



State of Utah

GARY R. HERBERT
Governor

GREGORY S. BELL
Lieutenant Governor

Department of Administrative Services

KIMBERLY K. HOOD
Executive Director

Division of Facilities Construction and Management

DAVID G. BUXTON
Director

ADDENDUM #2

Date: May 27, 2010

To: Contractors

From: Michael Ambre, Project Manager, DFCM

Reference: Governor's Carriage House Stabilization
DFCM – Salt Lake City, Utah
Project No.10032310

Subject: **Addendum No. 2**

Pages	Addendum Coversheet	1 page
	Revised Schedule	1 page
	Revised Bid Form	2 pages
	<u>Architects Addendum</u>	<u>48 pages</u>
	Total	52 pages

Note: *This Addendum shall be included as part of the Contract Documents. Items in this Addendum apply to all drawings and specification sections whether referenced or not involving the portion of the work added, deleted, modified, or otherwise addressed in the Addendum. Acknowledge receipt of this Addendum in the space provided on the Bid Form. Failure to do so may subject the Bidder to Disqualification.*

While we contend that SB220 should only be potentially applicable to a contract issued after the effective date of said bill, this is to clarify that for purposes of this contract, regardless of the execution or effective dates of this contract, the status of Utah Law and remedies available to the State of Utah and DFCM, as it relates to any matter referred to or affected by said SB220, shall be the Utah law in effect at the time of the issuance of this Addendum.

2.1 SCHEDULE CHANGES – There are changes to the project schedule. Bid due date has been changed to **June 2, 2010 at 3:30.**

2.2 GENERAL – MJSA Architects - Please see attached.

Bid Form Changes – Additive Alternate No. 1 Remove existing asphalt paving, prepare base and install concrete paving as detailed/specified.
Six Unit Prices added.

Utah!
Where ideas connect



**REVISED –PROJECT SCHEDULE
PER ADDENDUM #2 – dated May 27, 2010**

PROJECT NAME:		GOVERNOR’S CARRIAGE HOUSE STABILIZATION		
DFCM PROJECT NO. :		10032310		
Event	Day	Date	Time	Place
Document Available, including Plans and Specifications	Tuesday	April 27, 2010	10:00 AM	DFCM 4110 State Office Building SLC, UT and DFCM web site*
	Monday	May 3, 2010	3:00 PM	DFCM 4110 State Office Building SLC, UT
Last Day to Submit Questions on Shortlisting (In Writing)	Wednesday	May 5, 2010	4:00 PM	<u>Michael Ambre</u> - DFCM E-mail mambre@utah.gov Fax 801-538-3267
Addendum on Shortlisting	Thursday	May 6, 2010	4:00 PM	DFCM web site*
List of References, Statement of Qualifications, Project Management Plan, and Termination/Debarment Certification Due	Tuesday	May 11, 2010	12:00 NOON	DFCM 4110 State Office Building SLC, UT
Interviews by Selection Committee (if Necessary)	Monday	May 17, 2010	3:00 PM	DFCM 4110 State Office Building SLC, UT
Short-List Announced	Tuesday	May 18, 2010	4:00 PM	DFCM Web site*
Notice: Only Short-Listed Firms Will Be Allowed To Bid On This Project				
Mandatory Pre-Submittal Meeting	Thursday	May 20, 2010	9:00 AM	
Last Day to Submit Questions on Shortlisting (In Writing)	Monday	May 24, 2010	12:00 PM	<u>Michael Ambre</u> - DFCM E-mail mambre@utah.gov Fax 801-538-3267
Final Addendum (exception for bid delays)	Thursday	May 27, 2010	4:00 PM	DFCM web site*
Prime Contractors Turn in Bid and Bid Bond/Bid Opening in DFCM Conference Room	Wednesday	June 2, 2010	3:30 PM	DFCM 4110 State Office Building SLC, UT
Subcontractors List Due	Thursday	June 3, 2010	3:30 PM	DFCM 4110 State Office Building SLC, UT Fax 801-538-3677
Project Completion Date	Friday	December 17, 2011	5:00 PM	

* DFCM’s web site address is <http://dfcm.utah.gov>



Division of Facilities Construction and Management

REVISED BID FORM

NAME OF BIDDER _____ DATE _____

To the Division of Facilities Construction and Management
4110 State Office Building
Salt Lake City, Utah 84114

The undersigned, responsive to the "Notice to Contractors" and in accordance with the "Instructions to Bidders", in compliance with your invitation for bids for the **Governor's Carriage House Stabilization – Salt Lake City, Utah – DFCM Project 10032310** and having examined the Contract Documents and the site of the proposed Work and being familiar with all of the conditions surrounding the construction of the proposed Project, including the availability of labor, hereby proposes to furnish all labor, materials and supplies as required for the Work in accordance with the Contract Documents as specified and within the time set forth and at the price stated below. This price is to cover all expenses incurred in performing the Work required under the Contract Documents of which this bid is a part:

I/We acknowledge receipt of the following Addenda: _____

For all work shown on the Drawings and described in the Specifications and Contract Documents, I/we agree to perform for the sum of:

BASE BID:

_____ DOLLARS (\$ _____)

(In case of discrepancy, written amount shall govern)

ADDITIVE ALTERNATE #1 – Remove existing asphalt paving, prepare base and install concrete paving as detailed/specified.

_____ DOLLARS (\$ _____)

(In case of discrepancy, written amount shall govern)

UNIT PRICES SET No. 1 – Masonry Restoration:

1. Masonry repair and restoration as described on enlarged elevation drawings and related specifications for the following repair/restoration codes:

- S1 _____
- S2 _____
- S3 _____
- S4 _____
- S5 _____

2. Unit of Measurement: Cost per linear foot (\$/LF) or cost per square foot (\$/SF) as applicable for each repair/restoration code. _____

BID FORM
PAGE NO. 2.

I/We guarantee that the Work will be Substantially Complete by December 17, 2010, should I/we be the successful bidder, and agree to pay liquidated damages in the amount of **\$500.00** per day for each day after expiration of the Contract Time as stated in Article 3 of the Contractor's Agreement.

This bid shall be good for 45 days after bid opening.

Enclosed is a 5% bid bond, as required, in the sum of _____

The undersigned Contractor's License Number for Utah is _____.

Upon receipt of notice of award of this bid, the undersigned agrees to execute the contract within ten (10) days, unless a shorter time is specified in the Contract Documents, and deliver acceptable Performance and Payment bonds in the prescribed form in the amount of 100% of the Contract Sum for faithful performance of the contract.

The Bid Bond attached, in the amount not less than five percent (5%) of the above bid sum, shall become the property of the Division of Facilities Construction and Management as liquidated damages for delay and additional expense caused thereby in the event that the contract is not executed and/or acceptable 100% Performance and Payment bonds are not delivered within the time set forth.

Type of Organization:

(Corporation, Partnership, Individual, etc.)

Any request and information related to Utah Preference Laws:

Respectfully submitted,

Name of Bidder

ADDRESS:

Authorized Signature

MJSA	357 West Pierpont Ave. – Salt Lake City, Utah 84101 Telephone 801.364.5161 – Facsimile 801.364.5167		ADDENDUM
	ARCHITECTURE	INTERIOR DESIGN	

Transmitted to: Governor's Carriage House Stabilization

Michael Ambre, Project Manager DFCM
4110 State Office Building
Salt Lake City, UT 84114

Via email to J. Reese, DFCM

DFCM Project No. 10032310
MJSA Project No. 10014
May 26, 2010

ADDENDUM #2 – Governor's Carriage House Stabilization (Bid Set dated April 12, 2010)

This Addendum is for all persons preparing Bids for the above named project; and, as such, shall be made a part of the Contract Documents. Changes, corrections, and deletions enumerated herein shall be included in the Bidder's Proposal. Bidders shall acknowledge receipt of this Addendum in the space provided on the Proposal; failure to do so may subject Bidder to disqualifications. In case of any conflict between the drawings, specifications, any previous addenda and this addendum, this addendum shall govern.

GENERAL COMMENTS

2.01 Project Schedule is changed as follows:

Prime Contractors Turn in Bid and Bid Bond / Bid Opening in DFCM Conference Room	Wednesday	June 2, 2010	2:00 PM	DFCM 4110 State Office Building SLC, UT
----------------------------------------------------------------------------------	-----------	--------------	---------	--------------------------------------------------

- 2.02 Contractor is responsible to control all construction-related entry, deliveries, etc. to the project site and prevent any unauthorized 'follow-on' entry to the project site or Governor's Mansion grounds during all hours construction personnel are on site. Contractor to maintain a written log of all construction-related entries. Coordinating with Owner, Contractor is to prepare, install and maintain appropriate signage on east and west gates noting active entry locations and options for both construction and Mansion visitor access.
- 2.03 Subcontractor prequalification or pre-approval is per individual Specification section requirements, typically detailed in Quality Assurance or Approved Contractors subsections.
- 2.04 Spare irrigation-related sleeves (if any) to be installed prior to new concrete paving may be requested in the future if separate re-landscaping plans develop. Note: Spare electrical- or communication-related sleeves are currently shown on Electrical site plan.
- 2.05 Upon award of contract, coordinate with the Owner, the Division of Protective Services and/or Information Technology Services regarding phone service modifications to the Carriage House and security camera relocation.
- 2.06 Written questions received from short-listed contractors are included at the end of this Addendum. Answers are provided herein and/or referenced at each question.

DRAWINGS

- 2.07 Sheets CE1-02 and CE1-03 revised to clarify replacement and extent of paving, waterway and concrete pipe. All new pavement is to be concrete – no asphalt repairs or overlays are proposed. The existing waterway and concrete pipe are to be completely replaced.
- 2.08 Sheet CE5-01 revised to include standard details for handicapped parking stalls and signage. Layout and locations to be determined.
- 2.09 Sheet AS1-02 revised to include replacement of section of asphalt paving east of the east gate. Minor adjustments made to clarify some dimensions and emphasize protected driveway access to be maintained to maximize access to rear door of Mansion – Owner coordination essential.
- 2.10 On sheets AE2-01 through AE2-05, Stone Restoration Note #5 is clarified and revised deleting any reference to “structural pinning.” The intent remains that all holes, both existing and new, in the stonework, are to be patched. Regarding length of new cornice/gutter stone cladding, no change made at this time – center or align head joints with adjacent stone elements or equally space, as appropriate.
- 2.11 Sheet AE2-01 also revised with new overhead garage door and some changes to extent of stone repair or replacement (i.e., First Floor window sills, east console at entry, small consoles beneath Second Floor window pilasters).
- 2.12 Sheet AE2-03 also revised as to extent of stone repair or replacement (i.e., First Floor window sill).
- 2.13 Sheet AE3-01 Reference Notes 10 and 23 revised.
- 2.14 Sheet AE3-11 Reference Note 21 revised.
- 2.15 Regarding detail A3/AE5-01 Integral Detail Gutter, no revisions to stone anchorage made at this time.
- 2.16 Detail A6/AE5-01 revised to clarify the cupola structural repairs are to be determined following removal of the cupola.
- 2.17 Sheet AE5-02 revised. Detail C2 added for First Floor window sill ‘nosing’ replacement, rather than patching.
- 2.18 Sheet AE6-01 revised to clarify window rehabilitation scope and schedule, minor revision to door schedule, expanded reference notes and inclusion of revised detail C1/AE6-01 for new overhead garage door.
- 2.19 Details C1/ and C2/AE6-02 revised for overhead garage door cladding and detailing.
- 2.20 Sheet SG1-00 revised slightly, including list of approved epoxies.
- 2.21 Nailing and Sheathing Schedule revised on sheet SE3-01.
- 2.22 In detail B4/SE5-01, Option 2 in keynote 1 has been deleted as the use of a hammer drill will cause excessive vibrations which may cause cracking of stone.
- 2.23 Sheet SE5-02 revised to provide additional anchoring of bearing blocking. Regarding detail C3/SE5-02, 3x or double 2x blocking was specified to help reduce the chance of splitting. If splitting still occurs 4x blocking may be required. Detail D3/SE501 specifics HEM-FIR#1 for **all blocking** and has less of a tendency to split.

SPECIFICATIONS

- 2.24 Section 01100 revised to correct DFCM project name, number, and summary; also clarifications to Access to Site / Security.
- 2.25 Section 01230 revised to correct description of Alternate (one only).
- 2.26 Section 01270 revised to include request for repointing unit cost.

- 2.27 Section 07241 Polymer-Based Exterior Insulation and Finish System (EFIS) added to provide direction for limited stucco application.
- 2.28 Section 08800 revised to clarify glazing types.
- 2.29 Section 16717 Video Surveillance System (CCTV) – Approved Contractors previously listed in subsection 2.06; no change to this specification.

ATTACHMENTS

Questions from short-listed contractors

Sheets:

- CE1-02
- CE1-03
- CE5-01
- AS1-02
- AE2-01
- AE2-02
- AE2-03
- AE2-04
- AE2-05
- AE3-01
- AE3-11
- AE5-01
- SG1-00
- SE3-01
- SE5-02

Specification sections:

- 01100
- 01230
- 01270
- 07241
- 08800

Issued by:



Charles M. Shepherd, RA
MJSA Architects
801.364.5161
cshepherd@mjsaa.com

cc: Michael Ambre, Project Manager; DFCM (printed copy)

There is some concern about what subcontractors need to be prequalified to bid on the Governor's Carriage House project. Are there any trades that need to be approved to bid this project?

Response: See comments in item 2.03 above.

What is the intention with the tubes leading up to the cupola?

Response: Existing ductwork to remain or be reinstalled unless otherwise directed.

Detail C3 on Sheet SE502 - are there any concerns with this tight of a nailing pattern turning the blocking into toothpicks?

Response: See comments in item 2.23 above.

Please provide more information on the new conduits to the planters

Response: See comments in item 2.04 above.

I need to know the contact for the phone service entrance company and how they want to handle the disconnection of the overhead lines

Response: See comments in item 2.05 above.

Can we find out who the existing security system provider and monitoring company is? This will help with the relocation of the cameras.

Response: See comments in item 2.05 above.

Keynote 1 B4 SE501...is option 2 with the additional depth when using a hammer drill?

Response: See comments in item 2.22 above.

On the stone outside corners for the cornice integral gutter, belt course and water table, are we only profiling the return for the depth shown on the front to back depth on the stone detail?

Response: Profile and/or terminate returns of sills, belt course and water table matching historic examples. Cornice/gutter cladding to be mitered at corners.

The inside corners for Items in question #1 is the new stone mitered rather than how they are existing?

Response: Mitered corners acceptable at inside corners.

Are we following the joint layout on the plans for the stones in question #1 and not the existing joint layout?

Response: Use joint layout as shown.

Are we replacing the first floor window sills as it seems that it might cost more to patch them than replace them and it would give you longer life?

Response: See comments in items 2.11 and 2.12 above.

What is the profile for the first floor window sills?

Response: See comments in item 2.17 above.

At the windows for the second floor, windows sills at the belt course what is the depth of the sill, are they the depth shown on the belt course detail or do they go back under the window?

Response: Sill 'nosing', water table or belt course replacement to be to sound stone with joints concealed behind face of adjacent stone and copper flashing.

At the windows for the second floor, windows sills at the belt course. On the window columns the profiled piece above and below the belt course, do they get replaced, what is the profile, are the individual pieces or are the monolithic with the belt course and how do you want them to attach to the belt course?

Response: See comments in item 2.xx above for revised replacement locations. Noted elements can be separate pieces but are to be attached with minimally visible joints, located to follow coped profiles, etc.

At the windows for the second floor, the window column profiled cap, what is the detail for how it cuts in and how it attaches?

Response: See above.

There was some discussion as to the strength of the stone at the bolt locations of the cornice integral gutter and possible having a plate epoxied onto the back of the stone with a smaller depth anchor into the stone. Is something like this possible instead of putting the deeper bolts which might possible weaken the stone long term?

Response: Perforated flat plate epoxy stone anchors with test results could not be located for this Addendum so detail A3/AE5-01 remains unchanged. Research will continue and some modification of the drilled/epoxied anchors is possible. Note Structural currently shows four anchors to each piece of limestone at each gutter support bracket, for a minimum of eight anchors per piece of stone, thereby spreading loads and reducing anchor size requirement.

The Sanpete limestone in the quarry has some stone with heavier veining showing, is this acceptable to use on the carriage house, after tooling it is not so noticeable? (Some of it can be seen existing on the mansion and the carriage house presently).

Response: Veining noted in Sanpete limestone on the Mansion would be acceptable on the Carriage House.

Can Texas gray limestone be used as an alternate to Sanpete limestone? (specs can be provided if needed)

Response: Proposed substitutions to specified materials will need to follow Section 01635 Substitution Procedures.

Can Indiana gray limestone be used as an alternate full Dutchman, if you do not use the granite alternate on the east side where the carbon county sandstone is?

Response: Proposed substitutions to specified materials will need to follow Section 01635 Substitution Procedures.

SECTION 01100 - SUMMARY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes:
 - 1. Project information.
 - 2. Work covered by Contract Documents.
 - 3. Access to site.
 - 4. Coordination with occupants.
 - 5. Work restrictions.
 - 6. Specification and drawing conventions.
- B. Related Section:
 - 1. Division 1 Section "Temporary Facilities and Controls" for limitations and procedures governing temporary use of Owner's facilities.

1.3 PROJECT INFORMATION

- A. Project Identification: Governor's Carriage House **Stabilization**
 - 1. Project Location: 603 E. South Temple Street, Salt Lake City, Utah
- B. Owner: State of Utah, Division of Facilities Construction & Management, 4110 State Office Building, Salt Lake City, Utah 84114. Phone: 801.538.3018
 - 1. Owner's Representative: Mike Ambre.
 - 2. Owner's Project Number: **10032310**.
- C. Architect: MJSA Architects, 357 West Pierpont Ave., Salt Lake City, Utah 84101.
- D. Other Owner Consultants: The Owner has retained the following design professionals who have prepared designated portions of the Contract Documents:
 - 1. Willmore Cole & Associates (structural engineering).

1.4 WORK COVERED BY CONTRACT DOCUMENTS

- A. The Work of the Project is defined by the Contract Documents and consists of the following:

1. The Work of the overall Project includes **stabilization and repairs** to the historic 1907 Carriage House with related roof and site drainage. Project includes the structural upgrade of the existing roof structure and its attachment to the unreinforced masonry building structure; restoration and limited replacement of historic exterior stonework; restoration and limited replacement of exterior doors and windows; new custom overhead sectional door; complete replacement of the roofing, roof drainage systems and flashings with underground drainage extending to an existing dry well; replacement of exterior light fixtures; and relocation, removal or replacement of security cameras and miscellaneous cables, conduits, **etc.**; **replacement** of existing asphalt paving with an alternate for concrete paving **of west drive through**.
2. The Project must be executed with careful Owner coordination, maintaining site access and limited building operation to allow the Executive Residence and site to remain operational during the work.

B. Type of Contract

1. Project will be constructed under a single prime contract.

1.5 ACCESS TO SITE

- A. General: Contractor shall have limited use of Project site for construction operations as indicated on Drawings by the Contract limits and as indicated by requirements of this Section.
- B. Use of Site: Limit use of Project site to areas within the Contract limits indicated. Do not disturb portions of Project site beyond areas in which the Work is indicated.
 1. Driveways, Walkways and Entrances: Keep driveways, loading areas, and entrances serving premises clear and available to Owner, Owner's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials.
 - a. Schedule deliveries to minimize use of driveways and entrances by construction operations.
 - b. Schedule deliveries to minimize space and time requirements for storage of materials and equipment on-site.
 2. Access to the work on the north side of the Carriage House shall be via the driveway and parking area accessed directly north of the building and accessed by the driveway from 1st Avenue. Contractor shall have access to this area for the duration of the project. Contractor shall not use the driveway or parking area for storage of materials.
 3. Contractor and Sub-Contractors shall limit their use of the site to that area where they are authorized to work. Contractor and Sub-Contractors shall not have access to the grounds of the Governor's Mansion except as it is necessary for the completion of their work.
- C. Staging and Parking: Minimize staging and parking requirements. Coordinate with Owner and limit use of parking as allowed by Owner.
- D. Staging and Parking at North of the Carriage House: Minimize staging and storage of materials. Parking of vehicles in this area shall be limited to those necessary for the delivery of materials.
- E. Condition of Existing Building: Maintain portions of existing building affected by construction operations in a weathertight condition throughout construction period. Repair damage caused by construction operations.

- F. Condition of Existing Site: Protect portions of site, landscape and related features affected by construction operations. Maintain entire project site in an orderly and neat condition. Clean site at the end of every work day removing all loose or unsightly material, packaging or trash. Do not allow any material or refuse to blow out of project site or wash into drains or landscaping.
- G. Security: All work persons working on the site **must** receive security clearance through the State of Utah security. It is the responsibility of the Contractor to provide employees who will pass such a security clearance. The following are the steps **or requirements** which the Contractor will need to take to **secure** these security clearances:
- a) **All employees** must be 18 years or older.
 - b) Each bidder and each person signing on behalf of any bidder certifies as to its own entity, under penalty of perjury, that the named Contractor has registered and is participating in the Status Verification System to verify the work eligibility status of the contractor's new employees that are employed in the State of Utah in accordance with UCA Section 63G-11-103.
 - c) The Contractor shall require that the following provision be placed in each subcontract at every tier: "The subcontractor shall certify to the main (prime or general) contractor by affidavit that the subcontractor has verified through the Status Verification System the employment status of each new employee of the respective subcontractor, all in accordance with Section 63G-11-103 and to comply with all applicable employee status verification laws.. Such affidavit must be provided prior to the notice to proceed for the subcontractor to perform the work."
 - d) The DFCM will not consider a proposal for award, nor will it make any award where there has not been compliance with this article (Section, if applicable).
 - e) Manually or electronically signing the Proposal is deemed the Contractor's certification of compliance with all provisions of this employment status verification certification required by all applicable status verification laws including UCA Section 63G-11-103.
 - f) **Employee** must be able to pass a clearance through the Social Security Administration.
 - Call 1-800-772-6270. You will need to supply them with the individual name; social security number and date of birth
 - They will let you know if this individual has a valid social security card. If they do not, you will need to have the employee go to the Social Security Administration Office to straighten it out.
 - g) **Contact** the Immigration Naturalization Service (INS) to verify that they are eligible to work in the United States and can supply you with a green card. This also can be verified to you through an I-9 form.
 - h) All Contractors and Sub-Contractors shall go through **Division of Public Safety process** for a criminal background check.

Upon **successful** completion of all items above, the Contractor and sub-contractors will have the security approval to work on this Project.

1.6 COORDINATION WITH OCCUPANTS

- A. Partial Owner Occupancy: Owner will occupy the premises (i.e., site, Carriage House and adjacent buildings) during entire construction period, with the exception of areas under construction. Cooperate with Owner and neighbors during construction operations to minimize

conflicts and facilitate Owner usage. Perform the Work so as not to interfere with Owner's operations. Maintain existing exits unless otherwise indicated.

1. Security operations will remain in the Carriage House during the entire project duration. Provide temporary protected access to at least one entry at all times.
2. Existing storage use and canine access and accommodations to be maintained.
3. Maintain access to existing walkways, corridors, and other adjacent occupied or in-use facilities. Do not close or obstruct driveways, walkways, corridors, or other occupied or used facilities without written permission from Owner and authorities having jurisdiction.

B. Provide not less than 72 hours' notice to Owner of activities that will affect Owner's operations.

1.7 PEDESTRIAN PROTECTION

A. Pedestrian and Visitor Protection: Contractor is responsible to provide all necessary control and protection as required by IBC 2006 Chapter 33. Coordinate location, installation and sequencing with Owner and driveway and other access requirements.

B. Appearance: All pedestrian protection and related elements to be maintained in good repair and good appearance (e.g., fully painted wood, screened fencing, etc.).

1.8 WORK RESTRICTIONS

A. Work Restrictions, General: Comply with restrictions on construction operations.

1. Comply with limitations on use of public streets and other requirements of authorities having jurisdiction.

B. On-Site Work Hours: Limit work **on** the existing building **or site** to normal business working hours of 7:30 a.m. to 6:30 p.m., Monday through Friday, except as otherwise indicated.

1. Weekend Hours: Saturday, not allowed; Sunday, not allowed.
2. Early Morning Hours (before 8 am): Minimize noisy work, including mechanical demolition, solid compaction, waste removal operations, vehicle or equipment operation, etc. to the greatest extent possible.
3. Hours for Utility Shutdowns: Coordinate with Owner, adjacent affected property owners, Salt Lake City Corporation, and other Authorities Having Jurisdiction.

C. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Owner or others unless permitted under the following conditions and then only after providing temporary utility services according to requirements indicated:

1. Notify Owner not less than five days in advance of proposed utility interruptions.
2. Do not proceed with utility interruptions without Owner's written permission and the written permission of any impacted property owners and any Authority Having Jurisdiction.

D. Noise, Vibration, and Odors: Coordinate operations that may result in high levels of noise and vibration, odors, or other disruption to Owner occupancy with Owner.

1. Notify Owner not less than two days in advance of proposed disruptive operations.
2. Obtain Owner's written permission before proceeding with disruptive operations.

- E. Nonsmoking Building: Smoking is not permitted within the building or within 25 feet (8 m) of any entrances, operable windows, or outdoor air intakes.
- F. Controlled Substances: Use of tobacco products and other controlled substances within the existing building or on the Project site is not permitted.
- G. Employee Identification: Provide identification tags for Contractor personnel working on the Project site. Require personnel to utilize identification tags at all times.
- H. Employee Screening: Comply with Owner's requirements regarding drug and background screening of Contractor personnel working on the Project site.
 - 1. Maintain list of approved screened personnel with Owner's Representative.

1.9 SPECIFICATION AND DRAWING CONVENTIONS

- A. Specification Content: The Specifications use certain conventions for the style of language and the intended meaning of certain terms, words, and phrases when used in particular situations. These conventions are as follows:
 - 1. Imperative mood and streamlined language are generally used in the Specifications. The words "shall," "shall be," or "shall comply with," depending on the context, are implied where a colon (:) is used within a sentence or phrase.
 - 2. Specification requirements are to be performed by Contractor unless specifically stated otherwise.
- B. Division 1 General Requirements: Requirements of Sections in Division 1 apply to the Work of all Sections in the Specifications.
- C. Drawing Coordination: Requirements for materials and products identified on the Drawings are described in detail in the Specifications. One or more of the following are used on the Drawings to identify materials and products:
 - 1. Terminology: Materials and products are identified by the typical generic terms used in the individual Specifications Sections.
 - 2. Abbreviations: Materials and products are identified by abbreviations published as part of the U.S. National CAD Standard and scheduled on Drawings.
 - 3. Keynoting: Materials and products are identified by reference keynotes referencing Specification Section numbers found in this Project Manual.

