

GENERAL PROJECT REQUIREMENTS - SMALL PROJECT:

- ALL WORK SHALL BE DONE IN CONFORMANCE WITH THE 2009 IBC, 2021 NFPA 101 LIFE SAFETY CODE, AND ALL CODES, RULES AND REGULATIONS OF THE STATE OF DELAWARE AND THE CITY OF DOVER AT THE TIME OF PERMIT APPLICATION.
- WRITTEN DIMENSION ON THESE DRAWINGS SHALL HAVE PRECEDENCE, DO NOT SCALE THE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, CONDITIONS, ETC., PERTAINING TO THE WORK BEFORE PROCEEDING. THE ARCHITECT MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND / OR CONDITIONS SHOWN ON THESE DRAWINGS. ANY SUCH VARIATIONS SHALL BE RESOLVED BY THE ARCHITECT AND CONTRACTOR BEFORE START OF CONSTRUCTION OR THE CONTRACTOR SHALL BEAR AND ACCEPT FULL RESPONSIBILITY FOR THE COST TO RECTIFY THE SAME.
- EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOINING OF HIS WORK TO THE WORK OF OTHER TRADES. DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT AND CONTRACTOR UPON DISCOVERY, OR BEFORE PROCEEDING WITH THE WORK. OR THE SUBCONTRACTOR SHALL BEAR AND ACCEPT FULL RESPONSIBILITY TO RECTIFY THE SAME.
- DRAWINGS INDICATE GENERAL & TYPICAL DETAILS OF THE CONSTRUCTION WHERE CONDITIONS ARE NOT SPECIFICALLY SHOWN. SIMILAR DETAILS OF CONSTRUCTION SHALL BE USED, SUBJECT TO REVIEW & APPROVAL OF THE ARCHITECT.
- THE GENERAL CONTRACTOR SHALL PROVIDE BIDDING AS REQUIRED FOR ELECTRICAL & OTHER ITEMS AS NECESSARY.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS OF CONSTRUCTION SAFETY. THE CONTRACTOR IS RESPONSIBLE FOR JOB SAFETY AND SHORING AND BRACING OF ALL CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE DURING THE CONSTRUCTION FOR PROVIDING PROTECTION AS NECESSARY TO PRESERVE & MAINTAIN THE BUILDING, GROUNDS, LANDSCAPING, & ADJACENT BUILDINGS & MATERIALS, & TO ASSURE THE SAFETY OF THE PUBLIC.
- THE CONTRACTOR IS TO CONFINE OPERATIONS & STORAGE TO THE WORK AREA APPROVED BY THE OWNER. THE WORK AREAS & THE BUILDING ARE TO BE KEPT CLEAN & ORDERLY. PROVIDE NECESSARY SIGNAGE, BARRICADES, FENCING, & LIGHTING AS REQUIRED FOR SECURITY & TO RESTRICT SITE ACCESS. NORMAL PUBLIC ACCESS & USE OF THE BUILDING SHALL BE MAINTAINED IN A SAFE & ORDERLY MANNER DURING NORMAL BUSINESS HOURS.
- AT THE TIME OF PROJECT CLOSEOUT, THE CONTRACTOR SHALL CLEAN HIS WORK. LISTED BELOW ARE THE CLEANING OPERATIONS TO BE PERFORMED.
 - REMOVE NON-PERMANENT PROTECTION & LABELS.
 - TOUCH UP GLASS.
 - CLEAN EXPOSED FINISHES.
 - TOUCH UP MINOR FINISH DAMAGE.
 - CLEAN OR REPLACE ALL MECHANICAL SYSTEMS FILTERS.
 - REMOVE & DISPOSE OF ALL DEBRIS FROM SITE.
 - BROOM CLEAN UNOCCUPIED SPACES.
 - CLEAN PLUMBING & LIGHT FIXTURES. REPLACE BURNED OUT LAMPS.
 - CLEAN & WAX RESILIENT FLOORING. VACUUM ALL CARPETS.
- ALL WOOD FRAMING LUMBER IN CONTACT WITH MASONRY OR CONCRETE SURFACES SHALL BE PRESSURE TREATED AND GROUND CONTACT RATED.
- ALL EXTERIOR JOINTS CRACKS & HOLES IN THE BUILDING ENVELOPE SHALL BE CAULKED, GASKETED, WEATHER STRIPPED, OR OTHERWISE SEALED. THIS INCLUDES (BUT IS NOT NECESSARILY LIMITED TO) AROUND WINDOWS & DOOR FRAMES, BETWEEN WALL & FOUNDATION BETWEEN WALL & ROOF, UTILITY.
- ALL WOOD & METAL SURFACES TO BE PAINTED SHALL RECEIVE ONE PRIME COAT & TWO FINISH COATS SEMI-GLOSS PAINT.
- ALL SOIL CONTACT WITH NEW CONSTRUCTION SHALL BE TREATED TO PREVENT TERMITES INFESTATION. THE CONTRACTOR SHALL SUBMIT A CERTIFICATION OF TERMITES TREATMENT TO THE OWNER PRIOR TO POURING THE FOOTINGS.

