

**DESCRIPTION OF WORK:**

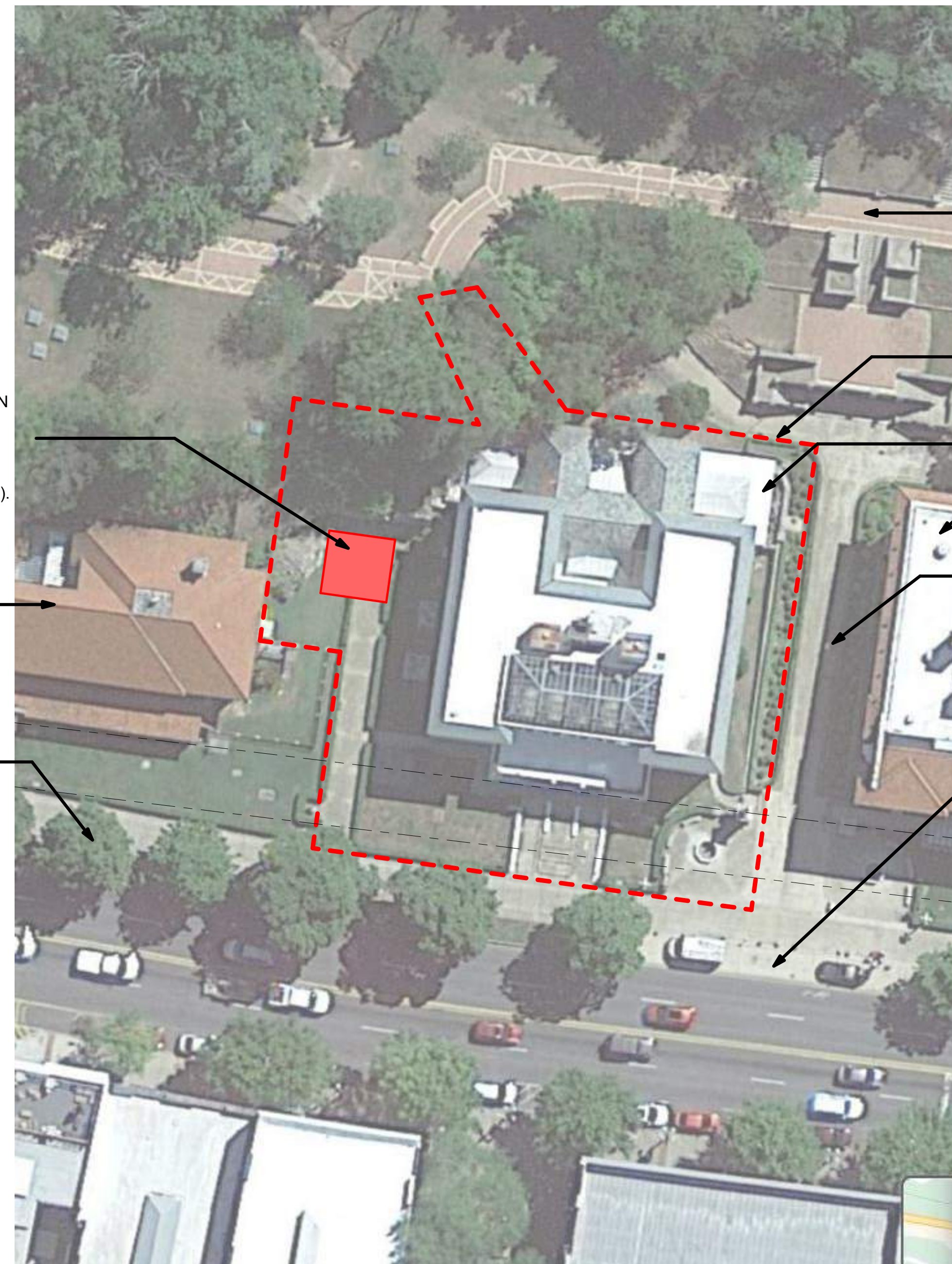
THE MAURICE IS A THREE-STORY BUILDING IN THE MEDITERRANEAN REVIVAL STYLE FACING CENTRAL AVENUE AND IS ONE OF EIGHT BATHHOUSES REMAINING ON BATHHOUSE ROW IN HOT SPRINGS, ARKANSAS. BATHHOUSE ROW IS THE FRONT DOOR TO HOT SPRINGS NATIONAL PARK, WITH THE HISTORIC FORMAL ENTRANCE TO THE PARK ON THE SOUTH SIDE OF MAURICE. THE MAURICE BATHHOUSE IS ONE OF EIGHT BATHHOUSES REMAINING ON BATHHOUSE ROW. BATHHOUSE ROW WAS INITIALLY LISTED AS A NATIONAL REGISTER HISTORIC DISTRICT IN 1974 AND DESIGNATED A NATIONAL HISTORIC LANDMARK IN 1987 FOR CONTAINING THE "LARGEST COLLECTION OF TWENTIETH CENTURY BATHHOUSES REMAINING IN THE UNITED STATES." THE SIDEWALKS AND GREEN SPACE IN FRONT OF THE BUILDING WERE ALSO NOTED AS CONTRIBUTING FEATURES TO THE DISTRICT.

