

TYPICAL PLAN NOTES

(APPLICABLE AT ALL PLAN LEVELS)
(THESE NOTES ARE TYPICAL MINIMUM REQUIREMENTS OF THE CONTRACT. IF THERE IS A CONFLICT OR DISCREPANCY BETWEEN THESE NOTES AND OTHER INFORMATION IN THE DRAWINGS AND/OR SPECIFICATIONS, THE STRICTEST REQUIREMENT SHALL PREVAIL AND SHALL BE INCLUDED IN THE CONTRACT PRICE)

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND DESIGN BUILDING AND GRADE ELEVATIONS (NEW AND EXISTING) BY MEANS OF FIELD SURVEY AND LAYOUT. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- DIMENSIONS ARE NOMINAL AND TO FINISH FACE OF WALL OR PARTITION UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS REQUIRING FIELD VERIFICATION SHALL BE V.I.F. PRIOR TO FABRICATION, AND ANY DISCREPANCIES BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- ALL DISCREPANCIES BETWEEN ALL DRAWINGS WHICH CONSTITUTE THE CONTRACT DOCUMENTS, SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO FABRICATION OR CONSTRUCTION. IF THERE ARE DISCREPANCIES BETWEEN DRAWINGS, UNLESS THE ARCHITECT RULES DIFFERENTLY, THE GREATER DIMENSION AND/OR THE STRICTEST INFORMATION SHALL SUPERSEDE AND SHALL BE INCLUDED IN THE CONTRACT PRICE.
- THE CONTRACTOR SHALL MAINTAIN ADEQUATE PROTECTION OF ALL EXISTING CONDITIONS AND NEW WORK FROM DAMAGE, PATCH, REPAIR OR REPLACE IN KIND ALL AREAS DAMAGED OR ALTERED DURING DEMOLITION AND CONSTRUCTION THAT ARE DESIGNATED OR INFERRED TO REMAIN. FINISH ALL SURFACES TO MATCH ADJACENT EXISTING OR NEW CONSTRUCTION.
- ALL PENETRATIONS THROUGH RATED WALLS, FLOORS AND CEILINGS SHALL COMPLY WITH ALL APPLICABLE CODES TO MAINTAIN THE INTEGRITY OF THE SPECIFIC RATING.
- THE CONTRACTOR'S SCOPE OF WORK SHALL INCLUDE THE CONTRACTOR TO FURNISH FRAMING, BLOCKING, FURRING, SHIMMING, NAILERS, LEDGERS, AND NAILING AND BOLTING AND OTHER INSTRUCTION ITEMS NOT NOTED ON THE DRAWINGS BUT NECESSARY TO COMPLETE THE WORK.
- FOR PARTITION TYPES SEE PARTITION SCHEDULE.
- ALL PORTIONS OF THE BUILDING SHALL BE SPRINKLERED, INCLUDING PLENUMS AND ATTICS, AS REQUIRED BY IBC, NFPA AND ALL OTHER APPLICABLE CODES. IF THERE IS A CONFLICT, THE STRICTEST REQUIREMENT SHALL SUPERCEDE.
- COORDINATE THE SIZE OF ALL BEAMS, COLUMNS, PIPING, DUCTS, SHAFTS, CHASES AND SLAB PENETRATIONS WITH MECHANICAL AND STRUCTURAL DRAWINGS PRIOR TO CONSTRUCTION.
