ABBREVIATIONS:

"	INCH
#	NUMBER, POUND
&	AND
'	FEET
(E)	EXISTING
(N)	NEW
@	AT
A=	AXIAL FORCE
AB	ANCHOR BOLT
ABV	ABOVE
ACI	AMERICAN CONCRETE INSTITUTE
ADD	ADDENDUM, ADDITION
ADJ	ADJUST, ADJUSTABLE
AESS	ARCHITECTURALLY EXPOSED STRUCTURAL STEEL
AFF	ABOVE FINISHED FLOOR
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECTURAL
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AVG	AVERAGE
AWS	AMERICAN WELDING SOCIETY
B/	BOTTOM OF
B/W	BETWEEN
BALC	BALCONY
BD	BOARD
BEV	BEVEL
BKR	BACKER
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BOC	BOTTOM OF CURB
BOT/BTM	BOTTOM
BOW	BOTTOM OF WALL
BP	BASEPLATE
BRDG	BRIDGE, BRIDGING
BRG	BEARING
BRK	BRICK
BSMT	BASEMENT
BU	BUILT-UP
C	CHANNEL
C=	COMPRESSION FORCE
CEM	CEMENT, CEMENTITIOUS
CGS	CENTER OF GRAVITY OF STRAND
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CJP	COMPLETE JOINT PENETRATION
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
COMP	COMPOSITE, COMPENSATION
CONC	CONCRETE
COND	CONDITION
CONN	CONNECTION
CONSTR	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATE
CORR	CORRIDOR
CTR	CENTER
CTRL	CONTROL
CTSK	COUNTERSINK
CU	CUBIC
CUST	CUSTOM
CY	CUBIC YARD
DBA	DEFORMED BAR ANCHOR
DBL	DOUBLE
DEFL	DEFLECTION
DEG	DEGREE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DET	DETAIL
DIA - Ø	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DKG	DECKING
DL	DEAD LOAD
DWG	DRAWING
DWGS	DRAWINGS
DWL	DOWEL
EA	EACH
EF	EACH FACE
EIFS	EXTERIOR INSULATED FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
ENGR	ENGINEER
EOD	EDGE OF DECK
EOP	EDGE OF PLATE
EOR	ENGINEER OF RECORD
EOS	EDGE OF SLAB
EQ	EQUAL
EQPT	EQUIP
ES	EACH SIDE
EW	EACH WAY
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F TO F	FACE TO FACE
F'c	CONCRETE COMPRESSIVE STRENGTH
FAB	FABRICATIONS/FABRICATED
FB	FLAT BAR

