three inches = one foot
one and one half inches = one foot
one inch = one foot
three quarters inch = one foot
one half inch = one foot
three eighths inch = one foot
one quarter inch = one foot
one eighth inch = one foot

GENERAL NOTES

IT IS THE INTENT OF THESE DRAWINGS TO DESCRIBE A COMPLETE PROJECT WHICH THE GENERAL CONTRACTOR PROPOSES TO CONSTRUCT BY FURNISHING ALL LABOR, MATERIALS, AND TOOLS AND PERFORMING ALL WORK NECESSARY OR INCIDENTAL TO THE CONSTRUCTION IN FULL COMPLIANCE WITH THESE DOCUMENTS AND ALL APPLICABLE BUILDING CODES AND LOCAL REGULATIONS.

THE GENERAL CONTRACTOR SHALL GUARANTEE ALL WORK AGAINST DEFECTS RESULTING FROM THE USE OF INFERIOR MATERIALS, EQUIPMENT, OR WORKMANSHIP FOR A PERIOD OF (1) ONE YEAR FROM THE DATE OF FINAL COMPLETION AS DETERMINED BY THE RECEIPT OF A CERTIFICATE OF OCCUPANCY AND/OR ACCEPTANCE OF THE FINAL PUNCHLIST AS DETERMINED BY THE ARCHITECT.

THE CONTRACTOR AND EACH OF HIS/HER SUBCONTRACTORS SHALL REVIEW ALL PLANS AND SPECIFICATIONS FOR ACCURACY AND COMPLIANCE TO APPLICABLE CODES AND ACCEPTED STANDARDS OF THE CONSTRUCTION TRADE PRIOR TO THE START OF CONSTRUCTION. ALL DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT.

UNLESS OTHERWISE SPECIFIED, ALL MATERIALS USED IN THE CONSTRUCTION SHALL BE NEW, FREE FROM DEFECTS, AND OF THE HIGHEST QUALITY OF ITS KIND, AND SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE OWNER AND/OR ARCHITECT PRIOR TO INSTALLATION.

SHOULD ANY MATERIAL OR WORKMANSHIP BE FOUND TO BE DEFECTIVE, SUCH MATERIAL OR WORKMANSHIP SHALL BE REMOVED AND REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE.

EXACT LOCATION OF PROJECT ON SITE SHALL BE STAKED AND ELEVATIONS DETERMINED PRIOR TO START OF CONSTRUCTION. COORDINATE WITH OWNER FOR APPROVAL PRIOR TO START OF WORK.

MECHANICAL, ELECTRICAL, AND PLUMBING ARE DESIGN BUILD AND ARE NOT PART OF THIS CONTRACT SET OF DOCUMENTS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE DESIGN OF THESE SYSTEMS. DESIGNS FOR SUCH SYSTEMS SHALL BE SUBMITTED BY OWNER/CONTRACTOR UNDER SEPARATE APPLICATION.

ALL JOINTS AND OPENINGS IN BUILDING ENVELOPE SYSTEMS, INCLUDING THOSE BETWEEN WALLS AND FLOORS OR FOUNDATIONS, AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALLS AND ROOF/CEILINGS, AND UTILITY AND SERVICE PENETRATIONS, AND BETWEEN DISSIMILAR MATERIALS SHALL BE CAULKED, GASKETED, SEALED OR WEATHERSTRIPPED AS REQUIRED, WHETHER SHOWN IN THESE DOCUMENTS OR NOT.

DO NOT SCALE DRAWINGS FOR ANY REASON. IF A DISCREPANCY APPEARS IN THE WRITTEN DIMENSIONS CONTACT ARCHITECT FOR CLARIFICATION.

THE CONTRACTOR SHALL INSTALL ALL MATERIALS PER THE MANUFACTURERS RECOMMENDATIONS SO AS NOT TO VOID ANY GUARANTEES, WARRANTIES, OR TO HINDER THE PERFORMANCE OF ANY INSTALLED SYSTEM.

