

ABBREVIATIONS			THROUGHOUT THE DOCUMENTS THESE ABBREVIATIONS ARE USED TO DESCRIBE PARTIES, MATERIALS, WEIGHTS, OR DIRECTIONS RELATED TO THE CONTRACT DOCUMENTS.		
AC	AIR CONDITIONING	EA	EACH	L	LENGTH LONG
ACS PNL	ACCESS PANEL	EIFS	EXTERIOR INSTALLATION FINISH SYSTEM	LAV	LAVATORY
ACT	ACOUSTICAL CEILING TILE	EJ	EXPANSION JOINT	LBS	POUNDS(S)
ADDM	ADDENDUM	EL	ELEVATION	LKR	LOCKER
ADJ	ADJUSTABLE	ELEC	ELECTRIC/ELECTRICAL	LT WT	LIGHTWEIGHT
ADO	AUTOMATIC DOOR OPERATOR	ELEV	ELEVATOR	LGB	LEAD LINED GYPSUM BOARD
AFF	ABOVE FINISHED FLOOR	EMER	EMERGENCY		
ALT	ALTERNATE	EP	ELECTRICAL PANEL	MAS	MASONRY
ALUM	ALUMINUM	EQ	EQUAL	MATL	MATERIAL
ANOD	ANODIZED	EQUIP	EQUIPMENT	MAX	MAXIMUM
APPROX	APPROXIMATE	ES	ELECTRIC STRIKE	MCH	MECHANICAL
ARCH	ARCHITECT	ETR	EXISTING TO REMAIN	MED	MEDIUM
AUX	AUXILIARY	EWC	ELECTRIC WATER COOLER	MFR	MANUFACTURER
AUX	AVERAGE	EXH FN	EXHAUST FAN	MH	MANHOLE
		EXIST	EXISTING	MID	MIDDLE
BD	BOARD	EXP	EXPANSION	MN	MINIMUM
BITUM	BITUMINOUS	EXPO	EXPOSED	MIR	MIRROR
BLDG	BUILDING	EXT	EXTERIOR	MISC	MISCELLANEOUS
BLKG	BLOCKING			MO	MASONRY OPENING
BLKHD	BULKHEAD	FA	FIRE ALARM	MS	METAL STUD
BM	BEAM	FDR	FLOOR DRAIN	MSB	MOP SERVICE BASIN
BM	BENCHMARK	FE	FIRE EXTINGUISHER	MTD	MOUNTED
BO	BOTTOM OF (ITEM)	FEC	FIRE EXTINGUISHER & CABINET	MTL	METAL
BO	BY OTHERS	FF	FINISH FACE	MW	MINERAL WOOL
BRG	BEARINGS	FGL	FIBERGLASS		
BS	BOTH SIDES	FH	FIRE HOSE CABINET	NIC	NOT IN CONTRACT
BT_INT	BUTT JOINT	FIN	FINISH	NO	NUMBER
BTWN	BETWEEN	FIXT	FIXTURE	NOM	NOMINAL
		FL	FLOOR LINE	NTS	NOT TO SCALE
		FLR	FLOOR		
CAS	CARD ACCESS SYSTEM	FLUOR	FLUORESCENT	O/	OVER
CB	CONSTRUCTION BULLETIN	FO	FACE OF (ITEM)	OA	OVERALL
CF/CI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED	FOF	FACE OF FINISH	OC	ON CENTER
		FOM	FACE OF MASONRY	OD	OUTSIDE DIAMETER
CG	CORNER GUARD	FP	FIRE PROTECTION	OF/CI	OWNER FURNISHED CONTRACTOR INSTALLED
CH	COAT HOOK	FR	FRAME	OFD	OVERFLOW DRAIN
CJ	CONTROL JOINT	FT	FOOT OR FEET	OH	OVERHEAD
CL	CENTER LINE	FTG	FOOTING	OPNG	OPENING
CLG	CEILING	FURG	FURRING	OPP	OPPOSITE
CLO	CLOSET	FV	FIELD VERIFY		
CLR	CLEAR			PE	PEDESTAL
CMU	CONCRETE MASONRY UNIT	GA	GAGE	PERIM	PERIMETER
CO	CASED OPENING	GAL	GALLON	PL	PLATE
COL	COLUMN	GALV	GALVANIZED	PL	PROPERTY LINE
CONC	CONCRETE	GB	GRAB BAR	PLAM	PLASTIC LAMINATE
CONT	CONTINUOUS	GC	GENERAL CONTRACTOR	PLBG	PLUMBING
CORR	CORRIDOR	GFRG	GLASS FIBER REINFORCED CONCRETE	PLYWD	PLYWOOD
CPT	CARPET	GFRG	GLASS FIBER REINFORCED GYPSUM	POC	POINT OF CONNECTION
CRS	COURSE, COURSES	GL	GLASS	PR	PAPER
CT	CERAMIC TILE	GM	GLASS MAT WATER RESISTANT BOARD	PREFAB	PREFABRICATED
CTR	CENTER	GYP BD	GYPSUM BOARD	PRELIM	PRELIMINARY
CJH	CABINET UNIT HEATER			PSF	POUNDS PER SQUARE FOOT
		HB	HOSEBIBB	PT	PAINT
DBL	DOUBLE	HDW	HARDWARE	PTD	PAPER TOWEL DISPENSER
DEFS	DIRECT APPLIED EXTERIOR FINISH SYSTEM	HDM	HARDWOOD	PTDR	PAPER TOWEL DISPENSER WITH RECEPTACLE
DEMO	DEMOLITION	HORIZ	HORIZONTAL		
DEP	DEPRESSED	HP	HORSE POWER	PTM	PATCH TO MATCH
DF	DRINKING FOUNTAIN	HR	HOUR		
DIA	DIAMETER	HTR	HEATER	QT	QUARRY TILE
DIAG	DIAGONAL	HVAC	HEATING, VENTILATION & AIR CONDITIONING		
DIM	DIMENSION			R	RADIUS
DISP	DISPENSER			R	RISER
DIV	DIVISION	ID	INSIDE DIAMETER	RA	RETURN AIR
DN	DOWN	IN	INCH	RC	RESILIENT CHANNEL
DS	DOWNSPOUT	INCL	INCLUDE, INCLUDING	RD	ROOF DRAIN
DT	DRAIN TILE	INT	INTERIOR	REF	REFERENCE
DW	DISHWASHER			REF	REFRIGERATOR
DWG	DRAWING	JAN	JANITOR	REFL	REFLECTED
DWR	DRAWER	JNT	JOINT	REFN	REINFORCED
				REQD	REQUIRED
		KS	KNEE SPACE	REV	REVISION
				RFI	REQUEST FOR INFORMATION
				RM	ROOM
				RO	ROUGH OPENING
				ROW	RIGHT OF WAY
				RTU	ROOM TOP UNIT

