

New Fire Station Building

FOR

Kerens Volunteer Fire Department

805 Northeast 2nd Street, Kerens Texas 75144

ABBREVIATIONS

A/C	AIR CONDITIONING	H.B.	HOSE BIBB	S	SOUTH
AV	AUDIOVISUAL	H.C.	HOLLOW CORE	SAN	SANITARY SEWER
AC	ACOUSTICAL	HD	HEAD	S.C.	SCHEDULE
ACP	ACOUSTICAL CEILING PANEL	HDBD	HEADBOARD	SCH	SCREEN
ACT	ACOUSTICAL CEILING TILE	HDR	HEADER	SEL	SELECTION
A.D.	AREA DRAIN	HDW	HARDWARE	SF	SQUARE FOOT (SQ. FT.)
ADD	ADDENDUM	HKO	HARDWOOD	SHM	SECURITY HOLLOW METAL
ADJ	ADJUSTABLE/ADJACENT	H.M.	HOKK	SIM	SIMILAR
AF	ABOVE FINISH FLOOR	H.M.	HOLLOW METAL	SOF	SLAB ON GRADE
AHU	AIR HANDLING UNIT	HORIZ	HORIZONTAL	SPEC	SPECIFICATION (S)
ALUM	ALUMINUM	HPT	HIGH POINT	SPKR	SPEAKER
ALT	ALTERNATE	HR	HOUR	SP.HD.	SPRINKLER HEAD
ANOD	ANODIZED	HS	HIGH STRENGTH	SQ	SQUARE
AP	ACCESS PANEL	HT	HEIGHT	SS	STAINLESS STEEL
APC	ARCH PRECAST CONCRETE	HTG	HEATING	STD	SOUND TRANSMISSION COEFFICIENT
APPROX	APPROXIMATE	HTR	HEATER	STG	STANDARD
ARCH	ARCHITECT/ARCHITECTURAL	HVAC	HEATING/VENTILATING/	STL	STEEL
ATTEN	ATTENUATION	HW	AIR CONDITIONING	STOR	STORAGE
AUTO	AUTOMATIC	H.W.H.	HOT WATER HEATER	STRUCT	STRUCTURE/STRUCTURAL
AVG	AVERAGE	I.D.	INSIDE DIAMETER	SUBFLR	SUBFLOOR
AWH	ACOUSTICAL WALL PANEL	IN	INCH	SUSP	SUSPENDED
ASPH	ASPHALT	INCAND	INCANDESCENT	SWGR	SWITCH GEAR
BD	BOARD	INCL	INCLUDE (D), (ING)	S.Y.	SQUARE YARD (SQ. YD.)
BLDG	BUILDING	INFO	INFORMATION	SYM	SYMMETRICAL
BLK	BLOCK	INST	INSTALL/INSTALLATION	TV	TELEVISION
BLKG	BLOCKING	INSUL	INSULATE/INSULATION	T	TREAD
BM	BENCH MARK/BENCH	INT	INTERIOR INV INVERT	T&B	TOP & BOTTOM
BOC	BACK OF CURB	JAN	JANITOR	T&G	TONGUE & GROOVE
B.O.	BOTTOM OF	JB	JUNCTION BOX	TEL	TELEPHONE
BOT	BOTTOM	JC	JANITOR CLOSET	TEMP	TEMPORARY/TEMPERED
BRQ	BEARING	JOIST	JOIST	THK	THICKNESS
BRK	BRICK	JT	JOINT	THRU	THROUGH
BRKT	BRACKET	KIT	KITCHEN	TBD	TACK BOARD
BSMT	BASEMENT	KP	KICK PLATE	T.O.C.	TOP OF CURB/CONCRETE
BTWN	BETWEEN	L	LONG/LENGTH	LABOR	LABORATORY
BW	BOTH WAYS	L	LABORATORY	LAM	LAMINATE (D)
		LAV	LAVATORY	LAV	LAVATORY
C	COURSE	LB	POUNDS	LF	LINEAR FOOT (FEET)
CAB	CABINET	LF	LINEAR FOOT (FEET)	LH	LEFT HAND
CAP	CAPACITY	LLH	LONG LEG HORIZONTAL	LLH	LONG LEG HORIZONTAL
C.B.	CATCH BASIN	LV	LONG LEG VERTICAL	LPT	LOW POINT
CCTV	CLOSED CIRCUIT TV	LVR	LOUVER	LRG	LARGE
CF	CUBIC FEET	LWC	LIGHTWEIGHT CONCRETE	LTIG	LIGHT/LIGHTING
CFM	CUBIC FEET PER MINUTE CG			LVR	LOUVER
CORNER	GUARD			LWC	LIGHTWEIGHT CONCRETE
CI	CAST IRON				
CIP	CAST-IN-PLACE				
CJ	CONTROL JOINT				
CL	CENTER LINE				
CLG	CEILING				
CLOS	CLOSET				
CLOS	CLEAR/CLEARANCE				
CM	CENTIMETER				
CMP	CORRUGATED METAL PIPE				
CMT	CERAMIC MOSAIC TILE				
C.M.U.	CONCRETE MASONRY UNIT (S)				
COL	CLEAN-OUT				
CONC	COLUMN COMB COMBINATION				
CONN	CONNECTION				
CONSTR	CONSTRUCT/CONSTRUCTION				
CONT	CONTINUOUS				
CONTR	CONTRACTOR				
COORD	COORDINATE				
CORR	CORROSION/CORRUGATED				
CPT	CONCRETE PIPE				
CS	COUNTERSINK				
CSMT	CASEMENT				
CT	CERAMIC TILE				
CTR	COUNTER				
C.U.A.	CUBIC C.W. COLD WATER				
DBL	DOUBLE				
DEMO	DEMOLISH/DEMOLITION				
DEPT	DEPARTMENT				
D.F.	DRINKING FOUNTAIN				
DH	DOUBLE HUNG				
DIAG	DIAGONAL				
DIA	DIAMETER				
DM	DIMENSION				
DMT	DEMOUNTABLE				
DN	DOWN				
DR	DOOR				
DS	DOWNSPOUT				
DTL	DETAIL				
DWG	DRAWING				
E	EAST				
EA	EACH				
EJ	EXHAUST FAN				
EF	EXPANSION JOINT				
EL	ELEVATION				
ELAST	ELASTOMERIC				
ELEC	ELECTRICAL				
ELEV	ELEVATOR				
EMERG	EMERGENCY				
E.P.D.	ELECTRICAL PANELBOARD				
EQ	EQUAL				
EQUIP	EQUIPMENT				
ESC	ESCALATOR				
EST	ESTIMATE				
ETR	EXISTING TO REMAIN				
EW	ELECTRIC WATER COOLER				
EXH	EXHAUST EXIST EXISTING				
EXP	EXPANSION / EXPANDED				
EXT	EXTERIOR				
F.A.	FIRE ALARM				
FAB	FABRICATE				
FB	FACE BRICK				
FBO	FURNISHED BY OWNER				
FD	FLOOR DRAIN				
FDN	FOUNDATION				
FDV	FIRE DEPARTMENT VALVE				
FE	FIRE EXTINGUISHER & BRACKET				
FE	FIRE EXTINGUISHER CABINET				
FF	FINISH FLOOR				
FF&E	FIXTURES/FURNITURE/EQUIPMENT				
FF	FINISH FLOOR ELEVATION				
FF	FIRE HYDRANT				
FHC	FIRE HOSE CABINET				
FIN	FINISH/FINISHED				
FL	FLASHING				
FLG	FLOOR				
FLR	FLOORESCENT				
F.O.C.	FACE OF CONCRETE				
F.O.F.	FACE OF FINISH				
F.O.D.	FACE OF GYPSUM BOARD/WALL				
F.O.M.	FACE OF MASONRY				
F.O.S.	FACE OF STUDS				
F.O.FRM	FACE OF FORM				
F.F	FLOOR SINK FT FOOT / FEET				
FTG	FOOTING				
FUR	FURNISHING				
FUTR	FUTURE				
FVC	FIRE VALVE CABINET				
GA	GAUGE				
GALV	GALVANIZED				
GB	GRAB BAR				
GC	GENERAL CONTRACTOR				
GFR	GLASS FIBER REINFORCED CONCRETE				
GL	GLASS/GLAZING				
GOVT	GOVERNMENT				
GPM	GALLON PER MINUTE GYP GYPSUM				

SYMBOL LEGEND

1 DRAWING TITLE

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

SECTION / DETAIL CALL OUT

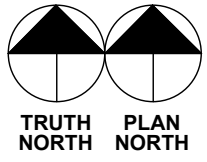
ELEVATION TAG

DOOR TAG

ARCHITECTURAL GRID LINE

SPOT ELEVATION

INSULATION



1 PROJECT LOCATION SITE PLAN

NO SCALE



GENERAL NOTES

PROJECT DESCRIPTION:

THE CONSTRUCTION OF A NEW PRE-ENGINEERED METAL BUILDING TO BE USED AS A VOLUNTEER FIRE STATION. THE BUILDING IS 60'-3"x80'-3" AND 4,835.0 SF WITH 16'-0" EAVE HEIGHT AND 3:12 ROOF SLOPE. THE BUILDING IS TO BE LOCATED ADJACENT TO THE EXISTING NATIONAL GUARD ARMORY AT 205 SOUTHEAST 3RD STREET IN KERENS, TEXAS. CONSTRUCTION TRADES INCLUDED (BUT ARE NOT LIMITED TO): SITE CLEARING, EARTHWORK, SITE UTILITIES, PAVING, DRAINAGE, EROSION CONTROLS, CONCRETE PAVING, CONCRETE FOUNDATIONS, ENGINEERED METAL BUILDING SYSTEM, BUILDING INSULATION, DOORS, FRAMES & HARDWARE, SECTIONAL OVERHEAD DOORS, GLASS, ELECTRICAL & PLUMBING SYSTEMS, ETC.

GENERAL NOTES:

BY SUBMITTING A BID, THE CONTRACTOR EXPLICITLY ACKNOWLEDGES AND AFFIRMS THAT THE DRAWINGS ARE COMPLETE AND SUFFICIENT TO ENABLE HIM TO CONSTRUCT THE WORK IN ACCORDANCE WITH ALL APPLICABLE LAWS, STATUTES, BUILDING CODES, REGULATIONS AND ORDINANCES. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED CONSTRUCTION PERMITS AND FEES. IN ADDITION ALL PERMITS AND FEES ASSOCIATED WITH CONNECTION TO THE UTILITIES SERVICES SHALL BE PAID BY THE CONTRACTOR AND INCLUDED AS A SEPARATE LINE ITEM IN THE CONSTRUCTION BID.

BEFORE SUBMITTING A BID, THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF THOROUGHLY WITH ALL EXISTING FACILITIES AND CONDITIONS WHICH WOULD AFFECT HIS PORTION OF THE WORK AND RELATE PERSONAL OBSERVATIONS, WITH REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS. IF THERE IS A FAILURE TO DO SO, THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY OF INSTALLING THE WORK TO MEET SAID CONDITIONS.

CONTRACTORS SHALL PERFORM ALL WORK AS PROVIDED ON THE DRAWINGS AND SPECS. ALL WORK SHALL BE IN COMPLIANCE WITH THE INTERNATIONAL BUILDING CODE, THE NFPA 101 LIFE SAFETY CODE, RECOGNIZED INDUSTRY STANDARD, QUALITY WORKMANSHIP STANDARDS IN THE AREA, ALL MANUFACTURER'S RECOMMENDATIONS AND ALL OTHER APPLICABLE CODES AND ORDINANCES. THE DRAWINGS ARE NOT TO BE SCALED. ONLY USE WRITTEN DIMENSIONS. NOTIFY THE ENGINEER/ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THESE CONSTRUCTION DOCUMENTS AND ANY EXISTING CONDITIONS.

ALL INTERIOR FINISHES INCLUDING COLORS AND MATERIALS (EXCEPT AS OTHERWISE NOTED) SHALL BE SELECTED IN A DECOR PACKAGE PROVIDED BY THE OWNER IF NOT ALREADY IDENTIFIED IN THESE DOCUMENTS. COORDINATE ALL FINISHES WITH ARCHITECT OR OWNER. PRIOR TO SUBMITTING A BID OR COMMENCING WITH ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL TAKE FIELD MEASUREMENTS AND CAREFULLY STUDY AND VERIFY FIELD CONDITIONS AND SHALL CAREFULLY COMPARISON EACH FIELD MEASUREMENTS, CONDITIONS AND OTHER INFORMATION KNOWN TO THE CONTRACTOR WITH THE DRAWINGS. PRIOR TO THE BID DATE, ANY ERRORS, OMISSION OR INCONSISTENCIES DISCOVERED SHALL BE REPORTED TO THE ENGINEER/ARCHITECT OF RECORD AND SHALL NOT CONSTITUTE A CHANGE ORDER.

IF THE CONTRACTOR FINDS ANY DETAIL, CONSTRUCTION PROCEDURE OR MATERIAL SHOWN ON THE DRAWINGS BELIEVED TO BE INCONSISTENT OR NOT SATISFACTORY FOR THE USE SHOWN, HE SHALL NOTIFY THE ENGINEER AND/OR ARCHITECT OF RECORD DURING THE BIDDING PERIOD. SIGNING OF THE CONTRACT AND STARTING WORK SHALL INDICATE THE CONTRACTOR'S ACCEPTANCE OF AND AGREEMENT WITH ALL DETAIL, CONSTRUCTION PROCEDURES, AND MATERIALS SHOWN AND SHALL INDICATE HIS WILLINGNESS TO WARRANT THE WORK.

THE CONTRACTOR IS RESPONSIBLE FOR THE PLACEMENT LOCATION AND COORDINATION OF ALL CONDUIT, PIPING, DUCTWORK, ETC. WITH THE VARIOUS TRADES. MANUFACTURED MATERIALS, EQUIPMENT, ETC. SPECIFIED FOR THIS CONTRACT SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS UNLESS NOTED OTHERWISE.

CODE SUMMARY

CODE REQUIREMENTS:

2015 IBC (INTERNATIONAL BUILDING CODE)
2015 IRC (INTERNATIONAL RESIDENTIAL CODE)
2015 IECC (INTERNATIONAL ENERGY CONSERVATION CODE)
2015 IMC (INTERNATIONAL MECHANICAL CODE)
2015 IPC (INTERNATIONAL PLUMBING CODE)
2015 IFGC (INTERNATIONAL FUEL GAS CODE)
2015 NEC (NATIONAL ELECTRICAL CODE)
2015 IFC (INTERNATIONAL FIRE CODE)
2015 IEBC (INTERNATIONAL EXISTING BUILDING CODE)

BUILDING CODE:
BUILDING OCCUPANCY - WAREHOUSE / STORAGE (S-1)
TYPE OF CONSTRUCTION: EXISTING CONSTRUCTION - TYPE IIB-B
EXTERIOR WALL & ROOF SYSTEM ARE BOTH NON-COMBUSTIBLE AND COMBUSTIBLE
INTERIOR PARTITIONS ARE WOOD STUDS & GYP. BD.
NO SPRINKLER SYSTEM.

FIRE RESISTIVE REQUIREMENTS (TABLE 601)
STRUCTURAL FRAME - 0
BEARING WALLS:
EXTERIOR - 0
INTERIOR - 0
NONBEARING WALLS:
EXTERIOR - 0
INTERIOR - 0
FLOOR CONSTRUCTION - 0
ROOF CONSTRUCTION - 0
FIRE RESISTIVE REQUIREMENTS (TABLE 608.3.3)
SEPERATION WALLS:
INTERIOR - 0 HR. (S-1 / S-1)

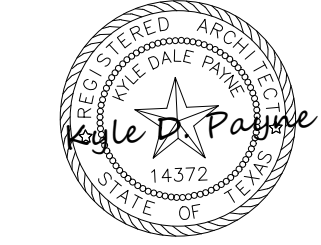
OCCUPANCY INFORMATION:
OCCUPANCY TYPE: WAREHOUSE / STORAGE (S-1)
BUILDING TOTAL FOOTAGE: 4,800 SF
OCCUPANCE LOAD (TABLE 1004.1.1) -
STORAGE (S-1) WAREHOUSE 500 SF / PERSON = 10 PERSONS
TOTAL OCCUPANCY 10 PERSONS EXITS REQUIRED = 1
(TABLE 1015.1) NUMBER PROVIDED = 3 PROVIDED
TRAVEL DISTANCE REQUIREMENTS - 200 FEET MAX.

SPECIAL REQUIREMENTS:

- INTERIOR FINISHES ARE TO COMPLY WITH IBC 2015.
- AS PER IBC 2015 FLOOR ELEVATION, THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF A DOOR. SUCH FLOOR OR LANDING SHALL BE AT THE SAME ELEVATION ON EACH SIDE OF THE DOOR. LANDINGS SHALL BE LEVEL EXCEPT FOR EXTERIOR LANDINGS, WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 0.25 UNITS VERTICAL IN 12 UNITS HORIZONTAL (2 PERCENT SLOPE).
- AS PER IBC 2015 LANDINGS SHALL COMPLY WITH 1010.6 LANDINGS AT DOORS & RAMPS.
- GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH IBC 2015.
- EXIT SIGNS SHALL COMPLY WITH IBC 2015.
- SEALED SHOP DRAWINGS MUST BE SUBMITTED AND APPROVED BY ENGINEER RESPONSIBLE FOR DESIGN BEFORE WORK BEGINS FOR REQUIRED TRADES.
- ALL HEIGHTS ARE DIMENSIONED FROM THE TOP OF THE SLAB UNLESS NOTED OTHERWISE.
- ALL SIGNS FOR PROJECT MUST BE REVIEWED AND APPROVED UNDER SEPARATE PERMIT.
- BUILDING TO BE AIRTIGHT PER ENERGY COMPLIANCE CERTIFICATE.
- CONTRACTOR REQUIRED TO COORDINATE WITH OWNER TO PROVIDE ALL THIRD PARTY COMMISSIONING REPORTS AS REQUIRED BY ANY / ALL AUTHORITIES HAVING JURISDICTION BOTH DURING CONSTRUCTION AND AT THE TIME OF THE FINAL REQUIRED FOR CERTIFICATE OF OCCUPANCY.
- IF AN ARCHITECTURAL SUPPLEMENTAL INSTRUCTION (ASI), OWNER DIRECTIVE, OR AUTHORITY HAVING JURISDICTION (AHJ) DIRECTIVE ALTERS THE SCOPE, CONTRACT PRICE, OR SCHEDULE, A FULLY EXECUTED CHANGE ORDER REQUEST MUST BE COMPLETED BY ALL PRIOR TO PROCEEDING WITH THE WORK THE WORK AND INCLUDED IN THE FINAL PAYMENT APPLICATION.
- ALL PRODUCTS LISTED IN THESE CONTRACT DOCUMENTS REQUIRE THE SUBMITTAL AND APPROVAL OF SHOP DRAWINGS AND / OR PRODUCT LITERATURE TO BE CONSIDERED ACCEPTED BY THE ARCHITECT AND ENGINEER OF RECORD.
- ALL FLOOR FINISHES SHALL BE SLIP RESISTANT IN COMPLIANCE WITH T&S 2012 & ADA 2010.
- CONTRACTOR IS RESPONSIBLE TO ADHERE TO ALL REQUIREMENTS LISTED ON SHEETS AS ACCESSIBILITY.

SITE NOTES:

- IF REQUIRED - DUMPSTER ENCLOSURE TO BE A 6'-0" TALL STAINED AND SEALED TREATED WOOD SHADOWBOX FENCE WITH METAL POSTS, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. GC TO VERIFY COLOR AND WITH OWNER PRIOR TO ORDERING AND INSTALLATION. RE: CIVIL SITE PLAN STYLE FOR SIZE AND LOCATION.



SEAL DATE: 08/01/2025
EXPIRATION DATE: 09/15/2025

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KERENS VOLUNTEER FIRE DEPARTMENT
805 Southeast 3rd Street
Kerens, Texas 75144

ISSUED FOR:

☐ PRELIMINARY

☐ REVIEW

☒ PERMIT

☒ BIDDING

☐ CONSTRUCTION

PROJECT: NEW FIRE STATION

DRAWN BY: KDP

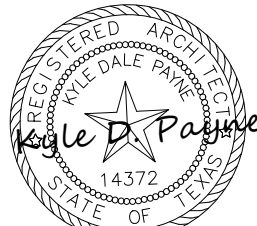
JOB NO.: 2025.11

DATE: 08/01/25

REVISION: 1 08/13/25

SHEET: COVER

AI



SEAL DATE: 08.01.2025
EXPIRATION DATE: 09.15.2025

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PROJECT: NEW FIRE STATION

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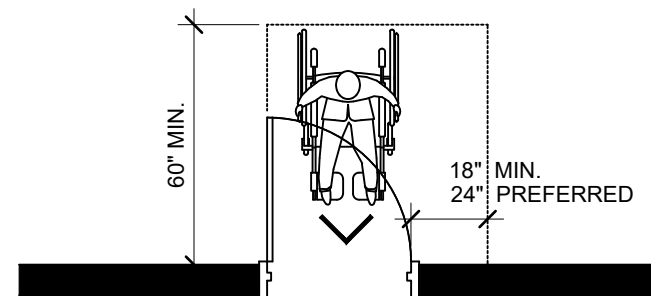
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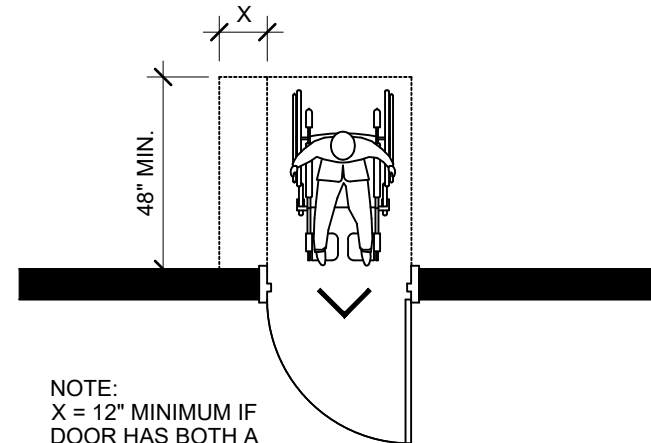
SHEET: ACCESSIBILITY

A2

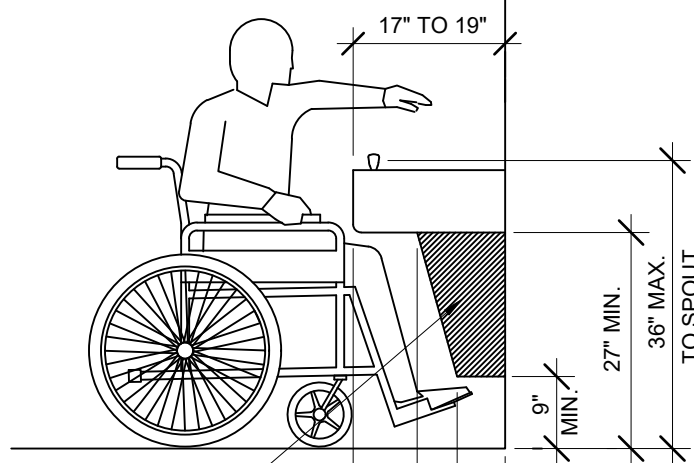
FRONT APPROACH



FRONT APPROACH

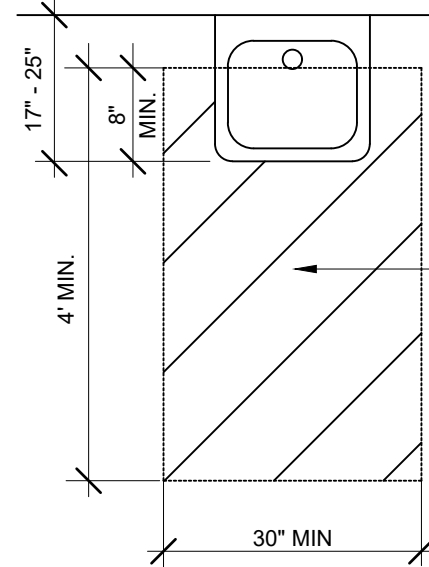


NOTE:
X = 12" MINIMUM IF
DOOR HAS BOTH A
CLOSER AND A
LATCH

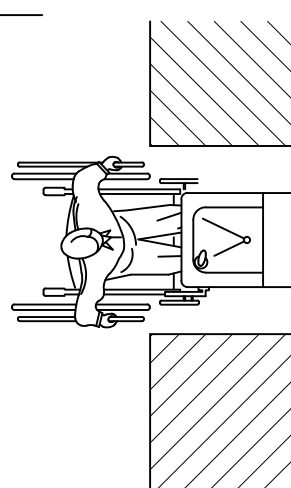


EQUIPMENT
PERMITTED IN
SHADED AREA

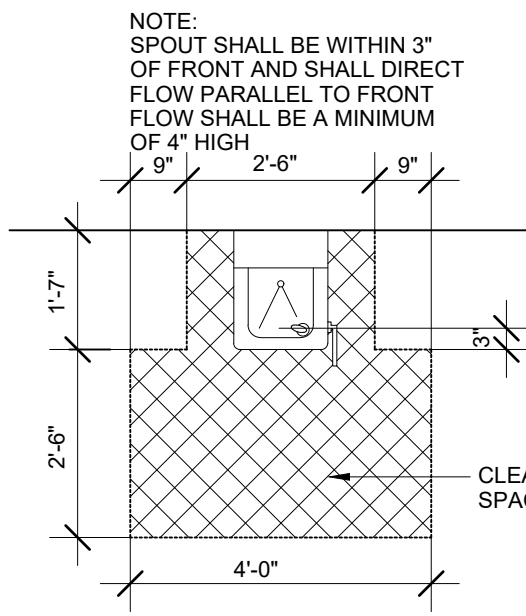
SPOUT HEIGHT AND
KNEE CLEARANCE



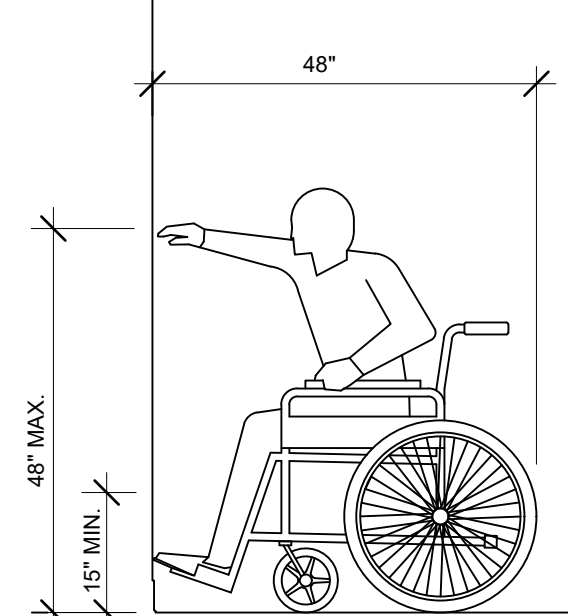
CLEAR FLOOR
SPACE



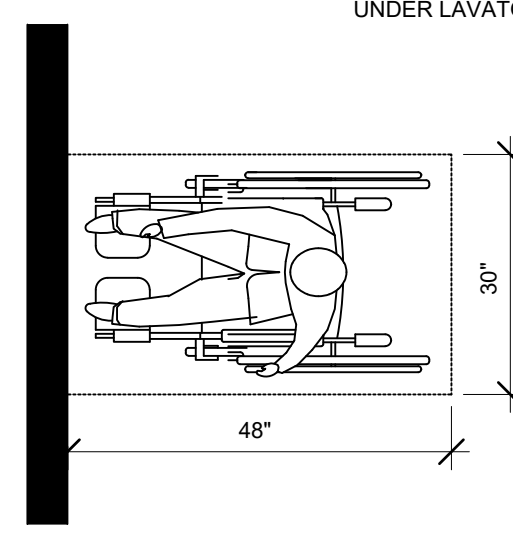
CLEAR FLOOR SPACE



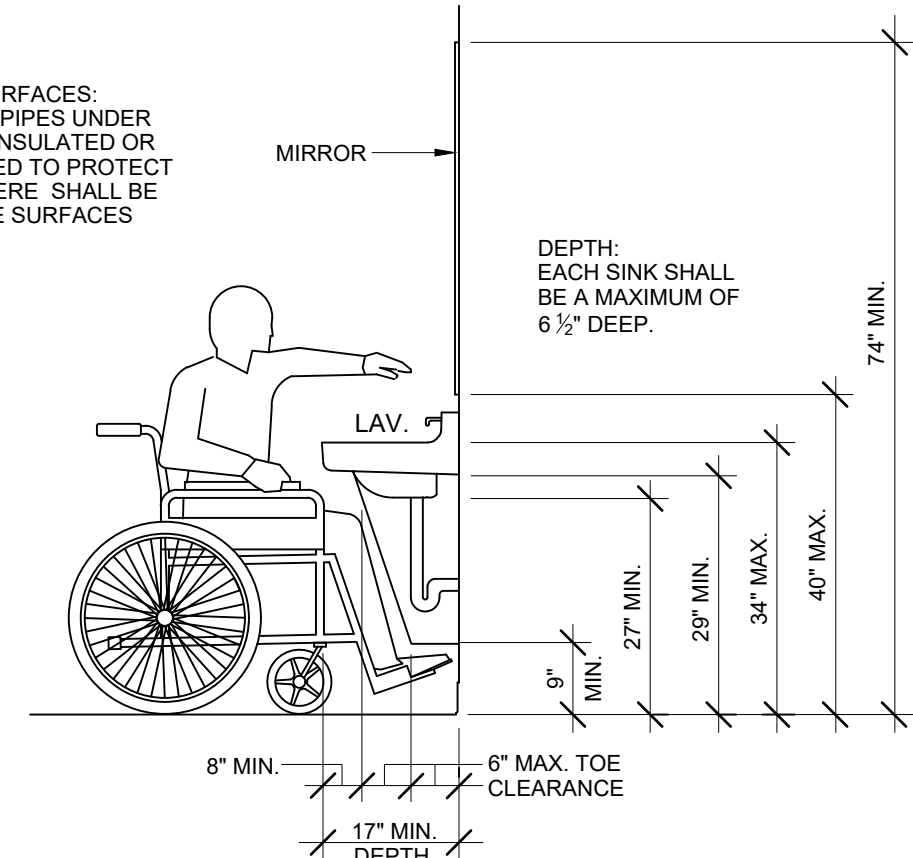
PLAN AT DRINKING FOUNTAIN



HIGH FORWARD REACH LIMIT

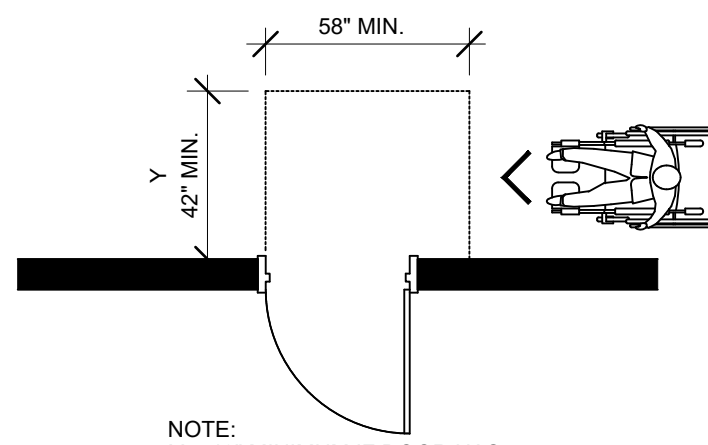


EXPOSED PIPES AND SURFACES:
HOT WATER AND DRAIN PIPES UNDER
LAVATORIES SHALL BE INSULATED OR
OTHERWISE CONFIGURED TO PROTECT
AGAINST CONTACT. THERE SHALL BE
NO SHARP OR ABRASIVE SURFACES
UNDER LAVATORIES.



