NOTES - PROJECT

1. DRAWINGS ARE DERIVED FROM EXISTING BUILDING PLANS AND SITE VISITS AND ARE INTENDED TO REASONABLY REPRESENT EXISTING CONDITIONS. ACTUAL CONDITIONS MAY DEVIATE SLIGHTLY FROM THAT SHOWN ON THE DRAWINGS. NOTES IDENTIFY SPECIFIC AREAS OF WORK, BUT MAY NOT BE COMPLETE IN THE IDENTIFICATION OF ALL WORK. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH AND VERIFY ACTUAL FIELD CONDITIONS, REVIEW DOCUMENTS, VERIFY DIMENSIONS AND CONFIRM THAT WORK IS BUILDABLE AS SHOWN. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
2. NOT USED.
3. WHERE SHOWN, THE REFLECTED CEILING PLAN PROVIDES INFORMATION CONCERNING THE LOCATIONS OF LIGHTS, CEILING FIXTURES, HVAC GRILLES, ETC. REFER TO THE REFLECTED CEILING PLAN FOR LOCATIONS ONLY. REFER TO DESIGN BUILD MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR APPLICABLE ENGINEERING INFORMATION.
4. NEW OR RELOCATED CEILING FIXTURES INCLUDING GRILLES, DIFFUSERS, INCANDESCENT LIGHTS, ETC. ARE TO BE CENTERED IN ACOUSTIC CEILING PANELS UNO.
5. MAINTAIN WORK AREAS SECURE AND LOCKABLE DURING CONSTRUCTION. COORDINATE WITH TENANT AND LANDLORD TO ENSURE SECURITY.
6. KEYED NOTES IDENTIFY SPECIFIC AREAS OF WORK, BUT MAY NOT BE COMPLETE IN THE IDENTIFICATION OF ALL WORK REQUIRED. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH AND VERIFY ACTUAL FIELD CONDITIONS, REVIEW DOCUMENTS, VERIFY DIMENSIONS AND CONFIRM THAT WORK MAY BE CONSTRUCTED AS INDICATED. REPORT ANY CONFLICTS OR OMISSIONS TO THE ARCHITECT FOR CLARIFICATION PRIOR TO PERFORMING ANY WORK IN QUESTION.
7. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT WITH THE DESIGN PROFESSIONAL TO OBTAIN CLARIFICATION BEFORE CONTINUING WITH CONSTRUCTION
8. THESE DRAWINGS AND SPECIFICATIONS ARE NOT APPROVED FOR CONSTRUCTION USE UNTIL ALL REQUIRED APPROVALS AND PERMITS HAVE BEEN ISSUED BY AUTHORITIES HAVING JURISDICTION. WORK COMMENCED PRIOR TO RECEIPT OF APPROVALS AND PERMITS IS AT THE SOLE RISK OF THE CONTRACTOR, OR THE OWNER IF THE WORK IS SELF-PERFORMED, AND THE DESIGN PROFESSIONAL ACCEPTS NO RESPONSIBILITY OR LIABILTY FOR DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES AND DAMAGES FOR DELAY, RESULTING FROM SUCH WORK.
9. REWORK AND MODIFY EXISTING SPRINKLER SYSTEM FOR NEW ROOM AND CEILING LAYOUTS PER NFPA 13 AND THE REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION.
   DESIGN AND FABRICATION SHALL INCLUDE COMPLIANCE WITH ALL LOCAL CURRENT BUILDING CODES, NFPA 13, THE CURRENT INTERNATIONAL FIRE CODE AND THE LOCAL AUTHORITY HAVING JURISDICTION. ANY DISCREPANCY BETWEEN THE EXISTING AND PROPOSED SPRINKLER SYSTEM AND THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT BEFORE THE FIRE PROTECTION SPRINKLER CONTRACTOR SUBMITS HIS BID. REQUIRED FIRE PROTECTION SPRINKLER INVESTIGATION, PRIOR TO SUBMITTING A BID INCLUDES, BUT IS NOT LIMITED TO: VISITING THE SITE TO ASCERTAIN THE CURRENT CONDITIONS OF BUILDING, DETERMINING FIRE PROTECTION SPRINKLER SYSTEM CAPACITY AND FLOW RATES TO ALL AREAS, HOSE STREAM FLOWS, ASCERTAINING PROPOSED TENANT COMMODITY HAZARDS AND USES, DETERMINING STORAGE AND STACKING HEIGHTS, AND DETERMINING PRODUCTS UTILIZED IN THE NORMAL OPERATIONS OF THE TENANT. IT IS INCUMBENT UPON THE SPRINKLER DESIGNER TO ASK ALL QUESTIONS REQUIRED TO PROPERLY DESIGN THE PROJECT PRIOR TO BIDDING. OTHER THAN CHANGES TO THE DOCUMENTS AFTER BIDDING, UNDER NO CIRCUMSTANCES WILL A PAYMENT OR CHANGE ORDER BE ENTERTAINED FOR THE EXTRA WORK MADE NECESSARY AFTER THIS CONTRACT IS AWARDED TO CONFORM TO THE REQUIREMENTS OF THE CODE OR OF THE AUTHORITY HAVING JURISDICTION. MATERIALS, DEVICES AND EQUIPMENT FOR REWORKING EXISTING AND INSTALLING A NEW FIRE PROTECTION SPRINKLER SYSTEM SHALL BE NEW, LISTED BY U.L. AND APPROVED BY FACTORY MUTUAL FOR USE IN FIRE PROTECTION SYSTEMS.
10. OWNER WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
11. COORDINATE WORK WITH THE OWNER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS. THE CONTRACTOR SHALL MEET WITH THE OWNER AND TENANTS TO SCHEDULE ANY WORK THAT MAY DISRUPT THE DAILY OPERATION OF THE BUILDING.
12. WHERE NEW PARTITIONS ADJOIN EXISTING PARTITIONS, WALLS, OR COLUMN FURRING, THE NEW PARTITIONS WILL BE LOCATED SO THAT THE NEW & EXISTING FINISHES ARE FLUSH (FEATHER MAX. 1/8 PER FOUR FEET) UNLESS OTHERWISE NOTED OR DETAILED.
13. CONTRACTOR IS ADVISED THAT THE DESIGN PROFESSIONAL'S RESPONSIBILITIES FOR CONSTRUCTION ADMINISTRATION SERVICES ARE LIMITED BY THE DESIGN PROFESSIONAL'S AGREEMENT WITH THE OWNER TO CERTAIN ACTIVIITIES. DIRECT ALL COMMUNICATIONS TO OWNER, WHO WILL FORWARD THEM AS APPROPRIATE TO THE DESIGN PROFESSIONAL.
