

GENERAL NOTES AND SPECIFICATIONS DIVISION 1 – GENERAL REQUIREMENTS

- A. General Conditions;
General Conditions of the Contract for construction AIA Document A201, latest edition are hereby made a part of these specifications as bound herein and shall apply to all divisions as though copies herein.
- B. Supplementary Conditions;
- No changes in construction methods, materials, details, specifications, general notes, schedules or deletion of any requirement shown on these plans will be acceptable without first obtaining permission from the Architect.
 - The contractor shall be responsible for constructing the project in accordance with all provisions of applicable codes and ordinances. Workmanship and materials to be of highest industry standards.
 - Any deviation from applicable codes will be the full responsibility of the General Contractor.
 - The Contractor shall be responsible for honoring all guarantees and other requirements enumerated in plans, whether or not such responsibility is passed over to the subcontractor or material dealer.
 - The General Contractor shall store all materials for construction and protect from rain, pilferage and damage. Contractor shall obtain insurance covering same.
 - The Contractor must verify all existing conditions, items and notify the Architect of any discrepancies.
 - The Contractor is responsible for leading the Job site meetings as well as job meeting notes, etc.

SECTION 01010 – SUMMARY OF WORK

- A. The project consists of A shell retail building totaling 12,840 sq.ft. ground up in Kenedy, Texas
- B. Fees; The General Contractor shall be responsible for paying for all permits required by the City of Kenedy.
- C. The plans and specifications have been developed with the intent of meeting or exceeding the minimum required standards. Should the plans and specifications disagree with themselves, the greater quality or greater quantity shall be performed or furnished.
- D. Insurance; The General Contractor is to have the following;
- Workman's Compensation, Public Liability, Property Damage, Builders Risk.
- E. Responsibility for accidents; The Contractor is responsible for all loss due to accidents during construction.
- F. The Contractor is responsible for the cleaning of the work and removal of trash from the work area daily

SECTION 01500 – TEMPORARY FACILITIES AND CONTROLS

- A. Provide and pay for all costs for temporary facilities and services required for the proper and expeditious execution of the Contract Work, including job site telephone.
- B. Make all temporary connections to existing utilities in locations acceptable to local authorities ahving jurisdiction thereof. Pay all costs for temporary electrical, water and heating.
- C. Provide First Aid and fire Protection as required by OSHA.

2 DIVISION 2 – SITEWORK

SECTION 02110 – SITE CLEARING

- 1.1 GENERAL
- A. Traffic; Conduct site clearing operations to ensure minimum interference with roads, streets, walks and other adjacent occupied or used facilities. Do not close or obstruct streets, walks or other occupied or used facilities without permission from authorities having jurisdiction.
- B. Protection; Provide temporary fences, barricades, coverings, or other protection to preserve existing items. Provide protection for adjacent property as well.
- 1.2 EXECUTION
- A. Site Clearing; Remove trees, shrubs, grass and other vegetation, improvements or obstructions as indicated or that interfere with new construction. Removal includes digging out stumps, roots together with subsequent off-site disposal.
- B. Strip and stockpile topsoil that will reused in the work.
- C. Control air pollution caused by dust and dirt; comply with governing agencies.
- D. Fill depressions and voids resulting from site clearing operations using satisfactory soil materials. Place in maximum 6 inch deep horizontal layers and compact each layer to density matching surrounding ground.
- E. Grade ground surface to conform to required contours and to provide for surface drainage.
- F. Dispose of waste materials including trash, debris and excess topsoil off of Owner's property. Place of disposal shall be an acceptable, approved land fill at a currently state approved land fill. Proof of such disposal shall be provided to the Owner and to the City of Kenedy.

