



Addendum 1

Questions and Answers from Potential Bidders

LGPC New Building Project
IFB's C20190100 and C20190200
March 29, 2019

1. Where is the electric service wiring according to the construction drawings, and does the wire need to be pulled through a conduit provided under Contract A? What is the distance from meter to utility provider's pole or pedestal? Whose responsibility is it to size the conduit required for the service and are transformers being installed under Contract A?

Contractor A is responsible for installing the underground electric service conduit with a pull wire. Three inch minimum diameter conduit is required given the distance between the panel box and power pole. Contractor A shall also provide conduit and pull wire from existing garage to main building meter/panel location. Conduit shall be sized to accommodate power of existing garage power panel.

All electrical service installation and conductors shall be under Contract B including pulling the wires through existing conduit, installing panel and meter pan, and associated work. The Electrical Contractor, under Contract B, shall determine size and distances of conductors from the supply pole to the meter. Basis of design is 240-volt, 1-phase, 200A. No transformers are needed. Contract B shall provide conductors from the existing garage to the new power panel. Match conduit size to existing garage power requirements.

The main electric panel is located on the basement level west wall utility room, see Contract B, page E-100. The electric meter is to be installed under Contract B on the west wall exterior of the building within 5 feet of the main electric panel such that no disconnect is required. The meter location is approximately 150 feet from the existing National Grid supply pole located in the north east corner of the site adjacent to Fort George Road and the municipal water hydrant, see Contract A, page C-103.

2. The vinyl D4 Horizontal Siding and vinyl Shakes do not have anything specific specs listed. Should we propose standard Mainstreet Siding with standard colors?

Fabricators to install 0.46mm thickness siding system (or thicker), with standard siding system details (trim, corners, flashing, etc), and standard colors.

3. The Trim on Fascia on Porches and Windows calls out LP Smartside trim. Do they have specific standard pre-finished colors in mind or are we painting everything on-site?

Trim to be pre-finished, standard colors. Assume field touch-up.

4. Basement Columns and Steel Beams from what I can see are being provided by us. Mod company needs to furnish point loads to Engineer for final sizing of these. How is this going to be coordinated with foundation contractor and who is acting as Construction Manager?

Steel posts and beams are carried in Contract B. The steel beam and post sizes (in Contract B) are to be verified by the structural engineer. The GC carrying Contract B is to provide modular home loads to the LGPC architect/engineer for sign-off on final sizes. The Steel beam for long span is called out as W12x40. For the 4 shorter spans, W12x19 should be assumed "FOR BIDDING PURPOSES" -- note will be added to the drawing.

Strip footings are located in the structural foundation drawing in Contract A. The strip footings are sized to accommodate pre-fabricated building loads, so no coordination efforts are needed from the modular building in Contract B to the foundation contractors in Contract A.

5. Balusters shown on Porch Railings are dimensions as 3/4" x 3/4". What is needed here?

Please provide standard pressure treated 2" x 2" balusters.

6. It appears that the Utilities are being brought into the basement by G.C. under Contract A with the exception of Electric Service where only the conduit with pull wire is being provided at meter location. Please verify.

Correct. Water supply and sewer are to be brought from the existing curb shut off (water) and tee (sewer) into the basement under Contract A. Connection of both water and sewer within the building are under Contract B. See Question and Answer #1 above with regard to the electric service.

7. Are the Concrete Pads for the outdoor HVAC equipment being provided under contract A? Not clear from drawings.

GC to omit the concrete pads from Contract A. Contract B contractor to include plastic equipment pads: 2" E Lite® Plastic Equipment Pads by "Diversitech" or approved equal.

8. Should G.C. under Contract B uncover deficiencies of work performed by G.C. under Contract A, how long does G.C. under contract A have to correct them so as not to impact Contract B's work. How will this be resolved? Through Change Order or otherwise?

The Commission will resolve with the previous contractor. If resolution is not possible, assume a Change Order.

9. The Porch framing, decking and railings are shown as Pressure Treated wood. Can a light application of sealer be applied since decking will not be stained or sealed by Owner until at least a year after install according to notes on drawings?

There is no treatment of pressure treated wood in either Contract A or B.

10. There are no specs for the HVAC equipment except for the point of use 10 gallon electric HW heater in basement. Does the Owner or Architect plan to provide us with performance specs for system? Who is providing LP Tank and gas lines if needed?

HVAC will be an all-air system. LP fired gas furnaces for heating, Split system DX cooling. Minimum of one temperature control zone per floor. Delegated design by the manufactured building provider is to be in Contract B. Design to meet minimum code required system performance. HVAC sized per ASHRAE/ACCA Standard 183 or approved equivalent method. System and equipment shall meet minimum requirements of NYSECC (2015 IECC with NYS amendments).

11. Basement supports - plans show 4 posts with steel beam size "TBD". Should be spec'd so that all bidders are on same page.

There are 3 posts (not 4), on strip footings. Sizes are called out in Contract B (posts are not in Contract A scope) structural drawings.

12. Timeline - 60 days from delivery to completion is pretty optimistic, even in good weather

GC to provide outline schedule as part of their bid. LGPC will allow for reasonable additional time to completion with proper justification, at no penalty to provider under Contract B.

13. We will need 30x50 level and stable pad for crane to set the modular home. After visiting the site and reviewing the site plan when I returned to the office the crane will probably need to sit in/near the current small parking area, and sewer and electric lines to old office may be an issue. Do you have a site plan that overlays current and proposed structures, so that we can see how much room is between them for crane?

See attached overlay sheet for reference.

14. I'd recommend spray-foam rim joist insulation rather than rigid foam blockers

GCs to bid open cell, soy-based spray foam insulation with water as the blowing agent, or approved equal.

15. I'd strongly recommend upgrading from Silverline windows to at least Andersen 100 if not 200 series.

Provide bid for Anderson 100 series or approved equal.

16. Specs only call for a single 10 gal elec hot water heater, but that won't be sufficient for the entire building.

The 10-gallon water heater with 3kW elements is sufficient to accommodate the proposed fixture loads.

17. Interior base trim - is it to be vinyl base everywhere?

Yes.

18. Does basement exterior door need panic hardware?

No.

19. HVAC - we don't see any provisions for return air ductwork? Really need a detailed HVAC design so that modular company can quote the job accurately, and all bidders on same page.

HVAC shall be delegated design by building manufacturer. Performance requirements:

HVAC will be an all-air system. LP fired gas furnaces for heating, Split system DX cooling. Minimum of one temperature control zone per floor. Design to meet minimum NYS code required system performance. HVAC sized per ASHRAE/ACCA Standard 183 or approved equivalent method. System and equipment shall meet minimum requirements of NYSECC (2015 IECC with NYS amendments).

20. Will basement level be considered unconditioned space (need to insulate basement ceiling), or conditioned?
Finishing?

Provide R-30 min batt insulation in ceiling cavities. Walls and ceilings to be finished with sheetrock, taped and primed.
No finish paint on ceiling or walls.

21. If the foundation is done this fall why would you wait until spring for building delivery?

Due to the anticipated time it will take to obtain an executed contract and approved design through NYS, plus the time needed to construct the building in the factory, it is anticipated that the building will not be ready for delivery to the project site until winter/spring 2020. However, if the process moves more quickly, the building may certainly be delivered at any time following the completion of the foundation and associated work under Contract A.

22. Recommend increasing insulation to R21 from R19 in the walls.

Yes, provide high-density batt insulation for R-21 wall assemblies. Note: vapor barrier is still required in wall assemblies.

23. Recommend using 4,000 psi concrete instead of 3,000 for the walls

Yes. Update to be made on S101A

24. Use on-demand hot water heater instead of 10 gallon given limited use

No, tank to remain in bid.

25. Is the footing drain 4" or 6"?

4"

26. Is there a plan for foundation protection? Per the IFB, modular building installation is assumed for spring of 2020. That's a full winter seasons precip inside the foundation walls & on the SOG.

No requirement for protection needed.

27. Is there a schedule for installation of floor diaphragm? Is this a complete cover or bracing? Can you provide details for the installed diaphragm as backfill operations could be influenced by its lay-out.

See attached structural drawing updates for foundation wall bracing guidelines. Bracing to be part of Contract A, and installed prior to back-fill.

28. Will you provide prevailing wage rates through July 2020 construction cycle?

Yes. The project has been assigned Prevailing Wage Case Number 2018004876. The wage schedules will be updated and available on the Department of Labor website throughout the project.

29. S101 – 2'x2'x1' concrete footing, Typical 6...Only 4 on plan?

Change to "TYPICAL 4" – (Note: These are the exterior footings)

30. C103 – FFE basement – 363.00’ or 362.00’?
363.00’

31. S101 – Note W: Top of window = -3.3333’ – Per bullet notes, all elevations referenced from datum elevation = 0.00’ = Top of SOG. If this is the case, your window will be buried.
Window Height: head of the window should be at 6’-8”. However, the masonry opening needs to be larger and accommodate a 2x nailer all around, with 1/2” shim space. So, head height = 6’-10” MO, and the width is a 36” unit, so 3’-4” MO. Window is 4’-0” in height. So, 2’-8” sill plus 2” MO = 2’-6” sill MO.

32. S101 – Concrete notes-16: Concrete reinforcing fibers. This is the only reference – please advise intent.
No fibers are to be included. This note will be deleted in the drawings.

33. Is the DEC pit an acceptable disposal site for aggregates as well as logs and stumps?
No. Contractor A is responsible for trucking and disposal of all stumps, blacktop, concrete, red brick, demolition materials and spoils resulting from the project. All tree stems (no length restriction, the longer the better for reuse by DEC) and all clean wood chips must be disposed of at the NYS DEC Prospect Mtn. disposal area located adjacent to the Veteran Memorial Highway approximately 1.5 miles from the Fort George Rd. location. Commission staff will coordinate with Contractor A the disposal at the DEC site.

34. S101-Foundation and excavation notes-2: Is it the intent of LGPG to remove completely all existing material within the building footprint + 5’ outside footings x +1’ below bottom of footing?
Yes.

35. During the Pre bid, there was a conversation about cuts and fills. LGPC assumes most of the cut will be used for fill elsewhere onsite. Does the commission know if the existing materials meet the required specification? Are we to assume it does? Will there be an allowance for imported materials if existing materials are not acceptable?
Deep test pits excavated by Commission staff as part of the stormwater management design indicate fine sandy loam and sand to a depth of 7 feet throughout the site, see Contract A. page C-103. These materials are acceptable for use as backfill. In the event that materials on site are deemed not acceptable for reuse these materials must be removed and disposed of and an allowance for imported fill will be provided.

36. S101-Concrete Note-14: ...Curing compound shall be compatible with any intended flooring overlay – Please advise.
Curing compound to allow for flooring adhesives with VOC content

37. Can you provide details for the grinder sump pit?
Yes. See revised sheet S202.

38. C/103 calls out FFE for basement and first floor, S101 gives elevations from “first floor SOG” elevation referenced from datum 00’-00”. I am confused by the reference to the first floor being a SOG. Please clarify referenced elevation 00’-00” to be basement floor or first floor.

The reference on S101 will be updated to read “BASEMENT SLAB-ON-GRADE”

39. Are the referenced TOF elevations on S101 from basement floor or first floor?

Top of First Floor elevation.

40. Can you provide Arch. Drawings?

Contracts are both available for public viewing on Lake George Park Commission website home page: see IFB’s and Specifications.