1.10 MISCELLANEOUS PROVISIONS

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 01100

SECTION 01230 - ALTERNATES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes administrative and procedural requirements for alternates.

1.3 DEFINITIONS

- A. Alternate: An amount proposed by bidders and stated on the Bid Form for certain work defined in the Bidding Requirements that may be added to or deducted from the base bid amount if Owner decides to accept a corresponding change either in the amount of construction to be completed or in the products, materials, equipment, systems, or installation methods described in the Contract Documents.
 - 1. Alternates described in this Section are part of the Work only if enumerated in the Agreement.
 - 2. The cost or credit for each alternate is the net addition to or deduction from the Contract Sum to incorporate alternate into the Work. No other adjustments are made to the Contract Sum.

1.4 PROCEDURES

- A. Coordination: Modify or adjust affected adjacent work as necessary to completely integrate work of the alternate into Project.
 - 1. Include as part of each alternate, miscellaneous devices, accessory objects, and similar items incidental to or required for a complete installation whether or not indicated as part of alternate.
- B. Notification: Immediately following award of the Contract, notify each party involved, in writing, of the status of each alternate. Indicate if alternates have been accepted, rejected, or deferred for later consideration. Include a complete description of negotiated modifications to alternates.
- C. Execute accepted alternates under the same conditions as other work of the Contract.
- D. Schedule: A schedule of alternates is included at the end of this Section. Specification Sections referenced in schedule contain requirements for materials necessary to achieve the work described under each alternate.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 SCHEDULE OF ALTERNATES

A. Alternate No. 1: Add Paving Replacement for West Drive Through.

1. Base Bid: Not applicable / no work specified.
2. Alternate: Remove existing asphalt paving, prepare base and install concrete paving as detailed/specified.

END OF SECTION 01230

SECTION 01270 - UNIT PRICES

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. This Section includes administrative and procedural requirements for unit prices.
- B. Related Sections include the following:
 - 1. Division 1 Section "Contract Modification Procedures" for procedures for submitting and handling Change Orders.
 - 2. Division 1 Section "Quality Requirements" for general testing and inspecting requirements.
 - 3. Division 4 Section "Exterior Stone Restoration" for procedures for measurement and requirements for repointing and other scheduled restoration work

1.3 DEFINITIONS

- A. Unit price is an amount proposed by bidders, a price per unit of measurement for materials and/or services added to or deducted from the Contract Sum by appropriate modification, if estimated quantities of Work required by the Contract Documents are increased or decreased.

1.4 PROCEDURES

- A. Unit prices include all necessary material, plus cost for delivery, installation, insurance, applicable taxes, overhead, and profit.
- B. Measurement and Payment: Refer to individual Specification Sections for work that requires establishment of unit prices. Methods of measurement for unit prices are specified in those Sections.
- C. Owner reserves the right to reject Contractor's measurement of work-in-place that involves use of established unit prices and to have this work measured, at Owner's expense, by an independent surveyor acceptable to Contractor.
- D. List of Unit Prices: A list of unit prices to be provided is included in Part 3. Specification Sections referenced in the schedule contain requirements for materials described under each unit price.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 LIST OF UNIT PRICES

A. Unit Prices Set No. 1 – Masonry Restoration:

1. Description: Masonry repair and restoration as described on enlarged elevation drawings and related specifications for the following repair/restoration codes:
S1
S2
S3
S4
S5
2. Unit of Measurement: Cost per linear foot (\$/LF) or cost per square foot (\$/SF) as applicable for each repair/restoration code.

B. Unit Price No. 2 – Masonry Repointing:

1. **Description: Typical masonry repointing as described on drawings and related specifications.**
2. **Unit of Measurement: Cost per linear foot (\$/LF).**

END OF SECTION 01270

SECTION 07241 - POLYMER-BASED EXTERIOR INSULATION AND FINISH SYSTEM (EIFS)

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Exterior insulation and finish system (EIFS) applied over existing masonry.

1.2 PERFORMANCE REQUIREMENTS

- A. Class PB EIFS: Physical properties and structural performance that comply with ICC-ES AC219.

1.3 SUBMITTALS

- A. Product Data: For each type and component of EIFS indicated.
- B. Shop Drawings: For EIFS. Include plans, elevations, sections, details, penetrations, terminations, joints, fasteners, and attachments to other work.
- C. Samples: For each exposed product and for each color and texture specified.
- D. Material or product certificates.
- E. Product test reports.
- F. Field quality-control reports and special inspection reports.
- G. Evaluation reports.
- H. Maintenance data.

1.4 QUALITY ASSURANCE

- A. Installer Qualifications: An installer who is certified in writing by EIFS manufacturer as qualified to install manufacturer's system using trained workers.
- B. Source Limitations: Obtain EIFS from single source from single EIFS manufacturer and from sources approved by EIFS manufacturer as compatible with system components.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
1. Acrocrete, Inc.
 2. Corev America, Inc.
 3. Dryvit Systems, Inc.
 4. El Rey Stucco Company, Inc.; a brand of ParexLahabra, Inc.
 5. Finestone; Degussa Wall Systems, Inc.
 6. Master Wall, Inc.
 7. Omega Products International, Inc.
 8. Parex, Inc.; a brand of ParexLahabra, Inc.
 9. Pleko LLC.
 10. Senergy; Degussa Wall Systems, Inc.
 11. SonoWall; Degussa Wall Systems, Inc.
 12. Sto Corp.
 13. Stuc-O-Flex International, Inc.
 14. TEC; an H. B. Fuller company.
 15. Total Wall Inc.

2.2 MATERIALS

- A. Compatibility: Provide adhesive, fasteners, board insulation, reinforcing meshes, base- and finish-coat systems, sealants, and accessories that are compatible with one another and with substrates and approved for use by EIFS manufacturer for Project.
- B. Primer/Sealer: EIFS manufacturer's standard substrate conditioner with VOC content of 250 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24), designed to seal substrates from moisture penetration and to improve the bond between substrate of type indicated and adhesive used for application of insulation.
- C. Insulation Adhesive: Standard formulation with VOC content of 50 g/L or less when calculated according to 40 CFR 59, Subpart D (EPA Method 24).
- D. Molded, Rigid Cellular Polystyrene Board Insulation: Comply with ASTM C 578, Type I; EIFS manufacturer's requirements; and EIMA's "EIMA Guideline Specification for Expanded Polystyrene (EPS) Insulation Board."
1. Foam Shapes: Provide with profiles and dimensions indicated on Drawings.
- E. Reinforcing Mesh: Balanced, alkali-resistant, open-weave, glass-fiber mesh treated for compatibility with other EIFS materials; complying with ASTM D 578 and the following:
1. Standard-Impact Reinforcing Mesh: Not less than 4.0 oz./sq. yd. (136 g/sq. m).
 2. Strip Reinforcing Mesh: Not less than 3.75 oz./sq. yd. (127 g/sq. m).

3. Detail Reinforcing Mesh: Not less than 4.0 oz./sq. yd. (136 g/sq. m).
 4. Corner Reinforcing Mesh: Not less than 7.2 oz./sq. yd. (244 g/sq. m).
- F. Base-Coat Materials: Standard formulation.
- G. Primer: Factory-mixed, elastomeric-polymer primer.
- H. Finish-Coat Materials: Factory-mixed, standard acrylic-based coating.
1. Texture and color: As selected by Architect from manufacturer's full range.
- I. Mechanical Fasteners: Corrosion-resistant fasteners consisting of thermal cap, standard washer and shaft attachments, and fastener suitable for substrate.
- J. Trim Accessories: Manufactured from UV-stabilized PVC and complying with ASTM D 1784 and ASTM C 1063.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Comply with ASTM C 1397 and EIFS manufacturer's written instructions for installation of EIFS as applicable to each type of substrate indicated.
- B. Primer/Sealer: Apply over any gypsum sheathing.
- C. Waterproof Adhesive/Base Coat: Apply over parapets, if applicable.
- D. Trim: Apply trim accessories at locations indicated on Drawings.
- E. Board Insulation: Adhesively and mechanically attach to substrate.
- F. Expansion Joints: Install at locations indicated; where required by EIFS manufacturer; where expansion joints are indicated in substrates behind EIFS; where EIFS adjoins dissimilar substrates, materials, and construction; and/or where wall height changes.
- G. Base Coat: Apply to exposed surfaces of insulation in minimum thickness recommended in writing by EIFS manufacturer, but not less than 1/16-inch (1.6-mm) dry-coat thickness.
- H. Reinforcing Mesh: Completely embed mesh in wet base coat, applying additional base-coat material if necessary, so reinforcing-mesh color and pattern are not visible.
1. Standard-impact reinforcing mesh unless otherwise indicated.
- I. Double-Layer Reinforcing Mesh Application: Apply second base coat and second layer of standard-impact reinforcing mesh.
- J. Finish Coat: Apply over dry primed base coat, maintaining a wet edge at all times for uniform appearance, in thickness required by EIFS manufacturer to produce a uniform

finish of color and texture matching approved sample and free of cold joints, shadow lines, and texture variations.

1. Texture: As selected by Architect from manufacturer's full range.

3.2 FIELD QUALITY CONTROL

- A. Special Inspections: Owner may engage a qualified special inspector to perform the following special inspections:
 1. According to ICC-ES AC24 and/or ICC-ES AC219.
- B. Testing Agency: Owner may engage a qualified testing agency to perform tests and inspections.
- C. EIFS Tests and Inspections: For the following:
 1. According to ICC-ES AC24 and/or ICC-ES AC219.
- D. At no additional cost to the Owner, the Installer shall remove and replace EIFS where test results indicate that EIFS does not comply with specified requirements. Follow-up testing to verify full compliance shall be at the Installer's cost.
- E. Prepare test and inspection reports.

END OF SECTION 07241

SECTION 08800 - GLAZING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 1 Specification Sections, apply to this Section.

1.2 SUMMARY

- A. Section includes glazing for the following products and applications, including those specified in other Sections where glazing requirements are specified by reference to this Section:
 - 1. Windows – clear insulated and/or laminated glazing for custom replacement doors and windows, patterned insulated and/or laminated glazing at scheduled windows, etc.
- B. Related Sections:
 - 1. Division 8 Sections "Stile and Rail Wood Doors" and "Wood Window Rehabilitation."

1.3 DEFINITIONS

- A. Glass Manufacturers: Firms that produce primary glass, fabricated glass, or both, as defined in referenced glazing publications.
- B. Glass Thicknesses: Indicated by thickness designations in millimeters according to ASTM C 1036.
- C. Interspace: Space between lites of an insulating-glass unit.
- D. Deterioration of Insulating Glass: Failure of hermetic seal under normal use attributed to the manufacturing process or to practices for maintaining and cleaning insulating glass contrary to manufacturer's written instructions. Evidence of failure is the obstruction of vision by dust, moisture, or film on interior surfaces of glass.

1.4 PERFORMANCE REQUIREMENTS

- A. General: Installed or restored glazing systems shall withstand normal thermal movement and wind and impact loads (where applicable) without failure, including loss or glass breakage attributable to the following: defective manufacture, fabrication, or installation; failure of sealants or gaskets to remain watertight and airtight; deterioration of glazing materials; or other defects, damage, etc. resulting from construction, installation or standard maintenance.
- B. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes acting on glass framing members and glazing components.
 - 1. Temperature Change: 120 deg F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.

1.5 PRECONSTRUCTION TESTING

- A. Preconstruction Adhesion and Compatibility Testing: Test each glazing material type, tape sealant, gasket, glazing accessory, and glass-framing member for adhesion to and compatibility with elastomeric glazing sealants.
 - 1. Testing will not be required if data are submitted based on previous testing of current sealant products and glazing materials matching those submitted.

1.6 SUBMITTALS

- A. Product Data: For each glass product and glazing material indicated.
- B. Glass Samples: For each type of scheduled glass; 12 inches (300 mm) square.
- C. Glazing Schedule: List glass types and thicknesses for each size opening and location. Use same designations indicated on Drawings.
- D. Qualification Data: For installers, manufacturers of insulating-glass units with sputter-coated, low-e coatings and sealant testing agency.
- E. Product Certificates: For glass and glazing products, from manufacturer.
- F. Preconstruction adhesion and compatibility test report.
- G. Warranties: Sample of special warranties.

1.7 QUALITY ASSURANCE

- A. Manufacturer Qualifications for Insulating-Glass Units with Sputter-Coated, Low-E Coatings: A qualified insulating-glass manufacturer who is approved by coated-glass manufacturer.
- B. Installer Qualifications: A qualified installer who employs glass installers for this Project who are certified under the National Glass Association's Certified Glass Installer Program.
- C. Glass Testing Agency Qualifications: A qualified independent testing agency accredited according to the NFRC CAP 1 Certification Agency Program.
- D. Sealant Testing Agency Qualifications: An independent testing agency qualified according to ASTM C 1021 to conduct the testing indicated.
- E. Source Limitations for Glass: Obtain insulating glass from single source from single manufacturer for each glass type.
- F. Source Limitations for Glazing Accessories: Obtain from single source from single manufacturer for each product and installation method.
- G. Glazing Publications: Comply with published recommendations of glass product manufacturers and organizations below, unless more stringent requirements are indicated. Refer to these publications for glazing terms not otherwise defined in this Section or in referenced standards.
 - 1. GANA Publications: GANA's "Glazing Manual."

2. AAMA Publications: AAMA GDSG-1, "Glass Design for Sloped Glazing," and AAMA TIR-A7, "Sloped Glazing Guidelines."
3. IGMA Publication for Sloped Glazing: IGMA TB-3001, "Guidelines for Sloped Glazing."
4. IGMA Publication for Insulating Glass: SIGMA TM-3000, "North American Glazing Guidelines for Sealed Insulating Glass Units for Commercial and Residential Use."

H. Safety Glazing Labeling: Where safety glazing labeling is indicated, permanently mark glazing with certification label of the SGCC or another certification agency acceptable to authorities having jurisdiction or the manufacturer. Label shall indicate manufacturer's name, type of glass, thickness, and safety glazing standard with which glass complies.

I. Insulating-Glass Certification Program: Permanently marked either on spacers or on at least one component lite of units with appropriate certification label of IGCC.

J. Preinstallation Conference:

1. Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
2. Review temporary protection requirements for glazing during and after installation.

1.8 DELIVERY, STORAGE, AND HANDLING

A. Protect glazing materials according to manufacturer's written instructions. Prevent damage to glass and glazing materials from condensation, temperature changes, direct exposure to sun, or other causes.

B. Comply with insulating-glass manufacturer's written recommendations for venting and sealing units to avoid hermetic seal ruptures or glass distortion due to altitude change.

1.9 PROJECT CONDITIONS

A. Environmental Limitations: Do not proceed with glazing when ambient and substrate temperature conditions are outside limits permitted by glazing material manufacturers and when glazing channel substrates are wet from rain, frost, condensation, or other causes.

1. Do not install glazing sealants when ambient and substrate temperature conditions are outside limits permitted by sealant manufacturer or below 40 deg F (4.4 deg C).

1.10 EXTRA MATERIALS

A. Furnish extra materials described below that match products installed and that are packaged with protective covering for storage and identified with labels describing contents.

1. Glass Units: Full-size units equal to not less than 2.0 percent of each size and type of quantity installed.

1.11 WARRANTY

A. Manufacturer's Special Warranty for Coated-Glass Products: Manufacturer's standard form in which coated-glass manufacturer agrees to replace coated-glass units that deteriorate within specified warranty period. Deterioration of coated glass is defined as defects developed from

normal use that are not attributed to glass breakage or to maintaining and cleaning coated glass contrary to manufacturer's written instructions. Defects may include peeling, cracking, and other indications of deterioration in coating.

1. Warranty Period: 10 years from date of Substantial Completion.

B. Manufacturer's Special Warranty for Laminated-Glass Products: Manufacturer's standard form in which laminated-glass manufacturer agrees to replace laminated-glass units that deteriorate within specified warranty period. Deterioration of laminated glass is defined as defects developed from normal use that are not attributed to glass breakage or to maintaining and cleaning laminated glass contrary to manufacturer's written instructions. Defects may include failure of interlayer and other indications of deterioration in lamination.

1. Warranty Period: 5 years from date of Substantial Completion.

C. Manufacturer's Special Warranty on Insulating Glass: Manufacturer's standard form in which insulating-glass manufacturer agrees to replace insulating-glass units that deteriorate within specified warranty period. Deterioration of insulating glass is defined as failure of hermetic seal under normal use that is not attributed to glass breakage or to maintaining and cleaning insulating glass contrary to manufacturer's written instructions. Evidence of failure is observable dust, moisture, or film on interior surfaces of glass.

1. Warranty Period: 10 years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 GLASS PRODUCTS, GENERAL

A. Thickness: Where glass thickness is indicated, it is a minimum. Provide glass lites in thicknesses as needed to comply with requirements indicated.

1. Minimum Glass Thickness for Exterior Lites: Not less than 6.0 mm.
2. Minimum Laminated Glass Thickness for Exterior Lites: Not less than 3/8 in.
3. Thickness of Pattern Glass: As indicated.

B. Strength: Where float glass is indicated, provide annealed float glass, Kind HS heat-treated float glass, or Kind FT heat-treated float glass as needed to comply with "Performance Requirements" Article. Where heat-strengthened glass is indicated, provide Kind HS heat-treated float glass or Kind FT heat-treated float glass as needed to comply with "Performance Requirements" Article. Where fully tempered glass is indicated, provide Kind FT heat-treated float glass.

C. Thermal and Optical Performance Properties: Provide glass with performance properties specified, as indicated in manufacturer's published test data, based on procedures indicated below:

1. For monolithic-glass or laminated-glass lites, properties are based on units with lites of thickness indicated.
2. For insulating-glass units, properties are based on units of thickness indicated for overall unit and for each lite.
3. U-Factors: Center-of-glazing values, according to NFRC 100 and based on LBL's WINDOW 5.2 computer program, expressed as Btu/sq. ft. x h x deg F (W/sq. m x K).

4. Solar Heat-Gain Coefficient and Visible Transmittance: Center-of-glazing values, according to NFRC 200 and based on LBL's WINDOW 5.2 computer program.
5. Visible Reflectance: Center-of-glazing values, according to NFRC 300.

2.2 GLASS PRODUCTS

- A. Float Glass: ASTM C 1036, Type I, Quality-Q3, Class I (clear) unless otherwise indicated.
- B. Heat-Treated Float Glass: ASTM C 1048; Type I; Quality-Q3; Class I (clear) unless otherwise indicated; of kind and condition indicated.
 1. Fabrication Process: By horizontal (roller-hearth) process with roll-wave distortion parallel to bottom edge of glass as installed unless otherwise indicated.
 2. For uncoated glass, comply with requirements for Condition A.
 3. For coated vision glass, comply with requirements for Condition C (other coated glass).
- C. Tempered Patterned Glass: ASTM C 1048, Kind FT (fully tempered), Type II, Class 1 (clear), Form 3; Quality-Q6, Finish F1 (patterned one side).
 1. Products: Subject to compliance with requirements, provide the following:
 - a. Florex (4.0 mm clear) by AGC Flat Glass North America. Phone: 800-251-0441
<http://www.afglass.com/Product.aspx?id=372>

2.3 LAMINATED GLASS

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work limited to those meeting all experience, capability and quality requirements of this Section.
 1. Laminated-Glass Units: Factory-assembled units consisting of lites of glass fully laminated by PVB interlayer.
- B. Glass: Comply with applicable requirements in "Glass Products" Article as indicated by designations in "Insulating-Glass Types" Article.

2.4 INSULATING GLASS

- A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work limited to those meeting all experience, capability and quality requirements of this Section.
- B. Insulating-Glass Units: Factory-assembled units consisting of sealed lites of glass separated by a dehydrated interspace, qualified according to ASTM E 2190, and complying with other requirements specified.
 1. Sealing System: Dual seal, with polyisobutylene and hot-melt butyl primary.
 2. Spacer: Structural silicone foam – Super Spacer Premium Plus manufactured by EdgeTech, I.G., Inc.
 3. Width: 1/4 in. (6.5 mm)
 4. Color: black
 5. Desiccant: Integral in spacer.

- C. Glass: Comply with applicable requirements in "Glass Products" Article as indicated by designations in "Insulating-Glass Types" Article.

2.5 GLAZING SEALANTS

A. General:

- 1. Compatibility: Provide glazing sealants that are compatible with one another and with other materials they will contact, including glass products, seals of insulating-glass units, and glazing channel substrates, under conditions of service and application, as demonstrated by sealant manufacturer based on testing and field experience.
- 2. Suitability: Comply with sealant and glass manufacturers' written instructions for selecting glazing sealants suitable for applications indicated and for conditions existing at time of installation.
- 3. VOC Content: For sealants used inside of the weatherproofing system, not more than 250 g/L when calculated according to 40 CFR 59, Subpart D.
- 4. Colors of Exposed Glazing Sealants: clear.

B. Glazing Sealant: Neutral-curing silicone glazing sealant complying with ASTM C 920, Type S, Grade NS, Class 100/50, Use NT.

- 1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
 - a. Dow Corning Corporation; 790.
 - b. GE Advanced Materials - Silicones; SilPruf LM SCS2700.
 - c. May National Associates, Inc.; Bondaflex Sil 290.
 - d. Pecora Corporation; 890.
 - e. Sika Corporation, Construction Products Division; SikaSil-C990.
 - f. Tremco Incorporated; Spectrem 1.

C. Glazing Sealant: Neutral-curing silicone glazing sealant complying with ASTM C 920, Type S, Grade NS, Class 50, Use NT.

- 1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
 - a. BASF Building Systems; Omniseal 50.
 - b. Dow Corning Corporation; 795.
 - c. Polymeric Systems, Inc.; PSI-641.
 - d. Sika Corporation, Construction Products Division; SikaSil-C995.

D. Glazing Sealant: Neutral-curing silicone glazing sealant complying with ASTM C 920, Type S, Grade NS, Class 25, Use NT.

- 1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
 - a. Dow Corning Corporation; 799.
 - b. Polymeric Systems, Inc.; PSI-631.
 - c. Schnee-Morehead, Inc., an ITW company; SM5731 Poly-Glaze Plus.

E. Glazing Sealant: Acid-curing silicone glazing sealant complying with ASTM C 920, Type S, Grade NS, Class 25, Use NT.

1. Products: Subject to compliance with requirements, available products that may be incorporated into the Work include, but are not limited to, the following:
 - a. BASF Building Systems; OmniPlus.
 - b. Bostik, Inc.; Chem-Calk 1200.
 - c. Dow Corning Corporation; 999-A.
 - d. Pecora Corporation; 860.
 - e. Polymeric Systems, Inc.; PSI-601.
 - f. Schnee-Morehead, Inc., an ITW company; SM5732 Polyglaze.

2.6 GLAZING TAPES

- A. Back-Bedding Mastic Glazing Tapes: Preformed, butyl-based, 100 percent solids elastomeric tape; nonstaining and nonmigrating in contact with nonporous surfaces; with or without spacer rod as recommended in writing by tape and glass manufacturers for application indicated; and complying with ASTM C 1281 and AAMA 800 for products indicated below:
 1. AAMA 804.3 tape, where indicated.
 2. AAMA 806.3 tape, for glazing applications in which tape is subject to continuous pressure.
 3. AAMA 807.3 tape, for glazing applications in which tape is not subject to continuous pressure.
- B. Expanded Cellular Glazing Tapes: Closed-cell, PVC foam tapes; factory coated with adhesive on both surfaces; and complying with AAMA 800 for the following types:
 1. AAMA 810.1, Type 1, for glazing applications in which tape acts as the primary sealant.
 2. AAMA 810.1, Type 2, for glazing applications in which tape is used in combination with a full bead of liquid sealant.

2.7 MISCELLANEOUS GLAZING MATERIALS

- A. General: Provide products of material, size, and shape complying with referenced glazing standard, requirements of manufacturers of glass and other glazing materials for application indicated, and with a proven record of compatibility with surfaces contacted in installation.
- B. Cleaners, Primers, and Sealers: Types recommended by sealant or gasket manufacturer.
- C. Setting Blocks: Elastomeric material with a Shore, Type A durometer hardness of 85, plus or minus 5.
- D. Spacers: Elastomeric blocks or continuous extrusions of hardness required by glass manufacturer to maintain glass lites in place for installation indicated.
- E. Edge Blocks: Elastomeric material of hardness needed to limit glass lateral movement (side walking).
- F. Cylindrical Glazing Sealant Backing: ASTM C 1330, Type O (open-cell material), of size and density to control glazing sealant depth and otherwise produce optimum glazing sealant performance.

2.8 FABRICATION OF GLAZING UNITS

- A. Fabricate glazing units in sizes required to fit openings indicated for Project, with edge and face clearances, edge and surface conditions, and bite complying with written instructions of product manufacturer and referenced glazing publications, to comply with system performance requirements.
- B. Clean-cut or flat-grind vertical edges of butt-glazed monolithic lites to produce square edges with slight chamfers at junctions of edges and faces.
- C. Grind smooth and polish exposed glass edges and corners.

2.9 MONOTLITHIC GLASS TYPES

- A. Glass Type PG-1: Clear fully-tempered float glass.
 - 1. Thickness: 4 mm.
 - 2. Florex patterned glass. Orient so lines in pattern background are vertical.
 - 3. Provide safety labeling.
- B. Glass Type CG-1: Clear heat-strengthened float glass.**
 - 1. Thickness: 1/4 in. (6 mm).**
 - 2. Clear heat-strengthened float glass.**

2.10 LAMINATED-GLASS TYPES

- A. Glass Type LG-1: Clear heat-strengthened laminated glass.
 - 1. Overall Unit Thickness: 3/8 in. (10 mm).
 - 2. Outer Lite: Class 1 clear float glass.
 - a. Thickness: 4.0 mm
 - 3. PVB Interlayer:
 - a. Thickness: 0.060 in. (1.52 mm)
 - b. Interlayer color: Clear
 - 4. Inner Lite: Class 1 (clear) float glass
 - a. Thickness: 4.0 mm
 - 5. Visible Light Transmittance: 68 percent minimum.
 - 6. Visible Light Reflectance: 11 percent.
 - 7. Winter Nighttime U-Factor: 0.95 maximum.
 - 8. Summer Daytime U-Factor: 0.87 maximum.
 - 9. Shading Coefficient: 0.46
 - 10. Solar Heat Gain Coefficient: 0.39

2.11 INSULATING-GLASS TYPES

- A. Glass Type IG-1: Low-e-coated, clear insulating glass, outdoor lite **clear fully tempered**, indoor **clear fully tempered patterned**.
 - 1. Overall Unit Thickness: 10/16 inch (16 mm).
 - 2. Thickness of Outdoor Lite: 1/4 in. (6 mm).
 - 3. Outdoor Lite: Clear fully-tempered float glass.

