

GENERAL CONDITIONS

Contractor must visit the site prior to preparing the bid to determine exact site conditions.

Contractor must identify all underground utilities prior to excavating.

Contractor shall verify all dimensions and details in the field prior to construction. Report any discrepancy to the Architect immediately.

The Contractor shall provide all items, articles, materials, operations, or methods mentioned, listed or scheduled on the Drawings, including all labor, materials, equipment, and incidentals necessary and required for their completion.

Contractor is responsible for obtaining all necessary permits before beginning the project. Permit fees are to be included in the Contract price.

The contractor is to coordinate with the Architect when services need to be disrupted.

Where there is a choice of color, pattern or texture for a product and it is not stated in the Contract Documents the Contractor is to make a submittal to the Architect.

All work shall be done in a workman like manner by qualified personnel. Finish work shall be visually acceptable as judged by the Architect. Unsatisfactory work must be corrected before the approval for final payment.

Maintain the site in a neat orderly fashion during construction and maintain access to the building to the extent possible.

Restore grass where damaged by construction.

Remove all debris caused by construction.

All work is to be guaranteed for a period of one year (or greater per product manufacturer's warranties).

SPECIFICATIONS

REMOVALS:

(Existing wood stair, landing and fencing)

- Conduct removal and construction operations to prevent damage to surrounding areas.
- Do not disturb any existing structure, piping, electrical, wiring, etc., unless required by the Contract.
- Where cutting, drilling or removals are required in existing walls, floors and/or ceiling construction, investigate both sides of construction prior to starting work and perform work in accordance with the Code.
- Notching and boring shall be in compliance with the Code.
- Contact the Architect if structural members or unforeseen circumstances are encountered.
- Contractor shall use all means necessary to control dust caused by the Contractor's operations during performance of the Work on and near the work.
- Materials indicated to be salvaged or reused are to be removed with all necessary precautions to minimize damage.
- Salvaged materials are to be stored on site.
- The Contractor shall remove all debris and rubbish caused by construction.
- All materials to be removed may be disposed of by the Contractor at his/her discretion provided they are removed promptly from the site and disposed of legally.
- Do not disturb any existing landscaping.

MATERIALS:

CONCRETE:

All cements shall be portland cement conforming to ASTM C-150 Type II and shall be the product of one manufacturer; the temperature of cement delivered to the plant shall not exceed 150 degrees F.

All aggregates shall conform to ASTM C-33, except as modified herein.

Coarse aggregate shall be clean, hard, durable, and free from coatings and deleterious matter.

Fine aggregate shall consist of uniformly graded sand and be clean and hard, free from coats and soluble substances.

All water shall be clean and free from deleterious matter, suitable for domestic purpose.

All concrete reinforcement materials shall be new, free from rust, and complying with the following reference standards:

"Specifications for Deformed Billet-Steel Bars for Concrete Reinforcement" all reinforcing bars ASTM A-415, Grade 60.

"Specifications for Cold-Drawn Steel Wire for Concrete Reinforcement", ASTM A-82.

"Specifications for Wire Fabric for Concrete Reinforcement" ASTM A-185.

All other materials, not specifically described but required for a complete and proper installation of cast-in-place concrete, shall be as selected by the Contractor subject to the approval of the Architect.

Exterior flatwork shall be NYS DOT Class C with a minimum compressive strength of 4000 psi at 28 days; aggregate to be NYS DOT Spec 501-O-01, Type I, a minimum cement content of 4.44 sacks/cu.yd., a maximum slump of 4", and air entrainment of 4.5%.

CONCRETE MIX:

All concrete, unless otherwise specifically permitted by the Architect, shall be transit-mix in accordance with ASTM C-144.

Footings and foundations shall have a minimum compressive strength of 3000 psi at 28 days; a minimum aggregate size of 1-1/2"; a minimum cement content of 5.25 sacks/cubic yard; and a maximum slump of 4".

Slabs shall have a minimum compressive strength of 3000 psi at 28 days; a maximum aggregate size of 3/4"; a minimum cement content of 5.15 sacks/cubic yard; a maximum slump of 6".

Do not use admixtures unless approved by the Architect.

INSTALLATION:

Provide at least one person who shall be present at all times during execution of this portion of the Work and who shall be thoroughly trained and experienced in placing the types of concrete specified and who shall direct all work performed under this section.

In addition to complying with all pertinent codes and regulations, comply with all pertinent recommendations of "Structural Concrete for Buildings", publication ACI 301 of the American Concrete Institute.

Use all means necessary to protect formwork, reinforcement, and concrete materials before, during and after installation, and to protect the installed work and materials of all other trades.

Remove all wood scraps and debris from the areas in which concrete will be placed. Thoroughly clean the areas to ensure proper placement and bonding of concrete. Bear all footings on undisturbed soil.

