GENERAL PROJECT NOTES

1. 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.

2. All work shall comply with all applicable local, state, and national codes, rules, ordinances and regulations and authorities having jurisdiction.

3. 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.

4. 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.

5. 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.

6. 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.

7. 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.

8. "Provide" shall mean to furnish and install, complete and ready for intended use.

9. Provide pressure treated wood where in contact with concrete or masonry.

10. The Contractor shall be responsible for all cutting, fitting, and patching that may be required to complete the work.

11. 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.

12. Provide all temporary services required to facilitate the work indicated, including but not limited to the following: power, lighting, heat, and water.

13. 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.

14. 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.

15. 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.

16. 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.

17. All wood blocking, trim, decking, etc. shall be decay-resistant treated, or as specified.

18. To prepare substrate for all wall mounted items, wall fixture, toilet accessories, etc. - fill all voids in the CMU surface to provide sound base (provide blocking in stud walls) for all new wall mounted items, fixtures, etc. Install per manufacturer's specifications and recommendations.

19. Do not paint any caulking or sealants which are subject to movement. Control joints shall be caulked and painted and special coating applications. Provide caulking or sealants in colors which match adjacent finished surface as approved by the Architect.

20. Bidders shall be responsible for obtaining a copy of the Geotech Report from the Owner.

21. The project may include some items that are delegated design. Bidders shall ensure these items are covered in their base bid.

22. All questions that affect cost, time, etc. shall be presented in the form of RFI's to the Architect prior to bid.

ENERGY CODE EXEMPTION

Per 2015 International Energy Conservation Code:

C402.1.1 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:

1. Those with a peak design rate of energy usage less than 3.4 Btu/h x ft2 or 1.0 watt/ft2 of floor area for space conditioning purposes.
2. Those that do not contain "conditioned space".
3. Greenhouses

Per Chapter 2:
Definition of Conditioned Space: An area, room or space that is enclosed within the building thermal envelope and is directly or indirectly heated or cooled. Spaces are indirectly heated or cooled where they communicate through openings with conditioned spaces, where they are separated from conditioned spaces by uninsulated walls, floors or ceilings, or where they contain uninsulated cuts, piping or other sources of heating or cooling.

During normal operations, the Oil Change area is not enclosed (overhead doors remain open) and is outside the building thermal envelope assembly. This area is 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

1. All door hardware shall be accessible type per section 309 of the 2010 ADA Standards for Accessible Design.

2. All walking surfaces shall have a maximum slope of 1:20 per section 403 of the 2010 ADA Standards for Accessible Design.

3. All floor or ground surfaces shall be stable, firm, and slip resistant per section 302 of the 2010 ADA Standards for Accessible Design.

4. 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.

5. Provide maneuvering clearances at manual swinging doors per section 404 of the 2010 ADA Standards for Accessible Design.

6. 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

1. 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.

2. 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.

3. The Contractor shall provide all necessary blocking in walls for support of all equipment, shelving, accessories, grab bars, and other required elements.

4. Provide pressure treated wood where in contact with concrete or masonry.

5. Ease all edges on casework to prevent sharp corners.

6. Paint all HVAC wall grilles to match adjacent surface color unless otherwise noted or instructed by the Architect.

7. 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.

8. Provide thresholds where required. All shall be ADA compliant.

9. All gypsum board to have a level 4 finish unless otherwise indicated.

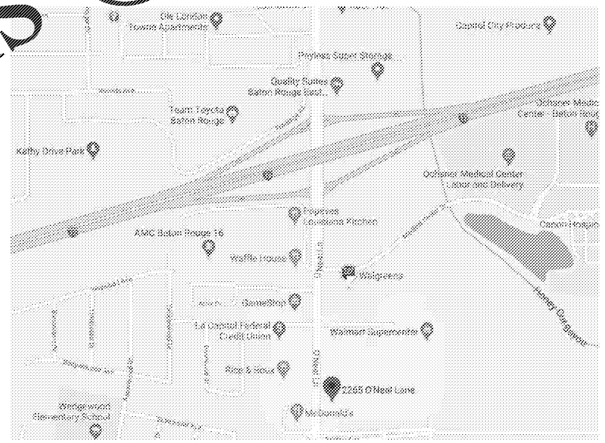
10. All toilet walls to have moisture resistant paint.

BIDDING INQUIRES

Company: Express Oil Change
Contact: John Davis
E-Mail: jdavis@expressoil.com
Phone: 205-945-1771