4. Interspace Thickness: 1/4 in. (6.5 mm)
5. Interspace Content: Air.
6. Indoor Lite: **Clear Florex patterned fully-tempered glass. Orient so lines in pattern background are vertical.**
7. Thickness of Indoor Lite: 4.0 mm
8. Low-E Coating: Pyrolytic or sputtered on fifth surface.
9. Visible Light Transmittance: 79 percent minimum.
10. Winter Nighttime U-Factor: 0.48 maximum.
11. Summer Daytime U-Factor: 0.55 maximum.
12. Solar Heat Gain Coefficient: 0.70 maximum.
13. Provide safety glazing labeling.
14. Provide pressure equalization tubes if fabricated at, or transported over, an elevation significantly different than the project elevation. Crimp closed at final elevation.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine framing, glazing channels, and stops, with Installer present, for compliance with the following:
 1. Manufacturing and installation tolerances, including those for size, squareness, and offsets at corners.
 2. Presence and functioning of weep systems.
 3. Minimum required face and edge clearances.
 4. Effective sealing between joints of glass-framing members.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Clean glazing channels and other framing members receiving glass immediately before glazing. Remove coatings not firmly bonded to substrates.
- B. Examine glazing units to locate exterior and interior surfaces. Label or mark units as needed so that exterior and interior surfaces are readily identifiable. Do not use materials that will leave visible marks in the completed work.

3.3 GLAZING, GENERAL

- A. Comply with combined written instructions of manufacturers of glass, sealants, gaskets, and other glazing materials, unless more stringent requirements are indicated, including those in referenced glazing publications.
- B. Adjust glazing channel dimensions as required by Project conditions during installation to provide necessary bite on glass, minimum edge and face clearances, and adequate sealant thicknesses, with reasonable tolerances.
- C. Protect glass edges from damage during handling and installation. Remove damaged glass from Project site and legally dispose of off Project site. Damaged glass is glass with edge

damage or other imperfections that, when installed, could weaken glass and impair performance and appearance.

- D. Apply primers to joint surfaces where required for adhesion of sealants, as determined by preconstruction testing.
- E. Install setting blocks in sill rabbets, sized and located to comply with referenced glazing publications, unless otherwise required by glass manufacturer. Set blocks in thin course of compatible sealant suitable for heel bead.
- F. Do not exceed edge pressures stipulated by glass manufacturers for installing glass lites.
- G. Provide spacers for glass lites where length plus width is larger than 50 inches (1270 mm).
 - 1. Locate spacers directly opposite each other on both inside and outside faces of glass. Install correct size and spacing to preserve required face clearances, unless gaskets and glazing tapes are used that have demonstrated ability to maintain required face clearances and to comply with system performance requirements.
 - 2. Provide 1/8-inch (3-mm) minimum bite of spacers on glass and use thickness equal to sealant width. With glazing tape, use thickness slightly less than final compressed thickness of tape.
- H. Provide edge blocking where indicated or needed to prevent glass lites from moving sideways in glazing channel, as recommended in writing by glass manufacturer and according to requirements in referenced glazing publications.
- I. Set glass lites in each series with uniform pattern, draw, bow, and similar characteristics.
- J. Set glass lites with proper orientation so that coatings face exterior or interior as specified.
- K. Where wedge-shaped gaskets are driven into one side of channel to pressurize sealant or gasket on opposite side, provide adequate anchorage so gasket cannot walk out when installation is subjected to movement.
- L. Square cut wedge-shaped gaskets at corners and install gaskets in a manner recommended by gasket manufacturer to prevent corners from pulling away; seal corner joints and butt joints with sealant recommended by gasket manufacturer.

3.4 TAPE GLAZING

- A. Position tapes on fixed stops so that, when compressed by glass, their exposed edges are flush with or protrude slightly above sightline of stops.
- B. Install tapes continuously, but not necessarily in one continuous length. Do not stretch tapes to make them fit opening.
- C. Cover vertical framing joints by applying tapes to heads and sills first and then to jambs. Cover horizontal framing joints by applying tapes to jambs and then to heads and sills.
- D. Place joints in tapes at corners of opening with adjoining lengths butted together, not lapped. Seal joints in tapes with compatible sealant approved by tape manufacturer.
- E. Do not remove release paper from tape until right before each glazing unit is installed.

- F. Apply heel bead of elastomeric sealant.
- G. Center glass lites in openings on setting blocks and press firmly against tape by inserting dense compression gaskets formed and installed to lock in place against faces of removable stops. Start gasket applications at corners and work toward centers of openings.
- H. Apply cap bead of elastomeric sealant over exposed edge of tape.

3.5 SEALANT GLAZING (WET)

- A. Install continuous spacers, or spacers combined with cylindrical sealant backing, between glass lites and glazing stops to maintain glass face clearances and to prevent sealant from extruding into glass channel and blocking weep systems until sealants cure. Secure spacers or spacers and backings in place and in position to control depth of installed sealant relative to edge clearance for optimum sealant performance.
- B. Force sealants into glazing channels to eliminate voids and to ensure complete wetting or bond of sealant to glass and channel surfaces.
- C. Tool exposed surfaces of sealants to provide a substantial wash away from glass.

3.6 CLEANING AND PROTECTION

- A. Protect glass from damage. Do not apply markers, tape, etc. to glass surface. Do not attach protective materials to window sash, trim or other exposed elements. Remove nonpermanent labels and clean surfaces.
- B. Protect glass from contact with contaminating substances resulting from construction operations. If, despite such protection, contaminating substances do come into contact with glass, remove substances immediately as recommended in writing by glass manufacturer.
- C. Examine glass surfaces adjacent to or below exterior concrete and other masonry surfaces at frequent intervals during construction, but not less than once a month, for buildup of dirt, scum, alkaline deposits, or stains; remove as recommended in writing by glass manufacturer.
- D. Remove and replace glass that is broken, chipped, cracked, or abraded or that is damaged from natural causes, accidents, and vandalism, during construction period.
- E. Wash glass on both exposed surfaces in each area of Project not more than four days before date scheduled for inspections that establish date of Substantial Completion. Wash glass as recommended in writing by glass manufacturer.

END OF SECTION 08800

STONE RESTORATION NOTES

1. ALL LIMESTONE AND SANDSTONE UNITS ARE CLASSIFIED AS LIGHT SURFACE EROSION (SEE SPECIFICATIONS) UNLESS NOTED OTHERWISE (i.e., S1, S2...).
2. FOR REPOINTING OF STONE, REFER TO THE POINTING SCHEDULE IN THE STONE REPAIR SPECIFICATION AND/OR STONE LEGEND.
3. WHERE OUTSIDE CORNERS OF STONE UNITS ARE NOT NOTED TO BE REPAIRED WITH DUTCHMAN, LIGHTLY HAND TOOL THE CORNERS TO HAVE A SIMILAR RADIUS OVER THE LENGTH OF THE UNIT. BLEND OR TRANSITION WITH ADJACENT STONE UNITS. RE-CREATE APPROPRIATE TOOLING TEXTURE.
4. REMOVE ALL EXPOSED UNUSED OR REDUNDANT ANCHORS, CONDUIT, BOLTS, ETC. FROM STONE AND PATCH HOLES. PATCH ALL EXISTING HOLES UNLESS OTHERWISE NOTED.
5. PATCH ALL HOLES RESULTING FROM ANCHOR REMOVAL, ETC.
6. EXTENT OF CONDITIONS SHOWN ON THE DRAWINGS IS APPROXIMATE; FIELD VERIFY. NOTIFY THE ARCHITECT OF ANY DISCOVERED DAMAGE, ADDITIONAL CONDITIONS, ETC. THAT MAY REQUIRE REPAIR.
7. ALL STONE TO BE CLEANED, REPAIRED, PATCHED AND CONSOLIDATED PER SPECIFICATION.
8. NEW LIMESTONE AND GRANITE TO MATCH BEST HISTORIC TEXTURE OF EXISTING STONE.
9. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION FOR THE RESTORATION OF LIMESTONE, GRANITE AND SANDSTONE.
10. CLEAN ALL PAINT FROM LIMESTONE, GRANITE AND SANDSTONE AS PER SPECIFICATIONS.

STONE LEGEND

- SYMBOL: **(SF)**
- S1 MODERATE DETERIORATION WITH 60% MORTAR RE-POINTING - SEE SPEC.
 - S2 HEAVY DETERIORATION WITH 95% MORTAR RE-POINTING - SEE SPEC.
 - S3 PAINT OR STAIN (i.e., CARBON, RUST, COPPER, ETC.) TO BE CLEANED - SEE SPEC. & GEN. NOTES.
 - S4 REPLACE EXISTING STONE WITH NEW MATCHING STONE DUTCHMAN - SEE SPEC.
 - S5 REPLACE EXISTING STONE DUTCHMAN/PATCH WITH NEW MATCHING STONE DUTCHMAN - SEE SPEC.
 - S6 REPLACE EXISTING STONE WITH NEW MATCHING STONE - SEE SPEC.
 - S7 NEW MATCHING STONE PIECE - SEE SPEC.
 - S8 PATCH STONE - SEE SPEC.

REFERENCE NOTES

1. FINISHED GRADE RE: CIVIL.
2. (N) DOOR TO REPLACE (E), AS SCHEDULED.
3. WINDOW AS SCHEDULED.
4. (E) GRANITE STONE UNIT WITH INTEGRAL BOLLARD. RESTORE AS PER STONE LEGEND.
5. (N) LIMESTONE WATERTABLE TO REPLACE (E).
6. (N) LIMESTONE BELT COURSE TO REPLACE (E).
7. CONT. 16 OZ. COPPER FLASHING.
8. (E) PORTICO AND SCULPTURE TO REMAIN UNDISTURBED EXCEPT WHERE NOTED. PROTECT AS REQUIRED.
9. REFURBISH (E) HISTORIC EXTERIOR LIGHTING FIXTURE RE: ELEC.
10. SECURITY CAMERA W/ CUSTOM CORNER MOUNT BRACKET - COORDINATE W/ ELEC.
11. REMOVE (E) METAL CUPOLA, RESTORE AND RE-INSTALL.
12. ORNAMENTAL GRILLE @ WINDOW OPENING- MATCH HISTORIC DESIGN RE: AE6-01.
13. ORNAMENTAL GRILLE @ DOOR LITE- MATCH HISTORIC DESIGN RE: AE6-01.
14. (N) SIDING TO MATCH (E) WOOD SIDING. PAINT.
15. COPPER DOWNSPOUT- MATCH (E) PROFILE.
22. STONE FASCIA AND SOFFIT WITH INTEGRAL GUTTER TO REPLACE (E).
23. STANDING SEAM 16 OZ. COPPER ROOFING TO REPLACE (E) ROOFING.
24. ASPHALT SHINGLE ROOFING SYSTEM.
28. (E) FLASHING TO REMAIN UNDISTURBED. PROTECT AS REQUIRED.
29. SOLDERED JOINT AT (E) AND (N) FLASHING.
30. REPAIR (E) COPPER FLASHING AT (E) WOOD BEAM TO REMAIN.
31. RESTORE (E) COPPER FASCIA AND SOFFIT WITH BRACKETS.
36. (E) FLUE TO REMAIN UNDISTURBED.
37. (E) VENT STACK. FIELD VERIFY VENT OPERATION- REMOVE NON-FUNCTIONAL VENTS.
40. DOWNSPOUT EXTENSION AT PROTRUDING STONework.

E

D

C

B

A

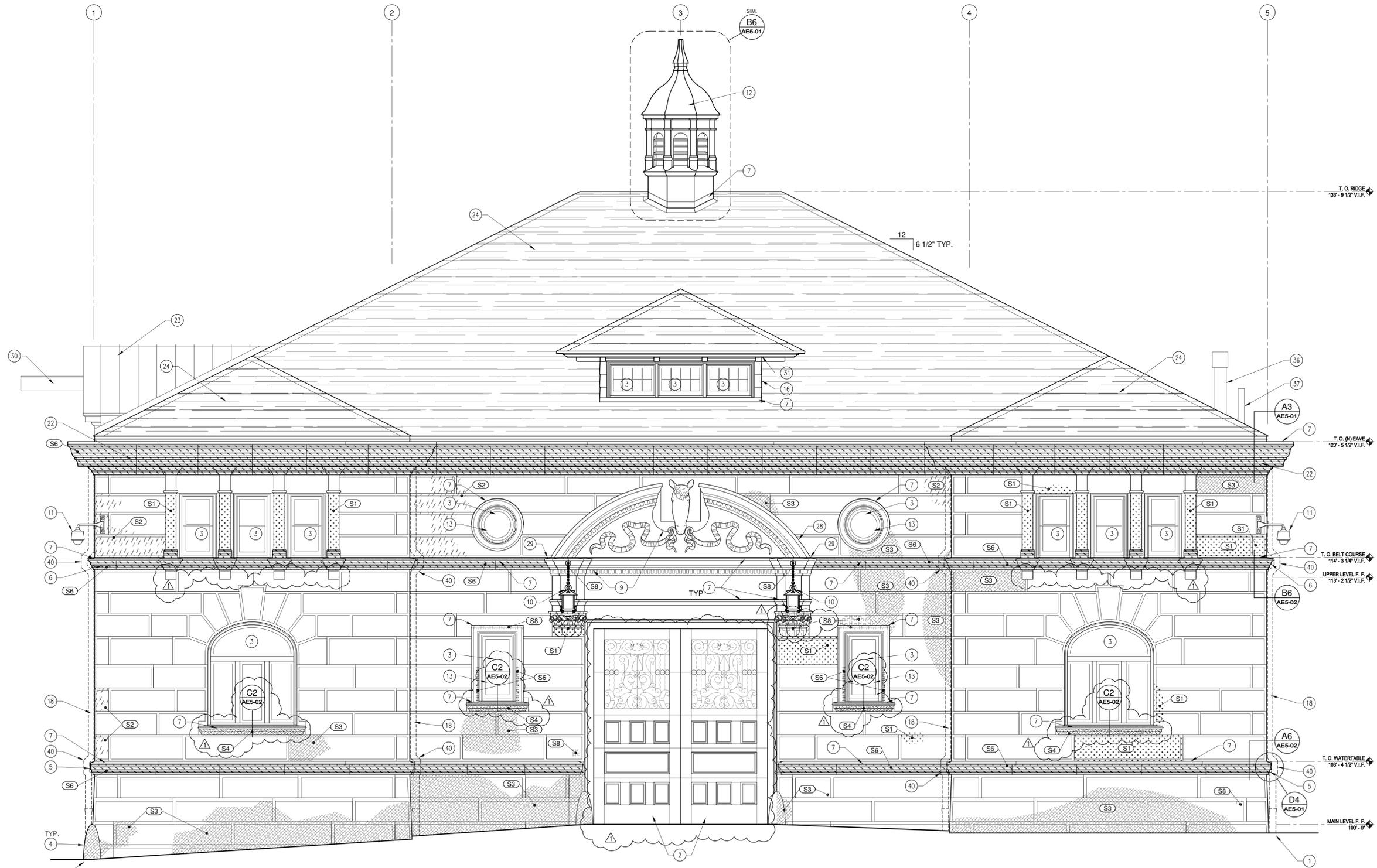
E

D

C

B

A

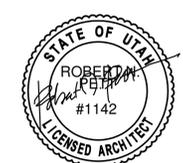


A1 SOUTH ELEVATION
 SCALE: 3/8" = 1'-0"
 0 1'-4" 2'-8"

GENERAL NOTES

A. IT IS BEYOND THE SCOPE OF THIS DRAWING TO SHOW EACH AND EVERY DETAIL AND/OR ASPECT OF EXISTING CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS AND DETERMINE THE EXACT AMOUNT OF DEMOLITION, PREPARATION, MATERIALS, ETC. NECESSARY FOR IMPLEMENTING THE WORK AS SHOWN ON THE CONSTRUCTION DOCUMENTS.

STAMP



EXTERIOR BUILDING ELEVATION SOUTH
 SCALE: 3/8" = 1'-0"

REVISIONS:
 ADDENDUM
 #2 - 5/26/10

BID SET

GOVERNOR'S CARRIAGE HOUSE STABILIZATION
 DFCM PROJECT NO. 10032310
 603 EAST SOUTH TEMPLE
 SALT LAKE CITY, UTAH 84103

357 West Proport Avenue Salt Lake City, Utah 84101
 Telephone 801-384-5161 Facsimile 801-384-5167
MJSA
 ARCHITECTURE INTERIOR DESIGN

MJSA

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO USE OR RE-USE OF THESE DOCUMENTS SHALL BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT WITH APPROPRIATE COMPENSATION.

PROJECT NO.:
 10014

DATE:
 4/12/10

SHEET:
 AE2-01

© 10/14 Governor's Carriage House Restoration/CAE201/CAE201/Revision: South Elev. Mod. 28 Mar 2010 - 3:46pm

STONE RESTORATION NOTES

1. ALL LIMESTONE AND SANDSTONE UNITS ARE CLASSIFIED AS LIGHT SURFACE EROSION (SEE SPECIFICATIONS) UNLESS NOTED OTHERWISE (i.e., S1, S2...).
2. FOR REPOINTING OF STONE, REFER TO THE POINTING SCHEDULE IN THE STONE REPAIR SPECIFICATION AND/OR STONE LEGEND.
3. WHERE OUTSIDE CORNERS OF STONE UNITS ARE NOT NOTED TO BE REPAIRED WITH DUTCHMAN, LIGHTLY HAND TOOL THE CORNERS TO HAVE A SIMILAR RADIUS OVER THE LENGTH OF THE UNIT. BLEND OR TRANSITION WITH ADJACENT STONE UNITS. RE-CREATE APPROPRIATE TOOLING TEXTURE.
4. REMOVE ALL EXPOSED UNUSED OR REDUNDANT ANCHORS, CONDUIT, BOLTS, ETC. FROM STONE AND PATCH HOLES. PATCH ALL EXISTING HOLES UNLESS OTHERWISE NOTED.
5. PATCH ALL HOLES RESULTING FROM ANCHOR REMOVAL, ETC.
6. EXTENT OF CONDITIONS SHOWN ON THE DRAWINGS IS APPROXIMATE; FIELD VERIFY. NOTIFY THE ARCHITECT OF ANY DISCOVERED DAMAGE, ADDITIONAL CONDITIONS, ETC. THAT MAY REQUIRE REPAIR.
7. ALL STONE TO BE CLEANED, REPAIRED, PATCHED AND CONSOLIDATED PER SPECIFICATION.
8. NEW LIMESTONE AND GRANITE TO MATCH BEST HISTORIC TEXTURE OF EXISTING STONE.
9. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION FOR THE RESTORATION OF LIMESTONE, GRANITE AND SANDSTONE.
10. CLEAN ALL PAINT FROM LIMESTONE, GRANITE AND SANDSTONE AS PER SPECIFICATIONS.

STONE LEGEND

SYMBOL: (S#)

- S1 MODERATE DETERIORATION WITH 60% MORTAR RE-POINTING - SEE SPEC.
- S2 HEAVY DETERIORATION WITH 95% MORTAR RE-POINTING - SEE SPEC.
- S3 PAINT OR STAIN (i.e., CARBON, RUST, COPPER, ETC.) TO BE CLEANED - SEE SPEC. & GEN. NOTES.
- S4 REPLACE EXISTING STONE WITH NEW MATCHING STONE DUTCHMAN - SEE SPEC.
- S5 REPLACE EXISTING STONE DUTCHMAN/PATCH WITH NEW MATCHING STONE DUTCHMAN - SEE SPEC.
- S6 REPLACE EXISTING STONE WITH NEW MATCHING STONE - SEE SPEC.
- S7 NEW MATCHING STONE PIECE - SEE SPEC.
- S8 PATCH STONE - SEE SPEC.

REFERENCE NOTES

1. FINISHED GRADE RE: CIVIL.
5. (N) LIMESTONE WATERTABLE TO REPLACE (E).
- (N) LIMESTONE BELT COURSE TO REPLACE (E).
- CONT. 16 OZ. COPPER FLASHING.
- REMOVE (E) METAL CUPOLA, RESTORE AND RE-INSTALL.
- TYP. DRIVE CLEAT @ 10'-0" O.C. MAX., OR AS SHOWN.
- (E) SITE WALL.
- COPPER DOWNSPOUT- MATCH (E) SIZE AND PROFILE.
- DOWNSPOUT RECEPTOR TO BELOW-GRADE SITE DRAINAGE RE: CIVIL.
- STUCCO FINISH @ (E) BRICK WINDOW INFILL. MATCH (E) STUCCO.
- STONE FASCIA AND SOFFIT WITH INTEGRAL GUTTER TO REPLACE (E).
- STANDING SEAM 16 OZ. COPPER ROOFING TO REPLACE (E) ROOFING.
- ASPHALT SHINGLE ROOFING.
- (N) 16 OZ. COPPER EXHAUST VENT TO REPLACE (E).
- MATCH (E) SIZE AND PROFILE.
- REPAIR (E) COPPER FLASHING AT (E) WOOD BEAM TO REMAIN.
- DOWNSPOUT EXTENSIONS AT PROTRUDING STONEWORK.
- NOTCH STONE WAINSCOT AT DOWNSPOUT SHOE.
- RESHAPE TOP OF LIMESTONE SILLS TO CONSTANT, UNIFORM SLOPE; PATCH HOLES & EDGES AS NEEDED PRIOR TO FLASHING.

BID SET

GOVERNOR'S CARRIAGE HOUSE STABILIZATION
 DFCM PROJECT NO. 10032310
 603 EAST SOUTH TEMPLE
 SALT LAKE CITY, UTAH 84103

357 West Proport Avenue Salt Lake City, Utah 84101
 Telephone 801 384 5161 Facsimile 801 384 5167
 ARCHITECTURE INTERIOR DESIGN

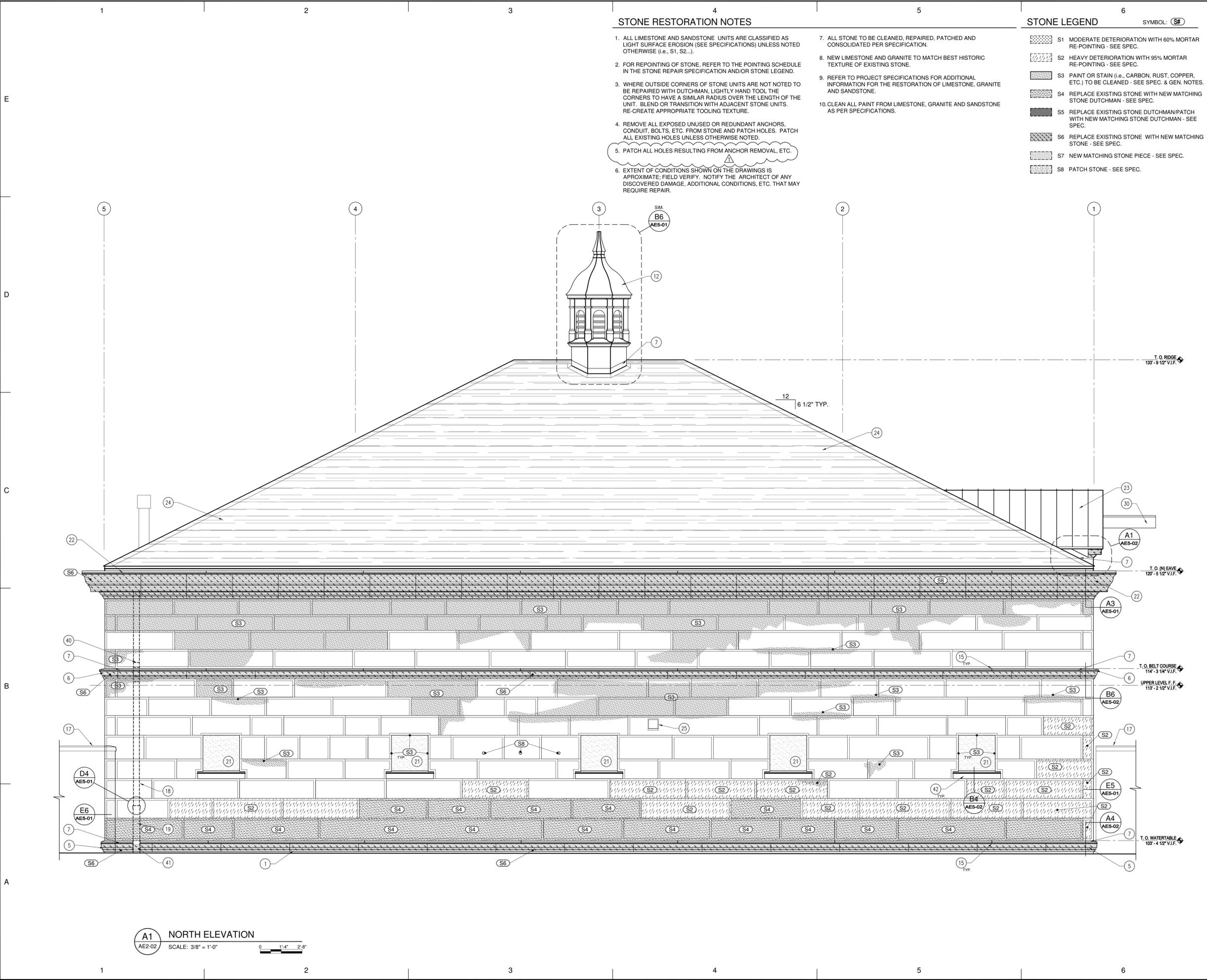
MJSA

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO USE OR RE-USE OF THESE DOCUMENTS SHALL BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT WITH APPROPRIATE COMPENSATION.

PROJECT NO.:
10014

DATE:
4/12/10

SHEET:
AE2-02

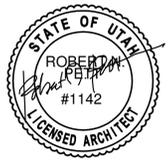


A1
 AE2-02
 NORTH ELEVATION
 SCALE: 3/8" = 1'-0"
 0 1'-4" 2'-8"

GENERAL NOTES

- A. IT IS BEYOND THE SCOPE OF THIS DRAWING TO SHOW EACH AND EVERY DETAIL AND/OR ASPECT OF EXISTING CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS AND DETERMINE THE EXACT AMOUNT OF DEMOLITION, PREPARATION, MATERIALS, ETC. NECESSARY FOR IMPLEMENTING THE WORK AS SHOWN ON THE CONSTRUCTION DOCUMENTS.