SECTION 02160 – EXCAVATION SUPPORT SYSTEMS

- 1.1 GENERAL
- A. Excavation support systems include, but are not limited to the following;
- Shoring and bracing necessary to protect existing buildings, streets, walkways, utilities and other improvements and excavations against loss of ground or caving embankments.
 - Maintenance of shoring and bracing as well as removal of such.
- 1.2 Types of shoring and bracing including the following;
- A. Steel H-section (soldier) piles.
- B. Timber lagging.
- C. Steel sheet piles.
- 1.3 Supervision; Engage and assign supervision of shoring and bracing work to a qualified professional engineer foundation consultant.
- 1.4 Regulations; Comply with codes and ordinances of governing authorities having jurisdiction.
- 1.5 Job Conditions; Before starting work, verify governing dimensions and elevations. Survey condition of adjoining properties, take photographs, record existing settlement of cracking of structures, pavements and other improvements. Prepare list of such damages, verified by dated photographs, and signed by contractor and others conducting investigation.

SECTION 02200 – EARTHWORK

- 1.1 GENERAL
- A. Codes and Standards; Perform earthwork complying with requirements of authorities with jurisdiction.
- B. Testing and Inspection Service; Owner will employ a qualified independent Geotechnical engineering testing agency to classify proposed on-site and borrow soils to verify that soils comply with specified requirements and to perform required field and labatory testing.
- C. Existing Utilities; Do not interrupt existing utilities serving facilities occupied by the Owner or others except when permitted in writing by the Architect and then only after acceptable temporary utility services have been provided.
- 1.2 PRODUCTS
- A. Soil Materials; Provide approved borrow soil materials from off site when sufficient approved soil materials are not available from excavations. For off-site borrow material refer to Geotechnical report by Engineer for this project.
- B. Satisfactory Soil Materials; ASTM D 2487 soil classification groups GW, GP, GM, SW, SP, and SM; free of rock or gravel larger than 2 inches in any dimension, debris, waste, frozen materials, vegetation, or other deleterious matter.
- C. Subbase Material; Naturally or artificially graded mixture of natural or crushed gravel, crushed stone, and natural or crushed sand, ASTM D 2940, with at least 95 percent passing a No. 200 sieve.
- D. Bedding Material; Subbase materials with 100 percent passing a 1 inch sieve and not more than 8 percent passing a No. 200 sieve.
- E. Drainage Fill; Washed, evenly graded mixture of crushed stone, or crushed or uncrushed gravel, ASTM D 448, coarse aggregate grading size 57, with 100 percent passing a 1 1/2" sieve and not more than 5 percent passing a No. 8 sieve.

1.2 EXECUTION

- A. Protect structures, utilities, sidewalks, pavements and other facilities from damage caused by settlement, lateral movement, undermining, washout and other hazards created by earthwork operations.
- B. Provide erosion and sedimentation control measures per City of Kenedy.
- C. Compaction; Place backfill and fill materials in layers not more than 8 inches in loose depth for material compacted by heavy compaction equipment, and not more than 4 inches in loose depth for material compacted by hand-operated tampers. Place evenly alongside structures and utilities to required elevations.
- D. Disposal; Remove surplus satisfactory soil and waste material, including unsatisfactory soil, trash, and debris, and legally dispose of it off the Owner's property.