FD	FLOOR DRAIN
FF	FINISH FLOOR
FFE	FINISH FLOOR ELEVATION
FIN	FINISH
FLR	FLOOR
FNDN	FOUNDATION
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FR	FIRE RATED, FIRE RESISTIVE
FRM	FRAMED, FRAMING
FRT	FIRE RETARDANT TREATED
FT	FOOT, FEET
FTG	FOOTING
FUT	FUTURE
Fy	YIELD STRESS
GA	GAUGE
GALV	GALVANIZED
GB	GRADE BEAM
GC	GENERAL CONTRACTOR
GEN	GENERAL
GL	GLU-LAMINATED
GLB	GLU-LAMINATED BEAM
GND	GROUND
GR	GRADE
GYP	GYPSUM
GYP BD	GYPSUM BOARD
HAS	HEADED ANCHOR STUD
HC	HOLLOW CORE
HCP	HOLLOW CORE PLANK
HDR	HEADER
HEX	HEXAGONAL
HI	HIGH
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HSS	HOLLOW STRUCTURAL SECTION
HT	HEIGHT
HVAC	HEATING - VENTILATION - AIR CONDITIONING
IBC	INTERNATIONAL BUILDING CODE
ICF	INSULATED CONCRETE FORMS
ID	INSIDE DIAMETER
IJ	ISOLATION JOINT
IN	INCH, INCHES
INFO	INFORMATION
INSP	INSPECTION
INSUL	INSULATION
INT	INTERIOR
INV	INVERT
JT	JOINT, JOINTS
k	KILOPOUND (1000 POUNDS)
K-FT	KIP-FOOT (1000 POUND - FEET)
KIP	KILOPOUND (1000 POUNDS)
L	ANGLE, LEFT, LENGTH
LAM	LAMINATE, LAMINATED
LAT	LATERAL
LB	POUND
LF	LINEAL FEET, LINEAR FOOTAGE
LG	LONG
LIN	LINEAR
LIN FT	LINEAL FEET, LINEAR FOOTAGE
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LNTL	LINTEL
LONG	LONGITUDINAL
LS	LONG SLOTTED
LSH	LONG SIDE HORIZONTAL
LSL	LAMINATED STRAND LUMBER
LSV	LONG SIDE VERTICAL
LT WT	LIGHT WEIGHT
LVL	LAMINATED VENEER LUMBER
MAX	MAXIMUM
MB	MACHINE BOLT
MC	MISCELLANEOUS CHANNEL
MCJ	MASONRY CONTROL JOINT
MECH	MECHANICAL
MEMB	MEMBRANE
MEP	MECHANICAL, ELECTRICAL, PLUMBING
MEZZ	MEZZANINE
MFR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MTL	METAL
MTL	METAL
MUL	MULLION
N	NORTH
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NW	NORMAL WEIGHT
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPNG	OPENING
OPP	OPPOSITE
OSB	ORIENTED STRAND BOARD
OWSJ	OPEN WEB STEEL JOIST
P/L	PROPERTY LINE
PAF	POWDER ACTUATED FASTENER

PC	PRECAST
PCF	POUNDS PER CUBIC FOOT
Pd	DRIFTED SNOW LOAD
PE	PROFESSIONAL ENGINEER
PEMB	PRE ENGINEERED METAL BUILDING
PERF	PERFORATE, PERFORATED, PERFORMANCE
PERIM	PERIMETER
PERP	PERPENDICULAR
Pf	FLAT ROOF SNOW LOAD
PJP	PARTIAL JOINT PENETRATION
PL	PLATE
PLF	POUNDS PER LINIER FOOT
PLWD	PLYWOOD
PMEJ	PREMOLDED EXPANSION JOINT
PMF	PREMOLDED FILLER
PNL	PANEL
PREFAB	PREFABRICATED
PREFIN	PREFINISHED
Ps	SLOPED ROOF SNOW LOAD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL STRAND LUMBER
PT	PRESSURE TREATED
PTD	PAINTED
QTY	QUANTITY
R	RISER
R=	BEAM END SHEAR REACTION
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REF	REFER - REFERENCE
REINF	REINFORCING
REQ'D	REQUIRED
REV	REVISION
RO	ROUGH OPENING
SCHED	SCHEDULE
SCL	STRUCTURAL COMPOSITE LUMBER
SE	STRUCTURAL ENGINEER
SECT	SECTION
SF	SQUARE FEET
SGL	SINGLE
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SIMP	SIMPSON STRONG TIE
SL	SNOIW LOAD
SOG	SLAB ON GRADE
SPEC	SPECIFICATIONS
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SUSP	SUSPENDED
SYS	SYSTEM
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
T/	TOP OF
T=	TENSION FORCE
TAN	TANGENT
THK	THICK
THRD	THREADED
TOB	TOP OF BEAM
TOC	TOP OF COLUMN, TOP OF CURB, TOP OF CONCRETE
TOF	TOP OF FOOTING
TOJ	TOP OF JOIST
TOL	TOP OF LINTEL, LANDING
TOL	TOLERANCE
TOP	TOP OF PIER, TOP OF PLATE
TOPV	TOP OF PAVEMENT
TOS	TOP OF STEEL, TOP OF SLAB
TOW	TOP OF WALL
TRANS	TRANSVERSE
TRANSL	TRANSLUCENT
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UTIL	UTILITY
VERT	VERTICAL
VFY	VERIFY
VIF	VERIFY IN FIELD
W	SNOW DRIFT WIDTH
W/	WITH
W/O	WITHOUT
WCJ	WALL CONTRACTION JOINT
WD	WOOD
WF	WIDE FLANGE
WP	WORK POINT
WR	WATER RESISTANT, WATER RESISTIVE
WS	WATERSTOP
WT	WEIGHT
WWF	WELDED WIRE FABRIC

