEMPORARY SEALS BEFORE BEGINNING WORK ON ADJOINING ROOFING.
- PRIME ALL METAL FLASHING, ETC. THAT SHALL BE IN CONTACT WITH ROOFING MATERIALS.

- INSTALLER QUALIFICATIONS: A QUALIFIED FIRM THAT IS APPROVED, AUTHORIZED, OR LICENSED BY ROOFING SYSTEM MANUFACTURER TO INSTALL MANUFACTURER'S PRODUCT AND THAT IS ELIGIBLE TO RECEIVE MANUFACTURER'S SPECIAL WARRANTY.

- WARRANTY: GENERAL CONTRACTOR SHALL FURNISH A FIFTEEN (15) YEAR, NO DOLLAR LIMIT (NDL), WARRANTY FOR THIS INSTALLATION.

4. FLASHING AND SHEET METAL

FURNISH AND INSTALL ALL FLASHING, SHEET METAL, PITCH POCKET PANS AND SCUPPERS NOT SPECIFICALLY DESCRIBED IN OTHER SECTIONS OF THESE SPECIFICATIONS, BUT REQUIRED TO PREVENT WATER PENETRATION THROUGH EXTERIOR BUILDING SHELL, INCLUDING FLASHING, CAPS, AND ROOF EQUIPMENT PLATFORM COVERS.

COMPLY WITH APPLICABLE RECOMMENDATIONS AND DETAILS OF THE "ARCHITECTURAL SHEET METAL MANUAL", BY SHEET METAL AND AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION (SMACNA).

INSTALL SHEET METAL OVER A LAYER OF ROOFING FELT.

GALVANIZED IRON, SHEET METAL OR IRON SHALL BE A STANDARD BRAND OF OPEN-HEARTH COPPER-BEARING STEEL, COPPER-MOLYBDENUM IRON, OR PURE IRON SHEETS. USE 24 GAUGE MINIMUM UNLESS OTHERWISE CALLED FOR ON THE DRAWINGS.

ZINC COATING: ALL GALVANIZED SHEETS SHALL HAVE A ZINC COATING APPLIED BY HOT-DIP PROCESS TO ALL SURFACES. ZINC COATING SHALL WEIGH NOT LESS THAN 1.14 OUNCES PER SQ. FT. NOR MORE THAN 1.12 OUNCES PER SQ. FT. OF SURFACES COVERED AND SHALL CONFORM WITH ASTM A-93.

5. ROOF ACCESSORIES

THE WORK OF THIS SECTION INCLUDES THE PROVIDING AND INSTALLING OF ACCESSORIES TO BE INSTALLED ON THE ROOF AND FLASHED TO PROVIDE A WATERTIGHT INSTALLATION.

ROOF HATCH: BILCO, TYPE "S-20", 2'-6" X 3'-0", GALVANIZED, BONDED FOR PAINTING.

6. CAULKING & SEALANTS

GENERAL BUILDING APPLICATIONS: FOR JOINTS WHERE MOVEMENT IS ANTICIPATED, USE A.C. HORN HORNFLX (POLYSULFIDE) ONE COMPONENT SYSTEM IN THE COLOR WHICH MOST CLOSELY MATCHES THE ADJACENT SURFACES. SEALANT TO HAVE A SHORE "A" HARDNESS OF 20 TO 30.

FOR DRY JOINTS BETWEEN DISSIMILAR MATERIALS WHERE LITTLE MOVEMENT IS ANTICIPATED, USE A.C. HORN HORNSEAL ELASTOMERIC CAULK (BUTYL RUBBER) ONE COMPONENT SYSTEM IN THE COLOR WHICH MOST CLOSELY MATCHES ADJACENT SURFACES.

FOR GLAZING AND KITCHEN APPLICATIONS:
GENERAL ELECTRIC SILICONE CONSTRUCTION 1200 SEALANT.

FOR SHEET METAL FLASHING AND COPING:
GENERAL ELECTRIC SILPRUF SILICONE WEATHER PROOFING SEALANT.

THE GENERAL CONTRACTOR SHALL INCLUDE IN HIS WORK THE FOLLOWING: AFTER ALL EQUIPMENT AND WALL MATERIALS ARE INSTALLED, ALL JOINTS TO WALLS AND BASES SHALL BE SEALED WITH SILICONE SEALANT.

ALL INSIDE VERTICAL CERAMIC TILE CORNERS SHALL RECEIVE A TOOLED BEAD OF SILICONE SEALANT.

- VAPOR RETARDER
 - VAPOR PERMEABLE - FLUID APPLIED MEMBRANE AIR AND MOISTURE BARRIER, SPRAY OR ROLLER APPLIED.

- ALL EXTERIOR SHEATHING SHOWN IN DRAWINGS CALLED OUT TO RECEIVE "WVB" (WEATHER RESISTIVE BARRIER) OR VAPOR RETARDER SHALL RECEIVE THE FOLLOWING:
 - STO GUARD AIR AND MOISTURE BARRIER MEMBRANE - STO GOLD COAT MANUFACTURED BY STO CORP. (WWW.STOCORP.COM)
 - SUBSTITUTIONS: NOT ALLOWED.

INSTALLATION: INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

8. WATER PROOFING MEMBRANE BEHIND COMPOSITE DECKING

ALL EXTERIOR SHEATHING SHOWN IN DRAWINGS CALLED OUT TO RECEIVE "WATER PROOFING" LOCATED SPECIFICALLY BEHIND ALL COMPOSITE WOOD DECKING SIDING SHALL RECEIVE THE FOLLOWING:

MANUFACTURER: BASF

(WWW.MASTER-BUILDERS-SOLUTIONS.BASF.US/EN-US/PRODUCTS/MASTERSEAL/1991)

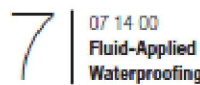
SPECIFICATION: MASTERSEAL HLM 5000

SUBSTITUTIONS: NOT ALLOWED

INSTALLATION: INSTALL PER MANUFACTURER'S INSTRUCTIONS/SPECIFICATIONS - REF. TO CUT SHEET BELOW



Technical Data Guide



MasterSeal® HLM 5000
Liquid, cold-applied elastomeric waterproofing membrane system

FORMERLY SONOSHELD® HLM 5000

YIELD
25-30 ft²/gal at 55-65 wet mils (0.61-0.74 mm/L at 1.4-1.7 mm wet thickness)

25-30 ft²/gal at 45-55 dry mils (0.61-0.74 mm/L at 1.1-1.4 mm dry thickness)

Coverage may vary with the application technique used. Actual coverage rate and mil thickness depend on finish and porosity of the substrate.

STORAGE
Store in unopened containers in clean, dry conditions at 40 to 80°F (4 to 27°C). During storage, an easily removed skin of HLM 5000 may form which does not affect performance of the product.

SHELF LIFE
- 1 Year Pails
- 6 Months Drums

VOC CONTENT
- MasterSeal HLM 5000 SL: 183 g/L
- MasterSeal HLM 5000 S: 190 g/L
- MasterSeal HLM 5000 R: 180 g/L
- MasterSeal HLM 5000 T: 132 g/L

DESCRIPTION
MasterSeal HLM 5000 is a one-component, moisture-curing, bitumen-modified polysulfide elastomeric waterproofing membrane for exterior below-grade or between-slab applications. It is available in four grades:
MasterSeal HLM 5000 S (self-leveling/queegee)
MasterSeal HLM 5000 T (trowel)

PRODUCT HIGHLIGHTS
• Available in standard and high-build systems
• Waterproofing membrane to prevent water penetration
• Elastomeric accommodates expansion and contraction
• Wide service-temperature range, making MasterSeal HLM 5000 suitable for all climates
• Chemical resistance to bacterial attack, select acids, alkalis and salts
• Seamless cold-applied membrane eliminates taping, seaming and pre-curing
• Does not require hot-melt equipment

APPLICATIONS
• Concrete
• Plywood (exterior)
• Exterior below grade (on masonry, concrete, and incidental metal)
• Above grade (between two-course concrete and within cavity walls)
• Parking garages and concrete tanks
• Plaza decks and malls
• Fountains and ponds
• Balconies and planters
• Below-grade slabs
• Walls and culverts
• Sea walls, dams and reservoirs

HOW TO APPLY MASTERSEAL HLM 5000 SURFACE PREPARATION
1. For best results, all concrete deck surfaces should be lightly steel troweled to a flat, uniform surface. A light brown finish is acceptable. New concrete must be properly water-cured at least 14 days. Membrane curing compounds must be mechanically removed.



Master Builders Solutions by BASF
www.master-builders-solutions.com

DIVISION 8 - DOORS AND WINDOWS

1. QUALITY ASSURANCE

EXTERIOR WINDOW AND DOORS: WINDOWS AND DOORS INSTALLED IN EXTERIOR WALLS SHALL CONFORM TO THE TESTING AND PERFORMANCE REQUIREMENTS OF SECTION 1714.5: INSTALLATION.

WINDOW AND DOORS SHALL BE INSTALLED IN ACCORDANCE WITH APPROVED MANUFACTURER'S INSTRUCTIONS. FASTENER SIZE AND SPACING SHALL BE PROVIDED IN SUCH INSTRUCTIONS AND SHALL BE CALCULATED BASED ON MAXIMUM LOADS AND SPACINGS USED IN THE TESTS". EXTERIOR WINDOW AND DOOR ASSEMBLIES, THE DESIGN PRESSURE RATINGS OF EXTERIOR WINDOWS AND DOORS IN BUILDINGS SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 1714.5.1 OR 1714.5.2. EXCEPTION: STRUCTURAL WIND LOAD DESIGN PRESSURES FOR WINDOW UNITS SMALLER THAN THE SIZE TESTED IN ACCORDANCE WITH SECTION 1714.5.1 OR 1714.5.2 SHALL BE PERMITTED TO BE HIGHER THAN THE DESIGN VALUE OF THE TESTED UNIT PROVIDED SUCH HIGHER PRESSURES ARE DETERMINED BY ACCEPTED ENGINEERING ANALYSIS. ALL COMPONENTS OF THE SMALL UNIT SHALL BE THE SAME AS THE TESTED UNIT, WHERE SUCH CALCULATED DESIGN PRESSURES ARE USED, THEY SHALL BE VALIDATED BY AN ADDITIONAL TEST OF THE WINDOW UNIT HAVING THE HIGHEST ALLOWABLE DESIGN PRESSURE."

EXTERIOR WINDOWS AND GLASS DOORS SHALL BE LABELED AS CONFORMING TO AAMA/NWDA 1011.5.2 OR 1011.5.2NAFS. THE LABEL SHALL STATE THE NAME OF THE MANUFACTURER, THE APPROVED LABELING AGENCY AND THE PRODUCT DESIGNATION AS SPECIFIED IN AAMA/NWDA 1011.5.2 OR 1011.5.2NAFS. PRODUCTS TESTED AND LABELED AS CONFORMING TO AAMA/NWDA 1011.5.2 OR 1011.5.2NAFS SHALL NOT BE SUBJECT TO THE REQUIREMENTS OF SECTIONS 2403.2 AND 2403.3. EXTERIOR WINDOWS AND DOOR ASSEMBLIES NOT PROVIDED FOR IN SECTION 1714.5.1: EXTERIOR WINDOW AND DOOR ASSEMBLIES SHALL BE TESTED IN ACCORDANCE WITH ASTM E330. EXTERIOR WINDOW AND DOOR ASSEMBLIES CONTAINING GLASS SHALL COMPLY WITH SECTION 2403. THE DESIGN PRESSURE FOR TESTING SHALL BE CALCULATED IN ACCORDANCE WITH CHAPTER 16. EACH ASSEMBLY SHALL BE TESTED FOR 10 SECONDS AT A LOAD EQUAL TO 1.5 TIMES THE DESIGN PRESSURE."