THIS OVERALL PROJECT INCLUDES THE REHABILITATION OF THE SHELL OF THE MAURICE BUILDING, RESTORATION OF PRIMARY HISTORIC INTERIOR SPACES AND FEATURES, ADDRESSING UNIVERSAL ACCESSIBILITY, AND INSTALLATION OF NEW ELECTRICAL, MECHANICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS TO PREPARE THE BUILDING FOR A FUTURE LEASE. IN COMMERCIAL REAL ESTATE TERMS, THE DESIRED CONDITION WILL BE A PARTIALLY FINISHED BUILDING THAT THE NPS MAY OFFER FOR LEASE AND TENANT CUSTOMIZATION. THE INTENT OF THIS PROJECT IS TO COMPLETE MOST OF THE UP-FRONT CAPITAL INVESTMENT FOR THE SIGNIFICANT WORK COMPONENTS SO FUTURE LEASEHOLDERS CAN FOCUS THEIR EFFORTS AND COSTS ON DESIGNING AND UNDERTAKING ADDITIONAL FACILITY IMPROVEMENTS TO SATISFY THEIR OPERATIONAL NEEDS. LEASEHOLDER FINISHES MAY INCLUDE FURTHERING THE INTERIOR BUILD-OUT, CUSTOMIZING MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE PROTECTION SYSTEMS, AND INSTALLING REQUIRED OPERATIONAL SYSTEMS.

THE NPS WILL LEASE THE BUILDING TO A SUITABLE TENANT WHO WILL MAKE ADDITIONAL IMPROVEMENTS TO SUIT THEIR INTENDED USE. POTENTIAL OCCUPANCIES MAY INCLUDE VARIOUS ASSEMBLY USES (SPA FACILITIES, RESTAURANTS, EXHIBITION HALLS, ETC.), BUSINESS, AND MERCANTILE USES. ALL WORK MUST MEET THE SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES, SPECIFICALLY FOR REHABILITATION. THESE STANDARDS CAN BE FOUND AT WWW.NPS.GOV/TPS/STANDARDS/REHABILITATION.HTM

