

# STANDARD GRAPHIC SYMBOLS

SYMBOL TYPE	DESIGNATION & DESCRIPTION
	BUILDING SECTION SYMBOL (NUMBER SERIES) TYPICAL OR SIMILAR IF IT APPLIES DRAWING NUMBER REFERS TO SHEET WHERE SECTION IS LOCATED
	CEILING TYPE SYMBOL CEILING TYPE NUMBER CEILING HEIGHT A.F.F.
	COLUMN LINE GRID SYMBOL COLUMN LINE AND SUBSILE WITH NUMBER OR LETTER
	DETAIL SECTION SYMBOL TYPICAL OR SIMILAR IF IT APPLIES DRAWING NUMBER REFERS TO SHEET ON WHICH SECTION IS LOCATED
	ELEVATION SYMBOL ELEVATION LETTER DRAWING NUMBER REFERS TO SHEET ON WHICH SECTION IS LOCATED
	FLOOR PLAN KEY-IN SYMBOL ROOM NAME ROOM NUMBER DOOR NUMBER
	WALL TYPE SYMBOL LETTER/NUMBER COMBINATION SERIES
	WALL SECTION SYMBOL FILL INDICATES LIMIT OF WALL SECTION ON PLAN WALL SECTION NUMBER (NUMBER SERIES) DRAWING NUMBER REFERS TO SHEET WHERE SECTION IS LOCATED
	ELEVATION TARGET SYMBOL LEVEL HEIGHT IN ELEVATION A.F.F.
	WINDOW DESIGNATION SYMBOL WINDOW TYPE CASED OPENING

# 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.

**Painting**  
All new 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.  
Finishes effected by the installation of electrical panels, equipment, conduit, or new work, shall be patched, repaired and finished to match existing.  
This includes all wall, floor, & ceiling finishes effected by coring through floors for new electrical, elevator and mechanical equipment.

# GENERAL NOTES

**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 familiarize 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 Contractor shall maintain the fire resistance ratings of all walls effected by the installation of new work and provide new fire stopping at all new penetrations through existing fire rated walls around elevator shafts, machine room and electric room.  
The Contractor shall maintain one passenger elevator in operation during the course of construction at all times.  
The General 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 become familiar 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 deviations or 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 Electrical 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 residential 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

# ABBREVIATIONS

GB	Grab Bar	AC	Automatic Closer	PLAM	Plastic Laminate
GC	General Contractor	AFF	Above Finish Floor	PLT	Plating Tyle
GL	Glass	AL	Aluminum	PD	Polished
GS	Gloss	ALT	Alternate	PR	Pair
GWB	Gypsum Wall Board	ARCH	Architect (ural)	PTD	Painted
GYP	Gypsum	AT	Acoustic Tile	PWD	Plywood
GZ	Glazed	AW	Architectural Woodwork	RB	Rubber
HC	Hollow Core	BD	Board	REV	Revision
HDW	Hardware	BET	Between	RFG	Roofing
HG	Hinge	BLDG	Building	RG	Rough
HM	Hollow Metal	BLK	Block	RGP	Reinforced GYP
HT	Height	BLKG	Blocking	RH	Right Hand
IN	Inch	BO	Bottom Of	RM	Room
INT	Interior	BS	Both Sides	RNF	Reinforcement
INV	Invert	CAB	Cabinet	S	South
JT	Joint	CJT	Control Joint	SAC	Suspended Acoustical Ceiling
L	Louver	CFCI	Contractor Furnished Contractor Installed	SC	Solid Core
LAM	Laminate	CLG	Ceiling	SCD	Self-Closing
LAV	Lavatory	CLR	Clear	SECT	Section
LF	Light Fixture	COL	Column	SF	Square Feet
LH	Left Hand	CONC	Concrete	SFLR	Sub-Floor
LO	Locker	CONSTR	Construction	SG	Semi-Gloss
LT	Light	CONTR	Contract (or)	SHF	Sheet
LTL	Lintel	CPT	Carpent	SHT	Sheet
MAX	Maximum	CT	Ceramic Tile	SIM	Similar
MECH	Mechanical	CTG	Coating	SQ	Square
MIN	Minimum	CTR	Counter	SST	Stainless Steel
MISC	Miscellaneous	D	Door	ST	Stone
ML	Milwork	DA	Door Assembly	STL	Steel
MR	Mirror	DIM	Dimension	SW	Switch
MS	Material System	DN	Down	TA	Toilet Accessory
MTD	Mounted	DR	Drain	TB	Towel Bar
N	North	DTL	Detail	TD	Textured
NA	Not Applicable	DWG	Drawing	TEL	Telephone
NIC	Not In Contract	E	Eel	T&G	Tongue & Groove
NL	Natural	EL	Elevation	THK	Thickness
NO	Number	ELEC	Electric (al)	THR	Threshold
NOM	Nominal	EOS	Edge Of Slab	TL	Tile
NTS	Not To Scale	EP	Electrical Panel	TO	Top Of
OC	On Center	EQP	Equipment	TOS	Top Of Steel
OD	Outside Diameter	EXTG	Existing	TPD	Toilet Paper Dispenser
OFCI	Owner Furnished Contractor Installed	FB	Fiber Board	TYP	Typical
OFCO	Owner Furnished Owner Installed	FCT	Factory Coated	UN	Unless Otherwise Noted
OPH	Opposite Hand	FD	Floor Drain	VAR	Varies
P	Panel	FIN	Finish	VC	Vinyl Covering
PCA	Patient Care Addition	FLR	Floor	VES	Vinyl Edge Strip
PE	Plumbing Equipment	FO	Frame Opening	VS	Vinyl Sheet
PF	Plumbing Fixture	FR	Frame	VT	Vinyl Tile
PL	Plaster	FRT	Fire Treated	VWC	Vinyl Wall Covering
				W	West

# DRAWING LIST

COVER	COVER SHEET
A001	CODE REVIEW, GENERAL NOTES, ABBREVIATIONS & DRAWING LIST
A101	SUB-BASEMENT & GROUND FLOOR PLAN
A201	FIRST & SECOND FLOOR PLANS
A301	THIRD & FOURTH FLOOR PLANS
A401	FIFTH FLOOR & ELEVATOR MACHINE ROOM
A501	ENLARGED ELEVATOR PLANS
A601	SECTIONS - ELEVATOR SHAFTS
M001	MECHANICAL GENERAL NOTES, ABBREVIATIONS AND SYMBOL LIST
M002	MAIN BUILDING - MECHANICAL PART PLANS
E001	ELECTRICAL GENERAL NOTES, ABBREVIATIONS AND SYMBOL LIST
E002	MAIN BUILDING - SUB-BASEMENT FLOOR MECHANICAL PLAN
E003	MAIN BUILDING ELECTRICAL PART PLANS, SCHEDULES AND RISERS - ALTERNATES



