PROJECT TEAM:

BUILDING OWNER:

ARCHITECT:

CWS ARCHITECTS

434 CUMBERLAND AVENUE
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GENERAL CONTRACTOR:

STRUCTURAL ENGINEERING:

MECHANICAL/ELECTRICAL ENGINEERS:

TENANT:

HAPPY TAILS DOG CENTER

119 Bishop Street
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SYMBOLS LEGEND:

- XX / XXX — BUILDING SECTION
- XX / XXX — WALL SECTION
- ELEVATION LEVEL
- 2 — REVISION
- A — WINDOW TYPE
- 100A — DOOR NUMBER
- CONFERENCE ROOM / 100 — ROOM NAME / ROOM NUMBER
- A / A1 A6 / B / C — INTERIOR ELEVATION
- S — CONTINUOUS BACKER ROD AND SEALANT
- XX / XXX — EXTERIOR ELEVATION
- EXISTING WALL/PARTITION - TO REMAIN
- EXISTING WALL TO BE REMOVED; OTHER DASHED ITEMS WITHIN REMOVALS PLANS ARE ALSO TO BE REMOVED
- NEW WALL/PARTITION
- A3 — PARTITION TYPE, REF. WALL PARTITION SCHEDULE FOR ADDITIONAL INFORMATION
- 1-HOUR FIRE RATED WALL ASSEMBLY

ABBREVIATIONS:

A/C	AIR CONDITIONING
ABV	ABOVE
AC	PLAS ACOUSTICAL PLASTER
ACT	ACOUSTIC CEILING TILE
ADD	ADDENDA, ADDENDUM
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AP	ACCESS PANEL
BCE	BOTTOM CHORD EXTENSION
BD	BOARD
BLP	BORROWED LIGHT PANEL
BO	BOTTOM OF
BOF	BOTTOM OF FOOTING
BOS	BOTTOM OF STEEL
BS	BOTH SIDES
BSE	BRICK SHELF ELEVATION
C	CHANNEL
CPT	CARPET
CB	CATCH BASIN; CHALKBOARD
CFM	CUBIC FEET PER MINUTE
CJ	CONTROL JOINT; CONSTRUCTION JOINT
℄	CENTERLINE
CMU	CONCRETE MASONRY UNIT
CT	CERAMIC TILE
CUH	CABINET UNIT HEATER
DF	DRINKING FOUNTAIN
DR	DOOR
DW	DISHWASHER
EF	EXHAUST FAN; EACH FACE
EJ	EXPANSION JOINT
EPDM	ETHYLENE PROPYLENE DIENE MONOMER
EW	EACH WAY
EWC	ELECTRIC WATER COOLER
EX	EXISTING
EXG	EXISTING
EXIST	EXISTING
EXT	EXTERIOR
EXTR	EXTERIOR
FB	FLAT BAR
FBO	FURNISHED BY OTHERS
FCO	FLOOR CLEAN-OUT
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR; FAR FACE
FIN	FINISH(ED)
FIXT	FIXTURE
FL	FLOOR
FO	FRAMED OPENING
FOF	FACE OF FINISH
FS	FAR SIDE
GA	GAGE, GAUGE
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GDT	GYPSUM DROP-IN TILE
GL	GLASS
GWB	GYPSUM WALL BOARD
H/C	HANDICAPPED; HOLLOW CORE
HDO	HIGH DENSITY OVERLAY
HM	HOLLOW METAL
HOR	HORIZONTAL
HRU	HEAT RECOVERY UNIT
H&V	HEATING AND VENTILATING
HVAC	HEATING, VENTILATING AND AIR CONDITIONING
HWH	HOT WATER HEATER
ID	INSIDE DIAMETER
IF	INSIDE FACE
IJ	ISOLATION JOINT
INT	INTERIOR
INTR	INTERIOR
INV	INVERT
JNT	JOINT
L	ANGLE
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LIGHTING PANEL
MDO	MEDIUM DENSITY OVERLAY
MO	MASONRY OPENING
MR	MOISTURE-RESISTANT
MUA	MAKE-UP AIR
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
OF	OUTSIDE FACE; OWNER FURNISHED
OFIC	OWNER FURNISHED AND INSTALLED BY CONTRACTOR
OH	OVERHEAD
OPG	OPENING
OPNG	OPENING
OPP	OPPOSITE
PA	PUBLIC ADDRESS
PAF	POWDER-ACTUATED FASTENER
℘	PLATE, PROPERTY LINE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLF	POUNDS PER LINEAR FOOT
PLYWD	PLYWOOD
PP	POWER PANEL
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PTD	PAINTED, PAPER TOWEL DISPENSER
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
R	RISER; RADIUS
RB	RUBBER BASE
REF	REFRIGERATOR
REFR	REFRIGERATOR
REFRIG	REFRIGERATOR
RD	ROOF DRAIN
RM	ROOM
RO	ROUGH OPENING
RP	REMOVABLE PANEL
RR	RUB-RAIL
SC	SOLID CORE
SF	SQUARE FOOT; SUPPLY FAN
SK	SHEAR KEY
SIM	SIMILAR
SS	STAINLESS STEEL
ST	STEEL
STL	STEEL
STD	STANDARD
STR	STRUCTURAL
STRUCT	STRUCTURAL
T	TREAD
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCHMARK
TCE	TOP CHORD EXTENSION
TJ	TIE JOIST
TO	TOP OF
TOC	TOP OF CONCRETE
TOF	TOP OF FOOTING
TOM	TOP OF MASONRY
TOP	TOP OF PIER
TOS	TOP OF STEEL; TOP OF SLAB
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TYP	TYPICAL
UH	UNIT HEATER
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VP	VISION PANEL
VTR	VENT THROUGH THE ROOF
VWC	VINYL WALL COVERING
W/	WITH
WC	WATER CLOSET
WD	WOOD
WF	WIDE FLANGE
WH	WATER HEATER
WIN	WINDOW
WLBD	WALLBOARD, TYPICAL GWB
W/O	WITHOUT
WO	WINDOW OPENING
WP	WORKING POINT
WS	WEB STIFFENER
WWF	WELDED WIRE FABRIC