41. Can you provide top of wall elevations

Top of Concrete Wall elevation = -1’-1 ½” (assuming ¾” plywood and 2x12 floor construction, and 2x8 sill plate)

42. Are there any restricted periods limiting when the project may be undertaken?

No

43. What location will be used to stage the crane needed to set the modular components of the new building?

The area directly east of the new building is suitable for staging the crane, at the location of the current north LGPC parking lot. This area will be available to utilize for all construction activities, and nearby overhead wires will be relocated prior to building delivery.

44. Where are the pads which will support the external HVAC components? Delete all together, same as #7 above.

HVAC pads are located on the west side of the new building near the staff entrance/west wall exit.

45. Who supplies the posts and carrier beams in the basement supporting the first floor?

Post and beam supports are part of Contract B, Modular Building.

46. Who is supplying the direct burial LP gas tank?

The Commission buys LP gas on the NYS OGS centralized contract (state contract). The contract requires the vendor to provide and install LG gas equipment such as tanks, regulators and supply lines. The Commission anticipates working directly with the current contract provider to purchase outright the direct burial tank and have the provider install it. Contractor A must provide excavation service in conjunction with the tank installation.

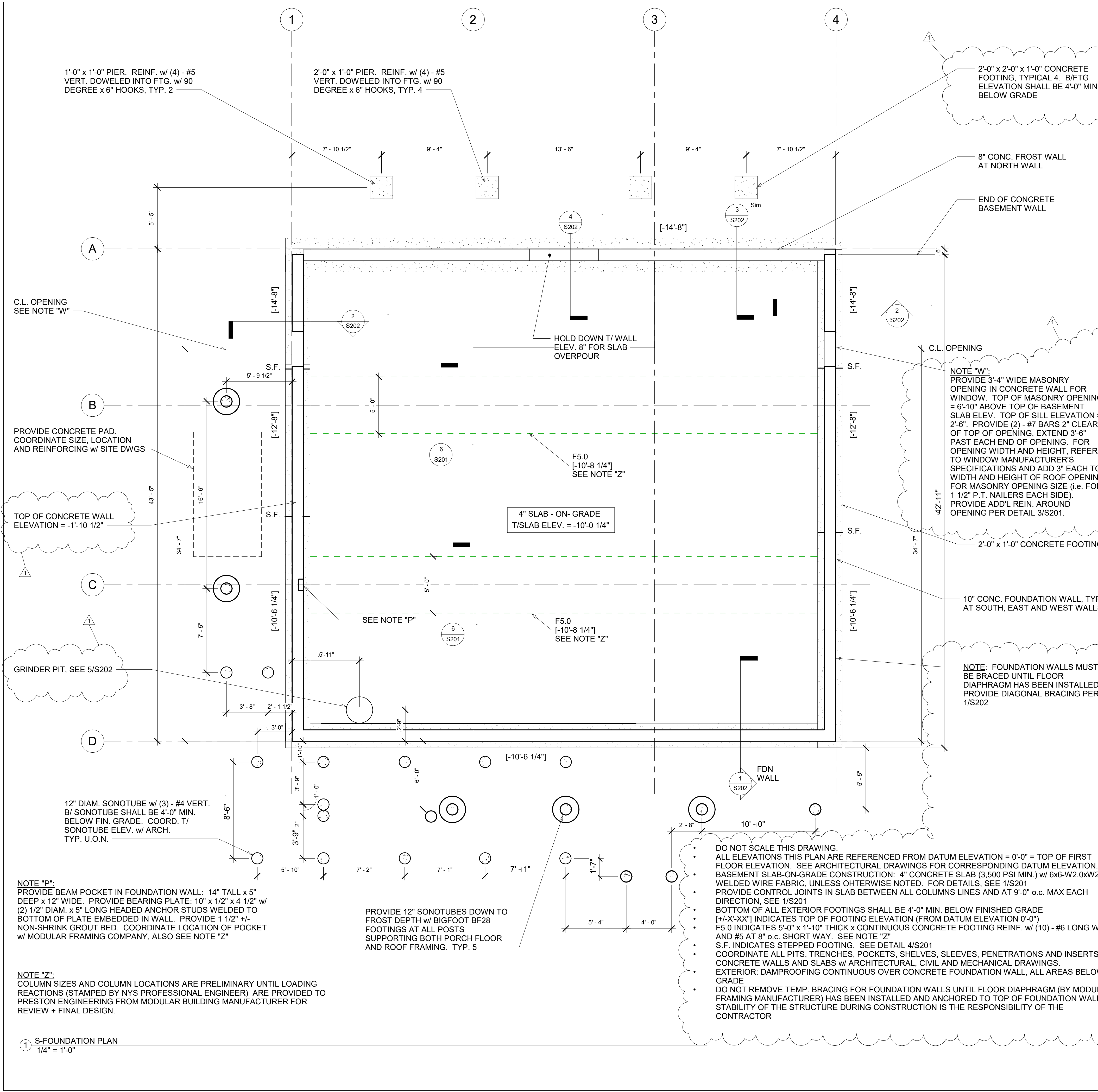
47. Will the limits of disturbance be surveyed and flagged before the start of construction?

Yes. Contractor A will be responsible for establishing construction fencing to delineate the limits of disturbance, following consultation with Commission staff as to boundaries (as shown on the plans).

48. Who is responsible for the SWIPP inspections

The project is non-jurisdictional under the DEC SPDES program, however Commission staff will be monitoring site conditions daily to ensure erosion control practices are adequate.

END



FOUNDATION AND EXCAVATION NOTES:

- THE FOUNDATIONS HAVE BEEN DESIGNED TO REST ON NATIVE SOIL OR CONTROLLED FILL HAVING A PRESUMPTIVE BEARING VALUE OF 3,000 PSF EXPECTED TO BE FOUND AT THE BOTTOM OF THE REQUIRED EXCAVATION. THE ENGINEER SHALL BE NOTIFIED IF SOIL OF QUESTIONABLE CAPACITY IS ENCOUNTERED DURING EXCAVATION.
- WITHIN THE PERIMETER OF THE PROPOSED STRUCTURE STRIP THE GROUND SURFACE OF ALL TOPSOIL ORGANIC AND FILL MATERIAL THEN COMPACT THE TOP OF THE REMAINING SURFACE. THE EXTENT OF REMOVAL SHALL EXTEND AT LEAST 12" BELOW THE BOTTOM OF FOOTING ELEVATION, AND SHALL EXTEND 5'-0" MIN. BEYOND THE BUILDING PERIMETER. PLACE MIRA-FI 500X OR EQUIVALENT GEOTEXTILE STABILIZATION FABRIC OVER THE COMPACTED SUBGRADE FOLLOWED BY 1'-0" OF CRUSHED STONE (AN EQUAL BLEND OF NYSDOT No. 1 AND No. 2, ANOTHER LAYER OF GEOTEXTILE STABILIZATION FABRIC, AND EITHER LIFTS OF ADDITIONAL CRUSHED STONE OR STRUCTURAL FILL UP TO THE SUB-GRADE ELEVATION FOR FOUNDATIONS AND SLABS.
- THE BOTTOM OF EXTERIOR FOOTINGS NOT ON SOLID ROCK SHALL BE AT LEAST 4'-0" BELOW FINISHED GRADE. THE SURFACE OF THE SOIL BELOW ALL FOOTINGS SHALL BE MECHANICALLY COMPACTED PRIOR TO SETTING FOOTING FORMS. FOOTINGS ON LEDGE SHALL REST ON BROOM CLEAN SOLID ROCK. IF THE SLOPE OF THE ROCK SURFACE EXCEEDS 1 ON 6, THE FOOTING SHALL BE DOWELED TO THE LEDGE WITH 3/4" STEEL RODS DRILLED 10 INCHES INTO THE ROCK SURFACE AT 2 FEET ON CENTER.
- PROTECT ALL SOIL UNDER FOUNDATIONS FROM FREEZING DURING CONSTRUCTION. DO NOT POUR CONCRETE ON FROZEN SOIL.
- IF STANDING WATER IS PRESENT IN THE FOOTING EXCAVATION A 4 TO 6 INCH THICK LAYER OF 3/4" CRUSHED STONE SHALL BE COMPACTED INTO THE BOTTOM OF THE EXCAVATION AND DEWATERING METHODS USED THAT WILL NOT UNDERMINE THE BEARING OF THE NEW FOOTINGS.
- IN AREAS REQUIRING FILL, THE FILL MATERIAL SHALL BE A UNIFORMLY GRADED MIXTURE OF SAND AND GRAVEL WEIGHING NO LESS THAN 120 POUNDS DRY DENSITY AFTER COMPACTION IN PLACE. THIS MIXTURE SHALL BE UNIFORMLY GRADED HAVING NO STONE GREATER THAN 4 INCHES IN ANY ONE DIMENSION, 30-75% PASSING A 1/4" SIEVE, 5-40% PASSING A No. 40 SIEVE, AND WITH LESS THAN 10% PASSING A #200 SIEVE (ALL PERCENTAGES BY WEIGHT). THE FILL SHALL BE PLACED IN MAXIMUM LIFTS OF 9 INCHES BEFORE COMPACTION. EACH LIFT SHALL BE COMPACTED WITH APPROPRIATE EQUIPMENT TO A MINIMUM OF 95% OF ITS MAXIMUM DENSITY AT OR NEAR OPTIMUM MOISTURE, AS DETERMINED BY MODIFIED PROCTOR TESTS. A SOILS TESTING LAB, HIRED BY THE OWNER, SHALL TEST THE MATERIAL BEFORE AND AFTER COMPACTION FOR CONFORMANCE WITH THIS SPECIFICATION. NO LIFTS SHALL BE PLACED WHEN WEATHER CONDITIONS ARE SUCH THAT THE MOISTURE CONTENT OF THE FILL CANNOT BE PROPERLY CONTROLLED.
- IN PLACING AND COMPACTING FILL AND BACKFILL MATERIAL, DO NOT DAMAGE NOR DISPLACE CONCRETE WORK ALREADY IN PLACE BY CONTACT FROM COMPACTION MACHINERY, BY SUBJECTING IT TO OVERTURNING FROM HEAVY COMPACTING LOADINGS, OR ANY OTHER CAUSE. AT FROST WALLS BRING FILL AGAINST SUCH CONCRETE AT THE SAME RATE AS THE REMAINDER OF FILL. COMPACTING UNIFORMLY ON BOTH SIDES USING HAND OPERATED TAMPERS. IN BASEMENT/CRAWL SPACE AREAS DO NOT BACKFILL AGAINST WALLS UNTIL THE FLOOR OR ROOF DECK BEARING ON THE WALLS HAS BEEN INSTALLED AND FULLY ATTACHED TO THE TOP OF THE FOUNDATION.
- THIS WORK HAS BEEN DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE CONSTRUCTION HAS BEEN COMPLETED. THE STABILITY OF THE STRUCTURE PRIOR TO COMPLETION IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THIS RESPONSIBILITY EXTENDS TO ALL ASPECTS OF THE CONSTRUCTION ACTIVITY INCLUDING, BUT NOT LIMITED TO, JOBSITE SAFETY, ERECTION METHODS, ERECTION SEQUENCE, TEMPORARY BRACING AND SHORING, USE OF EQUIPMENT AND SIMILAR CONSTRUCTION PROCEDURES. THE TEMPORARY BASEMENT WALL BRACING SHOWN IN 1/S202 ASSUMES A 7' MAX BACKFILL HEIGHT, w/ 50 PSF MAX SOIL SURCHARGE LOADING. IF HIGHER SURCHARGES ARE ANTICIPATED, ADDITIONAL BRACING MUST BE DESIGNED. THE CONTRACTOR IS REQUIRED TO DESIGN SHORING AND SEQUENCING OF THE EXISTING STRUCTURE, INCLUDE ALL OTHER WALL, FLOOR AND ROOF ELEMENTS FOR PROPER SUPPORT AND STABILITY OF THE STRUCTURE DURING CONSTRUCTION. REVIEW OF CONSTRUCTION BY THE ENGINEER-OF-RECORD IS FOR CONFORMANCE WITH THE SPECIFICATIONS ONLY, NOT TO REVIEW THE CONTRACTOR'S CONSTRUCTION PROCEDURES. LACK OF COMMENT ON THE PART OF THE ENGINEER W/ REGARD TO CONSTRUCTION PROCEDURES IS NOT TO BE INTERPRETED AS APPROVAL OF THOSE PROCEDURES.

