ABBREI	ATIONS			
AB	AIR BARRIER	MAS	MASONRY	
AC ADDL	AIR CONDITIONING ADDITIONAL	MATL	MATERIAL	
ADJ	ADJUSTABLE ABOVE FINISHED FLOOR	MAX MC	MAXIMUM MEDICINE CABINET	
AH	AIR HANDLER AIR INFILTRATION BARRIER	MDO	MULTI COLOR WALL FINISH MEDIUM DENSITY OVERLAY	
ALT	ALTERNATE	MECH MED	MECHANICAL MEDIUM	
AOR	ALUMINUM AREA OF REFUGE	MF MFR	MEMBRANE FLASHING MANUFACTURER	
APPRO2 ARCH	K APPROXIMATE ARCHITECT(URAL)	MH	MANHOLE MINIMUM	
	AROUND ACOUSTICAL WALL PANEL	MISC	MISCELLANEOUS	
		MLDG MO	MOULDING, MOULDING MASONRY OPENING	
BD BF	BOARD BARRIER FREE	MR MRGB	MOISTURE RESISTANT MOISTURE RESISTANT GYPSUM BOA	RD
bit Bldg	BITUMINOUS BUILDING	MS MSF	MOP SINK	
	BLOCKING BOTTOM	MTL	METAL STOD FRAMING	
BO	BOTTOM OF			
BRG	BRICK BEARING			
B/S BSMT	BRICK SHELF BASEMENT	N		
	COURSE	NA NIC	NOT APPLICABLE NOT IN CONTRACT	
CAB	CABINET	NO NOM	NUMBER NOMINAL	
CC CF	CENTER TO CENTER CUBIC FOOT	NRC NTS	NOISE REDUCTION COEFFICIENT NOT TO SCALE	
CFMF FRAMIN	COLD FORMED METAL			
CJ CL	CONTROL JOINT CENTERLINE	0/ 0C	OVER ON CENTER	
CLG	CEILING	OD OFS	OUTSIDE DIAMETER OVERFLOW SCUPPER	
CLR CMT	CLEAR CERAMIC MOSAIC TILE	OP OH	OPAQUE OVERHEAD	
CMU CO	CONCRETE MASONRY UNIT CLEANOUT	OPH	OPPOSITE HAND	
COL	COLUMN CONCRETE	OPP		
CONT	CONTINUOUS OR CONTINUE	OPS	OPERABLE PANEL SYSTEM	
CDT	CONTRACTOR CARPET	P, PTD		
CS CSMT	COUNTERSINK	PERF	PERFORATED	
CT	CERAMIC TILE	PERIM PRKG	PERIMETER PARKING	
CUH	CARFET COUNTERSINK CASEMENT CERAMIC TILE CERAMIC WALL TILE CABINET UNIT HEATER	PL PLAM	PLATE PLASTIC LAMINATE	
DBL	DOUBLE	/	PLYWOOD	
DC		PSF PSI	POUNDS PER SQUARE FOOT POUNDS PER SQUARE INCH	
DF	DEMOLISH, DEMOLITION DRINKING FOUNTAIN	PT PTD	POUNDS PER SQUARE INCH PRESSURE TREATED PAPER TOWEL DISPENSER	
DIA, DIA	M DIAMETER DIMENSION	PTN	PARTITION POLYVINYL CHLORIDE	
	DIVISION DEMOUNTABLE PARTITION		PAVEMENT	
DN	DOWN		QUARTER ROUND	
DTL	DOOR DETAIL	QT	QUARRY TILE	
DWG DWR	DRAWING DRAWER	DD		
F		RE:	RESILIENT BASE REFERENCE	
ĒA	EAST EACH EXHAUST FAN EL FCTRO MAGNETIC HOLD	REQ'D	REFRIGERATOR REQUIRED	
EF EMHO	EXHAUST FAN ELECTRO MAGNETIC HOLD	REV RL	REVISION (S), REVISED RAIN LEADER	
	ODEN	RF	RUBBER FLOOR	
EL	EXPANSION JOINT ELEVATION	RH RM RO	RIGHT HAND ROOM	
ELEC	EPOXY PAINT ELECTRICAL	RO ROW		
EMER	ELEVATOR EMERGENCY	S	SOUTH	
	ENCLOSED/ENCLOSURE EQUAL	SAT	SUSPENDED ACOUSTICAL TILE	
EQUIP	EQUIPMENT		SCHEDULE	
EXIST	EXIAUST	SD SECT	STORM DRAIN, SOAP DISPENSER SECTION	
	EXTERIOR EYEWASH	SF SGL		
EWC	ELECTRIC WATER COOLER	SH	SHOWER	
FB	FIRE BLANKET FURNISHED BY OWNER		SHEET SHEATHING	
FCS	FLOOR COATING SYSTEM	SIM SLNT	SIMILAR SEALANT	
FD FE	FLOOR DRAIN FIRE EXTINGUISHER	SNR SP	SANITARY NAPKIN RECEPTOR SPECIAL PAINT	
FEC	FIRE EXTINGUISHER AND CABINET	SPEC	SPECIFICATION	
	FINISHED FLOOR ELEVATION	SQ	SPEAKER SQUARE	
FHVC	FIBERGLASS FIRE HOSE AND VALVE	SS STC	STAINLESS STEEL SOUND TRANSMISSION CLASS	
CABINE FIN	T FINISH(ED)	STD	STANDARD STEEL	
	FINISH GRADE FLOOR(ING)	STOR	STORAGE	rtla
FNDN	FOUNDATION	STRUC		
FP FO	FIREPROOFING FACE OF		SUPPORT SUSPENDED	
FRP	FRAME(ING) FIBER REINFORCED PLASTIC	SV	SHEET VINYL	
FRT	FIRE RETARDANT TREATED FLEXIBLE SHEET ROOFING			6
FT	FOOT(FEET)			
FTR	FOOTING FIN TUBE RADIATION	т	TOILET	
FUR FV	FURRED(ING) FIELD VERIFY	ТВ ТВ	TOWEL BAR TACKBOARD	
FWC	FABRIC WALL COVERING	T&G	TONGUE AND GROOVE	-
GA		TGL THK	TEMPERED GLASS THICK(NESS)	
GB	GALVINIZED GRAB BAR	TO TP	TOP OF TOILET PARTITION	
GFB GL	GROUND FACE CMU GLASS, GLAZING	TPD TV	TOILET PAPER DISPENSER	
GWB	GYPSUM WALLBOARD	TV TYP	TELEVISION TYPICAL	
	HARDENER	UCR	UNDER COUNTER REFRIGERATOR	
HC HD	HOLLOW CORE HEAD	UNO	UNLESS NOTED OTHERWISE	
HDO	HIGH DENSITY OVERLAY HARDWOOD	VB	VAPOR BARRIER/VINYL BASE	
HDWR	HARDWARE	VC VCT	VALVE CABINET VINYL COMPOSITION TILE	10
HORIZ	HOLLOW METAL HORIZONTAL	VERT VPW	VERTICAL VENEER PLYWOOD	
HR HS	HAND RAIL HIGH SCHOOL	VWC	VINYL WALL COVERING	
HT HTG	HEIGHT HEATING	W	WEST	
HVAC	HEATING/VENTILATION/AIR	W/ WC	WITH WATER CLOSET	<u>, 1</u>
IBC	CONDITIONING INSTALLED BY CONTRACTOR	WD WGL	WOOD WIRE GLASS	at
ID IN	INSIDE DIAMETER INCH (ES)	WH	WATER HEATER	
INCL	INCLUDE (D), (ING)	W/O WS	WITHOUT WATERSTOP	
	INFORMATION INSULATED/INSULATION	WP WWF	WATERPROOF WELDED WIRE FABRIC	1000
INT INV	INTERIOR INVERT	WWM	WELDED WIRE MESH	-
JT	JOINT	YD	YARD	
-		ZCC	ZINC-COATED COPPER	-
KIT	KITCHEN			
LAM LAV	LAMINATE (D) LAVATORY			71
LB	POUND (S) LEAD COATED COPPER			2/3
LCC	LINEAR FOOT			

