

PROJECT GENERAL NOTES

- THESE GENERAL NOTES ARE INTENDED TO COMPLIMENT THE CONTRACT DOCUMENTS. REFER TO THE CONTRACT DOCUMENTS FOR DETAILED INFORMATION AND ADDITIONAL REQUIREMENTS.
- ALL WORK INCLUDED IN THIS CONTRACT SHALL CONFORM TO ALL FEDERAL, STATE, AND LOCAL LAWS, STATUTES, ORDINANCES, CODES, RULES AND REGULATIONS, OR LAWFUL ORDERS OF PUBLIC AUTHORITY. PROMPTLY REPORT ANY NONCONFORMITY DISCOVERED TO THE ARCHITECT.
- THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF WORK BY THE CONTRACTOR AND TO PROVIDE A COMPLETE, FULLY OPERATIONAL BUILDING. PROVIDE ALL LABOR, MATERIALS AND INCIDENTALS NECESSARY TO ACHIEVE THIS INTENT.
- FAILURE OF THE DRAWINGS OR SPECIFICATIONS TO INDICATE EACH INCIDENTAL SHALL NOT RELIEVE THE CONTRACTOR FROM PROVIDING THE NECESSARY ITEMS AS PART OF THIS CONTRACT. THE DRAWINGS SHOW THE DESIGN, LOCATION, DESCRIBE THE QUALITY LEVEL AND CONSTRUCTION TECHNIQUES IN A GENERAL SENSE ONLY.
- ALL DETAILS ARE TYPICAL. WHAT IS SHOWN IN ONE CONDITION APPLIES TO ALL OTHER SIMILAR CONDITIONS, UNLESS NOTED OTHERWISE.
- VERIFY THE FOLLOWING ITEMS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO PROCEEDING WITH WORK, AND PROCEED WITH THE WORK ONLY AFTER SUCH DISCREPANCIES ARE RESOLVED.
 - EXISTING CONDITIONS
 - WALLS, FLOORS, ROOFS, AND SUBSTRATES WHERE PRODUCTS AND SYSTEMS ARE TO BE INSTALLED.
 - SIZE AND CONDITION OF WINDOW, DOOR, LOUVER, AND OTHER OPENINGS WHERE PRODUCTS AND SYSTEMS ARE TO BE INSTALLED.
 - THE EXISTENCE, SIZE, AND LOCATION OF ALL EXISTING UTILITIES, MECHANICAL AND ELECTRICAL SYSTEMS.
 - DISCREPANCIES BETWEEN OR WITHIN THE CONTRACT DOCUMENTS
 - UNSATURABLE SOILS: REPORT THE LOCATION OF ALL UNSUITABLE SOIL MATERIALS BELOW ANTICIPATED LEVELS OF FOOTINGS OR SLABS PRIOR TO SETTING FORMS.
 - MECHANICAL, ELECTRICAL AND PLUMBING WHICH IMPACT CEILING INSTALLATION HEIGHTS OR BUILDING THE APPEARANCE. DIMENSIONAL DISCREPANCIES.
- COORDINATE THE WORK OF ALL SUBCONTRACTORS.
- DO NOT PENETRATE STRUCTURAL BEAMS, COLUMNS, OR SHEAR WALLS UNLESS SPECIFICALLY DETAILED OTHERWISE.
- PROVIDE BOND-OUTS, BLOCKING, SLEEVES AND PIPES AS REQUIRED FOR ALL WALL, FLOOR, ROOF, AND CEILING PENETRATIONS.