STAMP



EXTERIOR BUILDING ELEVATION
 NORTH
 SCALE: 3/8" = 1'-0"

STONE RESTORATION NOTES

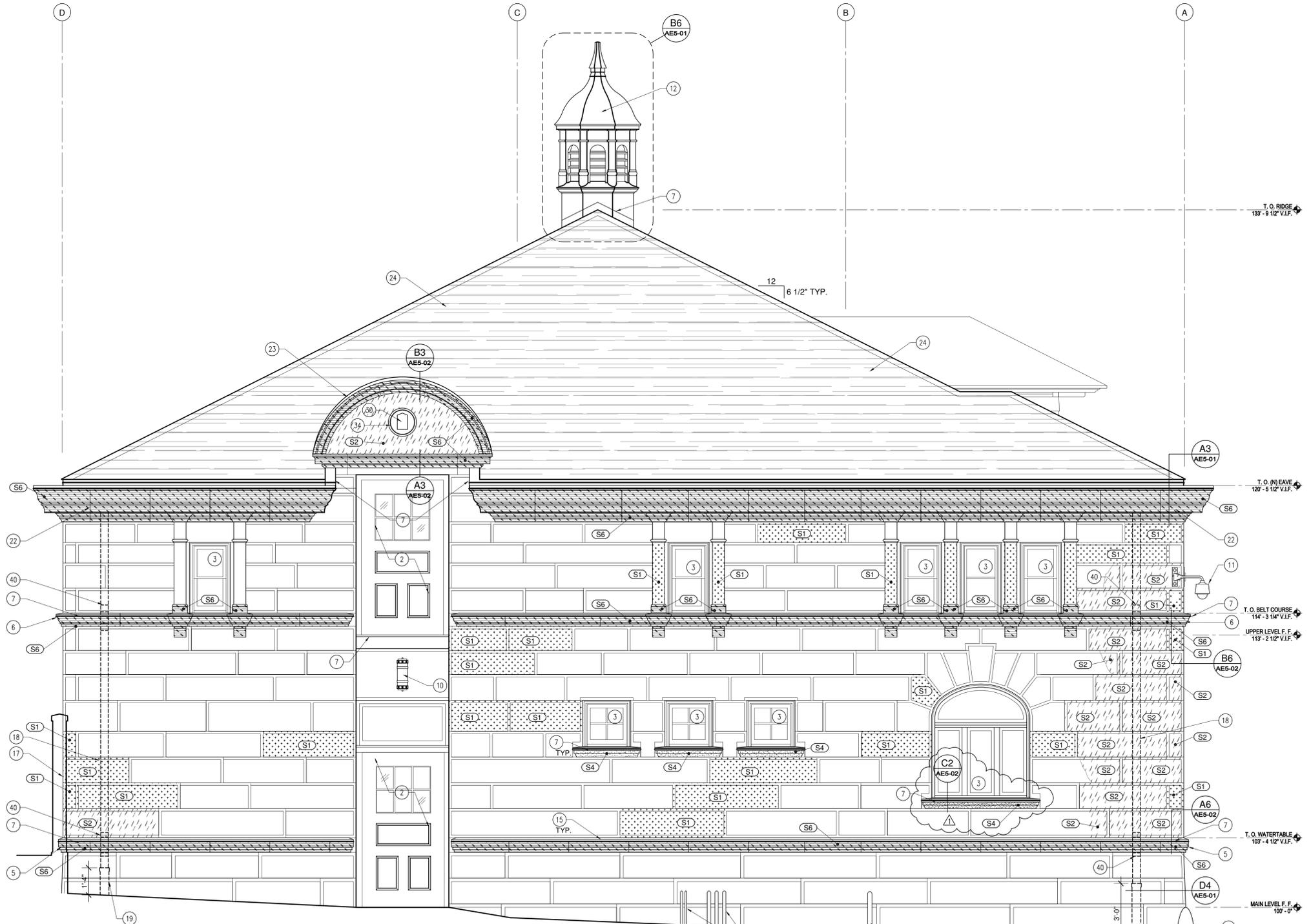
1. ALL LIMESTONE AND SANDSTONE UNITS ARE CLASSIFIED AS LIGHT SURFACE EROSION (SEE SPECIFICATIONS) UNLESS NOTED OTHERWISE (i.e., S1, S2...).
2. FOR REPOINTING OF STONE, REFER TO THE POINTING SCHEDULE IN THE STONE REPAIR SPECIFICATION AND/OR STONE LEGEND.
3. WHERE OUTSIDE CORNERS OF STONE UNITS ARE NOT NOTED TO BE REPAIRED WITH DUTCHMAN, LIGHTLY HAND TOOL THE CORNERS TO HAVE A SIMILAR RADIUS OVER THE LENGTH OF THE UNIT. BLEND OR TRANSITION WITH ADJACENT STONE UNITS. RE-CREATE APPROPRIATE TOOLING TEXTURE.
4. REMOVE ALL EXPOSED UNUSED OR REDUNDANT ANCHORS, CONDUIT, BOLTS, ETC. FROM STONE AND PATCH HOLES. PATCH ALL EXISTING HOLES UNLESS OTHERWISE NOTED.
5. PATCH ALL HOLES RESULTING FROM ANCHOR REMOVAL, ETC.
6. EXTENT OF CONDITIONS SHOWN ON THE DRAWINGS IS APPROXIMATE; FIELD VERIFY. NOTIFY THE ARCHITECT OF ANY DISCOVERED DAMAGE, ADDITIONAL CONDITIONS, ETC. THAT MAY REQUIRE REPAIR.
7. ALL STONE TO BE CLEANED, REPAIRED, PATCHED AND CONSOLIDATED PER SPECIFICATION.
8. NEW LIMESTONE AND GRANITE TO MATCH BEST HISTORIC TEXTURE OF EXISTING STONE.
9. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION FOR THE RESTORATION OF LIMESTONE, GRANITE AND SANDSTONE.
10. CLEAN ALL PAINT FROM LIMESTONE, GRANITE AND SANDSTONE AS PER SPECIFICATIONS.

STONE LEGEND

- SYMBOL: (S#)
- S1 MODERATE DETERIORATION WITH 60% MORTAR RE-POINTING - SEE SPEC.
 - S2 HEAVY DETERIORATION WITH 95% MORTAR RE-POINTING - SEE SPEC.
 - S3 PAINT OR STAIN (i.e., CARBON, RUST, COPPER, ETC.) TO BE CLEANED - SEE SPEC. & GEN. NOTES.
 - S4 REPLACE EXISTING STONE WITH NEW MATCHING STONE DUTCHMAN - SEE SPEC.
 - S5 REPLACE EXISTING STONE DUTCHMAN/PATCH WITH NEW MATCHING STONE DUTCHMAN - SEE SPEC.
 - S6 REPLACE EXISTING STONE WITH NEW MATCHING STONE - SEE SPEC.
 - S7 NEW MATCHING STONE PIECE - SEE SPEC.
 - S8 PATCH STONE - SEE SPEC.

REFERENCE NOTES

1. FINISHED GRADE RE: CIVIL.
2. (N) DOOR TO REPLACE (E), AS SCHEDULED.
3. WINDOW AS SCHEDULED.
4. (E) GRANITE STONE UNIT WITH INTEGRAL BOLLARD. RESTORE AS PER STONE LEGEND.
5. (N) LIMESTONE WATERTABLE TO REPLACE (E).
6. (N) LIMESTONE BELT COURSE TO REPLACE (E).
7. CONT. 16 OZ. COPPER FLASHING.
8. (N) EXTERIOR LIGHTING FIXTURE TO REPLACE (E) RE: ELEC. - WINONA LIGHTING FIXTURE # 4923-WL OR SIM.
9. SECURITY CAMERA W/ CUSTOM CORNER BRACKET - COORDINATE W/ ELEC.
10. REMOVE (E) METAL CUPOLA, RESTORE AND RE-INSTALL.
11. TYP. DRIVE CLEAT @ 10'-0" O.C. MAX., OR AS SHOWN.
12. (E) SITE WALL.
13. COPPER DOWNSPOUT- MATCH (E) PROFILE.
14. DOWNSPOUT RECEPTOR TO BELOW-GRADE SITE DRAINAGE RE: CIVIL.
15. STONE FASCIA AND SOFFIT WITH INTEGRAL GUTTER TO REPLACE (E).
16. STANDING SEAM 16 OZ. COPPER ROOFING TO REPLACE (E) ROOFING.
17. ASPHALT SHINGLE ROOFING.
18. (E) PIPING TO REMAIN UNDISTURBED.
19. REPAIR (E) COPPER FLASHING AT (E) WOOD BEAM TO REMAIN.
20. (E) CONDUIT TO REMAIN UNDISTURBED RE: ELEC.
21. RESTORE (E) COPPER INFILL AT MASONRY OPENING W/ BEAM.
22. DOWNSPOUT EXTENSIONS AT PROTRUDING STONWORK.

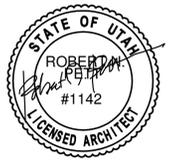


A2 WEST ELEVATION
 SCALE: 3/8" = 1'-0"
 0 1'-4" 2'-8"

GENERAL NOTES - ELEVATIONS

A. IT IS BEYOND THE SCOPE OF THIS DRAWING TO SHOW EACH AND EVERY DETAIL AND/OR ASPECT OF EXISTING CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS AND DETERMINE THE EXACT AMOUNT OF DEMOLITION, PREPARATION, MATERIALS, ETC. NECESSARY FOR IMPLEMENTING THE WORK AS SHOWN ON THE CONSTRUCTION DOCUMENTS.

STAMP



EXTERIOR BUILDING ELEVATION WEST
 SCALE: 3/8" = 1'-0"

BID SET

GOVERNOR'S CARRIAGE HOUSE STABILIZATION
 DFCM PROJECT NO. 10032310
 603 EAST SOUTH TEMPLE
 SALT LAKE CITY, UTAH 84103

357 West Proport Avenue Salt Lake City, Utah 84101
 Telephone 801 384 5161 Facsimile 801 384 5167
 ARCHITECTURE INTERIOR DESIGN

MJSA

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO USE OR RE-USE OF THESE DOCUMENTS SHALL BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT WITH APPROPRIATE COMPENSATION.

PROJECT NO.: 10014

DATE: 4/12/10

SHEET: AE2-03

STONE RESTORATION NOTES

1. ALL LIMESTONE AND SANDSTONE UNITS ARE CLASSIFIED AS LIGHT SURFACE EROSION (SEE SPECIFICATIONS) UNLESS NOTED OTHERWISE (i.e., S1, S2...).
2. FOR REPOINTING OF STONE, REFER TO THE POINTING SCHEDULE IN THE STONE REPAIR SPECIFICATION AND/OR STONE LEGEND.
3. WHERE OUTSIDE CORNERS OF STONE UNITS ARE NOT NOTED TO BE REPAIRED WITH DUTCHMAN, LIGHTLY HAND TOOL THE CORNERS TO HAVE A SIMILAR RADIUS OVER THE LENGTH OF THE UNIT. BLEND OR TRANSITION WITH ADJACENT STONE UNITS. RE-CREATE APPROPRIATE TOOLING TEXTURE.
4. REMOVE ALL EXPOSED UNUSED OR REDUNDANT ANCHORS, CONDUIT, BOLTS, ETC. FROM STONE AND PATCH HOLES. PATCH ALL EXISTING HOLES UNLESS OTHERWISE NOTED.
5. PATCH ALL HOLES RESULTING FROM ANCHOR REMOVAL, ETC.
6. EXTENT OF CONDITIONS SHOWN ON THE DRAWINGS IS APPROXIMATE; FIELD VERIFY. NOTIFY THE ARCHITECT OF ANY DISCOVERED DAMAGE, ADDITIONAL CONDITIONS, ETC. THAT MAY REQUIRE REPAIR.
7. ALL STONE TO BE CLEANED, REPAIRED, PATCHED AND CONSOLIDATED PER SPECIFICATION.
8. NEW LIMESTONE AND GRANITE TO MATCH BEST HISTORIC TEXTURE OF EXISTING STONE.
9. REFER TO PROJECT SPECIFICATIONS FOR ADDITIONAL INFORMATION FOR THE RESTORATION OF LIMESTONE, GRANITE AND SANDSTONE.
10. CLEAN ALL PAINT FROM LIMESTONE, GRANITE AND SANDSTONE AS PER SPECIFICATIONS.

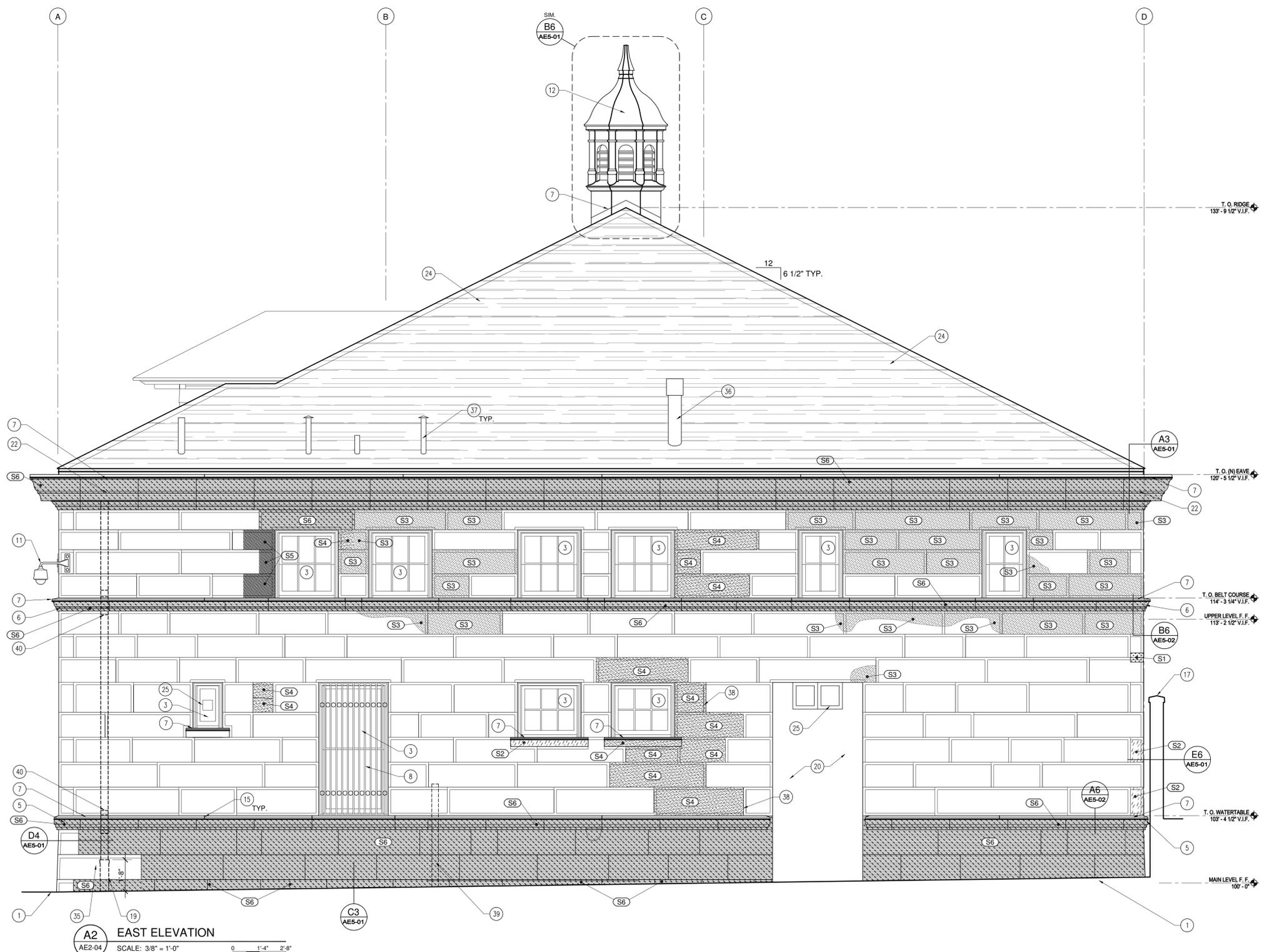
STONE LEGEND

SYMBOL: (S#)

- S1 MODERATE DETERIORATION WITH 60% MORTAR RE-POINTING - SEE SPEC.
- S2 HEAVY DETERIORATION WITH 95% MORTAR RE-POINTING - SEE SPEC.
- S3 PAINT OR STAIN (i.e., CARBON, RUST, COPPER, ETC.) TO BE CLEANED - SEE SPEC. & GEN. NOTES.
- S4 REPLACE EXISTING STONE WITH NEW MATCHING STONE DUTCHMAN - SEE SPEC.
- S5 REPLACE EXISTING STONE DUTCHMAN/PATCH WITH NEW MATCHING STONE DUTCHMAN - SEE SPEC.
- S6 REPLACE EXISTING STONE WITH NEW MATCHING STONE - SEE SPEC.
- S7 NEW MATCHING STONE PIECE - SEE SPEC.
- S8 PATCH STONE - SEE SPEC.

REFERENCE NOTES

1. FINISHED GRADE RE: CIVIL.
3. WINDOW AS SCHEDULED.
- (N) LIMESTONE WATERTABLE TO REPLACE (E).
- (N) LIMESTONE BELT COURSE TO REPLACE (E).
7. CONT. 16 OZ. COPPER FLASHING.
- (E) WINDOW GRILLE- REMOVE, RESTORE AND RE-INSTALL.
11. CUSTOM DECORATIVE SECURITY CAMERA HOUSING- COORDINATE W/ ELEC. SIMILAR TO WINONA LIGHTING FIXTURE # 4923-WL.
12. REMOVE (E) METAL CUPOLA, RESTORE AND RE-INSTALL.
15. TYP. DRIVE CLEAT @ 10'-0" O.C. MAX., OR AS SHOWN.
- (E) SITE WALL.
17. DOWNSPOUT RECEPTOR TO BELOW-GRADE SITE DRAINAGE RE: CIVIL.
20. (E) STUCCO TO REMAIN UNDISTURBED- PROTECT AS REQUIRED @ ADJACENT STONework.
22. STONE FASCIA AND SOFFIT WITH INTEGRAL GUTTER TO REPLACE (E).
24. ASPHALT SHINGLE ROOFING.
25. (E) EXHAUST VENT TO REMAIN UNDISTURBED.
- (E) 'INVISIBLE FENCE' SYSTEM TO REMAIN UNDISTURBED RE: ELEC.
36. (E) FLUE TO REMAIN UNDISTURBED.
37. (E) VENT STACK. FIELD VERIFY VENT OPERATION- REMOVE NON-FUNCTIONAL VENTS.
38. NEW JOINT AND REVEAL- MATCH (E) JOINT PROFILE. TOOLING, ETC.
39. (E) FENCE TO REMAIN UNDISTURBED.
40. DOWNSPOUT EXTENSIONS AT PROTRUDING STONework.

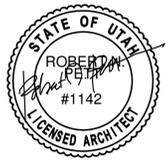


A2 EAST ELEVATION
 SCALE: 3/8" = 1'-0"
 0 1'-4" 2'-8"

GENERAL NOTES - ELEVATIONS

A. IT IS BEYOND THE SCOPE OF THIS DRAWING TO SHOW EACH AND EVERY DETAIL AND/OR ASPECT OF EXISTING CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS AND DETERMINE THE EXACT AMOUNT OF DEMOLITION, PREPARATION, MATERIALS, ETC. NECESSARY FOR IMPLEMENTING THE WORK AS SHOWN ON THE CONSTRUCTION DOCUMENTS.

STAMP



EXTERIOR BUILDING ELEVATION EAST
 SCALE: 3/8" = 1'-0"

BID SET

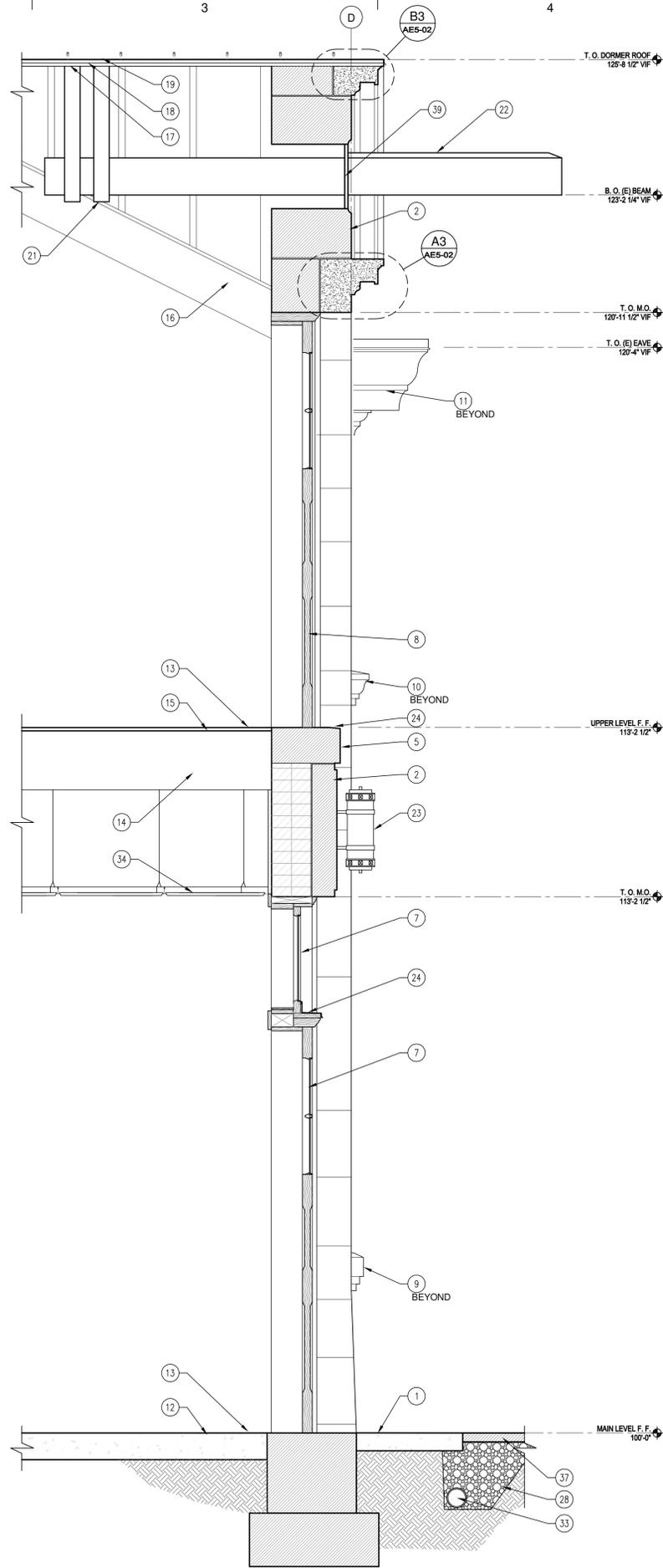
GOVERNOR'S CARRIAGE HOUSE STABILIZATION
 DFCM PROJECT NO. 10032310
 603 EAST SOUTH TEMPLE
 SALT LAKE CITY, UTAH 84103

357 West Preppent Avenue Salt Lake City, Utah 84101
 Telephone 801 384 5161 Facsimile 801 384 5167
MJSA
 ARCHITECTURE INTERIOR DESIGN

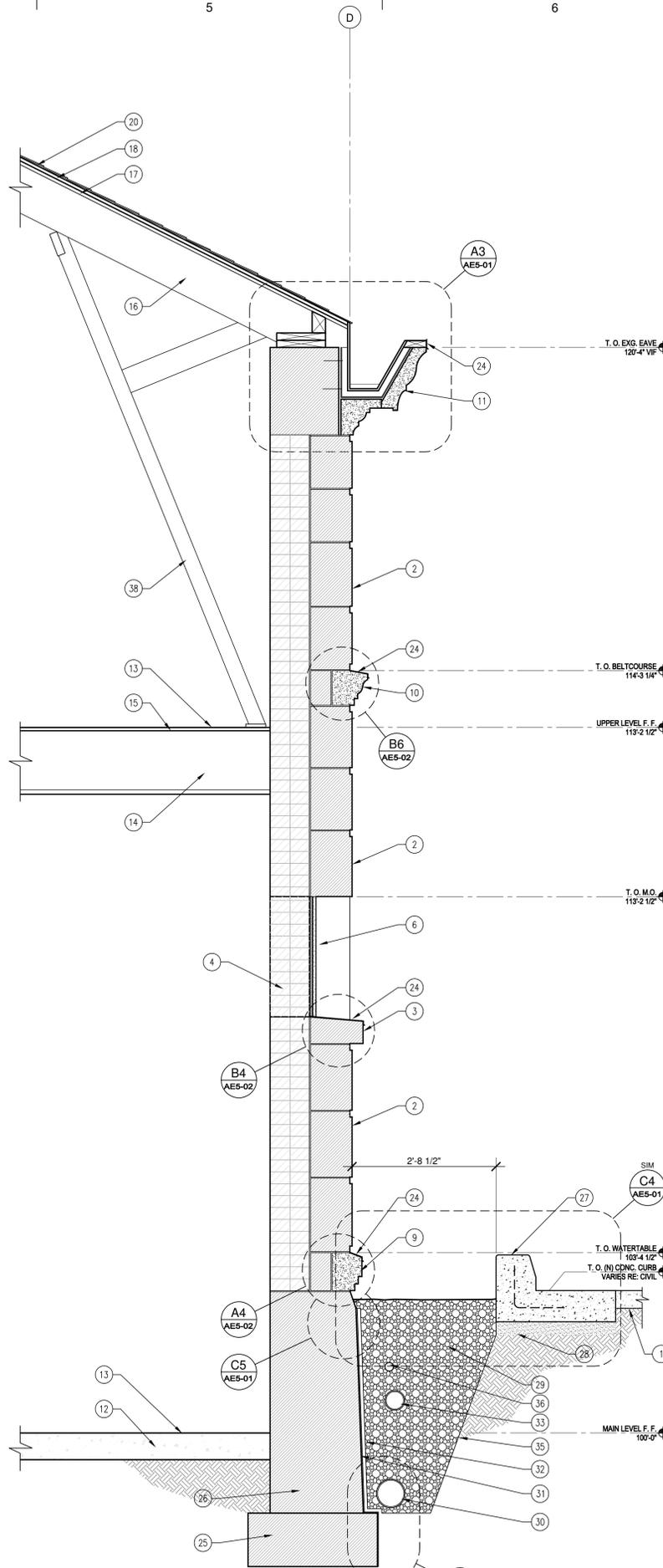
MJSA

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO USE OR RE-USE OF THESE DOCUMENTS SHALL BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT WITH APPROPRIATE COMPENSATION.