CONCRETE NOTES:

- STRUCTURAL CONCRETE WORK SHALL CONFORM TO ALL THE REQUIREMENTS OF A.C.I. 318-05 "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" IN ITS ENTIRETY. CERTAIN PORTIONS OF THIS SPECIFICATION ARE PRESENTED HERE ONLY FOR CLARIFICATION AND THE CONTRACTOR'S CONVENIENCE AND ARE NOT INTENDED TO REPLACE OR AMEND THIS SPECIFICATION.
- CONCRETE SHALL BE NORMAL WEIGHT EXCEPT AS NOTED BELOW. DEVELOP A MINIMUM 28 DAY STRENGTH, F.C. AND HAVE A MAXIMUM WATER/CEMENTITIOUS MATERIAL RATIO, (W/C+P), AS FOLLOWS:

LOCATION	Ec	W/C+P
FOOTINGS, FOUNDATIONS	4000 PSI	0.50
SLABS ON GRADE	4000 PSI	0.45

- NO ADMIXTURES ARE PERMITTED WITHOUT THE ENGINEERS WRITTEN PERMISSION. CONCRETE EXPOSED TO THE WEATHER, SUCH AS THAT USED IN FOUNDATION WALLS SHALL CONTAIN 4-5% ENTRAINED AIR.
- CEMENT SHALL BE TYPE I OR TYPE II AND CONFORM TO ASTM C 150.
- COARSE AGGREGATE SHALL BE 3/4" AND CONFORM TO ASTM C 33.
- REINFORCING STEEL SHALL CONFORM TO ASTM A 615, GRADE 60.
- FABRICATION AND PLACEMENT OF REINFORCEMENT SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 7, ACI 318 - 05.
- THE PRODUCTION OF CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 5 ACI 318 - 05.
- THE CONVEYANCE, PLACEMENT AND PROTECTION OF THE CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 5, ACI 399 - 05, SECTIONS 5.7 THROUGH 5.10. MECHANICAL VIBRATORS ARE TO BE USED TO CONSOLIDATE THE FRESHLY CAST CONCRETE AROUND THE REINFORCING AND AGAINST FORM SURFACES AND TO PREVENT THE FORMATION OF AIR OR STONE POCKETS, HONEYCOMBING, PITTING OR PLANES OF WEAKNESS. HOWEVER, CARE MUST BE USED TO AVOID OVER-VIBRATION THAT CAN LEAD TO AGGREGATE SEGREGATION.
- THE INSTALLATION OF SLABS SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 11, ACI-301 - 05. INTERIOR FINISH SLAB SURFACES ARE TO HAVE A CLASS A STEEL TROWEL FINISH. EXTERIOR SLAB SURFACES ARE TO HAVE A CLASS B TOLERANCE WITH THE FINISH AS SPECIFIED ON THE ARCHITECTURAL DRAWINGS.
- THE CURING AND PROTECTION OF CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF CHAPTER 5 ACI 318 - 05, SECTIONS 5.11. CONCRETE SLABS SHALL BE PROTECTED FROM LOSS OF SURFACE MOISTURE FOR NOT LESS THAN 7 DAYS USING A CURING COMPOUND CONFORMING TO ASTM C 309-81 OR CONSTANTLY WETTED BURLAP. IF COLD WEATHER CONCRETING CONDITIONS EXIST AS DEFINED BY A PERIOD OF MORE THAN THREE DAYS WHEN THE AVERAGE OUTDOOR TEMPERATURE, (HIGH + LOW)/2, IS LESS THAN 40 F, THE PROCEDURES OUTLINED IN ACI 306.1-87 STANDARD SPECIFICATION FOR "COLD WEATHER CONCRETING" SHALL BE UTILIZED. DO NOT INSTALL FINISH FLOORING UNTIL SLAB HAS ADEQUATELY DRIED PER THE FLOORING MANUFACTURER'S SPECIFICATIONS.
- CONCRETE DESIGN MIX FOR EACH STRENGTH OF CONCRETE REQUIRED ATTESTING THAT THE MIXES CAN ATTAIN THE MINIMUM REQUIRED STRENGTHS IN ACCORDANCE WITH CHAPTER 5 OF ACI 318-05. SHALL BE SUBMITTED TO AND APPROVED BY PRESTON ENGINEERING PRIOR TO COMMENCING ANY WORK.
- A DESIGNATED TESTING LABORATORY, HIRED BY THE OWNER, SHALL CONDUCT STRENGTH TEST IN ACCORDANCE WITH THE FOLLOWING PROCEDURES: (A STRENGTH TEST CONSISTS OF FOUR CONCRETE CYLINDERS.)
 - MAKE ONE STRENGTH TEST FOR EACH 50 CUBIC YARDS OR FRACTION THEREOF FROM EACH MIX DESIGN OF CONCRETE PLACED IN ANY ONE DAY, EXCEPT THAT IN NO CASE SHALL A GIVEN MIX DESIGN BE REPRESENTED BY LESS THAN FIVE TESTS.
 - SECURE COMPOSITE SAMPLES IN ACCORDANCE WITH "METHOD OF SAMPLING FRESH CONCRETE" (ASTM C 172). EACH STRENGTH TEST SHALL BE OBTAINED FROM A DIFFERENT BATCH OF CONCRETE ON A REPRESENTATIVE, TRULY RANDOM BASIS. WHEN PUMPING OR PNEUMATIC EQUIPMENT IS USED, SAMPLES SHALL BE TAKEN AT THE DISCHARGE END.
 - MOLD FOUR SPECIMENS FROM EACH SAMPLE IN ACCORDANCE WITH "METHOD OF MAKING AND CURING CONCRETE COMPRESSION AND FLEXURE SPECIMENS IN THE FIELD" (ASTM C 31), AND CURE UNDER STANDARD MOISTURE AND TEMPERATURE CONDITIONS, IN ACCORDANCE WITH SECTION 7(A) AND (7)(B) OF THE ABOVE ASTM METHOD.
 - DETERMINE SLUMP OF THE CONCRETE SAMPLE FOR EACH STRENGTH TEST AND WHENEVER CONSISTENCY OF CONCRETE APPEARS TO VARY USING "METHOD OF TEST OF SLUMP OF PORTLAND CEMENT CONCRETE" (ASTM C 143).
 - DETERMINE AIR CONTENT OF NORMAL WEIGHT CONCRETE SAMPLE FOR EACH STRENGTH TEST IN ACCORDANCE WITH EITHER "METHOD OF TEST FOR AIR CONTENT OF FRESHLY MIXED CONCRETE BY PRESSURE METHOD" (ASTM C 231), "METHOD OF TEST FOR AIR CONTENT OF FRESHLY MIXED CONCRETE BY THE VOLUMETRIC METHOD" (ASTM C 173), OR "METHOD OF TEST FOR COMPRESSIVE STRENGTH OF MOLDED CONCRETE CYLINDERS" (ASTM C 39). THE 28 DAY TEST RESULT SHALL BE THE AVERAGE OF THE TWO SPECIMENS. IF THE AVERAGE OF THE TWO SPECIMENS IS LESS THAN THE REQUIRED STRENGTH, TEST THE FOURTH SPECIMEN AT 45 DAYS. WHEN HIGH EARLY STRENGTH IS REQUIRED, TWO SPECIMENS SHALL BE TESTED AT SEVEN DAYS.

ALL DRAWINGS, SPECIFICATIONS, IDEAS, ARRANGEMENTS AND DESIGNS REPRESENTED OR REFERRED TO ARE THE PROPERTY OF AND OWNED BY PRESTON ENGINEERING WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY WERE CREATED, EVOLVED, DEVELOPED AND PRODUCED FOR THE SOLE USE ON AND IN CONNECTION WITH THIS PROJECT AND NONE OF THE ABOVE MAY BE DISCLOSED OR GIVEN TO OR USED BY ANY FIRM OR CORPORATION OR PERSON FOR ANY USE OR PURPOSE WHATSOEVER INCLUDING ANY OTHER PROJECT EXCEPT UPON WRITTEN PERMISSION AND DIRECTION FROM PRESTON ENGINEERING.

CONTRACT "A" DRAWING

Structural Engineer:

PRESTON PE ENGINEERING

Preston Engineering
1 Avian Drive
East Greenbush, NY 12061
www.preston-eng.com
p. 518.396.9080

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REV	DESCRIPTION	DATE ISSUED
1	RFI CLARIFICATIONS	4/1/19

LGPC OFFICES

PARKS COMMISSION, LAKE GEORGE, NY

Foundation Plan

PROJECT NUMBER 16-032
DATE 1-11-19
DRAWN BY RP
SCALE AS INDICATED

S101

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DO NOT SCALE THIS DRAWING.

ALL ELEVATIONS THIS PLAN ARE REFERENCED FROM DATUM ELEVATION = 0'-0" = TOP OF FIRST FLOOR ELEVATION. SEE ARCHITECTURAL DRAWINGS FOR CORRESPONDING DATUM ELEVATION.

BASEMENT SLAB-ON-GRADE CONSTRUCTION: 4" CONCRETE SLAB (3,500 PSI MIN.) w/ 6x6-W2.0xW2.0 WELDED WIRE FABRIC, UNLESS OTHERWISE NOTED. FOR DETAILS, SEE 1/S201

PROVIDE CONTROL JOINTS IN SLAB BETWEEN ALL COLUMNS LINES AND AT 9'-0" o.c. MAX EACH DIRECTION, SEE 1/S201

BOTTOM OF ALL EXTERIOR FOOTINGS SHALL BE 4'-0" MIN. BELOW FINISHED GRADE (+/-X-XX") INDICATES TOP OF FOOTING ELEVATION (FROM DATUM ELEVATION 0'-0")

F5.0 INDICATES 5'-0" x 1'-10" THICK x CONTINUOUS CONCRETE FOOTING REINF. w/ (10) - #6 LONG WAY AND #5 AT 8" o.c. SHORT WAY. SEE NOTE "Z"

S.F. INDICATES STEPPED FOOTING. SEE DETAIL 4/S201

COORDINATE ALL PITS, TRENCHES, POCKETS, SHELVES, SLEEVES, PENETRATIONS AND INSERTS IN CONCRETE WALLS AND SLABS w/ ARCHITECTURAL, CIVIL AND MECHANICAL DRAWINGS.

