

# General Notes & Specifications

DOOR SCHEDULE:					
DR. NOS.	SIZE	HEAD	JAMB	SILL	NEW HARDWARE REQUIRED
1	EXISTING	--	--	--	LOCKSET, BOLT, & FLR. STOP
2	EXISTING	--	--	--	LOCKSET & FLR. STOP
3-6	EXISTING	--	--	--	
7	EXISTING	--	--	--	LOCKSET, BOLT & FLR. STOP
8	RE-USE EXIST. DR.				
9-12	EXISTING				
13	2'-8"x6'-8"x1 <sup>3</sup> / <sub>8</sub> "	(EXIST. CASED OPNG.)			
14	EXISTING				
15	EXISTING				LOCKSET, BOLT, & FLR. STOP
16	EXISTING				
17	RE-USE EXIST. DOOR	(EXIST. CASED OPNG.)			LATCHSET, FLUSH BOLTS
18	2'-8"x6'-8"x1 <sup>3</sup> / <sub>4</sub> "	--	--	310	LOCKSET, HINGES, WALL STOP
19	3'-0"x7'-10 <sup>3</sup> / <sub>4</sub> "x1 <sup>3</sup> / <sub>4</sub> "	304	309	311	LOCKSET, HINGES 90° CLOSER
20	2/2'-0"x7'-10 <sup>3</sup> / <sub>4</sub> "x1 <sup>3</sup> / <sub>8</sub> "	313	313	--	LOCKSET, HINGES, FLUSH BOLTS
21,22	3'-0"x7'-10 <sup>3</sup> / <sub>4</sub> "x1 <sup>3</sup> / <sub>8</sub> "	313	313	--	LOCKSET, HINGES, OVERHEAD, ROD STOP
23	2/2'-5 <sup>1</sup> / <sub>2</sub> "x7'-10 <sup>3</sup> / <sub>4</sub> "x1 <sup>3</sup> / <sub>4</sub> "	304	303	302	LOCKSET, HINGES, FLUSH BOLTS 90° CLOSERS
24	2'-8"x6'-8"x1 <sup>3</sup> / <sub>8</sub> "	(EXIST. CASED OPNG.)			LATCHSET, HINGES, 90° CLOSER
25	3'-0"x6'-10 <sup>3</sup> / <sub>4</sub> "x1 <sup>3</sup> / <sub>4</sub> "	307	307	306	LOCKSET, HINGES, 90° CLOSER
26-31	EXISTING				
32	RE-USE EXIST. DOOR				
33,34	EXISTING				
35,36	RE-USE EXIST. DOOR				
37-44	EXISTING				

## GENERAL CONDITIONS:

- THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION WILL BE AIA DOCUMENT A201, THIRTEENTH EDITION, AUGUST, 1976.
- THE STANDARD FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR WILL BE AIA DOCUMENT A101, ELEVENTH EDITION, JUNE, 1977.

## PERMITS, FEES, AND TAXES:

- THIS PROJECT IS EXEMPT FROM STATE AND LOCAL TAXES, UTILITY TAP FEES, AND CONSTRUCTION PERMITS.

## ALLOWANCES:

- GENERAL CONTRACTOR SHALL INCLUDE THE FOLLOWING CASH ALLOWANCES IN THE CONTRACT SUM:

FIRE DETECTION SYSTEM..... \$2600.00.  
INTRUDER ALARM SYSTEM..... \$2900.00.

## SUBMITTALS:

- SUBMIT 5 COPIES OF SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES ON THE FOLLOWING ITEMS FOR APPROVAL BY THE ARCHITECT PRIOR TO FABRICATION OR PURCHASE:

MILLWORK AND FINISH WOOD CARPENTRY.  
NEW DOOR HARDWARE.  
NEW WOOD DOORS.  
AIR CONDITIONING/HEATING EQUIPMENT.  
TOILET ACCESSORIES  
PLUMBING FIXTURES.  
SLATE TILE ROOFING.

## SUBSTITUTIONS:

- SUBSTITUTION OF MATERIALS OR PRODUCTS INDICATED WILL BE CONSIDERED ONLY IF REQUESTED IN WRITING TO THE ARCHITECT.
- REQUESTS SHALL INCLUDE BOTH A COMPLETE DESCRIPTION OF THE PROPOSED SUBSTITUTION AND AN ITEMIZED COST COMPARISON.