14. COMPLY WITH LAWS, ORDINANCES AND REGULATIONS OF THE GOVERNING JURISDICTION REGARDING LICENSING OF CONTRACTORS.
15. INSTRUCTIONS TO BIDDERS ARE IN AIA DOCUMENT A701 - 1997. OWNER RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS, AND TO WAIVE INFORMALITIES IN BIDDING.
16. OWNER RESERVES THE RIGHT TO AWARD SEPARATE CONTRACTS FOR PORTIONS OF THE WORK. COOPERATE WITH SEPARATE CONTRACTORS.
17. GENERAL CONDITIONS OF THE CONTRACT ARE AIA DOCUMENT A201 - 1997.
18. DO NOT INCORPORATE PRODUCTS CONTAINING HAZARDOUS MATERIALS INTO THE PROJECT. IF EXISTING PRODUCTS CONTAINING OR SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB MATERIALS. NOTIFY OWNER, WHO WILL HAVE MATERIALS INSPECTED AND TESTED, AND IF FOUND TO CONTAIN HAZARDOUS MATERIALS WILL HAVE SUCH MATERIALS REMOVED OR RENDERED SAFE AS PART OF A SEPARATE CONTRACT.
19. PROVIDE INSURANCE (TYPES, FORMS, AND AMOUNTS) REQUIRED BY OWNER.
20. OWNER'S INSURANCE DOES NOT PROVIDE COVERAGE FOR LOSSES TO CONTRACTOR'S TOOLS AND EQUIPMENT, AND MATERIALS NOT FULLY INCORPORATED INTO THE WORK.
21. REVIEW CONTRACT DOCUMENTS AND CORRELATE REQUIREMENTS WITH EXISTING CONDITIONS BEFORE STARTING EACH PORTION OF THE WORK.
22. OBTAIN AND PAY FOR ALL PERMITS. OBTAIN ALL REQUIRED INSPECTIONS AND COMPLY WITH NOTICES OF AUTHORITIES HAVING JURISDICTION. OBTAIN FINAL INSPECTIONS AND CERTIFICATES OF OCCUPANCY AND TURN OVER TO OWNER AT SUBSTANTIAL COMPLETION.
23. SUBMIT APPLICATIONS FOR PAYMENT ON A MONTHLY BASIS. UNLESS OTHERWISE INDICATED RETAINAGE IS 10 PERCENT UNTIL SUBSTANTIAL COMPLETION.
24. INCLUDE APPLICABLE SALES, CONSUMER, USE, LICENSING, GROSS-RECEIPTS, LABOR, PAYROLL, AND SIMILAR TAXES IN ALL CONTRACT AMOUNTS, ALLOWANCES, AND UNIT PRICES. INCLUDE ALL BENEFITS AND TAXES IN QUOTED LABOR RATES. OVERHEAD AND PROFIT IS LIMITED TO TEN PERCENT OF THE ACTUAL COST (COST OF MATERIALS AND COST OF LABOR) OF SUBCONTRACTED WORK AND FIFTEEN PERCENT OF SELF-PERFORMED WORK FOR CONTRACTOR AND EACH SUBCONTRACTOR OF EVERY TIER. IF REQUIRED BY OWNER, PROVIDE COPIES OF INVOICES FOR MATERIALS AND PAYROLL RECORDS FOR AUDIT.
25. AS A CONDITION PRECEDENT TO ACHIEVING SUBSTANTIAL COMPLETION, SUBMIT COPIES OF: FINAL INSPECTIONS BY AUTHORITY HAVING JURISDICTION AND CERTIFICATES OF OCCUPANCY OR OTHER DOCUMENTATION OF APPROVAL FOR OCCUPANCY AND USE OF THE COMPLETED WORK; PUNCH LIST INDICATING OUTSTANDING ITEMS TO BE CORRECTED OR COMPLETED; AND APPLICATION FOR PAYMENT INDICATING AMOUNTS WITHHELD PENDING COMPLETION OF PUNCH LIST ITEMS.
26. ACHIEVE FINAL COMPLETION OF ALL WORK OF THE CONTRACT WITHIN 30 DAYS OF THE DATE OF SUBSTATIAL COMPLETION.
27. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOBSITE SAFETY. PROVIDE A COMPETENT SUPERINTENDENT FOR THE WORK.
28. MAINTAIN BUILDING IN A WEATHERTIGHT CONDITION AT ALL TIMES.
29. PROVIDE TEMPORARY FACILITIES NECESSARY TO SUCCESSFULLY EXECUTE AND COMPLETE THE WORK, INCLUDING BUT NOT LIMITED TO PARTITIONS, SANITARY FACILITIES, BARRICADES, FENCES, WARNING SIGNS AND LIGHTS. PROVIDE TEMPORARY UTILITIES IF NOT AVAILABLE OR IF EXISTING UTILITY SYSTEMS ARE INADEQUATE FOR CONSTRUCTION PURPOSES. REMOVE TEMPORARY FACILITIES AND UTILITIES WHEN NO LONGER NECESSARY OR PRIOR TO SUBSTANTIAL COMPLETION.
30. PROVIDE TEMPORARY HEAT, COOLING AND VENTILATION WHEN REQUIRED TO PERFORM THE WORK. IF EXISTING HVAC SYSTEMS ARE AVAILABLE FOR USE AND SUCH USE IS AUTHORIZED BY THE OWNER, PROVIDE TEMPORARY FILTRATION WHEN REQUIRED TO PROTECT EXISTING EQUIPMENT AND MAINTAIN FILTRATION AND SYSTEM OPERATION THROUGHOUT DURATION OF PROJECT.
31. PROVIDE NEW AND UNUSED MATERIALS FOR INCORPORATION INTO THE WORK UNLESS OTHERWISE NOTED. COMPLY WITH APPLICABLE INDUSTRY STANDARDS INCLUDING BUILDING CODE REQUIREMENTS.
32. DO NOT MAKE SUBSTITUTIONS WITHOUT THE CONSENT OF THE OWNER AND DESIGNER.
33. REVIEW AND APPROVE SHOP DRAWINGS AND SIMILAR SUBMITTALS BEFORE SUBMITTING THEM FOR REVIEW AND APPROVAL BY THE OWNER AND THE OWNER'S DESIGN PROFESSIONAL. PROVIDE COMPLETED WORK THAT COMPLIES WITH APPROVED SHOP DRAWINGS.
34. PROVIDE CUTTING, FITTING, OR PATCHING REQUIRED TO COMPLETE THE WORK, OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY. DO NOT DAMAGE OR ENDANGER ANY PORTIONS OF THE WORK BY CUTTING, PATCHING OR OTHERWISE ALTERING SUCH CONSTRUCTION, OR BY EXCAVATING.
35. WHERE EXISTING CONSTRUCTION IS DISTURBED FOR MECHANICAL, ELECTRICAL OR PLUMBING WORK AND NEW CONSTRUCTION IS NOT INDICATED IN THE AREA, PATCH, REPAIR, REPLACE OR REINSTALL EXISTING CONSTRUCTION TO MATCH CONDITIONS EXISTING PRIOR TO CONSTRUCTION.