DEMOLITION NOTES:

- CONTRACTOR SHALL SAFELY & LEGALLY REMOVE & DISPOSE OF ALL CONSTRUCTION DEBRIS OFF SITE.
- CONTRACTOR SHALL REPAIR ANY EXISTING CONSTRUCTION TO REMAIN THAT IS DAMAGED DURING THE DEMOLITION PHASE.
- CONTRACTOR SHALL PROVIDE STRUCTURAL SUPPORT OF ALL EXISTING CONSTRUCTION TO REMAIN DURING THE DEMOLITION PHASE UNTIL THE NEW STRUCTURAL SUPPORT IS IN PLACE.
- BUILDING RENOVATIONS MAY REVEAL HERETOFORE UNKNOWN CONSTRUCTION CONDITIONS. THESE REVEALED CONDITIONS WILL REQUIRE THEY BE APPROPRIATELY ADDRESSED FOR BUILDING CODE COMPLIANCE DURING CONSTRUCTION.

CONCRETE NOTES:

- ALL CONCRETE WORK SHALL CONFORM TO ACI 318 (LATEST ADDITION).
- CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE:
 - FOUNDATIONS: 3,500 PSI SLABS: 3,500 PSI
 - ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED ($\pm 1\%$).
- CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.
- PROVIDE GALVANIZED STEEL SLEEVES WHERE PIPES PASS THROUGH EXTERIOR CONCRETE WALLS, BEAMS, OR SLABS. PROVIDE PVC SLEEVES WHERE PIPES PASS THROUGH INTERIOR CONCRETE WALLS, BEAMS, OR SLABS.
- REINFORCING BARS SHALL CONFORM TO ASTM A615, GRADE 60 DEFORMED BARS AND SHALL BE DETAILED, FABRICATED AND PLACED IN ACCORDANCE WITH AC308 (LATEST ADDITION), WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-95 AND BE PROVIDED IN FLAT SHEETS.
- REINFORCEMENT SHALL BE CONTINUOUS AROUND CORNERS AND AT INTERSECTIONS.
- CLEARANCES FOR REINFORCEMENT:
 - CONCRETE PLACED DIRECTLY ON EARTH AND FOOTINGS: 3" SLABS, FROM TOP UNLESS NOTED OTHERWISE; 1" FORMED SURFACES EXPOSED TO WEATHER OR EARTH:
 - 1/4" - #5 BAR OR SMALLER
 - 2" - #6 BAR OR LARGER
- WELDING OF REINFORCEMENT IS NOT PERMITTED.
- CONTROL JOINTS IN SLAB ON GRADE:
 - CONTROL JOINTS SHALL BE LOCATED AS SHOWN ON FOUNDATION PLAN.
 - CONTROL JOINTS SHALL BE SAW CUT (1/8" WIDE X 1 1/2" DEEP) AND FILLED WITH JOINT SEALER, CUT JOINTS AS SOON AS POSSIBLE WITHOUT FRAYING THE CONCRETE SURFACE.
 - CONSTRUCTION JOINTS SHALL INCLUDE A 1 X 2" SHEAR KEY AT MID-HEIGHT OF SLAB.
- ANCHOR BOLTS SHALL CONFORM TO ASTM A307 UNLESS NOTED OTHERWISE. LAP ALL BARS MINIMUM 40 DIAMETERS. LAP ALL W.W.F. A MINIMUM OF 6'.

