

GENERAL NOTES

SCOPE OF WORK

WORK TO CONSIST OF BUT NOT LIMITED TO THE FOLLOWING: THE DEMOLITION, REMOVAL AND PROPER DISPOSAL OF PRESSURE TREATED WOOD STAIRS, DECKS, CONCRETE FOUNDATIONS, EXCAVATION, CONCRETE WORK, LANDSCAPING AND GRADING, CARPENTRY, SIDING, AND PAINTING FOR THE CONSTRUCTION AND REPAIR OF DECKS AND SIDES OF SEVERAL HOUSING UNITS OWNED BY PORTLAND HOUSING AUTHORITY.

DESCRIPTION OF WORK

UNITS ARE TO OCCUPIED DURING CONSTRUCTION. CONTRACTOR TO COORDINATE WITH THE HOUSING AUTHORITY TO ENSURE SAFE, CODE COMPLIANT OCCUPANCY AND TENANT ACCESS TO THE UNITS AT ALL TIMES.

ANY ANTICIPATED NEED FOR THE CONTRACTOR TO ENTER TENANTS' UNIT SHALL BE COORDINATED WITH THE PHA.

CONTRACTOR TO VERIFY ALL MEASUREMENTS AND EXISTING CONDITIONS IN FIELD.

DRAWINGS DO NOT REPRESENT AS BUILT CONDITIONS. CONTRACTOR SHALL PAY FOR ALL FEES AND OBTAIN ALL NECESSARY PERMITS.

THE TERMS, 'SUPPLY', 'FURNISH', 'PROVIDE', ARE TO MEAN, SUPPLY AND INSTALL.

SHOULD THE BIDDER FIND ANY DISCREPANCIES IN, OR OMISSIONS FROM THE DRAWINGS, OR SHOULD THERE BE ANY DOUBT AS TO THEIR MEANING, BIDDER IS TO NOTIFY THE ARCHITECT IN WRITING A MINIMUM OF 10 DAYS BEFORE SUBMITTING BID. CLARIFICATION AND DRAWINGS SHALL BE ADJUSTED AS THE SITUATION REQUIRES.

FIGURE DIMENSIONS SHALL SUPERSEDE SCALE MEASUREMENTS. LARGE SCALE DETAILS SHALL TAKE PRECEDENCE OVER SMALL SCALE MEASUREMENTS MUST BE VERIFIED AT THE SITE. THE MORE SPECIFIC DESCRIPTION OF THE WORK TAKES PRECEDENCE OVER THE MORE GENERAL. THE MOST RECENT DRAWINGS, ADDENDA, OR AGREEMENTS SHALL TAKE PRIORITY.

ANY DISCREPANCY BETWEEN FIGURES AND DRAWING SHALL BE SUBMITTED BY THE CONTRACTOR TO THE ARCHITECT, WHOSE DECISION SHALL BE CONCLUSIVE.

IT IS THE UNDERSTANDING THAT THE WORK SHOWN ON THE DRAWINGS AND CALLED OUT ELSEWHERE WILL RESULT IN A COMPLETE, THOROUGH, AND FINISHED PROJECT SUITABLE FOR THE USE INTENDED.

WORK SHALL BE CARRIED OUT BY INDIVIDUALS EXPERIENCED IN THE VARIOUS AREAS OF WORK THAT THEY WILL BE PERFORMING.

WORK SHALL BE PERFORMED IN A MANNER THAT IS EQUAL TO INDUSTRY STANDARDS.

CONTRACTORS ARE TO STORE, USE AND INSTALL ALL PRODUCTS, MATERIALS AND ITEMS IN SUCH A WAY THAT FOLLOWS THE VARIOUS MANUFACTURERS' SPECIFICATIONS AND INSTALLATION REQUIREMENTS.

CONTRACTOR TO FURNISH AND INSTALL ALL LABOR MATERIALS, EQUIPMENT, PROVIDE LEGAL DISPOSAL OF ALL DEBRIS AND ALL RELATED SERVICES INCIDENTAL TO THE RENOVATIONS DEPICTED ON THE PLANS.

