GENERAL NOTES

GENERAL

FINISHES

Rough Carpentry

All wood blocking shall be fire retardant treated - see specs.

Provide horizontal concealed fire retardant treated plywood blocking for attachment of cabinets and equipment in all new walls. Refer to typical blocking and interior details.

Refer to Door Schedule/Types/Details drawings for blocking required as part of door installation and assemblies in drywall construction.

Refer ts Casework Elevations drawing series A800 or Casework Details drawing series A1100 for locations of wood blocking in drywall construction.

Painting

All electrical panels in the corridors shall be painted to match the adjacent wall finish.

All exposed steel, ironwork,metal pipes and primed metal surfaces of mechanical and electrical exposed to view in occupied, egress stair and circulation spaces to be painted.

Painting Subcontractor shall provide field mockup painted wall(s) of the base and accent paint colors for review and approval by the Owner and Architect.

Wall and Ceiling Finishes

Wall or ceiling finishes effected by the installation of new fire alarm devices, conduit, panels or equipment shall be repaired and finished to match existing conditions at no additional cost to the Owner.

Ceiling tile damaged as a result of the installation of new fire alarm devices, conduit, panels or equipment shall be replaced to match existing at no additional cost to the Owner.

GENERAL NOTES

GENERAL

GENERAL NOTES: General Contractor

General Responsibilities:

It is the responsibility of the General Contractor and the subcontractors to review all drawings, project manual, addenda, etc. in order to assure the coordination of all work affecting each trade. Failure to review and coordinate all contract documents by the General Contractor with all the subcontractors for applicable items of the work shall not relieve the responsible party from performing all work so required as part of the Contract.

It is the responsibility of the General Contractor and the subcontractors following the review of the drawings, project manual, addenda, etc. to inform the Architect of any discrepancies in the documents and to obtain clarification on all items affecting construction cost and prior to the submission of the bid.

The General Contractor will visit the site, with all subcontractors, prior to bidding in order to familarize themselves with the existing conditions and the impact of the proposed work, indicated on the Drawings and Specifications, on these conditions. Any questions regarding the coordination of new work or existing conditions will be submitted to the Architect in writing prior to the bid submission. The Architect will respond to all questions with written clarifications submitted to all bidders.

The Genral Contractor is responsible for all the scope of work affecting both existing conditions and the new work. No "Change Requests" will be considered that the General Contractor should have bcome familar with during the site visit, field review and survey.

Existing Conditions

Existing dimensions and dimensions shown on these Drawings are assumed by the Architect based on available information. The General Contractor shall, prior to the start of construction, verify all existing conditions, provide a complete field layout on the job site, and notify the Architect of any deviationsor conflicts with these Drawings.

Dimension Controls

The architectural drawings are the control document for all field layout. The Contractor shall review and coordinate dimension layout with the civil, structural and mechanical engineering drawings. Where a discrepancy exists between the drawings, the Contractor shall, prior to the start of construction and installation, notify the Architect to obtain clarification.

The drawings are not to be scaled, the General Contractor is to refer to the dimensions indicated or the actual sizes of construction items. Where no dimension or method of determining a location is given, verify correct location with the Architect prior to installation.

Drawings and referenced details have been dimensioned in order to establish control and guidelines for field layout. Where a discrepancy exists between the drawing and the detail, the Contractor shall notify the Architect for clarification prior to installation.

CODE SUMMARY

BUILDING SUMMARY:

PROJECT:

• LOCATION:	SOLDIERS' HOME HOLYOKE 110 Cherry Street Holyoke, MA 01040
• Project Type:	Hospital

APPLICABLE:

• Building Code:	780 CMR: Massachusetts State Building Code, 8th Edition (2009) International Building Code) (2009) International Existing Building Code)
• Fire Code:	527 CMR: Massachusetts Fire Prevention Regulations M.G.L. Chapter 148 Section 26G - Sprinkler Protection
• Accessibility Code:	521 CMR: Massachusetts Architectural Access Board Regulations 2004 Americans with Disabilities Act Architectural Guidelines
• Electrical Code:	527 CMR 12.00: Massachusetts Eletrical Code (2011 National Electrical Code)
• Elevator Code:	524 CMR: Massachusetts Elevator Code (2004 ASME A17.1)
• Mechanical Code:	2009 International Mechanical Code (IMC)
• Plumbing Code:	248 CMR: Massachusetts Plumbing Code
• Energy Code:	2009 International Energy Conservation Code
• Joint Commission:	NFPA 101, 2000 Edition

BUILDING SUMMARIES

1. Main Building:

The Main Building primarily functions as inpatient care, but also houses the site's main kitchen, outpatient services, a lab, pharmacy and dining hall.

Current Occupancy:	Use Groups A-2, B, I-2 & S
Total Stories:	6
Gross Building Area:	-30,250 sq. ft. / floor
Fire Sprinkler Protection:	Yes
Fire Alarm System:	Yes, antiquated
Standpipe System:	No
Illuminated Exit Signs:	Yes
Emergency Lighting: Yes	

2. North Building:

The North Building contains the facility's main multi-purpose room as well as the chapel, inpatient dementia care, maintenance shops, supplies, storage and physical therapy. The North Building is separated from the Main Building by a 2 hour fire wall and protected openings.

Current Occupancy:	Use Groups A-3, B, I-2 & S
Total Stories:	4
Gross Building Area:	-23,000 sq. ft. / floor
Fire Sprinkler Protection:	Yes
Fire Alarm System:	Yes, antiquated
Standpipe System:	No
Illuminated Exit Signs:	Yes
Emergency Lighting: Yes	

3. Dormitory Building

The Dormitory Building is separated from the other two buildings and serves as residental space for veterans. There are no treatment areas in the building; however there is storage and classroom spaces in the lower level. The Dormitory Building is connected to the Main Building via an underground tunnel.

Current Occupancy:	Use Groups B, R-2
Total Stories:	2 and basement
Gross Building Area:	-4,500 sq. ft. / floor
Fire Sprinkler Protection:	Yes
Fire Alarm System:	Yes, antiquated
Standpipe System:	No
Illuminated Exit Signs:	Yes
Emergency Lighting:	Yes

DRAWING LIST

COVER	COVER SHEET
A001	CODE REVIEW, DRAWING LIST
E001	ELECTRICAL GENERAL NOTES, ABBREVIATIONS, AND SYMBOL LIST
E002	MAIN BUILDING SUB-BASEMENT FLOOR FIRE ALARM PLAN
E003	MAIN AND NORTH BUILDING GROUND FLOOR FIRE ALARM PLAN
E004	MAIN AND NORTH BUILDING FIRST FLOOR FIRE ALARM PLAN
E005	MAIN AND NORTH BUILDING SECOND FLOOR FIRE ALARM PLAN
E006	MAIN AND NORTH BUILDING THIRD FLOOR FIRE ALARM PLAN
E007	MAIN BUILDING FOURTH FLOOR FIRE ALARM PLAN
E008	MAIN BUILDING FIFTH FLOOR FIRE ALARM PLAN
E009	DORMITORY FIRE ALARM PLANS

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Notes

Key Plan

Seal

Soldiers' Home in Holyoke
Fire Alarm Upgrade

Project Number	Scale
2026.002	1/4" = 1'-0"

Date	Issue

Title

CODE REVIEW, DRAWING LIST

A001