GENERAL NOTES

GENERAL

1. THE CONTRACTOR SHALL VISIT THE PROJECT SITE, INVESTIGATE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS, PRIOR TO PRICING THE PROJECT. ADDITIONAL COSTS WILL NOT BE AWARDED FOR EXISTING CONDITIONS WHICH ARE VISIBLE AND/OR CAN BE REASONABLY ANTICIPATED.
2. G.C. IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, EXISTING CONDITIONS, ETC. PRIOR TO CONSTRUCTION AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES THAT COULD AFFECT THE DESIGN AND FINISH-OUT OF THE CONSTRUCTION. G.C. SHALL CONTACT THE ARCHITECT IMMEDIATELY SHOULD ANY DISCREPANCIES OCCUR.
3. THESE DRAWINGS ARE PREPARED TO SCALE. HOWEVER, DIMENSIONS ARE NOT TO BE DERIVED BY SCALING THE PLANS, SECTIONS OR DETAILS. IF THERE IS ANY QUESTION ABOUT DETAILS OR DIMENSIONS, CONTACT THE ARCHITECT FOR INFORMATION.
4. ALL APPLICATIONS FOR PAYMENT AND CHANGE ORDER REQUESTS MUST BE SUBMITTED USING CERTIFIED AIA DOCUMENTATION AND FORMS. ALL SUBMITTALS USING DOCUMENTATION OTHER THAN SPECIFIED ABOVE WILL NOT BE ACCEPTED FOR REVIEW BY ARCHITECT.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL SUBS AND MISC. PARTICIPANTS, IN THE CONSTRUCTION OF THIS PROJECT, SHALL HAVE A COMPLETE SET OF ALL CURRENT DRAWINGS AS DISTRIBUTED BY OWNER, ARCHITECT, OR GOVERNMENTAL AUTHORITIES. THE CONTRACTOR SHALL MAINTAIN A SET OF PERMITTED DRAWINGS AS OBTAINED FROM GOVERNMENT AUTHORITIES DURING PERMIT ACQUISITION ON SITE AT ALL TIMES FOR THE REFERENCE OF ALL PARTICIPANTS INVOLVED.
6. G.C. SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, INCLUDING BUT NOT LIMITED TO, TEMPORARY & PERMANENT BEAMS & LINTELS, SHORING OF EXISTING CONSTRUCTION, AND FOR SAFETY PRECAUTIONS AND PROGRAMS AS THEY RELATE TO THE WORK OF THE PROJECT.
7. ALL CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CITY AND STATE CODES AND STANDARDS.
8. ALL ELEVATIONS ARE GIVEN RELATIVE TO 0'-0" A.F.F. GC TO COORDINATE FFE WITH CIVIL
9. ALL DIMENSIONS ARE TO STRUCTURE (FACE OF STUD & COLUMN GRID) (SEE WALL TYPES, SCHEDULES, & DETAILS FOR FINISHES).
10. THE CONTRACTOR SHALL PAY FOR AND OBTAIN ALL REQUIRED PERMITS AND CERTIFICATES OF OCCUPANCY.
11. ITEMS TO BE SUPPORTED FROM TOP CHORD OF JOISTS/TRUSSES OR ANY STRUCTURAL MEMBERS. DO NOT SUSPEND ITEMS FROM BOTTOM CHORD WITHOUT SPECIFIC APPROVAL FROM SHELL ARCHITECT / ENG. DO NOT ALTER ANY STRUCTURAL ELEMENTS WITHOUT WRITTEN APPROVAL FROM THE ARCHITECT.
12. SHORE AND BRACE ALL EXCAVATIONS IN ACCORDANCE WITH CITY, STATE, & O.S.H.A. REQUIREMENTS.
13. IF CHANGES OCCUR THROUGHOUT ANY PHASE OF CONSTRUCTION, THE CONTRACTOR SHALL ISSUE, TO THE ARCHITECT, A SYSTEMATIC BREAKDOWN OF ALL SUBSEQUENT COSTS IN WRITING PRIOR TO THE ISSUANCE OF A REQUEST OF CHANGE ORDER APPROVAL.
14. ALL SIGNAGE IS SHOWN FOR REFERENCE ONLY. SIGNAGE SHALL BE PERMITTED UNDER SEPARATE COVER BY TENANT.
15. THE CONTRACTOR SHALL PROVIDE THE ARCHITECT WITH SHOP DRAWINGS PRIOR TO ANY FABRICATION OR PLACEMENT OF MATERIALS. SHOP DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE G.C. PRIOR TO SUBMISSION TO THE ARCHITECT AND SHALL BEAR THE CONTRACTORS STAMP ATTESTING TO THE SAME. DRAWINGS NOT SO MARKED WILL BE RETURNED WITHOUT REVIEW. THE REVIEW OF SHOP DRAWINGS BY THE ARCHITECT / ENGINEER IS FOR GENERAL COMPLIANCE WITH THE DRAWINGS AND SPECIFICATIONS. THIS REVIEW DOES NOT GUARANTEE IN ANY WAY THAT THE SHOP DRAWINGS ARE CORRECT NOR DOES IT INFER THAT THEY SUPERCEDE THE DRAWINGS OR SPECIFICATIONS. THE CONTRACTOR SHALL ALLOW TWO WEEKS FOR REVIEW OF THE DRAWINGS BY THE ARCHITECT / ENGINEER.
16. G.C. IS RESPONSIBLE FOR COORDINATING THE WORK OF ALL UTILITY COMPANIES AND PERFORMING ALL WORK REQUIRED BY THEM TO COMPLETE THEIR INSTALLATION. G.C. IS RESPONSIBLE FOR INSURING PROPER COMPACTION OF UTILITY COMPANY TRENCHES.
17. FOR PROJECTS WITH PHASED CONSTRUCTION, THE G.C. SHALL PROVIDE TEMPORARY BARRICADE AS PER LOCAL REQUIREMENTS.

