

General Notes:

1. PERFORM WORK SHOWN ON DRAWINGS IN ACCORDANCE WITH THE PROJECT MANUAL AND ALL LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS.
2. SPECIFICATIONS AND DRAWINGS SHALL BE COMPLIMENTARY TO EACH OTHER. NEITHER THE DRAWINGS NOR SPECIFICATIONS SHALL TAKE PRECEDENCE OVER THE OTHER. IF CONFLICTS ARISE BETWEEN REQUIREMENTS OF THE SPECIFICATIONS AND DRAWINGS, THE MORE STRINGENT, OR MORE COSTLY REQUIREMENTS SHALL GOVERN.
3. DETAILS FOR WORK ARE BASED ON APPROXIMATED CONDITIONS AND DIMENSIONS SHOWN ON ORIGINAL BUILDING DRAWINGS, AND ENGINEER'S LIMITED REVIEW OF THE AREAS TO BE REPAIRED. ALL EXISTING CONDITIONS AND DIMENSIONS SHALL BE VERIFIED PRIOR TO SUBMISSION OF BIDS AND FABRICATION OF ANY MATERIALS. NOTIFY ENGINEER IMMEDIATELY IF EXISTING CONDITIONS ARE DIFFERENT FROM THOSE SHOWN ON DRAWINGS.
4. MAINTAIN ALL BUILDING ENTRANCES AND EXITS OPEN DURING CONSTRUCTION.
5. ENSURE PROTECTION OF PUBLIC AND ADJACENT PROPERTIES.
6. THE DESIGN AND DETAILS SHOWN ON THESE DRAWINGS ARE INTENDED TO COMPLY WITH THE REQUIREMENTS OF THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE.
7. REFERENCED CODES, STANDARDS, AND SPECIFICATIONS REFER TO THE LATEST EDITIONS, UNLESS NOTED OTHERWISE.
8. IN ADDITION TO THE REQUIREMENTS OF THE SPECIFICATIONS, INSTALL PROPRIETARY MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS. IF THERE ARE ANY DISCREPANCIES BETWEEN THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND THE SPECIFICATIONS, NOTIFY ENGINEER PRIOR TO INSTALLATION.
9. OBTAIN ALL PERMITS REQUIRED FOR WORK SHOWN, PRIOR TO START OF WORK.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL SHORING, SCAFFOLDING, BRACING, FALSEWORK, AND ANY OTHER PLATFORMS OR DEVICES TO COMPLETE THE WORK SHOWN. A LICENSED STRUCTURAL ENGINEER RETAINED AND PAID FOR BY CONTRACTOR SHALL DESIGN ANY SUCH EQUIPMENT THAT WILL IMPART LOADS TO THE BUILDING. STAMPED CALCULATIONS SHALL BE PROVIDED TO THE ENGINEER FOR THIS PROJECT, SHOWING EXISTING STRUCTURE IS CAPABLE OF SUPPORTING IMPARTED LOADS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROCURING ANY AND ALL BUILDING PERMITS REQUIRED FOR SUCH EQUIPMENT AND MATERIALS.
11. PROVIDE DUST AND WATER LEAKAGE CONTROL FOR INTERIOR AREAS OF THE BUILDING THROUGHOUT THE COURSE OF THE PROJECT.
12. DO NOT COVER OR CONCEAL CONSTRUCTION THAT IS TO BE REVIEWED BY ENGINEER. NOTIFY ENGINEER AT LEAST 2 WORKING DAYS IN ADVANCE OF ANY REQUIRED REVIEWS.
13. DO NOT SCALE DIMENSIONS OFF DRAWINGS.

Scope of Work:

1. BASE BID INCLUDES, BUT IS NOT NECESSARILY LIMITED TO, THE FOLLOWING:
 1. PROVIDE GENERAL CONDITIONS INCLUDING SUPERVISION, PROJECT MANAGEMENT, COORDINATION WITH OWNER, PRECONSTRUCTION SURVEYS, INSURANCE, ATTENDANCE AT MEETINGS, TEMPORARY FACILITIES AND CONTROLS (I.E., PROTECTION, SAFETY PROVISIONS INCLUDING OVERHEAD CANOPIES, FIELD OFFICE, PORTABLE TOILETS, TRAFFIC CONTROL, FENCING, TEMPORARY LIGHTING, TEMPORARY POWER, ACCESS TO WORK AREAS INCLUDING SCAFFOLDING AND ASSOCIATED ENGINEERING COSTS, EQUIPMENT, TEMPORARY ENCLOSURES AND WEATHER PROTECTION, TEMPORARY HEATING AND VENTILATION FOR WORK AREAS INCLUDING GAS/ELECTRICAL POWER, DAILY CLEAN-UP, ETC.), PERMITS, INSPECTION FEES REQUIRED BY AUTHORITIES HAVING JURISDICTION AND MANUFACTURERS, QUALITY CONTROL TESTING REQUIRED BY SPECIFICATIONS, DEBRIS REMOVAL AND DISPOSAL, TRANSPORTATION, ETC. COSTS ASSOCIATED WITH ACCESS TO WORK AREAS, INCLUDING SCAFFOLDING, SHALL BE INCLUDED IN UNIT COSTS OR LUMP SUM COSTS FOR INDIVIDUAL WORK ITEMS LISTED BELOW.
 2. MOBILIZE TO SITE.
 3. CONCRETE CRACK REPAIRS:
 - a. ROUT AND SEAL CRACKS IN EXPOSED CONCRETE SURFACES WHERE DESIGNATED BY ENGINEER.
 - b. REMOVE AND REPLACE DETERIORATED SEALANT AT PREVIOUSLY REPAIRED CONCRETE CRACKS WHERE DESIGNATED BY ENGINEER.
 4. CONCRETE PATCH REPAIRS:
 - a. PERFORM PARTIAL DEPTH PATCH REPAIRS AT DETERIORATED, SPALLED, AND/OR DELAMINATED CONCRETE ON VERTICAL SURFACES WHERE DESIGNATED BY ENGINEER.
 - b. PERFORM PARTIAL DEPTH PATCH REPAIRS AT DETERIORATED, SPALLED, AND/OR DELAMINATED CONCRETE ALONG VERTICAL FINS WHERE DESIGNATED BY ENGINEER.
 5. REMOVE AND REPLACE SEALANT AT THE FOLLOWING LOCATIONS TO THE EXTENT SHOWN ON DRAWINGS:
 - a. VERTICAL JOINTS BETWEEN PRECAST CONCRETE PANELS;
 - b. HORIZONTAL JOINTS BETWEEN PRECAST CONCRETE PANELS AND SOFFIT FINISHES ALONG UNDERSIDE OF 2ND/ FLOOR OVERHANG;
 - c. PERIMETER OF WINDOWS AND LOUVERS AT 2ND/ AND 3RD/ FLOORS;
 - d. GLAZING SEALANT AT GLASS-TO-METAL JOINTS ON 3RD/ FLOOR;
 - e. BRICK MASONRY EXPANSION JOINTS; AND
 - f. JOINTS BETWEEN PRECAST CONCRETE PANELS AND ALUMINUM COUNTERFLASHING ON THE 3RD/ FLOOR, AND BETWEEN BRICK MASONRY AND ALUMINUM COUNTERFLASHING ON THE 3RD/ FLOOR.
 6. PROVIDE ACCESS EQUIPMENT AND OPERATORS FOR ENGINEER'S REVIEW OF WORK.
 7. PERFORM ADDITIONAL WORK AS DIRECTED BY ENGINEER ON A TIME-AND-MATERIAL BASIS AND AS APPROVED THROUGH EXECUTED CHANGE ORDERS.
 8. THOROUGHLY CLEAN SITE AND DEMOBILIZE.
2. ALTERNATE 1: PROVIDE PERFORMANCE AND PAYMENT BONDS FOR BASE BID.

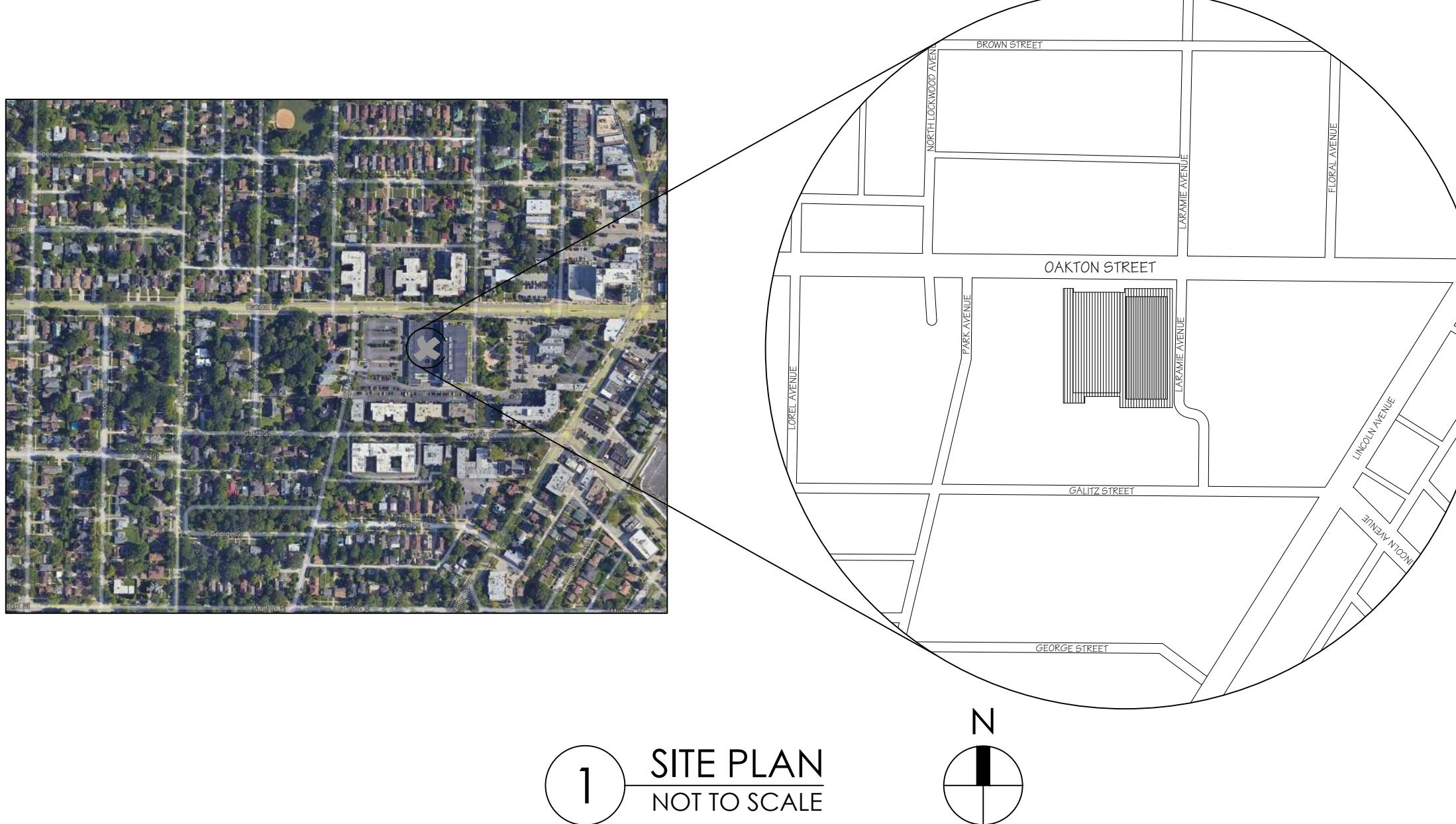
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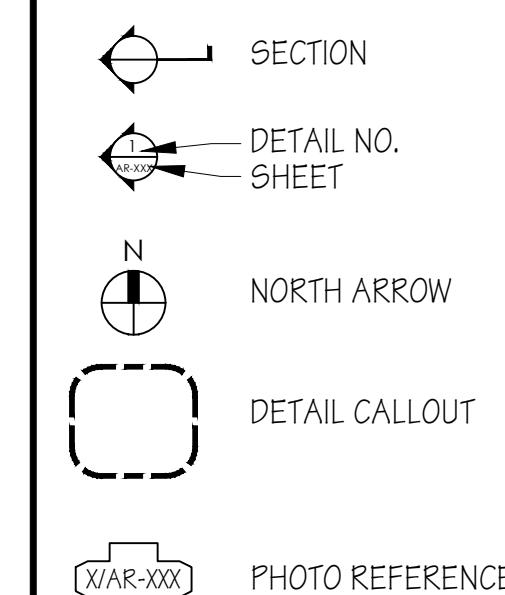
Site Plan:



Abbreviations:

© = AT
AFF = ABOVE FINISH FLOOR
ALUM = ALUMINUM
BT = BOTTOM OF
BOT. = BOTTOM
CF = COUNTERFLASHING
CMU = CONCRETE MASONRY UNIT
CONT. = CONTINUOUS
DS = DOWNSPOUT
DIA. = DIAMETER
EJ = EXPANSION JOINT
EA. = EACH
ELEV. = ELEVATION
EQ. = EQUAL
EXIST. = EXISTING
FD = FLOOR DRAIN
FF = FINISH FLOOR
GA. = GAUGE
GALV. = GALVANIZED
GYP. = GYPSUM
HT. = HEIGHT
MEMB. = MEMBRANE
NIC = NOT IN CONTRACT
NO. = NUMBER
NTS = NOT TO SCALE
OC = ON CENTER
OPP. = OPPOSITE
PREFIN. = PRE-FINISHED
RAU = RUBBERIZED ASPHALT
UNDERLAYMENT
RD = ROOF DRAIN
RM = ROOM
SS = STAINLESS STEEL
SIM. = SIMILAR
T/ = TOP OF
TERM. BAR = TERMINATION BAR
TWF = THROUGH-WALL FLASHING
TYP. = TYPICAL
UNO = UNLESS NOTED OTHERWISE
VIF = VERIFY IN FIELD
W/ = WITH
WP = WATERPROOFING
WRB = WEATHER RESISTIVE BARRIER
XPS = EXTRUDED POLYSTYRENE

Symbols:



Drawing Index:

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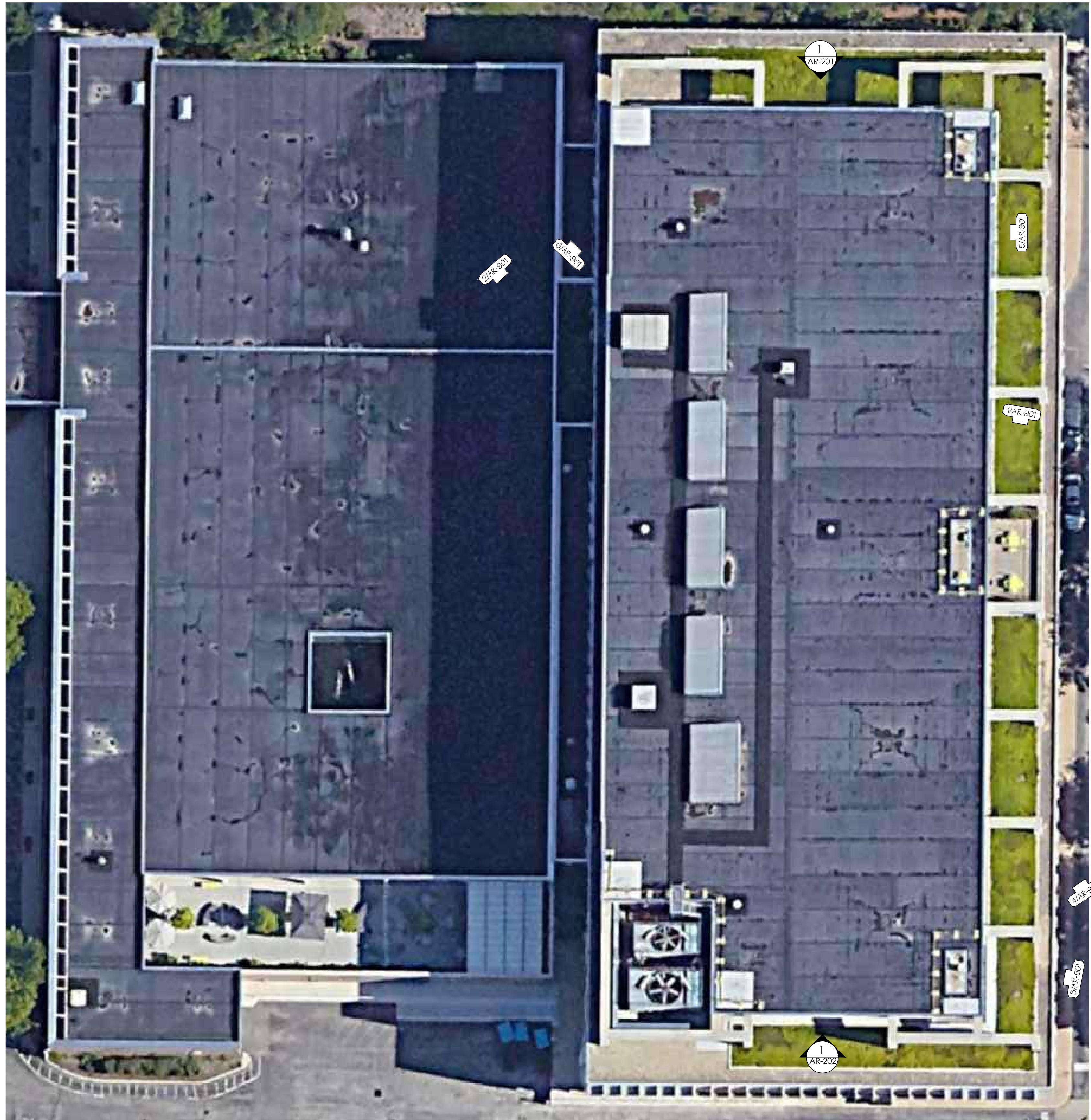
BTC Project No: 26-223

Cover Sheet and Notes

Sheet:

AR-000

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1 PLAN VIEW
1/16" = 1'- 0"

N

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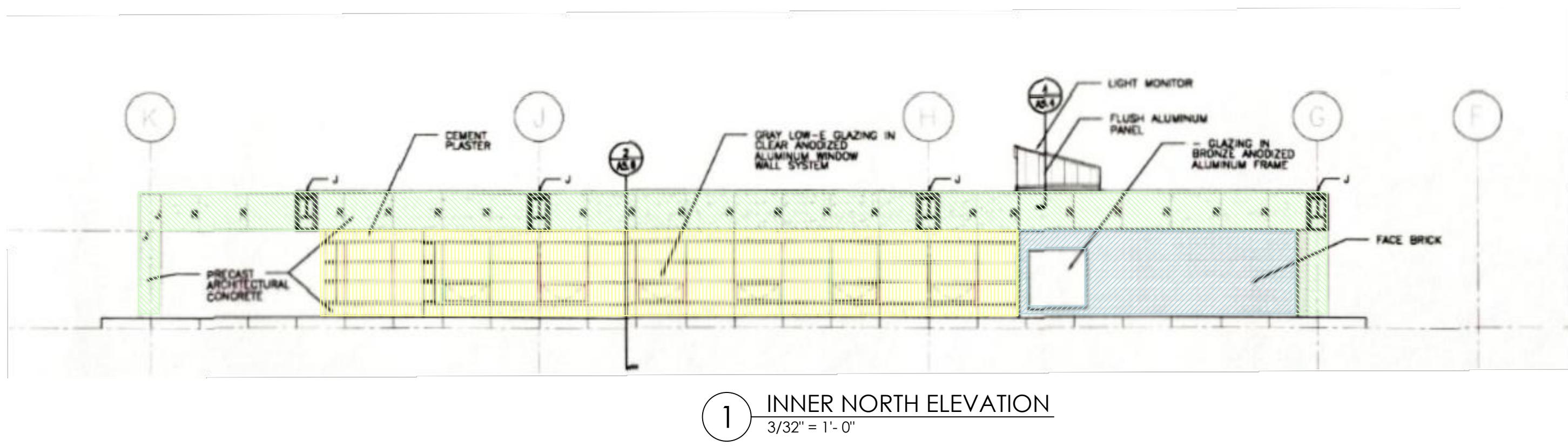
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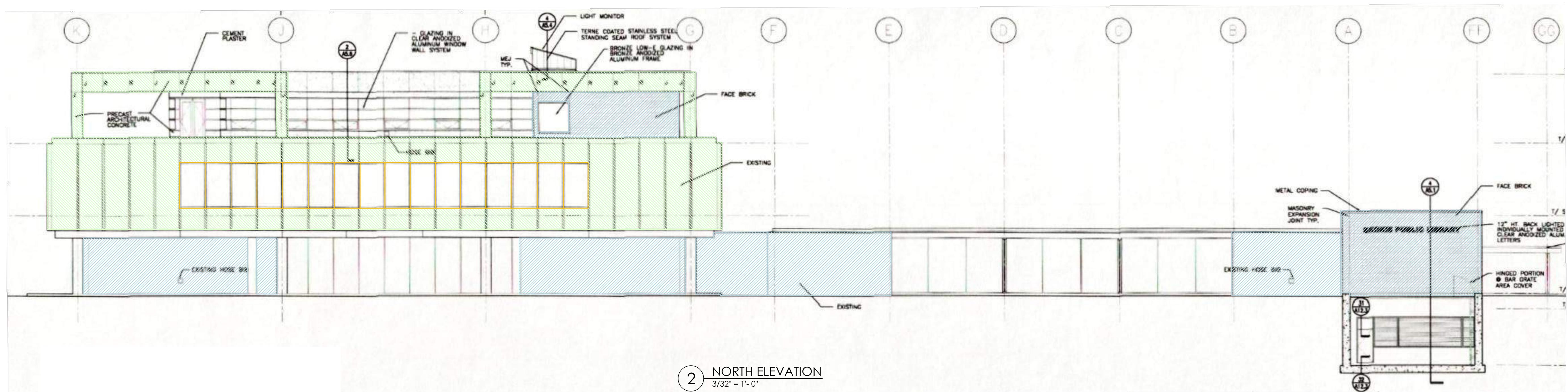
Site Plan

Sheet:

AR-101



1 INNER NORTH ELEVATION
3/32" = 1'- 0"



2 NORTH ELEVATION
3/32" = 1'- 0"

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Elevations

Sheet:

AR-201

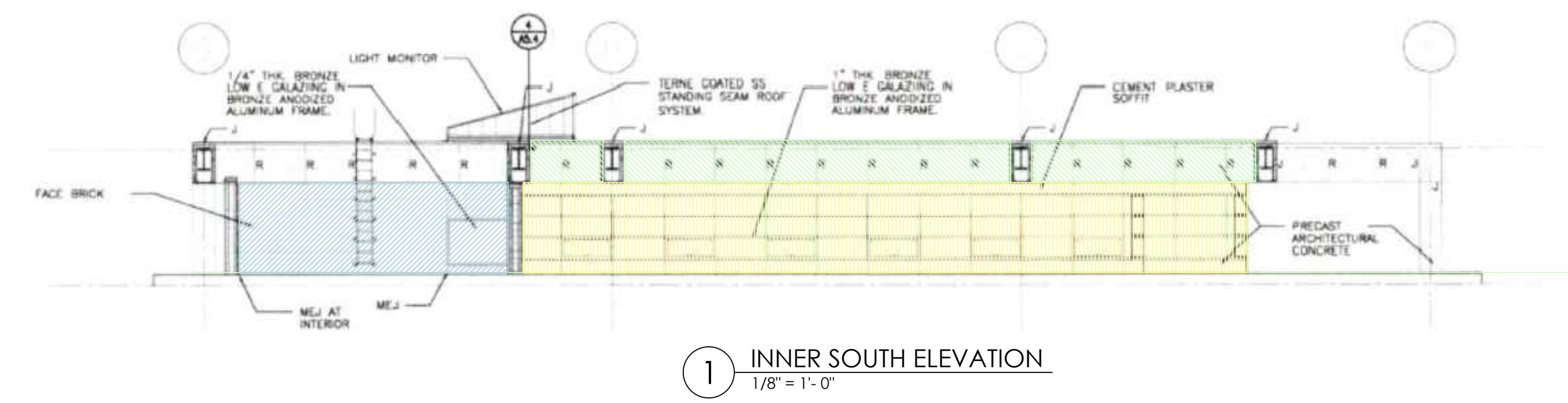
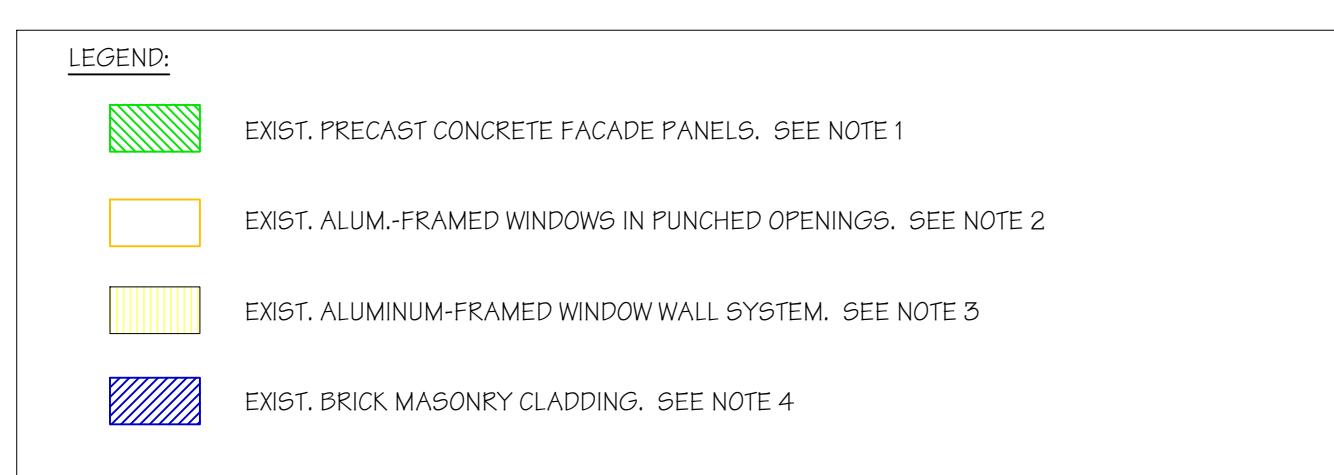
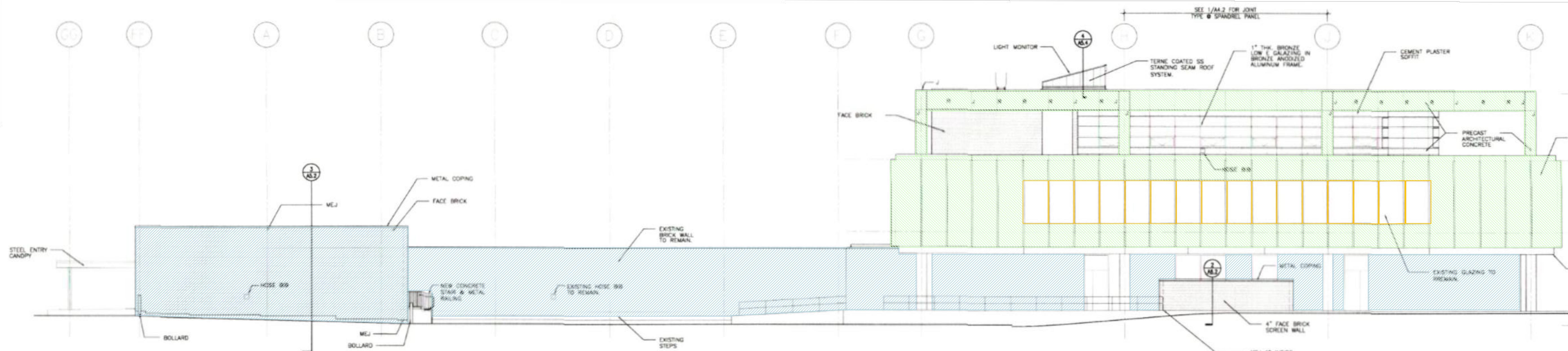
LEGEND:

-  EXIST. PRECAST CONCRETE FACADE PANELS. SEE NOTE 1
-  EXIST. ALUM.-FRAMED WINDOWS IN PUNCHED OPENINGS. SEE NOTE 2
-  EXIST. ALUMINUM-FRAMED WINDOW WALL SYSTEM. SEE NOTE 3
-  EXIST. BRICK MASONRY CLADDING. SEE NOTE 4

SHEETS NOTES:

1. WORK AT EXIST. PRECAST CONCRETE FAÇADE PANELS SHALL INCLUDE THE FOLLOWING:
 - a. REPLACE SEALANT AT JOINTS BETWEEN PRECAST PANELS INCLUDING FAUX JOINTS (SEE DETAILS XX THROUGH XX ON SHEET AR-501).
 - b. REPLACE SEALANT AT JOINTS BETWEEN PRECAST PANELS AND SOFFIT (SEE DETAIL XX/AR-50X).
 - c. ROUT AND SEAL CRACKS WHERE DESIGNATED BY ENGINEER (SEE DETAIL 1/AR-501).
 - d. REPLACE SEALANT AT PREVIOUSLY REPAIRED CRACKS WHERE DESIGNATED BY ENGINEER.
 - e. PERFORM PARTIAL DEPTH CONCRETE PATCH REPAIRS ON VERTICAL SURFACES WHERE DESGNATED BY ENGINEER (SEE DETAIL 2/AR-501).
 - f. PERFORM PARTIAL DEPTH CONCRETE PATCH REPAIRS ALONG VERTICAL FINS WHERE DEISGNATED BY ENGINEER (SEE DETAIL 3/AR-501).
2. REPLACE WINDOW PERIMETER SEALANT WHERE INDICATED (SEE DETAILS XX THROUGH XX ON SHEET AR-501)
3. REPLACE GLAZING SEALANT AT EXIST. ALUMINUM-FRAMED WINDOW WALL SYSTEM GLASS-TO-METAL JOINTS.
4. REPLACE SEALANT AT BRICK MASONRY EXPANSION JOINTS (SEE DETAIL XX/AR-50X).
5. ORIGINAL NOTES ARE PROVIDED FOR INFORMATION ONLY AND HAVE NOT BEEN VERIFIED.

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SHEETS NOTES:

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 - a. REPLACE SEALANT AT JOINTS BETWEEN PRECAST PANELS INCLUDING FAUX JOINTS (SEE DETAILS XX THROUGH XX ON SHEET AR-50).
 - b. REPLACE SEALANT AT JOINTS BETWEEN PRECAST PANELS AND SOFFIT (SEE DETAIL XX/AR-50).
 - c. ROUT AND SEAL CRACKS WHERE DESIGNATED BY ENGINEER (SEE DETAIL 1/AR-50).
 - d. REPLACE SEALANT AT PREVIOUSLY REPAIRED CRACKS WHERE DESIGNATED BY ENGINEER.
 - e. PERFORM PARTIAL DEPTH CONCRETE PATCH REPAIRS ON VERTICAL SURFACES WHERE DESIGNATED BY ENGINEER (SEE DETAIL 2/AR-50).
 - f. PERFORM PARTIAL DEPTH CONCRETE PATCH REPAIRS ALONG VERTICAL FINS WHERE DESIGNATED BY ENGINEER (SEE DETAIL 2/AR-50).
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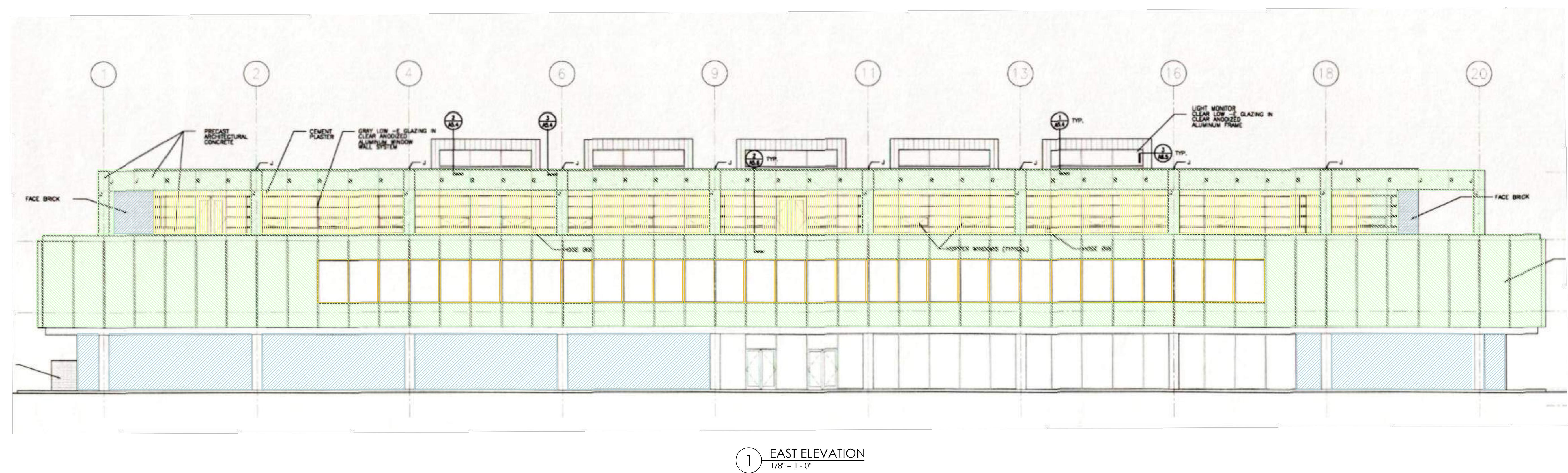
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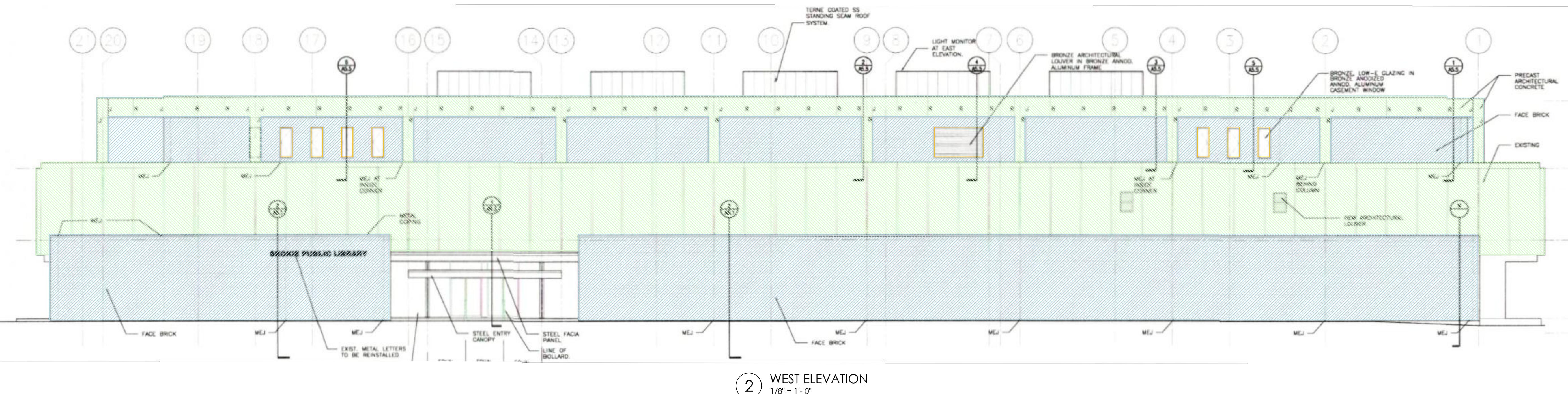
Elevations

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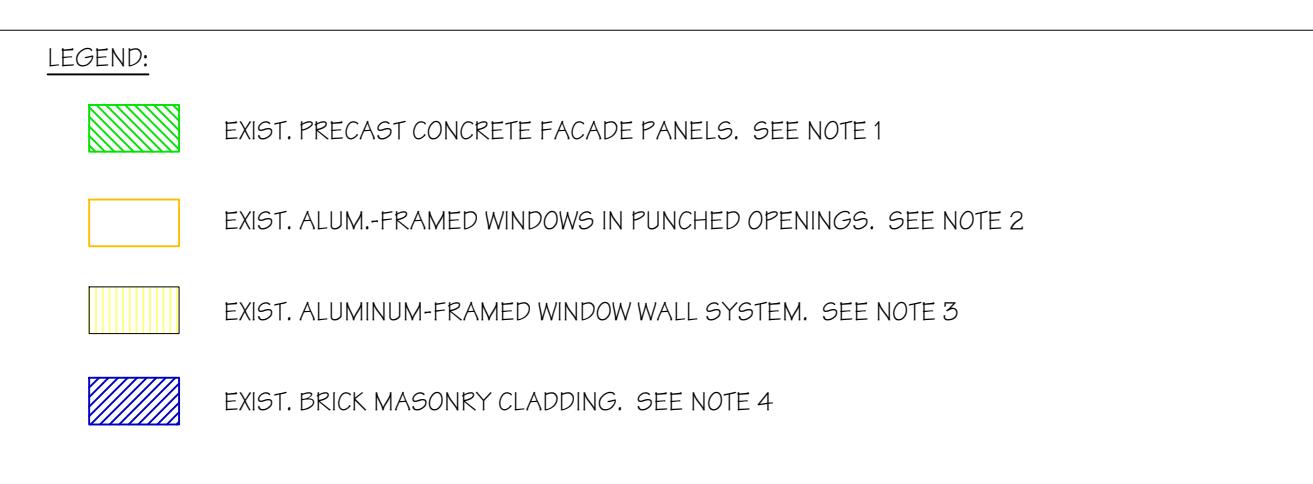
AR-202



