

Specifications

1. Architectural

All site work and landscaping is to be established and designed by others than Kenneth C. Bergeron, Architect-AIA. Unless shown on these drawings, all mechanical work such as, but not limited to, electrical, plumbing, heating, air conditioning, ventilation, etc. are to be established and designed by others than Kenneth C. Bergeron, Architect-AIA.

Contractor to verify all dimensions and information in these drawings. Contractor to verify all existing conditions, including buildings, site condition and soil bearing pressure. All errors, omissions, and inconsistencies are to be reported to the Architect before proceeding with the work. Failure to do so will release the Architect of all responsibility. Any change from or alteration to these documents are the responsibility of the Contractor. If insufficient information exists, contact Kenneth C. Bergeron, Architect-AIA for clarification before proceeding with the work. These drawings are not to be scaled.

Contractor to install all required flashing, caulking, sealants, coatings, etc., to assure a complete weather tight, waterproof structure.

Full lite doors to have tempered glass. All glazing window panels having a glazed area in excess of 9 square feet with lowest edge less than 18" above the finished floor level to have tempered glazing.

Windows to have insulated glass. All bedroom windows to have minimum 20" wide and 24" high clear opening (5.7 square feet clear opening minimum) with maximum sill height = 44"above finished floor.

Contractor shall visit the premise and familiarize himself with existing conditions prior to placing bid.

The owner understands that there may be misinterpretations of the Kenneth C. Bergeron, Architect-AIA plans and specifications during construction which may lead to errors and subsequent damage. Inasmuch as the owner has elected to proceed with the work without Kenneth C. Bergeron, Architect-AIA providing construction review services, the owner agrees to indemnify and hold harmless Kenneth C. Bergeron, Architect-AIA against any and all claims, damages, awards and costs of defense, which may arise out of the acts of the Contractor performing work not in compliance with the intent of the design documents.

Contractor is to comply with all state and local building codes and safety regulations.

Kenneth C. Bergeron, Architect-AIA is in no way responsible for field inspection or field installations nor quality of construction.

All construction, carpentry, plumbing and wiring to be done in a workmanlike manner & conform to local and state building codes.

Each sub contractor shall endeavor to work with other trades on the job to best of his ability.

No excuse will be acceptable for a messy site, whether named specifically or not, all trades will pick up after themselves, roofer, sheetrock hanger, carpet installer, glazier, etc. This includes personal debris as well as job created.

All materials to be protected from weather by contractor.

Contractor shall brace entire structure as required to maintain stability until complete and functions as the designed unit.

Design Professional shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by contractor.

The contractor will be solely and completely responsible for condition of the job site including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. When on the site, the design professional is responsible for his own safety but has no responsibility for the safety or other personnel or safety conditions at the site.

Contractor shall verify all existing conditions and dimensions, should any discrepancy be found, contractor shall notify Design Professional immediately of the condition.

2. Site

Open excavations during construction shall be protected from adverse weather. Drainage shall be maintained away from foundation slabs, both during and after construction.

Top of fill adjacent to walks and driveway to be 2" below top of walk and uniformly sloped to drain.

A/C condenser pad dimensions given for bid purposes only. Contractor to verify size and clearance requirements with equipment supplier prior to commencement of construction.

Contractor shall exercise caution and provide adequate protection of existing vegetation during the construction period. Existing vegetation not noted on drawings to remain and shall be adequately protected during construction unless removal is required for parking, drives, walks or building excavation.

3. Foundation (unless designed by Structural Engineer)

Foundation elevations shown are for bidding purposes and may vary to suit sub-surface soil condition. Elevation and bearing strata shall be approved by a geotechnical engineer prior to placing concrete.

All footings shall bear on level (within 1 in 12) undisturbed soil. Design allowable soil bearing pressure below footings = 3,000 psf. Prepare subgrade below slabs and footing per the soil consultants report.