36. LIMIT LOCATIONS, SIZES AND QUANTITIES OF HOLES CUT THROUGH NEW OR EXISTING FIRE RATED CONSTRUCTION FOR INSTALLATION OF PIPING, DUCTWORK, CONDUIT CABLES, OR OTHER PENETRATIONS. SEAL WITH UL LISTED THROUGH-PENETRATION FIRESTOP SYSTEMS WITH FIRE (F) AND TEMPERATURE (T) RATINGS EQUAL TO OR GREATER THAN THE FIRE RESISTANCE RATING OF THE ASSEMBLY BEING PENETRATED.
37. PATCH EXISTING HOLES IN FIRE RATED OR SMOKE-TIGHT CONSTRUCTION THAT ARE REVEALED DURING WORK OF THIS CONTRACT.
38. INSPECT SUBSTRATES AND ADJOINING EXISTING WORK PRIOR TO BEGINNING INSTALLATION OF NEW WORK. CORRECT UNSATISFACTORY CONDITIONS BEFORE PROCEEDING. PROCEEDING WITH INSTALLATION INDICATES ACCEPTANCE OF CONDITIONS AFFECTING THE WORK.
39. MAKE HORIZONTAL WORK LEVEL AND VERTICAL WORK PLUMB UNLESS OTHERWISE NOTED. CONCEAL FROM VIEW ALL PIPING, DUCTWORK, CONDUIT AND EQUIPMENT IN FINISHED SPACES. ALIGN PIPING, DUCTWORK, CONDUIT AND EQUIPMENT PARALLEL WITH BUILDING LINES, PROVIDING 90-DEGREE BENDS AND 45-DEGREE OFFSETS AS REQUIRED.
40. RUN ALL OVERHEAD DUCTWORK, PIPING AND OTHER ITEMS AS HIGH AS POSSIBLE. KEEP DUCTWORK TIGHT TO UNDERSIDE OF BEAMS AT MID SPAN
41. MAINTAIN THE PREMISES AND SURROUNDING AREAS CLEAN THROUGHOUT CONSTRUCTION PERIOD. DO NOT PERMIT ACCUMULATION OF WASTE MATERIALS; REMOVE WASTE MATERIALS FROM SITE ON A DAILY BASIS. AT COMPLETION OF THE WORK, REMOVE WASTE MATERIALS, RUBBISH, TOOLS, CONSTRUCTION EQUIPMENT / MACHINERY, AND SURPLUS MATERIALS. DISPOSE OF WASTE MATERIALS AND RUBBISH OFF SITE IN A LEGAL MANNER.
42. CONFINE OPERATIONS AT THE SITE TO AREAS INDICATED.
43. COORDINATE ACCESS TO AND FROM WORK AREAS WITH OWNER.
44. COMPLY WITH OWNER'S REQUIREMENTS REGARDING SECURITY, EMPLOYEE IDENTIFICATION, AND EMPLOYEE CONDUCT.
45. OWNER'S ENTIRE PROPERTY IS A SMOKE-FREE FACILITY. DO NOT PERMIT SMOKING BY CONSTRUCTION EMPLOYEES ANYWHERE ON OWNER'S PROPERTY, INCLUDING SMOKING WITHIN JOBSITE OFFICES OR TRAILERS, AND EMPLOYEE OR CONTRACTOR VEHICLES WHILE LOCATED ON OWNER'S PROPERTY.
46. STORAGE OF MATERIALS IS LIMITED TO AREAS ASSIGNED TO THE CONTRACTOR. SCHEDULE DELIVERIES WITH OWNER.
47. DO NOT BLOCK BUILDING ENTRANCES WITH STORED MATERIALS OR VEHICLES. MAINTAIN EXITS FROM OCCUPIED AREAS AT ALL TIMES. ALLOW FOR USE BY OWNER AND PUBLIC.
48. QUIET HOURS ARE FROM 6:00PM TO 9:00AM EVERY DAY.
49. DO NOT SHUT-DOWN EXISTING BUILDING SERVICES TO OCCUPIED AREAS. PROVIDE WET TAPS AND HOT TOPS FOR CONNECTIONS TO EXISTING BUILDING SERVICES AS REQUIRED FOR NEW WORK.
50. SUBMIT REQUESTS FOR SUBSTITUTIONS, REVISIONS, OR CHANGES TO DESIGN PROFESSIONAL FOR REVIEW PRIOR TO PURCHASE, FABRICATION OR INSTALLATION. GENERAL CONTRACTOR TO NOTIFY DESIGN PROFESSIONAL IF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS CAN NOT BE PERFORMED DUE TO EXISTING FIELD CONDITIONS.
51. MAINTAIN EXISTING FIRE RATINGS DURING CONSTRUCTION. PATCH PENETRATIONS REQUIRED BY NEW CONSTRUCTION PROMPTLY. DO NOT TAPE DOOR LATCHES, PROP OPEN ANY FIRE RATED DOOR, OR ANY OTHER DOOR DESIGNATED BY THE OWNER TO REMAIN LOCKED.
52. MAINTAIN EXISTING FIRE PROTECTION SYSTEMS (BOTH FIRE SUPPRESSION AND ALARM SYSTEMS) IN OPERATION DURING CONSTRUCTION. IF SHUTDOWNS ARE REQUIRED SCHEDULE SAME WITH OWNER AND AUTHORITIES HAVING JURISDICTION. OBTAIN APPROVALS AND PROVIDE 24-7 FIRE WATCH IN ACCORDANCE WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION. IF AUTHORITIES HAVING JURISDICTION'S FIRE WATCH REQUIREMENTS INCLUDE STATIONING OF FIRE SERVICE PERSONNEL AND FIRE APPARATUS AT PROJECT SITE, ARRANGE AND PAY FOR COSTS OF PERSONNEL AND APPARATUS.
53. PROVIDE TEMPORARY DUST-TIGHT PARTITIONS TO SEPARATE OCCUPIED SPACES FROM AREAS ASSIGNED TO CONTRACTOR. PROVIDE GASKETED DOORS WITH LOCKS. PROVIDE WALK-OFF MATS AT DOORS AND SERVICE AS REQUIRED TO PREVENT TRACKING OF CONSTRUCTION DUST. PROVIDE NEW GYPSUM BOARD FINISH ON PUBLIC SIDE OF TEMPORARY PARTITIONS WITH TAPED AND FINISHED JOINTS AND FASTENERS, PAINTED IN COLOR AS SELECTED.
54. PROVIDE DUST-TIGHT JOINTS OR FULL LENGTH DUST GAITERS FOR ALL DEBRIS CHUTES AND CHUTE INTAKE HOPPERS. ENCLOSE RECEIVING CONSTRUCTION WASTE CONTAINER WITH TARPS AND MIST WITH WATER AS REQUIRED TO CONTROL DUST.
55. TRANSPORT DEMOLITION AND WASTE MATERIALS FROM CONSTRUCTION AREAS THROUGH OCCUPIED SPACES USING CLEAN, ENCLOSED CARTS. WASH-DOWN CARTS AS REQUIRED TO MAINTAIN IN CLEAN AND SANITARY CONDITION.
56. LOCATE CONSTRUCTION WASTE CONTAINERS WHERE APPROVED BY OWNER AND PROVIDE SERVICE TO EMPTY CONTAINERS WHEN FULL. DO NOT ALLOW WASTE TO ACCUMULATE. COVER CONTAINERS WITH TARPS WHEN NOT ACTIVELY BEING UTILIZED TO PREVENT DISPLACEMENT OR REMOVAL OF WASTE MATERIALS FROM CONTAINERS BY WEATHER, ANIMALS, OR VAGRANTS.