GENERAL:

1. THE WORD "PROVIDE" SHALL MEAN THAT THE CONTRACTOR SHALL SUPPLY ALL LABOR AND MATERIALS AS REQUIRED TO RESULT IN A COMPLETELY FINISHED AND/OR OPERABLE SYSTEM.
2. THE CONTRACTOR SHALL MANAGE CONSTRUCTION TO MAINTAIN ONGOING BUSINESS OPERATIONS AS WELL AS MAINTAINING SAFE AND UNRESTRICTED PATHS FOR VISITORS AT THE PROJECT SITE AND SURROUNDING AREAS. COORDINATE SCHEDULE WITH OWNER & LANDLORD. CONSTRUCTION PHASING IS THE RESPONSIBILITY OF THE CONTRACTOR.
3. CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS, CONSTRUCTION METHODS AND CRAFTSMANSHIP.
4. CONTRACTOR SHALL REVIEW ANY EXISTING DRAWINGS ON FILE WITH THE OWNER & LANDLORD, PRIOR TO STARTING ANY WORK.
5. CONTRACTOR TO VERIFY ALL REQUIREMENTS, NOTES AND DIMENSIONS PRIOR TO THE START OF CONSTRUCTION. REPORT ALL DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
6. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS. ANY DISCREPANCY BETWEEN THE EXISTING CONDITIONS AND THESE DRAWINGS SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CHANGES TO THESE DOCUMENTS. SITE VISITS MAY NOT BE MADE BY THIS ARCHITECT TO VERIFY CONFORMANCE.
8. IN EVENT OF A DIMENSIONAL CONFLICT DRAWINGS SHALL TAKE PRECEDENT OVER SPECIFICATIONS. IN THE EVENT OF A MATERIAL CONFLICT, SPECIFICATIONS SHALL TAKE PRECEDENT OVER DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT IN WRITING REGARDING ANY CONFLICTS.
9. THE DRAWINGS AND SPECIFICATIONS CREATED FOR THIS PROJECT CREATE AN ENTIRE PROJECT PACKAGE. ALL TRADES SHALL BE RESPONSIBLY FOR REVIEWING THEIR RESPECTIVE REQUIREMENTS AND COORDINATING THEIR HIDDEN OR EXPOSED WORK WITH THAT OF ALL OTHER TRADES.
10. CONTRACTOR SHALL KEEP THE PREMISES AND PROJECT SITE FREE FROM ACCUMULATION OF WASTE, RUBBISH, AND DEBRIS, AND SHALL REMOVE DAILY. AT THE COMPLETION OF THE PROJECT THE CONTRACTOR SHALL LEAVE THE PREMISES BROOM CLEAN AND SHALL CLEAN AND ALL FINISHED SURFACES, FIXTURES, GLASS, STOREFRONT, ETC.
11. SCOPE OF WORK SHALL INCLUDE PATH TO MATCH (PTM) OF ANY EXISTING AREAS ABOVE, BELOW, OR BESIDE, WHICH ARE DISTURBED AS A RESULT OF CONSTRUCTION. THE QUANTITY OF THE PATCH TO MATCH SHALL BE DETERMINED BY THE CONTRACTOR AND SHALL INCLUDE ALL WORK DISTURBED DUE TO CONSTRUCTION ACTIVITIES. THIS INCLUDES ANY PTM AREAS CREATED BY MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL TIE-INS TO EXISTING CONSTRUCTION. THE QUALITY OF PTM CONSTRUCTION SHALL BE EQUIVALENT TO THE NEW CONSTRUCTION OF THE EXISTING CONSTRUCTION DISTURBED, WHICHEVER IS MORE STRINGENT. WHEN WORK IS COMPLETED, NO NOTICEABLE SEAMS SHALL BE DISCERNIBLE BETWEEN THE NEW AND EXISTING CONSTRUCTION. ALL PTM MATERIALS ARE TO MATCH EXISTING UNLESS NOTED OTHERWISE. WHEN IN QUESTION, THE CONTRACTOR SHALL CONSULT THE OWNER TO DETERMINE WHAT THE BUILDING'S "STANDARD" IS.
12. CONTRACTOR RESPONSIBLE FOR IDENTIFYING ALL REQUIRED WORK WITH A SITE VISIT PRIOR TO ISSUANCE OF THEIR BID.
13. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED TEMPORARY PROTECTION REQUIRED TO MAINTAIN ONGOING OPERATIONS, EXITING PATHS, DUST CONTROL AND OCCUPANT SAFETY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO IDENTIFY THE REQUIREMENTS FOR TEMPORARY PROTECTION AND PROJECT PHASING. COORDINATE WITH THE OWNER FOR OTHER REQUIREMENTS.
14. NO PART OF THESE DOCUMENTS MAY BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM DELAWARE ENGINEERING.
15. THE DRAWINGS AND SPECIFICATIONS PREPARED BY THE ARCHITECT FOR THIS PROJECT ARE INSTRUMENTS OF THE ARCHITECT'S SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT AND, UNLESS OTHERWISE PROVIDED, DELAWARE ENGINEERING SHALL BE DEEMED THE AUTHOR OF THESE DOCUMENTS AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING THE COPYRIGHT.
16. THESE DRAWINGS ARE PROTECTED FROM COPYRIGHT INFRINGEMENT UNDER THE FEDERAL COPYRIGHT ACT. ALL RIGHTS TO THE DESIGN AND DRAWINGS SHALL BELONG TO DELAWARE ENGINEERING.
17. WHERE REFERENCE IS MADE TO VARIOUS TEST STANDARDS FOR MATERIALS, SUCH STANDARDS SHALL BE THE LATEST EDITION AND/OR ADDENDUM.

