1 ALL WORK OF THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS (HEREIN REFERRED COLLECTIVELY AS THE CONTRACTOR) SHALL CONFORM TO THE PROVISIONS OF THE FEDERAL, STATE, CITY, AND COUNTY BUILDING LAWS, CODES, ORDINANCES, RULES AND REGULATIONS ENFORCED BY THE AUTHORITY HAVING JURISDICTION (AHJ). THE CONTRACTOR WILL MAINTAIN CURRENT COPIES OF THE CONTRACT DOCUMENTS, AND RELEVANT BUILDING LAWS, CODES, ORDINANCES, RULES AND REGULATIONS ON SITE AND SHALL BE MADE AVAILABLE FOR REVIEW UPON REQUEST OF THE ARCHITECT.

2 GENERAL NOTES SHALL APPLY TO ALL WORK OF THE PROJECT AND SHALL EXTEND TO CHANGES OR ADDITIONS AGREED TO DURING THE COURSE OF THE WORK. THE CONTRACTOR SHALL PROVIDE COMPLETE PROJECT SYSTEMS AND COMPONENTS AND COMPLY WITH ALL REQUIREMENTS INDICATED ON THE PROJECT DOCUMENTS.

3 THE CONTRACTOR SHALL LEGALLY DISPOSE OF ALL WASTE MATERIALS GENERATED FOR THE WORK.

4 CONTRACTOR SHALL SUBMIT PROJECT CONSTRUCTION SCHEDULE AND DELIVERY SCHEDULES AS PART OF THEIR BID SUBMITTAL. CONTRACTOR IT TO COORDINATE ALL PHASING WITH OWNER AND OR TENANT.

5 CONTRACTOR SHALL VERIFY CONDITIONS AND DIMENSIONS IN THE FIELD, REVIEW CONSTRUCTION DOCUMENTS AND CONFIRM WORK CAN BE CONSTRUCTED AS SHOWN. CONFLICTS, DISCREPANCIES OR OMISSIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO THE PERFORMANCE OF THE WORK IN QUESTION. THE CONTRACTOR SHALL COORDINATE THE WORK WITH ALL REQUIREMENTS INDICATED IN THE PROJECT DOCUMENTS.

6 THE CONTRACTOR SHALL MAINTAIN ADEQUATE PROTECTION OF ALL HIS WORK FROM DAMAGE, AND SHALL PROTECT THE OWNER'S PROPERTY, ADJACENT PROPERTY, AND PUBLIC PROPERTY FROM DAMAGE AND INJURY ARISING IN CONNECTION WITH THIS CONTRACT, AND SHALL MAKE GOOD ANY SUCH DAMAGE OR INJURY AT NO COST TO THE OWNER. THE CONTRACTOR ASSUMES AND BEARS ALL RISKS OF DAMAGE TO OR FAILURE OF THE WORK DURING CONSTRUCTION.

7 THE DESIGN ADEQUACY AND SAFETY OF ERECTION, BRACING, SHORING, TEMPORARY SUPPORT ETC. ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

8 THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TEMPORARY UTILITY SERVICE TO THE SITE NECESSARY FOR THE CONSTRUCTION OF THE PROJECT. ALL NECESSARY AGREEMENTS, PERMITS OR CONTRACTS WITH THE AUTHORITY HAVING JURISDICTION AND OR UTILITY SERVICE PROVIDERS IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

9 CHANGES IN DESIGN OR MATERIALS WILL NOT BE ACCEPTED WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT. THE CONTRACTOR IS TO SUBMIT REQUESTS FOR SUBSTITUTION FOR THE ARCHITECT REVIEW AND OBTAIN APPROVAL PRIOR TO BID AND OR CONSTRUCTION.

10 UPON OWNERS REQUEST THE CONTRACTOR SHALL SUBMIT ELECTRONIC COPIES OF AS-BUILT DRAWINGS UPON COMPLETION OF WORK. ALL WARRANTIES SHALL BE FORWARDED IN TRIPLICATE FORM UPON COMPLETION OF THE JOB. CONTRACTOR SHALL WARRANTY ALL WORKMANSHIP AND MATERIALS, FOR ALL PORTIONS OF THE WORK, FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL COMPLETION, AND SHALL REPAIR OR REPLACE ALL WORK WHICH BECOMES DEFECTIVE.