4 DIVISION 4 – MASONRY

SECTION 04200 – UNIT MASONRY

- 1.1 GENERAL
- A. Submittals; In addition to the product data, submit the following;
- Material test reports from a qualified independent testing agency for mortar, grout mixes and masonry units.
 - Material certificates for each different masonry product required.
- B. Mockup; Construct sample wall panels approximately 72" long x 72" high by full thickness, including face and back-up wythes as well as accessories, to verify selections made under sample submittals.
- C. Cold-Weather Requirements; Do not build on frozen subgrade or setting beds. Remove and replace unit masonry damaged by frost or freezing conditions.
- 1.2 PRODUCTS
- A. Brick, General; Provide shapes indicated and as follows;
- Provide units with exposed surfaces finished for ends of sills, caps and for similar applications that would otherwise expose unfinished brick surfaces.
- B. Face Brick; ASTM C 216 and as follows;
- Brick B-1; Brick to be as shown on drawing A-3.
- C. Mortar and Grout Materials; As follows;
- Portland Cement ASTM C 150, Type I or II, except type III may be used for cold-weather conditions.
 - For pigmented mortars, use premixed, colored-cement or cement-lime mix of formulation required to produce color indicated.
 - Hydrated Lime; ASTM C 207, Type S.
 - Aggregate for Grout; ASTM C 404.
 - Mortar Pigments; Iron oxides and chromium oxides, compounded for use in mortar mixes and with a record of satisfactory performance in masonry mortars.
 - Water; Potable.
- D. Steel Reinforcing Bars; Billet steel complying with ASTM A 615, Grade 60.
- E. Deformed Reinforcing Wire; ASTM A 496, with ASTM A 153, Class B-2 zinc coating.
- F. Joint Reinforcement; Provide joint reinforcement formed from galvanized carbon-steel wire, ASTM A 641 (ASTM A 641M), Class 1, for interior walls; and ASTM A 153, Class B-2, for exterior walls.
- Description; Welded-wire units prefabricated with deformed continuous side rods and plain cross rods into straight lengths of not less than 10 feet, with prefabricated corner and tee units; dia.= 0.1875 inch.
 - For single-wythe masonry, provide truss design with single pair of side rods.
 - For multi-wythe masonry, provide truss design with single pair of side rods.
- G. Adjustable Anchors for Connecting to Structural Frame; Provide 2-piece assemblies as described below, wire diameter as indicated.
- For Anchorage to Concrete; Dovetail sheet metal anchor section and triangular-shaped wire tie section sized to extend within 1 inch of masonry face.
 - For Anchorage to Steel Framing; Crimped 1/4 inch diameter wire anchor section for welding to steel and triangular-shaped wire tie section sized to extend within 1 inch of masonry face.
- H. Miscellaneous Masonry Accessories; As follows;
- Compressible filler; Premolded filler strips complying with ASTM D 1056, Type 2, Class A, Grade 1; compressible up to 35 percent; of width and thickness indicated.
 - Bond Breaker Strips; Asphalt-saturated, organic roofing felt complying with ASTM D 226, Type I (No. 15 asphalt felt).
 - Weep Holes; Wicking material; cotton sash cord, in length required to produce 2-inch exposure on exterior and 18 inches in cavity between wythes.
- I. Masonry Cleaners; As follows;
- Job-Mixed Detergent Solution; Solution of 1/2 cup dry measure tetrasodium polyphosphate and 1/2 cup dry measure laundry detergent dissolved in 1 gallon of water.
 - Proprietary Acidic Cleaner; Manufacturer's standard strength cleaner designed for removing mortar/grout stains, efflorescence, and other stains from masonry surfaces, expressly approved for intended use by manufacturer of masonry units being cleaned.
- J. Mortar and Grout Mixes; Do not use admixtures unless otherwise indicated. Do not use calcium chloride in mortar or grout.
- Mortar and Unit Masonry; Comply with ASTM C 270, Proportion Specification, for types of mortar indicated.
 - Pigmented Mortar; Use SGS Solomon Grout Colors; color to be selected.

- K. Extend flashing from exterior face of veneer up face of sheathing at least 8".
- L. Flashing to be Cop-R-Kraft Duplex (5 oz.) by Advanced Products, Inc. as distributed by All Tex Supply.
- M. Seal with two coats of Chemprobe's Prime-A-Pell H2O or approved equal.
- N. STEEL LINTELS; Provide a 4"x4"x3/8" steel angle for 36" openings; provide a 5"x5"x3/8" steel angle for 72" openings; extend the angle past the opening a minimum of 6"; prime and paint.