Interior concrete slabs shall be 4" thick with 6 mil vapor barrier under 4" minimum granular compacted base. Place control joints at 10' o.c. maximum each way.

Contractor to visit job site prior to bidding and construction.

Entire slab area to receive termite treatment prevention prior to concrete pour.

Top of slab to be 12" minimum above existing grade.

Slab area to receive 6 mil. vapor barrier and 6x6x6/6 W.W.M.

All footings to receive rebar as per details.

Provide 1/2" diameter x 8" steel anchor bolts at 48" o.c. at all exterior wall plates.

Concrete to be 3000 psi minimum 4" thick.

Provide 1/2" steel rods 2' long at 2' o.c. to tie slab areas together.

All sand and fill dirt to be free of debris. A-4 soil compacted to 95% density.

All footing to be 12" minimum into undisturbed soil.

Provide cast in place concrete as indicated on drawings.

Concrete shall be free from defects and honeycombs.

Wet all forms before pouring concrete.

Re-bar with excessive rust is not to be used.

Forming crew shall wreck forms and stack in a neat fashion, all nails shall be removed from material.

Apply scratch coat to all concrete surfaces to receive tile, brick or other type requiring mortar setting bed.

Broom finish all drives and walks.

Trowel finish all slab surfaces to receive resilient flooring, carpeting, painting or other thin film finish.

Provide all trenching of footings.

Concrete:  
Concrete work shall conform to all requirements of ACI 301-89, "Specification for Structural Concrete for Buildings", except as modified by the supplemental requirements below, and the recommended practice for residential concrete construction ACI 332R-84.

Materials:  
A. Concrete unless noted: fc=3,500 psi, normal aggregate.  
B. Concrete for exterior flat work, walks, etc.: fc=3,500 psi, (5% to 7% entrained air).  
C. Concrete for foundation walls and retaining walls with exterior exposure: fc=3,500 psi (5% to 7% entrained air).  
D. Concrete for footings:fc=3,000 psi.  
E. Reinforcing steel: ASTM #615 60KSI yield deformed bars and ASTM A185 mesh.  
F. Admixtures: Admixtures containing chloride are not permitted in reinforced concrete or concrete containing metals.

When the temperature is less than 40° F, the temperature of the concrete shall be maintained between 50° and 70° F for 7 days.

During hot weather, when necessary, provide for protective measures in advance of placement.

At corners and intersections of footings, wall and grade beams, provide bent bars of equal size and at some spacing as typical reinforcing around corner and/or into abutting wall or grade beam. Bars shall have embedment of 30 diameters (18" minimum).

Lap splice reinforcing bars 48 diameters unless otherwise noted. Lap welded wire fabric mesh 12".

Control joints in slabs-on-grade shall be hand troweled or saw cut within 6 hours of placing concrete or when concrete is strong enough to withstand cutting without revealing at the edges.

Vapor barriers of 6 mil polyethylene minimum to be placed under slabs and crawl spaces (6" lap at edges). Vapor barriers of 4 mil polyethylene minimum to be placed on warm side of insulation in exterior walls (tape all joints).

Expansion Anchors:  
Expansion Anchors shall be manufactured by Hilti and shall be the type, size and embedment indicated on drawings.

Epoxy Adhesive Anchors:  
Epoxy Adhesive Anchors shall be Epcon "Ceramic" epoxy manufactured by ITW Ramset/Redhead. Install per manufacturers recommendations.

Threaded rods shall be ASTM A307. Sizes and embedment as indicated on the drawings.

Drill holes with a coarse cutting rock chisel using pneumatic percussion equipment equipped with hollow stem drill rod and continuous air jet to remove cuttings. Blow out holes with compressed air or vacuum to remove all dust and chips.

Wood:

Materials

A. Framing Lumber  
1. 2x8 and larger: No. 2 grade or better southern pine kiln dried.  
2. 2x4 and 2x6: stud grade or better spruce, pine or fir kiln dried.  
3. CCA or C2C pressure treat pieces in contact with foundation or exposed to weather.