## PROJECT CLOSEOUT:

- NOTIFY ARCHITECT IN WRITING AT LEAST 10 DAYS IN ADVANCE OF DATE WHEN WORK WILL BE READY FOR CLOSEOUT INSPECTION.
- ARCHITECT WILL THEN PREPARE A LIST OF ALL DEFICIENCIES FOUND WHICH WILL SERVE AS A RECORD AND A GUIDE FOR THE CONTRACTOR TO COMPLETE THE WORK.

## TEMPORARY FACILITIES AND SERVICES:

- FURNISH AND MAINTAIN ADEQUATE TOILETS, DRINKING WATER, AND FACILITIES.
- PROVIDE AND PAY FOR TEMPORARY TELEPHONE SERVICE.
- FURNISH AND PAY FOR ALL WATER NECESSARY FOR CONSTRUCTION PURPOSE.
- FURNISH AND ERECT A PROJECT SIGN, APPROXIMATELY 4 FT. HIGH BY 8 FT. LONG OF 3/4" EXTERIOR GRADE PLYWOOD IN CONFORMANCE WITH SIGN DETAIL ACCOMPANYING THE BIDDING DOCUMENTS. NO OTHER SIGNS OR ADVERTISING OF ANY KIND WILL BE PERMITTED EXCEPT PRECAUTIONARY WARNING SIGNS.

## PROJECT PHASING:

- ALL WORK SHOWN OR INDICATED BY THE CONTRACT DOCUMENTS SHALL BE CONSIDERED 1 ST PHASE WORK UNLESS NOTED OTHERWISE.
- ALL 2 ND PHASE WORK SHALL BE DONE BETWEEN THE DATES OF OCTOBER 15, 1979 AND OCTOBER 20, 1979.

## SEPARATE CONTRACTS:

- OWNER INTENDS TO AWARD SEPARATE CONTRACTS FOR THE FOLLOWING ITEMS:
  - CARPET
  - ROOM IDENTIFYING DEVICES
  - INTERIOR AND EXTERIOR PAINTING
  - WOOD FLOOR REFINISHING
  - LANDSCAPING
  - SITE UTILITIES AND PAVING

## CONCRETE FLOOR TOPPING:

- PREPARE EXISTING CONCRETE FLOORS FOR TOPPING BY CLEANING ALL DIRT, OIL, PAINT, AND OTHER CONTAMINANTS FROM SURFACES.
- APPLY BRUSH OR SPRAY COAT OF "WELD-CRETE" BONDING AGENT AS MANUFACTURED BY LARSON PRODUCTS CORP.
- CONCRETE TOPPING MIX SHALL BE MADE OF APPROXIMATELY 1 PART PORTLAND CEMENT, 1 PART FINE AGGREGATE, AND 2 PARTS COARSE AGGREGATE, BY VOLUME. ADD NOT MORE THAN 4 GALS. WATER PER 94 LB. SACK OF CEMENT.
- SPREAD TOPPING MIX EVENLY OVER PREPARED BASE, LEVEL WITH A STRAIGHT-EDGE, FLOAT SURFACE, AND TROWEL FINISH SMOOTH.

## BRICK MASONRY:

- FACE BRICK: MODULAR SIZE STANDARD BRICK: GRADE S.W.: ASTM C 216; FACE SURFACE SUITABLE FOR PAINTING. LAY BRICK IN RUNNING BOND.

## ROUGH CARPENTRY:

- LUMBER: STUDGRADE #2 SOUTHERN PINE: S4S; SEASONED WITH 19% MAXIMUM MOISTURE CONTENT AT TIME OF DRESSING.
- PLYWOOD: C-C EXTERIOR DFPA UNSANDED GRADE.
- GYPSUM SHEATHING: 1/2" THICK, WATER-RESISTANT GYPSUM CORE BOARD WITH WATER REPELLENT PAPER ON BOTH SIDES AND LONG EDGES.

