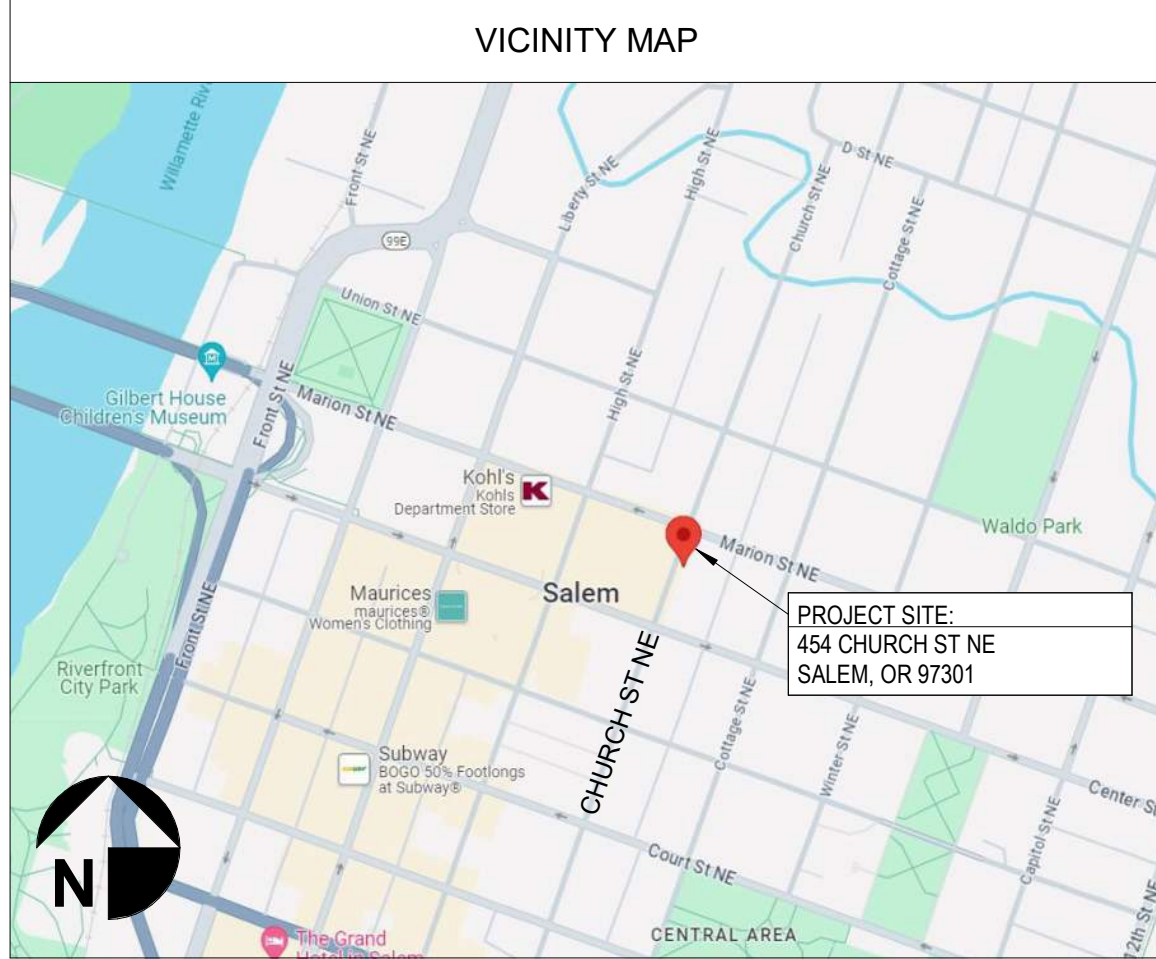


# EXPRESS EMPLOYMENT

## 454 CHURCH ST NE SUITE 120

## SALEM, OR 97301



GENERAL NOTES	
1.	EXISTING DOCUMENTATION FURNISHED BY THE OWNER WAS USED IN THE DEVELOPMENT OF THESE CONSTRUCTION DOCUMENTS. NAOS DESIGN GROUP, LLC AND/OR BOX STUDIOS MAKES NO WARRANTIES REGARDING THE ACCURACY OF THE INFORMATION PROVIDED IN THE EXISTING DOCUMENTS.
2.	THE ARCHITECT IS THE PRIMARY SOURCE FOR INFORMATION REGARDING EACH DISCIPLINE, I.E. ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL, STRUCTURAL, ETC. THE GENERAL CONTRACTOR IS NOT TO DIRECTLY CONTACT THE ARCHITECT'S CONSULTANTS.
3.	THE CONTRACTOR SHALL THOROUGHLY EXAMINE THE PREMISES AND BASE THE BID ON THE EXISTING CONDITIONS IN ADDITION TO THE CURRENT COMPLETE SET OF CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PROMPTLY OF ANY DISCREPANCIES IN THE FIELD CONDITIONS OR DIMENSIONS PRIOR TO SUBMITTING THE BID.
4.	THE CONTRACTOR SHALL VERIFY THE LAYOUT AND THE EXACT LOCATION OF ALL PARTITIONS, DOORS, TELEPHONE AND ELECTRICAL OUTLETS AND LIGHT SWITCHES WITH THE ARCHITECT. SHOULD ANY QUESTIONS REGARDING LOCATION COME UP IN THE FIELD, WHICH ARE NOT RESOLVED IN THE CONSTRUCTION DOCUMENTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
5.	THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH APPLICABLE HEALTH AND SAFETY REQUIREMENTS, BUILDING CODES, AND ORDINANCES.
6.	THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SAMPLES OF ALL SPECIAL CONSTRUCTION, ETC. IN A TIMELY MANNER FOR THE INTERIOR DESIGNER AND ARCHITECT TO REVIEW PRIOR TO CONSTRUCTION.
7.	DO NOT SCALE DRAWINGS.
8.	ALL HEIGHTS ARE MEASURED FROM THE TOP OF CONCRETE SLAB, UNLESS NOTED OTHERWISE.
9.	ALL FINISHES ARE NOTED ON THE ROOM FINISH SCHEDULE AND PLANS. ALL FINISH AND CONSTRUCTION MATERIALS USED SHALL MEET MINIMUM REQUIRED FIRE CLASS AND SMOKE DEVELOPMENT RATINGS, IE CLASS A, S.D.O
10.	MANUFACTURED MATERIALS, EQUIPMENT, ETC. SPECIFIED FOR THE CONTRACT SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS UNLESS NOTED OTHERWISE.
11.	ALL REQUESTS FOR SUBSTITUTIONS OF ANY ITEM SPECIFIED SHALL BE SUBMITTED IN WRITING TO THE ARCHITECT AND INTERIOR DESIGNER DURING THE BIDDING PROCESS AND PER THE SUBSTITUTION REQUIREMENTS IN THE SPECIFICATIONS. SUBSTITUTIONS WILL ONLY BE CONSIDERED IF BETTER SERVICE FACILITIES, MORE ADVANTAGEOUS DELIVERY DATE, OR A LESSER PRICE FOR THE OWNER WILL BE PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE AND FUNCTION. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE PRODUCT SPECIFIED.
12.	"TYP" OR "TYPICAL" MEANS ALL SAME CONDITIONS, UNLESS NOTED OTHERWISE.
13.	"ALIGN" MEANS THAT SIMILAR COMPONENTS OF CONSTRUCTION, SUCH AS WALLS, JAMBS, ETC. SHALL ALIGN ACROSS VOIDS OR ADJACENT TO EXISTING CONDITION.
14.	ALL MATERIALS USED FOR THE NEW CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, INSULATION, ADHESIVES, COATINGS, ETC. SHALL BE 100% NON-ASBESTOS CONTAINING MATERIALS.
15.	CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS, QUANTITIES, MEANS AND METHODS, TECHNIQUES, AND PROCEDURES FOR THE PROPER FIT AND COMPLETE INSTALLATION OF THE WORK INCLUDING THE COORDINATION OF THE REMOVAL AND REINSTALLATION OF MATERIALS, ASSEMBLIES OR SYSTEMS IN ORDER TO DEMOLISH OR INSTALL WORK.
16.	ALL WOOD BLOCKING PER IBC SECTION 603.1 EXCEPTION 14
17.	CONTRACTOR IS RESPONSIBLE FOR NOTIFYING, IN WRITING, THE OWNERS OF ADJACENT PROPERTIES REGARDING THE WORK SCHEDULED NEXT TO THE PROPERTY AND THAT THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROTECTION FROM DAMAGE TO THE ADJACENT PROPERTY.
18.	CONTRACTOR IS RESPONSIBLE FOR KEEPING A SAFE AND CLEAN WORKING ENVIRONMENT. ALL EXISTING AND INSTALLED MATERIALS ARE TO BE PROTECTED TILL CONSTRUCTION IS COMPLETE.