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Notes

Key Plan

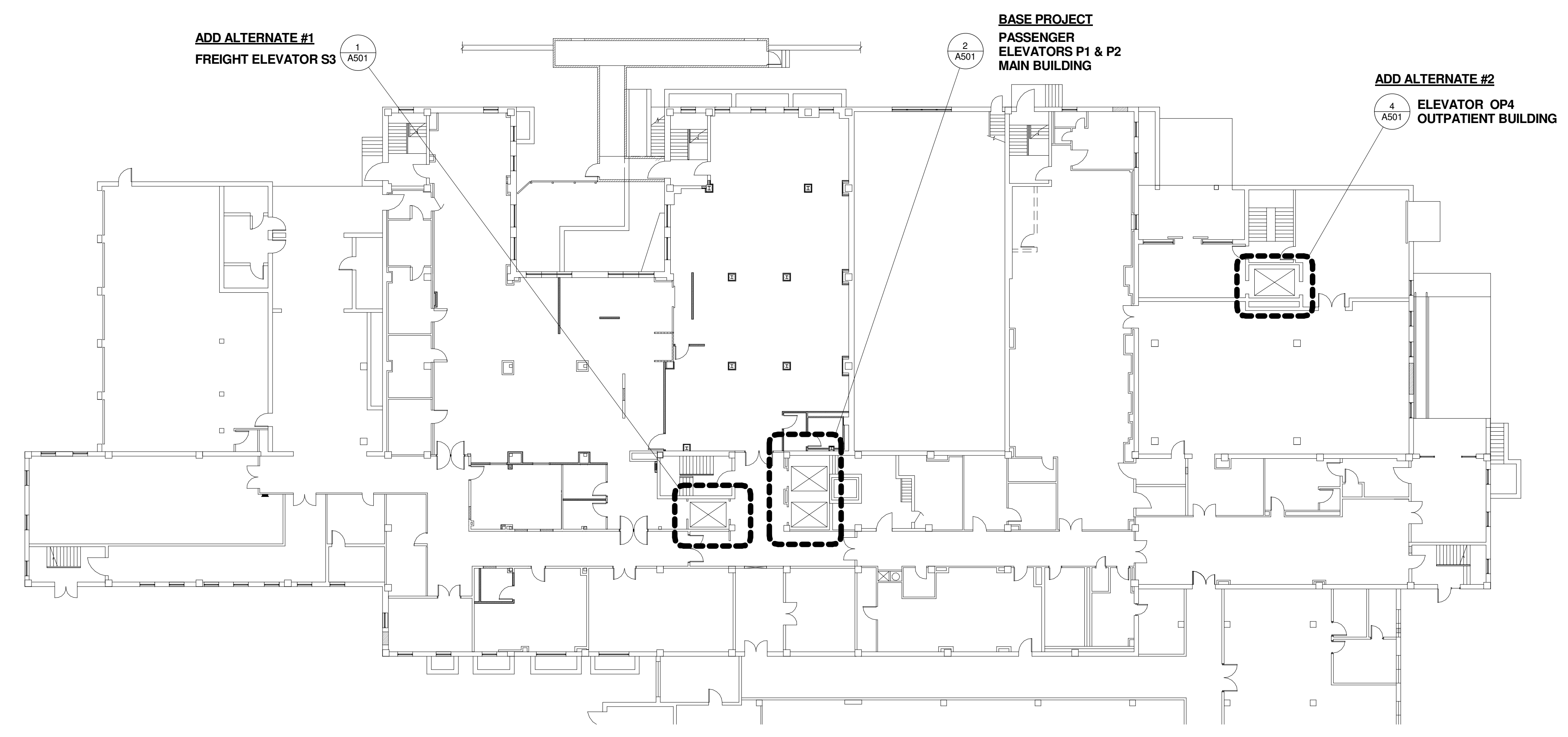
Seal

Soldiers' Home in Holyoke  
Elevator Upgrade Project

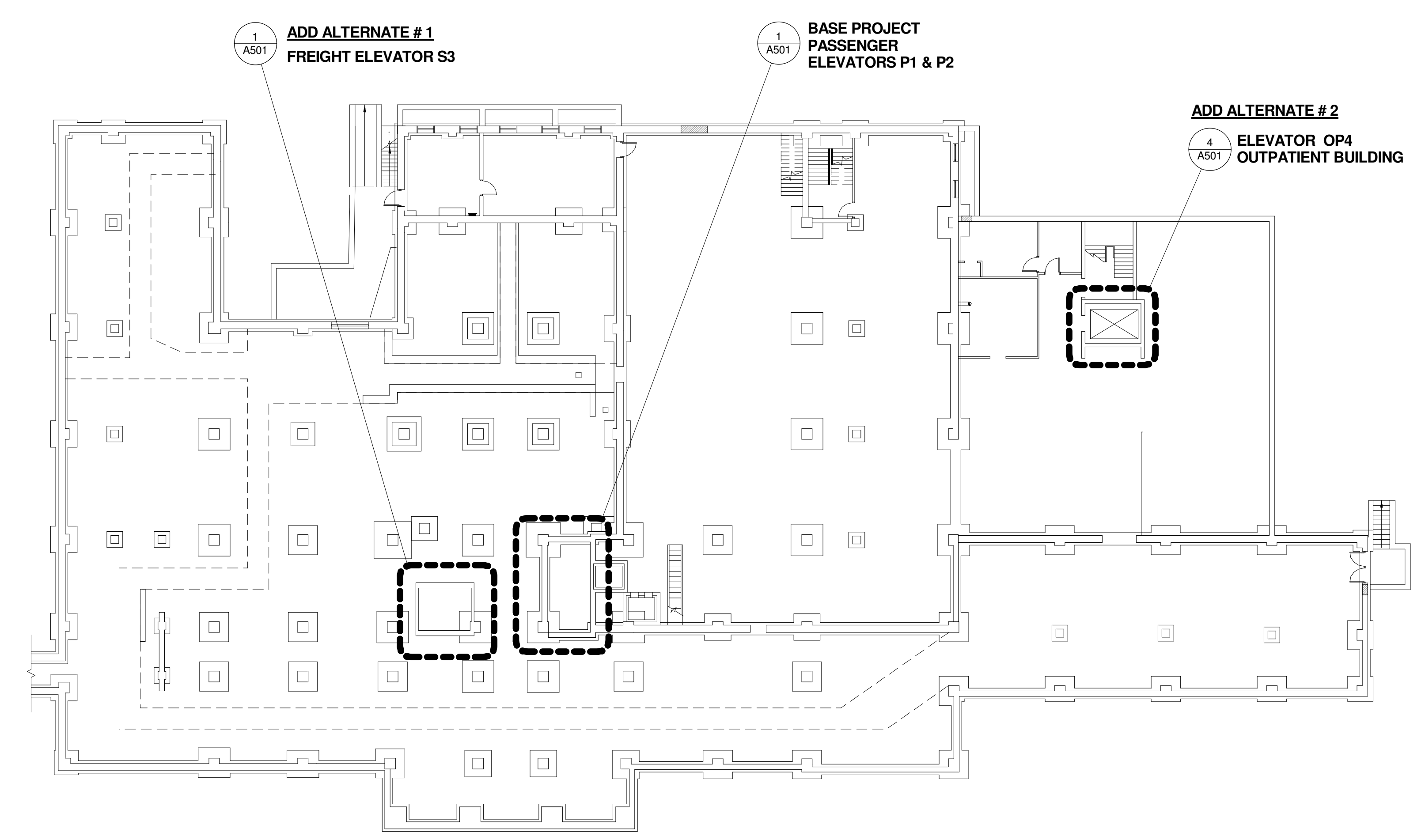
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Date 04/20/2011	Issue Bid Set

Title  
CODE REVIEW, GENERAL NOTES, ABBREVIATIONS & DRAWING LIST

A001



1 Ground Floor Plan  
1/16" = 1'-0"



2 Main - Sub-Basement Plan  
1/16" = 1'-0"

Notes

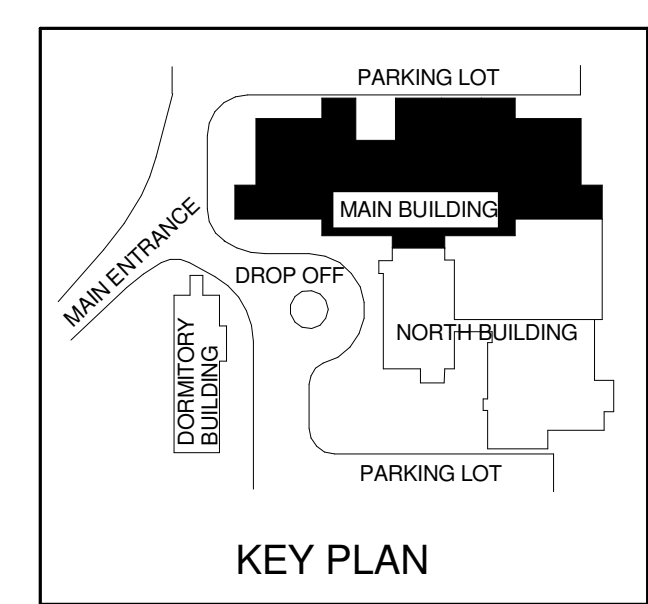
Key Plan

Seal

Soldiers' Home in Holyoke  
Elevator Upgrade Project

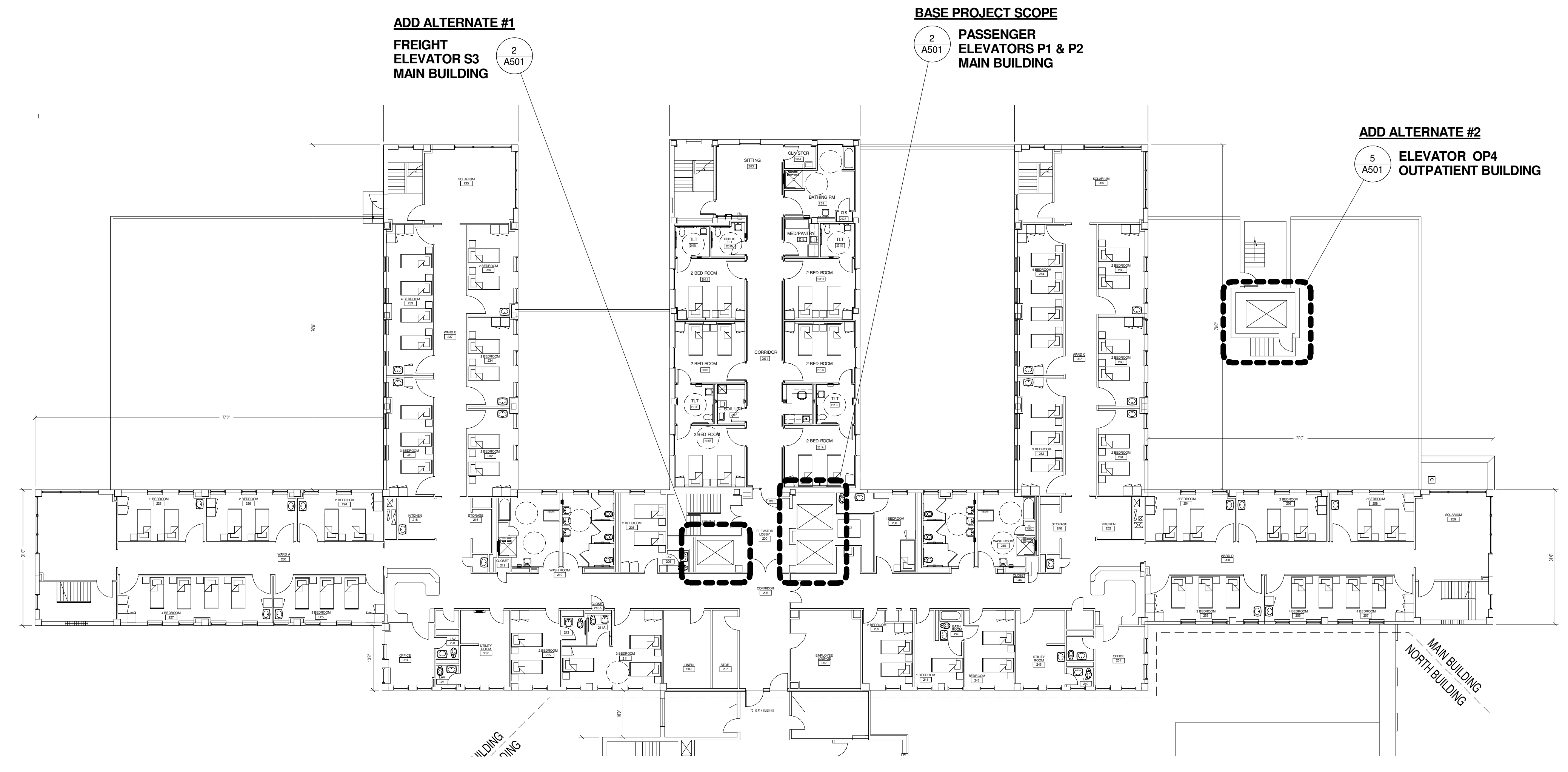
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Date	Issue
04/20/2011	Bid Set