2. METAL DOORS AND FRAMES

WORK INCLUDED:
FURNISH AND INSTALL METAL DOORS AND DOOR FRAMES AS SHOWN ON THE DRAWINGS AND AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION.

MATERIALS: DOORS AND FRAMES SHALL BE EQUIVALENT TO STEEL CRAFT, LABELED OR NON-LABELED AND SIZE AS INDICATED ON DRAWINGS.

STEEL DOORS SHALL BE FULL-FLUSH DESIGN L-18 (18 GAUGE) REINFORCED FOR FINISH HARDWARE AND WITH BAKED ON PRIME PAINT. STEEL FRAMES SHALL BE FURNISHED KNOCKED DOWN, TYPE I-16 (16 GAUGE), MITERED CORNERS SHALL HAVE HEAVY REINFORCEMENTS WITH FOUR TABS FOR SECURING AND INTERLOCKING JAMB TO HEAD, PROPER REINFORCEMENT AND CUT-OUT FOR FINISH HARDWARE. FRAMES SUPPLIED WITH SUITABLE JAMB AND BASE ANCHORS, RUBBER BUMPERS AND PRIME PAINTED.

3. WOOD DOORS

PROVIDE AND INSTALL STANDARD SOLID-CORE, FLUSH WOOD DOORS.
FACE VENEER: REFER TO COLOR AND DOOR SCHEDULES FOR LIST OF DOORS TO RECEIVE SCHEDULED FINISHES.

SOLID CORE: MAT FORMED WOOD PARTICLE BOARD, TYPE I, DENSITY, CLASS 1, COMMERCIAL STANDARD C5326-86, AS MANUFACTURED, BY U.S. PLYWOOD, GENERAL VENEER OR WEYERHAEUSER.

DOORS SHALL BE MANUFACTURED PER MILL WORK STANDARDS OF THE ARCHITECTURAL WOODWORK INSTITUTE (AWI) FOR PREMIUM GRADE.

EDGE BANDING:
PAINTED FINISH: MILL OPTION
STAINED FINISH: MATCH FACE VENEER.

CUTOUTS FOR GLAZING OR LOUVERS SHALL HAVE HARDWOOD FRAMES AND STOPS.

ADHESIVES: CONFORM TO CS 35 TYPE II, FOR INTERIOR DOORS AND TYPE I FOR EXTERIOR DOORS.

DOORS TO HAVE METAL LOUVERS AS INDICATED ON THE DRAWINGS SHALL BE 24 GAUGE WITH CHEVRON TYPE BLADES WITH FREE AIR 50% TOTAL AREA AND BE PRIME PAINTED.

PRE-FIT DOORS AT FACTORY WITH CLEARANCES OF 1/2" AT EACH VERTICAL EDGE AND AT TOP, 1/2" AT BOTTOM, AND 1/2" IN 2" BEVEL AT LOCK EDGE, 3/4" CLEARANCE ABOVE FLOOR WITHOUT THRESHOLD, 3/4" ABOVE FLOOR WITH THRESHOLD.

INSTALL DOORS TO COMPLY WITH MANUFACTURER'S INSTRUCTIONS. FIT DOORS TO FRAMES WITH UNIFORM CLEARANCE AND BEVELS. MACHINE DOORS FOR HARDWARE, IF REQUIRED. REFINISH OR REPLACE DOORS DAMAGED DURING INSTALLATION.

4. FINISH HARDWARE

SECURITY NOTES - SWINGING DOORS:
ALL PIN-TYPE HINGES WHICH ARE ACCESSIBLE FROM OUTSIDE THE SECURED AREA WHEN THE DOOR IS CLOSED SHALL HAVE NON-REMOVABLE HINGE PINS. IN ADDITION, THEY SHALL HAVE 1/2" MINIMUM DIAMETERS STEEL JAMB STUDS WITH 1/2" MINIMUM PROJECTION, UNLESS THE HINGES ARE SHAPED TO PREVENT DOOR REMOVAL IF HINGE PINS ARE REMOVED.

STRIKE PLATES FOR LATCHES AND HOLDING DEVICES FOR PROJECTING DEAD BOLTS IN WOOD CONSTRUCTION SHALL BE SECURED TO THE JAMB AND WALL FRAMING WITH SCREWS NOT LESS THAN 2-1/2" IN LENGTH.

DEAD BOLTS SHALL CONTAIN HARDENED INSERTS.

STRAIGHT DEAD BOLTS SHALL HAVE A MINIMUM THROW OF 1" AND AN EMBEDMENT OF NOT LESS THAN 3/8"

HOOK SHAPED OR EXPANDING LAG DEAD BOLTS SHALL HAVE A MINIMUM THROW OF 3/4"

CYLINDER GUARDS SHALL BE INSTALLED ON ALL CYLINDER LOCKS WHENEVER THE CYLINDER PROJECTS BEYOND THE FACE OF THE DOOR OR IS OTHERWISE ACCESSIBLE TO GRIPPING TOOLS.

HARDWARE NOTES: REFERENCE HARDWARE SCHEDULE FOR SPECIFICATIONS.

KEYING: ALL CYLINDERS SHALL BE REMOVABLE CORE, MASTER KEYED TO INSTA-KEY SYSTEM. REFER DOOR HARDWARE SCHEDULE.

FASTENERS:
PROVIDE ALL HARDWARE WITH ALL NECESSARY SCREWS, AND OTHER FASTENERS OF SUITABLE SIZE AND TYPE TO ANCHOR THE HARDWARE IN POSITION FOR LONG LIFE UNDER HARD USE.

FURNISH ITEMS COMPLETE WITH EXPANSION SHIELDS, TOGGLE BOLTS AND OTHER ANCHORS, IN ACCORDANCE WITH THE MATERIAL TO WHICH THE HARDWARE IS TO BE APPLIED AND THE RECOMMENDATIONS OF THE HARDWARE MANUFACTURER.

FASTENER FINISH SHALL HARMONIZE WITH THE HARDWARE MATERIAL. INSTALL HARDWARE ITEMS IN ACCORDANCE WITH THE SCHEDULE INCLUDED ON THE DRAWINGS, EXCEPT AS SPECIFICALLY REQUIRED TO COMPLY WITH LOCAL CODES AND AS RECOMMENDED BY THE DOOR AND HARDWARE INSTITUTE.

INSTALL HARDWARE IN COMPLIANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS. SET UNITS LEVEL, PLUMB AND TRUE. ADJUST AND CHECK OPERATION OF EVERY UNIT. REPLACE UNITS WHICH CANNOT BE ADJUSTED TO OPERATE FREELY AND SMOOTHLY.

COORDINATE WITH OTHER TRADES TO ASSURE PROPER AND ADEQUATE PROVISION IN THE WORK OF THOSE TRADES FOR INTERFACE WITH THE WORK OF THIS SECTION.

5. INSULATING GLASS UNIT

TEMPERED GLASS SHALL CONFORM WITH CPSC, ANSI, Z97-1, ASTM, FGMA STANDARDS

ENERGY CODE DATA FOR GLASS:
REFERENCE WINDOW SCHEDULE FOR SPECIFICATION.

6. GLAZING

ALL GLAZING SHALL CONFORM TO CONSUMER PRODUCT SAFETY STANDARD 16 CFR, PART 1201.

ALUMINUM STOREFRONT SYSTEM: THE SYSTEM SHALL BE AS NOTED ON THE DRAWINGS AS MANUFACTURED BY: KAWNEER COMPANY, INC., NORTHRUP ARCHITECTURAL SYSTEM.

STORE FRONT SHALL BE STRUCTURALLY REINFORCED, EXTRUDED ALUMINUM FRAMING COMPLETE WITH GLASS, NON-STRETCH HIGH SHORE VINYL, AND ANCHORAGE ATTACHMENTS AND SHIMS REQUIRED TO SECURE WINDOW WALLS TO BUILDING STRUCTURE, SYSTEM.

FRAMES: SIZES AS SHOWN ON THE DRAWINGS, COMMERCIAL QUALITY EXTRUDED ALUMINUM (ASTM B221), COMPLETE WITH MATCHING PROFILE STOPS TO SUIT FRAMES AND OF ADEQUATE SIZE TO PROVIDE SUFFICIENT BITE ON GLASS, AND DRILLED HOLES, DEFLECTOR PLATES AND INTERNAL FLASHING TO ACCOMMODATE INTERNAL WEEP AND DRAINAGE SYSTEM.

REFER TO WINDOW SCHEDULE FOR ANODIZED ALUMINUM FINISH COLOR.

7. DRIVE-THRU WINDOW

PASS THROUGH WINDOW AT DRIVE-THRU WITH LOCK, PRE-GLAZED WITH ALUMINUM FRAME, SEE WINDOW SCHEDULE ON ELEVATION SHEETS FOR MANUFACTURERS AND DETAILED SPECS.

EXPERIENCE THE FLASHCO EDGE

FlashCo

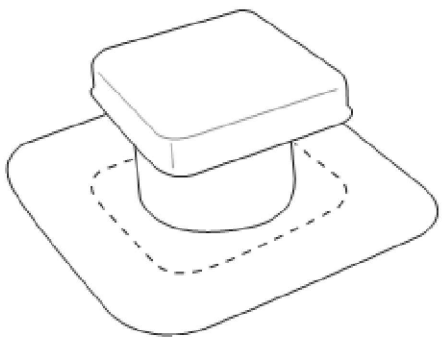
FlashVent™
SQUARE TOP VENT

TPO Low Slope Systems

OVERVIEW
FlashCo's FlashVent Square-Top Roof Vents are Factory Certified prefabricated gravity vents. Square Top FlashVents are constructed with a 60 mil reinforced TPO membrane boot over an 8.25" diameter steel sub-base. The sub-base opening is covered with 1/8" screen mesh to help prevent unwanted pest intrusion. The 10"x10" hood is constructed with 26g painted steel.


INSTALLATION
FlashCo's FlashVent Square-Top Vent shall be installed in accordance with the recommendations and specifications of the roofing material manufacturer or architect.

- Place Square-Top vent over roof opening.
- Lift membrane flange and fasten sub-base to deck through metal flange.
- Heat weld membrane flange to deck membrane.
- Apply cut edge sealant, TPO only (provided by others) around edge of flange.



