# MCINTIRE LIBRARY BUILDING RENOVATIONS CHARLOTTESVILLE, VIRGINIA PERMIT SET(04.05.13 REV. 07.10.13) BID SET (01.06.14)





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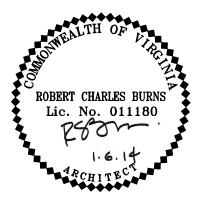


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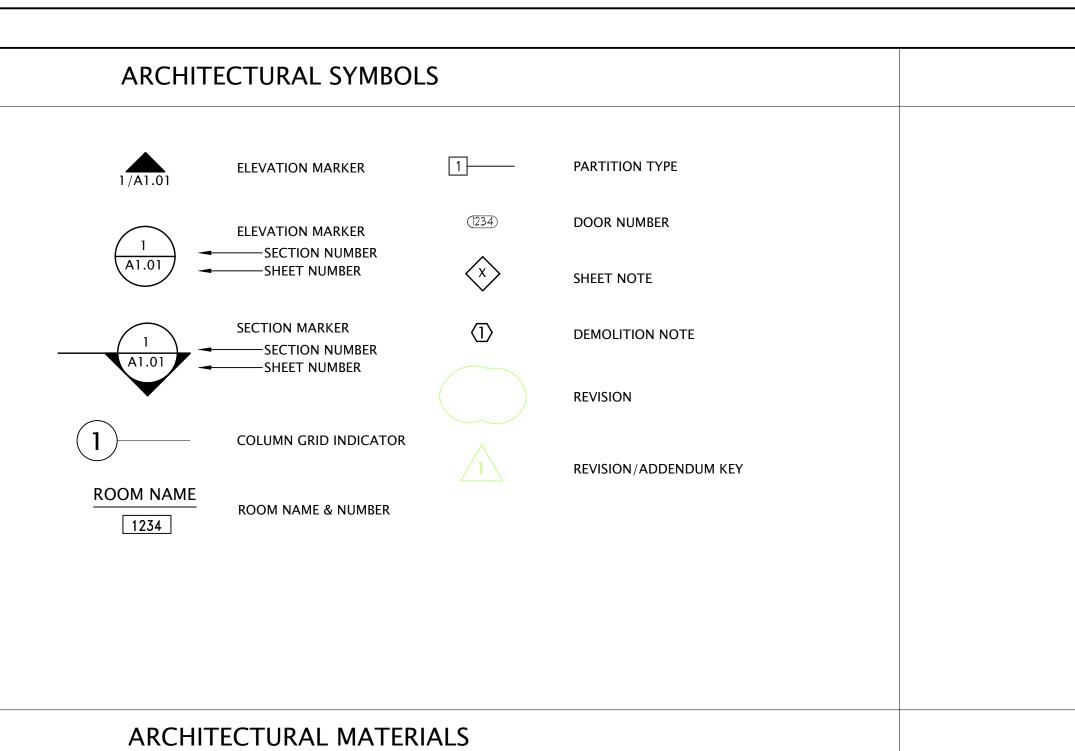


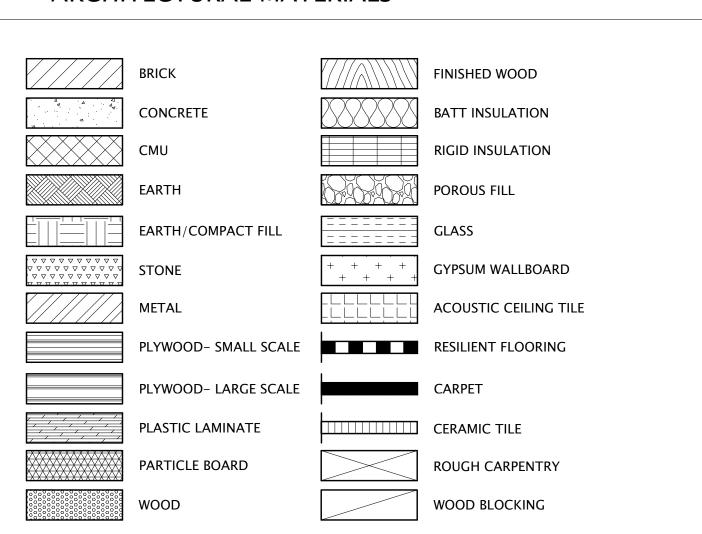
THE CITY OF CHARLOTTESVILLE FACILITIES DEVELOPMENT 305 FOURTH STREET NW CHARLOTTESVILLE, VA 22903



### ARCHITECTURAL ABBREVIATIONS

&	AND	FURN.	FURNITURE	PLYWD.	PLYWOOD
L	ANGLE	FURR.	FURRING	PNL.	PANEL
@	AT	FUT.	FUTURE	PNTD.	PAINTED
Ę	CENTERLINE	F.V.C.	FIRE VALVE CABINET	POL.	POLISHED
		1.v.c.		PRTN.	PARTITION
ø	DIAMETER OR ROUND				
L	PERPENDICULAR	GA.	GAUGE	PT.	POINT
ŧ	NUMBER OR POUND	GALV.	GALVANIZED	PTD.	PAINTED
		G.B.	GRAB BAR		
A/C	AIR CONDITIONING	GL.	GLASS	Q.T.	QUARRY TILE
				Q.1.	QUARRITILE
ACOUS.	ACOUSTIC	GND.	GROUND		
<b>\.F.F.</b>	ABOVE FINISHED FLOOR	GR.	GRADE	R.	RISER/RADIUS
ADD.	ADDENDUM	GWB	GYPSUM WALLBOARD	RCP	REFLECTED CEILING PLAN
ADJ.	ADJUSTABLE	0.1.2		RD	ROOF DRAIN
	-				
LUM.	ALUMINUM	H.B.	HOSE BIBB	REFR.	REFERENCE
ARCH.	ARCHITECTURAL	H.C.	HOLLOW CORE	REF.	REFRIGERATOR
		HCP.	HANDICAPPED	REINF.	REINFORCED
D.	BOARD	HD.	HEAD	REQ.	REQUIRED
LDG.	BUILDING	HDW.	HARDWARE	RESIL.	RESILIENT
LKG.	BLOCKING	HWD.	HARDWOOD	REV.	REVISION
М.	BEAM	HGT.	HEIGHT	RFL.	REFLECTED
.0.	BY OTHERS	Н.М.	HOLLOW METAL	RL	RAIN LEADER
OT.	воттом	HNDRL.	HANDRAIL	RM.	ROOM
SMT.	BASEMENT	HORIZ.	HORIZONTAL	RND.	ROUND
		HR.	HOUR	R.O.	ROUGH OPENING
CAB.	CABINET	HVAC	HEATING, VENTILATION,	RTN.	RETURN
				IX I IN.	
СВ.	CHALKBD.		& AIR CONDITIONING		
CEM.	CEMENT			S.	SOUTH
ER.	CERAMIC	I.D.	INSIDE DIAMETER/DIMENSION	SAFB	SOUND ATTENUATION
C.G.	CORNER GUARD	IN.	INCH		FIRE BLANKET
				CAN	
.J.	CONTROL JOINT	INCAN.	INCANDESCENT	SAN.	SANITARY
CLG.	CEILING	INCL.	INDLUDE(D), (ING)	SCHED.	SCHEDULE
CLO.	CLOSET	INFO.	INFORMATION	SECT.	SECTION
CMU	CONCRETE MASONRY UNIT	INSUL.	INSULATION	S.F.	SQUARE FOOT(FEET)
COL.	COLUMN	INT.	INTERIOR	S.H.	SPRINKLER HEAD
CONC.	CONCRETE			SHT.	SHEET
CONN.	CONNECTION	JAN.	JANITOR	SHWR	SHOWER
CONSTR.	CONTRUCTION	JT.	JOINT	SIM.	SIMILAR
		J1.	Jenvi		
CONT.	CONTINUOUS			SPEC.	SPECIFICAION
CONTR.	CONTRACTOR	K.D.	KNOCK-DOWN	SPKR.	SPEAKER
CORR.	CORRIDOR	KIT.	KITCHEN	SQ.	SQUARE
С.Т.	CERAMIC TILE	K.O.	KNOCK-OUT	S.S.	STAINLESS STEEL
CTR.	CENTER	К.Р.	KICK PLATE	STA.	STATION
				STD.	STANDARD
DBL.	DOUBLE	L.	LENGTH	STL.	STEEL
DEPT.	DEPARTMENT	LAB.	LABORATORY	STOR.	STORAGE
DTL.	DETAIL	LAM.	LAMINATE	STRUC.	STRUCTURE
DIA.	DIAMETER	LAV.	LAVATORY	SUSP.	SUSPENDED
DIM.	DIMENSION	LBS.	POUNDS	SYM.	SYMMETRICAL
DISP.	DISPENSER	LKR.	LOCKER	SYS.	SYSTEM
				515.	STSTEM
DN.	DOWN	LT.	LIGHT		
0.0.	DOOR OPENING			Т.	THREAD
DR.	DOOR	MAS.	MASONRY	Т.В.	TOWEL BAR
RN.	DRAIN	М.О.	MASONRY OPENING	TEL.	TELEPHONE
S.	DOWNSPOUT	MATL.	MATERIAL	TEMP.	TEMPERED
WG/DWGS	DRAWING/DRAWINGS	MAX.	MAXIMUM	TER.	TERAZZO
WR.	DRAWER	M.B.	MOP BASIN	T&G	TONGUE & GROOVE
		M.R.	MOISTURE RESISTANT	THK.	THICK
	ГАСТ				
	EAST	MDF.	MEDIUM DENSITY FIBERBOARD	THRU	THROUGH
A.	EACH	MECH.	MECHANICAL	T.O.A.	TOP OF ACESS FLOOR
.J.	EXPANSION JOINT	MTL.	METAL	T.O.C.	TOP OF CONCRETE
L.	ELEVATION	MFR.	MANUFACTURER	T.O.S.	TOP OF STEEL/TOP OF SL
LEC.	ELECTRICAL	MIN.	MINIMUM	TV.	TELEVISION
LEV.	ELEVATOR	MISC.	MISCELLANEOUS	TYP.	TYPICAL
MER.	EMERGENCY	MTD.	MOUNTED		
NCL.	ENCLOSURE	MUL.	MULLION	UNF.	UNFINISHED
Q.	EQUAL	MLDG.	MOULDING	U.O.N./	
QUIP.	EQUIPMENT			U.N.O.	UNLESS OTHERWISE NOTE
.W.C.	ELECTRIC WATER COOLER	Ν.	NORTH	U.L.	UNDERWRITER'S LABORAT
XP.	EXPANSION	N.I.C.	NOT IN CONTRACT		
XIST.	EXISTING	NO.	NUMBER	V.B.	VAPOR BARRIER
XT.	EXTERIOR	NOM.	NOMINAL	VCT	VINYL COMPOSITION TILE
		N.T.S.	NOT TO SCALE	VERT.	VERTICAL
.A.	FIRE ALARM	OA.	OVERALL	VEST.	VESTIBULE
.D.	FLOOR DRAIN	0.C.	ON CENTER	V.I.F.	VERIFY IN FIELD
DTN.	FOUNDATION	0.D.	OUTSIDE DIAMETER/DIMENSION	VWC	VINYL WALL COVERING
<b>F</b>	FIRE EXTINGUISHER	O.R.D.	OVERFLOW ROOF DRAIN		
.E.	FIRE EXTINGUISHER CABINET	OFF.	OFFICE	W.	WEST
	FULL HEIGHT	0.H.		W/	WITH
.E.C.			OPPOSITE HAND		
.Е.С. .Н.		OPNG.	OPENING	WC	WALL COVERING
.Е.С. .Н. .Н.С.	FIRE HOSE CABINET	OPP.	OPPOSITE	WD	WOOD
.Е.С. .Н. .Н.С.	FIRE HOSE CABINET FINISH		OVERHEAD	W/O	WITHOUT
.E.C. .H. .H.C. IN.	FINISH	U/HD		•• / 🗸	annour
.E.C. .H. .H.C. IN. L.	FINISH FLOOR	OVHD.			
.E.C. .H. .H.C. IN. L. LUOR.	FINISH FLOOR FLUORESCENT	OVHD. OZ.	OUNCE	WP	WATERPROOFING
.E.C. .H. .H.C. IN. L. LUOR.	FINISH FLOOR			WP WSCT.	WATERPROOFING WAINSCOT
.E. .E.C. .H. .H.C. IN. L. LUOR. PRF. R.	FINISH FLOOR FLUORESCENT				
.E.C. .H. .H.C. IN. L. LUOR. PRF. R.	FINISH FLOOR FLUORESCENT FIREPROOFING FRAME	OZ. P.	OUNCE PAINT	WSCT.	WAINSCOT
.E.C. .H. .H.C. IN. L. LUOR. PRF. R. .S.	FINISH FLOOR FLUORESCENT FIREPROOFING FRAME FULL SIZE	OZ. P. P.L.	OUNCE PAINT PLATE	WSCT.	WAINSCOT
.E.C. .H. .H.C. IN. L. LUOR. PRF.	FINISH FLOOR FLUORESCENT FIREPROOFING FRAME	OZ. P.	OUNCE PAINT	WSCT.	WAINSCOT









BUILDING DAPROJECT TYPE:USE GROUP:CONSTRUCTION CLASS:REVIEW AGENCY:CODE/DATE:PROJECT NAME:PROJECT NAME:PROJECT ADDRESS:FULLY SPRINKLERED:FIRE ALARM:	ATA/ZONING DATA MUSEUM A3 - ASSEMBLY III B CHARLOTTESVILLE, VIRGINIA VUSBC 2012 MCINTIRE LIBRARY BUILDING RENOVATION 200 2ND STREET NORTHEAST CHARLOTTESVILLE, VIRGINIA YES - NFPA 13 (EXISTING) AUTOMATIC NOTIFICATION UPON SPRINKLER FLOW (EXISTING)	Image: Sector
si Thomas Affairs Multipe Si Thomas Catholic Church Sod Sod Sod Sod Sod Sod Sod Sod Sod Sod	<image/>	Image: Contract of the second state       Image: Contract of the second state </th
LOCA		
Endetexuite United Estate United E		BERT CHARLES BURNS ROBERT CHARLES BURNS Lic. No. 011180 HODING HOD