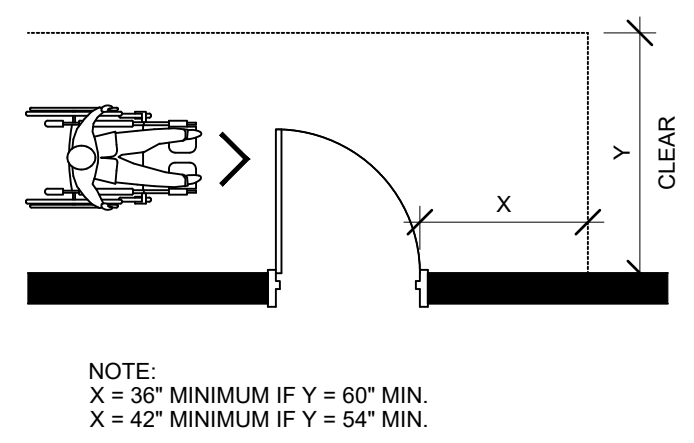
LAVATORY LIMITS

HINGE SIDE APPROACH

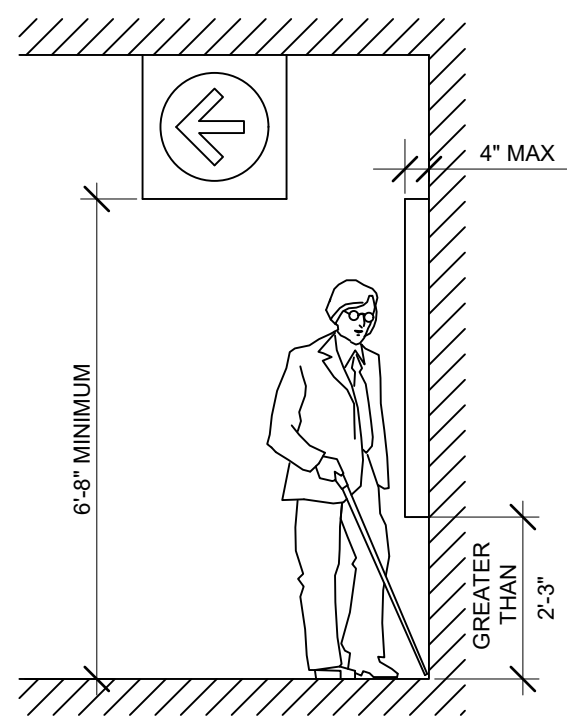


NOTE:
Y = 48" MINIMUM IF DOOR HAS
BOTH A LATCH AND A CLOSER.

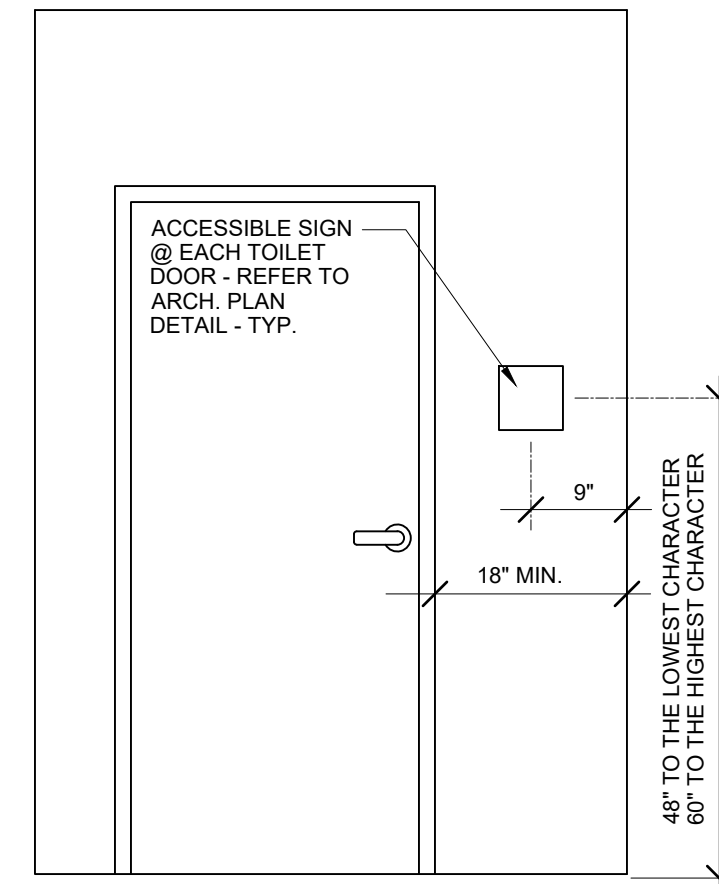
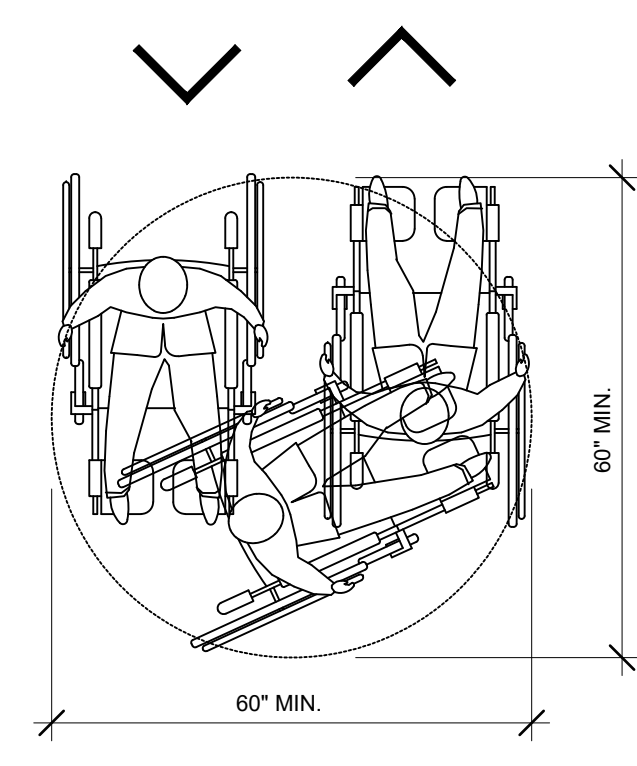
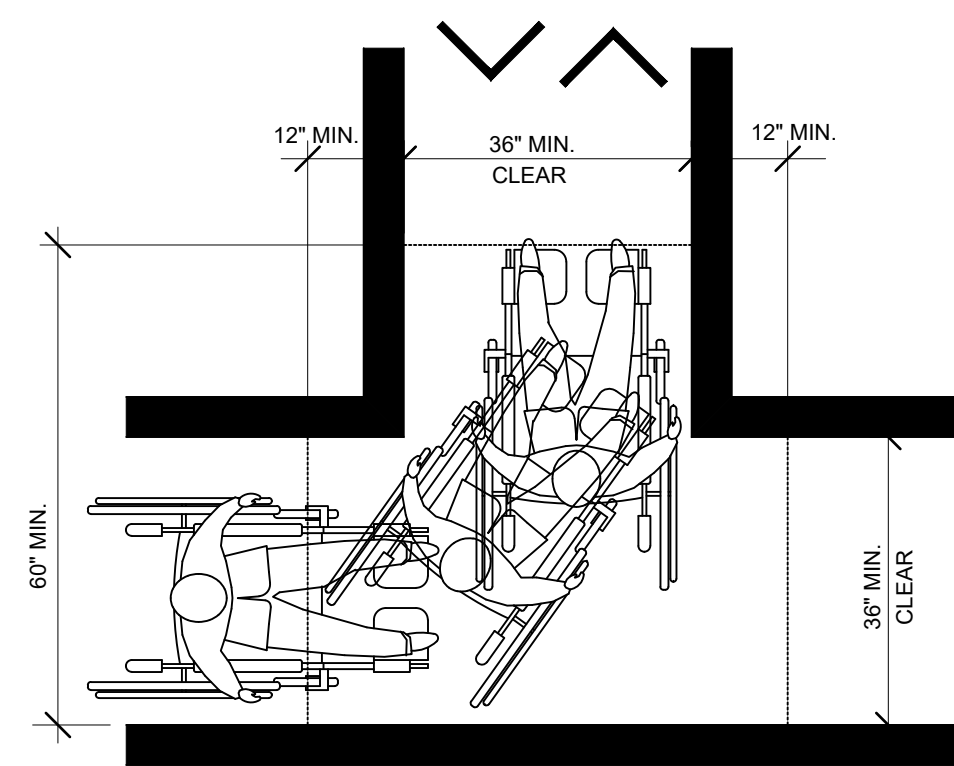
HINGE SIDE APPROACH



NOTE:
X = 36" MINIMUM IF Y = 60" MIN.
X = 42" MINIMUM IF Y = 54" MIN.

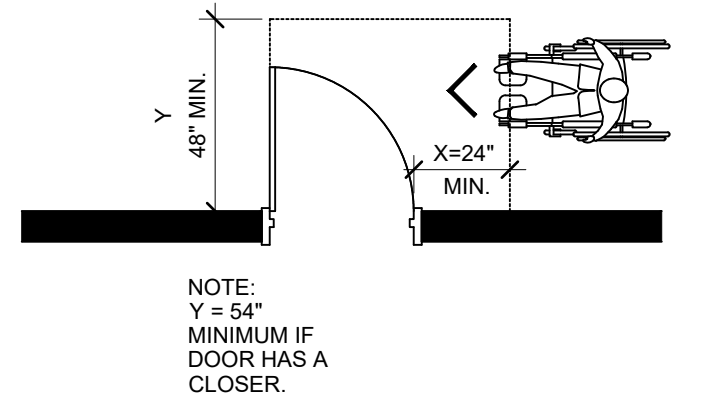


PROTRUDING OBJECTS
NO SCALE



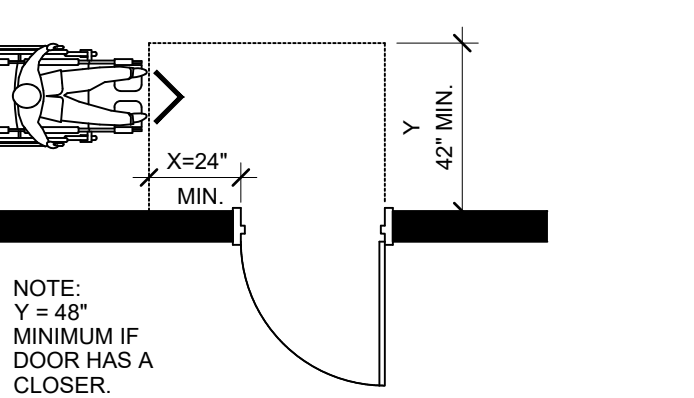
ALL SIGNAGE TO COMPLY WITH
SECTION 703 IN REFERENCE TO
BRAILLE, RAISED LETTERING AND
SIZE

LATCH SIDE APPROACH

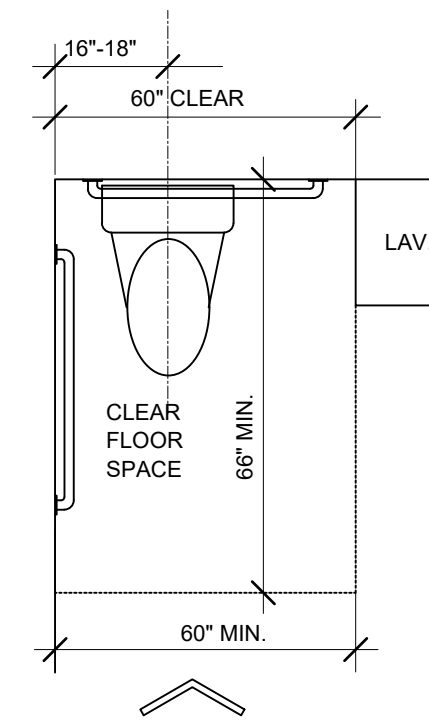


NOTE:
Y = 54" MINIMUM IF DOOR HAS A
CLOSER.

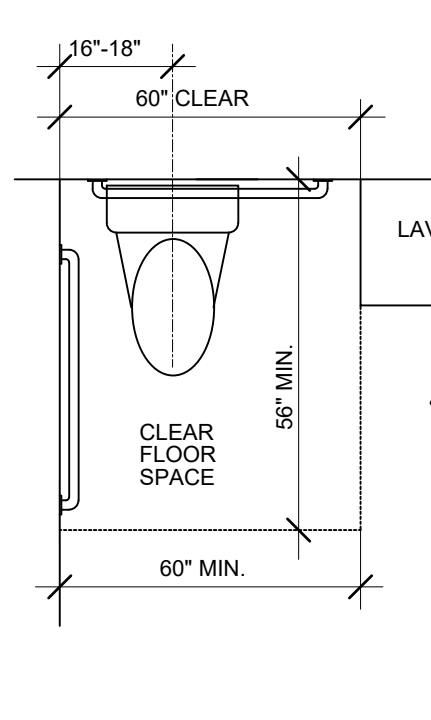
LATCH SIDE APPROACH



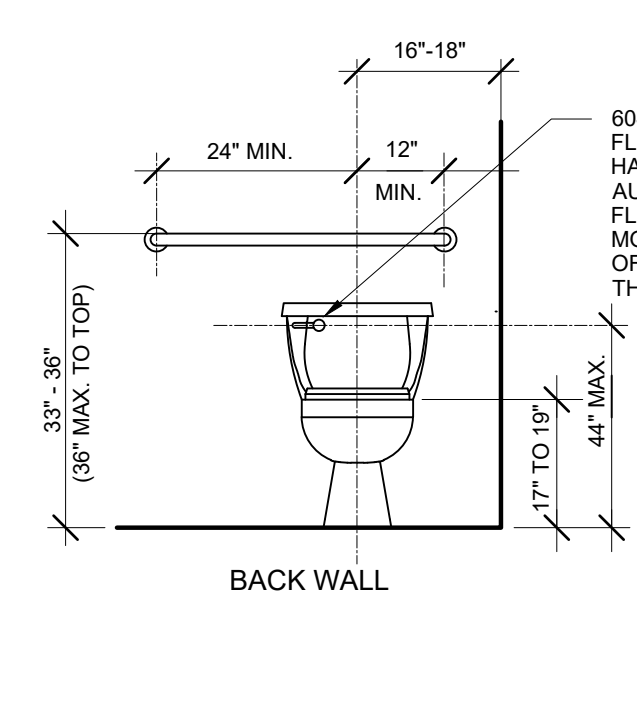
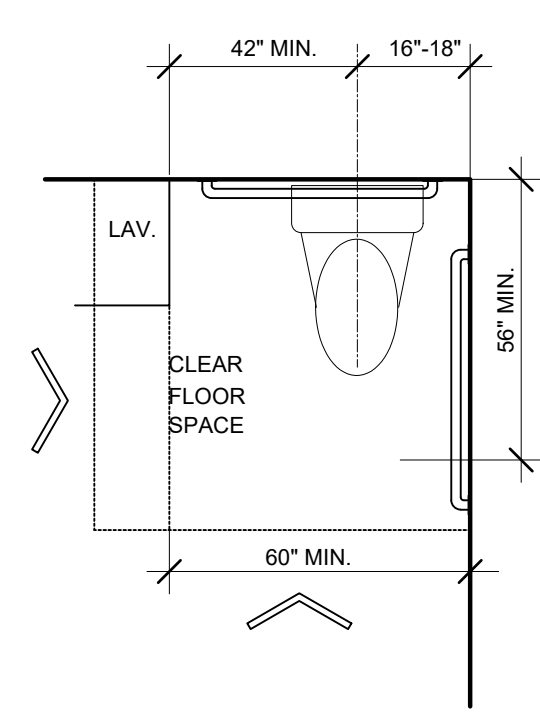
NOTE:
Y = 48" MINIMUM IF DOOR HAS A
CLOSER.



LAV.

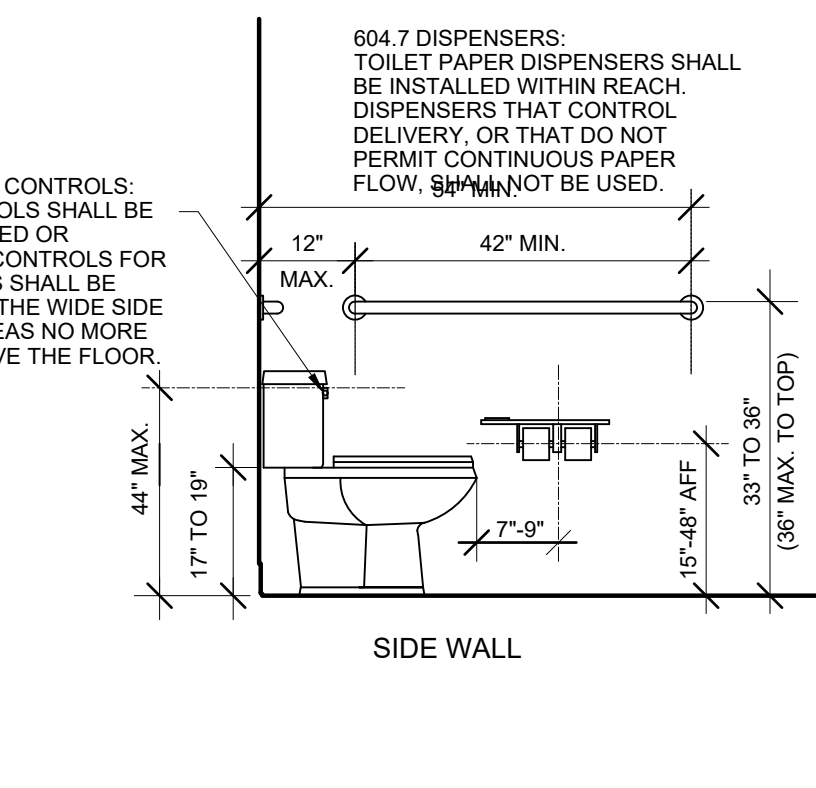


LAV.



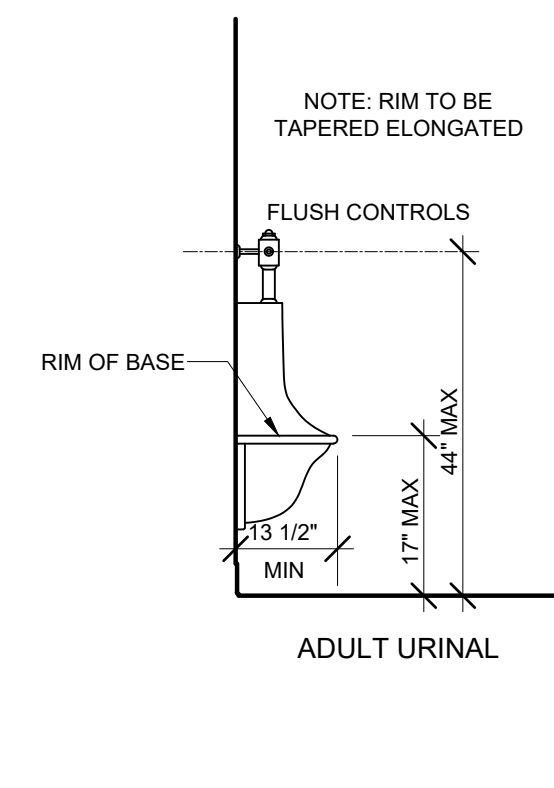
BACK WALL

604.9.5 FLUSH CONTROLS:
FLUSH CONTROLS SHALL BE
HAND OPERATED OR
AUTOMATIC. CONTROLS FOR
FLUSH VALVES SHALL BE
MOUNTED ON THE WIDE SIDE
OF TOILET AREAS NO MORE
THAN 36" ABOVE THE FLOOR.



SIDE WALL

604.7 DISPENSERS:
TOILET PAPER DISPENSERS SHALL
BE INSTALLED WITHIN REACH.
DISPENSERS THAT CONTROL
DELIVERY, OR THAT DO NOT
PERMIT CONTINUOUS PAPER
FLOW, SHALL NOT BE USED.



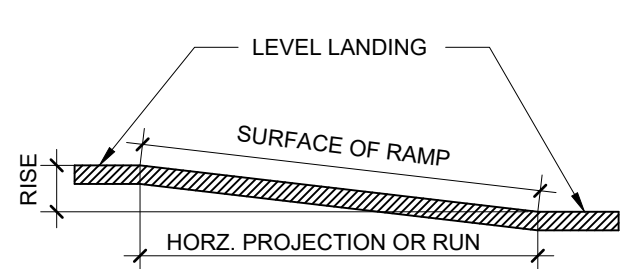
ADULT URINAL

NOTE: RIM TO BE
TAPERED ELONGATED

SWITCHES/RECEPTACLES (TOP)	48" MAX
SWITCHES/RECEPTACLES (BOTTOM)	15" MIN
CHALKBOARD/TACKBOARD (TOP)	76" MAX
CHALKBOARD/TACKBOARD (BOTTOM)	28" MIN
FIRE EXT. CABINET (TO HANDLE ON DOOR)	48" MAX
HANDRAIL (TOP)	34" MAX
PANIC BAR	48" MAX
TELEPHONE (TO HIGHEST OPERABLE PARTS)	48" MAX
SOAP DISPENSER (TO CONTROL)	48" MAX
TOWEL DISPENSER (TO CONTROL)	48" MAX
HAND DRYER (TO CONTROL)	48" MAX
URINAL (RIM OF BASIN FOR HANDICAPPED)	17" MAX

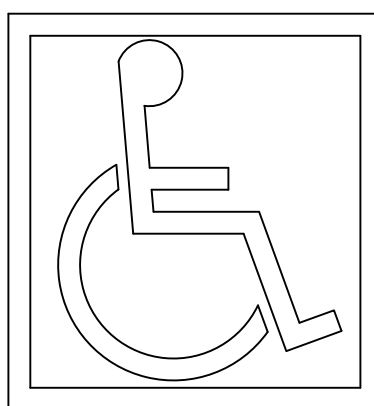
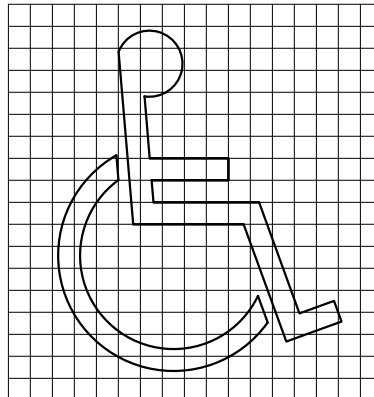
ADA MOUNTING HEIGHTS

NO SCALE

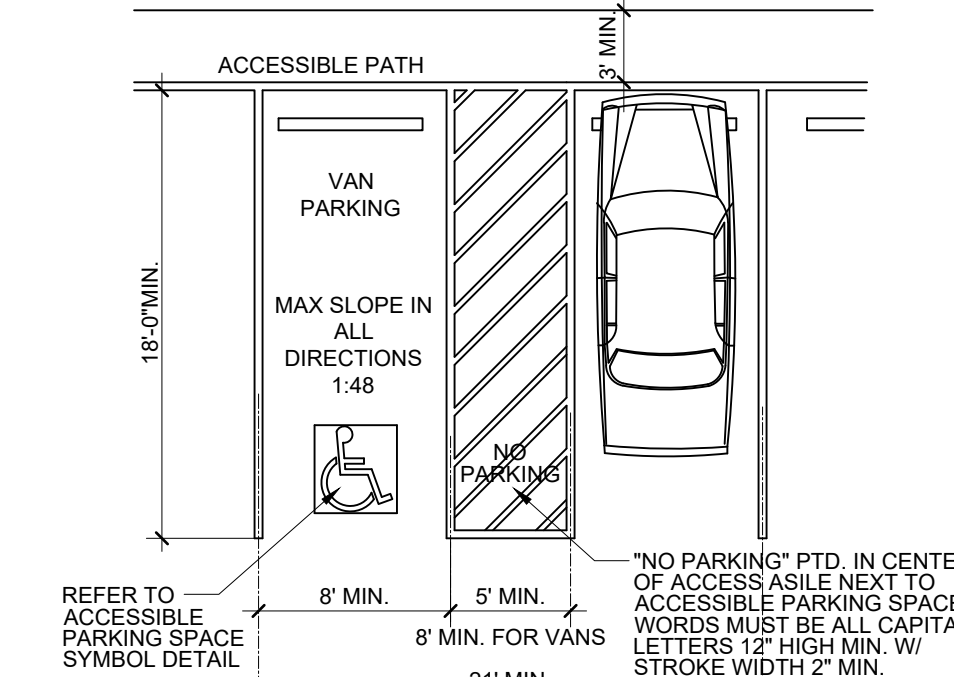


	MAX RISE	MAX HORZ. PROJ.
SLOPE	IN	FT
1:12 TO 1:16	30	30
1:16 TO 1:20	30	40

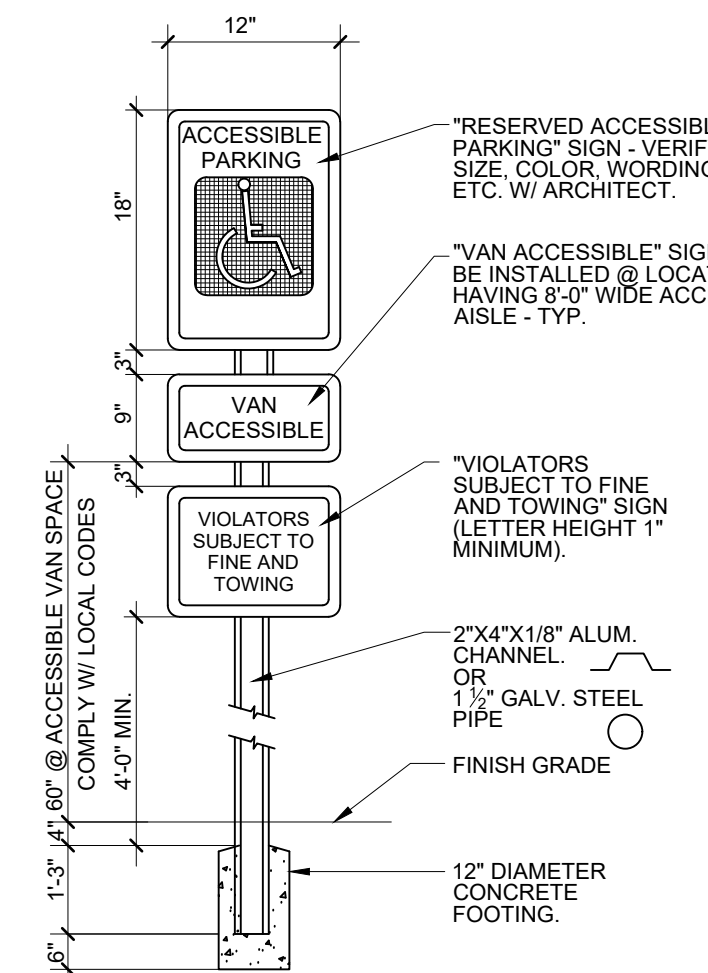
NOTE:
1. MAX CROSS SLOPE OF SURFACE 1:50
2. TO BE PAINTED IN CONTRASTING COLOR.
3. BROOM FINISH TEXTURE.



