

NOTES

DO NOT SCALE DRAWINGS / DO NOT MEASURE ON PRINTED DRAWINGS

SPECIAL CONDITIONS

THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS & SECURE FROM THE ARCHITECT ADDITIONAL INFORMATION, IF NECESSARY, THAT MAY BE REQUISITE TO A CLEAR AND FULL UNDERSTANDING OF THE WORK.

ANY WORK OR MATERIAL WHICH IS NOT DIRECTLY OR INDIRECTLY NOTED IN THE SPECIFICATIONS AND DRAWINGS, BUT IS NECESSARY FOR THE PROPER CARRYING OUT OF THE OBVIOUS INTENTION IS TO BE UNDERSTOOD AS "IMPLIED" AND IS TO BE PROVIDED BY THE CONTRACTOR IN HIS PROPOSAL AS FULLY AS IF SPECIFICALLY DESCRIBED OR DELINEATED.

PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL MAKE CERTAIN THAT ALL REQUIRED PERMITS & APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS & OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND THE REQUIREMENTS AND STANDARDS OF THE LOCAL AND STATE GOVERNING AUTHORITIES.

FINAL CLEANUP: PRIOR TO TURNING OVER BUILDING TO OWNER, ENTIRE PREMISES (INTERIOR & EXTERIOR) SHALL BE CLEAN AND READY FOR MOVE-IN. REMOVE AND DISPOSE OF ALL DEBRIS, DUST, AND CLEAN ALL SURFACES, CLEAN ALL WINDOWS, CLEAN ALL PAVING AND SIDEWALKS.

PREPARATION AND SAFETY

PERFORM ALL WORK IN A SAFE AND ORDERLY MANNER, AVOIDING HAZARDOUS CONDITIONS WHEREVER POSSIBLE.

PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE SAFETY CODES AND STANDARDS.

THE CONTRACTOR SHALL KEEP PREMISES CLEAN DURING CONSTRUCTION TRASH SHALL NOT BE ALLOWED TO ACCUMULATE AT ON SITE DURING CONSTRUCTION. FINAL CLEAN UP AND REPAIR IS PART OF THIS WORK.

GENERAL CONSTRUCTION NOTES:

ALL INSULATION & INSULATION ASSEMBLIES SHALL HAVE A FLAME SPREAD OF 25 OR LESS & A SMOKE DEVELOPED FACTOR OF 450 OR LESS. CONCEALED INSULATION SHALL HAVE A FLAME SPREAD OF 0-75 AND A SMOKE DEVELOPED OF 0-450 EXCEPT THAT IN COMBUSTIBLE (WOOD FRAME) CONSTRUCTION, FACING MAY COMPLY WITH IBC 2006 EDITION.

THRESHOLDS SHALL NOT BE MORE THAN 1/2" HEIGHT AND BEVELED IF OVER 1/4".

FIRE STOP STUD WALLS AT CEILING LINE SO THAT THE MAX. CONCEALED SPACE DOES NOT EXCEED 10' EITHER HORIZONTAL OR VERTICAL.

ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.

PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY THE IBC 2006 EDITION.

INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD OF 0-200 & A SMOKE DEVELOPMENT RATING OF 0-450.

HVAC SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE CODES.

ELECTRICAL WORK SHALL COMPLY WITH NFPA 70 AND NATIONAL ELECTRICAL CODE.

LOCKS ON DOORS IN MEANS OF EGRESS SHALL NOT REQUIRE THE USE OF A KEY, SPECIAL DEVICE, OR SPECIAL KNOWLEDGE TO OPEN IN THE DIRECTION OF EGRESS.

EXIT SIGNS SHALL COMPLY W/ NFPA 101.5-10 AND SHALL DEFINE EXITS & ACCESS TO EXITS WHERE THE EXIT IS NOT IMMEDIATELY APPARENT.

STAIRS AND RAMPS SHALL HAVE HANDRAILS ON BOTH SIDES & SHALL BE PROVIDED WITHIN 30" REACH OF ALL PORTIONS OF THE REQUIRED EGRESS WIDTH OF STAIR.

