ARCHITECTURAL SYMBOLS

- CENTER LINE
- ELEVATION INDICATOR
- CENTER LINE INDICATOR
- CONTRACT LIMIT LINE
- DEMOLITION LINE
- EXISTING TO REMAIN LINE
- FEATURES ABOVE LINE INDICATOR
- FIRE RESISTIVE RATED LINE, 1 HOUR
- FIRE RESISTIVE RATED LINE, 2 HOUR
- FIRE RESISTIVE RATED LINE, 3 HOUR
- FIRE RESISTIVE RATED LINE, 4 HOUR
- FIRE-RATED, SMOKE BARRIER LINE, 1 HOUR
- FIRE-RATED, SMOKE BARRIER LINE, 2 HOUR
- FIRE-RATED, SMOKE BARRIER LINE, 3 HOUR
- FIRE-RATED, SMOKE BARRIER LINE, 4 HOUR
- HIDDEN FEATURES LINE
- NEW LINE
- PROPERTY LINE
- SMOKE BARRIER LINE
- BREAK, ROUND (USER DEFINES SIZE)
- BREAK, STRAIGHT (SEE SECTION INDICATORS, BUILDING, WITH BREAK STANDARDS)
- DETAIL INDICATOR
- DETAIL INDICATOR
- DETAIL INDICATOR FOR SMALL CONDITIONS
- DIMENSION LINE
- DOOR OPENING/BORROWED LIGHT IDENTIFIER
- DRAWING BLOCK TITLE, TYPICAL
- ELEVATION INDICATOR, EXTERIOR
- ELEVATION INDICATOR, INTERIOR, MULTIPLE VIEW
- ELEVATION INDICATOR, INTERIOR, SINGLE VIEW
- BUILDING SECTION INDICATOR
- DETAIL INDICATOR
- FURNITURE, FIXTURE, & EQUIPMENT INDICATOR
- GRAPHIC SCALE, $\frac{1}{8}$"=1'-0"
- ROOM NAME AND NUMBER
- COLUMN GRID
- KEYNOTE
- WALL OR PARTITION TYPE
- FIRE EXTINGUISHER CABINET
- CORNER GUARD
- NORTH ARROW
- V V ITEM - VA SUPPLIED & INSTALLED
- VC ITEM - VA SUPPLIED & CONTRACTOR INSTALLED
- CC ITEM - CONTRACTOR SUPPLIED & INSTALLED

DEMOLITION GENERAL NOTES

1. DRAWINGS INDICATE EXISTING CONDITIONS AS SHOWN ON RECORD DOCUMENTS AND AS NOTED BY GENERAL OBSERVATIONS IN THE FIELD. DRAWINGS DO NOT SHOW EXACT LOCATIONS OF BUILDING FEATURES OR MATERIAL QUANTITIES. FIELD VERIFY EXTENT, LOCATION AND DIMENSIONS OF EXISTING MATERIALS, COMPONENTS, AND SYSTEMS. PROVIDE WRITTEN NOTIFICATION TO THE PROJECT MANAGER AND ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS BETWEEN DRAWINGS AND ACTUAL FIELD CONDITIONS.

2. REMEDIATION OF HAZARDOUS MATERIAL (ASBESTOS) IS NOT INCLUDED IN THIS PROJECT SCOPE OF WORK. INDEPENDENT CONSULTANT IS RESPONSIBLE FOR ABATEMENT.

3. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO DEMOLITION WORK, DUST CONTROL, PROPERTY AND ENVIRONMENTAL PROTECTION.

4. PROVIDE AND MAINTAIN FIRE PROTECTION, BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.

5. REMOVE ABANDONED ELECTRICAL, TELEPHONE, AND DATA CABLING AND DEVICES BACK TO SOURCE, UNO.

6. REMOVE AND REPLACE EXISTING WORK AS INDICATED AND AS REQUIRED TO ACCOMPLISH NEW WORK.

7. COORDINATE DEMOLITION AT EXTERIOR WALLS WITH NEW CONSTRUCTION.

8. REMOVE OR DEMOLISH EXISTING MECHANICAL, PLUMBING, AND ELECTRICAL SYSTEMS, WHERE INDICATED FOR DEMOLITION, IN THEIR ENTIRETY. SEE STRUCTURAL, MEP AND CIVIL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.

9. DEMOLITION MAY TAKE PLACE DURING NORMAL WORK HOURS EXCEPT FOR EXCESSIVELY NOISY WORK, COORDINATE WITH PROJECT MANAGER.

10. PROJECT MANAGER RESERVES THE OPTION TO REQUEST THAT ANY OR ALL MATERIALS DEMOLISHED IN THE PREMISES BE SALVAGED AND RETURNED TO BUILDING STOCK. DEMOLITION CONTRACTOR TO WALK WITH & COORDINATE WITH PROJECT MANAGER TO TAG ITEMS THAT ARE TO BE SALVAGED.