11 THE OWNER SHALL PAY FOR PLAN CHECK FEES, CITY CONSTRUCTION TAX OR OTHER CITY AREA FEES AND/OR CHARGES AND TDLR FEES AS REQUIRED FOR THE PROJECT. THE CONTRACTOR SHALL PAY FOR BUILDING PERMIT(S) AND REQUIRED MATERIAL TESTS.

12 THROUGH PENETRATIONS IN FIRE-RESISTIVE WALLS SHALL CONFORM TO CHAPTER 7 OF THE 2006 IBC AND AS DIRECTED BY THE LOCAL AUTHORITY HAVING JURISDICTION.

13 PROVIDE 2A-10B: C FIRE EXTINGUISHERS WITH TRAVEL DISTANCE NOT TO EXCEED 75' IN ACCORDANCE W/ NFPA STANDARD 10 AND AS DIRECTED BY THE FIRE MARSHAL.

14 THE CONTRACTOR AND ALL OTHERS PROVIDING WORK OR MATERIALS SHALL PROVIDE AND MAINTAIN COMPLETE WORKMAN'S COMPENSATION, BUILDERS RISK INSURANCE AND OTHER NECESSARY INSURANCE. PROVIDE CERTIFICATES PRIOR TO COMMENCING WORK.

15 THE CONTRACTOR SHALL KEEP THE PROJECT WORK IN A CLEAN AND ORDERLY FASHION AT ALL TIMES DURING CONSTRUCTION. UPON COMPLETION OF EACH STAGE, LEAVE ALL WORK AREAS AND FINISHED SPACES "BROOM CLEAN" AND IN ACCEPTABLE CONDITION. UPON COMPLETION OF THE WORK PROJECT SHALL BE TURNED OVER TO OWNER IN A "FINAL CLEAN" CONDITION. FINAL CLEAN INCLUDES BUT IS NOT LIMITED TO;

a)CLEAN EXPOSED HARD-SURFACED FINISHES TO A DIRT-FREE CONDITION, FREE OF STAINS, FILMS, AND SIMILAR FOREIGN SUBSTANCES AND RESTORE REFLECTIVE SURFACES TO THEIR ORIGINAL CONDITION.

b)SWEEP CONCRETE FLOORS BROOM CLEAN IN UNOCCUPIED SPACES AND VACUUM CARPET AND SIMILAR SOFT SURFACES, REMOVING DEBRIS AND EXCESS NAP; CLEAN ACCORDING TO MANUFACTURER'S RECOMMENDATIONS IF VISIBLE SOIL OR STAINS REMAIN.

c)CLEAN TRANSPARENT MATERIALS, INCLUDING MIRRORS AND GLASS IN DOORS AND WINDOWS. REMOVE GLAZING COMPOUNDS AND OTHER NOTICEABLE, VISION-OBSCURING MATERIALS.

d)POLISH MIRRORS AND GLASS, TAKING CARE NOT TO SCRATCH SURFACES. REMOVE LABELS THAT ARE NOT PERMANENT.

e)WIPE SURFACES OF MECHANICAL AND ELECTRICAL EQUIPMENT AND SIMILAR EQUIPMENT. REPLACE DISPOSABLE AIR FILTERS AND CLEAN PERMANENT AIR FILTERS. CLEAN EXPOSED SURFACES OF DIFFUSERS, REGISTERS AND GRILLS. CLEAN DUCTS, BLOWERS, AND COILS IF UNITS WERE OPERATED WITHOUT FILTERS DURING CONSTRUCTION OR THAT DISPLAY CONTAMINATION WITH PARTICULATE MATTER ON INSPECTION.

f)CLEAN PLUMBING FIXTURES TO A SANITARY CONDITION, FREE OF STAINS, INCLUDING STAINS RESULTING FROM WATER EXPOSURE.

g)CLEAN LIGHT FIXTURES, LAMPS, GLOBES, AND REFLECTORS TO FUNCTION WITH FULL EFFICIENCY.

16 THE USE OF BRAND TRADE NAMES IN DESCRIBING MATERIALS OR PRODUCTS IS INTENDED TO SET MINIMUM STANDARDS FOR THOSE ITEMS; HOWEVER, ANY SUBSTITUTION MUST BE APPROVED BY THE INTERIOR DESIGNER OR ARCHITECT OF RECORD IN WRITING BEFORE BEING USED IN THE WORK.

