

Order Plans

DEMOLITION NOTES:

- 1. DASHED BOLD LINES INDICATE EXTENT OF DEMOLITION INCLUDING THE FOLLOWING:
- INTERIOR PARTITIONS, REMOVED TO STRUCTURE UNLESS OTHERWISE NOTED. ALL LOAD BEARING WALLS TO BE COORDINATED WITH STRUCTURAL ENGINEER.
-FLOOR FINISHES (TO CONCRETE) INCLUDING CARPET, RVT, SHEET VINYL, CERAMIC TILE, ETC.
-CABINETWORK, SHELVING, AND BASES.
-TOILET PARTITIONS AND ACCESSORIES
-EQUIPMENT ITEMS
-PLUMBING FIXTURES
2. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS.
3. ALL LIGHT OR HALFTONE LINES INDICATE EXISTING TO REMAIN. EXISTING WALLS TO REMAIN ARE HAVE A SOLID GREY HATCH PATTERN.
4. SEE SPECIFICATIONS SECTIONS 1044, CUTTING AND PATCHING AND 02050, DEMOLITION,
5. SEE ROOM FINISH SCHEDULE, MECHANICAL PLANS, AND ELECTRICAL PLANS FOR EXTENT OF NEW CEILING CONSTRUCTION OR CEILING PATCHING IN EXISTING AREAS.
6. SEE ROOM FINISH SCHEDULE FOR EXTENT OF NEW FLOORING MATERIAL IN EXISTING AREAS. REMOVE EXISTING FLOORING AS NEEDED.
7. SEE ROOM FINISH SCHEDULE FOR EXTENT OF NEW WALL COVERING MATERIAL IN EXISTING AREAS. WHERE NEW FINISHES ARE REQUIRED, REMOVE EXISTING WALL FINISHES, (TEXTURED PLASTIC COATING, VINYL WALL COVERING, PANELING, BASE, ETC.).
8. CONTRACTOR TO VERIFY ALL WALL CONSTRUCTION & FINISHES NOTED FOR REMOVAL. TAKE INTO ACCOUNT ANY DISCREPANCY AND MAKE PROPER ADJUSTMENT TO ACCOMPLISH REQUIRED CONSTRUCTION & FINISHES. IF IT APPEARS THAT STRUCTURAL INTEGRITY MAY BE VIOLATED, CONTACT THE ARCHITECT AND STRUCTURAL ENGINEER.
9. ALL PHASING OF THE PROJECT IS TO BE COORDINATED AND APPROVED BY THE OWNER.
10. COORDINATE REMOVAL OF FURNITURE AND EXISTING EQUIPMENT WITH THE OWNER.
11. SAW CUT EDGES OF EXISTING FLOOR SLAB FOR REMOVAL AND INSTALLATION OF UTILITIES. REFER TO MECHANICAL AND ELECTRICAL DRAWINGS.
12. REMOVE FURRING OR GWB ONLY WHERE REQUIRED TO COMPLETE CONSTRUCTION. PATCH AND MATCH WALLS AS REQUIRED TO COMPLETE AND MATCH EXISTING CONDITIONS, UNLESS AN ALTERNATE MATERIAL AND FINISH IS INDICATED.
13. REMOVE CEILINGS ONLY AS REQUIRED FOR NEW CONSTRUCTION. KEYS ALL TO REPLACE, OR PATCH AS REQUIRED.
14. ANY FIXTURES AND/OR FURNITURE NOT SHOWN IS TO BE REMOVED. LIGHTING AND PLUMBING FIXTURES, AS WELL AS STUDS AND USEFUL BUILDING MATERIALS TO BE STORED NEATLY ON-SITE. CHECK WITH OWNER OR ARCHITECT BEFORE DUMPING POTENTIALLY RE-USABLE ITEMS.
15. BUILDING MUST NOT BE LEFT EXPOSED TO THE ELEMENTS OR VANDALS. ANY WINDOWS, DOORS, OR STOREFRONTS THAT ARE REMOVED AND LEAVE HOLES TO THE OUTSIDE MUST BE TEMPORARILY CLOSED UP UNTIL NEW UNITS ARE INSTALLED.