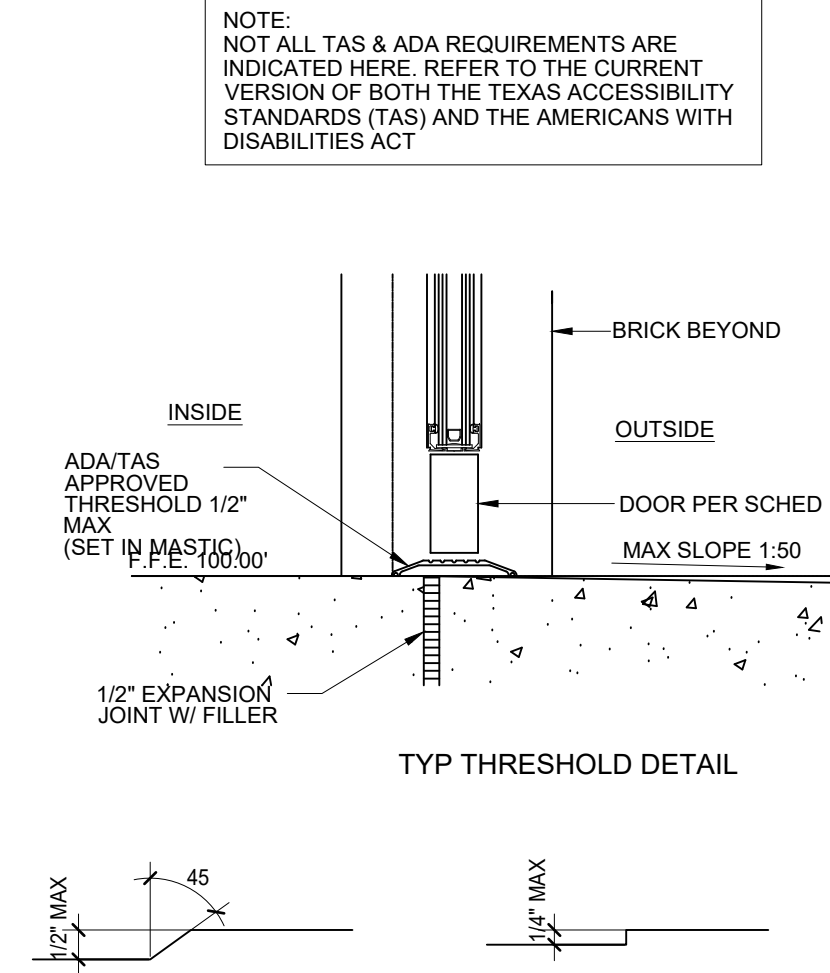
PROPORTIONS
INTERNATIONAL SYMBOL OF ACCESSIBILITY



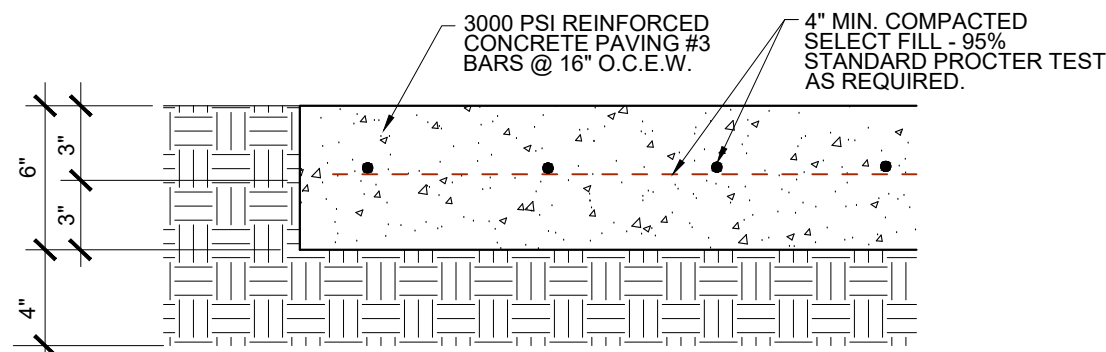
DIMENSIONS OF H.C.
PARKING SPACES



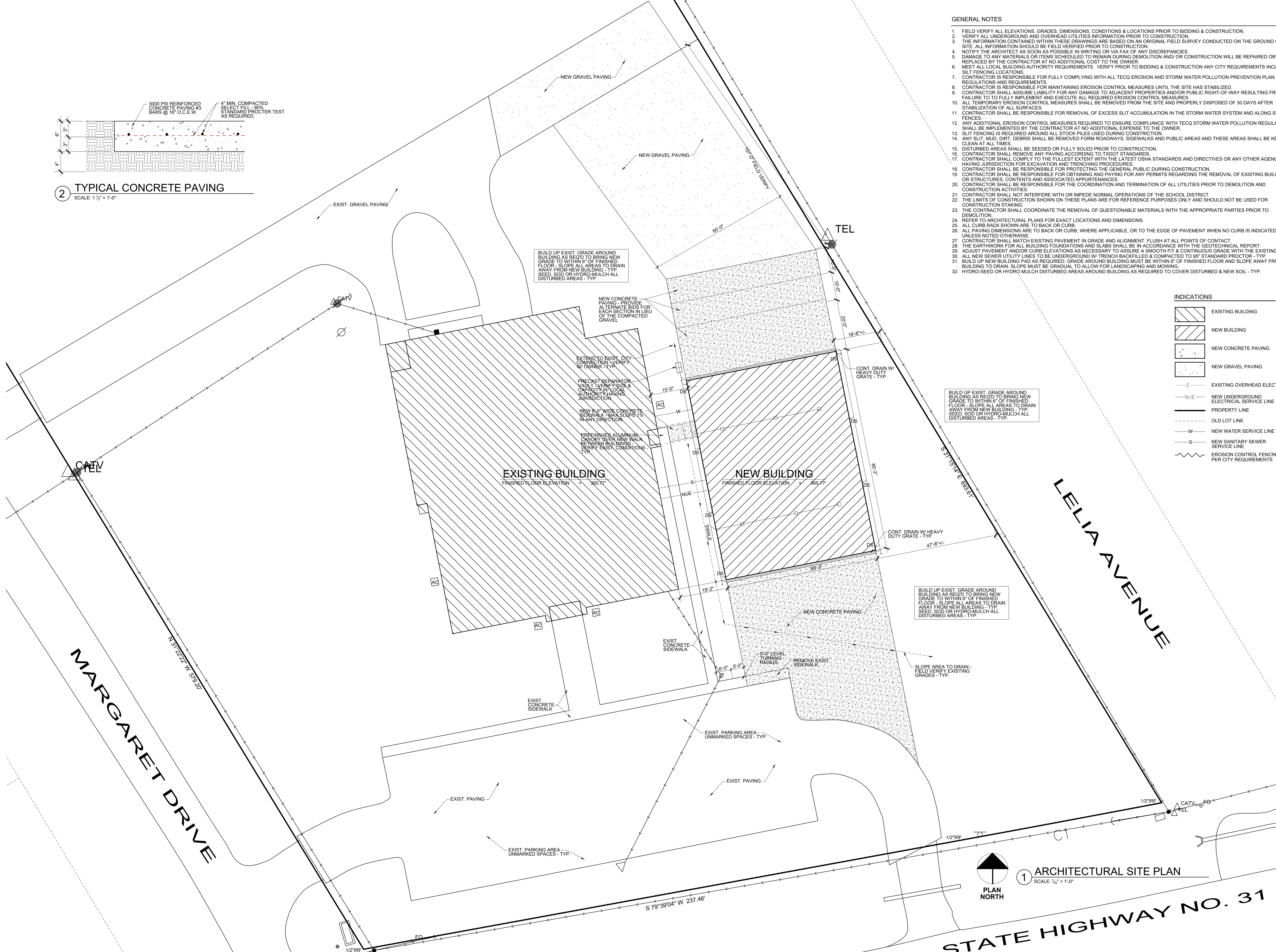
SIZE AND SPACING OF HANDRAILS AND GRAB BARS



CHANGE IN FLOOR LEVEL

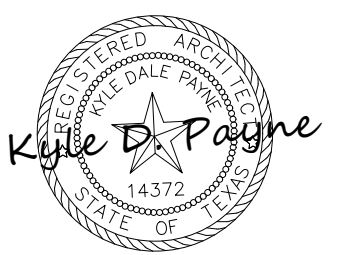


2 TYPICAL CONCRETE PAVING
SCALE: 1 1/2\"/>



- GENERAL NOTES
1. FIELD VERIFY ALL ELEVATIONS, GRADES, DIMENSIONS, CONDITIONS & LOCATIONS PRIOR TO BIDDING & CONSTRUCTION.
 2. VERIFY ALL UNDERGROUND AND OVERHEAD UTILITIES INFORMATION PRIOR TO CONSTRUCTION.
 3. THE INFORMATION CONTAINED WITHIN THESE DRAWINGS ARE BASED ON AN ORIGINAL FIELD SURVEY CONDUCTED ON THE GROUND OF THIS SITE. ALL INFORMATION SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
 4. NOTIFY THE ARCHITECT AS SOON AS POSSIBLE IN WRITING OR VIA FAX OF ANY DISCREPANCIES.
 5. DAMAGE TO ANY MATERIALS OR ITEMS SCHEDULED TO REMAIN DURING DEMOLITION AND/OR CONSTRUCTION WILL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
 6. MEET ALL LOCAL BUILDING AUTHORITY REQUIREMENTS. VERIFY PRIOR TO BIDDING & CONSTRUCTION ANY CITY REQUIREMENTS INCLUDING SILT FENCING LOCATIONS.
 7. CONTRACTOR IS RESPONSIBLE FOR FULLY COMPLYING WITH ALL TECO EROSION AND STORM WATER POLLUTION PREVENTION PLAN REGULATIONS AND REQUIREMENTS.
 8. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EROSION CONTROL MEASURES UNTIL THE SITE HAS STABILIZED.
 9. CONTRACTOR SHALL ASSUME LIABILITY FOR ANY DAMAGE TO ADJACENT PROPERTIES AND/OR PUBLIC RIGHT-OF-WAY RESULTING FROM FAILURE TO FULLY IMPLEMENT AND EXECUTE ALL REQUIRED EROSION CONTROL MEASURES.
 10. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF 30 DAYS AFTER STABILIZATION OF ALL SURFACES.
 11. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF EXCESS SLIT ACCUMULATION IN THE STORM WATER SYSTEM AND ALONG SLIT FENCES.
 12. ANY ADDITIONAL EROSION CONTROL MEASURES REQUIRED TO ENSURE COMPLIANCE WITH TECO STORM WATER POLLUTION REGULATIONS SHALL BE IMPLEMENTED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
 13. SLIT FENCING IS REQUIRED AROUND ALL STOCK PILES USED DURING CONSTRUCTION.
 14. ANY SLIT, MUD, DIRT, DEBRIS SHALL BE REMOVED FORM ROADWAYS, SIDEWALKS AND PUBLIC AREAS AND THESE AREAS SHALL BE KEPT CLEAN AT ALL TIMES.
 15. DISTURBED AREAS SHALL BE SEEDED OR FULLY SOLED PRIOR TO CONSTRUCTION.
 16. CONTRACTOR SHALL REMOVE ANY PAVING ACCORDING TO TXDOT STANDARDS.
 17. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS AND DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES.
 18. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE GENERAL PUBLIC DURING CONSTRUCTION.
 19. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ANY PERMITS REGARDING THE REMOVAL OF EXISTING BUILDINGS OR STRUCTURES, CONTENTS AND ASSOCIATED APPURTENANCES.
 20. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION AND TERMINATION OF ALL UTILITIES PRIOR TO DEMOLITION AND CONSTRUCTION ACTIVITIES.
 21. CONTRACTOR SHALL NOT INTERFERE WITH OR IMPEDE NORMAL OPERATIONS OF THE SCHOOL DISTRICT.
 22. THE LIMITS OF CONSTRUCTION SHOWN ON THESE PLANS ARE FOR REFERENCE PURPOSES ONLY AND SHOULD NOT BE USED FOR CONSTRUCTION STAKING.
 23. THE CONTRACTOR SHALL COORDINATE THE REMOVAL OF QUESTIONABLE MATERIALS WITH THE APPROPRIATE PARTIES PRIOR TO DEMOLITION.
 24. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS.
 25. ALL CURB RADI SHOWN ARE TO BACK OR CURB, WHERE APPLICABLE, OR TO THE EDGE OF PAVEMENT WHEN NO CURB IS INDICATED, UNLESS NOTED OTHERWISE.
 26. ALL PAVING DIMENSIONS ARE TO BACK OR CURB, WHERE APPLICABLE, OR TO THE EDGE OF PAVEMENT WHEN NO CURB IS INDICATED, UNLESS NOTED OTHERWISE.
 27. CONTRACTOR SHALL MATCH EXISTING PAVEMENT IN GRADE AND ALIGNMENT. FLUSH AT ALL POINTS OF CONTACT.
 28. THE EARTHWORK FOR ALL BUILDING FOUNDATIONS AND SLABS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
 29. ADJUST PAVEMENT AND/OR CURB ELEVATIONS AS NECESSARY TO ASSURE A SMOOTH FIT & CONTINUOUS GRADE WITH THE EXISTING.
 30. ALL NEW SEWER UTILITY LINES TO BE UNDERGROUND W/ TRENCH BACKFILLED & COMPACTED TO 95% STANDARD PROCTOR - TYP.
 31. BUILD UP NEW BUILDING PAD AS REQUIRED. GRADE AROUND BUILDING MUST BE WITHIN 6\"/>
 32. HYDRO-SEED OR HYDRO MULCH DISTURBED AREAS AROUND BUILDING AS REQUIRED TO COVER DISTURBED & NEW SOIL - TYP.

- INDICATIONS
- EXISTING BUILDING
 - NEW BUILDING
 - NEW CONCRETE PAVING
 - NEW GRAVEL PAVING
 - EXISTING OVERHEAD ELECTRICAL
 - NEW UNDERGROUND ELECTRICAL SERVICE LINE
 - PROPERTY LINE
 - OLD LOT LINE
 - NEW WATER SERVICE LINE
 - NEW SANITARY SEWER SERVICE LINE
 - EROSION CONTROL FENCING PER CITY REQUIREMENTS


KYLE D. PAYNE
SEAL DATE: 08/01/2025
EXPIRATION DATE: 09/15/2025

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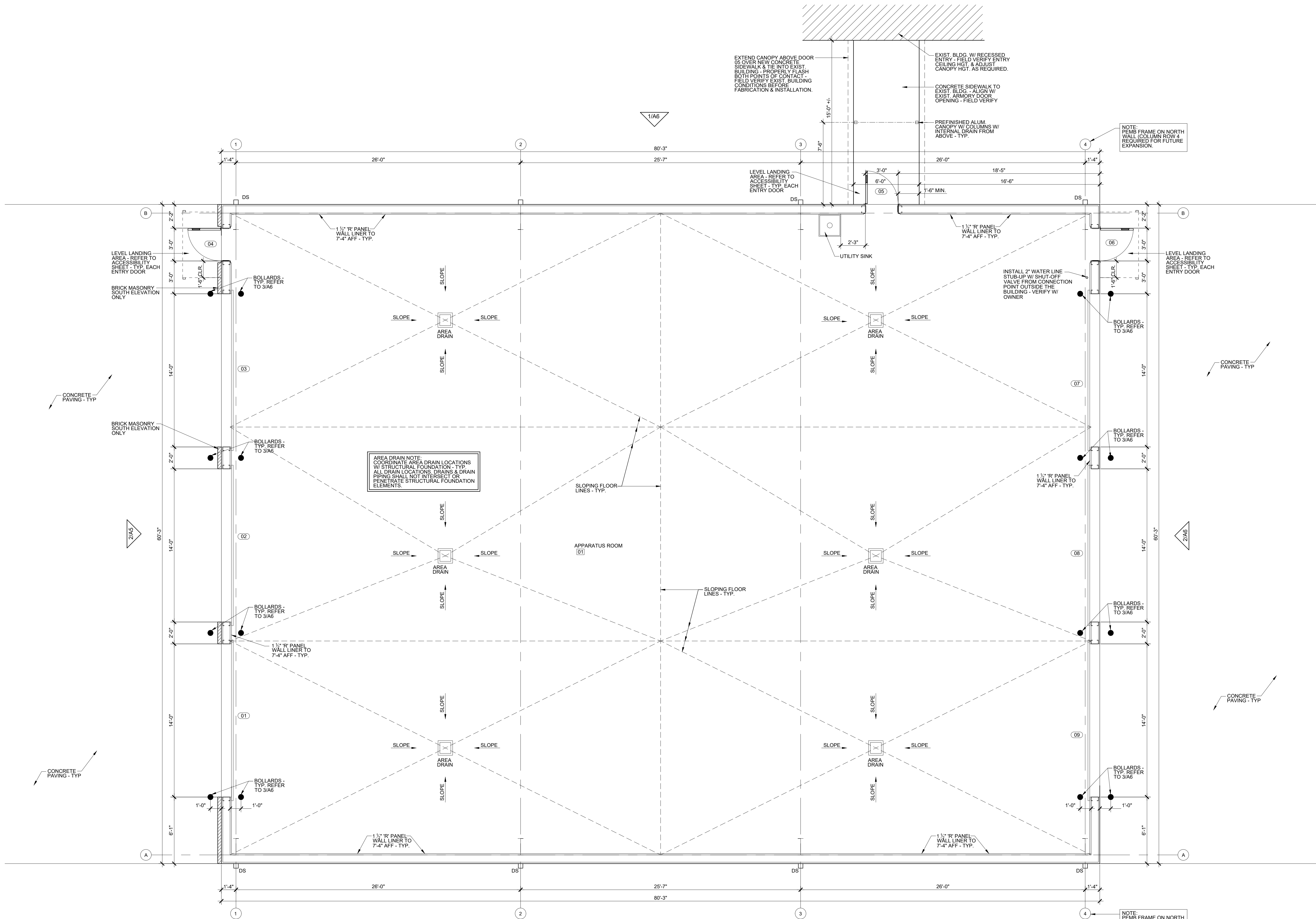
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<input type="checkbox"/>	CONSTRUCTION

PROJECT: NEW FIRE STATION

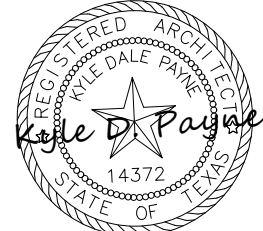
DRAWN BY:	KDP
JOB NO.:	2025.11
DATE:	08/01/25
REVISION:	

SHEET: SITE PLAN

A3



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


SEAL DATE: 08.01.2025
EXPIRATION DATE: 09.15.2025

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
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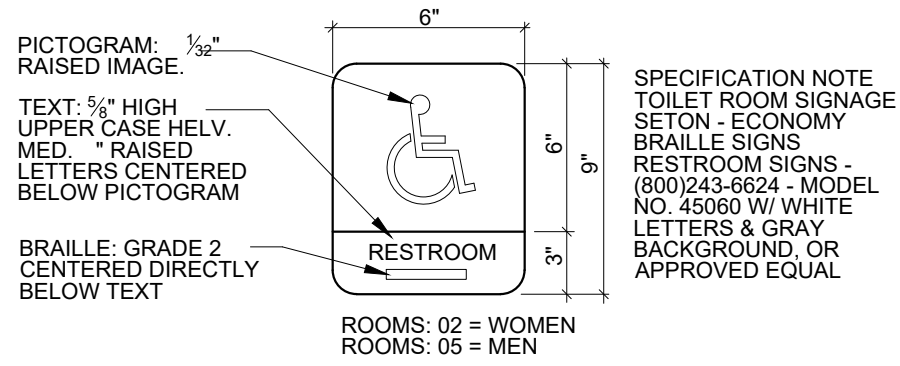
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☐ PRELIMINARY
☐ REVIEW
☒ PERMIT
☒ BIDDING
☐ CONSTRUCTION

PROJECT: NEW FIRE STATION
DRAWN BY: KDP
JOB NO.: 2025.11
DATE: 08/01/25
REVISION:  08/15/25

SHEET: FLOOR PLAN

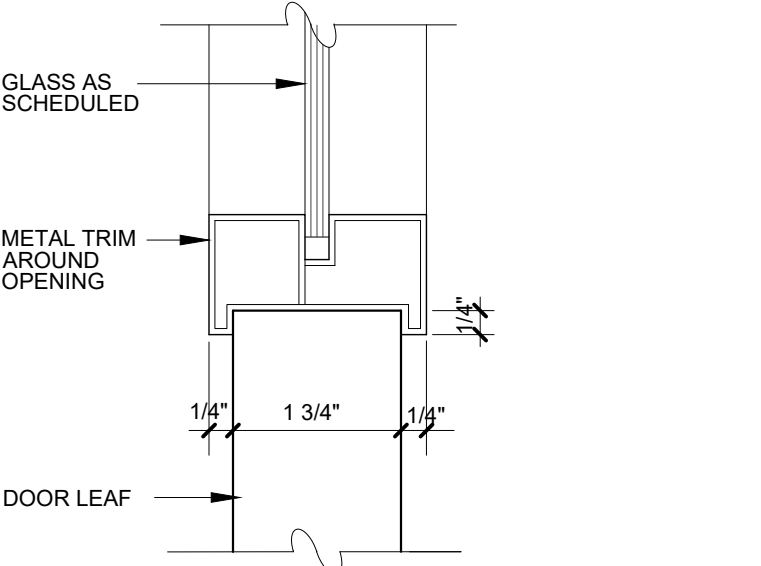
A4

 ADDENDUM NO.1 - 08.15.25



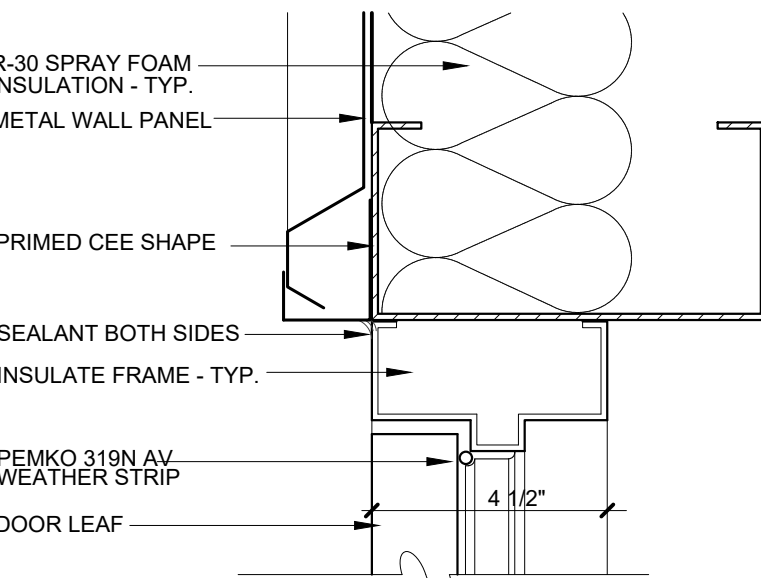
10 ACCESSIBLE SIGNAGE

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



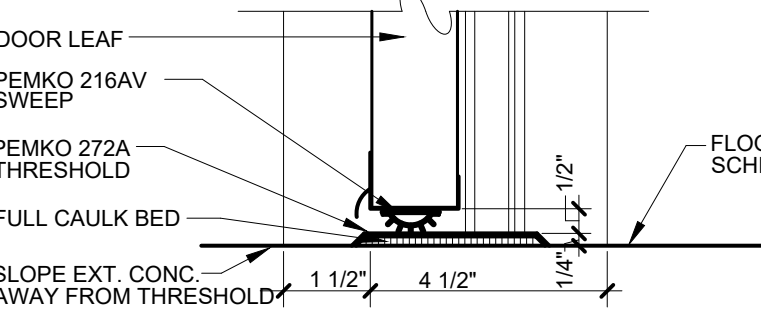
9 VIEW PANEL

SCALE: 3" = 1'-0"



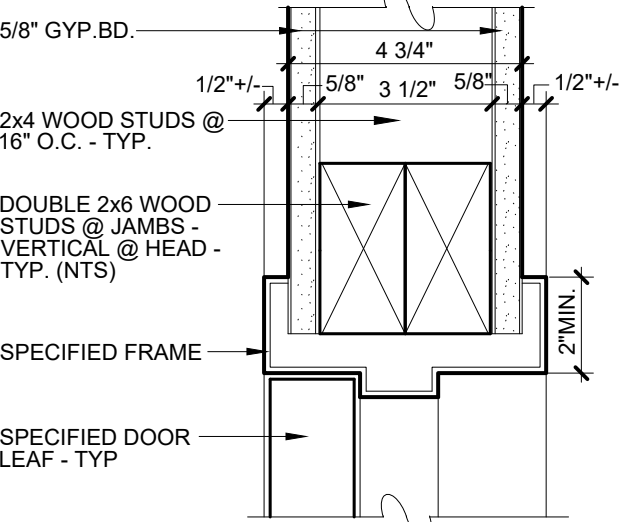
7 DOOR HEAD / SILL

SCALE: 3" = 1'-0"



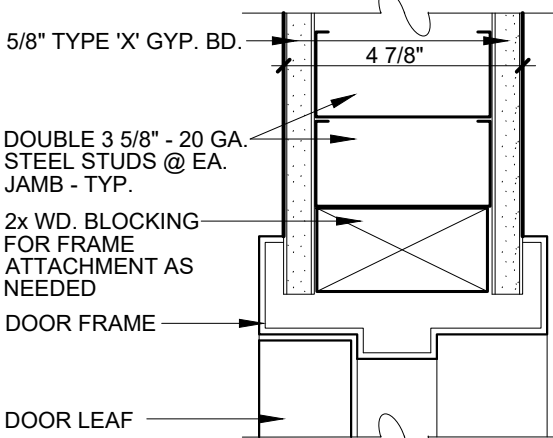
5 DOOR SILL

SCALE: 3" = 1'-0"



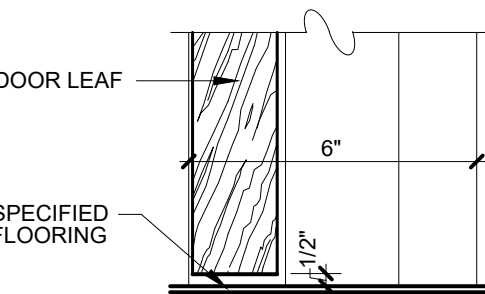
8 DOOR HEAD

SCALE: 3" = 1'-0"



6 DOOR JAMB

SCALE: 3" = 1'-0"



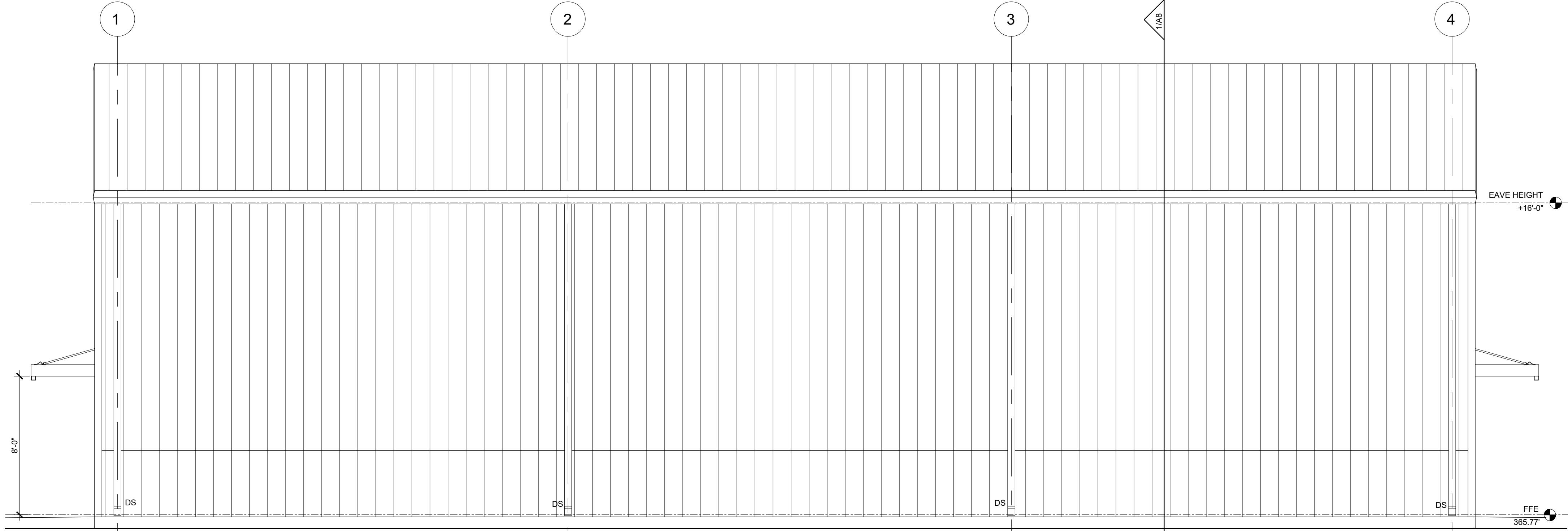
4 DOOR SILL

SCALE: 3" = 1'-0"

DOOR SCHEDULE											
MK.	TYPE	SIZE	THK.	MATERIAL	GLAZE	FRAME	DETAILS				REMARKS
							HEAD	JAMB	SILL	LITE	
01	A	14'-0"x14'-0"	2"	SECTIONAL OVERHEAD		METAL					4,6,10,11,12
02	A	14'-0"x14'-0"	2"	SECTIONAL OVERHEAD		METAL					4,6,10,11,12
03	A	14'-0"x14'-0"	2"	SECTIONAL OVERHEAD		METAL					4,6,10,11,12
04	B	3'-0"x7'-0"	1 1/2"	HOLLOW METAL		HOLLOW METAL	7/A5	7/A5	5/A5	9/A5	1,2,3,4,5,6,10,11
05	B	3'-0"x7'-0"	1 1/2"	HOLLOW METAL		HOLLOW METAL	7/A5	7/A5	5/A5	9/A5	1,2,3,4,5,6,10,11
06	B	3'-0"x7'-0"	1 1/2"	HOLLOW METAL		HOLLOW METAL	7/A5	7/A5	5/A5	9/A5	1,2,3,4,5,6,10,11
07	A	14'-0"x14'-0"	2"	SECTIONAL OVERHEAD		METAL					4,6,10,11,12
08	A	14'-0"x14'-0"	2"	SECTIONAL OVERHEAD		METAL					4,6,10,11,12
09	A	14'-0"x14'-0"	2"	SECTIONAL OVERHEAD		METAL					4,6,10,11,12
10	C	3'-0"x7'-0"	1 1/2"	S.C. WOOD		HOLLOW METAL	8/A5	6/A5	4/A5		1,7,9
11	C	3'-0"x7'-0"	1 1/2"	S.C. WOOD		HOLLOW METAL	8/A5	6/A5	4/A5		1,8,9
12	C	3'-0"x7'-0"	1 1/2"	S.C. WOOD		HOLLOW METAL	8/A5	6/A5	4/A5		1,8,9

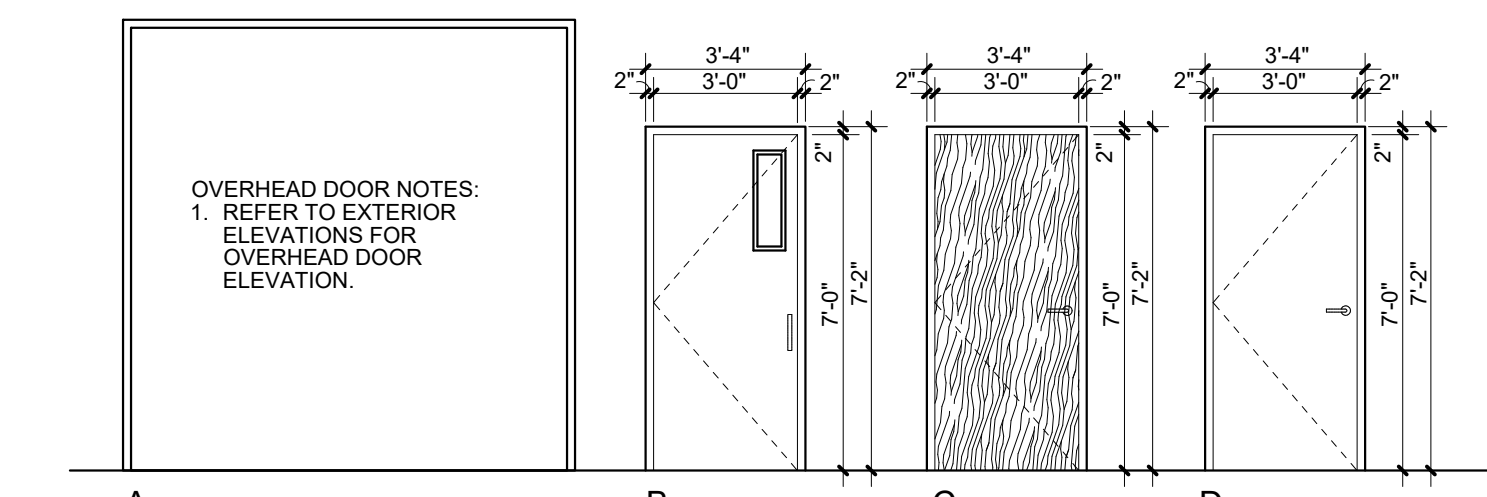
DOOR SCHEDULE NOTES:

- PROVIDE & INSTALL DOOR CLOSER.
- PROVIDE & INSTALL PANIC DEVICE.
- PROVIDE & INSTALL ACCESSIBLE THRESHOLD.
- PROVIDE & INSTALL WEATHERSTRIPPING.
- PROVIDE & INSTALL LEVER HANDLE LOCKSET.
- PROVIDE & INSTALL GLASS VIEW PANEL.
- PROVIDE & INSTALL PUSH / PULL HANDLES.
- PROVIDE & INSTALL LEVER HANDLE PRIVACY LOCKSET.
- PROVIDE WALL STOP / BUMPER.
- KEY ALL DOORS W/ LOCKS TO OWNERS MASTER KEYING SYSTEM - VERIFY. PROVIDE 3 KEYS PER LOCKSET.
- VERIFY OWNERS HARDWARE MANUFACTURER PREFERENCE & PROVIDE / INSTALL SAME.
- SECTIONAL OVERHEAD DOORS TO HAVE ELECTRIC OPERATOR W/ PUSH BUTTON CONTROLS - VERIFY W/ OWNER.



