

RENOVATION OF COMMONS BUILDING A TUSKEGEE UNIVERSITY

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GENERAL NOTES

THE FOLLOWING NOTES SHALL APPLY THROUGHOUT THE CONSTRUCTION DOCUMENTS; EXCEPTIONS ARE SPECIFICALLY NOTED ON EACH DRAWING.

BIDDING REQUIREMENTS: THE ENTIRE PROJECT IS TO BE BID & BUILT BY A GENERAL CONTRACTOR. THE CONTRACTOR AND TRADE CONTRACTORS ARE TO REFERENCE ALL DRAWINGS AND SPECIFICATIONS IN ALL VOLUMES IN THEIR ENTIRETY AS A COMPLETE SET OF CONTRACT DOCUMENTS AND BID THE PROJECT TO INCLUDE ALL REQUIREMENTS SHOWN AND SPECIFIED.

CODE: THE PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH THE 2015 INTERNATIONAL BUILDING CODE AND OTHER ASSOCIATED CC CODES AMONG RESPECTIVE DISCIPLINES. THE AUTHORITIES HAVING JURISDICTION ARE TUSKEGEE UNIVERSITY, THE CITY OF TUSKEGEE, AND THE ALABAMA DEPARTMENT OF CONSTRUCTION MANAGEMENT. ALL ARE ENFORCING THE PROJECT UNDER THE 2015 IBC.

COMPLIANCE: THE CONTRACTOR IS TO COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL LAWS AND CODES. THIS PROJECT SHALL COMPLY WITH THE STANDARD CONSTRUCTION SPECIFICATIONS. THE CONTRACTOR IS TO COORDINATE ALL UTILITY WORK WITH RESPECTED UTILITY COMPANIES PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY BUILDING PERMITS AND INSPECTIONS REQUIRED TO PERFORM THIS WORK AND COMPLETE THIS PROJECT. SEE THE LIFE SAFETY SHEETS FOR APPLICABLE CODES.

PROJECT SITE LIMITS: THE PROJECT SITE LIMITS ARE RESTRICTED TO COMMONS BUILDING A AND SITEWORK IMMEDIATELY ADJACENT. SEE CIVIL FOR EXTENTS.

SAFETY: THE CONTRACTOR SHALL AT ALL TIMES CONDUCT HIS WORK AS TO ASSURE THE LEAST POSSIBLE OBSTRUCTION TO TRAFFIC. THE SAFETY AND CONVENIENCE OF THE GENERAL PUBLIC AND THE PROTECTION OF PERSONS AND THE PROPERTY SHALL BE PROVIDED FOR BY THE CONTRACTOR.

ARCHITECT'S STATUS: THE ARCHITECT SHALL NOT CONTROL OR BE IN CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK.

ACCESS DURING DEMOLITION & CONSTRUCTION: MAINTAIN CORRIDORS CLEAR, FREE AND CLEAR OF DEBRIS AT ALL TIMES. MAINTAIN EGRESS WIDTHS AND ACCESS TO ALL FIRE EXITS/STAIRS DURING CONSTRUCTION. HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED A 2% GROSS SLOPE. MAINTAIN ADA COMPLIANT CROSSING ACROSS ALL DRIVEWAYS.

COORDINATION:

- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THE C, A, S, MEP, & FP SYSTEMS WITH EXISTING SITE AND INFRASTRUCTURE AND NEW CONSTRUCTION. THE CONTRACTOR IS TO NOTIFY THE ARCHITECT OF ANY CONFLICTS PRIOR TO PROCEEDING WITH THE WORK. ALL TRADE CONTRACTORS ARE TO REFERENCE ARCHITECTURAL DRAWINGS FOR ANY SPECIFIC REQUIREMENTS THAT MAY AFFECT THEIR WORK, INCLUDING LOCATIONS, PLACEMENT, HEIGHTS, ETC. OF EQUIPMENT, FIXTURES, ETC.
- ANY AUTOMATIC SPRINKLER HEADS SHOWN ON REFLECTED CEILING PLANS INDICATE DESIRED LOCATIONS. CONTRACTOR SHALL INCLUDE SUFFICIENT HEADS TO PROVIDE A TOTALLY 100% AUTOMATIC SPRINKLER SYSTEM THROUGHOUT THE NEW CONSTRUCTION AREA PER NFPA CHAPTER 13. SPRINKLER HEAD LOCATIONS ARE SUBJECT TO ARCHITECT COORDINATION AND ADJUSTMENT DURING SHOP DRAWINGS SUBMITTAL PROCESS AS REQUIRED TO COORDINATE WITH OTHER TRADES.
- THE INSTALLATION OF EQUIPMENT, HARDWARE, PIPING, CONDUIT, ETC. THAT OBSTRUCTS ACCESSIBILITY FOR NEW OR EXISTING EQUIPMENT IS NOT ACCEPTABLE.
- THE CONTRACTOR SHALL VERIFY LOCATIONS AND REQUIREMENTS FOR ALL OWNER SUPPLIED FIXED EQUIPMENT AND COORDINATE WITH CONSULTANTS DRAWINGS AND THE CONTRACT DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND COORDINATING ALL SIGNAGE AND BARRICADES FOR SIDEWALK AND STREET CLOSING.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL REQUIRED CURB, GUTTER, SIDEWALK, AND PAVEMENT ARE PROPERLY TRANSITIONED TO MATCH EXISTING WIDTHS AND HEIGHTS OF SUCH STRUCTURES.
- SEE DRAWINGS FOR FINISH SCHEDULE, TOILET ACCESSORY SCHEDULE, DOOR AND FRAME SCHEDULE, VIEW WINDOWS SCHEDULE AND FIXED EQUIPMENT SCHEDULE.
- ALL PIPING SHALL BE INSTALLED IN AREAS WHERE IT WILL BE CONCEALED WITH THE EXCEPTION OF MECHANICAL ROOMS OR AS NOTED. CONTRACTOR SHALL COORDINATE WITH OTHER TRADES TO PROVIDE FURRING FOR PIPING INSTALLED IN FINISH AREAS.
- ALL CONTRACTORS ARE TO REFERENCE ARCHITECTURAL PLANS FOR ROOM NAMES AND NUMBERS.

EXISTING GRADES & DEMOLITION: THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO REVIEW THE FIELD CONDITIONS AND BECOME FAMILIAR WITH ALL ASPECTS OF THE WORK REQUIRED TO COMPLETE THIS PROJECT TO THE SATISFACTION OF THE OWNER, THE OWNER'S REPRESENTATIVE, AND ALL GOVERNING ENTITIES. SUBMITTAL OF A BID INDICATES ACCEPTANCE OF THE EXISTING CONDITIONS ON SITE IN CONJUNCTION WITH THE SCOPE OF WORK REQUIRED FOR DEMOLITION AND NEW CONSTRUCTION IN COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.

UTILITY DISRUPTIONS, SCHEDULED AND UNANTICIPATED: UTILITY OUTAGES, SHUT DOWNS, OR CUT OVERS ARE TO BE SCHEDULED IN ADVANCE OR AS APPROVED IN ADVANCE BY THE UNIVERSITY. PREVENT ACCIDENTAL DISRUPTIONS OF UTILITIES SERVING OPERATING FACILITIES WITHOUT STANDBY POWER SYSTEMS.

FIRE RATINGS:

- MAINTAIN ALL EXISTING FIRE RATINGS AND DRAFTSTOPPING.
- ALL ELECTRICAL PANELS, FIRE EXTINGUISHER CABINETS, GAS SHUT OFF VALVES, ETC. LOCATED IN RATED PARTITIONS SHALL BE BACKED WITH GYPSUM BOARD AS REQUIRED TO RETAIN RATING.

FIRESTOPPING AND FIREPROOFING:

- INFILL ALL OPENINGS THROUGH FIRE RATED PARTITIONS AND SLABS WITH FIRESTOPPING TO MAINTAIN PARTITION AND FLOOR RATINGS.
- CONTRACTOR TO INCLUDE ALL FIRESTOPPING REQUIREMENTS NECESSARY FOR VARIOUS PENETRATION CONDITIONS IN COMPLIANCE WITH RATED MEMBRANES/SURFACES BEING PENETRATED. SHOULD A PENETRATION REQUIREMENT NOT BE DETAILED, THE CONTRACTOR IS RESPONSIBLE FOR BIDDING THE PROJECT TO INCLUDE A REASONABLE FIRESTOPPING SYSTEM TO MEET THE RATING NEEDS.

ROOFING INSTALLATION: A NEW ROOF SYSTEM HAS BEEN INSTALLED UNDER A SEPARATE CONTRACT AND IS NOT INCLUDED IN THIS SCOPE OF WORK.

WOOD STUD AND MISCELLANEOUS WOODFRAMING:

- THE INSTALLER OF THE WOOD STUD FRAMING AND MISCELLANEOUS FRAMING IS RESPONSIBLE FOR STRUCTURING THESE SYSTEMS FOR THE APPLICATION SHOWN. THE ARCHITECTURAL DRAWINGS INDICATE THE CONFIGURATION AND APPEARANCE REQUIRED BUT THE STRUCTURAL FRAMING FOR SUPPORT OF THIS CONFIGURATION AND ANCILLARY COMPONENTS IS THE RESPONSIBILITY OF THE INSTALLER AND SHALL BE DESIGNED IN ACCORDANCE WITH STRUCTURAL ENGINEERING PRACTICE AND IN ACCORDANCE WITH AWC AND AFPA RECOMMENDATIONS.

GENERAL

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY IN THE AREA OF WORK IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES.
- THE CONTRACTOR SHALL MAINTAIN THE DRAINAGE/ARCHITECT/ENGINEER HARMLESS FOR INJURY OR DEATH TO PERSONS OR FOR DAMAGE TO PROPERTY CAUSED BY THE NEGLIGENCE OF THE CONTRACTOR, HIS AGENTS, EMPLOYEES, OR SUBCONTRACTOR.
- EACH CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ADJACENT WORK AND SHALL REPAIR SAID DAMAGE AT HIS OWN EXPENSE. PROVIDE PROTECTION FOR EXISTING STRUCTURES AND SPACES WITHIN THE AREA OF OPERATION UNDER THIS CONTRACT. ANY DAMAGE OR DISTURBANCE RESULTING FROM WORK DONE UNDER THIS CONTRACT SHALL BE PROMPTLY RESTORED, REPLACED, OR REPAIRED.
- PROPER PROTECTION SHALL BE PROVIDED FOR ALL AREAS WHERE DEMOLITION OR NEW WORK IS TO BE PERFORMED SO AS TO PREVENT DIRT OR DUST FROM ENTERING ACTIVE PORTIONS OF THE JOB SITE. PROTECTIVE MEASURES SHALL CONSIST OF DUST TIGHT SHUT AND PLYWOOD PARTITIONS OR PROPERLY HUNG TARP/AULINS, DEPENDING ON THE TYPE OF WORK TO BE DONE. PROTECTIVE MEASURES SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL, UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, SECURE AND PAY FOR THE REQUIRED CONSTRUCTION PERMITS, FEES, LICENSES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
- CODES: ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE APPLICABLE BUILDING CODES AND ORDINANCES. IN THE CASE OF ANY CONFLICT WHERE THE METHOD OR STANDARDS OF INSTALLATION OF THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. NOTIFY THE ARCHITECT OF ALL CONFLICTS.
- DRAWINGS AND SPECIFICATIONS: THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL DISCREPANCIES BETWEEN THE CONSULTANTS' DRAWINGS WITH A WRITTEN REQUEST FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER OR ARCHITECT.
- COORDINATION OF ALL WORK UNDER THIS CONTRACT SHALL BE MAINTAINED TO ENSURE THE QUALITY AND TIMELY COMPLETION OF THE WORK/PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR THE STRUCTURAL STABILITY, UNDERPINNING, AND SHORING OF ADJACENT PROPERTIES, BUILDINGS, AND OTHER STRUCTURES AS PER CODES AND METHODS OF GOOD PRACTICE.
- DO NOT INTERRUPT EXISTING UTILITIES SERVING THE FACILITY, EXCEPT WHEN AUTHORIZED IN WRITING BY THE OWNER AND ALL AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING CONSTRUCTION AS ACCEPTABLE TO OWNER.
- IF ASBESTOS OR ANY OTHER HAZARDOUS MATERIALS IS DISCOVERED, IMMEDIATELY NOTIFY THE ARCHITECT AND IMMEDIATELY STOP DISTURBING THE HAZARDOUS MATERIAL. THE ARCHITECT SHALL NOTIFY THE CONSTRUCTION MANAGER WHEN IT IS PERMISSIBLE TO RESUME WORK IN THE AREA BASED ON REVIEW AND APPROVALS BY THE OWNER'S APPROPRIATE CONSULTANT. ALL WORK SHALL ADHERE TO ALL APPLICABLE CODES, LAWS REGARDING PRACTICE.
- ALL WORK SPECIFIED IN THE CONTRACT SHALL INCLUDE ALL EXISTING CONDITIONS AND MODIFICATIONS NECESSARY TO ACCOMMODATE THE NEW WORK AS SPECIFIED IN THE CONTRACT DOCUMENTS.
- UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REPAIR ALL DAMAGE, OR ALTERATION, DUE TO ACTIVITIES BY THE CONTRACTOR, OF PUBLIC AND PRIVATE PROPERTY, TO THEIR PRE-CONSTRUCTION CONDITIONS, INCLUDING BUT NOT LIMITED TO: ROADS, WALKWAYS, UTILITIES, STRUCTURES, CONSTRUCTION SITE, STORAGE, STAGING, AND PARKING AREAS.
- THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL PARTS OF THE PRESENT BUILDING, THEIR CONTENTS AND OCCUPANTS, WHEREVER WORK UNDER THIS CONTRACT IS BEING PERFORMED.
- THE OWNER RESERVES THE RIGHT AT ALL TIMES TO DELIVER, PLACE AND INSTALL EQUIPMENT AND FURNISHINGS AS THE WORK PROGRESSES, SO LONG AS THERE IS NO INTERFERENCE WITH THE WORK OF CONTRACTOR.
- ALL WORK SHOWN IS NEW UNLESS OTHERWISE NOTED.
- PLANS, SPECIFICATIONS, CODES AND STANDARDS ARE MINIMUM REQUIREMENTS.

DEMOLITION

- ALL DEMOLITION AND REMOVALS SHALL BE IN STRICT ACCORDANCE WITH LOCAL AUTHORITIES HAVING JURISDICTION.
- CONSULT OWNER PRIOR TO THE START OF DEMOLITION TO DETERMINE THE PRECISE SCOPE OF MATERIALS, FINISHES, AND SYSTEMS THAT ARE TO BE REUSED. THIS SCOPE MAY DIFFER FROM THAT INDICATED IN THESE DOCUMENTS.
- CONTRACTOR TO PAY ALL FEES AND OBTAIN ALL REQUIRED PERMITS.
- ANY DAMAGE CAUSED BY THE DEMOLITION PROCESS WILL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST.
- IF THE DEMOLITION PROCESS RESULTS IN AN UNSAFE WORKING ENVIRONMENT, STOP WORK IMMEDIATELY AND NOTIFY APPROPRIATE AUTHORITIES, OWNER AND THE ARCHITECT PRIOR TO PROCEEDING.
- PROVIDE ALL LIFE SAFETY SYSTEMS INCLUDING, BUT NOT LIMITED TO TEMPORARY LIGHTING, BARRICADES, GUARD RAILS AND VENTILATION SYSTEMS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS (OSHA).
- ANY SYSTEMS THAT ARE REMOVED THAT WERE CONNECTED TO A UTILITY SHALL BE REMOVED BY A TRADE FAMILIAR WITH THAT UTILITY. CAP ALL REMAINING UTILITIES AND MARK THEIR LOCATION AT THE SITE AND ON THE AS BUILT RECORD SET DOCUMENTS. NOTIFY THE UTILITY COMPANY AND THE LANDLORD OF INTENTIONS PRIOR TO PROCEEDING WITH THE REMOVAL PROCESS.
- AS WASTE MATERIALS ARE GENERATED, IMMEDIATELY REMOVE AND LEGALLY DISPOSE OF THE DEBRIS AWAY FROM THE PREMISES SO AS TO ASSURE A CLEAR WORKING ENVIRONMENT. ARRANGE WITH THE LANDLORD FOR AN ACCEPTABLE REMOVAL PROCESS. ON-SITE BURNING OF THE DEBRIS IS NOT PERMITTED.
- PROTECT ALL EXISTING ON-SITE AND OFF-SITE CONSTRUCTION THAT IS TO REMAIN (FINISH MATERIAL, ALARM SYSTEM, PLUMBING, HVAC, ELECTRICAL, SPRINKLER)
- CONFORM TO ALL APPLICABLE AUTHORITIES HAVING JURISDICTION.
- THE ARCHITECT HAS NO KNOWLEDGE OF ANY HAZARDOUS MATERIAL ON THE JOB SITE. IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED NOTIFY THE OWNER AND THE ARCHITECT. THE REMOVAL OF ANY HAZARDOUS MATERIALS SHALL BE PERFORMED IN STRICT CONFORMANCE TO THE APPLICABLE REGULATIONS AND PROCEDURES.
- DO NOT ABANDON ANY ELECTRICAL OR MECHANICAL EQUIPMENT. REMOVE ALL EQUIPMENT NOT BEING REUSED OR REBUILT.
- THE SCOPE OF DEMOLITION AND REMOVAL TO BE PERFORMED SHALL NOT BE LIMITED BY THE DRAWINGS OR SPECIFICATION, BUT SHALL INCLUDE ALL WORK THAT SHALL BE REQUIRED OR DIRECTED BY THE OWNER'S REPRESENTATIVE IN ORDER TO FACILITATE THE NEW WORK.
- PRIOR TO STARTING THE CONSTRUCTION PHASE TO WORK, CLEAN THE SITE OF ALL DEMOLITION DEBRIS AND TOOLS. ASSURE THAT THE DEMOLITION IS COMPLETE TO THE POINT WHERE NO ADDITIONAL DEMOLITION WILL BE REQUIRED TO ACCOMMODATE THE NEW WORK, UNLESS COORDINATED.

DIMENSIONS

- ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE BUT WITHOUT GUARANTEE OF ACCURACY. THE DRAWINGS ARE INTENDED TO SHOW THE NATURE OF THE EXISTING BUILDING CONDITIONS KNOWN TO THE ARCHITECT AT THE TIME THAT DRAWINGS WERE PREPARED. IT IS PRESENTED IN GOOD FAITH FOR INFORMATION AND CONVENIENCE. IT SHALL BE UNDERSTOOD THAT THE DRAWINGS ARE NOT INTENDED TO BE AN ACCURATE ACCOUNTING OF THE EXISTING FIELD CONDITIONS OR ALL THE REQUIRED WORK.
- THE CONTRACTOR SHALL VERIFY EXISTING DIMENSIONS, LOCATIONS, LEVELS, DISTANCES AND FEATURES OF THE SITE AND RELATED IMPROVEMENTS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR CONDITIONS ADVERSELY AFFECTING THE DESIGN PRIOR TO PROCEEDING WITH THE WORK.
- DATA IN THE SPECIFICATIONS AND ON THE DRAWINGS ARE AS ACCURATE AS POSSIBLE, BUT ARE NOT GUARANTEED. NO ALLOWANCE WILL BE MADE ON BEHALF OF THE CONTRACTOR FOR ANY EXTRA EXPENSE RESULTING FROM FAILURE OR NEGLIGENCE IN DETERMINING THE CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED.
- EXTERIOR DIMENSIONS OF PLANS ARE TO BUILDING GRID LINES OR FINISH SURFACES UNLESS NOTED OTHERWISE. INTERIOR DIMENSIONS OF PLANS ARE TO BUILDING GRID LINES OR FACE OF FINISH UNLESS NOTED OTHERWISE.
- DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL USE DIMENSIONS SHOWN ON THE DRAWINGS AND ACTUAL FIELD MEASUREMENTS. NOTIFY THE ARCHITECT IF DISCREPANCIES ARE FOUND.
- COORDINATION: THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION AND COORDINATION OF THE WORK OF ALL TRADES TO ASSURE COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS.
- ALL ELEVATIONS GIVEN FOR EXISTING WORK ARE TO FINISHED FLOOR. THE CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS FOR EXISTING STRUCTURES PRIOR TO THE COMMENCEMENT OF WORK.

FIRE PROTECTION

- PROVIDE FIRE PROTECTION AT ALL PENETRATIONS OF FIRE RATED ELEMENTS AS REQUIRED BY CODE AND PER THE SPECIFICATIONS.
- IN LOCATIONS WHERE FIRE PROTECTION INSTALLATIONS ARE RECESSED INTO THE WALLS OR FLOOR, THE REQUIRED RATING SHALL BE CONTINUED AROUND THE INSTALLATION TO THE UNDERSIDE OF SLAB OR DECK ABOVE, AS NECESSARY, TO MAINTAIN THE RATING.

CONSTRUCTION

- CONTRACTOR SHALL INVESTIGATE AND VERIFY LOCATION OF STRUCTURAL, MECHANICAL, AND ELECTRICAL ELEMENTS AND OTHER EXISTING CONDITIONS PRIOR TO THE BEGINNING OF THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WALL BLOCKING REQUIRED FOR WALL AND CEILING MOUNTED ITEMS.
- THERE SHALL BE NO EXPOSED PIPE, CONDUITS, DUCTS, VENTS, ETC. ALL SUCH LINES SHALL BE CONCEALED OR FURRED AND FINISHED, UNLESS NOTED AS EXPOSED ON CONSTRUCTION DRAWINGS.
- OFFSET STUDS WHERE REQUIRED SO THAT FINISH WALL SURFACES WILL BE FLUSH.
- PROVIDE GALVANIC ISOLATION BETWEEN DISSIMILAR METALS.
- GENERAL CONTRACTOR IS TO COORDINATE WITH ELECTRICAL AND PLUMBING CONTRACTORS FOR ALL REQUIRED ROUGH-INS AND/OR TRENCHING REQUIRED FOR ELECTRICAL AND PLUMBING RUNS.
- PROVIDE PRESSURE TREATED WOOD AT ALL LOCATIONS WHERE WOOD IS EXPOSED TO THE EXTERIOR OR WHERE WOOD COMES IN CONTACT WITH CONCRETE OR SOIL.
- PROVIDE FIRE RETARDANT WOOD AND PLYWOOD AT ALL FRAMING, BLOCKING AND SUBSTRATE CONDITIONS.
- THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED TO COMPLETE THE WORK OR MAKE ITS PARTS FIT TOGETHER PROPERLY WITHOUT COMPROMISING THE QUALITY OF THE WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF-ALIGNMENTS ACCORDING TO CODES AND STANDARDS OF GOOD PRACTICE.
- ALL FLOORS IN WET AREAS (TOILETS, KITCHEN, LAUNDRY ROOMS, ETC) SHALL RECEIVE WATERPROOFING AS REQUIRED.
- ALL FLOORS WITH FLOOR DRAINS SHALL BE SUFFICIENTLY PITCHED TO THE FLOOR DRAINS), TYPICAL.
- ALL SURFACES (FLOORS, WALLS, CEILINGS, ETC.) DAMAGED OR EXPOSED DURING WORK SHALL BE REPAIRED, PATCHED, AND FINISHED AS REQUIRED TO MATCH ADJACENT MATERIALS.
- THE CONTRACTOR SHALL CORRECT ANY VARIATIONS IN FLOOR ELEVATIONS CREATED BY THE REMOVAL OF PARTITIONS AND/OR FOR THE INSTALLATION OF DOOR OPENINGS.

CEILING

- CEILING HEIGHTS, WHERE INDICATED, ARE FROM THE FINISHED FLOOR TO THE BOTTOM OF CEILING FINISH SURFACE.

FINISHES

- ALL PAINT AND WALL COVERINGS SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- PREPARE FLOOR PER MANUFACTURER'S RECOMMENDATIONS TO PROVIDE LEVEL AREA FOR FLOORING INSTALLATION AND LEVEL TRANSITIONS.
- DISTURBED FLOORS, WALLS, CEILINGS AND FINISHES SHALL BE PATCHED TO MATCH EXISTING AND/OR PATCHED TO RECEIVE NEW FINISHES SPECIFIED IN THE FINISH SCHEDULE, UNLESS OTHERWISE NOTED.

MECHANICAL / ELECTRICAL / PLUMBING

- MECHANICAL AND ELECTRICAL CONTRACTORS SHALL BE RESPONSIBLE TO MAINTAIN COMPLIANCE WITH APPLICABLE CODES AND STANDARDS, AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS.
- IN LOCATIONS WHERE M/E/P INSTALLATIONS ARE RECESSED INTO THE WALLS OR FLOOR, THE REQUIRED RATING SHALL BE CONTINUED AROUND THE INSTALLATION TO THE UNDERSIDE OF SLAB OR DECK ABOVE, AS NECESSARY, TO MAINTAIN THE RATING.
- THE CONTRACTOR SHALL COORDINATE WITH ALL TRADES FOR ANY OTHER REQUIRED DEVICES, EQUIPMENT, ACCESS DOORS, FIXTURES, ETC. NOT INDICATED IN THE CONTRACT DOCUMENTS AND WILL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY ADDITIONAL REQUIREMENTS OF SUCH ITEMS.
- ANY ELECTRICAL INDICATING DRAWINGS ARE FOR LOCATION PURPOSES ONLY.
- REFER TO ELECTRICAL DRAWINGS FOR THOSE AREAS OF THE EXISTING BUILDING WHERE WORK NECESSITATES CUTTING, PATCHING AND FINISHING.
- DEMOLITION REQUIREMENTS FOR LIGHTING, ELECTRICAL SYSTEMS SHALL BE AS INDICATED IN THE MEP DRAWINGS AND CIVIL DRAWINGS.
- CLOSE ALL OPENINGS DUE TO CUTTING, REMOVAL AND NEW WORK REQUIRED BY MECHANICAL, ELECTRICAL AND PLUMBING TRADES. ALL PATCHING SHALL MATCH EXISTING FINISHES-SEE M/E/P DRAWINGS.

WOOD CONSTRUCTION:

- ALL STRUCTURAL WOOD FRAMING MEMBERS TO BE AS FOLLOWS:

- LOAD-BEARING WALL STUDS: _____ (NO. 2 SOUTHERN PINE) OR (NO. 2 SPRUCE PINE FIR)
 - ALL OTHER MEMBERS: _____ (NO. 2 SOUTHERN PINE)
- LAMINATED VENEER LUMBER (LVL) BEAMS ARE TO HAVE AN ALLOWABLE BENDING STRESS (Fb) = 2600 PSI, AN ALLOWABLE TENSION STRESS (Ft) = 1070 PSI, AN ALLOWABLE SHEAR PARALLEL TO GRAIN (Fv) = 285 PSI AND A MODULUS OF ELASTICITY (E) = 2,000,000. SIZES ARE SHOWN ON THE PLANS AND DETAILS. MULTIPLE PLYS ARE TO BE FASTENED TOGETHER WITH A MINIMUM OF 2 ROWS OF 0.148 INCH DIAMETER BY 3 INCH LONG NAILS AT 12 INCHES (STAGGERED); NAILS TO BE SPACED 2 INCHES FROM THE TOP AND BOTTOM OF BEAMS.
 - ALL LUMBER, PLYWOOD, ETC. REQUIRED TO BE FIRE-RETARDANT TREATED SHALL MEET THE REQUIREMENTS OF SECTION 2303.3 OF THE IBC.
 - SAWN LUMBER JOISTS/PARTS AND SINGLE-PLY BEAMS WITH A NOMINAL DEPTH EQUAL TO OR GREATER THAN 10 INCHES SHALL BE LATERALLY BRACED AT MAXIMUM INTERVALS OF 8' 0" AND AT MEMBER ENDS BY SOLID BRIDGING OR TRANSVERSE BEAMS.
 - ALL LUMBER, INCLUDING PRESERVATIVE AND FIRE-RETARDANT TREATED LUMBER, SHALL BE KILN DRIED TO A MAXIMUM MOISTURE CONTENT OF 19%.
 - CUT ENDS OF ALL TREATED LUMBER SHALL BE FIELD TREATED IN ACCORDANCE WITH THE TREATMENT MANUFACTURERS INSTRUCTIONS AND/OR AWWA STANDARD M4.
 - ALL WOOD FRAMING CONNECTIONS TO COMPLY WITH "TABLE 2304.10.1- FASTENING SCHEDULE" OF THE INTERNATIONAL BUILDING CODE. NAIL SIZES (DIAMETER AND LENGTH) NOT INDICATED IN DOCUMENTS ARE BASED ON COMMON WOOD SIZES.
 - ALL FASTENERS FOR USE WITH PRESERVATIVE TREATED WOOD SHALL BE HOT-DIPPED ZINC-COATED GALVANIZED STEEL OR STAINLESS STEEL. HOT-DIPPED GALVANIZED FASTENERS SHALL MEET THE REQUIREMENTS OF ASTM A 153, CLASS D FOR 3/8" DIA. OR SMALLER AND CLASS C FOR FASTENERS WITH DIAMETERS OVER 3/8". FASTENERS OTHER THAN NAILS ARE PERMITTED TO BE MECHANICALLY DEPOSITED ZINC-COATED STEEL WITH MINIMUM COATING WEIGHTS IN ACCORDANCE WITH ASTM B 695, CLASS F5.
 - HOT-DIPPED GALVANIZED MATERIAL, INCLUDING FASTENERS AND CONNECTION HARDWARE, SHALL NOT BE USED IN CONTACT WITH STAINLESS STEEL MATERIAL.

- PREFABRICATED METAL CONNECTORS SHOWN IN DOCUMENTS ARE SIMPSON STRONG TIE CONNECTORS. SUBSTITUTION WITH EQUAL CONNECTORS BY OTHER MANUFACTURERS MUST BE APPROVED BY STRUCTURAL ENGINEER.
- SAWN LUMBER JOISTS/PARTS AND SINGLE-PLY BEAMS WITH A NOMINAL DEPTH EQUAL TO OR GREATER THAN 10 INCHES SHALL BE LATERALLY BRACED AT MAXIMUM INTERVALS OF 8' 0" AND AT MEMBER ENDS BY SOLID BRIDGING OR TRANSVERSE BEAMS.
- FLOOR SHEATHING: NOMINAL 3/4" THICK APA RATED SHEATHING WITH TONGUE & GROOVE EDGES AND A 48/24 SPAN RATING. INSTALL WITH LONG DIMENSION OF PANEL PERPENDICULAR TO SUPPORTS. GLUE AND FASTEN TO SUPPORTING MEMBERS WITH 0.131 INCH DIAMETER BY 2.5 INCH LONG NAILS AT 6 INCHES ON CENTER AT ALL FOUR PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.
- ROOF SHEATHING: NOMINAL 5/8" THICK APA RATED SHEATHING EXPOSURE 1 WITH A 32/16 SPAN RATING. INSTALL WITH LONG DIMENSION OF PANEL PERPENDICULAR TO SUPPORTS. FASTEN TO SUPPORTING MEMBERS WITH 0.131 INCH DIAMETER BY 2.5 INCH LONG NAILS AT 6 INCHES ON CENTER AT ALL FOUR PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS. INSTALL PLY CLIPS AT ALL UNSUPPORTED EDGES.
- WALL SHEATHING: NOMINAL 1/2" THICK APA RATED SHEATHING EXPOSURE 1 WITH A 40/20 SPAN RATING. INSTALL WITH LONG DIMENSION OF PANEL PERPENDICULAR TO STUDS. ALL PANEL EDGES SHALL BE BACKED WITH TWO-INCH NOMINAL OR WIDER FRAMING, UNLESS NOTED OTHERWISE, FASTEN TO SUPPORTING MEMBERS WITH 0.131 INCH DIAMETER BY 2.5 INCH LONG NAILS AT 6 INCHES ON CENTER AT ALL FOUR PANEL EDGES AND 12 INCHES ON CENTER AT INTERMEDIATE SUPPORTS.
 - WALL SHEATHING SHALL BE CONTINUOUS ABOVE AND BELOW ALL OPENINGS.

PRE-FABRICATED WOOD TRUSSES:

- THE DESIGN, MANUFACTURE, QUALITY ASSURANCE AND ERECTION OF WOOD TRUSSES SHALL BE IN ACCORDANCE WITH THE CURRENT "NATIONAL DESIGN STANDARD FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION" (TP3) BY THE TRUSS PLATE INSTITUTE.
- A TRUSS SUBMITTAL PACKAGE SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW PRIOR TO FABRICATION AND ERECTION. THIS PACKAGE SHALL INCLUDE: AT A MINIMUM, EACH INDIVIDUAL TRUSS DESIGN DRAWING, THE TRUSS PLACEMENT DIAGRAM, THE PERMANENT INDIVIDUAL TRUSS MEMBER RESTRAINT/BRACING METHOD AND DETAILS, AND ANY OTHER STRUCTURAL DETAILS GERMANE TO THE TRUSSES. THE TRUSS DESIGN DRAWINGS SHALL BEAR THE SEAL AND SIGNATURE OF THE TRUSS DESIGNER WHO SHALL BE REGISTERED IN THE STATE OF ALABAMA.
- TRUSS TO TRUSS CONNECTIONS SHALL BE DESIGNED AND SPECIFIED BY THE TRUSS MANUFACTURER FOR THE DESIGN LOADS.
- ALL TEMPORARY AND PERMANENT BRACING MEMBERS AND CONNECTIONS REQUIRED FOR TRUSSES SHALL BE DESIGNED AND DETAILED BY THE WOOD TRUSS DESIGNER. AT A MINIMUM, TRUSS INSTALLER SHALL COMPLY WITH THE "GUIDE TO GOOD PRACTICE FOR HANDLING, INSTALLING, RESTRAINING, AND BRACING OF METAL PLATE CONNECTED WOOD TRUSSES" BY BCSP.
- TRUSSES SHALL BE DESIGNED FOR THE FOLLOWING SUPERIMPOSED LOADS:

ROOF TOP CHORD DEAD LOAD	10 PSF
ROOF BOTTOM CHORD DEAD LOAD	10 PSF
ROOF TOP CHORD LIVE LOAD	10 PSF
FLOOR TOP CHORD DEAD LOAD	15 PSF
FLOOR BOTTOM CHORD DEAD LOAD	10 PSF
FLOOR TOP CHORD LIVE LOAD	40 PSF
FLOOR TRUSS MAX LIVE LOAD DEFLECTION	L/480

- TRUSSES SHALL BE DESIGNED FOR COMPONENT AND CLADDING WIND LOADS BASED ON THE PROVIDED DESIGN CRITERIA AND COMPONENT AND CLADDING WIND LOAD TABLES.
- TRUSS DESIGNER SHALL VERIFY THAT ALL EQUIPMENT WEIGHTS, CONCENTRATED LOADS, AND LOCATIONS ARE PROVIDED BY THE GENERAL CONTRACTOR. THE LOADS AND CORRESPONDING LOCATIONS SHALL BE IDENTIFIED ON THE TRUSS PLACEMENT DIAGRAM.
- MECHANICAL DUCT OPENINGS IN TRUSSES SHALL BE COORDINATED WITH THE MECHANICAL DRAWINGS TO ACCOMMODATE THE DUCT LOCATION AND SIZE WITH INSULATION.

PROJECT TEAM

OWNER

TUSKEGEE UNIVERSITY
1200 WEST MONTGOMERY ROAD
TUSKEGEE, AL 36088

ARCHITECT

WILLIAMS BLACKSTOCK ARCHITECTS
2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35203
(205) 252-9811 (205) 252-9812

ELECTRICAL

MUYA ENGINEERING
5800 CYPRESS TRACE
HOOVER, ALABAMA
(205) 422-7596

CIVIL

MBA ENGINEERS, INC.
300 20TH STREET NORTH, SUITE 100
BIRMINGHAM, AL 35203
(205) 252-9811 (205) 252-9812

STRUCTURAL

MBA ENGINEERS, INC.
300 20TH STREET NORTH, SUITE 100
BIRMINGHAM, AL 35203
(205) 252-9811 (205) 252-9812

PLUMBING / FIRE PROTECTION

DEWBERRY
2 RIVERCHASE OFFICE PLAZA, SUITE 205
HOOVER, AL 35244
(205) 988-2069

APPLICABLE CODES

INTERNATIONAL BUILDING CODE: 2021 EDITION
NATIONAL ELECTRICAL CODE (NFPA 70): 2020 EDITION
INTERNATIONAL FIRE CODE: 2021 EDITION
INTERNATIONAL MECHANICAL CODE: 2021 EDITION
INTERNATIONAL FUEL GAS CODE: 2021 EDITION
INTERNATIONAL PLUMBING CODE: 2021 EDITION
INTERNATIONAL EXISTING BUILDING CODE: 2021 EDITION
ADA STANDARDS FOR ACCESSIBLE DESIGN 2010 EDITION
2019 NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72)

SCOPE OF WORK

THE SCOPE OF WORK FOR THIS PROJECT INCLUDES THE RENOVATION OF A THREE-STORY RESIDENTIAL BUILDING. SELECTIVE INTERIOR DEMOLITION AND REPAIR OF WATER-DAMAGED AREAS; NEW INTERIOR FINISHES, FIXTURES, APPLIANCES, AND MILLWORK; NEW DOORS AND WINDOWS; IMPROVED FIRE PROTECTION; MINOR SITE WORK AND OTHER EXTERIOR IMPROVEMENTS. ALL OTHER WORK IS OUTSIDE OF THE SCOPE OF THIS PROJECT.

DRAWING LIST

GENERAL

- G1.0 COVER
G2.0 REFERENCES AND STANDARDS
G3.0 UNIT TYPE DISTRIBUTION

LIFE SAFETY

- LS1.0 CODE AND LIFE SAFETY
LS1.1 LIFE SAFETY PLANS

CIVIL

- C1.0 SITE, GRADING, UTILITY PLAN
C2.0 DRAINAGE & EROSION CONTROL PLAN
C3.0 DETAILS
C3.1 DETAILS
1 SURVEY

LANDSCAPE

- L1.0 LANDSCAPE PLANTING PLAN

ARCHITECTURAL

- A1.1 ARCHITECTURAL SITE PLAN
A2.1 FLOOR PLAN LEVEL 1
A2.2 FLOOR PLAN LEVEL 2
A2.3 FLOOR PLAN LEVEL 3
A3.1 REFLECTED CEILING PLAN
A3.2 REFLECTED CEILING PLAN
A3.3 REFLECTED CEILING PLAN
A4.1 DEMO - EXTERIOR ELEVATIONS
A4.2 EXTERIOR ELEVATIONS
A5.1 BUILDING SECTIONS
A5.2 WALL SECTIONS
A7.1 UNIT TYPE B1
A7.2 UNIT TYPE B1-M
A7.3 UNIT TYPE B-ALT
A7.4 UNIT TYPE C1
A7.5 UNIT TYPE C1-M
A7.6 UNIT TYPE C-ALT
A9.1 FINISH PLAN - LEVEL 1
A9.2 FINISH PLAN - LEVEL 2
A9.3 FINISH PLAN - LEVEL 3

PLUMBING

- P001 PLUMBING - SCHEDULES, LEGENDS, & DETAILS
P101 PRESSURE - LEVEL 1 - FLOOR PLANS
P102 PRESSURE - LEVEL 2 - FLOOR PLANS
P103 PRESSURE - LEVEL 3 - FLOOR PLANS

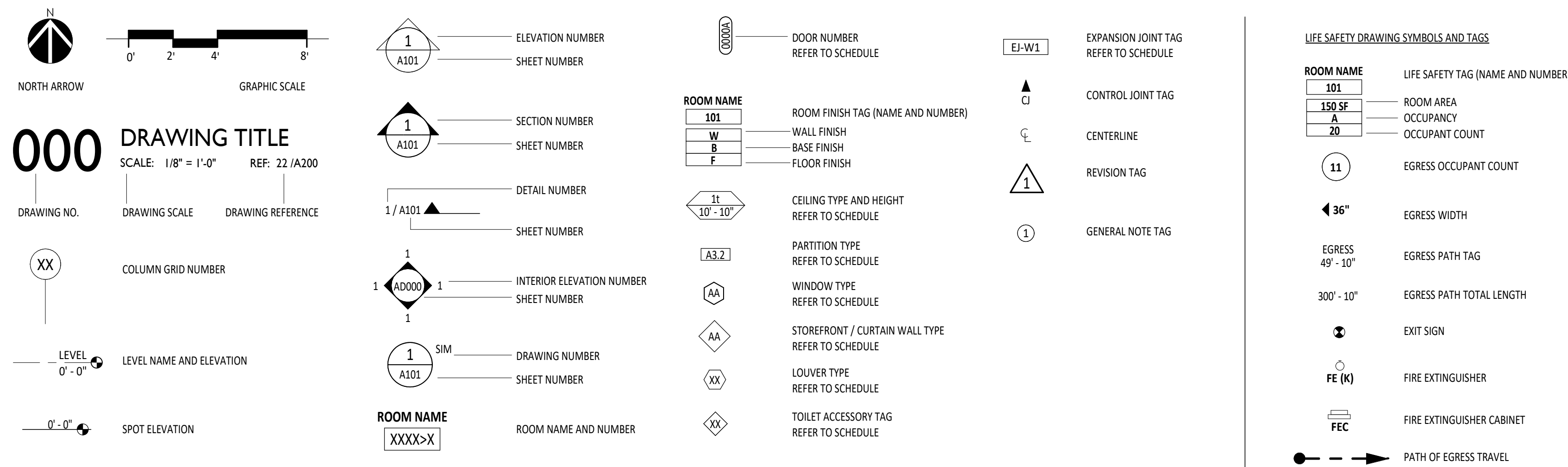
FIRE PROTECTION

- FP001 FIRE PROTECTION - SCHEDULES, LEGENDS, & DETAILS
FP101 FIRE PROTECTION - LEVEL 1-3 - FLOOR PLANS

ELECTRICAL

- E1.0 GENERAL NOTES, SYMBOLS, LEGENDS, & SCHEDULES
E1.1 SINGLE LINE DIAGRAMS - POWER
E1.2 ELECTRICAL DETAILS
E2.1 DEMOLITION PLANS - ELECTRICAL
E3.1 FLOOR PLANS - LIGHTING
E4.1 FLOOR PLANS - POWER & AUXILIARY
E5.1 UNIT PLANS - LIGHTING
E5.2 UNIT PLANS - POWER & AUXILIARY

SYMBOL LEGEND



STATE OF ALABAMA
2522 5471
5801 6488
WILLIAMS BLACKSTOCK
ARCHITECTS
7639
REGISTERED ARCHITECT

Renovation of Commons Building A
BID SET

Tuskegee University
Benjamin F. Payton Drive, Tuskegee, AL 36088
21-034.01

KEY PLAN:

ARCHITECT OF RECORD:

WILLIAMS
BLACKSTOCK
ARCHITECTS
2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35203

ISSUE DATE:
12-16-2022

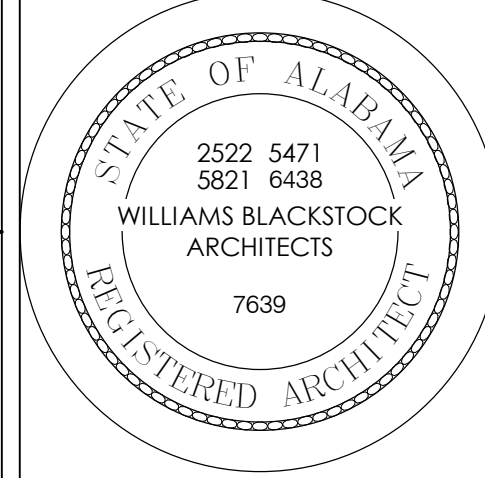
REVISIONS:

NO. DATE DESCRIPTION

PROJECT NUMBER:
21-034.01

DRAWING TITLE:
COVER

SHEET NUMBER:
G1.0



KEY PLAN:

ARCHITECT OF RECORD:

WILLIAMS
BLACKSTOCK
ARCHITECTS

2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35233

ISSUE DATE:

12-16-2022

REVISIONS:

NO. DATE DESCRIPTION

PROJECT NUMBER:

21-034.01

DRAWING TITLE:

REFERENCES AND
STANDARDS

SHEET NUMBER:

G2.0

ACCESSIBILITY SUMMARY

The architect has designed this project to meet the requirements of the 2010 Americans with Disabilities Act. As such, all public spaces must meet these standards. In addition, this project has also been designed to be in compliance with the IBC 2021 requirements for Accessibility including the requirements for Type A and Type B dwelling units as detailed in Chapter 11 of the 2021 IBC. This project is also designed to be in compliance with the Federal Fair Housing Laws.