SYMBOL IDENTIFICATION

SYMBOL NAME	SYMBOL MARK	NOTES	SYMBOL NAME	SYMBOL MARK	NOTES
DETAIL REFERENCE		DRAWING NUMBER SHEET NUMBER	NEW STRUCTURAL GRID LINE REFERENCE		GRID LINE NUMBER OR LETTER
DETAIL MANUAL REFERENCE	21-101	DETAIL MANUAL SHEET NUMBER	EXISTING STRUCTURAL GRID LINE REFERENCE		EXISTING GRID LINE NUMBER OR LETTER
SECTION REFERENCE		DRAWING NUMBER SHEET NUMBER	ELEVATION REFERENCE		DRAWING NUMBER SHEET NUMBER
FLOOR PLAN KEY NOTE REFERENCE	1	FLOOR PLAN KEY NOTE NUMBER	ELEVATION REFERENCE		DRAWING NUMBER
WINDOW REFERENCE		WINDOW NUMBER	REVISION REFERENCE		REVISION NUMBER REVISION REMARK
ROOM REFERENCE	OFFICE 9' 0" CLG	ROOM NAME CEILING HEIGHT	REVISION CLOUD		REVISION CLOUD
DOOR REFERENCE	UD1	DOOR NUMBER	FLOOR PLAN ELEVATION TARGET		FLOOR ELEVATION TARGET
PARTITION TYPE REFERENCE		PARTITION NUMBER	BUILDING SECTION ELEVATION TARGET	T.O. PRECAST CONC. PARAPET EL. +100' 0"	REMARK LINE 1 REMARK LINE 2 TARGET ELEVATION
REFLECTED CEILING PLAN KEY NOTE REFERENCE	1	REFLECTED CEILING PLAN KEY NOTE NUMBER	FLOOR FINISH MATERIAL REFERENCE		MATERIAL CODE REMARK