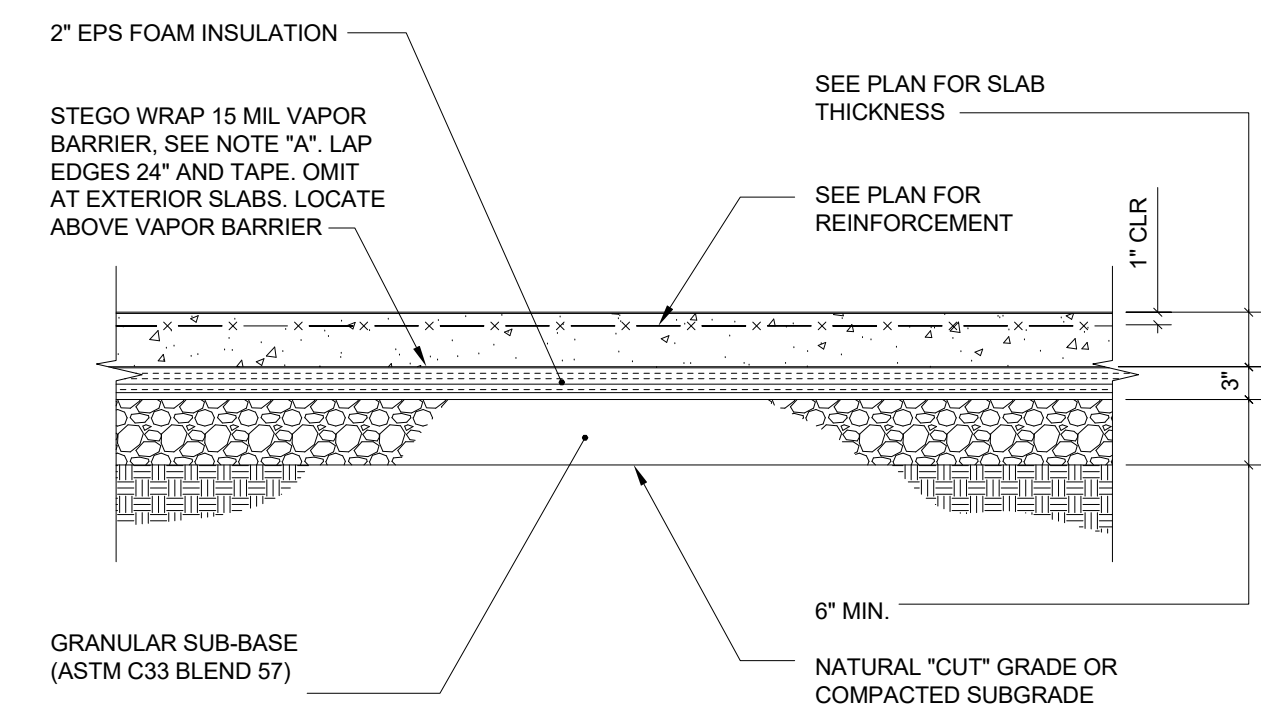
EXTERIOR: DAMPROOFING CONTINUOUS OVER CONCRETE FOUNDATION WALL, ALL AREAS BELOW GRADE

DO NOT REMOVE TEMP. BRACING FOR FOUNDATION WALLS UNTIL FLOOR DIAPHRAGM (BY MODULAR FRAMING MANUFACTURER) HAS BEEN INSTALLED AND ANCHORED TO TOP OF FOUNDATION WALLS. STABILITY OF THE STRUCTURE DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR

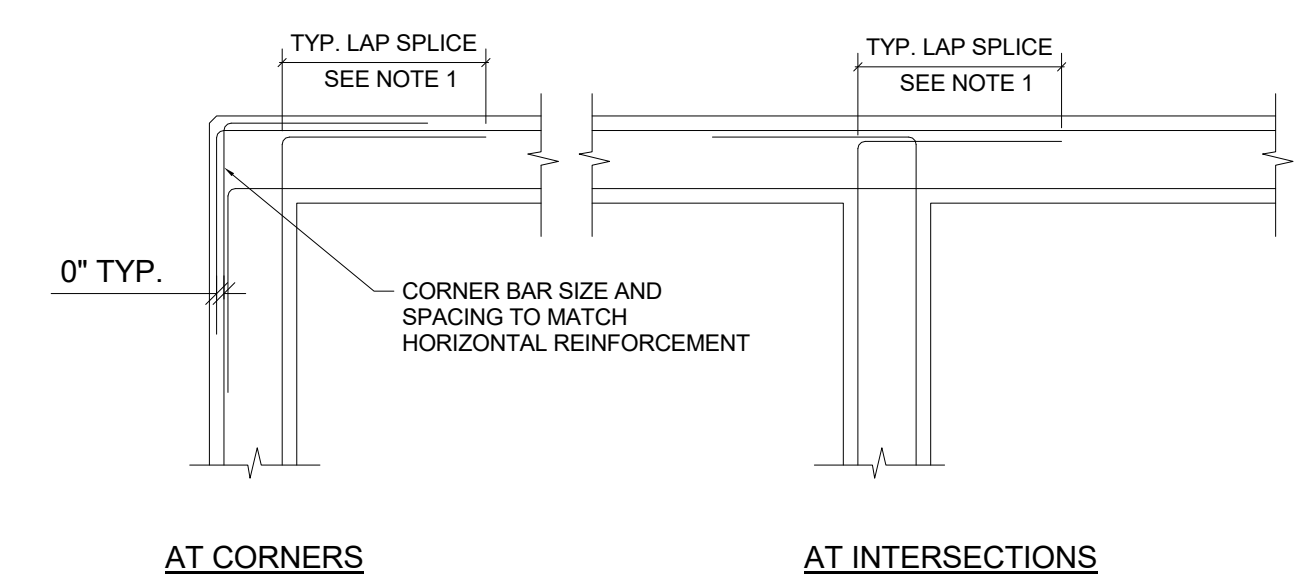
1 FOUNDATION PLAN
1/4" = 1'-0"

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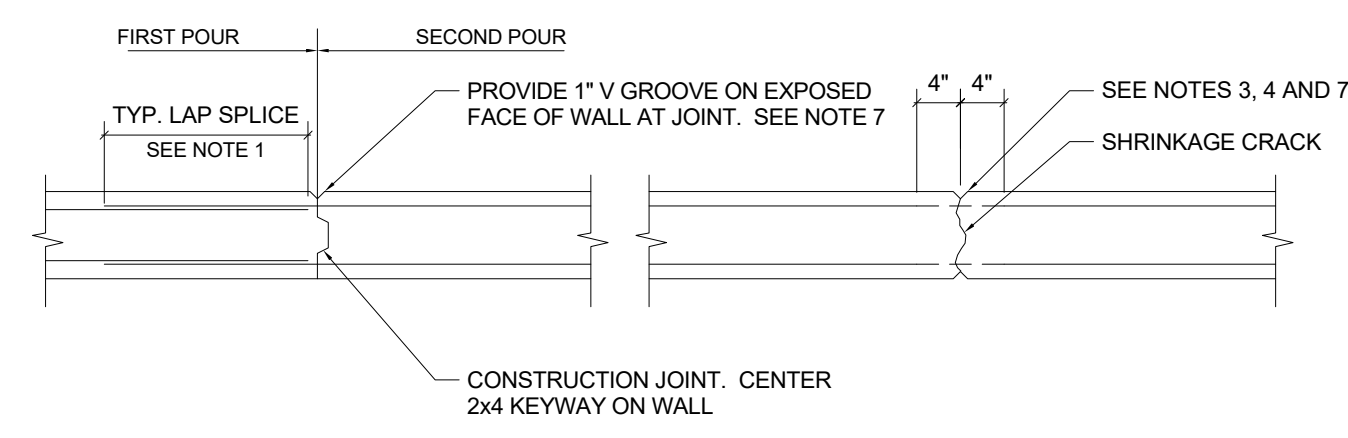
CONTRACT "A" DRAWING