16. COORDINATE ALL STRUCTURAL DEMOLITION WITH STRUCTURAL DRAWINGS.
17. COORDINATE MECHANICAL, PLUMBING, SPRINKLER, AND ELECTRICAL DEMOLITION WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS. PARTS OF THESE SYSTEMS WILL REMAIN OR BE REUSE.
18. ALL DEMOLISHED MATERIALS, THAT ARE TO BE DISPOSED OF ARE TO BE DONE SO OFF-SITE IN COMPLIANCE WITH ALL APPLICABLE CODES AND/OR LAWS. ALL DUMP FEES/PERMIT COSTS ARE TO BE INCLUDED IN BIDS. RECYCLE ANY MATERIALS THAT CAN BE RECYCLED. ANY MATERIALS OR EQUIPMENT THAT ARE SCRAPPED FOR COMPENSATION ARE TO BE LISTED AS A LINE ITEM IN BID PROPOSALS OR SAID COMPENSATION RETURNED TO THE OWNER.
19. ALL DEMOLITION ITEMS ARE NOT SHOWN. COORDINATE DEMOLITION AMONG TRADES TO AVOID INTERFERENCES/CONFLICTS.
20. ALL DEMOLITION ITEMS SHALL BE (U.N.O.) INCLUDED IN THE BID PRICE. ITEMS WHICH ARE NOT SHOWN, BUT ARE READILY APPARENT AT THE SITE ARE IMPLIED BY THESE DOCUMENTS AND SHALL BE INCLUDED IN THE BID PRICE.
21. EACH AND EVERY ITEM OF DEMOLITION WORK CANNOT REASONABLY BE INDIVIDUALLY DEFINED ON THE PLANS (INCLUDING REMOVAL OF PIPE, CONDUITS, THERMOSTATS, CONTROLS, ETC.). BUT ALL VISIBLE ITEMS, EITHER ABOVE OR BELOW CEILINGS, THAT WILL NOT BE REUSED/REMAIN IN PLACE AS PER M.E.P DRAWINGS SHOULD BE CONSIDERED AS PART OF THE DEMOLITION SCOPE OF WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO EXAMINE THE BUILDING AND PROJECT SITE AND INCLUDE THE COST OF SUCH IN THEIR BIDS.
22. EXISTING WALLS AND FIXTURES ARE NOT NECESSARILY SHOWN IN THEIR ENTIRETY OR CORRECT LOCATION. CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BIDDING. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR DIRECTION AND OR CLARIFICATION.
23. ALL EXISTING FACILITIES THAT ARE TO REMAIN ARE TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION BY THE GENERAL CONTRACTOR (G.C.). ANY DAMAGED MATERIALS TO BE REPAIRED, REPLACED OR REBUILT IN A MANNER ACCEPTABLE TO THE OWNER AND ARCHITECT.
24. G.C. TO PROVIDE DUST CONTROL PARTITIONS, DEVICES, FLOOR MATS, ETC. TO MAINTAIN CLEAN INTERFACES WITH ADJACENT OCCUPIED BUILDINGS - AS NECESSARY. G.C. WILL BE RESPONSIBLE FOR MAINTAINING A "CLEANUP AREA" AT EACH OF THESE INTERFACES.
25. WHEN STRUCTURAL MEMBERS ARE TO BE REMOVED, ASSOCIATED STRUCTURAL MEMBERS MUST BE BRACED DURING THE COURSE OF CONSTRUCTION AS NECESSARY. IF THERE IS ANY DOUBT ABOUT STRUCTURAL CAPACITY CONSULT THE STRUCTURAL ENGINEER.