MATERIAL IDENTIFICATION

	ACOUSTIC TILE		CONCRETE (CAST-IN-PLACE)		PLYWOOD		TILE
	ALUMINUM		CONCRETE (PRE-CAST)		RIGID INSULATION		WOOD
	BRICK		EARTH		SEMI-RIGID INSULATION		
	CMU		GRAVEL BACKFILL		SPRAY-ON FIREPROOFING		
	CMU (SOLID FILLED)		MORTAR MUDSET		STEEL		

PROJECT NOTES:

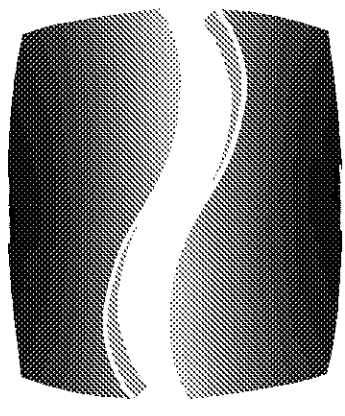
- 1.0 ALL WORK SHALL CONFORM TO ALL LOCAL ORDINANCES AND LOCAL AUTHORITIES, APPLICABLE CODES AND ALL CODES, STANDARDS, AND GUIDELINES.
- 1.1 CONTRACTORS SHALL ADHERE TO ALL RULES GOVERNING CONSTRUCTION, SAFETY, BUILDING ACCESS AND THE USE OF THE FACILITIES AS SET BY THE BUILDING OWNER, FIRE DEPARTMENT, AND COUNTY AND STATE AUTHORITIES.
- 1.2 GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FEES AND PERMITS PERTAINING TO THE GENERAL CONSTRUCTION, PLUMBING, FIRE PROTECTION, HVAC AND ELECTRICAL WORK.
- 1.3 ALL CONTRACTORS SHALL FIELD INSPECT THE JOB SITE PRIOR TO BIDDING AND COMMENCEMENT OF WORK TO ASCERTAIN EXISTING CONDITIONS WHICH MIGHT AFFECT THE COST OF THE WORK. CONTRACTORS SHALL ADHERE TO ALL RULES GOVERNING CONSTRUCTION, SAFETY, BUILDING ACCESS AND THE USE OF THE FACILITIES AS SET BY THE BUILDING OWNERS, FIRE DEPARTMENT, AND STATE AUTHORITIES.
- 1.4 CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONFLICTS, DISCREPANCIES, ERRORS OR OMISSIONS ENCOUNTERED ON THE DRAWINGS PRIOR TO PROCEEDING WITH CONSTRUCTION OR ORDERING OF MATERIALS. IF THERE ARE ANY QUESTIONS REGARDING THESE DRAWINGS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR RE-IFIED WORK. IN THE EVENT OF FAILURE TO DO SO, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTION OF ANY ERRORS. ONLY ARCHITECT SHALL INTERPRET THE DRAWINGS AND SPECIFICATIONS.
- 1.5 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING THE PROJECT SCHEDULE. PRIOR TO START OF THE PROJECT, THE GENERAL CONTRACTOR SHALL VERIFY LEAD TIMES OF FINISH MATERIALS AND SPECIAL ITEMS TO ASSURE AVAILABILITY AS SCHEDULED REQUIRES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE PROGRESS OF THE WORK AND INFORMING ARCHITECT, AND THE OWNER AND TENANT IMMEDIATELY OF ANY POTENTIAL DELAYS.
- 1.6 ALL WORK LISTED, SHOWN, OR IMPLIED ON THESE CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR, EXCEPT WHERE NOTED OTHERWISE. ALL CONTRACTORS SHALL CLOSELY COORDINATE THEIR WORK WITH THAT OF OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER'S SPECIFICATIONS AND REQUIREMENTS.
- 1.7 THE USE OF THE WORD "PROVIDE" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED, AND CONNECTED, PER MANUFACTURER'S SPECIFICATIONS AND/OR REQUIREMENTS WHERE SO REQUIRED, EXCEPT AS NOTED OTHERWISE.
- 1.8 "ALIGN" SHALL MEAN TO ACCURATELY LOCATE FINISH FACES IN THE SAME PLANE.
- 1.9 "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
- 1.10 AREA AND DIMENSIONS: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY ALL AREA TAKEOFFS AND DIMENSIONS BY MAKING THEIR OWN FIELD MEASUREMENTS BEFORE BIDDING, STARTING WORK OR ORDERING MATERIALS. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO COMMENCING WORK.
