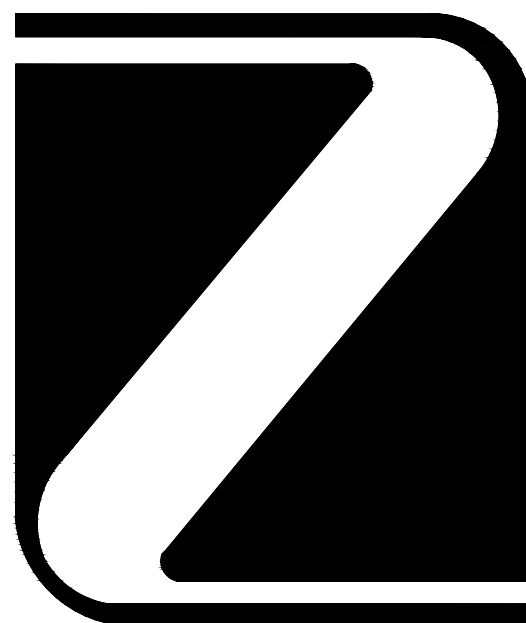


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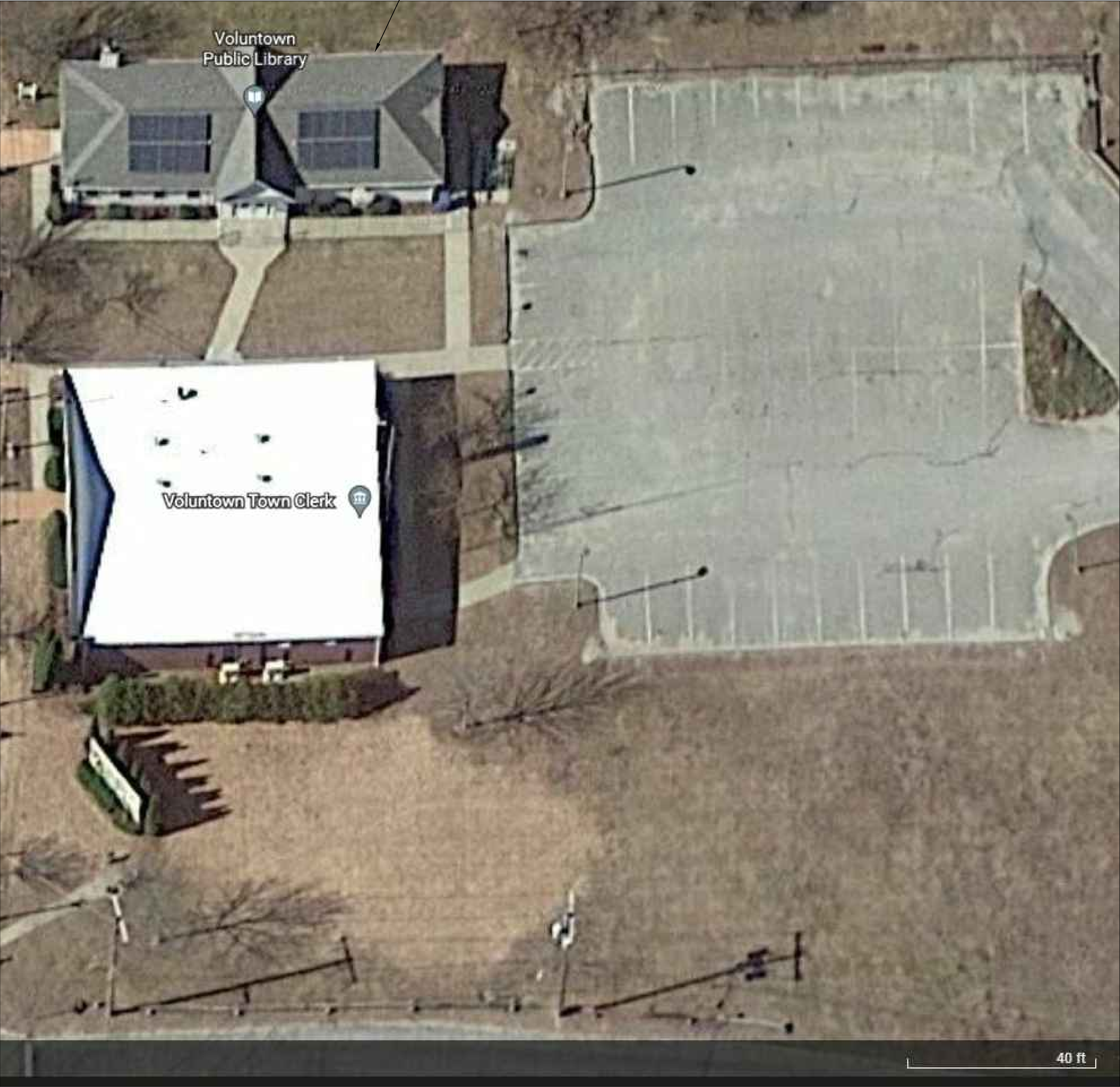
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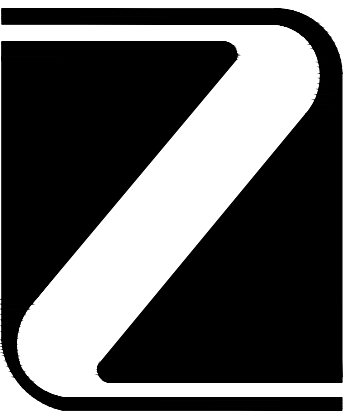
DRAWING LIST