1 EAST ELEVATION

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

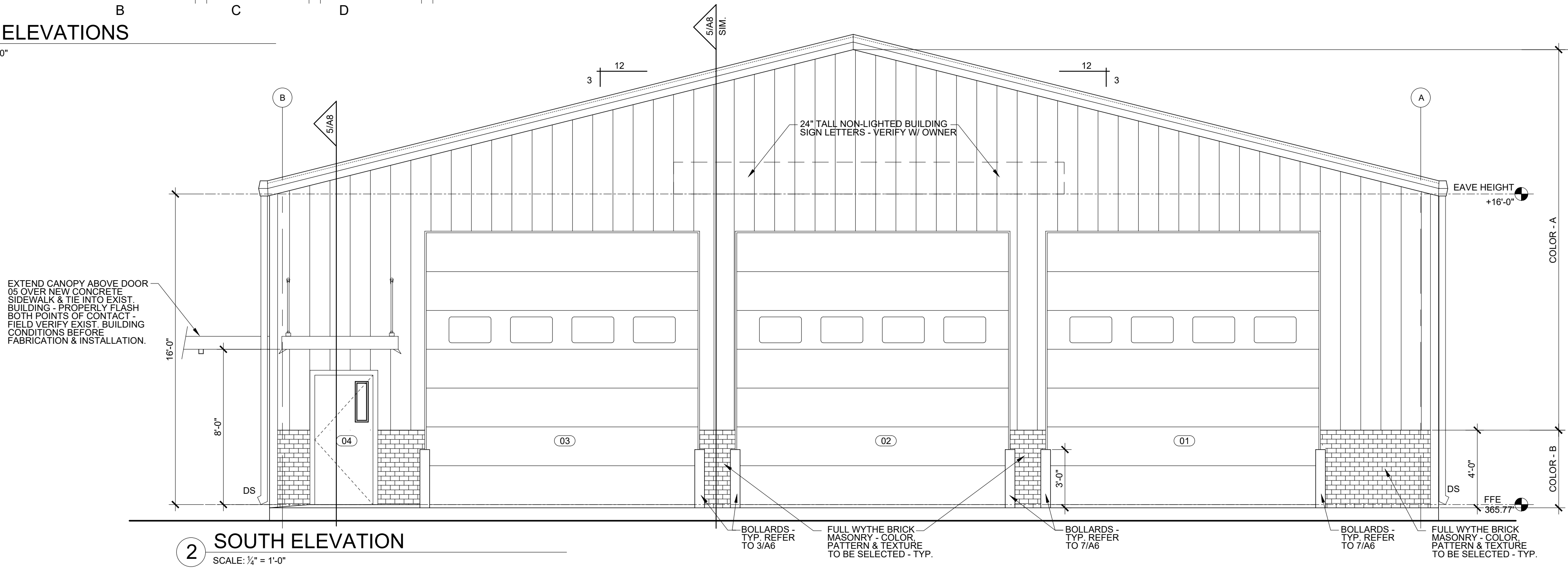


3 DOOR ELEVATIONS

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

PEMB COLOR NOTES:
1. COLOR - A = MAIN BUILDING WALL COLOR ALL SIDES.
2. COLOR - B = TRIM (RAKE, EAVE, CORNER, 'J' TRIM ON ALL DOORS, PERSONNEL DOORS & FRAMES & SECTIONAL OVERHEAD DOORS & FRAMES.
3. COLOR - B = 36" HIGH WAINSCOT ON ALL SIDES.
4. VERIFY COLOR SELECTIONS W/ OWNER.

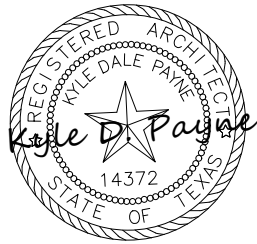
NOTE:
OWNER TO INSTALL WALL INSULATION AND WALL LINER PANELS IN A FUTURE PHASE - VERIFY.



2 SOUTH ELEVATION

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

ADDENDUM NO.1 - 08.15.25



SEAL DATE: 08.01.2025
EXPIRATION DATE: 09.15.2025

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☐ CONSTRUCTION

PROJECT: NEW FIRE STATION

DRAWN BY: KDP

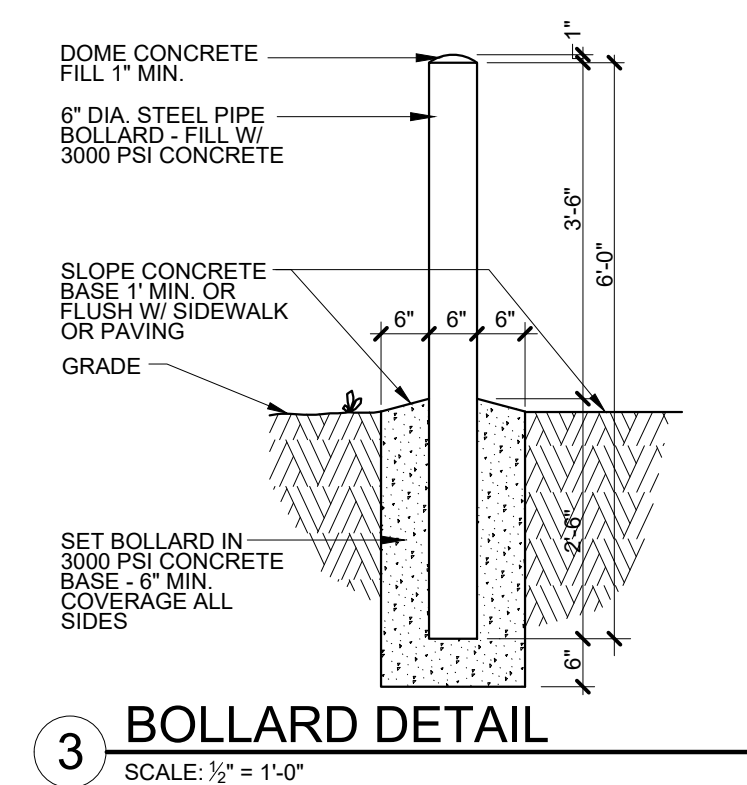
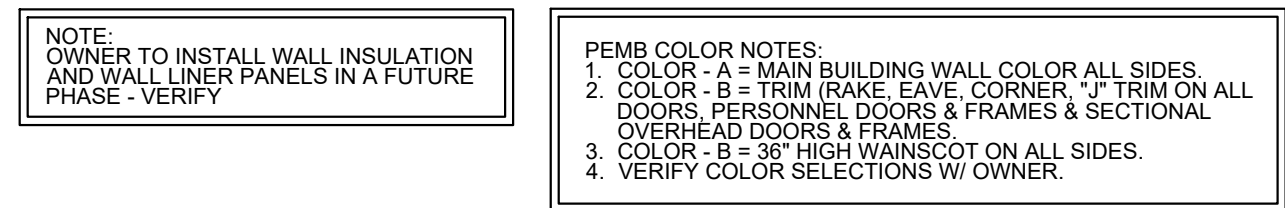
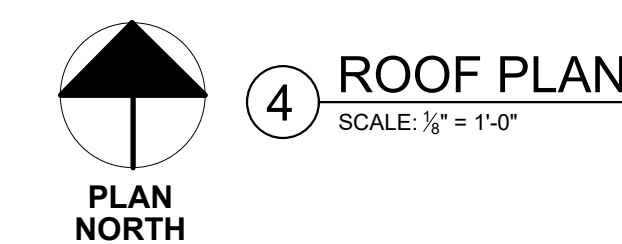
JOB NO.: 2025.11

DATE: 08/01/25

REVISION: 1 08/15/25

SHEET: ELEVATIONS

A5



GENERAL FINISH NOTES

1. COLOR, TEXTURE & TYPE FINISHES - TO BE SELECTED.

2. ALL RESTROOM & SHOWER WALLS TO HAVE 4" MIN. SOUND BATT INSULATION BETWEEN STUDS - TYP.

3. 5/8" MOISTURE RESISTANT TYPE 'X' GYP. IN WET AREAS - TYP.



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**KERENS VOLUNTEER
FIRE DEPARTMENT**
805 Southeast 3rd Street
Kerens, Texas 75144

ISSUED FOR

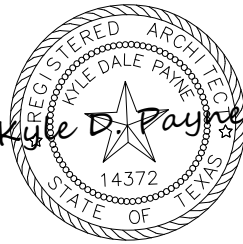
- | | |
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| <input checked="" type="checkbox"/> | BIDDING |
| <input type="checkbox"/> | CONSTRUCTION |

PROJECT: NEW FIRE STATION

DRAWN BY:	KDP
JOB NO.:	2025.11
DATE:	08/01/25
REVISION:	1 08/15/25

SHEET: ELEVATIONS

A6



SEAL DATE: 08/01/2025
EXPIRATION DATE: 09/15/2025

PAYNE & ASSOCIATES
ARCHITECT & CONSTRUCTION SERVICES
PO BOX 131448 TYLER, TEXAS 75713
(937) 414-1841 CELL
kyledpayne5@gmail.com

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PROJECT: NEW FIRE STATION

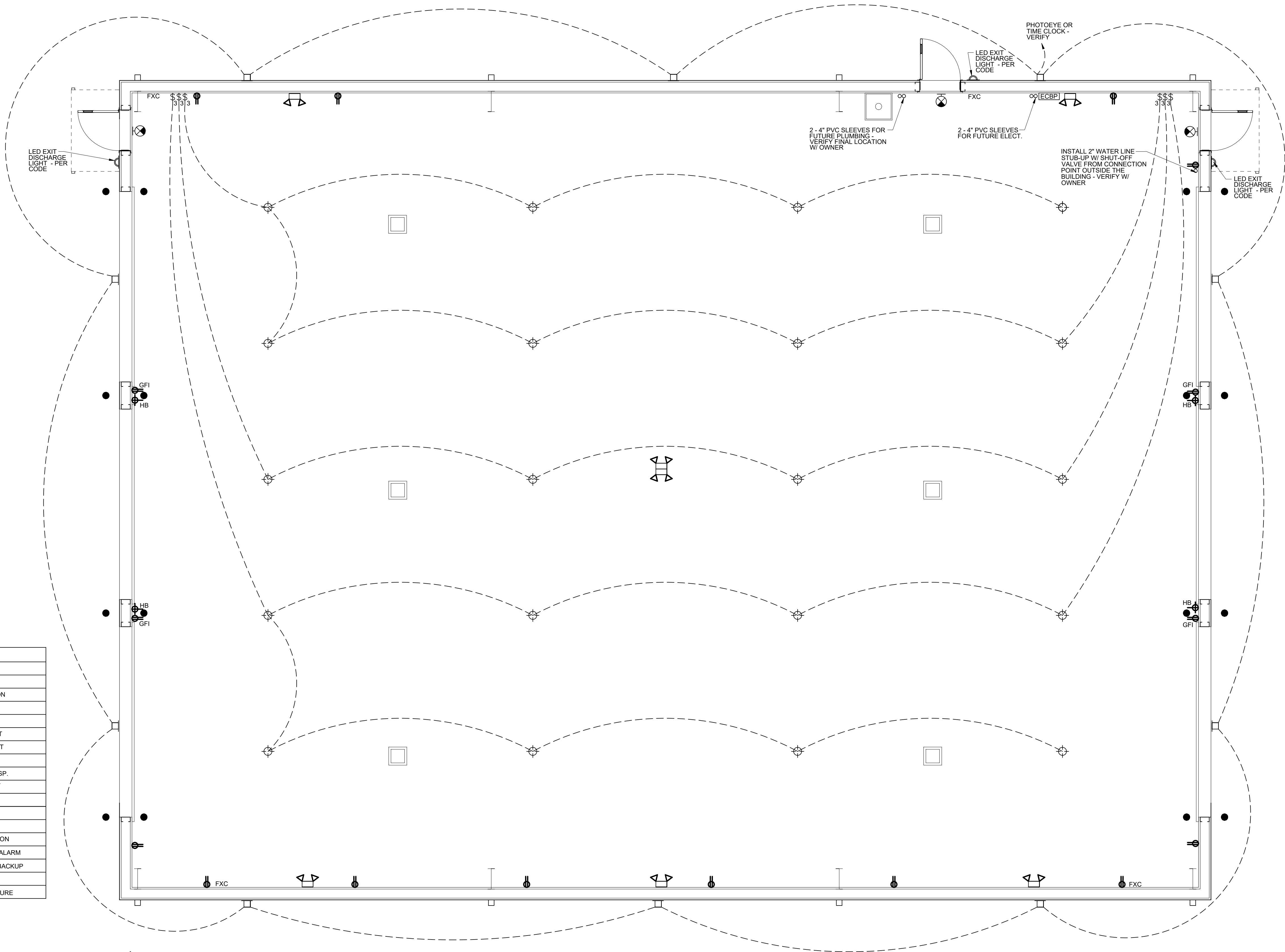
DRAWN BY: KDP
JOB NO.: 2025.11
DATE: 08/01/25
REVISION:

SHEET: DEVICE PLAN

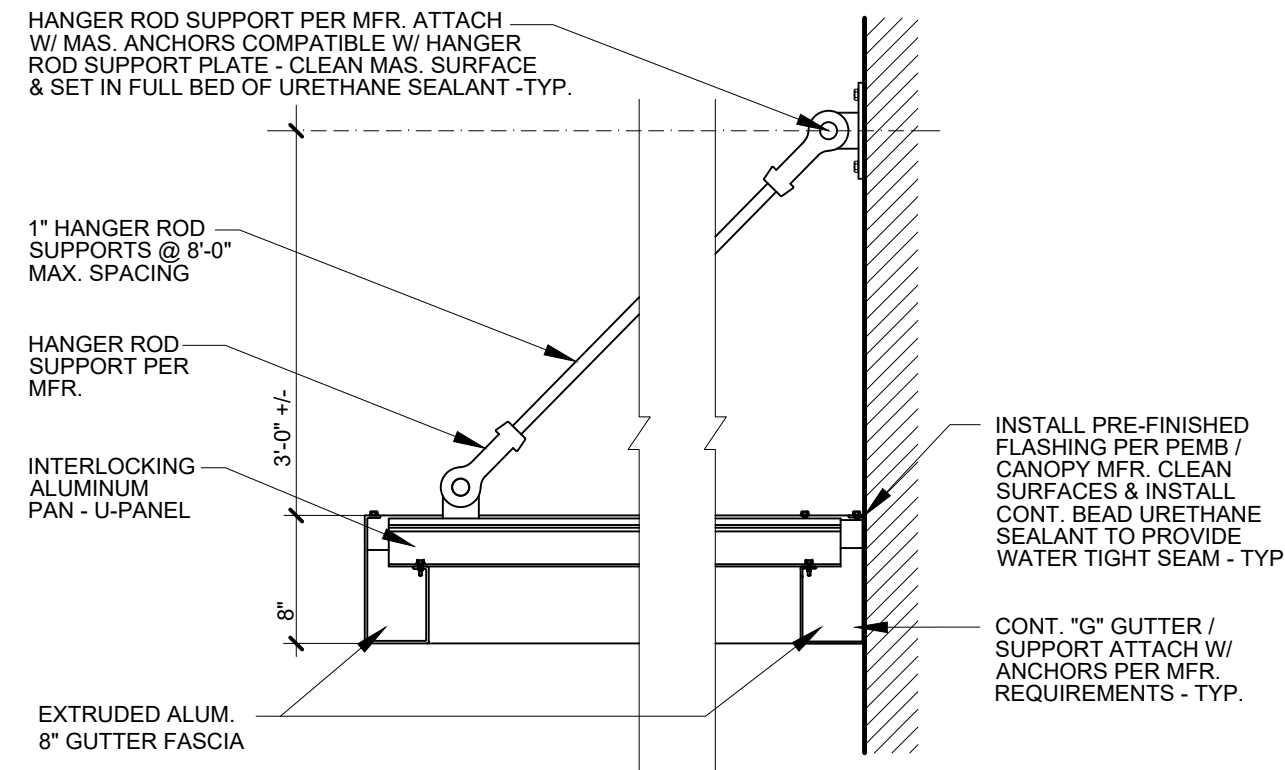
A7

DEVICE SYMBOLS			
	SWITCH WIRING		FIRE ALARM CONTROL PANEL
	ELECTRIC CIRCUIT BREAKER PANEL		FIRE ALARM STROBE / HORN
	JUNCTION BOX WITH CONDUIT TO ATTIC		FIRE ALARM EMERGENCY PULL STATION
	120 V WALL DUPLEX RECEPTACLE		FIRE ALARM EXTERIOR HORN
	GROUND FAULT INTERRUPTER RECEPT.		HEAT/SMOKE/RADON DETECTOR
	120 V DUPLEX RECEPT. W/ HGT. A.F.F.		MECHANICAL SUPPLY - CEILING MOUNT
	WATERPROOF RECEPTACLE		MECHANICAL RETURN - CEILING MOUNT
	240 V WALL DUPLEX RECEPTACLE		EMERGENCY BATTERY BACK UP LIGHT
	120 V FOURPLEX RECEPTACLE		LIGHT FIXTURE (LED) SURFACE OR SUSP.
	ISOLATED GROUND		EMERGENCY BATTERY BACK-UP LIGHT
	ELECTRICAL DISCONNECT		LED CAN LIGHT FIXTURE - DIMMMABLE
	HOSE BIBB - WASHER CONNECTIONS		SUSPENDED DECORATIVE FIXTURE
	WALL MTD. ELECT. HEATER W/ T-STAT		LED LIGHT FIXTURE - WALL MTD. (TBS)
	FIRE EXTINGUISHER IN WALL MTD. W/ CABINET		SINGLE POLE SWITCH - VERIFY LOCATION
	DRYER VENT W/ EXT. OUTLET & SCREEN		CO2 DETECTOR W/ AUDIBLE / STROBE ALARM
	DATA / COMMUNICATION / NETWORK		EMERGENCY EXIT LIGHT W/ BATTERY BACKUP
	LED SECURITY LIGHT - MTD. 10'-0" AFF MIN. ON PHOTOEYE		EXHAUST FAN / ELECTRIC MOTOR
			HIGH BAY SUSPENDED LED LIGHT FIXTURE

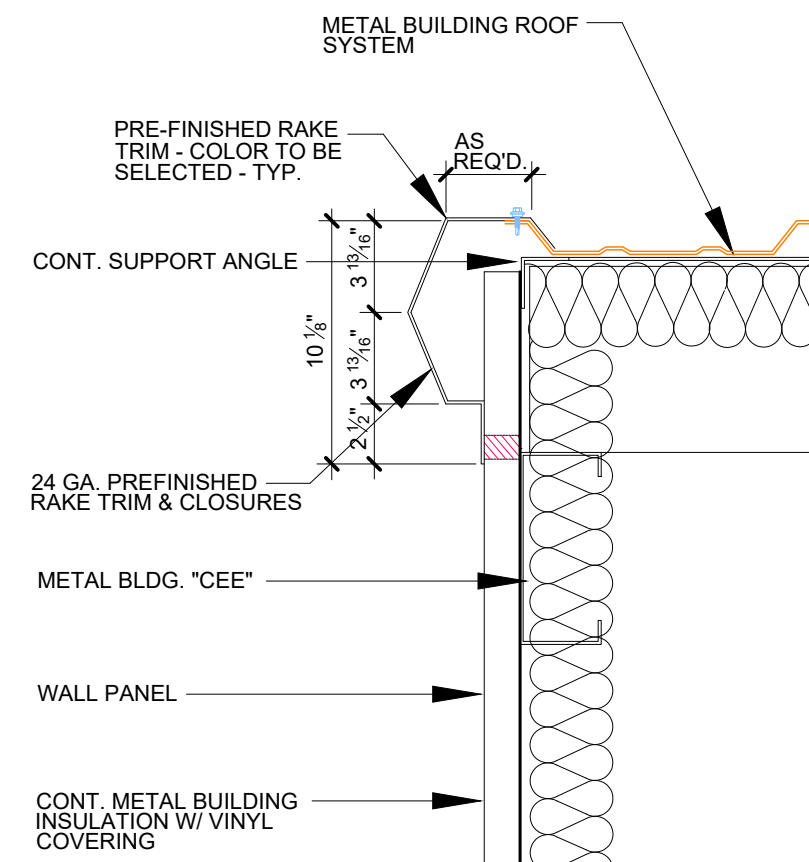
NOTE:
NOT ALL SYMBOLS ARE USED.



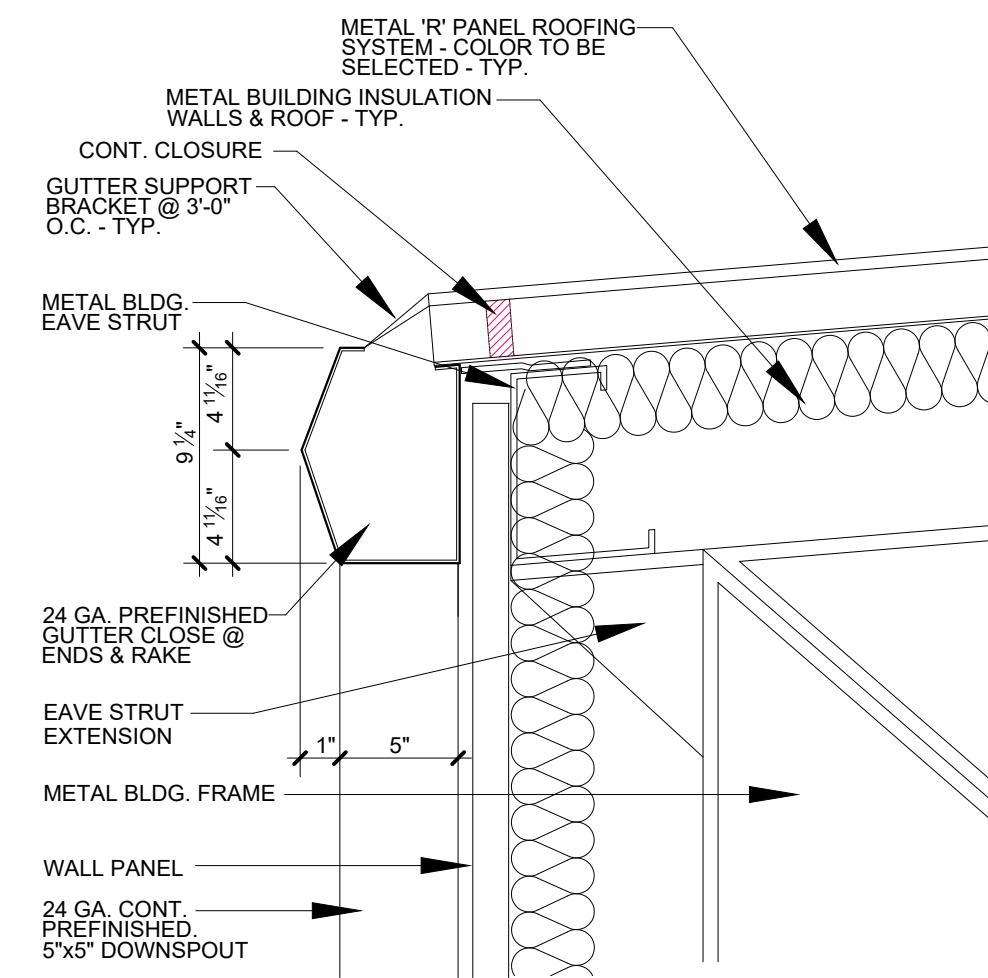
1 DEVICE PLAN
SCALE: 1/4" = 1'-0"