11. SALVAGED MATERIALS TO BE REUSED SHALL BE REMOVED CAREFULLY TO AVOID DAMAGES. MATERIALS FOR REUSE ON THIS PROJECT ARE TO BE INCORPORATED INTO NEW WORK AS INDICATED. EXCEPT FOR ITEMS INDICATED TO BE RETAINED AS OWNER'S PROPERTY, OTHER REMOVED AND SALVAGED MATERIALS NOT INDICATED FOR REUSE SHALL BECOME CONTRACTOR'S PROPERTY AND REMOVED FROM SITE.

12. DEMOLITION AND/OR REMOVAL SHALL BE CARRIED OUT IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BUILDING. CONTRACTOR SHALL PROVIDE PROJECT MANAGER WITH TIMELY NOTIFICATION OF THE SCOPE AND SCHEDULE OF WORK, AND COORDINATED ALL SUCH WORK WITH THE PRIOR APPROVAL OF PROJECT MANAGER.

13. CONTRACTOR SHALL KEEP DUST TO MINIMUM BY LIGHTLY SPRINKLING APPROPRIATE DEBRIS WITH WATER OR A SIMILAR SOLUTION BEFORE AND DURING REMOVAL FROM THE PREMISES.

14. REMOVE ACCUMULATED DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM SITE DURING NON PEAK HOURS OF HOSPITAL OPERATION. CONTRACTOR SHALL LEAVE ALL WORK AREAS CLEAN.

15. CONTRACTOR TO COMPLY WITH NFPA 241-STANDARDS FOR SAFEGUARDING CONSTRUCTION, ALTERATION, AND DEMOLITION OPERATIONS.

16. ALL UNUSED ITEMS ON WALLS TO BE DEMOLISHED, ARE TO BE REMOVED AND SALVAGED FOR POSSIBLE REUSE. CONSULT WITH PROJECT MANAGER FOR ITEMS TO BE SALVAGED,

17. THE CONTRACT DOCUMENTS INDICATE APPROXIMATE LOCATION OF WORK AND ARE DIAGRAMMATIC IN NATURE. THE CONTRACTOR SHALL DETERMINE IN THE FIELD THE EXTENT OF WORK TO BE REMOVED. NO EXTRA CHARGES WILL BE ACCEPTED FOR WORK THAT HAS TO BE PERFORMED DUE TO CONTRACTOR'S FAILURE TO ADEQUATELY VERIFY EXISTING CONDITIONS.

GENERAL NOTES

1. VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD WITH THOSE SHOWN IN THE DRAWINGS. ADVISE THE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH WORK.

2. OBTAIN PRIOR APPROVAL FOR ANY INTERRUPTION OF SERVICE FOR CURRENT FACILITY FUNCTIONS, INCLUDING ELECTRICAL, EMERGENCY POWER, FIRE PROTECTION SYSTEMS, PLUMBING, SECURITY AND VENTILATION, AND ELEVATOR USE FROM PROJECT MANAGER.

3. AREA OF CONSTRUCTION IS SHOWN FOR ORIENTATION ONLY AND SHOULD NOT BE CONSTRUED TO BE COMPLETE. REFER TO OTHER DRAWINGS FOR SOURCE OF UTILITY CONNECTIONS, EXTENT OF DEMOLITION, OFF-SITE WORK, ETC.

4. JUNCTIONS OF NEW AND EXISTING WORK SHALL BE REPAIRED AND PATCHED TO MATCH EXISTING ADJACENT SURFACES, EXISTING WALLS REQUIRING MODIFICATION OF ANY KIND SHALL BE REFINISHED TO THE NEAREST INTERNAL CORNER.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING AND PATCHING IN EXISTING CONSTRUCTION WHERE REQUIRED FOR NEW CONSTRUCTION.

6. DO NOT SCALE DRAWINGS; ALL DIMENSIONS SHOWN TO BE FIELD VERIFIED.

7. NEW AND EXISTING CONSTRUCTION TO BE ALIGNED SHALL BE SMOOTH AND FLUSH

8. CONTRACTORS FOR EACH TRADE ARE ADVISED THAT INFORMATION PERTINENT TO THEIR WORK MAY OCCUR IN OTHER PORTIONS OF THE CONTRACT DOCUMENTS. REFER TO INTERIOR DESIGN, STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS AND SYMBOLS. ALL NOTES ARE TO BE REVIEWED AND APPLIED TO RELATED BUILDING COMPONENTS. NOTES APPEAR ON VARIOUS SHEETS FOR DIFFERENT SYSTEMS AND MATERIALS. SHEETS ARE TO BE REVIEWED AND NOTES ON ANY ONE SHEET ARE TO BE APPLIED ON RELATED DRAWINGS AND DETAILS.