Bend all bars cold. Make bends for stirrups and ties around a pin having a diameter not less than two times the minimum thickness of the bar. Make bends for other bars, including hooks around a pin having diameter not less than six times the minimum thickness of the bar for #8 and smaller and eight times the thickness of the bar for #9 and larger.

Do not bend or straighten steel in a manner that will injure the material.

Before the start of concrete placement, accurately place all concrete reinforcement, positively securing and supporting by concrete blocks, metal chairs or spacers, or by metal hangers.

Preserve clear space between bars of not less than one time the nominal diameter of round bars. In no case let the clear distance be less than 1 inch or less than 1-1/3 times the maximum size of aggregate. Provide the following minimum concrete covering of reinforcement:

- a. Concrete below ground deposited against forms: 2 inches.
- b. Concrete deposited against earth: 3 inches.
- c. Concrete elsewhere: as indicated on the Drawings or otherwise approved by the Architect.

Place bars in horizontal members with minimum laps at splices sufficient to develop the strength of the bars. Bars may be wired together at laps. Wherever possible, stagger the splices of adjacent bars. Splices of bar diameters minimum.

Make all splices in wire fabric at least one mesh wide.

Do not place footings in water or on frozen ground.

Convey concrete from mixer to place of final deposit by methods that will prevent separation and loss of materials. Place concrete as dry as possible, consistent with good quality standards, never exceeding the maximum specified slump. Place concrete at such a rate that it is at all times plastic and flows readily between bare bars.

Thoroughly consolidate all concrete by suitable means during placement, working it around all embedded fixtures and into corners of forms.

FINISHING

Exterior slabs to be lightly combed with a medium stiff broom after troweling is complete. As soon as possible after finishing slabs install 4 mil clear or light colored poly curing membrane.

Coat exterior walkways and slabs with anti-spalling compound.

METAL RAILINGS AND PAINTING

PART 1 - GENERAL

DESCRIPTION

Work Included: All metal railings and required accessories indicated on the drawings.

Related Work Described Elsewhere: Cast in-Place Concrete Painting

QUALITY ASSURANCE

Qualifications of Welders: Use only certified welders and the shielded arc process for all welding performed in connection with the work of this Section.

Codes and Standards: In addition to complying with all pertinent codes and regulations, comply with: "Specification for Structural Steel for Buildings" of the American Institute of Steel Construction, and "Structural Welding Code" of the American Welding Society.

SUBMITTALS

Shop Drawings: Within 35 days after award of Contract, and before any metal railings are delivered to the job site, submit Shop Drawings to the Owner/Architect for approval. Show all locations, markings, quantities, materials, sizes, and shapes and indicate all methods of connecting, anchoring, fastening, bracing, and attaching to the work of other trades.

Part 2 - PRODUCTS

MISCELLANEOUS Provide all necessary miscellaneous steel assemblies, as required, including but not limited to all clips, bolts, masonry and concrete anchors necessary to complete the installation.

STEEL TUBING: All steel tubing shall be new, free from rust, and conforming with the requirements of ASTM A-501.

STEEL PLATE: All steel plate shall be new, free from rust, and conforming with the requirements of ASTM A-36.

BOLTS AND NUTS: All bolts and nuts shall be new, free from rust, and conforming with the requirements of ASTM A-307.

ELECTRODES: All arc electrodes used shall be only those specifically recommended for the purpose by the American Welding Society.

PRIMER PAINT: All primer paint shall be compatible with the finish coats specified in the Painting Section of these Specifications.

OTHER MATERIALS: All other materials, not specifically described but required for a complete and proper installation of metal railings, shall be new, free from rust, best quality of their respective kinds, and subject to the approval of the Architect.

Part 3 - EXECUTION

SURFACE CONDITIONS

Inspection: Prior to all work of this Section, carefully inspect the installed work of all other trades and verify that all such work is complete to the point where fabrication and installation of the work of this Section may properly commence. Make all required measurements in the field to ensure proper and adequate fit of metal railings items. Verify that metal railings may be fabricated and installed in strict accordance with the original design and the approved Shop Drawings.

Discrepancies: In the event of discrepancy, immediately notify the Architect. Do not proceed with fabrication or installation in areas of discrepancy until all such discrepancies have been fully resolved.

FABRICATION

Fabricate all metal railings in strict accordance with the approved Shop Drawings and the referenced standards. Insofar as possible, shop prefabricate all items complete and ready for installation.

Welding: Unless otherwise indicated on the Drawings, weld all shop connections. Make all joints and intersections of metal tightly fitting and securely fastened. Make all work square, plumb, straight, and true.

Riveting, Bolting, Screwing: Unless otherwise indicated, rivet, bolt, or screw heads fit counter sunk in exposed faces of work of ornamental or finish character, elsewhere as required. Cut off bolts, screws, etc. where exposed flush with nuts or other adjacent metal.

