

GENERAL NOTES

1: DRAWING NOTES:

CONTRACTOR TO FURNISH AND INSTALL ALL NOTED LABOR AND MATERIALS UNLESS OTHERWISE NOTED.

2: CODE COMPLIANCE:

ALL WORK SHALL CONFORM TO THE LATEST EDITION OF STATE, LOCAL AND OTHER CODES WHICH APPLY TO THIS PROJECT OR HAVE JURISDICTION.

3: COORDINATION:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE ALL DISCIPLINES AND TRADES SO THAT ALL BUILDING SYSTEMS AND COMPONENTS CAN BE ASSEMBLED WITHOUT CONFLICTS. IN THE EVENT THAT THE CONSTRUCTION DOCUMENTS DEFINE CONDITIONS WHICH PROHIBIT, OR MAY PROHIBIT, SUCH ASSEMBLY, THE CONTRACTOR SHALL BRING TO THE ARCHITECTS ATTENTION, IN WRITING AND IN A TIMELY FASHION, SUCH CONDITION. THE CONTRACTOR SHALL NOT PROCEED WITH RELATED WORK WITHOUT A WRITTEN RESOLUTION CLARIFICATION FROM THE ARCHITECT.

THE CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL BE RESPONSIBLE FOR PROVIDING MATERIALS AND SYSTEMS SHOWN IN THE CONSTRUCTION DOCUMENTS REGARDLESS OF WHERE THE INFORMATION IS LOCATED. WHERE COMPONENTS OF A SYSTEM ARE INDICATED THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE SYSTEM.

4: DISCREPANCIES & CLARIFICATIONS:

THIS PROJECT INVOLVES THE FIT-UP OF AN EXISTING BUILDING. EXISTING DIMENSIONS SHOWN ON THE DRAWINGS ARE BELIEVED TO BE ACCURATE, BUT CANNOT BE GUARANTEED, MEASURE AND VERIFY DIMENSIONS IN FIELD PRIOR TO FABRICATION AND CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ARCHITECTS ATTENTION, IN WRITING, ANY DISCREPANCIES OR AMBIGUITIES IN THE DRAWINGS AND/OR SPECIFICATIONS. THE CONTRACTOR SHALL NOT PROCEED WITH RELATED WORK WITHOUT A WRITTEN RESOLUTION OR CLARIFICATION FROM THE ARCHITECT.

5: LAYOUT:

UNLESS INDICATED OTHERWISE, CENTER WALL FRAMING AND PARTITION FRAMING ON COLUMN LINES. FLOOR PLAN DIMENSIONS ARE TO CENTER OF FRAMING, FACE OF CONCRETE, FACE OF CMU, OR FROM COLUMN CENTERLINES, UNLESS INDICATED OTHERWISE. DOORS AND WINDOWS ARE DIMENSIONED TO OPENING CENTERLINES UNLESS INDICATED OTHERWISE.

6: CENTERING:

UNLESS INDICATED OTHERWISE, CENTER BUILDING ELEMENTS WITHIN OR BETWEEN OTHER BUILDING ELEMENTS WHEN CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SUCH IS THE INTENT, WHETHER OR NOT DIMENSIONS ARE INCLUDED

7: SYMMETRY:

WHERE CONDITIONS OR THE DRAWINGS INDICATE OR IMPLY THAT SYMMETRY IS INTENDED, INFORMATION PROVIDED AT ONE SIDE APPLIES EQUALLY TO BOTH SIDES, UNLESS CONDITIONS CLEARLY PRECLUDE SUCH APPLICATION.

8: DRAWING SCALES:

WORK FROM THE GIVEN DIMENSIONS ONLY. SCALE IS INDICATED ON THE DRAWINGS FOR CONVENIENCE ONLY. IT IS NOT INTENDED THAT INFORMATION BE DETERMINED BY SCALING THE DRAWINGS SINCE SOME ITEMS MAY NOT BE TO SCALE.

9. NOT USED.

10: WATER-RESISTANT GWB:

INSTALL WATER-RESISTANT GYPSUM WALL BOARD IN ALL TOILET ROOMS OR AT ANY WALL WITH PLUMBING FIXTURES.

11: INTERIOR ELEVATIONS:

SEE FLOOR PLANS FOR WINDOW AND DOOR QUANTITIES AND LOCATIONS & CASEWORK LAYOUTS.