SLAB ON GRADE DETAIL

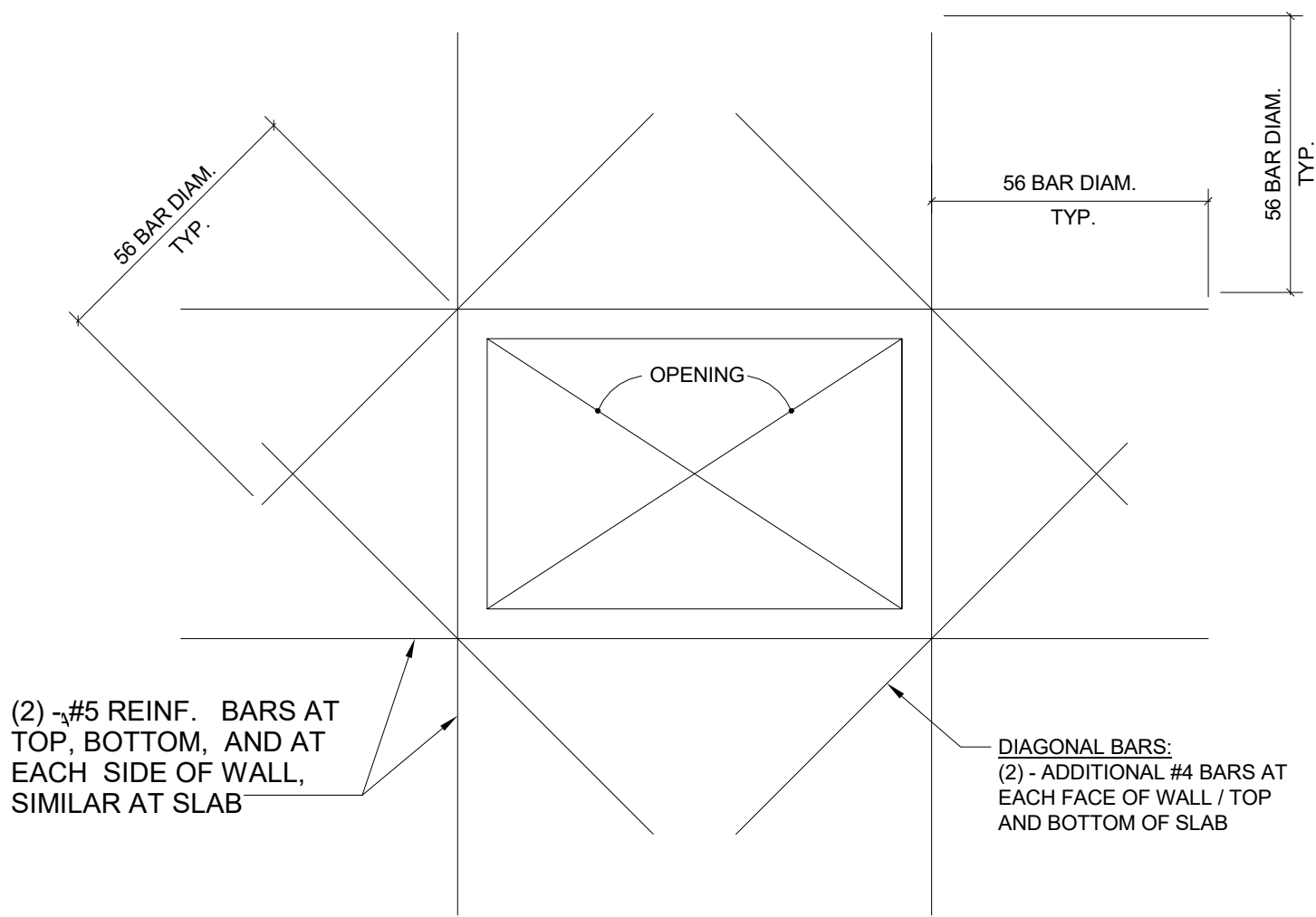


AT CORNERS AT INTERSECTIONS

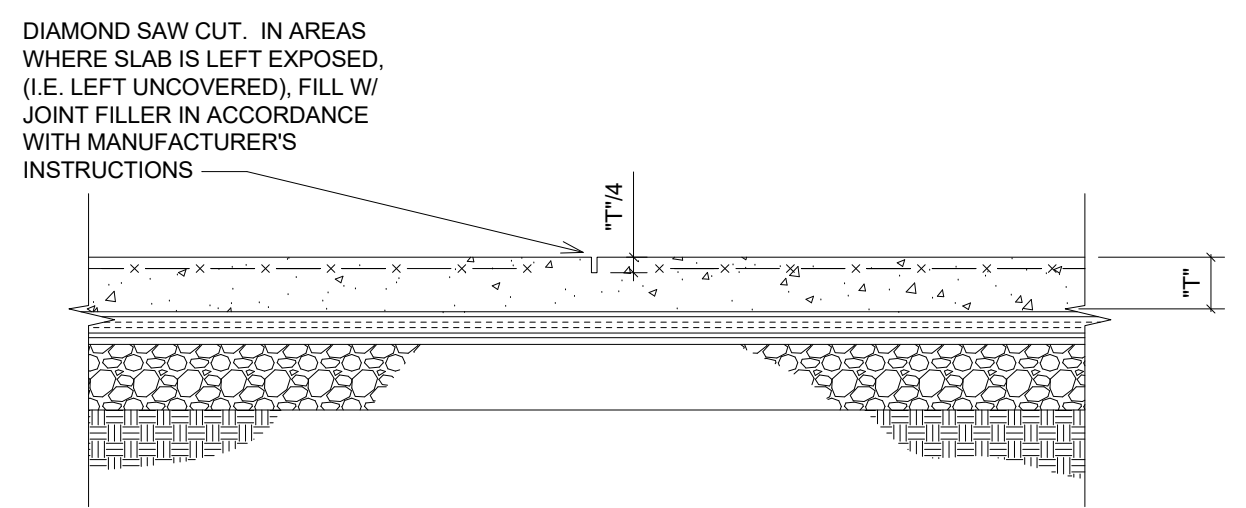


CONSTRUCTION JOINT CONTROL JOINT

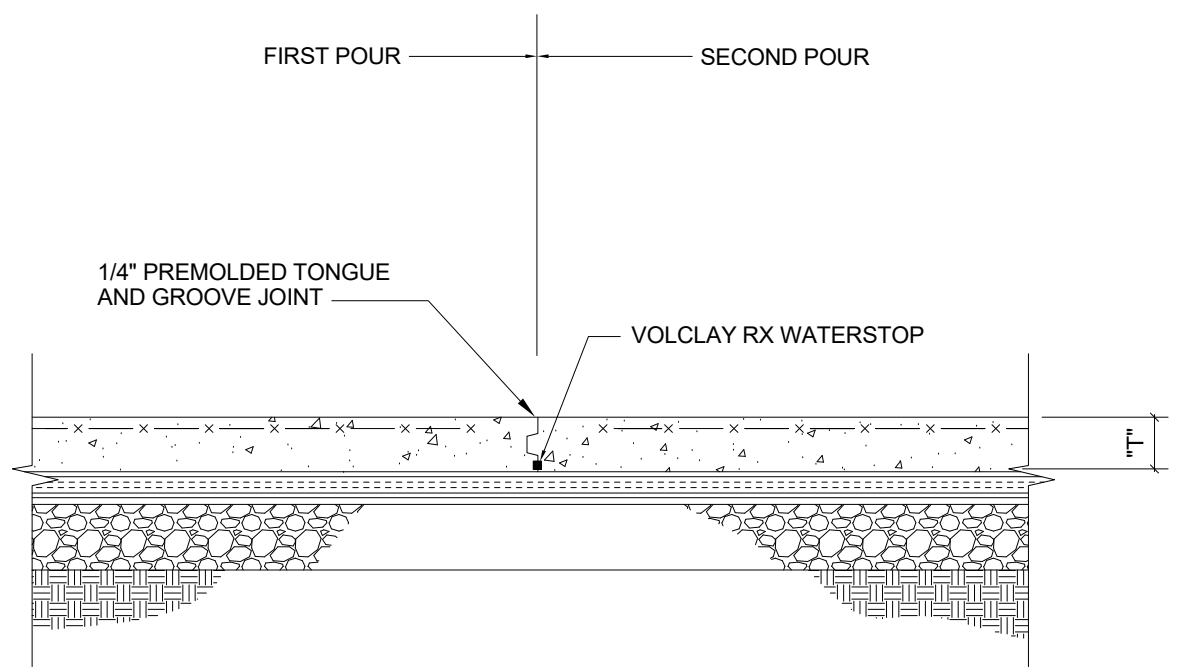
- NOTES:
1. ALL BAR SPLICES SHALL BE CLASS "B" LAP SPLICES WITH #6 BAR DIAMETERS MINIMUM.
 2. PROVIDE CONSTRUCTION JOINT AT END OF EACH DAY'S POUR OR AS REQUIRED TO LIMIT THE LENGTH OF WALL POUR TO A MAXIMUM OF 30 FEET.
 3. PROVIDE CONSTRUCTION / CONTROL JOINTS AT FACE OF PIERS UNLESS OTHERWISE NOTED ON PLAN.
 4. AT CONTROL JOINT, PROVIDE BEVEL JOINT "TYP" INTO WALL SURFACE BOTH SIDES. STOP ALTERNATING HORIZONTAL REINFORCING BARS 6" SHORT OF CONTROL JOINT.
 5. SEE APPROPRIATE SECTION FOR WALL REINFORCING.
 6. VERTICAL REINFORCING AND/OR SUPPORT BARS NOT SHOWN FOR CLARITY.
 7. PROVIDE CAULKING AT JOINTS AS PER SPECIFICATIONS.



- NOTES:
1. AT WALLS, ADDITIONAL REINFORCING SIZE SHALL MATCH HORIZONTAL AND VERTICAL REINFORCING. AT SLABS, USE #4 BARS.
 2. THIS DETAIL APPLIES AT ALL OPENINGS 1'-0" x 1'-0" AND LARGER. DETAIL IS SIMILAR AT CIRCULAR OPENINGS 1'-0" DIAM. AND LARGER.
 3. COORDINATE ALL OPENING SIZES AND LOCATIONS WITH ARCHITECTURAL AND MECHANICAL DRAWINGS.



CONTROL JOINT DETAIL



SLAB ON GRADE CONSTRUCTION JOINT DETAIL

1 TYP. SLAB-ON-GRADE DETAILS 3/4" = 1'-0"

2 TYP. CONC. WALL CONSTRUCTION DETAIL 3/4" = 1'-0"

3 TYP. SLAB/WALL OPENING REINF. DETAIL 3/4" = 1'-0"

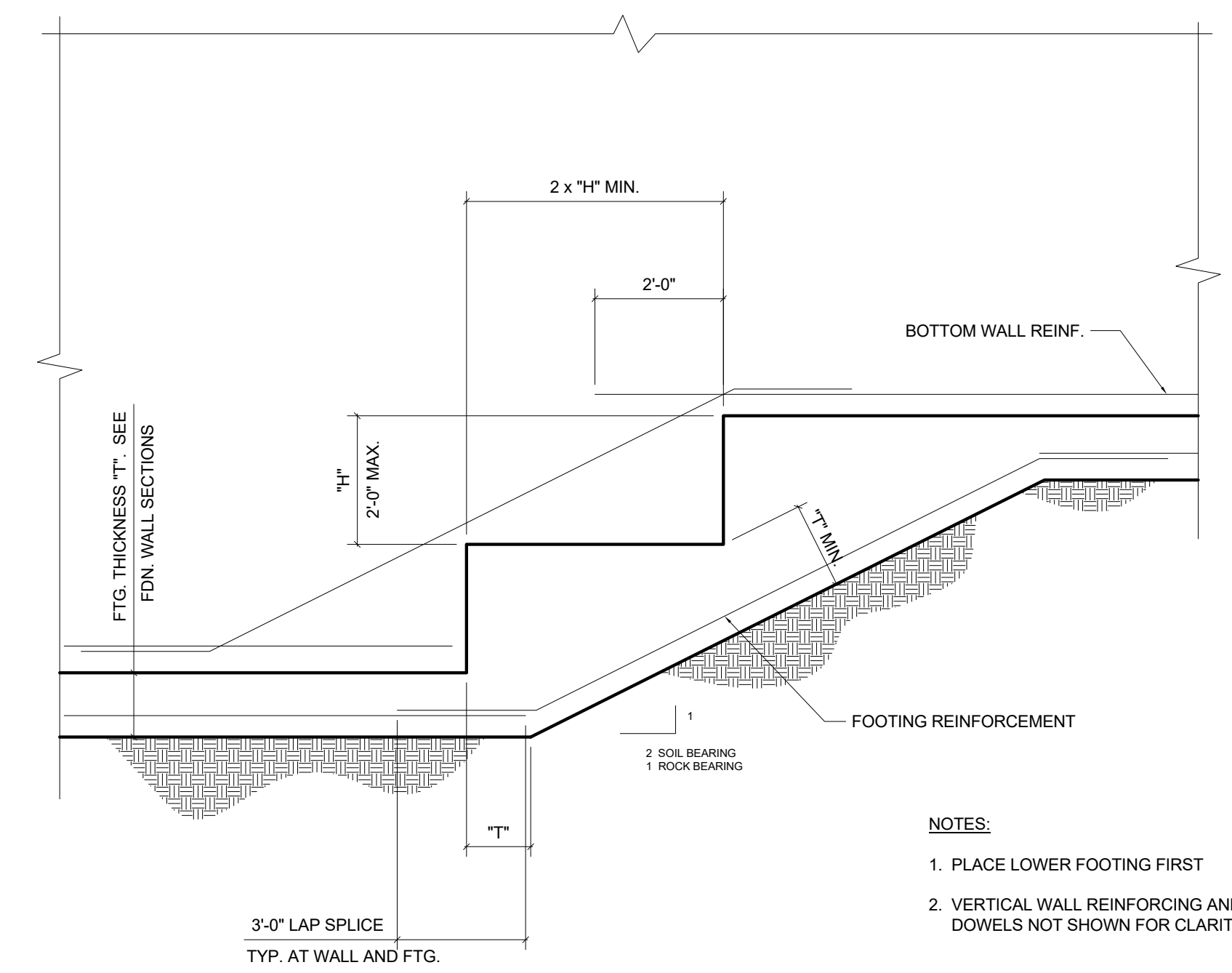
Structural Engineer:

Preston Engineering
1 Avian Drive
East Greenbush, NY 12061
www.preston-eng.com
p. 518.596.9080