STANDARD SIZES & SPECIFICATIONS

Description	8" Square-Top
Net Free Air	38 sq. in.
Material	60 mil reinforced TPO
Quantity/Box	6 ea.
Packaging Box Size	24"x24"x20"
Box Weight	21 lbs.
Colors	White, Gray, Tan



FlashCo | 1-866-323-5274 | Sales@FlashCoMfg.com | www.FlashCoMfg.com

Saving the Contractor Time Since 2000



CFT DEVELOPMENT, LLC.
1683 Walnut Grove Ave.
Rosemead, California
91770
Telephone: 626.799.9888
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REVISIONS:

ISSUE DATE:

PERMIT SET	2020-11-13

DRAWN BY: CSW

CFT PROJECT #:

ARCH PROJECT #: JCDT190143



I certify that these documents were prepared or approved by me, and that I am a duly licensed architect or engineer under the laws of the State of Maryland, license number 20249, expiration date 02.10.22



CFT PLAZA
S-19-0029
210 MALCOLM DR.
WESTMINSTER, MD 21157

G 0.3
SPECIFICATIONS

PROJECT DIRECTORY

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CFT NV DEVELOPMENTS, LLC
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CONTACT: CHARLIE SHEN

TENANT
PANDA EXPRESS
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ROSEMEAD, CA 91770-3711
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CONTACT: BRIAN KAN

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PEACHTREE CORNERS, GA 30092
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UTILITY PROVIDERS

WATER & SANITARY SEWER SERVICE PROVIDER
CITY OF WESTMINSTER DEPARTMENT OF PUBLIC WORKS
56 WEST MAIN STREET
WESTMINSTER, MD 21157
410-848-2592
CONTACT: LWALLACE@WESTGOV.COM

ELECTRICAL & GAS SERVICE PROVIDER

BALTIMORE GAS AND ELECTRIC
1911 OLD WESTMINSTER PIKE
FINKSBURG, MD 21048
1-800-233-1854 / 410-516-2584

GENERAL NOTES:

1) THIS PROJECT WILL HAVE NO ADVERSE EFFECT ON KNOWN CULTURAL RESOURCES.

2) CONTRACTORS WORKING ON THIS PROJECT MUST BE INFORMED THAT ARCHAEOLOGICAL ARTIFACTS MAY BE ACCIDENTALLY DISCOVERED DURING ANY GROUND-DISTURBING ACTIVITIES, INCLUDING GRADING AND EXCAVATION. ARTIFACTS COULD INCLUDE STONE TOOLS (ARROWHEADS, FOR EXAMPLE), POTTERY, METALS, BRICK, GLASS, BONE, ETC. IF ARTIFACTS ARE DISCOVERED, THE CONTRACTOR OR APPLICANT MUST CEASE WORK AND CALL THE HISTORIC PRESERVATION PLANNER AT 410-535-2348 FOR PROMPT EVALUATION OF THE OBJECTS AND TO AVOID DELAYS TO THE PROJECT. BY LAW, ALL ARTIFACTS BELONG TO THE PROPERTY OWNER, UNLESS THEY ARE HUMAN REMAINS WHICH CANNOT BE DISTURBED WITHOUT WRITTEN AUTHORIZATION FROM THE STATE'S ATTORNEY. EVALUATION IS TO HELP US BETTER UNDERSTAND THE PAST IN CARROLL COUNTY.

3) A WAIVER FROM THE REQUIREMENTS OF SECTION 8-2.05 - WETLAND DELINEATION, WAS APPROVED BY THE ZONING OFFICER BY MEMO DATED MARCH 27, 2019.

4) THE FOREST CONSERVATION REQUIREMENTS WERE PREVIOUSLY ADDRESSED AT THE TIME OF SUBDIVISION FOR 'CHAPME PLACE' AS RECORDED AT PLAT BOOK ABE 5 PAGE 268, AND REPLOTTING RECORDED AT LIBER 5072 FOLIO 333.

5) LOCATION OF NEAREST WATER SUPPLY: EXISTING 8" WATER MAIN LOCATED ALONG THE UNNAMED ROADWAY LOCATED NORTH OF THE SITE SERVICING THE SITE FROM MALCOLM DRIVE.

CITY OF WESTMINSTER STANDARD GENERAL NOTES

1) THE CONSTRUCTION SHOWN ON THESE PLANS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS AND SPECIFICATIONS FOR THE CITY OF WESTMINSTER. THIS WORK IS SUBJECT TO INSPECTION AND ACCEPTANCE BY THE CITY OF WESTMINSTER.

2) THE CONTRACTOR SHALL HAVE A CURRENT COPY OF THE CITY OF WESTMINSTER "STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC UTILITY SYSTEMS, ROADS AND STORM DRAINS" AVAILABLE TO HIM AT ALL TIMES DURING HIS OPERATIONS.

3) THE CONTRACTOR SHALL NOTIFY THE CITY OF WESTMINSTER "DEPARTMENT OF PUBLIC WORKS" AT 410-848-2592 AT LEAST 5 DAYS IN ADVANCE OF STARTING CONSTRUCTION AND SHALL NOT INTERRUPT EXISTING WATER OR SEWER SERVICE WITHOUT FIRST OBTAINING PERMISSION FROM THE "DEPARTMENT."

4) THE CONTRACTOR SHALL NOTIFY HIS ENGINEER WHEN PROPOSING FIELD ADJUSTMENTS TO THE TYPE, SIZE, OR LOCATION OF THE INSTALLATIONS SPECIFICALLY SHOWN ON THE PLAN. THE CONTRACTOR SHALL OBTAIN FINAL APPROVAL FROM THE CITY INSPECTOR PRIOR TO COMMENCING WORK ON ALL FIELD CHANGES.

5) THE CONTRACTOR SHALL PROVIDE A CERTIFIED SOILS COMPACTION TECHNICIAN ON SITE AT ALL TIMES DURING FILLING AND BACK FILLING OPERATIONS TO CONTINUOUSLY MONITOR SOIL COMPACTION. TEST RESULTS SHALL BE PROVIDED TO THE CITY INSPECTOR UPON REQUEST.

6) THE CONTRACTOR SHALL CONTACT "MISS UTILITY" AT 1-800-257-7777 IN ADVANCE OF HIS CONSTRUCTION OPERATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL UTILITY OWNERS HAVE EXISTING LINES IN THE AREA ARE PROPERLY NOTIFIED.

7) THE LOCATIONS OF EXISTING UTILITY LINES SHOWN IN THESE PLANS IS APPROXIMATE ONLY, AND THE CONTRACTOR MUST VERIFY THE LOCATIONS TO HIS OWN SATISFACTION. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT AGAINST DAMAGE TO EXISTING LINES, AND SHALL BE SOLELY RESPONSIBLE FOR THE COST OF REPAIRS INCURRED BY HIS OPERATIONS.

8) THE CONSTRUCTION LAYOUT DATUMS USED HEREIN ARE:

HORIZONTAL: - MARYLAND STATE GRID SYSTEM (NAD 83)
VERTICAL: - U.S.G.S. DATUM

9) FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NATURALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.



CALL MISS UTILITY
1-800-257-7777
48 HOURS BEFORE
EXCAVATION

SURVEYOR
MTPLS LAND SURVEYORS, LLC.
1 NASHUA COURT, SUITE A
BALTIMORE, MD 21221
410-560-0002
CONTACT: MICHAEL D. TRENT

GEOTECHNICAL ENGINEER
TERRACON CONSULTANTS, INC.
4899 PRINCE WILLIAM PARKWAY
WOODBIDGE, VIRGINIA 22192
(703) 730 4160
CONTACT: PAUL E. BURKART

LOCAL ISSUING AUTHORITY
WESTMINSTER DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT
56 WEST MAIN STREET
ANDREW GRAY
410-848-7967
CONTACT: ANDREW GRAY

DEPARTMENT OF TRANSPORTATION
MARYLAND DEPARTMENT OF TRANSPORTATION
5111 BUCKEYSTOWN PIKE
FREDERICK, MD 21704
301-624-8151
CONTACT: TERI SOOS

COMMUNICATIONS SERVICE PROVIDER
COMCAST BUSINESS
855-335-7922

SITE DEVELOPMENT PLANS FOR:
CFT PLAZA
EXISTING RESTAURANT TO PROPOSED MIXED RESTAURANT
AND RETAIL

210 MALCOLM DR.
WESTMINSTER MD 21157
ELECTION DISTRICT 8
TAX NO.: 135513, MAP: 108, GRID: 10, PARCEL: 2671
ZONED: B (BUSINESS ZONE)

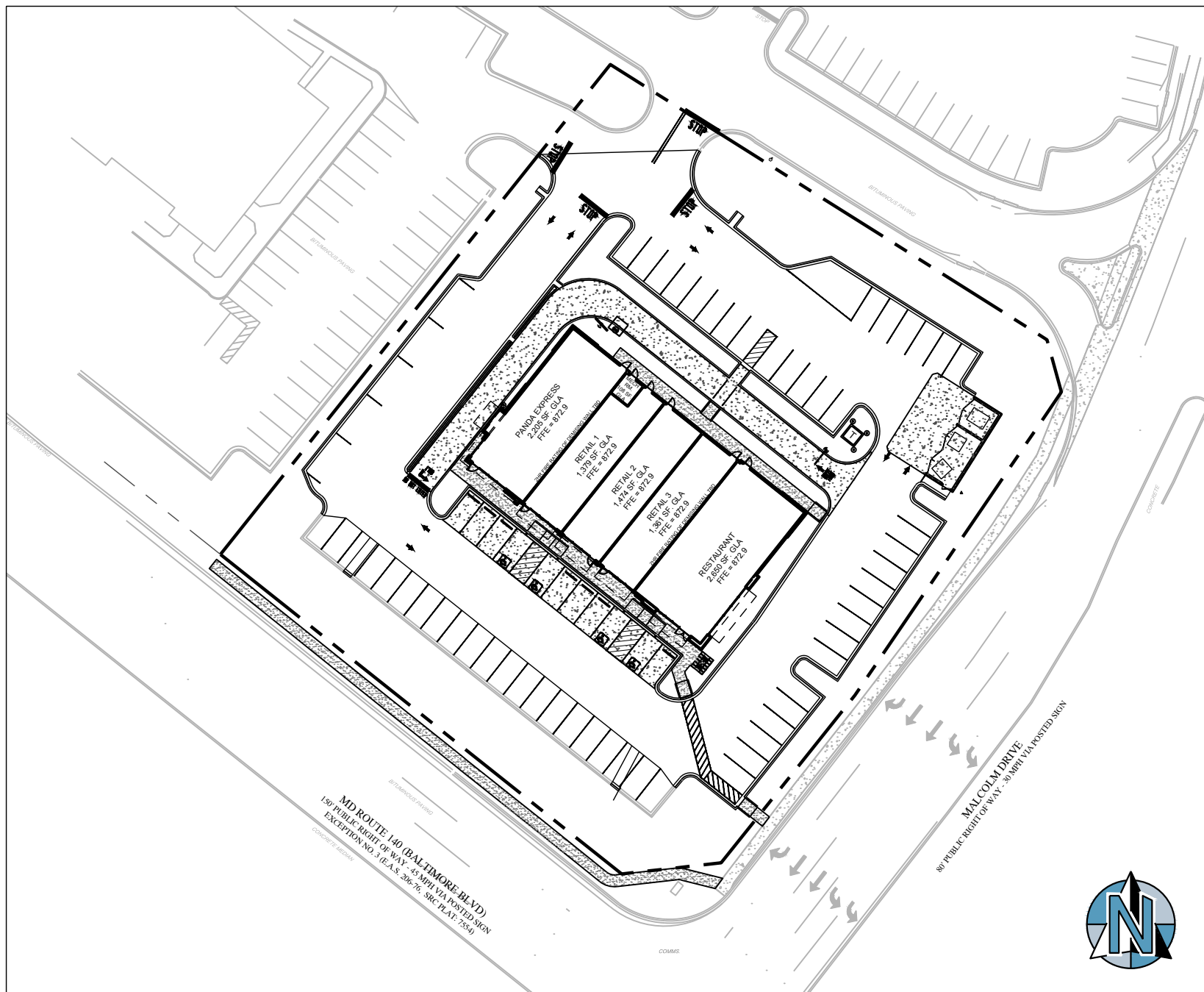
PREPARED BY:



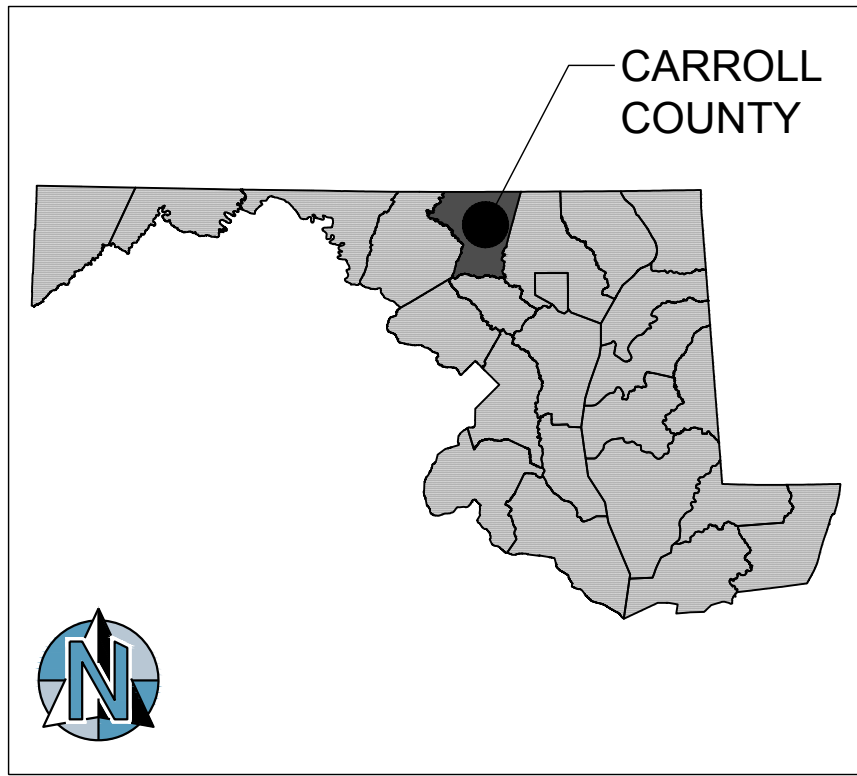
Foresite Group, LLC
3740 Davinci Ct.
Suite 100
Peachtree Corners, GA 30092
w | www.fg-inc.net
o | 770.368.1399
f | 770.368.1944

PREPARED FOR:

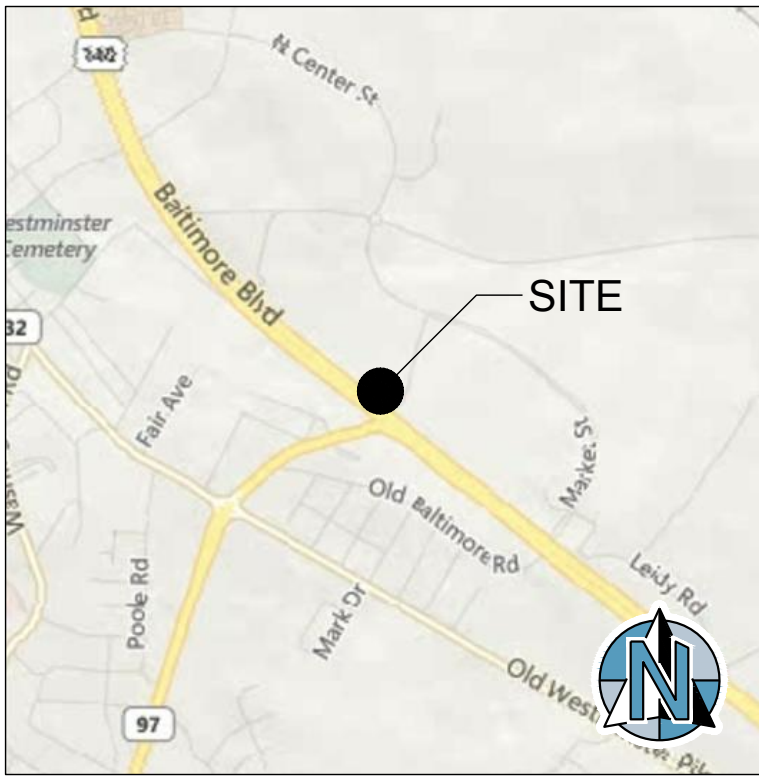
PANDA EXPRESS, INC.
1683 WALNUT GROVE AVE.
ROSEMEAD, CALIFORNIA 91770
PHONE: 626.799.9898
FAX: 626.372.8288



OVERALL SITE PLAN: NOT TO SCALE



REGIONAL MAP: NOT TO SCALE



VICINITY MAP: 1" = 2000'

SITE AREA = 1.556 AC.
DEVELOPED AREA = 67,768 SF
SITE DISTURBED AREA = 1.3 AC.

WATER DEMAND & METER INFORMATION	
1. ESTIMATED WATER USAGE	3,511 GPD (EXISTING WATER USAGE)
2. SIZE INTERNAL WATER METER	4"
3. SIZE OF SPRINKLER CONNECTION	N/A
4. NUMBER OF PRIVATE FIRE HYDRANTS	0
NOTE: WATER METER WILL BE INSTALLED INTERNALLY, WITH EXTERIOR READER.	

SHEET INDEX

- G-1 COVER
- G-2 GENERAL NOTES
- G-2.1 GENERAL NOTES
- V-1 SURVEY
- C-0 DEMOLITION PLAN
- C-1 SITE & PAVING PLAN
- C-1.1 EASEMENTS AND SETBACKS PLAN
- C-2 GRADING AND DRAINAGE PLAN
- C-2.1 ESD & STORMWATER DETAILS AND CALCULATIONS
- C-2.2 STORMWATER BMP DRAINAGE AREAS MAP
- C-2.3 STORM DRAINAGE PROFILES
- C-2.4 STORM DRAINAGE DETAILS
- C-3 UTILITIES PLAN
- C-3.1 SANITARY SEWER PROFILES
- C-4 EROSION & SEDIMENTATION CONTROL PLAN
- C-4.1 EROSION, SEDIMENTATION, & POLLUTION CONTROL NOTES
- C-4.2 EROSION & SEDIMENTATION CONTROL DETAILS
- C-5 PAVING DETAILS
- C-6 CONSTRUCTION DETAILS
- L-1 FINAL LANDSCAPE PLAN
- L-2 LANDSCAPE DETAILS
- A-100 OVERALL FLOOR PLAN
- A-200 EXTERIOR PERSPECTIVES
- A-201 EXTERIOR ELEVATIONS
- A-300 TRASH ENCLOSURE DETAILS
- A-400 PHOTOMETRIC PLAN
- A-401 PHOTOMETRIC CUT SHEETS
- A-500 FREE STANDING SIGN DETAILS

AGENCY APPROVAL STAMPS

OWNER/DEVELOPER CERTIFICATION	
I/We hereby certify that all proposed work shown on these construction drawing(s) has been reviewed by me/us and that I/We fully understand what is necessary to accomplish this work and that the work will be conducted in strict accordance with these plans. I/We also understand that any changes to these plans will require an amended plan to be reviewed and approved by the City of Westminster Planning and Zoning Commission before any change in the work is made.	
CFT NV Developments LLC Charlie Shen	11/22/19
NAME(S) (PRINTED)	DATE
	11/22/19
SIGNED	DATE

ENGINEERS CERTIFICATION	
I hereby certify that these construction drawings and associated computations were prepared by me or under my supervision and comply with all applicable standards and regulations of The City of Westminster. I have reviewed these documents with the Owner/Developer.	
Brett Raspin	11/20/2019
NAME (PRINTED)	DATE
MARYLAND REGISTRATION NUMBER No. 45343	
	11/20/2019
SIGNATURE	DATE

SOIL CONSERVATION SERVICE

NATURAL RESOURCE CONSERVATION DISTRICT CERTIFICATION. THE DEVELOPMENT PLAN IS APPROVED FOR SOIL EROSION AND SEDIMENT CONTROL BY THE CARROLL SOIL CONSERVATION DISTRICT.

BY: _____ DATE: _____

CITY STANDARD SIGNATURE BLOCKS
*** SITE DEVELOPMENT PLANS ***

CITY OF WESTMINSTER, PLANNING AND ZONING COMMISSION
APPROVED: _____ DATE _____

City of Westminster, Director of Community Planning and Development
APPROVED: _____ DATE _____

CITY OF WESTMINSTER, DIRECTOR OF PUBLIC WORKS
APPROVED: _____ DATE _____

CARROLL COUNTY HEALTH DEPARTMENT
APPROVED: _____ DATE _____

Community Water and/or sewerage systems are in conformance with the Carroll County Master Plan for Water and Sewer

ISSUED:
DECEMBER 5, 2019
188.113

ANTICIPATED ACTIVITY SCHEDULE				
BEGIN CONSTRUCTION:		2021-08-01		
END CONSTRUCTION:		2021-12-01		
ACTIVITY	1.0 MTH	2.0 MTH	3.0 MTH	4.0 MTH
1. INSTALL SEDIMENT CONTROLS	■			
2. DEMOLITION	■	■		
3. CLEARING, GRUBBING, & GRADING	■	■	■	
4. GRASS TEMP.	■	■	■	■
5. BUILDING CONSTRUCTION		■	■	■
6. MAINTAIN EROSION CONTROL	■	■	■	■
7. PAVING		■	■	■
8. FINAL LANDSCAPING				■
9. DISPOSITION OF TEMP. SEDIMENT CONTROLS				■



PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
Rosemead, California
91770

Telephone: 626.799.9898
Facsimile: 626.372.8288

All ideas, designs, arrangement and plans indicated or represented by this drawing are the property of Panda Express Inc. and were created for use on this specific project. None of these ideas, designs, arrangements or plans may be used by or disclosed to any person, firm, or corporation without the written permission of Panda Express Inc.