GENERAL CONDITIONS

- 1.1 THIS BUILDING IS LISTED ON THE STATE AND NATIONAL REGISTERS. ALL WORK MUST COMPLY WITH THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION. CONSULT ARCHITECT WITH ANY QUESTIONS.
- 1.2 THE GENERAL CONTRACTOR SHALL PROVIDE A LIST OF A MINIMUM OF THREE SIMILAR HISTORIC RESTORATION PROJECTS COMPLETED WITHIN THE LAST FIVE YEARS THAT ARE COMPARABLE IN SCOPE OF WORK. SPECIFICALLY INCLUDING MASONRY REPOINTING. THE GENERAL CONTRACTOR SHALL SUBMIT A LIST OF THE INTENDED SUB-CONTRACTORS TO BE USED FOR THE PROJECT. THE LIST WILL CONTAIN FIRM NAMES. ADDRESSES AND PREVIOUS PROJECT EXPERIENCE AS SPECIFICALLY REQUIRED FOR HISTORIC PROJECTS AND REPOINTING.
- 1.3 CONTRACTOR SHALL INVESTIGATE JOBSITE TO COMPARE CONTRACT DOCUMENTS AND EXISTING CONDITIONS. INCLUDE COST FOR ALL WORK DESCRIBED AND OTHERWISE REQUIRED TO FULFILL THE INTENT OF THE CONTRACT DOCUMENTS AND REQUIRED OR IMPLIED BY EXISTING CONDITIONS. NOTIFY ARCHITECT OF ANY CONFLICTS BETWEEN EXISTING CONDITIONS AND NEW WORK, OMISSIONS OR CONFLICTS IN THE DRAWINGS AND ANY RESTRICTIONS RELATED TO THE EXECUTION OF THE WORK. IN THE CASE OF CONFLICTS BETWEEN DRAWINGS, OR NOTES AND DRAWINGS, IT SHALL BE ASSUMED THE STRICTEST CONDITION OR REQUIREMENT HAS BEEN INCLUDED IN THE COST AND SCOPE OF THE WORK.
- 1.4 CONTRACTOR SHALL CAREFULLY INSPECT ALL STRUCTURAL MEMBERS, INCLUDING BUT NOT LIMITED TO BEAMS, LINTELS, MASONRY, ARCHES, ETC. AND NOTIFY THE ARCHITECT IN WRITING OF ANY STRUCTURALLY UNSOUND CONDITIONS REQUIRING REPAIR, REPLACEMENT, OR INVESTIGATION.
- 1.5 CONTRACTOR SHALL ISSUE COMPLETE SETS OF THE CONTRACT DOCUMENTS TO EACH OF THE SUBCONTRACTORS FOR COORDINATION OF THEIR WORK WITH OTHER TRADES AND DESCRIPTION OF SCOPE.
- <sup>1.6</sup> CONTRACTOR SHALL APPLY FOR, OBTAIN AND PAY FOR ALL PERMITS, FEES, INSPECTIONS, AND APPROVALS BY LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PRODUCT. PROVIDE COPIES OF ALL TRANSACTIONS TO OWNER. NOTIFY ARCHITECT OF ANY VARIANCE WITH CODES IN FORCE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
- 1.7 CONTRACTOR SHALL PROVIDE AND PAY FOR ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, WAREHOUSING, TRANSPORTATION AND DELIVERY COSTS, HOISTING, REMOVAL OF TRASH AND DEBRIS, AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE EXECUTION OF THE WORK.
- 1.8 ALL WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. ALL REFERENCES TO THE "CONTRACTOR" INCLUDE THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER ALL CONSTRUCTION MEANS AND METHODS REQUIRED BY THE CONTRACT DOCUMENTS INCLUDING COORDINATION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR. THE OWNER OR ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ERRORS, OMISSIONS OR DELAYS CAUSED BY THE CONTRACTOR.
- 1.9 GENERAL CHANGES IN DRAWINGS OR ACTUAL WORK SHALL BE ISSUED BY THE ARCHITECT WITH THE OWNER'S APPROVAL.
- 1.10 THE OWNER'S WRITTEN AUTHORIZATION SHALL BE REQUIRED BEFORE ANY WORK IS PERFORMED OR MATERIALS ORDERED WHICH INVOLVE EXTRA COST OVER AND ABOVE THE CONTRACT PRICE.
- 1.11 THE OWNER WILL MAINTAIN OCCUPANCY AND ACTIVE USE OF THE SITE DURING CONSTRUCTION. PEDESTRIAN AND ADA ACCESS MUST BE MAINTAINED.
- 1.12 OWNER RESERVES THE RIGHT TO OCCUPY AND TO PLACE OR INSTALL EQUIPMENT IN THE COMPLETED AREAS OF THE PROJECT, PROVIDING SUCH ACTS DO NOT INTERFERE WITH THE COMPLETION OF THE WORK. SUCH ACTS BY THE OWNER SHALL NOT CONSTITUTE ACCEPTANCE OF THE TOTAL WORK.
- 1.13 OWNER WILL HAVE INDUSTRIAL HYGENIST INSPECTION TO VERIFY PRESENCE OF LEAD-BASED PAINT AND ASBESTOS CONTAINING MATERIAL IN GLAZING PUTTY AND WINDOW SEALANT.

PROJECT COORDINATION

- 2.1 CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING PROTECTION FOR ALL NEW AND EXISTING WORK IN PLACE WHEN SUBJECT TO POTENTIAL DAMAGE BY WORK OF OTHER TRADES. THE CONTRACTOR WILL COORDINATE THE CONSTRUCTION OF ALL PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTING WORK.
- 2.2 CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL ABOVE CEILING WORK AND SHALL SUBMIT COORDINATED SHOP DRAWINGS OF ALL CEILING HEIGHTS, FIXTURES, CONDUIT, PIPING, SPRINKLER LINES, AND DUCTWORK IDENTIFYING ANY POTENTIAL CONFLICTS. CONTRACTOR SHALL REROUTE ITEMS AS REQUIRED; MAINTAINING A COMPLETELY FUNCTIONAL AND QUALITY ENGINEERED SYSTEM DESIGN. IN LIEU OF COORDINATED SYSTEM SHOP DRAWINGS, CONTRACTOR MAY SUBMIT A PLAN INDICATING SPOT ELEVATIONS OF VARIOUS ITEMS AND IDENTIFY POTENTIAL PROBLEM AREAS, FAILURE TO SUBMIT SHOP DRAWINGS WILL BE CONSIDERED AN INDICATION THAT THE CONTRACTOR HAS VERIFIED ALL ABOVE CEILING WORK, FINDING IT TO BE FREE OF MAJOR CONFLICTS. CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR RELOCATION OF ITEMS, TO AVOID CONFLICTS WHILE MAINTAINING THE DESIGN INTENT.
- 2.3 WORK SHALL BE DONE DURING NORMAL WORKING HOURS. CONTRACTOR SHALL SCHEDULE AND PERFORM ALL WORK SO AS NOT TO UNREASONABLY DISTURB ANY TENANT IN THE BUILDING AND SHALL BE RESPONSIBLE FOR ANY OVERTIME COSTS INCURRED IF WORK HAS TO BE SCHEDULED FOR EARLY, LATE, OR WEEKEND HOURS. WORK OF SUCH A NATURE AS TO BE DISRUPTIVE TO THE TENANT OR BUILDING OWNER SHALL BE COORDINATED WITH THOSE PARTIES AND THE CONTRACTOR SHALL HAVE MADE PROVISIONS IN HIS BID TO COVER SUCH COSTS.
- 2.4 COMPLY AND COORDINATE ALL WORK WITH BUILDING OWNER REGARDING HEAT, WATER, ELECTRICITY, DELIVERIES, ACCESS, ELEVATOR ABILITY, NOISE CONTROL, TRASH AND DEBRIS REMOVAL, HOISTING, AND ANY OTHER UTILITIES OR OWNER'S RULES AND REGULATION CONCERNING THE PROJECT SITE.
- 2.5 PROCURE MATERIALS AS NOT TO DELAY SUBSTANTIAL COMPLETION. NOTIFY ARCHITECT WITHIN FIVE (5) DAYS OF EXECUTION OF CONTRACT OF ANY MATERIAL DELIVERY THAT WOULD DELAY THE ON-SCHEDULE COMPLETION OF THE PROJECT.
- 2.6 OTHER CONTRACTORS AND THEIR SUBCONTRACTORS MAY BE WORKING ON THE PREMISES SIMULTANEOUSLY THROUGH THE DURATION OF THIS CONTRACT. NO ACTION SHALL BE TAKEN ON THE PART OF THIS CONTRACTOR OR ANY OTHER SUBCONTRACTOR ON THE PREMISES, UNION OR NON-UNION.

- 2.7 COORDINATE SCHEDULING PROVISIONS FOR INSTALLATION, LOCATIONS AND THE ACTUAL INSTALLATION OF ITEMS FURNISHED BY OWNER OR BY OTHERS. FACILITATE WORK WITH ALL TRADES ON THE PROJECT NOT UNDER CONTRACT TO THE CONTRACTOR (I.E., TELEPHONE, COMPUTER INSTALLERS, ETC.). ANY CHANGES OR DELAYS ARISING FROM CONFLICTS BETWEEN SUCH TRADES AND THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH THE RESOLUTION OF THOSE CONFLICTS AT NO ADDITIONAL COST TO THE OWNER.
- 2.8 WHERE EXISTING CONSTRUCTION IS TO BE DEMOLISHED, THE WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE DAMAGE TO EXISTING ADJACENT STRUCTURE TO REMAIN. THIS INCLUDES THE REMOVAL OF FLOOR SLABS, CONCRETE MASONRY WALLS, ETC. CODE COMPLIANCE: ALL CONSTRUCTION AND IMPROVEMENTS SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT APPROVED EDITIONS OF THE LOCAL JURISDICTION; AND APPROVED BY THE LOCAL BUILDING INSPECTION OFFICE. WORK SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT - OSHA.
- 2.9 THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THIS OPERATION AND SHALL REMOVE SAME FROM THE SITE WHEN DIRECTED BY THE OWNER. AT THE COMPLETION OF THE WORK, HE SHALL REMOVE ALL HIS REMAINING WASTE MATERIALS AND RUBBISH FROM AND ABOUT THE PROJECT AS WELL AS ALL HIS TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, AND SURPLUS MATERIALS. THE WORK AND SURROUNDING AREAS SHALL BE LEFT "BROOM CLEAN".

SUBMITTALS, SHOP DRAWINGS, PRODUCT DATA & SAMPLES

- 3.1 SUBMIT FOR ARCHITECT'S AND OWNER'S CONSIDERATION SAMPLES AND PRODUCT LITERATURE AND OTHER PERTINENT DATA OF ANY PROPOSED SUBSTITUTIONS. A RESUBMISSION OF THE CONTRACT DOCUMENTS BY A SUBCONTRACTOR SHALL NOT CONSTITUTE THE DEFINITION OF SHOP DRAWINGS
- 3.2 SUBMIT FOR ARCHITECT'S AND OWNER'S REVIEW PRIOR TO FABRICATION OR PURCHASE, SHOP DRAWINGS AND/OR SAMPLES FOR ALL ITEMS AS REQUESTED BY ARCHITECT. REVIEW, MAKE NECESSARY CORRECTIONS AND APPROVE ALL SHOP DRAWINGS AND SUBMITTALS, INCLUDING VERIFYING AND PROVIDING FIELD DIMENSIONS PRIOR TO SUBMISSION TO ARCHITECT.
- 3.3 SHOP DRAWINGS SHALL BE EXAMINED BY THE GENERAL CONTRACTOR AND CHECKED FOR COMPLIANCE WITH CONTRACT REQUIREMENTS AND TO ASCERTAIN THAT ALL SUCH DRAWINGS AND/OR OTHER SUBMITTALS ARE PROPERLY IDENTIFIED AS TO JOB TITLE, OWNER, BUILDING, GENERAL CONTRACTOR AND ARCHITECT AS WELL AS NAME OF FABRICATOR/SUPPLIER AND SUBCONTRACTOR.
- 3.4 SHOP DRAWINGS AND SAMPLE SUBMITTALS: SUBMIT THREE (3) COPIES OF SHOP DRAWINGS AND THREE (3) SAMPLES AND/OR COLOR CARDS AS THE CASE MAY BE, TO AND FOR REVIEW BY THE ARCHITECT FOR THE FOLLOWING ITEMS IF REQUESTED BY BUILDING CONSTRUCTION MANAGER:
  - REPLACEMENT BRICK REPLACEMENT MARBLE
  - MORTAR
  - PAINT COLOR CHIPS LIGHT FIXTURE CUT SHEET
  - WOOD EXTERIOR
  - EXTERIOR FASTENERS H. SEALANT MANUFACTURER, TYPE AND COLOR

THE ARCHITECT WILL KEEP ONE (1) SET OF EACH SUBMITTAL AND RETURN TWO SETS TO THE CONTRACTOR.

OUALITY ASSURANCE

- 4.1 PERFORM ALL WORK AND INSTALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS AND IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS OF WORKMANSHIP AND THE PRODUCTS SPECIFIED.
- 4.2 THE TERM "APPROVED EQUAL", "EQUAL TO", EQUIVALENT OR OTHER QUALIFYING TERMS SHALL INDICATE THAT ACCEPTANCE IS BASED STRICTLY ON THE REVIEW AND APPROVAL BY THE ARCHITECT AND/OR BUILDING CONSTRUCTION MANAGER.

DELIVERY, STORAGE, AND HANDLING

- 5.1 PROTECT PRODUCTS DURING TRANSIT, STORAGE AND HANDLING TO PREVENT DAMAGE, SOILING, AND DETERIORATION. COMPLY WITH REQUIREMENTS OF REFERENCED STANDARD OF SPECIFIED PRODUCT AND MANUFACTURER'S INSTRUCTIONS.
- 5.2 IDENTIFY PRODUCTS AS DESIGNATED ON THE PLANS OR APPROVED SHOP DRAWINGS.
- 5.3 VERIFY ACCOMMODATION WITHIN ELEVATOR CABS AND/OR MEANS OF DELIVERY.

**PROJECT CONDITIONS** 

- 6.1 ESTABLISH AND MAINTAIN ENVIRONMENTAL CONDITIONS FOR INSTALLING OR APPLYING FINISHES TO THE PRODUCTS SPECIFIED.
- 6.2 EXAMINE ALL SURFACES TO DETERMINE THAT THEY ARE SOUND. DRY. CLEAN, AND READY TO RECEIVE PRODUCT PRIOR TO INSTALLATION. START OF INSTALLATION SHALL IMPLY ACCEPTANCE OF SUBSTRATE AND SHALL NOT BE GROUNDS FOR CLAIMS AGAINST IMPROPER PERFORMANCE OF INSTALLED MATERIALS. ADVISE ARCHITECT OF ANY EXISTING CONDITION NOT LEVEL, PLUMB AND SMOOTH WITHIN INDUSTRY STANDARDS PRIOR TO START OF CONSTRUCTION.
- 6.3 INSTALL AND MAINTAIN ALL NECESSARY COVERINGS. PROTECTIVE ENCLOSURES, TEMPORARY DOORS AND PARTITIONS AND DUST BARRIERS TO PROTECT ALL OCCUPANTS AND EXISTING WORK AND FINISHES TO REMAIN. REPAIR AND REPLACE ANY DAMAGES CAUSED BY IMPROPER PROTECTION AT NO ADDITIONAL COST TO OWNER. WORK DAMAGED DURING CONSTRUCTION OR NOT CONFORMING TO SPECIFIED STANDARDS, TOLERANCES OR MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION SHALL BE REPLACED AT NO ADDITIONAL COST TO OWNER.
- 6.4 MAINTAIN ALL EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVISES AND LIFE SAFETY SYSTEMS IN WORKING ORDER DURING CONSTRUCTION. KEEP EGRESS PATHS CLEAR OF ALL CONSTRUCTION DEBRIS.