FINISHES:

1. COMPLY WITH MANUFACTURER'S RECOMMENDATIONS FOR PREPARING AND INSTALLING FINISHES.
2. PROTECT ADJACENT WORK BY SUITABLY COVERING DURING WORK.
3. REMOVE ADHESIVE OR PAINT SPOTS FROM FINISHED FLOORS, WALLS, GLASS OR OTHER SURFACES. FINISHES TO MEET OR EXCEED CODE REQUIREMENTS.
4. INSTALL MATERIALS USING MANUFACTURER'S APPROVED ADHESIVES AND METHODS, UNO
5. FILL MINOR DRYWALL IRREGULARITIES WITH SPACKLING COMPOUND AND SAND TO A SMOOTH LEVEL SURFACE. EXERCISE CARE TO AVOID RAISING THE NAP OF PAPER.
6. DO NOT PERFORM PAINTING AND OTHER FINISHING WORK UNDER CONDITIONS UNSUITABLE FOR EXECUTION OF PAINTING WORK. AIR SHALL BE FREE FROM DUST AND DIRT TO PREVENT LODGING OF FOREIGN MATTER IN FRESH PAINT. FLOORS MUST BE BROOM CLEAN BEFORE PAINTING IS STARTED.
7. PAINT DESIGNATIONS INDICATE COLOR ONLY, REFER TO SPECIFICATION FOR FINISH TYPE.
8. EDGES OF PAINT ADJOINING OTHER COLORS OR MATERIALS TO BE SHARP AND CLEAN WITHOUT OVERLAP.
9. EXAMINE SURFACES TO RECEIVE PAINT CAREFULLY FOR DEFECTS. DO NOT PROCEED WITH WORK UNTIL DEFECTS ARE CORRECTED.
10. WHENEVER NECESSARY TO OBTAIN REQUIRED RESULTS, REFINISH AN ENTIRE WALL RATHER THAN SPOT FINISHING WHERE A PORTION OF THE FINISH HAS BEEN DAMAGED OR IS UNSATISFACTORY.
11. PREPARE FLOOR SURFACES INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:
    - PREPARE/PROPERLY REPAIR AND PATCH SUBFLOORS TO A SMOOTH AND LEVEL FINISH.
    - FLASH PATCH AS REQUIRED, READY TO RECEIVE NEW FINISH.
12. PROVIDE SELF LEVELING TROWELABLE UNDERLAYMENT WHERE REQUIRED TO OBTAIN FINISH MANUFACTURER'S REQUIRED SUBFLOOR CONDITION.
13. FOLLOW THE CARPET AND RUG INSTITUTE METHODS OF INSTALLATION.
14. INSTALL TILE PER THE TILE COUNCIL OF NORTH AMERICA'S INSTALLATION SPECIFICATIONS.
15. PROVIDE THE REQUIRED TRANSITIONS BASED ON TYPES IDENTIFIED ON DRAWINGS AT EACH FINISH TRANSITION LOCATION.
16. CENTER FLOOR MATERIAL TRANSITIONS ON DOOR ABOVE.
17. FINISHED FLOORS EXTEND INTO TOE SPACES, CLOSETS, DOOR REVEALS AND SIMILAR OPENINGS.
18. REFER TO REFLECTED CEILING PLANS FOR CEILING FINISHES.
19. REFER TO ELEVATIONS FOR MILLWORK FINISHES.