REVISIONS:

ISSUE DATE:

	SITE CONCEPT	2019-12-05
	SITE PLAN SUBMITTAL	2020-07-14
	SITE PLAN SUBMITTAL	2020-09-16
	SWM RESUBMITTAL	2020-10-30

DRAWN BY:

PANDA PROJECT #: D7210
ARCH PROJECT #: JCDT190143



CFT PLAZA
S-19-0029

MALCOLM DR. & BALTIMORE RD.
WESTMINSTER, MD 21157

G-1

COVER

EARTH MOVING

- 1.) PROJECT CONDITIONS
- A. UTILITY LOCATOR SERVICE: NOTIFY UTILITY LOCATOR SERVICE FOR AREA WHERE PROJECT IS LOCATED BEFORE BEGINNING EARTH MOVING OPERATIONS.
- B. DO NOT COMMENCE EARTH MOVING OPERATIONS UNTIL TEMPORARY EROSION- AND SEDIMENTATION-CONTROL MEASURES ARE IN PLACE.
- C. DO NOT COMMENCE EARTH MOVING OPERATIONS UNTIL PLANT-PROTECTION MEASURES ARE IN PLACE.
- D. DO NOT COMMENCE EARTH MOVING OPERATIONS WITHOUT REVIEWING AND MAKING PROVISIONS FOR ALL GEOTECHNICAL RECOMMENDATIONS MADE IN THE PROJECT GEOTECHNICAL REPORT, COMPLY WITH RECOMMENDATIONS IN THE GEOTECHNICAL REPORT REGARDING GENERAL SITE PREPARATION, BUILDING PAD PREPARATION, PAVEMENT SECTIONS, FILL, AND EXCAVATION.
- E. OBTAIN A COPY OF THE PROJECT GEOTECHNICAL REPORT AT THE WORK SITE AT ALL TIMES. ANY DISCREPANCIES BETWEEN THESE SPECIFICATIONS AND THE PROJECT GEOTECHNICAL REPORT SHALL BE RESOLVED IN FAVOR OF THE PROJECT GEOTECHNICAL REPORT.
- F. PROTECT STRUCTURES FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT, AND OTHER HAZARDS CREATED BY EARTH MOVING OPERATIONS.
- G. PROTECT AND MAINTAIN EROSION AND SEDIMENTATION CONTROLS DURING EARTH MOVING OPERATIONS.
- 2.) DEWATERING
- A. PREVENT SURFACE WATER AND GROUND WATER FROM ENTERING EXCAVATIONS, FROM PONDING ON PREPARED SUBGRADES, AND FROM FLOODING PROJECT SITE AND SURROUNDING AREA.
- B. PROTECT SUBGRADES FROM SOFTENING, UNDERMINING, WASHOUT, AND DAMAGE BY RAIN OR WATER ACCUMULATION.
- C. DESIGN AND PROVIDE DEWATERING SYSTEM USING ACCEPTED AND PROFESSIONAL METHODS CONSISTENT WITH CURRENT INDUSTRY PRACTICE. PROVIDE DEWATERING SYSTEM OF SUFFICIENT SIZE AND CAPACITY TO CONTROL GROUNDWATER IN A MANNER THAT PRESERVES STRENGTH OF FOUNDATION SOILS, DOES NOT CAUSE INSTABILITY OR RAVELING OF EXCAVATION SLOPES, AND DOES NOT RESULT IN DAMAGE TO EXISTING STRUCTURES. LOWER WATER LEVEL IN ADVANCE OF EXCAVATION BY UTILIZING WELLS, WELLPOINTS, OR SIMILAR POSITIVE CONTROL METHODS. MAINTAIN THE GROUNDWATER LEVEL TO A MINIMUM OF TWO (2) FEET BELOW EXCAVATIONS. PROVIDE PIEZOMETERS AS DIRECTED BY THE ENGINEER TO DOCUMENT THAT THE GROUNDWATER LEVEL IS BEING MAINTAINED.
- D. BY ACCEPTABLE MEANS, CONTRACTOR SHALL CONTROL ALL WATER REGARDLESS OF SOURCE AND IS RESPONSIBLE FOR PROPER DISPOSAL OF THE WATER. NO ADDITIONAL PAYMENT WILL BE MADE FOR ANY SUPPLEMENTAL MEASURES TO CONTROL SEEPAGE, GROUNDWATER, OR ARTESIAN HEAD.
- E. OPEN PUMPING WITH SUMPS AND DITCHES SHALL BE ALLOWED, PROVIDED IT DOES NOT RESULT IN BOILS, LOSS OF FINES, SOFTENING OF THE GROUND, OR INSTABILITY OF SLOPES. SUMPS SHALL BE LOCATED OUTSIDE OF EXCAVATION AREAS SO THE BEARING SURFACES WILL NOT BE DISTURBED. WATER CONTAINING SILT IN SUSPENSION SHALL NOT BE PUMPED INTO SEWER LINES OR ADJACENT WATER BODIES. DURING NORMAL PUMPING AND UPON DEPLETION OF WELLS(S), LEVELS OF FINE SAND OR SILT IN THE DISCHARGE OF WATER SHALL NOT EXCEED FIVE (5) PPM. CONTINUOUSLY MAINTAIN EXCAVATIONS IN A DRY CONDITION WITH POSITIVE DEWATERING METHODS DURING PREPARATION OF SUBGRADE, INSTALLATION OF PIPE, AND CONSTRUCTION OF STRUCTURES UNTIL THE CRITICAL PERIOD OF CONSTRUCTION AND/OR BACKFILL IS COMPLETED TO PREVENT DAMAGE OF SUBGRADE SUPPORT, PIPING, STRUCTURE, SIDE SLOPES, OR ADJACENT FACILITIES FOR FLOTATION OR OTHER HYDROSTATIC PRESSURE IMBALANCE.
- G. WHEN CONSTRUCTION IS COMPLETE, PROPERLY REMOVE ALL DEWATERING EQUIPMENT FROM THE SITE, INCLUDING WELLS AND RELATED TEMPORARY ELECTRICAL SERVICE.
- 3.) SUBGRADE
- A. NOTIFY PROJECT GEOTECHNICAL ENGINEER WHEN EXCAVATIONS HAVE REACHED REQUIRED SUBGRADE.
- B. IF THE PROJECT GEOTECHNICAL ENGINEER DETERMINES THAT UNSATISFACTORY SOIL IS PRESENT, CONTINUE EXCAVATION AND REPLACE WITH COMPACTED BACKFILL OR FILL MATERIAL AS DIRECTED.
- C. PROOF-ROLL SUBGRADE BELOW THE BUILDING SLABS AND PAVEMENTS WITH A PNEUMATIC-TIRED AND LOADED TWO-WHEEL, TAND-EM AXLE DUMP TRUCK WEIGHING NOT LESS THAN 16 TONS TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. DO NOT PROOF-ROLL WET OR SATURATED SUBGRADES. EXCAVATE SOFT SPOTS, UNSATISFACTORY SOILS, AND AREAS OF EXCESSIVE PUMPING OR RUTTING, AS DETERMINED BY PROJECT GEOTECHNICAL ENGINEER, AND REPLACE WITH COMPACTED BACKFILL OR FILL AS DIRECTED.
- D. IN HEAVY DUTY PAVEMENT AREAS, THE GRAVEL AGGREGATE BASE SHALL BE EXTENDED UNDER THE CURB AND GUTTER SECTION TO PROVIDE ADDITIONAL STABILITY FOR TRUCK TRAVEL.
- 4.) UTILITY TRENCH BEDDING AND BACKFILL
- A. PLACE AND COMPACT BEDDING COURSE ON TRENCH BOTTOMS AND WHERE INDICATED, SHAPE BEDDING COURSE TO PROVIDE CONTINUOUS SUPPORT FOR BELLS, JOINTS, AND BARRELS OF PIPES AND FOR JOINTS, FITTINGS, AND BODIES OF CONDUITS.
- B. USE CLASS B BEDDING UNDER ALL PVC PIPING.
- C. CAREFULLY COMPACT INITIAL BACKFILL UNDER PIPE HAUNCHES AND COMPACT EVENLY UP ON BOTH SIDES AND ALONG THE FULL LENGTH OF PIPING OR CONDUIT TO AVOID DAMAGE OR DISPLACEMENT OF PIPING OR CONDUIT.
- D. BACKFILL ALL UTILITIES UNDER ROADWAYS AND TRAFFIC AREAS WITH CRUSHED STONE.
- 5.) COMPACTION OF SOIL BACKFILLS AND FILLS
- A. PLACE BACKFILL AND FILL SOIL MATERIALS IN LAYERS NOT MORE THAN 8 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
- B. PLACE BACKFILL AND FILL SOIL MATERIALS EVENLY ON ALL SIDES OF STRUCTURES TO REQUIRED ELEVATIONS, AND UNIFORMLY ALONG THE FULL LENGTH OF EACH STRUCTURE. COMPACT SOIL MATERIALS AS INDICATED ON DRAWINGS OR AS INDICATED IN THE PROJECT GEOTECHNICAL REPORT.
- C. PROVIDE CONSTRUCTION PHASE MONITORING AND TESTING AS RECOMMENDED IN THE PROJECT GEOTECHNICAL REPORT; PROVIDE TEST REPORTS TO THE ENGINEER FOR REVIEW AND APPROVAL.
- 6.) GRADING
- A. GENERAL: UNIFORMLY GRADE AREAS TO A SMOOTH SURFACE. FREE OF IRREGULAR SURFACE CHANGES. COMPLY WITH COMPACTION REQUIREMENTS AND GRADE TO CROSS SECTIONS, LINES, AND ELEVATIONS INDICATED.
1. PROVIDE A SMOOTH TRANSITION BETWEEN ADJACENT EXISTING GRADES AND NEW GRADES.
2. CUT OUT SOFT SPOTS, FILL LOW SPOTS, AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED SURFACE TOLERANCES.
- B. LANDSCAPE ISLANDS: FILL ALL CURBED ISLANDS TO TOP OF CURB WITH TOPSOIL AND APPLY SEED AND MULCH UNLESS DRAWINGS INDICATE OTHERWISE.
- C. SLOPES: DO NOT CREATE CUT OR FILL SLOPES STEEPER THAN 2H:1V WITHOUT OBTAINING SPECIAL WRITTEN PERMISSION FROM THE ENGINEER OF RECORD AND PROJECT GEOTECHNICAL ENGINEER.
- 7.) PROTECTION
- A. PROTECTING GRADED AREAS: PROTECT NEWLY GRADED AREAS FROM TRAFFIC, FREEZING, AND EROSION. KEEP FREE OF TRASH AND DEBRIS. SEE EROSION AND SEDIMENT CONTROL PLAN AND NOTES FOR FURTHER INFORMATION.

