

PROJECT MANUAL NOTES

DIVISION 1 – GENERAL CONDITIONS

DIVISION 2 – SITE WORK

DIVISION 3 – CONCRETE

DIVISION 4 – MASONRY

0101. THE STRUCTURAL DESIGN OF THIS WORK IS BASED ON THE FOLLOWING CRITERIA :
ROOF LOADS : 29 PSF
SOIL BEARING CAPACITY : 2,000 PSF
WIND LOADS : 150 MPH, V=25.7 PSF
RISK FACTOR II
0102. CONTRACTOR SHALL PROVIDE (4) CONC. TEST CYLINDERS FOR EACH DAY'S POUR AND FOR EACH STRENGTH OF HOOD ONE CYLINDER IN RESERVE. COST TO BE BORNE BY THE CONTRACTOR.
0103. CONTRACTOR SHALL SECURE AND PAY ALL TAP, IMPACT, PERMIT, MSTU AND ALL OTHER GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. THESE FEES TO BE INCLUDED IN BASE BID.
0104. DEMOLITION PERMIT SHALL BE INCLUDED IN BASE BID IF ANY.
0105. CONTRACTOR SHALL COORDINATE AND INCLUDE IN BASE BID, ALL EXTENSIONS OF SITE UTILITIES, ELECTRICAL, CABLE TELEVISION, AND TELEPHONE SERVICE.
0106. THE CONTRACTOR TO PROVIDE BUILDERS RISK INSURANCE.
0109. ALL DEBRIS SHALL BE STORED AND REMOVED FROM SITE IN PROPER CONTAINERS AT NO ADDITIONAL COST TO OWNER.
0110. OWNER SHALL HAVE FIRST RIGHT TO SALVAGE ANY MATERIALS TO BE REMOVED UNDER THIS CONTRACT.
0113. UPON COMPLETION AND PRIOR TO REQUEST FOR FINAL PAYMENT, CONTRACTOR SHALL SUBMIT (2) BOND COPIES OF A LIST OF SUBCONTRACTORS WITH NAMES, ADDRESSES & PHONE NUMBERS, ALL WARRANTIES, GUARANTEES, OPERATING INSTRUCTIONS & EQUIPMENT MANUALS TO INCLUDE RECOMMENDED SERVICE AND MAINTENANCE ALONG WITH A SET OF "AS-BUILT" DRAWINGS SHOWING ALL DEVIATIONS FROM THE CONTRACT DOCUMENTS INDICATING LOCATIONS OF VALVES, CLEANOUTS, VENTS, JUNCTION BOXES AND ALL MECHANICAL AND ELECTRICAL COMPONENTS.
0124. THE CONTRACTOR SHALL WARRANT ALL WORK FROM DEFECTS IN MATERIAL AND WORKMANSHIP FOR A PERIOD OF ONE YEAR (TWO YEARS FOR ALL ROOFING INSTALLATIONS.)
0129. CONTRACTOR TO FURNISH, INSTALL, AND MAINTAIN AMPLE TEMPORARY TOILET FACILITIES FOR THE USE OF WORKMEN ENGAGED IN WORK UNDER THIS CONTRACT. TEMPORARY FACILITIES SHALL BE SUBJECT TO ALL APPLICABLE ORDINANCES, HEALTH DEPT. REQUIREMENTS, AND RULES AND REGULATIONS OF GOVERNING AUTHORITIES.