<u>DWG</u>	<u>DWG TITLE</u>
SK-1	LOCATION PLAN
SK-2	EAST SIDE
SK-3	SOUTH SIDE
SK-4	WEST SIDE
SK-5	NORTH SIDE
SK-6	NOTES & SPECIFICATIONS





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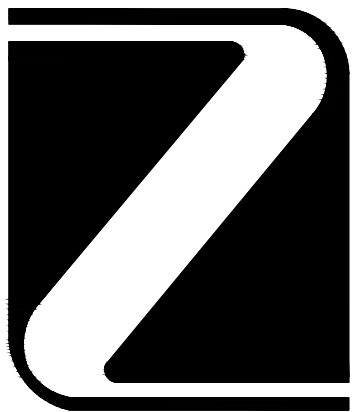
PAGE NOTES

1.
- REMOVE AND DISPOSE OF EXISTING SHINGLE AND DEGRIS.
2.
- CONTRACTOR WILL BE RESPONSIBLE FOR A DUMPSTER/DEBRIS REMOVAL.
3.
- INSTALL ICE/WATER SHIELD ON ENTIRE ROOF
4.
- INSTALL RIDGE VENT
5.
- INSTALL ALUMINUM DRIP EDGE ON ALL OUTSIDE EDGES
6.
- INSTALL STARTER COURSE ON ALL EVES
7.
- INSTALL SYNTHETIC WATERPROOF UNDERLAYMENT ON ALL EXPOSED ROOF DECK
8.
- INSTALL, HURRICANE NAILED, GAF H.D.Z LIFETIME (50 YEAR) ARCHITECTURAL SHINGLES (OR EQUIVALENT)
9.
- INSTALL FLASHING ON ALL NECESSARY ROOF PENETRATIONS
10.
- REMOVE AND REPLACE ALL GUTTERS AND DOWN SPOUTS
11.
- CONTRACTOR WILL BE RESPONSIBLE FOR FILING ANY NECESSARY PERMITS (SEE PERMITTING SECTION)
12.
- APPLY 3 COATS OF PAINT AND 1 COAT OF SEALANT ON ALL FASCIA BOARD, REMOVE AND REPLACE SECTIONS THAT ARE BEYOND RE-USE
13.
- NEW RUBBER BOOTS FOR ALL VENT THRU ROOFS THAT EXIST
14.
- BIDDERS ARE RESPONSIBLE FOR ALL FIELD MEASUREMENTS TO VERIFY ALL DIMENSIONS AND MATERIAL REQUIREMENTS
15.
- REMOVE SOLAR PANELS ENTIRELY.
16.
- DISCONNECT WIRING BY LICENSED ELECTRICIAN.
17.
- REPAIR ANY HOLES FROM CONDUIT OR WIRING.



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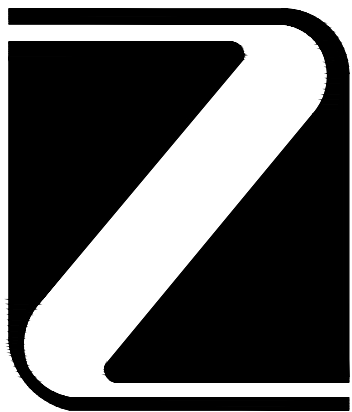
SK-2

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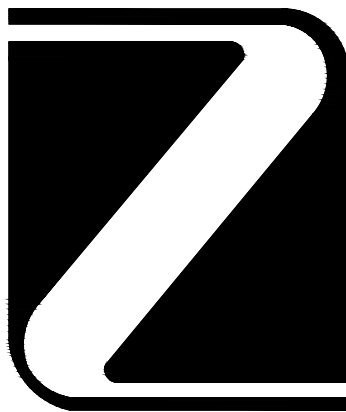
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WEST SIDE