## FINISH CARPENTRY:

- STANDING AND RUNNING TRIM: STANDARD PINE MOULDING SHAPES TO MATCH EXISTING SHAPES. PROVIDE NEW FLOOR AND CEILING WOOD MOULDING AT ALL NEW WALLS.
- CASEWORK: NATURAL BIRCH, PLAIN SAWED/SLICED FACE VENEER A-C GRADE. CONSTRUCTION TYPE SHALL MATCH EXISTING STYLE.
- PLASTIC LAMINATE COUNTERTOP: REPLACE EXISTING COUNTERTOPS WITH NEW PARTICLE BOARD OR PLYWOOD TOPS AND LAMINATED WITH 0.037 INCH THICK PLASTIC LAMINATE AS SELECTED BY ARCHITECT.
- SHELVING: ANY ECONOMY GRADE LUMBER OR SOFTWOOD PLYWOOD. APPLY HARDWOOD BANDING TO FRONT EDGES.
- CASEWORK HARDWARE: REUSE EXISTING HARDWARE WHERE PRESENT. FURNISH NEW KNOBS, PULLS, HINGES, AND CATCHES TO MATCH EXISTING HARDWARE FOR NEW WORK AND WHERE MISSING ON EXISTING CABINETS.

## SEALANTS AND CALKING:

- SEAL ALL NEW CONSTRUCTION JOINTS, WINDOW AND DOOR PERIMETERS, INTERIOR AND EXTERIOR, WITH PECORA AC-20 ACRYLIC LATEX CALK, WHITE COLOR.
- CLEAN OUT AND REPLACE CALKING IN EXISTING JOINTS WHEREVER IT HAS DRIED OUT AND CRACKED SUCH AS AROUND WINDOW AND DOOR PERIMETERS.
- WHEREVER FIELD GLAZING OF GLASS OCCURS, USE PECORA M-242 GLAZING/COMPOUND.

## TILE WORK:

- QUARRY TILE PAVERS - 6"x6" UNGLAZED SLIP RESISTANT TYPE TO MATCH EXISTING PAVERS USED ON FRONT ENTRY PORTICO. INSTALL ON MORTAR SETTING BED IN GROUT AS RECOMMENDED BY TILE COUNCIL OF AMERICA.
- GLAZED WALL TILE - 4 1/4" X 4 1/4" SEMI-GLOSS, "DAL-TILE" BY DALLAS CERAMICS COMPANY SET WITH ORGANIC ADHESIVE SETTING BEDS AND MASTER GROUT. COLOR SELECTED BY ARCHITECT.
- CERAMIC MOSAIC FLOOR TILE - 2"x2" UNGLAZED, DAL-MOSAICS BY DALLAS CERAMICS CO. SET WITH PORTLAND CEMENT SETTING BED AND PORTLAND CEMENT GROUT. COLOR SELECTED BY ARCHITECT.
- REPAIR EXISTING CERAMIC TILE FLOORS AND WALLS SHOWN TO REMAIN WITH TILES SALVAGED FROM MEN 210 WHERE EXISTING TILE WILL BE REMOVED.

## WOOD DOORS:

- NEW DOORS SHALL BE AWI PREMIUM GRADE RAISED PANEL, STILE AND RAIL WOOD DOORS FABRICATED IN COMPLIANCE WITH SECTION 1400 PREMIUM GRADE REQUIREMENTS OF THE ARCHITECTURAL WOODWORK QUALITY STANDARD OF THE ARCHITECTURAL WOODWORK INSTITUTE.
- PANEL PATTERNS OF DOORS TO BE SIMILAR TO THOSE SHOWN, AND EXISTING DOOR STYLES. FINISH DOORS IN FIELD AS SPECIFIED IN PAINTING NOTES.

## DOOR HARDWARE:

- CHECK EXISTING INTERIOR AND EXTERIOR DOORS FOR PROPER OPERATION OF LATCHSETS, HINGES, PULLS, ROLLERS, AND OTHER HARDWARE. REPAIR, CLEAN, AND LUBRICATE ALL EXISTING HARDWARE TO INSURE SMOOTH WORKING OPERATION.
- KEYING REQUIREMENTS:
  - ALL LOCKS OPERATED BY A MASTERKEY.
  - LOCKS SHALL BE FURNISHED CONSTRUCTION MASTERKEYED FOR CONTRACTORS USE DURING CONSTRUCTION.
  - ALL PERMANENT CHANGE KEYS SHALL BE TAGGED FOR EACH DOOR AND DELIVERED ONLY TO THE OWNER'S REPRESENTATIVE.
- APPROVED MANUFACTURERS:
  - LOCKSETS AND LATCHSETS - SCHLAGE A/DESIGN "GEORGIAN," SATIN BRASS (606) FINISH.
  - BUTTS - STANLEY, SOSS.
  - CLOSERS - CORBIN, NORTON.
  - MISCELLANEOUS - IVES, TRIMCO, TREGO, ZERO.