Title  
SUB-BASEMENT & GROUND FLOOR PLANS

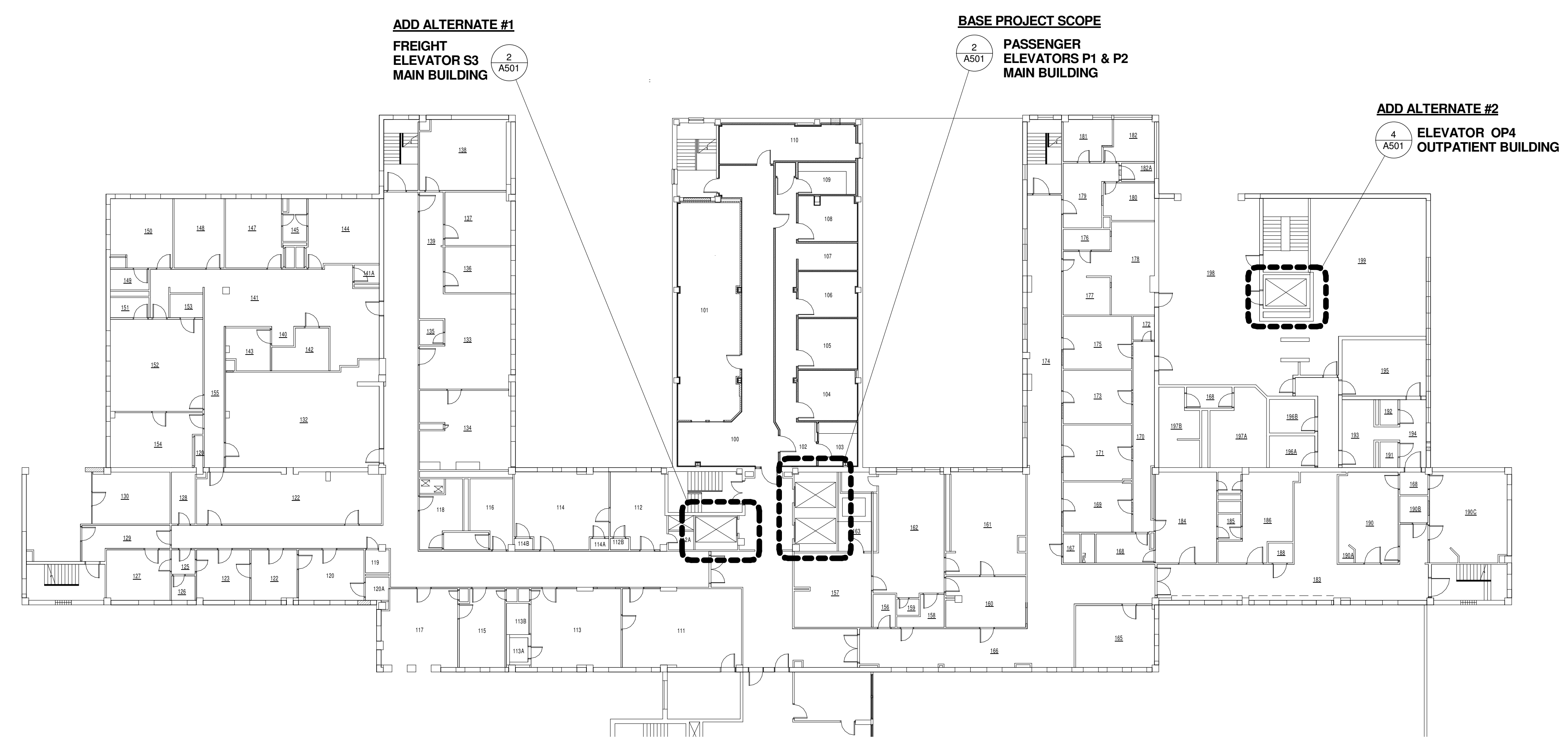


**A101**

Notes



1 SECOND FLOOR PLAN  
1/16" = 1'-0"



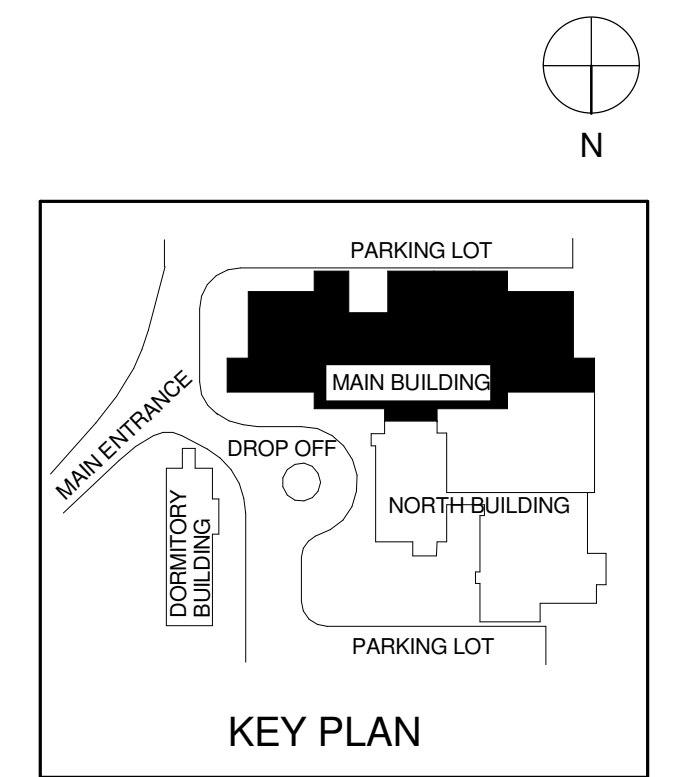
3 FIRST FLOOR PLAN  
1/16" = 1'-0"

Key Plan

Seal

Soldiers' Home in Holyoke  
Elevator Upgrade Project

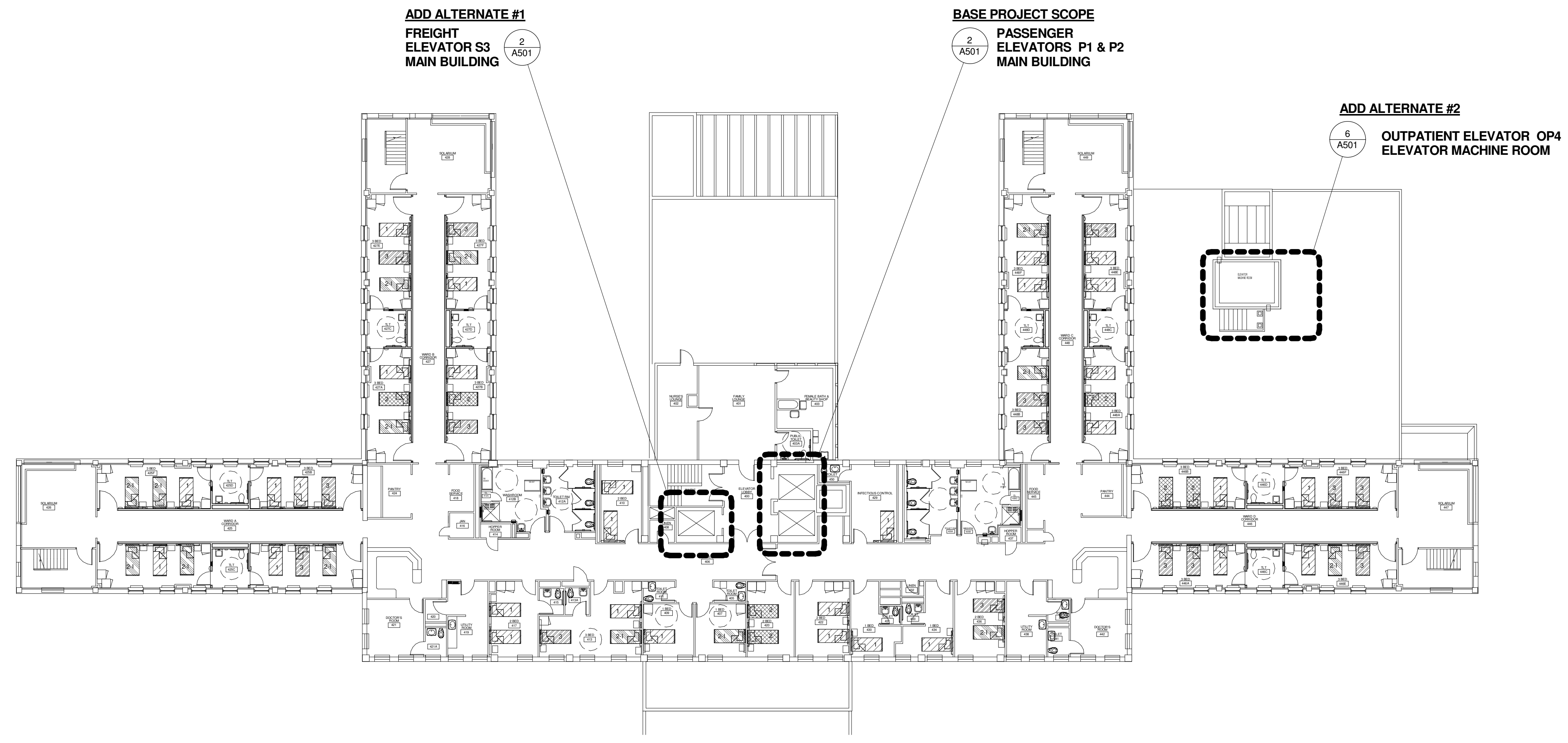
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Date	Issue
04/20/2011	Bid Set