MASONRY NOTES:

- ALL MASONRY CONSTRUCTION SHALL CONFORM TO ACI 530.1 (LATEST ADDITION).
- ALL CONCRETE MASONRY UNITS SHALL BE ASTM C90, GRADE N TYPE I STANDARD WEIGHT BLOCKS INCLUDING STRETCHERS AND CORNER BLOCKS. MINIMUM PRISM STRENGTH OF BLOCK SHALL BE F_m 1500 PSI IN 28 DAYS. MORTAR SHALL CONFORM TO ASTM SPECIFICATIONS C270, TYPE M OR S.
- CONCRETE MASONRY UNITS SHALL BE LAID IN RUNNING BOND UNLESS NOTED OTHERWISE ON THE ARCHITECTURAL DRAWINGS.
- MASONRY WALLS WHICH SUPPORT STRUCTURAL MEMBERS SHALL HAVE CELLS GROUTED SOLID 3 COURSES MINIMUM UNDER BEARINGS.
- HORIZONTAL WALL REINFORCING SHALL BE DURO-D WALL TRUSS DESIGN WITH 3/8" SIDE RODS AND 8 GAUGE CROSS TIES. REINFORCING SHALL BE PLACED IN MASONRY AT 16" MAXIMUM SPACE HORIZONTAL. JOINT REINFORCEMENT AT 8" ON CENTER IN ALL PARAPETS. USE SHOT FABRICATED SPECIAL PIECES AT ALL CORNERS AND TEES. FOR BRICK VENEER USE DURO-D EYE TRUSS TYPE.
- SEE ARCHITECTURAL DRAWINGS FOR CONTROL JOINTS.
- STANDARD LAP LENGTH OF GRADE 60 MASONRY REINFORCING BARS SHALL BE 48 BAR DIAMETER.
- ALL CMU WALLS SHALL CONTAIN JOINTS WHICH ARE FULLY BEDED.
- UNLESS OTHERWISE NOTED, PROVIDE THE FOLLOWING LINTELS FOR EACH 4" THICKNESS OF MASONRY WALLS WITH 8" OF BEARING AT EACH END. FOR UNEQUAL LEG ANGLES, ORIENT THE LONG LEGS VERTICAL:
 - GALVANIZE ALL LINTELS EXPOSED TO THE WEATHER.
 - OPENINGS UP TO 4'-0" 4 X 8 FEE CAST WITH 1#5 TOP & BOTTOM OPENINGS 4'-6" 14 X 3 1/2" X 5/8"
 - OPENINGS 6'-0" 15 X 3 1/2" X 5/8"
 - OPENINGS 8'-0" 16 X 3 1/2" X 3/8"
- WHERE INDICATED, GROUT CORES SOLID WITH A HIGH SLUMP MIX IN ACCORDANCE WITH ASTM SPECIFICATIONS C476 HAVING A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI.
- MORTAR ADMIXTURES CONTAINING CALCIUM CHLORIDE OR OTHER CHLORIDES ARE PROHIBITED. USE OF OTHER ADMIXTURES IS SUBJECT TO THE WRITTEN APPROVAL OF THE ARCHITECT.
- PROVIDE A MINIMUM OF 8" SOLID MASONRY UNDER ALL POINTS OF BEARING.
- FILL CORES OF ALL UNITS CONTAINING ANCHOR BOLTS OR OTHER ANCHORAGES SOLIDLY WITH GROUT.
- FILL CORES OF ALL UNITS CONTAINING REINFORCING STEEL SOLIDLY WITH GROUT.
- REINFORCING STEEL FOR BOND BEAMS & REINFORCING CONCRETE MASONRY WALLS SHALL CONFORM TO ASTM A615, GRADE 60, F_y = 60 KSI.