NOTES - FINISH

1. SEE INTERIOR ELEVATIONS FOR FURTHER FINISH CLARIFICATION.
2. RECEPTACLES, PLATES AND SWITCH FINISHES ARE TO COORDINATE WITH ADJACENT FINISHES.
3. ALL DEVICES WILL BE ROCKER TYPE
4. REFER TO ELEVATION SHEETS AND DETAIL SHEETS FOR SPECIFIC LOCATIONS OF ALL FINISHES. GC TO NOTIFY THE ARCHITECT WITH ANY DISCREPANCIES, OMISSIONS OR CONFLICTS ON THE PLAN FOR DIRECTION BEFORE PROCEEDING WITH ANY WORK IN QUESTION
5. THE GC SHALL SUBMIT 12" X 12" SAMPLES OF ALL FINISHES FOR WRITTEN REVIEW AND APPROVAL. PROCUREMENT OF MATERIALS IS NOT TO PROCEED UNTIL SUCH SAMPLES HAVE BEEN APPROVED
6. FINISHES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS IN A MANNER CONSISTENT WITH THE HIGHEST QUALITY STANDARDS OF WORKMANSHIP
7. WALLS AND SURFACES RECEIVING PAINT AND WALL COVERINGS, ETC., SHALL BE PROPERLY PREPARED PRIOR TO FINISH INSTALLATION AS PER MANUFACTURER'S SPECIFICATIONS. "J" BEADS OR OTHER GYPSUM METAL TRIM SHALL BE SPACKLE BLENDED INTO ADJACENT SURFACES
8. COMPLIANCE WITH THE MANUFACTURER'S REQUIREMENTS FOR HANDLING, STORAGE, INSTALLATION AND PROTECTION IS THE EXCLUSIVE RESPONSIBILITY OF THE GC AND HIS RESPECTIVE INSTALLERS
9. THE RESPECTIVE INSTALLER SHALL ADVISE THE ARCHITECT OF LOCATIONS OF CHANGES IN DYE LOTS, BATCHES OR SIMILAR COLOR SHIFTS
10. CEILING REGISTERS, VENTS, GRILLS, DIFFUSERS, SPEAKERS, ETC. SHALL BE PAINTED IN FLAT SHEEN MATCHING CEILING COLOR. CEILING PAINT ON GWB SHALL ALWAYS BE FLAT SHEEN, U.N.O.
11. FINISHES CALLED FOR SHALL EXTEND OVER, UNDER, AND/OR BEHIND ANY ITEM OF BUILT-IN MILLWORK, EQUIPMENT, MIRRORS, ETC. AS INDICATED ON DRAWINGS. WALL COVERING SHALL NOT HAVE SEAMS WITHIN 6 INCHES OF AN OUTSIDE CORNER
12. WHERE PAINTS OR WALL COVERINGS OF TWO DIFFERENT TYPES OR COLORS ABUT, THE SEAM SHALL BE ON AN INSIDE CORNER ONLY. NOTIFY ARCHITECT OF ANY CONFLICTS FOR DIRECTION
13. THE INSTALLER SHALL REFER TO THE ELEVATION SHEET(S), AND DETAIL SHEET(S) FOR SPECIFIC LOCATIONS OF ALL FINISHES. SHOULD THE INSTALLER FIND ANY DISCREPANCIES, OMISSIONS, AMBIGUITIES OR CONFLICTS ON THE PLANS, HE SHOULD BRING THE ITEM(S) TO THE ATTENTION OF THE ARCHITECT FOR DIRECTION BEFORE PROCEEDING WITH ANY WORK IN QUESTION
14. PAINT HOLLOW METAL DOOR FRAMES SEMI GLOSS TO MATCH ADJACENT FINISHES U.N.O.
15. PARTITIONS CONCEALED WITH MILLWORK CABINETRY ARE TO BE TAPED, MUDDED, SANDED SMOOTH, PRIMED AND PAINTED WITH ONE COAT OF FINISH PAINT
16. PAINT ALL ACCESS PLATES, PANELS, BOXES, ETC. TO MATCH ADJACENT SURFACE
17. FLOOR SURFACES SHALL BE PROPERLY PREPARED PRIOR TO FINISH INSTALLATION. SURFACES SHALL BE SEALED, SIZED OR PROPERLY PREPARED PER MANUFACTURER'S SPECIFICATIONS. THE GC SHALL FLASH PATCH UNEVEN FLOOR SLAB SURFACES IN ORDER TO PROVIDE A FLAT, SMOOTH AND CONTINUOUS FLOOR SURFACE
18. FLOOR TOLERANCE: GC IS RESPONSIBLE FOR LEVELING FLOORS WITH SLOPES GREATER THAN 1/4" IN 10'-0" PUBLIC AREAS (CRITICAL AT TABLE AREAS). SEE SPECIFICATIONS FOR CLARIFICATIONS ON TOLERANCES. ALIGNMENT OF DOOR HEADS AND OTHER CRITICAL HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSISTENT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANE. GC TO REPORT ANY DEVIATIONS TO ARCHITECT UPON DISCOVERY AFTER DEMOLITION
19. FLOORING MATERIAL TO BE INSTALLED UNDER ALL MILLWORK
20. TRANSITIONS BETWEEN DISSIMILAR FLOOR FINISHES ARE TO ALIGN IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION
21. PUBLIC SPACE AND CORRIDOR CARPET TO BE DIRECT GLUE INSTALLATION WITH CARPET PAD, GUESTROOM CARPET TO BE STRETCH-IN INSTALLATION WITH PAD, INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION
22. TRANSITIONS OCCURRING IN A DOOR OPENING SHALL BE INSTALLED SO THE TRANSITION OCCURS UNDER THE CENTERLINE OF THE DOOR IN THE CLOSED POSITION
24. ALL PARTITIONS WITH VWC TO RECEIVE LEVEL 5 FINISH PRIOR TO VWC INSTALLATION.
23. ALL SPACES ARE EXISTING. GC TO VERIFY DIMENSIONS PRIOR TO START OF WORK.
25. CARPET AND VWC ARE OWNER PROVIDED/CONTRACTOR INSTALLED. CONTRACTOR TO PROVIDE QUANTITIES AND TAKE-OFFS TO OWNER'S PURCHASING AGENT