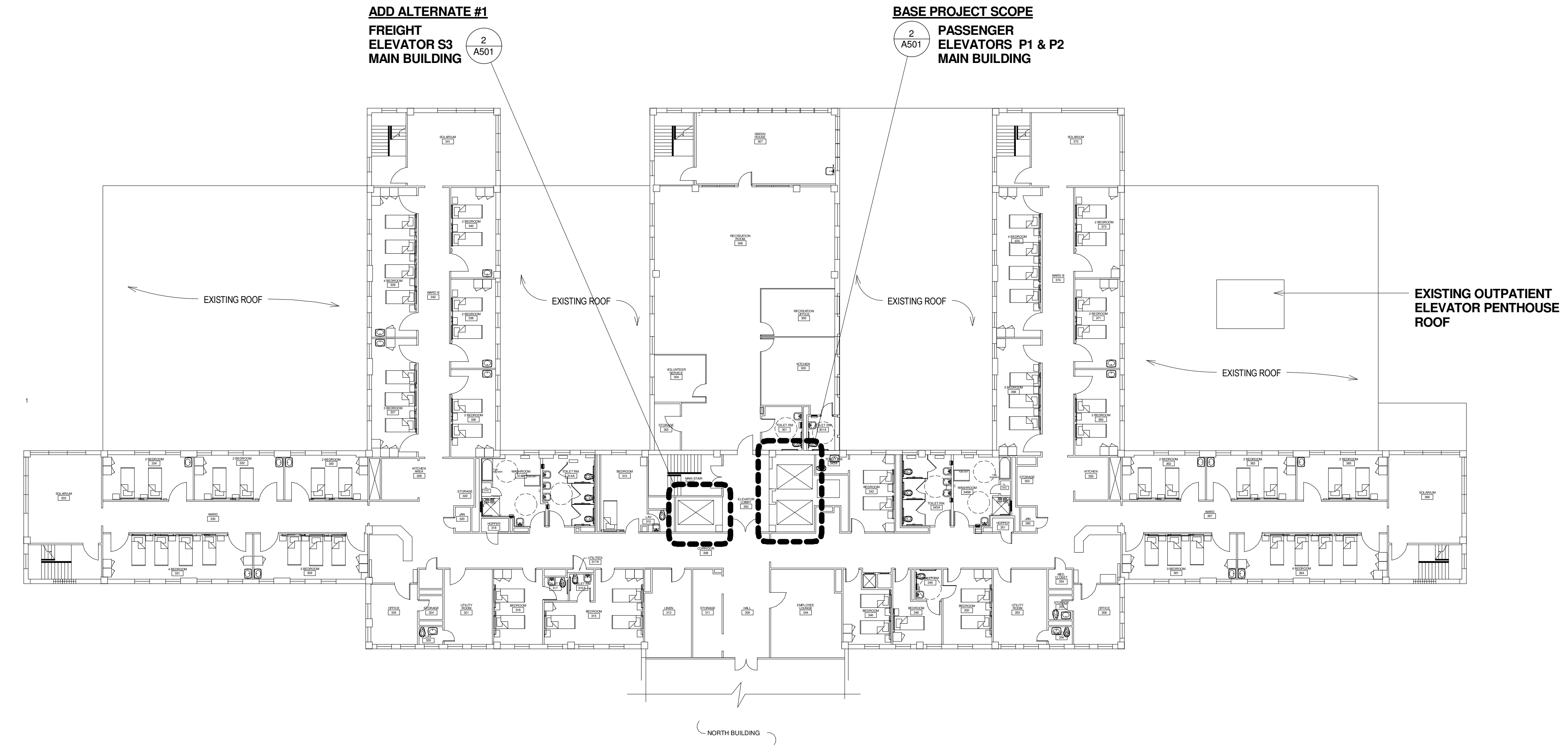
Title  
FIRST & SECOND FLOOR PLANS

**A201**

Notes



**2** FOURTH FLOOR PLAN  
1/16" = 1'-0"



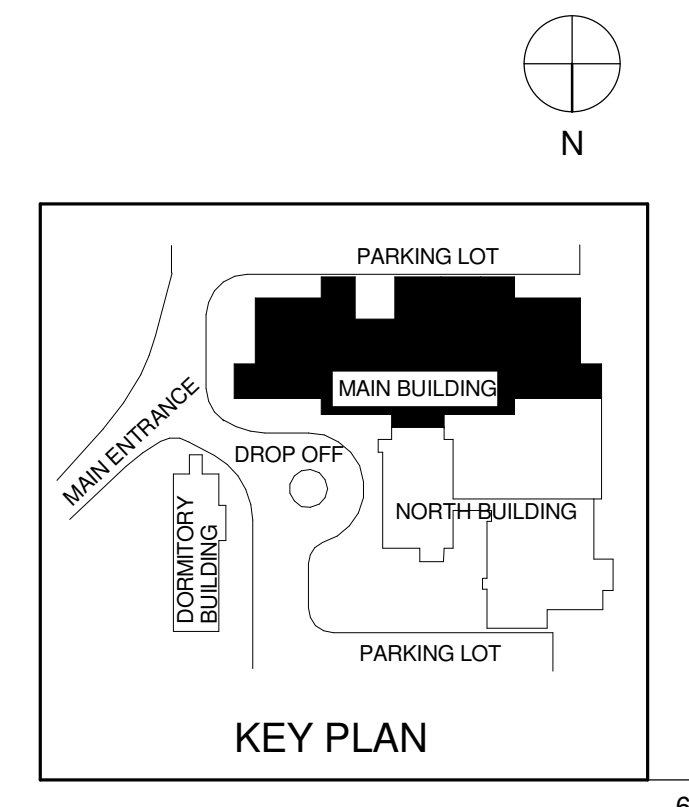
**1** THIRD FLOOR PLAN  
1/16" = 1'-0"

Key Plan

Seal

**Soldiers' Home in Holyoke  
Elevator Upgrade Project**

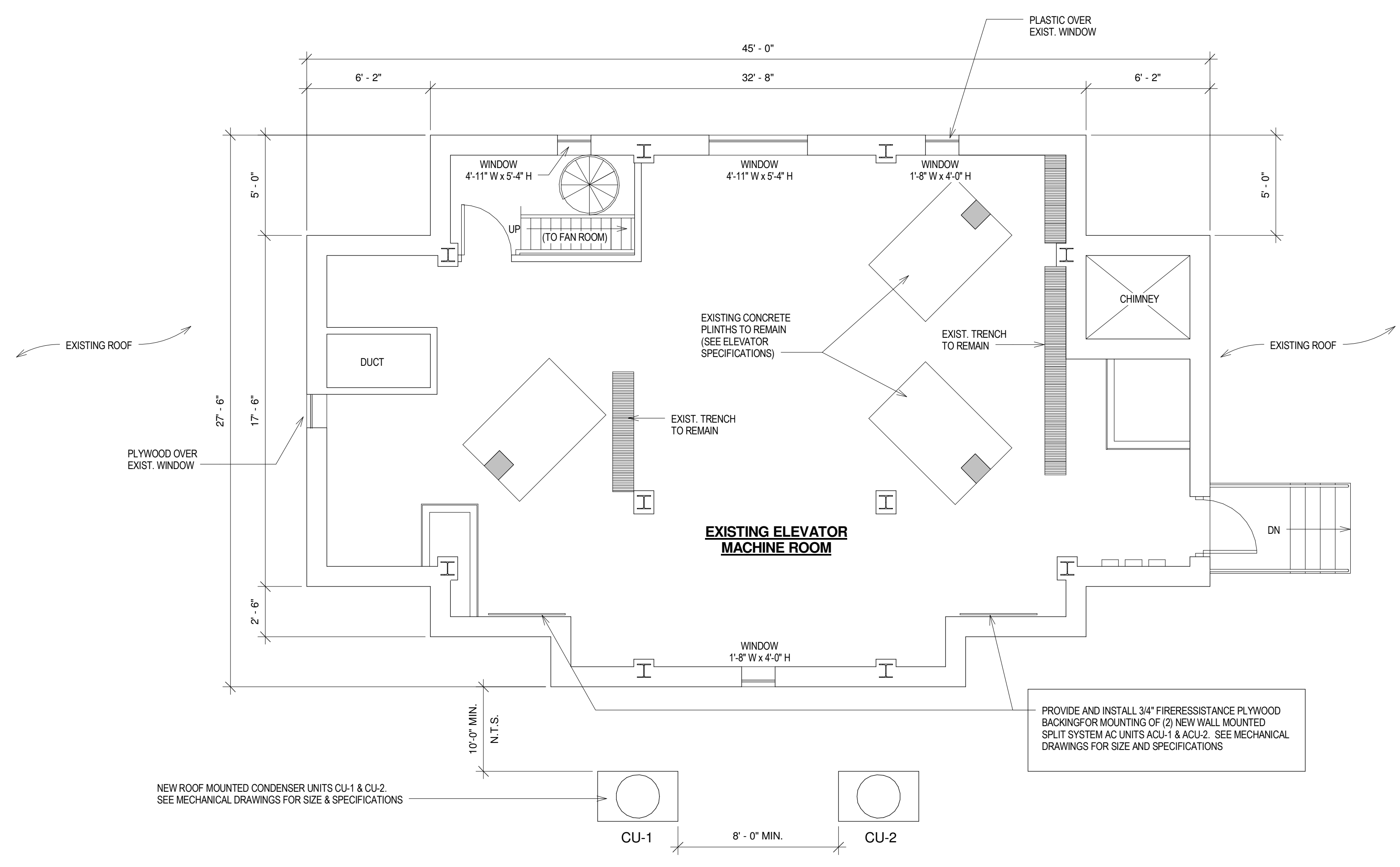
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Date 04/20/2011	Issue Bid Set