0130. CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS AND SHALL PAY FOR ALL TEMPORARY WATER, ELECTRICAL POWER, SEWAGE, AND RUBBISH REMOVAL SERVICES AS MAY BE REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
0131. CONTRACTOR SHALL FURNISH, INSTALL, OPERATE, AND PAY FOR TEMPORARY HOISTING EQUIPMENT REQUIRED FOR CONSTRUCTION OF THIS PROJECT.
0133. IT SHALL BE THE RIGHT OF THE OWNER TO PLACE AND INSTALL EQUIPMENT PURCHASED UNDER SEPARATE CONTRACT, THOUGH THIS EQUIPMENT BE IN CONJUNCTION WITH THE CONTRACTORS CONSTRUCTION SCHEDULE.
0134. IN CASE OF DISCREPANCY CONCERNING DIMENSION, QUANTITY, OR LOCATION, GRAPHIC DRAWINGS SHALL TAKE PRECEDENCE OVER THE SPECIFICATIONS, EXPLANATORY NOTES ON THE DRAWINGS SHALL TAKE PRECEDENCE OVER CONFLICTING DRAWN INDICATIONS, LARGE SCALE DETAILS SHALL TAKE PRECEDENCE OVER SCALED MEASUREMENTS, CONSULT ARCHITECT SHOULD ANY SUCH DISCREPANCY BE FOUND.
0135. IN CASE OF DISCREPANCY CONCERNING QUALITY AND/OR QUANTITY WITHIN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROVIDE THE BETTER QUALITY UNLESS OTHERWISE DETERMINED IN WRITING BY THE ARCHITECT.
0142. CHANGES TO THE CONTRACT DOCUMENTS SHALL BE MADE IN WRITING BY THE ARCHITECT VIA CHANGE ORDERS APPROVED BY THE OWNER AND ALL DIMENSIONS AND QUANTITIES SHALL BE ALTERED THE CONTRACTOR WITHOUT SUCH WRITTEN ACTION, EXCEPT IN EMERGENCES ENDANGERING LIFE OR PROPERTY.
0143. WHEN VALUES AT RISK ARE CHANGED BY A CHANGE ORDER, ALL REQUIRED INSURANCES, PERFORMANCE BONDS, AND OTHER SUCH PROVISIONS SHALL BE ALTERED TO PROVIDE 100% COVERAGE OF THE VALUES AT RISK.
0146. PROVIDE A PREPARED MANIPULATE ON EACH ITEM OF SERVIC-CONNECTED OR POWER-OPERATED EQUIPMENT, LOCATE ON AN INCONSPICUOUS, ACCESSIBLE SURFACE. MANIPULATE SHALL CONTAIN ESSENTIAL OPERATING DATA, NAME OF PRODUCT AND MANUFACTURER, MODEL AND SERIAL NUMBER, CAPACITY, SPEED AND RATINGS.
0147. DELIVER, STORE, AND HANDLE PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, USING METHODS THAT WILL PREVENT DAMAGE, DETERIORATION, AND LOSS.