HANDRAILS SHALL BE BETWEEN 34" AND 38" ABOVE THE LEADING EDGE OF THE TREAD SURFACE.

GUARD RAILS SHALL BE AT LEAST 42" HIGH AND ARE REQUIRED WHEN A CHANGE IN ELEVATION EXCEEDS 30". PROVIDE AT THE OPEN SIDE (S) OF STAIRS AND BALCONIES.

HEADROOM SHALL BE NOT LESS THAN 7'-6" IN A MEANS OF EGRESS WITH NO PROJECTION LESS THAN 6"-8" NOMINAL HEIGHT FROM THE FLOOR.

INTERIOR WALLS AND CEILINGS SHALL HAVE A FLAME SPREAD OF 0-200 & A SMOKE DEVELOPMENT RATING OF 0-450.

GROUND AND FLOOR SURFACES (SLIP RESISTANT UNDER ALL WEATHER CONDITIONS).

THE DRAWINGS, AND ANY SUBSEQUENTLY ISSUED ADDENDA, AMENDMENTS, FIELD ORDERS, OR CHANGE ORDERS ARE PART OF THESE CONTRACT DOCUMENTS.

WORK INDICATED AS "N.I.C.," OR "BY OTHERS" SHALL BE PERFORMED BY OWNER'S SEPARATE CONTRACTORS. THE GENERAL CONTRACTOR SHALL COOPERATE TO THE FULLEST EXTENT WITH ALL OTHER CONTRACTORS AND ASSIST IN COORDINATING THE WORK BY SEPARATE CONTRACTORS WITH THE WORK OF THIS CONTRACT.

RENOVATION NOTES

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR COORDINATING NEW WORK WITH EXISTING AND TO REPAIR ANY PART OF THE BUILDING DAMAGED DUE TO REMODELING WITH MATERIALS AND METHOD TO MATCH EXISTING.

WHERE EXISTING BEARING WALLS, BEAMS OR ANY OTHER STRUCTURAL SUPPORTS OF THE EXISTING BUILDING ARE BEING REMOVED, THE CONTRACTOR SHALL DO ALL NECESSARY SHORING, NEEDLING, UNDERPINNING, ETC. AS REQUIRED TO MAINTAIN THE SAFETY OF THE STRUCTURE, WORKERS, AND THE GENERAL PUBLIC. NO STRUCTURAL MEMBERS SHALL BE CUT OR REMOVED WITHOUT PRIOR APPROVAL.

WHEN ANY PART OF THE STRUCTURE IS OPEN TO THE EXTERIOR, PROTECT INTERIOR FROM WIND, STORM, RAIN, AND VANDALISM.

USE ONLY NEW MATERIALS WITH UL LABEL WHERE APPLICABLE. (EXCEPT AS NOTED)

CLEANING NOTES:

CLEAR ALL DEBRIS FROM BUILDING AND HAUL OFF.

CLEAN INTERIOR OF BUILDING; DECKING, JOISTS, BEAMS, BRICK WALLS, GROUND FLOOR CONCRETE, ETC. PRIOR TO STARTING CONSTRUCTION (START FROM TOP AND WORK DOWN) TO REMOVE EXISTING FINISHES. USE CAUTION TO PROTECT EXISTING WOOD AND BRICK. DISPOSE OF ALL HAZARDOUS MATERIALS (LEAD PAINT, ASBESTOS, ETC.) AS REQUIRED BY APPLICABLE CODES.

WATER PROOFING NOTES:

CLEAN BUILDING EXTERIOR - REMOVE PLANT GROWTH IN CRACKS. USE CAUTION TO PROTECT EXISTING BRICK AND MORTAR. REPOINT JOINTS WHERE NECESSARY WITH MATCHING MORTAR.

COMPLETELY SEAL AND WEATHERPROOF BUILDING

PREPARE CAULK AND PAINT WINDOWS, DOORS, AND DOOR FRAMES.

REPAIR ALL EXISTING BRICK SILLS. PROVIDE WATERPROOF CEMENT SURFACE. SLOPE TO OUTSIDE AS REQUIRED.

REPLACE ROOFING AND FLASHING

PATCH AND REPAIR BRICK AND MORTAR AS NECESSARY. TREAT EXTERIOR BRICK AS PER SPECS.