WARRANTY

- 7.1 WARRANT TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED AND INSTALLED UNDER THIS CONTRACT SHALL BE NEW, UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK SHALL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND CONFORMS WITH THE CONTRACT DOCUMENTS. FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION, CONTRACTOR SHALL PROMPTLY CORRECT WORK FOUND NOT TO BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BEAR ALL COSTS OF CORRECTIONS.
- 7.2 PROVIDE TO OWNER ALL MANUFACTURER WARRANTIES, PRODUCT LITERATURE, MAINTENANCE REQUIREMENTS AND SCHEDULES. TWO COPIES OF EACH SHALL BE SUBMITTED.

PRODUCTS

8.1 PROVIDE PRODUCTS SPECIFIED IN THE FOLLOWING SPECIFICATIONS OR, IF APPLICABLE, ASSOCIATED SPECIFICATION MANUALS AND/OR ADDENDUM. IF NO PRODUCT IS SPECIFIED FOR A GIVEN ITEM CONTRACTOR SHALL PROVIDE A MATCH IN QUALITY AND APPEARANCE TO MATERIALS USED IN OTHER PARTS OF THE BUILDING, WHETHER SEEN OR UNSEEN.

#### EXECUTION

- 9.1 VERIFY DIMENSIONS IN THE FIELD. TO THE EXTENT THAT DIMENSIONS CAN NOT BE VERIFIED OR THE VERIFICATION OF DIMENSIONS WOULD CAUSE A DELAY IN THE PROGRESS OF THE WORK. CONTRACTOR SHALL GUARANTEE DIMENSIONS TO THE SUBCONTRACTOR FOR COORDINATION. DO NOT SCALE DRAWINGS.
- 9.2 THOROUGHLY CLEAN ALL SURFACES OF DUST, DEBRIS, LOOSE CONSTRUCTION MATERIAL AND EQUIPMENT 24 HOURS PRIOR TO OCCUPANCY OF ANY PHASE. VACUUM OR MOP, AS APPROPRIATE, ALL FLOORS AND CLEAN WINDOWS AND GLAZING.
- 9.3 SUBSTANTIAL COMPLETION SHALL BE THE DATE ON WHICH THE PREMISES ARE AVAILABLE TO THE OWNER FOR OCCUPANCY FROM THE CONTRACTOR AND SHALL BE AS DEFINED IN AIA DOCUMENT A201. ADDITIONAL TOUCHUP OR MINOR INSTALLATION WORK MAY BE INCOMPLETE.
- 9.4 FABRICATE ALL ITEMS IN STRICT ACCORDANCE WITH THE APPROVED SHOP DRAWINGS AND THE REFERENCED PRODUCT STANDARDS. JOINTS OF ALL PARTS BEING ACCURATELY AND NEATLY FITTED AND SECURELY FASTENED TOGETHER.

## SPECIFICATIONS

#### CARPENTRY

- 1.1 LUMBER STANDARD: AMERICAN SOFTWOOD LUMBER STD. PS 20 PER NATIONAL BUREAU OF STANDARDS, (N.B.S.) S4S, MAXIMUM 19% MOISTURE AT TIME OF DRESSING, EXCEPT AS OTHERWISE INDICATED. PLYWOOD (EXCLUDING THAT FOR ARCHITECTURAL WOODWORK): SOFTWOOD PLYWOOD-CONSTRUCTION AND INDUSTRIAL PS 1 PER N.B.S., TYPE AND GRADE AS INDICATED, BEARING AMERICAN PLYWOOD ASSOCIATION (APA) GRADE-MARKS.
- 1.2 MISCELLANEOUS WOOD MATERIALS SUCH AS GROUNDS, NAILERS, BLOCKING, FURRING, STRIPPING AND SIMILAR MEMBERS: SOUTHERN PINE NO. 1, DOUGLAS FIR OR HEMLOCK CONSTRUCTION GRADE.
- 1.3 FASTENINGS: USE PROPER TYPE, SIZE, MATERIAL, AND FINISH AS APPROPRIATE TO EACH APPLICATION AS SHOWN.
- 1.4 PRESERVATIVE TREATMENT: COMPLY WITH AMERICAN WOOD PRESERVERS' ASSOCIATION (AWPA) LP-1; PRESSURE METHOD. AWPA U1 CATEGORY UC3b.
- 1.5 FIRE-RETARDANT TREATMENT: COMPLY WITH AWPA STANDARDS FOR PRESSURE IMPREGNATION WITH CHEMICALS TO PRODUCE FLAME SPREAD RATING FIRE PROTECTION ASSOCIATION (NFPA) TEST #335 WHERE INDICATED.
- STANDARDS: EXCEPT AS OTHERWISE INDICATED, ANCHOR, BOLT, AND 1.6 NAIL IN COMPLIANCE WITH NATIONAL FOREST PRODUCTS ASSOCIATION STANDARDS.
- 1.7 MISCELLANEOUS FINISH WORK: PROVIDE INSTALLATION OF HARDWARE AND ALL OTHER MISCELLANEOUS FINISH CARPENTRY NECESSARY TO COMPLETE PROJECT IN A WORKMANLIKE MANNER ACCEPTABLE TO THE ARCHITECT.

#### ARCHITECTURAL WOODWORK

- 2.1 FINISH CARPENTRY SHALL BE "IN KIND" TO MATCH EXISTING.
- 2.2 PROCEED WITH INSTALLATION OF EXTERIOR ORNAMENTAL WOODWORK ONLY WHEN EXISTING AND FORECASTED WEATHER CONDITIONS PERMIT WORK TO BE PERFORMED AND AT LEAST ONE COAT OF SPECIFIED FINISH TO BE APPLIED WITHOUT EXPOSURE TO RAIN, SNOW OR DAMPNESS.
- 2.3 INSTALL WORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS, SCRIBE TIGHTLY AND ACCURATELY TO ADJACENT SURFACES, SECURELY ANCHORED IN POSITIONS INDICATE. SHIM AS REQUIRED USING CONCEALED SHIMS.
- 2.4 INSTALL ALL WOODWORK IN GREATEST LENGTHS AND WIDTHS POSSIBLE WITH MINIMUM NUMBER OF JOINTS. JOINTS SHALL BE STAGGERED IN ADJACENT AND RELATED MEMBERS. COPE AT RETURNS, MITER AT CORNERS, AND COMPLY WITH ALL APPLICABLE STANDARDS.
- 2.5 SECURE WOODWORK TO ANCHORS OR BLOCKING BUILT-IN TO SUBSTRATES. SECURE TO GROUNDS, STRIPPING AND BLOCKING WITH CONCEALED FASTENERS AND BLIND NAILING AS REQUIRED FOR A COMPLETE INSTALLATION.
- 2.6 ARCHITECT SHALL BE CONSULTED ON SELECTION OF WOOD FLITCHES. CONTRACTOR TO COORDINATE SO AS NOT TO IMPEDE CONSTRUCTION SCHEDULE.
- 2.7 CONTRACTOR SHALL INCLUDE AND COORDINATE ALL IN-WALL OR ABOVE-CEILING BLOCKING AND SUPPORT WHETHER OR NOT INDICATED ON THE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE AND PROVIDE COMPLETELY ENGINEERED MILLWORK FABRICATIONS WITH ALL REQUIRED SUPPORTS AND ANCHORS TO PROVIDE A FULLY STABLE AND SECURE PRODUCT FREE FROM WARPING, BOWING AND ANY DEFORMATION.
- 2.8 NO EXPOSED FASTENERS SHALL BE USED UNLESS APPROVED BY THE ARCHITECT. ALL NAILS. SCREWS, AND ANCHORS WHEN USED IN VISIBLE AREAS SHALL BE COUNTERSUNK FILLED AND STAINED TO MATCH THE SURROUNDING MILLWORK.
- 2.9 CONTRACTOR SHALL CAREFULLY INSPECT ALL EXTERIOR WOOD. REPAIR/REPLACE ALL WOOD MEMBERS AT DOORS, WINDOWS, SOFFITS. FASCIAS AND OTHER LOCATIONS SHOWING ROT OR OTHER DAMAGE AS REQUIRED. MATCH EXISTING PROFILES. BACK-PRIME ALL NEW EXTERIOR WOOD MEMBERS. CONTRACTOR TO VERIFY EXTENT OF VISIBLE DAMAGE. TRIM SHOULD BE REPAIRED RATHER THAN REPLACED IF POSSIBLE.
- 2.10 FIT EXTERIOR JOINTS TO EXCLUDE WATER. COPE AT RETURNS AND MITRE AT CORNERS.

#### GLASS AND GLAZING

- 3.1 SHOULD ANY BROKEN GLASS BE FOUND, REPLACEMENT GLASS SHOULD BE MADE "IN KIND". DO NOT INSTALL GLASS WHICH HAS EDGE DAMAGE, OR OTHER DEFECTS OF ANY KIND. DO NOT LEAVE VOIDS IN GLAZING CHANNELS. REPLACE BROKEN OR DAMAGED GLASS PRIOR TO TIME OF
- 3.2 CONTRACTOR SHALL SEAL/CAULK ALL CONNECTIONS OF MATERIALS AND

#### HARDWARE

4.1 EXISTING HARDWARE SHALL REMAIN AND SHALL BE PROTECTE THE COURSE OF ADJACENT WORK.

#### DOORS AND FRAMES

5.1 EXISTING DOORS AND FRAMES SHALL REMAIN. ANY DAMAGE SHALL BE REPAI RATHER THAN REPLACED IF POSSIBLE. REPLACEMENT OF ANY COMPONENTS SHALL BE MADE "IN KIND".

PAINTING AND RELATED FINISHES

- 6.1 SURFACE PREPARATION, PRIMING AND FINISH COATS ARE FOR INTERIOR ITEMS AND SURFACES NOT HAVING THEIR OWN FACTO SHOP FINISH. UNLESS OTHERWISE NOTED, ITEMS OR AREAS FROM THIS SECTION ARE: CONCEALED SURFACES SUCH AS AND ALUMINUM AND BRASS, OPERATING PARTS OF EQUIPMENT SUC AND DAMPER OPERATORS AND LABELS SUCH AS U.L. LISTINGS EQUIPMENT NAMES.
- 6.2 RE-PAINT OR TOUCHUP ALL EXISTING PAINTED SURFACES IN AF THE CONTRACT, UNLESS OTHERWISE NOTED.
- 6.3 ALL PAINT SHALL BE CAREFULLY AND NEATLY APPLIED COMPLE UNIFORMLY OVER SURFACES TO BE PAINTED.
- 6.4 SURFACE PREPARATION: PERFORM PREPARATION AND CLEANING PRIMING PROCEDURES IN STRICT ACCORDANCE WITH COATING MANUFACTURER'S INSTRUCTIONS FOR EACH SUBSTRATE CONDIT
- 6.5 PROVIDE FINISH COATS COMPATIBLE WITH PRIME COATINGS USE BARRIER COATS OVER INCOMPATIBLE PRIMERS WHERE REQUIRE ARCHITECT IN WRITING OF ANTICIPATED PROBLEMS USING SPEC COATINGS WITH SUBSTRATES PRIMED BY OTHERS.
- 6.6 SPECIAL FINISHES TO BE APPLIED ONLY BY EXPERIENCED TECH THAT ARE FACTORY APPROVED INSTALLERS.
- 6.7 REMOVE HARDWARE AND ACCESSORIES, MACHINED SURFACES, PLATES, ACCESSORIES AND SIMILAR ITEMS IN PLACE AND NOT FINISH-PAINTED, BEFORE PAINTING OF SURFACES ON WHICH AT REINSTALL REMOVED ITEMS AFTER FINISH-PAINTING.
- 6.8 APPLY PAINTING MATERIALS IN ACCORDANCE WITH MANUFACTUR INSTRUCTIONS. USE APPLICATORS AND TECHNIQUES BEST SUI MATERIAL AND SURFACES TO WHICH APPLIES, EXCEPT AS OTHE SPECIFIED HEREIN OR SHOWN.
- 6.9 APPLY ADDITIONAL COATS WHEN UNDERCOATS, STAINS OR OTHE CONDITIONS SHOW THROUGH FINAL PAINT COAT, UNTIL PAINT F UNIFORM FINISH, COLOR AND APPEARANCE.
- 6.10 PAINT EXPOSED SURFACES WHETHER OR NOT COLORS ARE DE "SCHEDULES", EXCEPT WHERE A SURFACE OR MATERIAL IS SP INDICATED NOT TO BE PAINTED OR IS TO REMAIN NATURAL. ITEM OR SURFACE IS NOT SPECIFICALLY MENTIONED, PAINT TH SIMILAR ADJACENT MATERIALS OR SURFACES. IF COLOR OR F DESIGNATED, THE ARCHITECT WILL SELECT FROM STANDARD CC FINISHES AVAILABLE. PAINTING INCLUDES FIELD-PAINTING EXP AND COVERED PIPES AND DUCTS (INCLUDING COLOR CODING) EXPOSED STEEL AND IRON WORK, AND PRIMED METAL SURFACE MECHANICAL AND ELECTRICAL EQUIPMENT. SEE PAINT SCHEDU
- 6.11 COMPLETE WORK; MATCH APPROVED SAMPLES FOR COLOR, TE COVERAGE. REMOVE, REFINISH OR REPAINT WORK NOT IN COM WITH SPECIFIED REQUIREMENTS.
- 6.12 PAINTED FINISH METAL, MILLWORK AND WOOD TRIM SHALL BE ALKYD ENAMEL UNLESS OTHERWISE NOTED. ALL OTHER SURE BE LATEX PAINT FLAT FINISH, TINTED PRIME PLUS TWO FINISH UNLESS OTHERWISE NOTED.
- 6.13 PROVIDE ALL DROP CLOTHS, SCAFFOLDING, PROTECTIVE SCREE TEMPORARY HEATING AND/OR COOLING AND HUMIDITY CONTROL FOR SATISFACTORY COMPLETION OF THE WORK.
- 6.14 PAINT AREAS BEHIND MOVEABLE SURFACES, BACK SIDES OF AC PANELS. PAINT FIRE EXTINGUISHER CABINETS TO MATCH THE WHICH THEY OCCUR UNLESS OTHERWISE NOTED.
- 6.15 CONTRACTOR SHALL REMOVE ALL EXTRANEOUS MATERIALS FROM OF BUILDING, INCLUDING BUT NOT LIMITED TO VINES, ABANDON WIRING AND CONDUITS, ABANDONED PLUMBING AND MECHANIC METAL ANCHORS, NAILS, WOOD BLOCKING, ETC. AND REPAIR S BEHIND AS REQUIRED FOR CONTINUOUS APPEARANCE.
- 6.16 PAINT DENOTES PAINTING ACCORDING TO THE SPECIFICATIONS PREPARATION OF SURFACE BY HAND SCRAPING AND SANDING LOOSE AND DAMAGED PAINT AND SANDING TO FEATHER EDGES REMAINING LAYERS AS REQUIRED FOR A CONTINUOUS FINISH.

#### SEALANTS

7.1 USE PAINTABLE EXTERIOR CAULK AROUND WINDOWS AND WO ELEMENTS. USE BACKER ROD WHERE NECESSARY. LATEX SEALANT: ACRYLIC LATEX OR SILICONIZED ACRYLIC LATEX, ASTM C834, TYPE OP, GRADE NF.

- INSPECTION FOR ACCEPTANCE.
- OTHER LOCATIONS AS REQUIRED FOR WATER-TIGHTNESS.

