

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 prior to bid. 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, 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. Control 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.
- Bidders shall be responsible for obtaining a copy of the Geotech Report from the Owner.
- The project may include some items that are delegated design. Bidders shall ensure these items are covered in their base bid.
- All questions that affect cost, time, etc. shall be presented in the form of RFIs to the Architect prior to bid.

ENERGY CODE EXEMPTION

During normal operations, the Service area is not enclosed and does not contain any other conditioned space within the building thermal envelope. Company policy is for all overhead doors to remain open during business hours. Though the Service Bay and Storage areas have unit heaters, these are not intended to heat the entire space. These areas do not have cooling systems. Therefore, these areas shall be exempt from the building thermal envelope provisions of the code.

GENERAL ACCESSIBILITY NOTES

- All door hardware shall be accessible type per section 404 of the 2017 ICC/ANSI A117.1
- All walking surfaces shall have a maximum slope of 1:20 per section 405 of the 2017 ICC/ANSI A117.1
- All floor or ground surfaces shall be stable, firm, and slip resistant per section 302 of the 2017 ICC/ANSI A117.1
- Changes in level of 1/4" high maximum shall be permitted to be vertical per section 303 of the 2017 ICC/ANSI A117.1
- Provide maneuvering clearances at manual swinging doors per section 404 of the 2017 ICC/ANSI A117.1
- 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.

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

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

BIDDING INQUIRES

VICINITY MAP



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



Keynote Schedule

Tag	Text
1	20x30 insulated attic access panel
2	Robe hook mounted at 48" A.F.F. Bradley Corporation Model 915.
3	ADA compliant room/exit sign.
4	Eyewash station (See Plumbing)
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
9	Pre-finished standing seam metal roof system
10	Prefinished metal gutter system
11	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 material 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 or construct 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.
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	Key box (located as directed)
15	1x pressure treated painted fascia board continuous
16	Painted structural half-highs
17	Painted 8" split-face grout filed "u" block bond beam. See Structural.
18	Unpainted structural half-highs
19	Painted 8" split-face cmu
20	Painted concrete filled steel bollard
21	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".
22	Signage by others. Provide blocking as required. See Electrical for power.
23	Concrete apron
27	36" grab bar. Bradley Corporation Model 8120-00136. Provide blocking in wall as required.
29	Framed mirror. Bradley Corporation Model 780-02436.
31	Underlavatory guard. Trubro Lav Guard 2 by IPS Corporation.
32	Paint all roof penetrations to match roof color
33	24" vertical grab bar. Bradley Corporation Model 8120-00124. Provide blocking in wall as required.
34	Full height chainlink fence w/ 3x7 gate
35	Metal louver or vent, see Mechanical.
36	Wall mounted soap dispenser by others. Bradley Corp. Model 6563. Provide blocking as required.
37	Jumbo dual roll toilet tissue dispenser by others. Bradley Corp Model 5425. Provide blocking as required.
38	Automatic towel dispenser by others. Bradley Corp Model 2494. Provide blocking in the wall as required.
39	Service desk to be provided by the General Contractor.
40	Painted watertable sill.

Sheet Index

Sheet Number	Sheet Name
SV-T100	Title Sheet
SV-G100	General Information
SV-G200	Architectural Specifications
SV-G201	Architectural Specifications
SV-G202	Architectural Specifications
SV-G300	EOC Standards - Exterior
SV-G301	EOC Standards - Interior
SV-LS100	Life Safety / Code Summary
SV-LS101	Life Safety / Code Summary
SV-LS102	Life Safety Plan
SV-AS100	Architectural Site Plan
SV-A100	Floor Plan
SV-A101	Enlarged Plans
SV-A103	Reflected Ceiling Plans / Legend
SV-A105	Roof Plan
SV-A200	Exterior Elevation - Front
SV-A201	Exterior Elevation - Rear
SV-A202	Exterior Elevation - Right
SV-A203	Exterior Elevation - Left
SV-A300	Building Sections
SV-A301	Building Sections
SV-A400	Wall Types & Interior Elevations
SV-A605	Interior Dimensional Info.
SV-A620	Schedules
SV-R100	3D Views
SV-S0.1	General Notes & Special Inspections
SV-S0.2	Typical Details
SV-S1.1	Foundatin and Roof Framing Plan
SV-S5.1	Sections and Details
SV-M0.01	Mechanical Legend, Schedules, and Details
SV-M0.02	Mechanical Specifications
SV-M0.03	Mechanical Specifications
SV-M0.04	Mechanical COMCheck
SV-M1.01	Mechanical Floor Plan
SV-P0.01	Plumbing Legend, Abbreviations and Schedules
SV-P0.02	Plumbing Specifications
SV-P0.03	Plumbing Specifications
SV-P1.01	Plumbing Floor Plans
SV-P2.01	Plumbing Risers
SV-P3.01	Plumbing Details
SV-E100	General Notes & Fixture Schedule
SV-E101	Symbol Legends and Details
SV-E102	Single Line Diagram & Panel Board Schedules
SV-E103	Details
SV-E104	Site Plan - Electrical
SV-E200	Floor Plan - Lighting
SV-E300	Floor Plan - Power & Voice/Data
SV-E400	Floor Plan - Electrical Connection to Mechanical
SV-E500	Specifications
SV-E600	COMCheck



Express Oil Change & Tire Engineers

Service Building (Hurricane)

2265 O'Neal Lane
 Baton Rouge, LA 70816

FINAL

No.	Description	Date

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General Information	
Project number	20025
Date	08/27/2020
Drawn by	ARC
Checked by	TAA
SV-G100	
Scale	1/4" = 1'-0"