12: BUILDING INSULATION:

PROVIDE AS INDICATED IN WALL & ROOF SECTIONS AND IN ACCORDANCE WITH PARTITION TYPES, WHETHER OR NOT SHOWN IN DETAILS AND OTHER DRAWINGS. FOR CLARITY, INSULATION MAY NOT BE SHOWN IN SOME CASES, EVEN IF IT IS TO BE PROVIDED.

13: BLOCKING:

INSTALL BLOCKING BEHIND ALL SURFACE-APPLIED FIXTURES TRIM, CASEWORK, SHELVES, BRACKETS, TOILET ACCESSORIES, GRAB BARS, BASE MOLDINGS, AND AS OTHERWISE REQUIRED, WHEN SUCH ITEMS ARE APPLIED ON STUD WALLS.

14: PENETRATIONS AT STRUCTURAL MEMBERS:

BEFORE PENETRATING JOISTS, BEAMS OR OTHER STRUCTURAL MEMBERS, CONSULT WITH THE ARCHITECT.

15: DAMAGED WORK:

BUILDING OR SITE COMPONENTS WHICH ARE AFFECTED BY NEW WORK, DEMOLITION, OR WHICH MAY BE DAMAGED BY THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTOR SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION AND COLOR TO MEET THE APPROVAL OF THE ARCHITECT.

16: UTILITIES:

VERIFY THE SIZE AND LOCATION OF ALL UNDERGROUND UTILITIES AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING. DO NOT PROCEED WITH WORK UNTIL THE DISCREPANCY HAS BEEN RESOLVED TO THE SATISFACTION OF THE ARCHITECT.

17: RATED CONSTRUCTION:

PROVIDE RATED CONSTRUCTION AS REQUIRED BY CODE, AS SPECIFIED, AND AS INDICATED ON DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND INSTALL ALL COMPONENTS REQUIRED TO CREATE SUCH RATED CONSTRUCTION, REGARDLESS OF WHETHER OR NOT SUCH COMPONENTS ARE INDICATED. PROVIDE CONTINUITY OF SUCH RATED CONSTRUCTION AROUND AND BETWEEN SPACES, INCLUDING AT CHASES AND AT FLOORS, TO MAINTAIN COMPLETE SEPARATIONS, EVEN IF NOT SPECIFICALLY INDICATED.

18: SHOP DRAWINGS:

SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW PRIOR TO FABRICATIONS.

19: PERMITS: BY OWNER

20: ELECTRICAL DESIGN:

DESIGN BUILD

21: WASTE REMOVAL:

THE GENERAL CONTRACTOR SHALL DISPOSE OF ALL WASTE AND DEBRIS OFF THE PREMISES.

22: TEMPORARY FACILITIES:

PROVIDE ALL TEMPORARY FACILITIES AND SERVICES, CONSTRUCTION AND SUPPORT FACILITIES, AND SECURITY AND PROTECTION AS NEEDED TO PROTECT NEW AND EXISTING CONSTRUCTION FOR THE DURATION OF A COMPLETE INSTALLATION.

23: NOT USED

24: MANUFACTURERS INSTRUCTIONS:

ALL MATERIALS & EQUIPMENT SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

25: GUARANTEE:

GUARANTEE: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE UNLESS OTHERWISE SPECIFIED FOR A LONGER PERIOD OF TIME ON A CERTAIN ITEM.

26: NOT USED

27: HAZARDOUS FUMES:

THE GENERAL CONTRACTOR SHALL CONFIRM THAT ALL MATERIAL AND FINISHES SPECIFIED AND THEIR FABRICATION OR INSTALLATION WILL NOT RELEASE FUMES OR AROMAS DURING CONSTRUCTION WHICH MAY BE A HAZARD OR NUISANCE TO PERSONNEL.

28: PEST CONTROL:

SEAL AND CAULK AROUND ALL PENETRATIONS, CRACKS AND CREVICES AND ANY OPENINGS CAPABLE OF HARBORING INSECTS/RODENTS.

29. EXPOSED UTILITIES:

ALL EXPOSED UTILITY WIRES AND PIPES (ELECTRICAL, PLUMBING, ETC.) SHALL BE INSTALLED IN A WAY THAT DOES NOT OBSTRUCT OR PREVENT THE CLEANING OF FLOORS, WALLS, AND CEILING AREAS. THEY SHALL BE INSTALLED A MINIMUM OF 6" OFF FLOORS AND 1" OFF WALLS, CEILINGS AND ADJACENT PIPES.