	MOI	RTAR	5.0329	
ED DURING		REPOINTING SHOULD BE COMPLETED PRIOR TO CLEANING IN ORDER TO PREVENT WATER INFILTRATION INTO OPEN JOINTS.	E 804.648.5040 É 804.225.0329	
	8.2	REPOINTING SHALL FOLLOW GUIDELINES ESTABLISHED PER PRESERVATION BRIEF 2: REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS.	TELEPHONE FACSIMILÉ teseplus. These plus may not eal	
PAIRED, 'S OF EXISTING DOOR	8.3	MORTAR FOR REPOINTING SHALL MATCH EXISTING HISTORIC MORTAR IN COLOR, AGGREGATES, HARDNESS AND COMPOSITION AND SHALL BE MATCHED TO INTERIOR CLEAN MORTAR.	In property rights in and to the express written p	
	8.4	COMPLETE A MOCK-UP OF 2 SQ. FT. FOR REVIEW BY ARCHITECT PRIOR TO CONTINUING.	DOR JOOR	
R EXPOSED FORY OR EXCLUDED NODIZED CH AS VALVES	8.5	RAKE OUT MORTAR JOINT TO BE REPOINTED WITH HAND TOOLS ONLY TO A DEPTH 2 TIMES THE WIDTH OF THE JOINT, BUT NOT LESS THAN REQUIRED TO EXPOSE SOUND, UNWEATHERED MORTAR. DO NOT REMOVE UNSOUND MORTAR MORE THAN 2 INCHES DEEP. REMOVE MORTAR TO SQUARE BACK, BRUSH TO REMOVE LOOSE DEBRIS.	© Commedia Artificate capacity ractors is copyright and other expendend or optical mer may here a saginght and other reproduced or optical mer may here a saginght and other	
S AND AREAS OF	8.6	RINSE JOINT SURFACES WITH WATER TO REMOVE DUST AND MORTAR PARTICLES. TIME RINSING APPLICATION SO, AT THE TIME OF REPOINTING, JOINT SURFACES ARE DAMP, BUT FREE OF STANDING WATER. REPOINT IN LAYERS NOT GREAT THAN & INCH UNTIL A UNIFORM DEPTH IS FORMED. FULLY COMPACT EACH LAYER AND ALLOW IT TO BECOME THUMBPRINT HARD BEFORE APPLYING NEXT LAYER.	101 SHOCKO RICHMOND, ©Cannor produced	
LETELY AND IG AND ITION.	8.7	WHEN MORTAR JOINT IS FULL AND THUMBPRINT HARD, TOOL JOINTS TO MATCH ORIGINAL APPEARANCE AS DEMONSTRATED IN APPROVED MOCK-UP. REMOVE EXCESS MORTAR FROM EDGE OF JOINT BY BRUSHING. MORTAR SHOULD NOT COVER ANY PART OF THE FACE OF THE BRICK.		
SED. PROVIDE ED. NOTIFY	8.8	CURE MORTAR BY MAINTAINING IN THOROUGHLY DAMP CONDITION FOR AT LEAST 72 CONSECUTIVE HOURS.		
ECIFIED	8.9	HAIRLINE CRACKING WITHIN MORTAR AND MORTAR SEPARATION AT EDGES ARE UNACCEPTABLE. COMPLETELY REMOVE SUCH MORTAR AND REPOINT.		
OUTLET T TO BE ATTACHED.	8.10	AFTER MORTAR HAS FULLY HARDENED, THOROUGHLY CLEAN EXPOSED MASONRY SURFACE OF EXCESS MORTAR AND FOREIGN MATTER WITH WOOD SCRAPERS, NYLON BRUSHES AND CLEAN WATER.		
IRER'S JITED FOR HERWISE	MAS	SONRY CLEANING		
HER FILM IS OF	9.1	PRIOR TO CLEANING, REPOINTING SHOULD BE DONE IN ORDER TO PREVENT WATER INFILTRATION INTO OPEN JOINTS.	S)	C
ESIGNATED IN PECIFICALLY WHERE AN HE SAME AS	9.2	MASONRY CLEANING SHALL FOLLOW GUIDELINES ESTABLISHED PER PRESERVATION BRIEF 1: ASSESSING CLEANING AND WATER-REPELLENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS	TTESV BRAF ACHS	
FINISH IS NOT OLORS OR POSED BARE ), HANGERS, ICES OF DULE (RIGHT).	9.3	MASONRY CLEANING SHALL USE THE "GENTLEST MEANS POSSIBLE" INCLUDING THE USE OF NATURAL BRISTLE OR NYLON BRUSHES, LOW WATER PRESSURE AND NON–IONIC DETERGENTS. NO CHEMICAL CLEANERS OR WIRE BRUSHES ARE PERMITTED. LOW WATER PRESSURE IS DEFINED AS 50–400 PSI.	HARLO IRE LI NNG (	-
EXTURE AND OMPLIANCE	9.4	HOT WATER IS WATER HEATED TO A TEMPERATURE OF 140–160 DEGREES F MAXIMUM.		
SEMI-GLOSS	9.5	COMPLETE A MOCK-UP OF 2 SQ. FT. FOR REVIEW BY ARCHITECT PRIOR TO CONTINUING.	OF CH UILL	MILT
FACES SHALL H COATS ENING, OL NECESSARY	9.6	PERFORM CLEANING IN A MANNER THAT RESULTS IN UNIFORM COVERAGE OF ALL SURFACES, INCLUDING CORNERS, AND THAT PRODUCES AN EVEN EFFECT WITHOUT STREAKING OR DAMAGING MASONRY SURFACES. KEEP WALL WET BELOW AREA BEING CLEANED TO PREVENT STREAKING FROM RUNOFF AND WORK FROM TOP TO	Bl Bl	5
ACCESS E WALL IN	9.7	BOTTOM. PROTECT ADJACENT AREAS OF THE BUILDING DURING CLEANING.	Issue Record Date REVIEW 04/05	
OM FACE ONED CAL PIPES, SURFACE AND ALL ES AT			FOR BID       Ø\/06/         -       -	
VOOD ( JOINT ASTM C834,			• • • • • • • •	

**ROBERT CHARLES BURNS** Lic. No. 011180 Esson 1.6. Drawing Title

GENERAL NOTES & SPECIFICATIONS

Sheet

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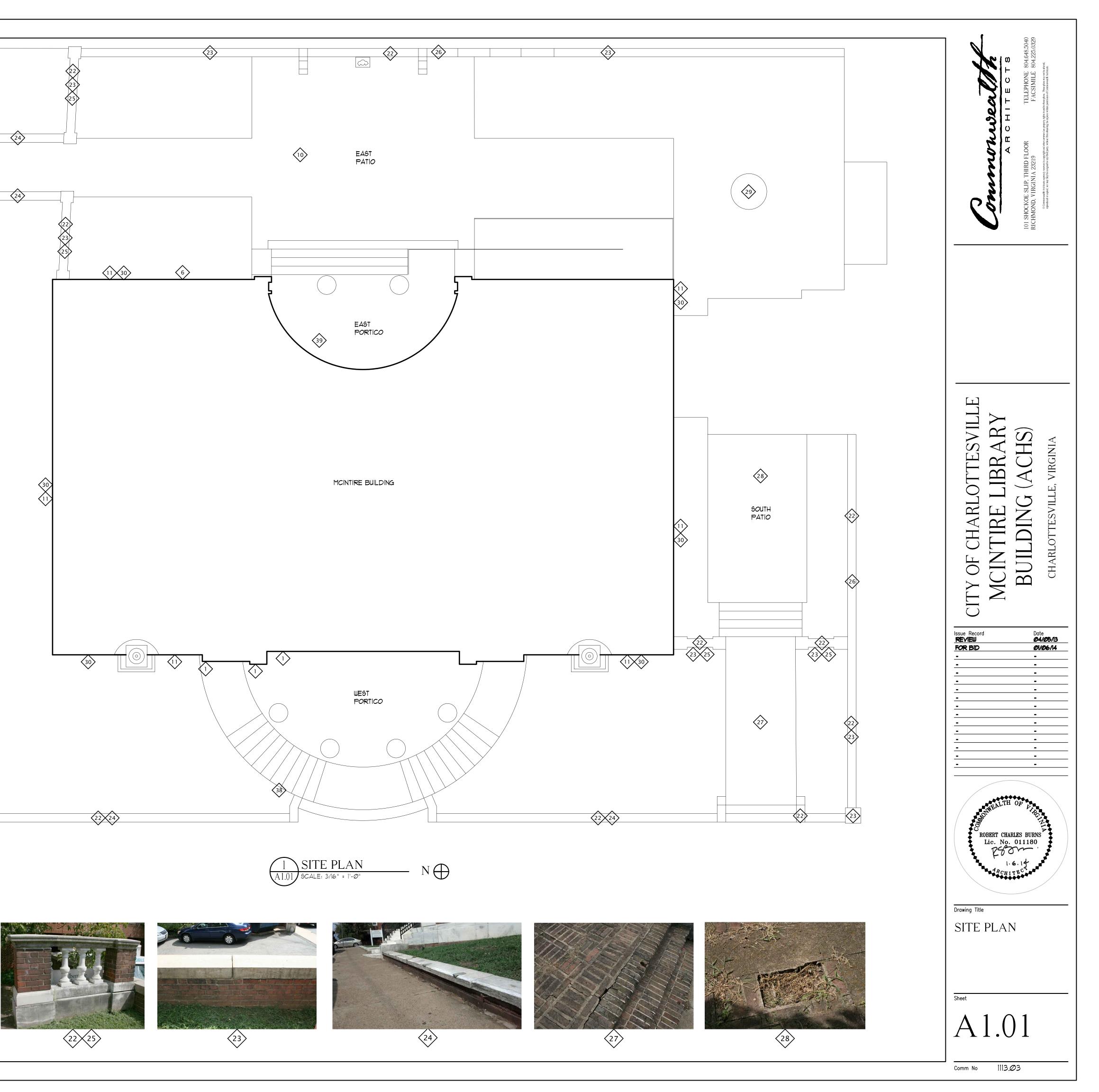
WATER CONTROL: CONFIRM WATER-TIGHT JOINTS UNDER PILASTER AND WALL AND INSTALL MORTAR DAM AT LEFT TO DIVERT WATER AWAY FROM FACE OF BRICK WALL. SEAL ALL WALL PENETRATIONS WITH EXPANDABLE FOAM, FLEXIBLE GASKETS OR 2 MORTAR AS NECESSARY TO CLOSE UP GAPS AROUND PIPES, WIRES, ETC. REPAIR DETERIORATED WOOD TRIM ON BALUSTRADE. REPLACE IF DETERIORATED BEYOND REPAIR. 4 > PREP, PRIME AND PAINT ALL WOOD TRIM ON BALUSTRADE. 5 ADJUST/MODIFY ALL WINDOWS SO THAT THEY CLOSE COMPLETELY.  $\langle 6 \rangle$  remove leaves from in front of vent and maintain clearance. WIRE-BRUSH/SCRAPE FLAT SEAM METAL ROOF. SEAL JOINT BENEATH BALUSTRADE. PRIME AND PAINT METAL ROOF SAME COLOR AS EXISTING. EXTEND ANY VENTS THAT ARE LOWER THAN 12" ABOVE THE ROOF. COVER AND 8 SCREEN THE TWO OPEN VENTS AND ONE FLUE. 9 > NOT USED SITE: CLEAN AND RE-SET PATIO BRICK TO LEVEL WITH AS LITTLE DISTURBANCE AS POSSIBLE. (10) REPLACE SEVERELY DAMAGED/MISSING BRICKS WITH MATCHING BRICK (SALVAGE FROM SOUTH PATIO IF NECESSARY) AND MATCH EXISTING MORTAR. SITE: ADD LIGHTLY COMPACTED TOP-SOIL AS NECESSARY TO SLOPE PERIMETER GRADE AWAY FROM BUILDING. SPOT REPOINT MORTAR ON ALL ELEVATIONS AND THE BALUSTRADE WHERE MORTAR IS 12 SPOT REPOINT MORTAN ON THE ELECTRONIC MORTAR. SURFACE CLEAN ALL MASONRY WITH THE GENTLEST MEANS POSSIBLE (NO CHEMICAL (13) cleaners), including brick and marble (not the porticos). Paint splatter MAY REMAIN IF NOT RESPONDING TO MILD DETERGENTS AND NYLON BRUSHES.  $\langle 14 \rangle$  REMOVE ALL UNNECESSARY ANCHORS AND ATTACHMENTS IN THE MASONRY.  $\langle 15 \rangle$  Carefully remove spalled brick and reverse or replace with matching brick. REPAIR GLAZING PUTTY AS NEEDED. SCRAPE AND REPAINT, INCLUDING BEHIND GRILLES. DO NOT PAINT OR CAULK WINDOWS SHUT. CHECK GLAZING PUTTY AND REPLACE AS NEEDED. SCRAPE AND REPAINT. DO NOT PAINT OR CAULK WINDOWS SHUT. REMOVE SCREENS. CLEAN, SCRAPE AND REPAIR OR REPLACE AS NECESSARY AND REPAINT.  $\langle 19 \rangle$  wire-brush/scrape metal grilles, prime and repaint.  $\langle 20 \rangle$  prep and repaint existing conduit.  $\langle 21 \rangle$  REPAIR/REPLACE EXISTING LIGHT FIXTURE ON DAYLIGHT SENSOR. SITE: SPOT REPOINT RETAINING WALLS, MARBLE CURB AND SITE BALUSTRADES.  $\langle 22 \rangle$  remove caulk where present and any portland cement mortar without DAMAGING SURROUNDING BRICK. MATCH EXISTING MORTAR.  $\langle 23 \rangle$  SITE: CLEAN THE MARBLE CURB ON THE LOW WALL AND BRICK AND MARBLE BALUSTRADES WITH THE GENTLEST MEANS POSSIBLE.  $\langle 24 \rangle$  SITE: REPAIR DAMAGED MARBLE CURB WITH SALVAGED EXISTING STONE OR MATCHING DUTCHMAN REPAIRS. SITE: REPAIR OR REPLACE DAMAGED OR MISSING BRICK ON THE SITE BALUSTRADES AS 25 SITE: REPAIR ON NEL EASE ET .... NECESSARY USING MATCHING BRICK.  $\langle 26 \rangle$  SITE: REMOVE UNNECESSARY ANCHORS AND ATTACHMENTS FROM RETAINING WALLS. SITE: CLEAN AND RE-SET PATIO BRICK TO LEVEL. REPLACE DAMAGED/MISSING BRICKS WITH MATCHING BRICK (SALVAGE FROM SOUTH PATIO IF NECESSARY). MATCH EXISTING MORTAR. 28 SITE: CLEAN PATIO AND REMOVE ALL OVERGROWTH AND LEAF PILES. RE-SET OR REPLACE ANY DAMAGED OR MISSING BRICK WITH MATCHING BRICK. MATCH MORTAR.  $\langle 29 
angle$  site: protect tree within the dripline during course of adjacent work. 30 SITE: INSTALL A PERIMETER MULCH, PEA GRAVEL OR CRUSHED OYSTER SHELLS TO PREVENT BACKSPLASH.  $\langle 31 \rangle$  Carefully Replace Perimeter Sealant around Windows.  $\langle 32 \rangle$  STRIP MULTIPLE LAYERS OF EXISTING PAINT AND REPAINT DOORS.  $\langle 33 \rangle$  REPLACE WEATHER STRIPPING ON DOOR.  $\langle 34 \rangle$  fill holes and touch up paint. Repair screen. Repaint door.  $\langle 35 \rangle$  prep and repaint electrical boxes and conduit.  $\langle 36 \rangle$  CLEAN/REPAIR EXISTING PENDANT LIGHT FIXTURE AND REINSTALL.  $\langle 37 \rangle$  CHECK LIGHT FIXTURES FOR OPERABILITY AND CLEANING.  $\langle 38 \rangle$  DUTCHMAN REPAIR ON MARBLE TREAD  $\langle 39 \rangle$  Clean and paint plaster elements and pigeon guard devices in portico.