PROJECT NO.: 10014
 DATE: 4/12/10
 SHEET: AE2-04



A3 WALL SECTION - WEST
 SCALE: 3/4" = 1'-0"
 0 8" 16"



A5 WALL SECTION - NORTH
 SCALE: 3/4" = 1'-0"
 0 8" 16"

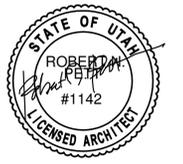
REFERENCE NOTES

1. CONC 'SKIRT'/SIDEWALK - MATCH EXISTING EXTENT AND APPEARANCE.
2. (E) LIMESTONE VENEER- SEE BUILDING ELEVATIONS FOR REPAIR AND RESTORATION NOTES.
3. (E) LIMESTONE SILL- SEE BUILDING ELEVATIONS FOR REPAIR AND RESTORATION NOTES.
4. (E) BRICK INFILL @ HISTORIC WALL OPENING.
5. (E) SANDSTONE SILL- SEE BUILDING ELEVATIONS FOR REPAIR AND RESTORATION NOTES.
6. STUCCO @ (E) BRICK WINDOW INFILL. MATCH (E) STUCCO TEXTURE AND FINISH.
7. DOOR AND TRANSOM AS SCHEDULED. TO REPLACE (E).
8. DOOR AS SCHEDULED. TO REPLACE (E) CMU INFILL.
9. (N) LIMESTONE WATERTABLE TO REPLACE (E).
10. (N) LIMESTONE BELT COURSE TO REPLACE (E).
11. STONE FASCIA AND SOFFIT WITH INTEGRAL GUTTER.
12. (E) CONC. SLAB ON GRADE.
13. (E) FLOOR FINISH TO REMAIN UNDISTURBED. PROTECT AS REQUIRED.
14. (E) FLOOR FRAMING.
15. (E) FLOOR SHEATHING.
16. (E) ROOF FRAMING TO REMAIN UNDISTURBED UNLESS NOTED OTHERWISE FOR SEISMIC UPGRADE RE: STRUCTURAL.
17. (E) ROOF SHEATHING TO REMAIN UNDISTURBED UNLESS NOTED OTHERWISE FOR SEISMIC UPGRADE RE: STRUCTURAL.
18. ROOF SHEATHING RE: STRUCTURAL.
19. STANDING SEAM 16 OZ. COPPER ROOFING TO REPLACE (E) ROOFING.
20. ASPHALT SHINGLE ROOFING TO REPLACE (E) ROOFING.
21. SECURE SUPPORT OF (E) HAYLOFT BEAM.
22. REPAIR (E) COPPER FLASHING AT (E) WOOD BEAM TO REMAIN.
23. (N) EXTERIOR LIGHTING FIXTURE TO REPLACE (E) RE: ELEC. - WINONA LIGHTING FIXTURE # 4923-WL OR SIM.
24. CONT. 16 OZ. COPPER FLASHING.
25. (E) FOOTING. FIELD VERIFY SIZE AND ELEVATION.
26. (E) FOUNDATION WALL- CLEAN AN PREPARE EXTERIOR FACE TO RECEIVE WATERPROOFING.
27. CONT. REINFORCED CONC. CURB & GUTTER / WHEEL STOP RE: CIVIL.
28. 3" MIN. UNTREATED BASE COURSE.
29. GRAVEL FILL.
30. CONT. PERFORATED FOUNDATION DRAIN LINE RE: CIVIL.
31. FOUNDATION WATERPROOFING.
32. DRAINAGE COMPOSITE.
33. ROOF DRAIN LINE RE: CIVIL.
34. (E) SUSPENDED ACOUSTICAL PANEL CEILING SYSTEM TO REMAIN UNDISTURBED.
35. DRAINAGE FILTER FABRIC.
36. CONDUIT RE: ELECTRICAL.
37. REPLACE ASPHALT PAVING RE: CIVIL.
38. (E) WOOD STRUTS TO REMAIN UNDISTURBED.
39. REPAIR (E) COPPER INFILL @ BEAM PENETRATION AS REQUIRED.

GENERAL NOTES

A. IT IS BEYOND THE SCOPE OF THIS DRAWING TO SHOW EACH AND EVERY DETAIL AND/OR ASPECT OF EXISTING CONDITIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY EXISTING CONDITIONS AND DETERMINE THE EXACT AMOUNT OF DEMOLITION, PREPARATION, MATERIALS, ETC. NECESSARY FOR IMPLEMENTING THE WORK AS SHOWN ON THE CONSTRUCTION DOCUMENTS.

STAMP



WALL SECTIONS
 SCALE: 3/4" = 1'-0"

BID SET

GOVERNOR'S CARRIAGE HOUSE STABILIZATION
 DFCM PROJECT NO. 10032310
 603 EAST SOUTH TEMPLE
 SALT LAKE CITY, UTAH 84103

MJSA
 ARCHITECTURE INTERIOR DESIGN

357 West Proport Avenue □ Salt Lake City, Utah 84101
 Telephone 801 384 5161 □ Facsimile 801 384 5167

PROJECT NO.: 10014
 DATE: 4/12/10
 SHEET: AE3-11

©10/14 Governor's Carriage House Restoration/CD/02_C/04/05 11 Wall Sections.dwg, Tue, 11 May 2010, 10:26am

1
2
3
4
5
6
E
D
C
B
A

REFERENCE NOTES

REVISIONS:
 ADDENDUM
 #2 - 5/26/10

BID SET

GOVERNOR'S CARRIAGE HOUSE STABILIZATION
 DFCM PROJECT NO. 10032310
 603 EAST SOUTH TEMPLE
 SALT LAKE CITY, UTAH 84103

357 West Proport Avenue Salt Lake City, Utah 84101
 Telephone 801 384 5161 Facsimile 801 384 5167
 ARCHITECTURE INTERIOR DESIGN

MJSA

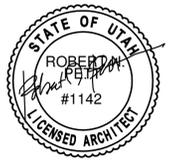
THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO USE OR RE-USE OF THESE DOCUMENTS SHALL BE PERMITTED UNLESS AUTHORIZED IN WRITING BY MJSA ARCHITECTS WITH APPROPRIATE COMPENSATION.

PROJECT NO.:
10014

DATE:
4/12/10

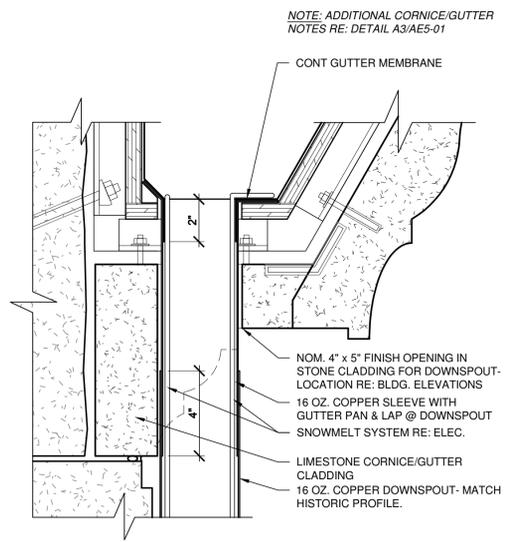
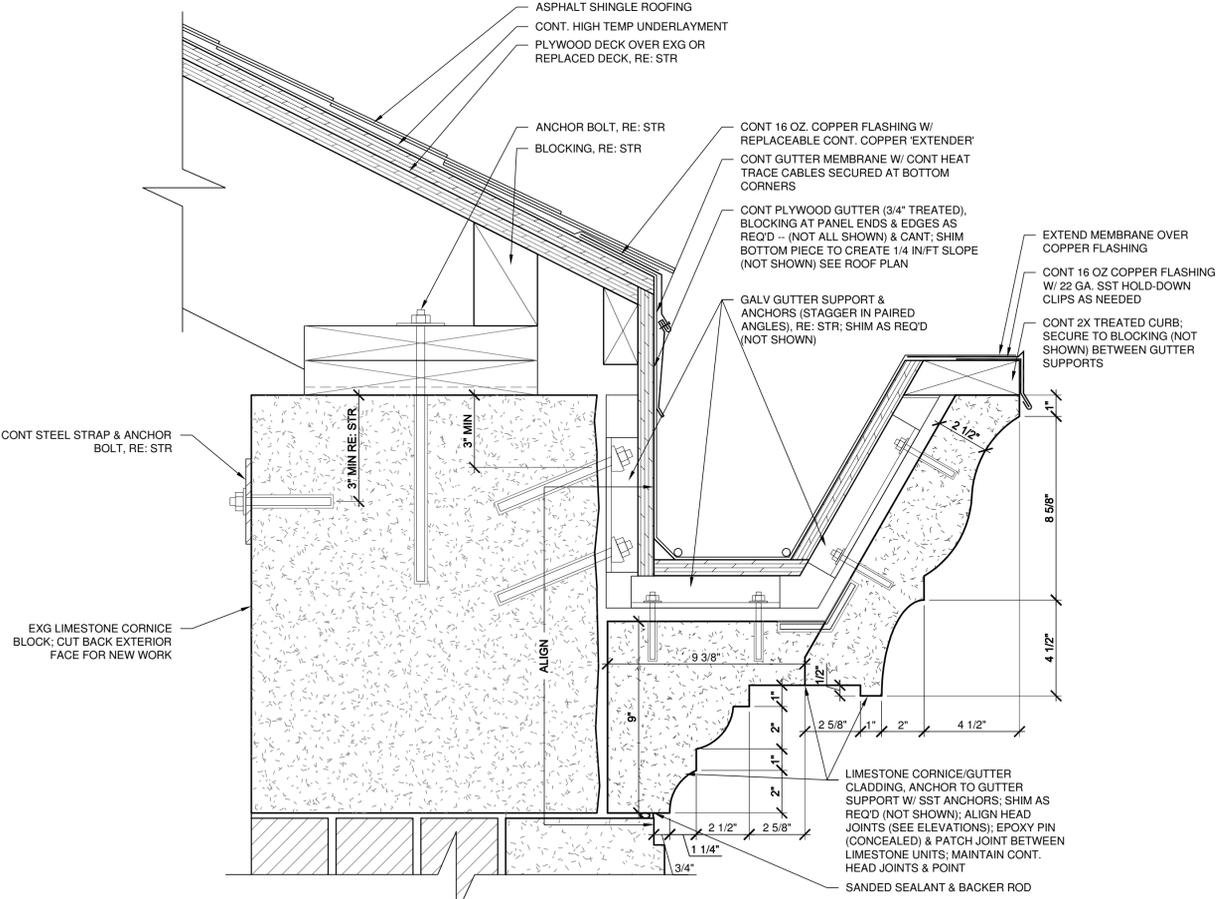
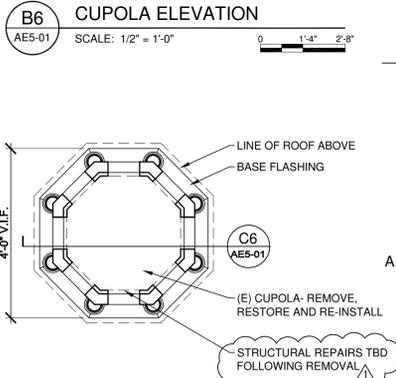
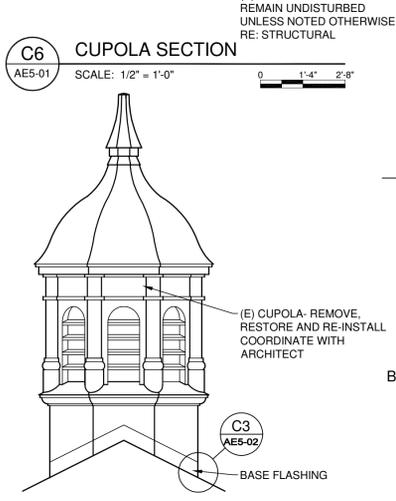
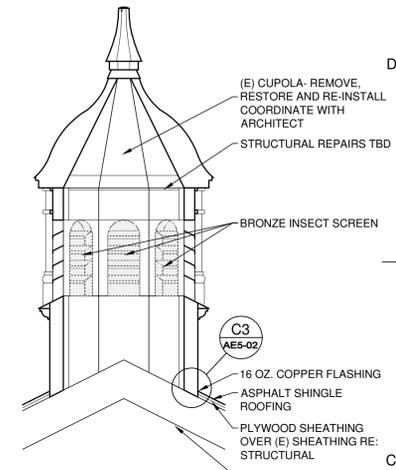
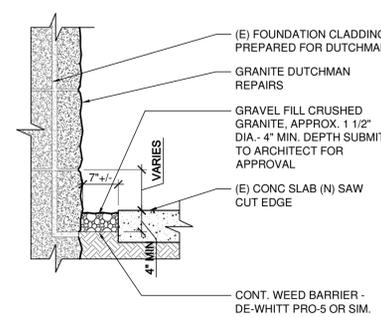
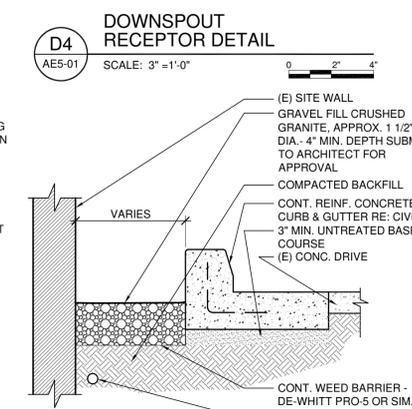
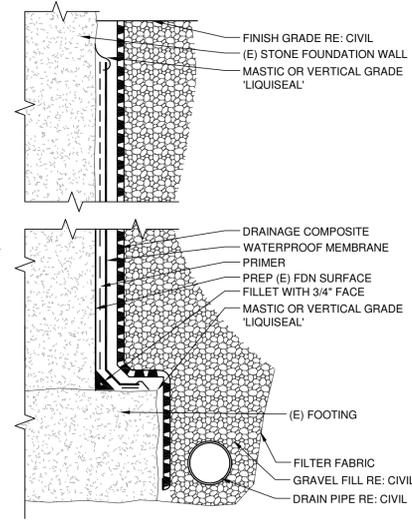
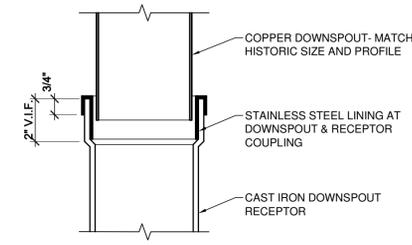
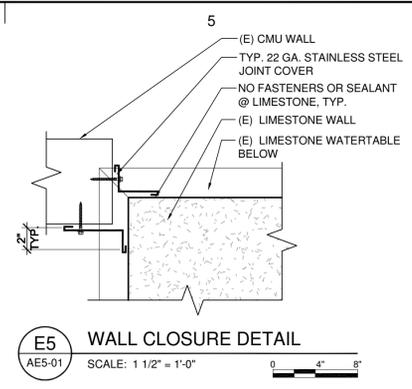
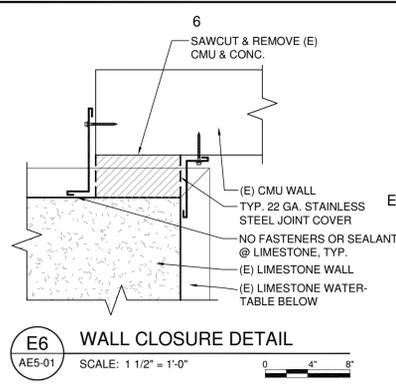
SHEET:
AE5-01

STAMP



DETAILS

SCALE: AS SHOWN



NOTE: ADDITIONAL CORNICE/GUTTER NOTES RE: DETAIL A3/AE5-01

NOM. 4" x 5" FINISH OPENING IN STONE CLADDING FOR DOWNSPOUT- LOCATION RE: BLDG. ELEVATIONS
 16 OZ. COPPER SLEEVE WITH GUTTER PAN & LAP @ DOWNSPOUT SNOWMELT SYSTEM RE: ELEC.
 LIMESTONE CORNICE/GUTTER CLADDING
 16 OZ. COPPER DOWNSPOUT- MATCH HISTORIC PROFILE.

CONT. WEED BARRIER - DE-WHITT PRO-5 OR SIM.
 CONT. REINF. CONCRETE CURB & GUTTER RE: CIVIL
 3" MIN. UNTREATED BASE COURSE
 (E) CONG. DRIVE

(E) SITE WALL
 GRAVEL FILL CRUSHED GRANITE, APPROX. 1 1/2" DIA. - 4" MIN. DEPTH SUBMIT TO ARCHITECT FOR APPROVAL
 COMPACTED BACKFILL
 CONT. WEED BARRIER - DE-WHITT PRO-5 OR SIM.
 CONDUIT RE: ELECTRICAL

(E) FOOTING
 FILTER FABRIC
 GRAVEL FILL RE: CIVIL
 DRAIN PIPE RE: CIVIL
 MASTIC OR VERTICAL GRADE 'LIQUISEAL'

(E) CUPOLA- REMOVE, RESTORE AND RE-INSTALL COORDINATE WITH ARCHITECT
 BRONZE INSECT SCREEN
 16 OZ. COPPER FLASHING
 ASPHALT SHINGLE ROOFING
 PLYWOOD SHEATHING OVER (E) SHEATHING RE: STRUCTURAL
 (E) ROOF STRUCTURE TO REMAIN UNDISTURBED UNLESS NOTED OTHERWISE RE: STRUCTURAL

ASPHALT SHINGLE ROOFING
 CONT. HIGH TEMP UNDERLAYMENT
 PLYWOOD DECK OVER EXG OR REPLACED DECK, RE: STR
 ANCHOR BOLT, RE: STR
 BLOCKING, RE: STR
 CONT 16 OZ. COPPER FLASHING W/ REPLACEABLE CONT. COPPER 'EXTENDER'
 CONT GUTTER MEMBRANE W/ CONT HEAT TRACE CABLES SECURED AT BOTTOM CORNERS
 CONT PLYWOOD GUTTER (3/4" TREATED), BLOCKING AT PANEL ENDS & EDGES AS REQ'D -- (NOT ALL SHOWN) & CANT; SHIM BOTTOM PIECE TO CREATE 1/4 IN/FT SLOPE (NOT SHOWN) SEE ROOF PLAN
 GALV GUTTER SUPPORT & ANCHORS (STAGGER IN PAIRED ANGLES), RE: STR; SHIM AS REQ'D (NOT SHOWN)
 EXTEND MEMBRANE OVER COPPER FLASHING
 CONT 16 OZ COPPER FLASHING W/ 22 GA. SST HOLD-DOWN CLIPS AS NEEDED
 CONT 2X TREATED CURB; SECURE TO BLOCKING (NOT SHOWN) BETWEEN GUTTER SUPPORTS

(E) FOUNDATION CLADDING PREPARED FOR DUTCHMAN REPAIRS
 GRANITE DUTCHMAN REPAIRS
 GRAVEL FILL CRUSHED GRANITE, APPROX. 1 1/2" DIA. - 4" MIN. DEPTH SUBMIT TO ARCHITECT FOR APPROVAL
 (E) CONG SLAB (N) SAW CUT EDGE
 VARIES
 7" +/-
 4" MIN

CONT. WEED BARRIER - DE-WHITT PRO-5 OR SIM.
 CONDUIT RE: ELECTRICAL
 (E) CONG. DRIVE
 CONT. REINF. CONCRETE CURB & GUTTER RE: CIVIL
 3" MIN. UNTREATED BASE COURSE
 COMPACTED BACKFILL
 GRAVEL FILL CRUSHED GRANITE, APPROX. 1 1/2" DIA. - 4" MIN. DEPTH SUBMIT TO ARCHITECT FOR APPROVAL
 (E) SITE WALL

LINE OF ROOF ABOVE
 BASE FLASHING
 (E) CUPOLA- REMOVE, RESTORE AND RE-INSTALL
 STRUCTURAL REPAIRS TBD FOLLOWING REMOVAL

CONT GUTTER MEMBRANE
 CONT STEEL STRAP & ANCHOR BOLT, RE: STR
 EXG LIMESTONE CORNICE BLOCK; CUT BACK EXTERIOR FACE FOR NEW WORK

ALIGN

LIMESTONE CORNICE/GUTTER CLADDING; ANCHOR TO GUTTER SUPPORT W/ SST ANCHORS; SHIM AS REQ'D (NOT SHOWN); ALIGN HEAD JOINTS (SEE ELEVATIONS); EPOXY PIN (CONCEALED) & PATCH JOINT BETWEEN LIMESTONE UNITS; MAINTAIN CONT. HEAD JOINTS & POINT
 SANDED SEALANT & BACKER ROD

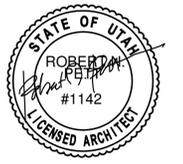
CONT 2X TREATED CURB; SECURE TO BLOCKING (NOT SHOWN) BETWEEN GUTTER SUPPORTS

CONT 16 OZ COPPER FLASHING W/ 22 GA. SST HOLD-DOWN CLIPS AS NEEDED

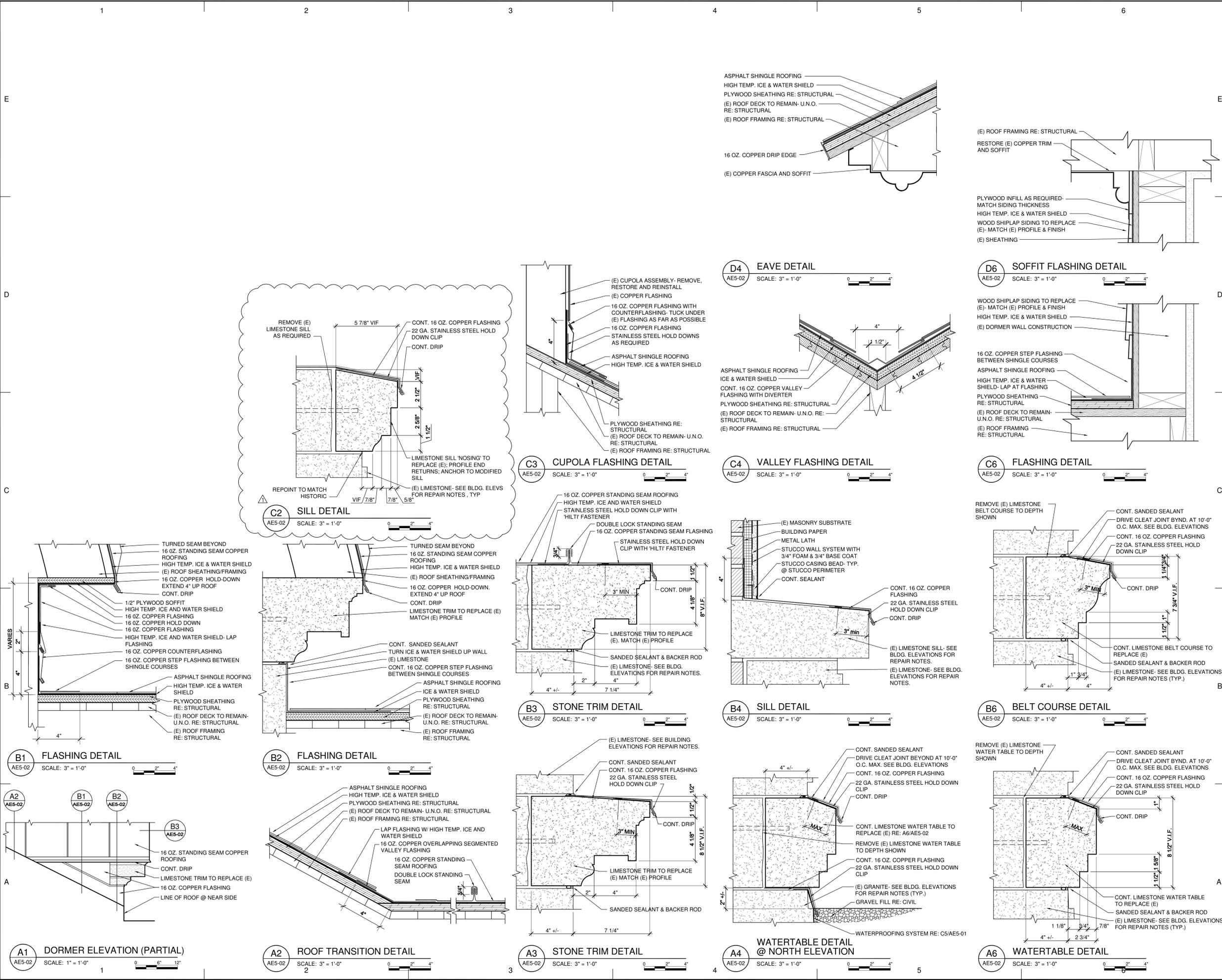
CONT 16 OZ. COPPER FLASHING W/ REPLACEABLE CONT. COPPER 'EXTENDER'
 CONT GUTTER MEMBRANE W/ CONT HEAT TRACE CABLES SECURED AT BOTTOM CORNERS
 CONT PLYWOOD GUTTER (3/4" TREATED), BLOCKING AT PANEL ENDS & EDGES AS REQ'D -- (NOT ALL SHOWN) & CANT; SHIM BOTTOM PIECE TO CREATE 1/4 IN/FT SLOPE (NOT SHOWN) SEE ROOF PLAN
 GALV GUTTER SUPPORT & ANCHORS (STAGGER IN PAIRED ANGLES), RE: STR; SHIM AS REQ'D (NOT SHOWN)
 EXTEND MEMBRANE OVER COPPER FLASHING
 CONT 16 OZ COPPER FLASHING W/ 22 GA. SST HOLD-DOWN CLIPS AS NEEDED
 CONT 2X TREATED CURB; SECURE TO BLOCKING (NOT SHOWN) BETWEEN GUTTER SUPPORTS

REFERENCE NOTES

STAMP



DETAILS
 SCALE: AS SHOWN



© 10/14 Governor's Carriage House Restoration/CAE5-02 Details.dwg, Wed 28 Mar 2010, 3:27pm

REFERENCE NOTES

1. GLAZING AS SCHEDULED.
2. 16 OZ. COPPER FLASHING.
3. 18 OZ. COPPER SILL FLASHING.
4. WOOD VERTICAL MULLION.
5. WOOD HORIZONTAL MULLION.
6. CONT. 1/4" CHAMFER BOTH SIDE SIMULATED CENTER JOINT.
7. PAINTED ORNAMENTAL METAL GRILLE -- FOLLOW ORIGINAL DESIGN FROM HISTORIC PHOTO AND FABRICATION DETAIL FROM SAMPLE IN CARRIAGE HOUSE OR ON MANSION. MODIFY TO BREAK AT PANEL JOINT LINE.
8. FLAT RECESSED PANEL, FINISHED WOOD.