The contractor is to construct per the drawings, specifications and accessibility guidelines as stated. The contractor is to notify the architect immediately if a conflict or discrepancy in the field prohibits the construction from meeting these requirements.

All ground floor units in the development will be constructed as Type B units, as outlined in Chapter 11 of the 2021 IBC and Chapter 10 of the ANSI 117.1.

***Type A units:** (Future Accessible Units) In projects containing more than 20 dwelling units, at least 2% shall be a Type A unit, indicated by 'ALT' unit types.

****Type B units:** Where there are 4 or more dwelling units intended to be occupied as a residence in a single structure, every dwelling unit shall be constructed as Type B unit, with exception of structures without elevator service.

TYPE A UNITS REQUIRED - 'ALT' units

Per IBC 1107.6.2.2 (2021 IBC)

Type A 'Accessible' units which are indicated as 'ALT'

The code requires 1 Type A units (2%) and requires dispersion on the site by unit classifications.

Refer to the Unit Distribution and Summary sheet A0.1 for the location of these units.

FAIR HOUSING SUMMARY FOR PUBLIC SPACES AND DWELLING UNITS

In addition to the requirements outlined in the 2021 IBC and the ICC A117.1 all public spaces as well as ground floor Type A & Type B units shall comply with the following seven design guidelines outlined in the Federal Fair Housing Act.

Requirement 1 Accessible Building Entrance on an Accessible Route

Requirement 2 Accessible and Usable Public and Common Use Areas

Requirement 3 Usable Doors

Requirement 4 Accessible Route into and Through the Covered Unit

Requirement 5 Light Switches, Electrical Outlets, Thermostats, and Other Environmental Controls in Accessible Locations

Requirement 6 Reinforced Walls for Grab Bars

Requirement 7 Usable Kitchens and Bathrooms

ACCESSIBILITY STANDARDS

(TYPE A & B UNITS)

GENERAL REQUIREMENTS

1.) Type A, 'ALT' unit locations are referenced on the unit distribution table on sheet A0.1 and individual units are denoted on plans with the "ALT" suffix indicating accessible units on A2- and A7- series drawing sheets.

2.) All public spaces shall be on an accessible route. The maximum slope shall be 1:20 without steps. If a greater slope is required, railings and curbs will be required per ADA standards for a handicapped ramp. The accessible route does not have to be direct.

ACCESSIBLE ROUTE

1.) Every Type A and Type B unit must have an accessible entrance and entry door on an accessible route. Accessible routes throughout the building should not exceed 1:20. Code otherwise restricts approach to a slope of 1:12 or less. Railing and curb is required per ADA standards if slope exceeds 1:20. In no case shall the approach slope be greater than 1:12.

2.) The maximum carpet pile height shall be 1/2."

DOORS AND PASSAGEWAYS

1.) All Entrance doors in Type A ('ALT') & B units must be 3'-0" wide. A clear space from face of open door to stop must be minimum of 2'-10." Interior doors intended for user passage are allowed to be 2'-10" wide.

2.) For a forward approach to a door from the inside / pull side, a clear area of 18" must occur at the wall adjacent to the latch / door lever. For an approach to the door from the outside / push side, a 12" space must occur at the wall adjacent to the latch. This applies to Type A & B unit entrance doors, and interiors in Type A units.

3.) A 36" wide minimum clear walking path must be provided throughout all units as an accessible route.

4.) Provide lever-style door hardware at all interior and exterior doors of Type A units.

5.) Transitions in flooring materials must be limited to a maximum of 1/2" vertical change at all interior doors. A beveled transition is required for changes over 1/4" high - the bevel must be at a slope of 1:2 or less. Exterior thresholds shall not exceed 1/2" change in height for swinging doors.

6.) Doors shall open with maximum force of 8.5 lbs/lf for exterior hinged doors and 5 lbs / lf for interior hinged doors.

WINDOWS

1.) Operable windows shall require no more than 5 lbs / ft force to open or close.

STORAGE AND CLOSETS

1.) Clothes rods shall be mounted within ADA reach heights within Type A units, indicated as 'ALT' unit types, as detailed at a maximum height of 48" above the floor.

KITCHENS

1.) At Type A & B units (all units), kitchen flooring shall be continuous underneath refrigerators, sink areas, and kitchen counter work area, and areas indicated to have remove-able cabinetry.

2.) At Type A& B units (all units), a clear floor space of 30" x 48" is required at each kitchen appliance and be centered on the appliance. A parallel orientation for the clear space is required at the stove and sink and offset parallel approach at the refrigerator.

3.) At Type A & B units (all units), 40" clear shall be provided between the front edge of countertops and any opposite walls, base cabinets, or appliances.

4.) In Type A units ('ALT'), the kitchen sink bowl depth shall be no greater than 6 1/2" in at least one sink compartment. The sink and surrounding counter shall be mounted at a maximum height of 34" above finished floor. The total width of lowered sink and counter area shall be 30" above finished floor.

5.) In Type A ('ALT') units, all appliances and plumbing fixture controls in the kitchen shall be ADA compliant. Sink controls shall be lever-operated fixtures. Range controls shall be located at the front of the unit to avoid having to reach over burners. Ovens shall be self-cleaning design. Dishwasher shall be compliant design with racks that are accessible from the front of the machine.

6.) In Type A units ('ALT'), base cabinets provided at the kitchen sink shall be removable or operable to expose clear floor space under the sink. Flooring to extend continuous underneath the sink area. All exposed piping underneath the sink shall be insulated.

7.) In Type A units ('ALT'), refrigerators shall be either side-by-side or top-bottom design with at least 50% of the freezer space below 54." 100% of the refrigerator space and controls to be below 54" above the floor.

BATHROOMS

1.) In Type A & B units, prescribed clearances are required in front of most every bathroom fixture: sink, tub, and toilet. The clear spaces may overlap. The door may not swing into these areas unless there is a 30"x48" clear floor space located within the room. Unit plans show these required clearances for reference.

2.) In Type A units only, a 60" turning circle must occur within the bathroom requiring compliance. The door may swing into this space.

3.) In Type A & B units, vanity cabinets underneath the bathroom sink may be provided but must either 1.) be removable or 2.) a 30" x 48" clear space shall be provided with a parallel orientation to the cabinet. The clear space must be centered on the sink. The door may swing into this clear space as long as a 30" x 48" clear space exists within the bathroom that lies outside of the door swing.

4.) In Type A & B units, flooring finish shall extend under sink at areas with removable cabinet design.

5.) Vanity / Sink cabinets must be a minimum of 30" wide, and the countertop height shall be a maximum of 2'-10."

6.) In Type A & B units, provide blocking for the future installation of grab bars at all toilets and all bathtubs, indicated with shading on unit plans. Actual installation of grab bars is not required.

7.) In Type A units, provide minimum ADA-compliant shower spray unit with a hose at least 60" long that can function as a fixed shower head or hand-held shower.

8.) In Type A units ('ALT'), a removable in-tub seat is not required.

9.) In Type A units ('ALT'), water closets are to be mounted with top of seat at 17" minimum to a maximum of 19" above finish floor.

10.) In Type A units ('ALT'), mirrors are to be mounted with the bottom edge of the reflecting surface not higher than 40" from the floor.

11.) In Type A units ('ALT'), provide off-center bathroom controls at tubs. See drawing 3/G2.0.

LAUNDRY-WASHER / DRYER

1.) In Type A & B unit laundry rooms, provide clearances in front of and centered on washer & dryer appliances.

ELECTRICAL

1.) In Type A units ('ALT'), lighting controls, electrical panelboards, electrical switches and receptacle outlets, environmental controls, appliance controls, operating hardware for windows, plumbing fixture controls and user controls for security or intercom systems shall not be mounted higher than 48" or lower than 15" above the floor. If the outlets or control is placed above a countertop, it shall not be mounted higher than 44" above the floor. See 4/G2.0.

2.) In Type A units ('ALT'), provide electrical connections as required for the installation of audio / visual alarm systems.

HEARING AND VISION IMPAIRMENT EQUIPMENT

1.) All public spaces to comply with Chapter 7- Communication Elements and Features -ANSI 117.1

2.) All Type A units are to receive hearing and speech impaired equipment as outlined in chapter 10/ANSI 117.1 (SECTION 1006)
SEE VISION & HEARING IMPAIRED EQUIPMENT SECTION

VISION AND HEARING IMPAIRED EQUIPMENT

GENERAL REQUIREMENTS

Per ICC/ANSI A117.1-2010

1.) All public spaces and Type A units to receive hearing and speech impaired equipment as outlined.

Additionally, a percentage of the units in the building are required to have portable/mobile equipment to serve the vision and hearing impaired. This equipment should be provided in accordance with Chapter 10 by the owner. Units to receive hearing and vision impairment equipment are not labeled as the equipment is mobile and adaptable to any unit in the project by owner.

2.) G.C. to provide electric doorbell in Type A ('ALT') units which are indicated as 'ALT' with rough in for visual strobe and reset switch.

CHAPTER 7 REQUIREMENTS- ICC/ANSI A117.1-2010

The following listing is a summary of requirements provided as reference only. Contractor is responsible for referencing Chapter 7 for conformance with all requirements.

702 ALARMS

703 SIGNS

VISUAL CHARACTERS

case, style, character height, character width, stroke width, character spacing, line spacing, height above floor, finish and contrast

TACTILE CHARACTERS

depth, case, style, character height, character width, stroke width, character spacing, line spacing, height above floor, location finish and contrast

BRAILLE

uppercase letters, dimensions, position, mounting height

PICTOGRAMS

pictogram field, finish and contrast, text descriptors

SYMBOLS OF ACCESSIBILITY

finish and contrast, symbols

704 TELEPHONES - accessible public phones are not provided as fixed equipment for this project inside the buildings

705 DETECTIBLE WARNINGS
contrast, interior locations, truncated domes,

706 ASSISTIVE LISTENING SYSTEMS - systems not required in project

708 TWO-WAY COMMUNICATION SYSTEMS
audible and visual signals
handsets

CHAPTER 10-SECTION 1005 REQUIREMENTS- ICC/ANSI A117.1-2010

The following listing is a summary of requirements provided as reference only. Contractor is responsible for referencing Chapter 10 for conformance with all requirements.

1006 Units with Accessible Communication Features

UNIT SMOKE DETECTION: Unit smoke detection shall include audible notification complying with NFPA 72.

BUILDING FIRE ALARM SYSTEM: Where a building fire alarm system is provided, the system wiring shall be extended to a point within the unit in the vicinity of the unit smoke detection system.

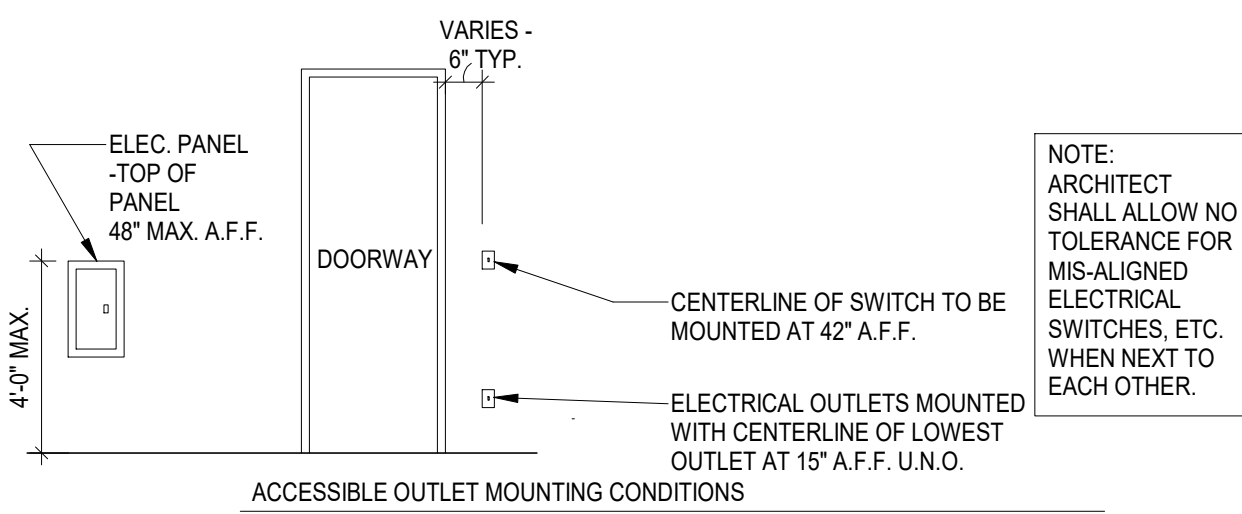
VISIBLE NOTIFICATION APPLIANCES: Visible notification appliances, where provided to comply with smoke or building fire alarm, shall comply with Section 1006.4

UNIT PRIMARY ENTRANCE: Communication features shall be provided at unit primary entrance.

NOTIFICATION: Electric doorbell with audible tone and visual strobe within unit
IDENTIFICATION: Peepholes with 180 degree viewer shall be provided at accessible height.

SITE, BUILDING, OR FLOOR ENTRANCE: Project Building/Unit Arrangement **does not require** voice communication between a visitor and the occupant of the unit at locations other than at the unit entry door.

CLOSED-CIRCUIT COMMUNICATION SYSTEMS: Project Building/Unit Arrangement **does not provide** for closed circuit communication system, therefore interface with public or common use system is **not required** to the individual unit.

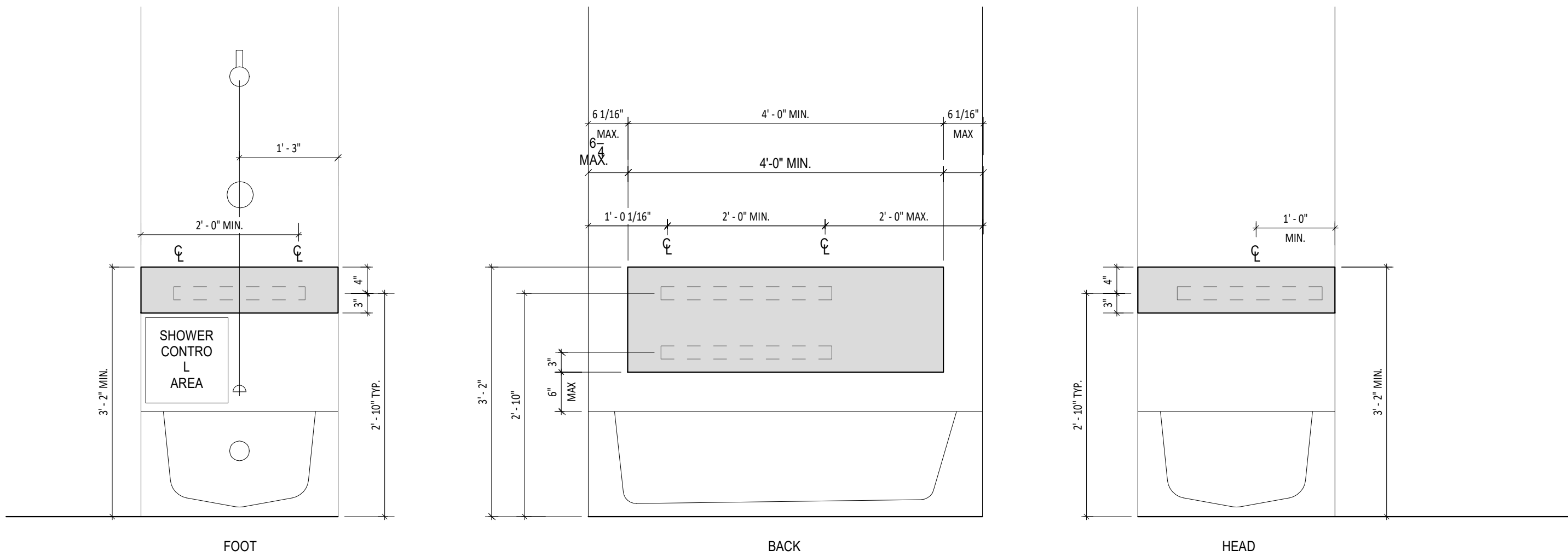


GENERAL NOTES:
MOUNT OUTLET PLATES LEVEL AT HEIGHTS SHOWN U.N.O. MULTIPLE OUTLETS SHOULD BE GROUPED INTO MULTIPLE OPENING COVERS WHEREVER POSSIBLE. U.N.O. REMOVE ALL PLATES PRIOR TO APPLYING WALL FINISH. WHERE OUTLETS OCCUR OVER MILLWORK/COUNTERS, MOUNT CENTERLINE AT 5" ABOVE LINE OF BACKSLASH-TYP.

(APPLIES TO ALL TYPE A UNITS AND ALL PUBLIC SPACES)

4 FAIR HOUSING MOUNTING HEIGHTS

SCALE: 1/4" = 1'-0"



(INSTALLATION OF GRAB BARS IS NOT REQUIRED IN TYPE A & B UNITS IN NON-RESIDENTIAL UNIT SPACES)

3 FAIR HOUSING BLOCKING 2

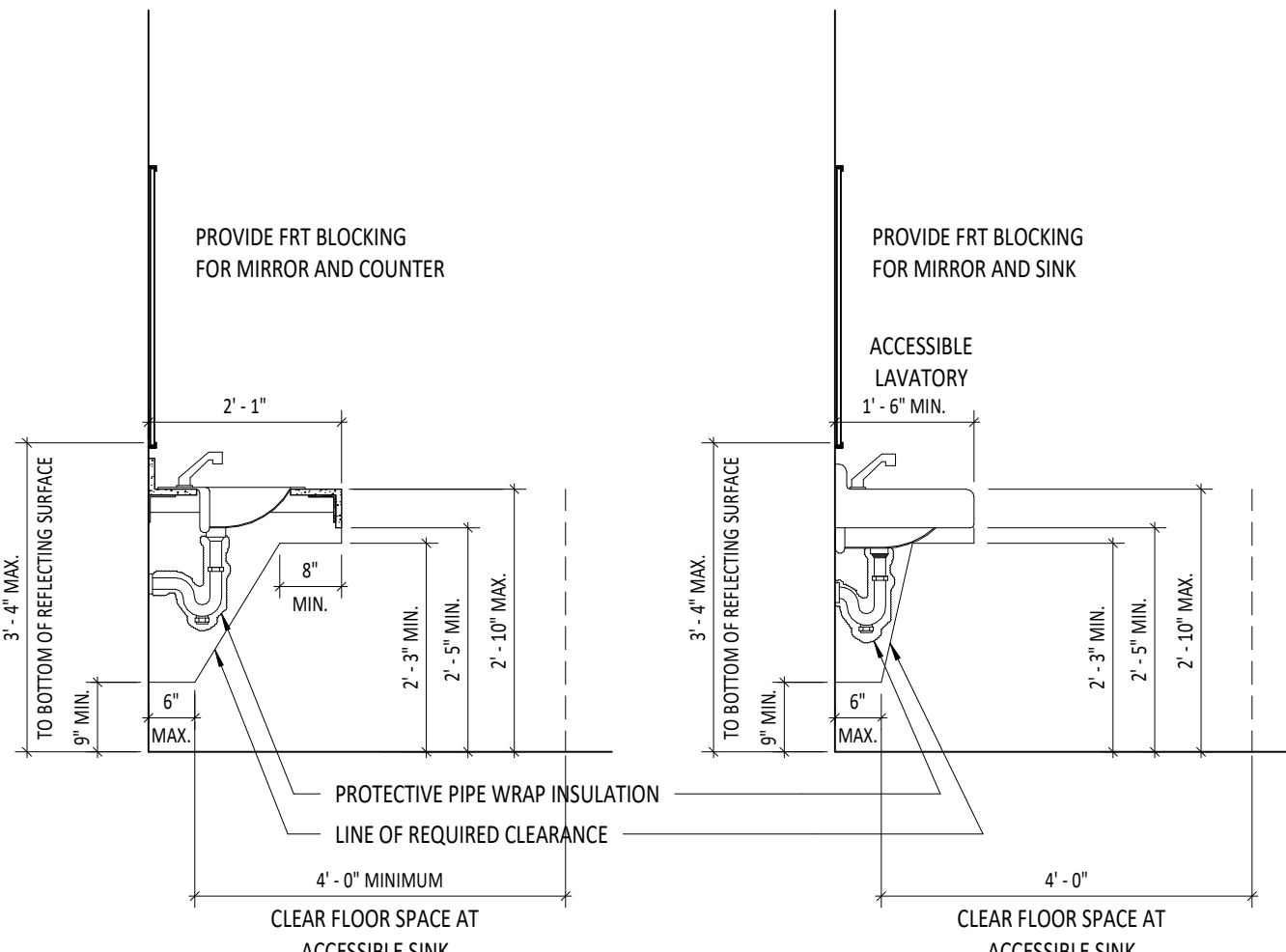
SCALE: 3/4" = 1'-0"

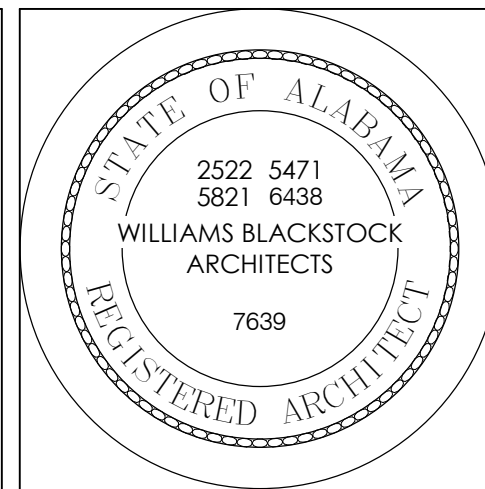
2 FAIR HOUSING BLOCKING I

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

TYP. SECTION - LAVATORY

SCALE: 1/2" = 1'-0"





Renovation of Commons Building A

BID SET

Tuskegee University
Benjamin F. Payton Drive, Tuskegee, AL 36088
21-034.01

KEY PLAN:

ARCHITECT OF RECORD:

WILLIAMS
BLACKSTOCK
ARCHITECTS

2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35233

ISSUE DATE:

12-16-2022

REVISIONS:

NO. DATE DESCRIPTION

PROJECT NUMBER:

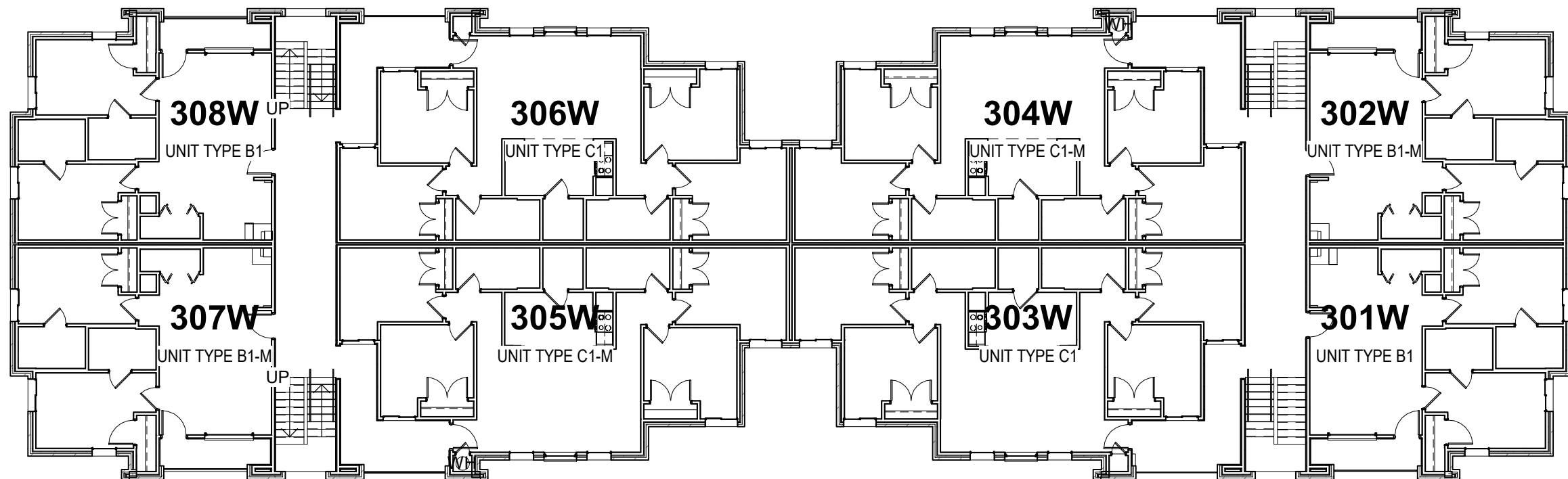
21-034.01

DRAWING TITLE:

UNIT TYPE
DISTRIBUTION

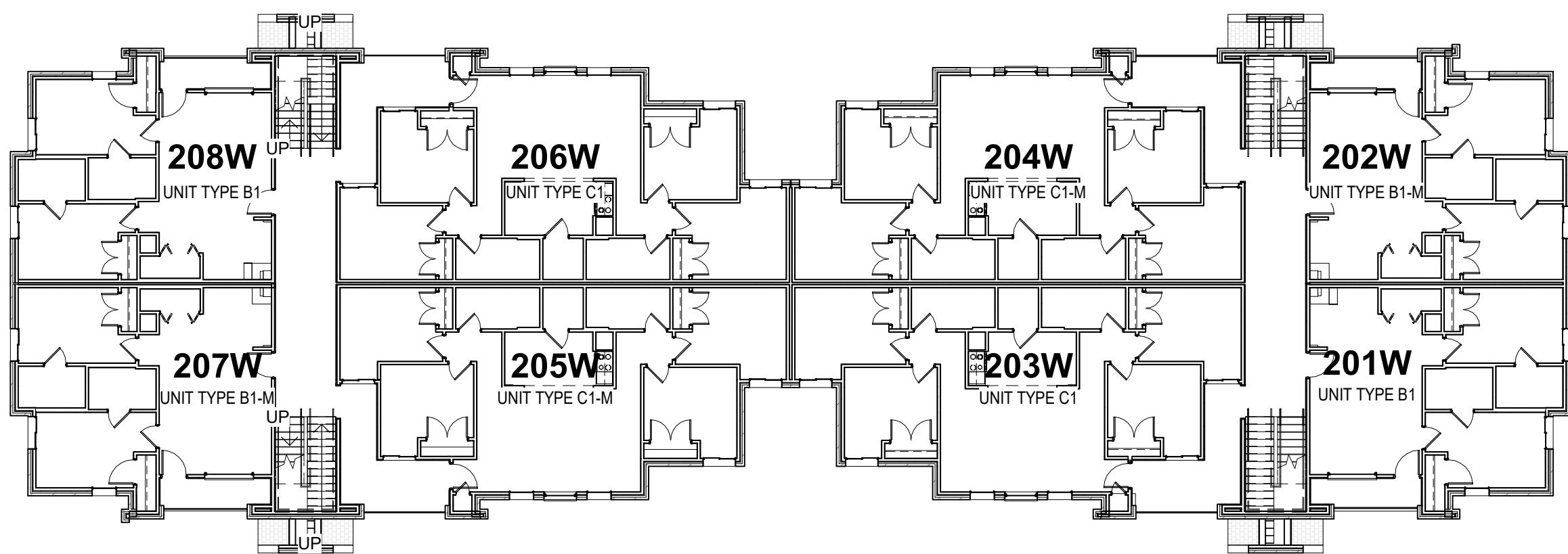
SHEET NUMBER:

G3.0



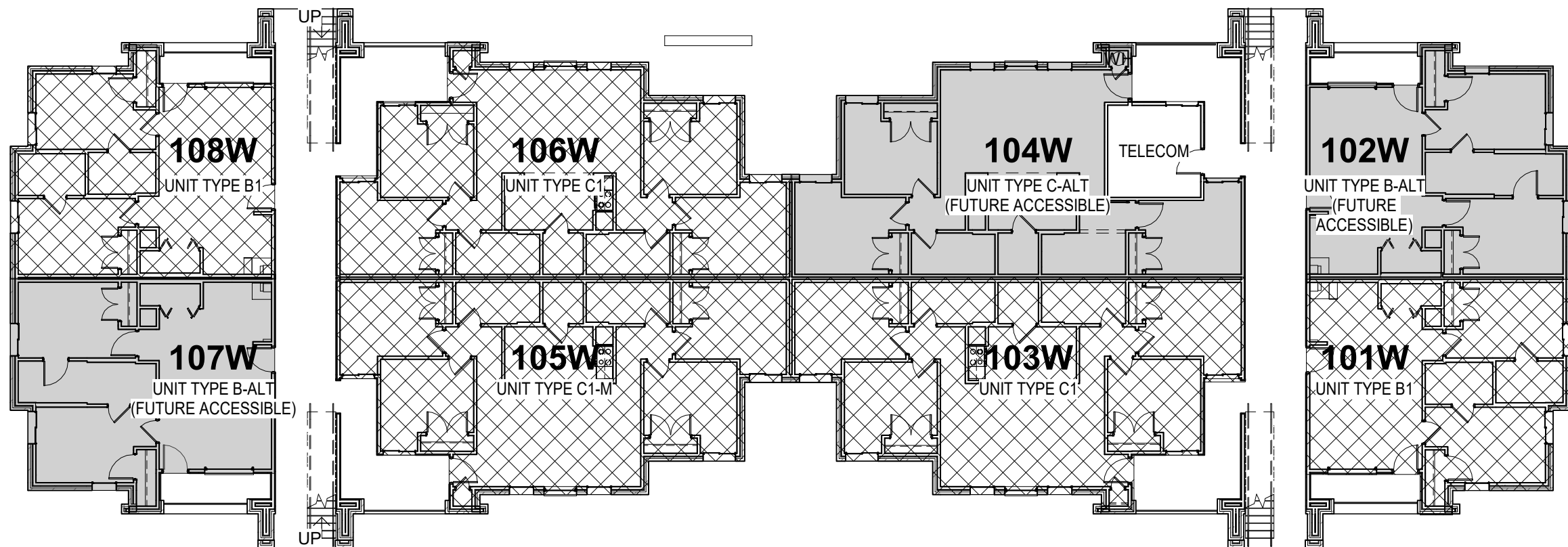
3 LEVEL 3 - UNIT DISTRIBUTION

SCALE: 1/16" = 1'-0" REF: 1/A4.1



2 LEVEL 2 - UNIT DISTRIBUTION

SCALE: 1/16" = 1'-0" REF: 1/A4.1



1 LEVEL 1 - UNIT DISTRIBUTION

SCALE: 1/16" = 1'-0" REF: 1/11 X 17 P

UNIT TYPE DISTRIBUTION						
UNIT TYPES						TOTAL NO. OF UNITS
B1	B1-M	B-ALT	C1	C1-M	C-ALT	
6	4	2	6	5	1	24

NOTES:
1. UNITS 102W, 104W AND 107W ARE 'TYPE A' UNITS, PER 2021 IBC AND ANSI 117.1. SEE G2.0

2. ALL OTHER GROUND FLOOR UNITS ARE 'TYPE B' UNITS, PER 2021 IBC AND ANSI 117.1. SEE G2.0

STATE OF ALABAMA

2522 5471

5821 6438

WILLIAMS BLACKSTOCK ARCHITECTS

7639

REGISTERED ARCHITECT

Renovation of Commons Building A

BID SET

Tuskegee University
Benjamin F. Payton Drive, Tuskegee, AL 36088
21-034.01

KEY PLAN:

ARCHITECT OF RECORD:

WILLIAMS
BLACKSTOCK
ARCHITECTS

2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35233

ISSUE DATE:

12-16-2022

REVISIONS:

NO. DATE DESCRIPTION

PROJECT NUMBER:

21-034.01

DRAWING TITLE:

CODE AND LIFE
SAFETY

SHEET NUMBER:

LSI.0

APPLICABLE CODES:
2021 INTERNATIONAL EXISTING BUILDING CODE
2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL FUEL GAS CODE
2020 NATIONAL ELECTRICAL CODE (NFPA 70)
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL FIRE CODE
2019 NATIONAL FIRE ALARM AND SIGNALING CODE (NFPA 72)
2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

*THE REQUIREMENTS SUPERSEDE THE ACCESSIBILITY REQUIREMENTS CONTAINED IN THE IBC AND ANSI 117.1, PER STATE BUILDING CODE

OVERALL NOTES:
1. SCOPE - THIS PACKAGE CONSISTS OF ARCHITECTURAL AND ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR A 3-STORY STUDENT RESIDENCE BUILDING, WITH A TOTAL OF 24 UNITS.
2. THE CONTRACTOR IS TO COMPLY WITH ALL APPLICABLE CODES, STATE AND LOCAL LAWS AND CODES. THE CONTRACTOR SHALL COORDINATE ALL UTILITY WORK WITH RESPECTIVE UTILITY COMPANIES PRIOR TO COMMENCEMENT OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS AND INSPECTIONS.
3. SAFETY: THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF THE PUBLIC AND THE PROPERTY SURROUNDING THE SITE DURING CONSTRUCTION.
4. THE ARCHITECT SHALL NOT CONTROL, OR BE IN CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY WORK OR FOR THE FAILURE OF ANY PERSONNEL TO CARRY OUT THE WORK.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS WITH THE CONDITIONS OF THE JOB SITE. DATA HAS BEEN OBTAINED FROM SOURCES DEEMED TO BE RELIABLE, BUT THE ACCURACY OF SUCH DATA IS NOT GUARANTEED. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCY, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE WORK.
6. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DRAWINGS. EXTERIOR DIMENSIONS ARE TO FACE OF STUD, CENTERLINE OF COLUMN, CENTERLINE OF OPENING, UNLESS OTHERWISE NOTED. INTERIOR DIMENSIONS ARE TO FACE OF STUD, CENTERLINE OF COLUMN, CENTERLINE OF OPENING, UNLESS OTHERWISE NOTED. ALL MILLWORK DIMENSIONS ARE TO BE FIELD VERIFIED BEFORE FABRICATION OR INSTALLATION.
7. AUTOMATIC SPRINKLER SYSTEM IS TO BE DESIGN BUILD BY THE CONTRACTOR. SUB-CONTRACTOR SHALL PROVIDE A DESIGN IN KEEPING WITH ALL 2015 ADOPTED CODES AND ANY OTHER GOVERNING REQUIREMENTS. CONTRACTOR SHALL SUBMIT DESIGN TO THE ARCHITECT FOR REVIEW, PRIOR TO INSTALLATION OF ANY COMPONENT OF THE AUTOMATIC SPRINKLER SYSTEM AND SHALL BRING TO THE ARCHITECT'S ATTENTION ANY DEVIATION FROM THE CODE REQUIREMENTS. LISTED ON THIS SHEET. TYPE OF SPRINKLER SYSTEM TO BE DESIGNED SHALL BE COORDINATED WITH THE REQUIREMENTS STATED ON THIS SHEET FOR THE SPECIAL BUILDING TYPES AND OCCUPANCIES IDENTIFIED.

CHAPTER 3

306 - ACCESSIBILITY FOR EXISTING BUILDINGS

306.7 ALTERATIONS - A FACILITY THAT IS ALTERED SHALL COMPLY WITH THE APPLICABLE PROVISIONS IN CHAPTER 11 OF THE IBC, ICC A117.1, AND THE PROVISIONS OF SECTIONS 306.7.1 THROUGH 306.7.16, UNLESS TECHNICALLY INFEASIBLE. WHERE COMPLIANCE WITH THIS SECTION IS TECHNICALLY INFEASIBLE, THE ALTERATIONS SHALL PROVIDE ACCESS TO THE MAXIMUM EXTENT TECHNICALLY FEASIBLE.
*PER STATE BUILDING CODE, THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN SUPERSEDES THE ACCESSIBILITY REQUIREMENTS CONTRAINED IN THE IBC AND ANSI A117.1.
*TECHNICALLY INFEASIBLE - AN ALTERATION OF A FACILITY THAT HAS LITTLE LIKELIHOOD OF BEING ACCOMPLISHED BECAUSE THE EXISTING STRUCTURAL CONDITIONS REQUIRE THE REMOVAL OR ALTERATION OF A LOAD-BEARING MEMBER THAT IS AN ESSENTIAL PART OF THE STRUCTURAL FRAME, OR BECAUSE OTHER EXISTING PHYSICAL, OR SITE CONSTRAINTS PROHIBIT MODIFICATION OR ALTERATION OF ELEMENTS, SPACES OR FEATURES WHICH ARE IN FULL AND STRICT COMPLIANCE WITH THE MINIMUM REQUIREMENTS FOR NEW CONSTRUCTION AND WHICH ARE NECESSARY TO PROVIDE ACCESSIBILITY.

306.7.6 - ACCESSIBLE ROUTE - EXTERIOR ACCESSIBLE ROUTES, INCLUDING CURB RAMPS, SHALL BE NOT LESS THAN 36 INCHES MINIMUM IN WIDTH.

CHAPTER 6

604 - ALTERATION - LEVEL 3

604.1 SCOPE - LEVEL 3 ALTERATIONS APPLY WHERE THE WORK AREA EXCEEDS 50 PERCENT OF THE BUILDING AREA.
604.2 APPLICATION - LEVEL 3 ALTERATIONS SHALL COMPLY WITH THE PROVISIONS OF CHAPTERS 7 AND 8 FOR LEVEL 1 AND 2 ALTERATIONS, RESPECTIVELY, AS WELL AS PROVISIONS OF CHAPTER 9.
EXISTING GROSS BUILDING AREA: 30,000 SF
WORK AREA: 30,000 SF
PERCENTAGE OF WORK AREA: 100% OF GROSS BUILDING AREA

NO CHANGE OF OCCUPANCY
OCCUPANCY CLASSIFICATION: RESIDENTIAL GROUP R-2

CHAPTER 7

ALTERATIONS - LEVEL 1

701.1 SCOPE - LEVEL 1 ALTERATIONS AS DESCRIBED IN SECTION 503 SHALL COMPLY WITH REQUIREMENTS OF THIS CHAPTER.
701.2 CONFORMANCE - AN EXISTING BUILDING OR PORTION THEREOF SHALL NOT BE ALTERED SUCH THAT THE BUILDING BECOMES LESS SAFE THAN ITS EXISTING CONDITION.
702.1 INTERIOR FINISHES - ALL NEWLY INSTALLED INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH CHAPTER 8 OF THE IBC.
702.2 INTERIOR FLOOR FINISH - NEW INTERIOR FLOOR FINISH, INCLUDING NEW CARPETING USED AS AN INTERIOR FLOOR FINISH MATERIAL, SHALL COMPLY WITH SECTION 804 OF THE IBC.
702.3 INTERIOR TRIM - ALL NEWLY INSTALLED INTERIOR TRIM MATERIALS SHALL COMPLY WITH SECTION 806 OF THE IBC.
702.4 WINDOW OPENING CONTROL DEVICES - IN GROUP R-2 OR R-3 BUILDINGS CONTAINING DWELLING UNITS AND ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES REGULATED BY THE IRC, WINDOW OPENING CONTROL DEVICES COMPLYING WITH ASTM F 2090 SHALL BE INSTALLED WHERE AN EXISTING WINDOW IS REPLACED AND WHERE ALL OF THE FOLLOWING APPLY TO THE REPLACEMENT WINDOW:
1. THE WINDOW IS OPERABLE.
2. ONE OF THE FOLLOWING APPLIES:
2.1 THE WINDOW REPLACEMENT INCLUDES REPLACEMENT OF THE SASH AND THE FRAME;
2.2 THE WINDOW REPLACEMENT INCLUDES SASH ONLY WHERE THE EXISTING FRAME REMAINS.
3. ONE OF THE FOLLOWING APPLIES:
3.1 IN GROUP R-2 OR R-3 BUILDINGS CONTAINING DWELLING UNITS, THE BOTTOM OF THE CLEAR OPENING OF THE WINDOW OPENING IS AT A HEIGHT LESS THAN 36 INCHES ABOVE THE FINISHED FLOOR, OR
3.2 IN ONE- AND TWO-FAMILY DWELLINGS AND TOWNHOUSES REGULATED BY THE IRC, THE BOTTOM OF THE CLEAR OPENING OF THE WINDOW OPENING IS AT A HEIGHT LESS THAN 24 INCHES ABOVE THE FINISHED FLOOR.
4. THE WINDOW WILL PERMIT OPENINGS THAT WILL ALLOW PASSAGE OF A 4-INCH-DIAMETER SPHERE WHEN THE WINDOW IS IN ITS LARGEST OPENED POSITION; AND
5. THE VERTICAL DISTANCE FROM THE BOTTOM OF THE CLEAR OPENING OF THE WINDOW OPENING TO THE FINISHED GRADE OR OTHER SURFACE BELOW, ON THE EXTERIOR OF THE BUILDING IS GREATER THAN 72 INCHES.
THE WINDOW OPENING CONTROL DEVICE, AFTER OPERATION TO RELEASE THE CONTROL DEVICE ALLOWING THE WINDOW TO FULLY OPEN, SHALL NOT REDUCE THE MINIMUM NET CLEAR OPENING AREA OF THE WINDOW UNIT TO LESS THAN THE AREA REQUIRED BY THE IBC.