## WOOD WINDOWS:

- CHECK OPERATION OF ALL EXISTING WOOD CASEMENT WINDOWS, REPAIR OR REPLACE ALL DAMAGED OR MISSING WOOD PARTS, COUNTERWEIGHT ROPES, AND HARDWARE.
- REMOVE LOOSE CALKING AND REPLACE WITH NEW MATERIAL. REPLACE ANY GLASS LIGHTS WHICH ARE CRACKED OR BROKEN EITHER BEFORE OR DURING CONSTRUCTION.
- REMOVE, REPAIR, AND PAINT ALL WINDOWS, SCREENS AND WOOD SCREEN FRAMES. REHANG SCREENS AFTER WINDOWS HAVE BEEN REFINISHED.
- REMOVE, REPAIR, AND PAINT ALL WOOD SHUTTERS AND REHANG AFTER WINDOWS HAVE BEEN REFINISHED.

## INSULATION:

- WALLS AND CEILING WHERE INDICATED - USG THERMAFIBER MINERAL FIBER REGULAR BLANKET INSULATION; 3" THICK IN WALLS, AND 6" THICK IN CEILINGS.
- PROVIDE USG THERMAFIBER SOUND ATTENUATION BLANKETS IN WALLS AROUND MEN 117 AND WOMEN 118 AND IN WALL INDICATED IN COUNCIL CHAMBER 121.

## LATH AND PLASTER:

- PLASTERING WORK WILL CONSIST OF REPAIRING RIDGES, CRACKS, AND DAMAGED EXISTING WALLS AND CEILINGS AND WILL INCLUDE REBUILDING PLASTER OF WALLS WHERE DOORS ARE REMOVED.
- CUT BACK EXISTING PLASTER AROUND REPAIRS TO EXPOSED EXISTING LATH TO CREATE A SUFFICIENT BASE FOR THE NEW PLASTER. APPLY NEW PLASTER IN THREE COATS, ALLOWING DRYING TIME BETWEEN EACH COAT. AFTER FINISH COAT, SAND SMOOTH AND FEATHER EDGES INTO EXISTING WALLS.

## SLATE TILE ROOFING:

- RE-ROOFING WORK CONSISTS OF REMOVING BROKEN OR DAMAGED SLATE TILES FROM BOTH THE LOW ROOF AREA AND THE HIGH ROOF AREA, REPAIRING AND REPLACING DAMAGED FELTS BELOW THE TILE, THEN REPLACING THE TILE WITH NEW PIECES.
- NEW SLATE TILE SHALL MATCH THE EXISTING TILE IN SIZE AND COLOR. SUBMIT SAMPLES TO ARCHITECT PRIOR TO PURCHASE.
- IF EXISTING TILE ABOVE BROKEN AREAS ARE REMOVED, REPLACE SAME TILES IN SAME LOCATION.
- INSPECT ALL AREAS OF EXISTING ROOFS FOR LEAKING AND REPAIR. NOTIFY ARCHITECT IF ROTTED WOOD OR STRUCTURAL DAMAGE IS ENCOUNTERED.

## DOWNSPOUTS AND GUTTERS:

- CLEAN TRASH AND DEBRIS FROM EXISTING METAL GUTTERS AND DOWNSPOUTS. CHECK ALL GUTTERS FOR PROPER SLOPE AND REHANG WHERE REQUIRED TO DRAIN PROPERLY.
- REPLACE PORTIONS OF GUTTERS AND DOWNSPOUTS WHERE LEAKING OR BROKEN.

