

MCINTIRE LIBRARY BUILDING RENOVATIONS

PERMIT SET (04.05.13 REV. 07.10.13)

BID SET (01.06.14)

CHARLOTTESVILLE, VIRGINIA

DRAWING INDEX

ARCHITECTURAL		LAST REVISION
NO.	TITLE	
COVER	COVER SHEET & DRAWING INDEX	01.06.14
CS.01	ARCHITECTURAL ABBREVIATIONS, SYMBOLS & VICINITY MAP	04.05.13 01.06.14
CS.02	GENERAL NOTES & SPECIFICATIONS	01.06.14
A1.01	SITE PLAN	01.06.14
A1.02	ROOF PLAN	01.06.14
A2.01	WEST ELEVATION	01.06.14
A2.02	NORTH ELEVATION	07.10.13
A2.03	EAST ELEVATION	01.06.14
A2.04	SOUTH ELEVATION	07.10.13



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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.
1.6 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 HYGIENIST 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:
A. REPLACEMENT BRICK
B. REPLACEMENT MARBLE
C. MORTAR
D. PAINT COLOR CHIPS
E. LIGHT FIXTURE CUT SHEET
F. WOOD - EXTERIOR
G. 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.

QUALITY 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 DEVICES 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 UNOBTAINABLE, 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 FASTENERS: 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 UC3c.
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.
1.6 STANDARDS: EXCEPT AS OTHERWISE INDICATED, ANCHOR, BOLT, AND 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 INSPECTION FOR ACCEPTANCE.
3.2 CONTRACTOR SHALL SEAL/CAULK ALL CONNECTIONS OF MATERIALS AND OTHER LOCATIONS AS REQUIRED FOR WATER-TIGHTNESS.

HARDWARE

- 4.1 EXISTING HARDWARE SHALL REMAIN AND SHALL BE PROTECTED DURING THE COURSE OF ADJACENT WORK.

DOORS AND FRAMES

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

PAINTING AND RELATED FINISHES

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

SEALANTS

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

MORTAR

- 8.1 REPOINTING SHOULD BE COMPLETED PRIOR TO CLEANING IN ORDER TO PREVENT WATER INFILTRATION INTO OPEN JOINTS.
8.2 REPOINTING SHALL FOLLOW GUIDELINES ESTABLISHED PER PRESERVATION BRIEF 2: REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS.
8.3 MORTAR FOR REPOINTING SHALL MATCH EXISTING HISTORIC MORTAR IN COLOR, AGGREGATES, HARDNESS AND COMPOSITION AND SHALL BE MATCHED TO INTERIOR CLEAN MORTAR.
8.4 COMPLETE A MOCK-UP OF 2 SQ. FT. FOR REVIEW BY ARCHITECT PRIOR TO CONTINUING.
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.
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 3/8 INCH UNTIL A UNIFORM DEPTH IS FORMED. FULLY COMPACT EACH LAYER AND ALLOW IT TO BECOME THUMBPRINT HARD BEFORE APPLYING NEXT LAYER.
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.
8.8 CURE MORTAR BY MAINTAINING IN THOROUGHLY DAMP CONDITION FOR AT LEAST 72 CONSECUTIVE HOURS.
8.9 HAIRLINE CRACKING WITHIN MORTAR AND MORTAR SEPARATION AT EDGES ARE UNACCEPTABLE. COMPLETELY REMOVE SUCH MORTAR AND REPOINT.
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.

MASONRY CLEANING

- 9.1 PRIOR TO CLEANING, REPOINTING SHOULD BE DONE IN ORDER TO PREVENT WATER INFILTRATION INTO OPEN JOINTS.
9.2 MASONRY CLEANING SHALL FOLLOW GUIDELINES ESTABLISHED PER PRESERVATION BRIEF 1: ASSESSING CLEANING AND WATER-REPELLENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS
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.
9.4 HOT WATER IS WATER HEATED TO A TEMPERATURE OF 140-160 DEGREES F MAXIMUM.
9.5 COMPLETE A MOCK-UP OF 2 SQ. FT. FOR REVIEW BY ARCHITECT PRIOR TO CONTINUING.
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 BOTTOM.
9.7 PROTECT ADJACENT AREAS OF THE BUILDING DURING CLEANING.



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Drawing Title
GENERAL NOTES & SPECIFICATIONS

Sheet
CS.02

