



- THESE DRAWINGS INDICATE IN GENERAL THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. AS INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
2. THE CONTRACTOR SHALL COORDINATE ALL MECHANICAL FLOOR/WALL SLEEVES AND SHAFTS IN CONCRETE SLABS/WALLS WITH MECHANICAL, PLUMBING, FIRE PROTECTION, ELECTRICAL, STRUCTURAL AND ARCHITECTURAL DRAWINGS AND DISCREPANCIES, IF ANY, TO BE BROUGHT TO NOTICE OF THE ENGINEER PRIOR TO EXECUTION OF WORK.
3. THE CONTRACTOR SHALL CONDUCT HIS OWN SITE SURVEY OF THE EXISTING GROUND AND CURB ELEVATIONS (LEVELS) AND REPORT ACTUAL ELEVATIONS (LEVELS) TO THE ENGINEER.
4. CONTRACTOR'S SHOP DRAWINGS SHOULD INDICATE ACTUAL ELEVATIONS (LEVELS).
5. ALL ELEVATIONS (LEVELS) ARE IN FEET.
6. ALL DIMENSIONS ARE IN INCHES AND ANGLES IN DEGREES UNLESS OTHERWISE NOTED.
7. ONLY WRITTEN DIMENSIONS IN ALL CASES SHALL BE FOLLOWED.
8. ALL EXISTING OR PROPOSED ELEVATIONS (LEVELS) AND DIMENSIONS, ON SITE AND ON DRAWINGS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR BEFORE THE PREPARATION OF SHOP DRAWINGS OR COMMENCEMENT OF ANY ITEM OF WORK ON THE SITE.
9. ARCHITECTURAL DRAWINGS MUST ALWAYS BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT SERVICES DRAWINGS AND CONTRACT DOCUMENTS. ANY DISCREPANCY BETWEEN THESE DRAWINGS AND DOCUMENTS SHOULD BE REPORTED TO THE ENGINEER FOR CLARIFICATION AND VERIFICATION.
10. ALL ALUMINUM TRIMS SHALL BE POWDER COATED FINISH.
11. ALL PLASTERED SURFACES SHALL BE PAINTED.
12. ALL WALL FINISHES OR CEMENT PLASTERING WORKS ARE TO BE EXTENDED 6 IN. ABOVE SUSPENDED CEILING LEVEL (ELEVATION) OR AS INDICATED.
13. ALL UNDIMENSIONED WALL SHOULDERS SHALL BE 4 IN. WIDE
14. REFER SCHEDULE OF WALL TYPES FOR DIFFERENT WALL SITUATIONS.
15. ALL BLOCKWALLS ENCLOSING THE FIRE ZONES SHALL BE LIGHT WEIGHT CONCRETE BLOCKWALL AND EXTENDED UP TO THE SOFFIT OF THE SLAB TO PROVIDE 2 HRS FIRE RATING.
16. ALL SHAFT WALLS TO PROVIDE FOR 2 HRS. FIRE RATING.
17. ALL SHAFTS SHALL BE SEALED AT BOTTOM & TOP TO PROVIDE 2 HRS. FIRE RATING.
18. ALL FIRE DOORS SHALL HAVE SMOKE SEAL INTEGRAL WITH IT.
19. ALL PLUMBING H.V.A.C. OPENINGS IN FIRE RATED WALLS & SLABS SHALL BE PROVIDED WITH FIRE SMOKE SEALS OF THE SAME FIRE RATING AS OF THE WALLS & SLABS THEY PENETRATE THROUGH.
20. CONTRACTOR TO LOCATE ALL ACCESS PANEL IN THE GYPSUM BOARD CEILING FOR SERVICES ACCESS.
21. FOR AREAS WITHOUT SUSPENDED CEILING HAVING EXPOSED SLAB AND BEAMS, WALL FINISH MATERIAL SHALL BE FROM FLOOR LEVEL TO BOTTOM OF SLAB LEVEL. (UNLESS NOTED OTHERWISE)
22. THE CONTRACTOR SHALL SUBMIT SAMPLES AND SHOP DRAWINGS FOR ALL WORKS WITH ALL NECESSARY DETAILS AND DESIGN INFORMATION FOR APPROVAL.
23. NOTES APPEARING ON VARIOUS DRAWINGS FOR DIFFERENT SYSTEMS AND MATERIALS ARE TO BE REVIEWED, COORDINATED AND ARE TO BE APPLIED TO ALL RELATED DRAWINGS AND DETAILS.