1.3 EXECUTION

- A. Cut masonry units with mortar-driven saws. Allow units cut with water-cooled saws to dry before placing, unless wetting of units is specified. Install cut units with cut surfaces concealed.
- B. Mix units for exposed unit masonry from several pallets or cubes as they are placed to produce uniform blend of colors and textures.
- C. Wetting of Brick; Wet brick prior to laying of the initial rate of absorption exceeds 30 g/30 sq. in. per minute when tested per ASTM C 67. Allow units to absorb the water so they are damp but not wet at the time of laying.
- D. Construction Tolerances; As follows;
- Variation from Plumb; For vertical lines and surfaces do not exceed 1/4 inch in 10 feet nor 3/8 inch in 20 feet nor 1/2 inch in 40 feet or more. For vertical alignment of head joints, do not exceed plus or minus 1/4 inch in 10 feet nor 1/2 inch maximum.
 - Variation from Level; Do not exceed 1/4 inch in 20 feet nor 1/2 inch in 40 feet.
 - Variation in Mortar-Joint Thickness; Do not vary from bed-joint thickness indicated by more than plus or minus 1/8 inch, with a maximum thickness limited to 1/2 inch. Do not vary from head-joint thickness indicated by more than plus or minus 1/8 inch.
- E. Lay out walls in advance for accurate spacing of surface bond patterns and for accurate locating of openings, movement-type joints, returns, offsets. Avoid the use of less-than-half-size units at corners, jambs, and where possible at other locations.
- Tool exposed joints slightly concave.
 - Keep cavities clean of mortar droppings and other materials during construction.
- F. Install embedded flashing and weep holes in masonry at shelf angles, lintels, ledges other obstructions to the downward flow of water in the wall, and where indicated.
- G. Trim wicking material used in weep holes flush with outside face of wall after mortar has set.
- H. Clean masonry as work progresses by dry brushing to remove mortar fins and smears prior to tooling joints.
- I. Provide Masonry Control Joints at approximately 20' o.c. whether shown on documents or not. Provide sponge neoprene pad and sealant and back rod as well as adjustable masonry ties either side at 12" o.c. vertical.
- J. Final Cleaning; After mortar is thoroughly set and cured, remove mortar particles with nonmetallic scrapers, and clean exposed masonry.

5 DIVISION 5 – METALS

SECTION 05062 – METALS

- 1.1 GENERAL
- A. All exposed metals, steel, galvanized steel; Surfaces to be smooth without imperfections; Any welded numbers, letters, drips to be ground down smooth; Any warping, waving is rejected (contractor may attempt bondo patching if approved).

6 DIVISION 6 – CARPENTRY

SECTION 06105 – MISCELLANEOUS CARPENTRY

- 1.2 PRODUCTS
- A. Lumber, General; Comply with PS 20 and with applicable grading rules; Factory-Mark with grade, species, moisture content at time of surfacing, and mill; dressed lumber, S4S unless otherwise noted.
- B. Concealed Dimension Lumber; Any species listed by PS 20. Moisture content; S-Dry, KD 19 or MC 19. Grade; No. 2 or standard grade.
- C. Miscellaneous concealed plywood; PS 1, C-C plugged exterior, thickness as indicated but not less than 1/2" nominal.
- D. Preservative Treatment; Obtain preservative-treated lumber complying with AWWA standard C2. Mark each treated item with AWPB or SPIB quality mark requirements.
- E. Fire-Retardant Treatment; Comply with AWWA C20 for lumber, AWWA C27 for plywood; interior Type 24 for protected items exposed to weather.

1.3 EXECUTION

- A. Cut and fit miscellaneous carpentry accurately and securely fasten. Install members plumb and true to line and level.
- B. Countersink nail and bolt heads on exposed carpentry work and fill holes.
- C. Install wood grounds, nailers, blocking and sleepers where shown and where required for screening or attachment of other work.
- D. Furring to receive plywood paneling; Install 1-by2-inch furring at 2'-0" o.c. horizontally and vertically.
- E. Furring to receive gypsum drywall; install 1-by2-inch furring at 16" o.c. vertically.

