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ARCHITECTURAL SYMBOLS & ANNOTATION

GENERAL SYMBOLS & ANNOTATION

Table of architectural symbols and annotations including Building Section, Wall/Detail Section, Enlarged Plan & Detail, Room#, Exterior Elevation, Interior Elevation, Existing Building Column, New Building Column, Partition Type, Finishes, Key Note, Door #, Storefront, Elevation Tag, Ceiling Tag, Ceiling Finish Reference, and North Arrows.

ABBREVIATIONS & ACRONYMS

Table of abbreviations and acronyms categorized by letter (A through W), listing terms like Anchor Bolt, Above, Access, Area Drain, Addendum, Adhesive, Aggregate, Air Handling Unit, Aluminum, Ampere, Access Panel, Approximate, Architectural, Asphalt, Automatic, Average, Awning, Board, Bituminous, Blocking, Building, Block (CMU), Block, Bearing, Brick, Bottom, Between, Beveled, Cement, Ceramic, Cubic Foot, Circle, Circumference, Control Joint, Caulking, Centerline, Closet or Centerline, Ceiling, Clear Opening, Clear (Ance), Closure or Closer, Counters, Concrete Masonry Unit, Cast-in-Place, Column, Concrete, Construct, Continued, Continuous, Contractor, Ceramic Tile, Center or Counter, Cubic Yard, Double, Decorative, Demolish, Demolition, Detail, Diameter, Dimension, Dead Load, Down, Damp Proofing, Door, Downspout, Drain Tile, Detail, Drywall, Drawing, Drywall Header, Drywall Soffit, Each, Electrical Contractor, Expansion Joint, Electric(al), Elevation, Electrical Panel, Equal, Estimate, Electric Water Cooler, Existing, Exhaust, Exterior, Fastener, Face Brick, Floor Covering, Floor Clean-Out, Floor Drain, Fire Extinguisher Cabinet, Finish Floor, Fire House Cabinet, Finish, Fixture, Floor/Flooring, Fluorescent, Foundation, Fire Proof, Frame, Floor Sink, Footing, Furred(Ing), Field Verify, Gauge, General Contractor, Grade or Grading, Ground Fault Interrupter, Glass or Glazing, GROUT, Gypsum Wall Board, Hose Bib, Hollow Core, Head or Hard, Header, Hollow Metal, Hardware, Height, Hollow Metal, Horizontal, Hour, HVAC, Hardwood, Inside Diameter, In Lieu of, Insulated Metal, Info., Insulated(Tion), Interior, Information to Follow, Laminat(e), Lavatory, Location by Others, Live Load, Laminated Plastic, Light, Lighting, Lintel, Laminated Veneer Lumber, Louver, Meter(s), Maximum, Masonry, Material, Mechanical, Manufacturer, Minimum, Miscellaneous, Mullion, Metal, Not Applicable, Non-Contract, Not in Scope, Nominal Dimension, Not to Scale, Not in Center, Outside Diameter, Head, Opening, Optional, Open to Structure, Perimeter, Parking, Plate, Plastic Laminate, Plaster, Panel, Paint, Point of Sale, Prefabricated, Power and Signal, Pounds per Square Foot, Pounds per Square Inch, Partition, Pressure Treated, Pav(e) or Paving, Polyvinyl Chloride, Pavement, Plywood, Power, Quarry Tile, Return Air, Radius, Roof Drain, Refer to / Reference, Refrigerator, Required, Resilient, Revision / Revised, Reinforced(Ing), Rough Opening, Solid Core, Schedule, Section, Square Feet, (Drawing) Sheet, Sheathing, Similar, Specifications, Speaker, Square, Stainless Steel, Standard, Storage, Steel, Structure / Structural, To Be Determined, Temp, Tag & Groove, Thickness, Top of, Typical, Unfinished, Unless Noted Otherwise, Volt, Vinyl Composition Tile, Vertical, Verify in Field, Vinyl, With, Water Closet, Wood, Wide Flange, Water Heater, Window, Without, Waterproof, Water Resistant, Wainscot, Welded Wire Mesh.