B. Sheathing and subflooring: 48/24 APA rated tongue and grove subfloor exposure 1. 32/16 APA rated roof sheathing exposure 1. 24/16 APA rated structural wall sheathing exposure 1. All sheathing to be nailed with 8d nails at 6" o.c. at panel edges and 12" o.c. at intermediate supports unless noted otherwise.

C. Adhesive for plywood sheathing: shall conform to performance specification AFG-01 developed by APA.

D. LVL (Laminated Veneer Lumber) Beams: Distributed as Micro-Lam and Timber Max LVL. Install per manufacturer's recommendations. LVL beams shall have design stress values as follows:  
Fb=2925 psi bending  
Fv=285 psi horizontal shear  
Fc=880 psi compression perpendicular to grain  
E= 2,000,000 psi modulus of elasticity  
or  
PSL (Parallel Strand Lumber) beams and columns: distributed as Parallam. Install per manufacturer's recommendations. PSL beams and columns shall have design stress values as follows:

Fb=2800 psi bending  
Fv=290 psi horizontal shear  
Fc=2900 psi compression parallel to grain  
Fc=880 psi compression perpendicular to grain  
E= 2,000,000 psi modulus of elasticity  
PSL members exposed to weather shall be CCA treated to retention levels of .40 lbs./ft3 for beams and .60 lbs./ft3 for columns. Connectors for CCA treated members shall be hot dipped galvanized.

Notches in exterior wall or interior bearing wall studs are not to exceed one-fourth of the stud width, and no holes are to be bored greater than 40% of the stud width.

Notches in floor joists and roof rafters shall be located in the middle one-third of the span. Notches in the top or bottom of the member are not to exceed one-sixth of the member depth. Holes shall not be bored larger than one-third of the member depth, or within two inches of the top or bottom of the member, or within two feet of bearing. No holes or notches are allowed in beams unless approved by structural engineer.

All bearing points shall be continuously blocked thru floor framing down to solid bearing on foundation wall or interior steel beam.

All bearing points under concentrated loads, at the support points of beams and headers, and where indicated in a wall on the drawings, shall be at least the width of the bearing, structural member, and/or a minimum of (1) one 2x stud cripple nailed together with 8d nails at 16" o.c. to (1) full height stud for spans up to 6'-0", unless otherwise noted.

All composite beams with steel flitch plates shall be through-bolted together with 3/4" diameter bolts at 12" o.c. staggered top to bottom, with (4) bolts minimum at each end, unless noted otherwise on plans.

All multiple 2x headers and multiple Micro-Lam beams shall be fastened together at top and bottom into each adjacent member with (minimum) two rows of 16d nails at 12" o.c. for beam depths less than 12 inches. For depths greater than 12 inches, through-bolt with 3/4" diameter bolts at 12" o.c. staggered top and bottom.

Four foot wide APA rated structural wall sheathing shall be located at each end of each exterior wall and at least every 25 feet of wall length.

All bearing studs to have double top plate.

Exterior dimensions are to outside face of foundation walls, interior dimensions are to center of studs. Partition dimensions not shown are 3 1/2" wide. Solid bearing requirements to transfer loading down to foundation system and shall be at least the width of bearing or structural member and a minimum of (3) 2x4 studs nailed together with 10d nails at 16" o.c.

Fire stopping of 2x nominal lumber to be provided to form an effective fire barrier between all concealed draft openings, both vertically and horizontally.

Framing Notes

The Contractor shall carefully lay out and erect all structural members of rough carpentry, framing, sheathing, bridging and other items of work as necessary to install the finished work. All members shall be properly braced, Plumbed and leveled. A sufficient number of nails, screws and bolts shall be used to insure the rigidity of the construction.

All framing shall be installed closely fitted and accurately set in place to the required lines and levels.