7 CANOPY SECTION
SCALE: 1" = 1'-0"

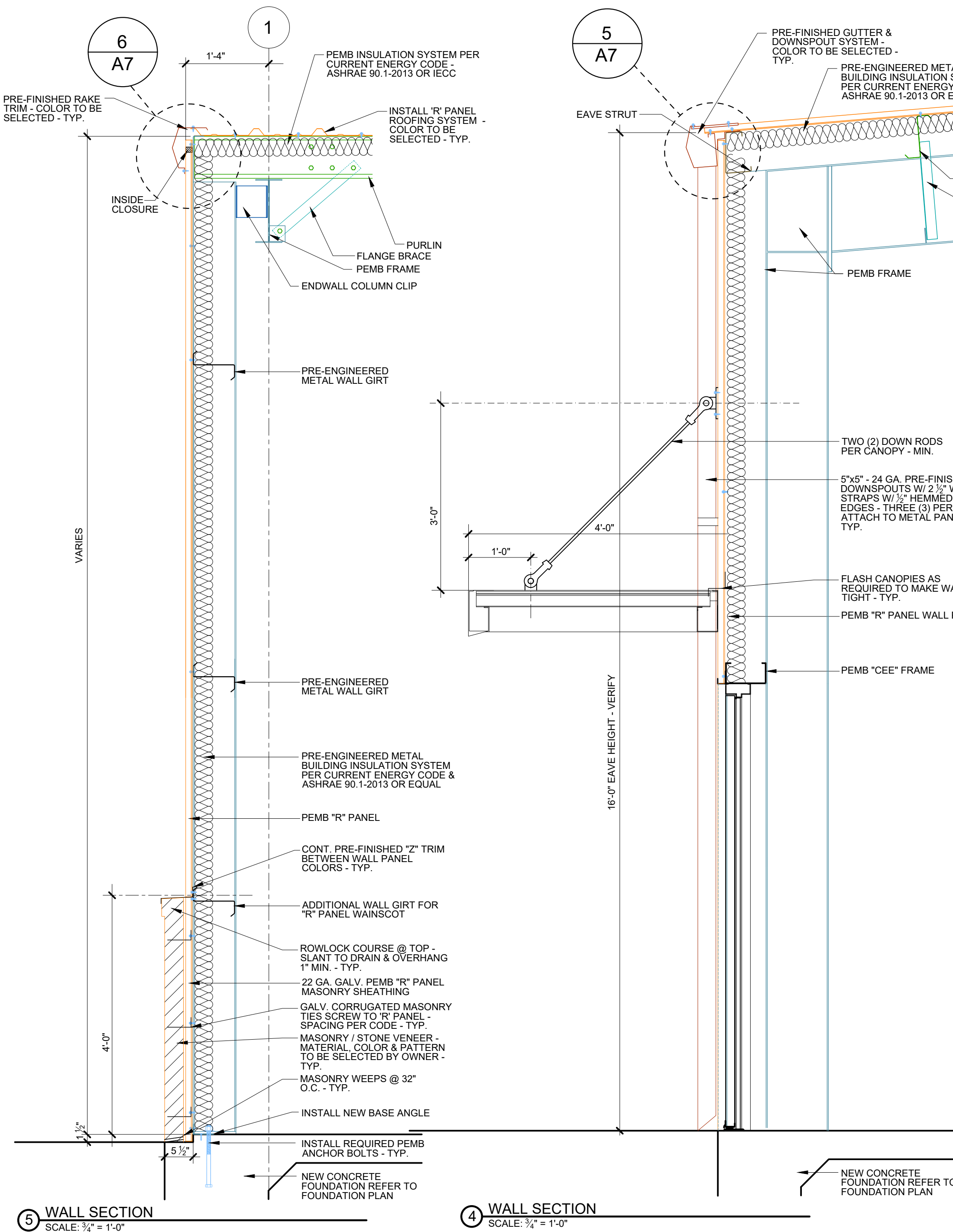


6 RAKE DETAIL
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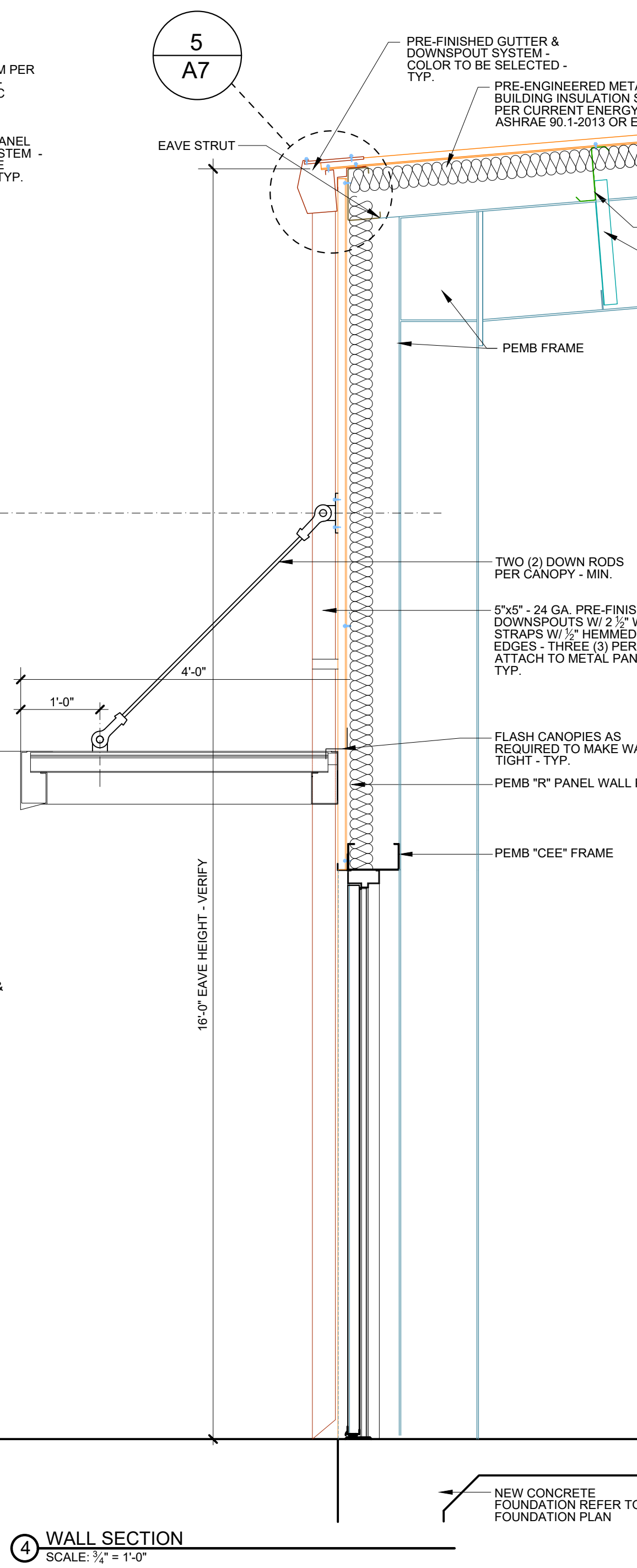


5 EAVE DETAIL
SCALE: 1 1/2" = 1'-0"

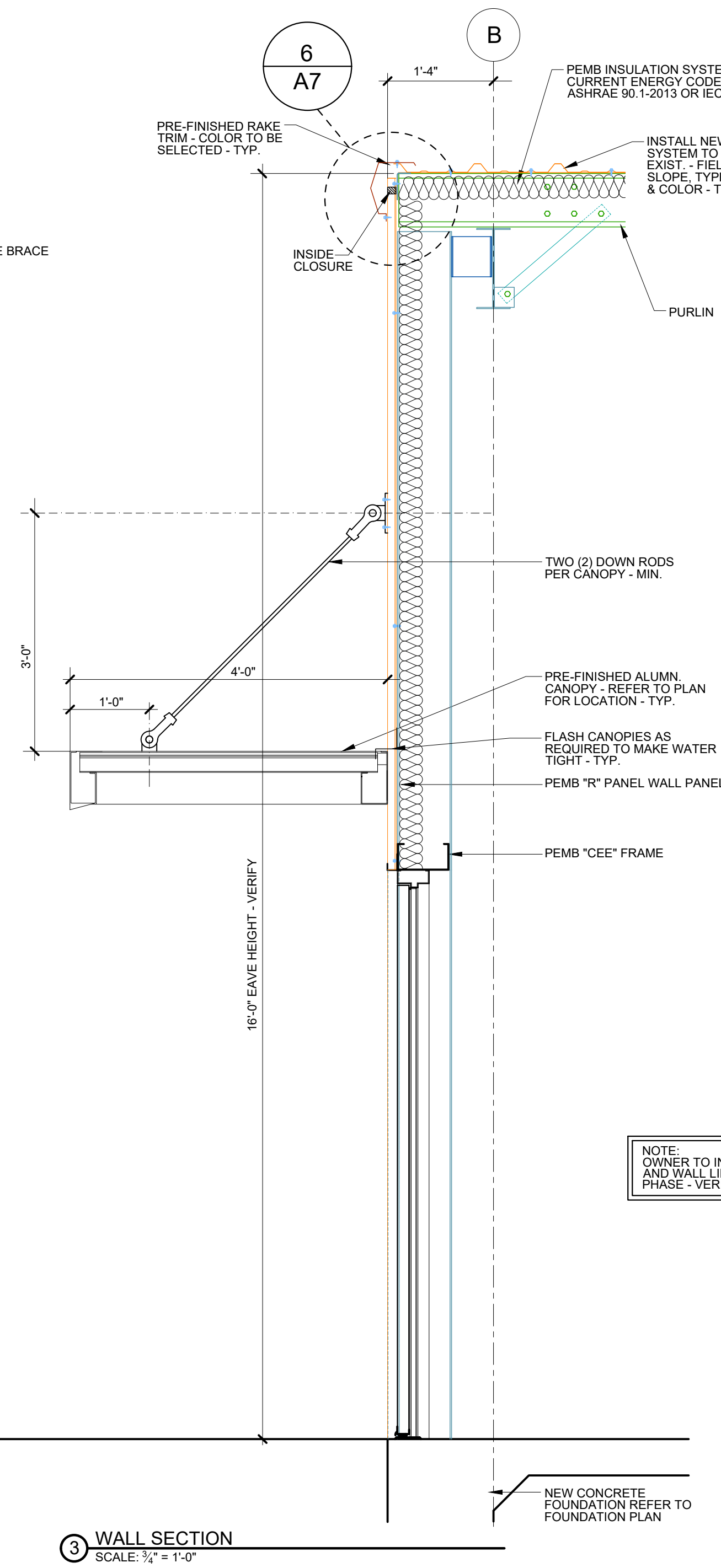
1 ADDENDUM NO. 1 - 08.15.25



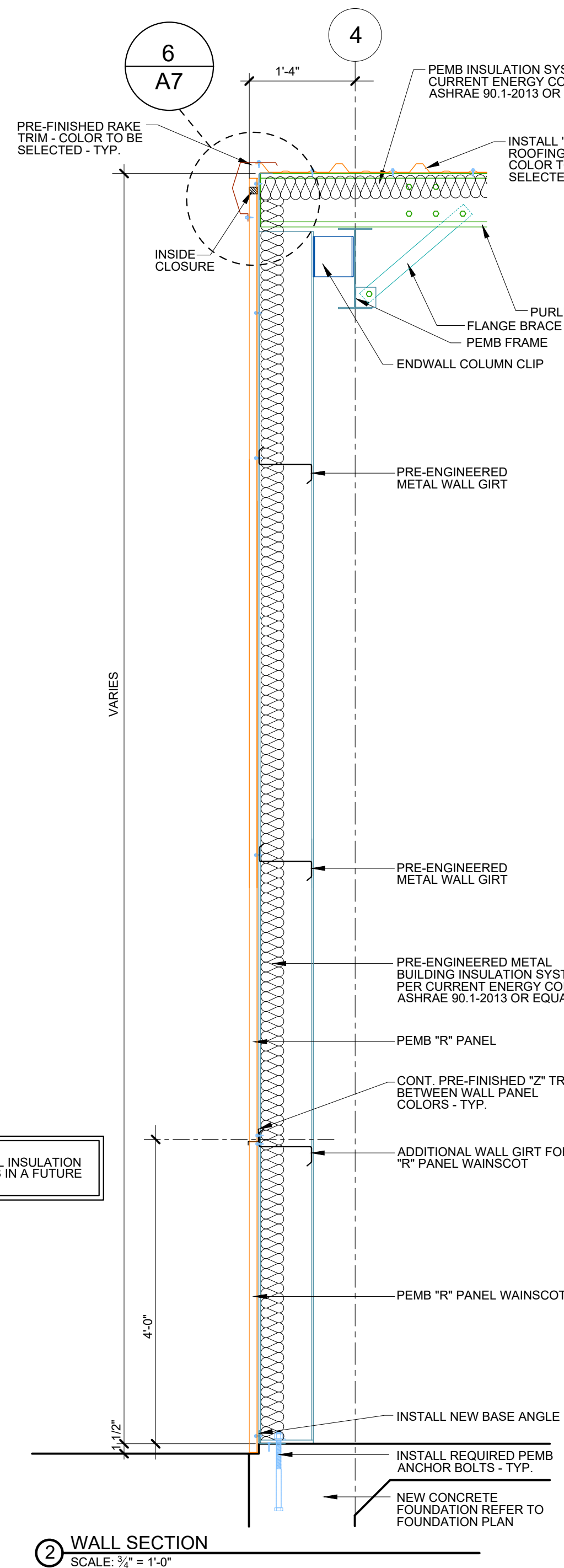
5 WALL SECTION
SCALE: 3/4" = 1'-0"



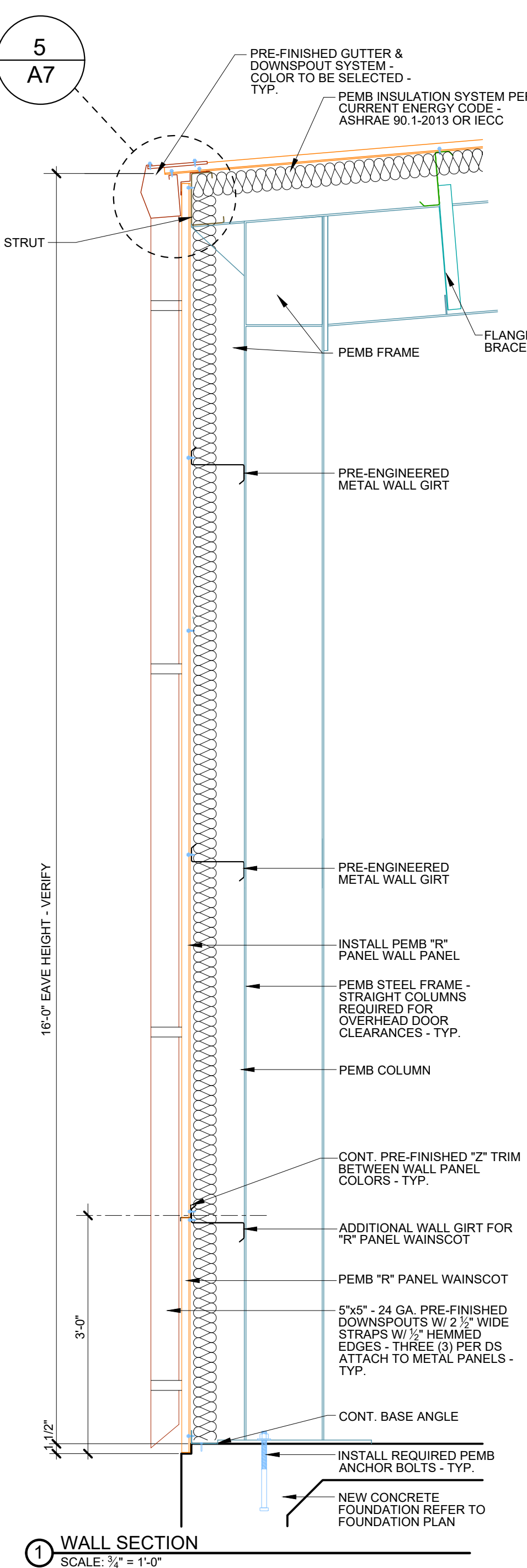
4 WALL SECTION
SCALE: 3/4" = 1'-0"



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



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



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

NOTE:
OWNER TO INSTALL WALL INSULATION
AND WALL LINER PANELS IN A FUTURE
PHASE - VERIFY

SEAL DATE: 08.01.2025
EXPIRATION DATE: 09.15.2025

PAYNE & ASSOCIATES
ARCHITECT & CONSTRUCTION SERVICES
PO BOX 131448 TYLER, TEXAS 75713
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KERENS VOLUNTEER FIRE DEPARTMENT
805 Southeast 3rd Street
Kerens, Texas 75144

ISSUED FOR:

- ☐ PRELIMINARY
☐ REVIEW
☒ PERMIT
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☐ CONSTRUCTION

PROJECT: NEW FIRE STATION

DRAWN BY: KDP
JOB NO.: 2025.11
DATE: 08/01/25
REVISION: 1 08/15/25

SHEET: WALL SECTIONS

A8

DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS

SECTION 00.21.13 – INSTRUCTIONS TO BIDDERS

A. AIA Document A101 – 2017, Standard Form of Agreement Between Owner and Contractor will be required of the successful bidder for this project.

SECTION 00.50.00 – CONTRACTING FORMS AND SUPPLEMENTS

A. Conditions: American Institute of Architect (AIA) Document A201, "General Conditions of the Contract for Construction", 2017 Edition, Articles 1 through 15 inclusive is made a part of this Contract.

1. Referenced Conditions maintain force and effect as though set forth in full and shall apply to all portions of Work.

B. Contractor is hereby specifically directed as condition of Contract, to obtain necessary number of copies of AIA Document A201 and to become fully acquainted with Articles contained therein.

1. Notify and apprise subcontractors and other parties to Contract and individuals and agencies engaged on Work as to contents.

C. The term "Contract" under this Contract shall refer to subcontractors as well as General Contractor.

SECTION 00.70.00 – CONDITIONS OF THE CONTRACT

A. Where provisions of General Conditions relate to Project administration and work-related requirements of the Contract, those paragraphs are expanded in Division 1 – General Requirements.

B. General Conditions, Supplementary Conditions and Division 1 – General Requirements contain information necessary for completion of every part of Project.

C. Term "Furnish" means supply and deliver to Project, unless otherwise defined in greater detail.

D. Term "Install" describes operations at Project, from inspecting and unloading to completion in place, ready for intended use.

E. Term "Provide" means furnish and install, complete and ready for intended use, unless otherwise defined in greater detail.

F. Terms approved, selected, directed, required, accepted, acceptable and satisfactory shall require written action by Architect.

G. Insurance: Contractor and the Owner's representative shall review Article 11 – Insurance with their insurance agents and legal counsel and provide coverages as agreed upon, but not for less than that required by law.

1. Submit Insurance Certificate indicating the following coverages:
a. General Liability: \$1,000,000.00 Each Occurrence; \$1,000,000.00 Personal Injury; \$2,000,000.00 General Aggregate Products / Completed – Employees; \$1,000,000.00 Employers Liability Disease – Policy Limit.

b. Business Group Auto Liability: \$1,000,000.00 Combined Single Limit.
c. Worker's Compensation: As required by the following limits: Workers Compensation Statutory Limits \$1,000,000.00 Employers Liability – Each Accident; \$1,000,000.00 Employers Liability Disease – Each Employee Operations Aggregate.

d. Certificate Holder: (To be identified in the construction contract) Shall be named as additional insured in regard to General Liability, Business Auto and Workers Compensation.

DIVISION 01 – GENERAL REQUIREMENTS

SECTION 01.10.00 – SUMMARY OF WORK

A. Work of Contract comprises construction of a new facility as indicated in Contract Documents.

B. Contract documents are intended to encompass everything necessary to perform Work properly, however, every item necessarily required may not be specifically mentioned or shown.

C. Titles and heading in Contract documents are for convenience and are not to be taken as a segregation of units of materials and labor.

D. Contractor Use of Premises: Conduct operations to ensure least inconvenience to general public and other businesses.

1. Limit use of premises for construction and storage to areas designated in writing by Owner's representative. Allow for work by other contractors and public access.

2. Assume full responsibility for protection and safekeeping of products under Contract, including those stored on site.

3. Coordinate access to building with Owner's representative and provide for building security as required.

E. Coordination: Coordinate Work to assure efficient and orderly sequence of installation of construction elements.

1. Make provisions for accommodating items installed by Owner or under separate Contract.

2. Verify characteristics of interrelated operating equipment are compatible: Coordinate work having interrelated responsibilities for installing, connection to and placing equipment in service.

3. Coordinate space requirements and installation of mechanical and electrical work: conceal pipes, ducts and wiring in finished areas: Coordinate locations of fixtures and outlets with finishes.

F. Establish grades, lines, and levels by use of recognized practices.

G. Regulatory Requirements: Contractor shall be responsible for contacting governing authorities directly for necessary information and decisions bearing upon performance of Work.

H. Reference Standards: For Products specified by association or trade standards, comply with requirements of referenced standard, except when more rigid requirements are specified or required by applicable codes.

1. Applicable date of each standard is that in effect as of Proposal date, except when a specific date is specified.

I. Cutting and Patching: Cut, fit and patch as required to complete Work to match adjacent undisturbed materials and finished to and:

1. Make parts fit together properly.

2. Uncover work to provide for installation of fit-limited work.

3. Remove and replace defective work.

4. Remove and replace work not conforming to Contract Documents.

5. Remove samples of installed work as required for testing.

6. Provide routine penetrations of non-structural surfaces for installation of piping and electrical conduit.

7. Should existing finish to be matched be of a new out-of-production or otherwise unavailable material, obtain Owner's representative's specific approval of substitutions.

8. Provide primers, sealers, underlayers, sealers, backing blocking, furring, suspension systems and accessories as required for any purpose in patching existing work.

9. Patch former openings to match adjacent undisturbed work.

10. Patch concrete slab surface (if required) using epoxy/and/or mortar: Adhesive Engineering Company "Conservative 104"; Sta-Crete 87 epoxy resin/hardener.

a. Mix fine sand/gravel using sand/gravel ratios recommended by resin manufacturer; finish patches to match adjacent surfaces.

SECTION 01.21.00 – PRICE AND PAYMENT PROCEDURE ALLOWANCES

A. Allowances: Lump sum allowances and unit cost allowances are listed below and as indicated on the Drawings. Amounts shall include all costs including overhead and profit except as specifically noted. Coordinate allowances with requirements for related and adjacent work.

B. Notification of Owner: Notify Owner of date when final decision on allowance items is required to avoid delays in the work.

C. Certification of Quantities: Furnish certification that quantities of products purchased are the actual quantities needed with reasonable allowance for cutting or installation losses, tolerances, mixing, waste, and similar margins.

D. Invoices and Delivery Slips: Submit invoices or delivery slips to indicate actual quantities of materials delivered and costs. Indicate amounts of applicable trade discounts.

E. Lump Sum Allowances: Include the following amounts in the base bid for materials, installation, overhead, profit and all costs for the following items.

1. Contingency: \$10,000.00

2. Materials Testing: \$5,000.00

All other costs are to be included in the base bid. Refer to the Drawings to determine quantities required and include total within base bid.

F. Owner Supplied Items:

1. Security Alarm and CCTV System – General Contractor to coordinate w/ Owners vendor.

2. Telephone System – General Contractor to install power & boxes indicated & coordinate w/ Owners vendor.

3. Computer Network System – General Contractor to install power & coordinate w/ Owners vendor.

SECTION 01.25.00 – SUBSTITUTION PROCEDURES

A. Products: Provide materials, systems and equipment specified:

For products specified by reference standard, provide product meeting standard: Submit request for substitutions for products not specified.

B. Requests for Substitutions: Submit requests for substitutions to the Architect with manufacturers "cut sheet" in writing. Architect will signify acceptance either by submitting AIA form G709 Proposal Request or in writing.

C. Contractor: Investigate proposed substitutions prior to submitting to the Architect – include cost and schedule changes caused by substitutions – Submit separate request for each product.

1. Requests indicate Contractor has investigated product and that it meets or exceeds specified products; will provide same warranty and waives claims for additional costs which subsequently become apparent.

2. Substitute products shall not be ordered without written acceptance of the Architect.

3. Environmental Concerns: Proposed substitutions shall be at least as environmentally sound as specified products. Manufacturer's cut sheets provide product composition information, fire rating, smoke density and other information may be required by the Architect for environmental considerations.

4. The Architect and Owner will be final judges of acceptability and reserve right to reject proposals due to insufficient information.

SECTION 01.50.00 – TEMPORARY FACILITIES AND CONTROLS

A. Temporary Power: Provide power service and lighting required for operations with branch wiring and distribution boxes located to allow service and light by means of construction-type power cords.

1. Connect to existing service, provide branch wiring and distribution boxes located to allow service and lighting by means of construction-type cords.

2. Maintain energy management controls to conserve power.

B. Noise, dust, and Pollution Control: Provide materials and equipment necessary to comply with Owner's representative and local requirements for noise, dust, and pollution control.

C. Barriers and Enclosures:

1. Provide environmentally safe barriers as may be required to protect adjacent properties from damage from operations and as required by governing authorities.

2. Provide, as specified, environmentally safe temporary enclosures where construction penetrates exterior components.

3. Materials: Provide, as specified, environmentally safe materials which are nontoxic, recyclable or reusable.

D. Cleaning: Control accumulation of waste materials and rubbish: Recycle or dispose of off-site at intervals approved by Owner's representative as required to maintain a clean and safe Job Site.

E. Signs: Subject to approval of Owner and Owner's representative.

F. Removal and Cleaning: Remove construction facilities, clean and repair damage, in excess of Contract requirements, caused by operations or use of temporary facilities.

SECTION 01.60.00 – PRODUCT REQUIREMENTS

A. Products:

1. Components supplied in quantity shall be interchangeable: Provide materials and systems by one manufacturer to extent possible: Provide new materials unless otherwise directed in Contract Documents.

2. Provide or install no asbestos containing materials.

B. Installation: Install items plumb, level and secure and in correct relation to adjacent products.

1. Secure products in place and positive anchorage devices designed and sized to withstand stresses, vibration, and racking.

C. Transportation: Transport products by methods to avoid damage, deliver undamaged in reusable unopened containers or packaging. Manufacturers are encouraged to use recyclable or reusable packaging materials.

D. Handling: Provide equipment and personnel to handle products with methods to prevent soil and damage.

1. Promptly install shipments to assure products comply with requirements, quantities are correct, and products are undamaged.

E. Storage: Store products in accordance with manufacturer's instructions with seals and label intact and legible.

1. Periodically inspect to assure products are undamaged and are maintained under required conditions.

F. Protection: After installation, provide coverings to protect products from damage from traffic and construction operations, remove when no longer needed.

SECTION 01.70.00 – EXECUTION AND CLOSEOUT REQUIREMENTS

A. Completion: At completion, submit Certification Work has been inspected and has been completed in accordance with Contract Documents and deficiencies noted by the Architect and Owner have been corrected.

B. Final Cleaning: Clean interior and exterior surfaces exposed to view: Remove temporary labels, stains, and foreign substances. Polish transparent and glossy surfaces, vacuum carpeted and soft surfaces. Use only non-toxic cleaning materials. Vinegar and water shall be used for cleaning glass; no other cleaning materials shall be permitted for glass.

1. Dust light fixtures.

2. Touch-up marred surfaces, dents, and scratches completely.

3. Repair or replace damaged finishes as required by Owner's representative.

4. Clean equipment and fixtures to a sanitary condition, clean or replace fixtures of mechanical equipment.

5. Remove waste, surplus materials and rubbish from Project and Site.

C. Project Record Documents: Keep Documents current, do not permanently conceal work until required information has been recorded.

1. Indicate actual work on Drawings: Indicate actual products used in Project Manual, including manufacturer, model number and options.

D. Data: Provide material, finish, maintenance data submitted by manufacturers bound in three ring binders, organized in format similar to Specifications.

1. Provide written operating instructions and maintenance procedure for equipment installed under equipment, electrical, plumbing, air conditions, heating, and ventilating subcontract.

E. Warranties: Provide warranties as required by Contract Documents and were provided by manufacturer for products specified.

1. Provide duplicate copies on Contractor letterhead, countersigned by manufacturer and where specified, countersigned by subcontractor and installer.

2. Rejection of Warranties: Owner reserves right to reject unsolicited and coincidental product warranties which detract from or confuse interpretations of Contract Documents.

F. Demonstrations: Prior to final inspection, demonstrate operation of each system to Owner.

DIVISION 02 – EXISTING CONDITIONS

SECTION 02.41.00 – DEMOLITION

A. Intent of Demolition Drawings: Were included, is to show general scope of demolition required to complete space in accordance with Contract Documents: demolition is not limited to items specifically shown.

1. Notify Architect of existing conditions not consistent with Contract Documents.

B. Comply with applicable local, state, and federal codes and regulations pertaining to safety of persons, property, and environmental protection on site.

C. Prevent movement and settlement: provide and place bracing or shoring and be responsible for safety and support of structures: assume liability for all movement, settlement, damage, and injury.

D. Cease operations if safety of structure appears to be endangered. Do not resume operations until safety is restored.

E. Arrange and pay for disconnecting, removing and capping utility services within areas of demolition. Disconnect and stub-off.

1. Notify Owner and affected utility company in advance and obtain necessary approvals before starting work.

F. Place markers to indicate location of disconnected services. Identify service lines and capping locations on Project Record Documents.

G. Cap off existing plumbing, electrical and mechanical not utilized in new scheme per code and clear of new work: cap abandoned floor penetrations below finish flooring.

1. Reuse existing circuits and plumbing lines where possible.

H. Repair damage to adjacent construction caused by demolition.

DIVISION 03 – CONCRETE

SECTION 03.30.00 – CAST – IN – PLACE CONCRETE – Paving & Sidewalks

A. Conform to ACI 318 Building Code and ACI 301 Specifications for Structural Concrete Buildings.

B. Concrete:

1. Ready – mixed concrete: ASTM C-94.

2. Strengths as indicated, 3,000 PSI minimum if not indicated, slump not to exceed 3 inches for slabs. Review Structural requirements.

C. Curing Material: Liquid membrane – forming compound conforming to ASTM C-309, Type 1.

D. Exterior slab finishes:

1. Scored to true level or slopes, tolerance 1/8 inch to 10 feet. Tool all salient edges of concrete.

2. (interior) Two-passes: trowel final all surfaces; hard, dense surface free from marks.

3. (Exterior) Brush broom surfaces that will remain exposed or that will receive other finish surfaces.

E. Curing: Cold with liquid membrane – forming compound per manufacturer's recommendation.

F. Testing: Concrete Slump tests and Compression Tests – Refer to Structural requirements.

Refer to Structural drawings where applicable – Structural Documents w/ Professional Engineers seal affixed to the drawing shall take precedence over this section when applicable.

DIVISION 05 – METALS

SECTION 05.50.00 – METAL FABRICATIONS

A. Provide stock and custom fabricated metal items which are not part of systems specified elsewhere, complete in margins.

B. Shop Drawings: Submit for fabrication and erection of metal fabrications; indicated profiles, sizes, connection, reinforcing and anchorage. Provide templates for anchor installation by others.

C. Field Measurements: Take field measurements prior to preparation of shop drawings and fabrication, where possible; do not delay job progress; allow for trimming and fitting where necessary.

D. Materials:

1. Steel Shapes, Plates and Bars: ASTM A36.

2. Steel Tubing: Cold formed ASTM A500; or hot rolled, ASTM A501; minimum Grade B; stainless where indicated.

3. Galvanized metal waivingcoatings, edges and reveals.

4. Fasteners and Rough Hardware: Type required for specific usage: Provide zinc-coated fasteners for exterior use or were built into exterior walls.

5. Paint: Prime paint metal fabrications; provide primers as recommended by paint manufacturers for substrates and paints specified in Section 09.000 – Painting.

F. Fabrication: Fabricate items with joints neatly fitted and properly secured; grind exposed welds continuous. Smooth and flush with adjacent finished surfaces and ease exposed edges.

G. Installation: Install square and level, accurately fitted and free of distortion and defects detrimental to appearance and performance.

H. Cooperate with other trades to recycle and dispose of refuse.

DIVISION 07 – ROOFING, WATERPROOFING AND INSULATION

SECTION 07.80.00 – FIRE AND SMOKE PROTECTION

Where structural members do not have a fire resistance rating as required by Code, Owner, or insurance requirements, provide a U.L. approved fireproofing material or system installed in accordance with a U.L. design listed assembly.

SECTION 07.84.00 – FIRE STOPPING

Where penetrations occur in a rated fire-resistant assembly, install fire stopping in a manner that maintains the required fire separation. Use fire stop system as manufactured by United States Gypsum or approved equal.

SECTION 07.90.00 – JOINT PROTECTION

A. Seal Interior and Exterior:

1. Joint between gypsum wall board and all the following: Trim: Base: Frames: window, Door: Mirrors: Coat Bars: Sealant "A".

2. Plumbing fixture wall / floor interface: Sealant "B".

3. Horizontal floor / deck joints: Sealant "C".

4. As indicated.

B. Back-Up Material: Fiberglass, polyurethane foam, or polyethylene foam as recommended by sealant manufacturer.

C. Materials:

1. Sealant "A": Paintable general-purpose GE all-purpose acrylic latex sealant or. Install or prime per manufacturer's guidelines.

2. Sealant "B": Silicone nubber, mildew resistant, conforming to ASTM C920. Approved: GE 7100 Sanitary Sealant.

3. Sealant "C": Polyurethane, one component, conforming to Fed. Spec. TT-S-00-230C. Type 1, Class A and UL (FFPD) Approved; Sarnobond NP-1.

4. Sealant "E": Non-hardening, highly elastic, water-based sealant meeting ASTM C557 and complying with ASTM C919. Approved: TIG Acoustical Sealant.

D. Color to approximate adjacent surfaces, unless directed or indicated otherwise. Submit sample to Owner's representative for approval prior to application.

DIVISION 08 – OPENINGS

SECTION 08.11.00 – METAL DOORS AND FRAMES

A. Provide pressed steel frames, including anchors and silencers.

B. References:

1. National Association of Architectural Metal Manufacturers (NAAMM): Hollow Metal Manual

C. Product Data: Submit manufacturer's literature.

D. Doors and Frames: Curries, Amvel or Ceco: Factory prime painted

1. Frames: Minimum 16-gauge steel frames in conformance with SDI-100 and NAAMM Hollow Metal Manual.

a. Knockdown Type: Knockdown (field-assembled) type: provide security anchors

b. Welded type: Welded (preassembled) type: Weld floor jamb anchors in place.

2. Provide fire rated units where applicable, in accordance with Underwriters Laboratories, Inc., (UL) standards. Refer to Drawings for rating requirements.

3. Door Silencers: Resilient type: Removable for replacement.

4. Doors: Complying with SDI A250.8 for level and model and SDI A250.4 for physical endurance level indicated; 1 1/2" thickness unless otherwise noted.

a. Interior Doors: Level 1 and Physical Performance Level C (Standard Duty) and

b. Exterior doors: Level 2 and Physical Performance Level B (Heavy Duty): metallic-coated steel sheet faces. Exterior Doors shall be insulated with a thermal resistance value (R-value) of not less than 2.1 degrees F x h x SFBTU, 6.3 R-value when tested according to ASTM C 1363.