** REFER TO CUSTOM FINISH LEGEND ON SHEET A010 AND FF&E SPECIFICATIONS FOR FINISHES

NOTES - PROJECT DEMOLITION

1. DASHED LINES INDICATE CONSTRUCTION TO BE DEMOLISHED. CONTRACTOR TO VISIT THE SITE AND FAMILIARIZE HIMSELF WITH SITE CONDITIONS AND PHASING PRIOR TO BEGINNING OF WORK.
2. THE PLANS ARE DERIVED FROM EXISTING BUILDING PLANS AND SITE VISITS AND ARE INTENDED TO REASONABLY REPRESENT EXISTING CONDITIONS. ACTUAL CONDITIONS MAY DEVIATE FROM THAT SHOWN ON THE DRAWINGS. THE DEMOLITION KEYNOTES IDENTIFY SPECIFIC AREAS OF WORK, BUT MAY NOT BE COMPLETE IN THE IDENTIFICATION OF ALL REMOVALS. THE CONTRACTOR SHALL VERIFY ACTUAL CONDITIONS AND COORDINATE THE DEMOLITION WITH NEW WORK SO THAT DEMOLITION IS COMPLETE.
3. PROVIDE DEMOLITION/ALTERATIONS TO CONSTRUCTION OF BUILDING NOT SPECIFIED TO BE REMOVED, BUT WHICH WOULD OBSTRUCT PROPER EXECUTION OF THE CONTRACT WORK.
4. REMOVE FROM SITE AS SOON AS PRACTICABLE DEMOLISHED MATERIALS, DEBRIS & RUBBISH. DO NOT ACCUMULATE DEBRIS ON THE FLOOR OR AT THE SITE.
5. ALL BUILDING COMPONENTS AND FINISHES WHICH ARE TO REMAIN IN PLACE SHALL BE PROTECTED FROM DAMAGE, AND IF DAMAGED, SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER OR TENANT.
6. ANY REMOVAL OR ENCAPSULATING OF ASBESTOS CONTAINING MATERIALS MUST BE ACCOMPLISHED BY A LICENSED ASBESTOS ABATEMENT CONTRACTOR.
7. CAT, DATA, AND VOICE CABLES TO REMAIN INTACT THROUGHOUT DEMOLITION AND CONSTRUCTION. COORDINATE RELOCATION OF BOXES AND DATA OUTLETS WITH OWNER PRIOR TO BEGINNING DEMOLITION WORK.
8. PATCH AND REPAIR HOLES IN EXISTING GYP BD PARTITIONS FROM REMOVED EQUIPMENT, MECHANICAL AND ELECTRICAL DEVICES AND OUTLETS, ATTACHMENTS, FURNISHINGS, ETC.
9. WHERE NEW FINISHES ARE INDICATED IN SCHEDULES, ELEVATIONS OR PLANS, THE EXISTING FINISH SHALL BE REMOVED IN ITS ENTIRETY AND THE SURFACE PREPARED TO RECEIVE THE NEW FINISH.
10. WHEN REMOVING LIGHT FIXTURES, SCONCES AND PLUMBING FIXTURES, VERIFY EXTENT OF REMOVALS WITH NEW WORK SHOWN ON OTHER DRAWINGS.
11. FOR SELECTIVE FF&E DEMOLITION AND REMOVAL, COORDINATE WITH NEW FF&E INDICATED ON ENLARGED FINISH/FURNITURE PLANS AND FF&E SPECIFICATIONS.
12. DURING CONSTRUCTION, PROTECT AND/OR STORE ALL FURNISHINGS, FIXTURES AND EQUIPMENT THAT ARE TO REMAIN OR TO BE REINSTALLED.
13. GC TO COMPLY WITH OSHA REGULATIONS REGARDING SURVEYS OF THE STRUCTURE PRIOR TO AND DURING DEMOLITION OPERATIONS TO PREVENT UNPLANNED COLLAPSE. SURVEYS OF EXISTING CONDITIONS DONE BY THE ARCHITECTS AND ENGINEERS DO NOT INCLUDE DESTRUCTIVE OR EXTENSIVE EXAMINATION OF EXISTING BUILDING COMPONENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT UPON UNCOVERING ANY STRUCTURAL, MECHANICAL, ELECTRICAL, OR PLUMBING COMPONENTS THAT ARE NOT INDICATED ON THE CONSTRUCTION DOCUMENTS. NO WORK SHALL PROCEED ON THESE UNCOVERED COMPONENTS WITHOUT DOCUMENTED INSTRUCTION AND DIRECTION FROM THE ARCHITECT, INCLUDING THE DEMOLITION OF ANY UNCOVERED CONCRETE, CMU , STEEL, OR OTHERWISE POTENTIALLY STRUCTURAL CONDITION OR ELEMENTS (WALLS, COLUMNS, ETC.).
14. WHERE EXISTING FIRE ALARM DEVICES AND SPRINKLER SYSTEM IS IN CONFLICT WITH NEW WORK, G.C.. SHALL RELOCATE OR REWORK EXISTING SPRINKLER SYSTEM AND FIRE ALARM DEVICES PER NFPA 13. FIRE PROTECTION SYSTEM SHALL REMAIN ACTIVE THROUGHOUT CONSTRUCTION. EXISTING FIRE PROTECTION DEVICES TO REMAIN. PROTECT DURING CONSTRUCTION.
15. FILL ALL HOLES IN FLOOR SLAB WITH CONCRETE AFTER REMOVAL OF PLUMBING LINES, DRAINS, PIPES, ETC. MAINTAIN REQUIRED FIRE RATINGS.
16. REMOVE EXISTING WALLS, DOORS, FLOORING AND CEILING FINISHES BACK TO BASE BUILDING SURFACES AS INDICATED.
17. PATCH AND REPAIR ALL EXISTING CEILINGS, PARTITIONS, AND FLOORS DISTURBED FOR NEW WORK AND FINISH.
18. MAINTAIN ALL EXISTING SERVICES IN USE AT ALL TIMES UNLESS WRITTEN PERMISSION IS OBTAINED FROM OWNER OR BUILDING MANAGER PRIOR TO THE INTERRUPTION OF ANY SERVICE. COORDINATE INTERRUPTION OF SERVICES WITH BUILDING, CLIENT AND OTHER TENANTS, PRIOR TO INTERRUPTING ANY SERVICE, OR PERFORM SUCH WORK ON OFF HOURS WHEN TENANTS WILL NOT BE AFFECTED BY THE INTERRUPTION. PERMANENTLY RECONNECT ANY SERVICE INTERRUPTED BY DEMOLITION OR ALTERATION WORK, WITHIN AND OUTSIDE THE SCOPE OF WORK.
19. WHERE EXISTING PARTITIONS CONTAIN ELECTRICAL OUTLETS OR SWITCHES, COORDINATE DEMOLITION OF PARTITIONS WITH ELECTRICAL CONTRACTOR. ALL ELECTRICAL TERMINATIONS TO BE PERFORMED BY ELECTRICAL CONTRACTOR.
20. WHERE EXISTING ELECTRICAL EQUIPMENT IS DESIGNATED TO BE REMOVED, IT SHALL BE COMPLETELY REMOVED WITH ALL ASSOCIATED BOXES, SUPPORTS, AND DEVICES. ALL WIRING AND CONDUIT SHALL BE REMOVED COMPLETELY BACK TO THE FIRST ITEM LEFT UNAFFECTED BY REMOVAL. CONDUIT THAT IS BURIED OR OTHERWISE INACCESSIBLE SHALL BE ABANDONED. IN SUCH CASES CONTRACTOR SHALL PULL ALL WIRE FROM THE CONDUIT AND REMOVE ALL ITEMS PROTRUDING FROM THE FINISHED SURFACE.
21. ANY FIRE EXTINGUISHERS TO BE REMOVED SHALL BE SALVAGED, NEW LOCATION TO BE DETERMINED IN FIELD WITH OWNER AND ARCHITECT IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS.
22. FIRE ENUNCIATOR PANELBOARD TO BE PROTECTED AND KEPT IN SERVICE DURING CONSTRUCTION
23. GC TO REMOVE ALL EXISTING GRAPHICS WITHIN THE LIMITS OF CONSTRUCTION.
24. NOT USED.
25. EXISTING GROUND LEVEL IS CONCRETE SLAB ON GRADE. FLOORS ABOVE ARE 8" PRE-CAST CONCRETE PLANKS THAT SPAN APPROX. 30' IN LENGTH. PLANKS HAVE HOLLOW CORES THAT RUN THE LENGTH OF THE PLANK WITH STRANDS RUNNING EITHER AT TOP AND BOTTOM OR MOST LIKELY AT THE BOTTOM. CARE SHALL BE TAKEN TO ENSURE FIELD CORE DRILLING FOR NEW OPENINGS. KEEP DRILLING TO A MINIMUM AND ENSURE STRANDS ARE NOT CUT. G.C. WILL LOCATE EXISTING REINFORCEMENT BY X-RAY OR EQUIVALENT METHOD AS NOT TO CUT STRANDS WHEN CORE DRILLING. NEW CORE DRILLING WILL NOT EXCEED 2" IN DIAMETER.

NOTES - GENERAL

DEFINITION: THE TERM "DESIGN PROFESSIONAL" MEANS "ARCHITECT", "PROFESSIONAL ENGINEER", "INTERIOR DESIGNER" OR OTHER PARTY RESPONSIBLE FOR PROVIDING DESIGN SERVICES AS APPROPRIATE.