40 REMOVE ROUND OBJECTS ATTACHED TO THE WINDOW TRIM, FILL HOLES AND REPAINT.









WATER CONTROL: CONFIRM WATER-TIGHT JOINTS UNDER PILASTER AND WALL AND INSTALL MORTAR DAM AT LEFT TO DIVERT WATER AWAY FROM FACE OF BRICK WALL. SEAL ALL WALL PENETRATIONS WITH EXPANDABLE FOAM, FLEXIBLE GASKETS OR MORTAR AS NECESSARY TO CLOSE UP GAPS AROUND PIPES, WIRES, ETC.

REPAIR DETERIORATED WOOD TRIM ON BALUSTRADE. REPLACE IF DETERIORATED BEYOND REPAIR.

 $\langle 4 \rangle$  prep, prime and paint all wood trim on Balustrade.

5 ADJUST/MODIFY ALL WINDOWS SO THAT THEY CLOSE COMPLETELY.

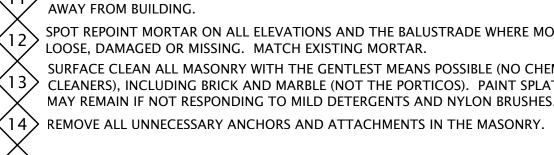
 $_{6}$  > REMOVE LEAVES FROM IN FRONT OF VENT AND MAINTAIN CLEARANCE.

WIRE-BRUSH/SCRAPE FLAT SEAM METAL ROOF. SEAL JOINT BENEATH BALUSTRADE. PRIME AND PAINT METAL ROOF SAME COLOR AS EXISTING.

EXTEND ANY VENTS THAT ARE LOWER THAN 12" ABOVE THE ROOF. COVER AND SCREEN THE TWO OPEN VENTS AND ONE FLUE.

9 > NOT USED

(10) SITE: CLEAN AND RE-SET PATIO BRICK TO LEVEL WITH AS LITTLE DISTURBANCE AS POSSIBLE. REPLACE SEVERELY DAMAGED/MISSING BRICKS WITH MATCHING BRICK (SALVAGE FROM SOUTH PATIO IF NECESSARY) AND MATCH EXISTING MORTAR.



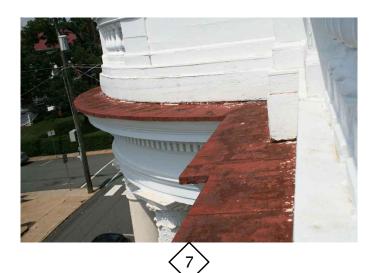
PAINT OR CAULK WINDOWS SHUT.

REPAINT.

 $\langle 20 \rangle$  prep and repaint existing conduit.



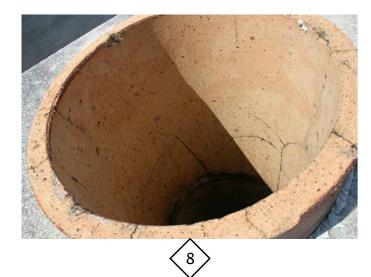
OVERVIEW

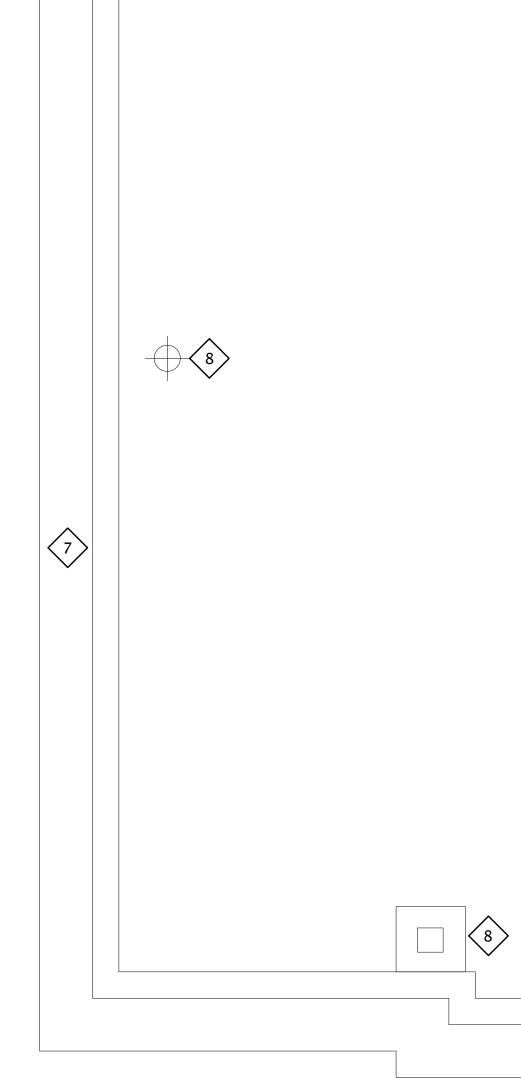








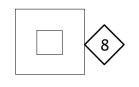


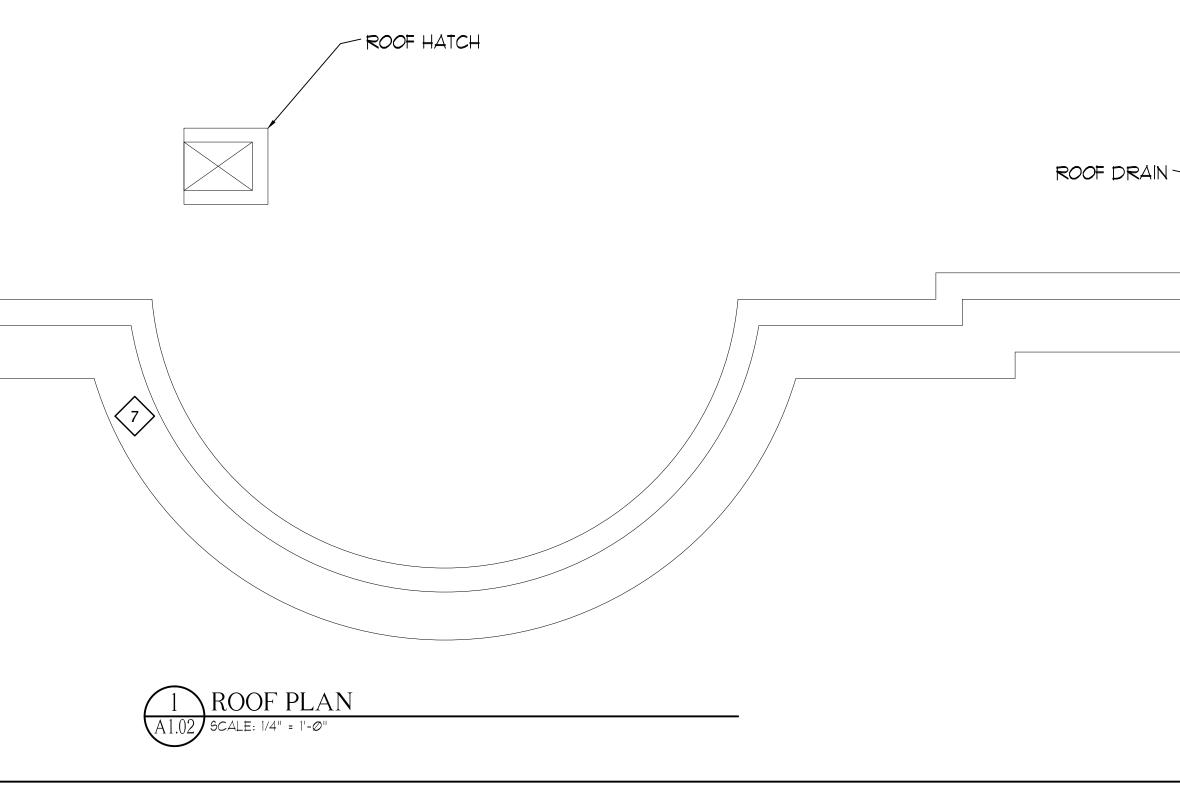


- SITE: ADD LIGHTLY COMPACTED TOP-SOIL AS NECESSARY TO SLOPE PERIMETER GRADE
- SPOT REPOINT MORTAR ON ALL ELEVATIONS AND THE BALUSTRADE WHERE MORTAR IS LOOSE, DAMAGED OR MISSING. MATCH EXISTING MORTAR. SURFACE CLEAN ALL MASONRY WITH THE GENTLEST MEANS POSSIBLE (NO CHEMICAL (13) Cleaners), including brick and marble (not the porticos). Paint splatter MAY REMAIN IF NOT RESPONDING TO MILD DETERGENTS AND NYLON BRUSHES.
- (15) CAREFULLY REMOVE SPALLED BRICK AND REVERSE OR REPLACE WITH MATCHING BRICK.
  - REPAIR GLAZING PUTTY AS NEEDED. SCRAPE AND REPAINT, INCLUDING BEHIND GRILLES. DO NOT PAINT OR CAULK WINDOWS SHUT.
- CHECK GLAZING PUTTY AND REPLACE AS NEEDED. SCRAPE AND REPAINT. DO NOT
- 18 REMOVE SCREENS. CLEAN, SCRAPE AND REPAIR OR REPLACE AS NECESSARY AND
- (19) WIRE-BRUSH/SCRAPE METAL GRILLES, PRIME AND REPAINT.

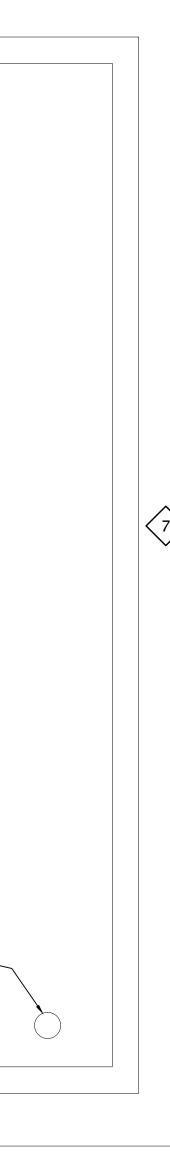
- $\langle 21 \rangle$  REPAIR/REPLACE EXISTING LIGHT FIXTURE ON DAYLIGHT SENSOR.
- SITE: SPOT REPOINT RETAINING WALLS, MARBLE CURB AND SITE BALUSTRADES.  $\langle 22 \rangle$  remove caulk where present and any portland cement mortar without DAMAGING SURROUNDING BRICK. MATCH EXISTING MORTAR.
- $\langle 23 \rangle$  site: Clean the marble curb on the low wall and brick and marble BALUSTRADES WITH THE GENTLEST MEANS POSSIBLE.
- 24 SITE: REPAIR DAMAGED MARBLE CURB WITH SALVAGED EXISTING STONE OR MATCHING DUTCHMAN REPAIRS.
- SITE: REPAIR OR REPLACE DAMAGED OR MISSING BRICK ON THE SITE BALUSTRADES AS NECESSARY USING MATCHING BRICK.
- $\langle 26 \rangle$  SITE: REMOVE UNNECESSARY ANCHORS AND ATTACHMENTS FROM RETAINING WALLS.
- SITE: CLEAN AND RE-SET PATIO BRICK TO LEVEL. REPLACE DAMAGED/MISSING BRICKS WITH MATCHING BRICK (SALVAGE FROM SOUTH PATIO IF NECESSARY). MATCH EXISTING MORTAR.
- $\langle 28 \rangle$  SITE: CLEAN PATIO AND REMOVE ALL OVERGROWTH AND LEAF PILES. RE-SET OR REPLACE ANY DAMAGED OR MISSING BRICK WITH MATCHING BRICK. MATCH MORTAR. 29 SITE: PROTECT TREE WITHIN THE DRIPLINE DURING COURSE OF ADJACENT WORK.
- 30 SITE: INSTALL A PERIMETER MULCH, PEA GRAVEL OR CRUSHED OYSTER SHELLS TO PREVENT BACKSPLASH.

 $\langle 7 \rangle$ 





- CAREFULLY REPLACE PERIMETER SEALANT AROUND WINDOWS.
- $\langle 32 \rangle$  STRIP MULTIPLE LAYERS OF EXISTING PAINT AND REPAINT DOORS.
- $\langle 33 \rangle$  REPLACE WEATHER STRIPPING ON DOOR.
- $\langle 34 \rangle$  Fill Holes and Touch up paint. Repair screen. Repaint door.
- $\langle 35 \rangle$  prep and repaint electrical boxes and conduit.
- (36) CLEAN/REPAIR EXISTING PENDANT LIGHT FIXTURE AND REINSTALL.
- CHECK LIGHT FIXTURES FOR OPERABILITY AND CLEANING.
- $\langle 38 \rangle$  DUTCHMAN REPAIR ON MARBLE TREAD
- $\langle 39 \rangle$  Clean and paint plaster elements and pigeon guard devices in Portico.
- $\langle 40 \rangle$  remove round objects attached to the window trim, fill holes and repaint.



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WATER CONTROL: CONFIRM WATER-TIGHT JOINTS UNDER PILASTER AND WALL AND  $\prime$  INSTALL MORTAR DAM AT LEFT TO DIVERT WATER AWAY FROM FACE OF BRICK WALL. SEAL ALL WALL PENETRATIONS WITH EXPANDABLE FOAM, FLEXIBLE GASKETS OR MORTAR AS NECESSARY TO CLOSE UP GAPS AROUND PIPES, WIRES, ETC.

REPAIR DETERIORATED WOOD TRIM ON BALUSTRADE. REPLACE IF DETERIORATED BEYOND REPAIR.

 $\langle 4 \rangle$  prep, prime and paint all wood trim on Balustrade.

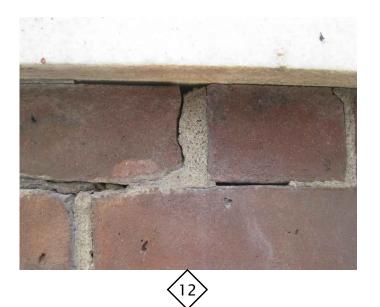
 $_{5}$  Adjust/modify all windows so that they close completely.

 $_{6}$  > remove leaves from in front of vent and maintain clearance.

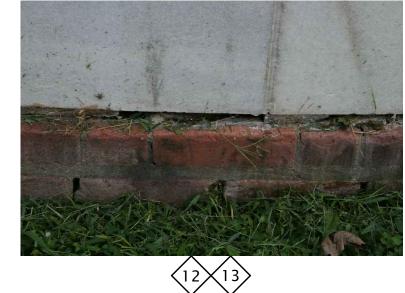
WIRE-BRUSH/SCRAPE FLAT SEAM METAL ROOF. SEAL JOINT BENEATH BALUSTRADE. PRIME AND PAINT METAL ROOF SAME COLOR AS EXISTING.