REMOVE FRAMING, ETC. TO COMPLETE FINAL LAYOUT AS NOTED ON DRAWINGS.

REMOVE EXCESS MATERIALS, ALL DEMOLISHED MATERIAL AND ASSOCIATED DEBRIS FROM SITE AND PROPERLY AND LEGALLY DISPOSE OF ON A DAILY BASIS.

HAZARDOUS MATERIALS TO BE REMOVED BY CONTRACTORS LICENSED TO PERFORM THIS TYPE OF WORK. MATERIAL TO BE DISPOSED OF IN A LEGAL AND SAFE MANNER.

ALL CABLE, TELEPHONE, AND ELECTRICAL CABLES, LIGHTS, SIGNS, ADDRESS NUMBERS, MAILBOXES, EXHAUST VENT HOODS, CONDUITS, WATER SPOGOTS, SATELLITE DISH ANTENNAS, AND ANY OTHER EXISTING ITEMS THAT MAY INTERFERE WITH THE PROPER INSTALLATION OF ANY NEW ITEMS SHALL BE REMOVED AND NEATLY AND SECURELY REINSTALLED AFTER WORK IS COMPLETE. PROVIDE APPROPRIATE BASES.

APPROPRIATE BASES AND METHODS OF ATTACHMENT AS REQUIRED.

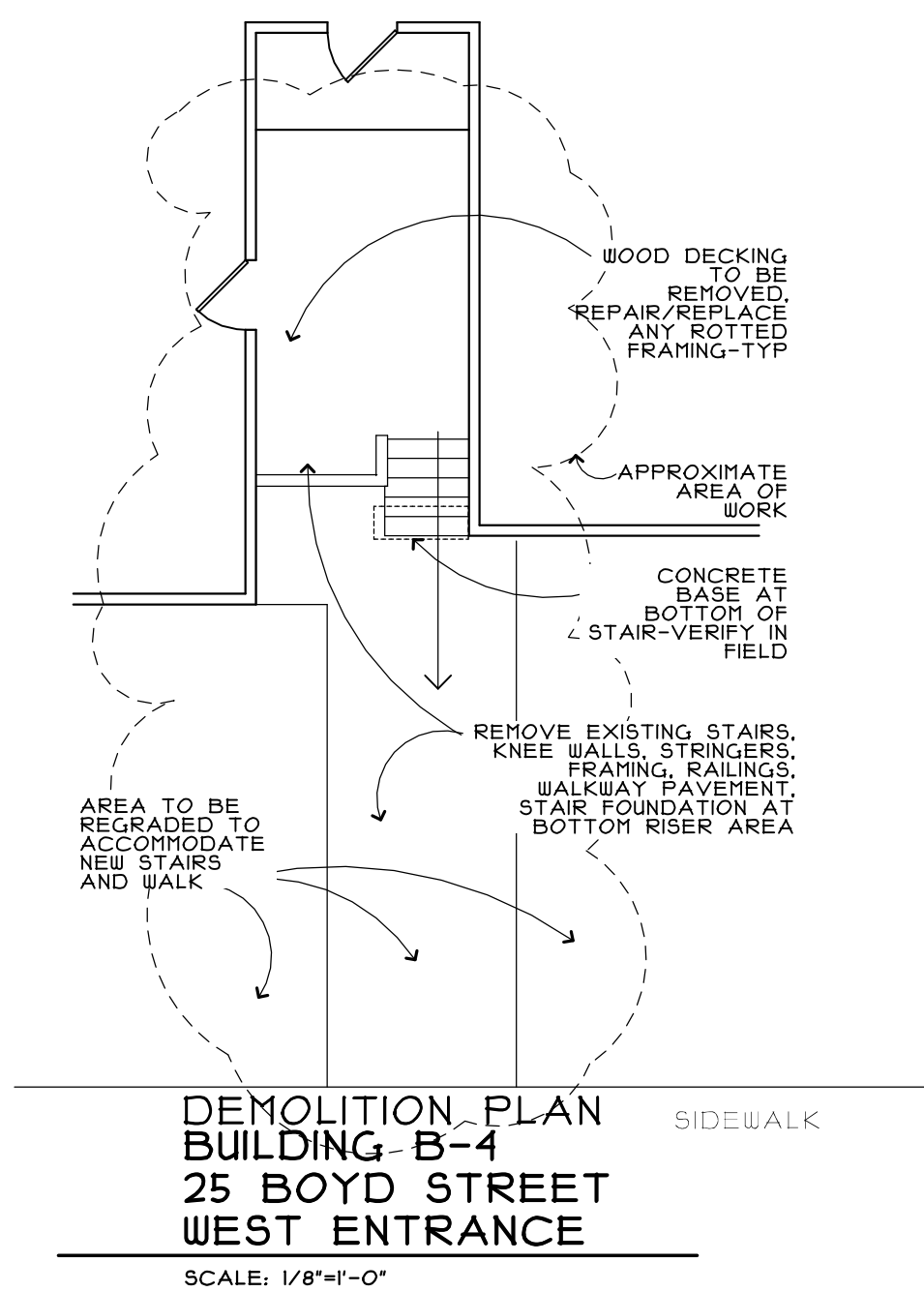
PROTECT ALL ADJACENT TREES AND PLANTINGS FROM DAMAGE DURING CONSTRUCTION. PRUNE AND TRIM PLANTINGS UNDER SUPERVISION OF LICENSED ARBORIST AS REQUIRED.