1. VERIFY ALL EXISTING CONDITIONS.
2. CONTRACTOR TO MAINTAIN EGRESS ROUTES FROM EXISTING BUILDING THROUGHOUT THE COURSE OF CONSTRUCTION.
3. VERTICAL DIMENSIONS ARE FROM "FLOOR LINE" UNLESS OTHERWISE NOTED. REFER TO ELEVATIONS FOR "FLOOR LINE" DATUMS.
4. HORIZONTAL DIMENSIONS FOR NEW CONSTRUCTION ARE FROM FACE OF FINISH UNLESS OTHERWISE NOTED. HORIZONTAL DIMENSIONS FOR EXISTING CONSTRUCTION ARE FROM FACE OF EXISTING FINISHED SURFACE.
5. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. IN CASE OF CONFLICT, CONSULT WITH THE DESIGN PROFESSIONAL TO OBTAIN CLARIFICATION BEFORE CONTINUING WITH CONSTRUCTION.
6. HOLES CUT THROUGH EXISTING OR NEW FIRE RATED CONSTRUCTION FOR INSTALLATION OF PIPING, DUCTWORK, OR OTHER PENETRATIONS SHALL BE KEPT TO A MINIMUM NUMBER AND HELD TO A MINIMUM SIZE. FILL VOIDS BETWEEN PIPES, DUCTS, OTHER PENETRATING ITEMS AND RATED CONSTRUCTION WITH FIRE RETARDANT SEALANT SYSTEM LISTED IN THE UL FIRE RESISTANCE DIRECTORY WITH FIRE (F) AND TEMPERATURE (T) RATINGS EQUAL TO OR GREATER THAN THE FIRE RESISTANCE RATING OF THE ASSEMBLY BEING SEALED.
7. ALIGN NEW FLOOR FINISHES WITH EXISTING ADJACENT FLOOR FINISHES UNLESS OTHERWISE INDICATED WHERE NEW AND EXISTING FINISHED SURFACES ARE INDICATED TO BE ALIGNED, INSTALL SO FINISHED SURFACES ARE FLUSH (FEATHER MAXIMUM 1/8" PER FOUR FEET).
8. IT IS UNDERSTOOD AND AGREED THAT DRAWING REFINEMENTS, ADDITIONAL DETAILING AND CLARIFICATIONS WILL BE ISSUED DURING THE CONSTRUCTION SCHEDULE AND NO ADJUSTMENT WILL BE MADE IN THE CONTRACTORS' OR SUB-CONTRACTORS' PRICE UNLESS SUCH REFINEMENT, DETAILING OR CLARIFICATIONS RESULT IN CHANGES TO THE SCOPE, QUALITY, FUNCTION AND OR INTENT OF THE DRAWINGS AND THE PROJECT MANUAL NOT REASONABLY INFERABLE BY A CONTRACTOR OR SUB-CONTRACTOR EXPERIENCED IN THIS TYPE OF WORK.
9. ALL CONTRACTORS AND SUB-CONTRACTORS MUST QUOTE ON COMPLETED, FULLY OPERABLE SYSTEMS BASED ON THE DESIGN INTENT OF THE CONTRACT DOCUMENTS, AND ALL MATERIAL AND LABOR IMPLIED THEREFROM.
10. UNLESS OTHERWISE REQUIRED BY THE OWNER, CONSTRUCTION ADMINISTRATION SERVICES WILL BE COMPLETED USING NEWFORMA PROJECT CENTER. REFERENCE DIVISION 1 OF THE SPECIFICATION FOR THE PROCEDURES FOR REQUESTS FOR INFORMATION AND SUBMITTALS.

NOTES - GENERAL DEMOLITION

1. CONTRACTOR TO CONTACT OWNER PRIOR TO START OF DEMOLITION OF ANY AREAS TO ALLOW OWNER TO REMOVE ANY MOVABLE EQUIPMENT SO DESIRED.
2. REMOVE ALL FIRE EXTINGUISHERS AND CABINETS IN WALLS TO BE DEMOLISHED AND RETURN TO OWNER FOR FUTURE REUSE.
3. REPAIR HOLES IN EXISTING WALLS TO REMAIN WHERE WALL MOUNTED ITEMS ARE TO BE REMOVED. REFER TO ROOM FINISH LEGEND FOR FINAL FINISH.
4. PATCH, FILL, AND LEVEL ALL HOLES IN FLOOR SLAB DUE TO DEMOLITION OF PLUMBING RISERS, FLOOR DRAINS, ELECTRICAL RISERS, MILLWORK, CASEWORK, OR EQUIPMENT.
5. REPAIR ALL CEILINGS TO MATCH EXISTING CEILINGS WHERE WALLS ARE TO BE DEMOLISHED AND EXISTING CEILING IS TO REMAIN.
6. CONTRACTOR TO MATCH ALL EXISTING CONDITIONS FOR ALL REQUIRED MODIFICATIONS IN RENOVATED AREAS (U.N.O.). THIS REFERS TO REPETITIONS OF FINISH PATTERNS AND COLORS, MODIFICATIONS TO HANDRAILS AND BUMPER PANELS, ETC.
7. WHERE PARTITIONS, EQUIPMENT, OR ACCESSORIES, ETC. ARE REMOVED AND NO REPLACEMENT FINISH IS CALLED FOR, THE GENERAL CONTRACTOR SHALL REPAIR TO MATCH ADJACENT FINISH.
8. CONTRACTOR TO PROTECT FROM DAMAGE ALL EXISTING FLOORS, WALLS, CEILINGS, ETC. DURING CONSTRUCTION AND PROVIDE TEMPORARY PARTITIONS AS NEEDED. CONTRACTOR IS RESPONSIBILE FOR REPAIR AND REPLACEMENT OF ALL DAMAGED FLOORING, WALLS, CEILINGS, ETC. FINISHES TO MATCH EXISTING.
9. DASHED LINES INDICATE EXISTING CONSTRUCTION TO BE DEMOLISHED. TYPICAL (U.N.O.).
10. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL DEMOLITION MATERIALS. TEMPORARY LIGHTING WILL BE PROVIDED BY THE CONTRACTOR.
11. REMOVE ALL FLOOR COVERINGS AND PREP CONCRETE DECK FOR NEW CARPET, VINYL AND CERAMIC TILE AS SCHEDULED. (WHERE INDICATED).
12. REMOVE EXISTING CEILING GRID AND ASSOCIATED SUPPORT SYSTEM - RETURN EXISTING LIGHT FIXTURES TO OWNER (WHERE INDICATED).
13. ADDITIONAL DEMOLITION MAY BE REQUIRED TO ACCOMMODATE NEW CONSTRUCTION SHOWN ON OTHER SHEETS. CONTRACTOR TO REVIEW EXISTING CONDITIONS AND INCLUDE IN BASE BID ALL DEMOLITION REQUIRED FOR A COMPLETE INSTALLATION.
14. REMOVE ALL EXISTING VINYL WALL COVERINGS. PREPARE SURFACES TO ACCEPT NEW FINISHES, TYP.