GENERAL NOTES PERTAINING TO THE CONSTRUCTION AND CONSTRUCTION DOCUMENTATION:

1. THE CONTRACTOR SHALL REVIEW AND DIRECT ALL SUB-CONTRACTORS TO REVIEW ALL DRAWINGS AND SPECIFICATIONS TO ASCERTAIN THE SCOPE OF WORK FOR EACH TRADE PRIOR TO BID. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ALL DRAWINGS AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH FEDERAL, STATE, CITY AND LOCAL BUILDING CODES AND THEIR REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING PERMITS AND APPROVALS AS REQUIRED BY THE LOCAL JURISDICTIONAL AUTHORITIES FOR THIS JOB.
3. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL AND TELEPHONE ITEMS (INCLUDING PIPING, DUCTWORK, LIGHTING AND/OR CONDUIT) AND THAT ALL REQUIRED CLEARANCES OR INSTALLATIONS FOR ABOVE EQUIPMENT ARE PROVIDED. COORDINATION SHALL BE PERFORMED PRIOR TO CONSTRUCTION.
4. THE CONTRACTORS FAILURE TO REPORT ANY DISCREPANCIES WITHIN THESE CONSTRUCTION DOCUMENTS TO THE ARCHITECT WILL NOT BE GROUNDS FOR ADDITIONAL COST OR CHANGE ORDERS.
5. IF FIELD CONDITIONS NECESSITATE ANY CHANGES OR MODIFICATIONS, ALL SUCH CHANGES OR MODIFICATIONS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO PERFORMING SUCH CHANGES OR MODIFICATIONS.
6. THE CONTRACTOR SHALL PROVIDE FOR THE LEGAL REMOVAL AND DISPOSAL OF ALL RUBBISH AND DEBRIS FROM THE BUILDING AND THE SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT.
7. THE CONTRACTOR SHALL CARRY ALL COST ASSOCIATED WITH THE CUTTING, PATCHING, REPAIR, AND PREPARATION OF THE EXISTING FLOOR ASSEMBLY. REFERENCE GENERAL REMOVALS NOTES. REFERENCE ALL DRAWINGS, ALL DISCIPLINES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING WEATHER TIGHT ENCLOSURE THROUGHOUT THE CONSTRUCTION PROCESS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BUILDING DAMAGE CAUSED BY THE FAILURE OF THIS ENCLOSURE.
9. PERTAINING TO THE EXISTING FIRE PROTECTION & SUPPRESSION SYSTEMS:
   A. ANY EXISTING FIRE PROTECTION SYSTEM DISTURBED OR DAMAGED DURING THE CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE AND/OR REPAIR WITH AN EQUAL AND COMPATIBLE PRODUCT. ANY EXISTING FIRE PROTECTION SYSTEM COMPONENT DISTURBED OR DAMAGED PRIOR TO THE CONSTRUCTION MUST BE REPORTED TO THE ARCHITECT OR OWNER PRIOR TO COMMENCEMENT OF ANY NEW WORK.
   B. CONTRACTOR IS TO RECONFIGURE AND/OR MODIFY EXISTING FIRE SUPPRESSION SYSTEM AS REQUIRED TO MEET THE NEW LAYOUT. NEW ARRANGEMENT OF FIRE PROTECTION SYSTEM TO MEET ALL APPLICABLE CODES. CONTRACTOR IS TO PROVIDE ADDITIONAL EQUIPMENT AND MATERIAL AS REQUIRED.
10. THE CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF A FIRE ALARM SYSTEM.