MMC EAST WING ENTRANCE PORTICO

1121 FORREST AVENUE
DOVER, DELAWARE 19904

2009 IBC PROJECT DATA SUMMARY:

OWNER'S NAME AND ADDRESS: MODERN MATURITY CENTER, INC.
1121 FORREST AVENUE
DOVER, DELAWARE 19904

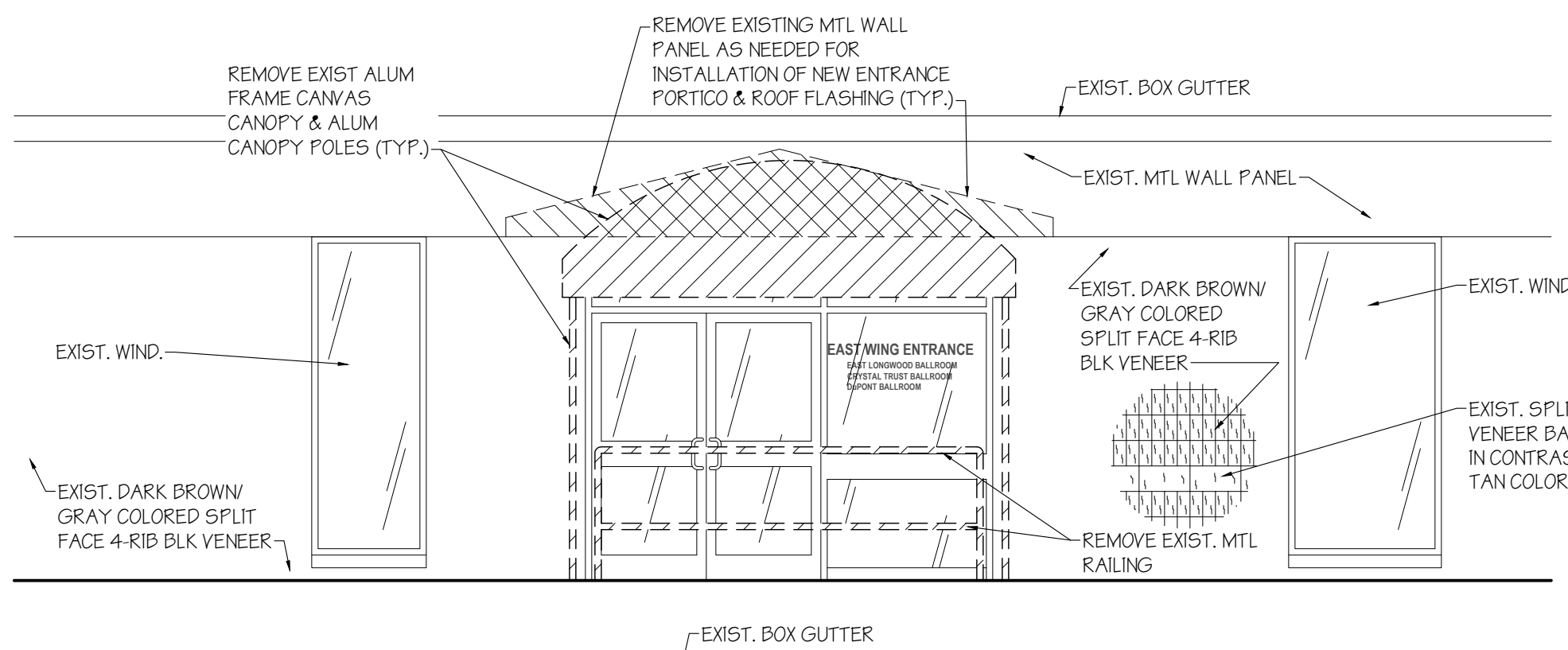
TAX MAP NUMBER: 2-05-07607-01-2500-00001