1. PROVIDE CONTROL JOINT AT:
 - 30 FT. SPACING AT LONG STRAIGHT WALLS,
 - AT MAJOR CHANGES IN WALL HEIGHTS,
 - AT CHANGES IN WALL THICKNESS,
 - ABOVE JOINTS IN FOUNDATIONS,
 - AT COLUMNS AND PILASTERS,
 - AT ONE OR BOTH SIDES OF WALL OPENINGS AND AT WALL INTERSECTIONS.

ALL CONTROL JOINTS SHOULD CONTINUE ALL THROUGH VERTICALLY.
ALL CONTROL JOINTS ARE TO BE FILLED WITH APPROVED COMPRESSIBLE FILLER AND
ALL EXPOSED SURFACES TO BE SEALED WITH APPROVED SEALANT AND BACK-UP ROD.

REFER SCHEDULE OF WALL TYPES FOR DIFFERENT WALL SITUATIONS.

3. ALL BLOCKWALLS ENCLOSING THE FIRE ZONES SHALL BE LIGHT WEIGHT CONCRETE BLOCKWALL AND EXTENDED UP TO THE SOFFIT OF THE SLAB TO PROVIDE SPECIFIED FIRE RATING

4. ALL BLOCKWALLS INDICATED ON PLAN ARE TO EXTEND TO THE SOFFIT OF THE SLAB, EXCEPT INTERNAL TOILET PARTITION, INTERNAL KITCHEN PARTITION, INTERNAL OFFICE PARTITIONS AND SMALL SPACES SUCH AS STORES.

1. THE EXTERIOR WALL AS SHOWN SHALL BE COMPLETE SYSTEM INCLUDING ALL HOT DIPPED GALVANISED STEEL SUPPORTS, STIFFENERS, FASTENERS, SEALANT, JOINTING MISCELLANEOUS PIECES AND MATERIAL THICKNESS AS REQUIRED TO PROVIDE A COMPLETE SYSTEM IN ACCORDANCE WITH THE SPECIFICATIONS AND THE PROFILES SHOWN.
2. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED. WHERE SPECIFIC DIMENSIONS, DIMENSIONS OR DESIGN INTENT CANNOT BE DETERMINED, CONSULT THE ENGINEER BEFORE PROCEEDING WITH WORK.
3. ALL DETAILS ARE TO BE COORDINATED WITH THE STRUCTURAL FRAMING, INTERIOR FINISHES AND OTHER RELATED BUILDING COMPONENTS IN ORDER TO PROVIDE A COMPLETE ENCLOSURE OF FINISH MATERIALS.
4. THE ANCHORAGE ANGLES, SHAPES AND DETAILS ARE SUGGESTIVE AND ARE TO BE ENGINEERED AND DETAILED AS REQUIRED. THE CONTRACTOR IS TO COORDINATE ALL ANCHORAGE DETAILS WITH APPROPRIATE TRADES.
5. ALL FASTENERS ARE TO BE CONCEALED, EXCEPT AS SPECIFICALLY SHOWN. ALL BUTT JOINTS ARE TO HAVE CONCEALED BACK-UP ROD WITH CAPTIVE SEALANT.
6. ATTACHMENT AND DETAILS FOR THE EXTERIOR WALL AND INTERIOR GLASS SYSTEMS ARE SHOWN SCHEMATICALLY AND TOGETHER WITH THE SPECIFICATIONS AND THE PROFILES SHOWN ARE INTENDED TO ESTABLISH PERFORMANCE AND MATERIAL QUALITIES DESIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF FINAL EXTERIOR WALL DETAILS TO ACCOMMODATE THE FABRICATION, ERECTION AND INSTALLATION OF THE WORK IN ACCORDANCE WITH THE DESIGN INTENT SHOWN.
7. SEALANT DRAINAGE SYSTEM GASKETS AND WATERPROOFING MEMBRANE SHALL BE ASSEMBLED IN SUCH A MANNER TO PROVIDE A HIGH QUALITY WEATHERPROOF BUILDING ENCLOSURE.
8. ALL PROPOSED DETAILS FOR EACH TYPE OF GLAZING ARE TO BE SUBMITTED TO THE ENGINEER FOR REVIEW.
9. COLOR OF SEALANT SHALL MATCH ADJACENT MATERIALS OR AS SPECIFIED BY THE ENGINEER.