TELEPHONE AND CABLE SYSTEM NOTES:

SYSTEM NOTES:

1. ARRANGE WITH SERVING TELEPHONE AND CABLE CO. FOR TELEPHONE AND CABLE SERVICE FOR THIS FACILITY. VERIFY, COORDINATE AND INCORPORATE THE REQUIREMENTS OF THE TELEPHONE AND CABLE CO. INTO THE WORK OF THIS DIVISION.

2. FURNISH AND INSTALL AN EMPTY RACEWAY SYSTEM OF 3/4" RIGID CONDUIT AND PROPERLY SIZED JUNCTION BOXES WITH COVERPLATES FOR THE TELEPHONE SYSTEM AS SHOWN ON THE DRAWINGS. VERIFY REQUIREMENTS OF CABLE COMPANY.

3. TELEPHONE AND CABLE CONDUITS SHALL BE RUN TO TELEPHONE AND CABLE STUB UP.

4. ALL TELEPHONE CONDUIT SHALL ORIGINATE AT THE JUNCTION BOXES, BE NO SMALLER THAN 3/4" ELECTRICAL TRADE SIZE, BE CONTINUOUS AND TERMINATE AT THE SYSTEM TERMINAL BOARD NEATLY CLAMPED AND WITH BUSHED ENDS. HOMERUNS SHALL BE LIMITED TO TWO (2) TELEPHONE OUTLETS ON ONE 3/4" CONDUIT.

5. THERE ARE MULTIPLE DEDICATED TELEPHONE LINES AND THEY SHALL BE SEGREGATED FROM EACH OTHER AND SHALL BE SEGREGATED FROM THE STANDARD TELEPHONE LINES.

6. FURNISH AND INSTALL A 200 LB. TEST NYLON PULL LINE IN EACH EMPTY CONDUIT. TAG EACH END OF PULL LINE AS TO SERVICE AND THE LOCATION OF THE OPPOSITE TERMINUS OF THE CONDUIT.

7. COORDINATE EXACT LOCATION OF TELEPHONE OUTLETS WITH OWNER.

GENERAL SPRINKLER NOTES:

SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED BY A LICENSED SPRINKLER CONTRACTOR IN COMPLIANCE WITH ALL STATE, LOCAL, AND NATIONAL FIRE PROTECTION REQUIREMENTS INCLUDING, BUT NOT EXCLUSIVELY NFPA #96.

THE CONTRACTOR SHALL PREPARE SHOP DRAWINGS FOR REVIEW AND MAKE ALL SUBMITTALS TO REQUIRED GOVERNING AUTHORITIES AND SECURE ALL REQUIRED APPROVALS.

SPRINKLER SYSTEM SHALL BE TESTED IN ACCORDANCE WITH NFPA 13R AND SHALL BE WITNESSED BY THE LOCAL FIRE MARSHAL AS REQUIRED.

UPON COMPLETION OF ALL SPRINKLER INSTALLATION, TESTING, AND APPROVALS, THE CONTRACTOR SHALL SUBMIT A WRITTEN CERTIFICATE STATING THE SPRINKLER SYSTEM HAS BEEN INSPECTED AND APPROVED.

OWNER FURNISHED ITEMS

OFCI (OWNER FURNISHED/ CONTRACTOR INSTALLED)

-LIGHT FIXTURES AND FANS - MARKED IN THE SCHEDULE.

-BATHROOM VANITY CABINETS AND SINKS.

-BATHROOM ACCESSORIES- MIRRORS, TOWEL/ GRAB BARS, TOILET PAPER AND SOAP HOLDERS, ETC.

-WALK-IN SHOWERS - SEE PLUMBING FIXTURE SCHEDULE.

-KITCHEN SINKS.

-FAUCETS @ KITCHEN AND BATHROOM LAVATORIES - SEE PLUMBING FIXTURE SCHEDULE.

-KITCHEN EQUIPMENT- REFRIGERATOR, STOVES, MICROWAVE/HOOD UNIT, DISHWASHER.

