

## GENERAL PROJECT NOTES

- These documents are considered accurate and true to the best knowledge of the Architect at this time, but do not necessarily represent, nor are they intended to represent, actual existing conditions, dimensions, and tolerances. Contractor shall field-verify existing conditions including, but not limited to materials, construction, elevations, and dimensions prior to bidding and undertaking the work. Items of concern shall be brought to the attention of the Architect. Submittal of a proposal (bid) by a Contractor and their Subcontractors shall constitute an acknowledgement and confirmation of having complied with these requirements.
- All work shall comply with all applicable local, state, and national codes, rules, ordinances and regulations and authorities having jurisdiction.
- The Contractor shall comply with all applicable provisions of the specifications, including, but not limited to all general conditions, supplementary general conditions, special conditions, and material and construction provisions, which apply to materials or construction methods required by this project.
- Where warranties are concerned, Contractor shall follow manufacturer's standards and recommendations unless specifically directed otherwise. Any conditions which might negatively affect the warranty shall be brought to the attention of the Architect in advance.
- The Owner and Contractor shall promptly report to the Architect any defects, suspected defects, or discrepancies in the Architect's work or services of which the Owner or Contractor may become aware, so that the Architect may take measures to minimize the consequences of such a defect. Failure to notify the Architect shall relieve the Architect of costs of remedying the defects above the sum such remedy would have cost had prompt notification been given.
- Neither the professional activities of the Architect, nor the presence of the Architect or its employees and consultants at a construction site shall relieve the Contractor or others of their obligations, duties, and responsibilities including, but not limited to: construction means and methods, sequence, techniques, or procedures necessary for performing, superintending, or coordinating all portions of the work in accordance with the contract documents and any health and safety precautions required by agencies having jurisdictional authority over the project. The Architect and its personnel have no authority to exercise control over any Contractor or other entity or their employees in connection with their means, methods, or safety precautions. The Contractor is solely responsible for jobsite safety. The Owner, Architect, and their Consultants shall be indemnified and shall be made additional insureds under the Contractor's general liability insurance policy.
- All work, unless specifically indicated otherwise, shall be the responsibility of the General Contractor and shall be performed by the tradesmen skilled in the required field.
- "Provide" shall mean to furnish and install, complete and ready for intended use.
- Provide pressure treated wood where in contact with concrete or masonry.
- The Contractor shall be responsible for all cutting, fitting, and patching that may be required to complete the work.
- Dimensions of existing construction and repetitive dimensions are sometimes omitted. Detailed dimensions not indicated may be found on large-scale drawings of the same areas. Drawings are intended to reflect the existing conditions as closely as possible, however, the Contractor shall field verify and accept all existing conditions and dimensions. Notify Architect of any discrepancies affecting the work.
- Provide all temporary services required to facilitate the work indicated, including but not limited to the following: power, lighting, heat, and water.
- The Contractor(s) shall provide all barriers, shoring, warning lights, etc. as required to conduct the work and maintain the site in a safe condition consistent with good construction practices and with all applicable rules and regulations.
- All exist. utility services including domestic water, sanitary sewer, electricity, fuel oil and/or gas shall be disconnected and made safe prior to any demolition work. Any work which might require interruption of utility services to Owner or other tenants, shall be approved and coordinated beforehand with the Owner.
- It is the intent of the bid and construction documents to indicate complete and fully operational systems (i.e. structural, HVAC, plumbing, electrical, roofing, etc.). The Contractor shall provide operational systems and testing which comply with applicable codes, regulations, and requirements of authorities having jurisdiction.
- Any work or utility outages which might disrupt the operations of the Owner or others shall be approved and coordinated in advance with the Owner and the Architect. The Contractor shall give the Owner and Architect at least three days advance notice prior to undertaking work which might cause disruption. Activities which produce utility outages, excessive noise, dust and other disruption shall be coordinated with the Owner and Architect. Some of these activities may need to occur at "off hours" to minimize disruption of the Owner's operations.
- All wood blocking, trim, decking, etc. shall be decay-resistant treated, or as specified.
- To prepare substrate for all wall mounted items, wall fixture, toilet accessories, chalkboards/tack board, etc. - fill all voids in the CMU surface to provide a sound base (provide blocking in stud walls) for all new wall mounted items, fixtures, etc. Install per manufacturer's specifications and recommendations.
- Do not paint any caulking or sealants which are subject to movement. Caulking joints shall be caulked after paint and special coating applications. Provide caulking or sealants in colors which match adjacent finished surface as approved by the Architect.