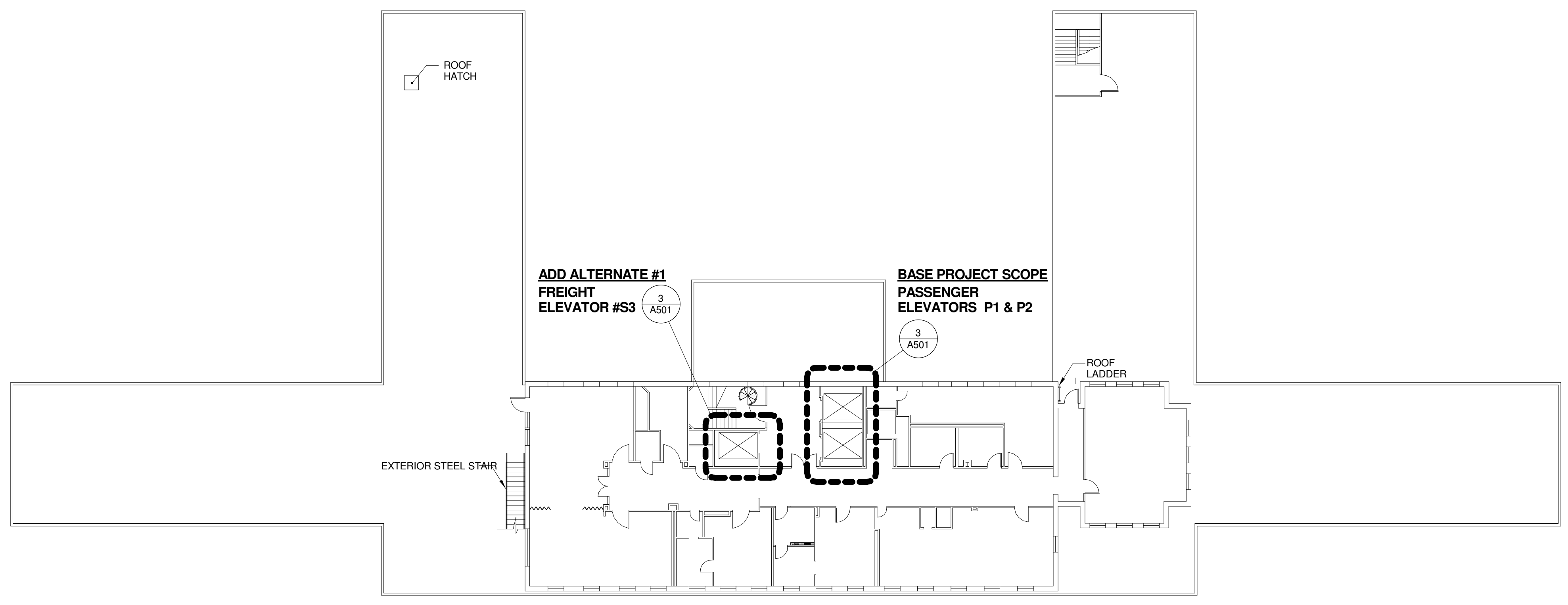
Title  
**THIRD & FOURTH FLOOR  
PLANS**

**A301**

Notes



**2 ELEVATOR MACHINE ROOM**  
1/4" = 1'-0"



**1 FIFTH FLOOR PLAN - MAIN BUILDING**  
1/16" = 1'-0"

Key Plan

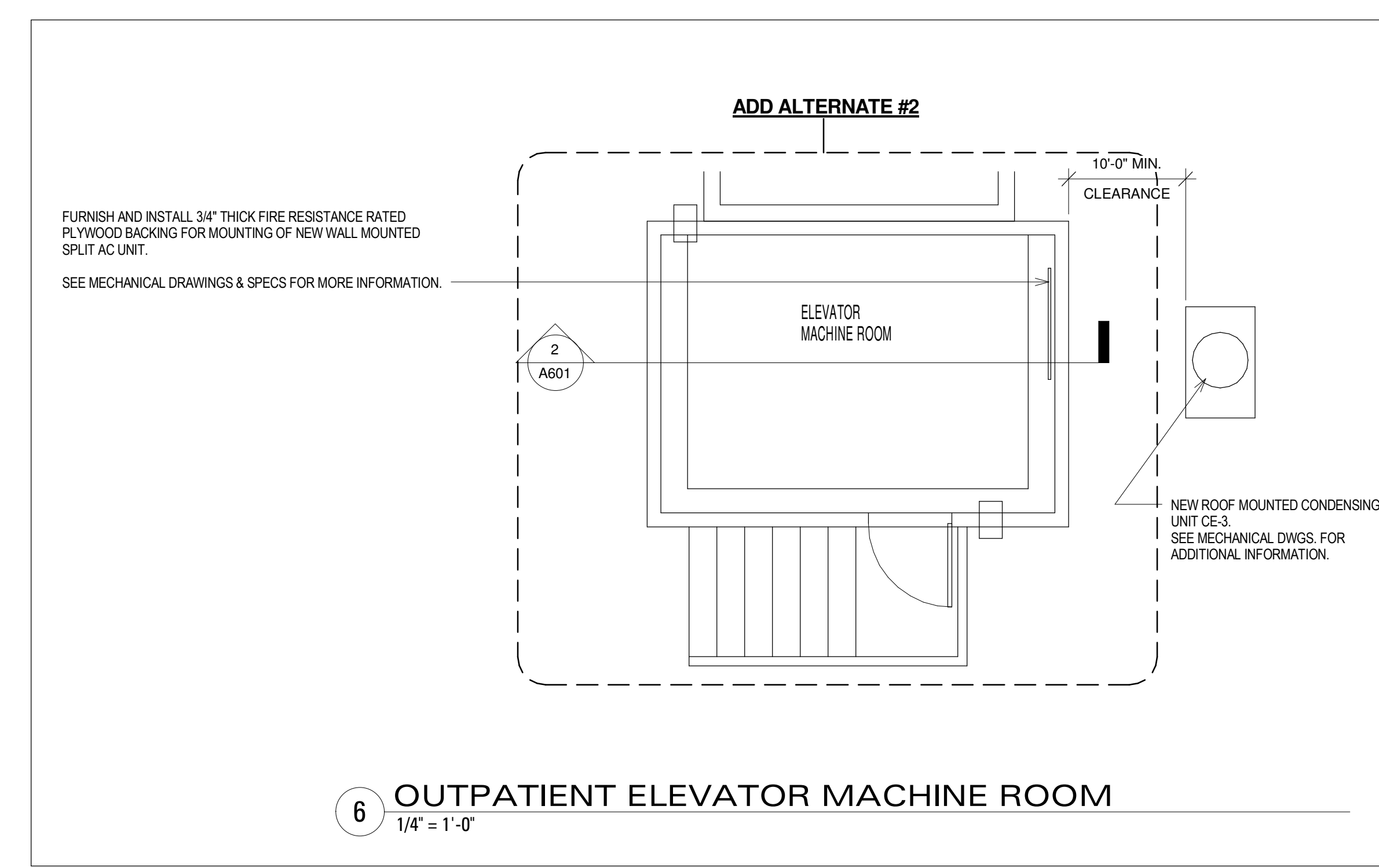
Seal

Soldiers' Home in Holyoke  
Elevator Upgrade Project

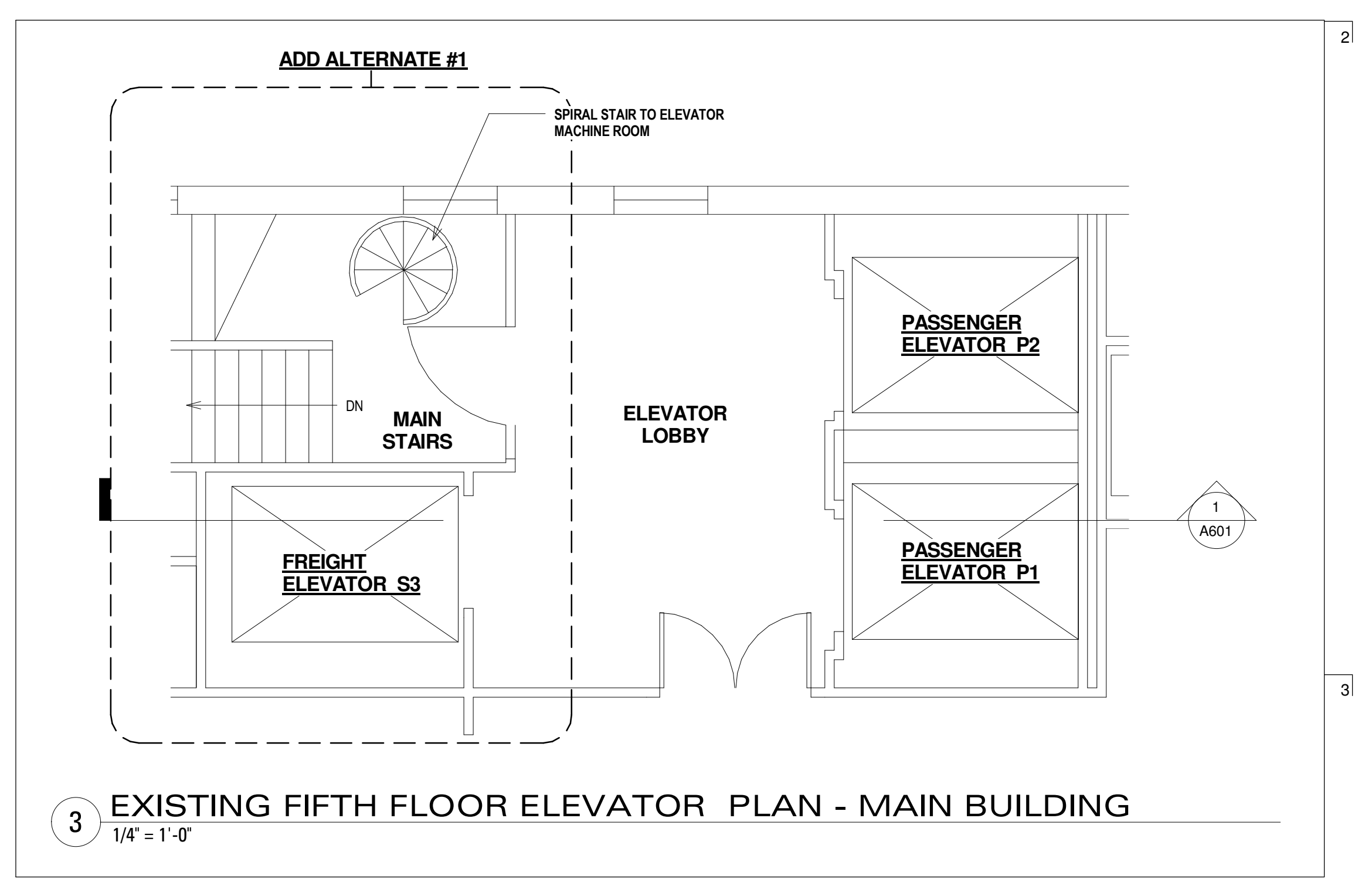
Project Number 2026.003	Scale As indicated
Date 04/20/2011	Issue Bid Set