17 "TYPICAL" OR "TYP" INDICATES IDENTICAL COMPLETE SYSTEM SHALL BE PROVIDED FOR EACH OCCURRENCE OF THE CONDITION NOTED.

18 "SIMILAR OR "SIM"" INDICATES COMPLETE SYSTEM AND COMPONENTS SHALL BE PROVIDED COMPARABLE TO THE CHARACTERISTICS FOR THE CONDITION NOTED.

19 "AS REQUIRED" INDICATES ALL COMPONENTS REQUIRED TO COMPLETE THE NOTED, SYSTEM AS INDICATED IN THE PROJECT DOCUMENTS, SHALL BE PROVIDED.

20 "ALIGN" INDICATES ACCURATELY PROVIDE FINISH FACES OF MATERIALS IN STRAIGHT, TRUE, AND PLUMB RELATION TO ADJACENT MATERIALS.

21 ALIGNMENT OF PARTITIONS AND FINISHES AS SCHEDULED SHALL BE STRAIGHT, TRUE & PLUMB. THE PRIORITY FOR PROJECT DIMENSIONS SHALL BE IN THE FOLLOWING ORDER:

a)MIN DIMENSION FOR ACCESSIBILITY CLEARANCE & BUILDING CODE REQUIREMENT

b)LARGE SCALE DETAILS.

c)SMALL SCALE DETAILS.

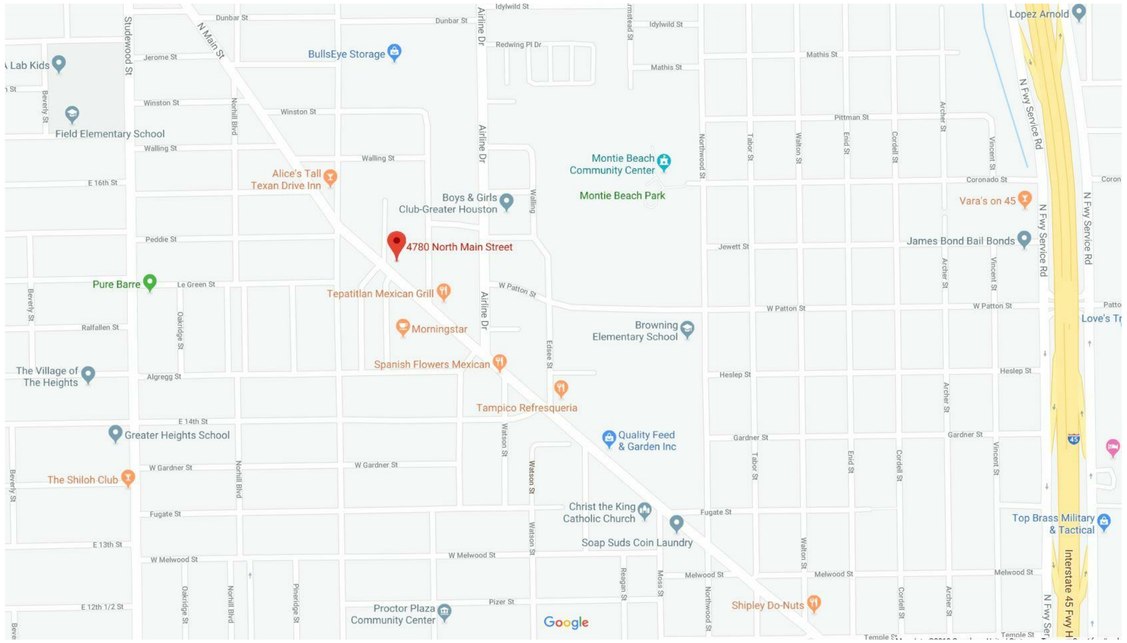
d)ENLARGED VIEWS. FLOOR PLANS AND ELEVATIONS

22 FLOOR ELEVATIONS ARE INDICATED TO THE TOP OF THE STRUCTURAL SLAB, UNLESS SPECIFICALLY OTHERWISE NOTED.

23 CEILING HEIGHTS ARE INDICATED FROM THE FLOOR ELEVATION TO THE FACE OF SUSPENDED CEILING SYSTEM OR FACE OF FINISH MATERIAL AS SCHEDULED.