Do not impair structural members by improper cutting or drilling. Lintels and beams shall have 1/2" air space at ends and sides. Joints in beams shall be over supports.

Framing joist into side of wood beams shall be done with ledger strip and toe-nailed to beam.

Install all plywood sheathing with face grain perpendicular to supports, single panel with continuous end joist over two or more spans staggered between panels and locate over support. Allow 1/8" space between joints. Install clips as required between structural supports.

Corner bracing: 4"x8"x2" exterior plywood (3/4" rigid insulation over corner bracing).

Carpentry notes:  
Frame as indicated on drawings.

All lumber which will be in direct contact with slab to be pressure treated S.Y.P.

All studs to be stud grade or better at 16" o.c. with blocking at 4' and 10' heights.

Ceiling joists and rafters to be #2 grade or better. All bracing to be #3 grade or better.

Provide 3/4" CDX plywood at all corners for bracing, cover with #15 felt.

All exterior walls at brick veneer to receive 1" ISO board (Foil on both sides) R-7.2 or 1 1/2" white bead board (foil on both sides) R-6 insulation. Tape all joints.

All exterior wall at stucco to receive 5/8" CDX plywood with #15 felt with ISO board insulation between studs.

All exterior doors and windows to receive flashing and caulking.

Produce tight joints which are true and well nailed in accordance with pertinent codes and regulations.

On framing members to receive finish material, align the framing so as to not vary more than 1/8".

Miter all exterior and cope all interior joints or miter interior joints if wood is not sculptured.

Install trim in lengths as long as possible, joining only where solid support is obtained.

Nail all trim with proper sized nails to avoid splitting.

Set all nails in trim so that they may be puttied.

All items that are doweled shall be glued then nailed.

Carpenter shall install all finish hardware and other fixture items which shall include bathroom hardware. They shall be installed plumb, straight and level.

Premises shall be kept neat, safe, and orderly at all times during execution of his particular trade. All cut ends and debris shall be placed in a designated spot on the site. Floors shall be swept and kept clean of all debris. Nails shall not be discarded at random.

Carpenter shall install all shelves and rods in closets.

Carpenter shall undercut all doors for carpet or tile and shall clean up all debris and sawdust particularly if carpet is already installed.

Carpenter shall install doors, windows and other items related to carpentry.

Masonry

Brick masonry work shall conform to all requirements of "Building Code Requirements For engineered Brick Masonry", 1969 Brick institute of America.

Concrete block masonry work shall conform to all of "Specifications for Masonry Structures" (ACI 530.1/ASCE 6-88).

Materials

A. Facing Brick: ASTM C216 Grade SW - color and size as noted on the architectural drawings.

B. Concrete masonry units: ASTM C90 Type 1 normal weight aggregate per ASTM C33.

C. Mortar ASTM C270 type N above grade, type S below grade

1. Portland Cement: type 1  
2. Hydrated Lime: type S  
3. Masonry Cement: at contractor's option.

D. Grout: ASTM C476.

E. Reinforcing Steel: ASTM 615, 60 KSI yield.

F. Provide 9 gage galvanized truss type joint reinforcing at 16" centers vertically for concrete masonry. Use ladder type joint reinforcing for brick and concrete block backup.

4" masonry veneer (Brick or Stone) shall have 18 gage corrugated, galvanized steel wall ties spaced at 16" o.c. vertically and horizontally with a 1" air space between brick and exterior face of sheathing. Provide continuous base flashing with weep holes at 4'-0" o.c.

Running bond pattern shall be used for all masonry work unless otherwise noted.

Steel angle lintels in masonry veneer frame construction opening (unless otherwise noted on plans):

3 1/2"x 3 1/2"x 3/8" at spans to 4'-0".

4"x 3 1/2"x 3/8" at spans to 6'-0".

6"x 3 1/2"x 3/8" at spans to 8'-0".

7"x 4"x 3/8" at spans to 9'-0".

See drawings for lintels over 9'-0".