**GENERAL NOTES:**

- REFER TO THE DIVISION 1 PROJECT SPECIFICATIONS AND ALL SPECIFICATIONS RELATED TO THE PROPOSED SCOPE OF WORK OUTLINED IN THESE CONSTRUCTION DOCUMENTS. IN ALL INSTANCES, THE SPECIFICATIONS TAKE PRECEDENCE OVER GENERAL NOTES.
- IN THE EVENT OF DISCREPANCIES WITHIN THE DRAWINGS OR SPECIFICATIONS, THE GREATER QUALITY AND QUANTITY OF THE ITEMS IN QUESTION SHALL BE UTILIZED AT ALL LOCATIONS WHERE SUCH DISCREPANCIES OCCUR.
- DO NOT SCALE FROM THE DRAWINGS. ALL DIMENSIONS ARE APPROXIMATE. ACTUAL FIELD VERIFIED DIMENSIONS SHALL BE OBTAINED BY THE GENERAL CONTRACTOR OR THE APPLICABLE SUB-CONTRACTORS BEFORE SUBMITTING SHOP DRAWINGS, ORDERING MATERIALS, OR THE COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE CONTRACTING OFFICER (CO) OF ANY DISCREPANCIES THAT VARY FROM THE CONTRACT DOCUMENTS BEFORE BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL INCLUDE ALL ITEMS, MATERIALS, LABOR, AND SERVICES NECESSARY TO EXECUTE AND COMPLETE THE WORK INCLUDED IN THESE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL SHOP DRAWINGS AND SUBMITTALS WITH ALL TRADES. AND FOR THE TIMELINESS SUBMITTAL AND APPROVAL OF SHOP DRAWINGS TO MAINTAIN THE PROJECT SCHEDULE.
- WORK THAT REQUIRES THE USE OF LOUD EQUIPMENT THAT WOULD CAUSE A DISTURBANCE TO THE SURROUNDING BUILDING OCCUPANTS MUST BE APPROVED BY THE CO, PER THE SPECIFICATIONS.
- IF UTILITIES ARE TO BE TEMPORARILY INTERRUPTED, CONTACT THE CONTRACTING OFFICER REPRESENTATIVE (COR), PER THE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE SAFETY OF PERSONS AND PROPERTY.
- THE CONTRACTOR SHALL CONSTRUCT IN CONFORMANCE WITH ALL GOVERNING STATE AND LOCAL CODES, ORDINANCES, AND PROCEDURES.
- THE GOVERNMENT RESERVES THE RIGHT TO REMOVE ANY ITEMS FROM THE CONSTRUCTION AREA PRIOR TO THE START OF DEMOLITION WORK BY THE CONTRACTOR AND TO RETAIN SUCH ITEMS AS THEIR PROPERTY.
- THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE LICENSED AND INSURED TO PERFORM WORK, AS REQUIRED BY THE FEDERAL GOVERNMENT.
- ALL DEMOLITION DEBRIS SHALL BE TAKEN TO A LICENSED LANDFILL WITH WRITTEN PROOF PROVIDED TO THE CO. PLACEMENT OF TRASH DUMPSTER FOR CONSTRUCTION DEBRIS MUST BE APPROVED BY THE CO PRIOR TO SITE OCCUPATION, AND PER THE SPECIFICATIONS. REFER TO DIVISION 1 SPECIFICATIONS.
- IT IS THE INTENT OF THIS CONTRACT THAT ALL AREAS AFFECTED BY CONSTRUCTION BE A FINISHED AND COMPLETE PROJECT. CONTRACTOR SHALL PATCH, REPAIR, AND ADJUST AS REQUIRED TO ACHIEVE THIS FINISHED PROJECT.
- PATCH AND REPAIR EXISTING CONSTRUCTION AS REQUIRED, IN KIND, DUE TO DEMOLITION OR NEW CONSTRUCTION. REPAIRS OR REPLACEMENTS MUST MATCH THE EXISTING MATERIAL IN PROPERTIES, TEXTURE, PROFILE, DIMENSION, FINISH, AND WHERE APPROPRIATE, SPECIES.
- NO SUBSTITUTES OF SPECIFIED CONSTRUCTION ITEMS, EQUIPMENT, OR FINISHES WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE CO.
- CONTRACTORS ARE SOLELY RESPONSIBLE FOR THE CONSTRUCTION PROCESS, SCHEDULE, MATERIAL VERIFICATION, AND ORDERING MATERIALS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TEMPORARY SHORING AND BRACING REQUIRED FOR THE SCHEDULED WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL ACCESS AND EQUIPMENT TO PERFORM THE SCOPE OF WORK.
- ALL DEMOLITION MATERIALS SHALL BE REMOVED FROM THE BUILDINGS BY UTILIZING A MAXIMUM TWO (2) TON DUMP TRUCK. STATIONARY DUMPSTERS WILL NOT BE PERMITTED ON THIS SITE. DUMP TRUCKS SHALL BE PERMITTED ON THIS SITE FOR LOADING DEBRIS FROM A CHUTE LOCATED ON THE SPECIFIC BUILDING. TRUCKS SHALL BE REMOVED FROM THE SITE WHEN FULL AND SHALL MOVE SLOWLY UPON ENTERING/EXITING THE SITE VIA THE FRONT SIDEWALK. THE CONTRACTOR SHALL HAVE A FLAG PERSON ASSIST THE ENTRY/EXIT OF ALL VEHICLES UTILIZING THE FRONT MAIN SIDEWALK TO ASSURE PEDESTRIAN SAFETY.
- ALL STAGING AREAS FOR EACH BUILDING (I.E. ITEMS STORED FOR IMMEDIATE USE) SHALL BE AS APPROVED BY THE CONTRACTING OFFICER. STAGING OF ITEMS TO EACH INDIVIDUAL BUILDING SHALL ONLY OCCUR BETWEEN THE HOURS OF 10:00 P.M. TO 7:00 A.M. UNLESS OTHERWISE APPROVED BY THE CONTRACTING OFFICER (NOT INCLUSIVE OF THE DEMOLITION WORK). THIS IS REQUIRED TO MINIMIZE THE VEHICLE TRAFFIC ON THE MAIN SIDEWALK.
- THE BUILDING HAS AN UNDERGROUND LAWN IRRIGATION SYSTEM. CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE SYSTEM THAT MAY HAVE OCCURRED DURING THE CONSTRUCTION PROCESS. THE NEW COMPONENTS SHALL BE THE SAME MANUFACTURER AS THE EXISTING SYSTEMS.
- ALL NEW BLACK CHAIN LINK FENCING SHALL BE INSTALLED AT THE LIMITS OF THE CONSTRUCTION STORAGE AREA. VERIFY EXACT LOCATION OF FENCING WITH THE CONTRACTING OFFICER PRIOR TO INSTALLATION. INSTALL ADJACENT TO THE EAST SIDE OF THE EXISTING HOLLY BUSHES IN ORDER TO LEAVE & PROTECT AS MANY BUSHES AS POSSIBLE.
- CONTRACTOR SHALL INSTALL GATES IN NEW CHAIN LINK FENCE FOR CONSTRUCTION STORAGE AREA ACCESS AND AS REQUIRED BY THE CONTRACTING OFFICER.