1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



SHEETS NOTES:

1. WORK AT EXIST. PRECAST CONCRETE PANELS SHALL INCLUDE THE FOLLOWING:
 - a. REPLACE SEALANT AT JOINTS BETWEEN PRECAST PANELS INCLUDING FAUX JOINTS (SEE DETAILS XX THROUGH XX ON SHEET AR-50).
 - b. REPLACE SEALANT AT JOINTS BETWEEN PRECAST PANELS AND SOFFIT (SEE DETAIL XX/AR-50).
 - c. ROUT AND SEAL CRACKS WHERE DESIGNATED BY ENGINEER (SEE DETAIL 1/AR-50).
 - d. REPLACE SEALANT AT PREVIOUSLY REPAIRED CRACKS WHERE DESIGNATED BY ENGINEER.
 - e. PERFORM PARTIAL DEPTH CONCRETE PATCH REPAIRS ON VERTICAL SURFACES WHERE DESIGNATED BY ENGINEER (SEE DETAIL 2/AR-50).
 - f. PERFORM PARTIAL DEPTH CONCRETE PATCH REPAIRS ALONG VERTICAL FING WHERE DESIGNATED BY ENGINEER (SEE DETAIL 3/AR-50).
2. REPLACE WINDOW PERIMETER SEALANT WHERE INDICATED (SEE DETAILS XX THROUGH XX ON SHEET AR-50).
3. REPLACE GLAZING SEALANT AT EXIST. ALUMINUM-FRAMED WINDOW WALL SYSTEM GLASS-TO-METAL JOINTS.
4. REPLACE SEALANT AT BRICK MASONRY EXPANSION JOINTS (SEE DETAIL XX/AR-50).
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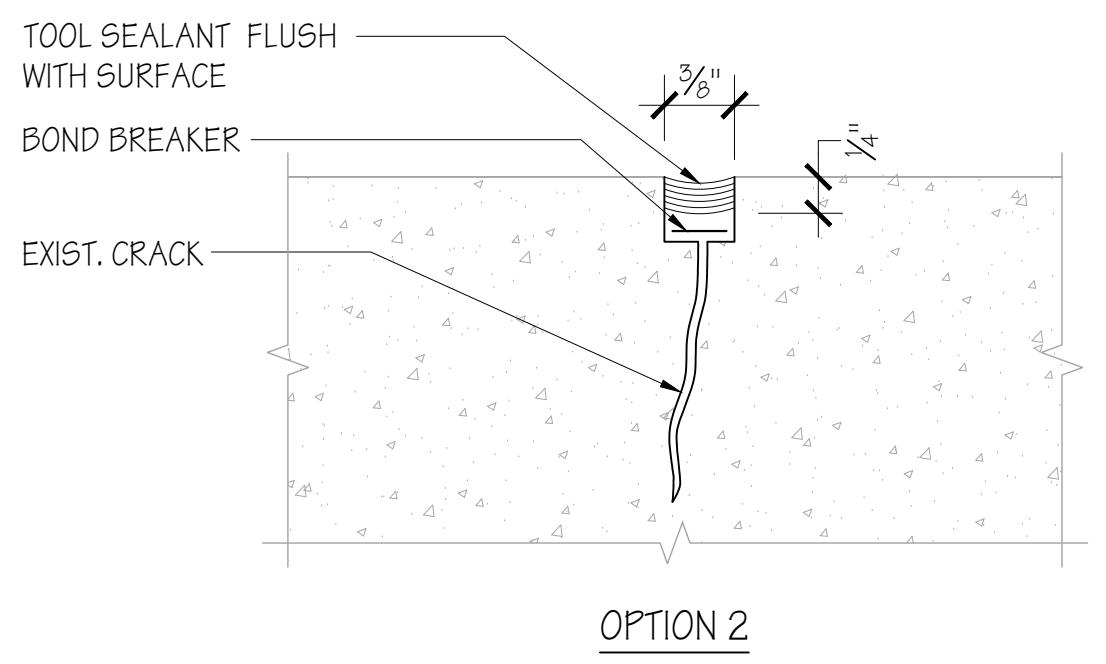
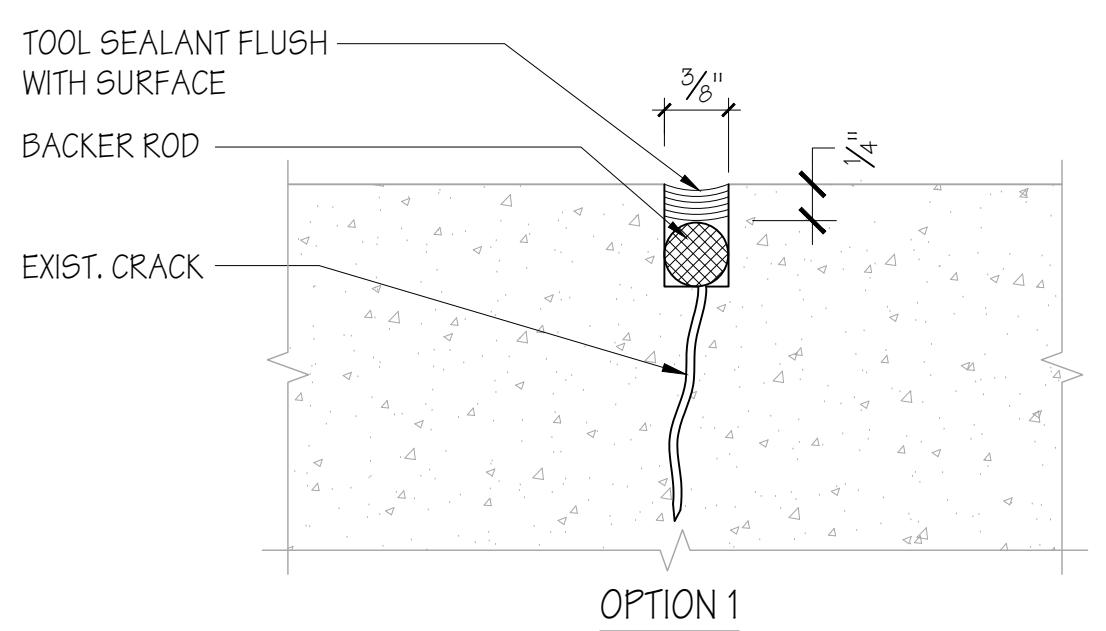
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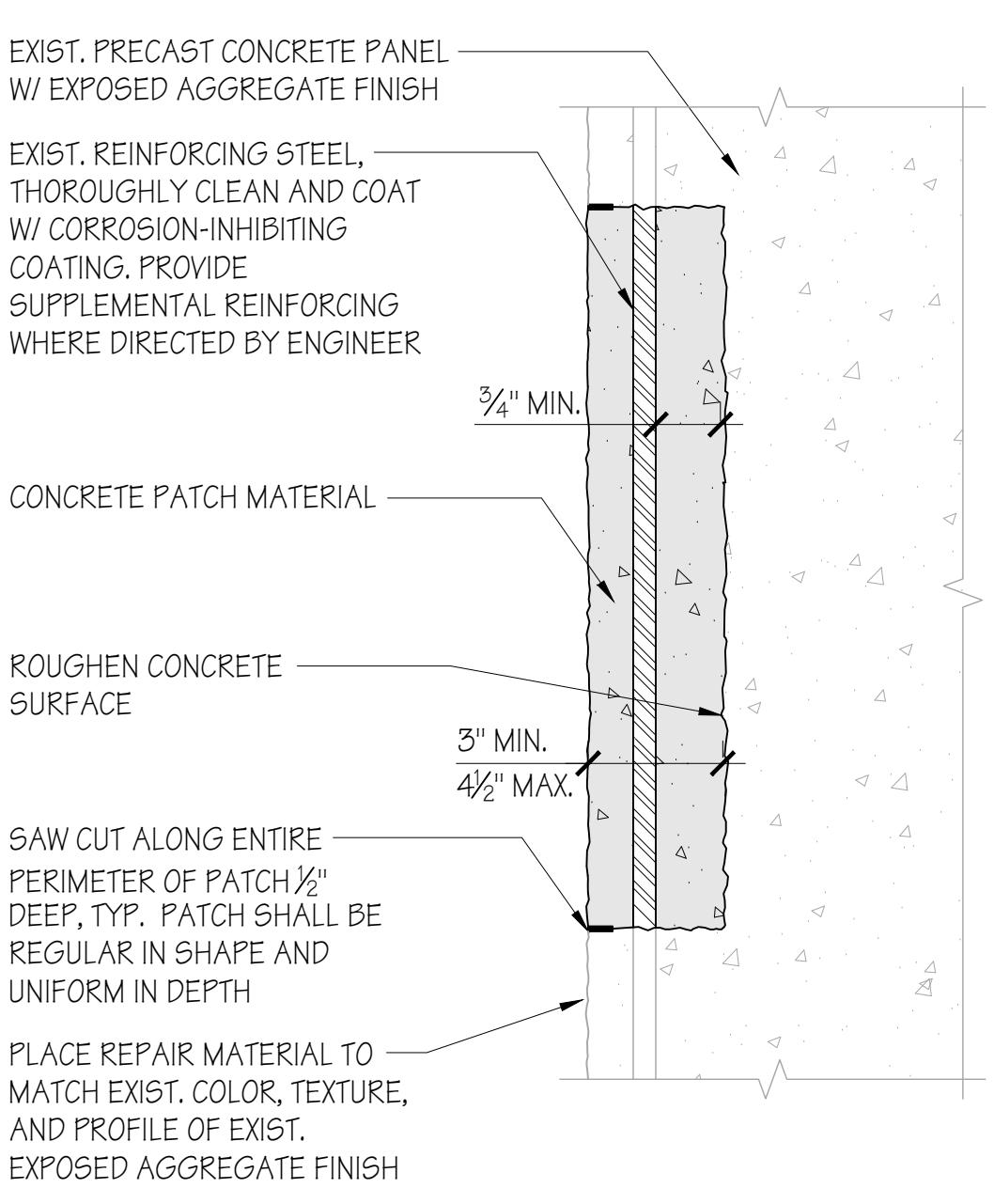
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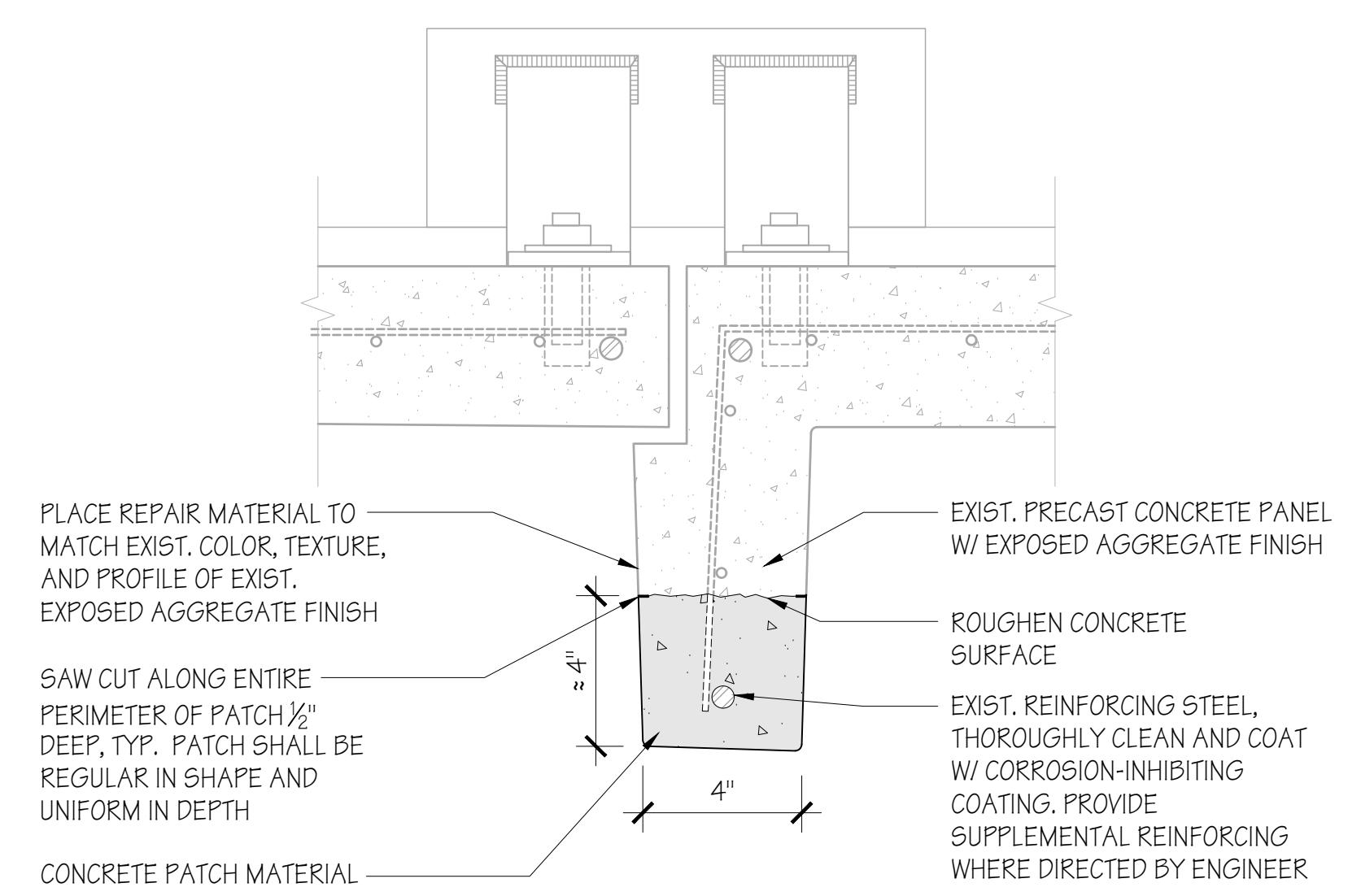
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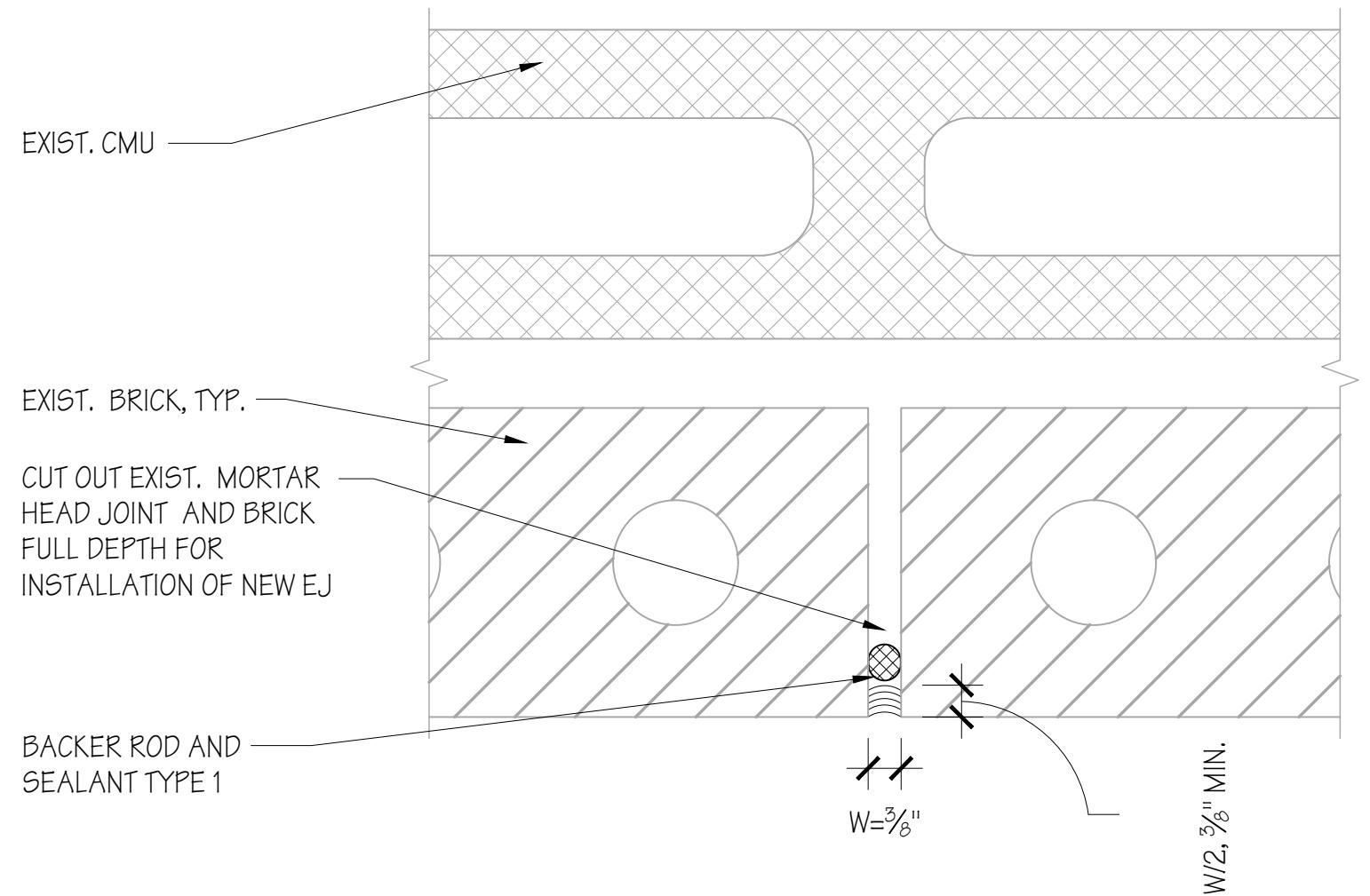
1 CONCRETE CRACK REPAIR
NTS