SYMBOL LEGEND	
	VIEW TITLE
	BUILDING SECTION
	WALL SECTION
	GRID BUBBLE
	DETAIL CALLOUT
	MATCHLINE
	INTERIOR ELEVATIONS
	EXTERIOR ELEVATIONS
	PARTITION TYPE
	NORTH ARROW
	ROOM DESIGNATION
	DOOR DESIGNATION
	REVISION
	SPECIALTY EQUIPMENT
	FINISH DESIGNATION

PROJECT DATA & CODE ANALYSIS	
PROJECT ADDRESS:	454 CHURCH ST NE SALEM, OR 97301
APPLICABLE CODES:	2022 OREGON STRUCTURAL SPECIALTY CODE 2022 OREGON MECHANICAL SPECIALTY CODE 2023 OREGON ELECTRICAL SPECIALTY CODE 2023 OREGON PLUMBING SPECIALTY CODE 2021 OREGON FIRE CODE 2021 OREGON ENERGY EFFICIENCY SPECIALTY CODE [ASHRAE 90.1-2019]  2022 OSSC / ICC A117.1-2017 [ACCESSIBILITY CODE]
BUILDING ANALYSIS	
ALLOWABLE BUILDING HEIGHT:	70' - 0" [ACTUAL: 36'-0"]
BUILDING STORIES:	3-STORY [EXISTING]
SF OF TENANT SPACE:	2,025 SF
TENANT OCCUPANCIES:	B
OCCUPANCY SEPARATION REQUIRED PER IBC 508.4:	NONE
CONSTRUCTION TYPE:	V-A, SPRINKLERED
BASE ALLOWABLE SF/STORIES PER OSSC TABLE 506.2	\$1: 72,000 SF; SM: 54,000 SF / 3 STORIES
HEIGHT AND AREA INCREASES:	NO
SPRINKLED IN ACCORDANCE WITH 903.3.1.1	YES, SPRINKLERED
PROJECT SCOPE	
NEW INTERIOR TENANT IMPROVEMENT. SCOPE OF WORK INCLUDES NON-BEARING OR RATED INTERIOR PARTITION WALLS, CASEWORK AND INTERIOR FINISHES.	
DELEGATED DESIGN / DEFERRED SUBMITTAL	
THE FOLLOWING DELEGATED DESIGNS AND THE RESPONSIBILITY OF THE GENERAL CONTRACTOR OR PRODUCT MANUFACTURER. PLANS WILL BE SUBMITTED SEPARATELY TO THE CITY FOR REVIEW AND PERMITTING.	
SIGNAGE FIRE ALARM FIRE SPRINKLER	

SHEET INDEX			
SHEET	SHEET NAME	REVISION DATE	REVISION #
GENERAL			
G0.1	COVER SHEET		
G0.2	CODE ANALYSIS / EGRESS PLAN		
G0.3	ACCESSIBILITY & MOUNTING HEIGHT DETAILS		
G0.5	SHEET SPECIFICATIONS		
G0.6	SHEET SPECIFICATION		
G1.0	SITE PLAN		
ARCHITECTURE			
A1.0	FLOOR PLAN		
A3.0	REFLECTED CEILING PLAN		
A4.0	FLOOR FINISH PLAN		
A7.0	INTERIOR ELEVATIONS		
A8.0	DETAILS		
A9.0	SCHEDULE & DOOR TYPES		
MECHANICAL			
M0.0	MECHANICAL COVER SHEET		
M0.1	MECHANICAL SPECIFICATIONS		
M1.0	MECHANICAL FLOOR PLAN		
M2.0	MECHANICAL DETAILS		
PLUMBING			
P0.1	PLUMBING COVER SHEET		
P1.1	PLUMBING FLOOR PLAN		
ELECTRICAL			
E0.0	ELECTRICAL COVER SHEET		
E0.1	ELECTRICAL LEGEND		
E1.0	ELECTRICAL LIGHTING PLAN		
E2.0	ELECTRICAL POWER PLAN		
E3.0	ELECTRICAL ONE-LINE & SCHEDULE		

**PERMITS REQUIRED**  
SEPARATE PERMITS MUST BE OBTAINED FOR THE FOLLOWING, WHERE APPLICABLE:

- ELECTRICAL
- MECHANICAL
- PLUMBING
- FIRE SYSTEMS
- SIGNAGE
- SOLAR ARRAY(S)
- EV INFRASTRUCTURE

All work under scope of this permit is to be inspected and approved by City of Salem inspector prior to cover.

**PREMISE IDENTIFICATION.**  
Approved numbers of addresses shall be placed on all new and existing premises in such a manner as to be plainly visible from the street or road fronting the property; Number shall contrast background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be minimum 4" high w/ a minimum stroke width of 0.5"

**Premise Identification**  
New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background and shall not be less than 4" inches high with a minimum stroke width of 1/2" inch. (2022 OFC Sec. 505.1)

**PERMITS REQUIRED**  
Separate permit(s) for new, alteration of, relocation of, or removal of, the system(s) listed below must be obtained when applicable to the project:

- FIRE ALARM SYSTEMS
- SPRINKLER SYSTEMS
- GENERATOR INSTALLS
- HOOD SUPPRESSION SYSTEMS
- SPECIAL SUPPRESSION SYSTEMS
- ABOVE/BELOW GROUND TANKS
- PRIVATE FIRE SERVICE MAINS

PROJECT INFORMATION			
<b>TENANT</b>	<b>INTERIOR DESIGNER</b>	<b>MECHANICAL</b>	<b>ELECTRICAL</b>
THE STOLLER GROUP 7401 SW WASHO CT, SUITE 200 TUALATIN, OR 97062 PHONE: (503) 612-1583 EMAIL: WAYNE.MARSHALL@THESTOLLERGROUP.COM	BOX STUDIOS, INC 4949 S. SYRACUSE STREET DENVER, CO 80237 ATTN: JOEY CLARK PHONE: (303) 864-1700	3 CONSULTING ENGINEERS 1415 PARK AVENUE WEST DENVER, CO 80205 ATTN: JOHN HOWE (303)357-1998 EMAIL: JH@3CONSULTINGENGINEERS.COM	3 CONSULTING ENGINEERS 1415 PARK AVENUE WEST DENVER, CO 80205 ATTN: CHAD SMITH (303)357-1998 EMAIL: CS@3CONSULTINGENGINEERS.COM
<b>ARCHITECT OF RECORD</b>		<b>PLUMBING</b>	
NAOS DESIGN GROUP, INC 4949 S. SYRACUSE STREET, SUITE 460 DENVER, CO 80237 ATTN: MARC BREETZ PHONE: (303) 864-1700		3 CONSULTING ENGINEERS 1415 PARK AVENUE WEST DENVER, CO 80205 ATTN: BRUCE PACHIKARA (303)357-1998 EMAIL: BP@3CONSULTINGENGINEERS.COM	

4949 S. SYRACUSE STREET  
SUITE 460  
DENVER, CO 80237  
303.864.1700  
WWW.BXSTUDIOS.COM

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ARCHITECT OF RECORD - MARC BREETZ

