

PROJECT GENERAL NOTES

1. These notes are intended for general reference and information and to augment the Contract and Specifications under separate cover. Refer to those Specifications for detailed information and requirements.

2. All Work included in this Contract shall conform to all national, state, and local Codes, Ordinances and Agency requirements including, but not limited to: hazardous material removal, solid waste disposal, seismic design, and life-safety.

3. Definitions:

- New: May be used to indicate items which shall be furnished and installed by this Contractor. 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. Consult the Architect for clarification.
• Repair: Restore to proper 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. After removal of building components as indicated, patch and prepare the remaining existing exposed surfaces to receive new work and finish, including but not limited to: level floors at wall removals; tooth-in new CMU at openings; piece-in new plaster backing and finish flush; piece in new ceiling suspension system.
• 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 of off site unless noted otherwise.
• Replace: Dismantle and/or extract from the premises entirely. Dispose of off 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 of off 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

4. It is the intent of the drawings and specifications to have the Contractor 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 and layout, 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.

5. 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 by the Architect:

- Existing conditions
• The size and location of all existing utilities.
• Discrepancies between or within the Contract Documents.
• Unstable soils; report the location of all unstable soil materials below anticipated levels of footings or slabs prior to setting forms.
• Mechanical, electrical and plumbing coordination having potential impact on ceiling heights or building appearance
• Dimensional discrepancies.

6. Provide bond-outs, blocking, sleeves and pipes as required for all wall, floor, roof, and ceiling penetrations through structure. Coordinate installation of all structural, mechanical, plumbing and electrical components. Seal all penetrations in fire rated assemblies and smoke assemblies to conform to U.L. rated assemblies and all NFPA and BOCA building Code requirements. All penetrations shall also comply with the acoustical assembly rating required for each wall or floor assembly. Refer to the Code Plans for specific Code references.

7. Mechanical, electrical and plumbing coordination: ceiling heights and duct sizes are given. Coordinate the Work to achieve the given visual and performance requirements, and the requirement of including mechanical, electrical and plumbing systems within the indicated space.

8. Do not penetrate structural beams, columns, or shear walls unless specifically detailed otherwise.

9. Coordinate the Work of all Subcontractors.

10. Provide work holes and access holes to install new systems in concealed spaces, as required or indicated.

GENERAL DEMOLITION AND REMOVAL NOTES

1. The demolition drawings provide general coordination information only, and are schematic in nature. They do not identify all individual items to be removed. In instances where walls are indicated for removal, remove all doors, windows, and miscellaneous hardware, electrical and mechanical items contained within the wall. Remove any existing construction which logically is in the way of new construction or prohibits the new construction shown on the Architectural floor plans. NOTE: Some demolition work is indicated on the Building Elevations.

2. Where existing masonry walls are scheduled for removal, remove the wall to 4 inches minimum below the existing slab. Infill the slab with concrete as indicated on the Structural drawings.

3. Verify existing structural conditions prior to demolition or removals.

4. Protect from damage and weather any existing building components, which are exposed as a result of demolition or removals.

5. Coordinate and schedule all work in existing occupied portions of the building with the Owner.

6. Notify the Architect and Owner immediately upon discovery of potentially asbestos containing material.

7. Concrete slab removals may be required throughout the existing building and may not be shown on the demolition drawings. Coordinate the extent of slab removals with Structural, Mechanical and Electrical plans.

8. Refer to Civil, Plumbing, Mechanical, Structural and Electrical plans for additional demolition information. Coordinate the information on drawings and shall report any discrepancies to the Architect prior to proceeding with the work.

9. Removal of the materials as indicated shall be done without disturbing adjacent surfaces to remain or the current condition of the building elements.

10. The Owner shall remove furniture and other movable and/or fixed equipment prior to new work in any area, except for mechanical, electrical or minor work not requiring the Owner to completely vacate the premises. Notify the Owner of schedule for new work and extent of Owner removals necessary.

11. Remove all damaged and/or discarded building construction material from concealed spaces. Prior to closing- or sealing-off concealed spaces, the Contractor shall allow for an inspection of components which will not be visible when the spaces have been sealed.

12. Cut trenches in existing concrete floors with no more than a 1:2 slope. Patch concrete to match adjacent thickness and finish prior to the installation of underlayment or new finishes.