9. CONTRACTOR SHALL PROTECT ALL EXISTING WORK THAT FORMS PART OF THE COMPLETED PROJECT.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ANY ROAD OF MATERIAL THAT IS FROM THE PROJECT. THIS WILL BE DONE AT THE CLOSE OF EACH DAY OF WORK OR MORE FREQUENTLY AS MAY BE REQUIRED DUE TO FIELD CONTIONS.

11. ALL WOOD BLOCKING AND PLYWOOD TO BE FIRE-RETARDANT TREATED AND LABELED.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES AND WARNING DEVISES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION.

13. WHEN A CONFLICT BETWEEN PLANS AND SPECIFICATIONS OR NOTES OCCURS, THE ARCHITECT SHALL DECIDE WHICH GOVERNS. GENERALLY, THE MORE RESTRICTIVE, MORE SPECIFIC, OR STRICTER PROVISION SHALL GOVERN.

14. ALL PIPE, CONDUIT, AND OTHER PENETRATIONS (INCLUDING ALL EXISTING AND PROJECT RELATED CONSTRUCTION) OF THE FLOOR, ROOF, FIRE PARTITIONS, CORRIDORS AND SMOKE PARTITIONS ARE TO BE SEALED AIR TIGHT WITH U.L. RATED FIRESTOP SYSTEM PROVIDING FIRE RATING EQUIVALENT TO THE WALL OR FLOOR CONSTRUCTION.

15. THE CONTRACTOR SHALL PROTECT EXISTING ACTIVE SERVICES AND UTILITY LINES ENCOUNTERED. DO NOT INTERRUPT SERVICES TO EXISTING HOSPITAL BUILDING. TEMPORARY SHUT DOWN OF SERVICES, IF REQUIRED, SHALL BE DONE ONLY WITH PRIOR APPROVAL OF THE PROJECT MANAGER.

16. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATORY AGENCIES, CODES, LAWS, AND REQUIREMENTS. ITEMS SHOWN OR IMPLIED IN THE CONTRACT DOCUMENTS NOT IN ACCORDANCE WITH THESE RULES AND REGULATIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT.

17. CONTRACTOR SHALL REVIEW AND CONFIRM WITH THE PROJECT MANAGER, RULES AND REGULATIONS, INCLUDING DELIVERIES AND REMOVALS, USE OF ELEVATORS, ETC. WHERE THE BUILDING MANAGEMENT REQUIREMENTS FOR ALTERATIONS, CONSTRUCTION NOTES OR DRAWINGS CALL FOR ANY WORK OF A MORE STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE OR ANY OTHER DEPARTMENT HAVING JURISDICTION OVER THE WORK OF THE MORE STRINGENT NATURE CALLED FOR SHALL BE FURNISHED IN ALL CASES.

18. WORK NOT SPECIFICALLY INCLUDED IN THE CONTRACT DOCUMENTS BUT REASONABLY CONSTRUED TO BE REQUIRED TO PRODUCE THE INTENDED RESULTS INDICATED SHALL BE THOROUGHLY PERFORMED AS THOUGH INCLUDED IN THE CONTRACT DOCUMENTS.

19. CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION, THE LAYOUT, AND THE LINES AND MEASUREMENTS REQUIRED BY THE WORK OF THE CONTRACT DOCUMENTS AND AS REQUIRED BY THE PROJECT MANAGER'S RULES AND REGULATIONS. CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF OTHERS TO ASSURE THAT ALL SCHEDULES ARE MET. ANY ERRORS OR INACCURACIES IN THE DOCUMENTS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ARCHITECT PRIOR TO THE WORK'S COMMENCEMENT.

20. CONTRACTOR SHALL PROVIDE THE PROJECT MANAGER, AND THE ARCHITECT AND HIS REPRESENTATIVES ACCESS TO THE WORK AT ALL TIMES.

21. CONTRACTOR SHALL VISIT THE SITE AND VERIFY JOB CONDITIONS PRIOR TO SUBMITTING BIDS. DISCREPANCIES, CONFLICTS, OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE PROJECT MANAGER, THE CONTRACTING OFFICER AND ARCHITECT PRIOR TO THE SUBMISSION OF CONTRACTOR'S BID.

22. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST AND REPLACE AND/OR RESTORE ANY UNSATISFACTORY WORK CAUSED BY INFERIOR WORKMANSHIP OR MATERIALS OR IMPROPER SCHEDULING.

23. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN AND PROTECT ALL EXISTING AND NEW WORK, AND IN THE EVENT OF DAMAGE, REPAIR OR REPLACE SAME.