LEAP ARCHITECTURE

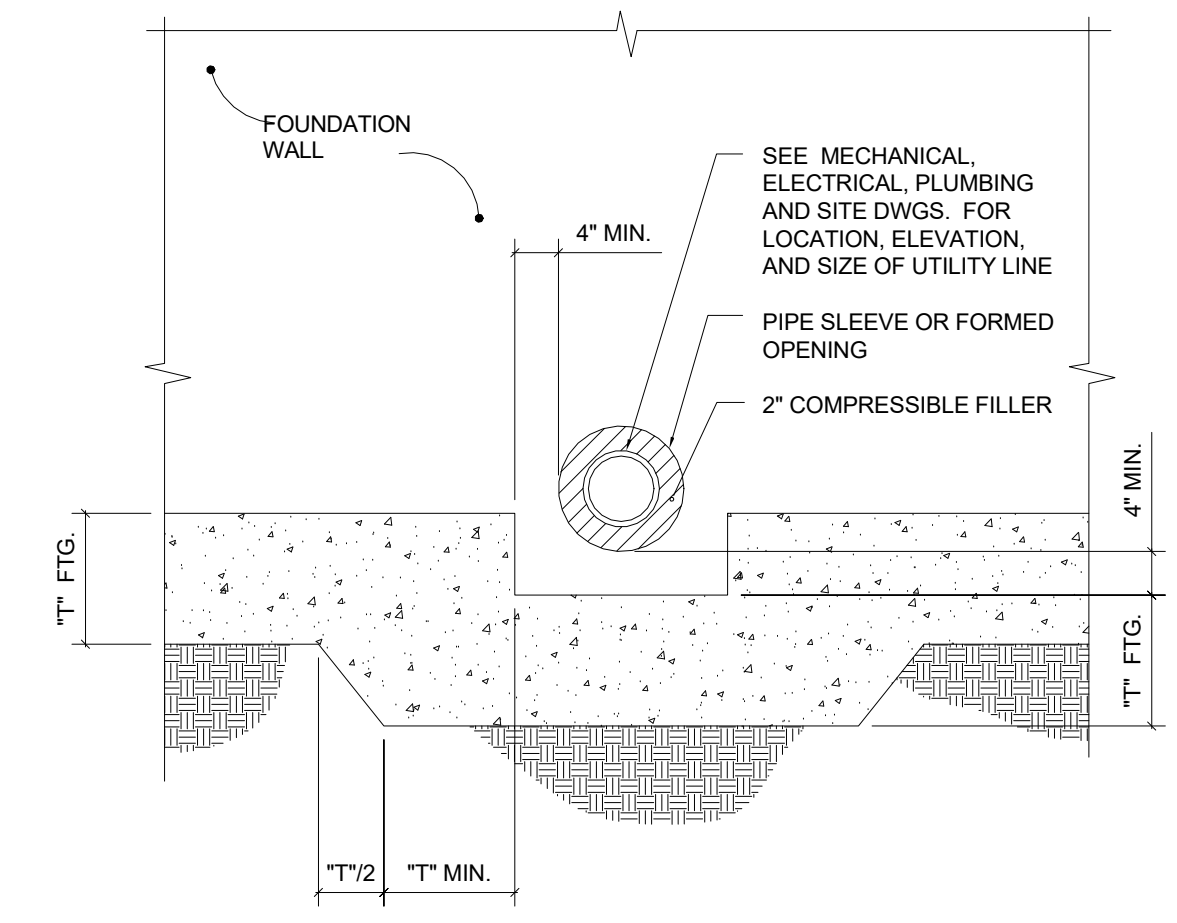
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REV	DESCRIPTION	DATE ISSUED
1	RFI CLARIFICATIONS	4/1/19



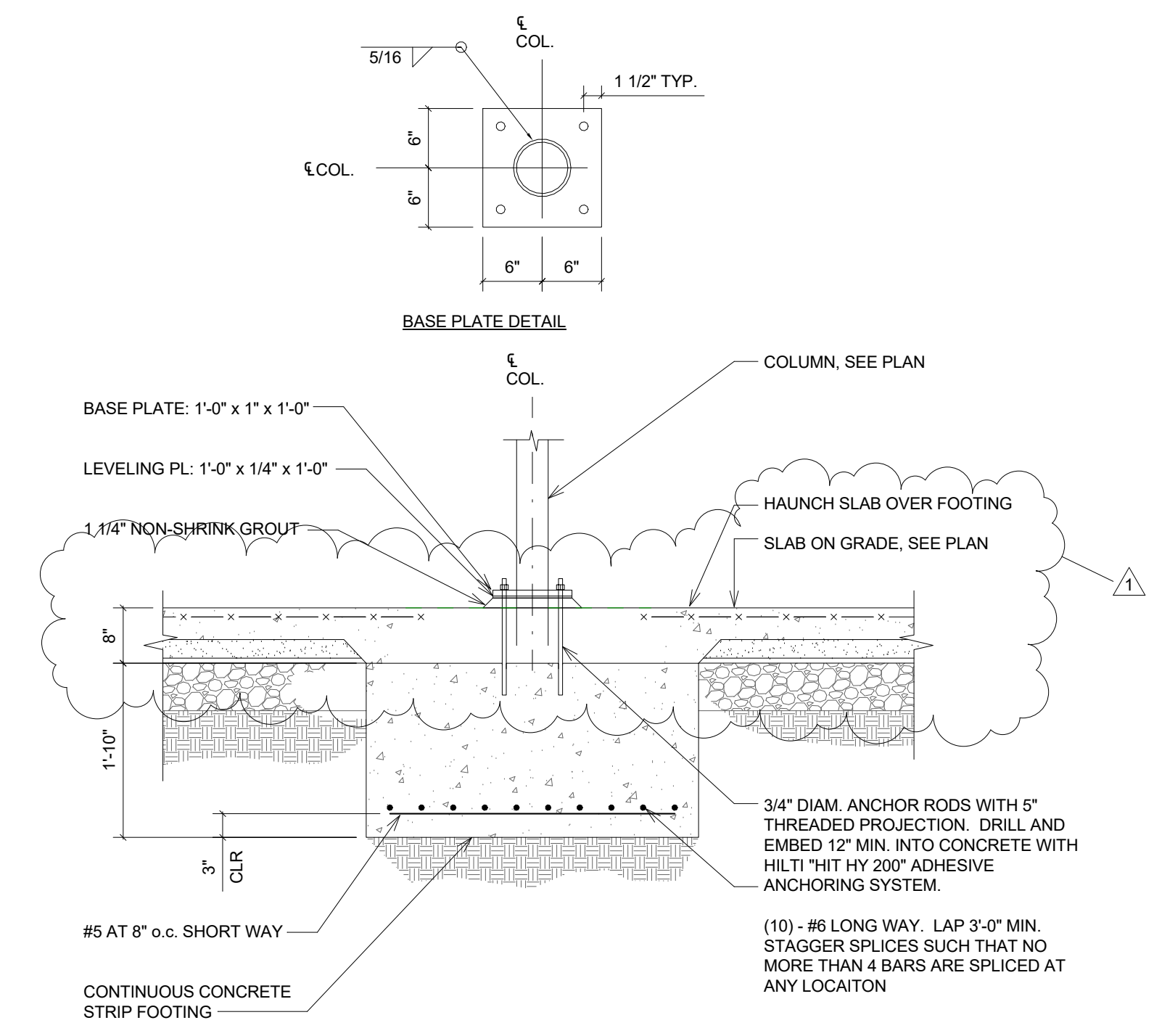
- NOTES:
1. PLACE LOWER FOOTING FIRST
 2. VERTICAL WALL REINFORCING AND DOWELS NOT SHOWN FOR CLARITY

4 TYP. STEPPED FTG. DETAIL 3/4" = 1'-0"



- NOTES:
1. AT STEP FOOTING, FOR WALL AND FOOTING REINFORCING, SEE "TYPICAL STEPPED FOOTING DETAIL".
 2. IF REQUIRED, FOR ADDITIONAL WALL REINFORCING, SEE "TYPICAL SLAB/WALL PENETRATION REINFORCING DETAIL".

5 TYP. FTG. DETAIL AT PIPE PENETRATION 3/4" = 1'-0"



6 TYP. COLUMN BASE DETAIL 3/4" = 1'-0"

LGPC OFFICES

PARKS COMMISSION, LAKE GEORGE, NY

TYP. FOUNDATION SECTIONS

PROJECT NUMBER 16-032
DATE 1-11-19
DRAWN BY RP
SCALE 3/4" = 1'-0"

S201
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CONTRACT "A" DRAWING

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LEAP ARCHITECTURE

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96 PHILIP ST. ALBANY, NY 12202 518.669.9435

REV	DESCRIPTION	DATE ISSUED
1	RFI CLARIFICATIONS	4/1/19

LGPC OFFICES

PARKS COMMISSION, LAKE GEORGE, NY

FOUNDATION SECTIONS + DETAILS

PROJECT NUMBER

16-032

DATE

1-11-19

DRAWN BY

RP

SCALE

3/4" = 1'-0"

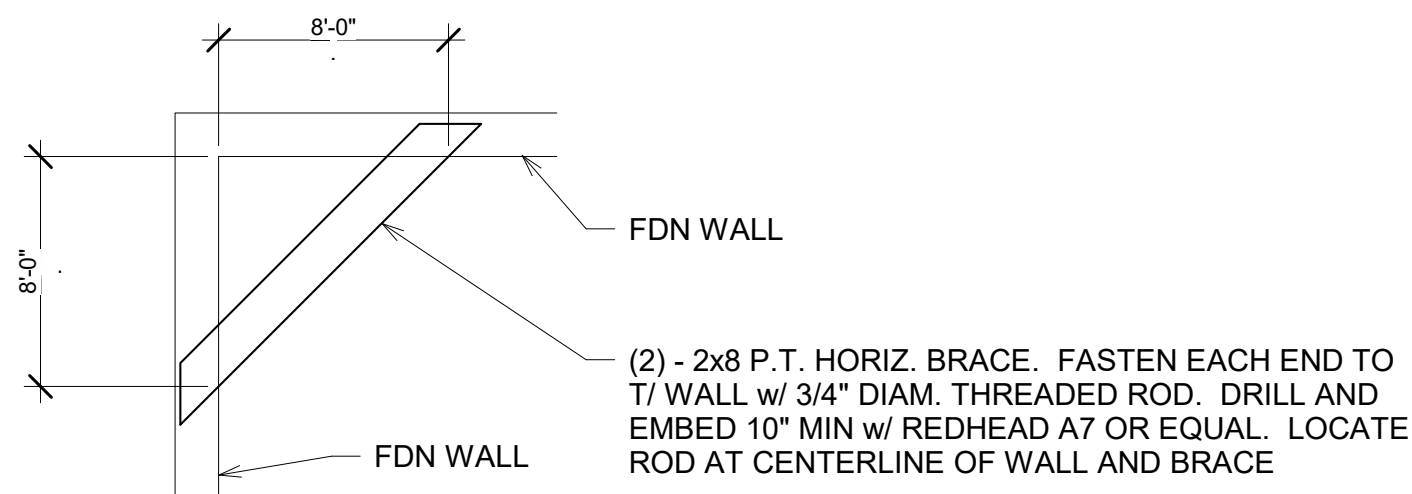
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DIAGONAL BRACE SPACING:
BACKFILL HEIGHT "H"
5'-10" ≤ "H" ≤ 7'-0"
"H" ≤ 5'-10"

3x6 BRACE SPACING
2'-2" oc MAX.
4'-0" oc MAX

OMIT BRACES WITHIN 8'-0" OF CONCRETE BASEMENT WALL CORNERS. PROVIDE HORIZONTAL (2) - P.T. 2x8 BRACE AT TOP OF WALL PER PLAN VIEW AT RIGHT