## ENERGY CODE EXEMPTION

Per 2012 International Energy Conservation Code

C101.5.2 Low Energy Buildings. The following buildings, or portions thereof, separated from the remainder of the building by building thermal envelope assemblies complying with this code, shall be exempt from the building thermal envelope provisions of this code:

- Those with a peak design rate of energy use less than 3.4 Btu/h x ft<sup>2</sup> or 1.0 watt/ft<sup>2</sup> of floor area for space conditioning purposes.
- Those that do not contain conditioned space.

Per Chapter 2:

Definition of Conditioned Space: An area or room within a building being heated or cooled, containing uninsulated ducts, or with a fixed opening directly into an adjacent conditioned space.

The Oil Change, Service, and Pit areas do not contain uninsulated ducts or a fixed opening directly into an adjacent conditioned space. These areas are separated from the remainder of the building by building thermal envelope assemblies complying with this code. Therefore, these areas shall be exempt from the building thermal envelope provisions of this code.

## GENERAL ACCESSIBILITY NOTES

- All door hardware shall be accessible type per section 309 of the 2010 ADA Standards for Accessible Design.
- All walking surfaces shall have a maximum slope of 1:20 per section 403 of the 2010 ADA Standards for Accessible Design.
- All floor or ground surfaces shall be stable, firm, and slip resistant per section 302 of the 2010 ADA Standards for Accessible Design.
- Changes in level of 1/4" high maximum shall be permitted to be vertical per section 303 of the 2010 ADA Standards for Accessible Design.
- Provide maneuvering clearances at manual swinging doors per section 404 of the 2010 ADA Standards for Accessible Design.
- ADA mounting heights, dimensions, tolerances, etc. shall apply to all construction and the location of all fixtures, etc. unless specifically noted otherwise.

## GENERAL INTERIOR NOTES

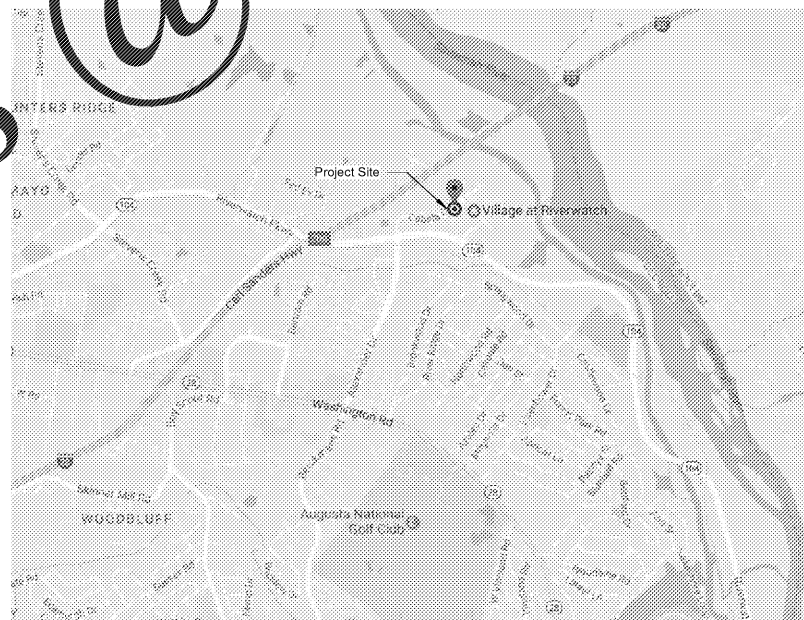
- Quantities (area, perimeter, etc.) shown on finish schedule are approximate and are provided as a convenience to the Contractor. Actual quantities may vary and it is the responsibility of the Contractor to field verify.
- Anything specified with a directional pattern (e.g. brushed aluminum, wood grain laminate, etc.) the pattern shall go in the same direction as directed by Architect.
- The Contractor shall provide all necessary blocking in walls for support of all equipment, shelving, accessories, grab bars, and other required elements.
- Provide pressure treated wood where in contact with concrete or masonry.
- Ease all edges on casework to prevent sharp corners.
- Paint all HVAC wall grilles to match adjacent surface color unless otherwise noted or instructed by the Architect.
- Use moisture resistant gypsum board at all walls subject to moisture unless wall will be subject to standing water or frequent wetting in which case you shall use cementitious backer.
- Provide thresholds where required. All shall be ADA compliant.
- All gypsum board to have a level 4 finish unless otherwise indicated.
- All toilet walls to have moisture resistant paint.