 - MAINTAIN CONTINUITY OF FIRE RATED ASSEMBLIES AND SMOKE ASSEMBLIES. SEAL ALL PENETRATIONS TO CONFORM TO U.L. RATED ASSEMBLIES AND ALL NFPA AND IBC REQUIREMENTS. REFER TO THE CODE PLANS FOR ADDITIONAL CODE REFERENCES.
 - ALL PENETRATIONS SHALL COMPLY WITH THE ACOUSTICAL ASSEMBLY RATING REQUIRED FOR EACH WALL OR FLOOR ASSEMBLY.
- COORDINATE THE WORK TO ACHIEVE THE GIVEN VISUAL AND PERFORMANCE REQUIREMENTS OF MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS WITHIN THE INDICATED SPACE.
- PROVIDE WORK HOLES OR ADEQUATE ACCESS AS REQUIRED TO INSTALL NEW SYSTEMS IN CONCEALED SPACES.
- PRODUCTS SHALL BEAR U.L. CLASSIFICATION WHERE REQUIRED BY DESIGN. DO NOT REMOVE OR PAINT OVER U.L. CLASSIFICATIONS.
- DEFINITIONS:
 - NEW:** INDICATES ITEMS THAT SHALL BE FURNISHED AND INSTALLED BY THIS CONTRACT. TYPICALLY USED TO ENSURE CLARITY BETWEEN VARIOUS COMPONENTS OF THE DRAWINGS. NOT ALL ITEMS ARE LABELED AS "NEW" WHEN IT IS OBVIOUS BY OTHER INDICATION.
 - EXISTING:** EXISTING BUILDING OR SITE COMPONENTS WHICH ARE IN PLACE AT THE START OF CONSTRUCTION. NOT ALL ITEMS ARE LABELED AS "EXISTING" WHEN IT IS OBVIOUS BY OTHER INDICATION.
 - REPAIR:** RESTORE TO SUITABLE OR APPROPRIATE OPERATING AND AESTHETIC CONDITION.
 - RESTORE:** BRING BACK TO FORMER CONDITION, BY REPAIRING OR PATCHING AS REQUIRED.
 - PATCH:** RESTORE TO CONDITION MATCHING EXISTING ADJACENT CONSTRUCTION, SURFACE TEXTURE AND FINISH. N.I.C. (NOT IN CONTRACT); WORK WHICH IS NOT INCLUDED IN THIS CONTRACT, BUT WHICH MAY REQUIRE CONTRACTOR COORDINATION.
 - REMOVE:** DISMANTLE AND/OR EXTRACT FROM THE PREMISES ENTIRELY. DISPOSE OFF OF THE SITE UNLESS NOTED OTHERWISE.
 - REPLACE:** DISMANTLE AND/OR EXTRACT FROM THE PREMISES ENTIRELY. DISPOSE OFF OF THE SITE UNLESS NOTED OTHERWISE. PROVIDE NEW MATERIAL AS INDICATED.
 - DAMAGES:** EXISTING BUILDING OR SITE COMPONENTS, NOT SCHEDULED FOR WORK, WHICH ARE DAMAGED. SUCH ELEMENTS AND COMPONENTS SHALL BE REPLACED OR RESTORED TO ORIGINAL CONDITION BY METHODS APPROVED BY THE ARCHITECT.
 - DEMOLISH:** DISMANTLE AND/OR EXTRACT FROM THE PREMISES ENTIRELY. DISPOSE OFF OF THE SITE UNLESS NOTED OTHERWISE.
 - SALVAGE:** REMOVE AND REINSTALL OR REMOVE AND DELIVER TO THE OWNER, AS INDICATED. SALVAGED COMPONENTS MAY BE FOR LIMITED REUSE. TO MATCH EXISTING CONDITIONS OR TO PATCH AND REPAIR AS INDICATED.