30. OWNER SUPPLIED EQUIPMENT:

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING WITH THE OWNER THE EXACT DIMENSIONS AND EQUIPMENT CONNECTION REQUIREMENTS (INCLUDING ELECTRICAL CIRCUIT REQUIREMENTS) OF EQUIPMENT TO BE SUPPLIED.

31: NOT USED

32: ACCESS PANELS:

CONTRACTOR IS RESPONSIBLE FOR COORDINATING QUANTITY AND LOCATION OF ALL REQUIRED ACCESS PANELS FOR ALL MEP CONTROLS, CLEANOUTS, DAMPERS, PULL BOXES, ETC.

33: INDUSTRY STANDARDS:

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS. STANDARDS INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING:

AAMA	ASSOCIATION AMERICAN CONCRETE INSTITUTE
ACI	AMERICAN NATIONAL STANDARDS INSTITUTE
ANSI	AMERICAN SOCIETY FOR TESTS AND MATERIALS
ASTM	ARCHITECTURAL WOODWORK INSTITUTE
AWI	"CUSTOM GRADE" AMERICAN WELDING SOCIETY
AWS	INSULATING GLASS MANUFACTURERS ALLIANCE
IGMA	NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS
NAAMM	NATIONAL ROOFING CONTRACTORS ASSOCIATION
NRCA	NATIONAL TILE CONTRACTORS ASSOCIATION
NTCA	SHEET METAL AND AIR CONDITIONING NATIONAL ASSOCIATION
SMACNA	ASSOCIATION WINDOW AND DOOR MANUFACTURERS
WDMA	ASSOCIATION

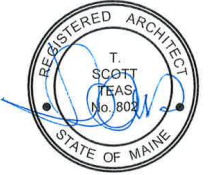
R VALUES		
ELEMENT	REQUIRED	SPECIFIED
WINDOWS	U = 0.35	U = 0.34
SKYLIGHTS	U = 0.6	U = 0.42
DORMER WALLS	R 20	R 20
ROOF	R 49	R 49