PROJECT GENERAL NOTES

- 1. ALL WORK SHALL CONFORM TO FEDERAL, STATE AND LOCAL CODES AS INTERPRETED BY THE LOCAL AUTHORITY HAVING JURISDICTION.
2. THE WORD 'PROVIDE' SHALL MEAN THAT THE CONTRACTOR SHALL SUPPLY ALL LABOR AND MATERIALS AS REQUIRED TO RESULT IN A COMPLETELY FINISHED AND / OR OPERABLE SYSTEM. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ARCHITECT & OWNER.
3. MEANS OF EGRESS AND BUILDING SECURITY SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.
4. INTERIOR SIGNAGE IS THE RESPONSIBILITY OF THE OWNER AND MUST COMPLY WITH 2018 NCBC 1111.
5. TENANT TO PROVIDE AND INSTALL OCCUPANCY SIGN IN A CONSPICUOUS LOCATION IN ACCORDANCE WITH STATE AND LOCAL CODES.
6. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL PLUMBING, MECHANICAL, ELECTRICAL EQUIPMENT AND MILLWORK ORDERED. GC SHALL REVIEW ALL SHOP DRAWINGS AND RECEIVE APPROVED STAMP FROM ARCHITECT OR ENGINEER PRIOR TO ORDERING AND FABRICATION.
7. GENERAL CONTRACTOR TO STRIP AND CLEAN AREAS OF EXPOSED SLAB IN PREPARATION OF NEW FLOOR FINISHES. PATCH ALL HOLES AND UNEVEN CONCRETE TO PROVIDE FINISH SURFACE. LANDLORD TO DELIVER FLOOR STRUCTURE AS IS IN BROOM SWEEP CONDITION WITH ALL FLOOR COVERING REMOVED.
8. GENERAL CONTRACTOR TO VERIFY LOCATION OF ALL EQUIPMENT WITH TENANT PRIOR TO INSTALLATION OF EQUIPMENT OR OUTLETS.
9. PER 2018 NCBC 2509: GYPSUM BOARD WALL CONSTRUCTION FINISH EXPOSED TO WETNESS OR HIGH HUMIDITY SHALL BE WATER RESISTANT.
10. GENERAL CONTRACTOR TO BRACE TOPS OF ALL HEIGHT PARTITIONS TO STRUCTURE ABOVE PER 2018 NCBC SECTION 1604.8
11. GENERAL CONTRACTOR TO COMPLY WITH 2018 NCBC 14. INTERIOR WALLS AND PARTITIONS THAT EXCEED 6 FEET IN HEIGHT INCLUDING THEIR FINISH MATERIALS, SHALL HAVE ADEQUATE STRENGTH TO RESIST THE LOADS TO WHICH THEY ARE SUBJECTED, BUT NOT LESS THAN A HORIZONTAL LOAD OF 5psf.
12. USE TWO (2) CORNERS WHERE APPLICABLE.
13. PROVIDE WOOD BLOCKING IN PARTITIONS AT ALL LOCATIONS WHERE WORK SURFACE, SHELVING, BRACKETS, DISPLAYS, GRAB BARS, HANDRAILS AND/OR EQUIPMENT WILL BE MOUNTED OR ATTACHED TO THE FACE OF WALL FOR STRUCTURAL STABILITY. REFERENCE FLOOR PLANS FOR LOCATIONS OF SUCH EQUIPMENT. CEILING WOOD SHALL BE FIRE RETARDANT LUMBER AND INSTALLED WITH THE LABEL FACING OUT.
14. LUMBER AND BLOCKING IN CONTACT WITH MASONRY AND CONCRETE SHALL BE PRESSURE TREATED.
15. GENERAL CONTRACTOR TO FURNISH AND INSTALL BACKING FOR ALL FIXTURES AND EQUIPMENT AS REQUIRED.
16. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5.0 LBF (22.2 N) FOR INTERIOR DOORS.
17. REFER TO THE PLUMBING DRAWINGS FOR SINK AND FLOOR DRAIN LOCATIONS. FLOOR SINKS TO BE FLUSH WITH TILE UNLESS OTHERWISE REQUIRED BY CODE. FLOOR FINISH TO SLOPE 1/8" PER FOOT TO DRAINS, TYPICAL.
18. IT IS THE RESPONSIBILITY FOR THE GC TO VERIFY AND PLAN FOR LEAD TIMES.
19. THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO STARTING ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS INCLUDING THOSE FURNISHED BY SUBCONTRACTORS AND OWNER.