DEMOLITION

1. THE GENERAL CONTRACTOR SHALL NOTIFY OWNER/ ARCHITECT IMMEDIATELY IF THE SPACE IS NOT ASBESTOS FREE.
2. G.C. TO PROVIDE ALL DEMOLITION AS REQUIRED FOR PROPOSED NEW WORK. G.C. IS TO VISIT THE SITE PRIOR TO SUBMITTING A BID IN ORDER TO DETERMINE IF ANY ADDITIONAL DEMOLITION COSTS ARE NEEDED THAT ARE NOT INDICATED ON THE DRAWINGS.
3. GENERAL CONTRACTOR SHALL PROPERLY DISPOSE OF ALL DEMOLISHED MATERIALS OFF SITE OR AS DIRECTED BY OWNER / ARCHITECT.
4. ALL INFORMATION RELATED TO EXISTING CONDITIONS HAS BEEN PROVIDED BY THE OWNER. IT IS EACH CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK AND AS WORK PROGRESSES. ANY DISCREPANCIES FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO PROCEEDING FURTHER.
5. THE REMOVAL OF ANY EQUIPMENT, PIPING ETC. WHICH PENETRATES THROUGH THE ROOF SHALL BE DONE IN COORDINATION WITH THE OWNER/ARCHITECT AS NOT TO VOID EXISTING ROOFING WARRANTIES.
6. G.C. SHALL BE RESPONSIBLE FOR THE PROTECTION AND SAFE KEEPING OF ALL ITEMS TO BE REUSED.
7. G.C. SHALL DEMOLISH & REMOVE EXISTING WALLS & MILLWORK AS REQUIRED FOR NEW CONSTRUCTION. G.C. SHALL TERMINATE ALL MECHANICAL, ELECTRICAL, AND PLUMBING AS REQUIRED FOR NEW CONSTRUCTION. REMOVE PLUMBING FIXTURES AND CAP OFF WASTE LINES FLUSH WITH FLOOR - SUPPLY LINES TO BE CAPPED OFF ABOVE CEILING. COORDINATE WITH PLUMBING PLANS.
8. G.C. TO COORDINATE REMOVAL OF ALL EXISTING FINISHES TO BE REMOVED FOR NEW FINISHES.
9. CONTRACTOR TO DOCUMENT ALL EXISTING CONDITIONS. PROVIDE OWNER, ARCHITECT AND CONSTRUCTION MANAGER W/ (1) SET OF EXISTING CONDITIONS PICTURES. CONTRACTOR TO MAINTAIN A SECURE BUILDING AFTER HOURS AND IS RESPONSIBLE FOR ANY DAMAGE OR LOSS OCCURRED THEREIN.
10. G.C. SHALL NOT CUT AND PATCH WORK IN A MANNER THAT WOULD RESULT IN SUBSTANTIAL VISUAL EVIDENCE OF CUT AND PATCH WORK. USE MATERIALS FOR CUTTING AND PATCHING THAT ARE IDENTICAL TO EXISTING MATERIALS. PATCH SUB FLOOR THROUGHOUT TO CREATE A SMOOTH, LEVEL, SURFACE READY FOR TENANT'S FLOOR COVERING.