NAOS DESIGN GROUP, LLC  
4949 S. SYRACUSE STREET  
SUITE 460  
DENVER, CO 80237  
303.864.1700  
WWW.NAOSDG.COM

3 CONSULTING ENGINEERS  
1415 PARK AVENUE WEST  
DENVER, CO 80205  
(p) 303.357.1998  
3consultingengineers.com

EXPRESS EMPLOYMENT

454 CHURCH ST NE SUITE 120  
SALEM, OR 97301

No.	Description	Date
PERMIT		08/30/2024

Project No.	Project Number
Drawing	

COVER SHEET

G0.1





### GENERAL NOTES

- ALL EXISTING EXITS ARE TO REMAIN OPEN AND UNBLOCKED DURING ALL CONSTRUCTION, UNLESS THE DOOR IS SCHEDULED FOR DEMOLITION. IF THE DOOR IS SCHEDULED FOR DEMOLITION, IT IS TO REMAIN OPEN UNTIL THE DEMOLITION PHASE.
- IF AN EXIT MUST BE CLOSED, A MEETING WITH THE FIRE MARSHAL AND BUILDING INSPECTOR MUST BE SCHEDULED AT LEAST 2 WEEKS PRIOR TO THE SHUTTING OF AN EXIT. THE MEETING IS TO DISCUSS THE CONSTRUCTION SCHEDULE AS IT RELATES TO THE CLOSING OF ANY EXIT AND THE TEMPORARY EXITING STRATEGY IN THE AREAS AROUND THE CLOSED EXIT.
- FIRE SPRINKLER AND FIRE ALARM SHUT DOWN SHALL OCCUR ONLY WITH THE FIRE DEPARTMENT APPROVAL. APPROVAL MUST BE RECEIVED AT LEAST 2 WEEKS PRIOR TO THE SHUT DOWN.
- EQUIPMENT CALLED OUT AS OWNER PROVIDED AND INSTALLED IS NOT PART OF PERMIT/ BID DOCUMENTS OR PERMITTING PROCESS
- FIRE EXTINGUISHERS WITH A MINIMUM RATING OF 4A:10BC RATING TO BE INSTALLED WITH MAXIMUM TRAVEL DISTANCE OF 75'-0". UNLESS DIRECTED OTHERWISE BY THE FIRE MARSHALL. THE EXTINGUISHERS WILL BE PROVIDED WITH CURRENT CERTIFICATION TAGS AND SIGNS.
- REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTING AND LIGHTING RESPONSIBILITIES.

### SYMBOL LEGEND

- DIAGONAL DISTANCE / EXIT SEPARATION / EGRESS PATH
- DIRECTION OF EGRESS PATH
- START OF EGRESS PATH
- INDICATES ACCESSIBLE EGRESS DOOR
- 1-HOUR RATED WALL

PATH TRAVEL DISTANCE

DIAGONAL DISTANCE	78' - 8 27/32"
DOOR SEPARATION	74' - 8 27/32"
EXIT EGRESS 1	60' - 0 7/16"
EXIT EGRESS 2	45' - 2 19/32"

### CODE ANALYSIS NOTES

- MAX EXIT ACCESS TRAVEL DISTANCE (PER OSSC TABLE 1017.2): 250'-0"
- COMMON PATH OF TRAVEL DISTANCE: 75'-0"
- MEANS OF EGRESS COMPONENTS, OTHER THAN STAIRWAYS, SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD BY 0.20
- EXIT SEPARATION SHALL BE NO LESS THAN ONE-THIRD THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL
- A BUILDING WITH AN OCCUPANT LOAD GREATER THAN 300 AND IS PROVIDED WITH A MAIN EXIT, THAT MAIN EXIT SHALL BE OF SUFFICIENT CAPACITY TO ACCOMMODATE NOT LESS THAN ONE-HALF OF THE OCCUPANT LOAD (1029.2)

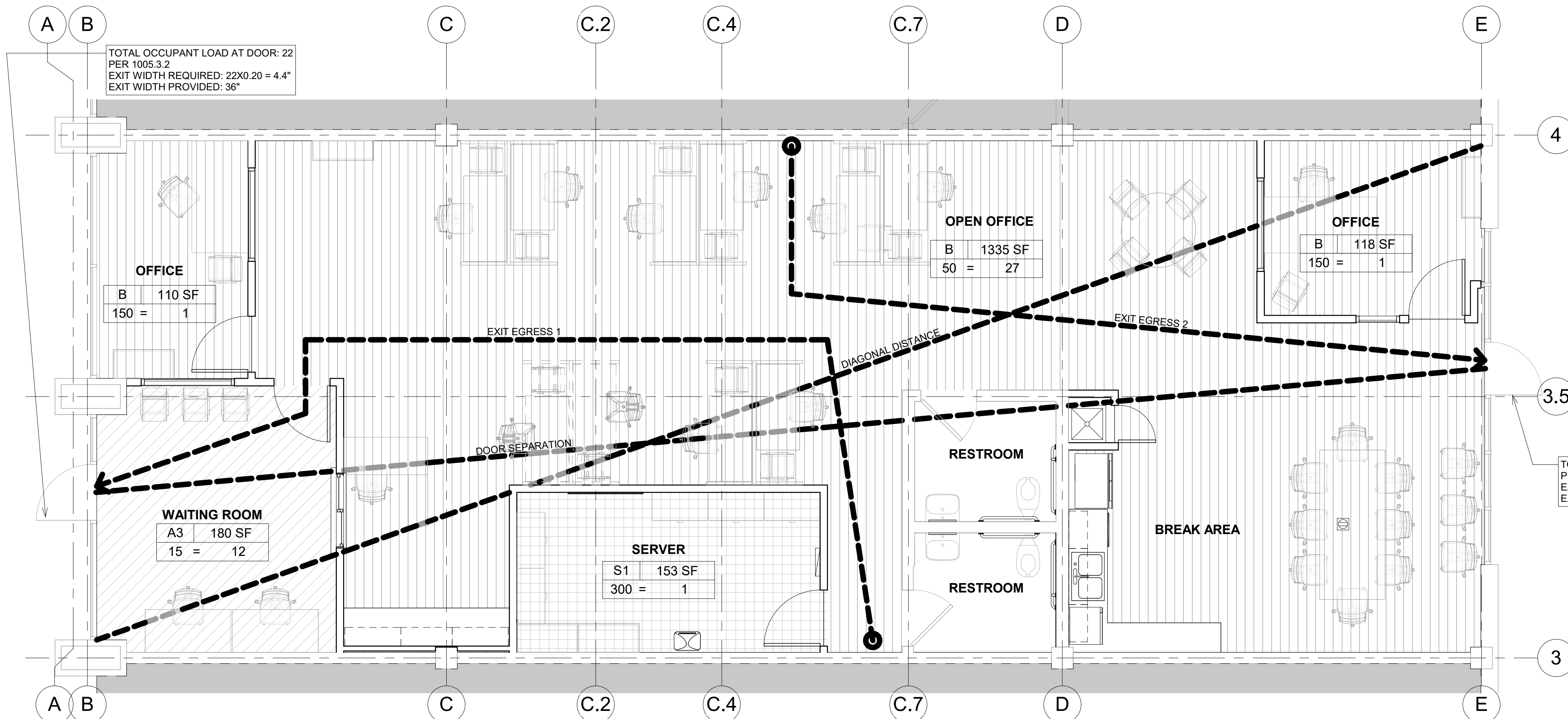
### CODE ANALYSIS

ROOM	OCC TYPE	OCC FACTOR	AREA	OCC LOAD
WAITING AREA	A3	15	180 SF	12
OFFICE	B	150	110 SF	1
OFFICE	B	150	118 SF	1
OPEN OFFICE	B	50	1335 SF	27
SERVER	S1	300	153 SF	1
				42

### PLUMBING FIXTURE CALCULATIONS

OCC TYPE	TOTAL OCC	WC/ URINALS		LAVATORIES		DF	SERV SINK
		WOMEN	MEN	WOMEN	MEN		
A-3	11	.15	.08	.05	.05	.04	1
B	30	.5	.5	.3125	.3125	.02	1
S	1	.005	.005	.005	.005	.001	1
TOT REQ FIXT:		[.655]1	[.585]1	[.3675]1	[.3675]1	[.061]1	1
TOT PRVDD FIXT:		1	1	1	1	0*	1