2 TYP CONCRETE PATCH REPAIR DETAIL
3" = 1'-0"



3 CONCRETE PATCH REPAIR DETAIL AT FIN
3" = 1'-0"



4 TYP. EXPANSION JOINT DETAIL
6" = 1'-0"

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Details

Sheet:

AR-501

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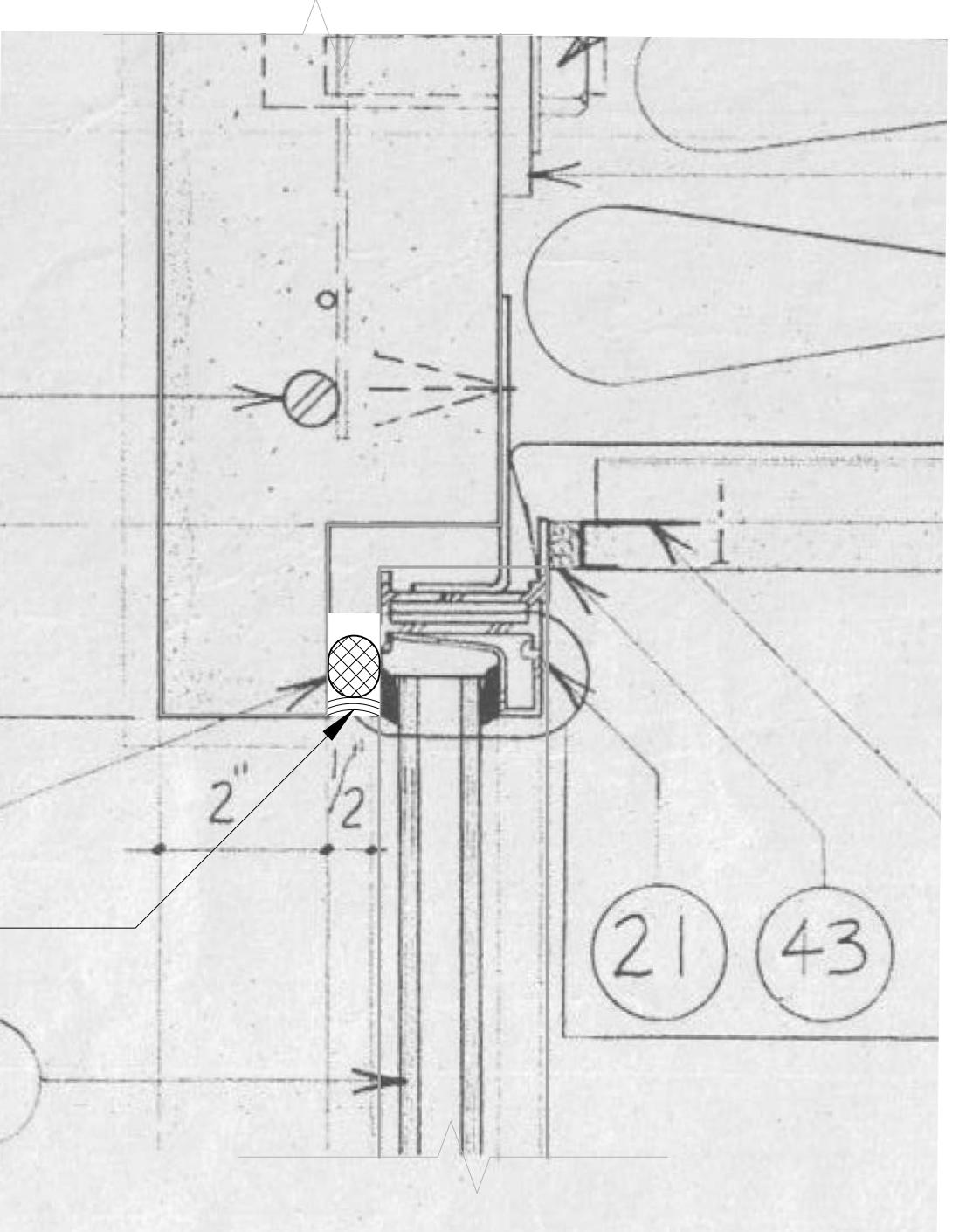
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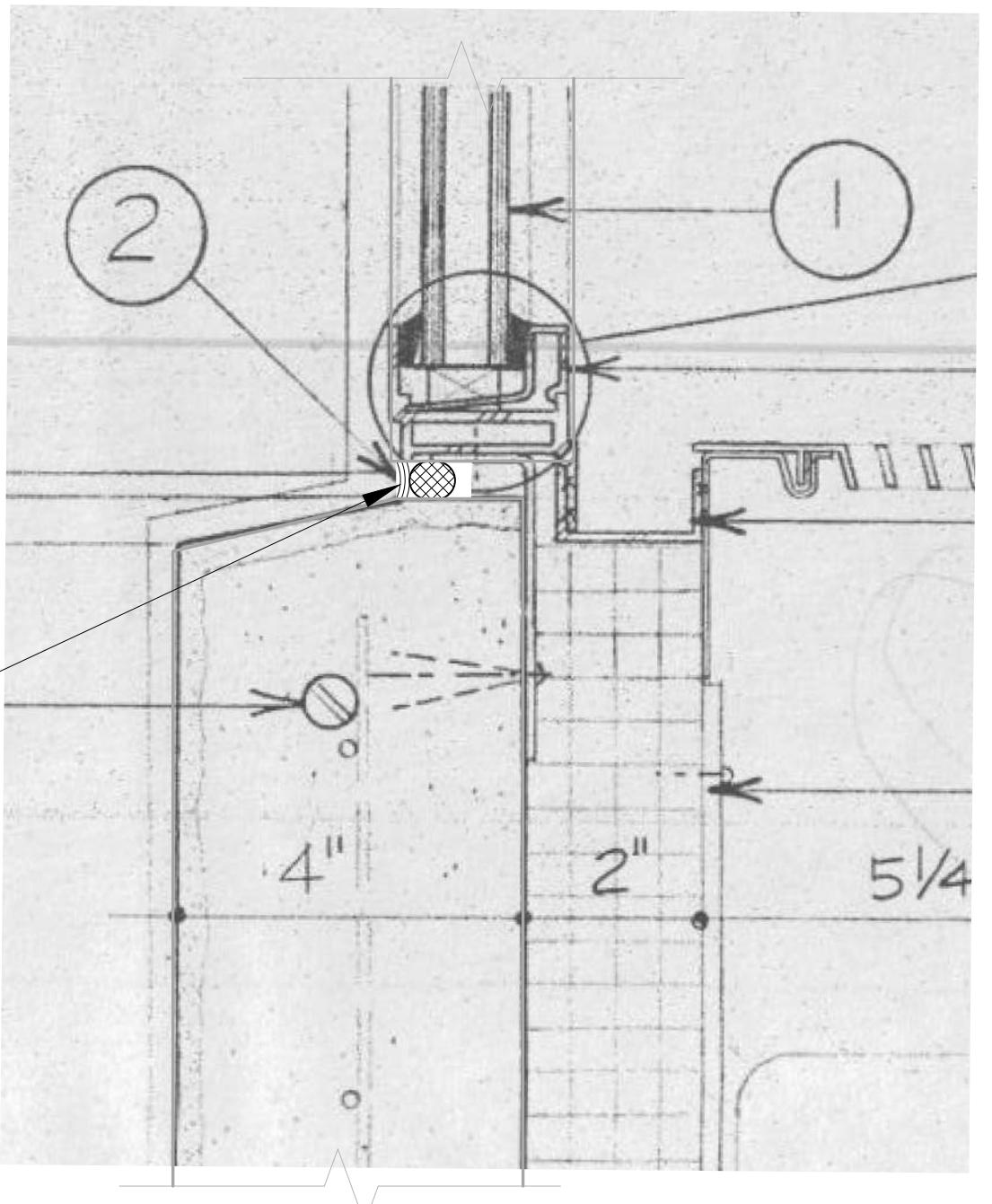
Details