702.6 BARS, GRILLES, COVERS, OR SCREENS - BARS, GRILLES, COVERS, SCREENS, OR SIMILAR DEVICES ARE PERMITTED TO BE PLACED OVER EMERGENCY ESCAPE AND RESCUE OPENINGS, BULKHEAD ENCLOSURE OR WINDOW WELLS THAT SERVE SUCH OPENINGS, PROVIDED ALL OF THE FOLLOWING CONDITIONS ARE MET:
1. THE MINIMUM NET CLEAR OPENING SIZE COMPLIES WITH THE CODE THAT WAS IN EFFECT AT THE TIME OF CONSTRUCTION.
2. SUCH DEVICES SHALL BE RELEASABLE OR REMOVABLE FROM THE INSIDE WITHOUT THE USE OF A KEY, TOOL, OR FORCE GREATER THAN THAT WHICH IS REQUIRED FOR NORMAL OPERATION OF THE ESCAPE AND RESCUE OPENING.
3. WHERE SUCH DEVICES ARE INSTALLED, THEY SHALL NOT REDUCE THE NET CLEAR OPENING OF THE EMERGENCY ESCAPE AND RESCUE OPENINGS.
4. SMOKE ALARMS SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 907.2.11 OF THE IBC.

702.7 MATERIALS AND METHODS - ALL NEW WORK SHALL COMPLY WITH THE MATERIALS AND METHODS REQUIREMENTS IN THE IBC, IECC, IMC, AND IPC, AS APPLICABLE, THAT SPECIFY MATERIAL STANDARDS, DETAIL OF INSTALLATION AND CONNECTION, JOINTS, PENETRATIONS, AND CONTINUITY OF ANY ELEMENT, COMPONENT, OR SYSTEM IN THE BUILDING.
703.1 FIRE PROTECTION GENERAL - ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF FIRE PROTECTION PROVIDED.
704.1 MEANS OF EGRESS GENERAL - ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION PROVIDED FOR THE MEANS OF EGRESS.
708.1 ENERGY CONSERVATION MINIMUM REQUIREMENTS - LEVEL 1 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES DO NOT REQUIRE THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE IECC OR IRC. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE IECC OR IRC AS THEY RELATE TO NEW CONSTRUCTION ONLY.

CHAPTER 8

ALTERATIONS - LEVEL 2

801.2 ALTERATION LEVEL 1 COMPLIANCE - IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER, ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7.
801.4 COMPLIANCE - NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE IBC.
EXC.1 WINDOW MAY BE ADDED WITHOUT REQUIRING COMPLIANCE WITH THE LIGHT AND VENTILATION REQUIREMENTS OF THE IBC.
EXC.2 NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 806.
EXC.6 NEW STRUCTURAL MEMBERS AND CONNECTIONS SHALL BE PERMITTED TO COMPLY WITH ALTERNATIVE DESIGN CRITERIA IN ACCORDANCE WITH SECTION 302.
802.2.1 EXISTING VERTICAL OPENINGS - EXISTING INTERIOR VERTICAL OPENINGS CONNECTING TWO OR MORE FLOORS SHALL BE ENCLOSED WITH APPROVED ASSEMBLIES HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 1HR WITH APPROVED OPENING PROTECTIVES.
EXC.1.1 IN GROUP R-2 OCCUPANCIES, A MINIMUM 30-MINUTE ENCLOSURE SHALL BE PROVIDED TO PROTECT ALL VERTICAL OPENINGS NOT EXCEEDING THREE STORIES. THIS ENCLOSURE, ON THE ENCLOSURE SPECIFIED IN SECTION 802.2.1, SHALL NOT BE REQUIRED IN THE FOLLOWING LOCATIONS:
11.2 BUILDINGS PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM.
802.2.2 SUPPLEMENTAL SHAFT AND FLOOR OPENING ENCLOSURE REQUIREMENTS - WHERE THE WORK AREA ON ANY FLOOR EXCEEDS 50 PERCENT OF THE FLOOR AREA, THE ENCLOSURE REQUIREMENTS OF SECTION 802.2.2 SHALL APPLY TO VERTICAL OPENINGS OTHER THAN STAIRWAYS THROUGHOUT THE FLOOR.
802.4 INTERIOR FINISH - THE INTERIOR FINISH AND TRIM OF WALLS AND CEILINGS IN EXITS AND CORRIDORS IN ANY WORK AREA SHALL COMPLY WITH THE REQUIREMENTS OF THE IBC.
802.4.1 SUPPLEMENTAL INTERIOR FINISH REQUIREMENTS - WHERE THE WORK AREA ON ANY FLOOR EXCEEDS 50 PERCENT OF THE FLOOR AREA, SECTION 802.4 SHALL APPLY TO THE INTERIOR FINISH AND TRIM IN EXITS AND CORRIDORS SERVING THE WORK AREA THROUGHOUT THE FLOOR.
802.5 GUARDS - THE REQUIREMENTS OF SECTIONS 802.5.1 AND 802.5.2 SHALL APPLY IN ALL WORK AREAS.
802.5.1 MINIMUM REQUIREMENT - EVERY PORTION OF A FLOOR, SUCH AS A BALCONY OR A LOADING DOCK, THAT IS MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AND IS NOT PROVIDED WITH GUARDS, OR THOSE IN WHICH THE EXISTING GUARDS ARE JUDGED TO BE IN DANGER OF COLLAPSING, SHALL BE PROVIDED WITH GUARDS.
802.5.2 DESIGN - WHERE THERE ARE NO GUARDS OR WHERE EXISTING GUARDS MUST BE REPLACED, THE GUARDS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE IBC.
803.2 AUTOMATIC SPRINKLER SYSTEMS - AUTOMATIC SPINKLER SYSTEMS SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 803.2.1 THROUGH 803.2.6. INSTALLATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE IBC.
803.2.2 GROUP R-2 - IN BUILDINGS WITH OCCUPANCIES IN GROUPS...R-2...WORK AREAS THAT HAVE EXITS OR CORRIDORS SHARED BY MORE THAN ONE TENANT OR THAT HAVE EXITS OR CORRIDORS SERVING AN OCCUPANT LOAD GREATER THAN 30 SHALL BE PROVIDED WITH AUTOMATIC SPRINKLER PROTECTION WHERE ALL OF THE FOLLOWING CONDITIONS OCCUR:
1. THE WORK AREA IS REQUIRED TO BE PROVIDED WITH AUTOMATIC SPRINKLER PROTECTION IN ACCORDANCE WITH THE IBC AS APPLICABLE TO NEW CONSTRUCTION, AND;
2. THE WORK AREA EXCEEDS 50 PERCENT OF THE FLOOR AREA.
803.2.6 SUPERVISION - FIRE SPRINKLER SYSTEMS REQUIRED BY THIS SECTION SHALL BE SUPERVISED BY ONE OF THE FOLLOWING METHODS:
1. APPROVED CENTRAL STATION SYSTEM IN ACCORDANCE WITH NFPA 72;
2. APPROVED PROPRIETARY SYSTEM IN ACCORDANCE WITH NFPA 72;
3. APPROVED REMOTE STATION SYSTEM OF THE JURISDICTION IN ACCORDANCE WITH NFPA 72; OR
4. WHEN APPROVED BY THE CODE OFFICIAL, APPROVED LOCAL ALARM SERVICE THAT WILL CAUSE THE SOUNDING OF AN ALARM IN ACCORDANCE WITH NFPA 72.
EXC.5 AUTOMATIC SPRINKLER SYSTEMS INSTALLED IN ACCORDANCE WITH NFPA 13R WHERE A COMMON SUPPLY MAIN IS USED TO SUPPLY BOTH DOMESTIC AND AUTOMATIC SPRINKLER SYSTEMS AND A SEPARATE SHUTOFF VALVE FOR THE AUTOMATIC SPRINKLER SYSTEM IS NOT PROVIDED.
803.4 FIRE ALARM AND DETECTION - AN APPROVED FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 803.4.1 THROUGH 803.4.2. WHERE AUTOMATIC SPRINKLER PROTECTION IS PROVIDED IN ACCORDANCE WITH SECTION 803.2 AND IS CONNECTED TO THE BUILDING FIRE ALARM SYSTEM, AUTOMATIC HEAT DETECTION SHALL NOT BE REQUIRED.
AN APPROVED AUTOMATIC FIRE DETECTION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THIS CODE AND NFPA 72. DEVICES, COMBINATIONS OF DEVICES, APPLIANCES, AND EQUIPMENT SHALL BE APPROVED. THE AUTOMATIC FIRE DETECTORS SHALL BE SMOKE DETECTORS, EXCEPT THAT AN APPROVED ALTERNATIVE TYPE OF DETECTOR SHALL BE INSTALLED IN SPACES SUCH AS SOLER ROOMS, WHERE PRODUCTS OF COMBUSTION ARE PRESENT DURING NORMAL OPERATION IN SUFFICIENT QUANTITY TO ACTUATE A SMOKE DETECTOR.
803.4.1 OCCUPANCY REQUIREMENTS - A FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 803.4.1.1 THROUGH 803.4.1.6. EXISTING ALARM-NOTIFICATION APPLIANCES SHALL BE AUTOMATICALLY ACTIVATED THROUGHOUT THE BUILDING. WHERE THE BUILDING IS NOT EQUIPPED WITH A FIRE ALARM SYSTEM, ALARM-NOTIFICATION APPLIANCES WITHIN THE WORK AREA SHALL BE PROVIDED AND AUTOMATICALLY ACTIVATED.
EXC.1 OCCUPANCIES WITH AN EXISTING, PREVIOUSLY APPROVED FIRE ALARM SYSTEM
803.4.1.6 GROUP R-2 - A FIRE ALARM SYSTEM SHALL BE INSTALLED IN WORK AREAS OF GROUP R-2 APARTMENT BUILDINGS AS REQUIRED BY THE IFC FOR EXISTING GROUP R-2 OCCUPANCIES.
803.4.2 SUPPLEMENTAL FIRE ALARM SYSTEM REQUIREMENTS - WHERE THE WORK AREA ON ANY FLOOR EXCEEDS 50 PERCENT OF THAT FLOOR AREA, SECTION 803.4.1 SHALL APPLY THROUGHOUT THE FLOOR.
804.1 MEANS OF EGRESS SCOPE - THE REQUIREMENTS OF THIS SECTION SHALL BE LIMITED TO WORK AREAS THAT INCLUDE EXITS OR CORRIDORS SHARED BY MORE THAN ONE TENANT WITHIN THE WORK AREA IN WHICH LEVEL 2 ALTERATIONS AREA BEING PERFORMED, AND WHERE SPECIFIED THEY SHALL APPLY THROUGHOUT THE FLOOR ON WHICH THE WORK AREAS ARE LOCATED OR OTHERWISE BEYOND THE WORK AREA.
804.2 GENERAL - THE MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION.
EXC.1 WHERE THE WORK AREA AND THE MEANS OF EGRESS SERVING IT COMPLIES WITH NFPA 101.
EXC.2 MEANS OF EGRESS CONFORMING TO THE REQUIREMENTS OF THE BUILDING CODE UNDER WHICH THE BUILDING WAS CONSTRUCTED SHALL BE CONSIDERED COMPLIANT MEANS OF EGRESS IF, IN THE OPINION OF THE CODE OFFICIAL, THEY DO NOT CONSTITUTE A DISTINCT HAZARD TO LIFE.
804.4 NUMBER OF EXITS - THE NUMBER OF EXITS SHALL BE IN ACCORDANCE WITH SECTIONS 804.4.1 THROUGH 804.4.3.
804.4.1 MINIMUM NUMBER - EVERY STORY (OTHER THAN) FOR HUMAN OCCUPANCY ON WHICH THERE IS A WORK AREA THAT INCLUDES EXITS OR CORRIDORS SHARED BY MORE THAN ONE TENANT WITHIN THE WORK AREA SHALL BE PROVIDED WITH THE MINIMUM NUMBER OF EXITS BASED ON THE OCCUPANCY AND THE OCCUPANT LOAD IN ACCORDANCE WITH THE IBC. IN ADDITION, THE EXITS SHALL COMPLY WITH SECTIONS 804.4.1.1 AND 804.4.1.2.
804.8 MEANS OF EGRESS LIGHTING - MEANS-OF-EGRESS LIGHTING SHALL BE IN ACCORDANCE WITH THIS SECTION, AS APPLICABLE.
804.8.1 ARTIFICIAL LIGHTING REQUIRED - MEANS OF EGRESS IN ALL WORK AREAS SHALL BE PROVIDED WITH ARTIFICIAL LIGHTING IN ACCORDANCE WITH THE REQUIREMENTS OF THE IBC.
804.8.2 SUPPLEMENTAL REQUIREMENTS FOR MEANS-OF-EGRESS LIGHTING - WHERE THE WORK AREA ON ANY FLOOR EXCEEDS 50 PERCENT OF THAT FLOOR AREA, MEANS OF EGRESS THROUGHOUT THE FLOOR SHALL COMPLY WITH SECTION 804.8.1.
804.9 EXIT SIGNS - EXIT SIGNS SHALL BE IN ACCORDANCE WITH THIS SECTION AS APPLICABLE.
804.9.1 WORK AREAS - MEANS OF EGRESS IN ALL WORK AREAS SHALL BE PROVIDED WITH EXIT SIGNS IN ACCORDANCE WITH THE REQUIREMENTS OF THE IBC.
804.10 HANDRAILS - THE REQUIREMENTS OF SECTIONS 804.10.1 AND 804.10.2 SHALL APPLY TO HANDRAILS FROM THE WORK AREA FLOOR TO, AND INCLUDING, THE LEVEL OF EXIT DISCHARGE.
804.10.1 MINIMUM REQUIREMENT - EVERY REQUIRED EXIT STAIRWAY THAT IS PART OF THE MEANS OF EGRESS FROM ANY WORK AREA AND THAT HAS THREE OR MORE RISERS AND IS NOT PROVIDED WITH NOT FEWER THAN ONE HANDRAIL, OR IN WHICH THE EXISTING HANDRAILS ARE JUDGED TO BE IN DANGER OF COLLAPSING, SHALL BE PROVIDED WITH HANDRAILS FOR THE FULL LENGTH OF THE STAIRWAY ON NOT FEWER THAN ONE SIDE. EXIT STAIRWAYS WITH A REQUIRED EGRESS WIDTH OF MORE THAN 86 INCHES SHALL HAVE HANDRAILS ON BOTH SIDES.
804.10.2 DESIGN - HANDRAILS REQUIRED IN ACCORDANCE WITH SECTION 804.10.1 SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE IBC.
804.12 GUARDS - THE REQUIREMENTS OF SECTIONS 804.12.1 AND 804.12.2 SHALL APPLY TO GUARDS FROM THE WORK AREA FLOOR TO, AND INCLUDING, THE LEVEL OF EXIT DISCHARGE BUT SHALL BE CONFINED TO THE EGRESS PATH OF ANY WORK AREA.
804.12.1 MINIMUM REQUIREMENT - EVERY OPEN PORTION OF A STAIRWAY, LANDING, OR BALCONY THAT IS MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AND IS NOT PROVIDED WITH GUARDS, OR THOSE PORTIONS IN WHICH EXISTING GUARDS ARE JUDGED TO BE IN DANGER OF COLLAPSING, SHALL BE PROVIDED WITH GUARDS.
804.12.2 DESIGN - GUARDS REQUIRED IN ACCORDANCE WITH SECTION 804.12.1 SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE IBC.

806.1 STRUCTURAL GENERAL - STRUCTURAL ELEMENTS AND SYSTEMS WITHIN BUILDINGS UNDERGOING LEVEL 2 ALTERATIONS SHALL COMPLY WITH THIS SECTION.
806.2 EXISTING STRUCTURAL ELEMENTS CARRYING GRAVITY LOADS - ANY EXISTING GRAVITY LOAD-CARRYING STRUCTURAL ELEMENT FOR WHICH AN ALTERATION CAUSES AN INCREASE IN DESIGN DEAD, LIVE OR SNOW LOAD, INCLUDING SNOW DRIFT EFFECTS, OF MORE THAN 4 PERCENT SHALL BE REPLACED OR ALTERED AS NEEDED TO CARRY THE GRAVITY LOADS REQUIRED BY THE IBC FOR NEW STRUCTURES. ANY EXISTING GRAVITY LOAD-CARRYING STRUCTURAL ELEMENT WHOSE GRAVITY LOAD-CARRYING CAPACITY IS DECREASED AS PART OF THE ALTERATION SHALL BE SHOWN TO HAVE THE CAPACITY TO RESIST THE APPLICABLE DESIGN DEAD, LIVE AND SNOW LOADS, INCLUDING SNOW DRIFT EFFECTS, REQUIRED BY THE IBC FOR NEW STRUCTURES.
806.3 EXISTING STRUCTURAL ELEMENTS RESISTING LATERAL LOADS - EXCEPT AS PERMITTED BY SECTION 806.4, WHERE THE ALTERATION INCREASES DESIGN LATERAL LOADS, OR WHERE THE ALTERATION RESULTS IN PROHIBITED STRUCTURAL IRREGULARITY AS DEFINED IN ASCE 7, OR WHERE THE ALTERATION DECREASES THE CAPACITY OF ANY EXISTING LATERAL LOAD-CARRYING STRUCTURAL ELEMENT, THE STRUCTURE OF THE ALTERED BUILDING OR STRUCTURE SHALL MEET THE REQUIREMENTS OF SECTIONS 1609 AND 1613 OF THE IBC. REDUCED SEISMIC FORCES SHALL BE PERMITTED.
EXC. ANY EXISTING LATERAL LOAD-CARRYING STRUCTURAL ELEMENT WHOSE DEMAND-CAPACITY RATIO WITH THE ALTERATION CONSIDERED IS NOT MORE THAN 10 PERCENT GREATER THAN ITS DEMAND-CAPACITY RATIO WITH THE ALTERATION IGNORED SHALL BE PERMITTED TO REMAIN UNALTERED, FOR PURPOSES OF CALCULATING DEMAND-CAPACITY RATIOS. THE DEMAND SHALL CONSIDER APPLICABLE LOAD COMBINATIONS WITH DESIGN LATERAL LOADS OR FORCES IN ACCORDANCE WITH SECTIONS 1609 AND 1613 OF THE IBC. REDUCED SEISMIC FORCES SHALL BE PERMITTED. FOR PURPOSES OF THIS EXCEPTION, COMPARISONS OF DEMAND-CAPACITY RATIOS AND CALCULATION OF DESIGN LATERAL LOADS, FORCES AND CAPACITIES SHALL ACCOUNT FOR THE CUMULATIVE EFFECTS OF ADDITIONS AND ALTERATIONS SINCE ORIGINAL CONSTRUCTION.
806.1 ELECTRICAL NEW INSTALLATIONS - NEWLY INSTALLED ELECTRICAL EQUIPMENT AND WIRING RELATING TO WORK DONE IN ANY WORK AREA SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF NFPA 70 EXCEPT AS PROVIDED FOR IN SECTION 806.4.
806.4 RESIDENTIAL OCCUPANCIES - IN GROUP R-2, R-3 AND R-4 OCCUPANCIES AND BUILDINGS REGULATED BY THE INTERNATIONAL RESIDENTIAL CODE, THE REQUIREMENTS OF SECTIONS 806.4.1 THROUGH 806.4.7 SHALL BE APPLICABLE ONLY TO WORK AREAS LOCATED WITHIN A DWELLING UNIT.
806.4.1 ENCLOSED AREAS - ALL ENCLOSED AREAS, OTHER THAN CLOSETS, KITCHENS, BASEMENTS, GARAGES, HALLWAYS, LAUNDRY AREAS, UTILITY AREAS, STORAGE AREAS AND BATHROOMS SHALL HAVE A MINIMUM OF TWO DUPLEX RECEPTACLE OUTLETS OR ONE DUPLEX RECEPTACLE OUTLET AND ONE CEILING OR WALL-TYPE LIGHTING OUTLET.
806.4.2 KITCHENS - KITCHEN AREAS SHALL HAVE A MINIMUM OF TWO DUPLEX RECEPTACLE OUTLETS.
806.4.3 LAUNDRY AREAS - LAUNDRY AREAS SHALL HAVE A MINIMUM OF ONE DUPLEX RECEPTACLE OUTLET LOCATED NEAR THE LAUNDRY EQUIPMENT AND INSTALLED ON AN INDEPENDENT CIRCUIT.
806.4.4 GROUND FAULT CIRCUIT INTERRUPTION - NEWLY INSTALLED RECEPTACLE OUTLETS SHALL BE PROVIDED WITH GROUND FAULT CIRCUIT INTERRUPTION AS REQUIRED BY NFPA 70.
806.4.5 MINIMUM LIGHTING OUTLETS - NOT FEWER THAN ONE LIGHTING OUTLET SHALL BE PROVIDED IN EVERY BATHROOM, HALLWAY, STAIRWAY, ATTACHED GARAGE, AND DETACHED GARAGE WITH ELECTRIC POWER, AND TO ILLUMINATE OUTDOOR ENTRANCES AND EXITS.
806.4.6 UTILITY ROOMS AND BASEMENTS - NOT FEWER THAN ONE LIGHTING OUTLET SHALL BE PROVIDED IN UTILITY ROOMS AND BASEMENTS WHERE SUCH SPACES ARE USED FOR STORAGE OR CONTAIN EQUIPMENT REQUIRING SERVICE.
806.4.7 CLEARANCE FOR EQUIPMENT - CLEARANCE FOR ELECTRICAL SERVICE EQUIPMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NFPA 70.
807.1 MECHANICAL RECONFIGURED OR CONVERTED SPACES - RECONFIGURED SPACES INTENDED FOR OCCUPANCY AND SPACES CONVERTED TO HABITABLE OR OCCUPABLE SPACE IN ANY WORK AREA SHALL BE PROVIDED WITH NATURAL, OR MECHANICAL, VENTILATION IN ACCORDANCE WITH THE IMC.
807.2 ALTERED EXISTING SYSTEMS - IN MECHANICALLY VENTILATED SPACES, EXISTING MECHANICAL VENTILATION SYSTEMS THAT ARE ALTERED, RECONFIGURED OR EXTENDED SHALL PROVIDE NOT LESS THAN 5 CUBIC FEET PER MINUTE PER PERSON OF OUTDOOR AIR AND NOT LESS THAN 15 CFM OF VENTILATION AIR PER PERSON, OR NOT LESS THAN THE AMOUNT OF VENTILATION AIR DETERMINED BY THE INDOOR AIR QUALITY PROCEDURE OF ASHRAE 62.1.
807.3 LOCAL EXHAUST - NEWLY INTRODUCED DEVICES, EQUIPMENT OR OPERATIONS THAT PRODUCE AIRBORNE PARTICULATE MATTER, ODORS, FUMES, VAPOR, COMBUSTION PRODUCTS, GASEOUS CONTAMINANTS, PATHOGENIC AND ALLERGENIC ORGANISMS, AND MICROBIAL CONTAMINANTS IN SUCH QUANTITIES AS TO AFFECT ADVERSELY OR IMPAIR HEALTH OR CAUSE DISCOMFORT TO OCCUPANTS SHALL BE PROVIDED WITH LOCAL EXHAUST.
808.1 ENERGY CONSERVATION MINIMUM REQUIREMENTS - LEVEL 2 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE IECC OR IRC. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE IECC OR IRC AS THEY RELATE TO NEW CONSTRUCTION ONLY.

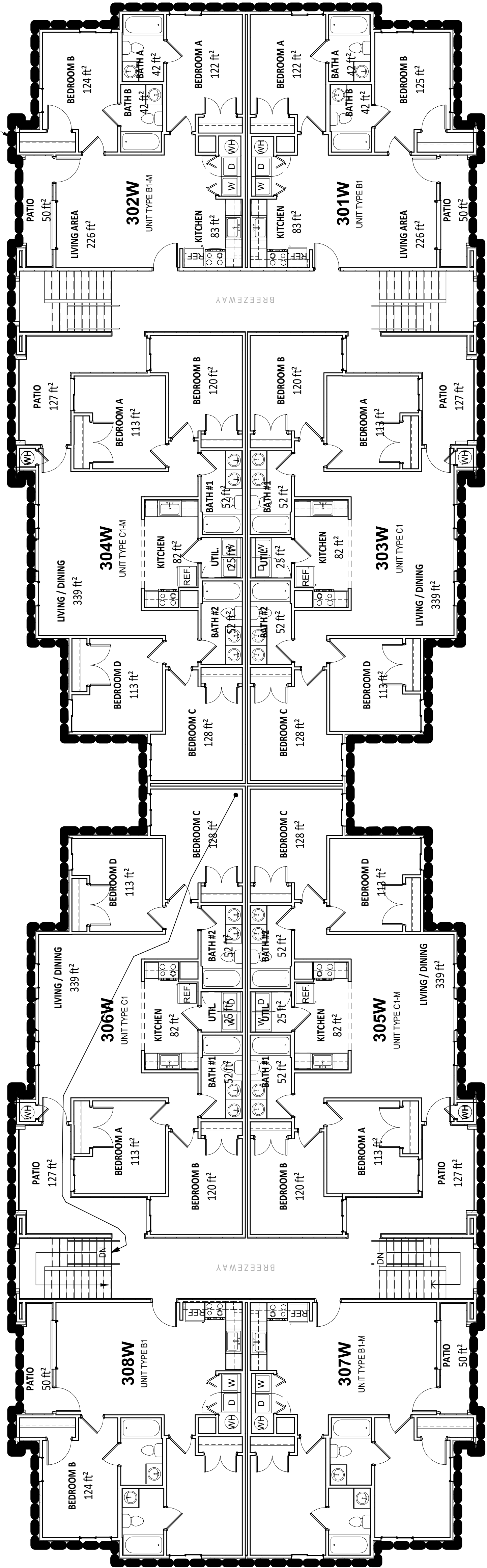
CHAPTER 9

ALTERATIONS - LEVEL 3

901.1 SCOPE - LEVEL 3 ALTERATIONS AS DESCRIBED IN SECTION 604 SHALL COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER.
901.2 COMPLIANCE - IN ADDITION TO THE PROVISIONS OF THIS CHAPTER, WORK SHALL COMPLY WITH ALL OF THE REQUIREMENTS OF CHAPTERS 7 AND 8. THE REQUIREMENTS OF SECTIONS 803, 804 AND 805 SHALL APPLY WITHIN ALL WORK AREAS WHETHER OR NOT THEY INCLUDE EXITS AND CORRIDORS SHARED BY MORE THAN ONE TENANT AND REGARDLESS OF THE OCCUPANT LOAD.
903.3 INTERIOR FINISH - INTERIOR FINISH IN EXITS SERVING THE WORK AREA SHALL COMPLY WITH SECTION 803.4 BETWEEN THE HIGHEST FLOOR ON WHICH THERE IS A WORK AREA TO THE FLOOR OF EXIT DISCHARGE.
904.1 AUTOMATIC SPRINKLER SYSTEMS - AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED IN A WORK AREA WHERE REQUIRED BY SECTION 804.2 OR THIS SECTION.
904.2 FIRE ALARM AND DETECTION SYSTEMS - FIRE ALARM AND DETECTION SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 907 OF THE INTERNATIONAL BUILDING CODE AS REQUIRED FOR NEW CONSTRUCTION.
904.2.1 MANUAL FIRE ALARM SYSTEMS - WHERE REQUIRED BY THE INTERNATIONAL BUILDING CODE, A MANUAL FIRE ALARM SYSTEM SHALL BE PROVIDED THROUGHOUT THE WORK AREA. ALARM NOTIFICATION APPLIANCES SHALL BE PROVIDED ON SUCH FLOORS AND SHALL BE AUTOMATICALLY ACTIVATED AS REQUIRED BY THE INTERNATIONAL BUILDING CODE.
904.2.2 AUTOMATIC FIRE DETECTION - WHERE REQUIRED BY THE IBC FOR NEW BUILDINGS, AUTOMATIC FIRE DETECTION SYSTEMS SHALL BE PROVIDED THROUGHOUT THE WORK AREA.
906.1 ACCESSIBILITY GENERAL - A BUILDING FACILITY OR ELEMENT THAT IS ALTERED SHALL COMPLY WITH THIS SECTION AND SECTIONS 705 AND 806.
906.2 TYPE B DWELLING OR SLEEPING UNITS - WHERE FOR OR MORE GROUP...R-2...DWELLING OR SLEEPING UNITS ARE BEING ALTERED, THE REQUIREMENTS OF SECTION 1107 OF THE IBC FOR TYPE B UNITS AND CHAPTER 9 OF THE IBC FOR VISIBLE ALARMS APPLY ONLY TO THE QUANTITY OF THE SPACES BEING ALTERED.
907.4.4 LIMITED STRUCTURAL ALTERATIONS - WHERE THE WORK DOES NOT INVOLVE A SUBSTANTIAL STRUCTURAL ALTERATION AND THE BUILDING IS NOT ASSIGNED TO SEISMIC DESIGN CATEGORY F, THE EXISTING ELEMENTS OF THE LATERAL LOAD-RESISTING SYSTEM SHALL COMPLY WITH SECTION 807.5.
908.1 ENERGY CONSERVATION MINIMUM REQUIREMENTS - LEVEL 3 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE IECC OR THE IRC. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE IECC OR THE IRC AS THEY RELATE TO NEW CONSTRUCTION.

DASHED LINE REPRESENTS EXTENTS OF BUILDING SQUARE FOOTAGE

MAX. TRAVEL DISTANCE: 115'

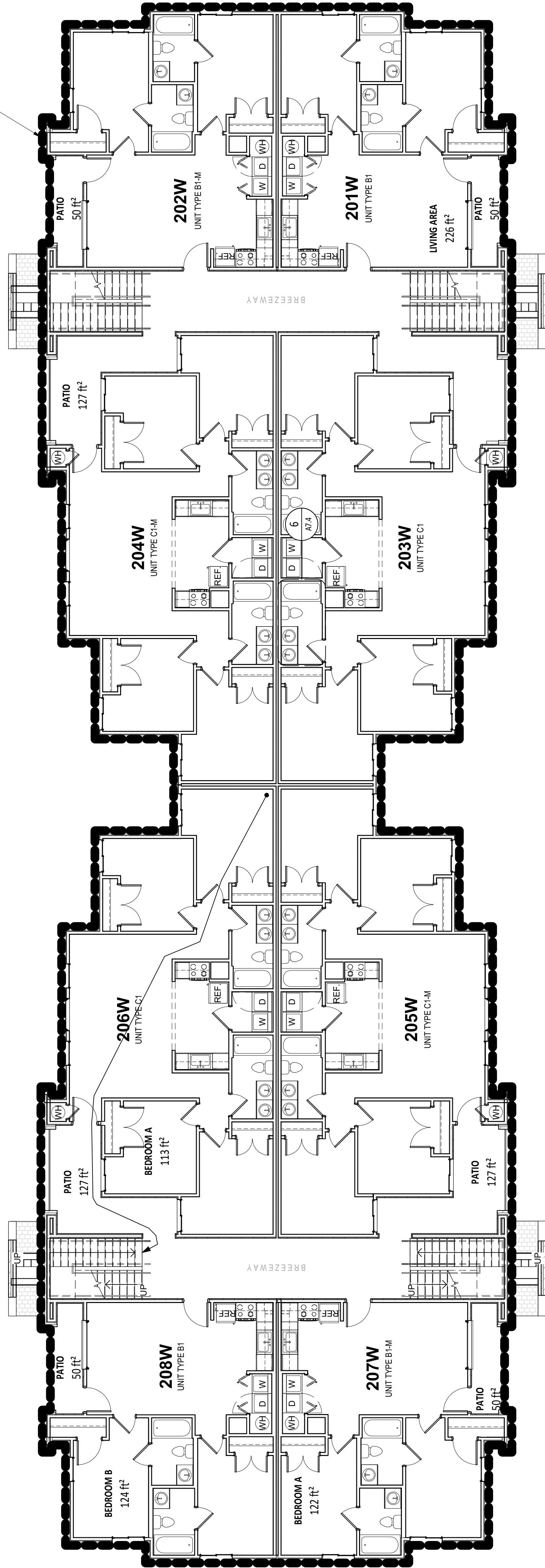


3 LEVEL 3 - LIFE SAFETY PLAN

SCALE: 1/8" = 1'-0" REF: 1/A-1

DASHED LINE REPRESENTS EXTENTS OF BUILDING SQUARE FOOTAGE

MAX. TRAVEL DISTANCE: 85'

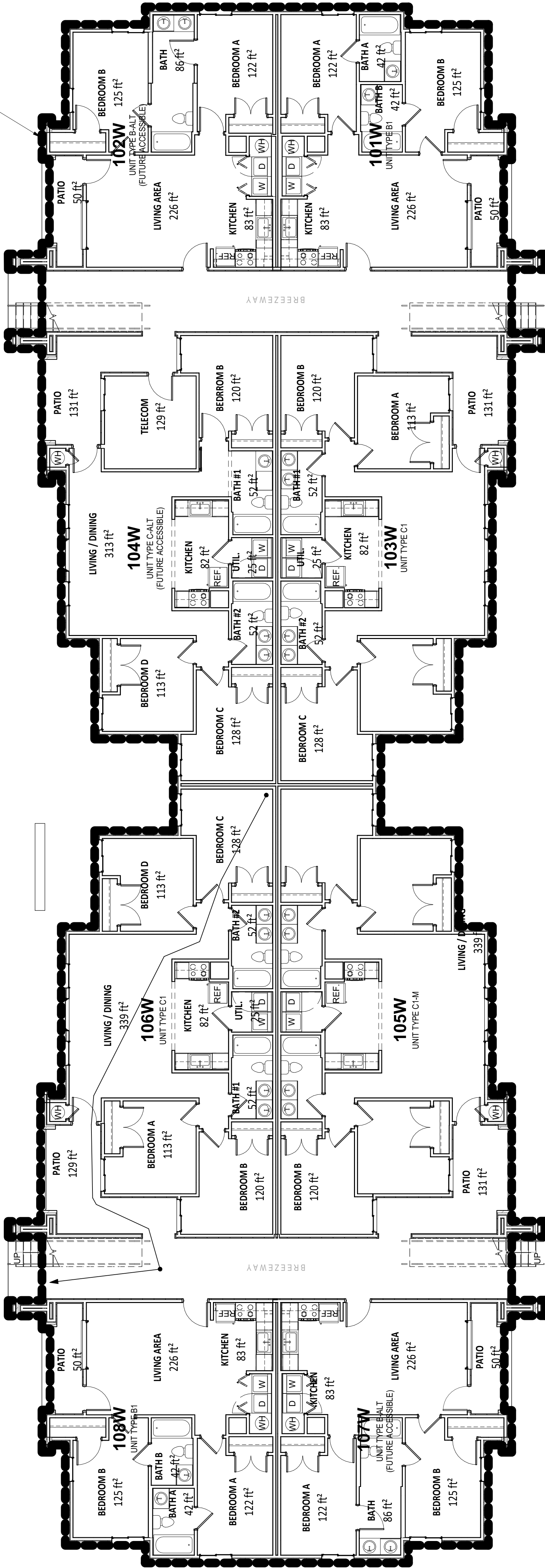


2 LEVEL 2 - LIFE SAFETY PLAN

SCALE: 1/8" = 1'-0" REF: 1/A-1

DASHED LINE REPRESENTS EXTENTS OF BUILDING SQUARE FOOTAGE

MAX. TRAVEL DISTANCE: 84'



1 LEVEL 1 - LIFE SAFETY PLAN

SCALE: 1/8" = 1'-0" REF: 1/11 X-1/P

LIFE SAFETY LEGEND

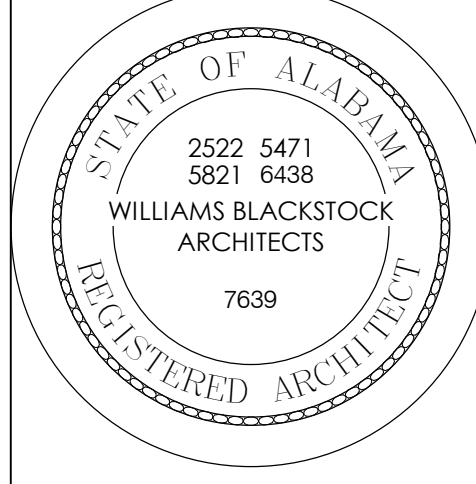
- 100' PATH OF EGRESS / EXIT DISTANCE
- 100 OCCUPANT LOAD AT EXIT
- 69" EGRESS WIDTH AT EXIT
- EXIT SIGN (LIGHTED FACE SHADED)
- FEC FIRE EXTINGUISHER CABINET
- FE (K) FIRE EXTINGUISHER TYPE K
- ROOM NAME ROOM NAME AND NUMBER
- SQUARE FOOTAGE TYPE AND OCCUPANCY
- SMOKE SCREEN
- SMOKE RESISTANT WALL
- ONE HOUR RATED FIRE BARRIER
- TWO HOUR RATED FIRE BARRIER
- THREE HOUR RATED FIRE BARRIER

NOTE: GC TO PROVIDE PORTABLE FIRE EXTINGUISHER IN EACH RESIDENTIAL UNIT, LOCATED IN CABINET, UNDER KITCHEN SINK, TYPICAL.

CONSTRUCTION TYPE: V-B
OCCUPANCY TYPE: RESIDENTIAL (R-2)
FIRE RESISTANCE RATING FOR BUILDING ELEMENTS
PRIMARY STRUCTURAL FRAME: 0 HOURS
BEARING WALLS: 0 HOURS
NON-BEARING WALLS: 0 HOURS
FLOOR CONSTRUCTION: 0 HOURS
ROOF CONSTRUCTION: 0 HOURS
OPENING PROTECTION IS NOT REQUIRED PER TABLE 705.8

ALLOWABLE BUILDING HEIGHT: 60 FEET
ACTUAL BUILDING HEIGHT:
ALLOWABLE NO. OF STORIES:
ACTUAL NO. OF STORIES:
ALLOWABLE AREA:
ACTUAL AREA:

PLUMBING FIXTURES
TOILETS REQUIRED: 24
TOILETS PROVIDED: 46
LAVATORIES REQUIRED: 24
LAVATORIES PROVIDED: 72
TUBS SHOWERS REQUIRED: 24
TUBS SHOWERS PROVIDED: 46
KITCHEN SINKS REQUIRED: 24
KITCHEN SINKS PROVIDED: 24
WASHER CONNECTIONS REQUIRED: 2
WASHER CONNECTIONS PROVIDED: 24



Renovation of Commons Building A

BID SET

Tuskegee University
Benjamin F. Payton Drive, Tuskegee, AL 36088
21-034.01

ARCHITECT OF RECORD :
**WILLIAMS
BLACKSTOCK
ARCHITECTS**

2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35233

ISSUE DATE:
12-16-2022

REVISIONS :
NO. DATE DESCRIPTION

PROJECT NUMBER:
21-034.01

DRAWING TITLE:
LIFE SAFETY PLANS

SHEET NUMBER:
LSI.1



Renovation of Commons Building A

BID SET

Tuskegee University
Benjamin F. Payton Drive, Tuskegee, AL 36088
21-03401

KEY PLAN:

ARCHITECT OF RECORD:

WILLIAMS
BLACKSTOCK
ARCHITECTS

2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35203

ISSUE DATE:

12-16-2022

REVISIONS:

NO. DATE DESCRIPTION

PROJECT NUMBER:

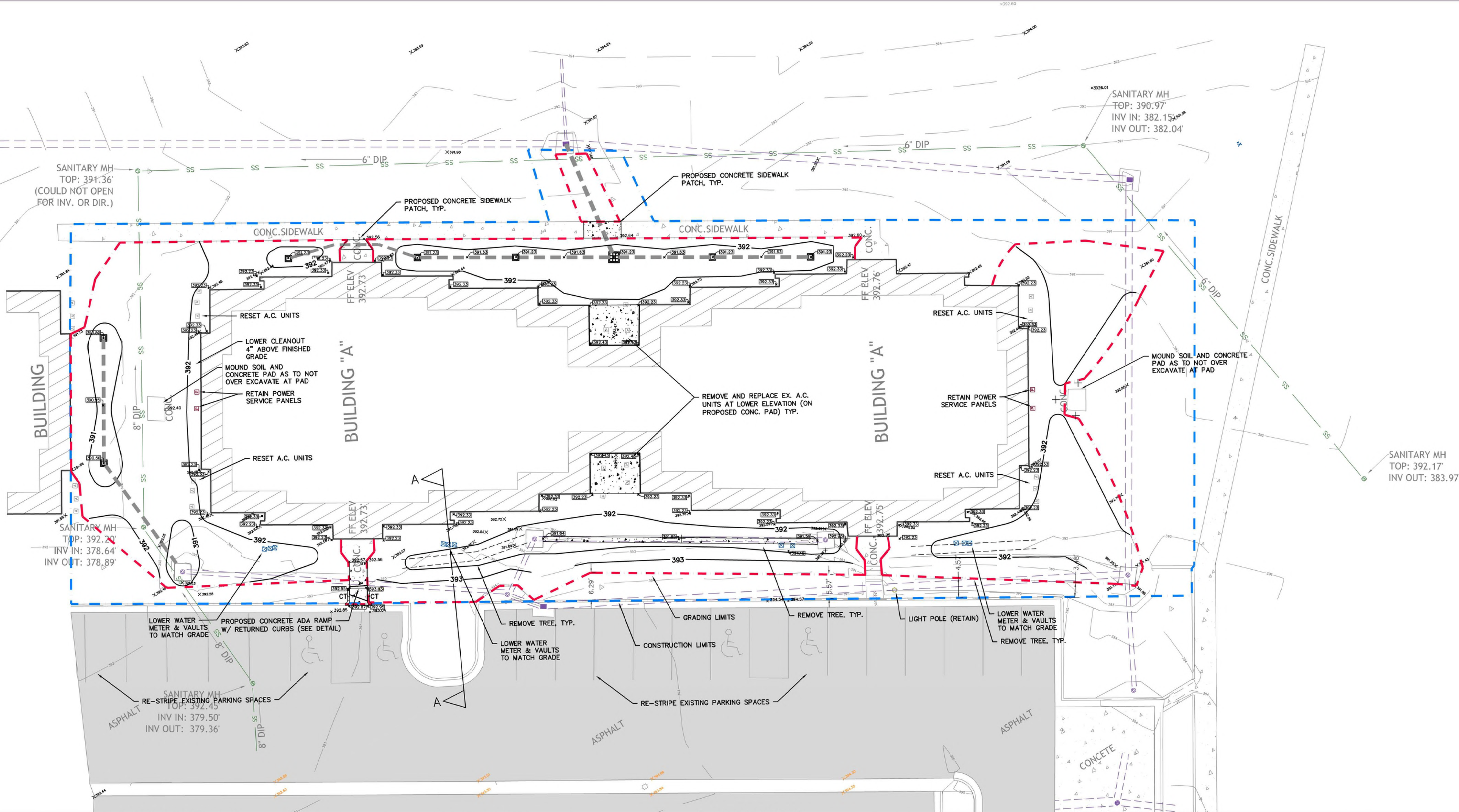
21-034.01

DRAWING TITLE:

SITE, GRADING,
UTILITY PLAN

SHEET NUMBER:

C1.0



SITE INFORMATION

SITE ADDRESS
TUSKEGEE UNIVERSITY MAIN CAMPUS
TUSKEGEE, AL 36088
SECTION, TOWNSHIP, RANGE - SECTION 14, TOWNSHIP 19N, RANGE 13E

PARCEL INFORMATION
PARCEL NUMBER - 08-07-25-2-000-001.000

FLOOD ZONE INFORMATION
FLOOD ZONE "X", FIRM NO. 01087C0187D EFF. NOVEMBER 18, 2009
THIS PROPERTY LIES OUTSIDE THE 100-YEAR FLOOD ZONE.