PARTITIONS:

1. REFER TO FLOOR PLANS FOR PARTITION WALL TYPE TAGS. IN SOME CASES WALL TYPE TAGS ARE SHOWN ON DETAIL PLANS FOR CLARITY.
2. ANY NEW PARTITIONS NOT INDICATED WITH A WALL TYPE SHALL BE ASSUMED AS TYPE W1.
3. WALL TYPES DO NOT INDICATE FINAL FINISHES. REFER TO FINISH PLANS AND FINISH SCHEDULE.
4. BRACING: INSTALL CHANNEL COLD ROLLED STEEL (CRSS) BRACING AT ALL METAL STUD WALLS. INSTALL TWO ROWS OF BRACING 4'-0" O.C. FOR PARTITIONS UP TO 13'-0" HIGH.
5. ALL DIMENSIONS FOR STUD PARTITIONS ARE TO FACE OF STUD. ALL DIMENSIONS FOR MASONRY WALLS ARE TO FACE OF MASONRY. DIMENSIONS TO EXISTING CONSTRUCTION ARE TO FINISHED FACE OF CONSTRUCTION.
6. DIMENSIONS NOTED AS "CLR" ARE TO FINISHED SURFACE AND ARE CRITICAL FOR ACCESSIBILITY REQUIREMENTS OR BUILT-IN FURNISHINGS.
7. CONTRACTOR TO COORDINATE ALL NEW DIMENSIONS WITH EXISTING FIELD CONDITIONS AND NOTIFY ARCHITECT OF ANY INTERFERENCES, DISCREPANCIES OR OTHER UNFORESEEN CONDITIONS PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.
8. CONTRACTOR SHALL FIELD VERIFY FINISHED DIMENSIONS AND CLEARANCES IN SPACES INDICATED TO RECEIVE BUILT-IN FURNISHINGS OR CASEWORK PRIOR TO FABRICATION.
9. ACOUSTICAL PARTITIONS: PARTITIONS INDICATED WITH ACOUSTICAL BATT, AND/OR A GIVEN AN STC RATING, SHALL BE CONSTRUCTED TO MINIMIZE SOUND TRANSMISSION AS FOLLOWS:
   A. INSTALL ACOUSTICAL SEALANT AT ALL FLOOR AND HEAD LEVELS, EACH SIDE OF THE PARTITIONS.
   B. SET TRACK IN 3 CONTINUOUS BEADS OF ACOUSTICAL SEALANT.
   C. EXTEND SOUND BATTS THOROUGH ANY INTERSECTING WALLS.
   D. STAGGER OUTLETS A MINIMUM OF 24 INCHES HORIZONTAL. DO NOT INSTALL MORE THAN ONE OUTLET IN A COMMON STUD CAVITY. SEAL JOINTS AROUND OUTLETS WITH ACOUSTICAL SEALANT.
10. TYPICAL ACOUSTICAL RATED GYP WALLS: BUILD WALL FLOOR TO DECK, GYP BOTH SIDES, INSULATE CAVITY WITH SOUND ATTENUATION BATT CAVITY INSULATION. PROVIDE CONTINUOUS ACOUSTICAL SEALANT ALONG ALL EDGES, TYP. SEAL ALL PENETRATIONS WITH ACOUSTICAL SEALANT.
11. TYPICAL UNRATED FIRE OR ACOUSTICAL GYPSUM BOARD PARTITION WALLS: FRAME WALL TO DECK, UNO INSTALL GYPSUM BOARD TO 8' - 6" AFF, UNO
12. PROVIDE (2) #10 SMS AT EACH STUD / TRACK CONNECTION AT ALL PARTITIONS, BULK HEADS & SOFFITS NOT EXTENDING FLOOR TO DECK.