\*DRINKING WATER PROVIDED FREE OF CHARGE



1 LEVEL 1 CODE ANALYSIS FLOOR PLAN  
1/4" = 1'-0"

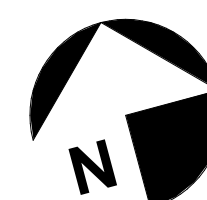
EXPRESS EMPLOYMENT

454 CHURCH ST NE  
SALEM, OR 97301

No.	Description	Date
PERMIT		08/30/2024

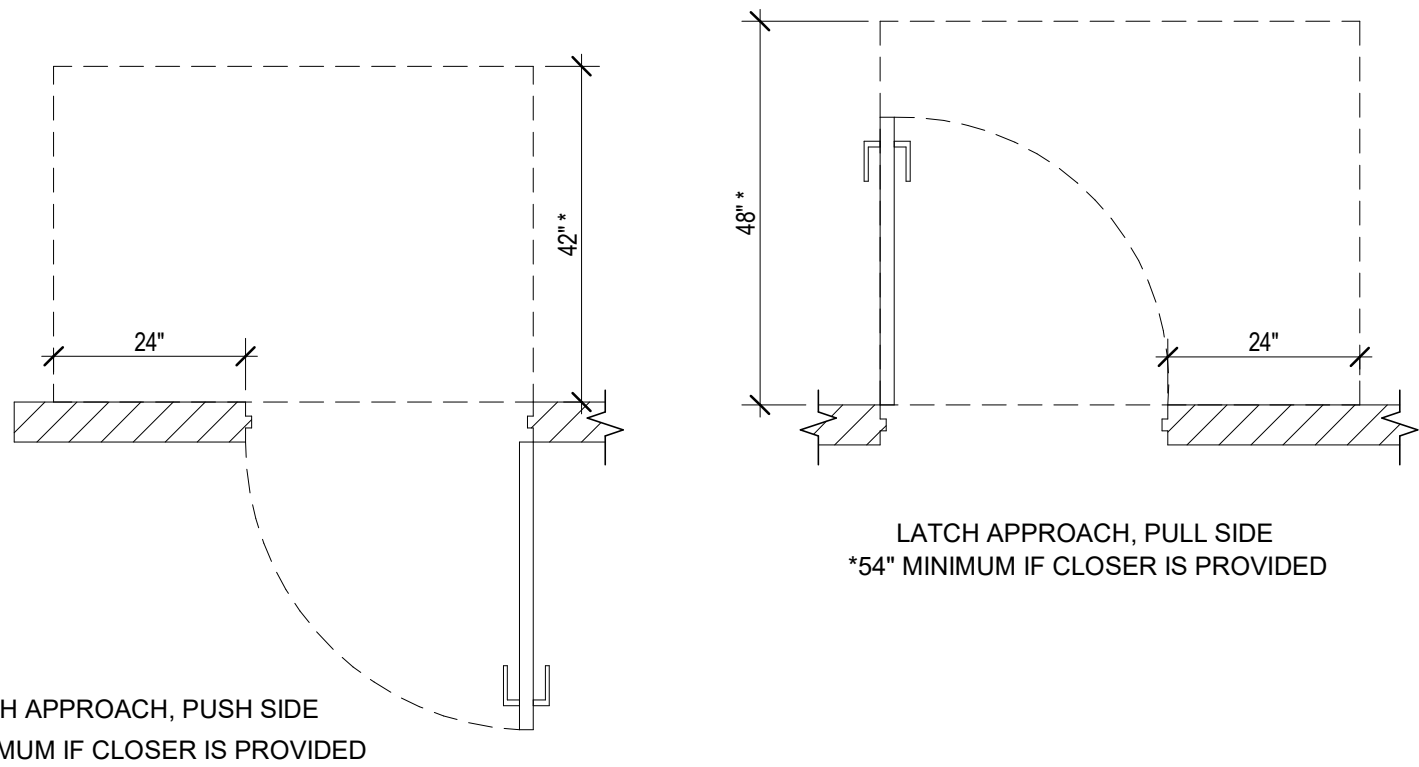
Project No. Project Number  
Drawing

CODE ANALYSIS / EGRESS  
PLAN

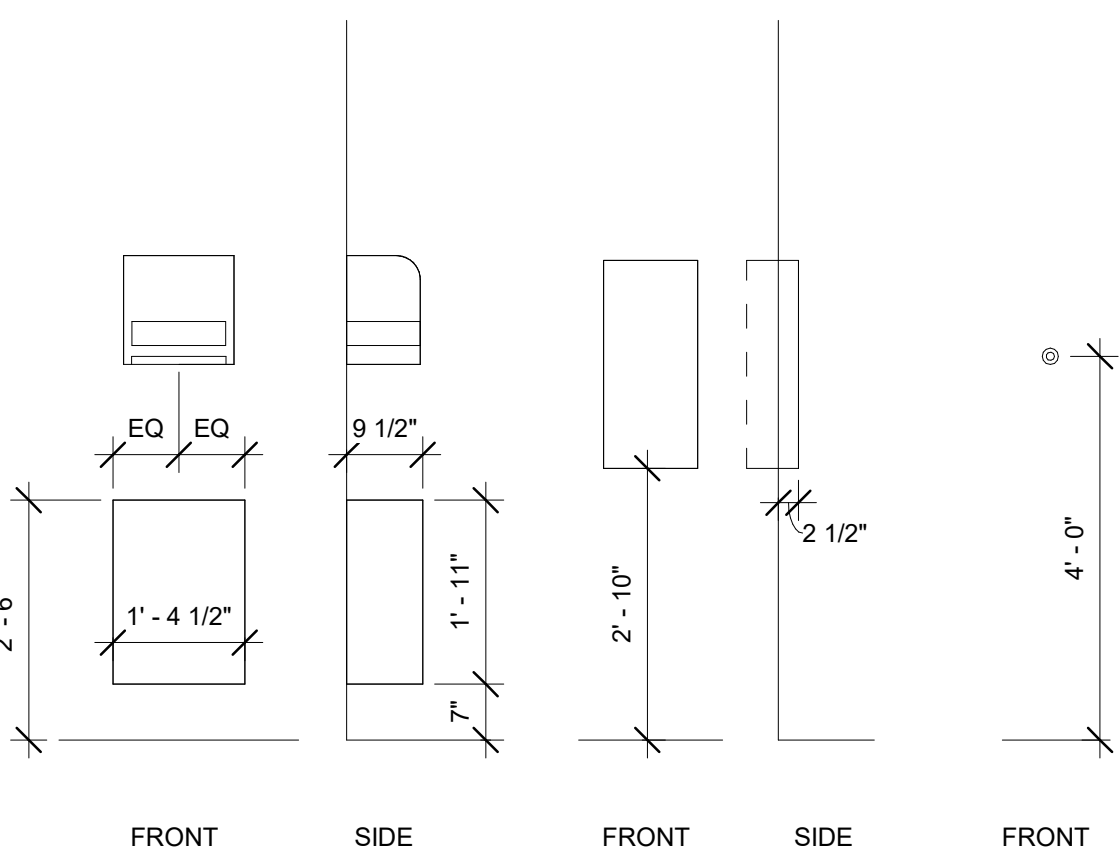
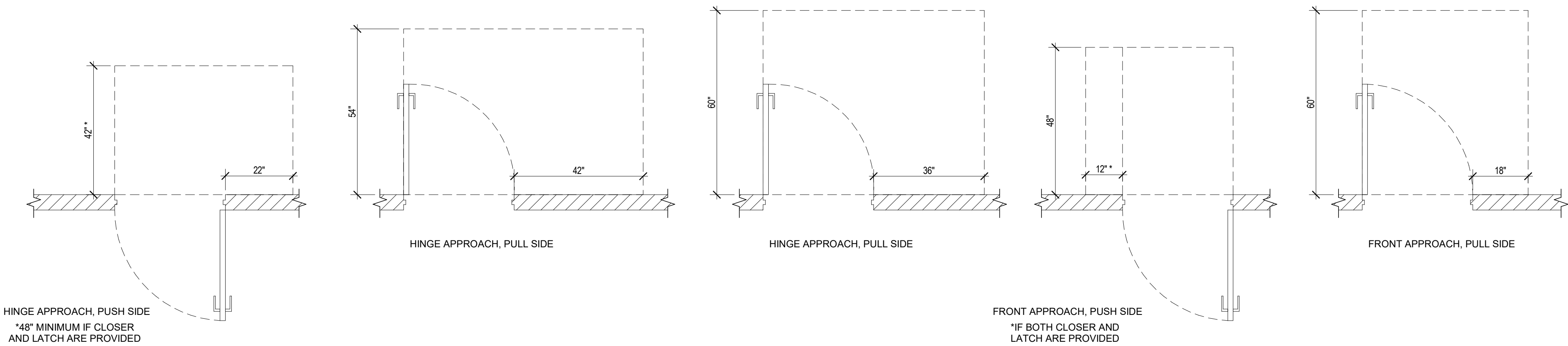