GENERAL ARCHITECTURAL NOTES

- THE DRAWINGS USE A SYSTEM OF KEYED NOTES ON PLANS, ELEVATIONS AND DETAILS. INSTRUCTIONS FOR SPECIFIC COMPONENTS OF THE WORK ARE KEYED TO THE DRAWINGS. BUILDING SYSTEMS (PARTITIONS, ROOF & FOUNDATION) ARE KEYED TO FLOOR PLANS, WALL SECTIONS, ROOF PLAN AND OTHER DETAILS AS APPROPRIATE.
- MAINTAIN MINIMUM MANEUVERING CLEARANCES AT DOORS IN COMPLIANCE WITH THE ADA ACCESSIBILITY GUIDELINES (ADAAG), INCLUDING BUT NOT LIMITED TO THE FOLLOWING EXCEPT FROM 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN:

404.2.4.1 Swinging Doors and Gates. Swinging doors and gates shall have maneuvering clearances complying with Table 404.2.4.1.

Type of Use		Minimum Maneuvering Clearance	
Approach Direction	Door or Gate Side	Perpendicular to Doorway	Parallel to Doorway (beyond latch side unless noted)
From front	Push	60 inches (1525 mm)	18 inches (455 mm)
From front	Push	48 inches (1220 mm)	0 inches (0 mm) ¹
From hinge side	Push	60 inches (1525 mm)	36 inches (915 mm)
From hinge side	Push	54 inches (1370 mm)	42 inches (1065 mm)
From hinge side	Push	42 inches (1065 mm) ²	22 inches (560 mm) ³
From latch side	Push	48 inches (1220 mm) ⁴	24 inches (610 mm)
From latch side	Push	42 inches (1065 mm) ⁴	24 inches (610 mm)

¹ Add 12 inches (305 mm) if closer and latch are provided.
² Add 6 inches (150 mm) if closer and latch are provided.
³ Beyond hinge side.
⁴ Add 6 inches (150 mm) if closer is provided.
- ALL MOUNTING HEIGHTS AND CLEARANCES AT TOILET ROOMS AND ELSEWHERE SHALL COMPLY WITH THE LATEST VERSION OF THE ADA ACCESSIBILITY GUIDELINES (ADAAG).
 - BARRIER-FREE CLEARANCES ARE GIVEN. THESE CLEAR DIMENSIONS SHALL BE MAINTAINED IN CASES OF DISCREPANCY.
 - ALL DIMENSIONS GIVEN FOR FIXTURE AND ACCESSORY LOCATIONS ARE CLEAR DIMENSIONS FROM FINISHED SURFACES, UNLESS NOTED OTHERWISE. COORDINATE ACTUAL DIMENSIONS WITH WALL CONSTRUCTION AND FINISHES.
 - LOCATE ALL CONTROLS, FLUSH VALVES, SHUT-OFFS AND SIMILAR ITEMS IN ACCORDANCE WITH THE LATEST VERSION OF THE ADA ACCESSIBILITY GUIDELINES (ADAAG).
 - SOME ITEMS MAY INDICATE A RANGE IN MOUNTING HEIGHT. MAINTAIN A CONSISTENT MOUNTING HEIGHT, WITHIN THE GIVEN RANGE, THROUGHOUT THE PROJECT, UNLESS NOTED OTHERWISE.
- MAINTAIN CLEAR DIMENSIONS IN ACCORDANCE WITH THE LATEST VERSION OF THE ADA ACCESSIBILITY GUIDELINES (ADAAG).
- ALL GRAB BAR COMPONENTS SHALL BE ABLE TO WITHSTAND A LOAD OF 250 LBS AT ANY POINT.
- INSTALL BLOCKING BEHIND ALL SURFACE-APPLIED FIXTURES, TRIM, GRAB BARS, SHELVES, CHAIR RAILS, PICTURE RAILS, BASE MOLDINGS, TACK OR MARKER BOARDS, WINDOW TREATMENT, WALL OR BASE CABINETS OR COUNTERS, AND MISCELLANEOUS ACCESSORIES MOUNTED ON STUD WALLS.
- ALL EXPOSED WOOD NOT INDICATED TO BE PAINTED SHALL BE NATURAL FINISH (CLEAR).
- FLOORING AND FLOOR FINISHES SHALL BE INSTALLED TO A MAXIMUM DIFFERENTIAL OF 1/16" BETWEEN DISSIMILAR MATERIALS. PROVIDE TRANSITION STRIPS OR THRESHOLDS (1/2" MAXIMUM) OF SAME MATERIAL AS FLOORING AND/OR AS NOTED ON THE DRAWINGS, BETWEEN DISSIMILAR FLOORING MATERIALS.
- PATCH AND LEVEL EXISTING SUBFLOORS TO RECEIVE NEW FLOOR FINISHES AS INDICATED IN THE ROOM FINISH SCHEDULE.
- ALL EXPOSED PIPES UNDER LAVATORIES AND SINKS SHALL BE INSULATED OR OTHERWISE CONFIGURED TO PROTECT AGAINST CONTACT.
- INSTALL 2 COAT HOOKS CENTERED ON THE INSIDE OF SINGLE USER TOILET ROOM DOORS, MOUNTED AT 48" AFF AND 60" AFF.