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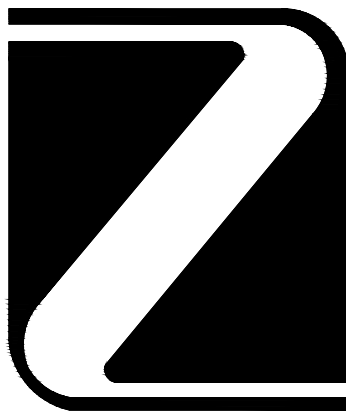
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PROJECT NOTES	
1.	CAREFULLY REMOVE ALL EXISTING SHINGLES AND NAILS.
2.	ALL ROOFING TO BE REPLACED WITH NEW 50 YEAR ARCHITECTURAL SHINGLES. COLOR TO BE APPROVED BY OWNER. NAIL AS DIRECTED BY THE MANUFACTURER FOR APPLICABLE WIND SPEEDS.
3.	UPON REMOVAL OF ROOFING, NOTIFY OWNER OF ANY COMPROMISED PLYWOOD, RAKES OR FASCIA. PROVIDE UNIT PRICING TO REPLACE PLYWOOD, RAKES & FASCIA INDIVIDUALLY.
4.	PROVIDE NEW ICE & WATER SHIELD OVER ENTIRE ROOF.
5.	PROVIDE NEW RIDGE VENT AND CAP SHINGLES AS REQ'D.
6.	PROVIDE NEW ALUMINUM DRIP EDGE ON ALL REQ'D EDGES.
7.	PROVIDE PLYWOOD HURRICANE CLIPS AS REQUIRED.
8.	PROVIDE NEW EPDM PIPE BOOTS AT ALL ROOF PENETRATIONS .
9.	RE-FLASH ALL REQUIRED AREAS.
10.	ALL GUTTERS AND DOWNSPOUTS TO BE REMOVED & REPLACED. FIELD VERIFY QUANTITIES AND LENGTHS.
11.	THIS CONTRACTOR IS RESPONSIBLE TO PROVIDE DUMPSTER(S) AND LEGALLY DISPOSE OF ALL WASTE.

PERMITTING & LOCAL REQUIREMENTS	
1.	ALL CONSTRUCTION IS TO COMPLY WITH ANY AND ALL APPLICABLE LOCAL SAND STATE BUILDING CODES.
2.	EACH PRIME SUBCONTRACTOR IS RESPONSIBLE FOR OBTAINING AND PAYING FOR REQUIRED PERMITS AND SCHEDULING REQUIRED INSPECTIONS UNLESS DIRECTED OTHERWISE BY OWNER.
3.	GENERAL CONTRACTOR SHALL ERECT TEMPORARY BARRIERS, WARNING SIGNS, CONSTRUCTION FENCING, ETC. TO MAINTAIN A SAFE WORKING ENVIRONMENT.
4.	CONSTRUCTION DEBRIS AND DEMOLISHED MATERIALS SHALL BE DISPOSED OF IN A LAWFUL AND TIMELY MANNER. CONTRACTOR SHALL PROTECT ALL REQUIRED MEANS OF EGRESS THROUGHOUT ENTIRE CONSTRUCTION PERIOD.
5.	CONTRACTOR SHALL BE RESPONSIBLE FOR THE BRACING AND SHORING OF THE STRUCTURE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD.