GENERAL REMOVALS NOTES:

1. COORDINATE ALL REMOVALS WORK WITH ALL TRADES PRIOR TO COMMENCING ANY WORK.
2. CONTRACTOR IS TO COORDINATE SALVAGE OF EXISTING BUILDING COMPONENTS WITH BUILDING OWNER PRIOR TO COMMENCING ANY WORK.
3. SAFELY STORE ALL ITEMS INDICATED TO BE SALVAGED AND REINSTALLED. REPLACE ANY DAMAGED ITEMS OR COMPONENTS.
4. PATCH AND REPAIR ALL ADJACENT SURFACES INDICATED TO REMAIN WHICH ARE DAMAGED DURING THE REMOVALS PROCESS.
5. PATCH AND REPAIR ALL REMAINING INTERIOR WALL SURFACES. PREPARE WALL SURFACES FOR NEW FINISHES PER FINISH MANUFACTURER'S RECOMMENDATIONS. REFERENCE PARTITION SCHEDULE FOR FURTHER INFORMATION.
6. PREPARE EXISTING SUBSTRATE FOR NEW FLOORING SYSTEM PER FINISH MANUFACTURER'S RECOMMENDATIONS. REFERENCE ROOM FINISH SCHEDULE FOR FURTHER INFORMATION.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL MISC. EQUIPMENT AND ACCESSORIES WITHIN, AND APPLIED TO, ANY WALL, WALL SURFACE, CEILING, OR CEILING SURFACE SCHEDULED TO BE REMOVED. TYPICAL ALL SPACES. THE CONTRACTOR SHALL VERIFY SCOPE OF WORK IN FIELD PRIOR TO BID. REFERENCE ALL CONSTRUCTION DOCUMENTS FOR ADDITIONAL INFORMATION PERTAINING TO ALL TRADES.
8. THE CONTRACTOR SHALL PROVIDE TEMPORARY SUPPORT, BRACING AND SHORING AS REQUIRED FOR ANY AND ALL REMOVALS. TEMPORARY BRACING, SUPPORT AND SHORING SHALL BE IN PLACE PRIOR TO ANY AND ALL REMOVALS.
9. REFERENCE THE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL REMOVALS RELATED TO THE BUILDINGS UTILITIES, CLIMATE CONTROL EQUIPMENT, AND OTHER RELATED ITEMS.

PRELIMINARY MECHANICAL AND ELECTRICAL SCOPE OF WORK:

MECHANICAL SCOPE:

1. THE FINAL SCOPE OF THE MECHANICAL WORK SHALL BE ULTIMATELY DETERMINED BY THE DESIGN-BUILD MECHANICAL CONTRACTOR. AT A MINIMUM, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, EXTENSION, AND/OR NEW INSTALLATIONS OF ALL MECHANICAL AND PLUMBING SYSTEMS. THIS SHALL INCLUDE WATER AND DRAIN PIPING, PLUMBING FIXTURES, CLIMATE CONTROL DESIGN AND DUCTWORK INSTALLATIONS AND MODIFICATIONS. THE CONTRACTOR SHALL REVIEW THE ARCHITECTURAL DRAWINGS AND COORDINATE ALL TRADE WORK WITH THE NEW ARCHITECTURAL COMPONENTS OF THE WORK. MECHANICAL NOTING WITHIN THE ARCHITECTURAL DOCUMENTS ARE NOT MEANT TO IDENTIFY THE COMPLETE SCOPE OF MECHANICAL INSTALLATIONS; THEY ARE INTENDED TO NOTE SPECIFIC NEEDS THAT HAVE BEEN DISCUSSED WITH THE OWNER AS PART OF THE PROJECTS DEVELOPMENT. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL CODES.

ELECTRICAL SCOPE:

1. THE FINAL SCOPE OF THE ELECTRICAL WORK SHALL BE ULTIMATELY DETERMINED BY THE DESIGN-BUILD ELECTRICAL CONTRACTOR. AT A MINIMUM, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, EXTENSION, AND/OR NEW INSTALLATIONS OF ALL ELECTRICAL LIGHTING, POWER AND VOICE/DATA SYSTEMS. THIS SHALL INCLUDE ELECTRICAL OUTLETS, SWITCHES, CIRCUITRY AND LIGHTING INSTALLATIONS AND MODIFICATIONS. THE CONTRACTOR SHALL REVIEW THE ARCHITECTURAL DRAWINGS AND COORDINATE ALL TRADE WORK WITH THE NEW ARCHITECTURAL COMPONENTS OF THE WORK. ELECTRICAL NOTING WITHIN THE ARCHITECTURAL DOCUMENTS ARE NOT MEANT TO IDENTIFY THE COMPLETE SCOPE OF ELECTRICAL INSTALLATIONS; THEY ARE INTENDED TO NOTE SPECIFIC NEEDS THAT HAVE BEEN DISCUSSED WITH THE OWNER AS PART OF THE PROJECTS DEVELOPMENT. THE CONTRACTOR SHALL COORDINATE VOICE/DATA CABLE TYPE WITH OWNER. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL CODES.