Title  
**FIFTH FLOOR & ENLARGED  
ELEVATOR MACHINE ROOM  
PLANS**

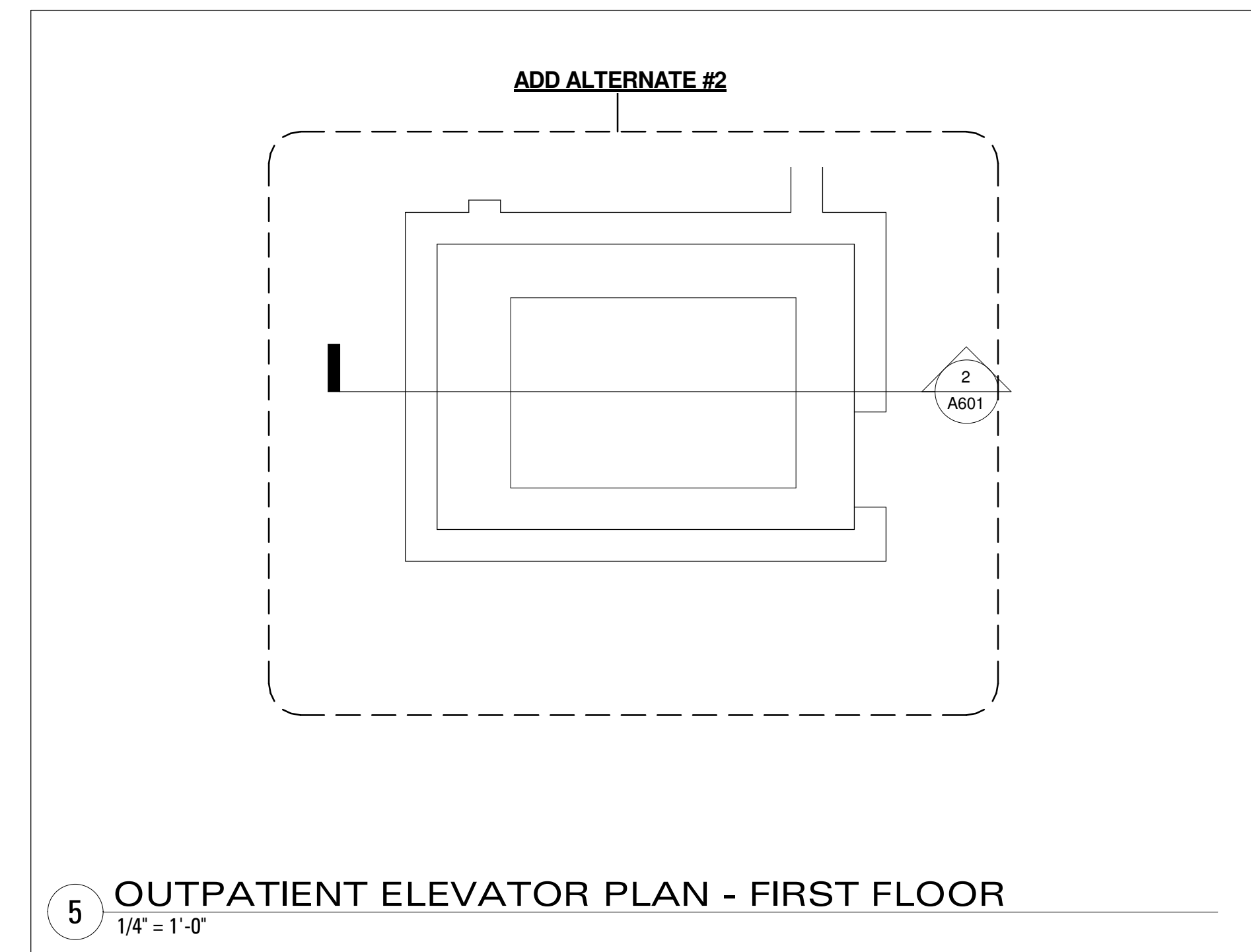
**A401**



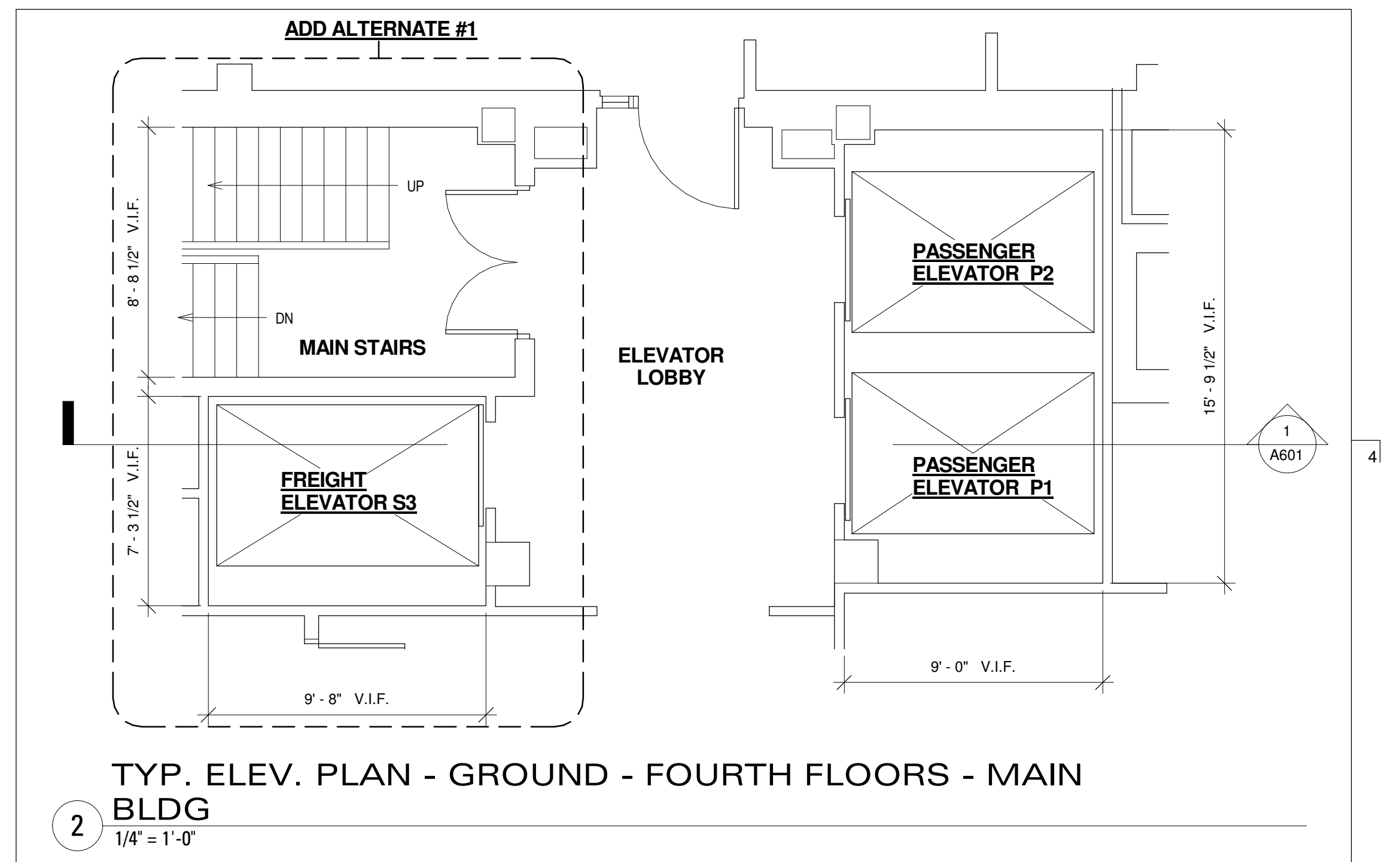
**6** OUTPATIENT ELEVATOR MACHINE ROOM  
1/4" = 1'-0"