PROJECT GENERAL NOTES	
1.	SCOPE OF WORK SHALL INCLUDE ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, HOISTING, RIGGING, INSURANCE, ETC., TO PERFORM THE WORK AS INDICATED ON THE DRAWINGS AND HEREIN SPECIFIED FOR A COMPLETE INSTALLATION. ALL WORK SHALL BE IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES AND ORDINANCES HAVING JURISDICTION, AS INTERPRETED BY THE ARCHITECT/ENGINEER.
2.	PRODUCTS REQUIRED BY CONSTRUCTION BUT NOT SPECIFICALLY DESCRIBED HEREIN SHALL BE AS SELECTED BY THE OWNER SUBJECT TO THE APPROVAL OF THE A/E.
3.	PROVIDE ALL MATERIALS, LABOR, AND ACCESSORIES FOR A COMPLETE AND OPERABLE SYSTEMS AND AS REQUIRED BY THE EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS.
4.	INSTALL ALL MATERIALS, ACCESSORIES AND EQUIPMENT ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR A COMPLETE AND OPERABLE SYSTEMS AS INDICATED ON THE DRAWINGS AND PER THE MANUFACTURER'S INSTRUCTIONS.
6.	CONTRACTOR IS RESPONSIBLE FOR ALL DUST PROTECTION, DAILY CLEANUP, DUMPSTER, ETC. INCLUDING COORDINATION OF ALL WORK ACTIVITY, ALL TRADE PERMITS, AND DEVELOPMENT OF PHASING PLAN.
7.	GENERAL CONTRACTOR SHALL INSPECT THE SITE AND SHALL BE FAMILIAR WITH ALL CONDITIONS AND WITH LIMITATION OF THE CONTRACT AND SCOPE OF WORK.
8.	ALL CONTRACTORS SHALL ENSURE THAT ALL WORK AND MATERIALS SHALL COMPLY WITH ALL FIRE SAFETY, HEALTH LOCAL AND STATE BUILDING CODES AND SHALL BE RESPONSIBLE FOR ALL PERMITS.
9.	THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND ELEVATIONS BEFORE PROCEEDING WITH WORK.
10.	ANY ERRORS, AMBIGUITIES OR OMISSIONS IN DRAWINGS OR NOTES SHALL BE REPORTED TO THE ARCHITECT FOR CORRECTION OR CLARIFICATION BEFORE ANY PART OF THE WORK IS STARTED.
11.	CONTRACTOR SHALL PERIODICALLY REMOVE FROM THE PREMISES ALL RUBBISH AND DEBRIS.
12.	ALL FINISH MATERIAL SHALL BE STORED SO IT IS CLEAN AND FREE FROM STAIN OR DISCOLORATION.
13.	THE PRESENCE OF ANY HAZARDOUS MATERIAL MUST BE REPORTED TO THE OWNER IMMEDIATELY.
14.	THE CONTRACTOR SHALL SUBMIT REQUIRED SHOP DRAWINGS, FINISH AND OR COLOR SAMPLES AND EQUIPMENT CUTS PRIOR TO INSTALLATION TO THE OWNER FOR APPROVAL BEFORE CONSTRUCTION BEGINS.
15.	THE ACCEPTANCE OF THE CONTRACT CARRIES WITH IT A GUARANTEE ON THE PART OF THE CONTRACTOR TO MAKE GOOD ANY DEFECTS IN WORK AND WORKMANSHIP FOR ONE YEAR FROM COMPLETION OF THE ENTIRE CONTRACT.
16.	GENERAL CONTRACTOR IS TO COORDINATE WITH ALL EXISTING CONDITIONS AND TO PRODUCE A FIRST-CLASS INSTALLATION.
17.	GENERAL CONTRACTOR SHALL CARRY ALL INSURANCE, SATISFACTORY TO OWNER.
PROJECT GENERAL DEMOLITION NOTES	
1.	REPAIR ANY DAMAGE TO ITEMS INDICATED TO REMAIN AS A RESULT OF DEMOLITION AND/OR CONSTRUCTION ACTIVITIES. SEE SITE, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS.
2.	DEMOLITION NOTES INDICATED ON DRAWINGS MAY NOT BE ALL INCLUSIVE.
3.	REMOVE ALL ITEMS REQUIRED FOR RECONSTRUCTION ACTIVITIES.
4.	VERIFY EXTENT OF ALL CONDITIONS OF DEMOLITION WITH FLOOR PLANS AND SCHEDULED CONSTRUCTION PRIOR TO DEMOLITION.
5.	DISCREPANCIES BETWEEN DESIGN CONDITIONS AND EXISTING CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE COR.
6.	CONTRACTOR SHALL COORDINATE ALL DEMOLITION WITH NEW CONSTRUCTION BEFORE STARTING DEMOLITION.
7.	MAINTAIN CLEAR EXIT PATHS DURING DEMOLITION AND CONSTRUCTION ACTIVITIES.