WINDOW GENERAL NOTES

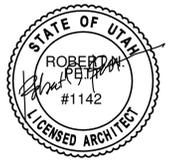
1. REFER TO FOLLOWING FOR GENERAL REPAIR AND REFURBISHMENT OF EXISTING HISTORIC WINDOWS. REFER TO WINDOW SCHEDULE FOR ADDITIONAL NOTES AND DATA ON SPECIFIC WINDOWS.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, WINDOW FEATURE AND GLAZING TYPES & SIZES, INSTALLATION CONDITIONS, ETC.
3. IF SASH ARE REMOVED, ALL WINDOW PARTS AND SECTIONS SHALL BE NOTED AND CATALOGUED FOR REINSTALLATION TO CORRECT LOCATIONS. ARCHITECT'S WINDOW DESIGNATIONS SHALL BE USED TO FULLEST EXTENT POSSIBLE TO SIMPLIFY COORDINATION.
4. IF SASH ARE REMOVED, ALL WEATHERSTRIPPING SHALL BE REMOVED AND REPLACED WITH NEW AS PART OF MAJOR REFURBISHMENT OR SASH REMOVAL OR REPLACEMENT, U.N.O.
5. WHERE APPROPRIATE FOR PROPER SURFACE PREPARATION, REMOVE PAINT FROM WINDOW PARTS FOR NEW STAIN FINISH AS SCHEDULED, WHERE HEAT TREATMENTS ARE USED, REMOVE GLAZING OR PROTECT WITH ALUMINUM FOIL ON GYPSUM BOARD, OR SIMILAR.
6. IF SASHES ARE REMOVED, CONDITION OF REMAINING WOOD PIECES SHALL BE ASSESSED, REPAIR AND/OR REPLACE DAMAGED, ROTTED OR MISSING PIECES. MATCH EXISTING SPECIES. TO FULLEST EXTENT POSSIBLE, REPAIR DAMAGED PIECES IN PLACE.
7. WHERE REMOVAL IS REQUIRED, WINDOW PARTS SHALL BE REMOVED BY GENTLEST MEANS POSSIBLE TO PREVENT DAMAGE TO COMPONENTS, TRIM, ETC. WHERE ALL OR PARTS OF WINDOWS ARE REMOVED, OPENINGS SHALL BE WEATHERPROOFED UNTIL RE-INSTALLATION.
8. REMOVE GLAZING COMPOUND WHERE DAMAGED OR AS REQUIRED FOR GLAZING REMOVAL. REMOVE MANUALLY AND PREVENT DAMAGE TO RABBETS. WHERE HEAT IS USED TO SOFTEN HARDENED PUTTY FOR REMOVAL, PROTECT GLAZING AND RABBIT. PUTTY ON GLAZING MAY BE SOFTENED BY SOAKING IN LINSEED OIL.
9. UPON REMOVAL OF GLAZING, PATCH & SAND SASH AND PRIME WITH PRESERVATION PRIMER. PROVIDE BEAD OF GLAZING COMPOUND OR LINSEED OIL. PUTTY AROUND RABBIT BEFORE REINSTALLATION OF GLAZING. BRUSH WOOD WITH LINSEED OIL AND PRIME WITH OIL BASED PRIMER OR PAINT BEFORE APPLYING NEW GLAZING COMPOUND.
10. INSTALL GLAZING POINTS AND FINAL GLAZING COMPOUND/PUTTY. BEVEL COMPOUND/PUTTY AND PAINT ONLY WHEN CURING IS COMPLETE.
11. PROVIDE DOWNWARD & OUTWARD SLOPE TO EXTERIOR SILLS.
12. UNLESS NOTED OTHERWISE, MATCH EXISTING DIMENSIONS, SHAPES AND PROFILES.

GLAZING SCHEDULE

CG-1	CLEAR REPLACEMENT GLAZING
PG-1	PATTERNED GLAZING
LG-1	LAMINATED GLAZING
IG-1	INSULATED GLAZING

(E) DENOTES EXISTING GLAZING TO REMAIN

STAMP



DOOR AND WINDOW SCHEDULES AND ELEVATIONS
 SCALE: AS NOTED

DOOR SCHEDULE

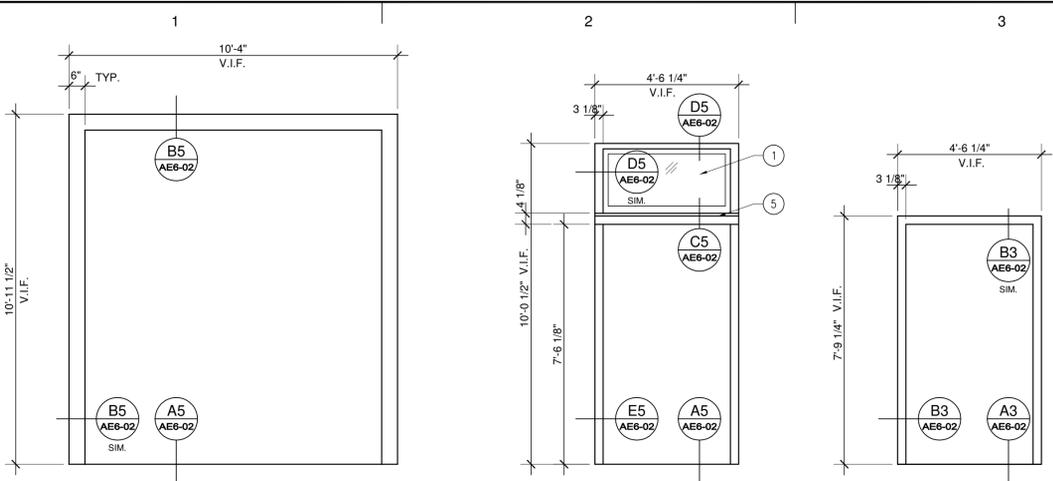
DOOR NO.	DOOR SIZE W x H (V.I.F.)	TYPE			LOCATION	DOOR			FRAME			GLAZING TYPE	FIRE RATING	NOTES
		DOOR	FRAME / TRIM	HWR. GROUP		MATERIAL	FINISH	THICKNESS	MATERIAL	FINISH	THICKNESS			
101A	9'-4" X 10'-6 1/2"	A	1	-	STORAGE 101	WOOD	STAIN	2 1/4"±	WOOD	PAINT	3 1/2"	-	-	7, 8
104A	4'-0" X 7'-4"	B	2	1	SECURITY 104	WOOD	STAIN	2 1/4"	WOOD	PAINT	2 1/4"	LG-1	-	1, 3, 4
204A	4'-0" X 7'-4"	B	3	2	UNUSED 204	WOOD	STAIN	2 1/4"	WOOD	PAINT	2 1/4"	LG-1	-	1, 3, 5

- DOOR SCHEDULE NOTES**
1. WOOD STILE AND RAIL DOOR.
 2. NOT USED.
 3. GLAZED TRUE DIVIDED HALF-LITE.
 4. TRANSOM ABOVE WITH INSULATED GLAZED PANEL (GLAZING TYPE IG-1).
 5. FIXED DOOR UNIT.
 6. NOT USED.
 7. SIMULATED WOOD STILE AND RAIL OVERHEAD SECTIONAL DOOR
 8. DOOR SIZE REPRESENTS CLR. OPENING FOR DOOR (FIELD VERIFY). DOOR SIZE MAY VARY PER MANUFACTURER'S REQUIREMENTS. COORDINATE WITH ARCHITECT.

WINDOW SCHEDULE

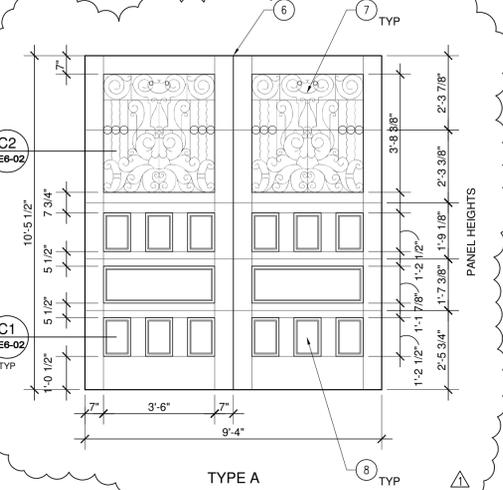
Mark	Window Type	Window Operation	Lights	Size (MO)	Material	Glazing Type	Exterior Finish	Interior Finish	Notes
S101	A	FG/CS	4 total	4'-9 1/2" x 5'-6"	Wood	(E)	Paint	---	1, 3
S102	C	FG	1 total	2'-0" x 3'-8 1/2"	Wood	(E)	Paint	---	1
S103	C	FG	1 total	2'-0" x 3'-8 1/2"	Wood	(E)	Paint	---	1
S104	A	FG/CS	4 total	4'-9 1/2" x 5'-6"	Wood	PG-1	Paint	---	1, 2, 3, 4
W101	E	CS	4 total	2'-4" x 2'-4"	Wood	(E)	Paint	---	1, 3
W102	E	CS	4 total	2'-4" x 2'-4"	Wood	(E)	Paint	---	1, 3
W103	E	CS	4 total	2'-4" x 2'-4"	Wood	(E)	Paint	---	1, 3
W104	A	FG/CS	4 total	4'-9 1/2" x 5'-6"	Wood	(E)	Paint	---	1, 3
E101	D	FG	1 total	1'-6" x 2'-3 1/2"	Wood	N/A	Paint	---	1, 3, 5
E102	G	DH	2 total	3'-6" x 6'-8"	Wood	(E)	Paint	---	1, 3
E103	H	HPR	6 total	3'-2 1/2" x 2'-9"	Wood	(E)	Paint	---	1, 3
E104	F	HPR	6 total	3'-2 1/2" x 3'-9"	Wood	(E)	Paint	---	1, 3
S201	B1	DH	2 total	2'-0" x 3'-5"	Wood	(E)	Paint	---	1, 2, 3
S202	B2	CS	2 total	2'-0" x 3'-5"	Wood	(E)	Paint	---	1, 2, 3
S203	B1	DH	2 total	2'-0" x 3'-5"	Wood	(E)	Paint	---	1, 2, 3
S204	F	FG	1 total	2'-0" DIA	Wood	(E)	Paint	---	1
S205	F	FG	1 total	2'-0" DIA	Wood	(E)	Paint	---	1
S206	B1	DH	2 total	2'-0" x 3'-5"	Wood	(E)	Paint	---	1, 2, 3
S207	B2	CS	2 total	2'-0" x 3'-5"	Wood	(E)	Paint	---	1, 2, 3
S208	B1	DH	2 total	2'-0" x 3'-5"	Wood	(E)	Paint	---	1, 2, 3
S211	L1	CS	8 total	2'-5" X 1'-8"	Wood	(E)	Paint	---	1, 3
S212	L2	FG	8 total	2'-5" X 1'-8"	Wood	(E)	Paint	---	1, 3
S213	L1	CS	8 total	2'-5" X 1'-8"	Wood	(E)	Paint	---	1, 3
W201	B1	DH	2 total	2'-0" x 3'-5"	Wood	(E)	Paint	---	1, 2, 3, 6
W202	B1	DH	2 total	2'-0" x 3'-5"	Wood	(E)	Paint	---	1, 2, 3
W203	B1	DH	2 total	2'-0" x 3'-5"	Wood	(E)	Paint	---	1, 2, 3
W204	B2	CS	2 total	2'-0" x 3'-5"	Wood	(E)	Paint	---	1, 2, 3
W205	B1	DH	2 total	2'-0" x 3'-5"	Wood	(E)	Paint	---	1, 2, 3
E201	J	DH	6 total	3'-2 1/2" X 3'-5"	Wood	CG-1	Paint	Paint	1, 2, 3, 7
E202	J	DH	6 total	3'-2 1/2" X 3'-5"	Wood	CG-1	Paint	Paint	1, 2, 3, 7
E203	J	DH	6 total	3'-2 1/2" X 3'-5"	Wood	(E)	Paint	---	1, 2, 3
E204	J	DH	6 total	3'-2 1/2" X 3'-5"	Wood	(E)	Paint	---	1, 2, 3
E205	K	DH	4 total	2'-3" X 3'-5"	Wood	(E)	Paint	---	1, 2, 3, 6
E206	K	DH	4 total	2'-3" X 3'-5"	Wood	(E)	Paint	---	1, 2, 3, 6

- WINDOW SCHEDULE NOTES**
1. PROVIDE MINOR REPAIRS, PREPARATION AND PAINT, WITH SEPARATE COLORS AT SASH AND FRAME (COLORS TBD).
 2. REPLACE GLAZING AS SCHEDULED. REPLACE ANY BROKEN GLAZING IN KIND.
 3. REPLACE (E) PAINTED WOOD BRICK MOLD.
 4. ADJACENT INTERIOR FINISHES AND PARTITION CONSTRUCTION TO REMAIN UNDISTURBED. PROTECT AS REQUIRED; REPAIR ANY DAMAGE TO MATCH.REV
 5. (E) PLYWOOD AND VENT TO REMAIN UNDISTURBED, EXCEPT AS REQUIRED FOR WINDOW REPAIRS. PAINT TO MATCH ADJACENT SASH.
 6. REPLACE MISSING INTERIOR STOP. MATCH (E) BUILDING PROFILE.
 7. REPLACE (E) UPPER AND LOWER SASH TO MATCH HISTORIC/ADJACENT WINDOWS. SEE WINDOW TYPES.



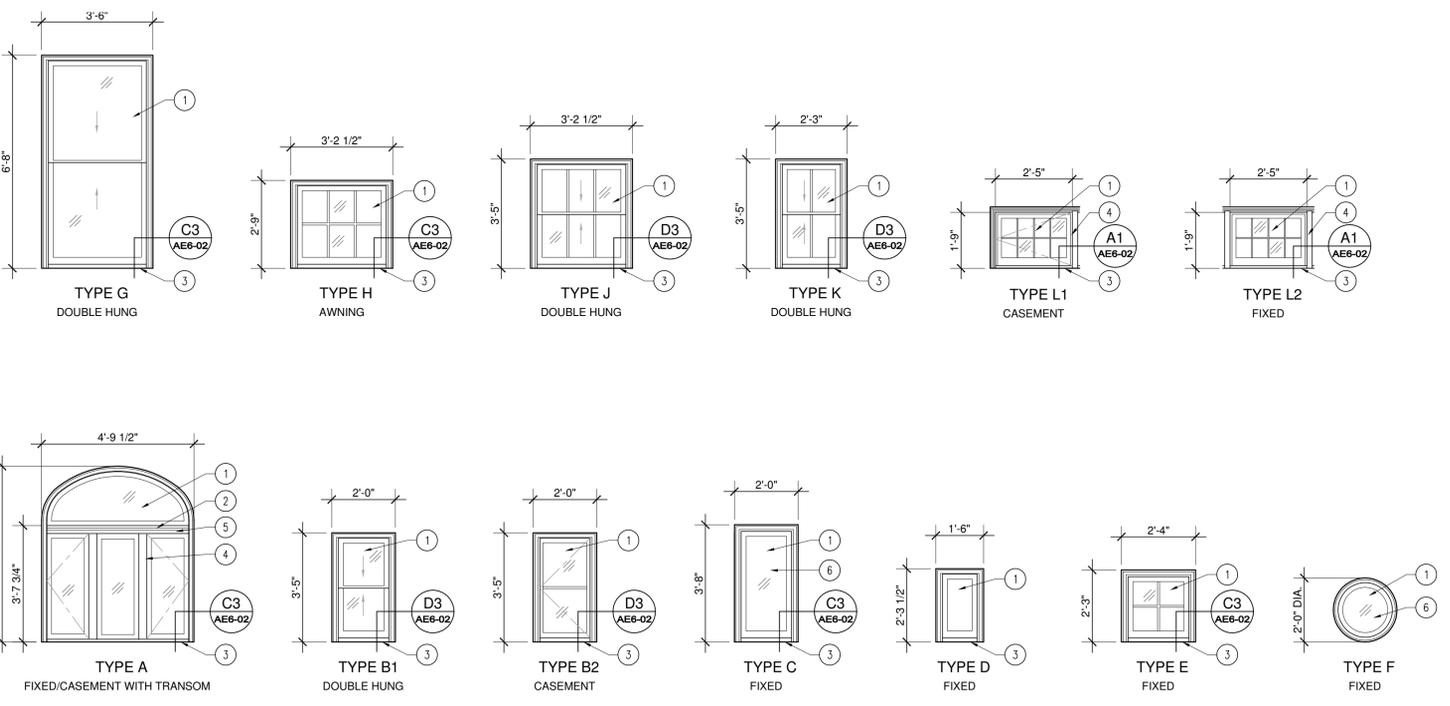
TYPE 1 DOOR FRAME ELEVATIONS

SCALE: 3/8" = 1'-0"



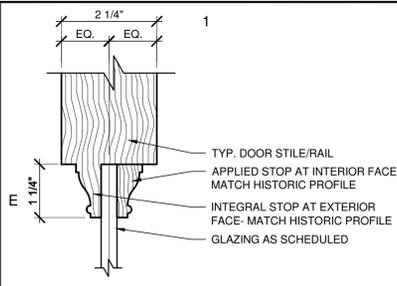
TYPE A DOOR ELEVATIONS

SCALE: 3/8" = 1'-0"

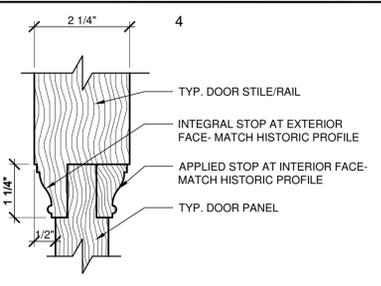


A1 WINDOW ELEVATIONS

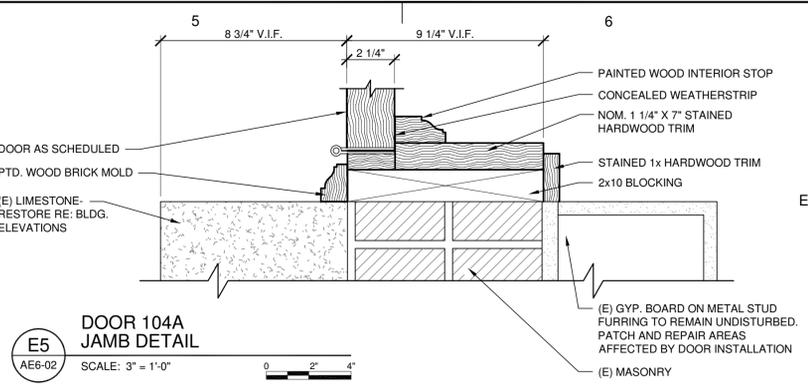
SCALE: 3/8" = 1'-0"



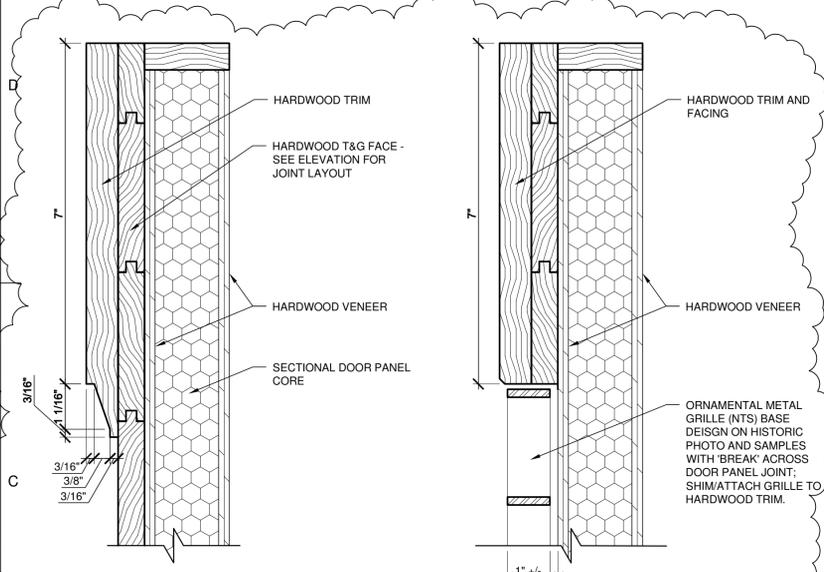
E1 DOOR LITE JAMB DETAIL (HEAD/SILL SIMILAR)
 AE6-02 SCALE: 6" = 1'-0"
 0 1" 2"



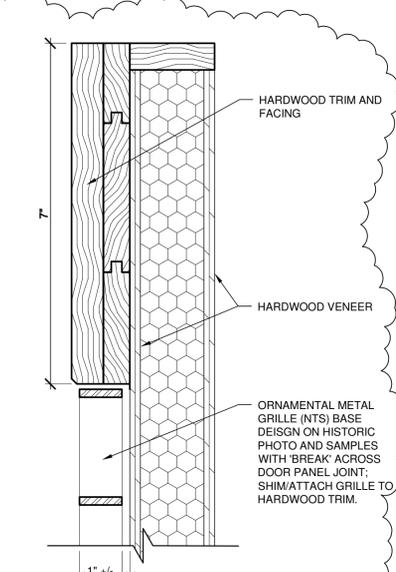
E4 DOOR STILE/RAIL DETAIL
 AE6-02 SCALE: 6" = 1'-0"
 0 1" 2"



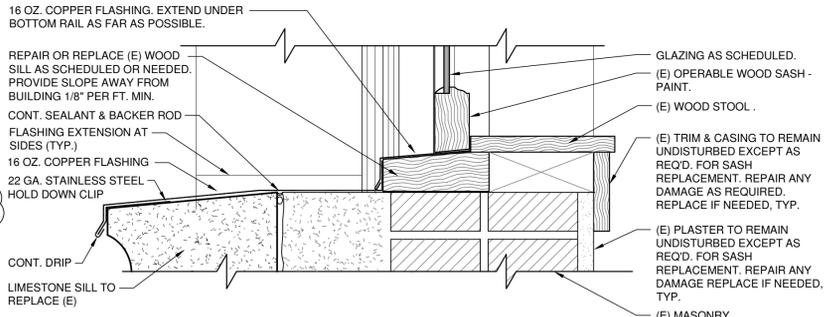
E5 DOOR 104A JAMB DETAIL
 AE6-02 SCALE: 3" = 1'-0"
 0 2" 4"



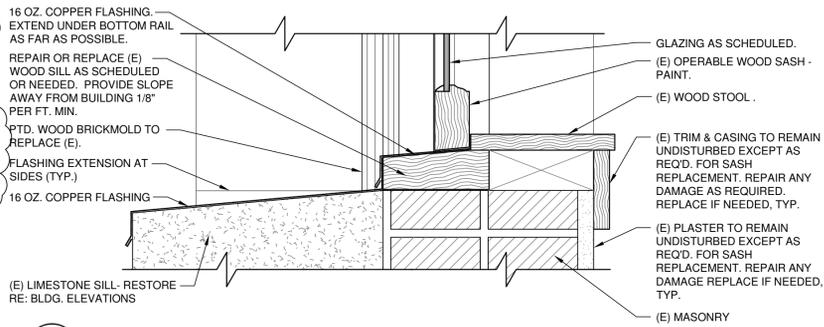
C1 SECTIONAL OVERHEAD DOOR STILE DETAIL (RAIL SIM)
 AE6-02 SCALE: 6" = 1'-0"
 0 1" 2"



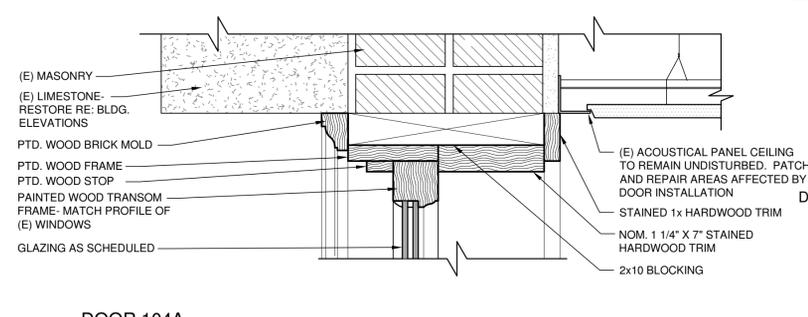
C2 SECTIONAL OVERHEAD DOOR RAIL / GLAZING DETAIL
 AE6-02 SCALE: 6" = 1'-0"
 0 1" 2"



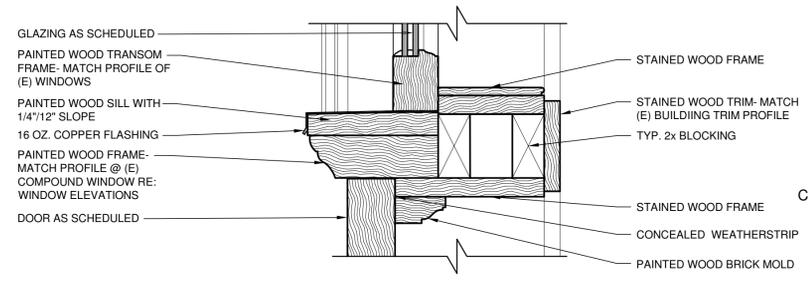
D3 SILL DETAIL
 AE6-02 SCALE: 3" = 1'-0"
 0 2" 4"



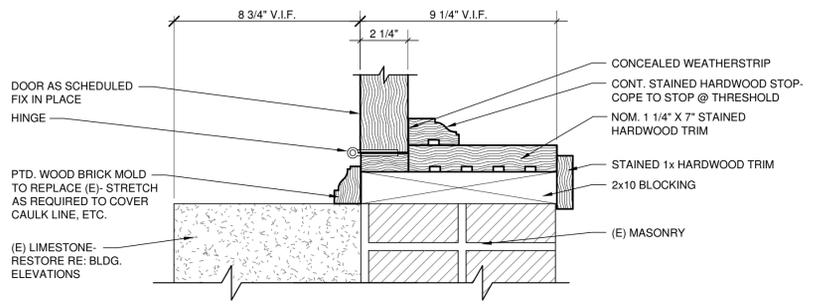
C3 SILL DETAIL
 AE6-02 SCALE: 3" = 1'-0"
 0 2" 4"



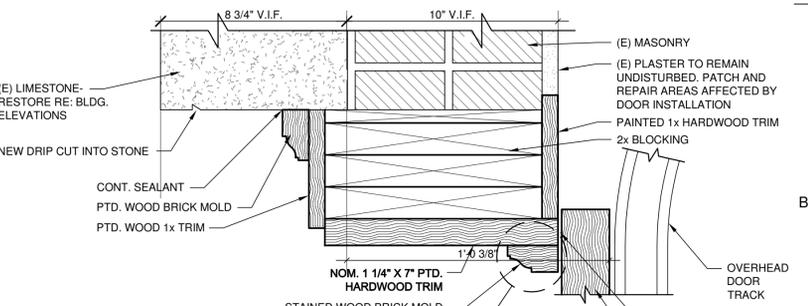
D5 DOOR 104A TRANSOM HEAD DETAIL
 AE6-02 SCALE: 3" = 1'-0"
 0 2" 4"



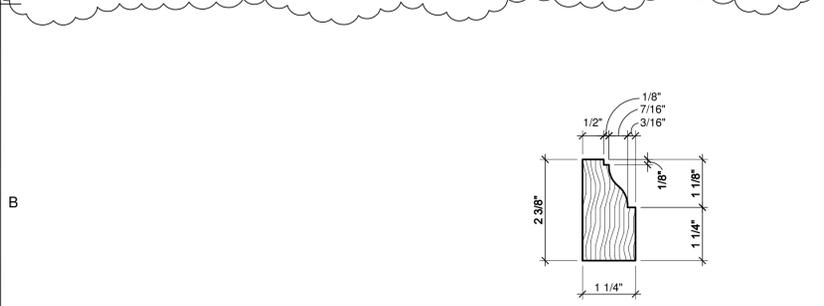
C5 DOOR 104A DOOR HEAD DETAIL
 AE6-02 SCALE: 3" = 1'-0"
 0 2" 4"