NOTES - PATCH & REPAIR

1. FILL ALL HOLES IN FLOOR SLAB WITH CONCRETE AFTER REMOVAL OF PLUMBING LINES, DRAINS, PIPES, ETC. MAINTAIN REQUIRED FIRE RATINGS.
2. PATCH AND REPAIR HOLES IN EXISTING GYP BD PARTITIONS FROM REMOVED EQUIPMENT, MECHANICAL AND ELECTRICAL DEVICES AND OUTLETS, ATTACHMENTS, FURNISHINGS, ETC.
3. PATCH AND REPAIR ALL CEILINGS, PARTITIONS, AND FLOORS DISTURBED FOR NEW MECHANICAL AND ELECTRICAL WORK. THIS WORK MAY EXTEND BEYOND BOUNDARIES INDICATING "PROJECT LIMITS" ON ARCHITECTURAL DRAWINGS. FINISHES SHALL MATCH EXISTING, OR PROVIDE NEW AS SCHEDULED.
4. PATCH AND REPAIR ALL EXISTING FIREPROOFING DISTURBED DURING DEMOLITION AT COLUMNS AND BRACING TO MEET REQUIRED FIRE RATINGS.
5. PATCH AND REPAIR FINISHES WHERE EXISTING WALLS, PARTITIONS, DOORS, PLUMBING FIXTURES, OR CASEWORK HAVE BEEN REMOVED. FINISHES SHALL MATCH EXISTING, OR PROVIDE NEW AS SCHEDULED.

NOTES - REFLECTED CEILING PLAN

1. THE REFLECTED CEILING PLAN PROVIDES INFORMATION CONCERNING THE LOCATIONS OF LIGHTS, CEILING FIXTURES, HVAC GRILLES, ETC. REFER TO THE REFLECTED CEILING PLAN FOR LOCATIONS ONLY. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR APPLICABLE ENGINEERING INFORMATION.
2. SPRINKLER HEADS ARE NOT INDICATED. REFER TO PLUMBING DRAWINGS FOR SPRINKLER REQUIREMENTS AND INFORMATION.
3. CEILING FIXTURES INCLUDING GRILLES, DIFFUSERS, INCANDESCENT LIGHTS, ETC. ARE TO BE CENTERED IN ACOUSTIC CEILING PANELS UNLESS NOTED OTHERWISE.
4. ALL CEILING HEIGHTS NOTED ARE ABOVE FINISHED FLOOR (A.F.F.)

NOTES - TOBACCO FREE WORKZONE

USE OF TOBACCO PRODUCTS IS NOT PERMITTED ANYWHERE ON OWNER'S PROPERTY. PROHIBIT USE OF ALL TOBACCO PRODUCTS, INCLUDING BUT NOT LIMITED TO CIGARETTES, CIGARS, PIPES, CHEWING TOBACCO, SNUFF, DIP, SNUS AND ELECTRONIC CIGARETTES BY ALL PERSONNEL COVERED BY THIS CONTRACT WHILE ON OWNER'S PROPERTY. THIS PROHIBITION APPLIES TO OCCUPANTS OF JOBSITE OFFICES, STORAGE OR WORK SHEDS, WORK AREAS ASSIGNED EXCLUSIVELY TO THE CONTRACTOR, AND VEHICLES WHILE THE VEHICLE IS ON OWNER'S PROPERTY. ENFORCE REQUIREMENTS STRICTLY.

LEGEND - DRAWING NUMBERS

A001

DISCIPLINE
T = TITLE SHEET & INDEX
G = GENERAL
B = GEOTECHNICAL / ENVIRONMENTAL
D = DEMOLITION SERIES
C = CIVIL
L = LANDSCAPE
A = ARCHITECTURAL / INTERIORS
I = INTERIORS
S = STRUCTURAL
F = FIRE PROTECTION
P = PLUMBING
M = MECHANICAL / HVAC
E = ELECTRICAL
X = OTHER

VIEW TYPE
0 = GENERAL / SCHEDULES
1 = PLANS
2 = EXTERIOR ELEVATIONS & DETAILS
3 = OVERALL BUILDING & EXTERIOR WALL SECTIONS
4 = ENLARGED PLANS
5 = INTERIOR ELEVATIONS & CASEWORK
6 = DETAILS

VIEW TYPE MODIFIER
0 = DEMOLITION PLANS (OPTIONAL)
1 = FLOOR PLANS
2 = REFELECTED CEILING PLANS
3 = FINISH PLANS
4 = FF&E PLANS