ASPHALT PAVING

- 1.) FIELD CONDITIONS
- A. ENVIRONMENTAL LIMITATIONS: DO NOT APPLY ASPHALT MATERIALS IF SUBGRADE IS WET OR EXCESSIVELY DAMP. IF RAIN IS IMMINENT OR EXPECTED BEFORE TIME REQUIRED FOR ADEQUATE CURE, OR IF THE FOLLOWING CONDITIONS ARE NOT MET:
1. PRIME COAT: MINIMUM SURFACE TEMPERATURE OF 60 DEG F.
2. TACK COAT: MINIMUM SURFACE TEMPERATURE OF 60 DEG F.
3. SLURRY COAT: COMPLY WITH WEATHER LIMITATIONS IN ASTM D 3910.
4. ASPHALT BASE COURSE: MINIMUM SURFACE TEMPERATURE OF 40 DEG F AND RISING AT TIME OF PLACEMENT.
5. ASPHALT SURFACE COURSE: MINIMUM SURFACE TEMPERATURE OF 60 DEG F AT TIME OF PLACEMENT.
- 2.) ASPHALT MATERIALS
- A. REFER TO PROJECT GEOTECHNICAL REPORT AND PROJECT DRAWINGS FOR REQUIRED ASPHALT MATERIAL DESIGN.
- B. AGGREGATES SHALL MEET THE REQUIREMENTS OF THE LOCAL DEPARTMENT OF TRANSPORTATION.
- C. RECLAIMED ASPHALT PAVEMENT (RAP) SHALL NOT BE USED IN THE MIX DESIGN.
- 3.) PATCHING
- A. ASPHALT PAVEMENT: SAW CUT PERIMETER OF PATCH AND EXCAVATE EXISTING PAVEMENT SECTION TO SOUND BASE. EXCAVATE RECTANGULAR OR TRAPEZOIDAL PATCHES, EXTENDING 12 INCHES INTO PERIMETER OF ADJACENT SOUND PAVEMENT, UNLESS OTHERWISE INDICATED. CUT EXCAVATION FACES VERTICALLY. REMOVE EXCAVATED MATERIAL. RECOMPACT EXISTING UNBOUND-AGGREGATE BASE COURSE TO FORM NEW SUBGRADE.
- B. TACK COAT: BEFORE PLACING PATCH MATERIAL, APPLY TACK COAT UNIFORMLY TO VERTICAL ASPHALT SURFACES ABUTTING THE PATCH. APPLY AT A RATE OF 0.06 TO 0.15 GAL./SQ. YD.
1. ALLOW TACK COAT TO CURE UNDISTURBED BEFORE APPLYING HOT-MIX ASPHALT PAVING.
2. AVOID SMEARING OR STAINING ADJOINING SURFACES, APPURTENANCES, AND SURROUNDINGS. REMOVE SPILLAGES AND CLEAN AFFECTED SURFACES.
- C. PLACING PATCH MATERIAL: FULLY EXCAVATED PAVEMENT AREAS WITH HOT-MIX ASPHALT BASE MIX FOR PATCH THICKNESS OF PATCH AND, WHILE STILL HOT, COMPACT FLUSH WITH ADJACENT SURFACE.
- 4.) SURFACE PREPARATION
- A. GENERAL: IMMEDIATELY BEFORE PLACING ASPHALT MATERIALS, REMOVE LOOSE AND DELETERIOUS MATERIAL FROM SUBSTRATE SURFACES. ENSURE THAT PREPARED SUBGRADE IS READY TO RECEIVE PAVING. SAWCUT EXISTING PAVEMENT TO THE JOINED TO PROVIDE VERTICAL FACES BETWEEN NEW AND EXISTING SURFACES.
- B. EMULSIFIED ASPHALT PRIME COAT: APPLY UNIFORMLY OVER SURFACE OF COMPACTED UNBOUND-AGGREGATE BASE COURSE AT A RATE OF 0.10 TO 0.30 GAL./SQ. YD. PER INCH DEPTH. APPLY ENOUGH MATERIAL TO PENETRATE AND SEAL, BUT NOT FLOOD, SURFACE. ALLOW PRIME COAT TO CURE.
1. IF PRIME COAT IS NOT ENTIRELY ABSORBED WITHIN 24 HOURS AFTER APPLICATION, SPREAD SAND OVER SURFACE TO BLOT EXCESS ASPHALT. USE ENOUGH SAND TO PREVENT PICKUP UNDER TRAFFIC. REMOVE LOOSE SAND BY SWEEPING BEFORE PAVEMENT IS PLACED AND AFTER VOLATILES HAVE EVAPORATED.
2. PROTECT PRIMED SUBSTRATE FROM DAMAGE UNTIL READY TO RECEIVE PAVING.
- C. TACK COAT: APPLY UNIFORMLY TO SURFACES OF EXISTING PAVEMENT AT A RATE OF 0.02 TO 0.08 GAL./SQ. YD.
1. ALLOW TACK COAT TO CURE UNDISTURBED BEFORE APPLYING HOT-MIX ASPHALT PAVING.
2. AVOID SMEARING OR STAINING ADJOINING SURFACES, APPURTENANCES, AND SURROUNDINGS. REMOVE SPILLAGES AND CLEAN AFFECTED SURFACES.
- 5.) PLACING HOT-MIX ASPHALT
- A. MACHINE PLACE HOT-MIX ASPHALT ON PREPARED SURFACE. SPREAD UNIFORMLY, AND STRIKE OFF. PLACE ASPHALT MIX BY HAND IN AREAS INACCESSIBLE TO EQUIPMENT IN A MANNER THAT PREVENTS SEGREGATION OF MIX. PLACE EACH COURSE TO REQUIRED GRADE, CROSS SECTION, AND THICKNESS WHEN COMPACTED.
1. PLACE HOT-MIX ASPHALT BASE COURSE IN NUMBER OF LIFTS AND THICKNESSES INDICATED.
2. PLACE HOT-MIX ASPHALT SURFACE COURSE IN SINGLE LIFT.
3. SPREAD MIX AT A MINIMUM TEMPERATURE OF 280 DEG F.
4. BEGIN APPLYING MIX ALONG CENTERLINE OF CROWN FOR CROWNED SECTIONS AND ON HIGH SIDE OF ONE-WAY SLOPES UNLESS OTHERWISE INDICATED.
5. REGULATE PAYER MACHINE SPEED TO OBTAIN SMOOTH, CONTINUOUS SURFACE FREE OF PULLS AND TEARS IN ASPHALT-PAVING MAT.
- B. PLACE PAVING IN CONSECUTIVE STRIPS NOT LESS THAN 10 FEET WIDE UNLESS INFILL EDGE STRIPS OF A LESSER WIDTH ARE REQUIRED.
- 6.) JOINTS
- A. CONSTRUCT JOINTS TO ENSURE A CONTINUOUS BOND BETWEEN ADJOINING PAVING SECTIONS. CONSTRUCT JOINTS FREE OF DEPRESSIONS, WITH SAME TEXTURE AND SMOOTHNESS AS OTHER SECTIONS OF HOT-MIX ASPHALT COURSE.
- B. CONSTRUCT SMOOTH TRANSITIONS BETWEEN NEW AND EXISTING PAVING SECTIONS.
- 7.) COMPACTION
- A. GENERAL: BEGIN COMPACTION AS SOON AS PLACED HOT-MIX PAVING WILL BEAR ROLLER WEIGHT WITHOUT EXCESSIVE DISPLACEMENT. COMPACT HOT-MIX PAVING WITH HOT, HAND TAMPERS OR WITH VIBRATORY-PLATE COMPACTORS IN AREAS INACCESSIBLE TO ROLLERS. COMPLETE COMPACTION BEFORE MIX TEMPERATURE COOLS TO 185 DEG F.
1. INITIAL LIFT: AVERAGE OF 92% OF MAXIMUM THEORETICAL DENSITY.
2. TOP SURFACE LIFT: AVERAGE OF 95% OF MAXIMUM THEORETICAL DENSITY.
3. TOLERANCE: +2.0%,-1.0% OF ANY INDIVIDUAL TEST.
- B. FINISH ROLLING: FINISH ROLL PAVED SURFACES TO REMOVE ROLLER MARKS WHILE HOT-MIX ASPHALT IS STILL WARM.
- C. ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC FOR AT LEAST 24 HOURS AFTER PLACEMENT FOR THE BINDER COURSE, AND AT LEAST 72 HOURS AFTER PLACEMENT FOR THE FINAL WEARING SURFACE.
- D. IF THE AMBIENT AIR TEMPERATURE IS IN EXCESS OF 90 DEGREES FAHRENHEIT DURING THE 72 HOUR PROTECTION PERIOD, THE PAVEMENT SURFACE SHALL BE FLOODED WITH WATER TO RAPIDLY COOL THE PAVEMENT AT LEAST ONCE PER DAY.
- 8.) FIELD QUALITY CONTROL
- A. TESTING AGENCY: ENGAGE A QUALIFIED TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS.
- B. CONDUCT TESTS AND REPORTS SPECIFIED IN THE PROJECT GEOTECHNICAL REPORT.
- C. TESTING AGENCY MUST INSPECT AND APPROVE THE SUBGRADE, EACH FILL LAYER, AND THE SURFACE AND BASE COURSE.
- D. PROMPTLY SEND TEST REPORTS TO THE ENGINEER FOR REVIEW AND APPROVAL.
- E. REMOVE AND REPLACE OR INSTALL ADDITIONAL HOT-MIX ASPHALT WHERE TEST RESULTS OR MEASUREMENTS INDICATE THAT IT DOES NOT COMPLY WITH SPECIFIED REQUIREMENTS.