DEMOLITION NOTES

- THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND PIPING WHICH MIGHT INTERFERE WITH DEMOLITION. ANY DAMAGES TO UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL TREES, VEGETATION, SLABS, FOOTINGS, AND DEBRIS REQUIRED FOR PROPOSED CONSTRUCTION (PER THE OWNER AND ENGINEER).
- CONTRACTOR IS RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES BEFORE DEMOLITION AND VERIFYING LOCATION OF ALL UTILITIES SHOWN OR NOT SHOWN.
- TREES TO BE DEMOLISHED SHALL BE CLEARED AND GRUBBED. NO BURNING SHALL BE ALLOWED ON OWNER'S PROPERTY.
- ALL WATER WORK & MATERIALS SHALL MEET MACON COUNTY WATER DEPARTMENT STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE WITH SPIRE TO REMOVE ALL GAS SERVICES AND METERS TO THE BUILDINGS.
- CONTRACTOR SHALL RESTORE THE SITE TO A CONDITION ACCEPTABLE TO THE OWNER.
- CONTRACTOR TO VERIFY ACTUAL LIMITS OF DEMOLITION.
- ALL CONCRETE TO BE REMOVED SHALL BE SAW-CUT OR REMOVED TO THE NEAREST JOINT.
- ADJUST ALL MANHOLE AND VALVE BOXES THAT ARE TO REMAIN TO FINAL GRADE.
- CONTRACTOR SHALL PROVIDE AN AS-BUILT DESIGN SURVEY OF THE DEMOLISHED SITE, INCLUDING TOPOGRAPHIC AND UTILITY INFORMATION.
- THE FINISHED SITE SHALL BE CLEAR OF ALL DEBRIS. THE CONTRACTOR SHALL SEED AND MULCH THE ENTIRE SITE. WATER AS NEEDED IN ORDER TO ACHIEVE A THOROUGH AND CONSISTENT GROUND COVER THAT IS ACCEPTABLE TO OWNER.
- ALL EXCAVATED MATERIAL MUST BE HAULED OFF OF THE SITE.

GENERAL NOTES

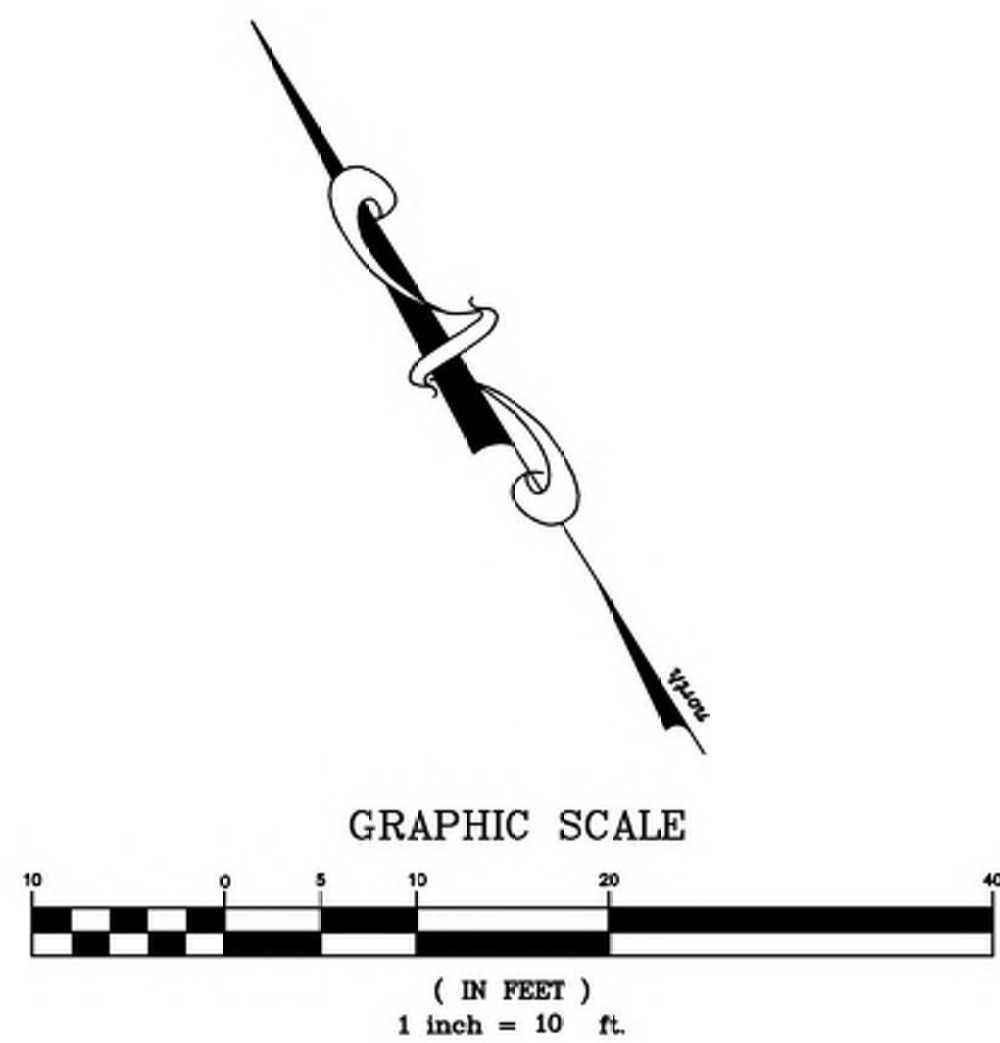
- THE CONTRACTOR SHALL BE IN POSSESSION OF ALL REQUIRED PERMITS PRIOR TO ANY CONSTRUCTION EFFORTS.
- THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS IN THE FIELD AND SHALL LOCATE ON THE GROUND WITH PAINT OR OTHER EASILY VISIBLE MEANS ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION EFFORTS. CONFLICTS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY. THE UNDERGROUND UTILITIES SHOWN BY THE SURVEY WERE MADE BY OTHERS, AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
- THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANIES CONCERNING CONFLICTS, RELOCATION, REMOVAL, AND INTERRUPTIONS OF SERVICE. THE WORK REQUIRED TO RELOCATE, REMOVE, INSTALL, REPLACE, ETC. UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WITHIN THE LIMITS OF WORK.
- THE CONTRACTOR SHALL PRESERVE AND PROTECT ACCORDING TO THE INSTRUCTIONS OF THE UTILITY INVOLVED, ANY 'LIVE' UTILITIES LOCATED BY THE UTILITY COMPANY OR THE CONTRACTOR.
- ANY CHANGES OR REVISIONS MADE TO THE PLANS SHALL BE OFFICIALLY SUBMITTED TO THE ENGINEER. THE AFFECTED UTILITIES AND ALL OTHER PERTINENT AGENCIES. APPROVAL OF CHANGES MUST BE RECEIVED BEFORE THE CONTRACTOR PERFORMS THE REQUESTED CHANGES/REVISIONS OR THEY WILL BE AT THE CONTRACTOR'S RISK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXTENT, LOCATION AND ELEVATION OF THE EXISTING IMPROVEMENTS. IF ANY SIGNIFICANT DIFFERENCE IN SITE CONDITION OR ELEVATION IS FOUND, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPLACEMENT OF ALL CONCRETE, SIDEWALKS, WALLS, ETC. DAMAGED DURING CONSTRUCTION. ALL DISTURBED AREAS WITHIN PUBLIC RIGHTS OF WAY SHALL BE RESTORED TO THE ORIGINAL CONDITION OR AS ACCEPTED BY A CITY INSPECTOR (PUBLIC IMPROVEMENTS) OR THE OWNER (PRIVATE IMPROVEMENTS).
- THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL TRAFFIC CONTROL MEASURES FOR WORK IN AND ALONG EXISTING ROADS.
- PROJECT WORK IS TO TAKE PLACE IN AN ACTIVE PEDESTRIAN AREA. CONTRACTOR SHALL TAKE EVERY PRECAUTION FOR THE SAFETY OF THE PEDESTRIAN DURING WORK HOURS AND WHILE THE CONTRACTOR IS NOT PRESENT.
- THE ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION SITE SAFETY. IT IS THE CONTRACTOR'S RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY.
- ALL PROPERTY CORNERS OBLITERATED DURING CONSTRUCTION SHALL BE RESET WITH STANDARD IRON PIN SURVEY MONUMENTS.
- CONTRACTOR MUST HAVE OWNER'S APPROVAL PRIOR TO REMOVING TREES AND SHRUBS NOT SHOWN TO BE REMOVED.
- CONTRACTOR TO INSTALL CONDUIT CONNECTING ALL LANDSCAPE AREAS FOR IRRIGATION AND POWER.
- ANY QUESTIONS OR COORDINATION ITEMS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
- THE WORK REQUIRED TO RELOCATE, REMOVE, INSTALL, REPLACE, ETC. UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, WITHIN THE LIMITS OF WORK.

SITE NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS AND SITE WORK SPECIFICATIONS AND SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND LOCAL CODES.
- TOPOGRAPHIC BOUNDARY SURVEY, PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, SITE TOPOGRAPHY WITH SPOT ELEVATIONS, OUTSTANDING PHYSICAL FEATURES AND EXISTING STRUCTURE LOCATIONS CONSISTS OF A SURVEY PROVIDED BY BAILEY LAND GROUP. MBA IS NOT RESPONSIBLE FOR MISSING OR INCORRECT INFORMATION SHOWN.
- UNLESS OTHERWISE SPECIFIED, ALL CONCRETE SHALL BE A MINIMUM OF 4,000 PSI, 28 DAY COMPRESSIVE STRENGTH. SUBGRADE SHALL BE COMPACTED TO A MIN. OF 98% OF THE MAX DRY DENSITY DEFINED BY THE STANDARD PROCTOR. PROVIDE MINIMUM REINFORCEMENT OF 6x6xNo.6 WELDED WIRE FLAT MESH OR NO. 3 DEFORMED STEEL BARS SPACED ON 18" CENTERS EACH WAY.
- CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
- ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ANY AND ALL OFF-SITE EASEMENTS NOT DELINEATED ON PLANS OR KNOWN OF AT TIME OF PLAN ISSUANCE.
- PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE ACCORDING TO OWNER'S SPECIFICATIONS UNLESS NOTED OTHERWISE. ALL STRIPING IS TO HAVE TWO (2) COATS OF PAINT (MIN).
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
- ALL ADA ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS AND STATE CODE.
- CONNECT ALL LANDSCAPED AREAS W/ (1) 4" CONDUIT.
- CONTRACTOR SHALL MEET CURRENT ADA GUIDELINES FOR PARKING AND SIDEWALK SLOPES, WIDTHS, HANDRAILS, ETC.

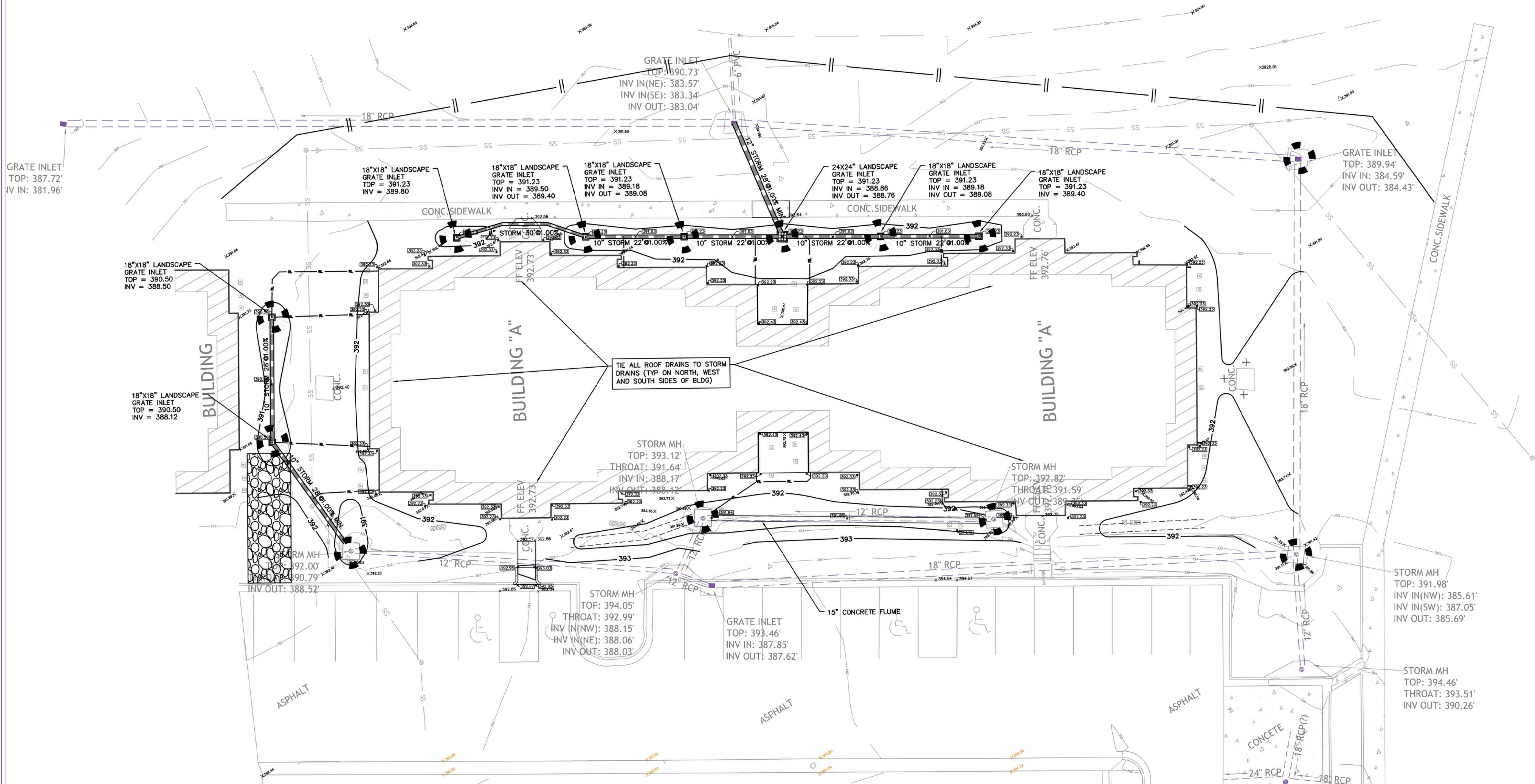
GRADING NOTES

- NO GEOTECHNICAL REPORT HAS BEEN PERFORMED FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GEOTECHNICAL EXPLORATION IN ORDER TO SUBMIT AN APPROPRIATE BID. IF A GEOTECHNICAL REPORT IS PERFORMED THE CONTRACTOR SHALL FOLLOW THE PROVIDED REPORT. THE ENGINEER ASSUMES NO LIABILITY IN SITE FEATURES THAT RELY ON GEOTECHNICAL EVALUATION SUCH AS PAVEMENT BUILD-UP, WALLS, ETC. SPECIFIC CONSTRUCTION CONCERNS AND ACTUAL CONSTRUCTION MEANS AND METHODS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- THE OWNER'S GEOTECHNICAL ENGINEER SHALL DIRECT ALL UNDERCUTTING IF ANY IS ADVISED ON THE PROJECT.
- ALL GRADING OPERATIONS SHALL BE MONITORED BY A QUALIFIED GEOTECHNICAL CONSULTANT AS CHOSEN AND PAID FOR BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING SAID CONSULTANT IN ADVANCE OF ALL REQUIRED TESTING AND SECURING COPIES OF RESULTING REPORTS.
- UNSTABLE AND PUMPING SUBGRADE CONDITIONS MAY OCCUR DURING SITE PREPARATION AND UNDERCUTTING OPERATIONS. PROPER PROTECTION OF SUBGRADE, DRAINAGE AND DE-WATERING WILL BE CRITICAL TO SITE CONSTRUCTION EFFORTS. ANY DEWATERING SHALL BE INCLUDED IN THE BASE BID. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MINIMIZE EQUIPMENT TRAFFIC ACROSS THE SITE. EVERY EFFORT SHALL BE MADE TO LOCALIZE EQUIPMENT STAGING AND TRAFFIC TO SPECIFIC AREAS AND LIMIT THE AMOUNT OF SOIL DEGRADATION FOR THE SITE. THE CONTRACTOR SHALL REFER TO A GEOTECHNICAL ENGINEER FOR FURTHER RECOMMENDATIONS.
- ANY EXCESS EXCAVATION CREATED BY GRADING OPERATIONS SHALL BE CONSIDERED WASTE AND SHALL BE HAULED OFF AND DISPOSED OF LEGALLY AT THE CONTRACTORS EXPENSE.
- ANY DISCREPANCIES IN THE PROPOSED WORK OR EXISTING CONDITIONS AS WELL AS QUESTIONS OR COORDINATION ITEMS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AS SOON AS POSSIBLE.
- ALL DISTURBED AREAS SHALL BE REQUIRED TO RECEIVE A 4" MIN LAYER OF TOPSOIL BEFORE FINAL SEEDING AND MULCHING OR SODDING. TOP SOILING SHALL BE INCLUDED IN BASE BID (PER PLANS) OVER ALL GRASSED OR LANDSCAPED AREAS.



LEGEND	
	EXISTING CONCRETE PAVING
	EXISTING GAS
	EXISTING SANITARY SEWER
	EXISTING WATER
	EXISTING OVERHEAD POWER
	EXISTING UNDERGROUND POWER
	EXISTING TELECOMMUNICATIONS
	EXISTING CONTOUR
	EXISTING STORM PIPE
	REMOVE UTIL. STRUCTURE
	REMOVE EX. CURB
	PROPOSED STANDARD DUTY CONCRETE PAVING
	PROPOSED 18" CURB & GUTTER CURB TRANSITION
	GRADING LIMITS
	CONSTRUCTION, CLEARING, SODDING, LANDSCAPING LIMITS
	PROPOSED MAJOR(5') CONTOUR
	PROPOSED MINOR(1') CONTOUR
	EXISTING SPOT ELEVATION
	PROPOSED SPOT ELEVATION

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P(205) 323-6385 F(205) 324-0698
THOMAS CALLISON, P.E. TCALLISON@MBAE1.COM



DRAINAGE NOTES

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO BUILD A SITE FREE OF DRAINAGE PROBLEMS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DRAINAGE AWAY FROM THE PROPOSED BUILDING AND COURTS. THERE SHALL BE NO PONDING OF WATER ON THE SITE UNLESS DIRECTED BY THE ENGINEER FOR EROSION AND SEDIMENT CONTROL.
- ALL DRAINAGE STRUCTURES, INLETS, BOXES, MANHOLES, ETC. SHALL BE POURED IN PLACE OR PRECAST CONCRETE. BRICK WILL ONLY BE ALLOWED TO ADJUST GRADE ON STORM & SANITARY MANHOLES, ETC. THE MAXIMUM ALLOWABLE HEIGHT OF BRICK SHALL BE 11 INCHES.
- ALL DRAINAGE STRUCTURES, INLET BOXES, AND CATCH BASINS SHALL HAVE 2" WEEP HOLES FORMED, OR DRILLED, ON ALL SIDES WHERE DRAINAGE PIPES DO NOT CONFLICT WITH THEM. ALL WEEP HOLES SHALL HAVE GRAVEL WRAPPED WITH FILTER FABRIC AT THEIR INTERFACE WITH BACKFILL TO AID GROUNDWATER FLOW TO THE WEEP HOLE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROJECT PHASING AND SHALL PROVIDE THE NECESSARY TEMPORARY PIPE CONNECTIONS, DIVERSIONS, STUB-OUTS, CONNECTIONS, ETC. REQUIRED FOR COMPLETION OF PROJECT WORK.
- ALL STORM PIPE UNDER PAVEMENT SHALL BE BACKFILLED FULL-DEPTH WITH CRUSHED STONE.
- THE ROOFDRAIN LEADER COLLECTION PIPE NETWORK SHALL HAVE 4" CLEANOUTS AT THE UPSTREAM END OF THE LINES AND AT 100' MIN. SPACINGS. CONTRACTOR TO FIELD LOCATE.
- ALL DOWNSPOUTS SHALL BE CONNECTED TO UNDERGROUND STORM SYSTEM W/ WATER-TIGHT CONNECTIONS AND STAINLESS FERNCO CONNECTIONS.

PIPE MATERIALS

- ALL STORM PIPE IN THE PUBLIC RIGHT-OF-WAY AND PRIVATE DRIVES-ACCESS EASEMENTS SHALL BE CLASS 3 REINFORCED CONCRETE PIPE (RCP).
- 4-12" DIAMETER STORM PIPING AND ROOF DRAIN LEADER PIPING SHALL BE PVC SCHEDULE 40 (SCH. 40), A-2000 FVC PIPE, OR SDR 35 FVC UNLESS SPECIFIED ON THE PLANS.
- ALL AREA DRAINS IN LANDSCAPED OR NON PAVED AREAS SHALL BE PROVIDED WITH CAST-IRON REMOVABLE GRATE PROVIDED WITH AT LEAST 12" CONC. SURROUND FOR MAINTENANCE PURPOSES.

DOWNSPOUT COLLECTION NOTES

- DOWNSPOUTS SHALL BE FITTED WITH CAST IRON DOWNSPOUT BOOTS (WITH CLEAN-OUT PLATES) THAT EXTEND BELOW FINISHED GRADE. A MINIMUM COVER OF 8" IS REQUIRED.
- THE ROOFDRAIN LEADER COLLECTION PIPE NETWORK SHALL HAVE 6" CLEANOUTS AT THE END OF THE LINE AND AT 150' MIN. SPACINGS. CONTRACTOR TO FIELD LOCATE. ROOFDRAIN LEADERS ARE TO BE FIT TO DOWNSPOUT SIZE. DOWNSPOUTS SHALL SLOPE WITH A 1% MINIMUM GRADE.
- THE DOWNSPOUT BOOTS (J.R.HOE OR APPROVED EQUAL) SHALL BE SIZED TO FIT THE DOWNSPOUT SIZE WITH A 6" MINIMUM DISCHARGE OPENING PER THE MANUFACTURER. THE CONTRACTOR SHALL USE A 45° TRANSITION ("A" SERIES TYPE - J.R. HOE)
- THE CONNECTION BETWEEN THE DOWNSPOUT BOOT DISCHARGE AND THE UNDERGROUND PIPING SHALL BE MADE WITH A FLEXIBLE COUPLER WITH 316 SERIES STAINLESS HOSE CLAMPS (FERNCO OR APPROVED EQUAL) OF COMPATIBLE SIZE TO MAKE A WATERPROOF FIT.
- CONNECTIONS BETWEEN FITTINGS SHALL BE WYES AND NOT TEE CONNECTIONS.

PIPE BEDDING

- ALL STORM PIPE UNDER PAVEMENT SHALL BE BACKFILLED FULL-DEPTH WITH CRUSHED STONE.
- PIPE BEDDING FOR STORM AND OTHER UTILITIES WITHIN 15' OF THE BUILDING SHALL BE #8910 STONE BACKFILL AND NOT 57 STONE OR OTHER MATERIAL OF HIGH PERMEABILITY.

LANDSCAPING NOTES

- ALL DISTURBED AREA WITHIN 25' OF THE BUILDING SHALL BE PROVIDED WITH SOLID SOD, OR LANDSCAPING AND PINE STRAW MULCH.
- FOR ALL AREAS OUTSIDE 25' FROM THE BUILDING A 16" MINIMUM STRIP OF SOLID SOD IS REQUIRED ABUTTING ALL PAVED SURFACES AND OTHER FEATURES.
- REFER TO LANDSCAPE ARCHITECT FOR ALL LANDSCAPE AND PLANTING AREAS

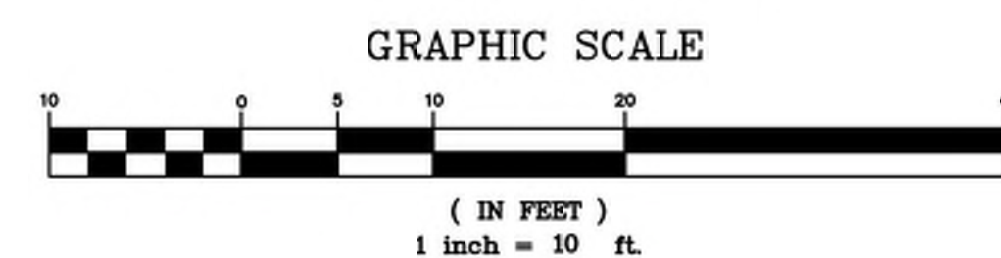
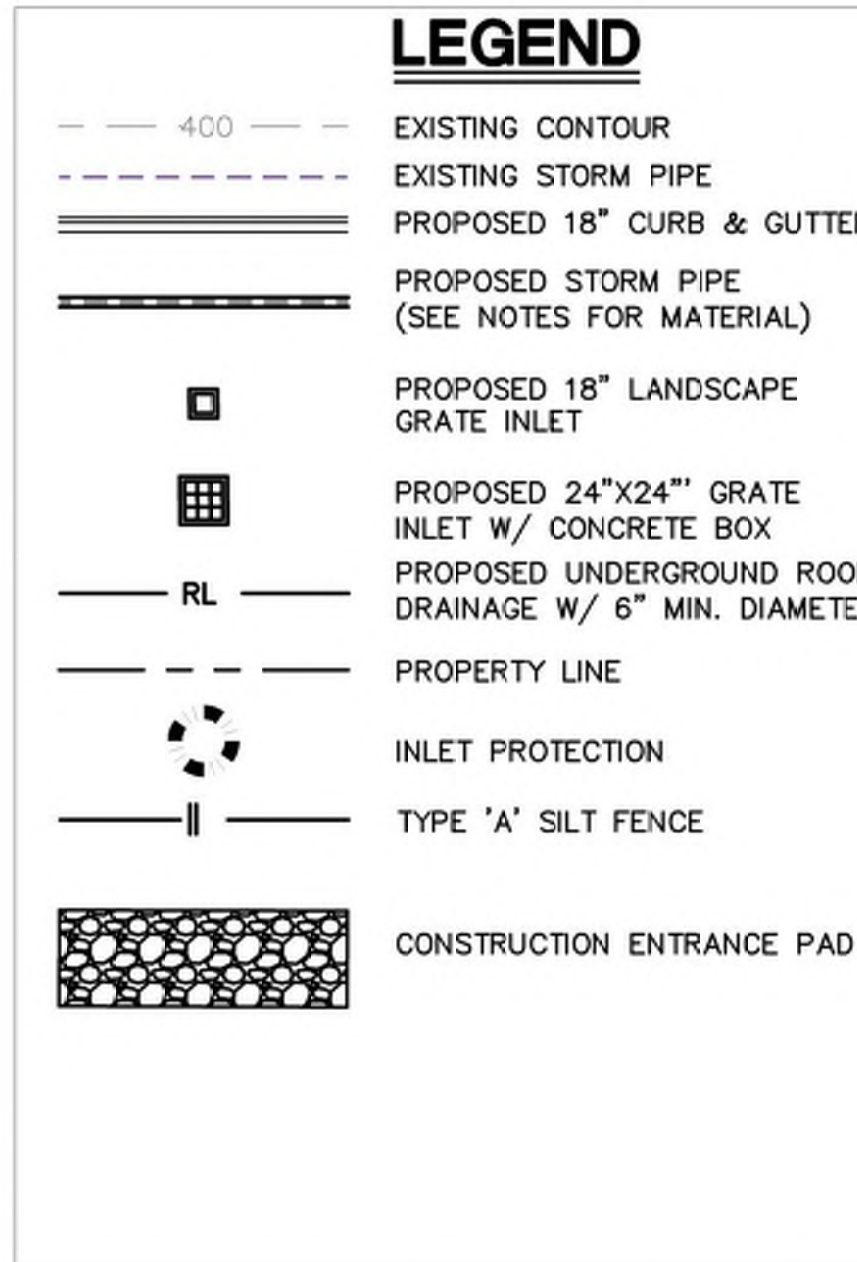
EROSION CONTROL GENERAL NOTES

- THE BEST MANAGEMENT PRACTICES (BMP) SHOWN ON THIS PLAN SHALL BE IMPLEMENTED AND MAINTAINED DURING THE COURSE OF THIS WORK AND UNTIL DISTURBED AREAS ARE EITHER VEGETATED OR STABILIZED AGAINST EROSION. ADEQUATE PROTECTIVE MEASURES SHALL BE PROVIDED FOR THE CONTAINMENT OF HAZARDOUS SUBSTANCES AND ANY OTHER MATERIALS WHICH MAY POLLUTE STORM WATER RUNOFF, INCLUDING PETROLEUM PRODUCTS, LUBRICANTS, AND PAINT. THE CONTRACTOR SHALL PROVIDE A COMMERCIAL DUMPSTER SERVICE FOR THE COLLECTION, REMOVAL AND DISPOSAL OF SUCH MATERIALS FROM SITE.
- THERE SHALL BE NO DISTINCTLY VISIBLE FLOATING SCUM, OIL OR OTHER MATTER CONTAINED IN THE STORM WATER DISCHARGE. THE STORM WATER DISCHARGE MUST NOT CAUSE AN UNNATURAL COLOR OR ODOR IN THE COMMUNITY WATERS AND MUST NOT CONTRIBUTE ANY MATERIALS IN CONCENTRATIONS SUFFICIENT TO BE HAZARDOUS OR OTHERWISE DETRIMENTAL TO HUMANS, LIVESTOCK, WILDLIFE, PLANT LIFE, OR FISH AND AQUATIC LIFE IN THE COMMUNITY WATERS.
- CONTRACTOR SHALL NOTE THE REQUIREMENTS OF THE BEST MANAGEMENT PLAN (BMP) DETAILS NOTED ON THIS PLAN AND IN THE ALABAMA HANDBOOK FOR EROSION CONTROL, SEDIMENT CONTROL, AND STORMWATER MANAGEMENT ON CONSTRUCTION SITES AND URBAN AREAS, LATEST EDITION.
- CONTRACTOR NEEDS TO HAVE A CLEAR DIRECTION AS TO WHAT NEEDS TO BE ACCOMPLISHED BY EROSION CONTROL PLAN AND HOW IT SHALL BE MAINTAINED TO FUNCTION AT ALL TIMES FOR THE DURATION OF CONSTRUCTION ACTIVITIES. FAILURE OF THE CONTRACTOR TO WORK DOES NOT RELIEVE THE OWNER OF HIS/HER RESPONSIBILITY FOR COMPLIANCE.
- CONTRACTOR SHALL INSTALL THE PERIMETER SEDIMENT BARRIERS BEFORE COMMENCING ANY DISTURBANCE ACTIVITIES.
- THE CONTRACTOR SHALL PREVENT TRACKING OF SEDIMENT ONTO STREETS AND SURROUNDING PAVEMENTS. CLEAN UP IS REQUIRED DAILY. CONTRACTOR SHALL ALSO INSTALL CONSTRUCTION GRAVEL EXIT PADS OR CLEAN EQUIPMENT EACH TIME PRIOR TO LEAVING THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SITE FREE FROM TRASH AND OTHER DEBRIS BY ESTABLISHING TRASH COLLECTION AREAS AND PROPERLY MAINTAINING THEM.
- THE CONTRACTOR SHALL INCLUDE IN HIS BID TO OWNER ALL EROSION CONTROL ITEMS NECESSARY TO PROTECT THE SITE DURING CONSTRUCTION AND PERMANENTLY RE-ESTABLISH VEGETATION ON ALL DISTURBED AREAS OF THE SITE, INCLUDING BUT NOT LIMITED TO TEMPORARY MULCHING, SLOPE PROTECTION, DITCH LINING, REPAIR/MAINTENANCE, AND INSPECTIONS.

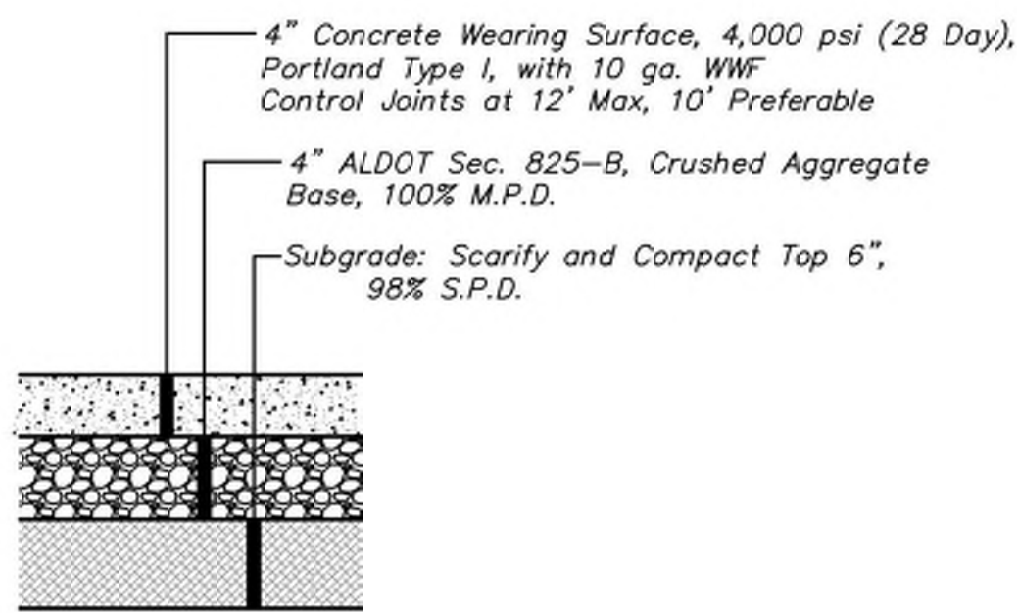
WHEN NOTICEABLE OR EXCESSIVE DUST IS PRESENT DURING EARTHWORK ACTIVITIES, THE CONTRACTOR SHALL USE WATER APPLIED BY WATER TRUCKS OR OTHER METHODS, TO LIMIT THE LOSS OF SOIL BY WIND EROSION.

EROSION CONTROL NOTES

- LESS THAN 1 ACRE WILL BE DISTURBED WITH THIS PROJECT SO AN ADEM PERMIT WILL NOT BE REQUIRED.
- SOLID SOD OR LANDSCAPING / MULCHING IS REQUIRED ON ALL DISTURBED AREAS.
- A MINIMUM OF 4" OF TOPSOIL (AND FERTILIZING) IS REQUIRED FOR ALL DISTURBED AREAS TO RECEIVE SODDING, PERMANENT MULCHING, OR LANDSCAPING.
- THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING EROSION AND STABILIZING ALL DISTURBED AREAS ON SITE, SEE LANDSCAPE PLAN FOR DETAILS OF ALL LANDSCAPED AREAS AND FINAL COVER.
- PLASTIC SHEETING OR TEMPORARY MULCHING IS REQUIRED TO COVER ALL STOCKPILES THAT WILL REMAIN FOR 3 DAYS OR MORE. ALL STOCKPILES TO REMAIN FOR 3 DAYS OR MORE SHALL BE SURROUNDED WITH A SEDIMENT BARRIER (TYPE "A" SILT FENCE OR A 20" WATTLE).
- TEMPORARY MULCHING IS REQUIRED FOR ALL DISTURBED AREAS NOT IN AN ACTIVE WORK AREA (DISTURBED AREAS WHERE ACTIVE GRADING OR WORK IS NOT PERFORMED WITHIN 13 DAYS, MINIMUM).
- ALL CONSTRUCTION SEQUENCING AND TECHNIQUES CANNOT BE ANTICIPATED BY THE ENGINEER. SO THERE MAY BE ADDITIONAL BMP MEASURES THAT WILL BE NEEDED TO SUFFICIENTLY PROTECT THE SITE FROM EROSION AND SEDIMENT TRANSPORT OFF SITE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LOCATE AND CONSTRUCT THESE BMP'S AND ACCOUNT FOR ALL SCENARIOS AND ACCOUNT FOR ALL BMP'S SHOWN OR OTHERWISE NEEDED IN BASE BID PRICE FOR PROJECT. BMP'S SHOWN ARE THE ENGINEERS ESTIMATE OF THE MINIMUM AMOUNT NEEDED. THE CONTRACTOR SHALL NOT BE PAID ADDITIONALLY FOR ADDITIONAL BMP'S, INCLUDING TEMPORARY MULCHING OR FOR BMP MAINTENANCE, REPLACEMENT OR REMOVAL.

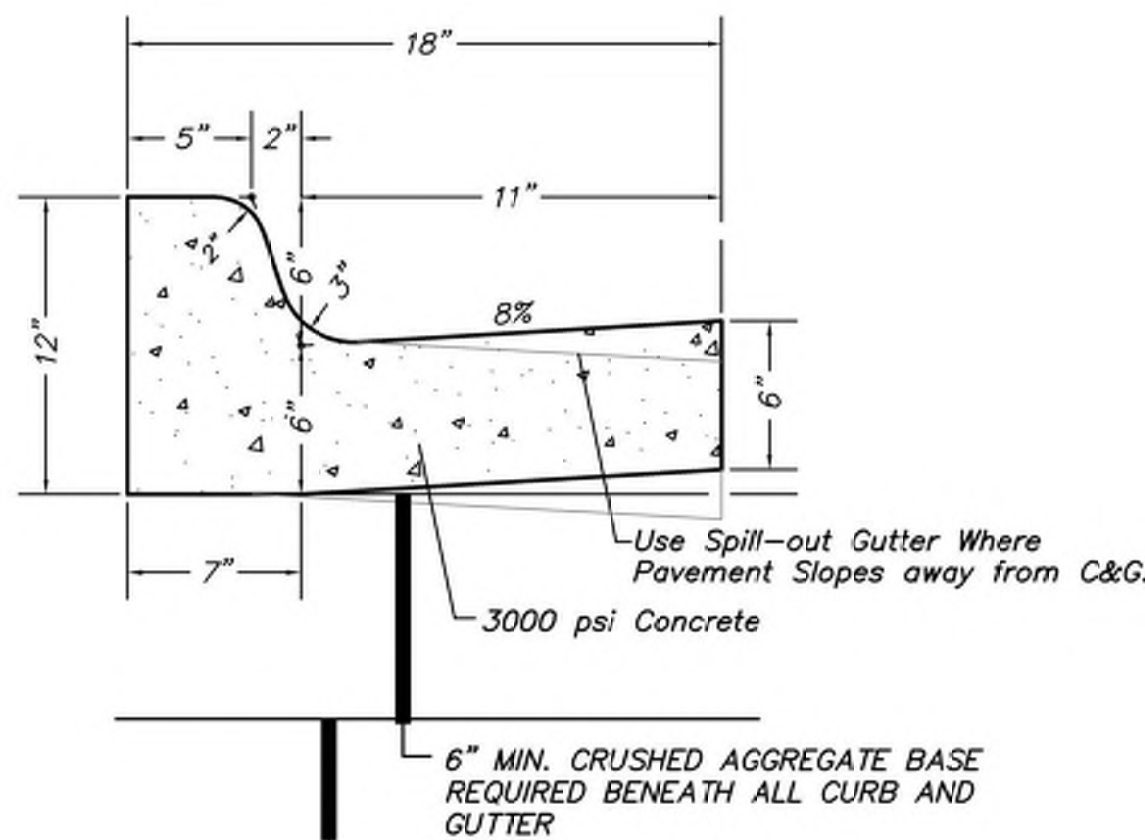


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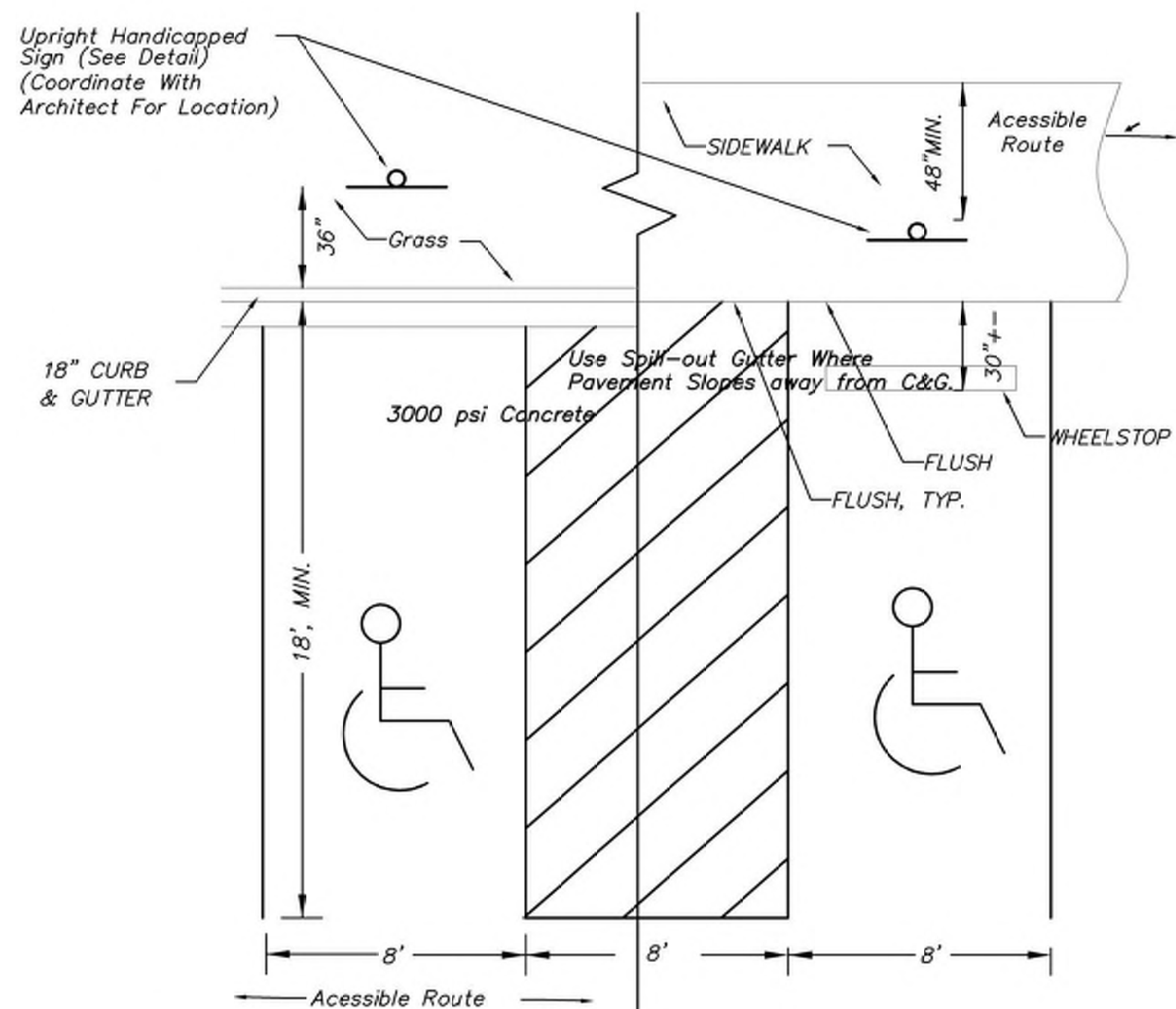
**TYPICAL SECTION
STANDARD DUTY CONCRETE PAVEMENT**

N.T.S.