- ALL COLUMNS, BEAMS, PIPING, DUCTWORK, CONDUIT, WIRING SHALL BE CONCEALED IN WALLS, CEILINGS, CHASES, PARTITIONS, OR FURRED-OUT AREAS IN ALL FINISHED AREAS. WHETHER OR NOT SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL FURR-OUT WITH METAL STUDS AND FINISHED DRYWALL OR FINISHED MASONRY TO MATCH THE ADJACENT SURFACE. CONTRACTOR SHALL COORDINATE THIS REQUIREMENT WITH ALL OTHER DISCIPLINES, AND ALERT ARCHITECT OF ANY CONFLICTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL PROVIDE PIPE SLEEVES FOR ALL WALL AND FLOOR PENETRATIONS, RATED AS REQUIRED. CONTRACTOR SHALL PROVIDE FIRE-RATED DAMPERS AS REQUIRED FOR PENETRATIONS.
- FOR CONTINUATION OF ALL PAVING SURFACES WALKS, CURBS, AND CONCRETE PADS AND LANDSCAPING, CONTRACTOR SHALL COORDINATE WITH ALL DRAWINGS AND THE CIVIL SITE PLAN. SLOPE ALL EXTERIOR PAVING & GRADING AWAY FROM THE BUILDING @ 1/8" PER FOOT MINIMUM.
- VERIFY ALL ELEVATOR DIMENSIONS WITH SELECTED MANUFACTURER PRIOR TO CONSTRUCTION.
- NEW LINTELS SHALL BE PROVIDED AT ALL MASONRY OPENINGS WHICH ARE NOT TRUE ARCHES, SEE STRUCTURAL LINTEL SCHEDULE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL EXISTING ABANDONED PIPING, WIRING, MECHANICAL EQUIPMENT, DUCTWORK & MISC. ITEMS AFFECTED BY THE NEW WORK.
- MASONRY OPENINGS FOR WINDOWS SHALL BE COORDINATED WITH OPENING SIZES OF SELECTED WINDOW MANUFACTURER PRIOR TO FABRICATION.
- CONTRACTOR TO PROVIDE SEALANT @ ALL JOINTS WHERE DISSIMILAR MATERIALS ABUT.
- CONTRACTOR SHALL PATCH AND PREPARE ALL SURFACE SUBSTRATES AS REQUIRED WHERE NEW FINISHES, ARE SPECIFIED.
- DOORS SHALL BE LOCATED 6" FROM PERPENDICULAR WALL PLANE ON HINGED SIDE, UNLESS NOTED OTHERWISE. NOTE: CENTER DOOR ON WALL IF LESS THAN 6" ON EACH SIDE OF DOOR.
- PROVIDE SOLID WOOD BLOCKING IN WALLS FOR CABINERY, TOILET ROOM ACCESSORIES, HANDRAILS, EQUIPMENT, ETC. COORDINATE WITH OWNER.
- ALL FLOOR MATERIAL CHANGES BETWEEN ROOMS SHALL BE FLUSH AND OCCUR AT CENTERLINE OF DOOR IN CLOSED POSITION. PROVIDE SCHLUTER EDGE TRIM WHEN ABUTTING TILE W/ DISSIMILAR MATERIALS.
- PROVIDE CRACK ISOLATION SHEET BENEATH FLOOR TILE @ ALL CRACKS AND CONTROL JOINTS IN CONCRETE SLAB. CRACK ISOLATION SHEET TO EXTEND MIN. ONE FULL TILE BEYOND CRACK ON EACH SIDE.
- CONTRACTOR SHALL PROVIDE AND INSTALL FIRE EXTINGUISHERS IN ACCORDANCE W/ NFPA 10. VERIFY LOCATION IN FIELD W/ OWNER AND / OR FIRE DEPARTMENT PRIOR TO INSTALLATION.
- COURTYARD DRAINS: SLOPE CONCRETE SLABS & GRADE TO COURTYARD DRAINS AND AWAY FROM BUILDING.
- COORDINATE ALL FLOOR DRAINS WITH PLUMBING DRAWINGS.
- ALL WOOD USED ON THIS PROJECT SHALL BE FIRE-RETARDANT TREATED.

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PERMIT SET 03.31.2020

Professional Certification.

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland.