ROOF GENERAL NOTES

- PROTECT ALL OPENINGS OUT IN THE ROOF. PROVIDE TEMPORARY ROOFING IF WORK IS TO BE UNFINISHED DURING ADVERSE WEATHER CONDITIONS THROUGHOUT THE CONSTRUCTION PHASE.
- PROVIDE FLASHING AT ALL ROOF PENETRATIONS. PENETRATIONS MAY NOT BE INDICATED ON THE ROOF PLAN. REFER TO STRUCTURAL, MECHANICAL AND ELECTRICAL PLANS FOR NUMBER, LOCATION, AND SIZE OF PENETRATIONS.
- PROVIDE A 2 FEET WIDE WALKWAY WITH PROTECTION STRIPS ENTIRELY AROUND ALL ROOF TOP MECHANICAL UNITS AND CREATE A PROTECTION STRIP PATHWAY, 2 FEET WIDE, FROM THE ROOF ACCESS LOCATION(S) TO EACH MECHANICAL UNIT.
- PROTECT ROOFING MATERIALS FROM CONSTRUCTION OPERATIONS.
- PROVIDE CURBS AND PRESSURE TREATED WOOD BLOCKING AS REQUIRED FOR ALL ROOF MOUNTED EQUIPMENT, UNLESS NOTES OTHERWISE.
- COORDINATE LOCATION OF ROOF TOP EQUIPMENT TO PROVIDE SAFE ACCESS FOR SERVICE. PROVIDE FALL PROTECTION IN THE EVENT EQUIPMENT IS LOCATED WITHIN 10' OF ROOF EDGE AND PARAPET DOES NOT EXIST.