G0.2

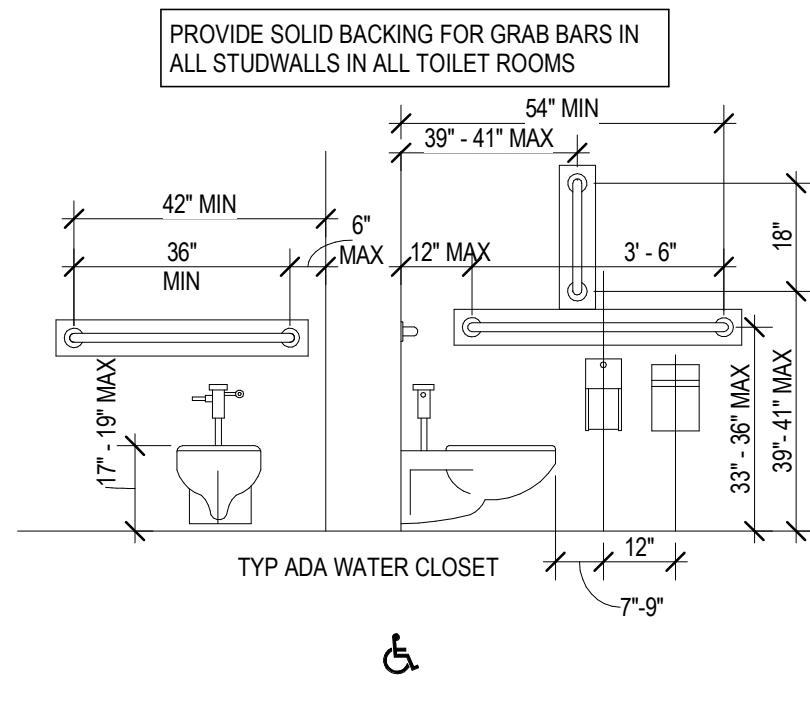




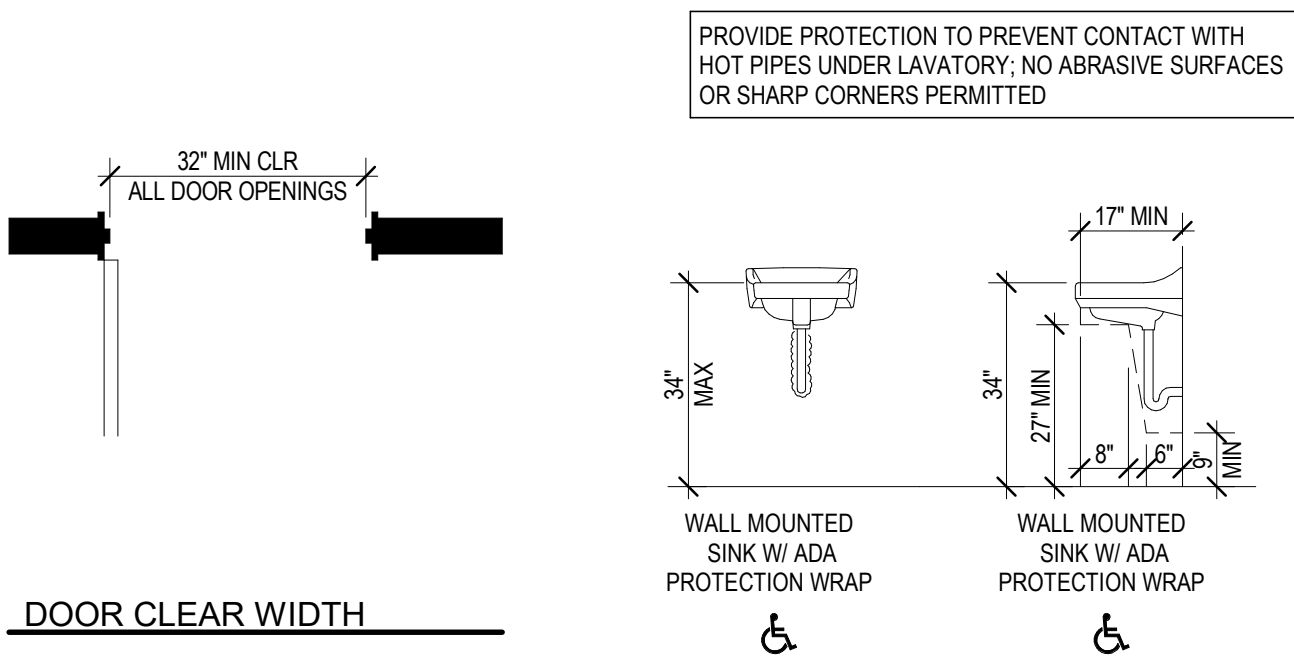
TYPICAL SWING DOORS AND GATES MANEUVERING CLEARANCES