ABBREVIATIONS

A	AC AD ADAAG ADD AFF AHU AL ARCH AWP	AIR CONDITIONING ACOUSTICAL CEILING TILE AREA DRAIN AMERICANS WITH DISABILITIES ACT ACCESSIBILITY'S GUIDELINES ADDENDUM ABOVE FINISHED FLOOR AIR-HANDLING UNIT ALUMINUM ARCHITECT/ARCHITECTURAL ACOUSTIC WALL PANEL	B	B TO BLS B.B.G.C. BL BLDG BLKG BSMT BTWN BO	BACK-TO-BACK ANGLES BASE BUILDING GENERAL CONTRACTOR BUILDING LINE BUILDING BLOCKING BASEMENT BETWEEN BY OTHERS	C	CER CG CH CL CLG CMU CO COL CONC COND CONN CONST CONT CORR CT CUH	COURSE (MASONRY) CERAMIC CORNER GUARD COAT HOOK CONTROL JOINT CENTER LINE CEILING CONCRETE MASONRY UNIT CLEAN OUT COLUMN CONCRETE CONDITION CONNECT/CONNECTION CONSTRUCTION CONTINUOUS CORRIDOR CERAMIC TILE CABINET UNIT HEATER	D	DBL DF DFA DIFF DIM DN DR DSP DWG	DOUBLE DRINKING FOUNTAIN DIAMETER DIFFUSER DIMENSION DOWN DOOR DRY STAND PIPE DRAWING	E	EA EAL ELEC ELEV ENTR EQ EQUIP EXP EXPB EXPJ EXT EPM EWC	EAST EACH ELEVATION ELECTRICAL ELEVATOR ENTRANCE EQUAL EQUIPMENT EXPANSION EXPANSION BOLT EXPANSION JOINT EXTERIOR ETHYLENE PROPYLENE DIENE MONOMER ELECTRIC WATER COOLER	F	F FB FC FD FE FEC FTWD FIN FL FOB FOC FOF FOS FOW FSS FT FTG FRG FTR FH	FAHRENHEIT FLAT BAR FIRE EXTINGUISHER AND CABINET FLOOR DRAIN FIRE EXTINGUISHER FIRE EXTINGUISHER CABINET FIRE TREATED WOOD FINISH FLOOR FACE OF BRICK FACE OF CONCRETE FACE OF FINISH FACE OF STUDS FACE OF WALL FIRE SUPPRESSION SYSTEM FOOT FOOTING FIBER REINFORCED GYPSUM FIN TUBE RADIATION FUME HOOD	G	GA GALV GB GC GFI GL GLAM GND GWB	GAUGE GALVANIZED GRAB BAR GENERAL CONTRACTOR GROUND-FAULT INTERRUPTER GLASS/GLAZING/GLAZED GLUE-LAMINATED WOOD GROUND GYPSUM WALL BOARD	H	HB HC HM HORIZ HP HR HW HVAC	HOSE BIB HANDICAP HOLLOW METAL HORIZONTAL HORSE POWER/HIGH POINT/HEAT PUMP HOUR HOT WATER HEATING VENTILATION AIR CONDITIONING	I	ID IN INFO INSUL	INSIDE DIMENSION/INSIDE DIAMETER INCHES INFORMATION INSULATION	J	JST JT	JOIST JOINT	K	KD KIP	KILN-DRIED 1000 POUNDS	L	LAB LAM LB LH LCC	LABORATORY LAMINATED POUND LEFT-HAND LEAD COATED COPPER	M	MACH MAS MATL MAX MDO MECH MEMB MET MEZZ MFR MIN MISC MO MTD MTL MB	MACHINE MASONRY MATERIAL MAXIMUM MEDIUM-DENSITY OVERLAY MECHANICAL MEMBRANE METAL MEZZANINE MANUFACTURER MINIMUM MISCELLANEOUS MASONRY OPENING MOUNTED METAL MARKER BOARD	N	N # NIC NOM NTS	NORTH NUMBER NOT IN CONTACT NOMINAL DIMENSION NOT TO SCALE	O	o/ OC OD OFF OPNG OPP OPPH OSB OZ	ON/OVER ON CENTER OUTSIDE DIAMETER/OUTSIDE DIMENSION OFFICE OPENING OPPOSITE OPPOSITE HAND ORIENTED STRAND BOARD OUNCE	P	PBOIBC PC PI PLAM PR PRE FAB PRIV PRIM PSF PTD PTN PVC PWD PT PERF	PURCHASED BY OWNER INSTALLED BY CONTRACTOR PRECAST PLATE PLASTIC LAMINATE PAIR PREFABRICATE PRIVACY PRIMED POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH PAINTED PARTITION POLYVINYL CHLORIDE PLYWOOD PRESSURE TREATED PERFORATED	Q	QT QTR	QUARRY TILE QUARTER	R	R RAD RB RCP RD REBAR REF REINF REQ RES REV RM RO ROW	RISER/RADIUS RADIUS RUBBER BASE REFLECTED CEILING PLAN ROOF DRAIN REINFORCING BAR REFRIGERATOR REINFORCED REQUIRED RESILIENT REVERSE ROOM ROUGH OPENING RIGHT OF WAY	S	S SCHED SF SIM SPEC SQ SST STC STD STL STOR STRUCT SUSP	SOUTH SCHEDULE SQUARE FEET SIMILAR SPECIFICATION SQUARE STAINLESS STEEL SOUND TRANSMISSION CLASS STANDARD STEEL STORAGE STRUCTURE/STRUCTURAL SUSPENSION	T	T&G TEL THR TOD TOS TV TV TB TOC	TONGUE&GROOVE TELEPHONE THICK TOP OF DECK TOP OF STEEL TYPICAL TELEVISION TACK BOARD TOP OF CONCRETE	U	UL UV	UNDERWRITERS LABORATORIES, INC. UNIT VENTILATOR	V	VCT VERT VIF VOL	VINYL COMPOSITION TILE VERTICAL VERIFY IN FIELD VOLUME	W	W W/O W/ W/ WF WF WP WT	WEST WITHOUT WITH WOOD WIDE FLANGE WORK POINT WEIGHT
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GENERAL NOTES & ABBREVIATIONS
REQUIRED R VALUES

scale	15 APR 2016	1304	title
date			
project #			
drawn by			
checked by:			

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