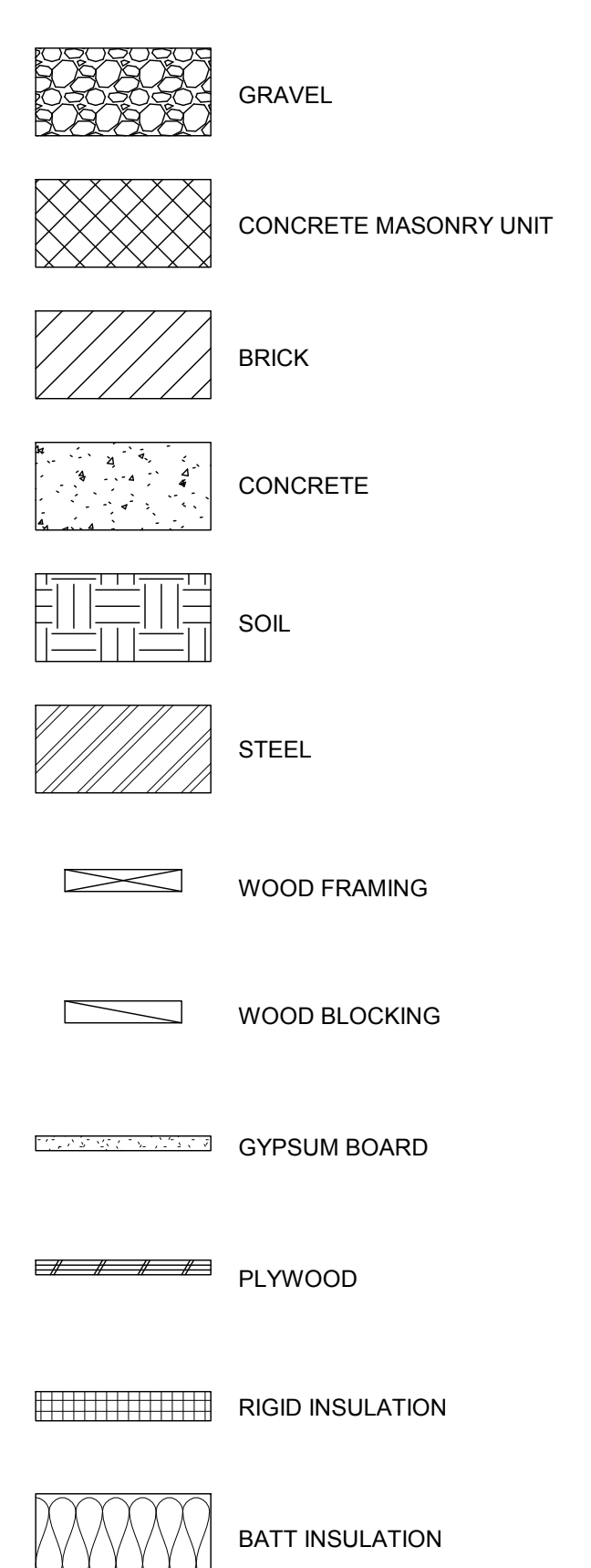
VERTICAL CIRCULATION GENERAL NOTES

- ALL HANDRAIL AND GUARDRAIL COMPONENTS SHALL BE ABLE TO WITHSTAND A HORIZONTAL LOAD OF 250 POUNDS AT ANY POINT.
- GUARDRAILS SHALL NOT ALLOW THE PASSAGE OF A 4-INCH SPHERE BETWEEN MEMBERS.
- ALL RAMP, STAIR, LADDER, ALTERNATING TREAD DEVICE, HANDRAIL AND GUARDRAIL COMPONENTS SHALL COMPLY WITH THE APPLICABLE PROVISIONS OF THE LATEST VERSION(S) IBC, NFPA 101, AND THE ADA.