TYPICAL ACCESSORY MOUNTING HEIGHTS

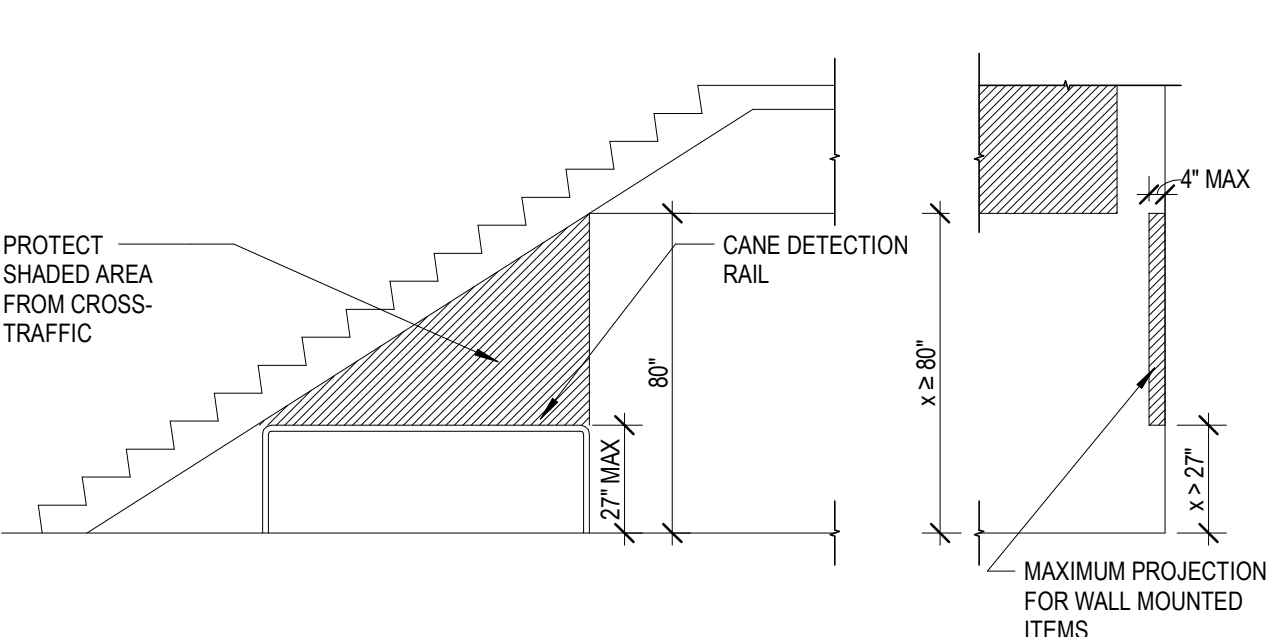


TYPICAL ADA WATER CLOSET

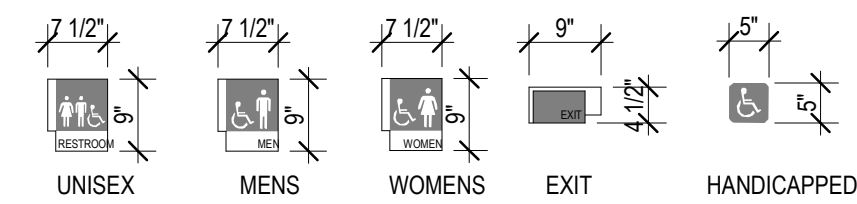


DOOR CLEAR WIDTH

TYPICAL ADA WATER CLOSET



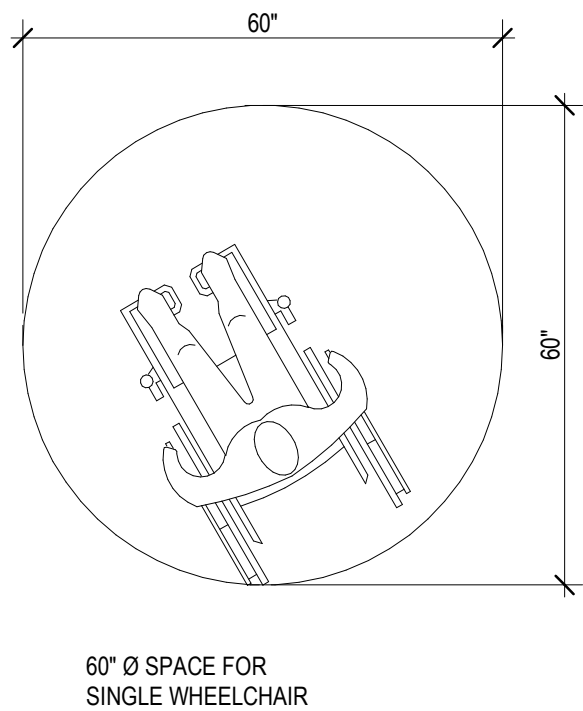
PROJECTION AND CLEARANCES



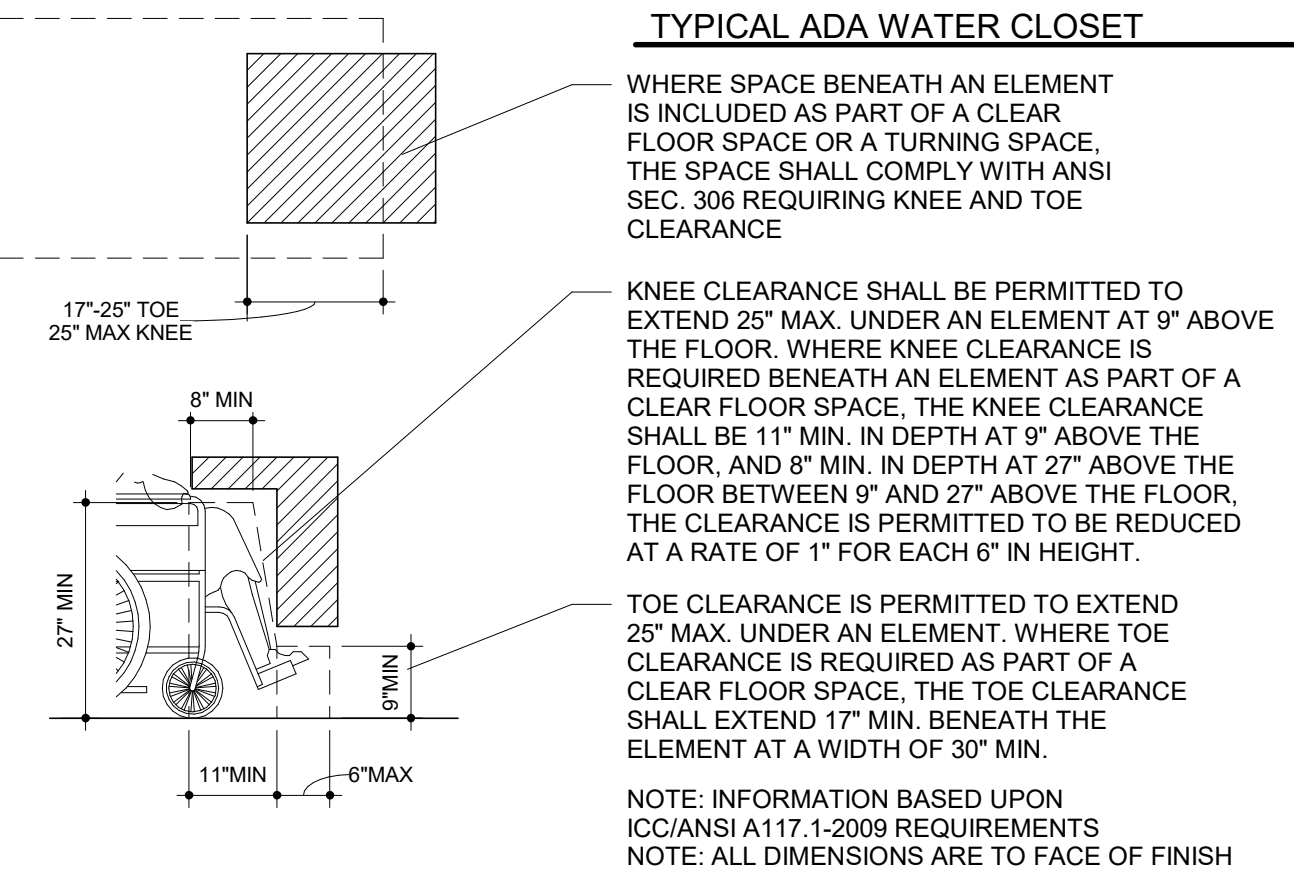
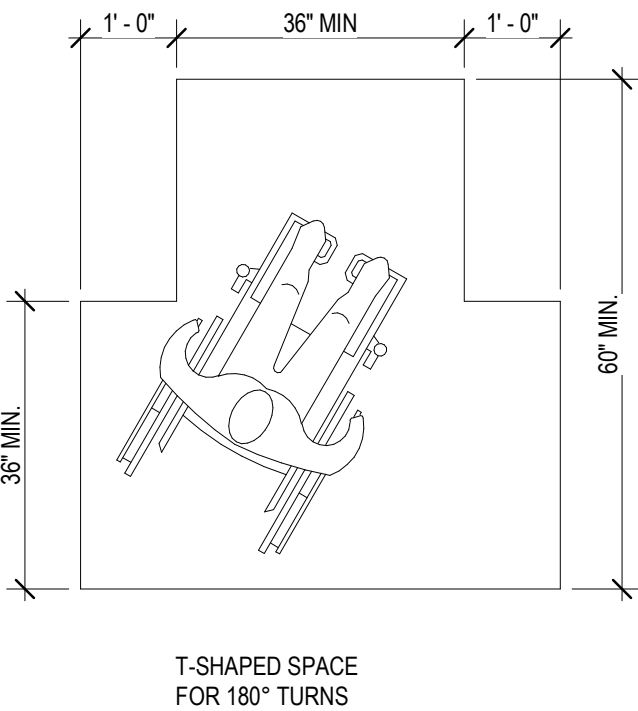
SIGNAGE NOTES PER ANSI 703:

- PER ANSI 703.4.5 MOUNTING HEIGHT BRAILLE SHALL BE 48 INCHES MINIMUM AND 60 INCHES MAXIMUM ABOVE THE FLOOR, MEASURED TO THE BASELINE OF RAISED CHARACTERS.
- SIGNAGE SHALL BE 1/4" THICK
- CHARACTERS, SYMBOLS AND THEIR BACKGROUND SHALL HAVE A NONGLARE FINISH
- VISUAL AND RAISED CHARACTERS ON SIGNS SHALL BE SELECTED FROM FONTS WHERE THE WIDTH OF THE UPPERCASE LETTER "O" IS 60% MINIMUM AND 110% MAXIMUM OF THE HEIGHT OF THE UPPERCASE LETTER "I". STROKE THICKNESS OF THE UPPERCASE LETTER "I" SHALL BE 10% MINIMUM AND 20% MAXIMUM OF THE HEIGHT OF THE CHARACTER.
- RAISED CHARACTERS ON SIGNS SHALL BE RAISED 1/32" MINIMUM AND SHALL BE SANS SERIF UPPERCASE CHARACTERS ACCOMPANIED BY CONTRACTED (GRADE 2) BRAILLE
- RAISED CHARACTERS SHALL BE A MINIMUM OF 5/8" AND A MAXIMUM OF 2" HIGH
- BRAILLE SHALL BE PLACED A MINIMUM OF 3/8" AND A MAXIMUM OF 1/2" DIRECTLY BELOW THE TACTILE CHARACTERS, FLUSH LEFT OR CENTERED