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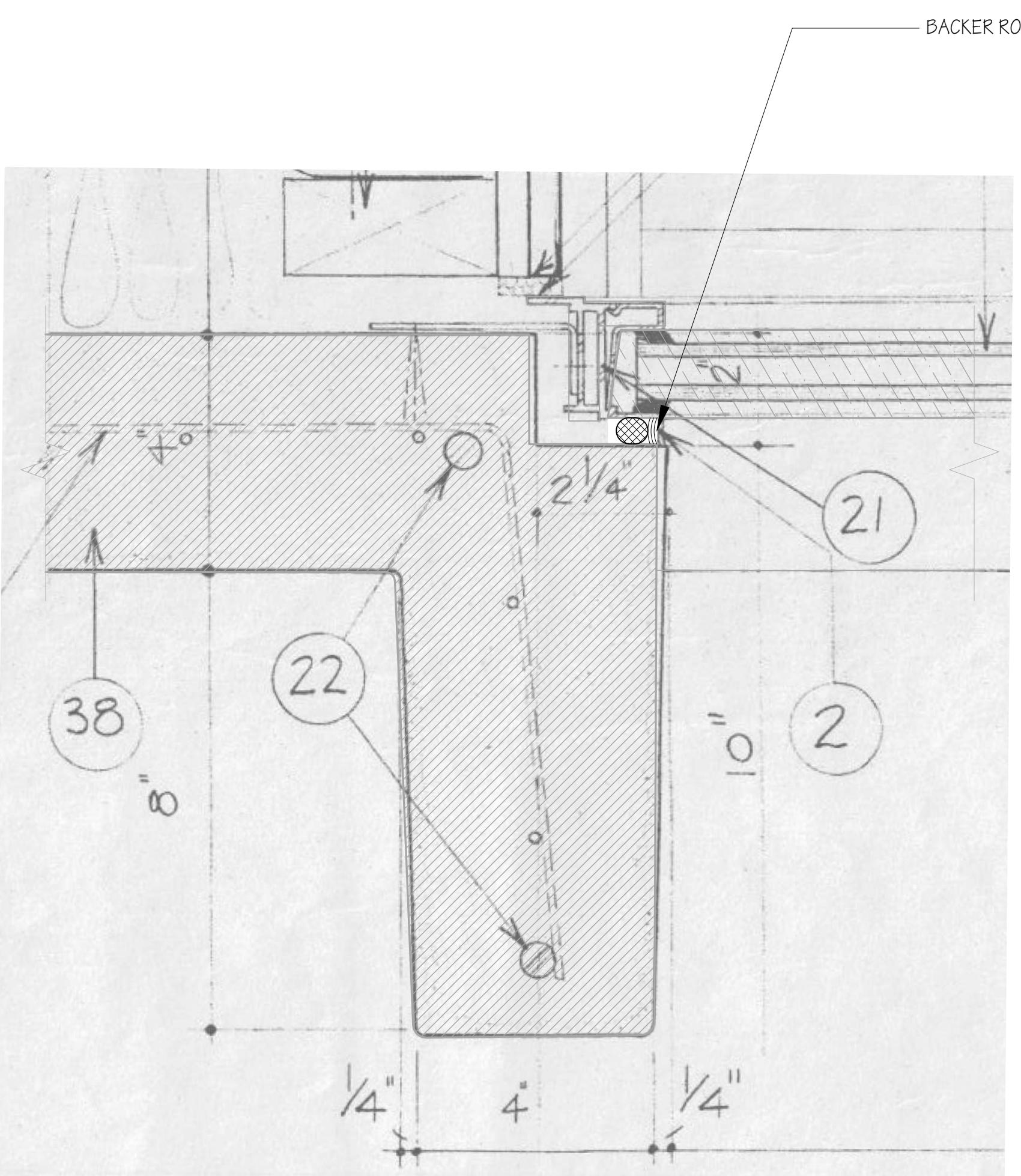
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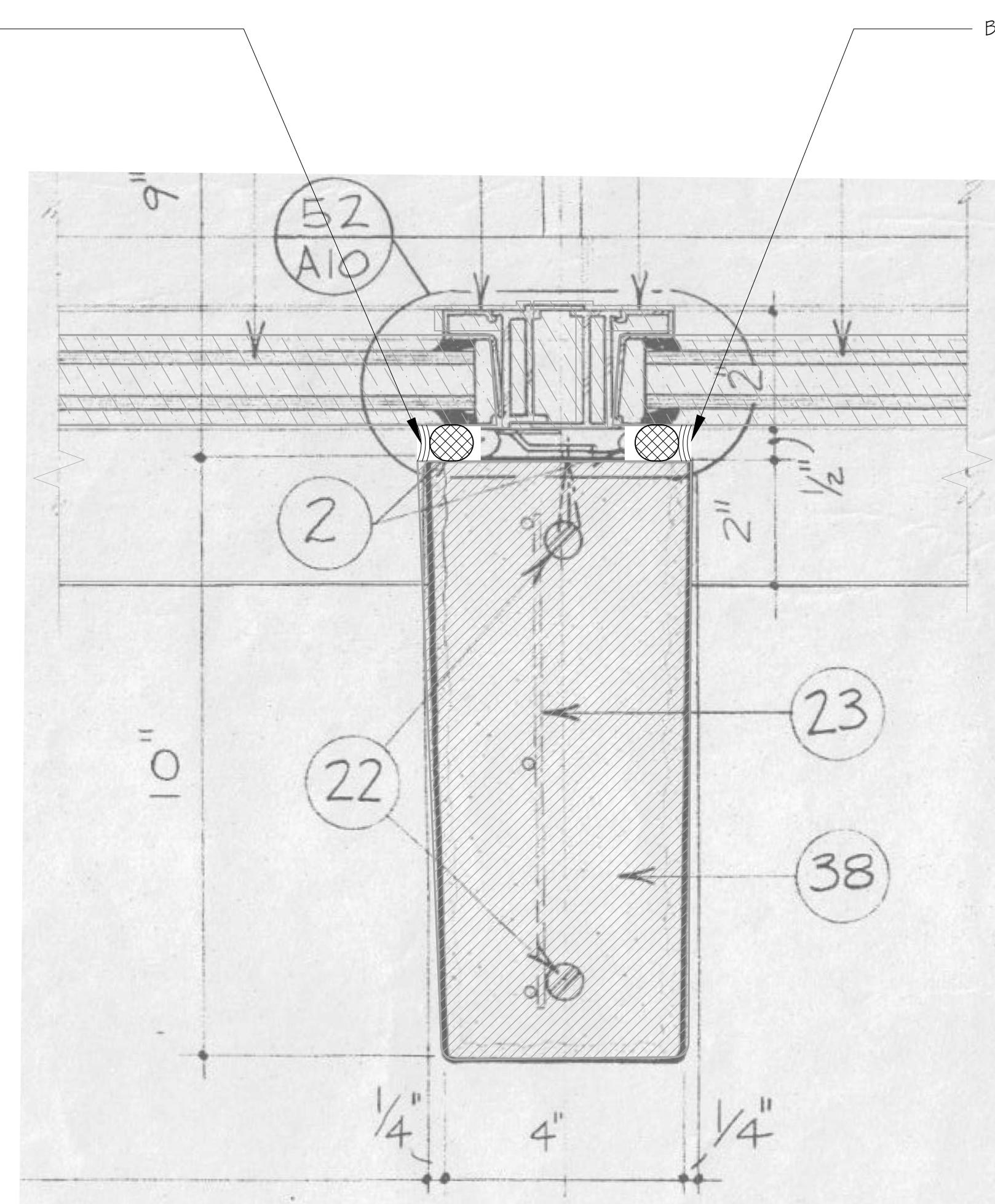
1 WINDOW HEAD DETAIL
6" = 1'-0"



