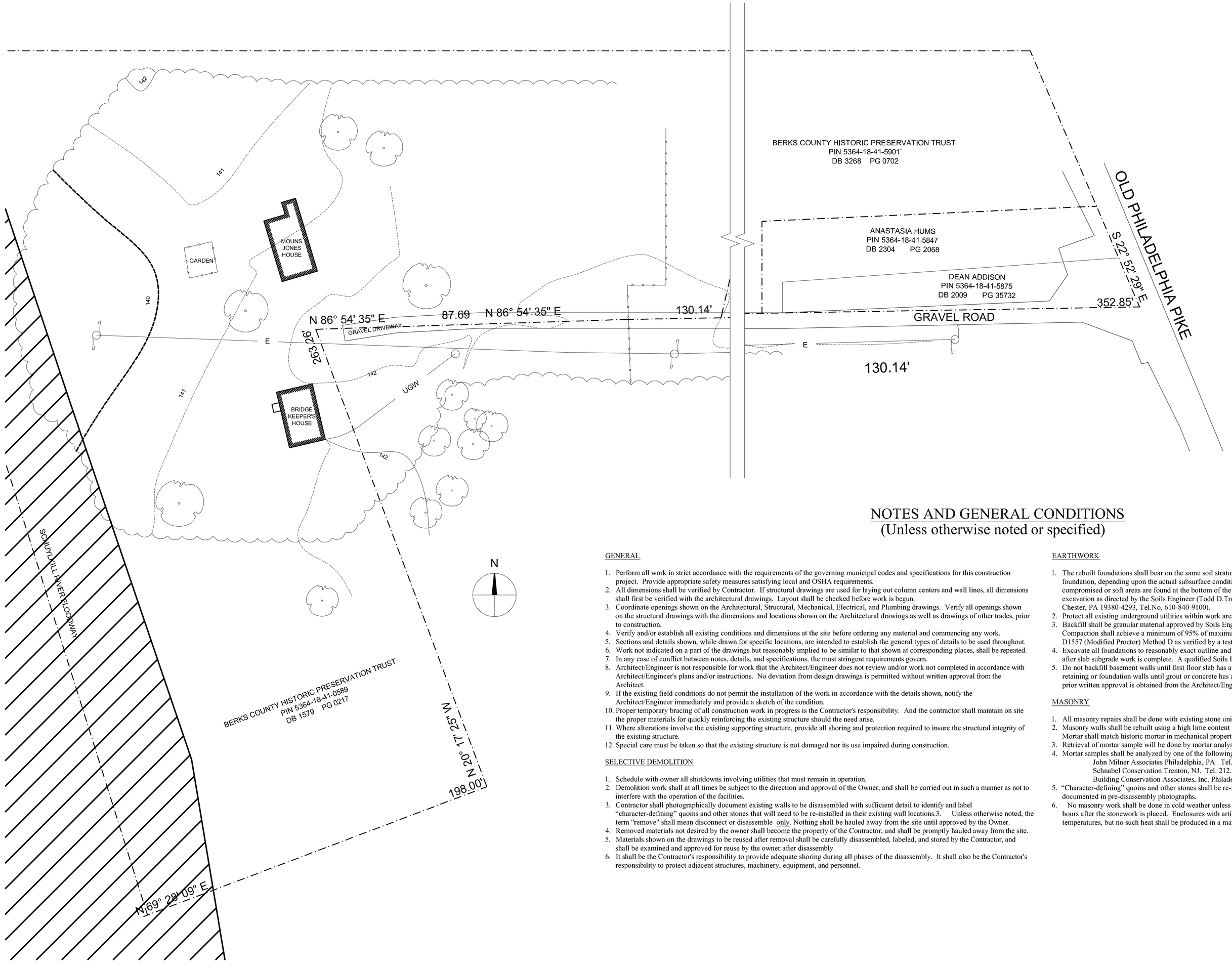
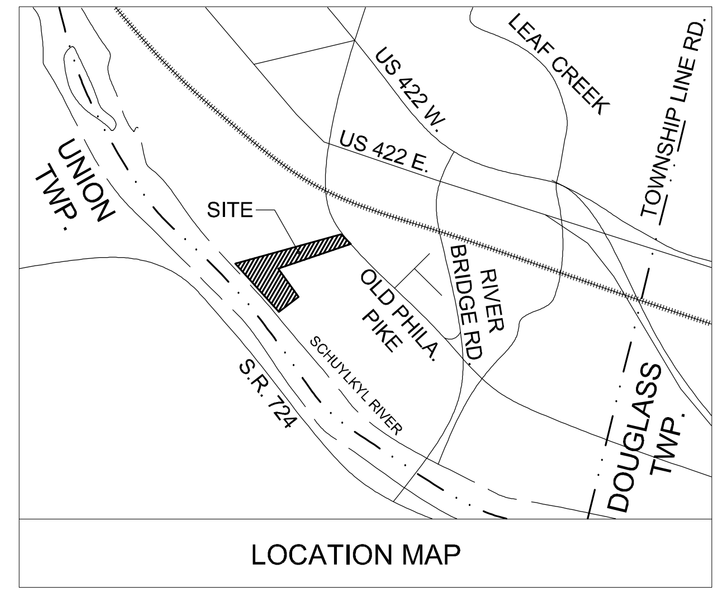