SAFETY AND CARE DURING CONSTRUCTION AND COMPLIANCE WITH ALL (OSHA) RELATED SAFETY REGULATIONS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND HIS/HER SUB-CONTRACTORS.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO KEEP THE JOB-SITE CLEAN AND FREE OF CONSTRUCTION DEBRIS. DUMPSTERS AND TRASH CONTAINERS SHALL BE EMPTIED IN A TIMELY MANNER TO ELIMINATE OVERFLOW OF CONTAINERS. ROADWAYS AND SIDEWALKS SHALL BE KEPT FREE OF MUD AND DEBRIS FROM TRUCK TRAFFIC. STORM WATER WAYS SHALL BE KEPT CLEAN AND FREE OF RUN-OFF FROM CONSTRUCTION BY THE USE OF TEMPORARY SILT-FENCES AND BARRICADES.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL EXISTING PROPERTY OF THE OWNER AND TO STORE ALL EQUIPMENT, ETC. NOTED TO BE RE-USED.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE TO LIFE AND PROPERTY DUE TO HIS OPERATIONS AND SHALL HOLD HARMLESS THE OWNER AND ARCHITECT FROM ALL SUITS, ACTIONS, DAMAGES, AND COSTS FROM THE WORK OF HIS CONTRACT.

THE CONTRACTOR SHALL FURNISH PROOF OF WORKMAN'S COMPENSATION, PUBLIC LIABILITY, AND PROPERTY DAMAGE INSURANCE IN AMOUNTS SATISFACTORY TO THE OWNER.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY HEAT, LIGHT, ELECTRICITY AND WATER REQUIRED TO COMPLETE THE PROJECT.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL REQUIRED PERMITS, GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.

SOIL BEARING PRESSURE IS PRESUMED TO BE 3000 PSI. OWNER SHALL CONFIRM SOIL BEARING PRESSURE WITH A CERTIFIED TESTING CONSULTANT PRIOR TO CONSTRUCTION & FORWARD ALL FINDINGS TO THE ARCHITECT & STRUCTURAL ENGINEER.