	4			
PROJECT GENERAL NOTES				
	These notes are intended for general re t and Specification information provided ations for detailed information and requir			
	All Work included in this Contract shall or Ordinances and Agency requirements in I, solid waste disposal, seismic design, ar			
3.	Definitions:			
•	New: May be used to indicate items wh Contract. Typically used to ensure clari drawings. Not all items are labeled as "			
•	Existing: Existing building or site compo Construction. Not all items are labeled indication. Consult the Architect for clar			
•	Repair: Restore to proper operating an Restore: Bring back to former condition			
•	Patch: Restore to condition matching e and finish. After removal of building cor remaining existing exposed surfaces to limited to: level floors at wall removals; plaster backing and finish flush; piece in			
•	N.I.C. (Not In Contract): Work which is r require Contractor coordination.			
•	Remove: Dismantle and/or extract from unless noted otherwise.			
•	Replace: Dismantle and/or extract from unless noted otherwise. Provide new m			
•	Damages: Existing building or site com damaged. Such elements and compone condition by methods approved by the <i>A</i>			
•	Demolish: Dismantle and/or extract fro unless noted otherwise.			
•	Salvage: Remove and reinstall or remo Salvaged components may be for limite patch and repair as indicated			
achieve not relie Drawing in a gen	It is the intent of the drawings and speci- te, fully operational building. Provide all la this intent. Failure of the Drawings or Sp eve the Contractor from providing the nec- gs show the design and layout, describe the reral sense only. All details are typical. We milar conditions, unless noted otherwise.			
	Verify the following items and report any ling with Work, and proceed with the Wor wrchitect:			
• • •	Existing conditions The size and location of all existing utilit Discrepancies between or within the Co Mechanical, electrical and plumbing coc heights or building appearance Dimensional discrepancies.			
mechan assemb Building	Provide bond-outs, blocking, sleeves ar ing penetrations through structure. Coor ical, plumbing and electrical components lies and smoke assemblies to conform to Code requirements. All penetrations sh equired for each wall or floor assembly. F ces.			
	Mechanical, electrical and plumbing coor Coordinate the Work to achieve the given irement of including mechanical, electric			
8. specifica	Do not penetrate structural beams, colu ally detailed otherwise.			
9.	Coordinate the Work of all Subcontractor			
10. required	Provide work holes and access holes to or indicated.			
	CONTRACTOR DELIV DUMPSTERS, AND ST PERMISSION FOR EX STREET AND SIDEWA DETERMINED BY AUT			