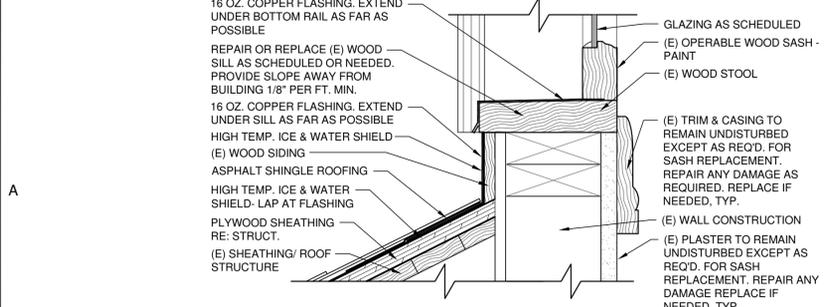
B3 DOOR 204A JAMB DETAIL (HEAD SIM.)
 AE6-02 SCALE: 3" = 1'-0"
 0 2" 4"



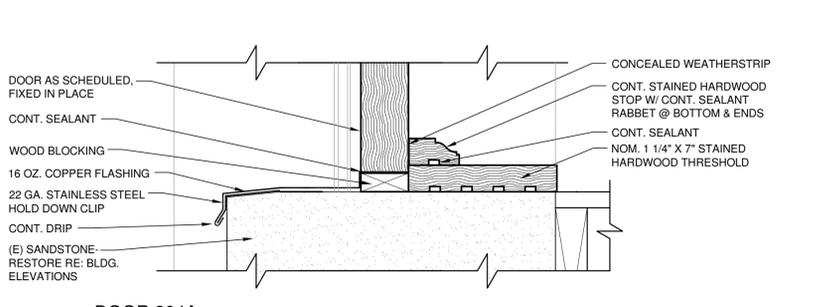
B5 DOOR 101A HEAD DETAIL (JAMB SIM.)
 AE6-02 SCALE: 3" = 1'-0"
 0 2" 4"



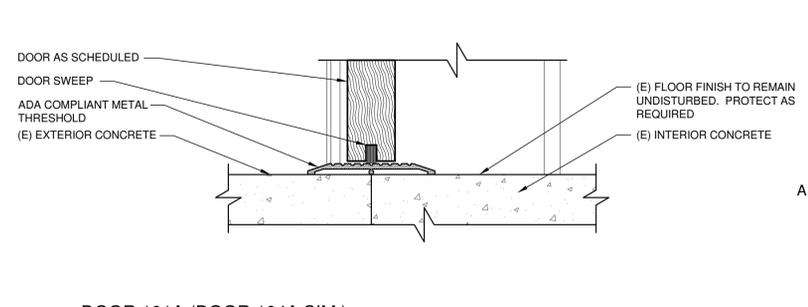
B2 BRICK MOLD
 AE6-02 SCALE: 6" = 1'-0"
 0 1" 2"



A1 SILL DETAIL
 AE6-02 SCALE: 3" = 1'-0"
 0 2" 4"



A3 DOOR 204A THRESHOLD DETAIL
 AE6-02 SCALE: 3" = 1'-0"
 0 2" 4"



A5 DOOR 101A (DOOR 104A SIM.) THRESHOLD DETAIL
 AE6-02 SCALE: 3" = 1'-0"
 0 2" 4"

REVISIONS:
 #2 - 5/26/10

REFERENCE NOTES

BID SET

GOVERNOR'S CARRIAGE HOUSE STABILIZATION
 DFCM PROJECT NO. 10032310
 603 EAST SOUTH TEMPLE
 SALT LAKE CITY, UTAH 84103

357 West Proport Avenue Salt Lake City, Utah 84101
 Telephone 801-384-5161 Facsimile 801-384-5167
 ARCHITECTURE INTERIOR DESIGN

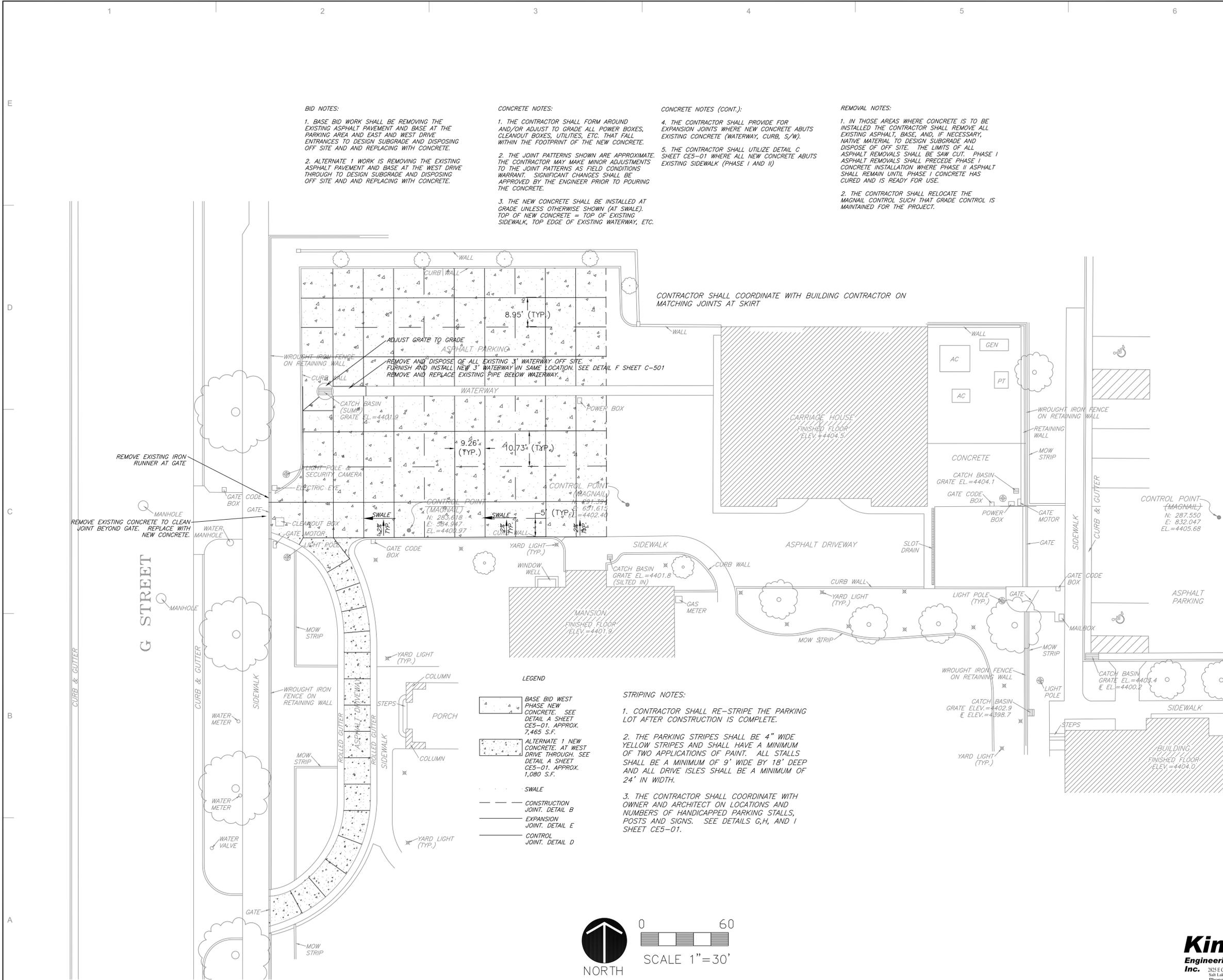
MJSA

STAMP



PROJECT NO.: 10014
 DATE: 4/12/10
 SHEET: AE6-02
 DOOR AND WINDOW DETAILS
 SCALE: AS SHOWN

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO USE OR RE-USE OF THESE DOCUMENTS SHALL BE PERMITTED UNLESS AUTHORIZED IN WRITING BY THE ARCHITECT WITH APPROPRIATE COMPENSATION.



BID NOTES:

1. BASE BID WORK SHALL BE REMOVING THE EXISTING ASPHALT PAVEMENT AND BASE AT THE PARKING AREA AND EAST AND WEST DRIVE ENTRANCES TO DESIGN SUBGRADE AND DISPOSING OFF SITE AND REPLACING WITH CONCRETE.
2. ALTERNATE 1 WORK IS REMOVING THE EXISTING ASPHALT PAVEMENT AND BASE AT THE WEST DRIVE THROUGH TO DESIGN SUBGRADE AND DISPOSING OFF SITE AND REPLACING WITH CONCRETE.

CONCRETE NOTES:

1. THE CONTRACTOR SHALL FORM AROUND AND/OR ADJUST TO GRADE ALL POWER BOXES, CLEANOUT BOXES, UTILITIES, ETC. THAT FALL WITHIN THE FOOTPRINT OF THE NEW CONCRETE.
2. THE JOINT PATTERNS SHOWN ARE APPROXIMATE. THE CONTRACTOR MAY MAKE MINOR ADJUSTMENTS TO THE JOINT PATTERNS AS FIELD CONDITIONS WARRANT. SIGNIFICANT CHANGES SHALL BE APPROVED BY THE ENGINEER PRIOR TO POURING THE CONCRETE.
3. THE NEW CONCRETE SHALL BE INSTALLED AT GRADE UNLESS OTHERWISE SHOWN (AT SWALE). TOP OF NEW CONCRETE = TOP OF EXISTING SIDEWALK, TOP EDGE OF EXISTING WATERWAY, ETC.

CONCRETE NOTES (CONT.):

4. THE CONTRACTOR SHALL PROVIDE FOR EXPANSION JOINTS WHERE NEW CONCRETE ABUTS EXISTING CONCRETE (WATERWAY, CURB, S/W).
5. THE CONTRACTOR SHALL UTILIZE DETAIL C SHEET CE5-01 WHERE ALL NEW CONCRETE ABUTS EXISTING SIDEWALK (PHASE I AND II).

REMOVAL NOTES:

1. IN THOSE AREAS WHERE CONCRETE IS TO BE INSTALLED THE CONTRACTOR SHALL REMOVE ALL EXISTING ASPHALT, BASE, AND, IF NECESSARY, NATIVE MATERIAL TO DESIGN SUBGRADE AND DISPOSE OF OFF SITE. THE LIMITS OF ALL ASPHALT REMOVALS SHALL BE SAW CUT. PHASE I ASPHALT REMOVALS SHALL PRECEDE PHASE I CONCRETE INSTALLATION WHERE PHASE II ASPHALT SHALL REMAIN UNTIL PHASE I CONCRETE HAS CURED AND IS READY FOR USE.
2. THE CONTRACTOR SHALL RELOCATE THE MAGNAIL CONTROL SUCH THAT GRADE CONTROL IS MAINTAINED FOR THE PROJECT.

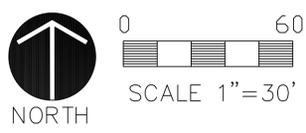
CONTRACTOR SHALL COORDINATE WITH BUILDING CONTRACTOR ON MATCHING JOINTS AT SKIRT

LEGEND

- BASE BID WEST PHASE NEW CONCRETE. SEE DETAIL A SHEET CE5-01, APPROX. 7,465 S.F.
- ALTERNATE 1 NEW CONCRETE. AT WEST DRIVE THROUGH. SEE DETAIL A SHEET CE5-01, APPROX. 1,080 S.F.
- SWALE
- CONSTRUCTION JOINT. DETAIL B
- EXPANSION JOINT. DETAIL E
- CONTROL JOINT. DETAIL D

STRIPING NOTES:

1. CONTRACTOR SHALL RE-STRIP THE PARKING LOT AFTER CONSTRUCTION IS COMPLETE.
2. THE PARKING STRIPES SHALL BE 4" WIDE YELLOW STRIPES AND SHALL HAVE A MINIMUM OF TWO APPLICATIONS OF PAINT. ALL STALLS SHALL BE A MINIMUM OF 9' WIDE BY 18' DEEP AND ALL DRIVE ISLES SHALL BE A MINIMUM OF 24' IN WIDTH.
3. THE CONTRACTOR SHALL COORDINATE WITH OWNER AND ARCHITECT ON LOCATIONS AND NUMBERS OF HANDICAPPED PARKING STALLS, POSTS AND SIGNS. SEE DETAILS G,H, AND I SHEET CE5-01.



GENERAL NOTES

1. ALL WORK SHALL COMPLY WITH THE PROJECT DRAWINGS AND PROJECT SPECIFICATIONS. IF CONFLICTS ARE NOTED, CONTRACTOR SHALL CONTACT ENGINEER PRIOR TO START OF CONSTRUCTION.
2. ANY KNOWN SEWER MAINS, WATER MAINS, GAS MAINS, STORM MAINS, IRRIGATION LINES, TELEPHONE CONDUITS, ELECTRIC CABLES, ANOTHER UNDERGROUND STRUCTURES ARE SHOWN ON THE DRAWINGS ONLY TO THE EXTENT SUCH INFORMATION HAS BEEN MADE AVAILABLE TO OR DISCOVERED BY THE ENGINEER. IT IS EXPECTED THAT THERE MAY BE DISCREPANCIES AND OMISSIONS IN THE LOCATION AND QUANTITIES OF UTILITIES AND STRUCTURES SHOWN. THIS INFORMATION IS SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR BUT IS NOT GUARANTEED TO BE EITHER CORRECT OR COMPLETE, AND ALL RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS THEREOF IS EXPRESSLY DISCLAIMED. THE CONTRACTOR SHALL MAKE SUCH INVESTIGATION AS HE THINKS NECESSARY TO VERIFY ITS CORRECTNESS AND COMPLETENESS. THE CONTRACTOR SHALL, AHEAD OF EXCAVATOR, LOCATE UNDERGROUND UTILITIES AND STRUCTURES SO THAT THEY WILL NOT BE ACCIDENTALLY CUT OR DAMAGED BY HIS CONSTRUCTION OPERATION, AND SO THAT THE GRADE OF THE PIPE CAN BE ADJUSTED AS REQUIRED.
3. CONTRACTOR IS RESPONSIBLE FOR ALL PROJECT SAFETY, INCLUDING, BUT NOT LIMITED TO BARRICADES, SIGNING, TRAFFIC CONTROL AND SECURITY.
4. CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN UP-TO-DATE "AS-BUILT" DRAWINGS THROUGHOUT THE PROJECT. THESE DRAWINGS SHALL BE PROVIDED TO THE OWNER UPON COMPLETION OF THE PROJECT.
5. CONTRACTOR SHALL TAKE THE NECESSARY MEASURES TO PROTECT ALL FACILITIES (I.E. LIGHT POLES, TRASH CANS, FENCES, GATES, MISC. FEATURES OUTSIDE OF THE WORK AREAS ETC.) DURING CONSTRUCTION.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY TRAFFIC CONTROL FOR MATERIALS REMOVAL AND DELIVERIES DURING THE CONSTRUCTION OF THE PROJECT.
7. ALL TRAFFIC CONTROL (I.E. SIGNAGE, CONES, BARRICADES) SHALL CONFORM TO THE MOST CURRENT EDITION OF THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR REMOVALS AND DELIVERIES.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION LAYOUT AND STAKING.
9. THE CONTRACTOR SHALL NOTIFY GOVERNORS MANSION AND DFCM STAFF 48 HOURS PRIOR TO MOBILIZING TO PROJECT AND BEGINNING DEMOLITION AND REMOVALS.
10. THE CONTRACTOR SHALL PROVIDE AND ON-SITE TOILET FOR THE DURATION OF THE PROJECT.
11. THE CONTRACTOR SHALL BARRICADE AND SIGN ALL WORK AREAS DENYING ACCESS TO ALL BUT THE CONTRACTORS EMPLOYEES AND SUBCONTRACTORS.
12. THE CONTRACTOR SHALL PROTECT THE ROADWAY FROM DAMAGES AT ENTRANCES AND EXITS. THE CONTRACTOR SHALL REPAIR ALL DAMAGE TO EXISTING ASPHALT, ETC. DUE TO CONSTRUCTION ACTIVITIES AT NO COST TO THE OWNER. THE CONTRACTOR SHALL KEEP ALL ACCESS ROADS CLEAN AND SWEEPED.

STAMP



King Engineering, Inc.
 2825 E. Cottonwood Parkway
 Salt Lake City, Utah 84121
 Phone: 801.990.3170
 Fax: 801.990.3293
 Internet: www.parcenentmanagement.com

ADDENDUM NO. 2

GOVERNOR'S CARRIAGE HOUSE STABILIZATION
 DFCM PROJECT NO. 10032310
 603 EAST SOUTH TEMPLE
 SALT LAKE CITY, UTAH 84103

357 West Pleasant Avenue Salt Lake City, Utah 84101
 Telephone 801.364.5161 Facsimile 801.364.5167
 ARCHITECTURE INTERIOR DESIGN

MJSA

THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. NO USE OR RE-USE OF THESE DOCUMENTS SHALL BE PERMITTED UNLESS AUTHORIZED IN WRITING BY MJSA ARCHITECTS WITH APPROPRIATE COMPENSATION.

PROJECT NO. 10014

DATE: 5/26/10

SHEET: CE 1-02

SCALE: 1"=30'

BID NOTES:

1. BASE BID WORK SHALL BE REMOVING THE EXISTING ASPHALT PAVEMENT AND BASE AT THE PARKING AREA AND EAST AND WEST DRIVE ENTRANCES TO DESIGN SUBGRADE AND DISPOSING OFF-SITE AND REPLACING WITH CONCRETE.
2. ALTERNATE 1 WORK IS REMOVING THE EXISTING ASPHALT PAVEMENT AND BASE AT THE WEST DRIVE THROUGH TO DESIGN SUBGRADE AND DISPOSING OFF-SITE AND REPLACING WITH CONCRETE.

CONCRETE NOTES:

1. THE CONTRACTOR SHALL FORM AROUND AND/OR ADJUST TO GRADE ALL POWER BOXES, CLEANOUT BOXES, UTILITIES, ETC. THAT FALL WITHIN THE FOOTPRINT OF THE NEW CONCRETE.
2. THE JOINT PATTERNS SHOWN ARE APPROXIMATE. THE CONTRACTOR MAY MAKE MINOR ADJUSTMENTS TO THE JOINT PATTERNS AS FIELD CONDITIONS WARRANT. SIGNIFICANT CHANGES SHALL BE APPROVED BY THE ENGINEER PRIOR TO POURING THE CONCRETE.
3. THE NEW CONCRETE SHALL BE INSTALLED AT GRADE UNLESS OTHERWISE SHOWN (AT SWALE). TOP OF NEW CONCRETE = TOP OF EXISTING SIDEWALK, TOP EDGE OF EXISTING WATERWAY, ETC.

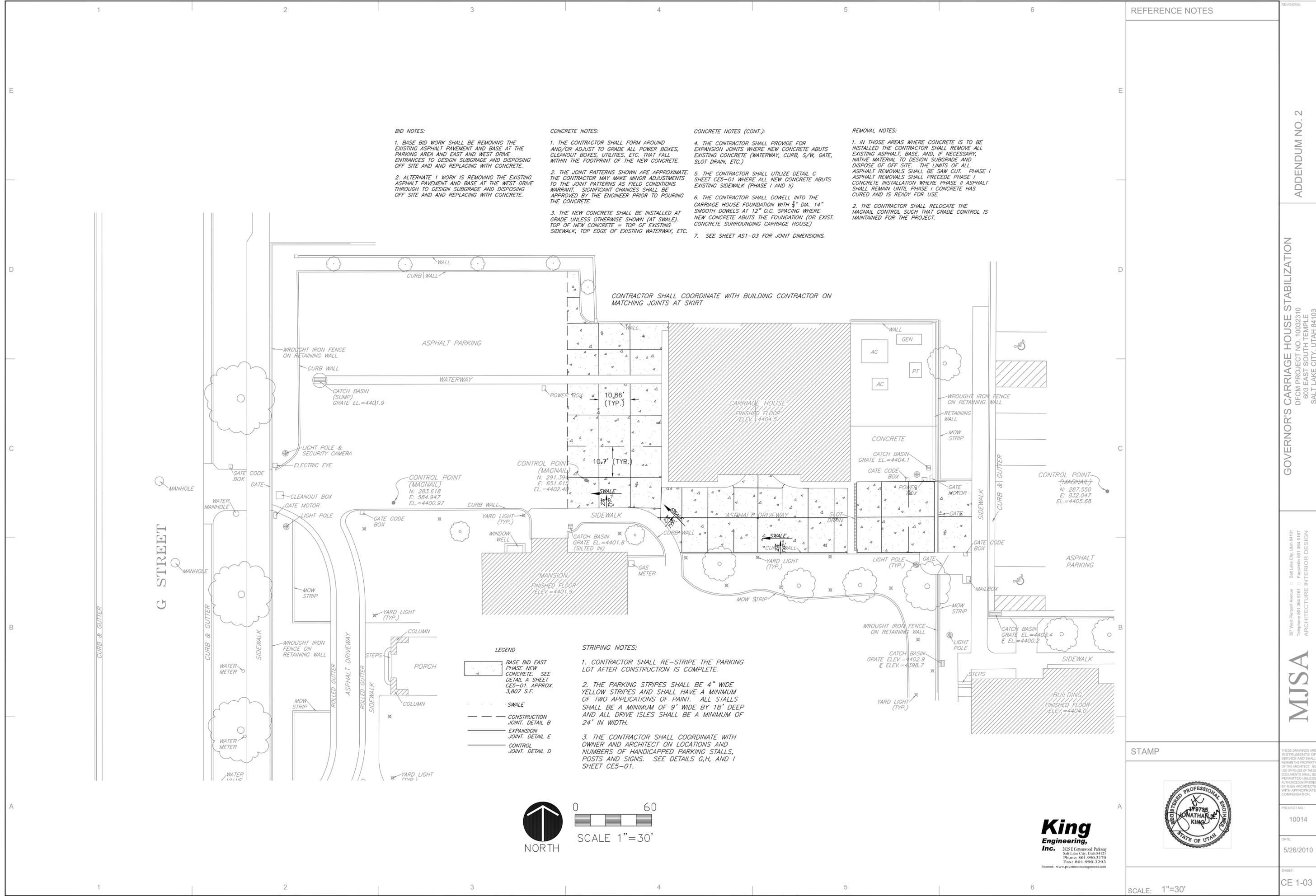
CONCRETE NOTES (CONT.):

4. THE CONTRACTOR SHALL PROVIDE FOR EXPANSION JOINTS WHERE NEW CONCRETE ABUTS EXISTING CONCRETE (WATERWAY, CURB, S/W, GATE, SLOT DRAIN, ETC.)
5. THE CONTRACTOR SHALL UTILIZE DETAIL C SHEET CE5-01 WHERE ALL NEW CONCRETE ABUTS EXISTING SIDEWALK (PHASE I AND II)
6. THE CONTRACTOR SHALL DOWEL INTO THE CARRIAGE HOUSE FOUNDATION WITH 3/4" DIA. 14" SMOOTH DOWELS AT 12" O.C. SPACING WHERE NEW CONCRETE ABUTS THE FOUNDATION (OR EXIST. CONCRETE SURROUNDING CARRIAGE HOUSE)
7. SEE SHEET AS1-03 FOR JOINT DIMENSIONS.

REMOVAL NOTES:

1. IN THOSE AREAS WHERE CONCRETE IS TO BE INSTALLED THE CONTRACTOR SHALL REMOVE ALL EXISTING ASPHALT, BASE, AND, IF NECESSARY, NATIVE MATERIAL TO DESIGN SUBGRADE AND DISPOSE OF OFF-SITE. THE LIMITS OF ALL ASPHALT REMOVALS SHALL BE SAW CUT. PHASE I ASPHALT REMOVALS SHALL PRECEDE PHASE I CONCRETE INSTALLATION WHERE PHASE II ASPHALT SHALL REMAIN UNTIL PHASE I CONCRETE HAS CURED AND IS READY FOR USE.
2. THE CONTRACTOR SHALL RELOCATE THE MAGNAIL CONTROL SUCH THAT GRADE CONTROL IS MAINTAINED FOR THE PROJECT.