WALL PARTITION SCHEDULE

PARTITION TYPE	GENERAL WALL DESCRIPTION	GENERAL PICTORIAL
1	INTERIOR WALL ASSEMBLY: 2x4 WOOD STUD FURRING @ 16" O.C. OVER EXISTING RIGID INSULATION TO UNDERSIDE OF ROOF TRUSS BRACE @ INTERMEDIATE POINTS AS REQUIRED TAGGED SIDE ONLY: (1) LAYER 5/8" TYPE "X" GWB TO UNDERSIDE OF ROOF TRUSS	TAGGED SIDE 5/8" 3 1/2" EXISTING 1 OPPOSITE SIDE 4 1/8"
2	INTERIOR WALL ASSEMBLY: 2x6 WOOD STUD FRAMING @ 16" O.C. W/ CONT. ACOUSTICAL INSULATION. TOP PLATE TO BE @ 10'-0" A.F.F. EACH SIDE: (1) LAYER 5/8" TYPE "X" GWB TO FULL HEIGHT OF WALL ASSEMBLY	TAGGED SIDE 5/8" 5 1/2" 5/8" 2 OPPOSITE SIDE 6 3/4"
3	INTERIOR WALL ASSEMBLY: 2x4 WOOD STUD FRAMING @ 16" O.C. W/ CONT. ACOUSTICAL INSULATION TO UNDERSIDE OF ROOF TRUSS EACH SIDE: (1) LAYER 5/8" TYPE "X" GWB TO UNDERSIDE OF ROOF TRUSS	TAGGED SIDE 5/8" 3 1/2" 5/8" 3 OPPOSITE SIDE 4 3/4"
4	INTERIOR WALL ASSEMBLY: 2x6 WOOD STUD FRAMING @ 16" O.C. W/ CONT. ACOUSTICAL INSULATION TO UNDERSIDE OF ROOF TRUSS EACH SIDE: (1) LAYER 5/8" TYPE "X" GWB TO UNDERSIDE OF ROOF TRUSS	TAGGED SIDE 5/8" 5 1/2" 5/8" 4 OPPOSITE SIDE 6 3/4"
5	NOT USED	
6	INTERIOR WALL ASSEMBLY: 2x WOOD STUD AND CMU FURRING INFILL AS RQUIRED TO MATCH EXISTING WALL TAGGED SIDE ONLY: (1) LAYER 5/8" TYPE "X" GWB FLUSH WITH EXISTING OPPOSITE SIDE: EXPOSED CMU 1-HOUR FIRE RATED 12" CMU WALL INFILL EQUAL TO UL DESIGN U905	TAGGED SIDE EXISTING 5/8" 6 CMU INFILL @ EXISTING DOOR OPENING, V.I.F. OPPOSITE SIDE EXISTING

** PROVIDE SILL SEALER INSULATION BETWEEN BOTTOM PLATES AND FINISHED CONCRETE, TYP. ALL WALL ASSEMBLIES

DRAWING STATUS LIST

DWG NO.	DRAWING NAME	ISSUED FOR REVIEW 09/08/06	ISSUED FOR PERMITTING 09/20/06
	SHEET REFERENCE		
A.0	TITLE SHEET AND DRAWING INDEX	○	○
	ARCHITECTURAL DRAWINGS		
DA1.1	OVERALL REMOVALS FLOOR PLAN	○	○
DA1.2	ENLARGED REMOVALS FLOOR PLAN	○	○
DA2.1	REFLECTED CEILING REMOVALS PLAN	○	○
A1.1	OVERALL NEW FLOOR PLAN	○	○
A1.2	ENLARGED NEW FLOOR PLANS	○	○
A2.1	REFLECTED CEILING PLANS AND DETAILS	○	○
A4.0	WINDOW, DOOR, AND DOOR FRAME ELEVATIONS AND DETAILS	○	○
A4.1	TOILET ROOM INTERIOR ELEVATIONS AND DETAILS	○	○
A7.1	MISC. WALL DETAILS	○	○

HAPPY TAILS DOG CENTER

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ISSUED FOR PERMITTING 09-20-2006

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REVISIONS:
Description: Date:

Drawing Title: TITLE SHEET AND DRAWING INDEX
Scale: NONE
Date: September 20, 2006
CWS Proj No.: 06-151.sdc

Drawing Number: A.0