-KITCHEN CABINETS, COUNTERTOPS AND ABOVE COUNTER WALL FINISH; CONTRACTOR TO PROVIDE BLOCKING AS REQUIRED AND COORDINATE WITH OWNER'S CABINET MAKER.

-LAUNDRY EQUIPMENT

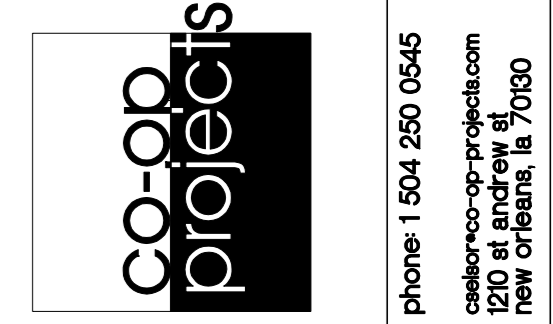
MATERIALS

Table with 2 columns: Material Name and Material Description. Includes items like CONCRETE, BRICK MASONRY, WOOD, PLYWOOD, GYPSUM BOARD, GLASS IN ELEVATION, MIRROR IN ELEVATION, METAL, RIGID INSULATION, INSULATION, FIREPROOFING, COMPACT FILL.

ABBREVIATIONS

Large table of abbreviations and their meanings. Columns include: Abbreviation, Meaning, Abbreviation, Meaning, Abbreviation, Meaning. Includes terms like ABV (above finished floor), FD (floor drain), PT (paint(ed)), BRG (bearing), BJT (bed joint), BM (bench mark), BEL (below), BET (between), BIT (bituminous), BLK (block), BLKG (blocking), BD (board), BS (both sides), BW (both ways), BOT (bottom), BRK (brick), BRDG (bridge, bridging), BLDG (building), BG (bumper guard), CAB (cabinet), CPT (carpet(ed)), CK (caulk(ing)), CLG (ceiling), CEM (cement), CTR (center), CER (ceramic), CTR (ceramic tile), CHBD (chalkboard), CLR (clear(ance)), CRC (cold rolled channel), COL (column), COMB (combination), COMP (composition (composite)), CCTV (closed circuit television), CONC (concrete), CMU (concrete masonry unit), CONST (construction), CONT (continuous or continue), CONTR (contract(or)), CLL (contract limit line), CUT (control joint), CG (corner guard), CORR (corrugated), CNTR (counter), CFLG (counterflashing), CS (countersink), CTSK (countersink screw), CRS (course(s)), DPR (damper), DEMO (demolish, demolition), DEP (depressed), DTL (detail), DIAG (diagonal), DIAM (diameter), DIM (dimension), DISP (dispenser), DIV (division), DR (door), DTA (dovetail anchor), DTS (dovetail anchor slot), DS (downspout), DWR (drain), DWG (drawing), E (east), ELEC (electric(al)), EP (electrical panelboard), EWC (electric water cooler), EWH (electric water heater), EL (elevation), ELEV (elevator), EMER (emergency), ENC (enclosure(ure)), EQ (equal), EQUIP (equipment), EXH (exhaust), EXIST (existing), EXMP (expanded metal plate), EB (expansion bolt), EJ (expansion joint), EXP (exposed), EXT (exterior), FB (face brick), FOC (face of concrete), FOM (face of finish), FOS (face of masonry), FF (face of studs), FF (factory finish), FAS (fasten, fastener), FIB (fiberboard), FIN (finish(ed)), FFL (finished floor line), FA (fire alarm), FE (fire extinguisher), FEC (fire extinguisher cabinet), FHC (fire hose cabinet), FRC (fire-resistant coating), FRT (fire-retardant), FLG (flashing), FLX (flexible), FLR (floor(ing)), GA (gage, gauge), GALV (galvanized), GI (galvanized iron), GSS (galvanized steel sheet), GKT (gasket(ed)), GC (general contractor), GL (glass, glazing), GD (groove, grading), GVL (gravel), GF (ground face), GT (gROUT), GYPBD (gypsum board), GPI (gypsum lath), GPPL (gypsum plaster), HT (height), HC (hollow core), HM (hollow metal), HOR (horizontal), HB (hose bibb), HR (handrail), INCL (include(d), (ing)), ID (inside diameter), INSUL (insulate(d), (ion)), NSF (insulating fill), INT (interior), INTM (intermediate), INV (invert), IPS (iron pipe size), JT (joint), JF (joint filler), J (joist), KPL (kickplate), KIT (kitchen), KO (knockout), LBL (label), LAB (laboratory), LAD (ladder), LB (lag bolt), LAM (laminated), LAV (lavatory), LH (left hand), LT (length), LC (light control), LP (lightproof), LW (lightweight), LWC (lightweight concrete), LMS (limestone), LTL (lintel), LL (live load), LVR (louver), LPT (low point), MB (machine bolt), MH (manhole), MFR (manufacture (er)), MAS (masonry), MO (masonry opening), MAT'L (material(s)), MAX (maximum), MECH (mechanic(al)), MED (medium), MBR (member), MMB (membrane), MET (metal), MWK (millwork), MIN (minimum), MIR (mirror), MISC (miscellaneous), MT (mount(ed), (ing)), MOV (movable), MULL (mullion), NL (nailable), NAT (natural), NR (noise reduction), NRC (noise reduction coefficient), NOM (nominal), NMT (nonmetallic), N (north), NIC (not in contract), NTS (not to scale), OC (on center(s)), OPG (opening), OU (open-web joist), OPP (opposite), OP (opposite hand), OD (outside diameter), OA (overall), OH (overhead), OFCI (owner furn., cont. installed), OFDI (owner furn., owner installed), PT (paint(ed)), PNL (panel), PB (panic bar), PTD (paper towel dispenser), PTR (paper towel receptacle), PTN (partition), PV (pave(d), (ing)), PVM (pavement), PERF (perforate(d)), PERI (perimeter), PLAS (plaster), PLAM (plastic laminate), PL (plate), PT (point), PVC (polyvinyl chloride), PSF (pounds per square foot), PSI (pounds per square inch), PFB (prefabricate(d)), PFN (prefinished), PRF (preformed property line), QT (quarry tile), RBT (rabbet, rebate), RAD (radius), RIL (rail(ing)), RWC (rainwater conductor), REF (reference), RFL (reflect(ed), (ive), (or)), REFR (refrigerator), REG (register), REINF (reinforce(d), (ing)), RES (resilient), RET (return), RA (return air), REV (revision(s), revised), RH (right hand), ROW (right of way), R (riser), RD (roof drain), RM (room), RO (rough opening), RB (rubber base), RBT (rubber tile), SCH (schedule), SNT (sealant), STG (seating), SEC (section), SSK (service sink), SHTH (sheathing), SHT (sheet), SG (sheet glass), SH (shelving), SHO (shore(d), (ing)), SIM (similar), SL (sleeve), SC (solid core), SP (soundproof), SPC (south), SPC (spacer), SPK (speaker), SPL (special), SPEC (specification(s)), SQ (square), SST (stainless steel), STD (standard), STSM (standing seam), ST (steel), STO (storage), SD (storm drain), SNF (skilled nursing facility), STR (structural), SUS (suspended), SYM (symmetry (ical)), SYN (synthetic), SYS (system), TKBD (tackboard), TEL (telephone), TV (television), THK (thick(ness)), THR (threshold), TPD (toilet paper dispenser), TOL (tolerance), TSL (top of slab), TST (top of steel), TW (top of wall), TB (towel bar), T (tread), TYP (typical), UC (undercut), UNF (unfinished), UR (urnal), VJ (v-joint(ed)), VB (vapor barrier), VNR (vener), VRM (vermiculite), VERT (vertical), VIN (vinyl), VB (vinyl base), VCT (vinyl composition tile), VF (vinyl fabric), VT (vinyl tile), VOJ (verify on job), WSCT (wainscot), WH (wall hung), WC (water closet), WP (waterproofing), WS (waterstop), WWF (welded wire fabric), W (west), WM (wire mesh), W (with), WD (wood), WPT (working point), SYMBOLES USED AS ABBREVIATIONS: / (angle), C (centerline), [(channel), d (penny), L (perpendicular), R (plate), O (round)

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GENERAL CONDITIONS
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