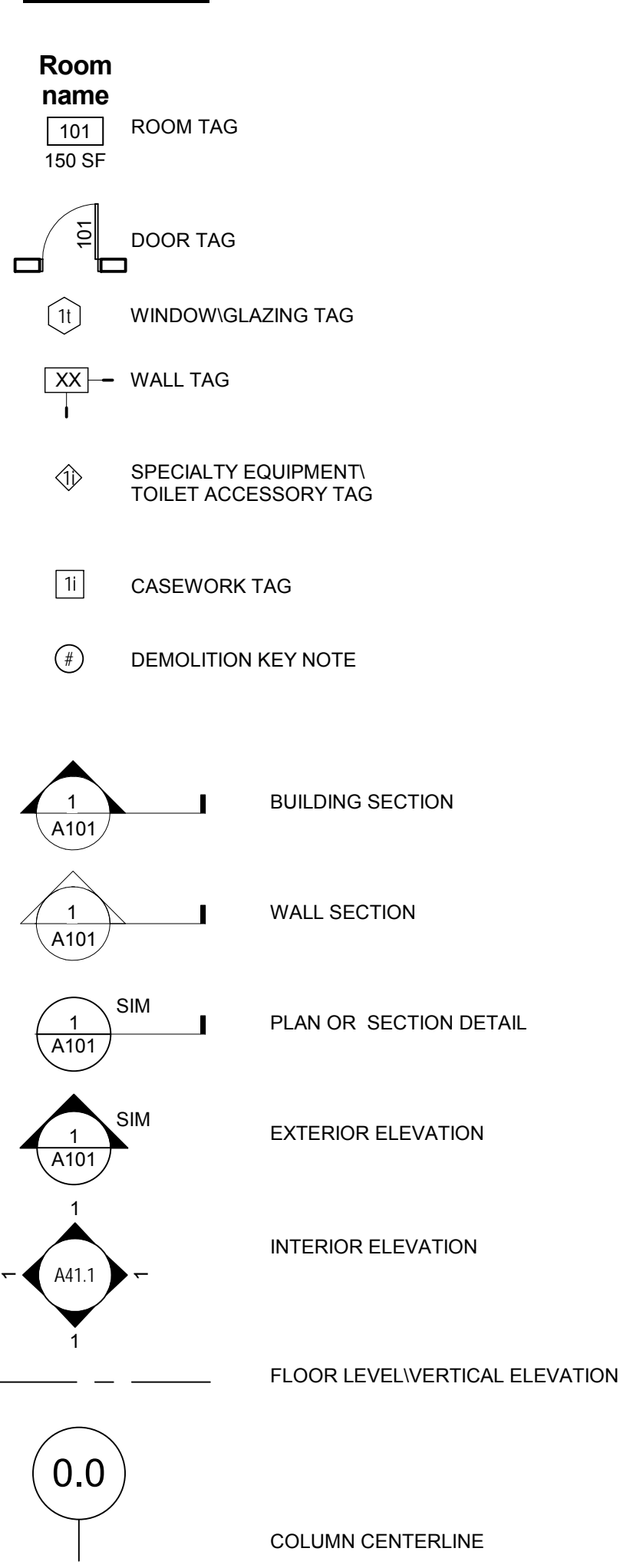
ABBREVIATIONS

AB ANCHOR BOLT	AC AIR CONDITIONING	ADJ ADJUSTABLE	ADD ADDITIONAL	ADU AUTOMATIC DOOR OPERATOR	AFF ABOVE FINISHED FLOOR	AH AIR HANDLER	AB AIR INFILTRATION BARRIER	ALT ALTERNATE	ALUM ALUMINUM	AR AREA OF REFUGE	AP APPROXIMATE	ARCH ARCHITECT (URAL)	ARND AROUND	ARB AIRBORER BARRIER	AWP ACOUSTICAL WALL PANEL	BD BOARD	BF BARRIER FREE	BIT BITUMINOUS	BLDG BUILDING	BLKG BLOCKING	BM BENCHMARK	BOT BOTTOM	BO BOTTOM OF	BRK BRICK	BRG BEARING	B/S BRICK SHELF	BSMT BASEMENT	C, CRS COURSE	CAB CABINET	CB CATCH BASIN	CC CENTER TO CENTER	CF CUBIC FOOT	CFMF COLD FORMED METAL FRAMING	CJ CONTROL JOINT	CL CENTERLINE	CLG CEILING	CLR CLEAR	CMT CERAMIC MOSAIC TILE	CMU CONCRETE MASONRY UNIT	CO CLEANOUT	COL COLUMN	CONC CONCRETE	CONC/C COLORED CONCRETE	CONT CONTINUOUS OR CONTINUE	CONTR CONTRACTOR	CPT CARPET	CS COUNTERTOP	CSMT CASEMENT	CT CERAMIC TILE	CWT CERAMIC WALL TILE	CUH CABINET UNIT HEATER	CY CUBIC YARD	DBL DOUBLE	DC DISPLAY CASE	DEMO DEMOLISH, DEMOLITION	DF DRINKING FOUNTAIN	DIAM DIAMETER	DN DIMENSION	DIVISION	DMP DEMOUNTABLE PARTITION	DN DOWN	DOOR DOOR	DTL DETAIL	DWG DRAWING	DWR DRAWER	E EAST	EA EACH	EF EXHAUST FAN	EMHO ELECTRO MAGNETIC HOLD OPEN	EIS EXTERIOR INSULATION FINISH SYSTEM	EJ EXPANSION JOINT	EL ELEVATION	EP EPOXY PAINT	ELEC ELECTRICAL	ELEV ELEVATOR	EMER EMERGENCY	ENCL ENCLOSED/ENCLOSURE	EQ EQUAL	EQUIP EQUIPMENT	EXHA EXHAUST	EXIST EXISTING	EXT EXTERIOR	EW EYEWASH	EWC ELECTRIC WATER COOLER	FB FIRE BLANKET	FBO FURNISHED BY OWNER	FCS FLOOR COATING SYSTEM	FD FLOOR DRAIN	FE FIRE EXTINGUISHER	FEC FIRE EXTINGUISHER AND CABINET	FEE FINISHED FLOOR ELEVATION	FG FIBERGLASS	FHVC FIRE HOSE AND VALVE CABINET (FINISHED)	FIN FINISH GRADE	FIN GR FLOOR(ING)	FNDN FOUNDATION	FR FIREPROOFING	FO FACE OF	FRMG FRAME(ING)	FRP FIBER REINFORCED PLASTIC	FRT FIRE RETARDANT TREATED	F8R FLEXIBLE SHEET ROOFING	FT FOOT(FEET)	FTG FOOTING	FTR FIN TUBE RADIATION	FUR FURRED(ING)	FV FIELD VERIFY	FWC FABRIC WALL COVERING	GA GAUGE	GALV GALVANIZED	GRB GRAB BAR	GFB GROUND FACE CMU	GL GLASS, GLAZING	GWB GYPSUM WALLBOARD	HARD HARDENER	HB HOSE BIBB	HC HOLLOW CORE	HD HEAD	HDO HIGH DENSITY OVERLAY	HDWD HARDWOOD	HWWR HARDWARE	HM HOLLOW METAL	HORIZ HORIZONTAL	HR HAND RAIL	HS HIGH SCHOOL	HT HEIGHT	HTG HEATING	HVAC HEATING/VENTILATION/AIR CONDITIONING	IBC INSTALLED BY CONTRACTOR	ID INSIDE DIAMETER	IN INCH (ES)	INCL INCLUDE (D), (ING)	INFO INFORMATION	INSUL INSULATED	INT INTERIOR	IWV INVERT	JT JOINT	KIT KITCHEN	LAB LABORATORY	LAM LAMINATE (D)	LAV LAVATORY	LB POUND (S)	LOC LEAD COATED COPPER	LF LINEAR FOOT	LH LEFT HAND	LOC'N LOCATION	LW LIGHTWEIGHT (CMU)	MAS MASONRY	MATL MATERIAL	MAX MAXIMUM	MC MEDICINE CABINET	MCWF MULTI COLOR WALL FINISH	MDO MEDIUM DENSITY OVERLAY	MECH MECHANICAL	MEM MEMBRANE FLASHING	MFR MANUFACTURER	MH MANHOLE	MIN MINIMUM	MISC MISCELLANEOUS	MLDG MOLDING, MOULDING	MO MASONRY OPENING	NRB MOISTURE RESISTANT	NRGB MOISTURE RESISTANT GYPSUM BOARD	MOP MOP SINK	MSF METAL STUD FRAMING	MTL METAL	N NORTH	NA NOT APPLICABLE	NC NOT IN CONTRACT	NO NUMBER	NOM NOMINAL	NRIC NOISE REDUCTION COEFFICIENT	NTS NOT TO SCALE	O OVER	OC ON CENTER	OD OUTSIDE DIAMETER	OF OVERFLOW SCUPPER	OPA OPAQUE	OH OVERHEAD	OPH OPPOSITE HAND	OPNG OPENING	OPP OPPOSITE	OPS OPERABLE PANEL SYSTEM	P, PTD PAINT	PC PRECAST CONC.	