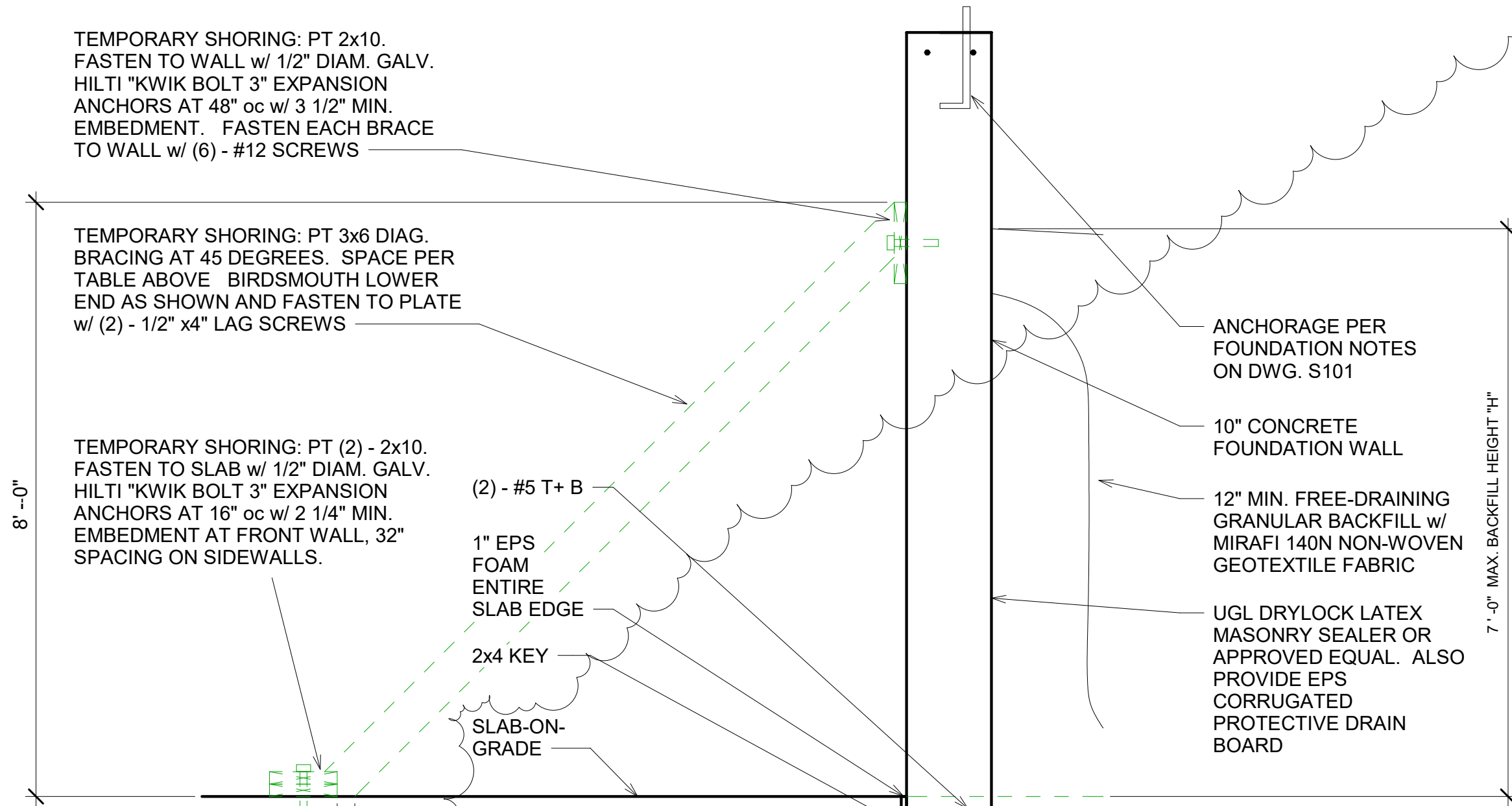


TYP. CORNER PLAN VIEW

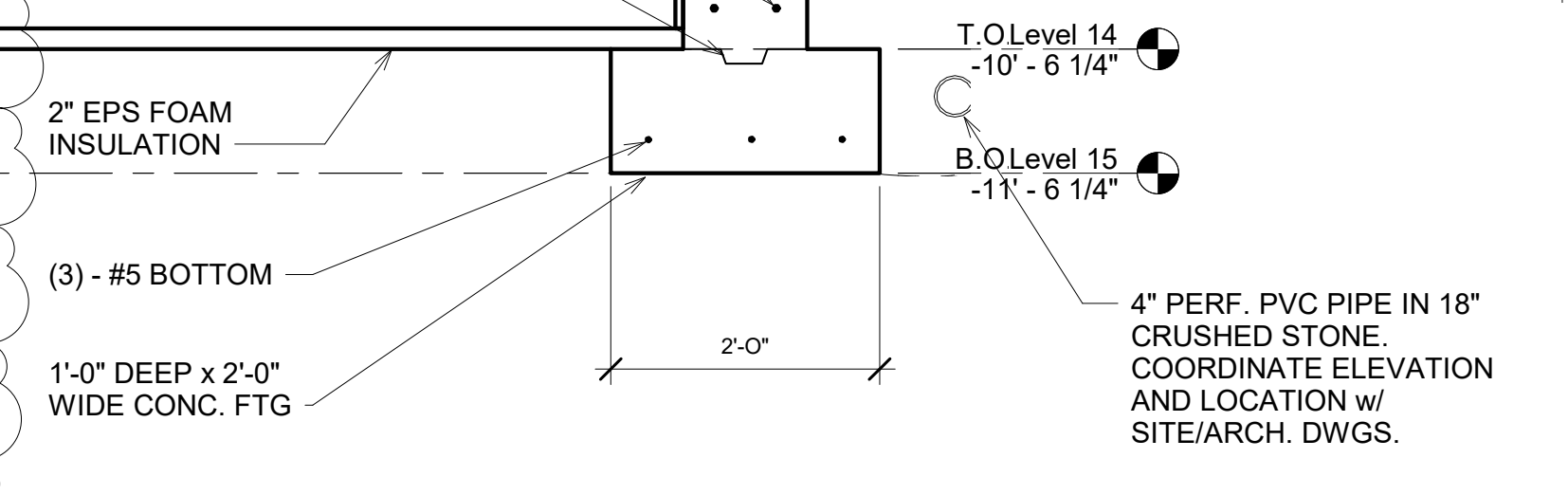
TEMPORARY SHORING: PT 2x10. FASTEN TO WALL w/ 1/2" DIAM. GALV. HILTI "KWIK BOLT 3" EXPANSION ANCHORS AT 48" oc w/ 3 1/2" MIN. EMBEDMENT. FASTEN EACH BRACE TO WALL w/ (6) - #12 SCREWS

TEMPORARY SHORING: PT 3x6 DIAG. BRACING AT 45 DEGREES. SPACE PER TABLE ABOVE BIRDSMOUTH LOWER END AS SHOWN AND FASTEN TO PLATE w/ (2) - 1/2" x4" LAG SCREWS

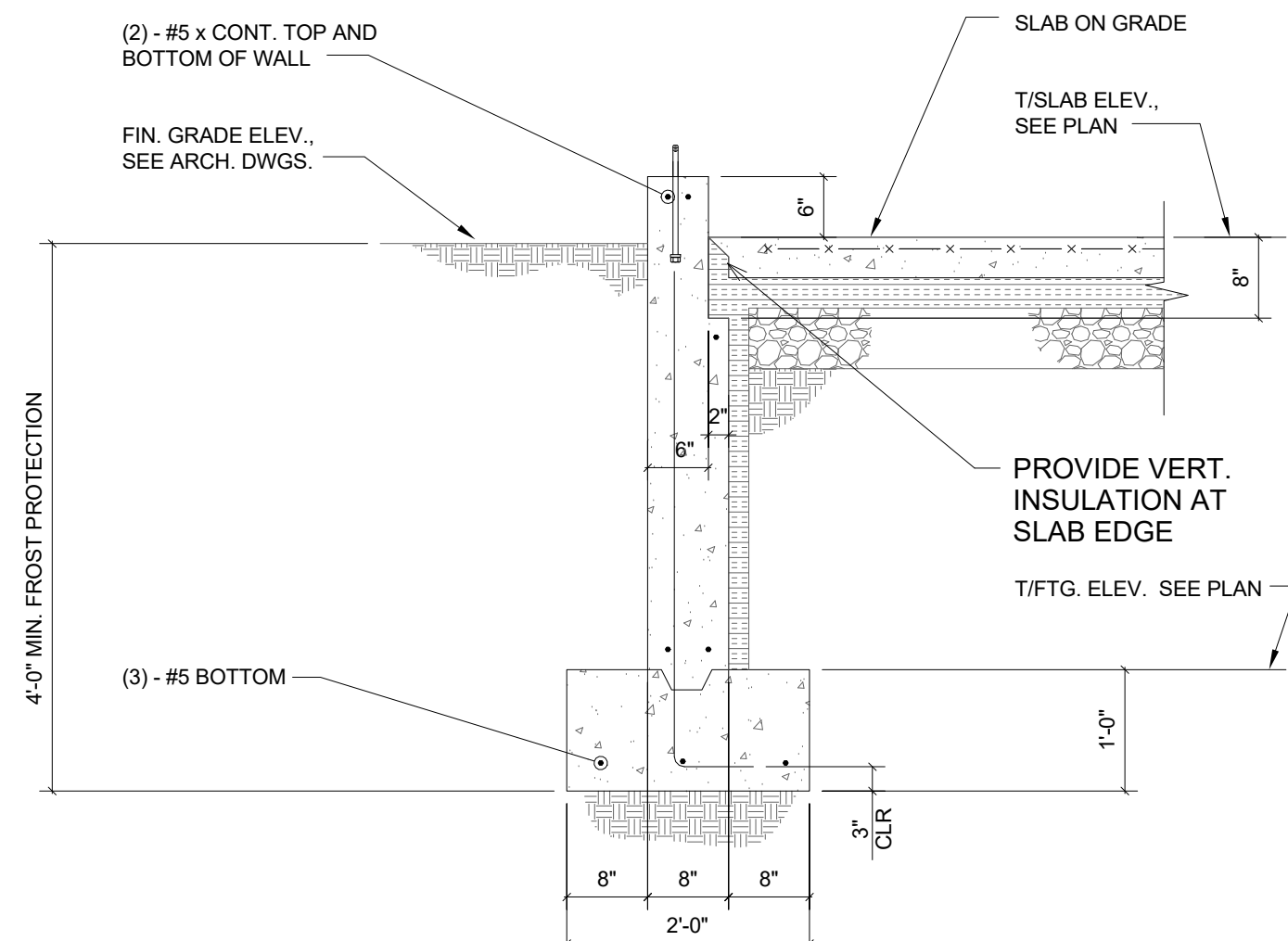
TEMPORARY SHORING: PT (2) - 2x10. FASTEN TO SLAB w/ 1/2" DIAM. GALV. HILTI "KWIK BOLT 3" EXPANSION ANCHORS AT 16" oc w/ 2 1/4" MIN. EMBEDMENT AT FRONT WALL, 32" SPACING ON SIDEWALLS.