5. Glass: Safety Glass:

a. Safety Glass – Clear, fully tempered

b. Wired Glass – Clear, Baroque Pattern

E. Fabrication: Accurately form and mitered corners: Prepare doors and frames to receive hardware.

1. Provide jamb anchors in accordance with referenced standards.

2. Knockdown Frames: Maintain hairline alignment at interlocking joints of knockdown frames.

3. Welded Frames: Weld on inside and grind to smooth, uniform finish.

F. Installation: Install doors and frames in accordance with SDI-100, 105, And NAAMM, plumb and square, maximum diagonal distortion of 1/16".

1. Ensure frame anchors are securely and rigidly attached to adjacent construction.

2. Door Silencers: Resilient type: Removable for replacement.

3. Doors: Complying with SDI A250.8 for level and model and SDI A250.4 for physical endurance level indicated; 1 1/2" thickness unless otherwise noted.

a. Interior Doors: Level 1 and Physical Performance Level C (Standard Duty) and

b. Exterior doors: Level 2 and Physical Performance Level B (Heavy Duty): metallic-coated steel sheet faces. Exterior Doors shall be insulated with a thermal resistance value (R-value) of not less than 2.1 degrees F x h x SFBTU, 6.3 R-value when tested according to ASTM C 1363.

5. Glass: Safety Glass:

a. Safety Glass – Clear, fully tempered

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F. Fabrication: Accurately form and mitered corners. Prepare doors and frames to receive hardware.

1. Provide jamb anchors in accordance with referenced standards.

2. Knockdown Frames: Maintain hairline alignment at interlocking joints of knockdown frames.

3. Welded Frames: Weld on inside and grind to smooth, uniform finish.

F. Installation: Install doors and frames in accordance with SDI-100, 105, And NAAMM, plumb and square, maximum diagonal distortion of 1/16".

1. Ensure frame anchors are securely and rigidly attached to adjacent construction.

J. EXAMINATION: Do not begin installation until substrates have been properly constructed and prepared. Confirm dimensions and elevations. Verify that wall structure can support canopy loads. If substrate preparation is the responsibility of another installer, notify Architect in writing of unsatisfactory preparation before proceeding.

K. PREPARATION: Clean surfaces thoroughly prior to installation. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

L. INSTALLATION: Install in accordance with manufacturer's instructions, approved submittals, and in proper relationship with adjacent construction.

M. CLEANING AND PROTECTION: Clean products in accordance with the manufacturer's recommendations. Touch-up, repair or replace damaged products before Substantial Completion.

SECTION 13.91.00 – BASIC MECHANICAL MATERIALS AND METHODS FOR FIRE PROTECTION

A. Provide and install a complete fire sprinkler system as required by local building authority and/or fire marshal. System shall consist but is not limited to the following: Test and drain valves; Auxiliary drains; Corrosion monitor; Floor control risers; Inspector's test and drain valves; Gauges, Alarms, Monitoring equipment; Test water containment system; Air venting valves; Accessories, Etc.

B. REFERENCES:

1. National Fire Protection Association:

a. NFPA 24 - Standard for the Installation of Private Fire Service Mains and Their Appurtenances.

2. American Society of Mechanical Engineers (ASME):

a. ASME B1.20.1 for threads for threaded-end valves.

b. ASME B16.1 for flanges on iron valves.

3.

STRUCTURAL ABBREVIATIONS		STRUCTURAL ABBREVIATIONS	
ABOVE FINISH FLOOR	A.F.F.	LINTEL	LNTL
ADDITIONAL	ADDL.	LIVE LOAD	LL
ALTERNATE	ALT.	LONGITUDINAL	LONG.
ANCHOR ROD	A.R.	LONG LEG HORIZONTAL	LLH
ANGLE	L	LONG LEG VERTICAL	LLV
APPROXIMATE	≈/APPROX.	LOW POINT	L.P.
ARCHITECTURAL	ARCHL.		
AT	@	MANUFACTURER	MANUF.
AIR CONDITIONER	A/C	MASONRY JOINT	M.J.
AIR HANDLING UNIT	AHU	MATERIAL	MATL.
		MAXIMUM	MAX.
		MECHANICAL	MECHL.
		MECHANICAL, ELECTRICAL, PLUMBING	M.E.P.
		METAL	MTL.
		MEZZANINE	MEZZ.
		MINIMUM	MIN.
		MISCELLANEOUS	MISC.
		MOMENT	M.
		MOMENT CONNECTIONS	M.C.
		NEAR SIDE	N.S.
		NOT TO SCALE	N.T.S.
		NUMBER	NO. OR #
		ON CENTER	O.C.
		OPENING(S)	OPNG
		OPPOSITE	OPP.
		OPPOSITE HAND	O.H.
		OUTSIDE DIAMETER	O.D.
		OUTSIDE FACE	O.F.
		OUT-TO-OUT	O-O
		CENTER LINE	CLG.
		CENTER TO CENTER	C/C
		CENTER LINE	CL
		CENTERED	CNTRD.
		CHANNEL	CH.
		CLEAR	CLR.
		COLUMN	COL.
		COMPRESSION	COMP.
		CONCRETE	CONC.
		CONCRETE MASONRY UNIT	CMU
		CONDENSING UNIT	CU
		CONDITION	CONDN.
		CONNECTION(S)	CONN.
		CONTINUOUS	CONT.
		CONSTRUCTION JOINT	C.J.
		COORDINATE	COORD.
		DETAIL	DTL.
		DEAD LOAD	D.L.
		DIAGONAL	DIAG.
		DIAGONAL BRACE	D.B.
		DIAMETER	DIA. OR Ø
		DIMENSION	DIM.
		DOUBLE	DBL.
		DOWEL	DWL.
		DOWN	DN.
		DRAWING	DWG.
		EACH	EA.
		EACH FACE	E.F.
		EACH WAY	E.W.
		ELECTRICAL	ELEC'L.
		ELEVATION	EL.
		ELEVATOR	ELEV.
		ENGINEER	ENGR.
		EQUAL (EQUALLY)	EQ.
		EXPANSION	EXP.
		EXPANSION JOINT	E.J.
		EXISTING	EX.
		EXTERIOR	EXT.
		FACE TO FACE	F/F
		FACE OF	F.O.
		FAR SIDE	F.S.
		FINISHED	FIN.
		FINISHED FLOOR	FIN. FLR.
		FLANGE BRACE	FLB.
		FLOOR DRAIN	F.D.
		FOOTING	FTG.
		FOUNDATION	FDN.
		GAGE OR GAUGE	GA.
		GALVANIZED	GALV.
		GENERAL	GEN.
		GLUE-LAMINATED BEAM	G.L.B.
		GRADE	GR.
		GRADE BEAM	GR.BM
		GYP-SUM BOARD	GYP.BD.
		HEADED STUD	H.S.
		HEIGHT	HT.
		HIGH POINT	H.P.
		HORIZONTAL	HORIZ.
		INFORMATION	INFO.
		INSIDE DIAMETER	I.D.
		INSIDE FACE	I.F.
		INTERIOR	INT.
		INTERMEDIATE	INTERM.
		JOINT	JT.
		JOIST(S)	JST.
		JOIST BEARING	JST. BRNG.
		KIPS	K.
		KNEE BRACE	K.B.
		KIPS PER SQUARE INCH	KSI
		LARGER THAN OR EQUAL TO	≥
		LEAN-TO FRAME	LTF
		LESS THAN OR EQUAL TO	≤

GENERAL NOTES			
DESIGN CODES AND LOADS			
1.	BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE		
2.	STRUCTURAL CONCRETE: BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE, AMERICAN CONCRETE INSTITUTE, ACI 318		
3.	CONCRETE MASONRY: BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES, ACI 530, ASCE 5, TMS 402		
4.	STRUCTURAL STEEL: MANUAL OF STEEL CONSTRUCTION, AMERICAN INSTITUTE OF STEEL CONSTRUCTION		
5.	WOOD: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION, ALLOWABLE STRESS DESIGN		
6.	DESIGN WIND LOAD CRITERIA:		
	V-L, TIME	120 MPH	
	V-S, DATE	93 MPH	
	RISK CATEGORY	IV	
	EXPOSURE	C	
	INTERNAL PRESS. COEFF.	±0.18	
7.	DESIGN LIVE LOADS:		
	ROOF	20 PSF	
	MECHANICAL	AS REQ'D	
	RETAIL	100 PSF	
8.	DESIGN SNOW LOAD:		
	GROUND SNOW	5.0 PSF	
	Pf	4.2 PSF	
	Cd	1.2	
	IMPORTANCE FACTOR	1.0	
	Ci	1.0	
9.	DESIGN SEISMIC LOAD:		
	RISK CATEGORY	IV	
	IMPORTANCE FACTOR	1.50	
	Ss	0.080g	
	S1	0.080g	
	SITE CLASS	D	
	Sds	0.086g	
	SD1	0.080g	
	SEISMIC DESIGN CATEGORY	C	
	SLRS		
		STRUCTURAL STEEL SYSTEM NOT SPECIFICALLY DETAILED FOR SEISMIC RESISTANCE	
		V	0.048 W
		Cs	0.048
		R	3
		ANALYSIS METHOD	EQUIVALENT LAT. FORCE
MISCELLANEOUS			
1.	SCALES INDICATED ON THE DRAWINGS ARE FOR GENERAL INFORMATION ONLY. NO DIMENSIONAL INFORMATION SHALL BE OBTAINED BY DIRECT SCALING OF THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO THE START OF CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER OF RECORD.		
2.	CONTRACTOR SHALL VERIFY ALL CONDITIONS AT THE JOBSITE AND REPORT ANY DISCREPANCIES TO THE STRUCTURAL ENGINEER OF RECORD.		
3.	ALL METHODS, PROCEDURES, AND SEQUENCES OF CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO INSURE AND MAINTAIN THE INTEGRITY OF THE STRUCTURE DURING ALL STAGES OF CONSTRUCTION.		
4.	THE STRUCTURE HAS BEEN DESIGNED FOR THE IN-SERVICE LOADING CONDITIONS ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ALL FORM WORK AND SHORING OPERATIONS. THE CONTRACTOR SHALL MAINTAIN STRUCTURE STABILITY AND SAFETY DURING ALL PHASES OF CONSTRUCTION, IN ACCORDANCE WITH SEIACSE 37-01 "DESIGN LOADS ON STRUCTURES DURING CONSTRUCTION."		
5.	CONSTRUCTION MATERIALS AND EQUIPMENT LOADS ON FRAME FLOORS OR ROOFS SHALL BE SPREAD OUT AND SHALL NOT EXCEED THE DESIGN LIVE LOADS PER SQUARE FOOT. PROVIDE ADEQUATE SHORING AND BRACING WHERE STRUCTURE HAS NOT ATTAINED DESIGN STRENGTH. CONSTRUCTION EQUIPMENT WITH WHEEL LOADS GREATER THAN 2000 POUNDS ARE NOT PERMITTED ON THE SLAB WITHOUT PRIOR WRITTEN AGREEMENT OF THE STRUCTURAL ENGINEER OF RECORD.		
6.	STRUCTURAL MEMBERS HAVE BEEN LOCATED AND DESIGNED TO ACCOMMODATE THE MECHANICAL EQUIPMENT AND OPENINGS AS SPECIFIED BY THE MECHANICAL CONSULTANT. THE CONTRACTOR SHALL COORDINATE ANY SUBSTITUTIONS REQUIRING REVISIONS TO THE STRUCTURAL FRAMING WITH THE STRUCTURAL ENGINEER OF RECORD.		
7.	THERE SHALL BE NO DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS UNLESS APPROVED IN WRITING BY THE STRUCTURAL ENGINEER OF RECORD. ANY PROPOSED ADDITIONS, SUBSTITUTIONS, OR MODIFICATIONS SHALL BE SUBMITTED IN WRITING WELL IN ADVANCE OF NEED FOR MATERIAL ON SITE. SHOP DRAWINGS DO NOT CONSTITUTE "IN-WRITING" UNLESS THE PROPOSED CHANGES ARE CLEARLY AND SPECIFICALLY IDENTIFIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL REVISIONS TO THE STRUCTURAL FRAMING SYSTEM RESULTING FROM ACCEPTANCE OF ALTERNATES OR SUBSTITUTIONS FROM OTHER DISCIPLINES.		
8.	REPRODUCTIVE USE OF THE STRUCTURAL DRAWINGS IN PART OR IN WHOLE FOR SHOP DRAWINGS, ERECTION DRAWINGS, OR ANY OTHER SUBMITTAL PURPOSES SHALL NOT BE ALLOWED.		
9.	REQUESTS FOR CAD FILES SHALL BE SUBMITTED IN WRITING TO STRUCTURAL ENGINEER OF RECORD AND WILL BE CONSIDERED ON A CASE BY CASE BASIS. CAD FILES WILL NOT BE RELEASED TO CONTRACTORS OR SUBCONTRACTORS WITHOUT AN EXECUTED CAD RELEASE WAIVER AND PAYMENT OF RELATED SERVICE FEES.		
10.	CONTRACTOR SHALL BE RESPONSIBLE FOR FITTING NEW WORK WITH EXISTING CONSTRUCTION. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO PROTECT EXISTING BUILDINGS, PAVING, AND PARKING SURFACES DURING CONSTRUCTION. WHERE ANY EXISTING CONSTRUCTION IS DAMAGED DURING CONSTRUCTION, IT SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.		
11.	CONTRACTOR SHALL COORDINATE ALL MISCELLANEOUS STEEL REQUIREMENTS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.		
12.	ALL DETAILS NOTED OR LABELED AS TYPICAL (TYP.) APPLY IN A GENERAL SENSE TO THE DRAWINGS WHERE CONDITIONS ARE APPLICABLE OR SIMILAR.		
SUBGRADE PREPARATION			
1.	ALL SUBGRADE PREPARATION, EXCAVATIONS, SITEWORK, AND SELECT FILL OPERATIONS SHALL BE IN ACCORDANCE WITH THE REFERENCED GEOTECHNICAL INVESTIGATION REPORT.		
2.	CONTRACTOR SHALL PROVIDE COPIES OF ALL COMPACTION TESTS FOR EACH LIFT OF FILL PLACED TO HOLLAND ENGINEERING, LLC. NO LIABILITY, EITHER EXPRESSED OR IMPLIED, SHALL BE ASSUMED BY HOLLAND ENGINEERING, LLC FOR THE BEHAVIOR OF THE FOUNDATION SYSTEM CONSTRUCTED ON UNCONTROLLED OR UNTESTED FILL.		
3.	ALL SITE PREPARATION, INCLUDING BUT NOT LIMITED TO SURFACE AND SUBSURFACE GROUNDWATER DRAINAGE, SHALL BE AS DESIGNED AND SPECIFIED BY THE GEOTECHNICAL ENGINEER AND/OR CIVIL ENGINEER.		
4.	CONTRACTOR AND/OR OWNER SHALL PROVIDE FOR DRAINAGE ASSESSMENTS AND OBTAIN SITE GRADING RECOMMENDATIONS FROM A LICENSED PROFESSIONAL CIVIL ENGINEER. HOLLAND ENGINEERING, LLC SHALL NOT BE HELD LIABLE FOR THE SITE GRADING AND DRAINAGE.		
5.	WATER SHALL NOT BE ALLOWED TO COLLECT IN OR NEAR FOOTING EXCAVATIONS.		
6.	PROPER DRAINAGE SHALL BE COORDINATED WITH THE CIVIL AND/OR GEOTECHNICAL ENGINEER DURING SUBGRADE PREPARATION.		
FOUNDATIONS AND SLABS ON GRADE			
1.	FOUNDATION DESIGN IS BASED ON A GEOTECHNICAL INVESTIGATION PERFORMED BY EYNCON ENGINEERING & SURVEYING, LLC, ENNIS, TEXAS, PROJECT NO. 10424075, DATED MAY 15, 2024, AND ALL SUPPLEMENTAL ADDENDA.		
2.	FOUNDATION DESIGN IS BASED ON THE FOLLOWING ALLOWABLE BEARING CAPACITIES:		
	TOTAL LOAD	7500 PSF	
	SKIN FRICTION	500 PSF	
3.	FOR DRILLED AND UNDERREAMED PIERS AT A DEPTH OF 13 FEET BELOW EXISTING GRADE:		
	DRILLED PIERS SHALL BE EXCAVATED, CLEANED, AND REINFORCED, AND CONCRETE SHALL BE PLACED ON THE SAME DAY. IF BELLS OR UNDERREAMS CANNOT BE FORMED WITHOUT CAVING OF THE SOIL, THE STRUCTURAL AND GEOTECHNICAL ENGINEERS SHALL BE NOTIFIED BEFORE FURTHER CONSTRUCTION IS ATTEMPTED.		
4.	TEMPORARY STEEL CASINGS MAY BE REQUIRED DURING THE INSTALLATION OF DRILLED PIERS (REFER TO GEOTECHNICAL REPORT). THE CONTRACTOR SHALL PROVIDE A UNIT PRICE FOR THE USE OF STEEL CASINGS AS A SEPARATE ITEM IN THE CONTRACT.		
5.	IF FOUNDATION CONDITIONS ARE NOTED DURING CONSTRUCTION THAT DIFFER FROM THE REFERENCED GEOTECHNICAL INVESTIGATION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT, STRUCTURAL ENGINEER, AND GEOTECHNICAL ENGINEER BEFORE ANY FURTHER FOUNDATION CONSTRUCTION IS ATTEMPTED.		
6.	CONTRACTOR SHALL NOTIFY STRUCTURAL ENGINEER 48 HOURS PRIOR TO PLACEMENT OF CONCRETE.		
7.	HOLLAND ENGINEERING, LLC, STRUCTURAL ENGINEER OF RECORD, STRONGLY RECOMMENDS CONTRACTOR ENGAGE SERVICES OF SER FOR SITE OBSERVATION OF REINFORCING STEEL FOR PIERS, FOOTINGS, GRADE BEAMS, AND SLAB PRIOR TO CONCRETE PLACEMENT.		
8.	WHERE CONCRETE SLAB ON GRADE IS TO RECEIVE SENSITIVE ARCHITECTURAL FINISHES, OR TO BE EXPOSED, CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL JOINTS TO ALIGN WITH JOINTS IN THE FINISHED SURFACE. CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO PROTECT SURFACES THAT WILL REMAIN EXPOSED AFTER CONSTRUCTION.		

CAST-IN-PLACE CONCRETE						
1.	CAST-IN-PLACE CONCRETE SHALL HAVE NORMAL WEIGHT COARSE AGGREGATES CONFORMING TO ASTM C33, NATURAL SAND FINE AGGREGATES, TYPE I PORTLAND CEMENT CONFORMING TO ASTM C150.					
2.	FLY ASH MAY BE USED TO REPLACE A MAXIMUM OF 25% OF THE TOTAL CEMENTITIOUS CONTENT. FLY ASH SHALL CONFORM TO ASTM C618, CLASS C OR F.					
3.	CAST-IN-PLACE CONCRETE SHALL STRICTLY ADHERE TO THE PROPORTIONS ESTABLISHED IN DESIGN MIXES, CONSISTING OF THE ACTUAL MATERIALS TO BE USED DURING CONSTRUCTION. DESIGN MIXES SHALL BE PREPARED AND SUBMITTED TO THE STRUCTURAL ENGINEER OF RECORD FOR REVIEW PRIOR TO USE. MIX DESIGN PROPORTIONS SHALL BE IN ACCORDANCE WITH ACI 211/301/318. CONCRETE MIX DESIGNS SHALL BE IN ACCORDANCE WITH THE FOLLOWING TABLE.					
CONCRETE MIX DESIGN SCHEDULE						
TYPE OF CONSTRUCTION	CONCRETE CLASS	MIN. COMP. STRENGTH AT 28 DAYS (psi)	TOTAL AIR	MAXIMUM W/C RATIO	SLUMP (in.)	MAXIMUM AGGREGATE SIZE (in.)
GRADE BEAMS, PLINTHS, & WALLS	NWC	3000	4.5%±1.5%	0.55	3-5	1
FOOTINGS & INTERIOR SLAB-ON-GRADE	NWC	3000	3% MAX. (ENTRAPPED)	0.50	3-5	1
DRILLED PIERS	NWC	4000	3% MAX. (ENTRAPPED)	0.50	4-6	1
A. MIN. CEMENTITIOUS CONTENT = 5 SACKS PER CUBIC YARD (MAX. OF WHICH MAY BE 25% FLY ASH).						
B. USE OF CALCIUM CHLORIDE IS NOT PERMITTED.						
4.	MIXING, TRANSPORTATION, AND PLACEMENT OF CONCRETE SHALL BE IN ACCORDANCE WITH ACI 301.					
5.	CONCRETE SHALL NOT BE PLACED WHEN AMBIENT AIR TEMPERATURE IS 40° OR LESS AND FALLING.					
6.	FRESH CONCRETE SHALL BE PROTECTED FROM FREEZING WHEN CONCRETE WILL BE EXPOSED TO AMBIENT AIR TEMPERATURES LESS THAN 32° FOR MORE THAN 6 HOURS WITHIN THE FIRST 72 HOURS OF PLACEMENT.					
7.	CONTRACTOR SHALL COORDINATE THE COMPATIBILITY OF ALL CURING COMPOUNDS WITH ARCHITECTURAL FLOOR FINISHES.					
8.	REINFORCING BARS SHALL CONFORM TO ASTM A 615, GRADE 60.					
9.	WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185. FABRIC SHALL BE SUPPLIED IN FLAT SHEETS AND SHALL BE LAPPED 2 MESHES AT SPLICES.					
10.	DETAILING OF CONCRETE REINFORCING BARS AND ACCESSORIES SHALL CONFORM TO THE RECOMMENDATIONS OF ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" AND ACI SP-46 "DETAILING MANUAL."					
11.	TIE OR STIRRUP SPACINGS SHALL BE AS INDICATED IN THE DRAWINGS. STARTING FROM THE FACE OF EACH SUPPORT, THE FIRST STIRRUP SHALL BE PLACED AT A SPACING OF S/2 FROM THE FACE OF EACH SUPPORT, WHERE "S" IS THE TYPICAL SPACING.					
12.	PROVIDE CORNER BARS IN CONCRETE STEM WALLS OR GRADE BEAMS AS DETAILED.					
13.	CONCRETE PROTECTION FOR REINFORCING BARS:					
	GRADE BEAM TOP BARS				1 1/2"	
	GRADE BEAM SIDE BARS				3"	
	GRADE BEAM BOTTOM BARS				3"	
	WALLS				1 1/2"	
	SLABS				AS DETAILED	
	FOOTING - BOTTL. & SIDES				3"	
	FOOTING - TOP				2"	
	DRILLED PIERS				3"	
14.	REINFORCEMENT DESIGNATED AS "CONTINUOUS" IN THE DRAWINGS SHALL BE LAP-SPLICED IN ACCORDANCE WITH THE REINFORCING STEEL DEVELOPMENT SCHEDULE. SPLICE TOP BARS OF GRADE BEAMS AS REQUIRED AT MIDSPAN BETWEEN SUPPORTS. SPLICE BOTTOM BARS OF GRADE BEAMS AS REQUIRED AT CENTERLINE OF SUPPORTS. PROVIDE STANDARD ACI HOOKS AT ALL DISCONTINUOUS ENDS.					
15.	HORIZONTAL JOINTS SHALL NOT BE PERMITTED UNLESS DETAILED OTHERWISE. WHERE ALLOWED, HORIZONTAL JOINTS SHALL BE ROUGHENED TO 1/4" AMPLITUDE PRIOR TO SUBSEQUENT CONCRETE PLACEMENT OPERATIONS. VERTICAL JOINTS IN CONCRETE BEAMS SHALL OCCUR AT MIDSPAN BETWEEN SUPPORTS.					
16.	CONTRACTOR SHALL VERIFY THE PRESENCE, LOCATION, AND SIZES OF ALL OPENINGS, DEPRESSIONS, AND EMBEDMENTS PRIOR TO PLACING CONCRETE. NO OPENINGS SHALL BE PERMITTED THROUGH CONCRETE, UNLESS DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER OF RECORD. CONDUIT FOR ELECTRICAL OR PLUMBING LINES SHALL BE SLEWED THROUGH GRADE BEAMS.					
17.	ALL DRILLED/EPoxy SET ANCHORS OR DOWELS SHALL BE AS MANUFACTURED BY HILTI. (NO SUBSTITUTIONS ALLOWED WOUT WRITTEN APPROVAL OF STRUCTURAL ENGINEER.) REFER TO POST-INSTALLED ANCHORS NOTE.					
18.	CONTRACTOR SHALL MAKE PROVISIONS FOR FINISHING EXPOSED CONCRETE. AS SOON AS FORMS ARE REMOVED, UNDESIRABLE FINIS AND PROJECTIONS SHALL BE REMOVED, OFFSETS SHALL BE LEVELED, AND VOID OR DAMAGED PLACES SHALL BE IMMEDIATELY SATURATED WITH WATER AND FINISHED WITH CEMENTITIOUS PASTE OR MORTAR OF THE SAME COMPOSITION AS USED IN THE MIX. EXPOSED SURFACES SHALL BE RUBBED WITH CARBORUNDUM STONE TO A SMOOTH FINISH, FREE FROM FORM MARKS OR HONEYCOMBS.					
19.	OWNER SHALL PROVIDE FOR QUALITY CONTROL OF CAST-IN-PLACE CONCRETE BY EMPLOYING A QUALIFIED TESTING LABORATORY SERVICE TO PREPARE AND TEST CONCRETE COMPRESSION CYLINDERS, SLUMP, AIR CONTENT, TEMPERATURE, ETC., IN ACCORDANCE WITH PROJECT SPECIFICATIONS, OR AS FOLLOWS:					
19.1.	TESTING FREQUENCY: OBTAIN ONE COMPOSITE SAMPLE OF (6) CYLINDERS FOR EACH DAY'S POUR FOR EVERY 50 CU. YD. OR FRACTION THEREOF.					
19.2.	SLUMP TEST: ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR.					
19.3.	AIR CONTENT: PRESSURE METHOD, ONE TEST FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR.					
19.4.	CONCRETE TEMPERATURE: ONE TEST HOURLY WHEN AIR TEMPERATURE IS 40 DEGREES AND BELOW AND WHEN 80 DEGREES AND ABOVE, AND ONE TEST FOR EACH COMPOSITE SAMPLE.					
19.5.	COMPRESSIVE STRENGTH TESTS: TEST ONE SET OF TWO (2) CYLINDERS AT 7 DAYS AND ONE SET OF TWO (2) CYLINDERS AT 28 DAYS AND HOLD ONE (1) CYLINDER FOR TESTING WHEN REQUIRED BY ARCHITECT/ENGINEER. RESULTS SHALL INDICATE THE AVERAGE COMPRESSIVE STRENGTH FOR EACH SET OBTAINED FROM THE SAME COMPOSITE SAMPLE AND TESTING AT THE AGE INDICATED.					
19.6.	ALL TEST REPORTS SHALL BE SUBMITTED TO THE PROJECT ARCHITECT AND STRUCTURAL ENGINEER FOR REVIEW. CONCRETE SHALL BE PLACED CONTINUOUSLY, WITHOUT INTERRUPTION, IN SUCH A MANNER AS NOT TO CAUSE SEGREGATION. EACH LIFT SHALL BE VIBRATED. WHERE CONCRETE DROPS ARE MORE THAN 5 FEET, CONCRETE SHALL BE PLACED USING A CHUTE, TREMIE, OR PUMP HOSE.					
21.	PROPER ACCESSORIES (CHAIRS, BOLSTERS, DOBIES, STANDERS OR OTHER SUPPORTS) ARE TO BE USED AND SHALL BE NOTED ON THE SHOP DRAWINGS FOR APPROVAL. DRIVING REINFORCING STEEL BARS INTO THE GROUND SHALL NOT BE PERMITTED UNLESS SPECIFICALLY DETAILED. CLAY BRICK PRODUCTS ARE NOT ACCEPTABLE FOR CHAIRING REINFORCING. ALL REINFORCING SHALL BE SECURELY AND ACCURATELY HELD IN LOCATIONS SHOWN IN THE DRAWINGS.					
22.	CAST-IN-PLACE CONCRETE ON THE GROUND SHALL HAVE A THICKNESS TOLERANCE OF (+) 0" TO (+) 1".					
23.	REINFORCING STEEL SUBMITTALS SHALL SPECIFICALLY INCLUDE PLAN LAYOUT AND ELEVATION VIEWS OF EACH GRADE BEAM OR WALL ASSEMBLY ALONG WITH SECTION DETAILS FOR GRADE BEAMS, PLINTHS, AND FOOTINGS.					
24.	CONCRETE MIX DESIGN SUBMITTALS SHALL CLEARLY INDICATE THE INTENDED USE OF EACH PROPOSED MIX.					
25.	AGGREGATE AND MATERIAL TEST DATA SHALL BE CURRENT (WITHIN THE PAST 6 MONTHS).					
26.	CONCRETE MIX DESIGN AND REINFORCING STEEL SUBMITTALS FOR ITEMS DETAILED ON THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED SEPARATE FROM ITEMS DETAILED ON ARCHL. OR CIVIL DRAWINGS.					