24. CONTRACTOR SHALL CLEAN UP DAILY DURING NON-PEAK HOURS OF HOSPITAL OPERATION, AND PERIODICALLY REMOVE ALL RUBBISH AND WASTE FROM THE JOB SITE.

25. CONTRACTOR TO PATCH EXISTING CONCRETE FLOORS AS NECESSARY TO RECEIVE NEW SELECTED FINISHES

26. IN AREAS WHERE UNEVENNESS IN SURFACE OCCURS, CONTRACTOR SHALL PATCH AND REPAIR SURFACE TO PRODUCE A PLUMB, SMOOTH SURFACE TO RECEIVE SPECIFIED FINISH MATERIAL.

27. CONTRACTOR SHALL DO ALL CUTTING, FITTING, AND PATCHING REQUIRED TO MAKE ALL PARTS OF THE WORK COME TOGETHER PROPERLY AND FIT TO RECEIVE OR BE RECEIVED BY THE WORK OF THE CONTRACT DOCUMENTS.

MATERIALS LEGEND/CUT

- CAST - IN - PLACE CONCRETE
- PRECAST
- CAST STONE
- BRICK
- CMU
- EARTH
- BASE COURSE
- RIGID INSULATION
- STEEL

CODE REVIEW

INTRODUCTION

Purpose: The proposed use for this building is: **Parking**

Partially Sprinklered

APPLICABLE CODES, LAWS & REGULATIONS

Building Code: ***IBC 2009***
Life Safety Code: ***NFPA 101 2009***
Accessibility Code: ***ADAAG / UFAS***

USE GROUP CLASSIFICATION

Classification: The use group classification is: **Open Air Parking Structure - Ordinary Hazard per NFPA / Group S-2 Open Parking Garage – Low hazard storage per IBC**

CONSTRUCTION TYPE – BUILDING HEIGHTS AND AREAS

Building Limitations:

Height Limitations: **5 tiers (Type II B)**

Height Modifications: **NA**

Allowable Building Height: **see above**

Actual Building Height: **Grade plane = 709'**
Top tier = 755'
Actual Building Height = 46 '/ 5 TIERS

Floor Area Limitations: **50,000 SF (Type II B)**

Floor Area Modifications: **NA**

Allowable Floor Area: **see above** Actual Floor Area: **41,967 SF**

Construction Type Selected: **Type II B**

FIRE RESISTIVE CONSTRUCTION (Table 601 - Fire Resistance of Structural Elements)

Structural Frame: 0 ***hours***

Exterior Bearing Walls: 0 ***hours***

Interior Bearing Walls: 0 ***hours***

Nonbearing Exterior Walls and Partitions: ***0 hours over 10' / 1 hour within 10' of bldg.***

Nonbearing Interior Walls and Partitions: ***0 hours***

Floor Construction including Beams: 0 ***hours***

Roof Construction: 0 ***hours***

OCCUPANCY LOAD

Occupant Load Count Determination:

Calculations or Comments: Parking garage 200 occupants / gross SF

Top Tier = 29,973 SF / 200 occ./sf	150 occupants
Fourth Tier = 41,967 SF / 200 occ./sf	210 occupants
Third Tier = 41,967 SF / 200 occ./sf	210 occupants
Second Tier = 36,439 SF / 200 occ./sf	182 occupants
Ground Level = 41,734 SF / 200 occ./sf	209 occupants
Total	192,080 SF/961 occu

CAR COUNT

TIER	STANDARD	CAR ASSESSIBLE	TOTAL
GROUND	47	4	51
SECOND	82	3	85
THIRD	109	3	112
FOURTH	106	3	109
TOP	53	3	56
TOTAL	397	16	413

Revisions:	Date
FINAL CONSTRUCTION DOCUMENTS	06/10/11
100% REVIEW SUBMISSION (NOT FOR CONSTRUCTION)	04/11/11
75% REVIEW SUBMISSION (NOT FOR CONSTRUCTION)	02/03/11
75% REVIEW SUBMISSION (NOT FOR CONSTRUCTION) - COST ESTIMATE	01/19/11
35% REVIEW SUBMISSION (NOT FOR CONSTRUCTION)	11/22/10

VA FORM 08-6231

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Drawing Title: GENERAL NOTES, SYMBOLS & CODE REGULATIONS

Project Title: 400 CAR PARKING GARAGE

Project Number: 636-402

Building Number: 43

Approved: Project Director: Iowa City VA Healthcare System
Department of Veterans Affairs Medical Center

Location: IOWA CITY, IA

Date: 06/10/2011 | Checked: PS/JP | Drawn: DM

Drawing Number: I2

Dwg 2 of 152

Office of Construction and Facilities Management

Department of Veterans Affairs