- 1.11 THE CONTRACTOR(S) SHALL PROVIDE AND VERIFY THE LOCATION OF ALL UTILITIES AND PROTECT THEM AS REQUIRED. THE CONTRACTOR(S) SHALL REPAIR ANY UTILITIES DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
- 1.12 ALL FLOORS, CEILINGS, AND WALLS SHALL BE SEALED AROUND PIPE AND DUCT PENETRATIONS TO PREVENT PASSAGE OF SMOKE AND FLAMES. FIRE RATED ASSEMBLIES SHALL BE SEALED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE FIRE RATED ASSEMBLIES AND IN ACCORDANCE WITH GOVERNING CODES AND REGULATIONS AND U.L. TESTED ASSEMBLIES. PROVIDE U.L. APPROVED PENETRATION RATED DEVICES.
- 1.13 CONTRACTOR SHALL COORDINATE, PROVIDE, LOCATE, AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, PLATES, BLOCKING, DRAFT STOPS, BACKING PLATES, SUPPORTING BRACKETS, OPENINGS, SLEEVES, HANGERS, CLEATS, UNISTRUT ASSEMBLY, EQUIPMENT SUPPORTS, DRAIN PANS, SLAB DEPRESSIONS, AND PITCHES AS MAY BE REQUIRED TO ATTACHED AND ACCOMMODATE OTHER WORK.
- 1.14 DUCTS PENETRATING CEILINGS, WALLS, AND ROOF SHALL BE PROVIDED WITH NECESSARY FRAMES, BRACING, COLLARS, ETC. AND SEAL PENETRATIONS AROUND THE OPENING TO MEET RATED ASSEMBLIES.
- 1.15 GENERAL CONTRACTOR TO PROVIDE AND VERIFY SIZE AND LOCATION OF ACCESS PANELS REQUIRED FOR MEP EQUIPMENT IN WALLS AND CEILINGS WITH ALL MEP CONTRACTORS AND ARCHITECT.
- 1.16 ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERRECTED, CLEANED AND CONDITIONED PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. IN CASE OF DIFFERENCES BETWEEN THE MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY ARCHITECT AND OBTAIN INSTRUCTIONS BEFORE PROCEEDING.
- 1.17 CONTRACTOR SHALL SUBMIT A SHOP DRAWING AND SAMPLE SUBMITTAL SCHEDULE FOR ARCHITECT'S APPROVAL. CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS, PRODUCT DATA SHEETS, MSDS SHEETS, MATERIAL SAMPLES, MATERIAL SCHEDULES, PAINT DRAW-DOWNS, ACCESSORIES, FIXTURES, DEVICES, EQUIPMENT, MATERIALS, FINISHES, STRUCTURAL SHOP DRAWINGS, MEP SHOP DRAWINGS, FIXTURE CUTS, TEST REPORTS, ETC. FOR ALL ELEMENTS PROVIDED DURING CONSTRUCTION. CONTRACTOR SHALL SUBMIT FOUR (4) COPIES MINIMUM FOR APPROVAL. ELECTRONIC PDF FILES ARE ACCEPTABLE FOR CERTAIN ITEMS. MATERIAL AND FINISHES SHALL BE ACTUAL SAMPLES. SHOP DRAWINGS SHALL BE SUBMITTED IN A TIMELY MANNER ALLOWING FIVE (5) BUSINESS DAYS FOR REVIEW. IF SHOP DRAWINGS/SUBMITTALS REQUIRE CONCURRENT REVIEW WITH OTHER TRADES, ETC. FOR COORDINATION, ALLOW TEN(10) DAYS FOR REVIEW.
- 1.18 CONTRACTOR SHALL PROVIDE DUMPSTER FOR DEBRIS FOR THIS PROJECT AND SHALL KEEP CONSTRUCTION SITE CLEAN. REMOVE ALL CONSTRUCTION DEBRIS AND WASTE FROM SITE DAILY. COORDINATE LOCATION OF DUMPSTER WITH OWNER.
- 1.19 GENERAL CONTRACTOR SHALL REVIEW AND APPROVE THE SHOP DRAWINGS PRIOR TO SUBMITTAL TO ARCHITECT. BY APPROVING AND SUBMITTING SHOP DRAWINGS AND SAMPLES, ETC. TO ARCHITECT, THE CONTRACTOR REPRESENTS THAT HE HAS DETERMINED AND VERIFIED FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MATERIALS, CATALOG NUMBERS, AND SIMILAR DATA AND THAT EACH SUBMITTAL HAS BEEN CHECKED AND COORDINATED WITH CONTRACT REQUIREMENTS. REVIEW OF SHOP DRAWINGS BY ARCHITECT SHALL BE FOR CONFORMANCE TO DESIGN CONCEPT ONLY. CONTRACTOR IS RESPONSIBLE FOR ACCURACY OF SHOP DRAWINGS, PROPER FITTING, COORDINATION OF WORK, CONSTRUCTION TECHNIQUES, MATERIALS, DIMENSIONS, AND WORK REQUIRED BY CONTRACT DOCUMENTS.