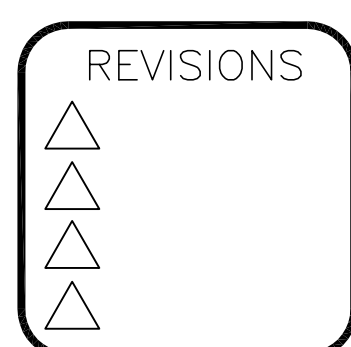
0201. FOUNDATION DESIGN IS BASED ON A SOIL BEARING CAPACITY OF 2,000 PSF. MINIMUM PRIOR TO ANY WORK, THE CONTRACTOR SHALL ENGAGE A SOIL LABORATORY TO CONDUCT TESTS AND BORINGS TO DETERMINE THE CONSISTENCY OF SUBSTRATA. THE REPORT OF THE LABORATORY SHALL BE PROVIDED TO THE OWNER. INCONSISTENT MATERIAL SHALL BE REMOVED AND REPLACED WITH CLEAN, COMPACTED FILL AT THE DIRECTION OF THE SOILS LABORATORY.
0204. CONTRACTOR SHALL COORDINATE AND VERIFY SIZES AND LOCATIONS OF ALL UTILITY CONNECTIONS WITH RESPECTIVE AGENCIES AND RESTORE ALL DISTURBED AREAS TO ORIGINAL CONDITION.
0205. PRIOR TO EXCAVATION, CONTRACTOR SHALL NOTIFY "SUNGUN" AT 1-800-432-4770 TO VERIFY LOCATIONS OF ALL UNDERGROUND SERVICES.
0222. REFER TO CIVIL ENGINEERING DRAWINGS FOR ALL SITE RELATED INFORMATION.
0238. CONTRACTOR SHALL REMOVE OR CAP ALL ABANDONED UTILITY LINES AS ENCOUNTERED.
0245. DE-WATERING OF EXCAVATIONS, IF NECESSARY, SHALL BE ACCOMPLISHED WITH PUMPS, WELL POINTS, SUMPS, SUCTON AND DISCHARGE LINES AND OTHER EXCAVATION COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS.
0246. CONVEY WATER REMOVED FROM EXCAVATIONS TO COLLECTING OR RUN-OFF AREAS. ESTABLISH AND MAINTAIN TEMPORARY DRAINAGE DITCHES OR OTHER DIVERSIONS OUTSIDE BUILDING EXCAVATION LIMITS. DO NOT USE TRENCH EXCAVATIONS FOR SITE UTILITIES AS TEMPORARY DRAINAGE DITCHES.
0247. STOCKPILE EXCAVATED MATERIALS SUITABLE FOR USE AS FILL MATERIALS WHERE DIRECTED UNTIL REQUIRED FOR FILL OR BACKFILL. PLACE GRADE, AND SHAPE STOCKPILES FOR PROPER DRAINAGE.
0248. LOCATE AND RETAIN FILL MATERIALS AWAY FROM EDGES OF EXCAVATIONS.
0250. SUBGRADE PREPARATION SHALL INCLUDE STRIPPING AND GRABBING OF SURFICIAL VEGETATION FROM ALL AREAS TO BE FILLED AND REFINISH WITH A MINIMUM OF 5"-0" WITH A (10) TON VIBRATORY ROLLER WITH A MINIMUM OF TWO OVERLAPPING PASSES IN EACH DIRECTION. REFER TO SUBSURFACE SOIL INVESTIGATION REPORT PROVIDED FOR FURTHER INFORMATION AND INSTRUCTIONS.
0251. AT NEW SLAB-ON-GRADE CONSTRUCTION, PROVIDE SOIL TREATMENT FOR TERMITES AND VEGETATIVE CONTROL. ENGAGE A LICENSED PROFESSIONAL PEST CONTROL OPERATOR FOR APPLICATION OF SOIL TREATMENT.
0301. CONCRETE SLAB AREAS TO RECEIVE CARPET OR FLOORING SHALL BE CLEAN AND FREE OF DUST AND SEALED WITH A SUITABLE CONCRETE SEALER PRIOR TO THE INSTALLATION OF FINISH.
0320. ALL STRUCTURAL CONCRETE SHALL CONFORM TO ACI 318, AND SHALL ATTAIN A MINIMUM 28-DAY ULTIMATE COMPRESSIVE STRENGTH OF 3,000 & 3,500 PSI.
0321. ALL REINFORCING STEEL SHALL CONFORM TO ASTM DESIGNATION A615 GRADE 60.
0322. WHERE NOT DETAILED IN DRAWINGS, REINFORCING STEEL SHALL BE DETAILED IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL OF STANDARD PRACTICE FOR DETAILING REINFORCED CONCRETE STRUCTURES (ACI-318).