CONCRETE PAVING

- 1.) PROJECT CONDITIONS
- A. TRAFFIC CONTROL: MAINTAIN ACCESS FOR VEHICULAR AND PEDESTRIAN TRAFFIC AS REQUIRED FOR OTHER CONSTRUCTION ACTIVITIES.
- 2.) STEEL REINFORCEMENT
- A. PLAIN-STEEL WELDED WIRE REINFORCEMENT: ASTM A 185/A 185M, FABRICATED FROM AS-DRAWN STEEL WIRE INTO FLAT SHEETS.
- B. REINFORCING BARS: ASTM A 615/A 615M, GRADE 60, 1/2 INCH DIAMETER, DEFORMED.
- C. JOINT DOWEL BARS: ASTM A 615/A 615M, GRADE 60, PLAIN-STEEL BARS. CUT BARS TRUE TO LENGTH WITH ENDS SQUARE AND FREE OF BURRS.
- D. BAR SUPPORTS: BOLSTERS, CHAIRS, SPACERS, AND OTHER DEVICES FOR SPACING, SUPPORTING, AND FASTENING REINFORCING BARS, WELDED WIRE REINFORCEMENT, AND DOWELS IN PLACE.
- E. MANUFACTURE BAR SUPPORTS ACCORDING TO CRSIS "MANUAL OF STANDARD PRACTICE" FROM STEEL WIRE, PLASTIC, OR PRECAST CONCRETE OF GREATER COMPRESSIVE STRENGTH THAN CONCRETE SPECIFIED, AND AS FOLLOWS:
- 3.) CONCRETE MATERIALS
- A. CEMENTITIOUS MATERIAL: USE CEMENTITIOUS MATERIALS, OF SAME TYPE, BRAND, AND SOURCE THROUGHOUT PROJECT.
- B. NORMAL-WEIGHT AGGREGATES: ASTM C 33, UNIFORMLY GRADED. PROVIDE AGGREGATES FROM A SINGLE SOURCE.
1. MAXIMUM COARSE-AGGREGATE SIZE: 1 INCH NOMINAL.
2. FINE AGGREGATE: FREE OF MATERIALS WITH DELETERIOUS REACTIVITY TO ALKALI IN CEMENT.
- 4.) RELATED MATERIALS
- A. JOINT FILLERS: ASTM D 1751, ASPHALT-SATURATED CELLULOSIC FIBER IN PREFORMED STRIPS.
- 5.) "WHEEL STOPS"
- A. WHEEL STOPS: PRECAST, AIR-ENTRAINED CONCRETE, 2500-PSI MINIMUM COMPRESSIVE STRENGTH, PROVIDE CHAMFERED CORNERS AND DRAINAGE SLOTS ON UNDERSIDE AND HOLES FOR ANCHORING TO SUBSTRATE.
- 6.) SIDEWALKS
- A. SIDEWALKS: SLOPE SIDEWALKS AWAY FROM BUILDING WITH A 1.5% CROSS-SLOPE UNLESS DRAWINGS INDICATE OTHERWISE.
- 7.) PREPARATION
- A. REMOVE LOOSE MATERIAL FROM COMPACTED SUBBASE SURFACE IMMEDIATELY BEFORE PLACING CONCRETE.
- 8.) STEEL REINFORCEMENT
- A. GENERAL: COMPLY WITH CRSIS "MANUAL OF STANDARD PRACTICE" FOR FABRICATING, PLACING, AND SUPPORTING REINFORCEMENT.
- B. CLEAN REINFORCEMENT OF LOOSE RUST AND MILL SCALE, EARTH, ICE, OR OTHER BOND-REDUCING MATERIALS.
- C. ARRANGE, SPACE, AND SECURELY TIE THE BARS AND BAR SUPPORTS TO HOLD REINFORCEMENT IN POSITION DURING CONCRETE PLACEMENT. MAINTAIN MINIMUM COVER TO REINFORCEMENT.
- D. INSTALL WELDED WIRE REINFORCEMENT IN LENGTHS AS LONG AS PRACTICABLE. LAP ADJOINING PIECES AT LEAST ONE FULL MESH, AND LACE SPLICES WITH WIRE. OFFSET LAPS OF ADJOINING WIDTHS TO PREVENT CONTINUOUS LAPS IN EITHER DIRECTION.
- E. ZINC-COATED REINFORCEMENT: USE GALVANIZED-STEEL WIRE TIES TO FASTEN ZINC-COATED REINFORCEMENT. REPAIR CUT AND DAMAGED ZINC COATINGS WITH ZINC REPAIR MATERIAL.
- 9.) JOINTS
- A. GENERAL: FORM CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS AND TOOL EDGES TRUE TO LINE, WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE. CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO CENTERLINE UNLESS OTHERWISE INDICATED.
1. WHEN JOINING EXISTING PAVING, PLACE TRANSVERSE JOINTS TO ALIGN WITH PREVIOUSLY PLACED JOINTS UNLESS OTHERWISE INDICATED.
2. ENSURE FORMS PROVIDE CORRECT HORIZONTAL AND VERTICAL ALIGNMENT BETWEEN NEW PAVING AREAS WITH PORTLAND AND CEMENT CONCRETE BONDED TO PAVING WITH EPOXY ADHESIVE.
- B. CONTRACTION JOINTS: SET CONTRACTION JOINTS AT SIDE AND END TERMINATIONS OF PAVING AND AT LOCATIONS WHERE PAVING OPERATIONS ARE STOPPED FOR MORE THAN ONE-HALF HOUR UNLESS PAVING TERMINATES AT ISOLATION JOINTS.
1. CONTINUE STEEL REINFORCEMENT ACROSS CONTRACTION JOINTS UNLESS OTHERWISE INDICATED. DO NOT CONTINUE REINFORCEMENT THROUGH SIDES OF PAVING STRIPS UNLESS OTHERWISE INDICATED.
2. PROVIDE TIE BARS AT SIDES OF PAVING STRIPS WHERE INDICATED.
3. KEYED JOINTS: PROVIDE PREFORMED KEYWAY-SECTION FORMS OR BULKHEAD FORMS WITH KEYS UNLESS OTHERWISE INDICATED. EMBED KEYS AT LEAST 1-1/2 INCHES INTO CONCRETE.
4. DOWELED JOINTS: INSTALL DOWEL BARS AND SUPPORT ASSEMBLIES AT JOINTS WHERE INDICATED. LUBRICATE OR COAT WITH ASPHALT ONE-HALF OF DOWEL LENGTH TO PREVENT CONCRETE BONDING TO ONE SIDE OF JOINT.
- C. ISOLATION JOINTS: FORM ISOLATION JOINTS OF PREFORMED JOINT-FILLER STRIPS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, OTHER FIXED OBJECTS, AND WHERE INDICATED.
1. LOCATE EXPANSION JOINTS AT INTERVALS OF 30 FEET UNLESS OTHERWISE INDICATED.
2. EXTEND JOINT FILLERS FULL WIDTH AND DEPTH OF JOINT.
3. TERMINATE JOINT FILLER NOT LESS THAN 1/2 INCH OR MORE THAN 1 INCH BELOW FINISHED SURFACE IF JOINT SEALANT IS INDICATED.
4. PLACE TOP OF JOINT FILLER FLUSH WITH FINISHED CONCRETE SURFACE IF JOINT SEALANT IS NOT INDICATED.
5. FURNISH JOINT FILLERS IN ONE-PIECE LENGTHS. WHERE MORE THAN ONE LENGTH IS REQUIRED, LAKE OR CLIP JOINT-FILLER SECTIONS TOGETHER.
6. DURING CONCRETE PLACEMENT, PROTECT TOP EDGE OF JOINT FILLER WITH METAL, PLASTIC, OR OTHER TEMPORARY PREFORMED CAP. REMOVE PROTECTIVE CAP AFTER CONCRETE HAS BEEN PLACED ON BOTH SIDES OF JOINT.
- D. CONTRACTION JOINTS: FORM WEAKENED-PLANE CONTRACTION JOINTS, SECTIONING CONCRETE INTO AREAS AS INDICATED. CONSTRUCT CONTRACTION JOINTS FOR A DEPTH EQUAL TO AT LEAST ONE-FOURTH OF THE CONCRETE THICKNESS, AS FOLLOWS:
1. GROOVED JOINTS: FORM CONTRACTION JOINTS AFTER INITIAL FLOATING BY GROOVING AND FINISHING EACH EDGE OF JOINT WITH GROOVING TOOL TO A 1/4-INCH RADIUS. REPEAT GROOVING OF CONTRACTION JOINTS AFTER APPLYING SURFACE FINISHES. ELIMINATE GROOVING-TOOL MARKS ON CONCRETE SURFACES.
2. SAVED JOINTS: FORM CONTRACTION JOINTS WITH POWER SAWS EQUIPPED WITH SHATTERPROOF ABRASIVE OR DIAMOND-RIMMED BLADES. CUT 1/8-INCH- WIDE JOINTS INTO CONCRETE WHEN CUTTING ACTION WILL NOT TEAR, ABRADE, OR OTHERWISE DAMAGE THE SURFACE AND BEFORE DEVELOPING RANDOM CONTRACTION CRACKS.
3. DOWELED CONTRACTION JOINTS: INSTALL DOWEL BARS AND SUPPORT ASSEMBLIES AT JOINTS WHERE INDICATED. LUBRICATE OR COAT WITH ASPHALT ONE-HALF OF DOWEL LENGTH TO PREVENT CONCRETE BONDING TO ONE SIDE OF JOINT.
- E. EDGING: AFTER INITIAL FLOATING, TOOL EDGES OF PAVING, GUTTERS, CURBS, AND JOINTS IN CONCRETE WITH AN EDGING TOOL TO A 1/4-INCH RADIUS. REPEAT TOOLING OF EDGES AFTER APPLYING SURFACE FINISHES. ELIMINATE EDGING-TOOL MARKS ON CONCRETE SURFACES.

10.) FIELD QUALITY CONTROL

- A. TESTING AGENCY: ENGAGE A QUALIFIED TESTING AGENCY TO PERFORM TESTS AND INSPECTIONS.
- B. PROMPTLY SEND TEST REPORTS TO THE ENGINEER FOR REVIEW AND APPROVAL.
- C. TESTING SERVICES: TESTING OF COMPOSITE SAMPLES OF FRESH CONCRETE OBTAINED ACCORDING TO ASTM C 172 SHALL BE PERFORMED BY THE GENERAL CONTRACTOR'S TESTING AGENCY ACCORDING TO THE FOLLOWING REQUIREMENTS:
1. TESTING FREQUENCY: OBTAIN AT LEAST ONE COMPOSITE SAMPLE FOR EACH 100 CU. YD. OR FRACTION THEREOF OF EACH CONCRETE MIXTURE PLACED EACH DAY. WHEN FREQUENCY OF TESTING WILL PROVIDE FEWER THAN FIVE COMPRESSIVE-STRENGTH TESTS FOR EACH CONCRETE MIXTURE, TESTING SHALL BE CONDUCTED FROM AT LEAST FIVE RANDOMLY SELECTED BATCHES OR FROM EACH BATCH IF FEWER THAN FIVE ARE USED.
2. SLUMP: ASTM C 143/C 143M, ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIXTURE. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
3. AIR CONTENT: ASTM C 231, PRESSURE METHOD; ONE TEST FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIXTURE.
4. CONCRETE TEMPERATURE: ASTM C 1064/C 1064M; ONE TEST HOURLY WHEN AIR TEMPERATURE IS 40 DEG F AND BELOW AND WHEN IT IS 80 DEG F AND ABOVE, AND ONE TEST FOR EACH COMPOSITE SAMPLE.
5. COMPRESSION TEST SPECIMENS: ASTM C 311/C 311M; CAST AND LABORATORY CURE ONE SET OF THREE STANDARD CYLINDER SPECIMENS FOR EACH COMPOSITE SAMPLE.
6. COMPRESSIVE-STRENGTH TESTS: ASTM C 39/C 39M; TEST ONE SPECIMEN AT SEVEN DAYS AND TWO SPECIMENS AT 28 DAYS. A COMPRESSIVE-STRENGTH TEST SHALL BE THE AVERAGE COMPRESSIVE STRENGTH FROM TWO SPECIMENS OBTAINED FROM SAME COMPOSITE SAMPLE AND TESTED AT 28 DAYS.
- D. STRENGTH OF EACH CONCRETE MIXTURE WILL BE SATISFACTORY IF AVERAGE OF ANY THREE CONSECUTIVE COMPRESSIVE-STRENGTH TESTS EQUALS OR EXCEEDS SPECIFIED COMPRESSIVE STRENGTH AND NO COMPRESSIVE-STRENGTH TEST VALUE FALLS BELOW SPECIFIED COMPRESSIVE STRENGTH BY MORE THAN 500 PSI.
- E. TEST RESULTS SHALL BE REPORTED IN WRITING TO ENGINEER, CONCRETE MANUFACTURER, AND CONTRACTOR WITHIN 48 HOURS OF TESTING. REPORTS OF COMPRESSIVE-STRENGTH TESTS SHALL CONTAIN PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING AND INSPECTING AGENCY, LOCATION OF CONCRETE BATCH IN WORK, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIXTURE PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7- AND 28-DAY TESTS.
- F. ADDITIONAL TESTS: TESTING AND INSPECTING AGENCY SHALL MAKE ADDITIONAL TESTS OF CONCRETE WHEN TEST RESULTS INDICATE THAT SLUMP, AIR ENTRAINMENT, COMPRESSIVE STRENGTHS, OR OTHER REQUIREMENTS HAVE NOT BEEN MET, AS DIRECTED BY ENGINEER.
- G. CONCRETE PAVING WILL BE CONSIDERED DEFECTIVE IF IT DOES NOT PASS TESTS AND INSPECTIONS.
- H. ADDITIONAL TESTING AND INSPECTING, AT CONTRACTOR'S EXPENSE, WILL BE PERFORMED TO DETERMINE COMPLIANCE OR REPLACED OR ADDITIONAL WORK WITH SPECIFIED REQUIREMENTS.
- I. PREPARE TEST AND INSPECTION REPORTS.
- 11.) REPAIRS AND PROTECTION
- A. REMOVE AND REPLACE CONCRETE PAVING THAT IS BROKEN, DAMAGED, OR DEFECTIVE OR THAT DOES NOT COMPLY WITH REQUIREMENTS IN THIS SECTION. REMOVE WORK IN COMPLETE SECTIONS FROM JOINT TO JOINT UNLESS OTHERWISE APPROVED BY ENGINEER.
- B. RILL TEST CORES, WHERE DIRECTED BY ENGINEER, WHEN NECESSARY TO DETERMINE MAGNITUDE OF CRACKS OR DEFECTIVE AREAS. FILL DRILLED CORE HOLES IN SATISFACTORY PAVING AREAS WITH PORTLAND AND CEMENT CONCRETE BONDED TO PAVING WITH EPOXY ADHESIVE.
- C. PROTECT CONCRETE PAVING FROM DAMAGE. EXCLUDE TRAFFIC FROM PAVING FOR AT LEAST 14 DAYS AFTER PLACEMENT. WHEN CONSTRUCTION TRAFFIC IS PERMITTED, MAINTAIN PAVING AS CLEAN AS POSSIBLE BY REMOVING SURFACE STAINS AND SPILLAGE OF MATERIALS AS THEY OCCUR.
- D. MAINTAIN CONCRETE PAVING FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP PAVING NOT MORE THAN TWO DAYS BEFORE DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS.