PRE-ENGINEERED METAL BUILDING	
1.	THE PRE-ENGINEERED METAL BUILDING MANUFACTURER SHALL BE RESPONSIBLE FOR THE DESIGN AND DETAILS OF THE SUPERSTRUCTURE AND ANCHORAGE TO THE FOUNDATION. THE METAL BUILDING MANUFACTURER SHALL PROVIDE THE COMPLETE SUPERSTRUCTURE BUILDING ENVELOPE, INCLUDING BUT NOT LIMITED TO FRAMES, PURLINS, GIRTS, SHEATHING, AND OTHER MISCELLANEOUS STRUCTURAL STEEL FRAMING RELATED TO THE BUILDING SUPERSTRUCTURE. HOLLAND ENGINEERING, LLC IS RESPONSIBLE FOR THE STRUCTURAL DESIGN OF THE FOUNDATION ONLY.
2.	THE METAL BUILDING MANUFACTURER SHALL DESIGN THE SUPERSTRUCTURE, ASSUMING PINNED BASE CONNECTIONS TO THE FOUNDATION.
3.	THE CONTRACTOR SHALL REFER TO THE PRE-ENGINEERED METAL BUILDING DRAWINGS AND SPECIFICATIONS FOR FRAMING OF THE SUPERSTRUCTURE. THE ANCHOR RODS SHALL BE INSTALLED IN ACCORDANCE WITH THE ANCHOR BOLT SETTING PLAN DOCUMENTS PREPARED BY THE METAL BUILDING MANUFACTURER.
4.	THE METAL BUILDING SHALL BE DESIGNED TO CONFORM TO THE FOLLOWING LOADS, OR LATEST MBMA SPECIFICATIONS, WHICHEVER ARE MORE CRITICAL.
	DEAD LOAD _____ ACTUAL WEIGHT _____ COLLATERAL LOAD _____ 5 PSF SPRINKLERS _____ AS REQ'D - COORD. W/ ARCHL. ROOF LIVE LOAD _____ 20 PSF (REDUCIBLE) WIND LOAD _____ REF. CODES & LOADS
5.	METAL BUILDING SHALL BE DESIGNED TO CONFORM TO THE FOLLOWING DRIFT AND DEFLECTION CRITERIA: BUILDING BARE FRAME DRIFT: H/180 (METAL PANEL FINISH) BUILDING BARE FRAME DRIFT: H/240 (EIFS FINISH) BUILDING BARE FRAME DRIFT: H/360 (MASONRY FINISH) ROOF PURLINS AND GIRDERS: L/240 (TOTAL) & L/360 (LIVE) WALL GIRTS: L/180 (METAL PANEL FINISH) WALL GIRTS: L/240 (EIFS FINISH) WALL GIRTS: L/600 (MASONRY FINISH) WALL PANELS: L/120 (METAL PANEL FINISH)
6.	ADDITIONAL UNIFORM AND/OR CONCENTRATED LOADS, WHERE INDICATED ON THE ARCHITECTURAL, STRUCTURAL, AND/OR MEP DRAWINGS, SHALL BE INCLUDED IN THE DESIGN.
7.	THE PRE-ENGINEERED METAL BUILDING MANUFACTURER SHALL ALLOW FOR THE CONNECTION OF INTERIOR AND EXTERIOR METAL STUD WALLS AND FLOOR JOISTS TO THE PRE-ENGINEERED METAL BUILDING SYSTEM AND COMPONENTS (WHERE INDICATED). SPANDREL BEAMS/GIRTS SHALL BE PROVIDED WHERE NECESSARY FOR SUPPORT OF WALL STUDS AND FINISH. COORDINATE ELEVATIONS OF SPANDREL BEAMS, EAVES, FRAMES, ETC. WITH STRUCTURAL AND ARCHITECTURAL DRAWINGS.
8.	THE PRE-ENGINEERED METAL BUILDING MANUFACTURER SHALL SUBMIT COMPLETE SHOP DRAW

IBC SPECIAL INSPECTION REQUIREMENTS	
1.	IN ACCORDANCE WITH SECTION 1704, THE OWNER OR THE REGISTERED DESIGN PROFESSIONAL, IN RESPONSIBLE CHARGE (RDP/RC) ACTING AS THE OWNER'S AGENT SHALL EMPLOY ONE OR MORE APPROVED AGENCIES TO PERFORM INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED UNDER SECTION 1705. SPECIAL INSPECTIONS ARE IN ADDITION TO THE INSPECTIONS IDENTIFIED IN SECTION 110.
2.	SPECIAL INSPECTION WORK AND THE FINAL LETTER OF COMPLIANCE HAVE NOT BEEN INCLUDED IN THE STRUCTURAL ENGINEER OF RECORD'S (SER) SCOPE OF SERVICES. PERIODIC SITE OBSERVATIONS PERFORMED BY SER ARE MADE FOR GENERAL CONFORMANCE PURPOSES AND SHALL NOT BE CONSIDERED SPECIAL INSPECTIONS.
3.	SPECIAL INSPECTORS AND TESTING TECHNICIANS SHALL NOT BE EMPLOYED BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR MATERIAL SUPPLIERS. SPECIAL INSPECTOR QUALIFICATIONS SHALL BE SUBMITTED TO AND APPROVED BY THE LOCAL BUILDING OFFICIAL.
4.	ARRANGEMENTS FOR SPECIAL INSPECTIONS SHALL BE MADE PRIOR TO COMMENCEMENT OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR NOTIFYING SPECIAL INSPECTOR IN A TIMELY MANNER BEFORE CONSTRUCTION ACTIVITIES CONTINUE. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK REQUIRING INSPECTIONS WITHOUT THE PRESENCE OF A SPECIAL INSPECTOR.
5.	SPECIAL INSPECTORS SHALL MAINTAIN RECORDS OF INSPECTIONS. REPORTS SHALL INDICATE WHETHER WORK WAS OR WAS NOT COMPLETED IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES THAT REQUIRE CORRECTION. DISCREPANCIES NOT CORRECTED SHALL BE BROUGHT TO THE ATTENTION OF THE LOCAL BUILDING OFFICIAL AND THE RDP/RC PRIOR TO COMPLETION OF THAT PHASE OF WORK.
6.	ALL SPECIAL INSPECTION REPORTS SHALL BE SUBMITTED TO THE LOCAL BUILDING OFFICIAL, RDP/RC, ARCHITECT, AND ENGINEER OF RECORD FOR EACH DISCIPLINE OF WORK INSPECTED.
7.	CONTINUOUS SPECIAL INSPECTION SHALL BE DEFINED AS THE FULL-TIME OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK IS BEING PERFORMED.
8.	PERIODIC SPECIAL INSPECTION SHALL BE DEFINED AS THE PART-TIME OR INTERMITTENT OBSERVATION OF WORK REQUIRING SPECIAL INSPECTION BY AN APPROVED SPECIAL INSPECTOR WHO IS PRESENT IN THE AREA WHERE THE WORK HAS BEEN, OR IS BEING, PERFORMED AND AT THE COMPLETION OF THE WORK.
9.	REFER TO IBC SECTIONS 1704 AND 1705 AND ANY LOCAL JURISDICTION AMENDMENTS FOR ALL SPECIAL INSPECTION REQUIREMENTS.
THE FOLLOWING SPECIAL INSPECTIONS IN TABLE FORM ARE REQUIRED ONLY IF MARKED WITH "X", "C", OR "P".	
X - INSPECTION IS REQUIRED, ONE TIME OCCURRENCE	
C - INSPECTION IS REQUIRED AND SHALL BE CONTINUOUS	
P - INSPECTION IS REQUIRED AND SHALL BE PERIODIC	
INSPECTION MARK FIELDS LEFT BLANK ARE NOT REQUIRED FOR THIS PROJECT.	

VERIFICATION AND INSPECTION OF STRUCTURAL STEEL CONSTRUCTION (IBC 1705.2.1)			
INSPECTION MARK	INSPECTION OR TEST TYPE	COMMENTS	REFERENCE
X	REVIEW FABRICATOR'S FABRICATION AND QUALITY CONTROL PROCEDURES		IBC 1704.2.5
P	VERIFY IDENTIFICATION MARKINGS FOR HIGH-STRENGTH BOLTS, NUTS, & WASHERS CONFORM TO ASTM STANDARDS SPECIFIED ON APPROVED CONSTRUCTION DOCUMENTS		APPLICABLE ASTM STD. & AISC 360
P	REVIEW MANUFACTURER'S CERTIFICATE OF COMPLIANCE FOR HIGH-STRENGTH BOLTS, NUTS, AND WASHERS		ASTM
P	INSPECTION OF HIGH-STRENGTH, SNUG-TIGHTENED, BEARING-TYPE BOLTED CONNECTIONS	VERIFY CONNECTED MATERIALS ARE SNUG AND DRAIN TOGETHER AND VERIFY ALL BOLTS ARE INSTALLED	AISC 360
X	VERIFY IDENTIFICATION MARKINGS FOR STRUCTURAL STEEL CONFORM TO ASTM STANDARDS SPECIFIED ON APPROVED CONSTRUCTION DOCUMENTS		APPLICABLE ASTM STD. & AISC 360
X	REVIEW STRUCTURAL STEEL MILL CERTIFICATES AND TEST REPORTS		ASTM A6
X	VERIFY IDENTIFICATION MARKINGS FOR WELD FILLER MATERIAL CONFORM TO AWS STANDARDS SPECIFIED ON APPROVED CONSTRUCTION DOCUMENTS		AWS / AISC 360
X	REVIEW MANUFACTURER'S CERTIFICATE OF COMPLIANCE FOR WELD FILLER MATERIAL		AWS / AISC 360
C	INSPECTION OF COMPLETE AND PARTIAL PENETRATION GROOVE WELDS	NONDESTRUCTIVE TESTING	AWS D1.1/AISC 360
C	INSPECTION OF MULTIPASS FILLET WELDS	NONDESTRUCTIVE TESTING	AWS D1.1/AISC 360
C	INSPECTION OF SINGLE-PASS FILLET WELDS > 5/16"	NONDESTRUCTIVE TESTING	AWS D1.1/AISC 360
P	INSPECTION OF SINGLE-PASS FILLET WELDS < 5/16"		AWS D1.1/AISC 360
P	INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE WITH APPROVED CONSTRUCTION DOCUMENTS: A. DETAILS SUCH AS BRACING AND STIFFENING B. MEMBER LOCATIONS C. APPLICATION OF JOINT DETAILS FOR EACH CONN.		

VERIFICATION AND INSPECTION OF STEEL CONSTRUCTION OTHER THAN STRUCTURAL STEEL			
INSPECTION MARK	INSPECTION OR TEST TYPE	COMMENTS	REFERENCE
P	VERIFY IDENTIFICATION MARKINGS FOR COLD-FORMED STEEL DECKING CONFORM TO ASTM STANDARDS SPECIFIED ON APPROVED CONSTRUCTION DOCUMENTS		APPLICABLE ASTM STD. & SDI QA/QC
P	REVIEW MANUFACTURER'S CERTIFIED TEST REPORTS		
P	INSPECTION OF FLOOR AND ROOF DECK WELDS		AWS D1.3/AISC 360
P	INSPECTION OF FLOOR AND ROOF DECK MECHANICAL FASTENERS	COORDINATE W/ MANUFACTURER'S PUBLISHED LITERATURE AND ICC-ES REPORTS	ANSI/SDI QA/QC-2011
P	VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A706		AWS D1.4/ACI 318

VERIFICATION AND INSPECTION OF OPEN-WEB STEEL JOISTS AND JOIST GIRDERS (IBC 1705.2.3)			
INSPECTION MARK	INSPECTION OR TEST TYPE	COMMENTS	REFERENCE
P	VERIFY AND INSPECT END CONNECTIONS - BOLTED OR WELDED		SJI SPECS. LISTED IN SECTION 2207.1
	BRIDGING - HORIZONTAL OR DIAGONAL		
P	1. STANDARD BRIDGING		SJI SPECS. LISTED IN SECTION 2207.1
P	2. BRIDGING THAT DIFFERS FROM THE SJI SPECIFICATIONS LISTED IN SECTION 2207.1		

VERIFICATION AND INSPECTION OF CONCRETE CONSTRUCTION (IBC 1705.3)			
INSPECTION MARK	INSPECTION OR TEST TYPE	COMMENTS	REFERENCE
P	INSPECTION OF REINFORCING STEEL, INCLUDING PRESTRESSING TENDONS, AND PLACEMENT	ONCE BEFORE PLACMENT OF CONCRETE FOR EACH POUR	ACI 318: Ch. 20, 25.2, 25.3, 26.5, 1-26.5.3
P	INSPECTION OF ANCHORS CAST IN CONCRETE	ONCE BEFORE PLACMENT OF CONCRETE FOR EACH POUR	ACI 318: 17.8.2
C	INSPECTION OF ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS A. ADHESIVE ANCHORS INSTALLED IN HORIZONTALLY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS B. MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED IN "A" ABOVE		ACI 318: 17.8.2.4 ACI 318: 17.8.2
P	VERIFYING USE OF REQUIRED DESIGN MIX	EACH BATCH, EACH POUR	ACI 318: Ch. 19, 26.4.3, 26.4.4
C	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE		ASTM C172 & C31 ACI 318: 26.4.5, 26.12
C	INSPECTION OF CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES		ACI 318: 26.4.5
P	VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES		ACI 318: 26.4.7-26.4.9
P	INSPECT FORMWORK FOR SHAPE, LOCATION, AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED		ACI 318: 26.10.1b

VERIFICATION AND INSPECTION OF MASONRY CONSTRUCTION (IBC 1705.4)			
INSPECTION MARK	INSPECTION OR TEST TYPE	COMMENTS	REFERENCE TMS 602/ACI 530.1/ASCE 6
	VERIFY SLUMP FLOW AND VISUAL STABILITY INDEX (VSI) AS DELIVERED TO THE PROJECT SITE FOR SELF-CONSOLIDATING GROUT		ART. 1.5B.1.b.3
	VERIFY fm COMPLIANCE WITH CONSTRUCTION DOCUMENTS	TEST EACH TYPE OF MASONRY	ART. 1.4B
P	VERIFY COMPLIANCE WITH APPROVED SUBMITTALS	WEEKLY DURING MASONRY CONSTRUCTION	ART. 1.5
P	VERIFY PROPORTIONS OF SITE PREPARED MORTAR	PRIOR TO START OF EACH LIFT	ART. 2.1 & 2.6A
P	VERIFY CONSTRUCTION OF MORTAR JOINTS	PRIOR TO START OF EACH LIFT	ART. 3.3B
P	VERIFY SIZE AND LOCATION OF STRUCTURAL ELEMENTS	PRIOR TO START OF EACH LIFT	ART. 3.3F
P	VERIFY PROPER PLACEMENT, SIZE, GRADE, TYPE, AND LOCATION OF REINFORCEMENT, CONNECTORS, AND ANCHORAGES	PRIOR TO START OF EACH LIFT	ART. 2.4, 3.2E, 3.4 & 3.6A
P	VERIFY PROTECTION OF MASONRY DURING COLD WEATHER (TEMPERATURE BELOW 40°F) OR HOT WEATHER (TEMPERATURE ABOVE 90°F)	ONE EACH OCCURRENCE	ART. 1.8C & 1.8D
P	VERIFY PROPORTIONS OF SITE-PREPARED GROUT	PRIOR TO START OF EACH LIFT	ART. 2.6B & 2.4G.1.b
P	VERIFY PROPER GROUT SPACING AND CLEANLINESS OF CELL PRIOR TO GROUTING	PRIOR TO START OF EACH LIFT	ART. 3.2D & 3.2F
C	OBSERVE AND VERIFY GROUT PLACEMENT IS IN COMPLIANCE WITH CODE AND CONSTRUCTION DOCUMENT PROVISIONS		ART. 3.5 & 3.6C
P	OBSERVE PREPARATION OF ANY REQUIRED GROUT SPECIMENS, MORTAR SPECIMENS, OR PRISMS		ART. 1.4B.2.a.3, 1.4B.2.b.3, 1.4B.2.c.3, 1.4B.3, 1.4B.4

VERIFICATION AND INSPECTION OF SOILS (IBC 1705.6)			
INSPECTION MARK	INSPECTION OR TEST TYPE	COMMENTS	REFERENCE
P	VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	REFER TO PROJECT GEOTECHNICAL REPORT	
P	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL	REFER TO PROJECT GEOTECHNICAL REPORT	
P	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	REFER TO PROJECT GEOTECHNICAL REPORT	
C	VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF FILL	REFER TO PROJECT GEOTECHNICAL REPORT	
P	PRIOR TO PLACEMENT OF COMPACTED FILL, OBSERVE SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY	REFER TO PROJECT GEOTECHNICAL REPORT	



21/05

JOHN M. HOLLAND

PROFESSIONAL ENGINEER

16522

08/31/2025

HE #25-029TX FIRM #F-8474 (01/31/26)

Holland

ENGINEERING

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KERENS VOLUNTEER FIRE DEPARTMENT

805 Southeast 3rd Street
Kerens, Texas 75144

ISSUED FOR:

☐ PRELIMINARY

☐ REVIEW

☒ PERMIT

☒ BIDDING

☐ CONSTRUCTION

PROJECT: NEW FIRE STATION

DRAWN BY: DES/CBE

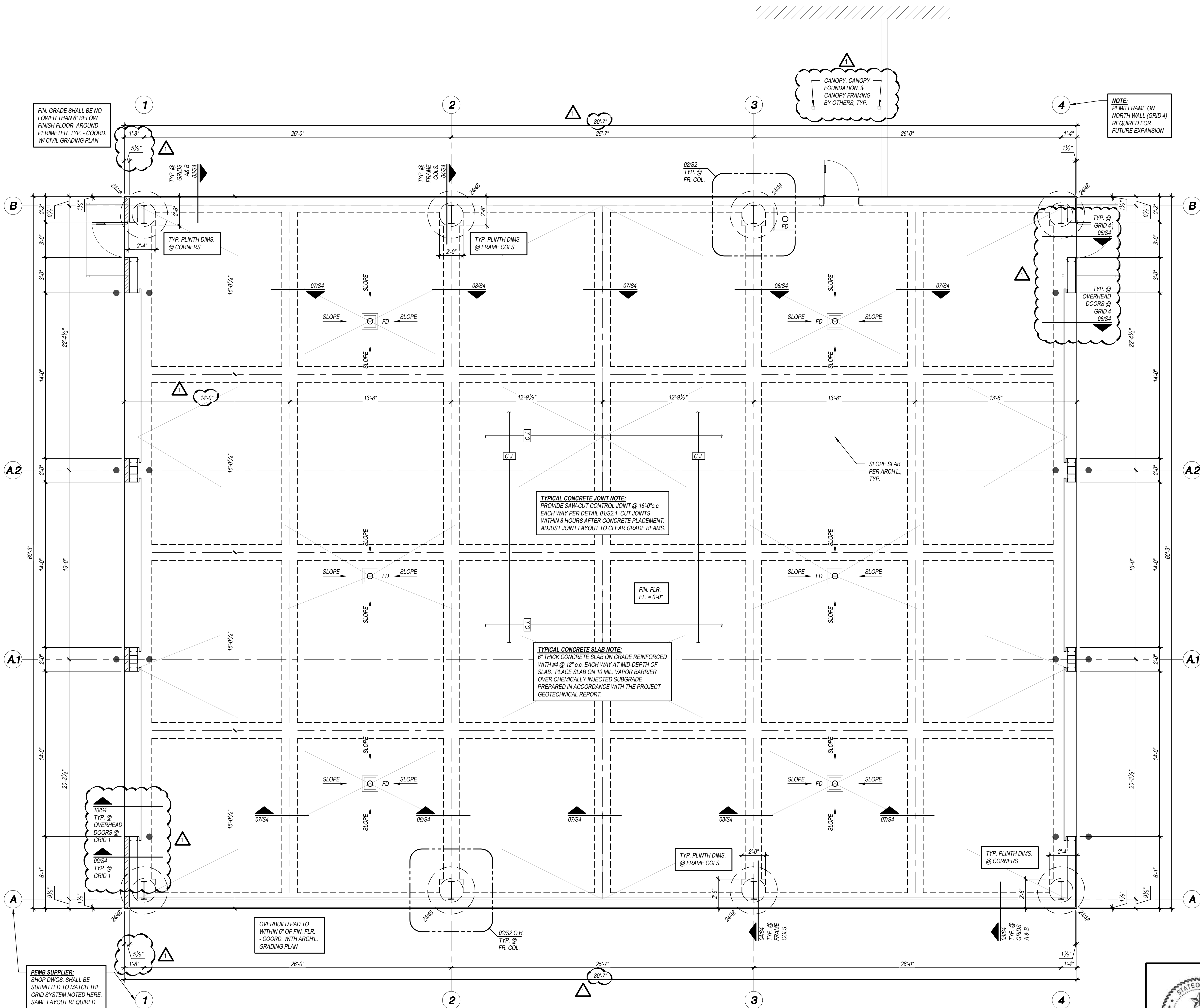
JOB NO.: 2025.11

DATE: 08/01/25

REVISION:

SHEET: GENERAL NOTES

S1



FOUNDATION PLAN NOTES:

- REFER TO SHEET S0 FOR GENERAL NOTES.
- REFERENCE FINISH FLOOR ELEVATION = 0'-0".
ACTUAL FINISH FLOOR ELEVATION = 365.77' (FIELD VERIFY).
- 2448, EXAMPLE, DENOTES DRILLED PIER SIZE. (REFER TO SHEET S4 SCHEDULE & DETAILS.)
- REFER TO SHEET S2.1 FOR TYPICAL DETAILS NOT SPECIFICALLY SHOWN ON PLAN.
- FD, EXAMPLE, DENOTES FLOOR DRAIN. COORD. LOCATION AND ELEVATION WITH ARCH'L. DRAWINGS.
- COORDINATE ALL WALL LOCATIONS WITH ARCH'L. WALL LAYOUT PLANS.

VAPOR BARRIER NOTE:

FURNISH AND INSTALL 10 MIL. POLYETHYLENE MEMBRANE VAPOR BARRIER UNDER ALL INTERIOR SLABS ON GRADE. VAPOR BARRIER SHEETS SHALL BE INSTALLED OVER LEVEL, COMPACTED, SUBGRADE WITH MINIMUM 6" JOINT LAPS. JOINT LAPS SHALL BE SEALED CONTINUOUSLY WITH MANUFACTURER'S TAPE. SEAL CAREFULLY AROUND ALL PIPES, CONDUITS, ETC., WHICH PENETRATE THE SLAB. SEAL ALL TEARS AND PUNCTURES PRIOR TO PLACING CONCRETE.

SITE PREPARATION NOTE:

ALL SITE PREPARATION, INCLUDING BUT NOT LIMITED TO SURFACE AND SUBSURFACE GROUNDWATER DRAINAGE AND SITE RETAINING WALLS, SHALL BE AS DESIGNED AND SPECIFIED BY THE GEOTECHNICAL ENGINEER, CIVIL ENGINEER, AND/OR RETAINING WALL ENGINEER.

CONTRACTOR AND/OR OWNER SHALL PROVIDE FOR DRAINAGE ASSESSMENTS AND OBTAIN SITE GRADING RECOMMENDATIONS FROM A LICENSED PROFESSIONAL CIVIL ENGINEER. HOLLAND ENGINEERING, LLC SHALL NOT BE HELD LIABLE FOR THE SITE GRADING AND DRAINAGE.

CONTRACTOR NOTE:

CONCRETE PLINTH AND DRILLED PIER SIZES INDICATED HERE ARE PRELIMINARY BASED ON ASSUMED COLUMN SIZES AND REACTIONS IN LIEU OF ACTUAL PROJECT SPECIFIC INFORMATION FROM THE PEMB SUPPLIER. PLINTH AND DRILLED PIER SIZES ARE SUBJECT TO CHANGE WITH THE FINAL BUILDING DESIGN. THEREFORE, CONCRETE SHALL NOT BE PLACED UNTIL FINAL REACTIONS HAVE BEEN PROVIDED BY THE PEMB SUPPLIER AND FOUNDATION DESIGN HAS BEEN APPROVED AND/OR REVISED BY HOLLAND ENGINEERING, LLC.

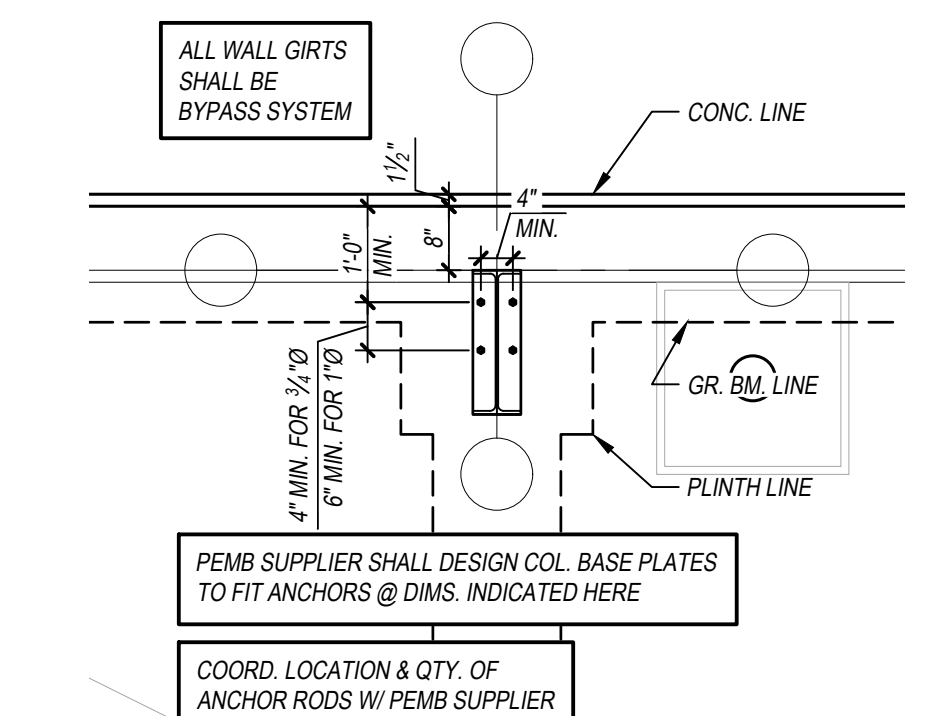
CONCRETE SUBCONTRACTOR SHALL PROVIDE A LINE ITEM UNIT COST IN BASE BID TO ACCOMMODATE ANY NECESSARY FOOTING SIZE INCREASES. IF FOOTING SIZES ARE REDUCED, OWNER SHALL BE GIVEN A CREDIT BASED ON THE SAME UNIT COST.

SPECIAL NOTE:

DETAILS AND DRAWINGS IN THIS SET OF CONSTRUCTION DOCUMENTS REPRESENT CONSTRUCTION REQUIREMENTS FOR THE FLOOR SLAB AND FOUNDATION SYSTEM ONLY. NO LIABILITY, WHETHER EXPRESS OR IMPLIED, FOR DESIGN OF ROOF OR FLOOR FRAMING, WIND BRACING, WALL FRAMING, COLUMNS, OR ANY OTHER SUPERSTRUCTURE FRAMING, SHALL BE ASSUMED BY HOLLAND ENGINEERING, LLC.


SPECIAL NOTE:

UNLESS NOTED OR SPECIFICALLY DETAILED OTHERWISE, ALL BEAMGIRTS, RIGID FRAMES, COLUMNS, ANCHOR BOLTS, PURLINS, BRACING, ETC. SHALL BE DESIGNED, DETAILED, AND PROVIDED BY THE METAL BUILDING MANUFACTURER.



FRAME COL ANCHOR ROD LAYOUT

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



HE #25-029 TX FIRM #F-8474 (01/31/26)

Holland

ENGINEERING

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KERENS VOLUNTEER FIRE DEPARTMENT
805 Southeast 3rd Street
Kerens, Texas 75144

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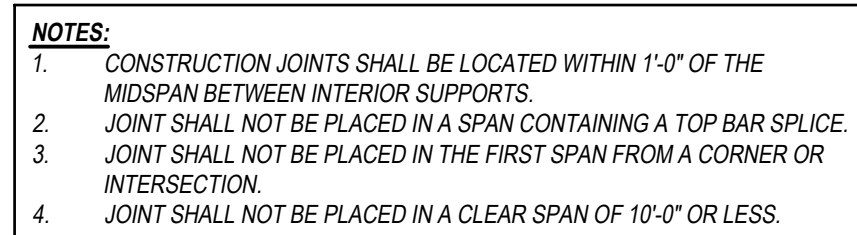
☐ PRELIMINARY
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☒ PERMIT
☒ BIDDING
☐ CONSTRUCTION

PROJECT: NEW FIRE STATION

DRAWN BY: DES/CBE
JOB NO.: 2025.11
DATE: 08/01/25
REVISION: ADD. #1 08/15/25

SHEET: FOUNDATION PLAN

S2



07 **TYPICAL DETAIL END HOOK TYPES**
S3 **SCALE: NONE**

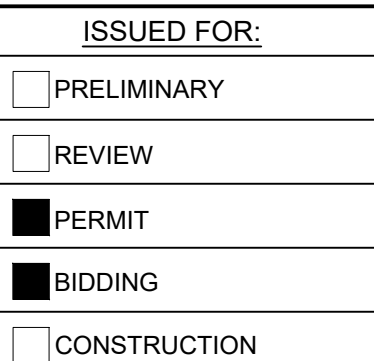


REINFORCEMENT DEVELOPMENT SCHEDULE



NOTES:

1. ALL ANCHOR RODS SHALL BE ASTM F1554, GRADE 36.
2. THREAD LENGTH SHALL MATCH PROJECTION HEIGHT.
3. ALL NUTS SHALL BE HEAVY HEX.
4. COORDINATE QUANTITY AND LAYOUT W/ PEMB SUPPLIER.
5. COORDINATE PROJECTION REQUIREMENTS W/ PEMB SUPPLIER.
6. SHEAR WASHERS ARE REQUIRED WHERE LISTED BECAUSE OF PEMB THRUST REACTIONS.
7. ALL BOLTS SHALL BE TIGHTENED TO A SNUG-TIGHT CONDITION PER AISC AFTER CONC. HAS CURED 14 DAYS.