Exposed Fastenings: Shall be materials, color, finish as metal to which they apply, unless otherwise required. Assemble ornaments with top screws, with counter sunk heads filled down neatly and made imperceptible.

Connections: Make up threaded connections tightly so that threads will be entirely concealed by fitting.

Anchorage: Work to be built in with masonry or concrete of form required for anchorage, or be provided with suitable anchors, expansion shields, etc., as required to be set in concrete or masonry.

Supports: Install all supporting members, fastenings, framing, hangers, bracing, brackets, straps, bolts, angles and the like required to set, connect work rigidly, properly to structural steel, masonry, other construction.

Attached Work: Except where otherwise specified for particular work item, or where work is required to be built in, secure to masonry with expansion or toggle bolts. Fastenings to wood plugs in masonry is not permitted.

Steel Pipe Fittings: Shall be full standard weight.

Holes: Drill or punch all holes required for the attachment of work of other trades and for bolted connections. Burned holes are not acceptable.

SHOP PAINTING

Preparation: Thoroughly clean all metal as described in the painting Section of these Specifications. Provide all required protection for metal to be encased in concrete to prevent accumulation of deleterious foreign material.

Painting: Shop prime all steel except: Steel to be encased in concrete; surfaces to be welded and contact surfaces to be high strength bolted.

ERECTION

Coordination: Coordinate installation schedule with the schedules of other trades to ensure orderly and timely progress of the total work.

Compliance: Erect and install all metal railings in strict accordance with the Drawings, the approved Shop Drawings, and the referenced standards, aligning straight, plumb, and level with a tolerance of one in 200.

Touching-Up: After the erection and installation are complete, touch-up all shop priming coats damaged during transportation and erection, using the priming paint specified for shop priming.

PAINTING

The work of this section includes any required steel prep and painting.

All paint materials selected for coating systems for each type of surface shall be the product of a single manufacturer. Paint materials listed herein, unless otherwise designated are the product of Pratt and Lambert, Pittsburgh or Sherwin-Williams and require no further approval as to manufacturer or catalogue number. Equivalent products of other major paint manufacturers may be used subject to approval by the Architect. Thinners when used shall be only those thinners recommended for that purpose by the manufacturer of the material being thinned.

Prime all metals that are to be painted with emulsion paints using a primer recommended by the manufacturer of the coating system.

Sand and dust between coats to remove all defects visible to the unaided eye from a distance of five (5) feet.

Painting coats as specified are intended to cover the surfaces uniformly, properly and completely. Additional coats shall be applied by the Contractor without additional cost to the Owner if in the opinion of the Architect improper coverage is due to faulty workmanship by the Contractor.

Primer and paint shall not be applied when the surface and/or air temperature is below 40 degrees Fahrenheit unless noted otherwise by manufacturer. Temperature must be 40 degrees and rising when applying and remain above 32 degrees throughout the entire drying time of that coat.

MATERIALS

All paint called for below is the product of Sherwin Williams. Paint color to be Tricorn black.

Metal - Exterior:

- a. Prime - one coat: All Surface Enamel Oil Primer (A1100210)
- b. Paint - two coats: All Surface Enamel Oil Paint (A1100214)

RAMP

Ramps must comply with section 1012 of the 2020 New York State Building Code and ICC A117.1.

Controlling dimensions for:

Minimum Width: 36" clear between handrails); Handrail: Height (above finished surface of ramp slope): 34" min., 38" max. Clearance to wall: 1-1/2" minimum Circular shape: outside diameter of 1-1/4" min., 2" max. Other than circular shape: perimeter dimension of 4" min., 4-1/4" max., with 2-1/4" max. cross section

Exception: Handrails which have finger recesses may have a greater perimeter than 4 1/4". See R311.18.3 for a detailed description.

Extensions at Top and Bottom: extend horizontally above landing 12 inch minimum beyond top and bottom of ramp runs; return to wall, guard or floor/deck

Guard: Required: at open sides of ramps/landings more than 30" A.F.F. Height: 42" minimum guard

Guard opening limitations: guard openings shall not allow the passage of a sphere 4 in diameter.



TITLE:

GENERAL NOTES and SPECIFICATIONS



PROJECT: TCLB FACADES

33 TO 4th AVE W/ FROST WALL  
TROY, NY

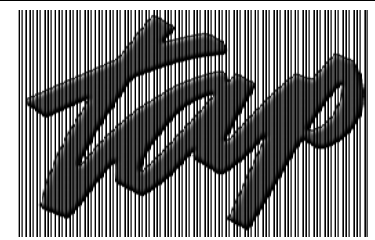
CLIENT: TROY COMMUNITY LAND BANK

DATE: 12/21/2023

DRAWN BY: SB

REVISIONS:

BLK YTL RANG  
DET SUPD /CS  
05/01/2025  
FROST WALL  
07/22/2025



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