10. COORDINATE LOCATION OF EXTERIOR WALL ANCHORS, SEALANT POSITIONS WITH ADJACENT WORK INCLUDING MATERIALS AND OTHER CONTIGUOUS SEALANTS.
11. THE DESIGN OF THE EXTERIOR WALL IS TO TAKE INTO CONSIDERATION BUILDING MOVEMENTS DUE TO WIND LOADS, THERMAL EXPANSION AND CONTRACTION, FLOOR DEFLECTIONS, SHRINKAGE, CREEP AND SIMILAR MOVEMENTS.
12. DESIGN, FABRICATE AND INSTALL COMPONENT PARTS SO THAT THE COMPLETED EXTERIOR WALL ASSEMBLY INCLUDING GLASS AND STONE CLADDING WILL WITHSTAND THE INWARD AND OUTWARD WIND SPEED OF 140 KM/HOUR
13. PROVIDE ALLOWANCE FOR EXPANSION AND CONTROL JOINTS WHERE SHOWN AND AS REQUIRED. LOCATION OF ALL JOINTS SHALL BE REVIEWED WITH THE ENGINEER.
14. ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER AS REQUIRED TO PREVENT MOLECULAR BREAKDOWN.
15. ALL ALUMINUM DOOR/WINDOW FRAMES, LOUVERS, SHALL BE FINISHED AS PER DOOR, WINDOW, LOUVER SCHEDULE. REFER DRAWINGS OF SERIES AD.500, AD.600 & AD.700.

1. CONTRACTOR TO VERIFY ALL CLEAR OPENING FOR LOUVER DIMENSIONS.
2. LOUVERS SHALL BE FACTORY FINISHED POWDER COATED ALUMINUM WEATHERPROOF TYPE WITH CONTINUOUS LOUVER BLADES AS APPROVED BY THE ENGINEER.
3. PROVIDE ALL MISCELLANEOUS ATTACHMENT MEMBERS, FRAMING, FASTENERS, SEALANT, FLASHING ETC. AS REQUIRED FOR A COMPLETE LOUVER ASSEMBLY COORDINATED WITH ADJACENT CONSTRUCTION.

1. FOR EXTERIOR WALL INSULATION PROVIDE RIGID, NON-COMBUSTIBLE EXTRUDED POLYSTYRENE WITH WATER REPELLANT COATING ON INNER SIDE. THE INSULATION SHALL PROVIDE "U" VALUE AS/SPECS.
2. ALL INSULATION PANELS TO BE OVERSIZED TO CREATE A TIGHT JOINT BETWEEN PANELS. ALL JOINTS AND EXPOSED EDGES TO BE FOIL TAPED.
3. PROVIDE INSULATION AT ALL CONNECTION AND JOINTS TO MAINTAIN A CONSTANT U FACTOR.
4. ALL INTERIOR INSULATION TO UNDERSIDE OF SLABS AND TO INSIDE SURFACE OF EXTERNAL WALLS SHALL BE SEMI RIGID (FIBRE GLASS WOOL) BOARDS.