18" CURB AND GUTTER SECTION

N.T.S.

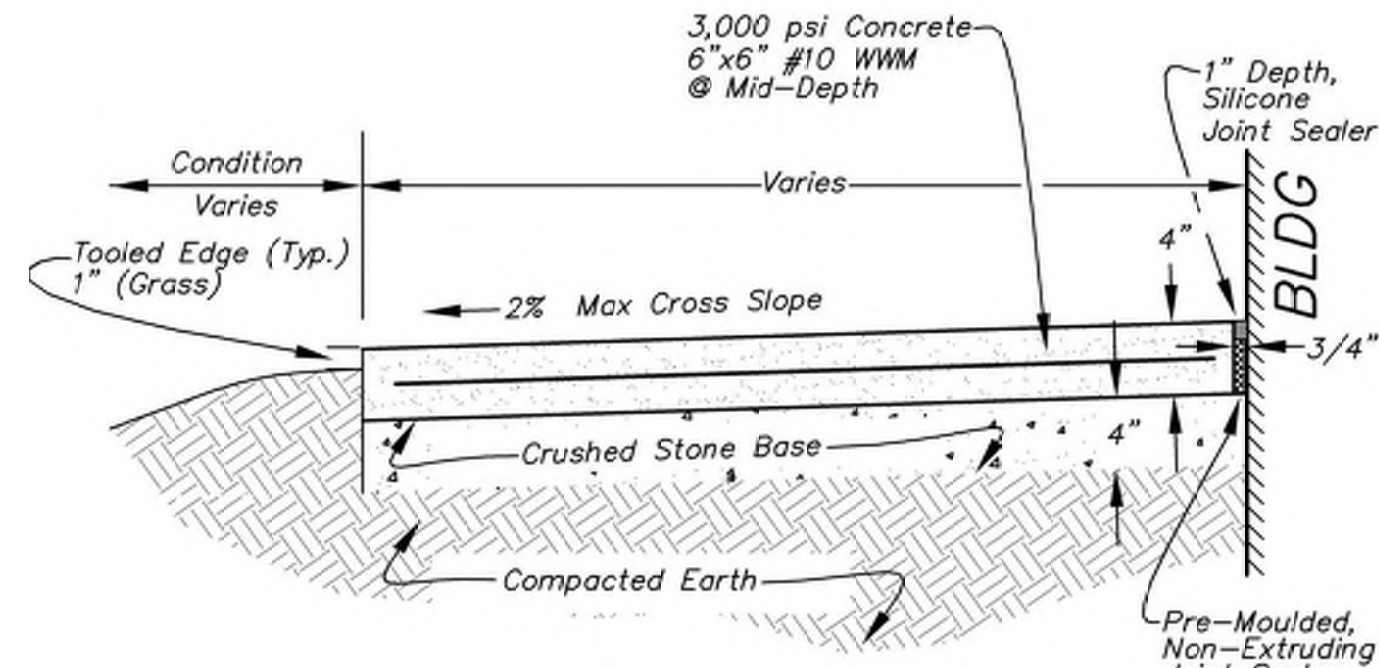


Note: 4" Wide Blue Paint Striping
For Angled Parking, Spaces Shall Be Delineated As Shown On The Site Plan.

Plan View

ADA ACCESSIBLE PARKING DETAIL

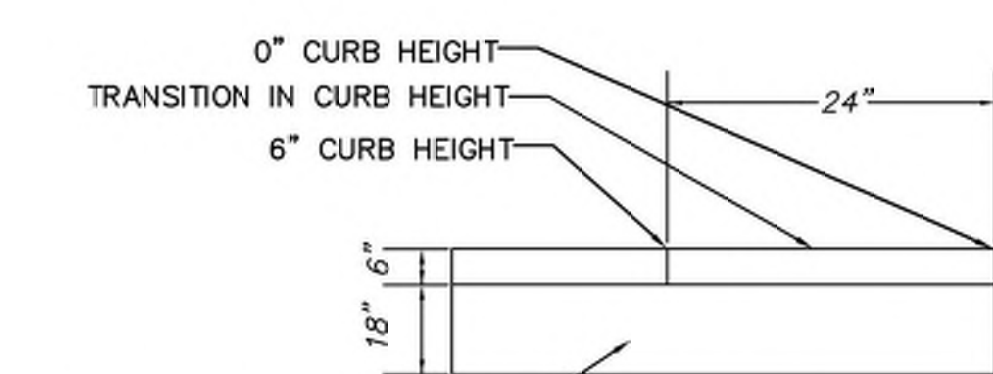
N.T.S.



Notes:
1. Control Joints @ 8' Max.
2. Expansion Joints @ 48' Max. and Where Concrete Abuts Rigid Objects and Existing Conc.
3. Architect to Review and Approve Joint Sealer Prior to Construction
4. Refer to Architect for Details of Joint/Joint Sealer at Building.

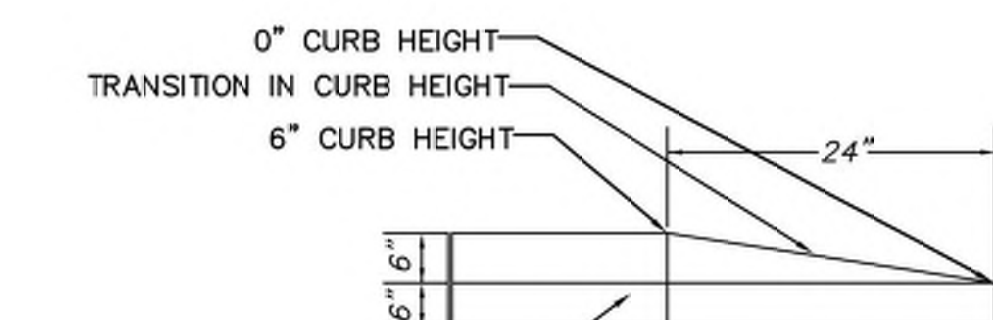
CONCRETE SIDEWALK TYPICAL SECTION

N.T.S.



PLAN VIEW

N.T.S.

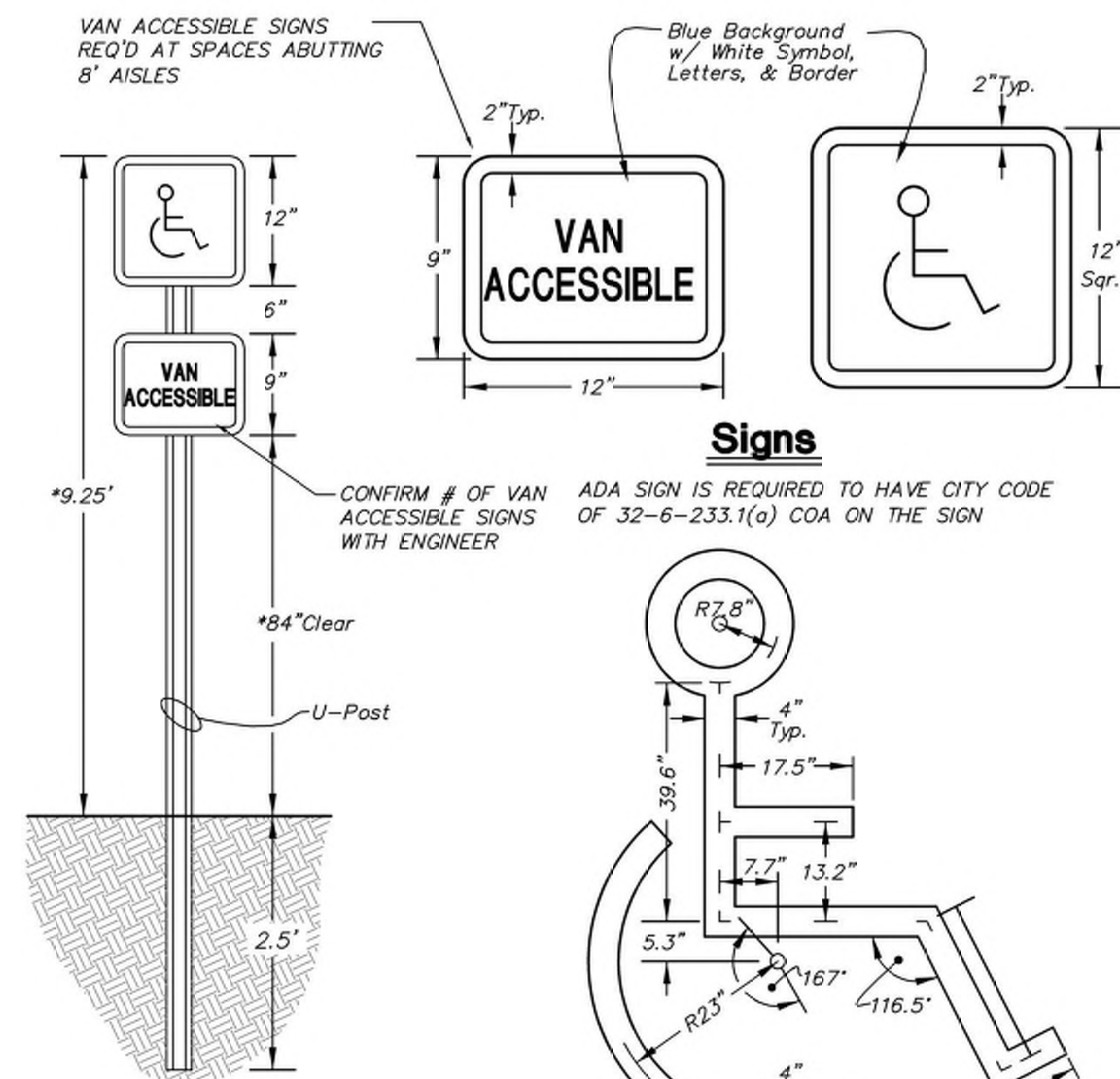


PROFILE VIEW

N.T.S.

CURB TERMINATION DETAIL

N.T.S.

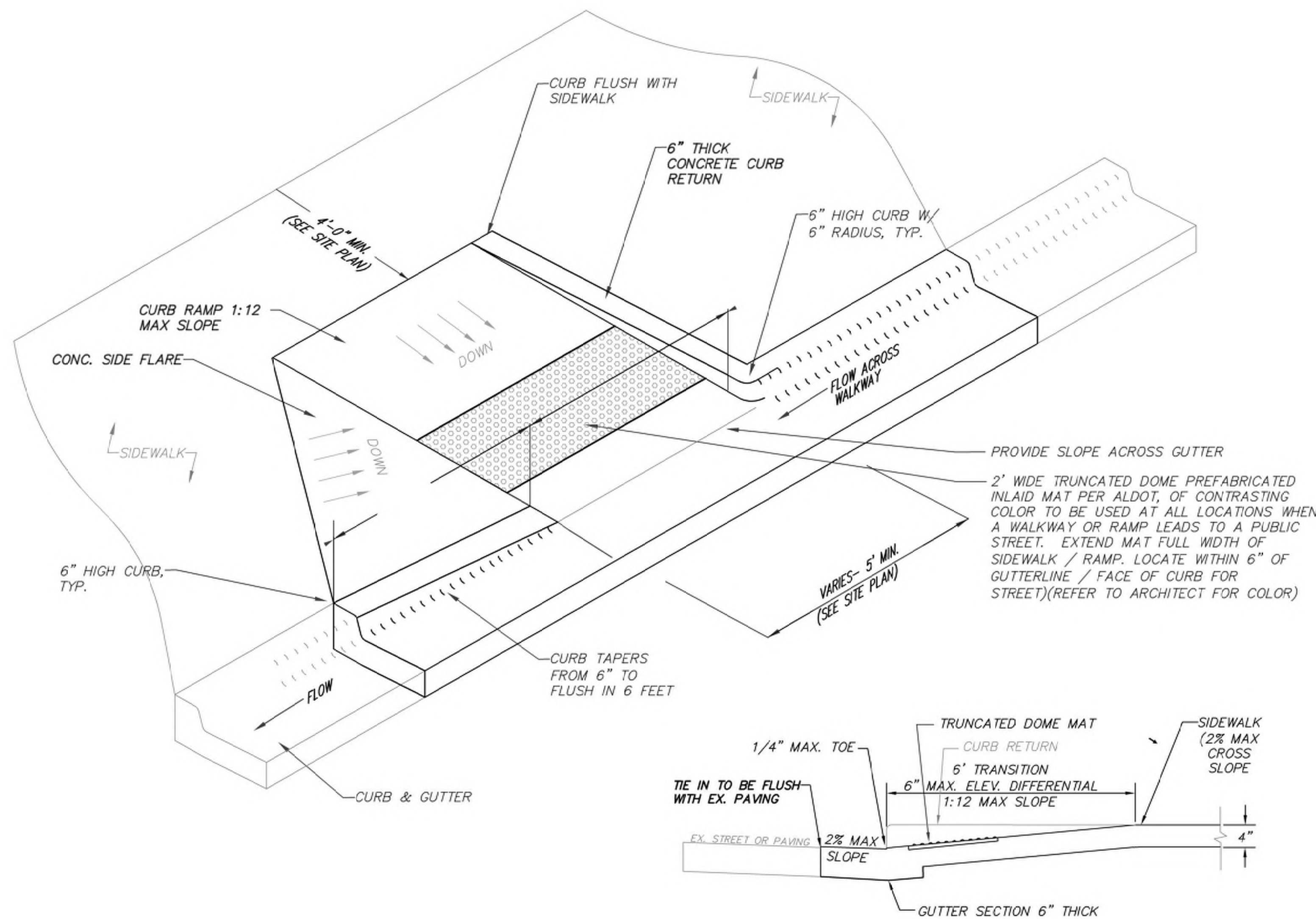


Upright Sign

(OPTION TO MOUNT @
BLDG PER ARCHITECT)

Painted Symbol Detail

*Maximum Cross Slope In HC Parking,
Ramp, And Sidewalk for Routing is 1:50
*5% Max Slope For Accessible Route

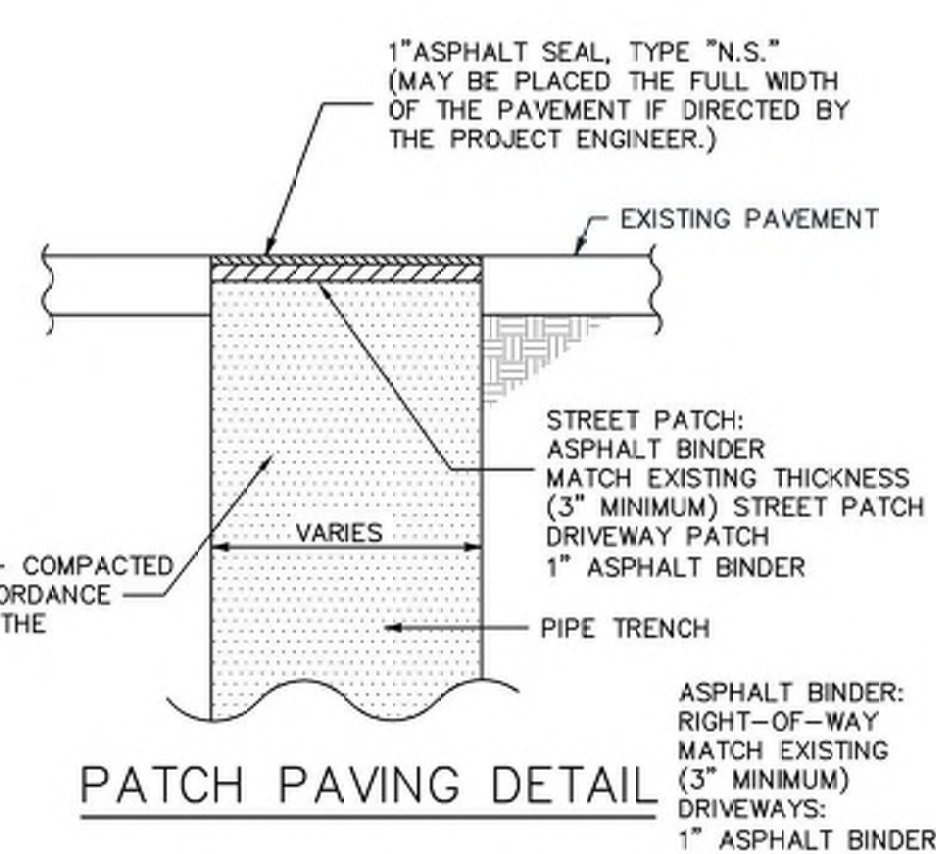


TYPE A RAMP DETAILS

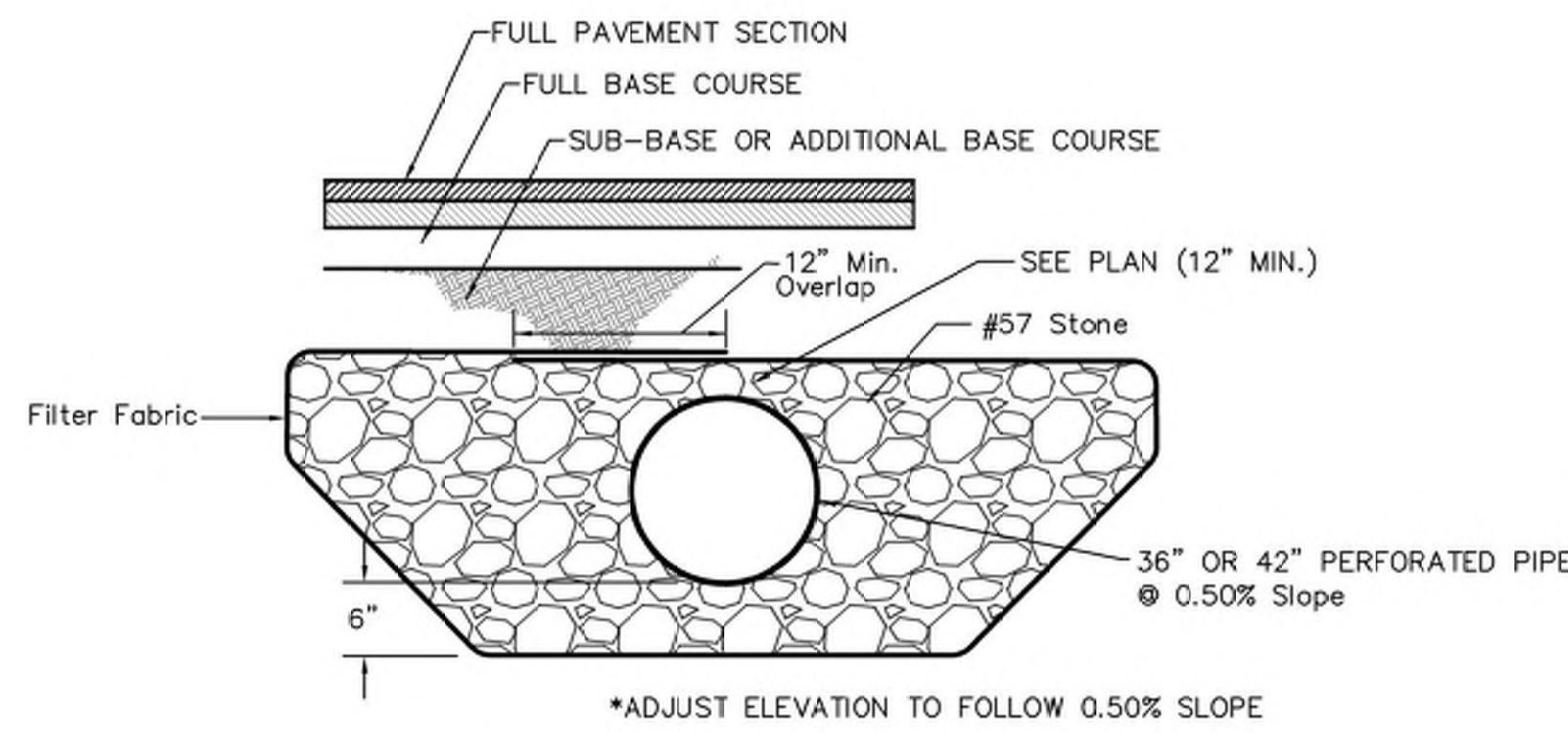
N.T.S.

D	W
6" OR LESS	24"
8"	28"
10" OR 12"	30"
15" OR LARGER	4/3 D + 12"

PAY LIMITS
(IF APPLICABLE)



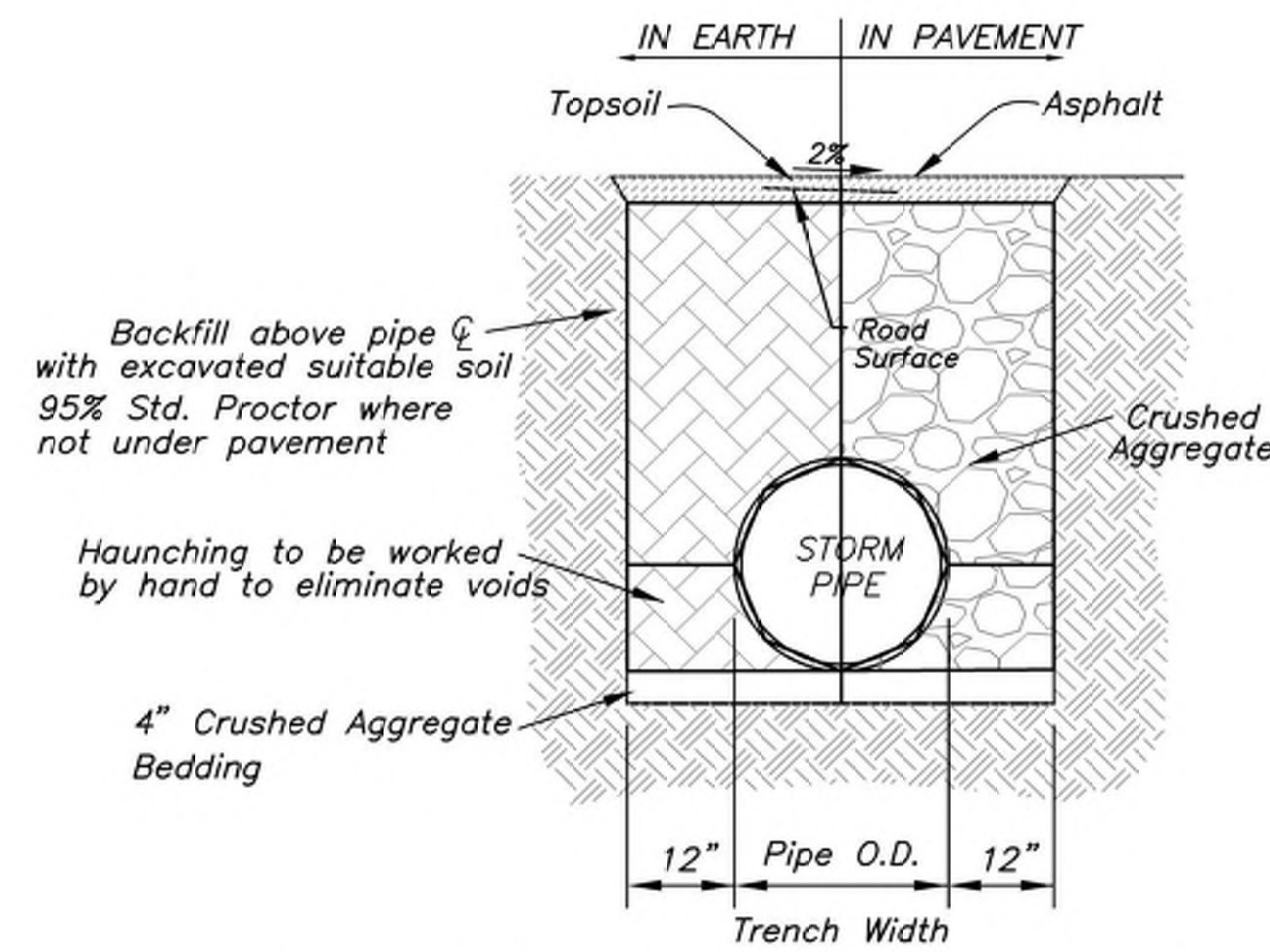
PATCH PAVING DETAIL



***NOTE: Provide 0.50% Slope; SEE PLAN FOR LENGTH

GENERAL GRAVEL BED DETAIL

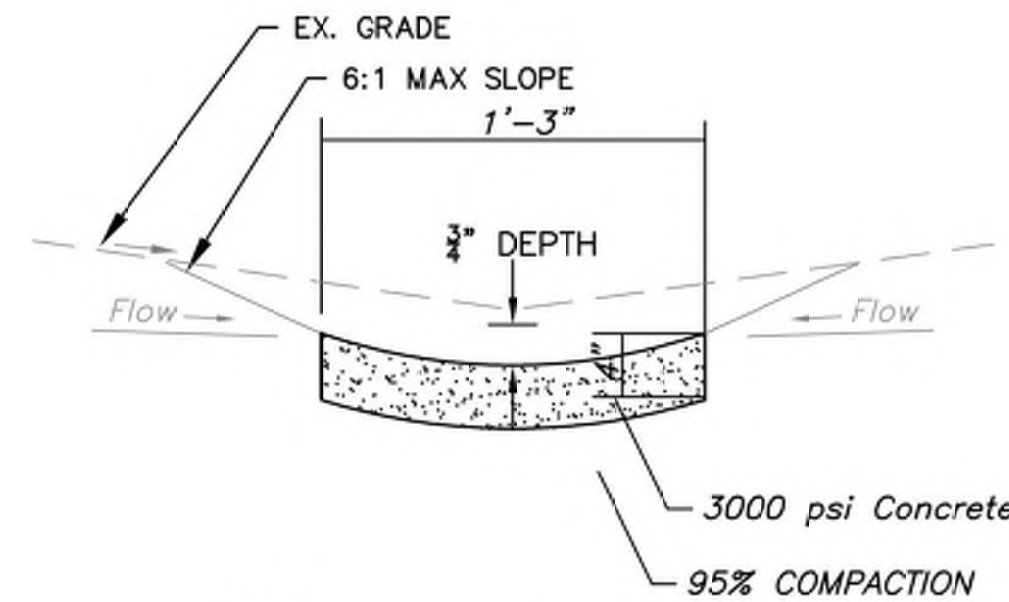
N.T.S.



FOR LAYING CMP, PVC, OR HPDE PIPE IN EARTH (NOT UNDER PAVEMENT), IT IS REQUIRED TO HAVE 4\"/>

STORM PIPE BEDDING DETAIL

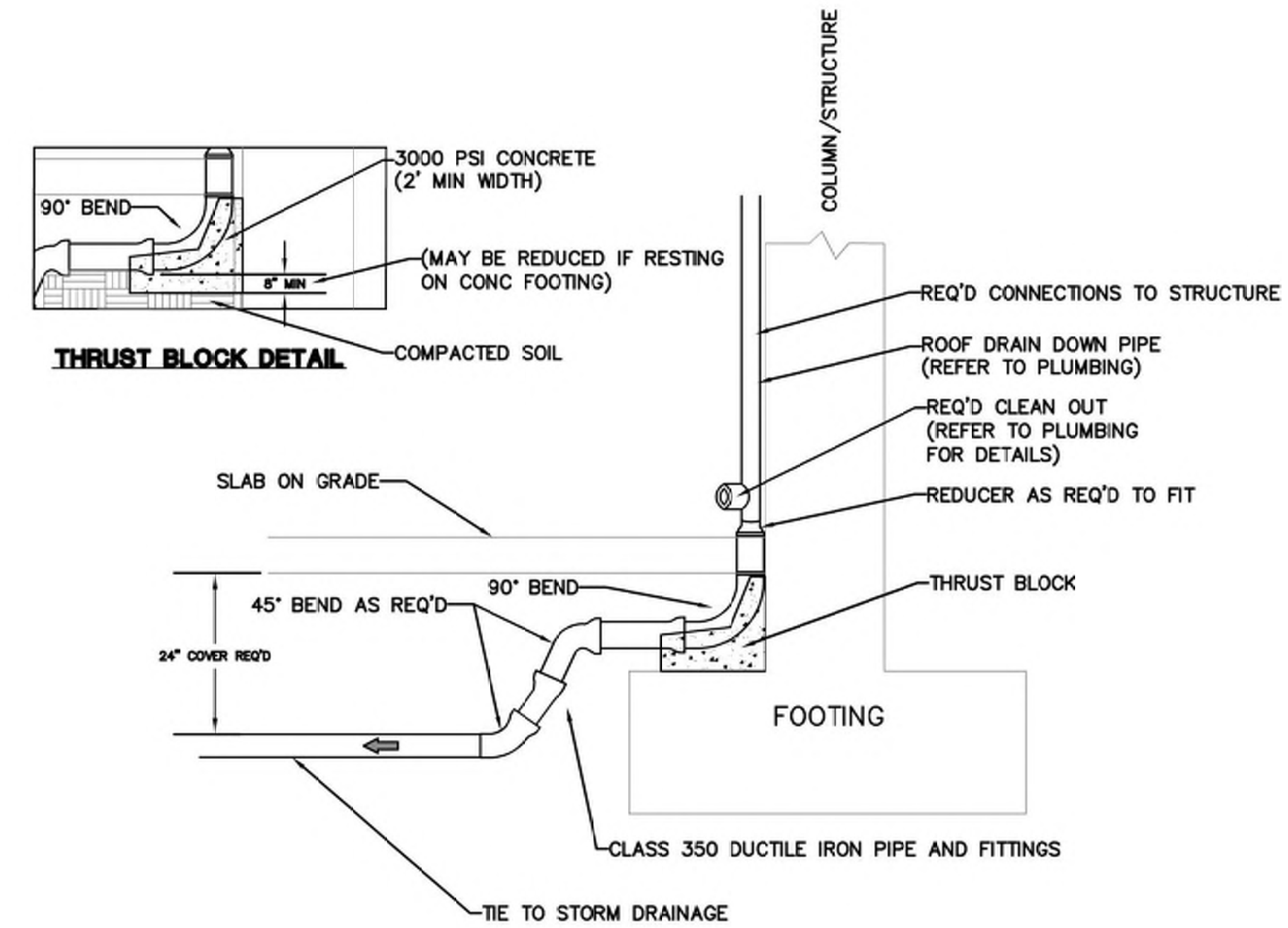
N.T.S.



NOTES:
A. 0.5% Min. Slope Required
B. Control Joints Every 8'. Expansion Joints Every 30' (Max Spacing).

15\"/>

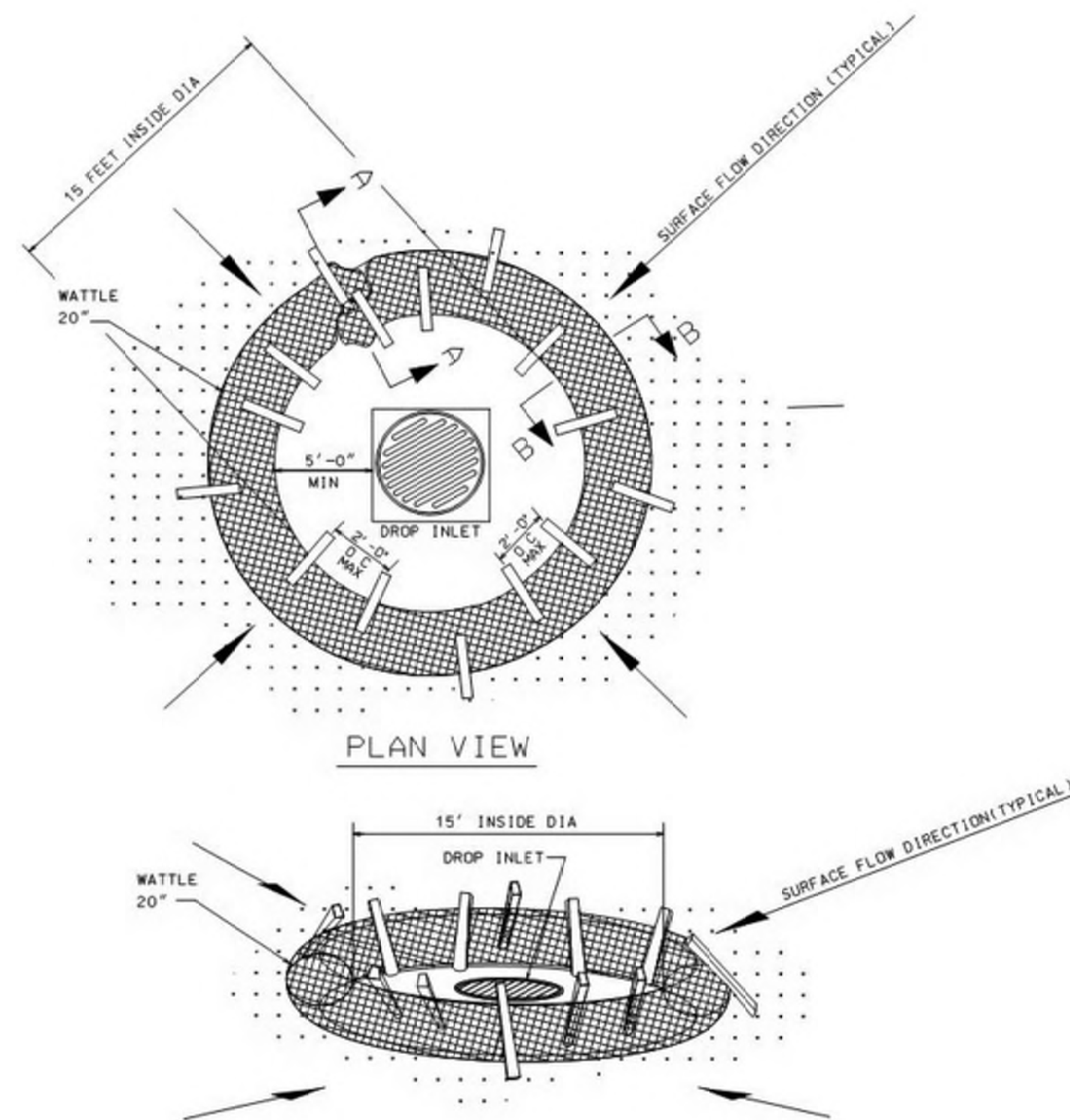
N.T.S.



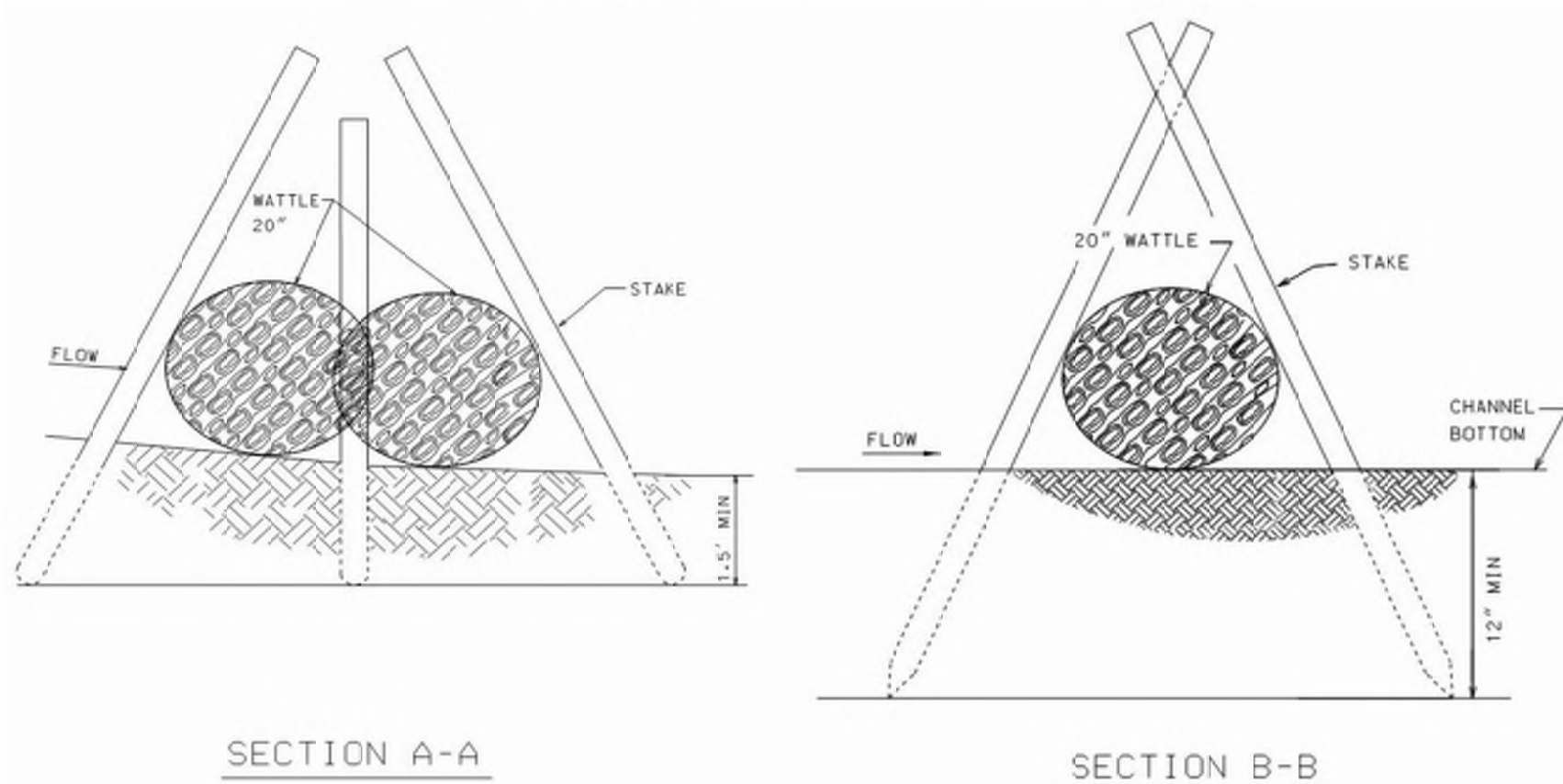
NOTES:
1. ALL ROOF DRAIN LEADERS AND COLLECTOR PIPE TO BE CLASS 350 DUCTILE IRON PIPE
2. ALL CONNECTIONS TO BE WATER-TIGHT.
3. SIZES SHALL BE AS SHOWN ON CIVIL PLANS. IN NO CASE SHALL SIZE BE SMALLER THAN SIZE OF PLUMBING DOWN PIPE
4. MIN SLOPE 1%
5. 24\"/>

ROOF DRAIN LEADER / COLLECTOR PIPE DETAIL

N.T.S.

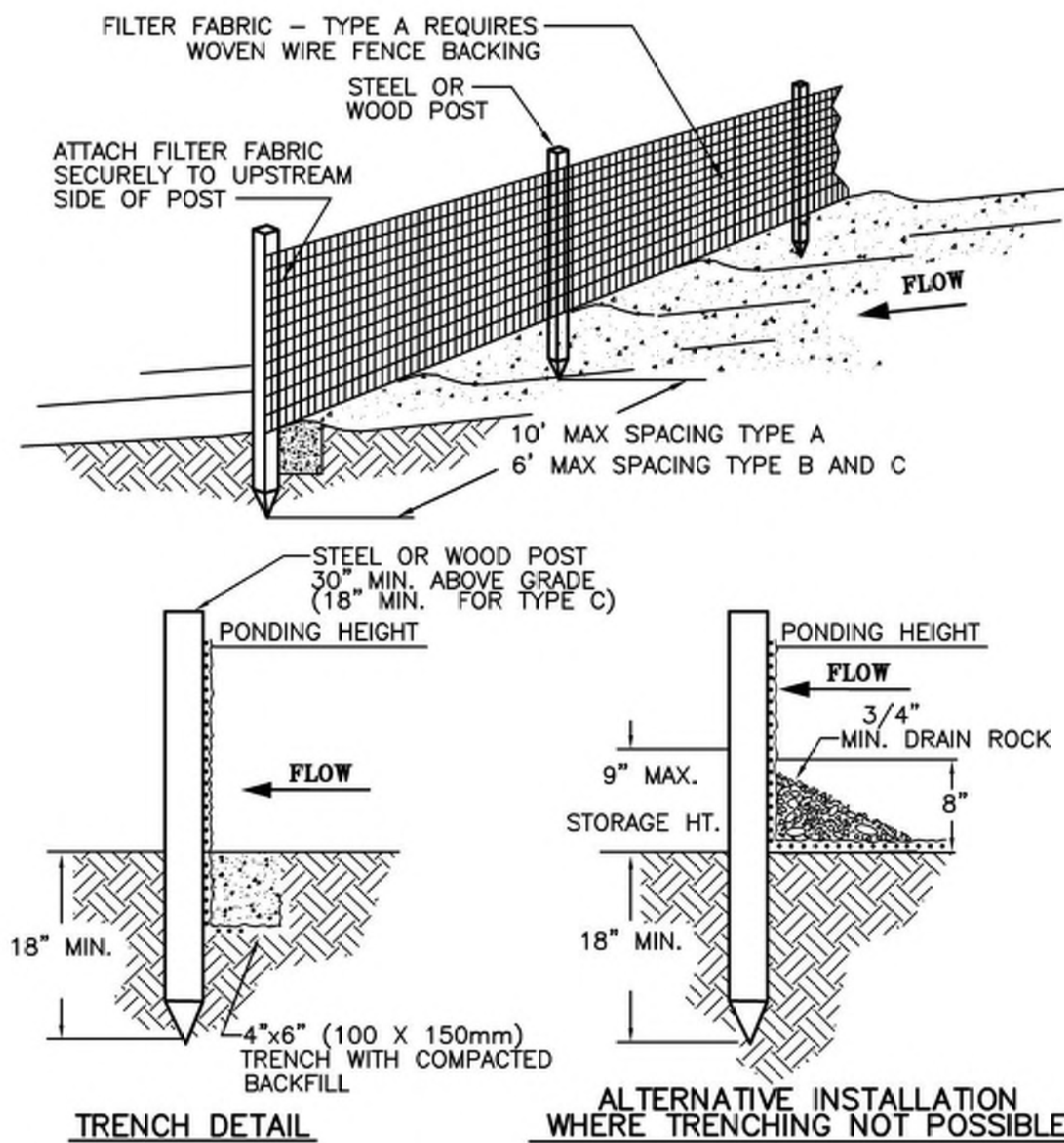


NOTES:
1. ANCHORING STAKES SHALL BE SIZED, SPACED, AND BE OF A MATERIAL THAT EFFECTIVELY SECURES THE WATTLE. STAKE SPACING SHALL BE A MAXIMUM OF TWO FEET.
2. OVERLAP ENDS OF WATTLES PER MANUFACTURERS RECOMMENDATIONS (1\"/>



WATTLE INLET PROTECTION

N.T.S.