PERF PERFORATED	PERIM PERIMETER	PRKG PARKING	PL PLATE	PLAM PLASTIC LAMINATE	PLWYD PLYWOOD	PS POUNDS PER SQUARE FOOT	PSI POUNDS PER SQUARE INCH	PT PRESSURE TREATED	PTD PAPER TOWEL DISPENSER	PTN PARTITION	PVC POLYVINYL CHLORIDE	PVMT PAVEMENT	QR QUARTER ROUND	QT QUARRY TILE	RE REFERENCE	REF REFRIGERATOR	REQ'D REQUIRED	REV REVISION (S), REVISED	RL RAIN LEADER	RF RUBBER FLOOR	RH RIGHT HAND	RM ROOM	ROU ROUGH OPENING	ROW RIGHT OF WAY	S SOUTH	SAT SUSPENDED ACOUSTICAL TILE	SC SOLID CORE	SCHED SCHEDULE	SD STORM DRAIN, SOAP DISPENSER	SECT SECTION	SF SQUARE FOOT	SGL SAFETY GLASS	SH SHOWER	SHT SHEET	SHTHG SHEATHING	SIM SIMILAR	SLNT SEALANT	SNR SANITARY MAPKIN RECEPTOR	SP SPECIAL PAINT	SPEC SPECIFICATION	SPKR SPEAKER	SQ SQUARE	SS STAINLESS STEEL	STC SOUND TRANSMISSION CLASS	STD STANDARD	STL STEEL	STOR STORAGE	STRUC STRUCTURAL	STRUC/T STRUCTURE/STRUCTURAL	SUPT SUPPORT	SUSP SUSPENDED	SV SHEET VINYL	T TOILET	TB TOWEL BAR	TACK TACKBOARD	T&G TONGUE AND GROOVE	TGL TEMPERED GLASS	THK THICK(NESS)	TO TOP OF	TP TOILET PARTITION	TPD TOILET PAPER DISPENSER	TV TELEVISION	TYP TYPICAL	UCR UNDER COUNTER REFRIGERATOR	UNO UNLESS NOTED OTHERWISE	VB VAPOR BARRIER/VINYL BASE	VC VALVE CABINET	VCT VINYL COMPOSITION TILE	VERT VERTICAL	VPW VENEER PLYWOOD	VWC VINYL WALL COVERING	W WEST	WC WATER CLOSET	WD WOOD	WGL WIRE GLASS	WH WATER HEATER	W/O WITHOUT	WS WATERSTOP	WP WATERPROOF	WWF WELDED WIRE FABRIC	WWW WELDED WIRE MESH	YD YARD	ZCC ZINC-COATED COPPER
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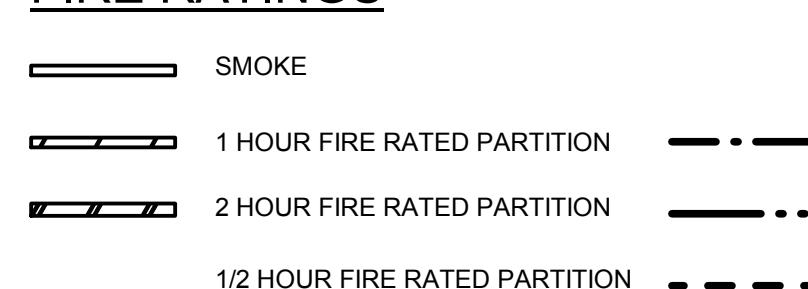
MATERIALS LEGEND



SYMBOLS



FIRE RATINGS



#	Date	Description
		Revision Schedule



JOB NO.
16064

DRWN: CHK
Author Checker

SCALE:

ISSUE:
Permit Set

September 7, 2017

TITLE:
General Notes &
Material Legend

SHEET

A001