13. Provide metal cover plates at all abandoned electrical devices, finished to match wall.

14. All demolition/removal debris is the property of the Contractor, unless noted otherwise.

15. The Contractor may replace salvaged items with new and identical materials only with the Architect's prior approval.

GENERAL PATCHING AND REPAIRING NOTES

1. Where new construction either infills or abuts existing construction, the finished faces shall align, and the surfaces shall be finished to match.

2. Patch and level existing floors to receive new finishes as indicated in the room finish schedule.

3. After removal of building components, any resulting holes shall be patched. Maintain existing fire- or smoke-ratings as indicated. Such patches shall be flush with adjacent surfaces and finished to match.

PLAN GENERAL NOTES

1. 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.

2. Work from given dimensions. In general, large-scale details take precedence over smaller scale plans, elevations and building sections. Notify the Architect of any dimensional discrepancies prior to commencing the Work, and do not begin work until such discrepancies are resolved by the Architect. Do not scale drawings. Dimensions indicated as "clear" shall be maintained in cases of discrepancy.

3. Dimensional Control:

- Exterior dimensions are from:
• Centerline of column to outside face of masonry
• Face of masonry to face of masonry
• Face of concrete to face of concrete
• Centerline of column to centerline of window opening
• Masonry opening to masonry opening
• Center line of column to face of masonry

- Interior dimensions are from:
• Face of stud to face of stud
• Face of masonry to face of masonry
• Face of stud to face of masonry
• Centerline column to face of stud or masonry
• Face of existing construction to face of stud

• Existing dimensions are shown enclosed in square brackets [ ] and shall be verified.

4. Verify all existing conditions and dimensions and report any discrepancies to the Architect. Proceed with the work only after discrepancy has been resolved with the Architect.

5. Masonry Opening or Rough Opening dimensions indicated are nominal dimensions only. Coordinate all Masonry Openings or Rough Openings with actual window unit, doorframe, or curtain wall/storefront sizes and requirements.

6. All new openings into existing masonry walls for mechanical or electrical penetrations shall receive a lintel. Refer to the structural plans for lintel type. Refer to Mechanical plans for number, location, and size of all penetrations.

7. 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.

8. Typical Details: The following details are typical throughout this project and apply in all cases unless specifically noted otherwise. Please note that these details may not be directly referenced from the plans or other details:

- All columns adjacent to or integral with exterior wall construction shall be enclosed within the wall construction unless noted otherwise. See detail A3/A500.
• All freestanding columns shall be wrapped.
• Slabs at all floor drains shall be pitched toward the drain. See detail B3/A500.
• All GWB partitions intersecting masonry partitions, either new or existing, shall be finished with a "J" bead and sealant. See detail A1/A500.
• All columns located adjacent to or integral with GVB partition or walls shall be enclosed within the wall construction. See detail C2/A500.
• All columns located integral with CMU partitions or walls shall be enclosed within the wall construction unless noted otherwise.
• All columns located adjacent to CMU partitions shall be enclosed within the wall construction.
• All roof leaders, heat piping, sprinkler risers or miscellaneous piping shall be enclosed within the wall construction. See detail A4/A500.
• All existing openings in existing masonry walls shall be infilled.
• All duct penetrations through floors shall be enclosed in a chase. See detail B4/A500.
• All top-of-wall conditions shall be sealed to deck above as indicated on the systems sheet to maintain the required smoke- or fire-rating. See details C5/A503 for top-of-wall conditions at intersections with structural members. Coordinate top of wall construction with framing plans.
• See details A506 for transitions and overlaps between Air Barrier, Metal Flashing and Wall (or roof) Membrane Flashings.
• Unless noted otherwise, the location of doorframes shall be:
• 8' from adjacent wall to the hinge side in CMU partitions.
• 4' from adjacent wall to the hinge side in metal stud partitions.
• Maintain a clear dimension of 1'-6" from all adjacent construction to the latch (pull) side of the door.
• Maintain other clear dimensions in accordance with the latest version of the ADA Accessibility Guidelines (ADAAG).

WALL GENERAL NOTES

1. Fill all masonry voids with mortar or grout at all door jams and masonry ties. Refer to Structural Drawings for notes on masonry reinforcement.