2 WINDOW SILL DETAIL
6" = 1'-0"



3 WINDOW JAMB DETAIL
6" = 1'-0"



4 WINDOW MULLION DETAIL
6" = 1'-0"

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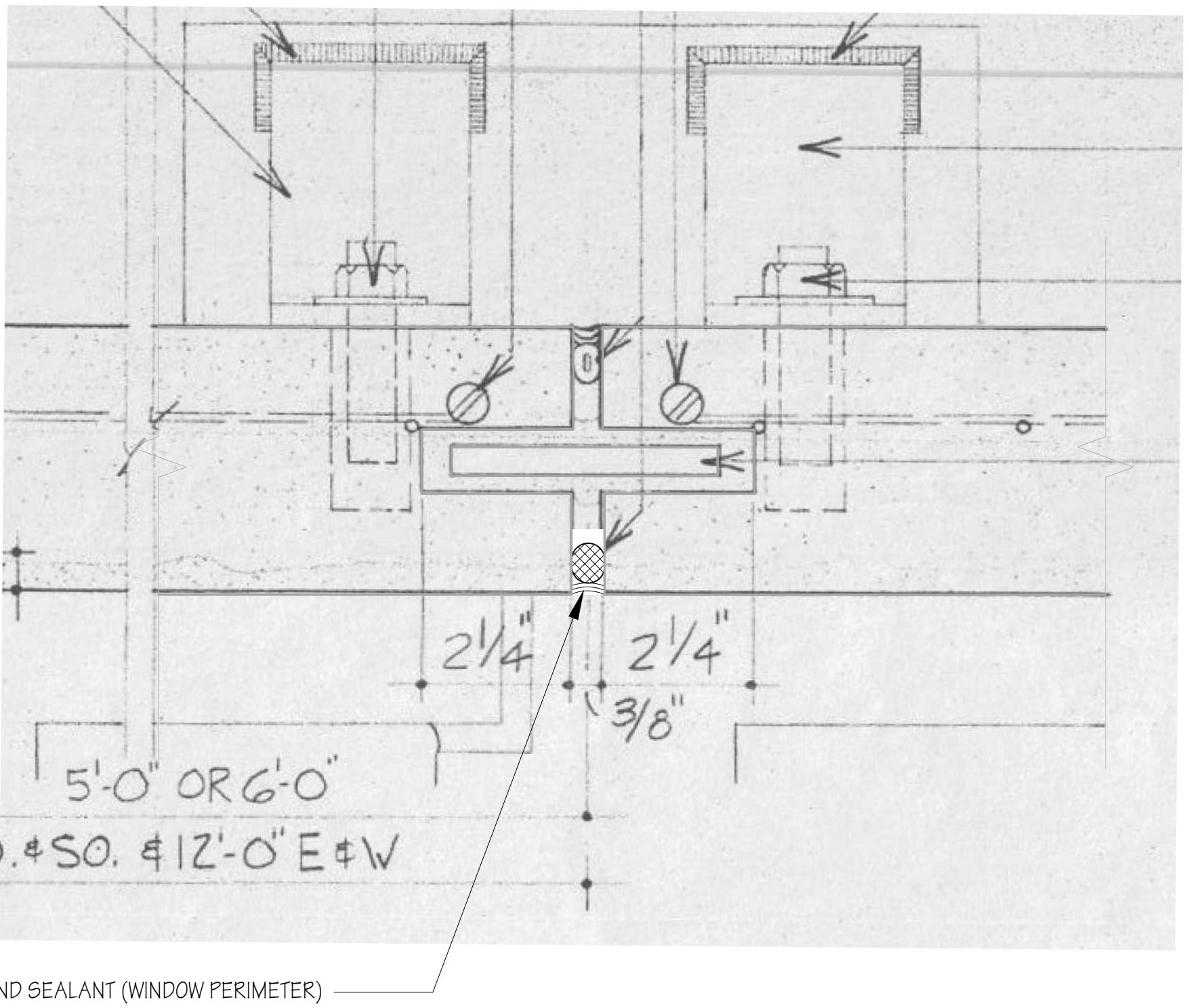
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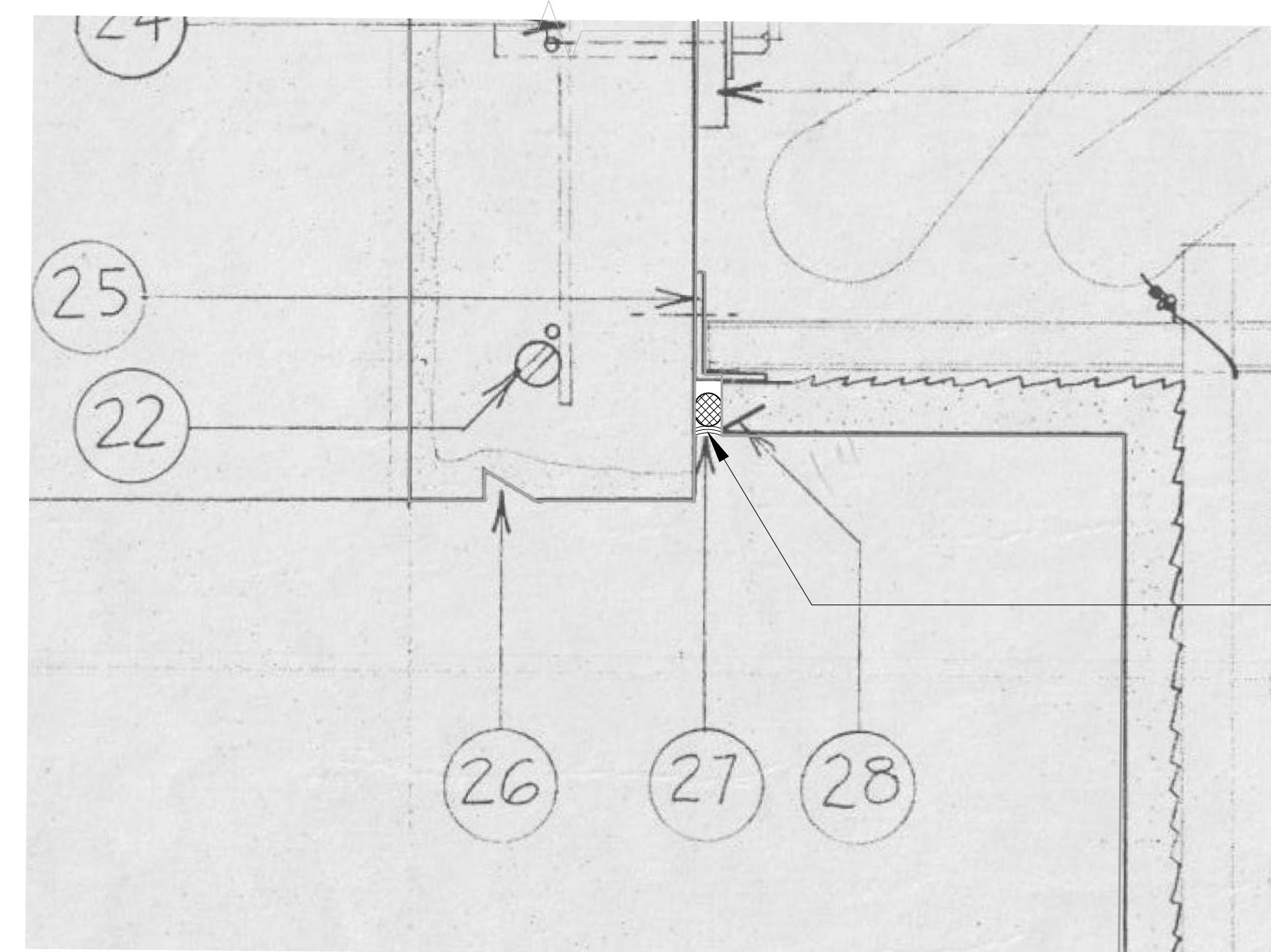
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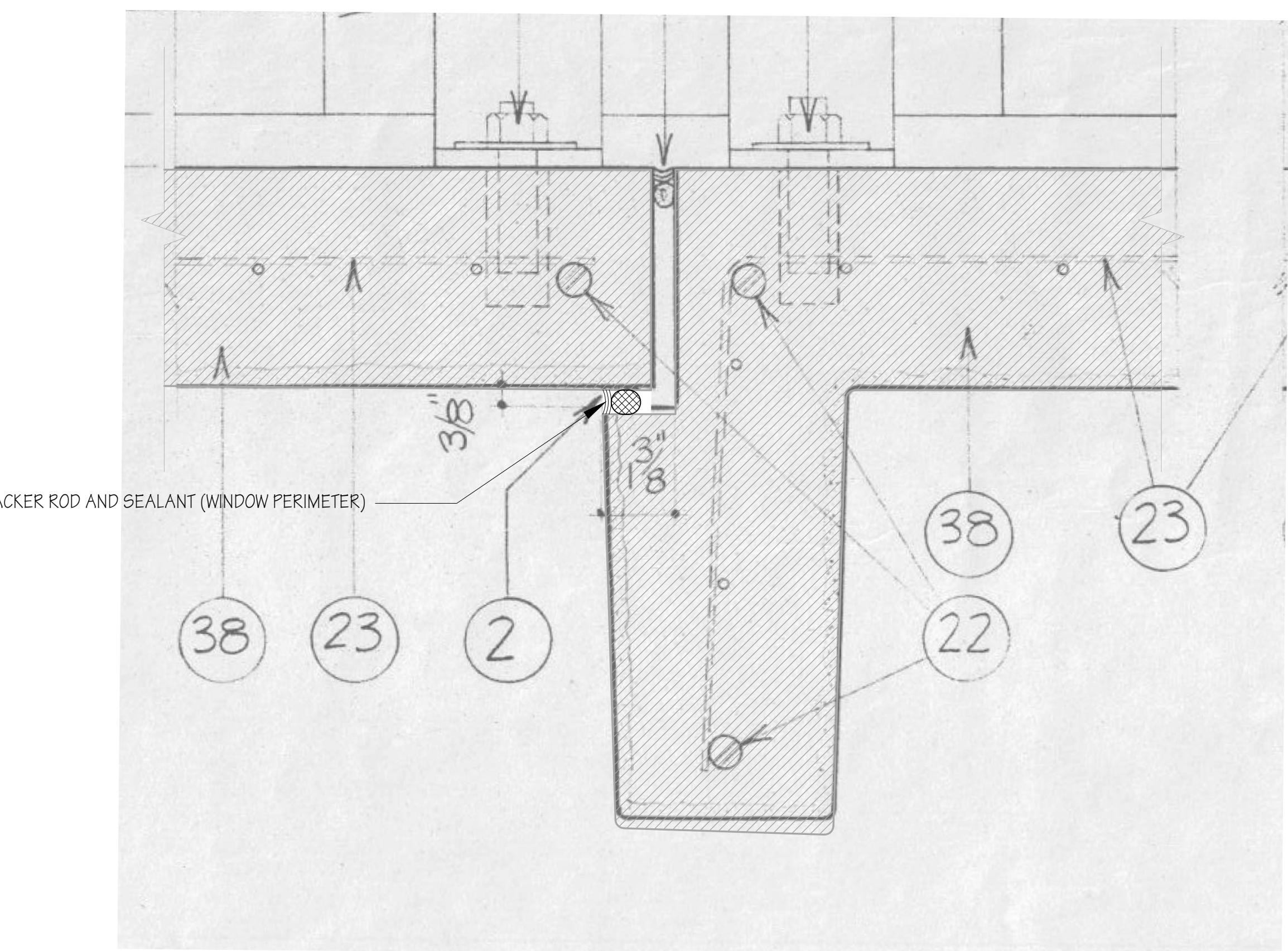
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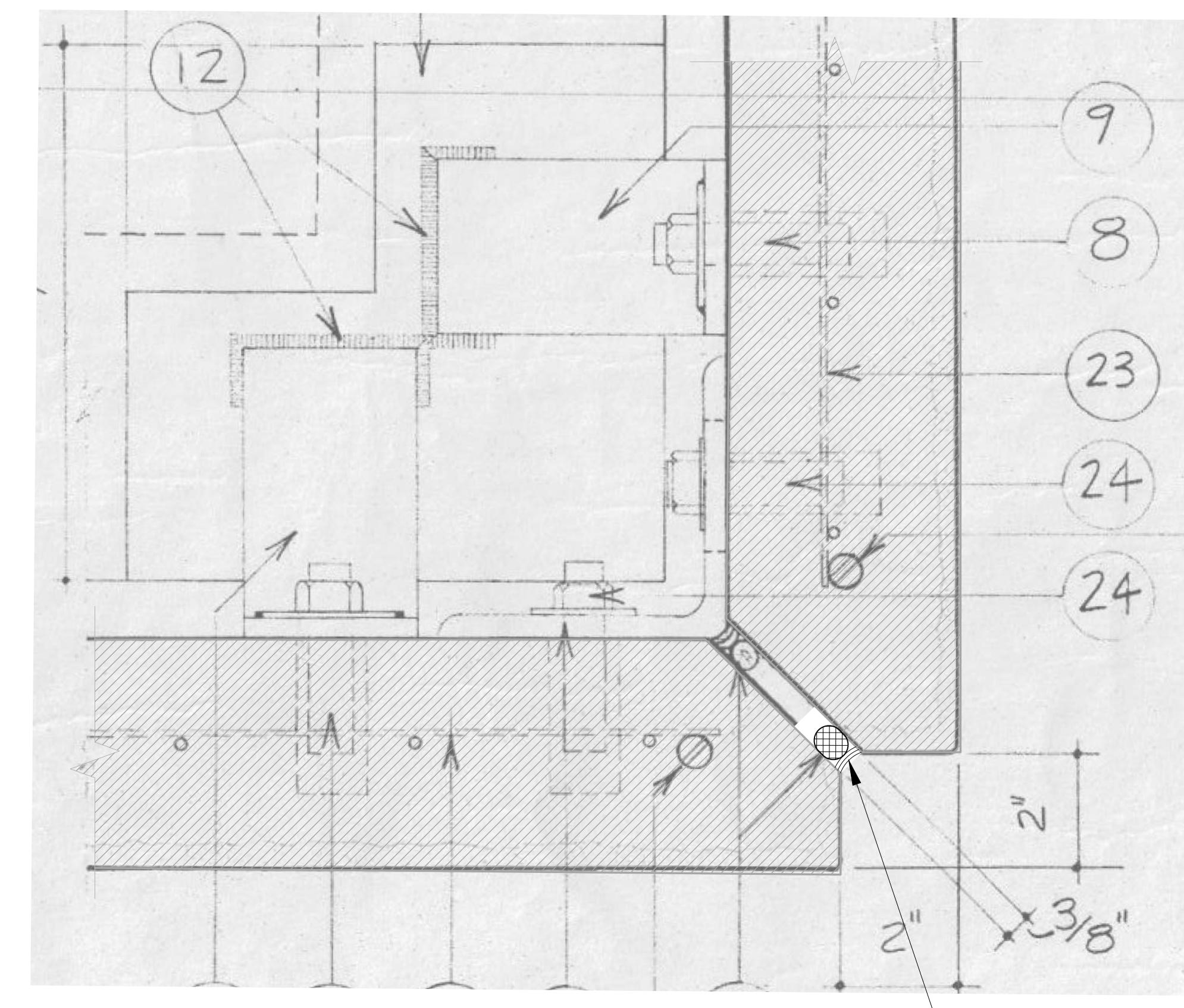
2 PANEL JOINT DETAIL
6" = 1'-0"