- 1.20 ALL CONTRACTORS, SUBCONTRACTORS AND OTHER VENDORS SHALL FAMILIARIZE THEMSELVES WITH THE ENTIRE DRAWING PACKAGE AS SPECIFIC CONTRACTOR REQUIREMENTS MAY APPEAR ON MULTIPLE SHEETS OTHER THAN THEIR TRADE SHEETS.
- 1.21 CONTRACTOR AND ALL SUBCONTRACTORS ARE TO SUBMIT (3) SETS OF HARD COPY AND ELECTRONIC PDF FILE AS BUILT RECORD DRAWINGS AND O&M MANUALS TO ARCHITECT FOR BUILDING OWNER WITHIN 30 DAYS FROM THE COMPLETION OF THE PROJECT. AS BUILT RECORD DRAWINGS SHALL INCLUDE: ALL ARCHITECTURAL, CIVIL, LANDSCAPE, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, POOL, ETC. ALONG WITH ALL SUBMITTALS, SAMPLES, PERMITS, TEST AND INSPECTION REPORTS, AND CERTIFICATES OF INSURANCE, CONTACT LIST, ETC.
- 1.22 CONTRACTOR TO PROVIDE APPROPRIATE SAFEGUARDS DURING CONSTRUCTION TO COMPLY WITH CODE AND REGULATORY AGENCIES' REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, COORDINATING OPERATION OF SPRINKLER SYSTEMS, FIRE EXTINGUISHERS, AND INTERIM LIFE SAFETY PLANS.
- 1.23 SAFETY: THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF JOB SITE SAFETY OF ALL PERSONS AND PROPERTY IS INCLUDED DURING THE PERFORMANCE OF THE WORK AND SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- 1.24 EACH CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS AND METHODS, TECHNIQUES AND SEQUENCES OF PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THEIR CONTRACT WITH THE OTHER TRADES.
- 1.25 EACH CONTRACTOR SHALL GUARANTEE THEIR LABOR AND MATERIALS FOR ONE (1) YEAR. CONTRACTOR SHALL SUPERVISE AND DIRECT ALL WORK UNDER THEIR CONTRACT USING THEIR BEST SKILL AND ATTENTION AND IN NO CASE SHALL THIS BE BELOW INDUSTRY STANDARDS.
- 1.26 FURNITURE SHOWN IN PLANS IS FOR REFERENCE ONLY, AND IS NOT IN CONTRACT (UNLESS NOTED OTHERWISE); CONTRACTOR TO COORDINATE WORK WITH OWNER'S VENDORS.
- 1.27 CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR PROTECTION AND SAFEKEEPING OF GOODS BEING INSTALLED UNDER THIS CONTRACT, AS WELL AS FOR COMPLIANCE WITH ALL APPLICABLE OSHA REGULATIONS.
- 1.28 CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO PROPERTY OR CONSTRUCTION RESULTING FROM WORK OF CONTRACTOR AND/OR SUBCONTRACTORS, AND SHALL REPAIR ALL SUCH DAMAGE TO ORIGINAL CONDITION AT NO ADDITIONAL COST TO OWNER.
- 1.29 THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING THE COURSE OF CONSTRUCTION FOR USE BY ALL TRADES AND INSPECTORS AND PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
- 1.30 CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR EXECUTION OF WORK IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS.
- 1.31 FINISH DRYWALL COMPLETELY FROM FLOOR TO HEAD OF WALL TO INSURE THAT IMPERFECTIONS WILL NOT SHOW ABOVE BASE SEAL PERIMETER OF NEW PARTITIONS AT ALL WINDOW MULLIONS, FLOOR, CEILINGS, AND EXTERIOR WALLS.