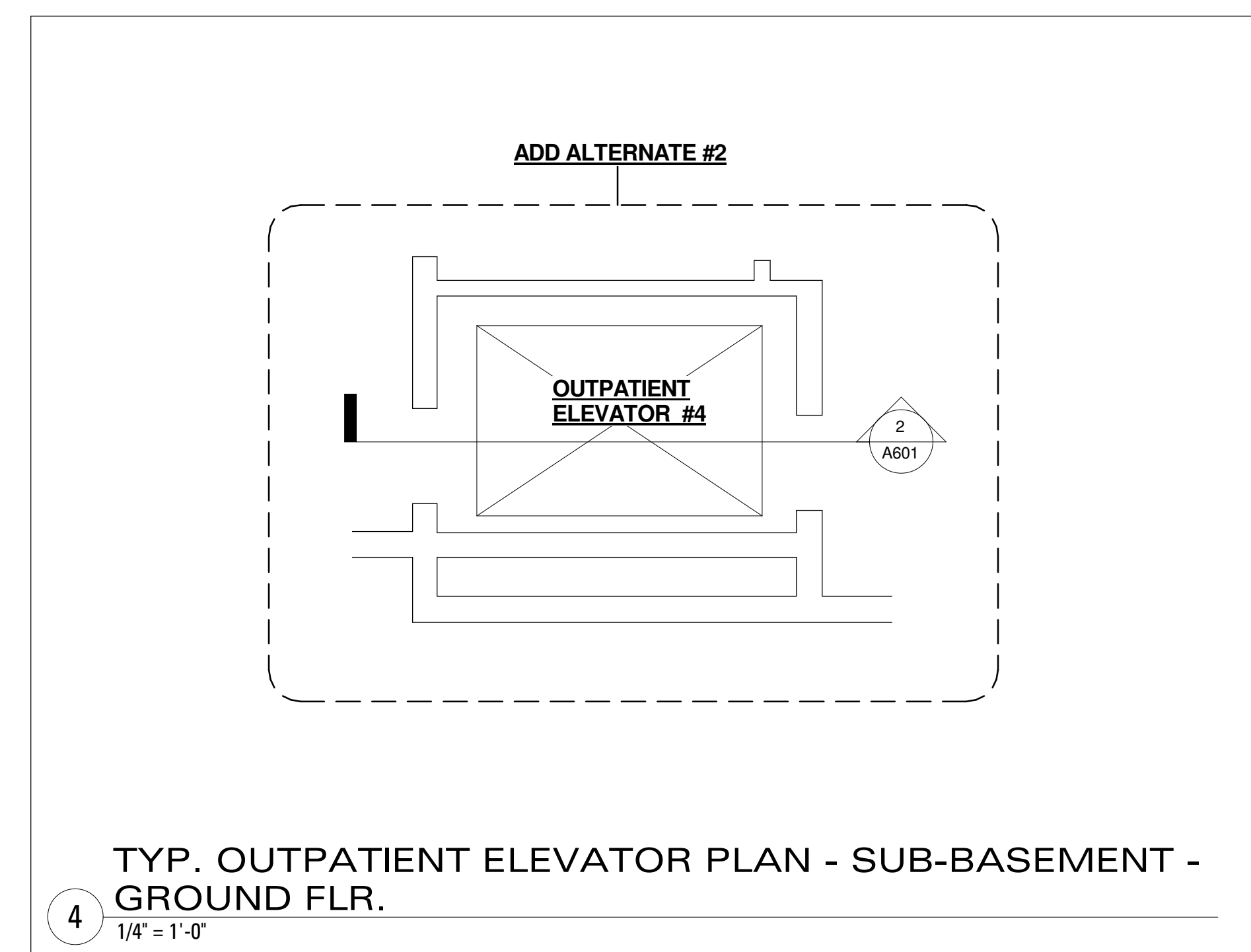
**3** EXISTING FIFTH FLOOR ELEVATOR PLAN - MAIN BUILDING  
1/4" = 1'-0"



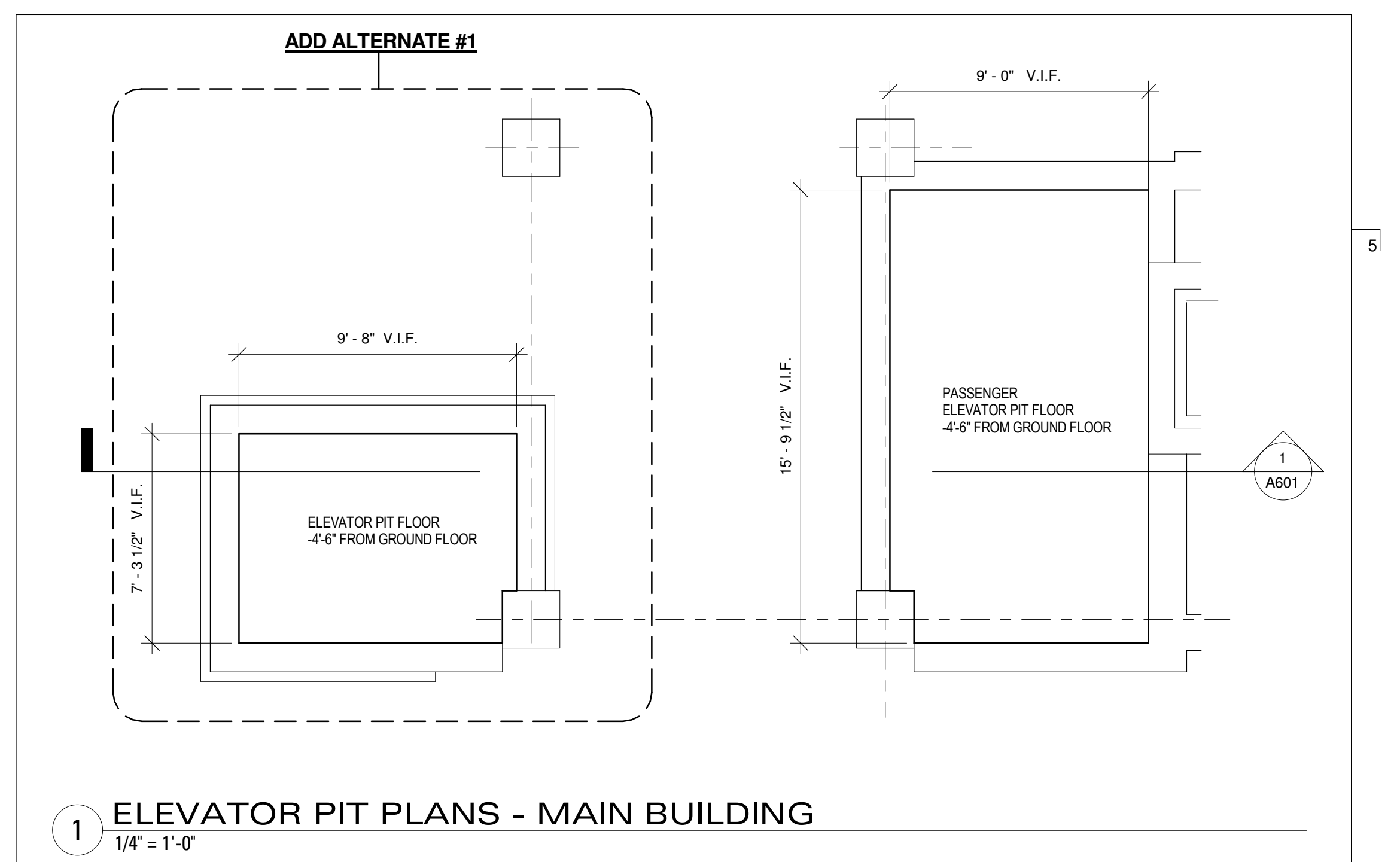
**5** OUTPATIENT ELEVATOR PLAN - FIRST FLOOR  
1/4" = 1'-0"



**2** TYP. ELEV. PLAN - GROUND - FOURTH FLOORS - MAIN BLDG  
1/4" = 1'-0"



**4** TYP. OUTPATIENT ELEVATOR PLAN - SUB-BASEMENT - GROUND FLR.  
1/4" = 1'-0"



**1** ELEVATOR PIT PLANS - MAIN BUILDING  
1/4" = 1'-0"

**GENERAL FLOOR PLAN NOTES**  
EXISTING ELEVATOR FLOOR PLANS ARE SHOWN FOR INFORMATIONAL PURPOSES.  
REFER TO ELEVATOR MODERNIZATION SPECIFICATIONS FOR ELEVATOR WORK SCOPE REQUIREMENTS & MECHANICAL AND ELECTRICAL DRAWINGS & SPECIFICATIONS FOR POWER AND SYSTEM UPGRADES.