NOTES:
1. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS SO THAT FLOW WILL NOT CONCENTRATE AND CAUSE BYPASSING, CHANNELIZING, OVERTOPPING, AND/OR FAILURE.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY. 6\"/>

SPECIFICATIONS FOR SILT FENCE

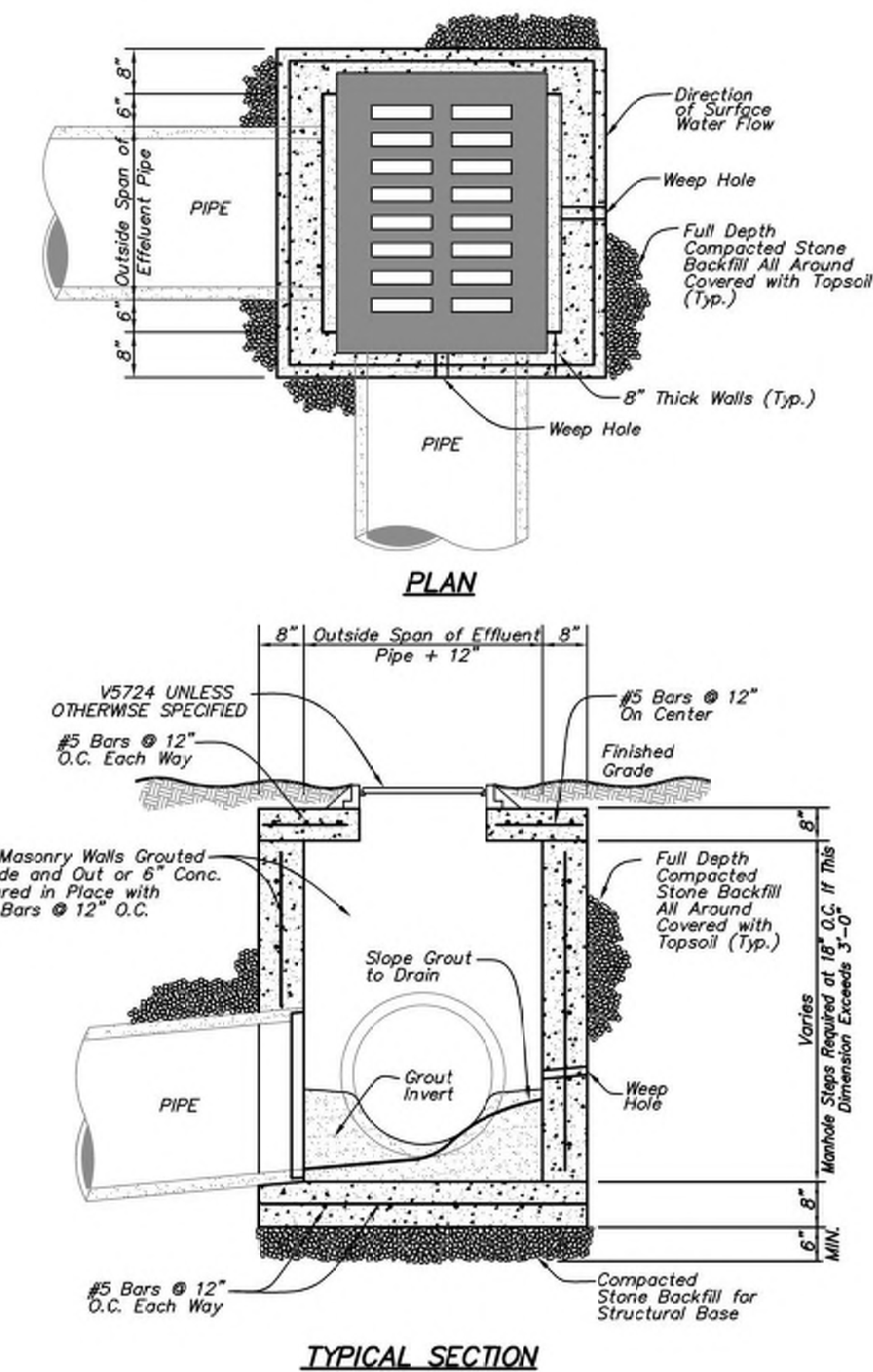
	TYPE A	TYPE B	TYPE C
APPEARANT OPENING SIZE	no. 30	no. 30	no. 30
FLOW RATE (GAL./MIN./SF)	70	25	25
MIN. FABRIC WIDTH (IN)	36	36	22
POST LENGTH	4'	3'	3'
POST TYPE	STEEL	STEEL/WOOD	STEEL/WOOD
POST SPACING (MIN)	10'	6'	6'
APPLICATION	STEEL	STEEL/WOOD	MINOR PROJECTS
LENGTH OF USE	ALL	> 6 MONTHS	< 6 MONTHS ONLY
MAX DRAINAGE AREA PER 100' OF SILT FENCE (MAX)	1/2 ACRE	1/4 ACRE	< 1/4 ACRE

SLOPE LIMITATIONS FOR SILT FENCE

LAND SLOPE (%)	MAX SLOPE LENGTH ABOVE FENCE
<2	100
2 TO 5	75
5 TO 10	50
10 TO 20	25
>20	15

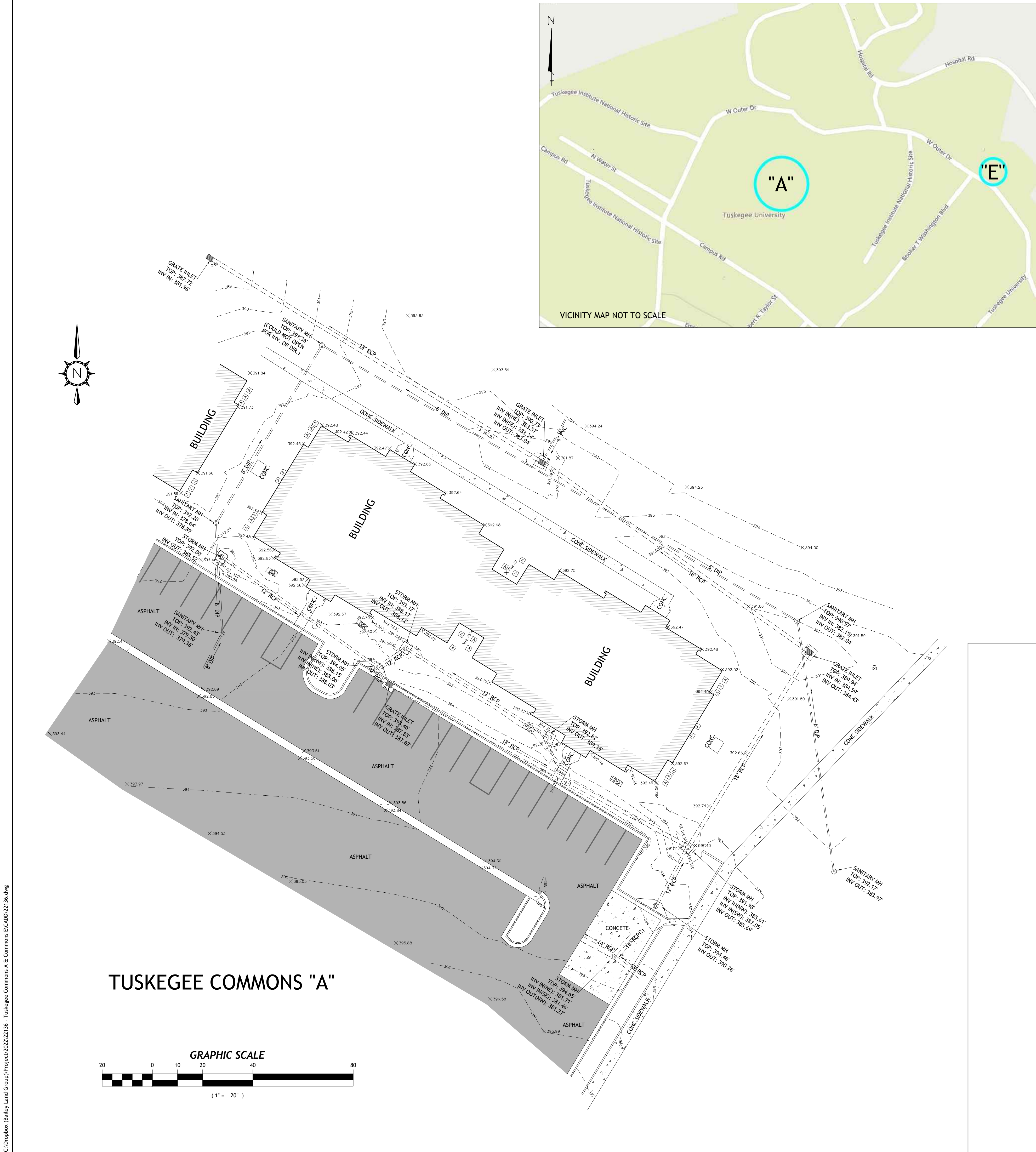
SILT FENCE DETAIL

N.T.S.



STANDARD FLAT GRATE INLET DETAIL

N.T.S.



NOTES:

- Field work for this survey was completed on 10/20/2022.
- All easements and rights-of-way of which the surveyor had knowledge at the time of the survey have been shown. The surveyor has made no investigation or search for easements or record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- The bearing base for this survey is based on NAD83, Alabama State Plane Coordinate System (East Zone) as determined by RTK GPS observations with correction provided by the ALDOT VRS CORS network.
- According to the Flood Insurance Rate Map published by the Federal Emergency Management Agency for the City of Tuskegee, Macon County, Alabama (Community Number 010150), Map Number 01087C0187D, Effective Date 11/18/2009, this site lies within Zone X defined as "Areas determined to be outside the 0.2% chance floodplain."
- No underground utilities were located as part of this survey.

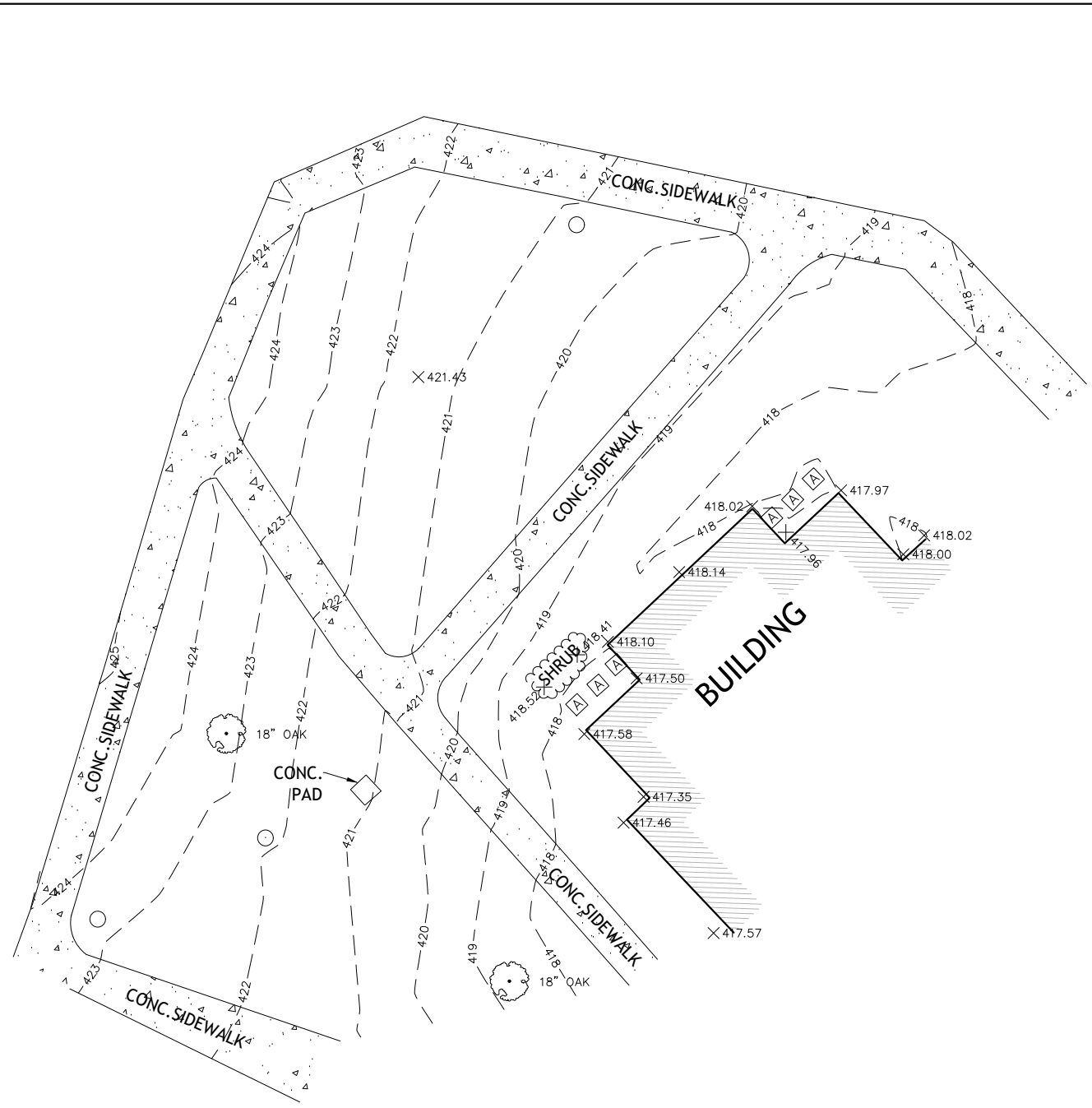
SURVEYOR'S STATEMENT

I hereby state that all parts of this survey and drawing have been completed in accordance with the current requirements of the Standards of Practice for Surveying in the State of Alabama to the best of my knowledge information and belief.

Jason E. Bailey
Jason E. Bailey, PLS
Alabama Reg. No. 28567
Dated: 10/24/2022



LEGEND	
	AIR CONDITIONER
	BENCHMARK
	BOLLARD
	CLEAN OUT
	CORRUGATED METAL PIPE
	CORRUGATED PLASTIC PIPE
	DOWNSPOUT
	DUCTILE IRON PIPE
	ELECTRIC BOX
	FIBER OPTIC MARKER
	FIRE DEPT CONNECTION
	GAS METER
	GAS REGULATOR
	GAS VALVE
	GRATE INLET
	GROUND LIGHT
	GUY WIRE
	HANDICAPPED
	HANDICAPPED SIGN
	LIGHT STANDARD
	MAIL BOX
	MEASURED
	MONITORING WELL
	PARKING COUNT
	PARKING METER
	PEDESTRIAN SIGNAL
	POLYVINYL CHLORIDE PIPE
	POST INDICATOR VALVE
	POWER METER
	POWER MANHOLE
	POWER POLE
	RECORDED
	REINFORCED CONCRETE PIPE
	ROUND GRATE INLET
	SANITARY MANHOLE
	SATELLITE DISH
	SEPTIC TANK
	STORM MANHOLE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TREE
	VETRIFIED CLAY PIPE
	WATER METER
	WATER VALVE
	RETAINING WALL
	BARBED WIRE FENCE
	CHAIN LINK FENCE
	WOOD FENCE
	OVERHEAD POWER
	UNDERGROUND POWER
	UNDERGROUND COMM
	GAS LINE
	WATER LINE



REVISION DESCRIPTION	
NO.	DATE

DRAWN BY SB	CHECKED BY JEB
SCALE 1" = 20'	DATE 10/24/2022

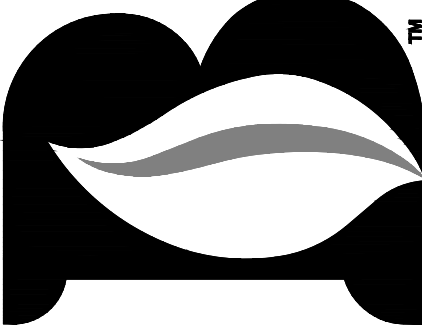
PROJECT
TUSKEGEE COMMONS A & COMMONS E
TUSKEGEE, ALABAMA 36088

CLIENT
MBA ENGINEERS
300 20th STREET, SUITE 100, BIRMINGHAM, AL 35203

TITLE
TOPOGRAPHIC SURVEY

BAILEY LAND GROUP
LAND SURVEYING & ENGINEERING

4121 Smokey Road
Alabaster, AL 35007
P: 205.978.0080 F: 205.624.3334
www.baileylandgroup.com
CA: AL-8991S



PLAN NOT VALID WITHOUT SEAL & SIGNATURE

B/LG PROJECT NO. 22.136	CLIENT/ARCHITECT PROJECT NO.
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SHEET NO. 1

TREES



SHUMARD OAK



TUSKEGEE CRAPEMYRTLE

SHRUBS



LITTLE LIME HYDRANGEA



MRS. G. G. GERBING AZALEA



VINTAGE JADE DISTYLIUM



MARGIE JENKINS' LEUCOTHOE



PINK DRIFT ROSE



MRS. SCHILLER'S DELIGHT VIBURNUM

ORNAMENTAL GRASSES AND GROUNDCOVERS



PINK MUHLY GRASS



MEXICAN FEATHER GRASS



RIVER OATS



EVERILLO SEDGE



AUTUMN FERN



205.545.7639
PO Box 305 / Birmingham, AL 35201
renta-uid.com

RULD Project No. MBAE-2201

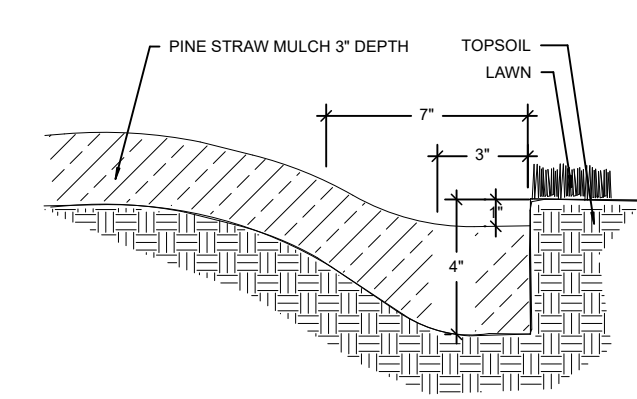
NOT FOR CONSTRUCTION

IRRIGATION NOTES (DESIGN-BUILD)

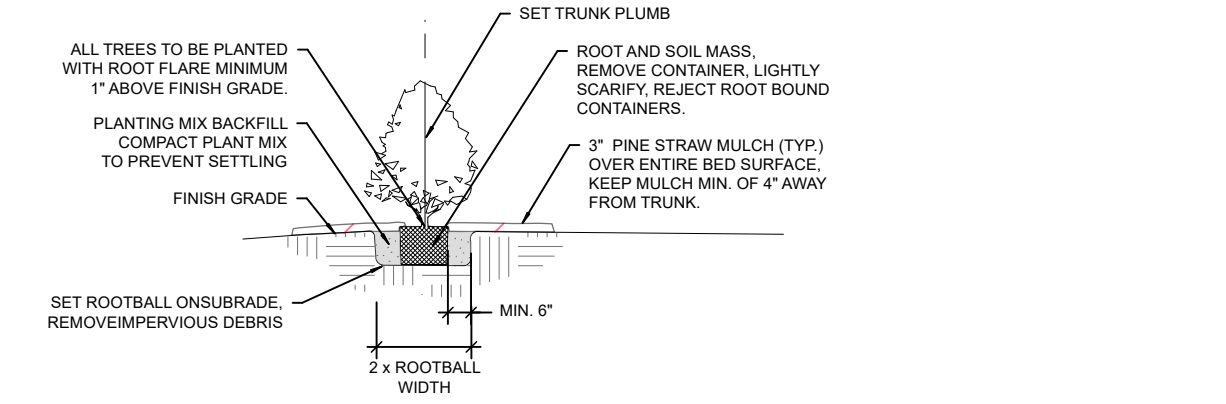
1. THE IRRIGATION CONTRACTOR SHALL VERIFY THE PRESSURE AND FLOW PRIOR TO COMMENCEMENT OF CONSTRUCTION. REPORT TO THE OWNER OR OWNER'S REPRESENTATIVE ANY DIFFERENCES BETWEEN THE PRESSURE INDICATED AND THE ACTUAL PRESSURE READING AT THE POINT OF CONNECTION. ACTUAL LAYOUT OF PIPING, SPRINKLER HEADS, VALVES, CONTROLLERS, AND OTHER RELATED EQUIPMENT SHALL BE DETERMINED ON SITE. MINOR FIELD CHANGES SHALL BE MADE AT NO ADDITIONAL COST TO OWNER.
2. ALL PIPING, VALVES, HEADS, ETC., SHALL BE LOCATED INSIDE OF THE PLANTED AREA APPROXIMATELY 1" FROM ANY HARDSCAPE.
3. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH THE SITE, ALL GRADE DIFFERENCES, LOCATIONS OF WALLS, AND INSTALLED UTILITIES. COORDINATE WORK WITH THE OWNER OR GENERAL CONTRACTOR AND OTHER SUBCONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES UNDERNEATH PAVEMENT AND THROUGH WALLS.
4. THE IRRIGATION CONTRACTOR SHALL CAREFULLY INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING HIS/HER WORK AND PLAN HIS/HER WORK ACCORDINGLY, FURNISHING SUCH FITTINGS, ETC. AS MAY BE REQUIRED TO MEET SUCH CONDITIONS. ALL WORK SHALL BE INSTALLED IN SUCH A MANNER AS TO AVOID CONFLICTS BETWEEN IRRIGATION SYSTEM COMPONENTS, LANDSCAPE PLANTING, AND ARCHITECTURAL FEATURES.
5. THIS SYSTEM SHALL BE INSTALLED USING ACCEPTED AND QUALITY INSTALLATION STANDARDS AS USED IN THE INDUSTRY. ALL MANUFACTURER'S SPECIFICATIONS WILL BE FOLLOWED.
6. MAINLINE SHALL BE BURIED A MINIMUM OF 18" UNDER COVER; LATERAL PIPING A MINIMUM OF 12" UNDER COVER. ALL BACKFILL SURROUNDING THE PIPE SHALL BE CLEANED OF ALL MATERIALS LARGER THAN 1" IN SIZE. BACKFILL SHALL BE ADDED IN 6" INCREMENTS AND MECHANICALLY TAMPED TO ELIMINATE SETTLEMENT.
7. FLUSH ALL LINES AND HEADS PRIOR TO INSTALLING NOZZLES. ADJUST NOZZLE SPRAY ARC AND RADIUS FOR OPTIMUM PERFORMANCE TO PREVENT OVERSPRAY ONTO PAVED SURFACES OR FACE OF BUILDINGS AS MUCH AS POSSIBLE TO FIT THE SITE CONDITIONS. THROTTLE FLOW CONTROL AT EACH VALVE FOR OPTIMUM OPERATING PRESSURE FOR EACH ZONE.
8. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISHED GRADE OF THE AREA TO BE IRRIGATED, UNLESS NOTED OTHERWISE.
9. WHEN VERTICAL OBSTRUCTIONS (POLES, SIGNS, TREES, HYDRANTS, ETC.) INTERFERE WITH THE SPRAY PATTERN OF THE HEADS SO AS TO PREVENT PROPER COVERAGE, THE CONTRACTOR SHALL FIELD-ADJUST THE SPRINKLER SYSTEM BY INSTALLING A QUARTER, THIRD, OR HALF-CIRCLE HEAD AT THE SIDES OF THE OBSTRUCTION SO AS TO PROVIDE PROPER COVERAGE. ALL ADJUSTMENTS SHALL BE MADE AT NO ADDITIONAL COST.
10. USE TIE-ON TAPE ON ALL MALE PIPE THREADS ON PVC PIPE, SWING JOINTS, AND VALVE ASSEMBLIES.
11. INSTALL VALVE BOXES 18 INCHES FROM AND PERPENDICULAR TO WALKS, CURBS, BUILDING, OR LANDSCAPE FEATURES. AT MULTIPLE VALVE BOX GROUPS EACH BOX SHALL BE INSTALLED A MINIMUM OF 12 INCHES APART. IRRIGATION CONTRACTOR SHALL UTILIZE VALVE ID TAGS ON ALL REMOTE CONTROL VALVES.
12. ALL VALVES SHALL BE PLACED IN VALVE BOXES AS SHOWN IN THE APPROVED DETAILS, AND ALL ELECTRICAL CONNECTIONS SHALL BE SEALED WITH WATERPROOF CONNECTORS. ALL CONTROL WIRE SHALL BE BURIED AT A MINIMUM 6" AND A 12" LOOP IS TO BE PROVIDED AT EACH VALVE FOR SERVICING.
13. QUICK COUPLERS: INSTALL AT LEAST ONE QUICK COUPLER PER QUARTER BLOCK, PLUS AT LEAST ONE IN EACH MEDIAN.
14. 120-VOLT ELECTRICAL POWER AT THE CONTROLLER SHALL BE PROVIDED BY THE GENERAL CONTRACTOR. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO MAKE THE FINAL HOOK-UP FROM THE POWER PROVIDED TO THE CONTROLLER. CONTROLLER, RAIN SENSOR, METER, TAG, AND BACKFLOW LOCATION ARE AS SHOWN ON THE PLANTING PLAN OR AS STATED IN THE DETAILS AND LEGEND. EXACT LOCATION OF CONTROLLER IS TO BE VERIFIED BY GENERAL CONTRACTOR AND/OR OWNER. ALL INFORMATION IS TO BE VERIFIED PRIOR TO ANY INSTALLATION OF THE PROJECT.
15. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR ALL CLEAN-UP ASSOCIATED WITH HIS WORK.
16. IRRIGATION CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH A REPRODUCIBLE AS-BUILT DRAWING WITHIN 21 DAYS UPON COMPLETION OF THE IRRIGATION INSTALLATION. CONTRACTOR SHALL ALSO PROVIDE THE OWNER: a) 2 WRENCHES FOR DISASSEMBLING AND ADJUSTING EACH TYPE OF SPRINKLER HEAD AND VALVE AND b) 2 KEYS FOR EACH OF THE AUTOMATIC CONTROLLERS.
17. THERE SHALL BE NO SUBSTITUTIONS OR CHANGES TO THE APPROVED IRRIGATION DESIGN ALLOWED WITHOUT DIRECT, WRITTEN APPROVAL FROM THE IRRIGATION CONSULTANT OR THE LANDSCAPE ARCHITECT.
18. IRRIGATION CONTRACTOR SHALL PROVIDE THE FIRST WINTERIZATION BLOW OUT. IN ADDITION, HE SHALL PROVIDE THE SPRING TURN-ON. ALL NECESSARY HEAD ADJUSTMENTS SHALL BE MADE AT THAT TIME, ALONG WITH REPLACEMENT OR REPAIR OF ANY WARRANTY ITEMS. THESE ITEMS SHALL BE INCLUDED IN THE IRRIGATION ALLOWANCE.
19. SLEEVEVING BY GENERAL CONTRACTOR.
20. INITIAL WATERING NOTES: ALL IRRIGATION ZONES ARE TO RUN DAILY SUPPLYING 1" OF WATER PER WEEK FOR 3-4 WEEKS. FOR GREATER EFFICIENCY, ALL SYSTEMS SHOULD BE OPERATED AT NIGHT OR DURING EARLY MORNING HOURS. DO NOT SET TIMERS TO WATER JUST PRIOR TO SUNDOWN. ONCE PLANTS ARE ESTABLISHED, WATERING CAN BE DECREASED TO 3-4 DAYS PER WEEK. IN WINTER MONTHS, WATERING CAN BE SPREAD OUT TO EVERY 10-14 DAYS.
21. PROVIDE RAIN SENSOR IN LOCATION(S) APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT.
22. TWO-WIRE SYSTEMS: PROVIDE SURGE PROTECTORS EVERY 500 FT. OF CONTROL WIRE AND AT WIRE ENDS.
23. DRIP ZONES: PROVIDE DRIP SYSTEM OPERATION INDICATOR, STEM RISING 6" FOR VISIBILITY WHEN SYSTEM IS CHARGED TO 20 PSI MIN.

GENERAL PLANTING NOTES

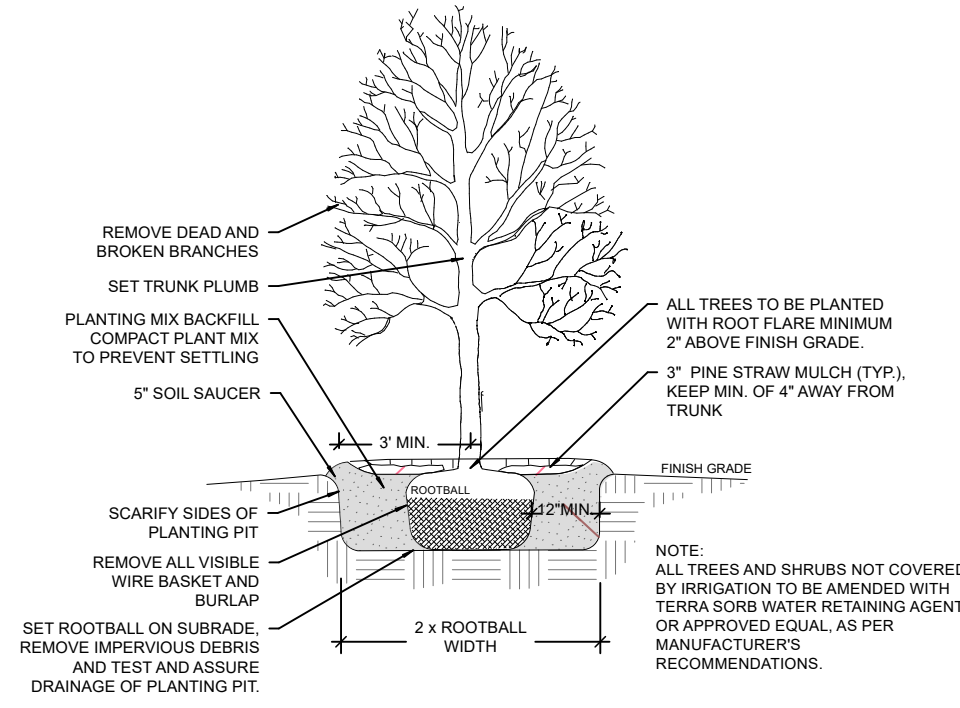
1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SITE INSPECTION PRIOR TO LANDSCAPE CONSTRUCTION AND INSTALLATION IN ORDER TO ACQUAINT HIMSELF WITH EXISTING CONDITIONS.
2. THE LOCATION OF ALL SURFACE AND UNDERGROUND STRUCTURES AND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR AT GROUND BREAK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING STRUCTURES AND UTILITIES TO REMAIN FROM DAMAGE AS REQUIRED DURING CONSTRUCTION, AND TO REPAIR ANY DAMAGE WHICH SHOULD OCCUR TO THE SATISFACTION OF THE OWNER AND/OR DAMAGED PARTY.
3. CONTRACTOR SHALL VERIFY PLANT COUNT FROM PLAN AND REPORT DIFFERENCES PRIOR TO CONSTRUCTION.
4. ALL PLANTING AREAS SHALL BE FREE OF OBSTRUCTIONS LARGER THAN 1 1/2" IN SIZE.
5. ALL TREES AND SPECIMEN PLANT MATERIAL SHALL BE LOCATED BY THE CONTRACTOR AT APPROVED NURSERIES OR THEIR EQUAL APPROVED PRIOR TO BIDDING.
APPROVED NURSERIES:
- HUNTER TREES: 700 INDIAN VALLEY RD., ALPINE, AL 866 348 6837, www.huntertrees.com
- BOLD SPRING NURSERY: 1366 COLUMBUS HWY., HAWKINSVILLE, GA. 478.783.4975, www.boldspring.com
- SELECT TREES: 225 WILLIAM POPE RD., CRAWFORD, GA. 706.743.5124, www.selecttrees.com
6. ALL PLANT MATERIAL SHALL CONFORM WITH THE AMERICAN NURSERY STOCK STANDARDS (ANSI Z60.1), LATEST EDITION.
7. ALL PLANT MATERIALS ARE SUBJECT TO APPROVAL OR REFUSAL BY THE LANDSCAPE ARCHITECT AT THE JOB SITE.
8. THE LOCATION OF ALL TREES SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE THE PREPARATION OF BEDS. PLANTING SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS OR WHERE FIELD LOCATED BY THE LANDSCAPE ARCHITECT.
9. TREES WITH LOW LIMBS SHALL BE LOCATED WHERE LIMBS WILL NOT OVERHANG SIDEWALK, OR WHERE LOWEST LIMB WILL BE 80" ABOVE THE SIDEWALK. CONSULT LANDSCAPE ARCHITECT BEFORE RELOCATING TREES OR REMOVING LIMBS.
10. THE LOCATION OF ALL PLANTING BEDS SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE THE PREPARATION OF BEDS. PLANTING SHALL BE LOCATED WHERE SHOWN ON THE DRAWINGS OR WHERE FIELD LOCATED BY THE LANDSCAPE ARCHITECT. A MINIMUM 12 HOUR NOTICE SHOULD BE GIVEN AND ANTICIPATED BY THE CONTRACTOR FOR THIS REVIEW.
11. MINIMIZE ALL ROOT DISTURBANCE WITHIN THE DRIP LINE OF EXISTING TREES.
12. CONTRACTOR SHALL SUPPLY AND SPREAD 6" TOPSOIL IN SHRUB BEDS AND ALL AREAS TO BE SEEDED, UNLESS OTHERWISE NOTED IN SPECIFICATIONS.
13. THE LANDSCAPE CONTRACTOR SHALL PROVIDE APPROVED TOPSOIL TO PERFORM INCIDENTAL GRADING WORK.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL PLANT AREAS.
15. PLANTS SHALL BE WELL-FORMED, VIGOROUS, GROWING SPECIMENS WITH GROWTH TYPICAL OF VARIETIES SPECIFIED, AND SHALL BE FREE FROM INJURY, INSECTS, AND DISEASES. PLANTS SHALL EQUAL OR SURPASS QUALITY AS DEFINED IN THE CURRENT ISSUE OF "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY AMERICAN NURSERY ASSOCIATION.
16. ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN.
17. ALL SHRUBS, TREES, AND GROUNDCOVERS SHALL BE PLANTED WITH A SOIL MIXTURE CONSISTING OF 50% TOPSOIL AND ORGANIC MATERIAL AND PROPER SPECIFICATION.
18. FRONT ROW OF SHRUBS SHALL BE PLANTED MINIMUM 24" BEHIND BOUNDARY LINES OR WALKS, AND MINIMUM 36" FROM BACK OF CURB AT PARKING AREAS.
19. BACK ROW OF SHRUB PLANTING SHALL BE PLANTED AT 36" OFF FACE OF BUILDING WALL. GROUNDCOVERS SHALL BE 12" OUT FROM BUILDING WALL AS REQUIRED BY PLANT SPECIFICATIONS.
20. EXCAVATE EDGE OF ALL PLANTING BEDS TO 4" DEPTH TO FORM A NEAT, CRISP DEFINITION.
21. ALL PLANTING BEDS AND TREE PITS SHALL BE MULCHED WITH A 3" SETTLED LAYER OF PINE STRAW.
22. MULCH ALL AREAS OF ANNUALS AND SPREADING GROUND COVER MASS PLANTING WITH 3" OF DOUBLE-HAMMERED BROWN MULCH.
23. GRASS: ALL AREAS TO BE GRASSED SHALL BE TILLED AND GRADED TO A DEPTH OF 6". SLAG OF LIME SHALL BE APPLIED AT A RATE OF 100 POUNDS PER 1,000 SQ. FT. ADD TURF GREEN OR EQUAL (12-5-8 SLOW RATE) AT A RATE OF 50 POUNDS PER 1,000 SQ. FT. SEEDED AREAS SHALL BE COVERED WITH A THIN LAYER OF WHEAT STRAW.
24. ALL DISTURBED AREAS NOT PLANTED WITH SHRUBS, TREES, OR SOD, SHALL BE SEEDED.
25. GRADE ALL AREAS FOR APPROVAL BY LANDSCAPE ARCHITECT BEFORE SODDING.
26. SEASONAL COLOR SHALL BE PLANTED IN FLOWERING STATE.
27. CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIAL, INCLUDING GRASS, FOR ONE FULL YEAR FROM DATE OF SUBSTANTIAL COMPLETION.
28. REMOVE ALL GUY WIRES AND STAKES (IF INSTALLED) AT END OF GUARANTEE PERIOD.
29. WHEN TREES ARE PLANTED THE MONTHS OF MARCH THROUGH OCTOBER, THE LANDSCAPE CONTRACTOR SHALL AMEND THE SOIL MIX WITH A MOISTURE RETENTION AGENT ("TERRA-SORB" OR EQUAL) FOR EACH TREE INSTALLATION.
30. ALL TREES AND SHRUBS NOT COVERED BY IRRIGATION TO BE AMENDED WITH "TERRA-SORB" WATER RETAINING AGENT, OR APPROVED EQUAL, PER MANUFACTURER'S RECOMMENDATIONS.