ZONING: IO - INSTITUTIONAL/ OFFICE

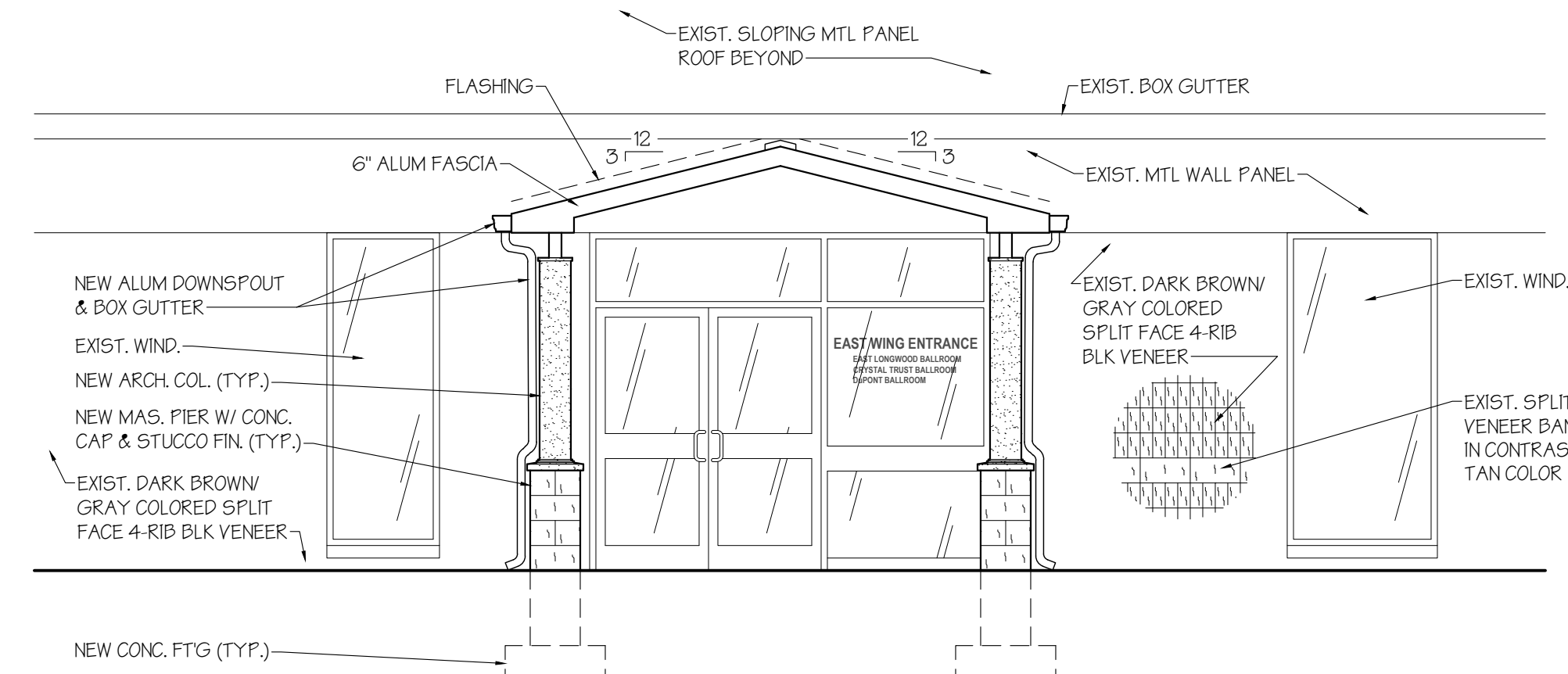
CODES: CITY OF DOVER MUNICIPAL CODE, AND CHAPTER 22 BUILDING REGULATIONS, AND CHAPTER 46 FIRE PROTECTION AND PREVENTION
IBC YEAR 2009
IEBC YEAR 2009
IFC YEAR 2009
IMC YEAR 2009
NFPA 101 LIFE SAFETY CODE 2021
ICC / ANSI 117-1 2009