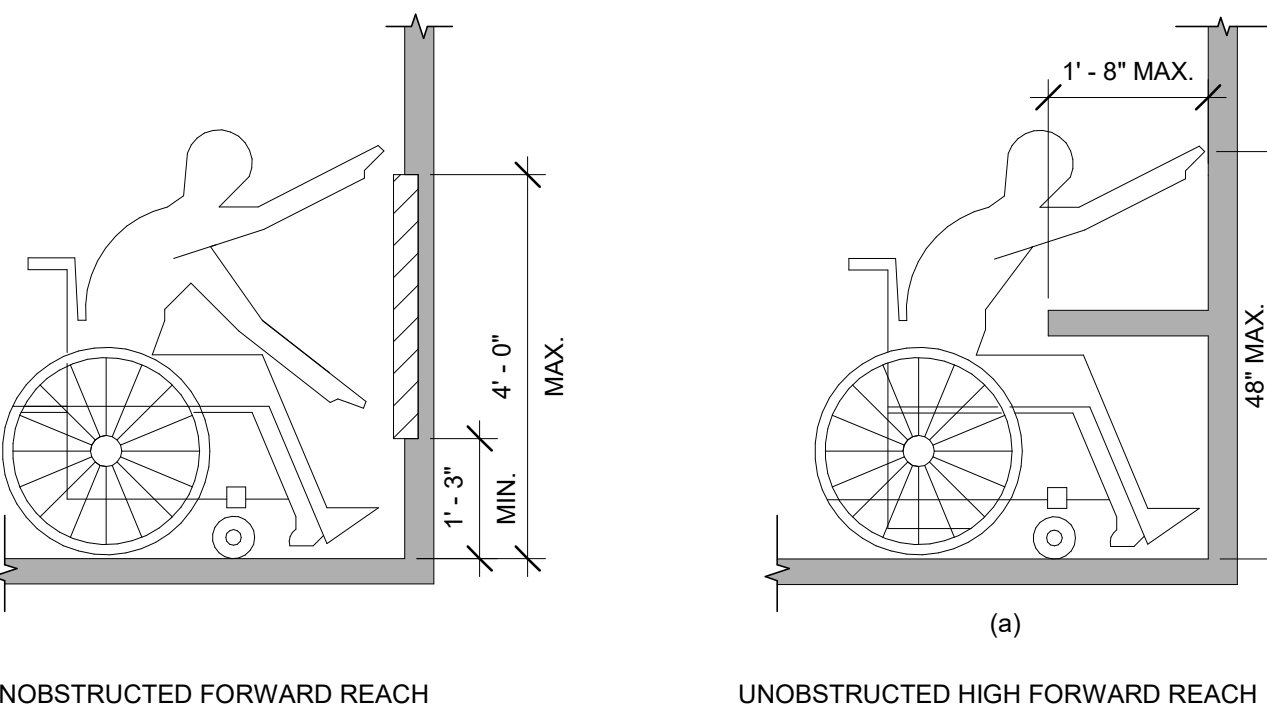
ADA SIGNAGE



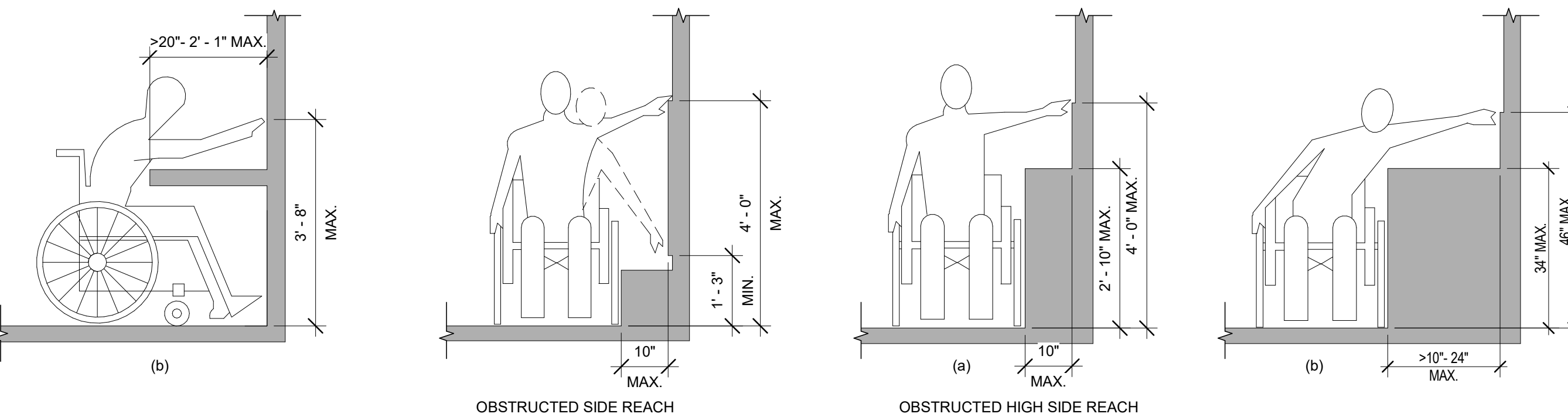
TYPICAL DRINKING FOUNTAIN



ACCESSIBLE KNEE CLEARANCE



TYPICAL URINAL ELEVATIONS



No.	Description	Date
	PERMIT	08/30/2024

Project No.	Project Number
Drawing	

ACCESSIBILITY & MOUNTING  
HEIGHT DETAILS



DIVISION 01 – GENERAL CONDITIONS

SECTION 01000 – GENERAL CONDITIONS OF THE CONTRACTOR FOR CONSTRUCTION

1. THE CONTRACTOR DOCUMENTS CONSIST OF THE AGREEMENT BETWEEN TENANT AND CONTRACTOR, THE GENERAL CONDITIONS OF THE CONTRACT, DRAWINGS, SPECIFICATIONS, ADDENDA ISSUED PRIOR TO EXECUTION OF THE CONSTRUCTION CONTRACT, AND OTHER DOCUMENTS ISSUED AFTER THE EXECUTION OF THE CONTRACT.

2. GENERAL CONDITIONS OF THE CONTRCAT SHALL BE AIA DOCUMENT A201-2007

3. SPECIFICATIONS ARE INCLUDED ON THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWING SHEETS.

4. REQUESTS FOR INFORMATION (RFI) RESPONSES SHALL BECOME PART OF THE CONTRACT DOCUMENTS. RFIS ARE CLARIFICATIONS TO THE DOCUMENTS, AND ARE TYPICALLY NOT CONSIDERED CHANGES TO THE DOCUMENTS.

5. CHANGES TO THE DOCUMENTS SHALL BE ISSUED AS ARCHITECTURAL SUPPLEMENTAL INSTRUCTIONS BASIO ASIS MAY INCLUDE BOTH CLARIFICATIONS TO THE DOCUMENTS AND CHANGES IN SCOPE REQUIRING AN ADJUSTMENT TO THE CONTRACT SUM.

SECTION 01010 – SUMMARY OF WORK

THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, DEVICES AND SUPERVISION REQUIRED FOR PROPER EXECUTION AND COMPLETION OF THE WORK FOR THE PROJECT SCOPE DESCRIBED ON THE DRAWINGS AND SPECIFIED HEREIN. PRIOR TO BIDDING AND COMMENCEMENT OF THE WORK, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF, THE SUBCONTRACTORS, MATERIAL SUPPLIERS AND TRADESPEOPLE WITH ALL CONSTRUCTION DOCUMENTS, FIELD CONDITIONS AND EXISTING DIMENSIONS, AND SHALL CONFIRM THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY CLARIFICATIONS FROM THE ARCHITECT.

SECTION 01025 – MEASUREMENT AND PAYMENT

MONTHLY PAY REQUESTS WILL BE SUBMITTED BY THE CONTRACTOR TO THE ARCHITECT AND TENANT FOR REVIEW AND APPROVAL. PAY IS DUE AS SPECIFIED IN THE TENANT/ CONTRACTOR AGREEMENT.

REFER TO THE TENANT/ CONTRACTOR AGREEMENT FOR RETAINAGE SPECIFICATIONS.