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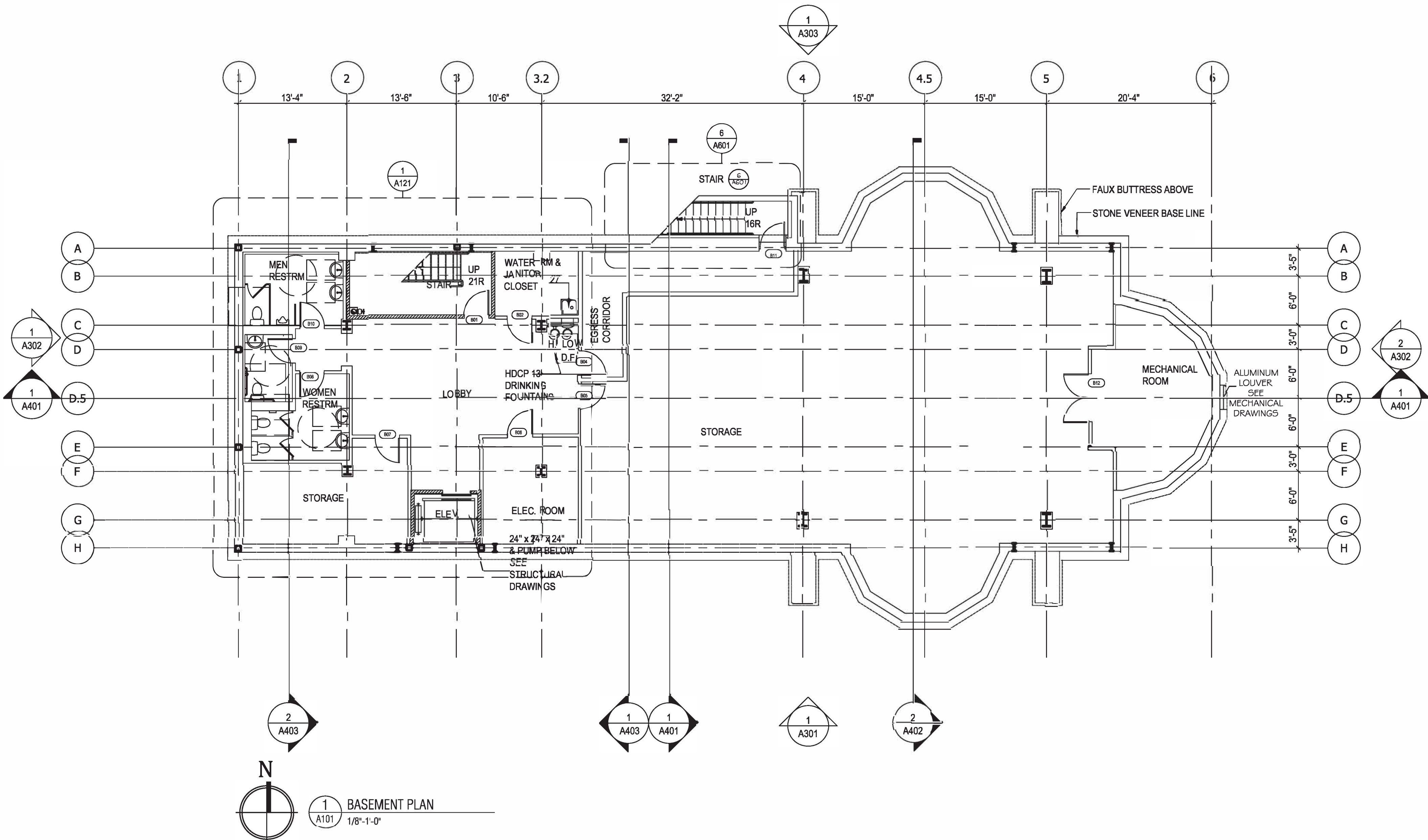
BASEMENT FLOOR PLAN

DATE

SCALE

AS NOTED

A101



LEGEND

- = NEW CONSTRUCTION
- - - = CONSTRUCTION ABOVE