Key Plan

Seal

**Soldiers' Home in Holyoke Elevator Upgrade Project**

Project Number 2026.003	Scale 1/4" = 1'-0"
Date 04/20/2011	Issue Bid Set

Title  
**ENLARGED ELEVATOR PLANS**

**A501**

**GENERAL FLOOR PLAN NOTES**

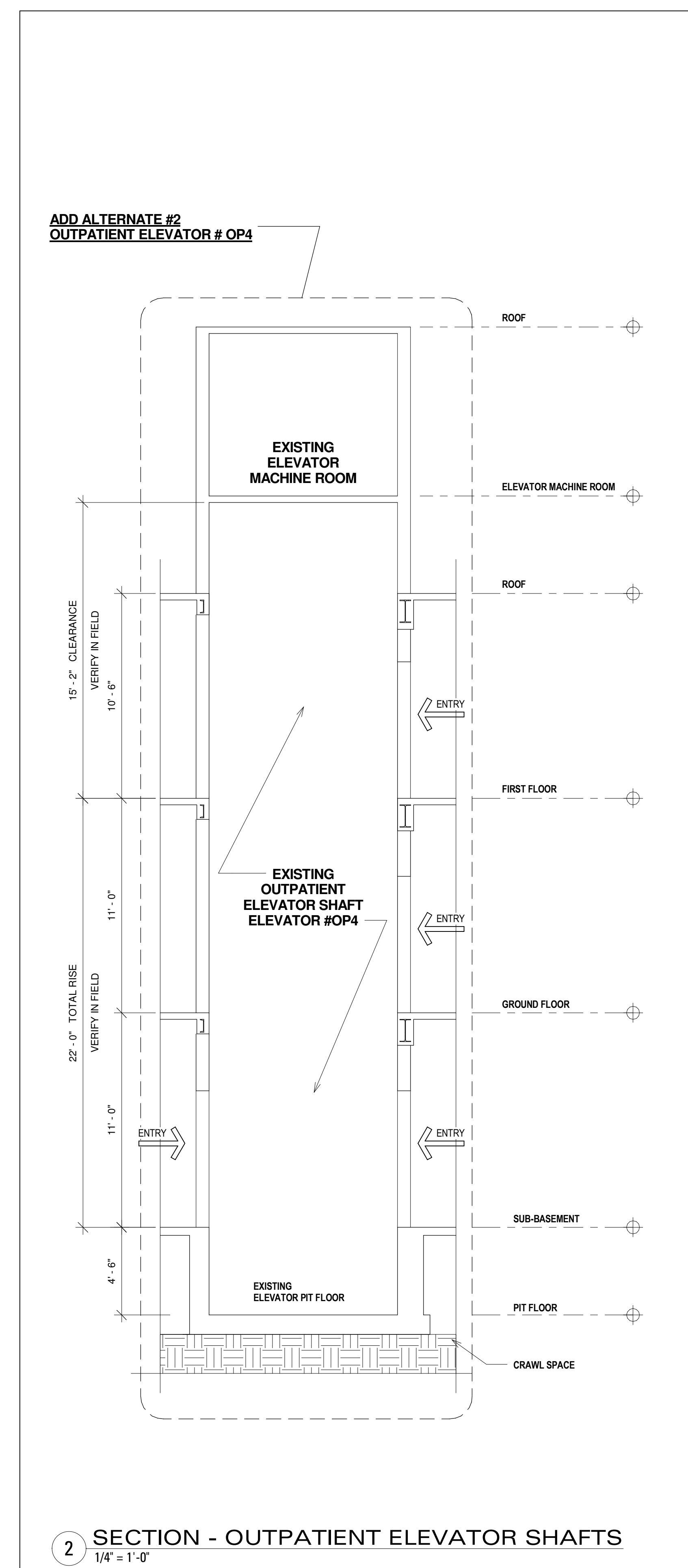
EXISTING ELEVATOR FLOOR PLANS ARE SHOWN FOR INFORMATIONAL PURPOSES.

REFER TO ELEVATOR MODERNIZATION SPECIFICATIONS FOR ELEVATOR WORK SCOPE REQUIREMENTS & MECHANICAL AND ELECTRICAL DRAWINGS & SPECIFICATIONS FOR POWER AND SYSTEM UPGRADES.

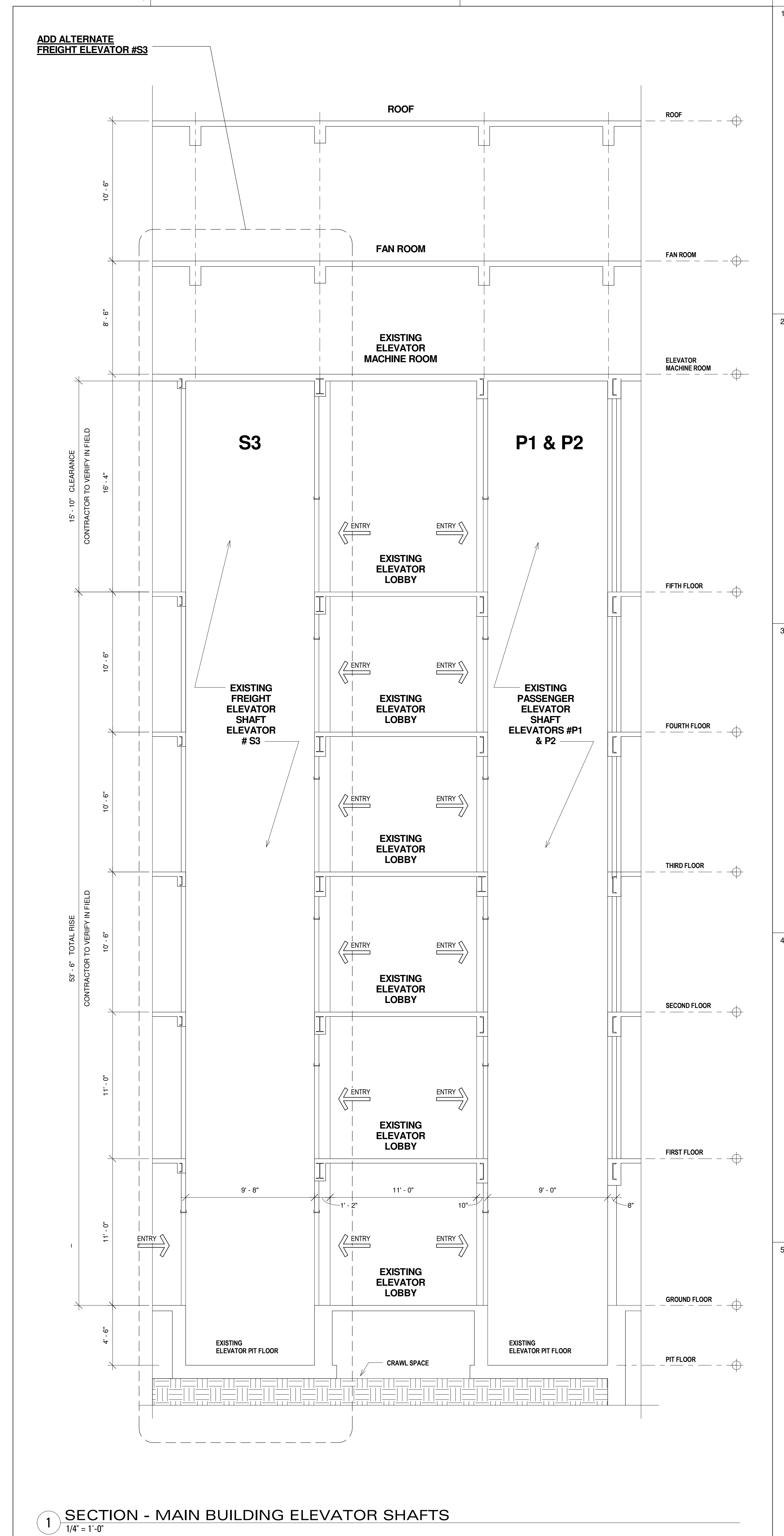
**Soldiers' Home in Holyoke Elevator Upgrade Project**

Project Number 2026.003	Scale 1/4" = 1'-0"
Date 04/20/2011	Issue Bid Set

Title  
**SECTIONS - EXISTING ELEVATOR SHAFTS**



**2 SECTION - OUTPATIENT ELEVATOR SHAFTS**  
1/4" = 1'-0"



**1 SECTION - MAIN BUILDING ELEVATOR SHAFTS**  
1/4" = 1'-0"

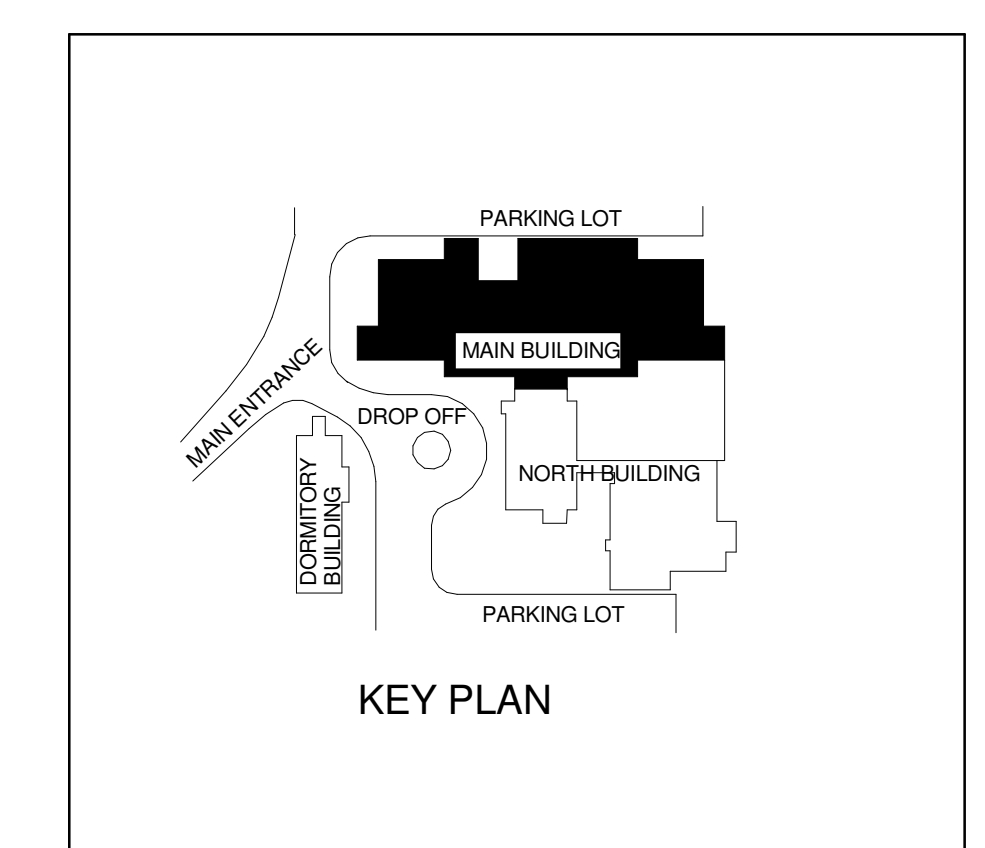


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# Elevator Upgrade

Soldiers' Home Holyoke  
Holyoke, Massachusetts

Project Number: 2026.003

Issue For:  
BID SET

04/20/11