JURISDICTION.

4

LOCKED STORAGE AT PARKING GARAGE **BELOW. APPROX. 10** SPACES. COORDINATE WITH OWNER. (HATCH)

2 SITE PLAN 3" = 1'-0"

ferrante

salon

rtland St

100

Royal River Art & Glass

LF LINEAR FOOT LH LEFT HAND

LW LIGHTWEIGHT (CMU)

LOC'N LOCATION

eference and information and to augment the under separate cover. Refer to those rements

conform to all national, state, and local ncluding, but not limited to: hazardous material and life-safety.

which shall be furnished and installed by this rity between various components of the "new" when it is obvious by other indication. ponents which are in place at the start of d as "existing" when it is obvious by other arification.

ind aesthetic condition. on, by repairing or patching as required. existing adjacent construction, surface texture omponents as indicated, patch and prepare the o receive new work and finish, including but not ; tooth-in new CMU at openings; piece-in new n new ceiling suspension system. not included in this Contract, but which may

m the premises entirely. Dispose of off site m the premises entirely. Dispose of off site naterial as indicated.

mponents, not scheduled for work, which are nents shall be replaced or restored to original Architect rom the premises entirely. Dispose of off site

[/] 1" = 1'-0"

3

nove and deliver to the Owner, as indicated. ted reuse, to match existing conditions or to

cifications to have the Contractor provide a labor, materials and incidentals necessary to Specifications to indicate each incidental shall cessary items as part of this Contract. The the quality level and construction techniques What is shown in one condition applies to all

y discrepancies to the Architect prior to ork only after such discrepancies are resolved

ontract Documents. pordination having potential impact on ceiling

and pipes as required for all wall, floor, roof, rdinate installation of all structural, s. Seal all penetrations in fire rated

o U.L. rated assemblies and all NFPA and IBC hall also comply with the acoustical assembly Refer to the Code Plans for specific Code

pordination: ceiling heights and duct sizes are n visual and performance requirements, and ical and plumbing systems within the indicated

lumns, structural slabs, or shear walls unless

tors.

install new systems in concealed spaces, as