## BIDDING INQUIRES

Jessica Ceneros - JBI General Contractors  
770-619-2000 ext. 220  
jessica@cbjbi.com

Note: Sub-contractors to call Bidding General Contractor for questions

## VICINITY MAP



Cabela Drive  
Augusta, Georgia

NORTH



Keynote Schedule	
Tag	Text
1	Attic Access (Werner Model WH3008)
2	Membrane waterproofing at perimeter of foundation wall as specified
3	Refrigerator by others.
4	Robe hook mounted at 48" A.F.F. Bradley Corporation Model 915.
5	42" grab bar. Bradley Corporation Model 8120-00142. Provide blocking in wall as required.
6	Painted 1/2" thick plywood with 1/4"x1 1/4" wood batten strips at seams and secured to underside of roof trusses
7	1/2" gypsum board ceiling
8	Exposed to structure above
9	Pre-finished standing seam metal roof system
10	Painted metal gutter system
11	Metal awning system. By others.
12	Painted metal downspout and elbow. Provide concrete splash block at each downspout.
13	Install concealed hip and ridge venting under a pre-finished cap and metal cap. Color to match roof.
14	Metal valley flashing
15	1x painted fascia board continuous
16	Painted structural half in. Spec-Bri
17	Painted 8" split-faced grooved "u" block bond beam. See Structural.
18	Structural half in. Spec-Bri
19	Painted 6" split-faced U
20	Painted concrete-filled steel bollard
21	Cast-in-place concrete wall (See Structural)
22	Signage by others. Provide blocking as required.
23	Wall sconce by others. See electrical for power.
24	Lightbar by others. See electrical for power.
25	Control joint. For control joints in concrete floor slabs, coordinate location with equipment layout by others.
26	Key box (Locate as directed by the Local Fire Marshal or AHJ)
27	Pre-finished metal coping
28	Framed mirror. Bradley Corporation Model 780-02436
29	Automatic Towel Dispenser. Bradley Corporation Model 2494. Provide blocking in wall as required.
30	Wall mounted soap dispenser. Bradley Corporation Model 6563. Provided blocking in wall as required.
31	Jumbo Dual Roll Toilet Tissue Dispenser. Bradley Corporation Model 5425. Provide blocking in wall as required.
32	36" grab bar. Bradley Corporation Model 8120-00136. Provide blocking in wall as required.
33	ADA compliant room sign by others.
34	4" perforated perimeter drain
35	Foundation sump lift station. Verify location with Civil and tie into Civil storm drain system. Model: Little Giant 511343, Bronze Automatic Submersible Sump Pump, 10EN-CBA-SFS, 67 GPM, 1/2 HP, 115 Volt, 1 Phase, 20 ft power cord.
36	Recessed mounted baby changing station. Bradley Corporation Model 962 Recess-Mounted. Provided blocking in wall as required.
37	Lightbar by others. See electrical for power.
38	Eyewash station (See Plumbing)
39	Provide attic draftstop partition and access door per IBC. Wall shall read "Seal All Penetrations" every 25'-0" o.c. Attic "Floor" area within draftstop areas shall not exceed 3,000 s.f. Draftstop materials shall not be less than 1/2" gypsum board adequately supported. The integrity of draftstop shall be maintained. Provide 1 opening per partition, protected by a self-closing door constructed as required for the partition with automatic latch. Door shall not be less than 20"x30" which is required for attic access specified in Section 1209.2 of the IBC. Provided max. 3,000 s.f. area is not exceeded, draftstop locations shall align with structural supports.
40	Underlayment guards
41	Paint vertical edges of concrete slab Safety Yellow. (Typical for pit openings and stairwell opening).
42	Paint all roof penetrations to match roof color.
43	Vertical grab bar
44	Concrete apron
45	Provide a 2" concrete walkway cap with non-slip surface over oil tanks (by others). Coordinate with equipment supplier prior to installation.
46	Provide metal stairs and handrails meeting OSHA standards to concrete walkway above oil tanks (by others). Coordinate with equipment supplier prior to fabrication and installation.
47	Provide address identification as directed by the Local Fire Marshal or AHJ)
48	Painted concrete-filled steel pipe bollard located near gas meter.
49	Telephone backerboard. See Electrical.
51	Provide 20"x30" attic access panel
52	Sign to be centered on wall horizontally. Align top of sign vertically where wall beigns to pitch. Junction box for sign shall be located in the center of the sign. Verify with sign company prior to rough-in
53	Conduit to be centered horizontally for lights in awning. Verify with sign company prior to rough-in.
54	Locate junction box for sconces 5'-0" a.f.f. vertically and 4" from center horizontally (Typical). Verify with sign company prior to rough-in.

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Express Oil Change & Tire Engineers

Single Building - Right Hand Oil Change

Augusta, Georgia

FINAL

No.	Description	Date

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## General Information

Project number 16031

Date 04/04/2017

Drawn by ARC

Checked by TAA

# G100

Scale 1/4" = 1'-0"