

PRELIMINARY SPECIFICATIONS FOR MOUNTAIN HAUS CONDOMINIUM

FOR:

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PART A GENERAL REQUIREMENTS

GENERAL CONDITIONS

THE STANDARD FORM OF THE AMERICAN INSTITUTE OF ARCHITECTS TITLED "GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION OF BUILDINGS", CURRENT EDITION, FORMS A PART OF THESE SPECIFICATIONS. COPIES ARE AVAILABLE AT THE OFFICE OF THE ARCHITECT.

GENERAL CONTRACTOR'S WORK

CLEAR SITE OF ALL UNDESIRABLE MATERIAL. LAY OUT BUILDING BOUNDRIES ON BATTER BOARDS ACCURATELY LOCATED AND ESTABLISH ELEVATION BENCH MARKS AT REQUIRED LOCATIONS. FURNISH A TEMPORARY OFFICE AND TELEPHONE.

PERMITS AND INSURANCE

OBTAIN AND PAY FOR ALL BUILDING PERMITS REQUIRED BY LAW. BEFORE BEGINNING WORK, TAKE OUT ALL LIABILITY AND COMPENSATION INSURANCE REQUIRED BY LAW AND PAY THE PREMIUMS. THE OWNER WILL OBTAIN AND PAY FOR BUILDER'S RISK INSURANCE.

PAYMENT AND BONDS

PAYMENT SHALL BE IN THE MANNER SET FORTH IN THE OWNER-CONTRACTOR AGREEMENT. BONDS AS REQUIRED AT THE OPTION OF THE OWNER.

WARRANTY

EACH CONTRACTOR SHALL WARRANT HIS WORK FOR ONE YEAR AFTER FINAL ACCEPTANCE AND, AT HIS EXPENSE, SHALL REPLACE OR ADJUST ANY FAULTY MATERIALS OR WORKMANSHIP AND SHALL PAY FOR ANY REPAIRS OR REPLACEMENTS OF OTHER WORK RESULTING FROM SUCH REPAIRS OR ADJUSTMENTS.

PART 1 PARKING AREA AND LANDSCAPING

PROVIDE A COURSE GRAVEL PARKING AREA AS INDICATED ON THE PLOT PLAN, 4" OR BETTER AND COMPACT ON PARKING. ALL LANDSCAPING WILL BE DIRECTED BY THE ARCHITECT AND A LANDSCAPE PLAN WILL BE PROVIDED AT THE OPTION OF THE OWNER. PRESERVATION OF EXISTING TREES.

PERMANENT SERVICES

SHALL BE UNDERGROUND AND SHALL BE PROVIDED AS THEY BECOME AVAILABLE. THE TEMPORARY OVERHEAD SERVICES WILL BE PAID FOR BY THE OWNER. THESE SHALL BE IN CONFORMANCE WITH THE STANDARD PRACTICE OF THE AREA.

PART 2 EXCAVATION AND GRADING

EXCAVATIONS

MAKE ALL EXCAVATIONS TO LEVELS SHOWN ON THE DRAWINGS OR AS MODIFIED BY THE ARCHITECT AND TO DIMENSIONS REQUIRED FOR THE PLACING OF ALL FORMS, SCREEDS, ETC.

WATER

USE ANY APPROVED METHOD TO PREVENT THE ACCUMULATION OF WATER IN EXCAVATED AREAS.

BACKFILLING AND FILL

AFTER COMPLETION OF FOUNDATIONS, FOOTINGS, WALLS AND OTHER CONSTRUCTION BELOW FINAL GRADE, REMOVE ALL FORMS AS WELL AS TRASH AND DEBRIS FROM EXCAVATED AREAS. USE PORTION OF EXCAVATED EARTH FOR BACKFILLING. PLACE BACKFILL IN SHALLOW HORIZONTAL LAYERS AND COMPACT IN A MANNER SUITABLE TO THE ARCHITECT.

PART 3 CONCRETE

MATERIALS AND METHODS

USE MATERIALS AND METHODS INCORPORATED IN THE SPECIFICATIONS AND RECOMMENDATIONS OF THE PCA, ACI AND ASTM SPECIFICATIONS C150-49 AND IN ACCORD WITH BEST CONCRETE USAGE FOR A BUILDING OF THIS TYPE. STRENGTH: COMPRESSIVE STRENGTH SHALL BE 3,000 LBS. SLUMP: SHALL BE NO GREATER THAN 4 1/2" FOR FOOTINGS. REINFORCING: AS SHOWN ON THE DRAWINGS. FORMS: AS NECESSARY TO CONFORM TO SHAPE. FROST PROTECTION: AS NECESSARY TO ASSURE ABOVE STANDARDS.

FLOOR SLABS

8" SOUNDCRETE AS SUPPLIED BY THE SOUNDCRETE, COMPANY, P.O. BOX 229, BOULDER, COLORADO, 80302 TOPPING 2 1/2" OF POURED CONCRETE WITH NECESSARY REINFORCING MESH FINISHED BY SAME SUPPLIER.

VAPOR BARRIER

PROVIDE 4 MIL VIS-QUEEN VAPOR BARRIER UNDER ALL INTERIOR CONCRETE SLABS IN ACCORD WITH MANUFACTURER'S BEST RECOMMENDED PRACTICE. PERIMETER INSULATION SHALL BE 1" X 4" X 0" CELOTEX. SLABS ON GRADE 4" REINFORCED WITH 6 X 6 #10 MESH. CONCRETE STAIRS CASE IN PLACE.