ARCHITECTURAL

1. G.C. TO PROVIDE ALL BLOCKING NECESSARY FOR ALL EQUIPMENT, RAILINGS ETC. AS SHOWN ON DRAWINGS - ALL WOOD BLOCKING, NAILERS, ETC. MUST BE FIRE RETARDANT TREATED.
2. GLAZING IN ENTRANCE DOORS AND ADJACENT MUST BE TEMPERED.
3. TOILETS MUST BE APPROPRIATELY IDENTIFIED "MEN" & "WOMEN" (G.C. TO PROVIDE WALL MOUNTED SIGNAGE TO COMPLY WITH ADA.)
4. G.C. TO PROVIDE ELECTRICAL ROOM(S) WITH LABELING ACCORDING TO THE IFC WITH MINIMUM CHARACTER SIZE OF 4".
5. G.C. TO POST PHYSICAL ADDRESS IN PLAIN SIGHT AS PER LOCAL REQUIREMENTS WITH MINIMUM HEIGHT OF 4".
6. CONTRACTOR TO COORDINATE ALL REQUIRED MILLWORK BLOCKING WITH MILLWORK MANUFACTURER/ MILLWORK DRAWINGS.
7. CONTRACTOR TO PROVIDE CONTROL JOINTS IN ANY DRYWALL SURFACE THAT EXCEEDS 30 LINEAR FEET IN EITHER DIRECTION. CONTRACTOR TO SUBMIT PROPOSED LOCATIONS FOR APPROVAL PRIOR TO INSTALLATION.
8. SEE SHEET G3.0 FOR ACCESSIBLE REQUIREMENTS, DETAILS & MORE INFO.
9. ALL GWB TO BE TYPE X. PROVIDE MOISTURE RESISTANT GWB & EPOXY PAINT ON WALLS & WET LOCATIONS (I.E. RESTROOM AREAS, KITCHEN AREAS, ETC.)
10. FOR WALLS WITH METAL STUD FRAMING, PROVIDE BRIDGING AT 48" O.C AND PROVIDE TWO (2) 16 GAUGE METAL STUDS AT ALL INTERIOR DOORS.
11. ALL EXPOSED INSULATION TO BE FOIL-FACED. PAPER-FACED INSULATION CAN ONLY BE USED IF CONCEALED.
12. CEILING TILE GRIDS SHALL BE CENTERED IN ROOMS UNLESS OTHERWISE NOTED. 4" MINIMUM TILE SHALL BE USED AT ALL ARES WHERE CEILING GRID TERMINATES. IF LESS THAN 4", G.C. SHALL CUT A 2X4 TILE TO THE REQUIRED LENGTH.
13. ALL FIRE RATED PARTITIONS TO BE LABELED (STENCILED) WITH RATING AT 48" O.C. MIN ABOVE CEILING AS REQUIRED BY CODE.
14. ALL MASONRY SHALL BE LAID IN RUNNING BOND UNLESS OTHERWISE NOTED WITH FULL HEAD AND BED JOINTS. MAINTAIN MINIMUM 2" AIR SPACE BEHIND MASONRY. PROVIDE FLASHING AND WEEP HOLES AT 32" O.C. AT ALL INTERUPTIONS TO DOWNLOAD FLOW OF WATER. PROVIDE MORTAR NET AT ALL FLASHING LOCATIONS. TURN UP AND SEAL BOTTOM OF FLASHING BEHIND BUILDING WRAP. SECURE MASONRY TO STUDS STRUCTURE WITH MASONRY ANCHORS AT 32" O.C. HORIZONTAL AND 16" O.C. VERTICAL DECREASE INTERVAL AT OPENINGS BY HALF.

ENGINEERING

1. CONTRACTOR SHALL COORDINATE ALL MECHANICAL, ELECTRICAL AND PLUMBING INFORMATION WITH THE ARCHITECTURAL DRAWINGS IN THEIR ENTIRETY, TO INSURE THE PROPER AND DESIRED INSTALLATION OF ALL SYSTEMS SPECIFIED WITHIN THE CONSTRUCTION DOCUMENTS.
2. ALL EQUIPMENT OPERATIONAL HARDWARE AND LIGHTING (I.E. CONTROLS AND SWITCHES) TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
3. ALL FINISH OUT ELECTRICAL COVER PLATES SHALL BE STAINLESS STEEL W/ GRAY SWITCHES AND OUTLETS.