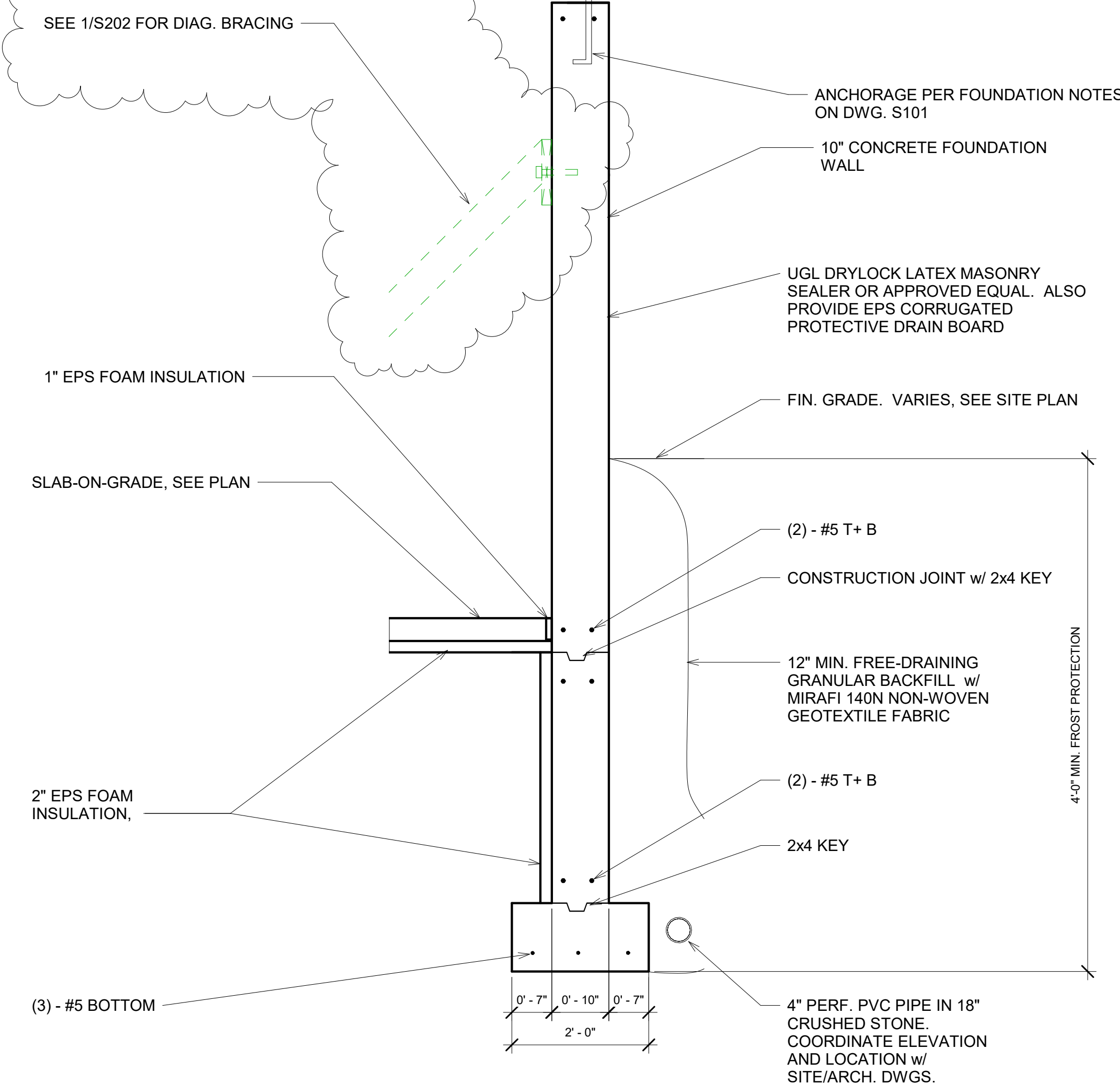
ALL TEMPORARY SHORING TO REMAIN IN PLACE UNTIL FLOOR DIAPHRAGM HAS BEEN ANCHORED TO TOP OF ALL WALLS. THIS BRACING DETAIL APPLIES FULL LENGTH FOR ALL 3 BASEMENT WALLS



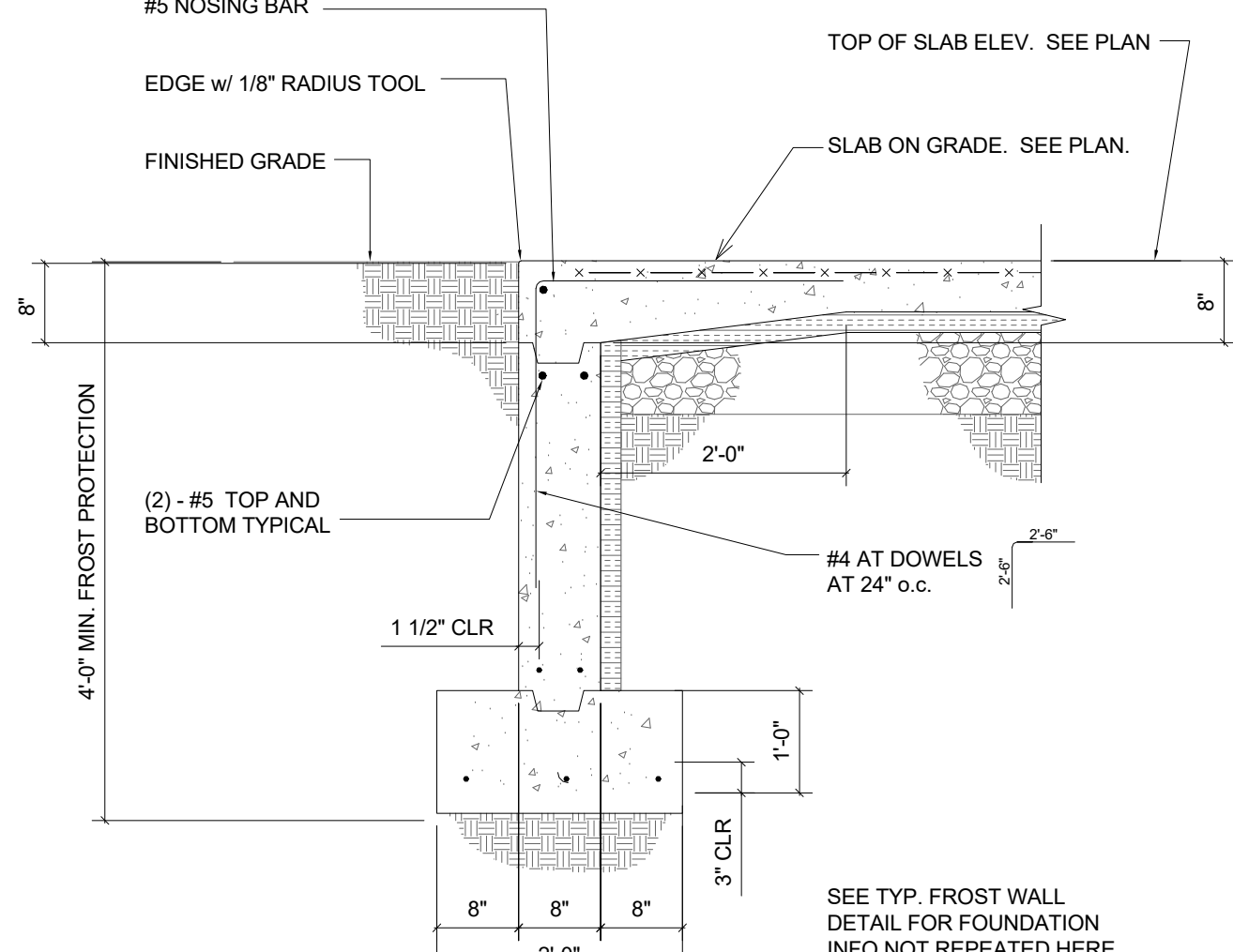
1 FDN WALL SECTION 1
3/4" = 1'-0"



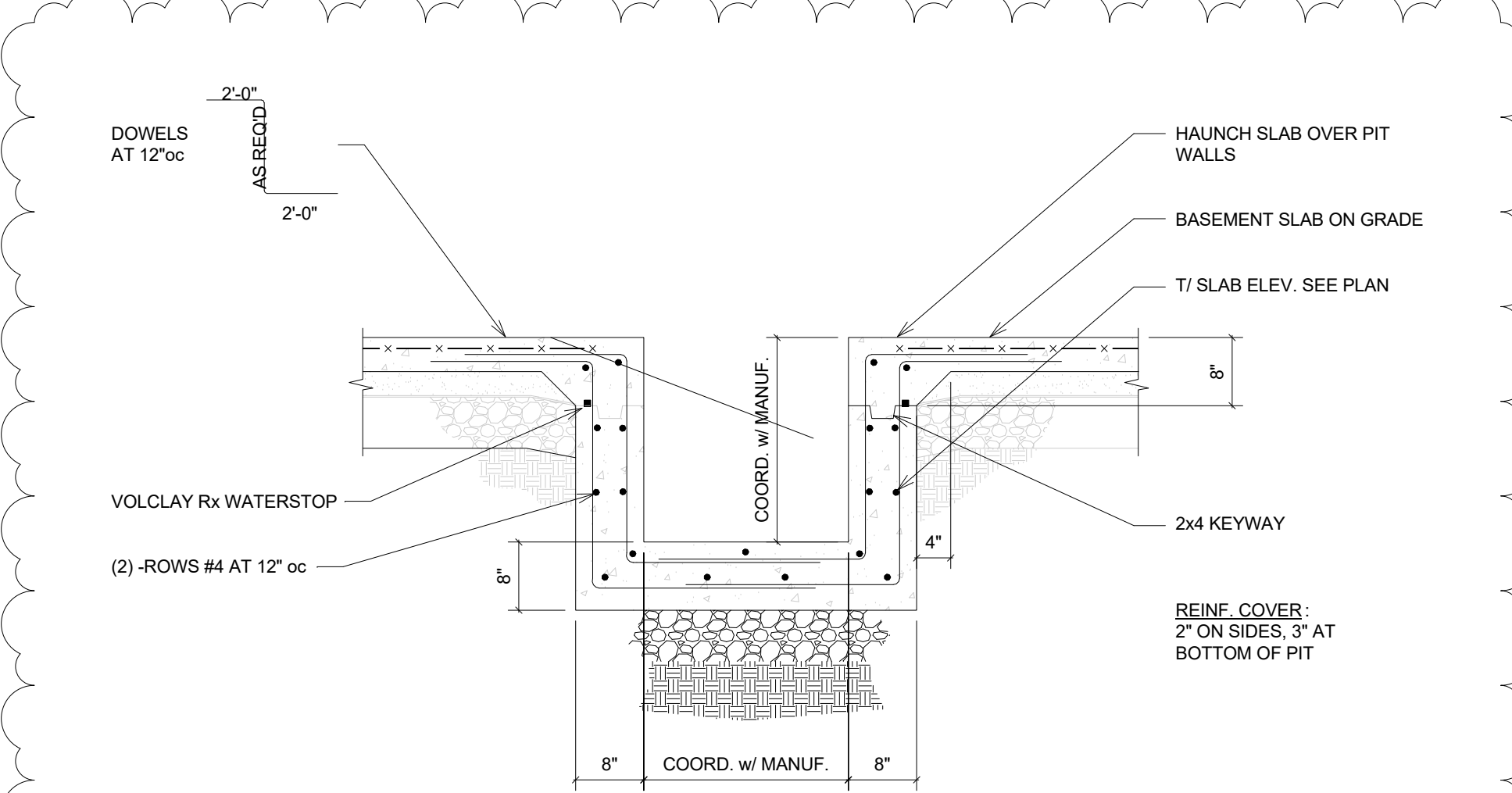
3 TYP. FROST WALL SECTION
3/4" = 1'-0"



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



4 TYP. SECTION AT DOOR
3/4" = 1'-0"



5 GRINDER PIT DETAIL
3/4" = 1'-0"