STANDARD ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE
ADA	AMERICANS W/DISABILITIES ACT
A/E	ARCHITECT/ENGINEER
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
AP	ACCESS PANEL
APPROX	APPROXIMATE
ASB	ASBESTOS
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS
AWT	ACOUSTICAL WALL TREATMENT
BC	BUILDING CODE
BD	BOARD
BFF	BELOW FINISH FLOOR
BM	BENCHMARK
BOS	BOTTOM OF STEEL
BRDG	BRIDGING
BRK	FACE BRICK
BSMT	BASEMENT
BUR	BUILT-UP ROOFING
CB	CATCH BASIN
CD	CONSTRUCTION DOCUMENTS
C.J	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLL	CONTRACT LIMIT LINE
CMT	CERAMIC MOSAIC TILE
CMTB	CERAMIC MOSAIC TILE BASE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONC	CAST IN PLACE CONCRETE
CPT	CARPET
CPTB	CARPET BASE
CR	CLOSET ROD
CRG	CORNER GUARD
CRT	COLORED CONCRETE
CT	CERAMIC TILE
CTB	CERAMIC TILE COVE BASE
CTR	CENTER
CW	COLD WATER
DBL	DOUBLE
DEMO	DEMOLITION
DET	DETAIL
DF	DRINKING FOUNTAIN
DL	DEAD LOAD
DN	DOWN
DOUG FIR	DOUGLAS FIR
DR	DOOR
DW	DISHWASHER
EC	ELECTRICAL CONTRACTOR
EGB	EXTERIOR GYPSUM BOARD
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ENTR	ENTRANCE
EPNT	EPOXY PAINT
EQ	EQUAL
ERD	EXISTING ROOF DRAIN
EWC	ELECTRIC WATER COOLER
EXIST, EX	EXISTING
EXP	EXPOSED
EXP BT	EXPANSION BOLT
EXT GR	EXTERIOR GRADE
FD	FLOOR DRAIN
FDTN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FINISHED FLOOR
FF&E	FURNITURE, FIXTURE, & EQUIPMENT
FLM	FLOOR MAT
FM	FACTORY MUTUAL
FOS	FACE OF STUD
FOW	FACE OF WALL
FRP	FIBER REINFORCED POLYESTER
FT	FOOT / FEET
FTG	FOOTING
FV	FIELD VERIFY
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GLU LAM	GLUED LAMINATED WOOD
GLZ CMU	GLAZED CAST IN PLACE CONCRETE
GWB	GYPSUM WALL BOARD
GYP BD	GYPSUM BOARD
HC	HANDICAP
HCWD	HOLLOW CORE WOOD DOOR
HD	HEAVY DUTY
HDWD	HARDWOOD
HM	HOLLOW METAL
HT	HEIGHT
HYD	HYDRANT
HWF	HARDWOOD FLOOR
IBC	INTERNATIONAL BUILDING CODE
INSUL	INSULATED
INT	INTERIOR
JT	JOINT
KD	KILN DRIED
KIT	KITCHEN
LAM	LAMINATED
LAV	LAVATORY
LCD	LINEAR CEILING DIFFUSER
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LWC	LIGHTWEIGHT CONCRETE
MC	MECHANICAL CONTRACTOR
MDO	MEDIUM DENSITY OVERLAY
MF	MILL FINISH
MFD	MANUFACTURED
MH	MANHOLE
MO	MASONRY OPENING
MR	MOISTURE RESISTANT
MWP	MEMBRANE WATERPROOFING
NA	NOT APPLICABLE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OC	ON CENTER
OF	OUTSIDE FACE
OF/CI	OWNER FURNISHED/ CONTRACTOR INSTALLED
OH DR	OVERHEAD DOOR
PA	PIPE ANCHOR
PBD	PARTICLE BOARD
PC	PLUMBING CONTRACTOR
PCC	PRECAST CONCRETE
PEJ	PREMOLDED EXPANSION JOINT
PL	PROPERTY LINE
PLAM	PLASTIC LAMINATE
PNT	PAINT
PR	PORCELAIN TILE
PRB	PORCELAIN TILE BASE
PREFAB	PREFABRICATE
PT	PRESSURE TREATED
PTAC	PACKAGED TERMINAL AIR CONDITIONER
PVC	POLYVINYL CHLORIDE
QT	QUARRY TILE
QTB	QUARRY TILE BASE
QTY	QUANTITY
R	RADIUS
RA	RETURN AIR
RC	REINFORCED CONCRETE
RCB	RUBBER COVE BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REBAR	REINFORCING STEEL BARS
REF	REFRIGERATOR
REINF	REINFORCED
REQD	REQUIRED
REV	REVISION
RFLM	RECESSED FLOOR MAT
RM	ROOM
RO	ROUGH OPENING
RTU	ROOF TOP UNIT
RW	RESCUE WINDOW
SA	SUPPLY AIR
SCWD	SOLID CORE WOOD DOOR
SD	STORM DRAIN
SHT	SHEET
SIM	SIMILAR
SJI	STEEL JOIST INSTITUTE
SK	SKETCH
SPF	SPRUCE-PINE-FIR
SS	STAINLESS STEEL
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
TB	THROUGH BOLT
TEMP	TEMPERED
T&G	TONGUE AND GROOVE
TOF	TOP OF FOOTING
TOM	TOP OF MASONRY
TOS	TOP OF STEEL
TR	THERMAL RESISTANCE
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UH	UNIT HEATER
UL	UNDERWRITERS LABORATORIES
UNO	UNLESS NOTED OTHERWISE
VAR	VARIES
V/A	VA FURNISHED/ CONTRACTOR INSTALLED
VCB	VINYL COVE BASE
VCT	VINYL COMPOSITION TILE
VEST	VESTIBULE
VS	VENT STACK
VSN	VINYL STAIR NOSING
V/V	VA FURNISHED/ VA INSTALLED
VYL	VINYL WALLCOVERING
WC	WATER CLOSET
WCO	WALL CLEANOUT
WD	WOOD
WH	WALL HUNG
WL	WIND LOAD
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH
YH	YARD HYDRANT

ARCHITECTURAL SYMBOLS

GRAVEL
BATT INSULATION
RIGID INSULATION
E.I.F.S.
STUD WALL (PLAN) GYPSUM WALL BOARD (SECTION)
CLAPBOARD SIDING
STEEL
EARTH
FACE BRICK (ELEVATION)
CAST IN PLACE CONCRETE
FACE BRICK (PLAN)
PLYWOOD
CMU
STACKED STONE VENEER
WOOD BLOCKING
FINISH WOOD
SHAKE SIDING
PARTICLE BOARD
SMOKE DETECTOR
PARTITION TYPE
WINDOW TYPE
COLUMN MARK
DOOR TYPE
KEYED NOTE
EXHAUST FAN
CARBON MONOXIDE DETECTOR
CEILING HEIGHT
ROOF SLOPE INDICATOR
DETAIL IDENTIFICATION
WALL SECTION
ELEVATION MARK
BUILDING SECTION
INTERIOR ELEVATION MARK
ROOM NAME / 100 / 00 SF. SPACE IDENTIFICATION
NORTH ARROW

Scale: As Noted

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