24 DIMENSIONS SHOWN ON THE DRAWINGS SHALL INDICATE THE REQUIRED SIZE, CLEARANCE, AND DIMENSIONAL RELATIONSHIP BETWEEN PROJECT SYSTEMS AND COMPONENTS. DIMENSIONS SHALL NOT BE DETERMINED BY SCALING THE DRAWINGS. DIMENSIONS ARE INDICATED TO THE CENTERLINE OF THE STRUCTURAL GRID, FACE OF CONCRETE WALL, NOMINAL FACE OF CMU WALL, FACE OF SHEATHING OF PARTITION TYPE AS SCHEDULED, UNLESS OTHERWISE NOTED. DIMENSIONS NOTED AS "CLEAR" SHALL BE FROM FINISHED MATERIAL FACE.

25 DRAWING SET INDEX INDICATES THE COMPLETE LIST OF SHEETS CONTAINED IN THE DRAWING SET, INDEXED BY DISCIPLINE, SHEET NUMBER AND SHEET TITLE, IN SEQUENTIAL ORDER. NOTE THAT ALL SEQUENTIAL SHEET NUMBERS MAY NOT BE USED IN THE DRAWING SET.



VICINITY MAP | 2

	CODE REFERENCE
PROJECT GENERAL INFORMATION	
NAME OF PROJECT: GHS - N MAIN	
PROJECT NUMBER: 19.02	
BUILDING/FACILITY NAME: GREATER HEIGHTS SCHOOL	
LOCATION/ADDRESS: 4724 N MAIN STREET	
☒ NEW CONSTRUCTION ☐ ADDITION ☐ ALTERATIONS ☐ CHANGE OF OCCUPANCY	
DESCRIPTION OF PROJECT: 3-STORY STEEL FRAMED DAYCARE FACILITY	
APPLICABLE BUILDING CODES:	
1. 2012 INTERNATIONAL BUILDING CODE (W/ CITY OF HOUSTON AMENDMENTS)	
2. 2012 INTERNATIONAL FIRE CODE (W/ CITY OF HOUSTON AMENDMENTS)	
3. 2012 UNIFORM MECHANICAL CODE (W/ CITY OF HOUSTON AMENDMENTS)	
4. 2012 UNIFORM PLUMBING CODE(W/ CITY OF HOUSTON AMENDMENTS)	
5. 2017 NATIONAL ELECTRIC CODE (STATE MANDATED)	
6. 2015 INTERNATIONAL ENERGY CONSERVATION CODE (W/ CITY OF HOUSTON AMENDMENTS)	
7. ASHRAE 90.1-2013 (W/ CITY OF HOUSTON AMENDMENTS)	
8. 2012 TEXAS ACCESSIBILITY STANDARDS	
USE AND OCCUPANCY	CHAPTER 3
PRIMARY OCCUPANCY TYPE: ☒ I-4 INSTITUTIONAL	IBC 308.5
OTHER OCCUPANCY TYPES: ☐ A ASSEMBLY	IBC 303
☐ B OFFICE	IBC 304
	IBC 311.3
GENERAL HEIGHTS AND AREAS	CHAPTER 5
TENANT GROSS AREA: 23,273 SF	
MIXED OCCUPANCIES: ☒ NOT APPLICABLE FOR THIS PROJECT	IBC 508
☐ ACCESSORY OCCUPANCIES — NO FIRE BARRIER REQUIRED IF AREA IS LESS THAN 10% OF THE AREA OF THE STORY IN WHICH IT IS LOCATED	
ROOM / AREA (SF) / % OF STORY	
STORAGE -- SF --%	IBC 508.2
KITCHEN -- SF --%	
☐ NONSEPARATED OCCUPANCIES — NO FIRE BARRIER REQUIRED BETWEEN OCCUPANCIES	
☐ SEPARATED OCCUPANCIES — INDIVIDUAL OCCUPANCIES SHALL BE SEPARATED FROM ADJACENT OCCUPANCIES	IBC 508.3.3
OCCUPANCY / REQ. SEPARATION	IBC TABLE 508.4
DISPLAY — NO SEPARATION REQUIREMENT	
OFFICE — NO SEPARATION REQUIREMENT	
TYPES OF CONSTRUCTION	CHAPTER 6
TYPE OF CONSTRUCTION: IIB	
FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS:	IBC TABLE 601
BUILDING ELEMENT / RATING	
1. STRUCTURAL FRAME — 0 HOUR	
2. BEARING WALLS	
EXTERIOR — 0 HOUR	
INTERIOR — 0 HOUR	
3. NONBEARING EXTERIOR WALLS - GROUPS A,B,R,S-2 — RE: IBC TABLE 602	
4. NONBEARING INTERIOR WALLS — 0 HOUR	
5. FLOOR CONSTRUCTION — 0 HOUR	
6. ROOF CONSTRUCTION — 0 HOUR CLASS C ROOF ASSEMBLY	IBC TABLE 1505.1
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE:	IBC TABLE 602
☒ NOT APPLICABLE - NO FIRE RATED ASSEMBLIES REQUIRED	
☐ FIRE RESISTIVE RATED ASSEMBLIES REQUIRED DUE TO LOCATION ON SITE.	
RE: SHEET NUMBER _____	
FIRE SEPARATION DISTANCE / RATING	
<5' — 1 HOUR	
>5' AND <10' — 1 HOUR	
>10' AND <30' — 0 HOUR	
>30' — 0 HOUR	