- 1.32 FLOORS AND WALLS SHALL BE SEALED AROUND PIPE AND DUCT PENETRATIONS TO PREVENT PASSAGE OF SMOKE AND FLAMES. FIRE RATED ASSEMBLIES SHALL BE SEALED AS REQUIRED TO MAINTAIN THE INTEGRITY OF THE FIRE RATED ASSEMBLIES AND IN ACCORDANCE WITH GOVERNING CODES AND REGULATIONS.
- 1.33 PROVIDE ACOUSTICAL SOUND BATT INSULATION IN PARTITIONS AND AT ALL PLUMBING PIPES, DRAINS, ETC.
- 1.34 REFER TO A8.02 FOR ADDITIONAL FINISH, MATERIAL AND FIXTURE SELECTIONS.
- 1.35 PROVIDE CONTROL JOINTS IN MASONRY WALLS TO MEET INDUSTRY STANDARDS. SEALANT COLOR TO MATCH MASONRY MATERIAL AS SELECTED BY OWNER.
- 1.36 PROVIDE AND INSTALL MAILBOXES AND MAIL EQUIPMENT FOR MAIL ROOM. MOUNT TO MEET ADA. PROVIDE MAILBOXES AND MAIL EQUIPMENT SELECTIONS TO BE COORDINATED W/ OWNER.
- 1.37 PROVIDE STAINLESS STEEL TOILET ACCESSORIES FOR CLUBHOUSE TOILET ROOMS INCLUDING BUT NOT LIMITED TO: PAPER TOWEL DISPENSER W/ WASTE CONTAINER, GRAB BARS, TOILET PAPER HOLDERS, CHANGING STATION, SANITARY NAPKIN DISPOSAL, MIRRORS, ETC. COORDINATE SELECTIONS W/ OWNER.
- 1.38 ALL STAIRWAY HANDRAILS MUST RETURN TO THE WALL AND MAY TERMINATE AT THE TOP AND BOTTOM NOSING.
- 1.39 ALL ASSEMBLIES REFERRED TO AS RATED AND/OR FIRE RATED SHALL BE A MINIMUM OF ONE HOUR FIRE RATED UNLESS SPECIFICALLY NOTED OTHERWISE.
- 1.40 CONTRACTOR SHALL PROVIDE CUSTOM AND MULTI COLOR SELECTIONS OF PAINT FOR OWNERS SELECTION AND APPROVAL.
- 1.41 HARDWARE, BATHROOM, AND LIGHTING FIXTURES AND OTHER MISCELLANEOUS ITEMS NOT SPECIFICALLY CALLED OUT ON DRAWINGS SHALL BE SELECTED BY OWNER.
- 1.42 CONTRACTOR SHALL COORDINATE, PROVIDE AND INSTALL ALL CABINETS, COUNTERS, BRACKETS, HANGERS, EQUIPMENT, LOCKS, COAT HOOKS, DOOR STOPS, ACCESSORIES, AND ALL OF THE WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL, OR MISCELLANEOUS FIXTURES AND EQUIPMENT, ETC. COORDINATE BLOCKING LOCATIONS IN FIELD WITH ARCHITECT AND OWNER PRIOR TO CLOSING WALLS.
- 1.43 ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- 1.44 SHOULD JOB CONDITIONS, MANUFACTURER'S INSTRUCTIONS, SPECIFIED REFERENCES, OR SPECIFICATIONS PROVIDED IN DRAWINGS BE IN CONFLICT, CONTRACTOR SHALL CONSULT WITH ARCHITECT. DO NOT PROCEED WITHOUT CLEAR INSTRUCTIONS.
- 1.45 CONTRACTOR SHALL EMPLOY AND PAY FOR SERVICES OF AN INDEPENDENT, QUALIFIED TESTING LABORATORY TO PERFORM SOIL COMPACTION TESTS AS WELL AS COMPRESSIVE STRENGTH TESTS IN CONCRETE SAMPLINGS, AS PER ASTM STANDARDS.
- 1.46 CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH SPECIFIC STANDARDS AND REQUIREMENTS BY CORRESPONDING TESTING AGENCIES ON ASSEMBLIES CALLED OUT IN DRAWINGS.
- 1.47 TO OBTAIN ARCHITECT'S APPROVAL ON APPLICATIONS FOR PAYMENT, CONTRACTOR SHALL SUBMIT DETAILED SCHEDULE OF VALUES PER TRADE, BROKEN DOWN TO SUFFICIENT LINE ITEMS TO GRANT PAYMENT ON COMPLETED PORTIONS ONLY. NO PAYMENTS WILL BE APPROVED ON PARTIALLY COMPLETED LINE ITEMS.
- 1.48 PROVIDE TOILET ACCESSORIES FOR ALL APARTMENT UNITS INCLUDING BUT NOT LIMITED TO: TOILET PAPER HOLDERS, MIRRORS, PAPER BARS, GRAB BARS, ADA SHOWER SEAT, ETC. COORDINATE SELECTIONS AND FINISHES W/ OWNER.
- 1.49 SLOPE PATIOS/STOOPS AWAY FROM BUILDINGS @ 1/4" / 1' 0"
- 1.50 PROVIDE FIRE EXTINGUISHER & BRACKET IN EACH APARTMENT UNIT. LOCATION TO BE DETERMINED BY OWNER.