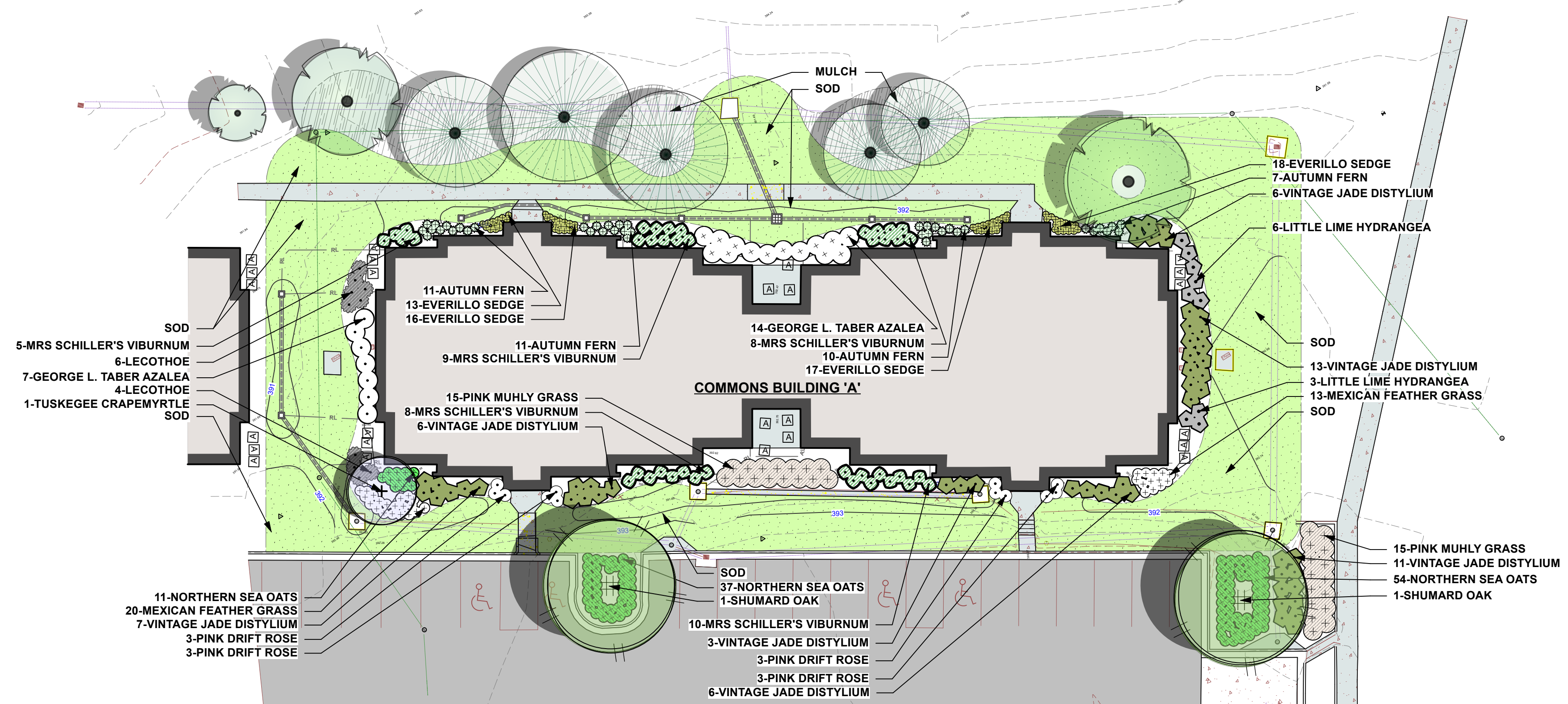
4 TRENCH EDGE FOR ALL PLANT BEDS
Scale: NOT TO SCALE



3 TYPICAL CONTAINER SHRUB PLANTING DETAIL
Scale: NOT TO SCALE



2 TREE PLANTING DETAIL
Scale: NOT TO SCALE



1 LANDSCAPE PLANTING PLAN
Scale: 1" = 20'-0"



Renovation of Commons Building A

PRELIMINARY DESIGN

Tuskegee University
Benjamin F. Payton Drive, Tuskegee, AL 36688
21-034.01

KEY PLAN :

WILLIAMS
BLACKSTOCK
ARCHITECTS

2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35233

ISSUE DATE:
12-13-2022

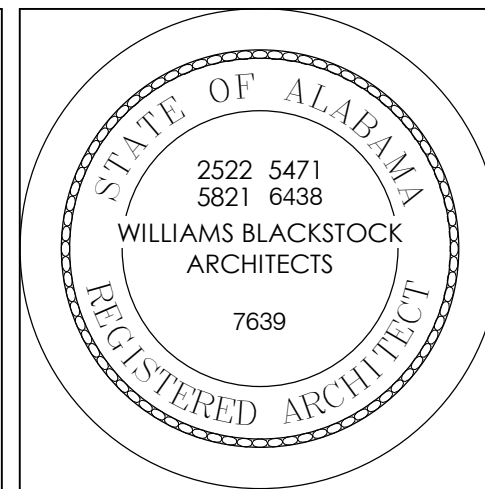
REVISIONS :
NO. DATE DESCRIPTION

PROJECT NUMBER:
21-034.01

DRAWING TITLE:
LANDSCAPE PLANTING PLAN

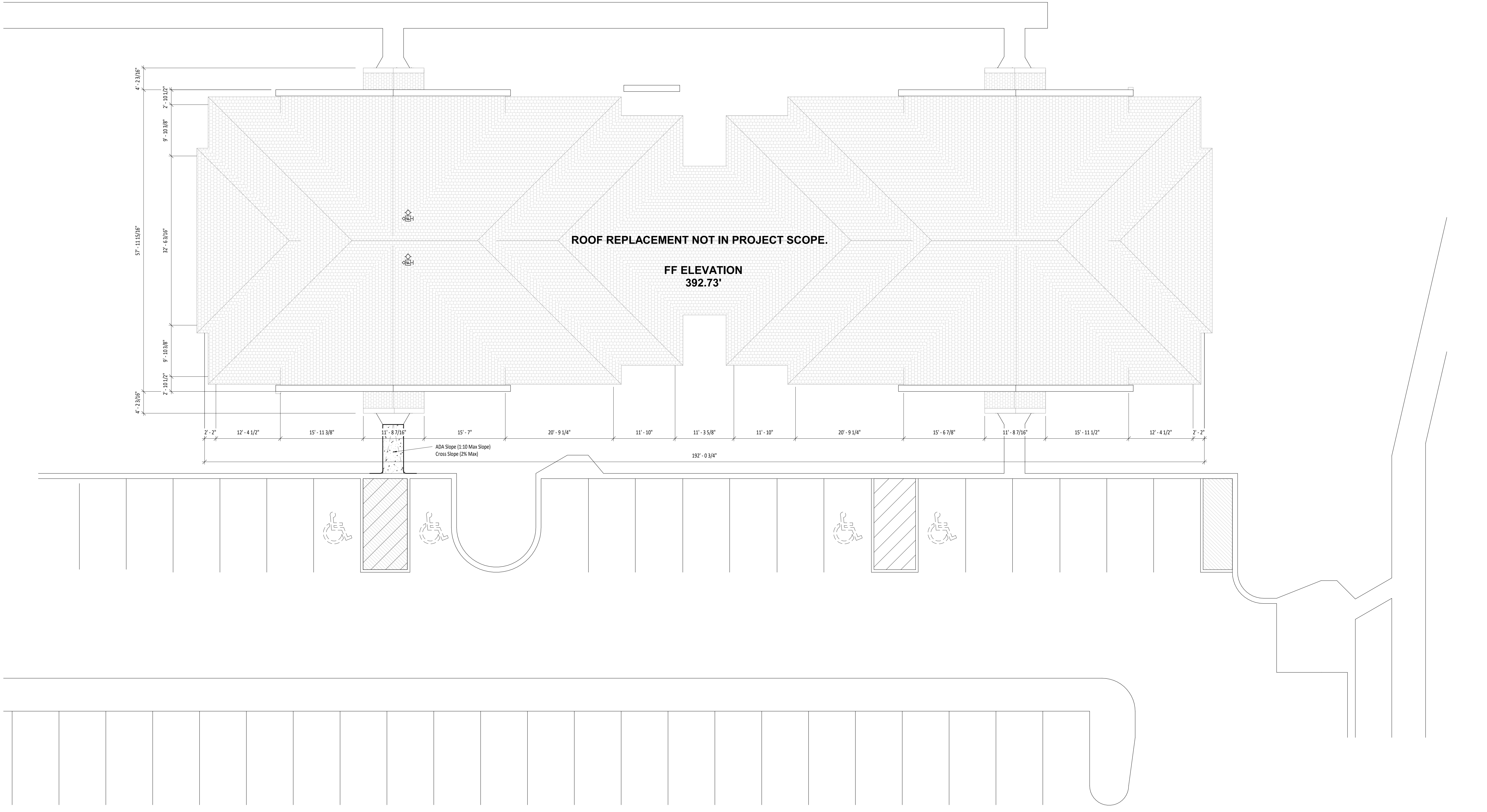
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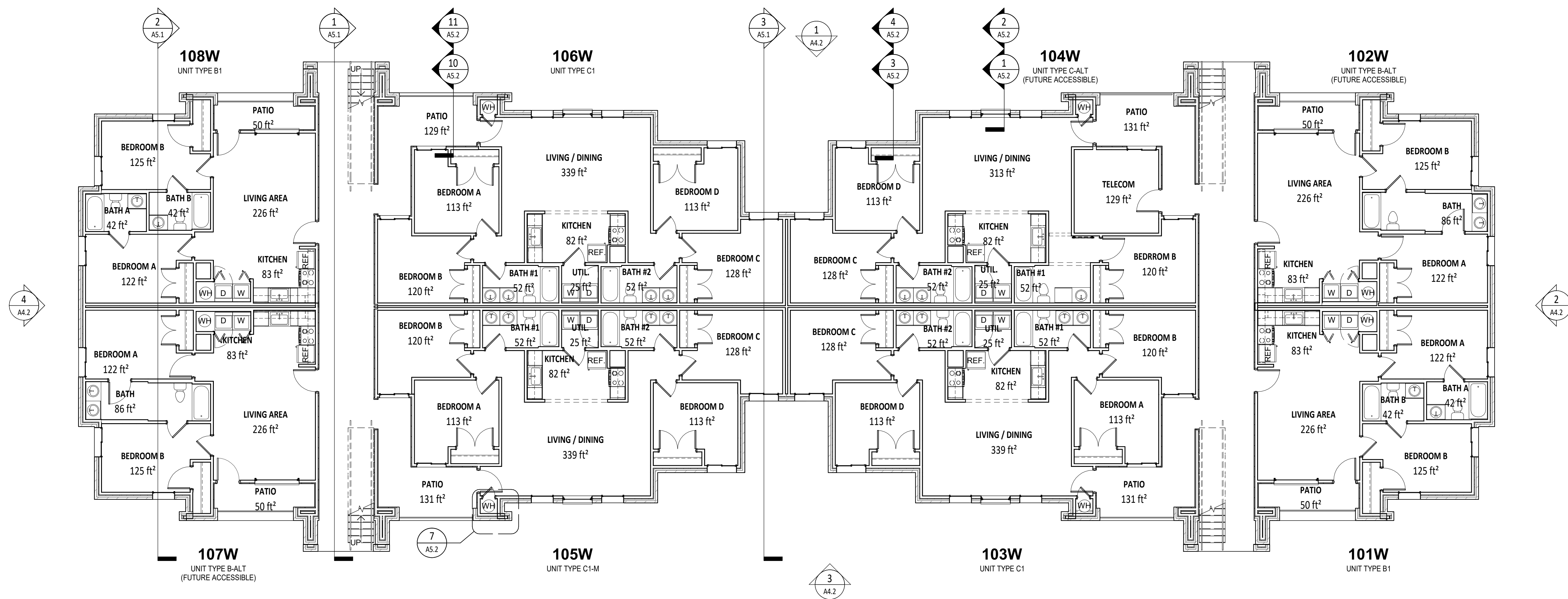
L1.0



Renovation of Commons Building A
BID SET
Tuskegee University
Benjamin F. Payton Drive, Tuskegee, AL 36088
21-034.01

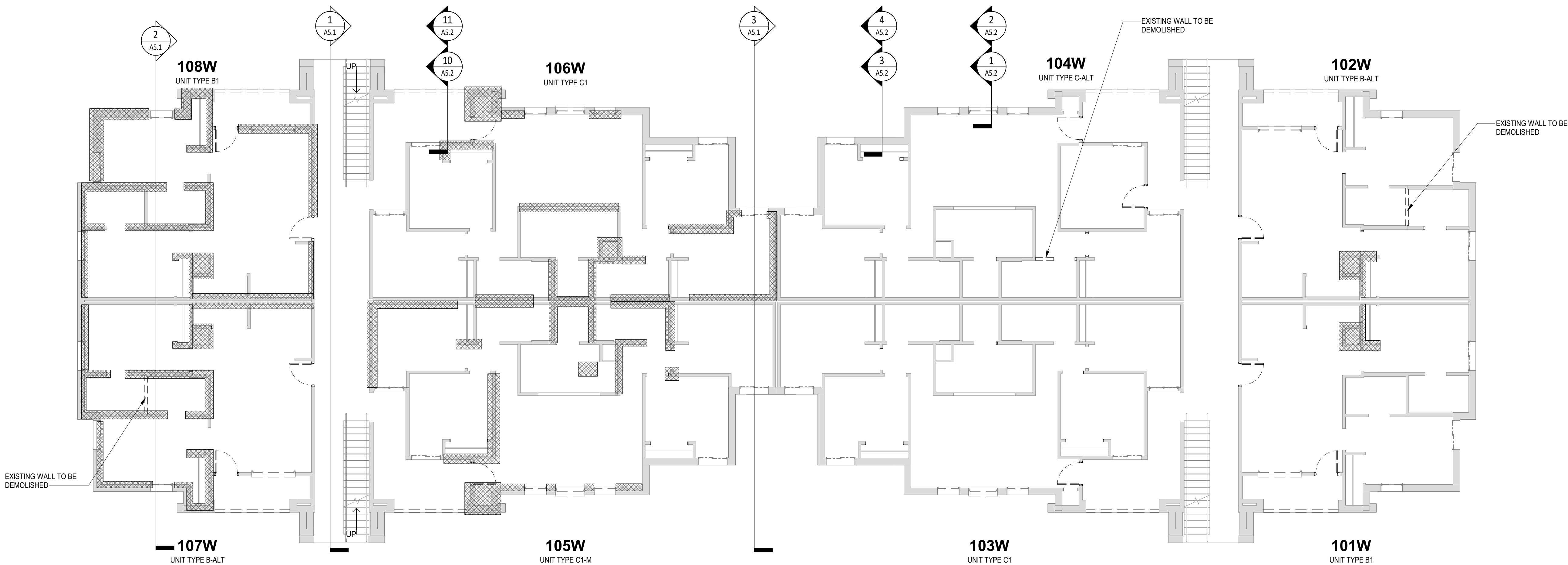
KEY PLAN:		
ARCHITECT OF RECORD:		
WILLIAMS BLACKSTOCK ARCHITECTS 2204 FIRST AVENUE SOUTH, SUITE 200 BIRMINGHAM, ALABAMA 35233		
ISSUE DATE:		
12-16-2022		
REVISIONS:		
NO.	DATE	DESCRIPTION
PROJECT NUMBER:		
21-034.01		
DRAWING TITLE:		
ARCHITECTURAL SITE PLAN		
SHEET NUMBER:		
A1.1		





2 LEVEL 1 - NEW PLAN
SCALE: 1/8" = 1'-0"

LEVEL 1 AREA: 10,000 GSF



LEVEL 1 - DEMO PLAN
SCALE: 1/8" = 1'-0" REF: 1/11 X 17 P

DEMOLITION GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR SURVEYING THE SITE, BUILDING, AND EXISTING CONDITIONS PRIOR TO DEMOLITION. ALL EXISTING CONSTRUCTION REMAINING AFTER DEMOLITION THAT INTERFERES WITH NEW CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR, AS INSTRUCTED BY THE ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS WITH DEMOLITION DOCUMENTS AND COORDINATE WITH ARCHITECT ON ANY DISCREPANCIES PRIOR TO DEMOLITION.
- CONTRACTOR IS RESPONSIBLE FOR TEMPORARILY CAPPING OFF ABANDONED VENT STACKS, PATCHING EXISTING THRU WALL PENETRATIONS, PATCHING ROOF PENETRATIONS, AND PATCHING ANY OTHER ENVELOPE PENETRATIONS LEFT OPEN DUE TO EQUIPMENT DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A WATER TIGHT ENVELOPE.
- ALL EXISTING INTERIOR PARTITIONS NOTED TO BE DEMOLISHED SHALL BE DEMOLISHED TO UNDERSIDE OF EXISTING STRUCTURE ABOVE UNLESS NOTED OTHERWISE.
- SEE ELECTRICAL SHEETS FOR SCOPE OF ELECTRICAL DEMOLITION.
- SEE PLUMBING SHEETS FOR SCOPE OF PLUMBING DEMOLITION.
- SEE FIRE PROTECTION SHEETS FOR SCOPE OF FIRE PROTECTION DEMOLITION.
- THE CONTRACTOR SHALL INSTALL NEW BACKER ROD AND SEALANT BETWEEN EXISTING DISSIMILAR MATERIALS AND EXISTING CONTROL JOINTS. SURFACES SHALL BE CLEANED PRIOR TO RECEIVING SEALANT. THE ARCHITECT SHALL APPROVE SEALANT COLOR PRIOR TO INSTALLATION.
- THE SEAM BETWEEN THE DEMOLISHED CONSTRUCTION AND THE EXISTING STRUCTURE NOTED TO REMAIN SHALL HAVE A NEAT, SMOOTH, AND UNIFORM SURFACE. SURFACE PROTRUSIONS OR PITS MAY NOT EXCEED 1/8" TYPICAL EVERYWHERE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEQUENCE OF WORK AND SHALL SUBMIT A NARRATIVE OF THE PLANNED SEQUENCE TO THE ARCHITECT.
- ALL DETAILS SHOW EXISTING CONSTRUCTION AS BEST SURMISED FROM EXISTING DRAWINGS AND SITE VISITS. CONTRACTOR SHALL PULL BACK EXISTING MATERIALS TO INVESTIGATE AND VERIFY EXISTING CONSTRUCTION AND ALERT THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF DISCREPANCIES.
- EXISTING FIREPROOFING TO REMAIN. CONTRACTOR TO REPLACE ANY EXISTING FIREPROOFING DAMAGED DURING DEMOLITION.
- FOR ALL REMOVAL OF MATERIALS, CONTRACTOR IS TO EXERCISE EXTREME CARE TO REMOVE REQUIRED MATERIALS ONLY, SO AS NOT TO DISTURB ADJACENT CONDITIONS TO REMAIN. DAMAGE TO ANY SURROUNDING WORK THAT PREVENTS A NEW HIGH QUALITY INSTALLATION WILL NECESSITATE REWORK AND REPLACEMENT AS REQUIRED TO MEET THE SATISFACTION OF THE OWNER AND THE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL REWORK AS DEEMED NECESSARY BY THE OWNER AND THE ARCHITECT.
- THE SCOPE OF DEMOLITION AND REMOVAL TO BE PERFORMED SHALL NOT BE LIMITED BY THE DRAWINGS OR NARRATIVES, BUT SHALL INCLUDE ALL WORK THAT SHALL BE REQUIRED OR DIRECTED BY THE OWNER'S REPRESENTATIVE IN ORDER TO FACILITATE THE NEW WORK.

DEMOLITION ITEMS

- | | |
|----|--|
| 1 | REMOVE ALL WATER-DAMAGED AND SAGGING FLOOR CONSTRUCTION. |
| 2 | REMOVE ALL WATER-DAMAGED CEILING AND WALL CONSTRUCTION. |
| 3 | MITIGATE MOLD PER LOCAL, STATE, AND FEDERAL STANDARDS. |
| 4 | REMOVE ALL WINDOWS AND WINDOW COVERINGS. (WOOD SILLS APRONS TO REMAIN. REPLACED DAMAGED) |
| 5 | REMOVE EXISTING LIGHT FIXTURES TO BE REPLACED WITH NEW. |
| 6 | REMOVE EXISTING DOORS, HARDWARE, AND FRAMES. |
| 7 | REPAIR AND REPLACE DAMAGED EXTERIOR SIDING. PREP AFFECTED AREAS FOR NEW PAINT APPLICATION. |
| 8 | REMOVE EXISTING PAINT AND RUST FROM ALL RAILINGS. PREP AND PRIME FOR NEW PAINT. |
| 9 | REMOVE EXISTING PAINT AND RUST FROM METAL DECK. PREP AND PRIME FOR NEW PAINT. |
| 10 | REMOVE EXISTING PAINT AND RUST FROM STEEL LINTELS. PREP AND PRIME FOR NEW PAINT. |
| 11 | REMOVE EXISTING BUILDING AND UNIT SIGNAGE. |
| 12 | REMOVE DAMAGED / ROTTEN EXTERIOR WOOD TRIM TO BE REPLACED WITH NEW. |
| 13 | REMOVE EXISTING EXTERIOR CAULK/SEALANT. PREP AREAS FOR NEW CAULK/SEALANT APPLICATION. |
| 14 | REMOVE EXISTING BRICK VENTS ON EXTERIOR FACADE TO BE REPLACED WITH NEW. |

DEMOLITION LEGEND

	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED
	OBSERVED WATER DAMAGE AND MOLD (WALL, FLOOR, AND/OR CEILING)

Renovation of Commons Building A

BID SET

Tuskegee University
Benjamin F. Payton Drive, Tuskegee, AL 36088
21-034.01

KEY PLAN:

ARCHITECT OF RECORD:

**WILLIAMS
BLACKSTOCK
ARCHITECTS**

2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35233

ISSUE DATE:

12-16-2022

REVISIONS:

NO.	DATE	DESCRIPTION
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PROJECT NUMBER:

21-034.01

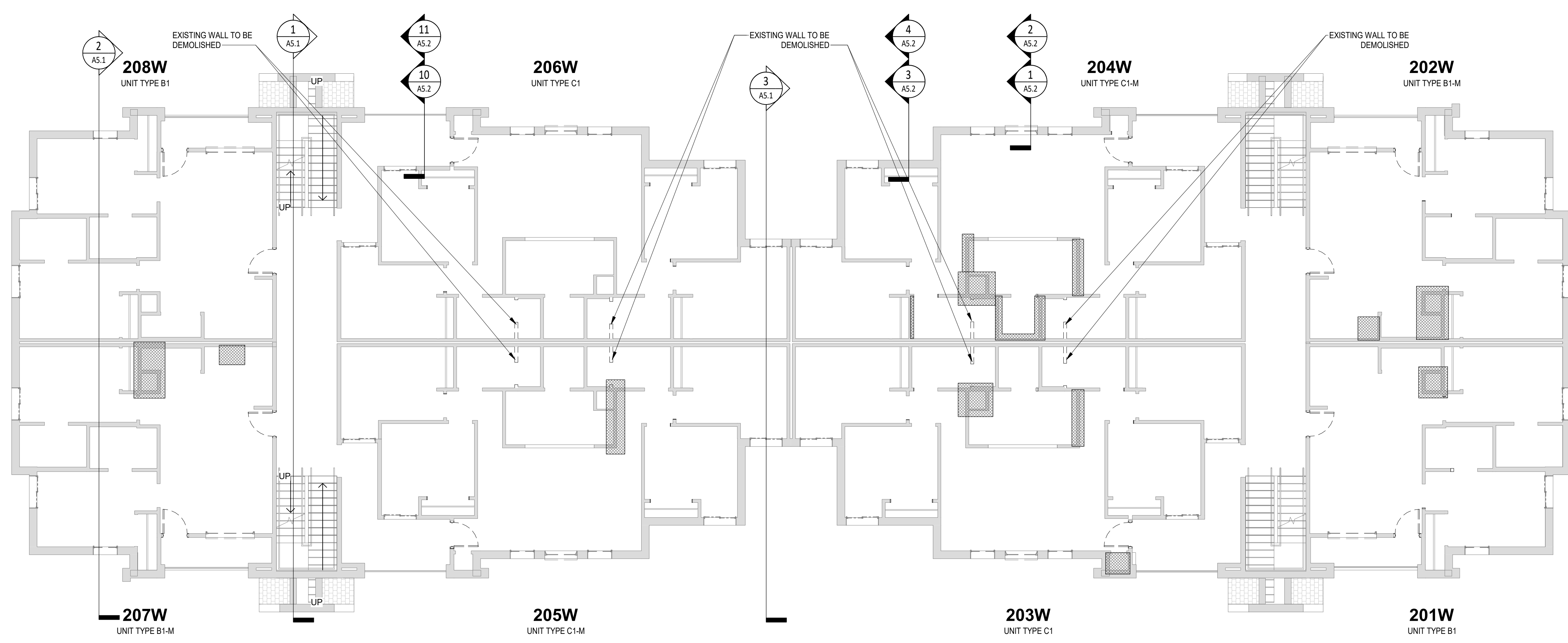
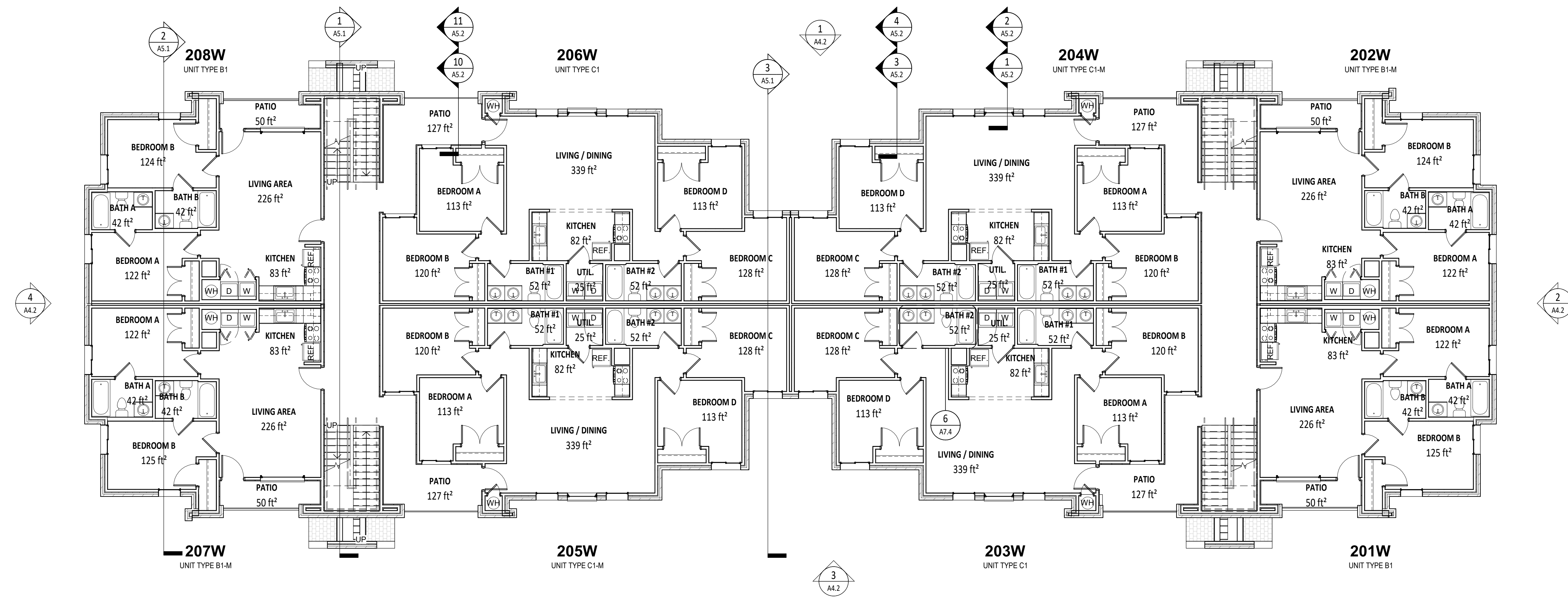
**FLOOR PLAN
LEVEL 1**

SHEET NUMBER:

A2.1

2 LEVEL 2 - NEW PLAN
SCALE: 1/8" = 1'-0" REF: 1/A4.1

LEVEL 2 AREA: 10,000 GSF

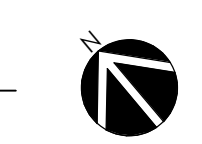


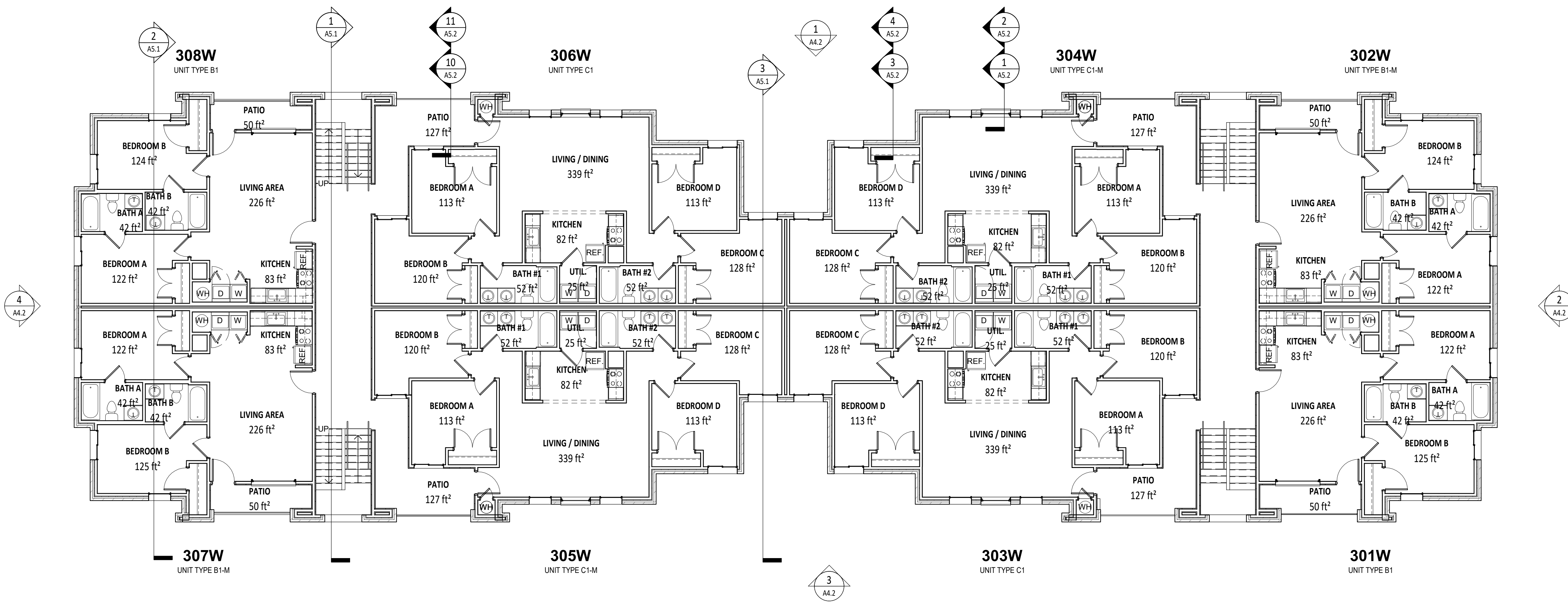
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 - ALL EXISTING INTERIOR PARTITIONS NOTED TO BE DEMOLISHED SHALL BE DEMOLISHED TO UNDERSIDE OF EXISTING STRUCTURE ABOVE UNLESS NOTED OTHERWISE.
 - SEE ELECTRICAL SHEETS FOR SCOPE OF ELECTRICAL DEMOLITION.
 - SEE PLUMBING SHEETS FOR SCOPE OF PLUMBING DEMOLITION.
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	OBSERVED WATER DAMAGE AND MOLD (WALL, FLOOR, AND/OR CEILING)

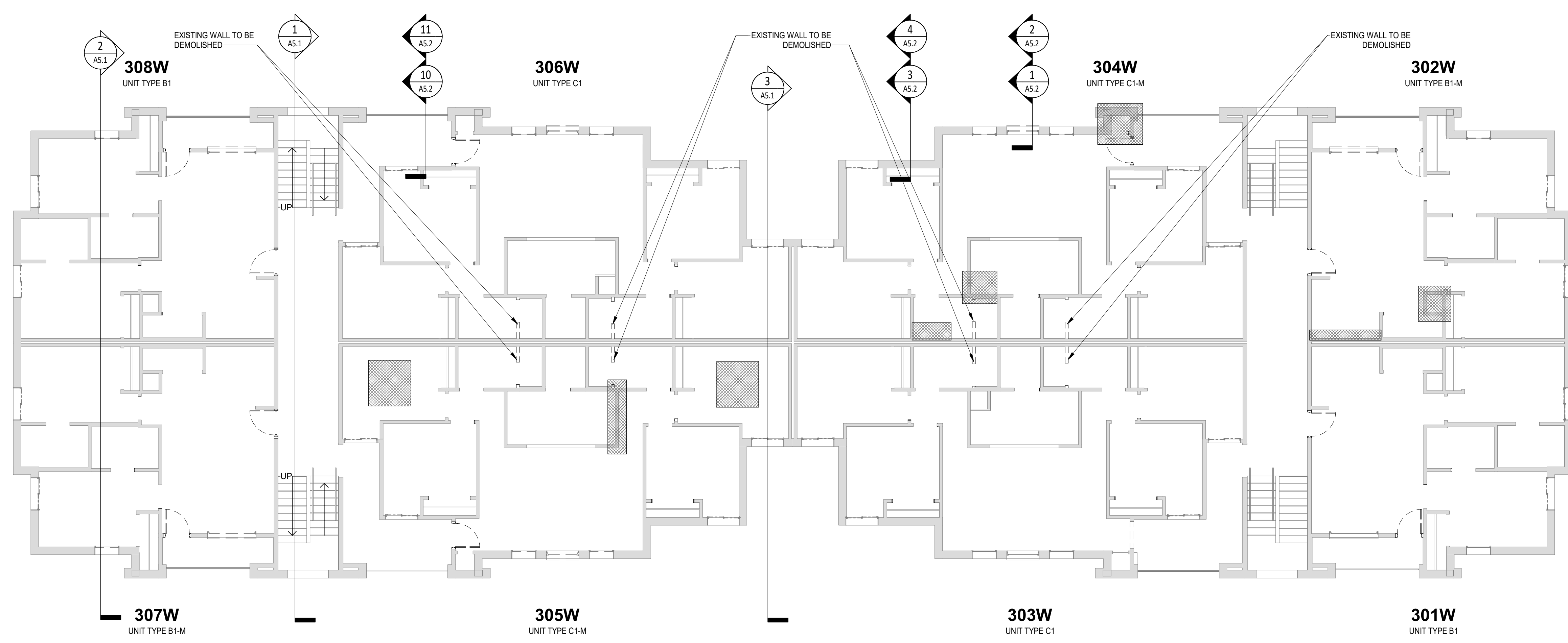
LEVEL 2 - DEMO PLAN
SCALE: 1/8" = 1'-0" REF: 1/A4.1





2 LEVEL 3 - NEW PLAN
SCALE: 1/8" = 1'-0" REF: 1/A4.1

LEVEL 1 AREA: 10,000 GSF



LEVEL 3 - DEMO PLAN
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DEMOLITION LEGEND	
	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED
	OBSERVED WATER DAMAGE AND MOLD (WALL, FLOOR, AND/OR CEILING)

PRE-DEMOLITION GENERAL NOTES

- GENERAL**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY IN THE AREA OF WORK IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES.
 - THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER/ARCHITECT/ENGINEER HARMLESS FOR INJURY OR DEATH TO PERSONS OR FOR DAMAGE TO PROPERTY CAUSED BY THE NEGLIGENCE OF THE CONTRACTOR, HIS AGENTS, EMPLOYEES, OR SUBCONTRACTOR.
 - CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS WITH DEMOLITION DOCUMENTS AND COORDINATE WITH OWNER ON ANY DISCREPANCIES PRIOR TO DEMOLITION.
 - ALL DETAILS SHOW EXISTING CONSTRUCTION AS BEST SURMISED FROM EXISTING DRAWINGS AND SITE VISITS. CONTRACTOR SHALL PULL BACK EXISTING MATERIALS TO INVESTIGATE AND VERIFY EXISTING CONSTRUCTION AND ALERT THE OWNER IMMEDIATELY UPON DISCOVERY OF DISCREPANCIES.
 - EACH CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ADJACENT WORK AND SHALL REPAIR SAID DAMAGE AT HIS OWN EXPENSE. PROVIDE PROTECTION FOR EXISTING STRUCTURES AND SPACES WITHIN THE AREA OF OPERATION UNDER THIS CONTRACT. ANY DAMAGE OR DISTURBANCE RESULTING FROM WORK DONE UNDER THIS CONTRACT SHALL BE PROMPTLY RESTORED, REPLACED, OR REPAIRED.
 - CONTRACTOR IS RESPONSIBLE FOR SURVEYING THE SITE, BUILDING, AND EXISTING CONDITIONS PRIOR TO DEMOLITION. CONTRACTOR SHALL COORDINATE WITH OWNER, PRIOR TO START OF DEMOLITION TO VERIFY ITEMS TO BE SALVAGED BY OWNER. ALL EXISTING CONSTRUCTION REMAINING AFTER DEMOLITION THAT INTERFERES WITH NEW CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR, AS INSTRUCTED BY THE OWNER, AT NO ADDITIONAL COST TO THE OWNER.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEQUENCE OF WORK AND SHALL SUBMIT A NARRATIVE OF THE PLANNED SEQUENCE TO THE OWNER.
 - PROPER PROTECTION SHALL BE PROVIDED FOR ALL AREAS WHERE DEMOLITION OR NEW WORK IS TO BE PERFORMED SO AS TO PREVENT DIRT OR DUST FROM ENTERING ACTIVE PORTIONS OF THE JOB SITE. PROTECTIVE MEASURES SHALL CONSIST OF DUST TIGHT STUD AND PLYWOOD PARTITIONS OR PROPERLY HUNG TARPALLINS, DEPENDING ON THE TYPE OF WORK TO BE DONE. PROTECTIVE MEASURES SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.
 - CONTRACTOR IS RESPONSIBLE FOR TEMPORARILY CAPPING OFF ABANDONED VENT STACKS, PATCHING EXISTING THRU WALL PENETRATIONS, PATCHING ROOF PENETRATIONS, AND PATCHING ANY OTHER ENVELOPE PENETRATIONS LEFT OPEN DUE TO EQUIPMENT DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A WATER TIGHT ENVELOPE.
 - THE CONTRACTOR SHALL, UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, SECURE AND PAY FOR THE REQUIRED CONSTRUCTION PERMITS, FEES, LICENSES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK.
 - CODES: ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE APPLICABLE BUILDING CODES AND ORDINANCES. IN THE CASE OF ANY CONFLICT WHERE THE METHOD OR STANDARDS OF INSTALLATION OF THE MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES, THE LAWS OR ORDINANCES SHALL GOVERN. NOTIFY THE OWNER OF ALL CONFLICTS.
 - DRAWINGS AND NARRATIVE: A SCOPE NARRATIVE AND CONDITIONS ASSESSMENT ARE SUPPLEMENTARY TO THESE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ALL DISCREPANCIES WITH A WRITTEN REQUEST FOR CLARIFICATION. ANY WORK PERFORMED IN CONFLICT WITH THESE DRAWINGS OR NARRATIVES SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
 - COORDINATION OF ALL WORK UNDER THIS CONTRACT SHALL BE MAINTAINED TO ENSURE THE QUALITY AND TIMELY COMPLETION OF THE WORK/PROJECT.
 - THE CONTRACTOR IS RESPONSIBLE FOR THE STRUCTURAL STABILITY, UNDERPINNING, AND SHORING OF ADJACENT PROPERTIES, BUILDINGS, AND OTHER STRUCTURES AS PER CODES AND METHODS OF GOOD PRACTICE.
 - DO NOT INTERRUPT EXISTING UTILITIES SERVING THE FACILITY, EXCEPT WHEN AUTHORIZED IN WRITING BY THE OWNER AND ALL AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING CONSTRUCTION AS ACCEPTABLE TO OWNER.
 - EXISTING FIREPROOFING TO REMAIN: CONTRACTOR TO REPLACE ANY EXISTING FIREPROOFING DAMAGED DURING DEMOLITION.
 - IF ASBESTOS OR ANY OTHER HAZARDOUS MATERIALS IS DISCOVERED, IMMEDIATELY NOTIFY THE OWNER AND IMMEDIATELY STOP DISTURBING THE HAZARDOUS MATERIAL. THE OWNER SHALL NOTIFY THE CONSTRUCTION MANAGER WHEN IT IS PERMISSIBLE TO RESUME WORK IN THE AREA BASED ON REVIEW AND APPROVALS BY THE OWNER'S APPROPRIATE CONSULTANT. ALL WORK SHALL ADHERE TO ALL APPLICABLE CODES, LAWS, REGULATIONS AND COMMON TRADE PRACTICE.
 - UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REPAIR ALL DAMAGE, OR ALTERATION, DUE TO ACTIVITIES BY THE CONTRACTOR, OF PUBLIC AND PRIVATE PROPERTY, TO THEIR PRE-CONSTRUCTION CONDITIONS, INCLUDING BUT NOT LIMITED TO: ROADS, WALKWAYS, UTILITIES, STRUCTURES, CONSTRUCTION SITE, STORAGE, STAGING, AND PARKING AREAS.
 - THE CONTRACTOR SHALL PROVIDE ADEQUATE PROTECTION FOR ALL PARTS OF THE PRESENT BUILDING, THEIR CONTENTS AND OCCUPANTS, WHEREVER WORK UNDER THIS CONTRACT IS BEING PERFORMED.

- DEMOLITION**
- ALL DEMOLITION AND REMOVALS SHALL BE IN STRICT ACCORDANCE WITH LOCAL AUTHORITIES HAVING JURISDICTION.
 - CONSULT OWNER PRIOR TO THE START OF DEMOLITION TO DETERMINE THE PRECISE SCOPE OF MATERIALS, FINISHES, AND SYSTEMS THAT ARE TO BE REUSED OR SALVAGED. THIS SCOPE MAY DIFFER FROM THAT INDICATED IN THESE DOCUMENTS.
 - CONTRACTOR TO PAY ALL FEES AND OBTAIN ALL REQUIRED PERMITS.
 - ANY DAMAGE CAUSED BY THE DEMOLITION PROCESS WILL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST.
 - IF THE DEMOLITION PROCESS RESULTS IN AN UNSAFE WORKING ENVIRONMENT, STOP WORK IMMEDIATELY AND NOTIFY APPROPRIATE AUTHORITIES AND THE OWNER PRIOR TO PROCEEDING.
 - PROVIDE ALL LIFE SAFETY SYSTEMS INCLUDING, BUT NOT LIMITED TO TEMPORARY LIGHTING, BARRICADES, GUARD RAILS AND VENTILATION SYSTEMS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS (OSHA).
 - ANY SYSTEMS THAT ARE REMOVED THAT WERE CONNECTED TO A UTILITY SHALL BE REMOVED BY A TRADE FAMILIAR WITH THAT UTILITY. CAP ALL REMAINING UTILITIES AND MARK THEIR LOCATION AT THE SITE AND ON THE AS BUILT RECORD SET DOCUMENTS. NOTIFY THE UTILITY COMPANY AND THE LANDLORD OF INTENTIONS PRIOR TO PROCEEDING WITH THE REMOVAL PROCESS.
 - AS WASTE MATERIALS ARE GENERATED, IMMEDIATELY REMOVE AND LEGALLY DISPOSE OF THE DEBRIS AWAY FROM THE PREMISES SO AS TO ASSURE A CLEAR WORKING ENVIRONMENT. ARRANGE WITH THE OWNER FOR AN ACCEPTABLE REMOVAL PROCESS. ON SITE BURNING OF THE DEBRIS IS NOT PERMITTED.
 - PROTECT ALL EXISTING ON-SITE AND OFF-SITE CONSTRUCTION THAT IS TO REMAIN (FINISH MATERIAL, ALARM SYSTEM, PLUMBING, HVAC, ELECTRICAL, SPRINKLER).
 - CONFORM TO ALL APPLICABLE AUTHORITIES HAVING JURISDICTION.
 - THE OWNER HAS NO KNOWLEDGE OF ANY HAZARDOUS MATERIAL ON THE JOB SITE. IF ANY HAZARDOUS MATERIALS ARE ENCOUNTERED NOTIFY THE OWNER. THE REMOVAL OF ANY HAZARDOUS MATERIALS SHALL BE PERFORMED IN STRICT CONFORMANCE TO THE APPLICABLE REGULATIONS AND PROCEDURES.
 - DO NOT ABANDON ANY ELECTRICAL OR MECHANICAL EQUIPMENT. REMOVE ALL EQUIPMENT NOT BEING REUSED OR REPAIR/REBUILT.
 - THE SCOPE OF DEMOLITION AND REMOVAL TO BE PERFORMED SHALL NOT BE LIMITED BY THE DRAWINGS OR NARRATIVES, BUT SHALL INCLUDE ALL WORK THAT SHALL BE REQUIRED OR DIRECTED BY THE OWNER'S REPRESENTATIVE IN ORDER TO FACILITATE THE NEW WORK.
 - ACCESS DURING DEMOLITION & CONSTRUCTION: MAINTAIN CORRIDORS CLEAN, FREE AND CLEAR OF DEBRIS AT ALL TIMES. MAINTAIN EGRESS WIDTHS AND ACCESS TO ALL FIRE EXITS/STAIRS DURING CONSTRUCTION. HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED A 2% CROSS SLOPE. MAINTAIN ADA COMPLIANT CROSSING ACROSS ALL DRIVEWAYS.
 - UPON COMPLETION OF THIS WORK, CLEAN THE SITE OF ALL DEMOLITION DEBRIS AND TOOLS. ASSURE THAT THE DEMOLITION IS COMPLETE TO THE POINT WHERE NO ADDITIONAL DEMOLITION WILL BE REQUIRED TO ACCOMMODATE THE NEW WORK, UNLESS COORDINATED.