DRAWING LIST:

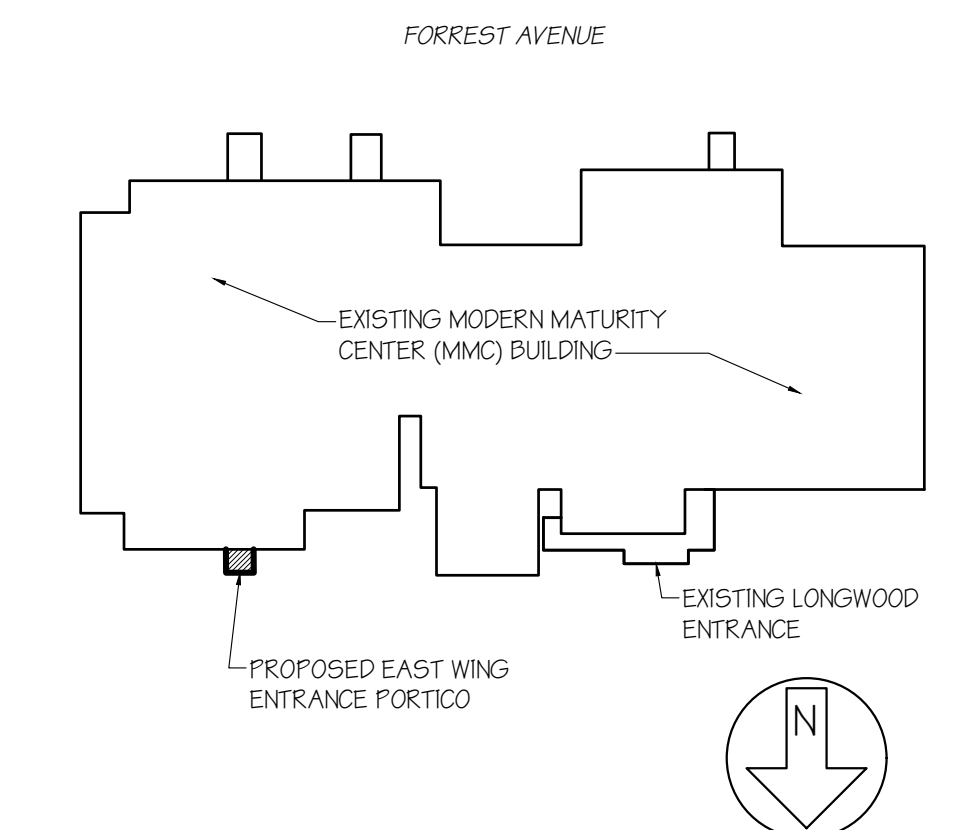
G1 - COVER SHEET, GENERAL NOTES, PROJECT DATA, ELEVATIONS
A1 - PLANS AND SECTION



NORTH ELEVATION - DEMOLITION
1/4" = 1'-0"



NORTH ELEVATION - NEW PORTICO
1/4" = 1'-0"



KEY PLAN
NT.5.

REVISIONS	BY

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF DELAWARE, LICENSE NUMBER 6242, EXPIRATION DATE 12-31-2027

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F B I E D O A I N C E R T I S I

**MMC EAST WING
ENTRANCE PORTICO**
1121 FORREST AVENUE
DOVER, DELAWARE 19904

**COVER SHEET,
GENERAL
NOTES,
PROJECT DATA,
ELEVATIONS**

TEAM:
WHL
CHECKED:
W.B.
DATE:
7 NOVEMBER 2025
SCALE:
NOTED
JOB NO:
C1740-0825
SHEET:

G1
OF SHEETS