LOCATION MAP

NOTES AND GENERAL CONDITIONS
(Unless otherwise noted or specified)

GENERAL

1. Perform all work in strict accordance with the requirements of the governing municipal codes and specifications for this construction project. Provide appropriate safety measures satisfying local and OSHA requirements.
2. All dimensions shall be verified by Contractor. If structural drawings are used for laying out column centers and wall lines, all dimensions shall first be verified with the architectural drawings. Layout shall be checked before work is begun.
3. Coordinate openings shown on the Architectural, Structural, Mechanical, Electrical, and Plumbing drawings. Verify all openings shown on the structural drawings with the dimensions and locations shown on the Architectural drawings as well as drawings of other trades, prior to construction.
4. Verify and/or establish all existing conditions and dimensions at the site before ordering any material and commencing any work.
5. Sections and details shown, while drawn for specific locations, are intended to establish the general types of details to be used throughout.
6. Work not indicated on a part of the drawings but reasonably implied to be similar to that shown at corresponding places, shall be repeated.
7. In any case of conflict between notes, details, and specifications, the most stringent requirements govern.
8. Architect/Engineer is not responsible for work that the Architect/Engineer does not review and/or work not completed in accordance with Architect/Engineer's plans and/or instructions. No deviation from design drawings is permitted without written approval from the Architect.
9. If the existing field conditions do not permit the installation of the work in accordance with the details shown, notify the Architect/Engineer immediately and provide a sketch of the condition.
10. Proper temporary bracing of all construction work in progress is the Contractor's responsibility. And the contractor shall maintain on site the proper materials for quickly reinforcing the existing structure should the need arise.
11. Where alterations involve the existing supporting structure, provide all shoring and protection required to insure the structural integrity of the existing structure.
12. Special care must be taken so that the existing structure is not damaged nor its use impaired during construction.

SELECTIVE DEMOLITION

1. Schedule with owner all shutdowns involving utilities that must remain in operation.
2. Demolition work shall at all times be subject to the direction and approval of the Owner, and shall be carried out in such a manner as not to interfere with the operation of the facilities.
3. Contractor shall photographically document existing walls to be disassembled with sufficient detail to identify and label "character-defining" quoins and other stones that will need to be re-installed in their existing wall locations.3. Unless otherwise noted, the term "remove" shall mean disconnect or disassemble only. Nothing shall be hauled away from the site until approved by the Owner.
4. Removed materials not desired by the owner shall become the property of the Contractor, and shall be promptly hauled away from the site.
5. Materials shown on the drawings to be reused after removal shall be carefully disassembled, labeled, and stored by the Contractor, and shall be examined and approved for reuse by the owner after disassembly.
6. It shall be the Contractor's responsibility to provide adequate shoring during all phases of the disassembly. It shall also be the Contractor's responsibility to protect adjacent structures, machinery, equipment, and personnel.