<u>WALL AND ROOF ASSEMBLY MAXIMUM U-VALUE:</u>		
THE THERMAL INSULATION MATERIAL USED IN THE BUILDING EXTERNAL WALL / ROOF MUST NOT EXCEED THE FOLLOWING VALUE:		
ROOF:	0.437 W/m ² °C (0.077 BTU/h ft ² °F)	
EXTERNAL WALL:	0.568 W/m ² °C (0.100 BTU/h ft ² °F)	
WINDOW REQUIREMENTS		
WINDOW WALL RATIO (WWR)	MAXIMUM U-VALUE W/m ² °C (BTU/ft ² h °F)	MAXIMUM SHADING COEFFICIENT (SC)
5-40%	3.30 (0.58)	0.4000
ABOVE 40%	1.90 (0.33)	0.3500

1. ALL OPENINGS IN SLABS AT MECHANICAL ROOMS (INCLUDING SPACES LEFTOVER IN THE SHAFTS AFTER INSTALLATION OF DUCTS) MUST BE SEALED OFF WITH NON-COMBUSTIBLE MATERIALS TO MAINTAIN THE REQUIRED FIRE-RATING CONTINUITY OF THE FLOOR CONSTRUCTION.
CONTRACTOR SHALL SUBMIT SHOP-DRAWINGS FOR APPROVAL FOR ALL SUCH CASES.
2. ALL OPENINGS AT SLABS, WALLS SHALL BE SEALED OFF (FILLED) WITH NON-COMBUSTIBLE MATERIALS TO MAINTAIN THE REQUIRED FIRE RATING CONTINUITY OF THE FLOOR, WALL CONSTRUCTION. ALL HOLES INCLUDING THOSE FOR MECHANICAL AND ELECTRICAL FACILITIES WHICH ARE LOCATED ON FLOOR SLAB, PARTITIONS AND WALLS MUST BE FILLED WITH NON-COMBUSTIBLE MATERIALS TO PROVIDE REQUIRED FIRE RATING AND SHALL BE SEALED AGAINST PASSAGE OF SMOKE AND FLAME.
3. A FINISH OR FIRE RATING INDICATION ON A WALL SHALL MEAN THE ENTIRE LENGTH OF WALL IS TO BE FINISHED OR FIRE RATED.
4. OWNER OR CONTRACTOR MUST PROVIDE THE FOLLOWING (WHEN APPLICABLE):
 - a.g. SMOKE DETECTOR (BRK) IN EVERY HALL
 - b.b. FOLLOWING ARE THE REQUIREMENTS FOR KITCHENS:
 - a.b.1. HEAT DETECTORS (BRK)
 - a.b.2. FIRE EXTINGUISHER CONTAINING POWDER (4kg)
 - a.b.3. FIRE BLANKET 4'x6'
 - a.b.4. EXHAUST FANS MADE OF STEEL OR PLASTIC (OF ACCEPTABLE STANDARD)
IN KITCHEN & BATHROOMS
 - a.b.5. FIRE RESISTANT DOORS WITH PROPER HANDLES
 - a.b.6. GAS CYLINDERS SHALL PROVIDED OUTSIDE KITCHEN
 - c.c. FOLLOWING ARE THE REQUIREMENTS FOR SWIMMING POOL:
 - a.c.1. LIFEBOUOY
 - a.c.2. THE FLOOR OF THE SURROUNDING AREA OF SWIMMING POOL SHALL BE NON-SLIP
 - a.c.3. FIRE EXTINGUISHER CONTAINING POWDER (4kg)
 - d.d. FOLLOWING ARE THE REQUIREMENTS FOR BASEMENT:
 - a.d.1. SMOKE DETECTORS, ONE FOR EVERY 40 sq.m.
 - a.d.2. TWO FIRE EXTINGUISHERS, ONE CONTAINING WATER & THE OTHER CONTAINING POWDER
 - a.d.3. EXIT SIGNS
 - a.d.4. EMERGENCY EXIT OTHER THAN THE MAIN ENTRANCE