0323. IN FLEXURAL MEMBERS SPICES FOR CONTINUOUS TOP BARS SHALL BE MADE AT OR NEAR THE MID-SPAN OF THE MEMBER. SPICES FOR CONTINUOUS BOTTOM BARS SHALL BE MADE AT OR NEAR POINTS ON INTERMEDIATE SUPPORT. LAP SPICE LENGTH SHALL BE IN ACCORDANCE WITH ACI 318.
0324. CONCRETE COVERAGE OF REINFORCING STEEL SHALL BE PLACED AS FOLLOWS :
A. CONCRETE PLACED DIRECTLY IN CONTACT WITH THE GROUND 3"
B. CONCRETE EXPOSED DIRECTLY TO THE WEATHER OR IN CONTACT WITH THE GROUND AFTER REMOVAL OF FORMS : #6 DIAMETER BARS AND LARGER - 2" #5 DIAMETER BARS AND SMALLER - 1-1/2"
C. CONCRETE NOT EXPOSED DIRECTLY TO THE GROUND OR WEATHER : BARS AND SLABS 3/4 BARS AND ORDERS - 1-1/2"
D. ALL OTHERS - 1-1/2"
0328. DESIGN, CONSTRUCT AND MAINTAIN CONCRETE FORM WORK SO AS TO INSURE THAT AFTER REMOVAL, FINISHED CONCRETE MEMBERS SHALL HAVE TRUE SURFACES, BE FREE OF WAVES, BUDGES AND CONFORM ACCURATELY TO INDICATED SHAPES, DIMENSIONS, LINES, AND POSITIONS OF CONCRETE MEMBERS SHOWN.
0329. FORMS SHALL BE READILY REMOVABLE WITHOUT IMPACT, SHOCK OR DAMAGE TO CONCRETE.
0330. FORMWORK SHALL BE POSITIONED TO MAINTAIN HARDENED CONCRETE FINISH LINES WITHIN THE FOLLOWING PERMISSIBLE DEVIATIONS.
-VARIATION FROM PLUMB :
3/8" IN ANY STORY OR 20 FEET MAXIMUM
1/2" IN 40 FEET OR MORE
-VARIATION FROM LEVEL OR FROM GRADES INDICATED:
1/8" IN 10 FEET
1/4" IN ANY BAY OR 20 FEET MAXIMUM
3/8" IN 40 FEET OR MORE
--GROSS-SECTIONAL DIMENSIONS:
MINUS 1/8" PLUS 1/4"
--BUILDING LINES (VARIATION OF THE LINEAR BUILDING LINES FROM ESTABLISHED FINISH PLUMB LINE OR FROM POSITION OF COLUMNS, WALLS, AND PARTITIONS)
1/2" IN 40 FEET OR MORE
-VARIATIONS IN THE SIZES AND LOCATIONS OF SLEEVES AND SLAB OPENNCS : 1/3"
0334. SLUMP TEST SHALL BE TAKEN BY CONTRACTOR WHEN CYLINDERS ARE TAKEN, MAXIMUM SLUMP, 5". MINIMUM SLUMP, 3".
0336. CONCRETE MATERIALS :
1. PORTLAND CEMENT - ASTM 150, TYPE 1 FOR GENERAL PURPOSE CONCRETE.
2. AGGREGATES
A. FINE AGGREGATES - ASTM C33, WASHED SAND
B. COARSE AGGREGATES - ASTM C33, CRUSHED STONE
1) MEMBERS TO 8" SECTION - TABLE II, SIZE 67
2) GROUTED MASONRY - PEA ROCK GRAVEL
3) ALL OTHER CONCRETE TABLE II, SIZE 487
3. ADMIXTURE FOR STRUCTURAL CONCRETE :
AIR ENTRAINING AD MIXTURE AND CHEMICAL ADMIXTURE ASTM C494.
4. WATER - FRESH, POTABLE TAP WATER.
5. UNDERSLAB VAPOR BARRIER-PLASTIC SHEETING, 6 MIL THICK, Laid AS RECOMMENDED BY MANUFACTURER, LAPPED 12" MINIMUM WITH TAPPED JOINTS.
0341. CONCRETE SLAB FINISH :
1. WHILE PLACING CONCRETE, TAMP TO FORCE COURSE AGGREGATE AWAY FROM SURFACE, THEN SCORED WITH STRAIGHT EDGES TO BRASS SURFACE TO FINISH LEVEL.