7 DIVISION 7 – THERMAL AND MOISTURE PROTECTION

SECTION 07241 – EXTERIOR STUCCO

- 1.1 GENERAL
- A. Furnish all materials and labor for a complete Exterior Stucco system including all accessories.
- B. The material shall comply with all applicable codes.
- C. Submittals;
- Submit system, lath and accessories to be used.
 - Delivery & Storage; Deliver all materials in original unopened packages with labels intact. Store materials in dry protected areas.
- E. Warranty; The system shall be warranted for a period of one year per manufacturer's specifications.
- 1.2 Products;
- A. Stucco is made of cement, sand and lime. It is applied in three coats, building to a final minimum thickness of 3/4".
- Type-S Hydrated Lime; ASTM C-206 & ASTM C-207
 - White Portland Cement; ASTM C-150, Type 1.
 - Exterior stucco to conform to ASTM C926.
- B. Galvanized metal lath to be applied to a full sheet of Tyvek on 7/16" OSB Sheathing.
- C. Casing Beads, Corner Beads, Control Joints all to be galvanized.
- 1.3 Execution
- A. The first (scratch) coat to have a raked finish. The second (brown) coat has a floated finish. Final coat (color) to have a medium to rough texture.
- B. Final color to be painted.
- C. Provide two 2'x2' stucco sample with final approved texture.
- D. Provide two 1'x1' color sample boards.

SECTION 07530 – SINGLE PLY MECHANICALLY FASTENED ROOFING SYSTEM

- 1.1 GENERAL
- A. System Description;
- This Sure-Seal (white) mechanically-fastened roofing system incorporates .045 inch thick reinforced EPDM membrane. HP-H Polyiso insulation board is to be mechanically fastened to the roof deck. To be Long Term Thermal Resistance (LTR) rating with a thickness of 3.30" with an R-Value of 20.40.
- B. System Performance;
- Roofing System; Prevent water migration from entering building through the roof membrane.
 - All materials shall be from one manufacturer.

- C. Submittals;
- Submit Product Data.
 - Submit two samples of roofing material to be used.
 - Submit manufacturer's installation instructions.
 - Submit manufacturer's certification that products are physically and chemically compatible with each other and meet listed ASTM or Federal Specifications.
- D. Quality Assurance;
- Manufacturer; Company specialized in manufacturing the products specified in this section, with a minimum of ten (10) years of experience.
 - Carlisle Schuler Firestone Approved Equal
 - Applicator; Company certified by manufacturer in the application of applying single-ply roofing with a minimum of 5 years documented experience and approved by materials manufacturer.

- E. Regulatory Requirements;
- Fire Hazard Classification; UL (Underwriters Laboratories Class A).
 - FM (Factory Mutual Research Corporation) IA-90.

F. Warranty;

- Provide a two year workmanship warranty.
 - No restrictions on transferability of warranty to future owners.
- 3. WARRANTY SHALL NOT INCLUDE ANY PROVISIONS OR RESTRICT OR DENY THE TRANSFERABILITY OF SAID WARRANTY TO FUTURE OWNER.**
- G. Manufacturer's Guarantee;
- Provide a manufacturer's guarantee covering both materials and workmanship. Roof Guarantee shall be for a period of ten (10) years and shall be an NDL Guarantee.
 - No restrictions on transferability of warranty to future owners.

1.2 PRODUCTS

A. Membrane;

- This Sure-Seal (black) mechanically fastened roofing system incorporates 0.45 inch thick reinforced EPDM membrane. Sure-Seal insulation is to be mechanically fastened to the roof deck at a minimum rate of 1 fastener and plate every 8 square feet. The reinforced EPDM membrane is mechanically fastened with the appropriate fastener and fastening plates spaced with the appropriate fastener and fastening plates spaced 6" minimum to 12" max. on center (depending on project criteria) along the center of the membrane splice. Adjoining sheets of EPDM membrane is utilized at the perimeter of the roof and field membrane sheets are either 7 feet or 10 feet wide depending upon wind load requirements or type of roof decks.

B. Insulation Board;

- Atlas ACFoam-II; R-19; Apply per mfg. recommendations.
- C. Related Materials;
- 90-8-30A bonding adhesive. Splice cleaner. Splice cement. In-seam plates or seam fastening plates and Russ (with the corresponding fasteners) are required for use with this roofing system.