PROJECT: NEW FIRE STATION

DRAWN BY: DES/CBE

JOB NO.:	2025.11
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DATE: 08/01/25

REVISION: _____

SHEET: FOUNDATION DETAILS

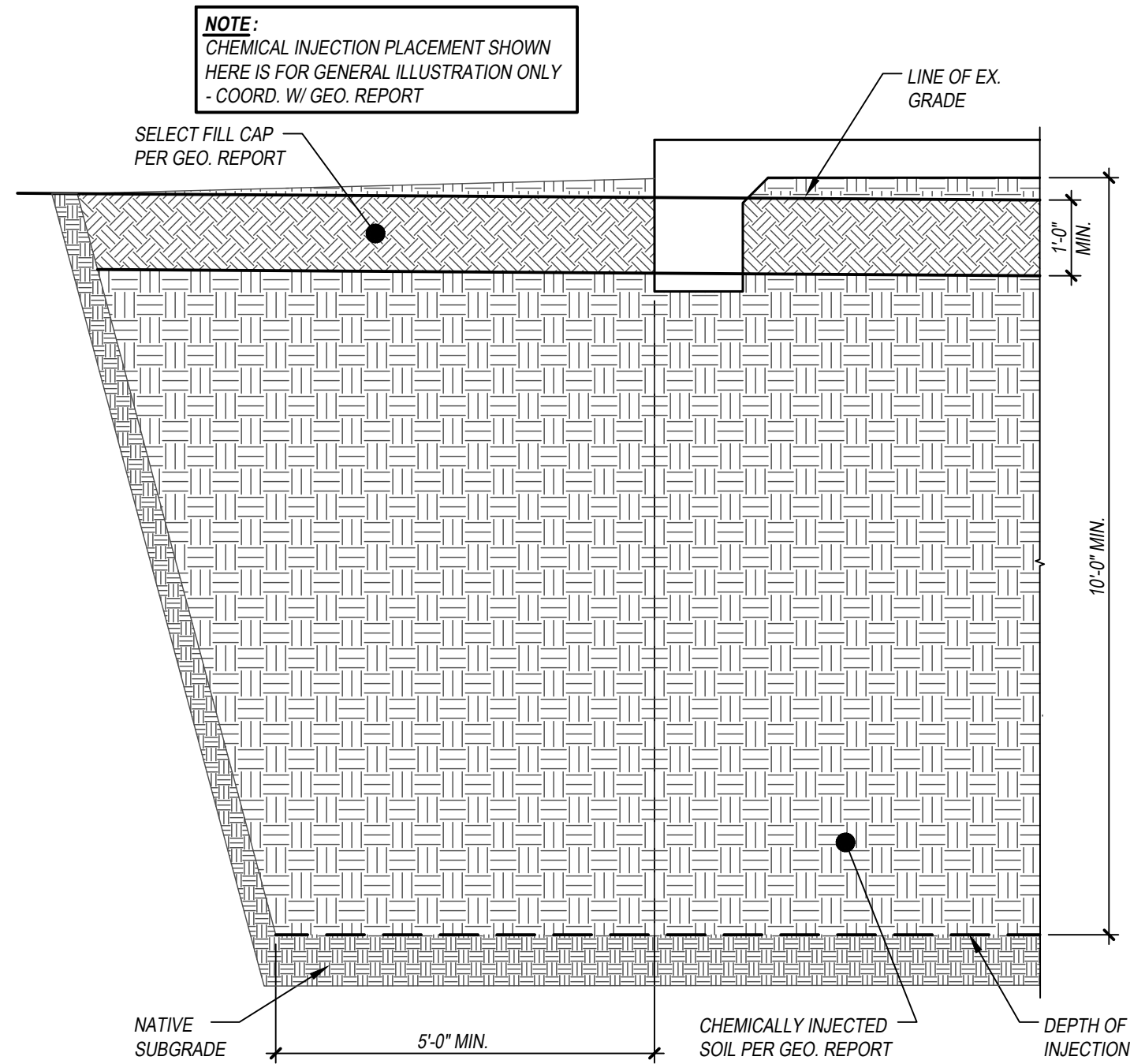
SHEET FOUNDATION DETAILS

22

SB

5.3

Page 10 of 10

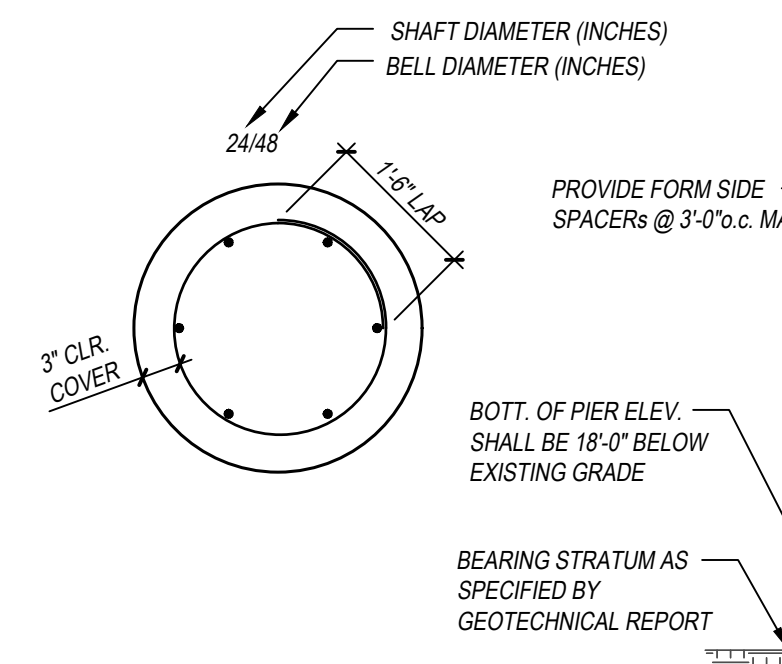


01
84 **SUBGRADE PREPARATION DETAIL**
SCALE: NONE

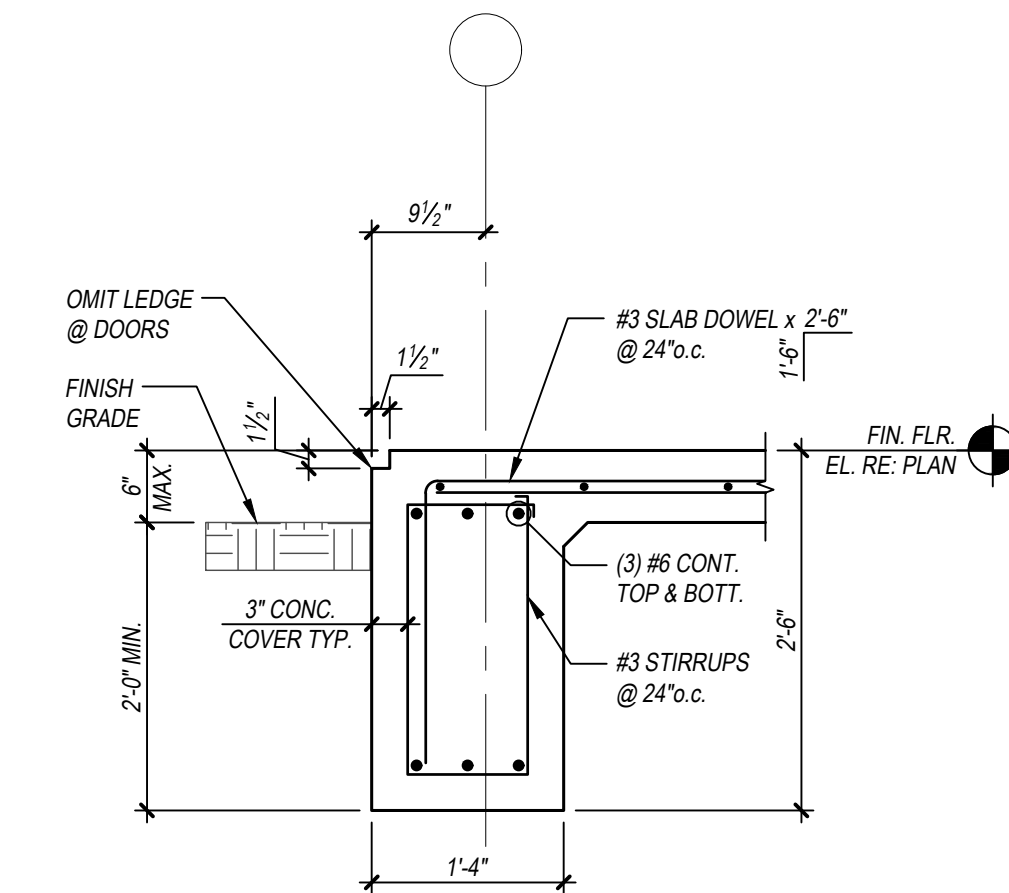
PIER REINFORCING SCHEDULE		
SHAFT DIA.	VERT. REINF.	CIRCULAR TIES
24"	(8) #7	#4 @12" o.c. VERT

CONTRACTOR/TESTING AGENCY NOTE:
DRILLED PIER INSPECTION REPORTS SHALL INDICATE THE FOLLOWING ITEMS AS A MINIMUM:

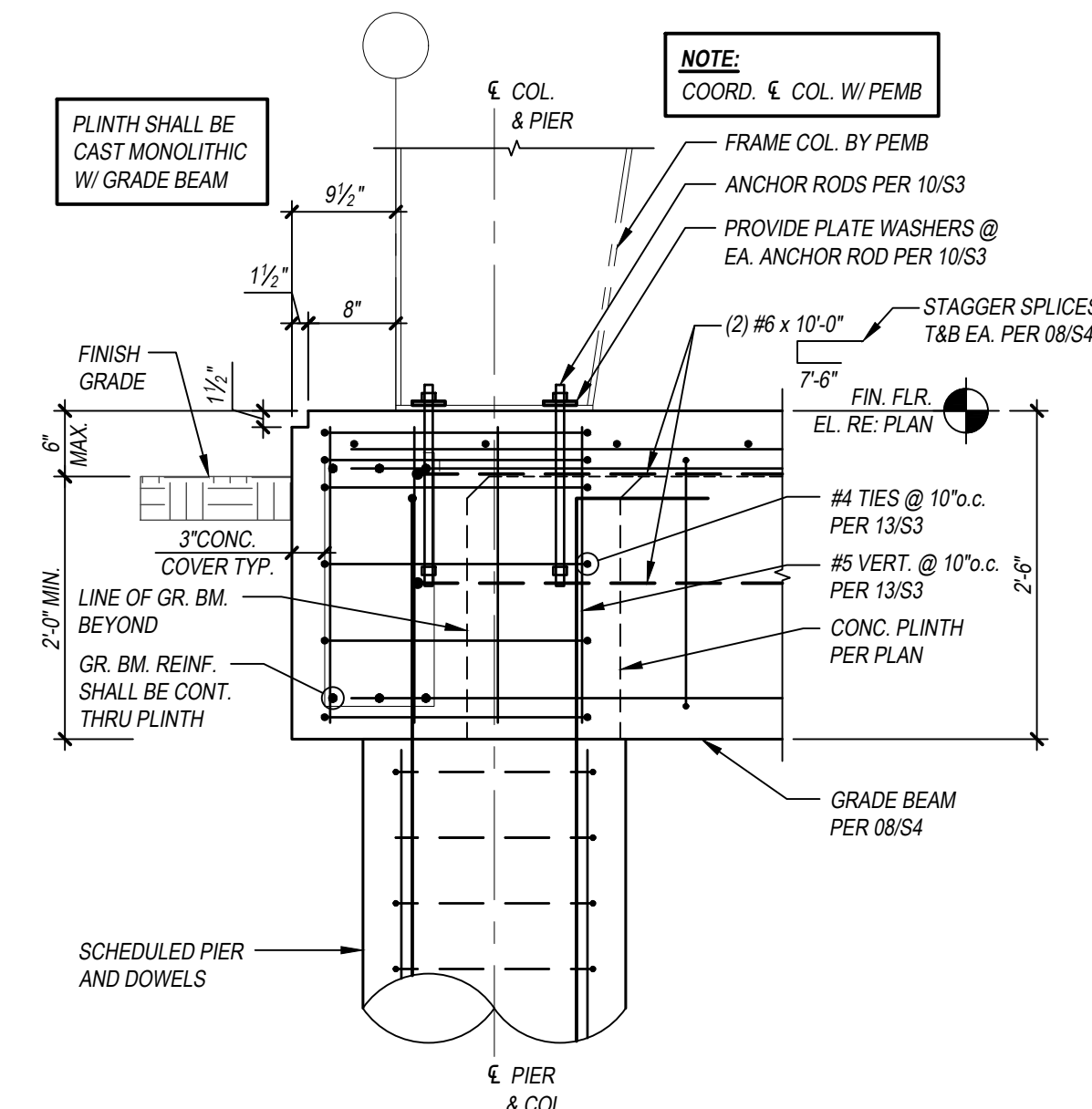
1. PIER GRID IDENTIFICATION
2. PIER SPECIFIED DIAMETER AND PROVIDED DIAMETER
3. DEPTH AT WHICH BEARING STRATUM IS LOCATED FOR EACH PIER
4. PIER HOLE DRILLED
5. DEPTH OF EMBEDMENT FOR EACH PIER
6. PIER REINFORCING



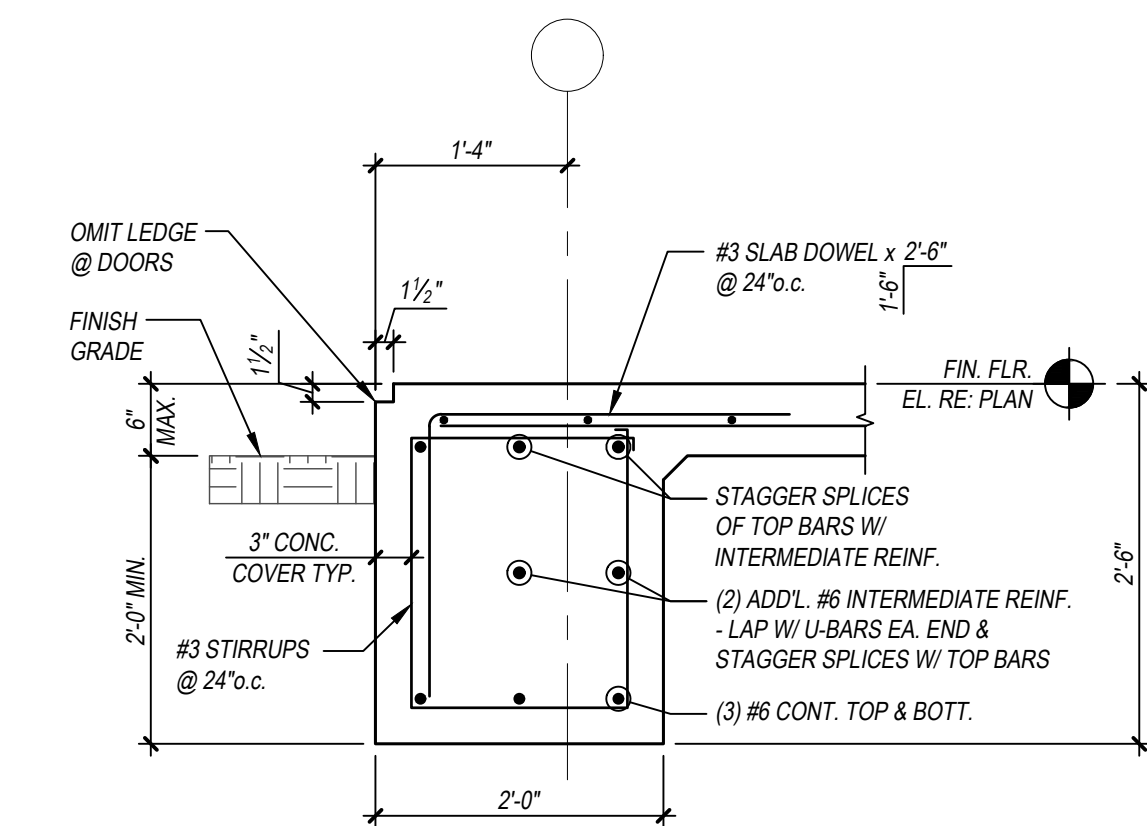
02
84 **TYPICAL DRILLED AND UNDERREAMED PIER DETAIL**
SCALE: NONE



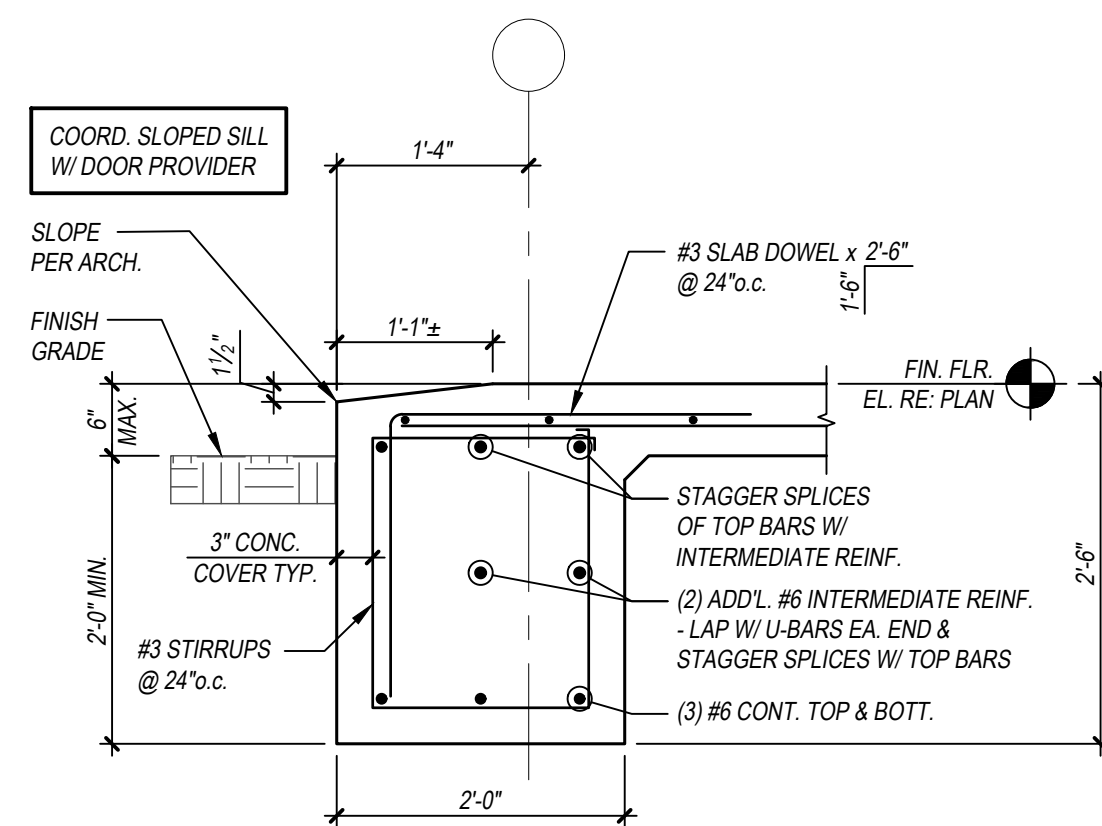
03
84 **SECTION**
SCALE: 3/4" = 1'-0"



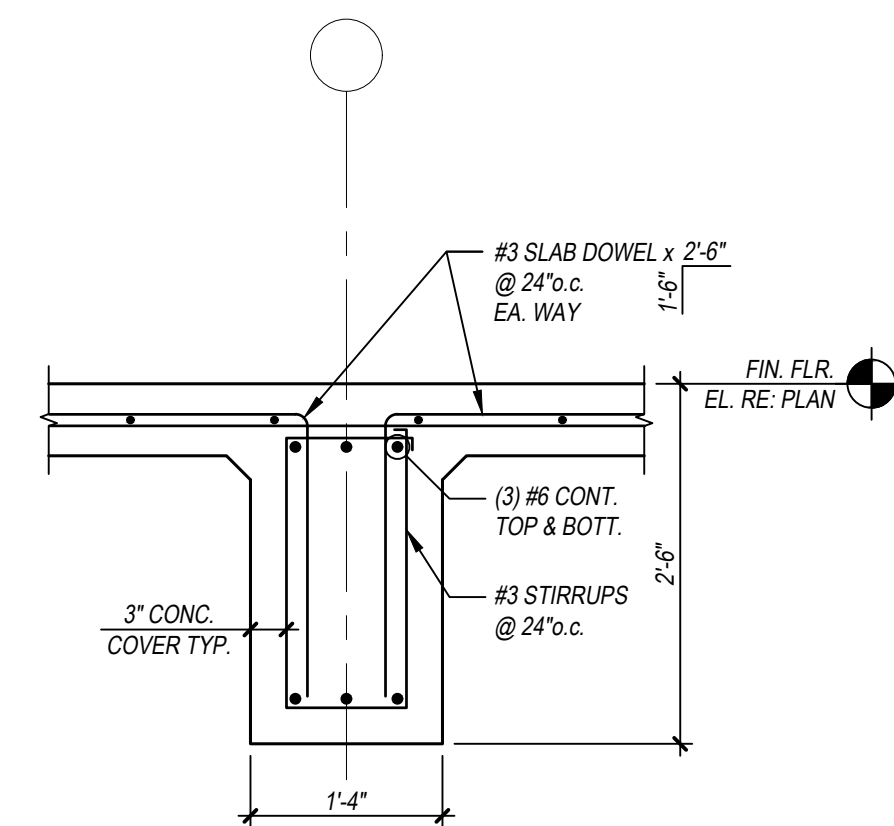
04
84 **SECTION**
SCALE: 3/4" = 1'-0"



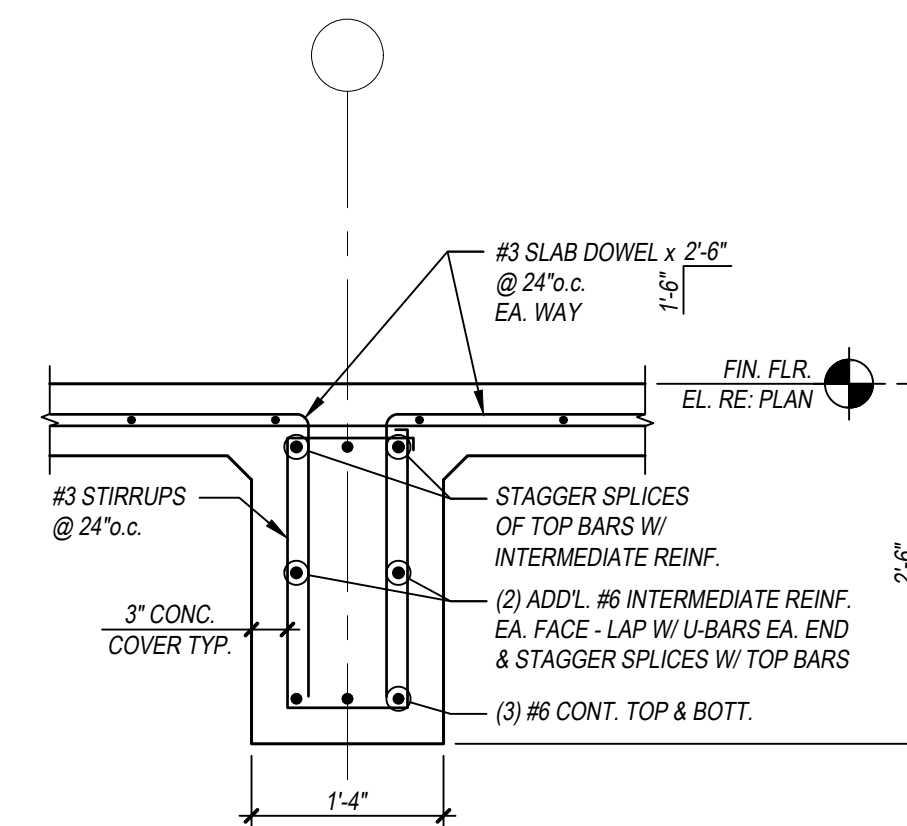
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84 **SECTION**
SCALE: 3/4" = 1'-0"



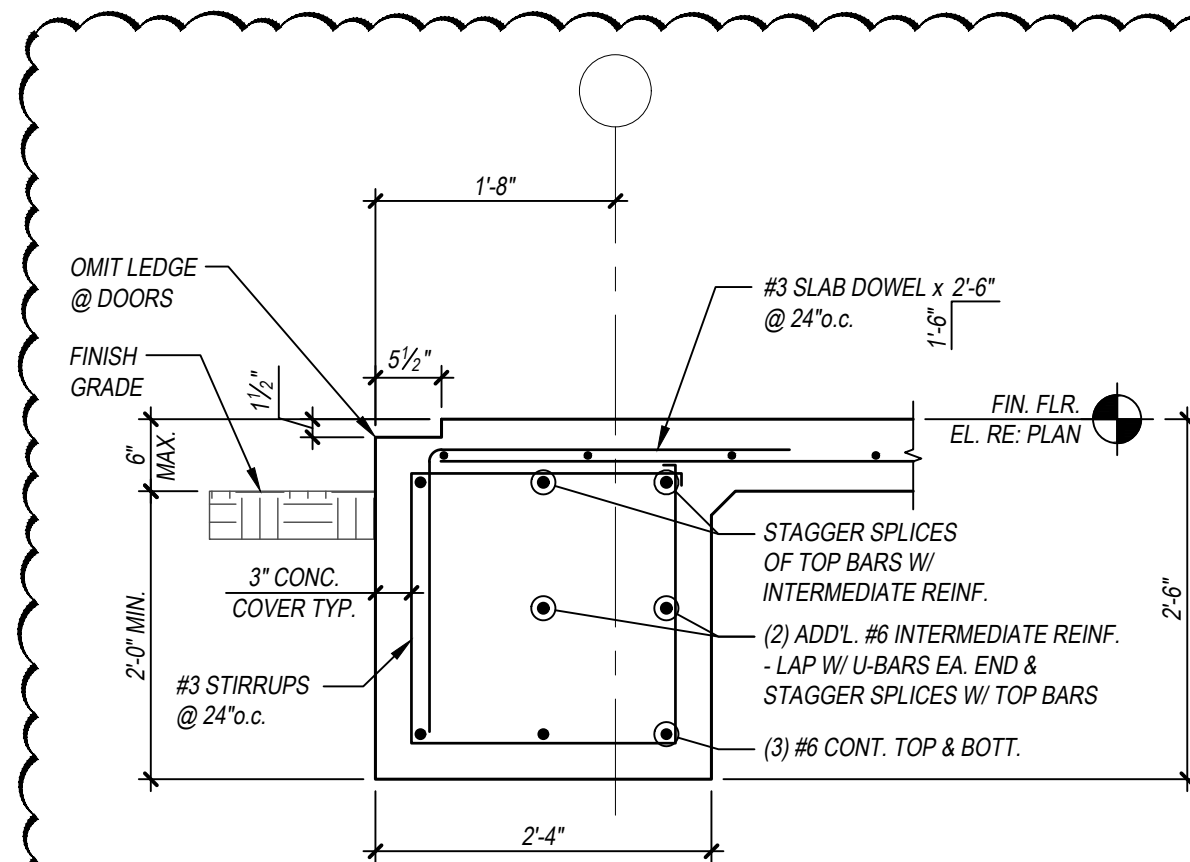
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84 **SECTION**
SCALE: 3/4" = 1'-0"



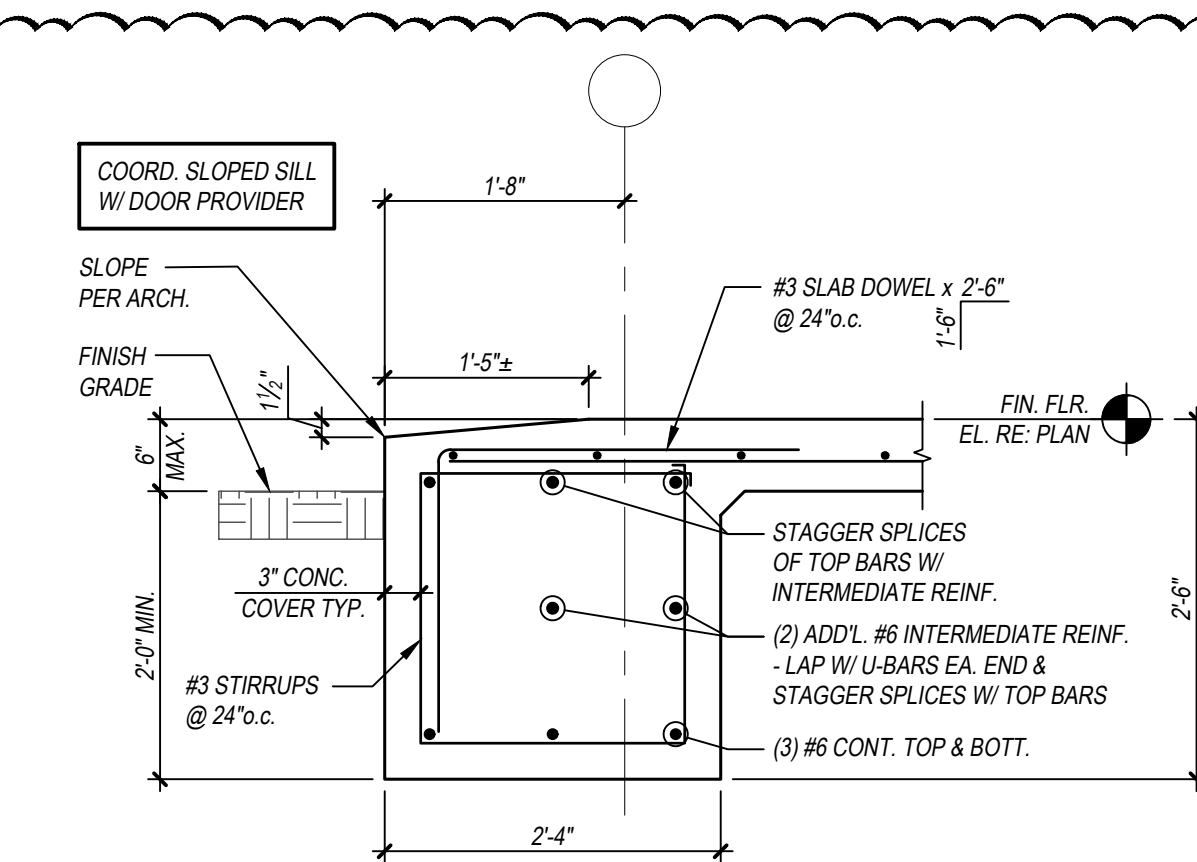
07
84 **SECTION**
SCALE: 3/4" = 1'-0"



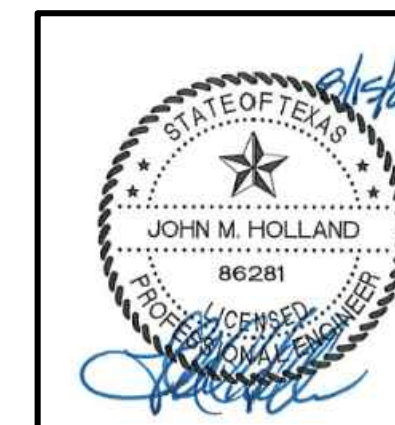
08
84 **SECTION**
SCALE: 3/4" = 1'-0"



09
84 **SECTION**
SCALE: 3/4" = 1'-0"



10
84 **SECTION**
SCALE: 3/4" = 1'-0"



HE #25-029 TX FIRM #F-8474 (01/31/26)

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805 Southeast 3rd Street
Kerens, Texas 75144

ISSUED FOR:

☐ PRELIMINARY

☐ REVIEW

☒ PERMIT

☒ BIDDING

☐ CONSTRUCTION

PROJECT: NEW FIRE STATION

DRAWN BY: DES/CBE

JOB NO.: 2025.11

DATE: 08/01/25

REVISION: ADD. #1 08/15/25

SHEET: FOUNDATION DETAILS

S4

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