CONTRACTOR TO SUPPLY AND INSTALL ALL NECESSARY ITEMS TO PROVIDE A COMPLETE AND FINISHED INSTALLATION FOR THE USE INTENDED. THIS INCLUDES BUT IS NOT LIMITED TO STEEL PIPE, PVC TRIM (AZEK OR APPROVED EQUAL), CAP FLASHING, CALKING, PRESSURE TREATED FRAMING LUMBER, 2" OR BETTER FOR PRESSURE TREATED WOOD IN AREAS IDENTIFIED ON DRAWINGS, PRESSURE TREATED WOOD BATTED OR GROUND CONTACTS TO BE USED IN ALL AREAS WHERE WOOD TO BE INSTALLED WITHIN 8' OF GRADE. ALL 2X JOISTS TO BE ATTACHED TO OTHER WOOD COMPONENTS WITH STAINLESS STEEL OR ZINC COATED STEEL JOIST HANGERS OR OTHER CONNECTORS AS SHOWN ON DRAWINGS; COMPOSITE WOOD DECKING (TREX OR APPROVED EQUAL); STAINLESS STEEL FASTENERS, ZINC COATED METAL CONNECTORS (SIMPSON) AND OTHER APPROVED FASTENERS AS REQUIRED.

ALL EXPOSED WOOD SURFACES, METAL COMPONENTS INCLUDING RAILING SYSTEMS AND FINISH TRIM ARE TO BE FINISH PAINTED WITH THREE COATS OF PAINT: 1 PRIMER COAT, 2 FINISH COATS. PAINT FOR METAL SHALL BE RUST INHIBITING PAINT. FOR WOOD AND COMPOSITE TRIM SHALL BE EXTERIOR LATEX (ENDURAL) BY SHERWIN WILLIAMS, OR APPROVED EQUAL.

CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE OF ANY UNFORESEEN CONDITIONS, SUCH AS ROT OR HAZARDOUS MATERIALS, IMMEDIATELY TO ALLOW FOR THE PROPER COURSE OF ACTION TO REMEDY THE SITUATION.

ALL WORK IS TO BE PERFORMED BY WORKERS EXPERIENCED AND LICENSED IF REQUIRED IN THIS AREA OF CONSTRUCTION AND PERFORMED TO ACCEPTED CONSTRUCTION PRACTICES AND IN ACCORDANCE WITH MANUFACTURERS' REQUIREMENTS.



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