	CODE REFERENCE
INTERIOR FINISHES	CHAPTER 8
FLAME SPREAD MATERIALS - WALL AND CEILING FINISHES:	
CLASS A — FLAME SPREAD 0-25, SMOKE DEVELOPED 0-450	IBC 803.1
CLASS B — FLAME SPREAD 26-75, SMOKE DEVELOPED 0-450	
CLASS C — FLAME SPREAD 76-200, SMOKE DEVELOPED 0-450	
FLAME SPREAD MATERIALS FOR SPRINKLERED BLDGS / I / B / A	IBC TABLE 803.5
1. EXIT ENCLOSURES AND EXIT PASSAGEWAYS — CLASS B / CLASS B / CLASS B	
2. CORRIDORS — CLASS B / CLASS C / CLASS B	
3. ROOMS AND ENCLOSED SPACES — CLASS B / CLASS C / CLASS C	
MEANS OF EGRESS	CHAPTER 10
OCCUPANT LOAD TABLE: RE: SHEET NUMBER: G003	IBC TABLE 1004.1.1
FLOOR ELEVATION @ DOORS: FLOOR OR LANDINGS ON EACH SIDE OF A DOOR SHALL BE AT THE SAME ELEVATION AND LEVEL EXCEPT FOR EXTERIOR LANDINGS WHICH ARE PERMITTED TO HAVE A SLOPE NOT TO EXCEED 2%.	IBC 1008.1.4

	OCCUPANCY	WITH SPRINKLER SYSTEM	WITHOUT SPRINKLER SYSTEM	
COMMON PATH OF TRAVEL:	GROUP I-4	75' MAX.	NP	IBC 1014.3
	GROUP A	75' MAX.	75'	
	GROUP B	75' MAX.	75'	
TRAVEL DISTANCE:	GROUP A	250' MAX.	200'	IBC TABLE 1016.1
	GROUP B	300' MAX.	200'	
	GROUP I-4	200' MAX.	150'	
EXIT SEPARATION:	ALL	1/3 DIAGONAL MIN.	1/2 DIAGONAL MIN.	IBC 1015.2.1
DEAD ENDS:	GROUP I-4	50' MAX.	20'	IBC 1017.3
	GROUP B	50' MAX.	20'	
	GROUP A	20' MAX.	20'	

PLUMBING FIXTURES	CHAPTER 29
OCCUPANT LOAD (PER TABLE ABOVE) =	

PLUMBING CAPACITY	WC		LAVS		DF
	MEN	WOMEN	MEN	WOMEN	
INSTITUTIONAL (I4)	1:15	1:15	1:15	1:15	1:100
REQUIRED	4	4	4	4	3
PROVIDED	4	4	4	4	7