ACCESSIBILITY NOTES:

- 2.1 FOLLOW ALL ADA/ADA 117.1/FHA GUIDELINES WHERE REQUIRED TO MEET ACCESSIBILITY REQUIREMENTS.
- 2.2 ACCESSIBLE ROUTES SHALL NOT CHANGE IN LEVEL OF MORE THAN 1/2" ALONG ROUTE INCLUDING AT BUILDING ENTRANCES. PROVIDE THRESHOLDS OF NO MORE THAN 1/2" AT ALL ENTRANCES.
- 2.3 ALL DOORS SHALL PROVIDE A MIN. CLEAR OPENING OF 32" WHEN DOOR IS OPEN 90 DEGREES.
- 2.4 LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS, FAN CONTROLS, EXHAUST CONTROLS, AND OTHER ENVIRONMENTAL CONTROLS ARE TO BE LOCATED WITH OPERABLE PARTS NO HIGHER THAN 48" AND NO LOWER THAN 15" ABOVE THE FLOOR. IF REACH IS OVER AN OBSTRUCTION THE HEIGHT SHALL BE 41" FOR FORWARD APPROACH AND 46" FOR PARALLEL APPROACH (NOTE: OBSTRUCTIONS MAY NOT EXTEND MORE THAN 25" FROM WALL).
- 2.5 GRAB BARS IN BATHROOMS TO BE ADAPTABLE PER FHWA REQUIREMENTS AT APARTMENT UNITS AND INSTALLED IN CLUBHOUSE PRIOR TO OCCUPANCY.
- 2.6 VANITIES, LAVATORIES AND SINKS SHALL BE INSTALLED WITH THE CENTER LINE OF THE FIXTURE A MINIMUM OF 15" FROM ADJACENT WALL OR FIXTURE AND THE TOP OF THE FIXTURE RIM NO HIGHER THAN 2", 10" MAX. A.F.F.
- 2.7 ALL FLOOR FINISHES IN ACCESSIBLE ROUTES, INTO AND THROUGHOUT SUITE, AND IN PUBLIC AREAS SHALL BE SLIP RESISTANT WITH A MIN OF .60 COF.
- 2.8 PROVIDE WOOD BLOCKING IN WALLS FOR TOILET ACCESSORIES, GRAB BARS, ETC. TO MEET ADA AND FHA REQUIREMENTS.
- 2.9 PROVIDE STAINLESS STEEL GRAB BARS AT SHOWER AND TOILET AND REMOVABLE TUB SEAT IN ADA/FHA APARTMENT UNITS.
- 2.10 INSTALL BREAKER PANELS IN ADA APARTMENT UNITS W/ HIGHEST BREAKER NO HIGHER THAN 48" A.F.F.
- 2.12 PROVIDE LEVER HANDLES ON ALL DOORS OF ADA/FHA UNITS AND ENTRANCES.