EARTHWORK

1. The rebuilt foundations shall bear on the same soil stratum of the adjacent walls. There may be a need to modify the design of the foundation, depending upon the actual subsurface conditions encountered. If the soil of the bearing stratum has been compromised or soft areas are found at the bottom of the excavation, compacted gravel shall be placed at the bottom of the excavation as directed by the Soils Engineer (Todd D.Trotman, PE, Advanced GeoServices, 1055 Andrew Drive, Suite A, West Chester, PA 19380-4293, Tel.No. 610-840-9100).
2. Protect all existing underground utilities within work areas. Consult existing mechanical drawings relevant to such utilities.
3. Backfill shall be granular material approved by Soils Engineer, deposited and machine compacted in 8-inch maximum layers. Compaction shall achieve a minimum of 95% of maximum density at optimum moisture content, in accordance with ASTM D1557 (Modified Proctor) Method D as verified by a testing laboratory.
4. Excavate all foundations to reasonably exact outline and depth, avoiding over-excavation and cave-in of surrounding materials after slab subgrade work is complete. A qualified Soils Engineer shall provide verification of the soil bearing adequacy.
5. Do not backfill basement walls until first floor slab has attained adequate strength. No fill or backfill shall be placed against retaining or foundation walls until grout or concrete has attained design strength and supporting members are in place, unless prior written approval is obtained from the Architect/Engineer.

MASONRY

1. All masonry repairs shall be done with existing stone units salvaged and re-used from existing walls.
2. Masonry walls shall be rebuilt using a high lime content mortar based on samples retrieved from the existing masonry walls. Mortar shall match historic mortar in mechanical properties, color and texture.
3. Retrieval of mortar sample will be done by mortar analyst with the Architect/Engineer and Contractor in attendance.
4. Mortar samples shall be analyzed by one of the following laboratories at owner's expense:
   John Milner Associates Philadelphia, PA. Tel. 215.561.7637
   Schnabel Conservation Trenton, NJ. Tel. 212.242.8290
   Building Conservation Associates, Inc. Philadelphia, PA. Tel. 215.923.2834.
5. "Character-defining" quoins and other stones shall be re-installed to match original appearance, orientation, and location as documented in pre-disassembly photographs.
6. No masonry work shall be done in cold weather unless the temperature will be at least 40 degrees F and rising for at least 48 hours after the stonework is placed. Enclosures with artificial heating will be allowed to maintain approved working temperatures, but no such heat shall be produced in a manner that creates byproducts of combustion within the enclosure.

MASONRY STABILIZATION OF THE COVERED-BRIDGE KEEPER'S HOUSE

FOR THE
HISTORIC PRESERVATION TRUST OF BERKS COUNTY, PENNSYLVANIA
P.O. BOX 245
DOUGLASSVILLE, PA 19518-0245

EX.BOUNDARY
EX. ELECTRIC — E
EX. WATER LINE — UGW
EX. FENCE
WOODS
GRADE
UTILITY POLE
DECIDUOUS TREE

0' 15' 30' 60' 90'

SHEET LIST

CS	COVER SHEET
SD1	SELECTIVE DISMANTLING/ ELEVATIONS
SD2	SELECTIVE DISMANTLING/ WALL SECTIONS
A1	ELEVATIONS/SECTIONS

DOCUMENT HISTORY

REV. #	DATE	REVISION
NO.	DATE	REVISION

ORTEGA CONSULTING
STRUCTURAL ENGINEERS
101 E. Possum Hollow Road
Wallingford, PA 19086

CONSULTANTS

SIGNATURE AND SEAL

PROFESSIONAL LICENSE NUMBER
PE 031161E

PROJECT NAME
COVERED-BRIDGE KEEPER'S HOUSE

PROJECT LOCATION
STREET ADDRESS
CITY, STATE

PROJECT NUMBER
09–04

DRAWING TITLE
COVER PAGE
COVER SHEET

SCALE	DATE
AS NOTED	9.17.2010
DRAWN BY	REVIEWED BY
CLL	RIO

DRAWING NUMBER
CS

© HERITAGE DESIGN COLLABORATIVE - 2010 All Rights Reserved