13. METAL STUDS SHALL BE 20 GA. @ 16" O.C. UNLESS OTHERWISE NOTED.
14. ALL GYPSUM BOARD SHALL BE TYPE "X" FIRE RATED, ALL JOINTS SHALL BE FINISHED WITH TAPE AND JOINT COMPOUND. PROVIDE A LEVEL 4 FINISH AT ALL JOINTS WHICH WILL BE EXPOSED TO VIEW UPON PROJECT COMPLETION UNO,. PROVIDE A LEVEL 1 FINISH AT ALL JOINTS WHICH WILL REMAIN CONCEALED. PROVIDE GALVANIZED STEEL CORNER BEADS AT ALL EXPOSED CORNERS. REFER TO FINISH LOCATION ON PLANS, AND COORDINATE WITH DESIGNER IN THE FIELD.
15. PROVIDE MOISTURE/ MOLD / ABUSE RESISTANT GYPSUM BOARD AT ALL PARTITIONS IN TOILET ROOMS, JANITORS CLOSETS AND ANY ROOM WHERE MOISTURE CONDITIONS WILL OCCUR AND NOT RECEIVING TILE FINISH.
16. PROVIDE GLASS MATT GYPSUM BOARD AT ALL PARTITIONS DIRECTLY ADJACENT TO LIVING WALL ELEMENT AND AT ALL WET AREAS (SHOWER ROOMS, COMMUNAL KITCHEN/DISHWASHER, ETC.) GLASS MAT GYPSUM BOARD SHALL RECEIVE FIBERGLASS TAPE AND FINISH AS RECOMMENDED BY MANUFACTURER.
17. METAL TRIM: EXPOSED METAL OR NON-METALLIC J-MOLD IS NOT ACCEPTABLE.
18. AT ALL LOCATIONS WHERE GYPSUM BOARD PARTITIONS TERMINATE AT DISSIMILAR MATERIALS, PROVIDE A FINISH-ABLE METAL END TRIM AND A 1/4" GAP BETWEEN TRIM AND ADJACENT MATERIAL. FILL GAP WITH BACKER ROD AND SEALANT.
19. PROVIDE DEFLECTION TRACK OR CLIP AT TOP OF ALL METAL STUD PARTITIONS THAT EXTEND TO THE UNDERSIDE OF STRUCTURAL MEMBERS OR FLOOR/ ROOF DECK.
20. METAL STUD PARTITIONS IN WHICH STUDS DO NOT EXTEND TO DECK ABOVE SHALL BE LATERALLY BRACED TO THE STRUCTURE ABOVE WITH 3 5/8" x 20 GA. STUDS @ 48" O.C. MAX., AND AT ENDS OF SUCH WALLS WHICH DO NOT INTERSECT OTHER WALLS.
21. PROVIDE FULL HEIGHT DOUBLE STUDS AT ALL DOOR AND WINDOW JAMBS.
22. PROVIDE SOLID WOOD BLOCKING IN ALL WALL AND CEILING CONSTRUCTION AS REQUIRED TO SUPPORT WALL MOUNTED MILLWORK AND CASEWORK, FURNISHINGS, RAILINGS, GRAB BARS, TOILET & BATH ACCESSORIES OR ANY OTHER WALL MOUNTED ITEMS INDICATED ON THESE DRAWINGS REQUIRING BLOCKING. REFER TO DIAGRAMS ON DRAWING A401 FOR MOUNTING LOCATIONS OF GRAB BARS.
23. THE BOTTOM EDGE OF ALL GYPSUM WALL BOARD SHALL BE INSTALLED 3/8" ABOVE THE FLOOR AND SEALED AS NOTED IN PARTITION SECTIONS, TYP.