1.3 EXECUTION

- A. Examination;
- Verify that surfaces and site conditions are ready to receive work.
 - Verify that deck is supported and secured.
 - Start of work means installer accepts work.
- B. Installation;
- Sure-Seal insulation shall be mechanically fastened to the roof deck with 1 insulation fastener and plate every 8 square feet.
- C. Membrane Placement and Attachment;
- A minimum of one 4 1/2 foot wide perimeter membrane sheet of Russ (installed down the center of a 7 foot or 10 foot wide membrane sheet) shall be installed at the the perimeter of each roof level and 7 foot or 10 foot wide membrane sheets (depending on project conditions) shall be installed over the field of the roof. All membrane sheets shall be mechanically fastened with the appropriate fasteners and polymer seam plates or HP locking seam plates (required for steel decks) or seam fastening plates spaced 6 inches minimum to 12 inches maximum on center within the membrane splice.
 - Overlap adjacent EPDM membrane sheets a minimum of 6 inches at seam fastening plates (along the length of the membrane sheet) and 3 inches at the end roll sections (the width of the membrane).
- D. Membrane Splicing;
- Per manufacturer's recommendations.

SECTION 07620 – THERMAL & MOISTURE PROTECTION

1.1 GENERAL

- A. Submit product data, shop drawings and samples for each item specified.

1.2 PRODUCTS

- A. Manufacturer;
- Through-wall flashing; York Mfg. Inc.; Copperseal 5 oz. flashing
 - Reglets; Fry Hickman, Keystone Flashing, York Flashing.
- B. Galvanized sheet metal; ASTM A526, G90 (ASTM A526M, Z275), commercial quality, or ASTM A527, G90 (ASTM A527M, Z275) lock forming quality, hot-dipped galvanized, mill phosphatized where indicated for painting, not less than 0.396 inch thick, unless otherwise noted.
- C. Miscellaneous Materials and Accessories as follows;
- Solder; ASTM B32, grade SN50.
 - Fasteners; Noncorrosive metal. Match finish of exposed heads with material being fastened.
 - Asphaltic Mastic; SSPC-Paint 12, asbestos free, solvent type.
 - Roofing Cement; ASTM D4586, Type I, asbestos free, asphalt based.
 - Mastic Sealant; Polyisobutylene, non-hardening, non shrinking, non-drying, non-migrating sealant.
- D. Fabricate sheet metal flashing and trim to comply with recommendations of SMACNA'S "Architectural Sheet Metal Manual" that apply to the design, dimensions, metal, and other characteristics of the item indicated.
- Gutters; 0.040 inch.
 - Downspouts; 0.024 inch.
 - Conductor Heads; 0.032 inch.
 - Roof Drain Flashing; 4.0 .B/sq. ft.
 - Exposed Trim, Grave Stops, and Fascia; 0.018 inch.
 - Copings; 0.050 inch.
 - Drip Edges; 0.0217 inch.
 - Eve Flashing; 0.0217 inch.
 - Roof Expansion Joint Cover; 0.0336 inch.
 - Roof to Wall Expansion Joint cover; 0.0336 inch.

1.2 EXECUTION

- A. Installation; Comply with manufacturer's instructions and SMACNA'S "Architectural Sheet Metal Manual". Allow for thermal expansion; set true to the line and level as indicated. Install work with laps, joints and seams permanently watertight and weatherproof; conceal fasteners where possible.
- B. Expansion Provisions; Provide for thermal expansion of exposed sheet metal work. Space movement joints at maximum of 10 feet with no joints allowed within 24" of corner of intersection.
- C. Soldered Joints; Clean surfaces to be soldered, removing oils and foreign matter. Pretn edges of sheets to be soldered to a width of 1 1/2", except where pretinned surface would show in finished work.
- D. Seal Joints; Form non-expansion, but movable, joints in metal to accommodate elastomeric sealant to comply with SMACNA standards.
- E. Counterflashing; Coordinate installation with roofing installer.
- F. Equipment Support Flashing; Coordinate installation with roofing and equipment installation. Weld or seal flashing to equipment support member.
- G. Roof-Penetration Flashing; Coordinate installation with roofing and installation of items penetrating roof.



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11-19-12

KENEDY RETAIL

131 BUSINESS
PARK DRIVE
KENEDY, TEXAS
78119

project no.

167.1201

date

11-19-12

scale

8"=1'-0"

revisions

SPECIFICATIONS

sheet no.

A-10