EXTEND ANY VENTS THAT ARE LOWER THAN 12" ABOVE THE ROOF. COVER AND SCREEN THE TWO OPEN VENTS AND ONE FLUE.

(10) SITE: CLEAN AND RE-SET PATIO BRICK TO LEVEL WITH AS LITTLE DISTURBANCE AS POSSIBLE. REPLACE SEVERELY DAMAGED/MISSING BRICKS WITH MATCHING BRICK (SALVAGE FROM SOUTH PATIO IF NECESSARY) AND MATCH EXISTING MORTAR.



9 > NOT USED





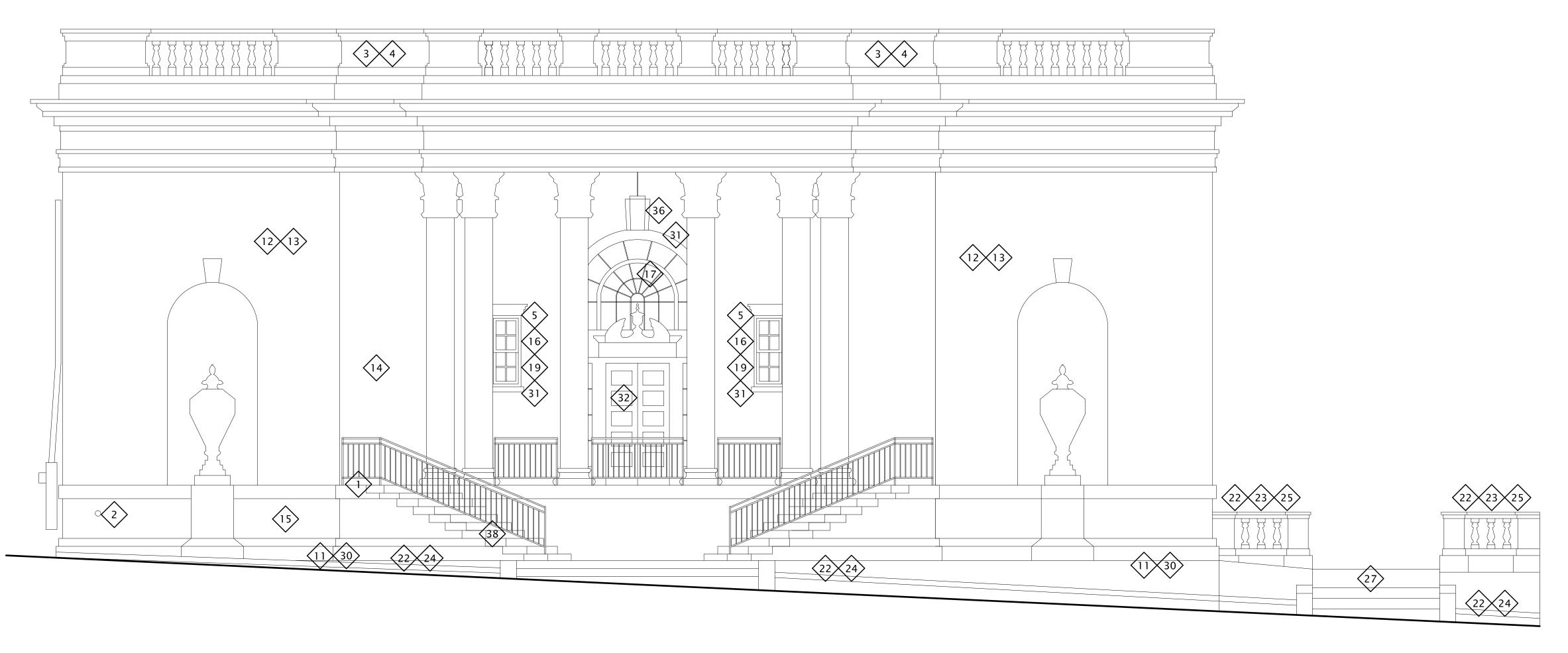
REPAINT.



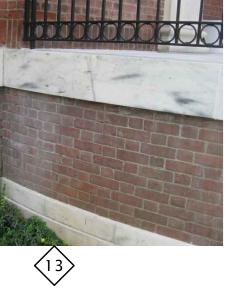


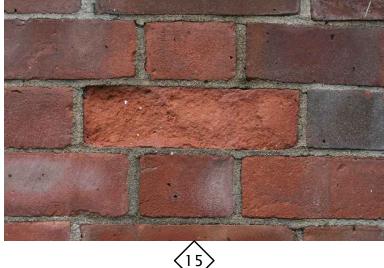


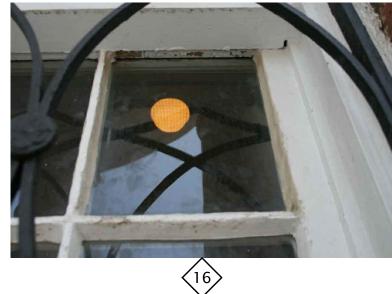






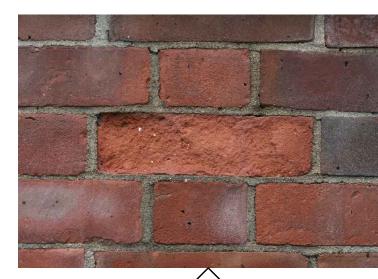












30 SITE: INSTALL A PERIMETER MULCH, PEA GRAVEL OR CRUSHED OYSTER SHELLS TO PREVENT BACKSPLASH.

 $\langle 29 \rangle$  SITE: PROTECT TREE WITHIN THE DRIPLINE DURING COURSE OF ADJACENT WORK.

SITE: ADD LIGHTLY COMPACTED TOP-SOIL AS NECESSARY TO SLOPE PERIMETER GRADE AWAY FROM BUILDING.

SPOT REPOINT MORTAR ON ALL ELEVATIONS AND THE BALUSTRADE WHERE MORTAR IS SURFACE CLEAN ALL MASONRY WITH THE GENTLEST MEANS POSSIBLE (NO CHEMICAL  $\langle 13 \rangle$  Cleaners), including Brick and Marble (not the porticos). Paint splatter

LOOSE, DAMAGED OR MISSING. MATCH EXISTING MORTAR.

MAY REMAIN IF NOT RESPONDING TO MILD DETERGENTS AND NYLON BRUSHES.

 $\langle 14 \rangle$  remove all unnecessary anchors and attachments in the masonry.

(15) Carefully remove spalled brick and reverse or replace with matching brick.

REPAIR GLAZING PUTTY AS NEEDED. SCRAPE AND REPAINT, INCLUDING BEHIND

GRILLES. DO NOT PAINT OR CAULK WINDOWS SHUT.

CHECK GLAZING PUTTY AND REPLACE AS NEEDED. SCRAPE AND REPAINT. DO NOT PAINT OR CAULK WINDOWS SHUT.

18 REMOVE SCREENS. CLEAN, SCRAPE AND REPAIR OR REPLACE AS NECESSARY AND

 $\langle 20 \rangle$  prep and repaint existing conduit.

19 WIRE-BRUSH/SCRAPE METAL GRILLES, PRIME AND REPAINT.



 $\langle 21 \rangle$  REPAIR/REPLACE EXISTING LIGHT FIXTURE ON DAYLIGHT SENSOR.

SITE: SPOT REPOINT RETAINING WALLS, MARBLE CURB AND SITE BALUSTRADES.  $\langle 22 \rangle$  remove caulk where present and any portland cement mortar without

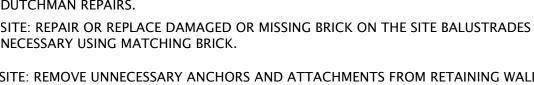
DAMAGING SURROUNDING BRICK. MATCH EXISTING MORTAR.

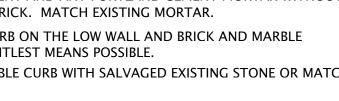
 $\langle 23 \rangle$  site: Clean the marble curb on the low wall and brick and marble BALUSTRADES WITH THE GENTLEST MEANS POSSIBLE.

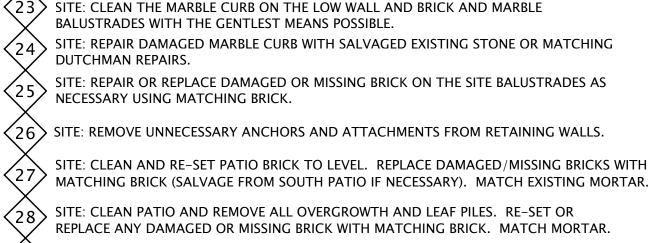
24 SITE: REPAIR DAMAGED MARBLE CURB WITH SALVAGED EXISTING STONE OR MATCHING DUTCHMAN REPAIRS.

25 SITE: REPAIR OR REPLACE DAMAGED OR MISSING BRICK ON THE SITE BALUSTRADES AS NECESSARY USING MATCHING BRICK.

 $\langle 26 \rangle$  SITE: REMOVE UNNECESSARY ANCHORS AND ATTACHMENTS FROM RETAINING WALLS. SITE: CLEAN AND RE-SET PATIO BRICK TO LEVEL. REPLACE DAMAGED/MISSING BRICKS WITH







 $\langle 31 \rangle$  Carefully Replace Perimeter Sealant Around Windows.  $\langle 32 \rangle$  STRIP MULTIPLE LAYERS OF EXISTING PAINT AND REPAINT DOORS.

 $\langle 33 \rangle$  REPLACE WEATHER STRIPPING ON DOOR.

 $\langle 34 \rangle$  Fill Holes and Touch up paint. Repair screen. Repaint door.

 $\langle 35 \rangle$  prep and repaint electrical boxes and conduit.

(36) CLEAN/REPAIR EXISTING PENDANT LIGHT FIXTURE AND REINSTALL.

CHECK LIGHT FIXTURES FOR OPERABILITY AND CLEANING.

 $\langle 38 \rangle$  DUTCHMAN REPAIR ON MARBLE TREAD

 $\langle 39 \rangle$  Clean and paint plaster elements and pigeon guard devices in Portico.

 $\langle 40 \rangle$  REMOVE ROUND OBJECTS ATTACHED TO THE WINDOW TRIM, FILL HOLES AND REPAINT.



WATER CONTROL: CONFIRM WATER-TIGHT JOINTS UNDER PILASTER AND WALL AND INSTALL MORTAR DAM AT LEFT TO DIVERT WATER AWAY FROM FACE OF BRICK WALL. SEAL ALL WALL PENETRATIONS WITH EXPANDABLE FOAM, FLEXIBLE GASKETS OR MORTAR AS NECESSARY TO CLOSE UP GAPS AROUND PIPES, WIRES, ETC.

REPAIR DETERIORATED WOOD TRIM ON BALUSTRADE. REPLACE IF DETERIORATED BEYOND REPAIR.

 $\langle 4 \rangle$  prep, prime and paint all wood trim on Balustrade.

 $_{5}$  Adjust/modify all windows so that they close completely.

 $_{6}$  > remove leaves from in front of vent and maintain clearance.

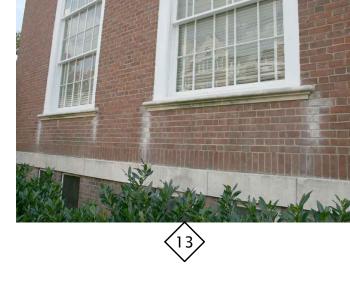
WIRE-BRUSH/SCRAPE FLAT SEAM METAL ROOF. SEAL JOINT BENEATH BALUSTRADE. PRIME AND PAINT METAL ROOF SAME COLOR AS EXISTING.

EXTEND ANY VENTS THAT ARE LOWER THAN 12" ABOVE THE ROOF. COVER AND SCREEN THE TWO OPEN VENTS AND ONE FLUE.

PATIO IF NECESSARY) AND MATCH EXISTING MORTAR.

9 > NOT USED (10) SITE: CLEAN AND RE-SET PATIO BRICK TO LEVEL WITH AS LITTLE DISTURBANCE AS POSSIBLE. REPLACE SEVERELY DAMAGED/MISSING BRICKS WITH MATCHING BRICK (SALVAGE FROM SOUTH



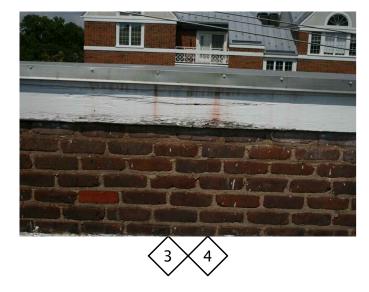


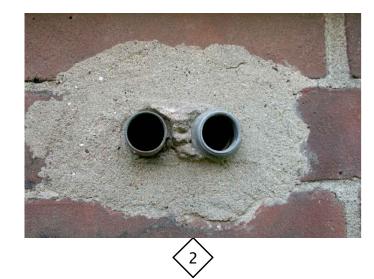


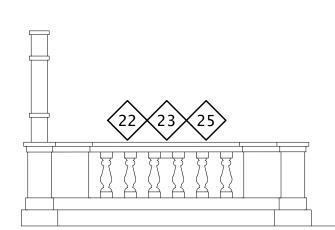
AWAY FROM BUILDING.