PAVEMENT MARKINGS

- 1.) QUALITY ASSURANCE
- A. REGULATORY REQUIREMENTS: COMPLY WITH MATERIALS, WORKMANSHIP, AND OTHER APPLICABLE REQUIREMENTS OF STATE DOT OR LOCAL MUNICIPALITY FOR PAVEMENT-MARKING WORK.
- 2.) FIELD CONDITIONS
- A. ENVIRONMENTAL LIMITATIONS: PROCEED WITH PAVEMENT MARKING ONLY ON CLEAN, DRY SURFACES AND AT A MINIMUM AMBIENT OR SURFACE TEMPERATURE OF 40 DEG F FOR ALKYD MATERIALS, 55 DEG F FOR WATER-BASED MATERIALS, AND NOT EXCEEDING 95 DEG F.
- 3.) PAVEMENT-MARKING PAINT
- A. PAVEMENT-MARKING PAINT: ALKYD-RESIN TYPE, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH AASHTO M 248, COLORS COMPLYING WITH FTS T1-P-1992, COLOR: AS INDICATED.
- B. ALL PAVEMENT MARKING WITHIN D.O.T. RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND IN ACCORDANCE WITH D.O.T. SPECIFICATIONS.
- 4.) PAVEMENT MARKING
- A. APPLY TEMPORARY PAVEMENT MARKING BEFORE TRAFFIC IS ALLOWED ON ANY NEWLY PAVED AREA OR AS SITE CONDITIONS DICTATE. ALLOW FINAL WEARING SURFACE TO AGE FOR A MINIMUM OF 30 DAYS AFTER APPLYING FINAL PERMANENT PAVEMENT MARKING.
- 5.) PROTECTING AND CLEANING
- A. PROTECT PAVEMENT MARKINGS FROM DAMAGE AND WEAR DURING REMAINDER OF CONSTRUCTION PERIOD.
- B. CLEAN SPILLAGE AND SOLING FROM ADJACENT CONSTRUCTION USING CLEANING AGENTS AND PROCEDURES RECOMMENDED BY MANUFACTURER OF AFFECTED CONSTRUCTION.

CHAIN LINK FENCES AND GATES

- 1.) PROJECT CONDITIONS
- A. FIELD MEASUREMENTS: VERIFY LAYOUT INFORMATION FOR CHAIN-LINK FENCES AND GATES SHOWN ON DRAWINGS IN RELATION TO PROPERTY SURVEY AND EXISTING STRUCTURES. VERIFY DIMENSIONS AND FIELD MEASUREMENTS.
- 2.) WARRANTY
- A. SPECIAL WARRANTY: MANUFACTURER'S STANDARD FORM IN WHICH INSTALLER AGREES TO REPAIR OR REPLACE COMPONENTS OF CHAIN-LINK FENCES AND GATES THAT FAIL IN MATERIALS OR REQUIREMENTS INDICATED BELOW.
- 3.) CHAIN-LINK FENCE FABRIC
- A. GENERAL: PROVIDE FABRIC IN ONE-PIECE HEIGHTS MEASURED BETWEEN TOP AND BOTTOM OF OUTER EDGE OF SELF-WEAVE KNUCKLE OR TWIST. COMPLY WITH CLFMI PRODUCT MANUAL AND WITH REQUIREMENTS INDICATED BELOW:
1. FABRIC HEIGHT: AS INDICATED ON DRAWINGS.
2. STEEL WIRE FABRIC: WIRE WITH A DIAMETER OF 0.148 INCH.
- a. MESH SIZE: 2 INCHES.
- b. POLYMER-COATED FABRIC: ASTM F 668, OVER ZINC-COATED STEEL WIRE. COLOR: BLACK, COMPLYING WITH ASTM F 834.
3. SELF-WEAVE: TWISTED TOP AND KNUCKLED BOTTOM.
- 4.) POSTS AND RAILS
- A. POSTS AND RAILS: COMPLY WITH ASTM F 1043 FOR FRAMING, INCLUDING RAILS, BRACES, AND LINE, TERMINAL, AND CORNER POSTS. PROVIDE MEMBERS WITH MINIMUM DIMENSIONS AND WALL THICKNESS ACCORDING TO ASTM F 1043 BASED ON THE FOLLOWING:
1. FENCE HEIGHT: AS INDICATED ON DRAWINGS.
2. MATERIAL
- a. LINE POST: 1 1/8 INCHES IN DIAMETER.
- b. END, CORNER AND PULL POST: 2 3/8 INCHES.
3. HORIZONTAL FRAMEWORK MEMBERS: TOP RAILS COMPLYING WITH ASTM F 1043. TOP RAIL: 1 1/8 INCHES IN DIAMETER.
4. BRACE RAILS: COMPLY WITH ASTM F 1043.
5. METALLIC COATING FOR STEEL FRAMING: TYPE A, CONSISTING OF NOT LESS THAN MINIMUM 2.0-OZ./SQ. FT. AVERAGE ZINC COATING PER ASTM A 123A 123M OR 4.0-OZ./SQ. FT. ZINC COATING PER ASTM A 653A 653M.
- A. METALLIC-COATED STEEL WIRE: 0.177-INCH- DIAMETER, MARCELLED TENSION WIRE COMPLYING WITH ASTM A 817 AND ASTM A 824, WITH THE FOLLOWING METALLIC COATING: TYPE II, ZINC COATED (GALVANIZED) BY HOT-DIP PROCESS, WITH THE FOLLOWING MINIMUM COATING WEIGHT: MATCHING CHAIN-LINK FABRIC COATING WEIGHT.
- 6.) SWING GATES
- A. GENERAL: COMPLY WITH ASTM F 900 FOR GATE POSTS AND SINGLE OR DOUBLE SWING GATE TYPES.
1. GATE LEAF WIDTH: AS INDICATED.
2. GATE FABRIC HEIGHT: AS INDICATED.
- B. PIPE AND TUBING
1. ZINC-COATED STEEL: COMPLY WITH ASTM F 1043 AND ASTM F 1083; PROTECTIVE COATING AND FINISH TO MATCH FENCE FRAMING.
2. GATE POSTS: ROUND TUBULAR STEEL.
3. GATE FRAMES AND BRACING: ROUND TUBULAR STEEL.
- C. FRAME CORNER CONSTRUCTION: ASSEMBLED WITH CORNER FITTINGS.
- D. HARDWARE
1. HINGES: 380-DEGREE INWARD AND OUTWARD SWING.
2. LATCHES PERMITTING OPERATION FROM BOTH SIDES OF GATE WITH PROVISION FOR PADLOCKING ACCESSIBLE FROM BOTH SIDES OF GATE.
- 7.) FITTINGS
- A. GENERAL: COMPLY WITH ASTM F 626.
- B. POST CAPS: PROVIDE FOR EACH POST. PROVIDE LINE POST CAPS WITH LOOP TO RECEIVE TENSION WIRE OR TOP RAIL.
- C. RAIL AND BRACE ENDS: FOR EACH GATE, CORNER, PULL, AND END POST.
- D. RAIL FITTINGS: PROVIDE THE FOLLOWING:
1. TOP RAIL SLEEVES: PRESSED-STEEL OR ROUND-STEEL TUBING NOT LESS THAN 6 INCHES LONG.
2. RAIL CLAMPS: LINE AND CORNER BOULEVARD CLAMPS FOR CONNECTING RAILS IN THE FENCE LINE-TO-LINE POSTS.
- E. TENSION AND BRACE BANDS: PRESSED STEEL.
- F. TENSION BARS: STEEL, LENGTH NOT LESS THAN 2 INCHES SHORTER THAN FULL HEIGHT OF CHAIN-LINK FABRIC. PROVIDE ONE BAR FOR EACH GATE AND END POST, AND TWO FOR EACH CORNER AND PULL POST, UNLESS FABRIC IS INTEGRALLY WOVEN INTO POST.
- G. TRUSS ROD ASSEMBLIES: STEEL, HOT-DIP GALVANIZED AFTER THREADING ROD AND TURNBUCKLE OR OTHER MEANS OF ADJUSTMENT.
- H. TIE WIRES, CLIPS, AND FASTENERS: ACCORDING TO ASTM F 626. STANDARD ROUND WIRE TIES: FOR ATTACHING CHAIN-LINK FABRIC TO POSTS, RAILS, AND FRAMES, COMPLYING WITH THE FOLLOWING: HOT-DIP GALVANIZED STEEL: 0.148-INCH- DIAMETER WIRE; GALVANIZED COATING THICKNESS MATCHING COATING THICKNESS OF CHAIN-LINK FENCE FABRIC.
- 8.) GROUT AND ANCHORING CEMENT
- A. NONSHRINK, NONMETALLIC GROUT: PREMIXED, FACTORY-PACKAGED, NONSTAINING, NONCORROSIVE, NONGASEOUS GROUT COMPLYING WITH ASTM C 1107. PROVIDE GROUT, RECOMMENDED IN WRITING BY MANUFACTURER, FOR EXTERIOR APPLICATIONS.
- B. EROSION-RESISTANT ANCHORING CEMENT: FACTORY-PACKAGED, NONSHRINK, NONSTAINING, HYDRAULIC-CONTROLLED EXPANSION CEMENT FORMULATION FOR MIXING WITH POTABLE WATER AT PROJECT SITE TO CREATE POURABLE ANCHORING, PATCHING, AND GROUTING COMPOUND. PROVIDE FORMULATION THAT IS RESISTANT TO EROSION FROM WATER EXPOSURE WITHOUT NEEDING PROTECTION BY A SEALER OR WATERPROOF COATING AND THAT IS RECOMMENDED IN WRITING BY MANUFACTURER, FOR EXTERIOR APPLICATIONS.
- 9.) ADJUSTING
- A. GATES: ADJUST GATES TO OPERATE SMOOTHLY, EASILY, AND QUIETLY, FREE OF BINDING, WARP, EXCESSIVE DEFLECTION, DISTORTION, NONALIGNMENT, MISPLACEMENT, DISRUPTION, OR MALFUNCTION, THROUGHOUT ENTIRE OPERATIONAL RANGE. CONFIRM THAT LATCHES AND LOCKS ENGAGE ACCURATELY AND SECURELY WITHOUT FORCING OR BINDING.



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