CONTRACTOR SHALL COORDINATE WITH BUILDING CONTRACTOR ON MATCHING JOINTS AT SKIRT



REFERENCE NOTES

STAMP



King Engineering, Inc.
 2825 E Cottonwood Parkway
 Salt Lake City, Utah 84120
 Phone: 801.990.3170
 Fax: 801.990.3293
 Internet: www.parcemmanagement.com

ADDENDUM NO. 2
 GOVERNOR'S CARRIAGE HOUSE STABILIZATION
 DFCM PROJECT NO. 10032310
 603 EAST SOUTH TEMPLE
 SALT LAKE CITY, UTAH 84103
 MJSA
 357 West Poplar Avenue Salt Lake City, Utah 84101
 Telephone 801.364.5161 Facsimile 801.364.5167
 ARCHITECTURE INTERIOR DESIGN
 PROJECT NO.: 10014
 DATE: 5/26/2010
 SHEET: CE 1-03

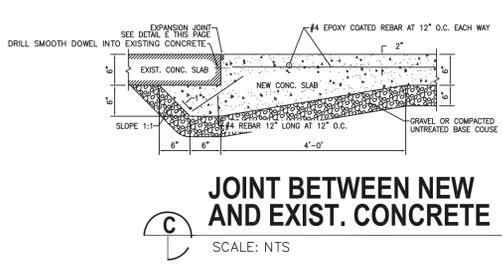
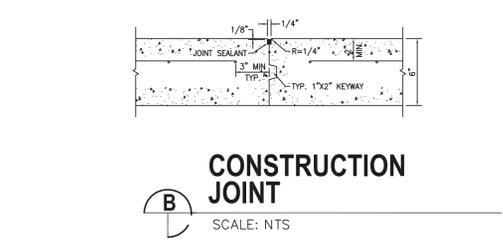
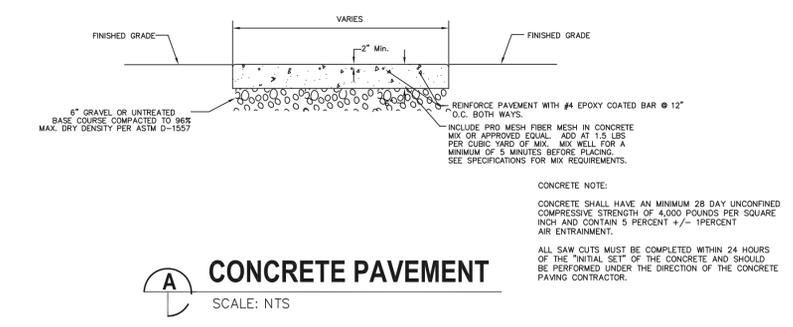
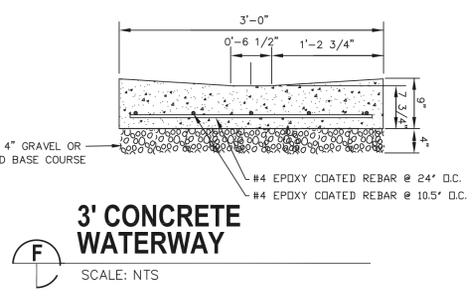
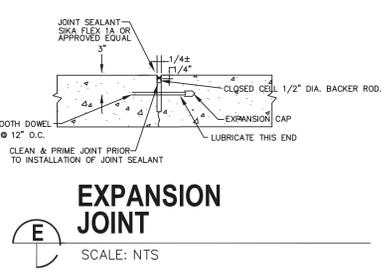
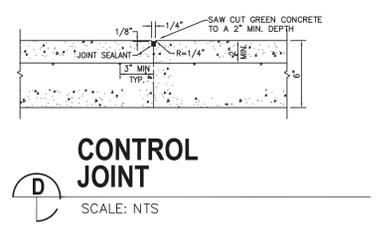
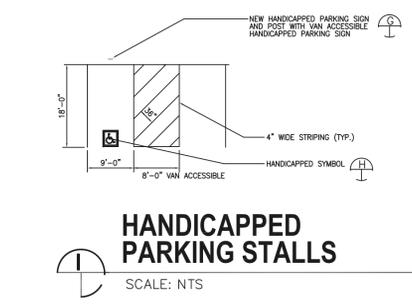
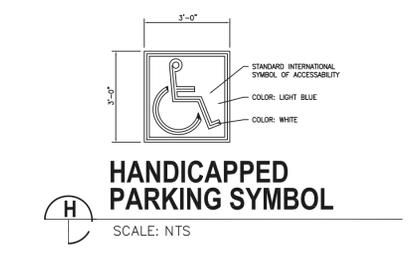
SCALE: 1"=30'

STAMP



King Engineering, Inc.
2825 E Cottonwood Parkway
Salt Lake City, Utah 84121
Phone: 801-990-3170
Fax: 801-990-3293
Internet: www.parcmanmanagement.com

SCALE: NTS



E
D
C
B
A

E
D
C
B
A

REFERENCE NOTES

- KEYNOTES:**
1. STEEL ANGLE SEE DETAILS A1/S3E01 AND D3/E01 STEEL ANGLE AT 3' O.C TYPICAL UNO.
 2. SIMPSON STRAPS SEE DETAIL C3/E02 FOR TYPICAL STRAP SPLICE.
 3. WD-1 WOOD DIAPHRAGM OVERLAY ON ENTIRE ROOF SEE SCHEDULE BELOW.
 4. SIMPSON OWS174 STRAP.
 5. STEEL STRAP @ ROOF RIDGE ALONG WITH STEEL ANGLES. SEE DETAIL D3/E02.
 6. (E) CURBOLA TO BE REMOVED DURING CONSTRUCTION, CONTINUE PL WOOD BEARING AND RE-ATTACH AT TIME OF CONSTRUCTION. 2" CHANGES MAY BE MADE IN THE ROOF SHEATHING TO PROVIDE VENTILATION INTO THE CURBOLA.
 7. SIMPSON OWS216 STRAP AT RIDGE.
 8. PROVIDE (D) 5/8" BOLTS IN STEEL ANGLE AT DOUBLE JOISTS.
 9. SIMPSON OWS216 STEEL STRAP 6'-0" LONG CENTER AT TP.

GOVERNOR'S CARRIAGE HOUSE STABILIZATION
DFCM PROJECT NO. 10032310
603 EAST SOUTH TEMPLE
SALT LAKE CITY, UTAH 84103



State of Utah Department of Administrative Services
DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT
325 West Center Street, Salt Lake City, Utah 84103-2000



MJA Structural Engineering Inc.
442 North Main Street, Suite 200
Boondall, Utah 84010
e-mail: we@mcjeng.com
(801) 298-1118, Office 298-1122 Fax



357 West Pierpoint Avenue Salt Lake City, Utah 84101
Telephone 801 364 5161 Facsimile 801 364 5167
ARCHITECTURE INTERIOR DESIGN

STAMP



THESE DRAWINGS ARE THE PROPERTY OF MJA STRUCTURAL ENGINEERING. NO PART OF THESE DRAWINGS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MJA STRUCTURAL ENGINEERING.

PROJECT NO. 10014
DATE: 4/12/10
SHEET: SE301

EMBEDMENT OF ADHESIVE ANCHORS

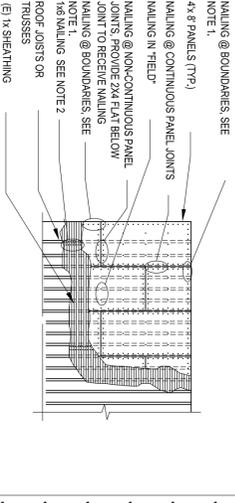
BASE MATERIAL	REBAR ROD Ø	THREADED EMBEDMENT LENGTH	SCREEN EMBEDMENT LENGTH
CONCRETE	#3	38"	5"
	#4	12"	8"
	#5	58"	10"
	#6	34"	12"
	#7	28"	12"
	#8	28"	12"
CMU (ROUTED)	#4	12"	5"
	#5	58"	5"
	#6	34"	7"
	#7	38"	4"
CMU (HOLLOW)	#4	12"	5"
	#5	58"	5"
	#6	34"	7"

- NOTES:**
1. INSTALLATION SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
 2. REBAR SHALL BE EMBEDDED INTO THE CONCRETE AND NOT THROUGH IT.
 3. REBAR SHALL BE DEFORMED.
 4. MINIMUM WALL THICKNESS TO BE EMBEDMENT LENGTH PLUS 1-1/2" OTHERWISE SEE STRUCTURAL ENGINEER.
 5. URM WALL TO USE SCREENS AND TO BE EMBEDDED IN MORTAR.
 6. SEE S3E01 FOR EPOXY TYPES TO BE USED IN CONCRETE, STONE, URM AND MASONRY.

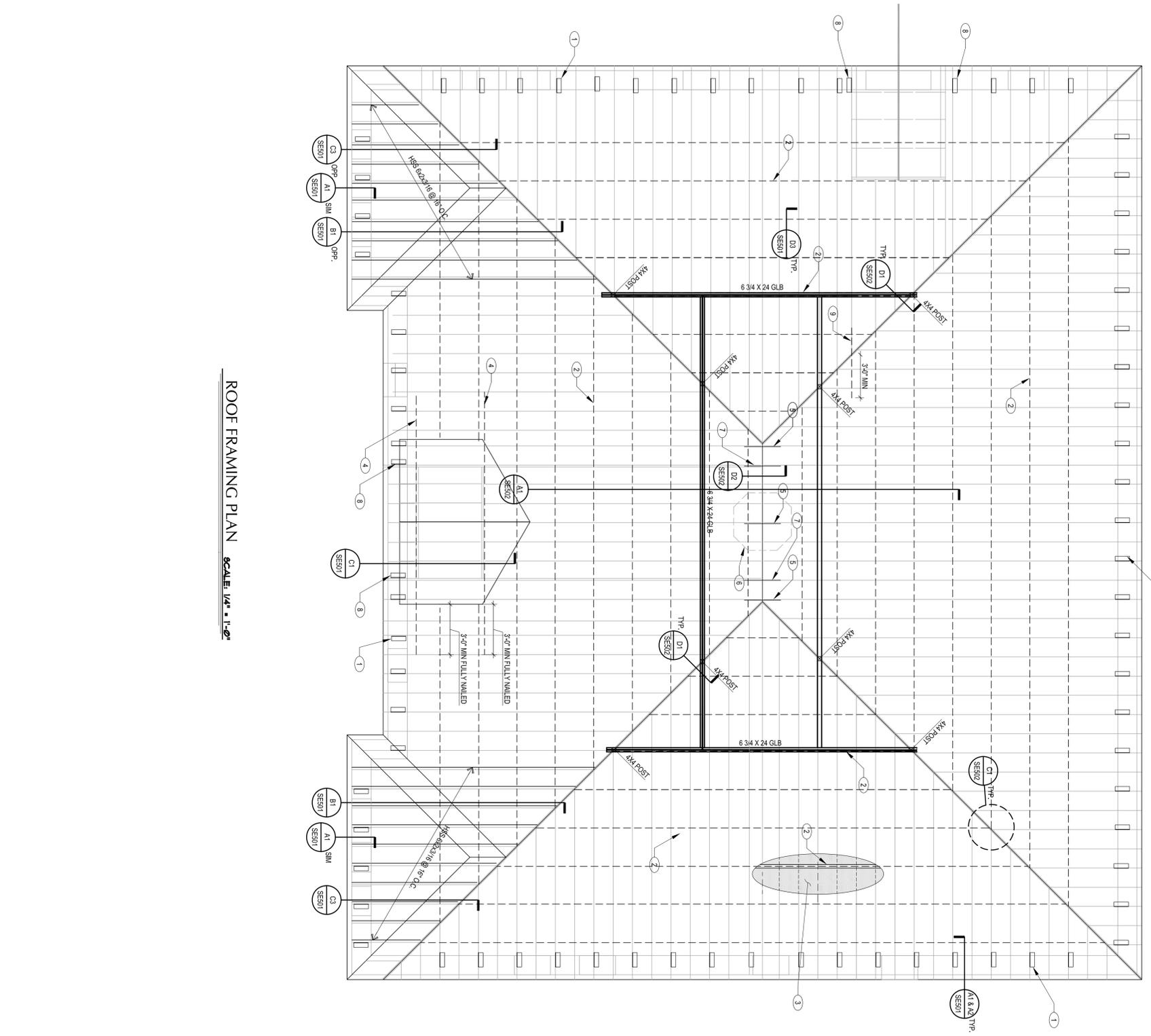
WOOD DIAPHRAGM NAILING AND SHEATHING SCHEDULE

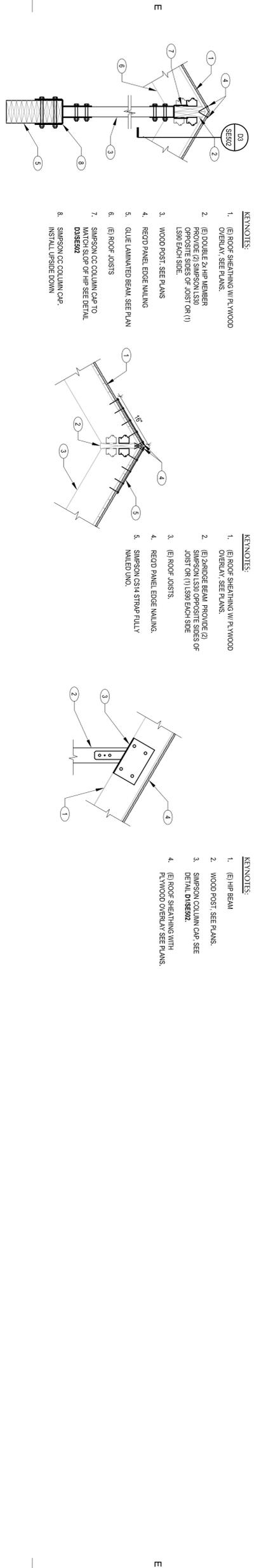
MARK	THICK	SPAN RATING	NAIL SIZE	BOUNDARY ELEMENTS	CONT. PANEL JOINTS	NON-CONT. PANEL JOINTS	FIELD SPACING
WD-1	1/2"	40/20	10d	2' O.C.	3' O.C.	3' O.C.	12' O.C.

1. BOUNDARIES EXIST AT ALL DIAPHRAGM SHEAR WALL INTERFACES AND ALONG ALL STRUCTURAL ELEMENTS THAT TRANSFER DIAPHRAGM FORCES INTO THOSE WALLS.
2. PROVIDE (D) 10d NAILS FROM EACH 1x6 ROOF SHEATHING INTO FRAMING MEMBER BELOW DIRECTLY OVER THE NAIL LINE TO PROVIDE 2x4 FLAT BELOW.
3. DIRECTLY OVER THE NAIL LINE TO PROVIDE 2x4 FLAT BELOW.
4. SPECIFIED WALLS ARE COMMON AND SHALL CORRESPOND TO THE FOLLOWING DIAMETERS AND LENGTHS: (R4) 4-1620 & 3-1/2" LONG; (R4A) 4-1620 & 3-1/2" LONG; OTHERWISE CONTACT FOR USING WALLS OTHER THAN THOSE SPECIFIED MAY RESULT IN THE DEMOLITION OF WORK AND FRAMING TO BE REPLACED.
5. SEE DETAIL D3/E01 FOR TYPICAL DIAPHRAGM BLOCKING, AND DETAIL D3/E01 FOR TYPICAL STAGGAR BOUNDARY AND EDGE NAILING. TO REDUCE THE RISK OF SPOTTING BLOCKING AND STAGGAR MEMBERS, AT PANEL EDGES SISTER 2x MEMBER NEXT TO 2x JOIST TO ALLOW WALLS TO BE STAGGAR. SEE DETAIL D3/E01.



ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

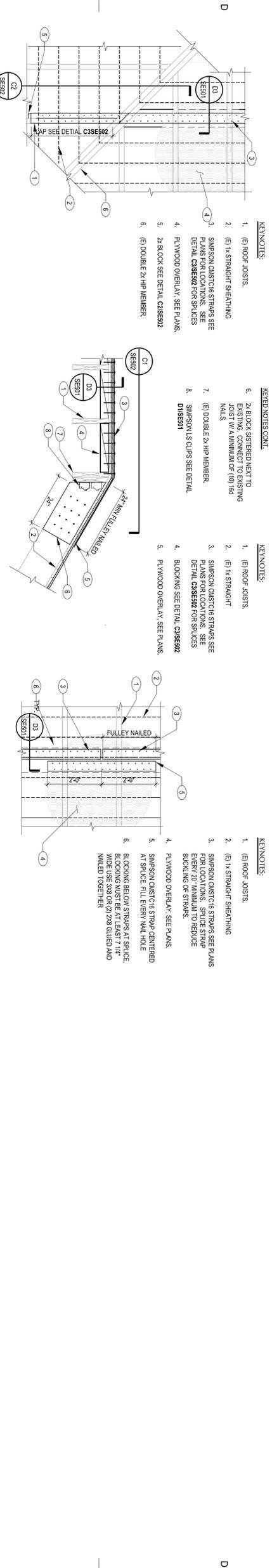




D1 DETAIL
SCALE: 3/4"=1'-0"

D2 DETAIL
SCALE: 3/4"=1'-0"

D3 DETAIL
SCALE: 3/4"=1'-0"



D1 DETAIL
SCALE: 3/4"=1'-0"

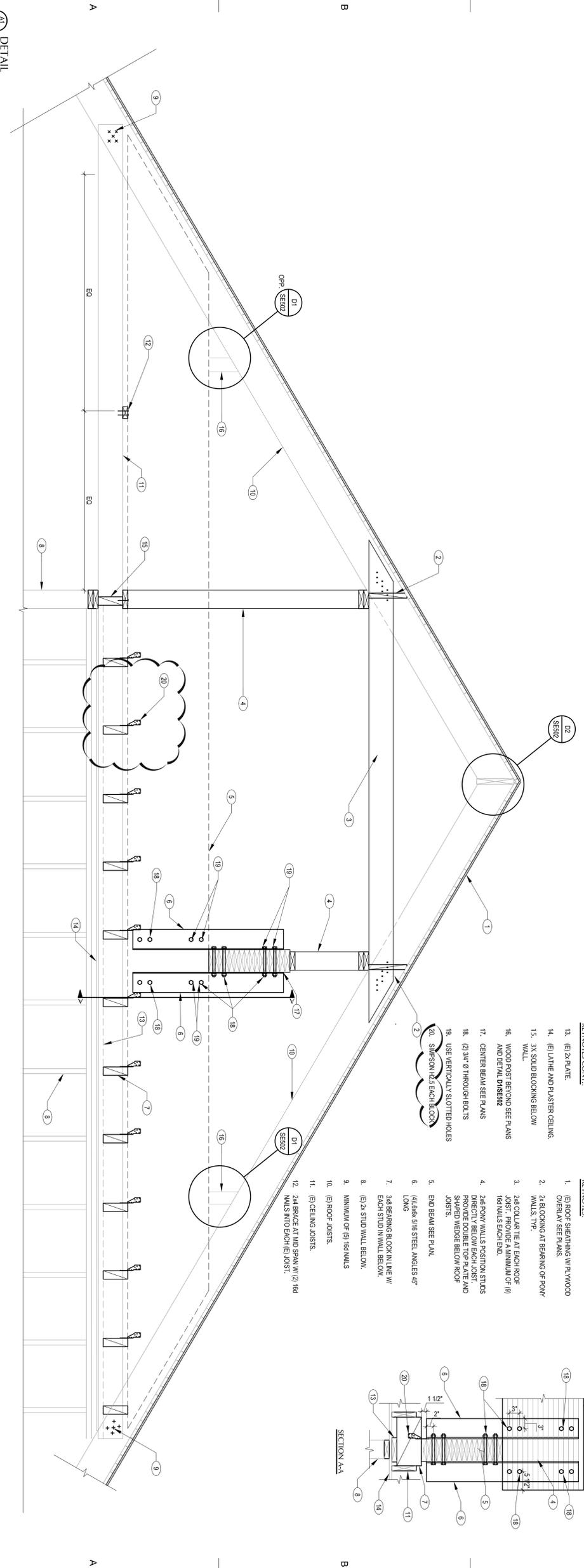
D2 DETAIL
SCALE: 3/4"=1'-0"

D3 DETAIL
SCALE: 3/4"=1'-0"

C1 STEEL STRAP AT HIP
SCALE: 3/4"=1'-0"

C2 STEEL STRAP AT HIP
SCALE: 3/4"=1'-0"

C3 TYPICAL STRAP SPICE
SCALE: 3/4"=1'-0"



D1 DETAIL
SCALE: 3/4"=1'-0"

D2 DETAIL
SCALE: 3/4"=1'-0"

D3 DETAIL
SCALE: 3/4"=1'-0"

C1 STEEL STRAP AT HIP
SCALE: 3/4"=1'-0"

C2 STEEL STRAP AT HIP
SCALE: 3/4"=1'-0"

C3 TYPICAL STRAP SPICE
SCALE: 3/4"=1'-0"

REFERENCE NOTES

PERMIT SET

GOVERNOR'S CARRIAGE HOUSE STABILIZATION

DFCM PROJECT NO. 10032310
603 EAST SOUTH TEMPLE
SALT LAKE CITY, UTAH 84103

THE GREAT SEAL OF THE STATE OF UTAH 1896

State of Utah, Department of Administrative Services
DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT

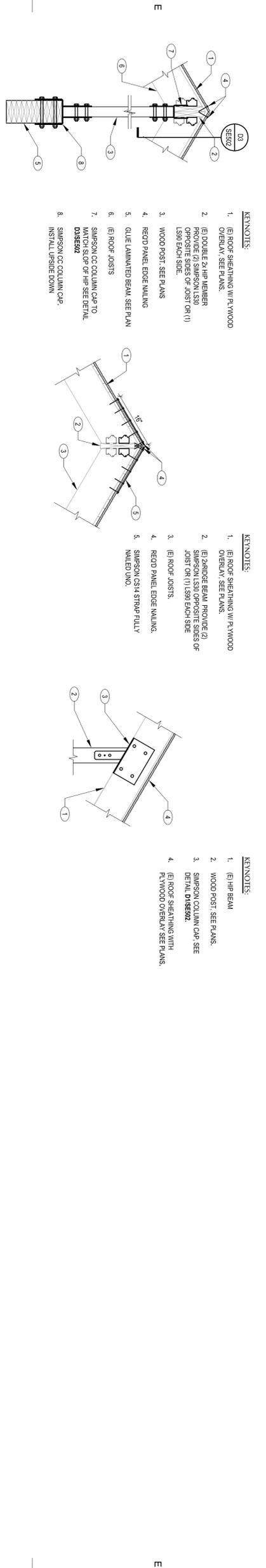
MCA Structural Engineering, Inc.
442 North Main Street, Suite 200
Bountiful, Utah 84010
e-mail: wca@wcaeng.com
(801) 298-1118, Office 298-1122 Fax

STAMP

MJSA

PROJECT NO. 10014
DATE: 4/12/10
SCALE: SE502

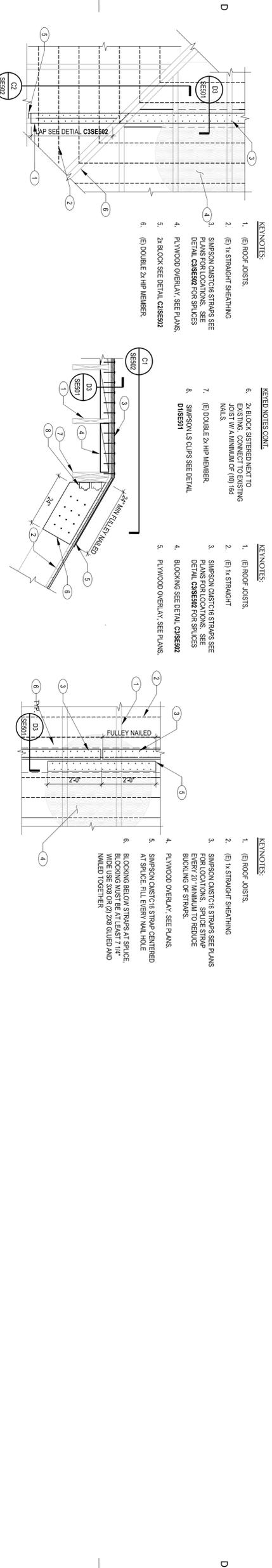
THESE DRAWINGS ARE THE PROPERTY OF MCA STRUCTURAL ENGINEERING, INC. NO PART OF THESE DRAWINGS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MCA STRUCTURAL ENGINEERING, INC.



D1 DETAIL
SCALE: 3/4"=1'-0"

D2 DETAIL
SCALE: 3/4"=1'-0"

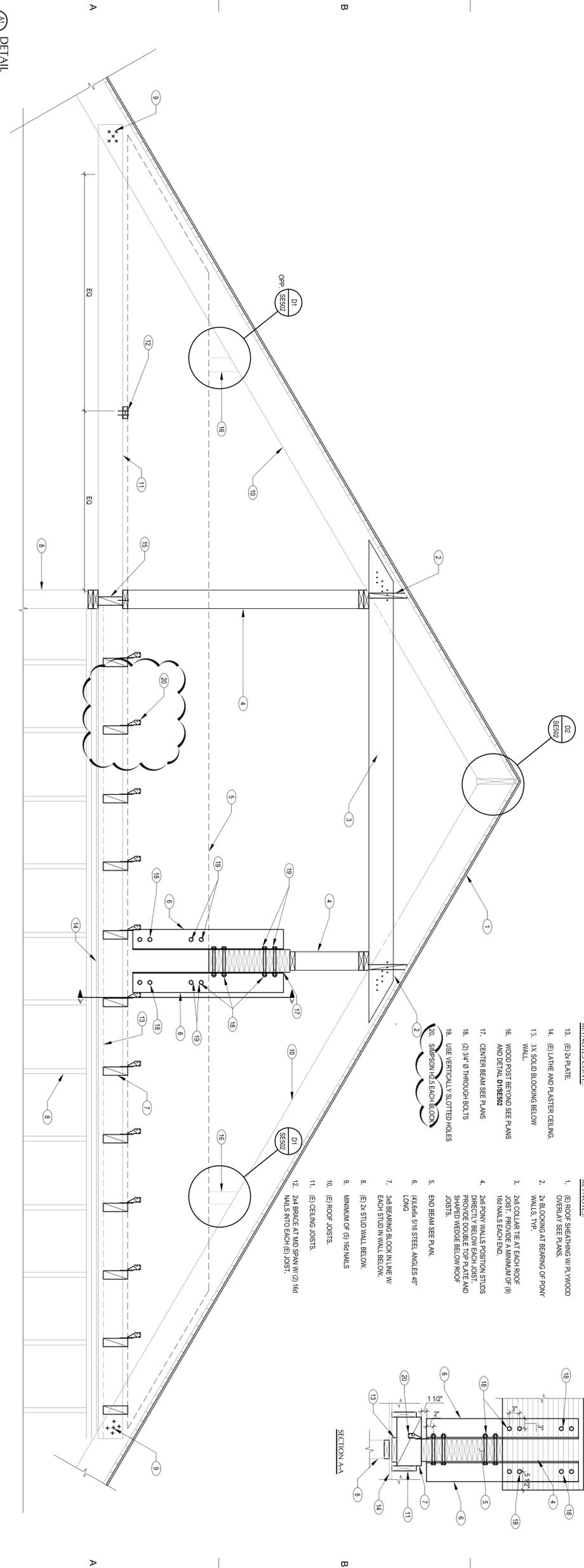
D3 DETAIL
SCALE: 3/4"=1'-0"



C1 STEEL STRAP AT HIP
SCALE: 3/4"=1'-0"

C2 STEEL STRAP AT HIP
SCALE: 3/4"=1'-0"

C3 TYPICAL STRAP SPICE
SCALE: 3/4"=1'-0"



A1 DETAIL
SCALE: 3/4"=1'-0"

D1 DETAIL
SCALE: 3/4"=1'-0"

D2 DETAIL
SCALE: 3/4"=1'-0"

D3 DETAIL
SCALE: 3/4"=1'-0"

C1 STEEL STRAP AT HIP
SCALE: 3/4"=1'-0"

C2 STEEL STRAP AT HIP
SCALE: 3/4"=1'-0"

C3 TYPICAL STRAP SPICE
SCALE: 3/4"=1'-0"

GOVERNOR'S CARRIAGE HOUSE STABILIZATION

DFCM PROJECT NO. 10032310
603 EAST SOUTH TEMPLE
SALT LAKE CITY, UTAH 84103

PERMIT SET

STAMP

THESE DRAWINGS ARE THE PROPERTY OF M.J.S.A. ENGINEERING INC. ANY REUSE OR REPRODUCTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF M.J.S.A. ENGINEERING INC. IS PROHIBITED. M.J.S.A. ENGINEERING INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS.

M.J.S.A. Structural Engineering Inc.
442 North Main Street, Suite 200
Bountiful, Utah 84010
e-mail: wcd@mjsaeng.com
(801) 298-1118, Office 298-1122 Fax

THE GREAT SEAL OF THE STATE OF UTAH 1896
State of Utah, Department of Administrative Services
DIVISION OF FACILITIES CONSTRUCTION AND MANAGEMENT
Salt Lake City, Utah 84101

PROJECT NO.: 10014
DATE: 4/12/10
SCALE: SE502