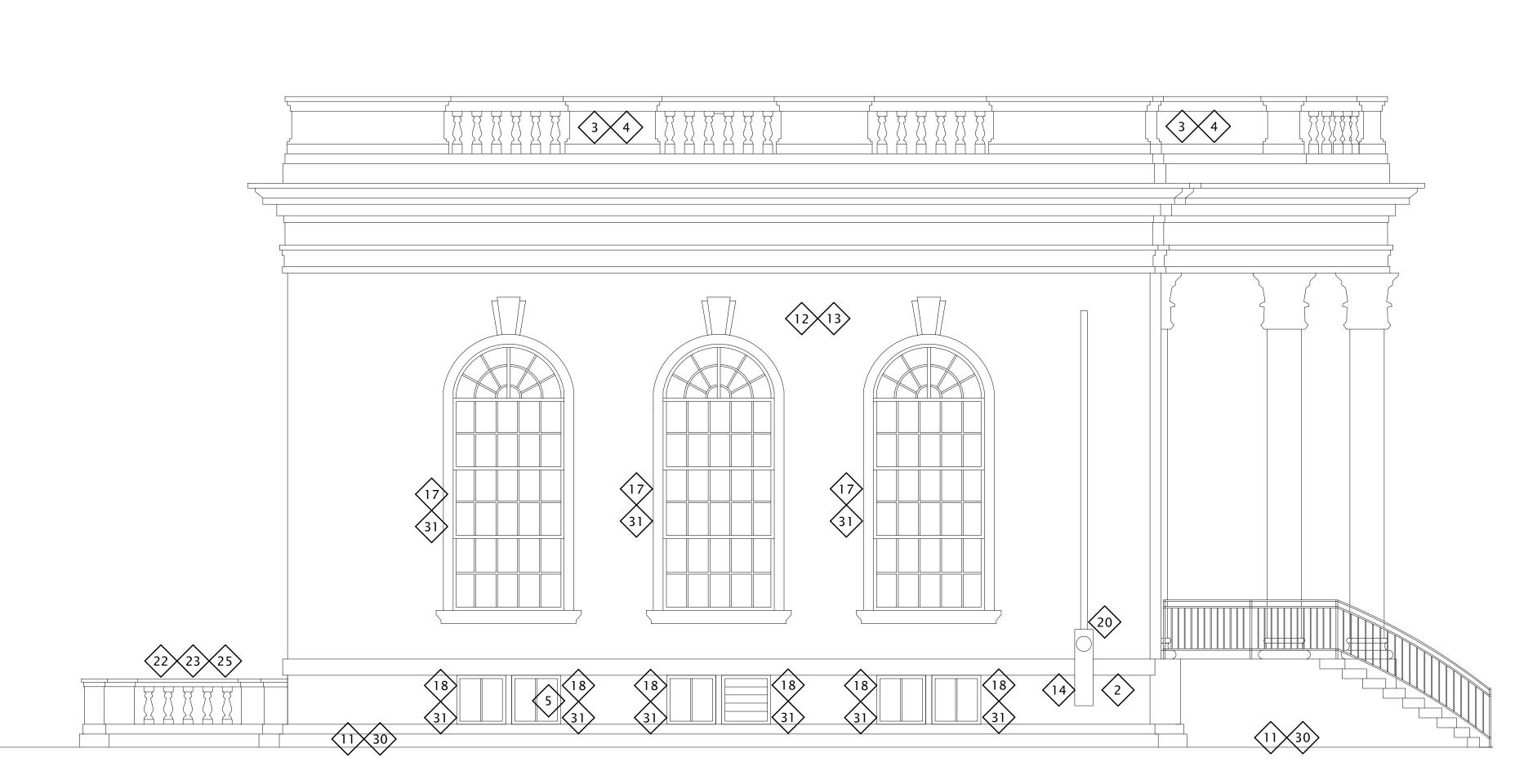




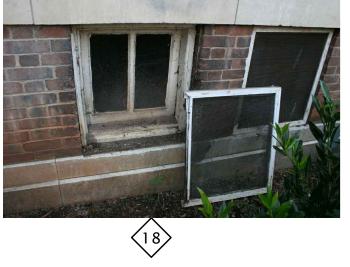




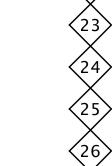




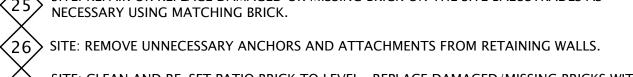




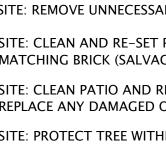




- $\langle 21 \rangle$  REPAIR/REPLACE EXISTING LIGHT FIXTURE ON DAYLIGHT SENSOR.
- SITE: SPOT REPOINT RETAINING WALLS, MARBLE CURB AND SITE BALUSTRADES.  $\langle 22 \rangle$  remove caulk where present and any portland cement mortar without DAMAGING SURROUNDING BRICK. MATCH EXISTING MORTAR.
- $\langle 23 \rangle$  site: Clean the marble curb on the low wall and brick and marble
- BALUSTRADES WITH THE GENTLEST MEANS POSSIBLE. 24 SITE: REPAIR DAMAGED MARBLE CURB WITH SALVAGED EXISTING STONE OR MATCHING
- DUTCHMAN REPAIRS.
- SITE: REPAIR OR REPLACE DAMAGED OR MISSING BRICK ON THE SITE BALUSTRADES AS 25 NECESSARY USING MATCHING BRICK.



- SITE: CLEAN AND RE-SET PATIO BRICK TO LEVEL. REPLACE DAMAGED/MISSING BRICKS WITH MATCHING BRICK (SALVAGE FROM SOUTH PATIO IF NECESSARY). MATCH EXISTING MORTAR.
- SITE: CLEAN PATIO AND REMOVE ALL OVERGROWTH AND LEAF PILES. RE-SET OR REPLACE ANY DAMAGED OR MISSING BRICK WITH MATCHING BRICK. MATCH MORTAR.  $\langle 29 \rangle$  SITE: PROTECT TREE WITHIN THE DRIPLINE DURING COURSE OF ADJACENT WORK.



- $\langle 30 \rangle$  SITE: INSTALL A PERIMETER MULCH, PEA GRAVEL OR CRUSHED OYSTER SHELLS TO PREVENT BACKSPLASH.
- 18 REMOVE SCREENS. CLEAN, SCRAPE AND REPAIR OR REPLACE AS NECESSARY AND 19 WIRE-BRUSH/SCRAPE METAL GRILLES, PRIME AND REPAINT.
- $\langle 20 \rangle$  prep and repaint existing conduit.

LOOSE, DAMAGED OR MISSING. MATCH EXISTING MORTAR.

GRILLES. DO NOT PAINT OR CAULK WINDOWS SHUT.

PAINT OR CAULK WINDOWS SHUT.

REPAINT.

SURFACE CLEAN ALL MASONRY WITH THE GENTLEST MEANS POSSIBLE (NO CHEMICAL

 $\langle 13 \rangle$  Cleaners), including Brick and Marble (not the porticos). Paint splatter

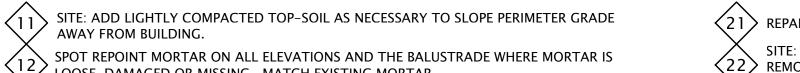
 $\langle 14 \rangle$  remove all unnecessary anchors and attachments in the masonry.

MAY REMAIN IF NOT RESPONDING TO MILD DETERGENTS AND NYLON BRUSHES.

(15) CAREFULLY REMOVE SPALLED BRICK AND REVERSE OR REPLACE WITH MATCHING BRICK.

REPAIR GLAZING PUTTY AS NEEDED. SCRAPE AND REPAINT, INCLUDING BEHIND

CHECK GLAZING PUTTY AND REPLACE AS NEEDED. SCRAPE AND REPAINT. DO NOT



- $\langle 31 \rangle$  Carefully Replace Perimeter Sealant Around Windows.  $\langle 32 \rangle$  STRIP MULTIPLE LAYERS OF EXISTING PAINT AND REPAINT DOORS.  $\langle 33 \rangle$  REPLACE WEATHER STRIPPING ON DOOR.  $\langle 34 \rangle$  Fill Holes and Touch up paint. Repair screen. Repaint door.  $\langle 35 \rangle$  prep and repaint electrical boxes and conduit.
- 36 CLEAN/REPAIR EXISTING PENDANT LIGHT FIXTURE AND REINSTALL.
- CHECK LIGHT FIXTURES FOR OPERABILITY AND CLEANING.
- $\langle 38 \rangle$  DUTCHMAN REPAIR ON MARBLE TREAD
- $\langle 39 \rangle$  Clean and paint plaster elements and pigeon guard devices in Portico.
- $\langle 40 \rangle$  remove round objects attached to the window trim, fill holes and repaint.



CITY OF CHARLOTTESVILLE MCINTIRE LIBRARY BUILDING (ACHS) CHARLOTTESVILLE, VIRGINIA	CITY OF CHARLOTTESVILLE CITY OF CHARLOTTESVILLE CITY OF CHARLOTTESVILLE MCINTRE LIBRARY BUILDING (ACHS) CHARLOTTESVILLE, VIRGINIA CHARLOTTESVILLE, VIRGINIA
	REVIEW         04/05/13           REVISION         01/10/13

WATER CONTROL: CONFIRM WATER-TIGHT JOINTS UNDER PILASTER AND WALL AND INSTALL MORTAR DAM AT LEFT TO DIVERT WATER AWAY FROM FACE OF BRICK WALL. SEAL ALL WALL PENETRATIONS WITH EXPANDABLE FOAM, FLEXIBLE GASKETS OR MORTAR AS NECESSARY TO CLOSE UP GAPS AROUND PIPES, WIRES, ETC.

REPAIR DETERIORATED WOOD TRIM ON BALUSTRADE. REPLACE IF DETERIORATED BEYOND REPAIR.

 $\langle 4 \rangle$  prep, prime and paint all wood trim on Balustrade.

5 ADJUST/MODIFY ALL WINDOWS SO THAT THEY CLOSE COMPLETELY.

 $_{6}$  > REMOVE LEAVES FROM IN FRONT OF VENT AND MAINTAIN CLEARANCE.

WIRE-BRUSH/SCRAPE FLAT SEAM METAL ROOF. SEAL JOINT BENEATH BALUSTRADE. PRIME AND PAINT METAL ROOF SAME COLOR AS EXISTING.

EXTEND ANY VENTS THAT ARE LOWER THAN 12" ABOVE THE ROOF. COVER AND SCREEN THE TWO OPEN VENTS AND ONE FLUE.

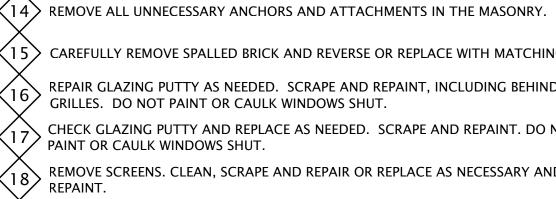
(10) SITE: CLEAN AND RE-SET PATIO BRICK TO LEVEL WITH AS LITTLE DISTURBANCE AS POSSIBLE. REPLACE SEVERELY DAMAGED/MISSING BRICKS WITH MATCHING BRICK (SALVAGE FROM SOUTH PATIO IF NECESSARY) AND MATCH EXISTING MORTAR.



9 > NOT USED



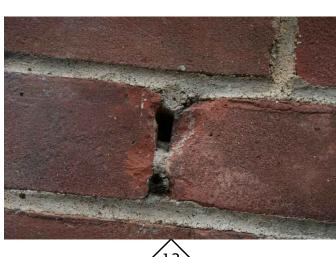
 $\langle 14 \rangle$ 



19 WIRE-BRUSH/SCRAPE METAL GRILLES, PRIME AND REPAINT.

 $\langle 20 \rangle$  prep and repaint existing conduit.

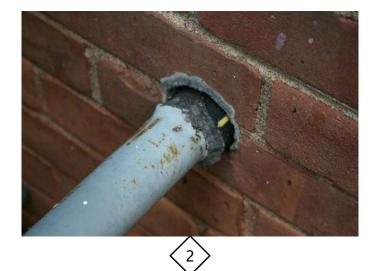


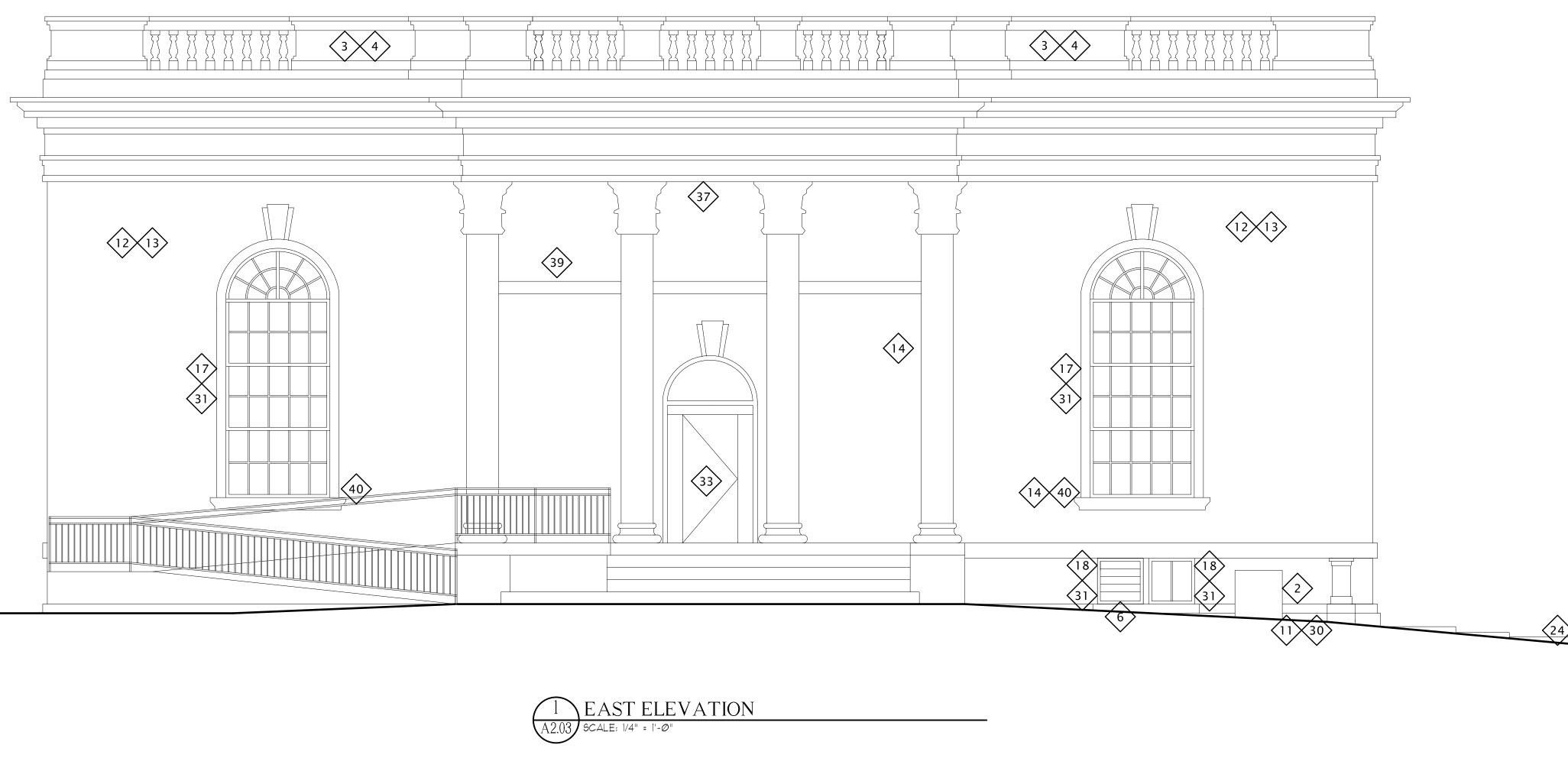












SITE: ADD LIGHTLY COMPACTED TOP-SOIL AS NECESSARY TO SLOPE PERIMETER GRADE AWAY FROM BUILDING.

SPOT REPOINT MORTAR ON ALL ELEVATIONS AND THE BALUSTRADE WHERE MORTAR IS LOOSE, DAMAGED OR MISSING. MATCH EXISTING MORTAR. SURFACE CLEAN ALL MASONRY WITH THE GENTLEST MEANS POSSIBLE (NO CHEMICAL  $\langle 13 \rangle$  Cleaners), including Brick and Marble (not the porticos). Paint splatter MAY REMAIN IF NOT RESPONDING TO MILD DETERGENTS AND NYLON BRUSHES.

(15) CAREFULLY REMOVE SPALLED BRICK AND REVERSE OR REPLACE WITH MATCHING BRICK.

REPAIR GLAZING PUTTY AS NEEDED. SCRAPE AND REPAINT, INCLUDING BEHIND GRILLES. DO NOT PAINT OR CAULK WINDOWS SHUT.

CHECK GLAZING PUTTY AND REPLACE AS NEEDED. SCRAPE AND REPAINT. DO NOT PAINT OR CAULK WINDOWS SHUT.