SHEET SEQUENCE

LEGEND - ABBREVIATIONS

@	AT
A/C	AIR CONDITIONING
AB	ANCHOR BOLT
AC	ACOUSTICAL
ACP	ACOUSTICAL CEILING PANEL
AD	ACCESS DOOR
ADJ	ADJACENT, ADJUSTABLE
AFF	ABOVE FINISHED FLOOR
AL	ALUMINUM
ALT	ALTERNATE
AP	ARMOR PLATE
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
AWC	ACOUSTICAL WALL COVERING
BC	BRICK COURSES(ING)
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BENCH MARK, BEAM
BOT	BOTTOM
BRG	BEARING
BRK	BRICK
BSMT	BASEMENT
BUR	BUILT UP ROOFING
CB	CATCH BASIN
CF	CUBIC FOOT (FEET)
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CFM	CUBIC FOOT PER MINUTE
CG	CORNER GUARD
CHAN	CHANNEL
CHR	CHAIR RAIL
CI	CAST IRON
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
cm	CENTIMETER
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMP	COMPOSITION, COMPOSITE
CONC	CONCRETE
CONT	CONTINUOUS
CORR	CORRIDOR
CP	CLEAR PLASTIC
CPT	CARPET
CR	CRASH RAIL
CR/BG	CRASH RAIL/BUMPER GUARD
CT	CERAMIC TILE
CTR	CENTER
CV	CHECK VALVE
CWG	CLEAR WIRE GLASS
CY	CUBIC YARD
CYL	CYLINDER
CL	CENTERLINE
D	DEPTH
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLITION
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFUSER
DIM	DIMENSION
DISP	DISPENSER
DIV	DIVISION
DN	DOWN
DP	DAMPROOFING
DR	DOOR, DRAIN
DS	DOWNSPOUT
DWG	DRAWING
DWGS	DRAWINGS
EA	EACH
EB	EXPANSION BOLT
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATOR, ELEVATION
EMER	EMERGENCY
ENGR	ENGINEER(ING)
EPDM	ETHYLENE PROPYLENE DIENE MONOMER (ROOF MEMBRANE)
EQ	EQUAL
EQUIP	EQUIPMENT
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
EXIST	EXISTING
EXPA	EXPANSION ANCHOR
EXT	EXTERIOR
F	FAHRENHEIT
FA	FIRE ALARM
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISH FLOOR
FHC	FIRE HOSE CABINET
FIN	FINISH(ED)
FO	FINISHED OPENING
FOF	FACE OF FINISH
FOS	FACE OF STUD
FRTW	FIRE RETARDANT TREATED WOOD
FV	FIELD VERIFIED
FWC	FABRIC WALL COVERING
GA	GAGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GEN	GENERAL
GL	GLASS, GLAZING
GND	GROUND
GNV	GOOSE NECK VENTILATOR
GR	GROUT
GYP	GYPSUM
GYP BD	GYPSUM BOARD
H	HIGH
HB	HOSE BIBB
HC	HOLLOW CORE
HD	HEAVY DUTY
HDW	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HRL	HANDRAIL
HVAC	HEATING VENTILATING & AIR CONDITIONING
HWD	HARDWOOD
ID	INSIDE DIAMETER
IN	INCH
INSUL	INSULATION
INT	INTERIOR
IPT	INTERIOR PAINT
JAN	JANITOR
JCT	JUNCTION
JST	JOIST
JT	JOINT
JT B	JOINT BACKER
KB	KEYBOARD
KIT	KITCHEN
KO	KNOCKOUT
KP	KICK PLATE
KS	KNEE SPACE
L	LENGTH
LAM	LAMINATE, LAMINATED
LAM GL	LAMINATED GLASS
LAV	LAVATORY
LB	POUND
LBF	POUNDS-FORCE
LH	LEFT HAND
LIN	LINEAR
LLV	LONG LEG VERTICAL
LVR	LOUVER
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MEMB	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLD	MOLDING
mm	MILLIMETER
MO	MASONRY OPENING
MT	METAL THRESHOLD
MTL	METAL
MULL	MULLION
MWK	MILLWORK
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFF	OFFICE
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
OPP H	OPPOSITE HAND
OVFL	OVERFLOW
#LBS	POUNDS
PAR	PARALLEL
PART	PARTIAL
PARTN	PARTITION
PERIM	PERIMETER
PERP	PERPENDICULAR
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER, PLASTIC
PLBG	PLUMBING
PLWD	PLYWOOD
PNL	PANEL
PNT	PAINT
PP	PITCH POCKETS
PR	PAIR
PRV	POWERED ROOF VENTILATOR
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED, PORCELAIN TILE
PWC	PLASTIC WALL COVERING
QT	QUARRY TILE
QTY	QUANTITY
QUAL	QUALITY
R	RISER
RA	RETURN AIR
RAD	RADIUS
RB	RUBBER, RUBBER BASE
RD	ROOF DRAIN
REBAR	REINFORCING BAR
RECEP	RECEPTACLE, RECEPTION
REF	REFERENCE
REFL	REFLECTED
REFR	REFRIGERATOR
REG	REGULAR
REINF	REINFORCED
REP	REPAIR
REQ	REQUIRE, REQUIRED
RESIL	RESILIENT
REV	REVISION
RFG	ROOFING
RH	RIGHT HAND
RL	RAIN LEADER
RM	ROOM
RO	ROUGH OPENING
RT	RIGHT
S	SOUTH
SC	SOLID CORE
SCHED	SCHEDULE
SCUP	SCUPPER
SD	SOAP DISPENSER
SECT	SECTION
SHT	SHEET
SHWR	SHOWER
SIM	SIMILAR
SND	SANITARY NAPKIN DISPENSER
SNR	SANITARY NAPKIN RECEPTACLE
SP	STAND PIPE
SPEC	SPECIFICATION
SPM	SINGLE PLY MEMBRANE
SS	SERVICE SINK, STAINLESS STEEL
SSM	SOLID SURFACE MATERIAL
ST	STAINLESS
STL	STEEL
STN	STONE
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SV	SHEET VINYL
SYS	SYSTEM
T	TREAD
T GL	TEMPERED GLASS
T&G	TONGUE & GROOVE
TB	TOWEL BAR
TD	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPERED, TEMPORARY
TERR	TERRAZZO
THK	THICK
TLT	TOILET
TOC	TOP OF CURB, TOP OF CONCRETE
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TOSL	TOP OF SLAB
TTD	TOILET TISSUE DISPENSER
TWS	THRU-WALL SCUPPER
TYP	TYPICAL
UC	UNDERCOUNTER, UNDERCUT
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
VB	VAPOR BARRIER, VINYL BASE
VC	VALVE CABINET
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VIN	VINYL
VIT	VITREOUS CHINA
VNR	VENEER
VP	VENT PIPE, VAPOR PROOF
VTR	VENT THRU ROOF
VWC	VINYL WALL COVERING
W	WIDTH
W/	WITH
W/O	WITHOUT
WAINS	WAINSCOT
WB	WOOD BASE
WC	WALL COVERING, WATER CLOSET
WD	WOOD
WG	WIRE GLASS
WH	WATER HEATER
WIN	WINDOW
WPR	WATERPROOFING
WPT	WORK POINT
WR	WATER RESISTANT, WASTE RECEPTACLE
WT	WEIGHT
WWF	WELDED WIRE FABRIC

LEGEND - GENERAL SYMBOLS

E OR E.8 — COLUMN LINE
WORK OR DATUM POINT
A4a — PARTITION TYPE
C — WINDOW TYPE (ALPHABETIC) REVISION (NUMERIC)
204 — FURNITURE TYPE
306 — INTERIOR FINISH INDEX
1.01 — KEYNOTE
C — CEILING TYPE / FINISH
9'-0" A.F.F. — CEILING HEIGHT
F — FLOOR FINISH
B — BASE FINISH
W — WALL FINISH
T — TRIM FINISH
123A — DOOR NUMBER
ROOMNAME A123 — ROOM NUMBER
BUILDING [illegible] (WHEN USED)
1A A101 — SECTION CALL-OUT
DRAWING WHERE SHOWN
2A 2B A101 3B 3A — ELEVATION CALL-OUT
DRAWING WHERE SHOWN
1A A101 — DETAIL CALL-OUT
DRAWING WHERE SHOWN

LEGEND - PARTITION INDICATIONS

NOTE: REFER TO LIFE SAFETY DRAWING(S) FOR RATED PARTITION INDICATIONS

NEW PARTITION
EXISTING PARTITION
EXISTING PARTITION TO BE DEMOLISHED

LEGEND - MATERIAL INDICATIONS

CONCRETE MASONRY (CMU)
CONCRETE
PRECAST CONCRETE
BRICK
STONE
STEEL
ALUMINUM
POROUS FILL
SOIL
RIGID INSULATION
BATT INSULATION
GYPSUM DRYWALL
PLASTER OR SAND
PLYWOOD
FRAMING LUMBER
FINISH WOOD
CERAMIC TILE
ACOUSTICAL PANELS
LIGHTWEIGHT CONC. TOPPING

LEGEND - REFLECTED CEILING

2'x2' LIGHT FIXTURE
2'x4' LIGHT FIXTURE
RECESSED CAN LIGHT FIXTURE
STRIP FLUORESCENT LIGHT FIXTURE
PENDANT LIGHT FIXTURE
WALL MOUNTED LIGHT FIXTURE
EMERGENCY WALL MOUNTED LIGHT FIXTURE WITH BATTERY BACKUP - REFER TO ELEC.
EXIT SIGN
SPRINKLER
SECURITY CAMERA
FLUSH MOUNTED PA SPEAKER
EXHAUST FAN
RETURN REGISTER
SUPPLY DIFFUSER
SUSPENDED CEILING SYSTEM

Baskervill®

P.O. BOX [illegible], RICHMOND, VA 23218-[illegible]

OWNER
PEACHTREE HOTEL GROUP

PROJECT
2.160425.0 DOUBLETREE BIRMINGHAM ALABAMA CONVERSION

8 PERIMTER PARK SOUTH BIRMINGHAM, AL 35243

STATE OF ALABAMA REGISTERED ARCHITECT
Brent C. Farmer
6992
06/13/2017

COPYRIGHT 2017 BASKERVILL. USE OF THIS WORK IN WHOLE OR IN PART IS FORBIDDEN WITHOUT EXPRESSED WRITTEN CONSENT.

ISSUE
6/12/2017 - CONSTRUCTION SET

DRAWING TITLE
GENERAL DRAWING STANDARDS & NOTES

DRAWING NO.
A001

6/13/2017 11:24 AM

Order Plans @ www.WDLine.com