24. CONTROL JOINTS: PROVIDE CONTROL JOINTS IN GWB CONSTRUCTION AS FOLLOWS:
    A. INSTALL CONTROL JOINTS IN EXPANSES OF PARTITIONS AT MAXIMUM 25-FOOT INTERVALS, FROM FLOOR TO CEILING. CONTROL JOINTS ARE RECOMMENDED AT DOOR JAMBS, EXTENDING FROM DOOR HEAD TO CEILING.
    B. CONTROL JOINTS ARE REQUIRED IN CEILINGS TO LIMIT AREAS TO 2,500 SQUARE FEET. INSTALL CONTROL JOINTS IN CEILINGS TO LIMIT DIMENSIONS IN EITHER DIRECTION TO 50 FEET MAXIMUM WITH PERIMETER RELIEF, 30 FEET MAXIMUM OTHERWISE. INSTALL CONTROL JOINTS WHERE CEILING FRAMING OR FURRING CHANGES DIRECTION.
    C. INSTALL CONTROL JOINTS IN GWB WHERE THE UNDERLYING STRUCTURE CONTAINS A CONTROL OR MOVEMENT JOINT.
25. PROVIDE CONTROL JOINTS IN MASONRY AND GYPSUM BOARD/STUD PARTITIONS AND CEILINGS/SOFFITS. CEILINGS EXCEEDING 2500SF IN AREA AND PARTITION, WALL, AND WALL FURRING RUNS EXCEEDING 30 FEET. DO NOT EXCEED 50 FEET BETWEEN CEILING CONTROL JOINTS IN EITHER DIRECTION. ENSURE CONTROL JOINTS COINCIDE WITH BUILDING CONTROL JOINTS. IN PARTITIONS TYPES WHICH INCLUDE BOTH TYPES OF CONSTRUCTION, CONTROL JOINTS SHALL ALIGN FROM UPPER TO LOWER CONSTRUCTION. CONTROL JOINTS ARE RECOMMENDED AT DOOR JAMBS, EXTENDING FROM DOOR HEAD TO CEILING.
26. WHERE CONTROL JOINTS OCCUR IN AN ACOUSTICALLY RATED ASSEMBLY, PROVIDE GYP BOARD, MINERAL FIBER, OR EQUIVALENT TO FILL VOID CREATED. COORDINATE REQUIRED LOCATIONS ON FEATURE WALLS WITH DESIGNER IN THE FIELD. METAL TRIM: EXPOSED METAL OR NON-METALIC J-MOLD IS NOT ACCEPTABLE.
27. PROVIDE PAPER FACED "L" SHAPED TAPE ON TRIM AT THE TOP OF ALL GYP. BD. THAT ABUTS SUSPENDED CEILINGS AND EXPOSED STRUCTURE.

WARNING - IT IS A VIOLATION OF NEW YORK EDUCATION LAW SECTION 7209.2, FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER THIS DOCUMENT IN ANY WAY. IF ALTERED THE ALTERING PERSON SHALL COMPLY WITH THE REQUIREMENTS OF NEW YORK EDUCATION LAW, SECTION 7209.2.

DATE: 02.2024
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REVIEWED BY: AM
PROJECT NO.: 22-2496
FILE:

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REVISIONS

NO.	DATE	DESCRIPTION

RHINEBECK WTP IMPROVEMENTS
VILLAGE OF RHINEBECK
DUTCHESS COUNTY, NY

GENERAL ARCHITECTURAL NOTES

SHEET: A002