2. All partitions shall extend from sub-floor or slab to underside of floor or roof deck above, unless noted otherwise.

3. Install one bead of acoustical sealant under each layer of GVB at intersection with floor at each side of wall. Cover with wall base.

4. 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.

5. Install moisture resistant GVB in toilets, janitor's closets, showers, locker rooms, kitchens, darkrooms, wall areas within 8 feet of sinks, and other high humidity areas.

6. All exterior wood framing in contact with concrete or ground or exposed to the weather shall be pressure treated.

7. Verify all metal cold-formed metal framing and connection requirements with engineer of exterior framing system.

8. All metal stud framing is 3-5/8", unless noted otherwise.

9. All interior metal stud partitions are type B56, unless noted otherwise.

10. New equipment mounted on existing walls: verify wall type prior to the work to determine appropriate type of anchor unless indicated otherwise. Consult Architect for clarification if needed.

11. Locate control joints and expansion joints in Masonry as shown, or if not shown, in accordance with ACI 530/ACI 530.1, unless noted otherwise. See elevations for locations.

12. Typical Details: The following details are typical throughout this project and apply in all cases unless specifically noted otherwise. Please note that these details may not be directly referenced from the plans or other details:

- See details A506 for transitions and overlaps between Air Barrier, Metal Flashing and Wall (or roof) Membrane Flashings

DOOR AND WINDOW GENERAL NOTES

1. Fill all interior hollow metal frames adjacent to CMU with mortar. Fill all new exterior metal doorframes with grout. Coat inside of all hollow metal frames with asphalt emulsion.

2. Unless noted otherwise, the location of doorframes shall be:

- 8" from adjacent wall to the hinge side in CMU partitions.
• 4" from adjacent wall to the hinge side in metal stud partitions.
• Maintain a clear dimension of 1'-6" from all adjacent construction to the latch (pull) side of the door.
• Maintain other clear dimensions in accordance with the latest version of the ADA Accessibility Guidelines (ADAAG).

3. In masonry veneer, provide full-course slotted weep at 1'-4" on center at window, louver, and door heads, unless noted otherwise. Center layout of weeps on the opening.

4. Refer to Specifications for locations of Tempered, Wired, or Insulating Glass, unless noted otherwise.

5. At door, window and louver openings in exterior walls with masonry veneer provide metal pan flashing at heads unless noted otherwise. See detail C5/A506.

6. Provide metal rain hood at all exterior hollow metal frames. See detail D1/A505.

CEILING GENERAL NOTES

1. Ceiling plans do not show every fixture or component. Refer to electrical, plumbing, mechanical and structural drawings for extent of all ceiling penetrations and installations and coordinate prior to installation.

2. Center grid layout in all rooms unless noted otherwise.

3. All components mounted in or below a suspended acoustic ceiling shall be centered in the ceiling tile or in the 2x2 portion of regular tiles. This shall include, but not be limited to, light fixtures, diffusers, speakers, and sprinkler heads.

4. Prior to the installation of ceilings, allow for an above-ceiling inspection of components that will not be visible when the ceilings have been installed.

INTERIOR GENERAL NOTES

1. 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, shutoffs and similar items in accordance with the latest version of the ADA Accessibility Guidelines (ADAAG).

• A range of mounting heights may be given for some items. Maintain a consistent mounting height, within the given range, throughout the Project, unless noted otherwise.

2. 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.

3. Install coat hooks at all doors in Exam Rooms, Offices, Toilet Rooms and walls as indicated.

4. Install transition strips between dissimilar flooring materials.

5. Install expansion threshold covers at all openings into existing building.

6. All wood not indicated to be painted shall be natural finish (clear).

7. All grab bar components shall be able to withstand a horizontal load of 250lbs at any point.

ABBREVIATIONS

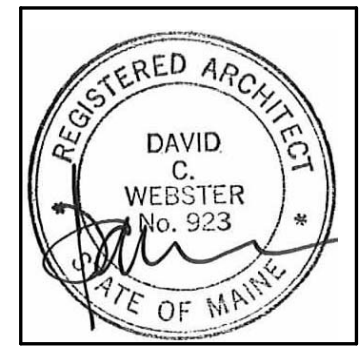
Table with 2 columns: Abbreviation and Full Name. Includes items like AB ANCHOR BOLT, LAB LABORATORY, LAB LAMINATE (D), etc.



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TITLE GENERAL NOTES

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