Note: Subcontractors to call bidding General Contractor for questions

VICINITY MAP



Express Oil Change & Tire Engineers
2265 O'Neal Lane
Baton Rouge, LA 70816

NORTH

Keynote Schedule	
Tag	Text
1	Attic Access (Werner Model WH3008)
2	Membrane waterproofing at perimeter of foundation wall as specified
3	Location of refigerator 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	Prefinished metal gutter system
11	Metal awning system. By others.
12	Prefinished metal downspout and elbow. Provide concrete splashblock at each downspout unless discharge is on concrete or asphalt.
13	Pre-finished hip and ridge cap. Color to match roof. Provide concealed venting at ridge only.
14	Metal valley flashing. Color to match roof.
15	1x pressure treated painted fascia board continuous
16	Painted structural half highs
17	Painted 8" split faced grout filled CMU block bond beam. See Structural.
18	Unpainted structural half highs
19	Painted 8" split-faced CMU
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. Max. distance between control joints in slabs not to exceed 12'-0". Control joints in walls shall be 4'-0" from wall intersection or corner and every 20'-0".
26	Key box (Locate as directed by the Local Fire Marshall or AHJ)
27	Prefinished metal coping
28	Framed mirror. Bradley Corporation Model 780-02436
32	36" grab bar. Bradley Corporation Model 8120-00136. Provide blocking in wall as required.
33	ADA compliant room / exit sign.
34	4" perforated perimeter drain with filter fabric
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	Surface mounted baby changing station. Bradley Corporation Model 9631 Light Gray. Provided blocking in wall as required.
37	Lightbar by others. See electrical for power.
38	Eyewash station (See Plumbing)
39	20"x30" insulated attic access panel
40	Underlavatory guard
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	24" vertical grab bar. Bradley Corporation Model 8120-00124. Provide blocking in wall as required.
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	Oil tank stairs by others.
47	Provide address identification as directed by the Local Fire Marshal or AHJ)
49	Telepone backerboard. See Electrical.
52	Sign to be centered on wall horizontally. 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.
55	Provide swing gate at stairs for fall protection. Gate to open in direction of egress. Provide signage that reads "Do Not Enter. Authorized Personnel Only".
56	Coffee cabinet (GC to provide)
57	Wall mounted T.V. by others. See Electrical for power, etc.
58	Service Desk (GC to provide)
59	Painted pre-cast watertable sill

Sheet Index	
Sheet Number	Sheet Name
OC-T100	Title Sheet
OC-G100	General Information
OC-G200	Architectural Specifications
OC-G201	Architectural Specifications
OC-G202	Architectural Specifications
OC-G300	EOC Standards - Exterior
OC-G301	EOC Standards - Interior
OC-G400	COMCheck
OC-LS100	Life Safety / Code Summary
OC-LS101	Life Safety / Code Summary
OC-LS102	Life Safety Plan
OC-AS100	Architectural Site Plan
OC-A100	Floor Plan
OC-A101	Flr Floor Plan and Site Details
OC-A102	Foundation Details
OC-A103	Enlarged Floor Plans and Details
OC-A104	Reflected Ceiling Plans / Legend
OC-A105	Equipment Platform Plan
OC-A106	Roof Plan
OC-A200	Exterior Elevation - Front
OC-A201	Exterior Elevation - Rear
OC-A202	Exterior Elevation - Left
OC-A203	Exterior Elevation - Right
OC-A300	Building Sections
OC-A301	Building Sections
OC-A302	Building Sections
OC-A303	Building Sections
OC-A400	Wall Types
OC-A600	Interior Elevations
OC-A602	Interior Elevations
OC-A605	Interior Dimensional Info.
OC-A610	Floor Finishes
OC-A620	Schedules
OC-R100	3D Views
OC-S0.1	General Notes & Special Inspections
OC-S0.2	Typical Details
OC-S1.1	Foundation Plan
OC-S3.1	Roof Framing Plan
OC-S5.1	Section and Details
OC-S5.2	Sections and Details
OC-M0.01	Mechanical Legend, Abbreviations and Schedules
OC-M0.02	Mechanical Specifications
OC-M0.03	Mechanical Specifications
OC-M0.04	Mechanical COMCheck
OC-M1.01	Mechanical Floor Plan
OC-M1.02	Partial Mechanical Floor Plans - Pit and Platform
OC-M2.01	Mechanical Details
OC-M2.02	Mechanical Details
OC-P0.01	Plumbing Legend, Abbreviations, and Schedules
OC-P0.02	Plumbing Specifications
OC-P0.03	Plumbing Specifications
OC-P1.01	Plumbing Floor Plan Gravity
OC-P1.02	Plumbing Floor Plan Pressure
OC-P1.03	Partial Plumbing Floor Plans - Pit and Platform
OC-P2.01	Pressure Riser
OC-P2.02	Gravity Riser
OC-P2.03	Plumbing Details
OC-E100	General Notes & Fixture Schedues
OC-E101	Symbol Legends and Details
OC-E102	Single Line Diagram & Panelboard Schedules
OC-E103	Details
OC-E104	Site Plan - Electrical
OC-E200	Ground Floor Plan - Lighting
OC-E201	Pit Level & Equipment Platform Plans - Lighting
OC-E300	Ground Floor Plan - Power & Voice/Data
OC-E301	Pit Level & Equipment Platform Plans - Power & Voice/Data
OC-E400	Ground Floor Plan - Electrical Connection to Mechanical
OC-E401	Pit Level & Equipment Platform Plans - Electrical Connection to Mechanical
OC-E500	Specifications
OC-E600	COMCheck

TIMOTHY AHO, ARCHITECT
www.ahoarch.com
TIMOTHY A. AHO REG. NO. 9077 STATE OF LOUISIANA REGISTERED ARCHITECT

Express Oil Change & Tire Engineers
Right Hand Oil Change Building (Hurricane)
2265 O'Neal Lane
Baton Rouge, LA 70816

FINAL

No.	Description	Date

General Information

Project number	20025
Date	08/27/2020
Drawn by	ARC
Checked by	TAA

OC-G100

Scale 1/4" = 1'-0"

8/29/2020 3:24:47 PM