1. ALL SEALANT JOINTS SHALL BE SIZED SUCH THAT THEY WILL BE WITHIN THE MINIMUM/MAXIMUM SIZE AS RECOMMENDED BY THE MANUFACTURER.
2. ALL SEALANT JOINTS SHALL MAINTAIN CONTACT WITH THE ADJOINING PARTS WITHIN ALLOWABLE DIMENSIONAL CHANGES IN THE JOINT SIZE. ALL SEALANT JOINT SHALL MAINTAIN DURABILITY AND INTEGRITY UNDER ALL CONDITIONS.
3. ALL SEALANTS SHALL BE INSTALLED WITH APPROPRIATE BACK-UP ROD AND TOOLED AS PER MANUFACTURERS RECOMMENDATION.
4. THE COLOR OF SEALANTS EXPOSED TO VIEW SHALL BE AS SELECTED BY THE ENGINEER.
5. ALL FIELD VULCANIZING SHALL BE EQUAL IN QUALITY TO FACTORY VULCANIZATION.
6. THE MANUFACTURER SHALL CERTIFY IN WRITING THAT ALL SEALANTS USED FOR THE EXTERIOR WALL ARE CORRECT FOR THE APPLICATION SHOWN AND WILL BE COMPATIBLE WITH EACH OTHER BEFORE, DURING AND AFTER CURING AND SHALL SUBMIT TO THE ENGINEER ADHESION DATA FOR ALL SEALANTS AS APPLIED TO THE VARIOUS SUBSTRATES.

1. ALL GUARDRAIL AND HANDRAIL ASSEMBLIES SHALL RESIST A HORIZONTAL THRUST OF 75 KG./M. APPLIED AT THE TOP OF THE RAILING OR A 110 KG/M. LOAD APPLIED IN ANY DIRECTION AT TOP OF RAIL, WHICHEVER IS THE MOST RESTRICTIVE FOR EACH AND EVERY APPLICATION.
2. ALL MILD STEEL HANDRAILS SHALL BE PAINTED.

1. CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR ENGINEER'S REVIEW AND APPROVAL, SHOWING ALL DETAILS, LAYOUTS, ELEVATIONS, SECTION ETC. SHOP DRAWINGS TO ALSO INDICATE ALL JOINT THICKNESS, ALIGNMENT AND RELEVANT DETAILS.

1. PROVIDE FLUID APPLIED CEMENTITIOUS WATER PROOFING IN ALL WET AREAS LAID ON CONCRETE SLAB(TOILETS, KITCHENS, MECH. ROOMS, SHAFTS ETC.) & EXTEND IT UPTO 100 MM ABOVE FLOOR FINISH.
2. PROVIDE WATERPROOFING MEMBRANE AT ALL EXTERIOR SURFACES.
3. ALL MECHANICAL EQUIPMENT BASES SHALL BE WATERPROOFED AS/SPECS.

1. ALL EXTERIOR SOFFITS BELOW AIR-CONDITIONED SPACES SHALL HAVE A MINIMUM 3 IN. THICK INSULATION (SEMI-RIGID, INSULATION ATTACHED DIRECTLY TO STRUCTURAL SOFFIT & LINED WITH GYPSUM BOARD) TO PROVIDE REQUIRED "U" VALUE.
2. ALL STONE PIECES FOR SOFFITS SHALL BE MECHANICALLY HUNG.
3. THE CONTRACTOR SHALL ENGINEER STONE SOFFITS STEEL BACK-UP STRUCTURE WITH STAINLESS STEEL (#316) STRUCTURAL SECTIONS, TO WITHSTAND WIND SPEED OF 140KM/HR. AND SELF-LOAD OF STONE. IN ADDITION, BACK-UP SYSTEM AND STONE FIXING DEVICES SHALL BE DESIGNED TO AVOID SOFFITS SAGGING, BREAKAGE, CRACKS ETC... THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL.