CONTRACTOR MAY USE THE NORTHWEST SIDE OF THE LAWN FOR STAGING, STORAGE, AND GENERAL CONSTRUCTION FACILITIES (INCLUDING LARGE EQUIPMENT STORAGE AND TEMPORARY TOILET FACILITIES).

HALE BATHHOUSE

MAGNOLIA ROW SIDEWALK TO REMAIN OPEN DURING CONSTRUCTION.

THE GRAND PROMENADE TRAIL

CONSTRUCTION BOUNDARY

MAURICE BATHHOUSE

FORDYCE BATHHOUSE

MAIN ENTRANCE TO THE PARK, SIDEWALK SHALL NOT BE BLOCKED DURING CONSTRUCTION

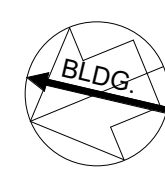
UNLOADING PULLOUT FOR SHORT-TERM UNLOADING (15 MINUTES OR LESS). CONTRACTOR TO USE PULLOUT FOR TEMPORARY PARKING AND UNLOADING OF MATERIAL.



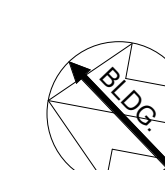
MAURICE BATHHOUSE

PUBLIC PARKING

1 Site Plan Maurice  
A0.01 NOT TO SCALE



2 Parking Lot Aerial Plan  
A0.01 NOT TO SCALE



A/E FIRMS	DESIGNED:	SUB SHEET NO.		TITLE OF SHEET	DRAWING NO.
PRIME/ARCH: STRATA ARCHITECTURE 1701 OAK STREET, SUITE 100 KANSAS CITY, MO T: 816-474-0900	CA/AG	01		MAURICE BATHHOUSE	128
	CADD:	A0.01		GENERAL NOTES	182951
	CA/ZA/EM				PMIS/PKG NO.
	TECH. REVIEW:				318915
	AG				SHEET
	DATE:	10.27.2023		REHABILITATE BATHHOUSES HOT SPRINGS NATIONAL PARK	14 OF 286