FIRE PROTECTION

1. FOR PROJECTS THAT ARE TO RECEIVE AN AUTOMATIC SPRINKLER SYSTEM, THE G.C. SHALL SECURE A COMPLETE SET OF CONSTRUCTION DRAWINGS AND COORDINATE THE LOCATION OF SPRINKLERS WITH THE WORK OF OTHER TRADES. SPRINKLER HEADS SHALL BE SPACED IN ACCORDANCE WITH NFPA-13 AND THE MANUFACTURES APPROVAL LISTING. PLANS SHALL TERMINATE THE HYDRAULIC CALCULATIONS AT THE CITY CONNECTION MINIMUM. INDICATE ON DRAWINGS ALL UNDERGROUND AND FIXTURES, BOTH NEW AND EXISTING. SPRINKLER HEAD SPACING SHALL NOT EXCEED 225 SF PER HEAD FOR LIHT HAZARD OCCUPANCIES, 130 SF PER HEAD FOR ORDINARY HAZARD OCCUPANCIES AND 100 SF PER HEAD FOR QUICK RESPONSE EXTENDED COVERAGE. DESIGN DENSITY FOR LIGHT HAZARD SHALL BE .10/1500 + 100 HOSE MINIMUM. ALL ORDINARY HAZARD AREAS SHALL BE BASED UPON GROUP I AND SHALL PROVIDE A DESIGN DENSITY OF .15/100 + 250 H.S. MINIMUM. ALL FIRE PROTECTION / SPRINKLER WORK SHALL BE IN STRICT CONFORMANCE WITH OSFM AND NFPA CODE REQUIREMENTS.
2. PLANS FOR SPRINKLER SYSTEM AND FIRE ALARM SYSTEM WILL NEED TO BE SUBMITTED FOR REVIEW BEFORE CONSTRUCTION.
3. KNOX BOX TO BE INSTALLED BY GENERAL CONTRACTOR. QUANTITIES AND LOCATIONS TO BE DETERMINED BY FIRE DEPARTMENT OFFICIAL.
4. FIRE EXTINGUISHERS TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR. QUANTITIES AND LOCATIONS TO BE DETERMINED BY FIRE DEPARTMENT OFFICIAL.