Unless noted otherwise on plans, under lintels, bearing plates, beams, etc. fill cells with grout, 3 courses below bearing.

Masonry Notes:

Brick to be sufficiently damp so that mortar shall be plastic enough to permit the brick to be leveled and plumbed immediately after being laid without destroying the bond.

Unless otherwise noted on the drawings, make brickwork plumb, level, and true to line with square angles and corners.

Lay in running bond as indicated on drawings.

Take care to prevent grout or mortar staining the face of masonry to be left exposed.

Repeat all defective joints.

Tool all joints exposed to weather.

Inspect work at completion of the portion of work and point or cut out and repaint if necessary, all holes and defective joints.

Thoroughly clean all brick surfaces to be left exposed, removing all traces of mortar, grout and foreign matter. This is to be at no extra cost.

All brick pieces and debris to be placed in one spot on site. Mason to leave site clean of all other debris such as empty mortar sack or personal debris.

Masonry Notes:

Provide and install galvanized wall ties at 16" o.c. minimum vertically and 32" o.c. horizontally. Provide weep holes at base course flashing. Weeps to remain open and clear to cavity. Face brick to have running bond, tool joint. Verify flashing at all wall openings prior to framing.

Structural Steel:

All detailing, fabrication and erections shall conform to AISC specifications for "Design, Fabrication, and Erection of Structural Steel for Buildings", and the AISC "Code of Standard Practice for Steel Buildings and Bridges", ninth edition.

Fabricator is responsible for design of connections, unless specific end moments and reactions are indicated on drawings, design and fabricate connections to resist the maximum uniform load capacity of the member for the span.

Field connections shall be bolted except where welded connections are indicated on the structural drawings.

Welding shall be in accordance with the American Welding Society (AWS D1.1-86).

Materials:

A. Rolled shapes and plate unless noted: ASTM A-36.

B. Pipe Columns: ASTM A53, type E or S grade B.

C. Field Bolts: ASTM A307, 3/4" diameter unless noted.

D. Anchor Bolts: ASTM A307 or A36.

E. Field Welds: AWS E70xx.

5. Electrical:

All electrical installation shall meet or exceed the requirements of the National Electrical Code and all state and local codes. All material and equipment shall bear the label or approval of the Underwriters Laboratories, Inc.

Electrical Contractor shall, before construction, verify space required for meter installation and shall notify the general contractor and the design professional of any problem.

All convenience outlets with switches to be switched at top only.

All switches to be 4'-6" above finish floor to center line of switch unless otherwise noted.

All convenience outlets are 1'-0" above finish floor to center of box except at garage, kitchen, bathrooms, utility, and as noted otherwise.

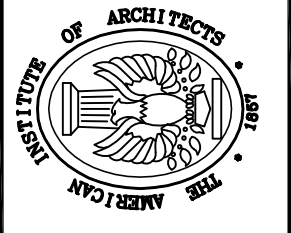
All interior wall bracket fixtures to be at 6'-6" above finish floor to center line of fixture (±6'-8" at bathroom mirrors).

All exterior wall bracket fixtures to be a 6'-6" above finish floor to center line of fixture.

Verify location of all receptacles for appliances with manufacture's specifications.

Ground fault interceptors shall be provided at all receptacles located in bathrooms, exterior, garage, or within 5'-0" of any sink or tub.

Cable television service shall be wired to every television receptacle.



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Kenneth C. Bergeron

DATE:	1/30/28
REVISED	
JOB NO.	
DRAWN BY:	K.C.B.
CHECKED BY:	K.C.B.

REVIEWED FOR  
STATE FIRE MARSHAL  
AS PER REVIEW LETTER  
BY: JEFF GONSOLIN

AS 26-001927  
REVIEWED 02-09-2026

NEW TRAINING CENTER FOR:  
Bordelonville Fire Department  
BORDELONVILLE, LA.

SHEET NUMBER  
SP1  
1 of 2