FIRE BLOCKING AND DRAFTSTOPPING NOTES

- FIREBLOCKING:**
FIREBLOCKING IN COMBUSTIBLE CONSTRUCTION SHALL FORM AN EFFECTIVE BARRIER BETWEEN FLOORS, BETWEEN A TOP STORY AND A ROOF OR ATTIC SPACE.
- FIREBLOCKING MATERIALS:**
IT SHALL CONSIST OF 2" NOM. LUMBER OR TWO THICKNESSES OF 1" NOM. LUMBER WITH BROKEN LAP JOINTS OR ONE THICKNESS OF 0.719" WOOD STRUCTURAL PANEL WITH JOINTS BACKED BY 0.719" WOOD STRUCTURAL PANEL OR ONE THICKNESS OF 0.75" PARTICLE BOARD WITH JOINTS BACKED BY 0.75" PARTICLE BOARD, GYPSUM BOARD, CEMENT FIBER BOARD, BATT'S OR BLANKETS OF MINERAL WOOL OR GLASS FIBER OR OTHER APPROVED MATERIALS INSTALLED IN SUCH A MANNER AS TO BE SECURELY RETAINED IN PLACE SHALL BE PERMITTED AS AN ACCEPTABLE FIREBLOCK.
- CONCEALED WALL SPACES:**
FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED, AS FOLLOWS: (A) VERTICALLY AT THE CEILING AND FLOOR LEVELS AND (B) HORIZONTALLY AT INTERVALS NOT EXCEEDING 10'.
- CONNECTION BETWEEN HORIZONTAL AND VERTICAL SPACES:**
FIREBLOCKING SHALL BE PROVIDED AT INTERCONNECTIONS BETWEEN CONCEALED VERTICAL STUD WALL OR PARTITION SPACES AND CONCEALED HORIZONTAL SPACES CREATED BY AN ASSEMBLY OF FLOOR JOISTS OR TRUSSES, AND BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS.
- STAIRWAYS:**
FIREBLOCKING SHALL BE PROVIDED IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN.
- CEILING AND FLOOR OPENINGS:**
FIREBLOCKING SHALL BE INSTALLED AT OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVELS.
- ARCHITECTURAL TRIM:**
FIREBLOCKING SHALL BE INSTALLED WITHIN CONCEALED SPACES OF EXTERIOR WALL FINISH AND OTHER EXTERIOR ARCHITECTURAL ELEMENTS WHERE PERMITTED TO BE OF COMBUSTIBLE CONSTRUCTION AS SPECIFIED IN SECTION 1406, AT MAXIMUM INTERVALS OF 20'.
- DRAFTSTOPPING IN FLOORS:**
FIREBLOCKING SHALL BE INSTALLED TO SUBDIVIDE FLOOR/CEILING ASSEMBLIES.
- DRAFTSTOPPING MATERIALS:**
DRAFTSTOPPING MATERIALS SHALL NOT BE LESS THAN 0.5" GYPSUM BOARD, 0.375" WOOD STRUCTURAL PANEL, 0.375" PARTICLE BOARD OR OTHER APPROVED MATERIALS ADEQUATELY SUPPORTED.
- DRAFTSTOPPING IN GROUP R-2:**
DRAFTSTOPPING SHALL BE INSTALLED TO SUBDIVIDE ATTIC SPACES, MANSARDS, OVERHANGS OR OTHER CONCEALED ROOF SPACES. DRAFTSTOPPING SHALL BE INSTALLED ABOVE, AND IN LINE WITH, SLEEPING UNIT AND DWELLING UNIT SEPARATION WALLS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE.
- ASSEMBLY PENETRATIONS:**
PROVIDE FIRE CAULK AT ALL ASSEMBLY PENETRATIONS TO MAINTAIN FIRE RATING OF WALL OR FLOOR/CEILING PENETRATED.



PHILLIPS

Phone 770.394.1616 Fax 770.394.1314

CONSULTANT

ISSUE & REVISION RECORD

#	DATE	DESCRIPTION
	07/07/14	BID SET

PROJECT

SPRINGS AT FREMAUX TOWN CENTER

SLIDELL, LA

CLIENT

CONTINENTAL PROPERTIES
CONTINENTAL 294 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 • FAX 262.502.5522

PHILLIPS JOB NUMBER 1333104

ISSUE DATE 07/07/14

DRAWN BY/CHECKED BY ATL/DEB

DRAWING TITLE

PROJECT STANDARDS, NOTES

SHEET NUMBER

GO.20

NORTH TERRACES
400 PERIMETER CENTER TERRACE
SUITE 650
ATLANTA, GEORGIA 30346

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