4 SOFFIT DETAIL
6" = 1'-0"

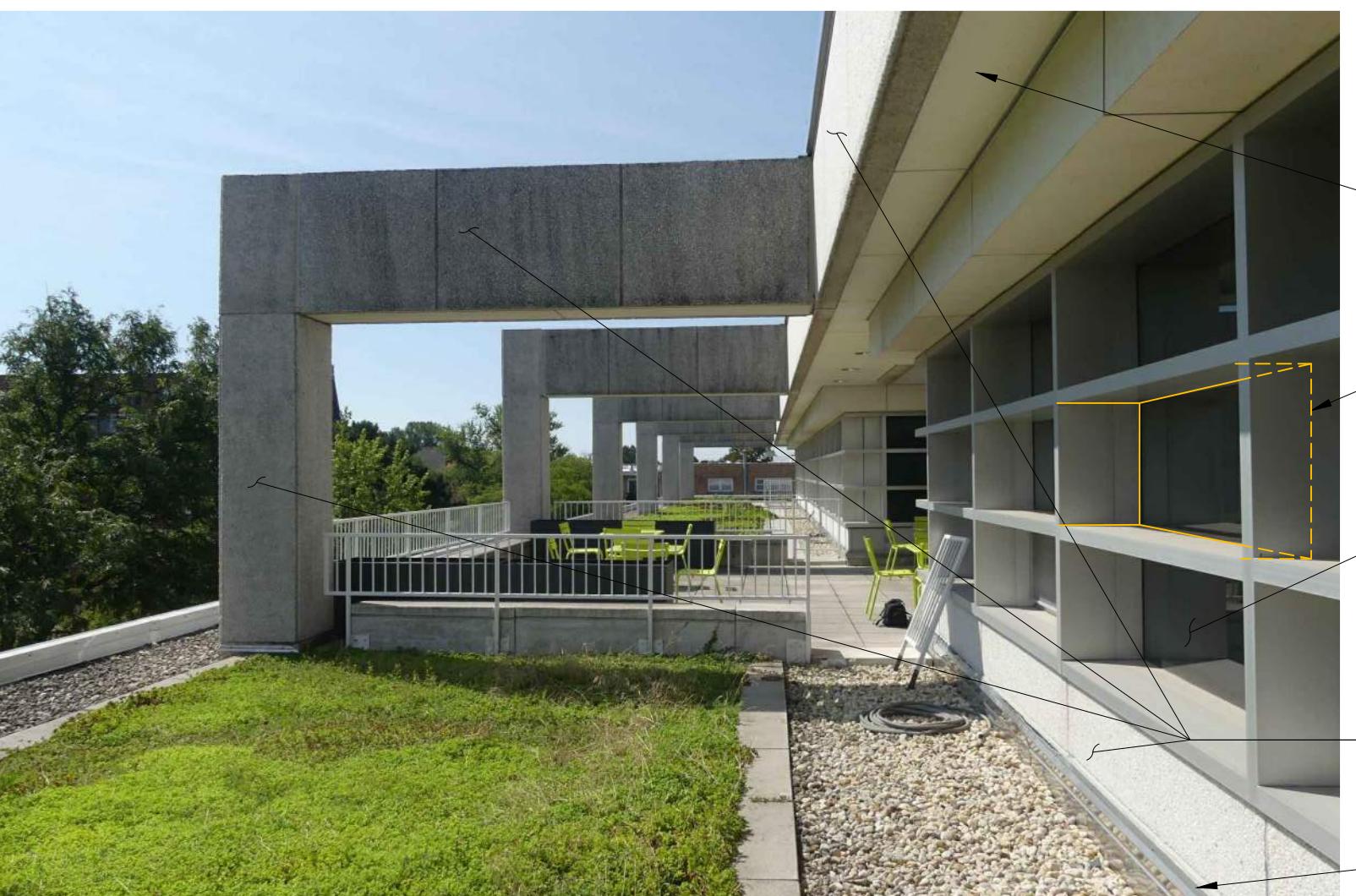


1 PANEL JOINT DETAIL
6" = 1'-0"



4 PANEL JOINT DETAIL
6" = 1'-0"

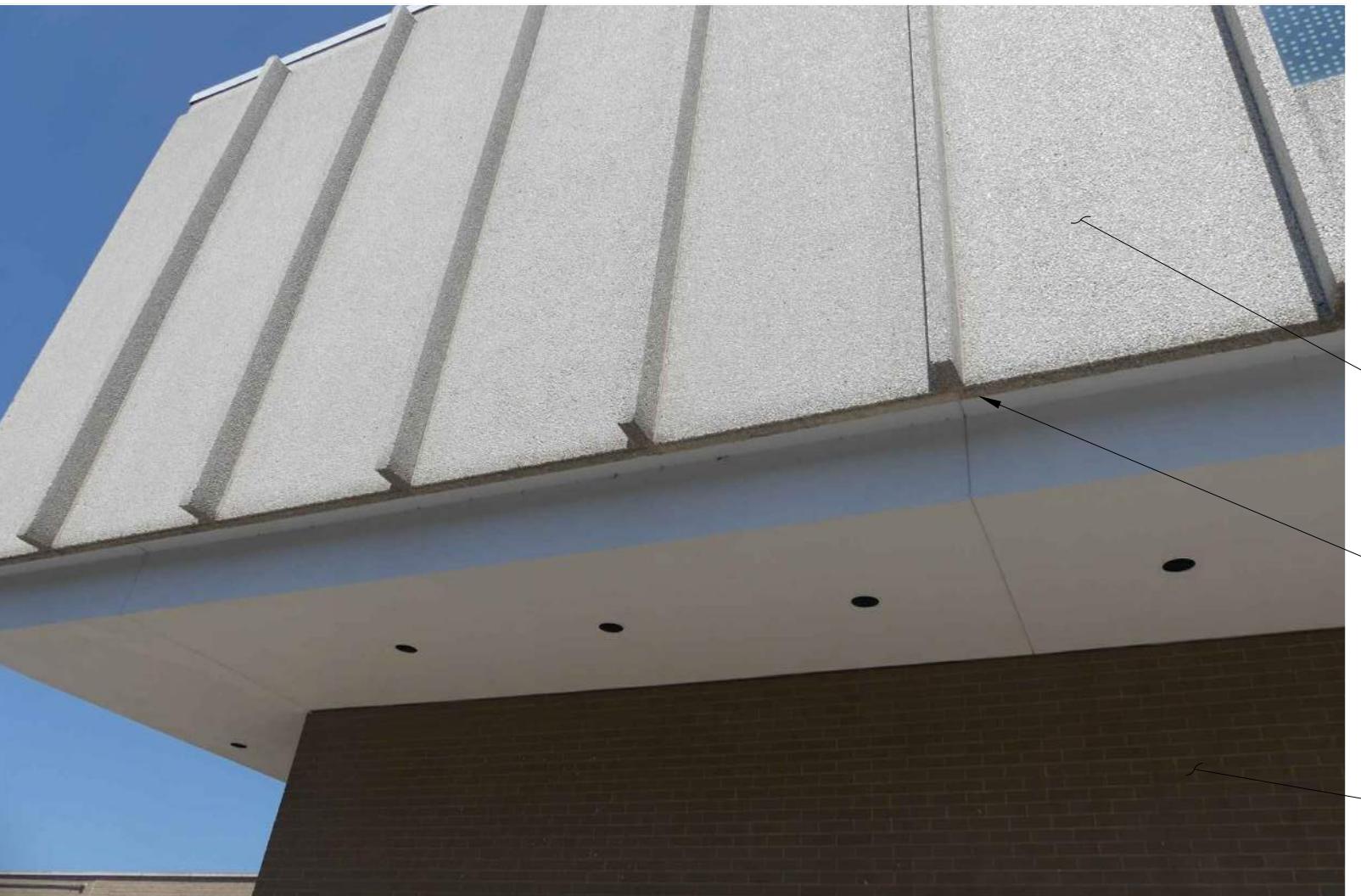
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1 PHOTO
NTS



2 PHOTO
NTS



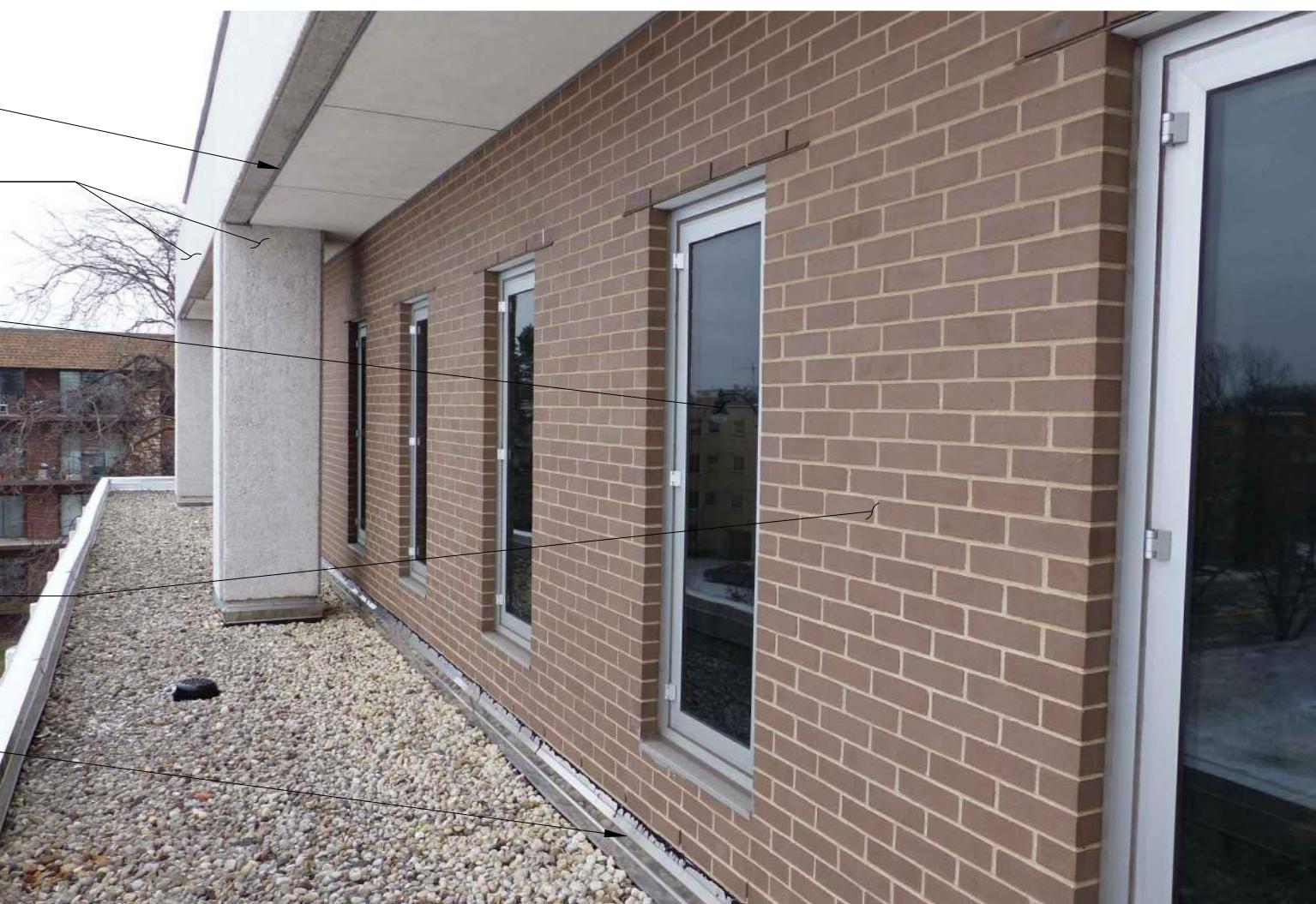
3 PHOTO
NTS



4 PHOTO
NTS



5 PHOTO
NTS



6 PHOTO
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**Reference
Photos**

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