FIRE DEPARTMENT REQUIRED NOTES

- 1. 2A:10B:C FIRE EXTINGUISHERS SHALL BE PROVIDED IN THE DINING AREAS AND 'A' CLASS EXTINGUISHERS SHALL BE WITHIN 30 FEET OF PREP AREA, STORAGE, AND SALES AREA. MOUNTING HEIGHT SHALL NOT EXCEED 48" AFF TO THE TOP OF EXTINGUISHER AND TRAVEL DISTANCE TO REACH ONE SHALL NOT EXCEED 75 FEET.
2. DECORATIVE MATERIALS, INCLUDING DRAPES AND HANGINGS, MUST BE NONCOMBUSTIBLE, FLAME RESISTANT OR TREATED WITH A FLAME RETARDANT.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR ENTIRE FIRE SPRINKLER SYSTEM, INCLUDING SUBMITTAL AND APPROVAL FROM THE LOCAL FIRE DEPARTMENT.

INTERIOR GENERAL NOTES

- 1. INTERIOR TRIM: MATERIALS, OTHER THAN FOAM PLASTICS USED AS TRIM SHALL HAVE A MIN CLASS A FLAME SPREAD (0-25) & SMOKE-DEVELOPED INDEX (0-45) PER ASTM E-84 OR UL 723.
2. THE FACE OF AN EXIT SIGN ILLUMINATED FROM AN EXTERNAL SOURCE SHALL HAVE AN INTENSITY OF NOT LESS THAN 5(FIVE) FOOT-CANDELES (54 LUX) & SHALL BE ILLUMINATED AT ALL TIMES & FOR NOT LESS THAN 90 MINUTES IN THE EVENT OF PRIMARY POWER LOSS USING BATTERIES OR GENERATORS.
3. TEMPERED WINDOWS/GLASS WHERE APPLICABLE.
4. MILLWORK TO MEET TAS REQUIREMENTS.
5. PANIC HARDWARE REQUIRED ON ALL EGRESS PATH LATCHING DOORS.

BID NOTES

- 1. NO SUBCONTRACTOR SHOULD BE PROVIDED WITH A PARTIAL SET OF PLANS FOR EITHER BIDDING OR CONSTRUCTION PURPOSES WITHOUT FIRST HAVING AMPLE TIME TO REVIEW A COMPLETE SET OF CONSTRUCTION DOCUMENTS. ONLY HAVING A PARTIAL SET OF DRAWINGS WILL NOT BE ACCEPTED AS AN EXCUSE FOR DELAYS, INCOMPLETE WORK, OR CHANGE ORDERS AS THERE ARE MANY CROSS REFERENCES IN A SET OF CONSTRUCTION DOCUMENTS.
2. BIDDERS ARE REQUIRED TO VISIT SITE AND VERIFY CONDITIONS PRIOR TO SUBMITTING BIDS.
3. SUBCONTRACTORS WORK MAY INCLUDE WORK IN CONJUNCTION WITH OTHER TRADES. IT SHALL BE THE G.C.'S RESPONSIBILITY TO MAKE SURE THAT THE SUBCONTRACTORS ARE FAMILIAR WITH ALL DRAWINGS AND SPECS. FOR THIS PROJECT AND SHALL BE REFLECTED IN THE G.C.'S BID.
4. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT & OWNER PRIOR TO SUBMISSION OF BIDS. CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CONFLICTS NOT IDENTIFIED PRIOR TO BID.

SUBMITTALS & RFI'S

- 1. CONTACT THE PROJECT MANAGER FOR SUBMITTALS & RFI'S. RFI'S SHALL BE FORWARDED TO ARCHITECT VIA EMAIL FOR DOCUMENTATION PURPOSES. ALL SUBMITTALS MUST BE REVIEWED AND STAMPED BY THE G.C. PRIOR TO DOCUMENTATION TO ARCHITECT. ALLOW A MAXIMUM OF 14 BUSINESS DAYS FOR REVIEW.

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Table with columns: no., date, comment. It is currently empty.

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GENERAL NOTES & SYMBOL LEGEND

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