8.	ERECT AND MAINTAIN TEMPORARY CONSTRUCTION BARRIERS. COORDINATE LOCATIONS WITH CONSTRUCTION DOCUMENTS, PROJECT PHASING AND COR. ANY ASBESTOS FOUND DURING DEMOLITION SHALL BE BROUGHT TO THE ATTENTION OF THE COR AND ARCHITECT. CONTRACTOR SHALL ENCAPSULATE AND ABATE THE AFFECTED AREA PER THE DIRECTION OF A LICENSED PROFESSIONAL ENVIRONMENTAL CONTRACTOR.
9.	ALL STRUCTURAL ELEMENTS SHALL BE PROTECTED DURING DEMOLITION.
10.	CONTRACTOR SHALL REPAIR ALL SURFACES TO LIKE NEW AFTER DEMOLITION.
GENERAL FRAMING NOTES	
1.	ALL FRAMING LUMBER SHALL BE HEM-FIR GRADE NO. 2 OR S.P.F. (SPRUCE-PINE-FIR) GRADE NO. 2 OR APPROVED EQUAL (UNLESS OTHERWISE SPECIFIED) AND SHALL MEET THE REQUIREMENTS OF THE AMERICAN FOREST AND PAPER ASSOCIATION. THE MINIMUM ALLOWABLE BENDING STRESS (Fb) SHALL BE 875 P.S.I. THE MINIMUM ALLOWABLE COMPRESSION STRESS (Fc) SHALL BE 400 P.S.I. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 1,400,000 P.S.I. OTHER FRAMING MATERIAL FOR INTERIOR NON-LOAD BEARING STUDS MAY BE SUBSTITUTED ONLY UPON APPROVAL OF THE ENGINEER.
2.	ALL PRESSURE TREATED (CCA TREATED) DIMENSIONAL FRAMING LUMBER SHALL BE SOUTHERN PINE GRADE NO. 2. THE MINIMUM ALLOWABLE BENDING STRESS (Fb) SHALL BE 1,050 P.S.I. THE MINIMUM ALLOWABLE COMPRESSION STRESS (Fc) SHALL BE 565 P.S.I. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BBE 1,600,000 P.S.I.
3.	ALL PRESSURE TREATED (CCA TREATED) SOLID TIMBERS SHALL BE SOUTHERN PINE GRADE NO. 2 (UNLESS OTHERWISE SPECIFIED ON DRAWINGS). THE MINIMUM ALLOWABLE BENDING STRESS (Fb) SHALL BE 850 P.S.I. THE MINIMUM ALLOWABLE COMPRESSION STRESS (Fc) SHALL BE 375 P.S.I. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BBE 1,200,000 P.S.I.
4.	ALL "LVL'S" SHOWN ARE TO BE PARALLAMS OR MICROLAMS. THE MINIMUM ALLOWABLE BENDING STRESS (Fb) SHALL BE 2,900 P.S.I. THE MINIMUM ALLOWABLE COMPRESSION STRESS (Fc) PERPENDICULAR TO THE GRAIN SHALL BE 750 P.S.I. THE MINIMUM ALLOWABLE MODULUS OF ELASTICITY (E) SHALL BE 2,000,000 P.S.I. ALL PARALLAMS EXPOSED TO THE WEATHER SHALL BE PRESSURE TREATED (CCA TREATED). INSTALL MICROLAMS AND PARALLAMS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5.	USE 3/4" TONGUE AND GROOVE STRUCTURAL GRADE FIR PLYWOOD FLOOR SHEATHING, 5/8" EXTERIOR STRUCTURAL GRADE FIR (C.D.X.) PLYWOOD ROOF SHEATHING, AND 5/8" EXTERIOR STRUCTURAL GRADE FIR (C.D.X.) AT WALLS. ALL JOINTS SHALL BE BLOCKED WITH LUMBER OR OTHER APPROVED SUPPORTS.
6.	ALL EXTERIOR AND INTERIOR STUD WALL TO BE 2x4 MINIMUM @ 16" O.C. UNLESS OTHERWISE NOTED.
7.	USE FULLY NAILED METAL CONNECTORS (TECO, SIMPSON OR EQUAL), JOIST HANGERS WHEN JOISTS OR BEAMS FRAME INTO OTHER JOISTS OR BEAMS. PROVIDE METAL POST CAPS AND BASES FOR ALL POSTS.
8.	ALL FRAMING TO BE INSTALLED IN ACCORDANCE WITH STATE BUILDING CODE REQUIREMENTS AND GENERAL FRAMING PRACTICE AS DETAILED IN THE "ARCHITECTURAL GRAPHIC STANDARDS", BY RAMSEY & SLEEPER.
9.	ALL PLYWOOD FLOOR SHEATHING SHALL BE GLUED & SCREWED TO SUPPORTING WOOD FRAMING MEMBERS USING AMERICAN PLYWOOD ASSOCIATION (A.P.A.) GLUED FLOOR SYSTEM. WOOD GLUE TO BE CONTECH, INC. PL400 SUB FLOOR CONSTRUCTION ADHESIVE, OR APPROVED EQUAL.
10.	ALL NAILS, FASTENERS AND CONNECTORS EXPOSED TO THE WEATHER SHALL BE HOT-DIP GALVANIZED.

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