2. WOOD FLOAT TO TRUE PLANE (LEVEL OR SLOPED AS SHOWN ON DRAWINGS) WITH NO COARSE AGGREGATE SHOWING, FLOAT WHILE CONCRETE IS GREEN YET HARD ENOUGH TO SUPPORT MAN'S WEIGHT WITHOUT IMPRINT.
3. STEEL FROWEL NOT LESS THAN TWO PASSES, FROWEL WHEN LITTLE OR NO HAND FROWEL, ONE THIRD PASS TO REMOVE IMPERFECTIONS AND PRODUCE SMOOTH IMPERVIOUS SURFACE.
4. LIGHT BROOM FINISHED SURFACES NEED ONLY BE FINISHED THROUGH WOOD FLOATING, THEN LIGHTLY BROOM FOR SLIP-RESISTANCE SURFACE.
5. CURE CONCRETE NOT LESS THAN TIME REQUIRED TO REACH 75% OF DESIGN STRENGTH, CURE WITH CURING COMPOUND APPLIED PER ASTM C 309, IMPERVIOUS - SHEET CURING WITH PLASTIC MEMBRANE, MOST-CURE BY COVERING WITH WET SAND OR WET BURLAP KEEP CONTINUOUSLY WET BY KEEPING FORMWORK CONTINUOUSLY WET FOR DURATION OF CURING TIME.
0402. CONCRETE MASONRY UNITS SHALL BE TWO CELL BLOCKS MADE OF PORTLAND CEMENT, WATER AND APPROVED AGGREGATES, AND SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR HOLLOW LOAD BEARING MASONRY UNITS ASTM DESIGNATION C90 WITH A MINIMUM COMPRESSIVE STRENGTH OF 1900 PSI. NO DAMAGED OR IRRREGULAR MATERIAL SHALL BE USED.
0403. MORTAR SHALL BE TYPE "M" AND SHALL CONFORM TO ASTM C90, WITH STANDARD HORIZONTAL JOINT REINFORCING AT 1'-4" CENTERS VERTICALLY.
0405. GROUTED CELLS SHALL BE FILLED WITH A "TEA GRAVE" CONCRETE WITH A MINIMUM 28-DAY STRENGTH OF 3,000 PSI. THE CELLS SHALL HAVE VERTICAL ALIGNMENT SUFFICIENT TO MAINTAIN A CLEAN, UNOBSTRUCTIVE CONTINUOUS VERTICAL CELL. GROUT SHALL BE Poured IN LIFTS NOT TO EXCEED 8'-0".
0406. CLEANOUT OPENINGS SHALL BE PROVIDED AT THE BOTTOM OF ALL GROUTED CELLS AT EACH LEFT FOR FIELD INSPECTION. OPENINGS SHALL BE COVERED AFTER INSPECTION AND BEFORE GROUTING. WALLS SHALL CURE A MINIMUM OF 24 HOURS PRIOR TO FILLING GROUTED CELLS.
0407. WHEN GROUTING IS STOPPED FOR ONE HOUR OR LONGER, THE GROUTING SHALL BE STOPPED 1-1/2" BELOW THE TOP OF THE UPPERMOST UNIT.
0412. LAY BLOCK IN RUNNING BOND UNLESS OTHERWISE INDICATED.
0413. LAYING TOLERANCES : WALL, CORNERS, PIERS, JAMB TO BE PLUMB WITHIN TOLERANCE OF 1/8" IN 5 FEET, COURSES TO BE LEVEL WITHIN 1/4" IN 50 FEET, FACES OF WALLS STRAIGHT WITHIN 1/4" IN 50 FEET.
0415. ALL MASONRY UNITS SHALL BE SAWN FOR FINAL FIT, NO BREAKING OR HAND SPLITTING OF BLOCKS SHALL BE PERMITTED.

DIVISION 5 – METALS

NEW BUILDING FOR:
CONSTANTINE CHIROPRACTIC
312 7TH STREET WEST
PALMETTO, FLORIDA



WORLD DESIGN, INC.
4301 32nd Street West, Suite D-5 Bradenton, Florida 34205
NARB CERTIFIED (941)-755-3934
FAX (941)-756-6869
FL AAC001570 EB 0007666 SC 888014
John A. Ziemnicki, A.I.A.
FL 12518 SC 3558 IL 11783 TN 23111



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