18 REMOVE SCREENS. CLEAN, SCRAPE AND REPAIR OR REPLACE AS NECESSARY AND





 $\langle 21 \rangle$  REPAIR/REPLACE EXISTING LIGHT FIXTURE ON DAYLIGHT SENSOR.

- SITE: SPOT REPOINT RETAINING WALLS, MARBLE CURB AND SITE BALUSTRADES.  $\langle 22 \rangle$  remove caulk where present and any portland cement mortar without DAMAGING SURROUNDING BRICK. MATCH EXISTING MORTAR.
- $\langle 23 \rangle$  Site: Clean the marble curb on the low wall and brick and marble BALUSTRADES WITH THE GENTLEST MEANS POSSIBLE.
- 24 SITE: REPAIR DAMAGED MARBLE CURB WITH SALVAGED EXISTING STONE OR MATCHING DUTCHMAN REPAIRS.
- SITE: REPAIR OR REPLACE DAMAGED OR MISSING BRICK ON THE SITE BALUSTRADES AS 25 NECESSARY USING MATCHING BRICK.
- $\langle 26 \rangle$  SITE: REMOVE UNNECESSARY ANCHORS AND ATTACHMENTS FROM RETAINING WALLS.
- SITE: CLEAN AND RE-SET PATIO BRICK TO LEVEL. REPLACE DAMAGED/MISSING BRICKS WITH MATCHING BRICK (SALVAGE FROM SOUTH PATIO IF NECESSARY). MATCH EXISTING MORTAR.  $\langle 28 \rangle$  SITE: CLEAN PATIO AND REMOVE ALL OVERGROWTH AND LEAF PILES. RE-SET OR
- REPLACE ANY DAMAGED OR MISSING BRICK WITH MATCHING BRICK. MATCH MORTAR.  $\langle 29 \rangle$  SITE: PROTECT TREE WITHIN THE DRIPLINE DURING COURSE OF ADJACENT WORK.
- 30 SITE: INSTALL A PERIMETER MULCH, PEA GRAVEL OR CRUSHED OYSTER SHELLS TO PREVENT BACKSPLASH.



 $\langle 31 \rangle$  Carefully Replace perimeter sealant around windows.  $\langle 32 \rangle$  STRIP MULTIPLE LAYERS OF EXISTING PAINT AND REPAINT DOORS.

 $\langle 33 \rangle$  REPLACE WEATHER STRIPPING ON DOOR.

 $\langle 34 \rangle$  Fill Holes and Touch up paint. Repair screen. Repaint door.

 $\langle 35 \rangle$  prep and repaint electrical boxes and conduit.

CLEAN/REPAIR EXISTING PENDANT LIGHT FIXTURE AND REINSTALL.

CHECK LIGHT FIXTURES FOR OPERABILITY AND CLEANING.

 $\langle 38 \rangle$  DUTCHMAN REPAIR ON MARBLE TREAD

 $\langle 39 \rangle$  Clean and paint plaster elements and pigeon guard devices in Portico.

 $\langle 40 \rangle$  remove round objects attached to the window trim, fill holes and repaint.



CITY OF CHARLOTTESVILLE MCINTIRE LIBRARY	BUILDING (ACHS) CHARLOTTESVILLE, VIRGINIA
Issue Record  REVIEW FOR BID	Date 04/05/13 01/06/14 - - - - - - - - - - - - -
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WATER CONTROL: CONFIRM WATER-TIGHT JOINTS UNDER PILASTER AND WALL AND NSTALL MORTAR DAM AT LEFT TO DIVERT WATER AWAY FROM FACE OF BRICK WALL. SEAL ALL WALL PENETRATIONS WITH EXPANDABLE FOAM, FLEXIBLE GASKETS OR

MORTAR AS NECESSARY TO CLOSE UP GAPS AROUND PIPES, WIRES, ETC. REPAIR DETERIORATED WOOD TRIM ON BALUSTRADE. REPLACE IF DETERIORATED BEYOND REPAIR.

 $\langle 4 \rangle$  prep, prime and paint all wood trim on Balustrade.

 $_{5}$  Adjust/modify all windows so that they close completely.

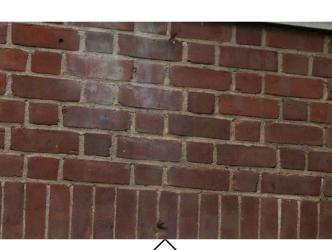
 $_{6}$  > REMOVE LEAVES FROM IN FRONT OF VENT AND MAINTAIN CLEARANCE.

WIRE-BRUSH/SCRAPE FLAT SEAM METAL ROOF. SEAL JOINT BENEATH BALUSTRADE. PRIME AND PAINT METAL ROOF SAME COLOR AS EXISTING.

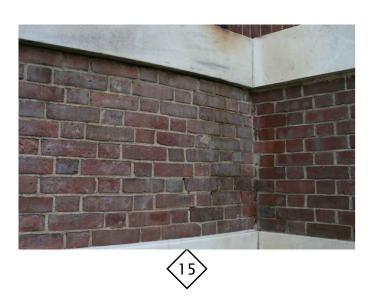
EXTEND ANY VENTS THAT ARE LOWER THAN 12" ABOVE THE ROOF. COVER AND SCREEN THE TWO OPEN VENTS AND ONE FLUE.

9 > NOT USED

(10) SITE: CLEAN AND RE-SET PATIO BRICK TO LEVEL WITH AS LITTLE DISTURBANCE AS POSSIBLE. REPLACE SEVERELY DAMAGED/MISSING BRICKS WITH MATCHING BRICK (SALVAGE FROM SOUTH PATIO IF NECESSARY) AND MATCH EXISTING MORTAR.



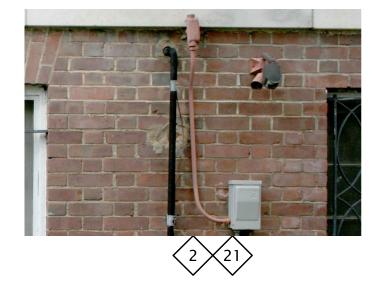






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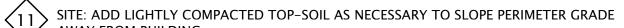


AWAY FROM BUILDING.

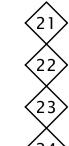
PAINT OR CAULK WINDOWS SHUT.

REPAINT.

 $\langle 20 \rangle$  prep and repaint existing conduit.



- SPOT REPOINT MORTAR ON ALL ELEVATIONS AND THE BALUSTRADE WHERE MORTAR IS LOOSE, DAMAGED OR MISSING. MATCH EXISTING MORTAR. SURFACE CLEAN ALL MASONRY WITH THE GENTLEST MEANS POSSIBLE (NO CHEMICAL (13) CLEANERS), INCLUDING BRICK AND MARBLE (NOT THE PORTICOS). PAINT SPLATTER MAY REMAIN IF NOT RESPONDING TO MILD DETERGENTS AND NYLON BRUSHES.  $\langle 14 \rangle$  remove all unnecessary anchors and attachments in the masonry.
- (15) CAREFULLY REMOVE SPALLED BRICK AND REVERSE OR REPLACE WITH MATCHING BRICK.
  - REPAIR GLAZING PUTTY AS NEEDED. SCRAPE AND REPAINT, INCLUDING BEHIND GRILLES. DO NOT PAINT OR CAULK WINDOWS SHUT.
- CHECK GLAZING PUTTY AND REPLACE AS NEEDED. SCRAPE AND REPAINT. DO NOT 18 REMOVE SCREENS. CLEAN, SCRAPE AND REPAIR OR REPLACE AS NECESSARY AND
- 19 WIRE-BRUSH/SCRAPE METAL GRILLES, PRIME AND REPAINT.

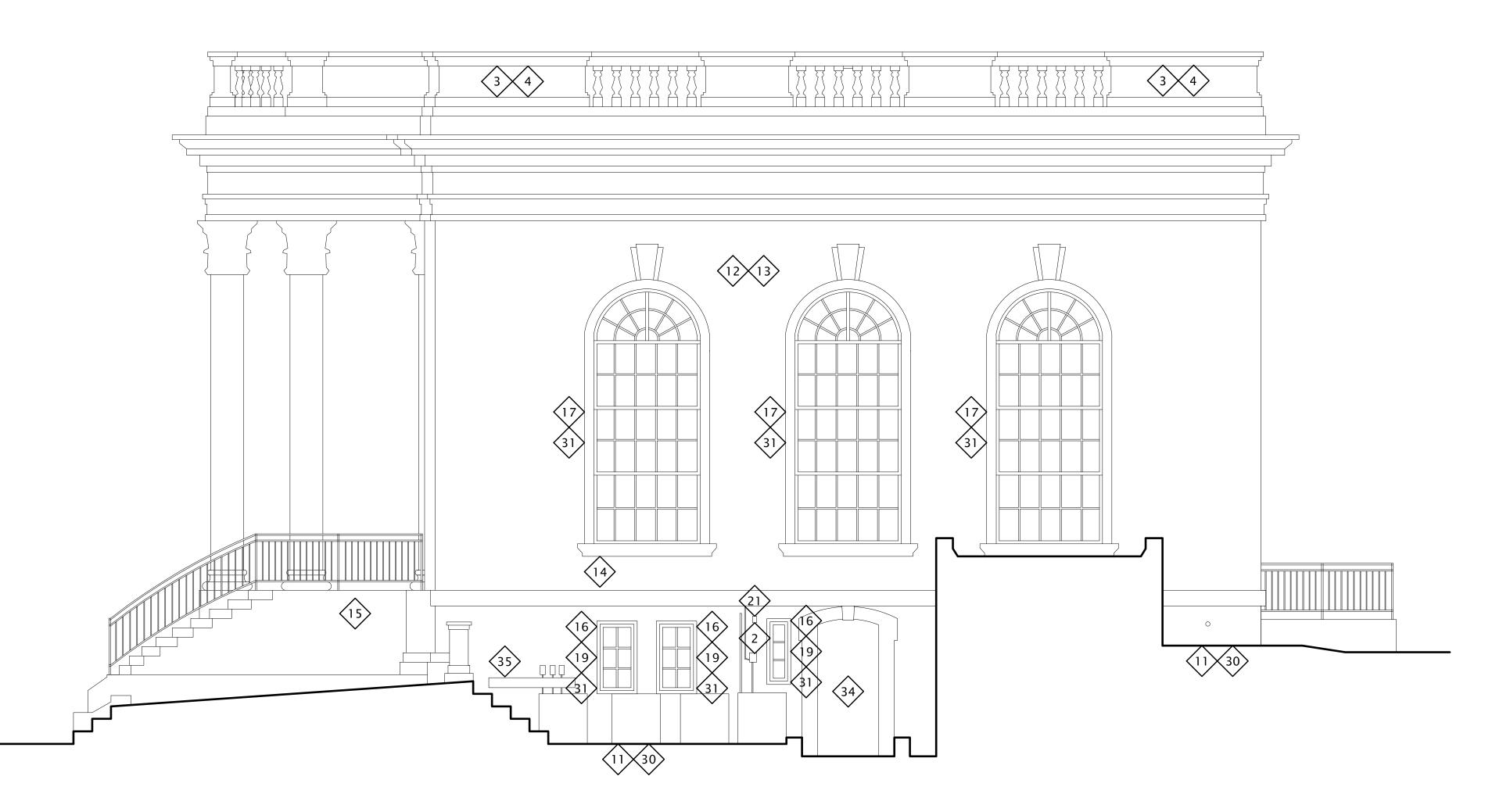


- $\langle 21 \rangle$  REPAIR/REPLACE EXISTING LIGHT FIXTURE ON DAYLIGHT SENSOR.
- SITE: SPOT REPOINT RETAINING WALLS, MARBLE CURB AND SITE BALUSTRADES.  $\langle 22 \rangle$  remove caulk where present and any portland cement mortar without DAMAGING SURROUNDING BRICK. MATCH EXISTING MORTAR.
- $\langle 23 \rangle$  SITE: CLEAN THE MARBLE CURB ON THE LOW WALL AND BRICK AND MARBLE BALUSTRADES WITH THE GENTLEST MEANS POSSIBLE.
- $\langle 24 \rangle$  SITE: REPAIR DAMAGED MARBLE CURB WITH SALVAGED EXISTING STONE OR MATCHING DUTCHMAN REPAIRS.
- SITE: REPAIR OR REPLACE DAMAGED OR MISSING BRICK ON THE SITE BALUSTRADES AS 25 NECESSARY USING MATCHING BRICK.
- $\langle 26 \rangle$  SITE: REMOVE UNNECESSARY ANCHORS AND ATTACHMENTS FROM RETAINING WALLS.
- SITE: CLEAN AND RE-SET PATIO BRICK TO LEVEL. REPLACE DAMAGED/MISSING BRICKS WITH MATCHING BRICK (SALVAGE FROM SOUTH PATIO IF NECESSARY). MATCH EXISTING MORTAR.  $\langle 28 \rangle$  SITE: CLEAN PATIO AND REMOVE ALL OVERGROWTH AND LEAF PILES. RE-SET OR
- REPLACE ANY DAMAGED OR MISSING BRICK WITH MATCHING BRICK. MATCH MORTAR.  $\langle 29 \rangle$  SITE: PROTECT TREE WITHIN THE DRIPLINE DURING COURSE OF ADJACENT WORK.
- $\langle 30 \rangle$  SITE: INSTALL A PERIMETER MULCH, PEA GRAVEL OR CRUSHED OYSTER SHELLS TO PREVENT BACKSPLASH.











- $\langle 31 \rangle$  CAREFULLY REPLACE PERIMETER SEALANT AROUND WINDOWS.  $\langle 32 \rangle$  STRIP MULTIPLE LAYERS OF EXISTING PAINT AND REPAINT DOORS.  $\langle 33 \rangle$  REPLACE WEATHER STRIPPING ON DOOR.  $\langle 34 \rangle$  Fill Holes and Touch up paint. Repair screen. Repaint door.  $\langle 35 \rangle$  prep and repaint electrical boxes and conduit.
- (36) CLEAN/REPAIR EXISTING PENDANT LIGHT FIXTURE AND REINSTALL.
- CHECK LIGHT FIXTURES FOR OPERABILITY AND CLEANING.
- $\langle 38 \rangle$  DUTCHMAN REPAIR ON MARBLE TREAD
- $\langle 39 \rangle$  Clean and paint plaster elements and pigeon guard devices in Portico.
- $\langle 40 \rangle$  remove round objects attached to the window trim, fill holes and repaint.



S	LOWMON BOLL R ARCHITECTS	101 SHOCKOE SLIP, THIRD FLOOR TELEPHONE 804.648.5040 RICHMOND, VIRGINIA 23219 FACSIMILÉ 804.225.0329	© Communellh Architects expressly reserves its copyright and other comman law property rights in and to these plans. These plans may not be alreed, reproduced or copied, nor may they be assigned to any third pury, without first obtaining the express written permission of Commonwealth Architects.	
CITY OF CHARLOTTESVILLE	MCINTIRE LIBRARY	<b>BUILDING (ACHS)</b>	CHARLOTTESVILLE, VIRGINIA	
Bate     Date       REVIEW     04/05/13       REVISION     01/10/13       FOR BID     01/06/14       -     -       -				
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