1. ALL STONE FIXING ANCHORS SHALL BE STAINLESS STEEL (#316)
2. MECHANICAL FIXING DEVICES ARE TO BE PROVIDED FOR ALL STONE CLADDING BOTH FOR EXTERIOR AND INTERIOR APPLICATIONS, UNLESS NOTED OTHERWISE.
3. FOR STONE FINISHES AND TYPES REFER TO RELEVANT DRAWINGS.
4. PROFILES OF STONE CLADDING INDICATED IN THESE DOCUMENTS ARE TO CONVEY DESIGN INTENT ONLY. THE CONTRACTOR IS TO DETAIL STONE SIZES, THICKNESSES (12 IN. MIN.) AND FIXING ARRANGEMENTS TO ACHIEVE THE DESIGN INTENT.
5. THE SOLID STONES PROFILES SUCH AS CIRCULAR/ SQUARE COLUMNS ARE TO CONVEY DESIGN INTENT ONLY. THE SOLID PROFILE CAN BE SUBDIVIDED IN FOUR SEGMENTS SUCH THAT IT IS TREATED AS STONE CLADDING SITUATION WITH 30MM MINIMUM THICKNESS.

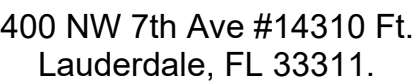
1. ALL MILD STEEL WORKS (I.E. RAILS, ANGLES ETC.) SHOWN ON THE CONTRACT DRAWINGS/DETAILS SHALL BE PRIMED AND SHALL BE PAINTED WITH TWO COATS OF EPOXY PAINT.
2. STEEL ELEMENTS NOT SHOWN IN THE CONTRACT DRAWINGS, BUT ARE DEEMED NECESSARY FOR THE SATISFACTORY COMPLETION OF THE WORKS SHALL BE GALVANISED STEEL PRIMED & PAINTED WITH TWO COATS OF EPOXY PAINT FOR ALL INTERIOR SITUATIONS AND STAINLESS STEEL (#316) FOR ALL EXTERIOR SITUATIONS.
3. ALL WELDED STEEL JOINT SHALL BE GRINDED SMOOTH, PRIMED & PAINTED.
4. ALL WELDING SHALL BE OF SUITABLE TYPE TO STEEL WORKS.
5. PROVIDE 125X125 SILL ANGLE SUPPORT, PIT LADDER & HOISTING HOOK FOR 300KG SUSPENDED LOAD IN MACHINE ROOM.
6. LOCATION OF CATWALK IN THESE DOCUMENTS ARE SUGGESTED POSITIONS, FINAL LOCATIONS ARE TO BE CO-ORDINATED WITH THE INTERIOR DESIGN SUSPENDED CEILING PROFILES.

1. PROVIDE STEEL PLATES SECURED TO THE CONCRETE SLAB SOFFIT FOR MOUNTING THE MOTORISED WINCHES TO LOWER FOR MAINTENANCE.

1. CONTRACTOR TO COMPLETE FINISHES MOCK-UP LIMITS OF WHICH ARE SHOWN ON ARCH. DRAWINGS. THE MOCK-UP SHALL INCLUDE ALL REQUIRED WALL, FLOOR & CEILING FINISHES.
2. PROVIDE EXTERNAL ELEVATIONS MOCK-UP'S AS / SPECS.

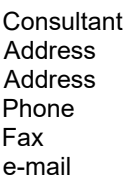
1. THE FOLLOWING DESIGN CRITERIA AS APPLICABLE TO CLADDING SHALL BE CONSIDERED FOR WIND LOAD AT THREE ZONES (i.e., EDGE, CENTRAL & ROOF)

EDGE	:	+ 2.5 / -3.75	kPa
CENTRAL	:	+ 2.5 / -2.5	kPa
ROOF	:	+ 2.5 / -6.5	kPa



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GENERAL NOTES

Project number	P-78482
Date	10-23-2025
Drawn by	DONDIEGO MOURICE
Checked by	
A-002	
Scale	NTS