PRE-DEMOLITION GENERAL NOTES

SCALE: 1/2" = 1'-0"

PRE-DEMOLITION ITEMS

- | | |
|----|---|
| 1 | REMOVE ALL FINISH FLOORING (CARPET, LVT, CERAMIC TILE, ETC.), ADHESIVES, ETC. DOWN TO THE SUBFLOOR. |
| 2 | REMOVE ALL WALL BASE, TYPICAL. |
| 3 | DISCONNECT AND REMOVE ALL PLUMBING FIXTURES (SINKS, TUBS, TOILETS, WATER HEATERS, ETC.). |
| 4 | REMOVE ALL APPLIANCES. |
| 5 | REMOVE EXISTING FURNITURE. |
| 6 | REMOVE ALL MILLWORK AND COUNTERTOPS. REMOVE LAMINATE CAP AND APRON AT KITCHEN WING-WALLS. |
| 7 | REMOVE ALL CLOSET SHELVING. |
| 8 | REMOVE ALL INTERIOR DOORS, HARDWARE, AND FRAMES. |
| 9 | REMOVE BATHROOM ACCESSORIES, MIRRORS, ETC. |
| 10 | WET WALLS: (BATHROOM, KITCHEN, LAUNDRY, WATER HEATER CLOSET). REMOVE GYP BOARD FLOOR-TO-CEILING. |
| 11 | NON-WET WALLS: REMOVE BOTTOM 24" OF GYP BOARD, TYPICAL. |
| 12 | REMOVE ALL INTERIOR LIGHT FIXTURES AND CEILING FANS, TYPICAL. |
| 13 | REMOVE GYP BOARD CEILINGS AS SHOWN ON DRAWING (1ST AND 2ND FLOOR ONLY) |

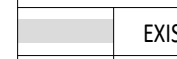
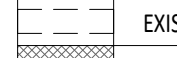
 (1ST AND 2ND FLOOR ONLY) AT THESE LOCATIONS, REMOVE GYPSUM BOARD CEILING

 (WET WALLS) AT THESE LOCATIONS, REMOVE WALL GYPSUM BOARD FROM FLOOR TO CEILING

PRE-DEMOLITION ITEMS

SCALE: 1/2" = 1'-0"

DEMOLITION LEGEND

	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED
	OBSERVED WATER DAMAGE AND MOLD (WALL, FLOOR, AND/OR CEILING)

DEMOLITION LEGEND

SCALE: 1/2" = 1'-0"



Renovation of Commons Building A

BID SET

Tuskegee University
Benjamin F. Payton Drive, Tuskegee, AL 36688
21-034.01

KEY PLAN:

ARCHITECT OF RECORD:

**WILLIAMS
BLACKSTOCK
ARCHITECTS**

2204 FIRST AVENUE SOUTH, SUITE 200
BIRMINGHAM, ALABAMA 35233

ISSUE DATE:

12-16-2022

REVISIONS:

NO.	DATE	DESCRIPTION
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PROJECT NUMBER:

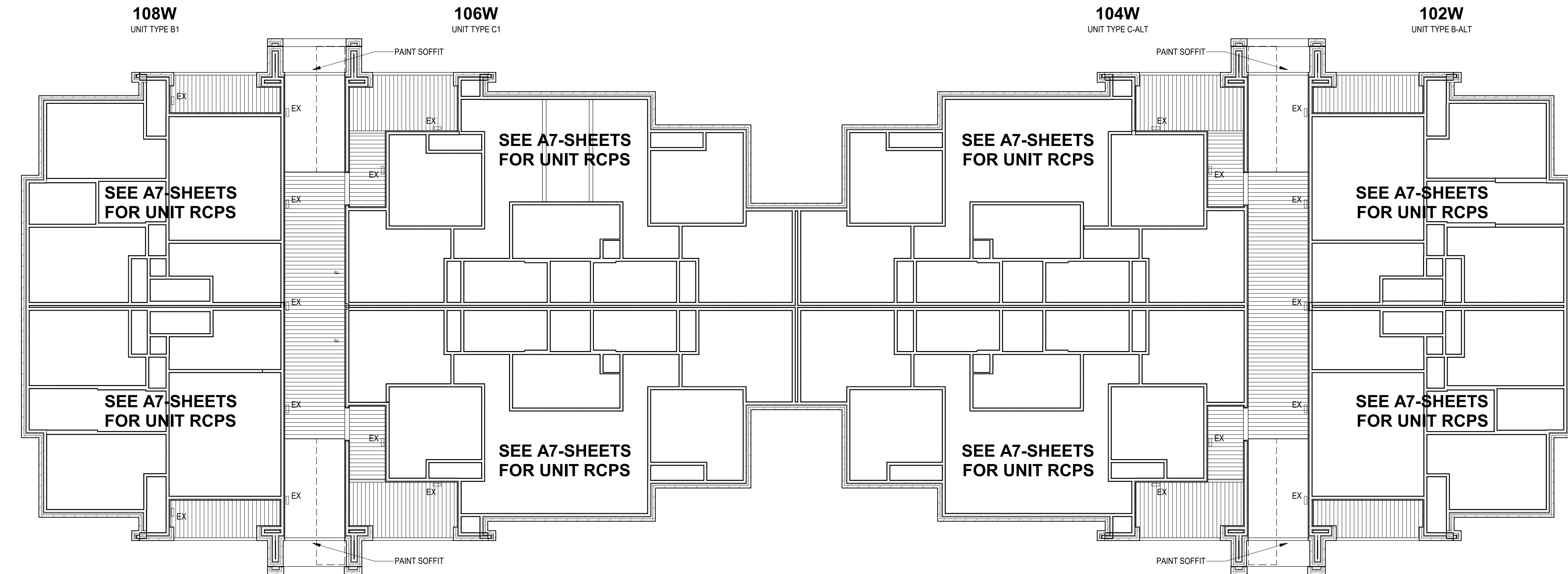
21-034.01

DRAWING TITLE:

**REFLECTED
CEILING PLAN**

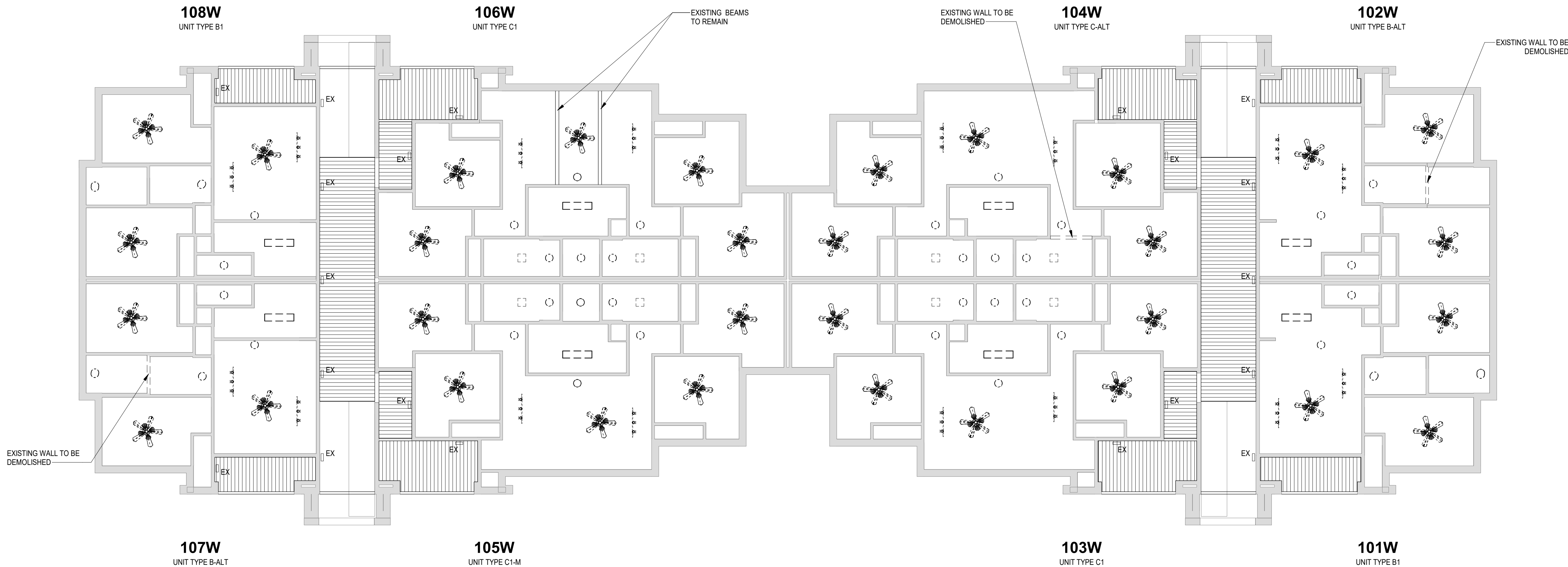
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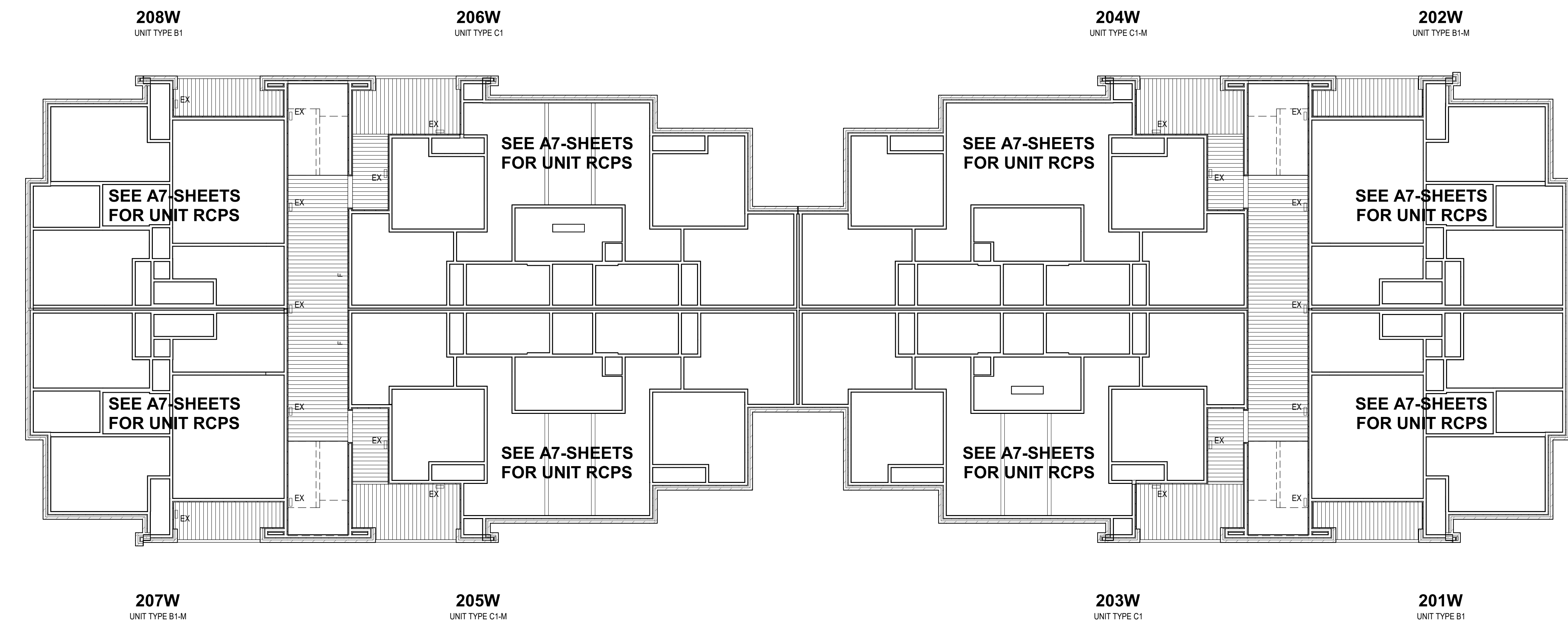
2 LEVEL I - NEW RCP

SCALE: 1/8" = 1'-0" REF: 1/11 X 17 P

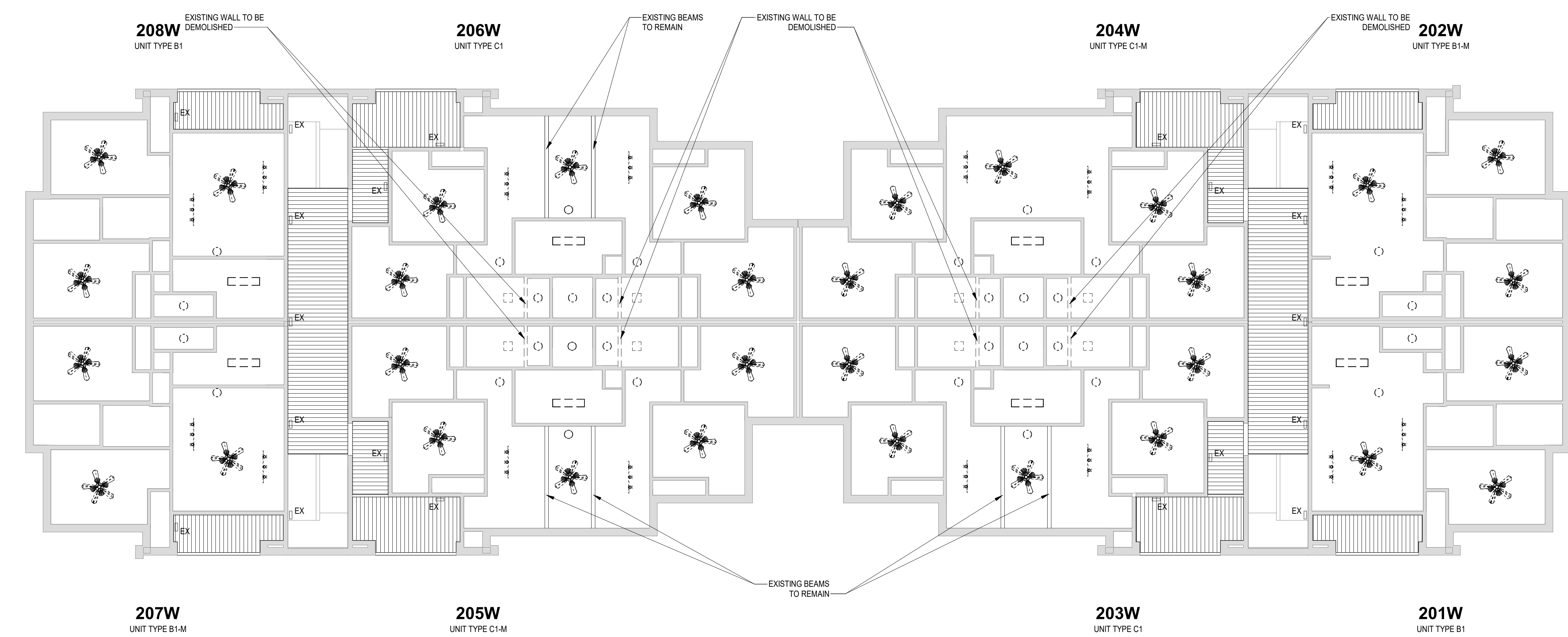


LEVEL I - DEMO RCP

SCALE: 1/8" = 1'-0" REF: 1/11 X 17 P



2 LEVEL 2 - NEW RCP
SCALE: 1/8" = 1'-0" REF: 1/A4.1



LEVEL 2 - DEMO RCP
SCALE: 1/8" = 1'-0" REF: 1/A4.1

PRE-DEMOLITION GENERAL NOTES

- GENERAL
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SAFETY IN THE AREA OF WORK IN ACCORDANCE WITH ALL APPLICABLE SAFETY CODES.
 - THE CONTRACTOR SHALL INDEMNIFY AND HOLD THE OWNER/ARCHITECT/ENGINEER HARMLESS FOR INJURY OR DEATH TO PERSONS OR FOR DAMAGE TO PROPERTY CAUSED BY THE NEGLIGENCE OF THE CONTRACTOR, HIS AGENTS, EMPLOYEES, OR SUBCONTRACTOR.
 - CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS WITH DEMOLITION DOCUMENTS AND COORDINATE WITH OWNER ON ANY DISCREPANCIES PRIOR TO DEMOLITION.
 - ALL DETAILS SHOW EXISTING CONSTRUCTION AS BEST SURMISED FROM EXISTING DRAWINGS AND SITE VISITS. CONTRACTOR SHALL PULL BACK EXISTING MATERIALS TO INVESTIGATE AND VERIFY EXISTING CONSTRUCTION AND ALERT THE OWNER IMMEDIATELY UPON DISCOVERY OF DISCREPANCIES.
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 - CONTRACTOR IS RESPONSIBLE FOR TEMPORARILY CAPPING OFF ABANDONED VENT STACKS, PATCHING EXISTING THRU WALL PENETRATIONS, PATCHING ROOF PENETRATIONS, AND PATCHING ANY OTHER ENVELOPE PENETRATIONS LEFT OPEN DUE TO EQUIPMENT DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A WATER TIGHT ENVELOPE.
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 - DRAWINGS AND NARRATIVES A SCOPE NARRATIVE AND CONDITIONS ASSESSMENT ARE SUPPLEMENTARY TO THESE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ALL DISCREPANCIES WITH A WRITTEN REQUEST FOR CLARIFICATION. ANY WORK PERFORMED IN CONFLICT WITH THESE DRAWINGS OR NARRATIVES SHALL BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
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 - IF ASBESTOS OR ANY OTHER HAZARDOUS MATERIALS IS DISCOVERED, IMMEDIATELY NOTIFY THE OWNER AND IMMEDIATELY STOP DISTURBING THE HAZARDOUS MATERIAL. THE OWNER SHALL NOTIFY THE CONSTRUCTION MANAGER WHEN IT IS PERMISSIBLE TO RESUME WORK IN THE AREA BASED ON REVIEW AND APPROVALS BY THE OWNER'S APPROPRIATE CONSULTANT. ALL WORK SHALL ADHERE TO ALL APPLICABLE CODES, LAWS, REGULATIONS AND COMMON TRADE PRACTICE.
 - UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL REPAIR ALL DAMAGE, OR ALTERATION, DUE TO ACTIVITIES BY THE CONTRACTOR, OF PUBLIC AND PRIVATE PROPERTY, TO THEIR PRE-CONSTRUCTION CONDITIONS, INCLUDING BUT NOT LIMITED TO: ROADS, WALKWAYS, UTILITIES, STRUCTURES, CONSTRUCTION SITE, STORAGE, STAGING, AND PARKING AREAS.
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- DEMOLITION
- ALL DEMOLITION AND REMOVALS SHALL BE IN STRICT ACCORDANCE WITH LOCAL AUTHORITIES HAVING JURISDICTION.
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 - CONTRACTOR TO PAY ALL FEES AND OBTAIN ALL REQUIRED PERMITS.
 - ANY DAMAGE CAUSED BY THE DEMOLITION PROCESS WILL BE CORRECTED BY CONTRACTOR AT NO ADDITIONAL COST.
 - IF THE DEMOLITION PROCESS RESULTS IN AN UNSAFE WORKING ENVIRONMENT, STOP WORK IMMEDIATELY AND NOTIFY APPROPRIATE AUTHORITIES AND THE OWNER PRIOR TO PROCEEDING.
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 - AS WASTE MATERIALS ARE GENERATED, IMMEDIATELY REMOVE AND LEGALLY DISPOSE OF THE DEBRIS AWAY FROM THE PREMISES SO AS TO ASSURE A CLEAR WORKING ENVIRONMENT. ARRANGE WITH THE OWNER FOR AN ACCEPTABLE REMOVAL PROCESS. ON SITE BURNING OF THE DEBRIS IS NOT PERMITTED.
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PRE-DEMOLITION ITEMS

- REMOVE ALL FINISH FLOORING (CARPET, LVT, CERAMIC TILE, ETC.), ADHESIVES, ETC. DOWN TO THE SUBFLOOR.
- REMOVE ALL WALL BASE, TYPICAL.
- DISCONNECT AND REMOVE ALL PLUMBING FIXTURES (SINKS, TUBS, TOILETS, WATER HEATERS, ETC.).
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- WET WALLS: (BATHROOM, KITCHEN, LAUNDRY, WATER HEATER CLOSET). REMOVE GYP BOARD FLOOR-TO-CEILING.
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- REMOVE ALL INTERIOR LIGHT FIXTURES AND CEILING FANS, TYPICAL.
- REMOVE GYP BOARD CEILINGS AS SHOWN ON DRAWING (1ST AND 2ND FLOOR ONLY).

- EXISTING WALL TO BE DEMOLISHED
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DEMOLITION LEGEND

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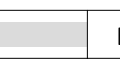
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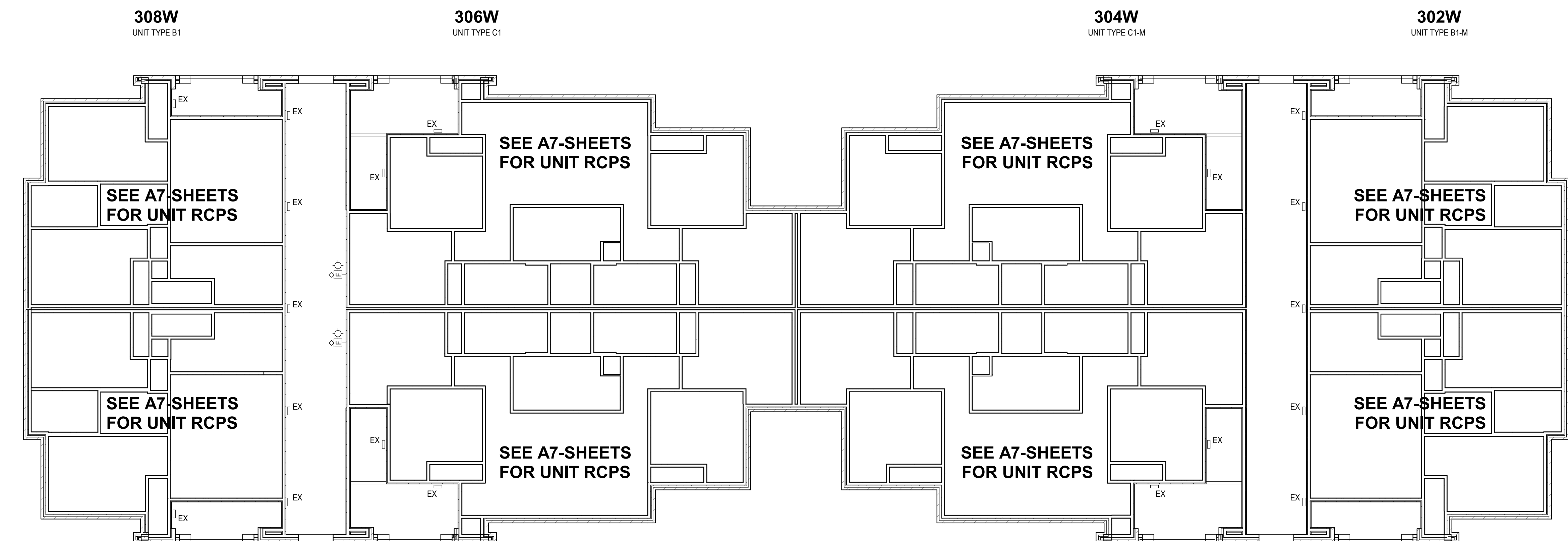
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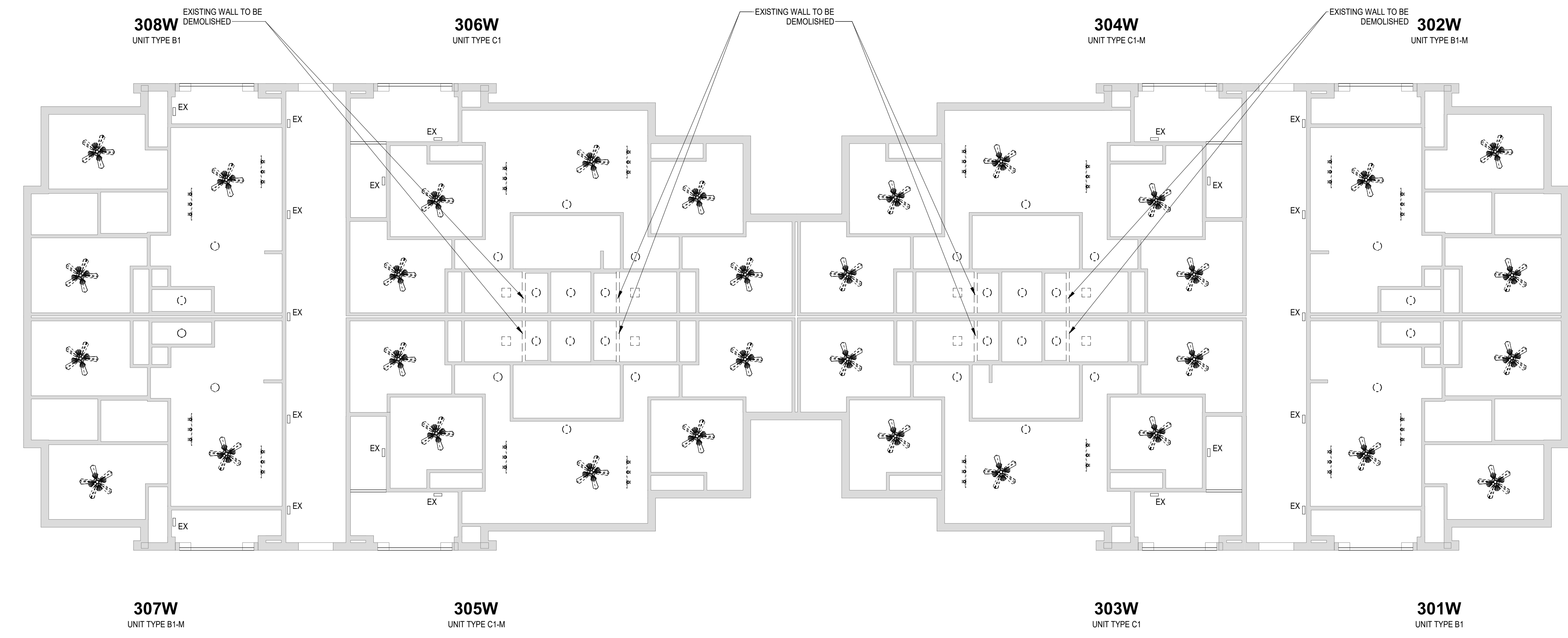
-  (1ST AND 2ND FLOOR ONLY) AT THESE LOCATIONS, REMOVE GYPSUM BOARD CEILING
-  (WET WALLS) AT THESE LOCATIONS, REMOVE WALL GYPSUM BOARD FROM FLOOR TO CEILING

DEMOLITION LEGEND

	EXISTING TO REMAIN
	EXISTING TO BE DEMOLISHED
	OBSERVED WATER DAMAGE AND MOLD (WALL, FLOOR, AND/OR CEILING)



2 LEVEL 3 - NEW RCP
SCALE: 1/8" = 1'-0" REF: 1/A4.1



LEVEL 3 - DEMO RCP
SCALE: 1/8" = 1'-0" REF: 1/A4.1

1. CONTRACTOR IS RESPONSIBLE FOR SURVEYING THE SITE, BUILDING, AND EXISTING CONDITIONS PRIOR TO DEMOLITION. ALL EXISTING CONSTRUCTION REMAINING AFTER DEMOLITION THAT INTERFERES WITH NEW CONSTRUCTION SHALL BE REMOVED BY THE CONTRACTOR, AS INSTRUCTED BY THE ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER.

2. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS WITH DEMOLITION DOCUMENTS AND COORDINATE WITH ARCHITECT ON ANY DISCREPANCIES PRIOR TO DEMOLITION.

3. CONTRACTOR IS RESPONSIBLE FOR TEMPORARILY CAPPING OFF ABANDONED VENT STACKS, PATCHING EXISTING THRU WALL PENETRATIONS, PATCHING ROOF PENETRATIONS, AND PATCHING ANY OTHER ENVELOPE PENETRATIONS LEFT OPEN DUE TO EQUIPMENT DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A WATER TIGHT ENVELOPE.

4. ALL EXISTING INTERIOR PARTITIONS NOTED TO BE DEMOLISHED SHALL BE DEMOLISHED TO UNDERSIDE OF EXISTING STRUCTURE ABOVE UNLESS NOTED OTHERWISE.

5. SEE ELECTRICAL SHEETS FOR SCOPE OF ELECTRICAL DEMOLITION.

6. SEE PLUMBING SHEETS FOR SCOPE OF PLUMBING DEMOLITION.

7. SEE FIRE PROTECTION SHEETS FOR SCOPE OF FIRE PROTECTION DEMOLITION.

8. THE CONTRACTOR SHALL INSTALL NEW BACKER ROD AND SEALANT BETWEEN EXISTING DISSIMILAR MATERIALS AND EXISTING CONCRETE JOINTS. SURFACES SHALL BE CLEANED PRIOR TO RECEIVING SEALANT. THE ARCHITECT SHALL APPROVE SEALANT COLOR PRIOR TO INSTALLATION.

9. A SEAM BETWEEN THE DEMOLISHED CONSTRUCTION AND THE EXISTING STRUCTURE NOTED TO REMAIN SHALL HAVE A NEAT, SMOOTH, AND UNIFORM SURFACE. SURFACE PROTRUSIONS OR STIPS MAY NOT EXCEED 1/8" TYPICAL EVERYWHERE.

10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE SEQUENCE OF WORK AND SHALL SUBMIT A NARRATIVE OF THE PLANNED SEQUENCE TO THE ARCHITECT.

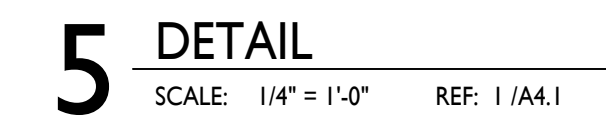
11. ALL DETAILS SHOW EXISTING CONSTRUCTION AS BEST SURMISED FROM EXISTING DRAWINGS AND SITE VISITS. CONTRACTOR SHALL FIELD VERIFY EXISTING MATERIALS TO BE DEMOLISHED AND VERIFY EXISTING CONSTRUCTION AND ALERT THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF DISCREPANCIES.

12. EXISTING FIREPROOFING TO REMAIN. CONTRACTOR TO REPLACE ANY EXISTING FIREPROOFING DAMAGED DURING DEMOLITION.

13. FOR ALL REMOVAL OF MATERIALS, CONTRACTOR IS TO EXERCISE EXTREME CARE TO REMOVE REQUIRED MATERIALS ONLY, SO AS NOT TO DISTURB ADJACENT CONDITIONS TO REMAIN. DAMAGE TO ANY SURROUNDING WORK THAT PREVENTS A NEW HIGH QUALITY INSTALLATION WILL NECESSITATE REWORK AND REPLACEMENT AS REQUIRED TO MEET THE SATISFACTION OF THE OWNER AND THE ARCHITECT. CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL REWORK AS DEMAND NECESSARY BY THE OWNER AND THE ARCHITECT.

14. THE SCOPE OF DEMOLITION AND REMOVAL, TO BE PERFORMED SHALL NOT BE LIMITED BY THE DRAWINGS OR NARRATIVES BUT SHALL INCLUDE ALL WORK THAT SHALL BE REQUIRED OR DIRECTED BY THE OWNER'S REPRESENTATIVE IN ORDER TO FACILITATE THE NEW WORK.

1. CLEAN AND LOW PRESSURE WASH EXISTING BRICK AND STONE FACADES, TYPICAL.
2. INSTALL NEW WINDOWS WITH SCREENS, TYPICAL.
3. REPLACE ALL EXTERIOR EXHAUST VENT CAPS, TYPICAL.
4. SEE CIVIL FOR DOWNSPOUT CONNECTIONS.
5. REMOVE RUST, PRIME, AND PAINT EXISTING STEEL LINTELS AT WINDOW OPENINGS, TYPICAL.
6. REMOVE ROTTEN PAINTED WOOD TRIM AT BALCONY AND BREEZWAY SURROUNDS.



Architectural drawing of the West Elevation Demo. The drawing shows a three-story building with a gabled roof. The elevation is divided into four horizontal sections by level markers on the left:

- TRUSS BEARING**: 27' - 4 7/8"
- LEVEL 3**: 19' - 4 1/2"
- LEVEL 2**: 9' - 8 5/8"
- LEVEL 1**: 0"

Vertical dimension lines indicate the height of each section: 8' - 0 3/8" for the truss bearing section, 9' - 7 7/8" for Level 3, and 9' - 8 5/8" for Level 2. The building features four windows per floor, each with a decorative frame. The roof is gabled, and the walls are textured. The drawing is labeled "4 WEST ELEVATION DEMO" at the bottom left, with a scale of 1/8" = 1'-0" and a reference to REF: 2/A2.1.

NOTE: ROOF REPLACEMENT IS NOT IN PROJECT SCOPE

Architectural drawing of the East Elevation Demo. The drawing shows a three-story building with a gabled roof. The roof is labeled "TRUSS BEARING" with dimensions "27' - 4 7/8\"". The building has four windows on each floor. The vertical dimensions and level markers on the left are:

- TRUSS BEARING: 27' - 4 7/8"
- LEVEL 3: 19' - 4 1/2"
- LEVEL 2: 9' - 8 5/8"
- LEVEL 1: 0"

The vertical dimensions between levels are:

- Between Level 3 and Level 2: 9' - 7 7/8"
- Between Level 2 and Level 1: 9' - 8 5/8"

SCALE: 1/8" = 1'-0" REF: 2 /A2.1

PRIME AND PAINT EXTERIOR SIDING AND WOOD TRIM, TYPICAL

NOTE: ROOF REPLACEMENT IS NOT IN PROJECT SCOPE

REPLACE ALL ROTTING WOOD AT BALCONY OPENINGS

HANDRAILS TO BE STRIPPED, PRIMED AND PAINTED

EXISTING SEALANT AND BACKER ROD AT CONTROL JOINT TO BE REPLACED

CAULK ALL GAPS AT PAINTED WOOD TRIM, TYP.

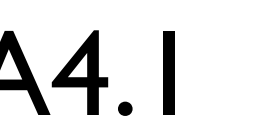
TRUSS BEARING
27' - 4 7/8"

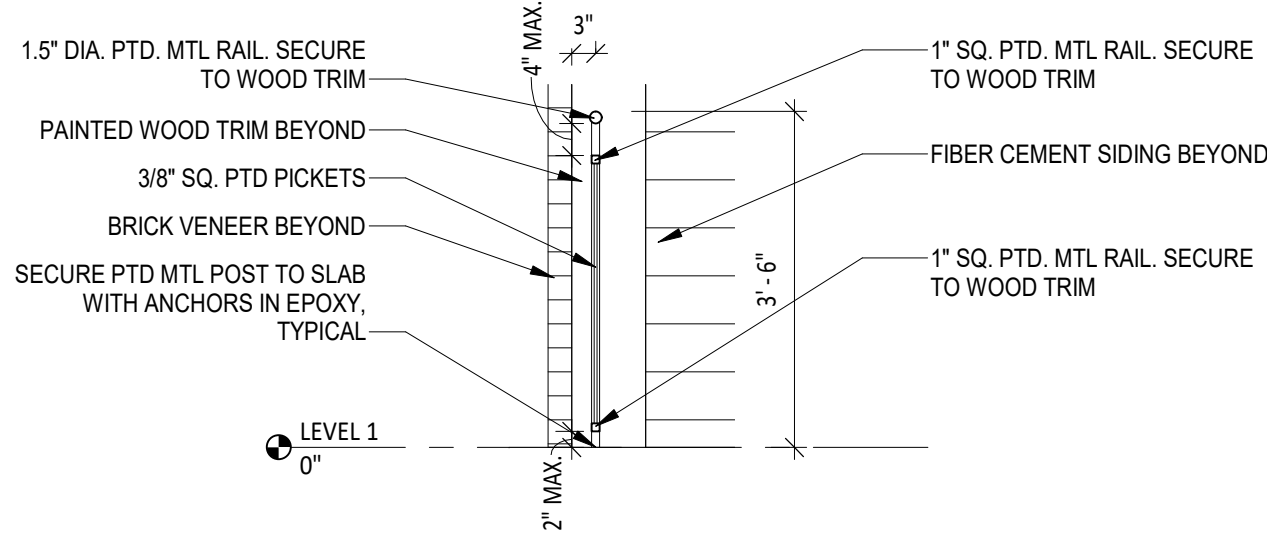
LEVEL 3
19' - 4 1/2"

LEVEL 2
9' - 8 5/8"

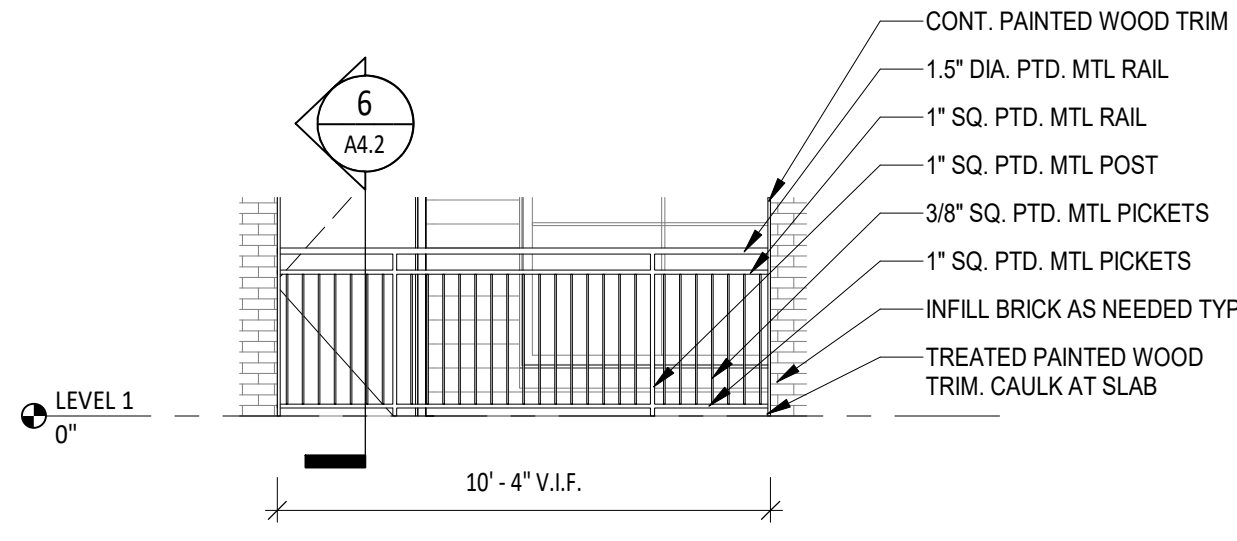
LEVEL 1
0"

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

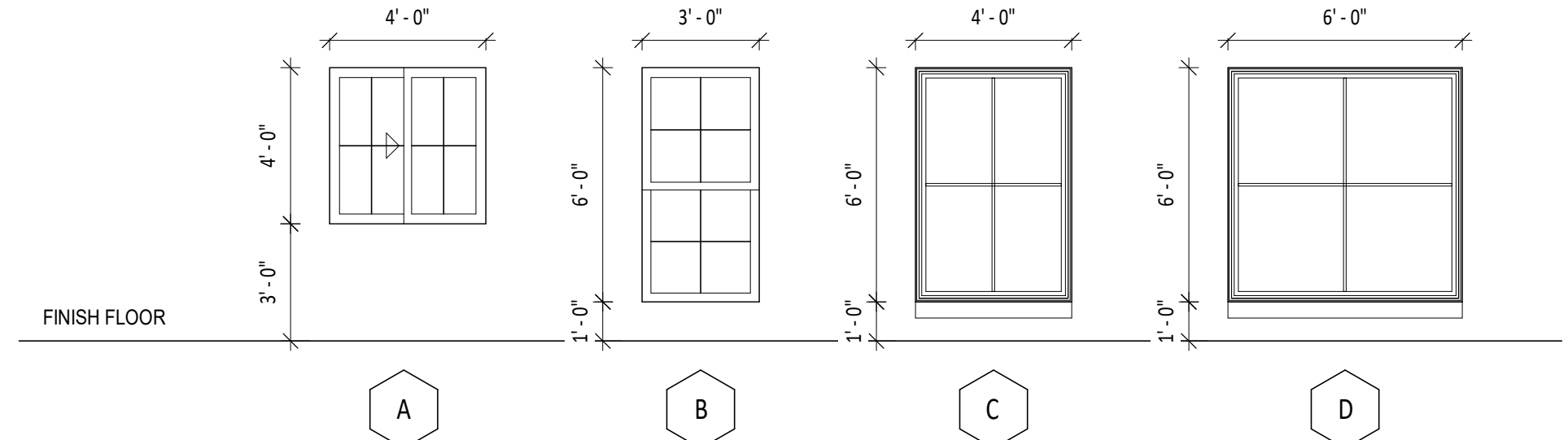




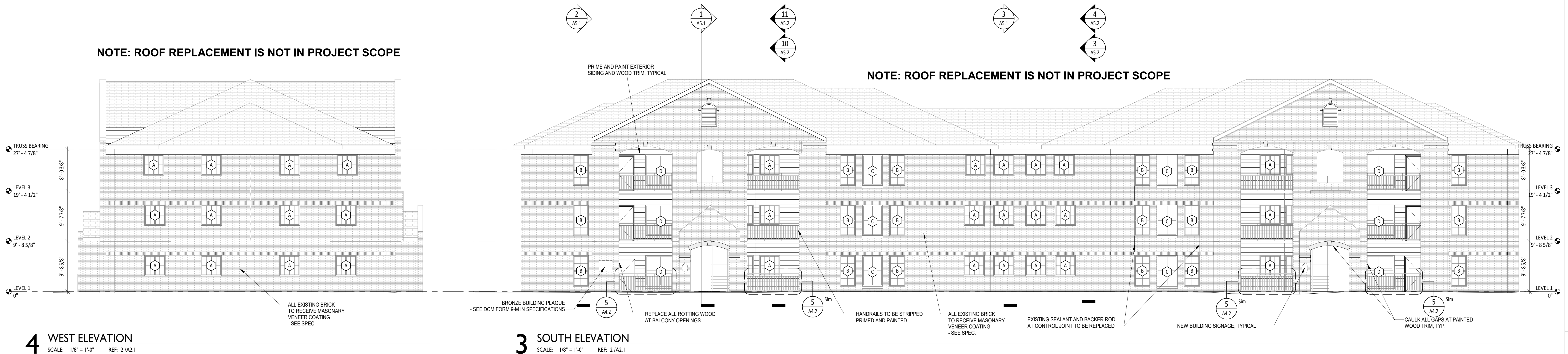
6 METAL RAIL SECTION
SCALE: 1/2" = 1'-0" REF: 5 /A4.2



5 DETAIL
SCALE: 1/4" = 1'-0" REF: 1 /A4.2

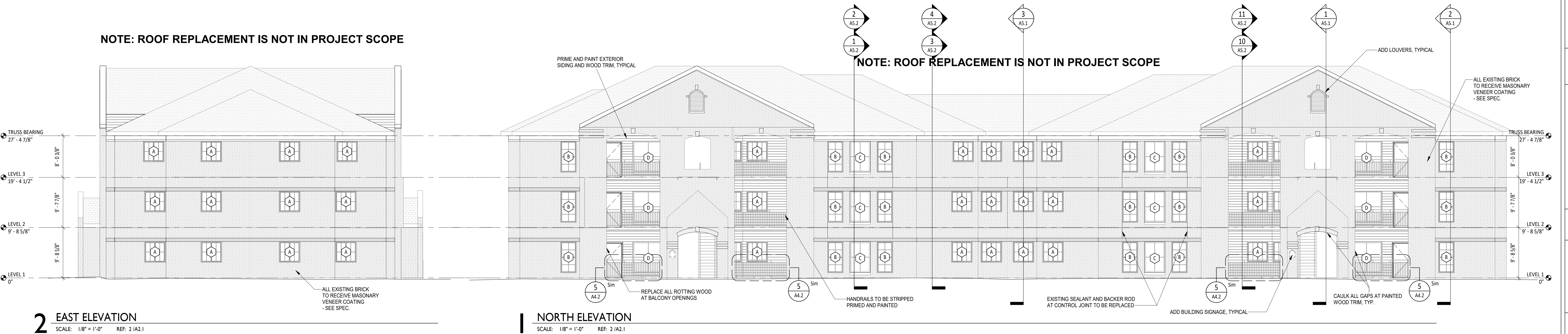


WINDOW ELEVATIONS
SCALE: 1/4" = 1'-0"



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

3 SOUTH ELEVATION
SCALE: 1/8" = 1'-0" REF: 2 /A2.1



2 EAST ELEVATION
SCALE: 1/8" = 1'-0" REF: 2 /A2.1

1 NORTH ELEVATION
SCALE: 1/8" = 1'-0" REF: 2 /A2.1