GENERAL NOTES:

- 1. ALL CONSTRUCTION IS INTENDED TO BE IN CONFORMANCE WITH FEDERAL AND STATE LAWS, CURRENT LOCAL ORDINANCES & BUILDING CODES AND THE AMERICANS WITH DISABILITIES ACT (ADA) Accessibility Guidelines for Buildings and Facilities (ADAAG). REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH WORK.
2. DO NOT SCALE THE DRAWINGS. THE DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONAL INFORMATION BY PHYSICAL OR ELECTRONIC MEANS. IF ADDITIONAL INFORMATION, DIMENSIONS, OR LOCATIONS ARE NEEDED, CONTACT THE ARCHITECT.
3. CONTRACTOR TO FIELD VERIFY ALL SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION
4. G.C. TO VERIFY REQUIREMENTS OF ALL OWNER PROVIDED FURNISHED ITEMS WITH OWNER BEFORE PROCEEDING WITH WORK.
5. CONTRACTOR TO FIELD VERIFY DIMENSIONS OF PLUMBING FIXTURES (TOILETS, W.C, TUBS & SHOWERS) VS WALL PARTITION TYPES(WALL THICKNESS MAY VARY WITH SHEAR WALL CONDITIONS) BEFORE COMMENCING FRAMING.
6. CONTRACTOR TO VERIFY ALL DIMENSIONS WITH MANUFACTURER ON FIXTURES & EQUIPMENT SUPPLIED, PRIOR TO CONSTRUCTION.
7. IF HAZARDOUS MATERIALS ARE IDENTIFIED, CEASE WORK (PER GOVERNING AUTHORITY) AND CONTACT THE OWNER IMMEDIATELY.
8. REFER TO ENLARGED PLANS FOR ADDITIONAL INFORMATION INCLUDING DIMENSIONS. ENLARGED PLANS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES BEFORE PROCEEDING.
9. DIMENSIONS ARE TO FACE OF STUD TO FACE OF STUD, UNLESS NOTED OTHERWISE (UNO). REFER TO BOTH ARCHITECTURAL AND STRUCTURAL DRAWINGS BEFORE COMMENCING WORK ON FOOTINGS AND FOUNDATION. REFERENCE GRID TYPES.
10. CONTRACTOR RESPONSIBLE FOR ALL BLOCKING REQUIRED FOR ALL WALL HUNG EQUIPMENT. SUCH AS BUT NOT LIMITED TO THE FOLLOWING: TOILET ACCESSORIES, SHELVING, SHOWER SEATS, EXTERIOR LIGHT FIXTURES, WALL GUARDS, RAILING, ETC.
11. CONTRACTOR TO PROVIDE CAULKING AT THE FOLLOWING LOCATIONS UNO:
A) AT CABINET ENDS, WHERE THEY MEET SPECIFIED WALL (I.E. TYPICAL IS GYP).
B) AT HOLLOW METAL DOOR FRAMES, BOTH SIDES AND TOP.
C) ALL WALL TILE AND WALL COVERINGS @ TRANSITIONS.
12. ALL FINISH FLOOR ELEVATIONS MUST BE FIELD VERIFIED. ALL OTHER STRUCTURAL AND DIMENSIONAL ISSUES MUST BE VERIFIED BY THE CONTRACTOR. IF DISCREPANCIES ARISE, THE CONTRACTOR MUST NOTIFY THE ARCHITECT IN WRITING OF SUCH DISCREPANCIES
13. ALL PENETRATIONS THROUGH FIRE RATED WALLS ARE TO BE SEALED WITH UL LISTED MATERIALS AND METHODS.
14. ALL WORK PERFORMED BY G.C. SHALL BE INSTALLED PER MANUFACTURES RECOMMENDATIONS.SAFETY CODE REQUIREMENTS.
15. ALL WORK SHALL BE INSTALLED COMPLETE IN ANY RESPECT.
16. THE CONTRACTOR TO BE FULLY RESPONSIBLE FOR DAMAGES AND OMISSIONS OF THE SUB CONTRACTORS.
17. RATED WALLS SHALL BE BUILT TIGHT AGAINST DECK ABOVE AND SEALED. EXTEND ALL RATED WALLS TO UNDERSIDE OF THE RATED FLOOR/CEILING OR ROOF/CEILING ABOVE.
18. ALL JOINTS B/W FIRE RATED WALLS, CEILINGS AND FLOORS SHALL BE PROTECTED BY AN APPROVED FIRE RESISTANT JOINT SYSTEM DESIGNED TO RESIST THE PASSAGE OF FIRE FOR A TIME NOT LESS THAN THE REQUIRED FIRE RESISTANCE RATING OF THE WALL.
19. PROVIDE STENCILED LETTERING ON ALL FIRE RATED WALLS ABOVE THE CEILING, AND IN CONCEALED SPACES STATING " FIRE BARRIER & RATING.
20. WHERE GYP. BD. IS USED IN TOILET ROOMS OR SINK/ FIXTURE WET WALLS - PROVIDE M.R. GYP. BD. (SEE SPECS)
21. ALL TILE IS TO HAVE ADEQUATE GYP. OR CEMENTITIOUS BACKING AS REQ. BY MANUFACTURER.
22. ALL EXPOSED EXTERIOR STEEL TO BE PAINTED OR GALVANIZED.
23. ALL EGRESS PATHS AND EXITS TO REMAIN OPEN DURING CONSTRUCTION. CONTRACTOR TO PHASE AND COORDINATE CONSTRUCTION ACTIVITY TO MAINTAIN AND INSURE EGRESS REQUIREMENTS ARE MAINTAINED AT ALL TIMES. SEE LIFE SAFETY SHEETS FOR DETAILS.
24. DOORS: SEE DOOR SCHEDULE AND DOOR DETAILS FOR ALL REQUIREMENTS AND DESCRIPTIONS.
25. PROTECT EXISTING CONSTRUCTION TO REMAIN- REPAIR DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES AT NO COST TO OWNER.
26. EXISTING BUILDINGS MAY BE OCCUPIED BY ADJACENT TENANTS THROUGHOUT CONSTRUCTION. ENSURE ALL AREAS ARE KEPT CLEAN AND CLEAR OF DEBRIS. MAINTAIN ACCESS TO ENTRY DRIVES, PARKING LOTS, AND BUILDING ENTRANCES/EGRESS.
27. PUBLIC SPACES ARE TO BE BROOM CLEANED AT THE END OF WORK. SITE TO MAINTAIN CLEANLINESS DURING BUSINESS HOURS.
28. CONTRACTOR SHALL KEEP THE OWNER APPRISED OF PROGRESS OF THE WORK AND SCHEDULE FOR COMPLETION.
29. CONTRACTOR SHALL PROVIDE THE OWNER WITH 3-RING BINDER(S) WITH ALL PERTINENT PROJECT INFORMATION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:
- MAINTENANCE/ OPERATION MANUALS FOR EQUIPMENT, PRODUCTS, MATERIALS AND FINISHES
- COMPLETED WARRANTY FORMS FOR EQUIPMENT, PRODUCTS, AND METERIALS
- CONTRACTOR'S ONE YEAR WARRANTY
- AS-BUILT DRAWINGS (ORIGINAL ARCHITECTURAL & MEP DRAWINGS WITH CHANGES AND CONCEALED UTILITIES MARKED IN RED



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GENERAL NOTES