## GLASS AND GLAZING:

- COMPLY WITH THE APPLICABLE PROVISIONS OF THE SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIALS - 16CFR 1201, CATEGORY II.
- GLASS FOR NEW DOORS - 1/4" CLEAR TEMPERED. REPLACEMENT GLASS FOR WINDOWS - 1/4" CLEAR PLATE UNLESS WITHIN 12" OF A DOOR.

## GYPSUM DRYWALL:

- GYPSUM BOARD - 1/2" THICK WITH PAPER FACES AND TAPERED EDGES.
- MOISTURE RESISTANT GYPSUM BOARD - 1/2" THICK WITH TREATED CORE AND PAPER FACINGS WHERE CERAMIC TILE WILL BE APPLIED.
- FIRE RESISTANT GYPSUM BOARD - 5/8" THICK PAPER FACED, TYPE "X" WHERE INDICATED.
- ACCESSORIES: PROVIDE GALVANIZED STEEL METAL TRIM AT EXPOSED EDGES AND CORNERS.

## TOILET ACCESSORIES:

- REMOVE AND RELOCATE EXISTING CERAMIC TOILET ACCESSORIES IN "MEN 210" AND "WOMEN 213," EXCEPT AS INDICATED.
- PROVIDE NEW ACCESSORIES (BOBRICK OR APPROVED EQUAL) AS FOLLOWS:

VESTIBULE 103, MEN 210, & WOMEN 213:  
1 EA. TOWEL DISPENSER - B-262.

MEN 117 & WOMEN 118:

1 EA. MIRROR - B-165 1824.  
1 EA. GRAB BAR - B-5507, 1 1/4" DIA. X 18".  
1 EA. GRAB BAR - B-5507, 1 1/4" DIA. X 36".  
1 EA. RECESSED TOILET PAPER HOLDER - B-666.  
1 EA. SOAP DISPENSER - B-116.  
1 EA. TOWEL DISPENSER - B-262  
1 NAPKIN DISPOSAL - B-270 (FOR "WOMEN 118" ONLY).

## RESILIENT TILE FLOORING:

- VINYL COMPOSITION TILE: 12" X 12" X 1/8" ARMSTRONG EXCELON, IMPERIAL SERIES OR EQUAL.
- RESILIENT BASE: 4" AND 2 1/2" HIGH BY 1/8" GAGE TOP SET RUBBER COVE BASE WITH PREMOLED CORNER UNITS.
- MISCELLANEOUS ITEMS: RESILIENT EDGE STRIPS, ADHESIVES, AND CONCRETE SLAB PRIMER.

## ROOM FINISH NOTES:

- REMOVE EXISTING CERAMIC TILE FLOOR AND WAINSCOT AND APPLY NEW CERAMIC TILE FLOOR AND NEW CERAMIC TILE WAINSCOT TO 4'-6" A.F.F. IN ROOMS MEN 210 AND WOMEN 213.
- PROVIDE NEW CERAMIC TILE FLOOR AND NEW CERAMIC TILE WAINSCOT TO 6'-0" A.F.F. IN ROOMS MEN 117 AND WOMEN 118.
- REMOVE EXISTING LINOLEUM FLOORING WHERE PRESENT AND INSTALL NEW RESILIENT TILE FLOORING IN THE FOLLOWING ROOMS: COFFEE BAR 110, HALL 111, STORAGE 112, STORAGE 114, STORAGE 115, STORAGE 116, AND FOYER 119.

*Water closet must be elongated open front seats*

CITY OF ADDISON  
APPROVED

FOR CONSTRUCTION

*R. Crut*  
BUILDING DEPARTMENT  
5-30-79

DATE  
NOTE: CONTRACTOR IS HEREBY INSTRUCTED TO EXERCISE CARE IN MEETING OR EXCEEDING ALL REQUIREMENTS OF BOTH NATIONAL AND LOCAL CODES AND/OR ORDINANCES APPLICABLE TO HIS WORK. APPROVAL OF THESE DRAWINGS SHALL NOT BE CONSTRUED TO RELIEVE RESPONSIBILITY OR IMPLY VARIANCE TO SUCH CODES.

Addison Town Hall  
ADDISON, TEXAS

The O'Brien Corporation  
ARCHITECTURE + PLANNING

THREE NORTH PARK EAST SUITE 910  
DALLAS, TEXAS 75231  
214 636 1937



1 MAY, 1979

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