A. COMMON ABBREVIATIONS

@	AT	EA	EACH	HDW	HARDWARE	RA	RETURN AIR
AB	ANCHOR BOLT	EDF	ELECTRIC DRINKING FOUNTAIN	HR	HAND RAIL	RB	RESILIENT BASE
AFF	ABOVE FINISH FLOOR	EL	ELEVATION	HT	HEIGHT	RD	ROOF DRAIN
ALUM	ALUMINUM	ELEC	ELECTRICAL	HW [H]	HOT WATER [HEATER]	RE	REFERENCE
&	AND	ELEV	ELEVATOR	ID	INSIDE DIAMETER	REQ	REQUIRED
∠	ANGLE	EQ	EQUAL	IN	INCH	RO	ROUGH OPENING
BD	BOARD	EXPJT	EXPANSION JOINT	INSUL	INSULATION	SC	SOLID CORE
BEJ	BRICK EXPANSION JOINT	EXT	EXTERIOR	INT	INTERIOR	SCHED	SCHEDULED
BLDG	BUILDING	FA	FIRE ALARM	KIT	KITCHEN	SF	SQUARE FEET
BLKG	BLOCKING	FD	FLOOR DRAIN	LAV	LAVATORY	S.STL	STAINLESS STEEL
B.O.S	BOTTOM OF SLAB	FE	WALL MOUNTED FIRE EXTINGUISHER	LB	POUND	STD	STANDARD
BR	BRASS	FEC	FIRE EXTINGUISHER CABINET	LVL	LEVEL	STOR	STORAGE
℄	CENTER LINE	FF	FINISH FLOOR	MAX	MAXIMUM	STR'L	STRUCTURAL
CAB	CABINET	FHC	FIRE HOSE CABINET	MB	MINI-BLINDS	TC	TOP OF CURB
CB	CATCH BASIN	FIN	FINISH	MEMB	MEMBRANE	TCH	TRASH CHUTE
CER	CERAMIC	FLR	FLOOR	MFR	MANUFACTURER	THK	THICK
CJ	CONTROL JOINT	FOC	FACE OF CONCRETE	MTL	METAL	TOC	TOP OF CONCRETE
CLG	CEILING	FOM	FACE OF MASONRY	N/A	NOT APPLICABLE	TOP	TOP OF PARAPET
CLO	CLOSET	FOS	FACE OF STUD	NIC	NOT IN CONTRACT	TOS	TOP OF STEEL
CLR	CLEAR	FR	FRAME	NTS	NOT TO SCALE	TOW	TOP OF WALL
CO	CASED OPENING	FT	FEET	OC	ON CENTER	TYP	TYPICAL
COL	COLUMN	GA	GAUGE	OD	OUTSIDE DIAMETER	U	URINAL
CONC	CONCRETE	GALV	GALVANIZED	OPP	OPPOSITE HAND	UP	UNPROTECTED
CONST	CONSTRUCTION	GHM	GALVANIZED HOLLOW METAL	PL	PROPERTY LINE	UNO	UNLESS NOTED OTHERWISE
CONT	CONTINUOUS	GI	GALVANIZED IRON	PLAM	PLASTIC LAMINATE	VB	VAPOR BARRIER
CONTR	CONTRACTOR	GL	GLASS	PLAS	PLASTIC	VERT	VERTICAL
DBL	DOUBLE	GYP BD	GYPSUM BOARD	PLYWD	PLYWOOD	VIF	VERIFY IN FIELD
DET	DETAIL	HC	HOLLOW CORE	PTD	PAINTED	W/	WITH
DIA	DIAMETER	HM	HOLLOW METAL	PTN	PARTITION	WC	WATER CLOSET
DN	DOWN	HORIZ	HORIZONTAL	R	RADIUS	WD	WOOD
DR	DOOR					WDO	WINDOW
DS	DOWNSPOUT					WP	WATER PROOF
DWG	DRAWING						

B. DIMENSIONS

1. DIMENSIONS ARE SHOWN ON THE CONSTRUCTION DOCUMENTS. DRAWINGS MUST NOT BE SCALED.
2. ALL HEIGHTS ARE DIMENSIONED FROM TOP OF SLAB, UNLESS NOTED OTHERWISE AS ABOVE FINISH
3. FLOOR (AFF).
   ALL INTERIOR DIMENSIONS ARE FROM FACE OF DRYWALL TO FACE OF DRYWALL UNLESS NOTED OTHERWISE.

ABBREVIATIONS-Horiz | A4

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W [SQUARED] ARCHITECTS

ISSUES AND REVISIONS

NO	DATE	DESCRIPTION
A	19 JUL 22	ISSUE FOR PERMIT
B	19 AUG 16	ISSUE FOR BID

REGISTERED ARCHITECT — JOANNE C. WILSON — STATE OF TEXAS

2019 AUG 16

GH SCHOOL
4780 N MAIN STREET

SHEET TITLE
CODE ANALYSIS

SHEET NUMBER
G002
A041

PROJECT #

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