GENERAL DETAILS

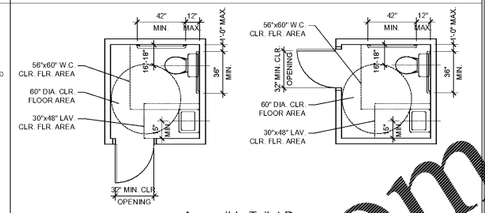
ABBREVIATIONS

AC	AIR CONDITIONING	JT	JOINT
ACT	ACOUSTICAL CEILING TILE	LAM	LAMINATE
ADJ	ADJUSTABLE/ADJACENT	LF	LINEAR FOOT
AFF	ABOVE FINISHED FLOOR	LTG	LIGHTING
ALT	ALTERNATE	MAT	MATERIAL
ALUM	ALUMINUM	MAX	MAXIMUM
L	ANGLE	MDF	MEDIUM DENSITY FIBERBOARD
ANOD	ANODIZED	MECH	MECHANICAL
APPROX	APPROXIMATELY	MED	MEDIUM
ARCH	ARCHITECTURAL	MFR	MANUFACTURER
@	AT	MISC	MISCELLANEOUS
BLDG	BUILDING	MO	MASONRY OPENING
BLKG	BLOCKING	MTD	MOUNTED
BM	BEAM	MTL	METAL
B/S	BUILDING STANDARD	N	NORTH
CAB	CABINET	NA	NOT APPLICABLE
CIRC	CIRCULATION	NIC	NOT IN CONTRACT
CLR	CLEAR OR CLEARANCE	NO	NUMBER
CLG	CEILING	NOM	NOMINAL
CL	CENTERLINE	NON COMB	NON COMBUSTIBLE
CMU	CONCRETE MASONRY UNIT	NTS	NOT TO SCALE
COL	COLUMN	OC	ON CENTER
CONC	CONCRETE	OPNG	OPENING
CONST	CONSTRUCTION	OPP	OPPOSITE
CONT	CONTINUOUS	PL	PLATE
CONTR	CONTRACTOR	PLAM	PLASTIC LAMINATE
COORD	COORDINATE	PLWD	PLYWOOD
CPT	CARPET	POL	POLISHED
DET	DETAIL	PR	PAIR
DIA	DIAMETER	PT	PAINT
ø	DIAMETER	R	MOUS
DIM	DIMENSION	RB	RUBBER BASE
DN	DOWN	REFR	REFRIGERATOR
DR	DOOR	REINF	REINFORCING
DWG	DRAWING	REQ'D	REQUIRED
E	EAST	REV	REVISION/REVERSE
EA	EACH	RM	ROOM
EL	ELEVATION (HEIGHT)	RO	ROUGH OPENING
ELEC	ELECTRIC	S	SOUTH
ELEV	ELEVATION (VIEW)	SCHED	SCHEDULE
EN	ENAMEL	SCW	SOLID CORE WOOD
EQ	EQUAL	SD	SOAP DISPENSER
EXIST	EXISTING	SEAL	SEALANT
FB	FLAT BAR	SECT	SECTION
FE	FIRE EXTINGUISHER	SHT	SHEET
FIN	FINISH	SIM	SIMILAR
FLR	FLOOR	SM	SHEET METAL
FLUOR	FLUORESCENT	SND	SANITARY NAPKIN DISPENSER
FOIC	FURNISHED BY OWNER INSTALLED BY CONTRACTOR	SQ	SQUARE
		STD	STANDARD
FT	FOOTFEET	STL	STEEL
FURN	FURNISH	STO	STORAGE
GA	GAUGE	SUSP	SUSPENDED
GALV	GALVANIZED	TEL	TELEPHONE
GL	GLASS/GLAZING	TEMP	TEMPERED
GWB	GYPSUM WALL BOARD	TPH	TOILET PAPER HOLDER
GYP BD	GYPSUM WALL BOARD	TYP	TYPICAL
HDW	HOLLOW CORE WOOD	UNO	UNLESS NOTED OTHERWISE
HD	HARD	V	VOLTAGE
HDW	HARDWARE	VAR	VARIES
HOR	HORIZONTAL	VCT	VINYL COMPOSITION TILE
HM	HOLLOW METAL	VEN	VENEER
	ACOUSTICAL TILE CEILING	VERT	VERTICAL
	ABOVE	W	WIDE/WIDTH/WITH
IN	INCH	W/	WITH
INCAN	INCANDESCENT	W/O	WITHOUT
INCL	INCLUDE	WC	WALL COVERING
INSUL	INSULATION	WD	WOOD
INST.	INSTALLATION	WR	WASTE RECEPTACLE
JB	JUNCTION BOX		

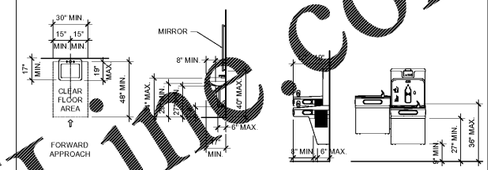
SYMBOLS

- SECTION INDICATOR
- BUILDING SECTION INDICATOR
- DETAIL INDICATOR
- EXTERIOR ELEVATION INDICATOR
- INTERIOR ELEVATION INDICATOR
- ROOM NAME AND NUMBER (ROOM NAME 100)
- GRID LINE
- DOOR NUMBER (100)
- WINDOW TYPE (W1)
- DATUM INDICATOR
- WALL TYPE INDICATOR
- FLOOR MOUNTED WATER CLOSET
- WALL MOUNTED WATER CLOSET
- NORTH ARROW
- DRINKING FOUNTAIN
- REVISION CLOUD AND NUMBER

A.D.A. REQUIREMENTS PER 2009 ANSI A117.1



Accessible Toilet Room



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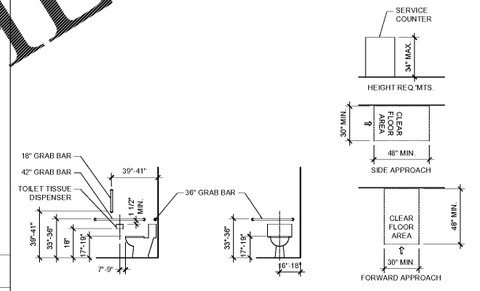

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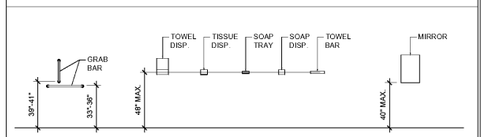
Accessible Counter

MOUNTING HEIGHTS PER 2009 ANSI A117.1



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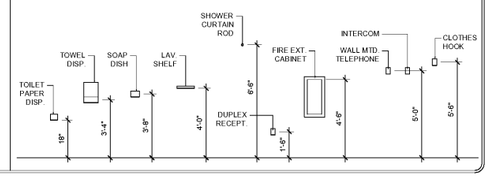

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07.01.20

CONSULTANT

ALBEMARLE SHOPS

CHARLOTTE, NC

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SHEET TITLE

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G-3.0