SECTION 01040 – COORDINATION

1. THE CONTRACTOR SHALL COORDINATE CONSTRUCTION OPERATIONS TO ENSURE EFFICIENT AND ORDERLY INSTALLATION OF THE WORK.
2. THE CONTRACTOR SHALL SCHEDULE OPERATIONS IN THE SEQUENCE REQUIRED TO OBTAIN THE BEST RESULTS WHERE INSTALLATION OF ONE PART DEPENDS ON INSTALLATION OF OTHER COMPONENTS.
3. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF COMPONENTS TO ASSURE MAXIMUM ACCESSIBILITY FOR REQUIRED MAINTENANCE, SERVICE AND REPAIR.
4. THE CONTRACTOR COORDINATE OPERATIONS TO ASSURE THAT OPERATIONS ARE CARRIED OUT WITH CONSIDERATION GIVEN TO CONSERVATION OF ENERGY, WATER, AND MATERIALS.
5. THE CONTRACTOR SHALL REQUIRE EACH INSTALLER TO INSPECT THE SUBSTRATE AND CONDITIONS FOR WHICH THE WORK IS TO BE PERFORMED. DO NOT PROCEED WITH ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
6. THE CONTRACTOR SHALL SUPERVISE THE CONSTRUCTION OPERATIONS TO ASSURE THAT NO PART OF THE CONSTRUCTION, COMPLETED OR IN PROGRESS, IS SUBJECT TO HARMFUL, DANGEROUS, OR DAMAGING EXPOSURE DURING THE CONSTRUCTION PERIOD.

SECTION 01060 – REGULATORY REQUIREMENTS

THE WORK IN THIS PROJECT SHALL CONFORM TO ALL APPLICABLE CODES, STANDARDS, REGULATIONS, ETC., REQUIRED, ISSUED, OR OTHERWISE ENFORCED BY ANY AND ALL AUTHORITIES HAVING JURISDICTION. REFER TO SHEET A0.2 FOR APPLICABLE CODES AND JURISDICTIONS.

THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE ARCHITECT OF ANY POSSIBLE CONFLICTS OR DISCREPANCIES BETWEEN REQUIREMENTS OF THESE CONSTRUCTION DOCUMENTS AND APPLICABLE CODES, STANDARDS AND REGULATIONS, ETC.

THE CONTRACTOR SHALL PAY ALL PERMIT CHARGES AND FEES ASSOCIATED WITH THE WORK, WHICH HAVE NOT BEEN IDENTIFIED AS BEING PAID BY THE TENANT. THE CONTRACTOR SHALL ARRANGE FOR REQUIRED INSPECTIONS AND PAY ALL INSPECTION FEES ASSOCIATED WITH THE WORK.

SECTION 01100 – SPECIAL PROJECT PROCEDURES

CERTAIN PROFESSIONAL SERVICES MAY BE PERFORMED BY INDEPENDENT CONSULTANTS UNDER SEPARATE AGREEMENTS WITH THE TENANT AND GENERAL CONTRACTOR. THE ARCHITECT WILL NOT BE PROFESSIONALLY LIABLE OR RESPONSIBLE FOR WORK OF INDEPENDENT CONSULTANTS, WHERE INFORMATION OR DOCUMENTS HAVE BEEN PROVIDED BY INDEPENDENT CONSULTANTS, THE CONTRACTOR SHALL DIRECT ALL INQUIRES AND SUBMITTALS TO SUCH CONSULTANTS WITH COPIES TO THE ARCHITECT FOR INFORMATION ONLY.

CERTAIN ITEMS SHOWN OR SPECIFIED IN THE CONTRACT DOCUMENTS MAY BE FURNISHED BY THE TENANT, AT THEIR DISCRETION, FOR INSTALLATION BY THE CONTRACTOR. THE TENANT MAY CHOOSE TO FURNISH AND INSTALL CERTAIN ITEMS THEMSELVES.

EXISTING STRUCTURES: THESE CONTRACT DOCUMENTS HAVE BEEN PREPARED FROM TENANT FURNISHED INFORMATION AND USING SITE OBSERVATION AS PERMITTED BY AGENCIES RESTRICTIONS DURING DESIGN. DURING CONSTRUCTION, THE CONTRACTOR MAY ENCOUNTER EXISTING CONDITIONS WHICH ARE NOT NOW KNOWN OR ARE AT VARIANCE WITH PROJECT DOCUMENTATION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ALL CONDITIONS NOT PER THE CONTRACT DOCUMENTS. EXAMPLES INCLUDE, BUT ARE NOT LIMITED TO: SIZES OR DIMENSIONS OTHER THAN THOSE SHOWN; DIMENSIONS OF MATERIALS AND COMPONENTS; CONDITIONS OF INSTABILITY OR LACK OF SUPPORT.

SECTION 01200 – PROJECT MEETINGS AND REPORTS

1. THE CONTRACTOR SHALL PREPARE A WEEKLY REPORT SUMMERIZING CONSTRUCTION ACTIVITIES AND IDENTIFYING THE NEXT WEEK'S SCHEDULED ACTIVITIES. REPORT SHALL INCLUDE PHOTOGRAPHS OF THE WORK PROGRESS.
2. THE CONTRACTOR SHALL CONDUCT A PRE-INSTALLATION MEETING WITH HIS/ HER SUB-CONTRACTORS BEFORE EACH MAJOR CONSTRUCTION ACTIVITY AND FOR COORDINATION WITH OTHER CONTRACTORS. A SUMMARY OF THE MEETING SHALL BE INCLUDED IN THE WEEKLY REPORT.
3. THE CONTRACTOR SHALL PREPARE A CONSTRUCTION SCHEDULE WHICH IS UPDATED WEEKLY, AND INCLUDED IN THE WEEKLY REPORT.

SECTION 01300 – SUBMITTALS

1. THE CONTRACTOR SHALL SUBMIT TO ARCHITECT ENGINEER PRODUCT DATA, SHOP DRAWINGS AND SAMPLES REQUIRED IN OTHER SECTIONS OF THESE SPECIFICATIONS. THE CONTRACTOR SHALL REVIEW EACH SUBMITTAL PRIOR TO SENDING THEM TO THE ARCHITECT FOR REVIEW.
2. SUBMISSION OF SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES SHALL CONSTITUTE A REPRESENTATION BY CONTRACTOR THAT HE/ SHE HAS RECEIVED THE SUBMITTAL AND THAT ALL MEASUREMENTS, CONDITIONS, AND RELEVANT CRITERIA OF THE CONTRACT DOCUMENTS HAVE BEEN CHECKED, VERIFIED, AND CORROBORATED.
3. THE ARCHITECT'S REVIEW OF SUBMITTALS IS FOR OVERALL DESIGN CONFORMANCE, COLOR, TEXTURE, ETC. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR DIMENSIONAL ACCURACY, QUANTITY, PERFORMANCE, ERRORS AND OMISSIONS OF SUBMITTALS. ANY DISCREPANCIES BETWEEN SUBMITTALS AND THE CONSTRUCTION DOCUMENTS SHALL BE SPECIFICALLY IDENTIFIED ON THE SUBMITTAL AT THE TIME OF SUBMISSION.
4. THE ARCHITECT'S REVIEW SHALL NTO RELIEVE THE CONTRACTOR FROM FULL COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
5. THE CONTRACTOR SHALL COORDINATE THE PREPARATION AND PROCESSING OF SUBMITTALS WITH THE PERFORMANCE OF CONSTRUCTION ACTIVITIES TO AVOID DELAY.
6. THE CONTRACTOR SHALL COORDINATE EACH SUBMITTAL WITH FABRICATION, PURCHASING, TESTING, DELIVERY, OTHER SUBMITTALS, AND RELATED ACTIVITY THAT REQUIRESEQUALNTIAL ACTIVITY.
7. THE ARCHITECT'S REVIEW IS NOT FOR THE PURPOSE OF COORDINATING THE WORK OF VARIOUS TRADES WITHIN THE SUBMITTAL, WHERE COORDINATION IS REQUIRED BUT NOT INDICATED, SUBMITTALS SHALL BE RETURNED AS INCOMPLETE.

8. THE CONTRACTOR SHALL ALLOW A MINIMUM OF (8) BUSINESS DAYS FROM ARCHITECT'S RECEIPT OF THE SUBMITTAL FOR REVIEW AND PROCESSING.
9. THE CONTRACTOR SHALL NOT REQUEST ADDITIONAL TIME OR COMPENSATION RELATED TO DELAYS CAUSED BY INCOMPLETE SUBMITTALS, AND/ OR RESUBMITTALS.
10. SUBMITTALS SHALL BE INDIVIDUALLY LABELED, NUMBERED, AND SHALL INDICATE THE NAME OF THE PROJECT, DATE, NAME OF ARCHITECT, NAME OF CONTRACTOR, NAME OF SUB-CONTRACTOR, MANUFACTURER, SPECIFICATION SECTION, AND SHALL REFERENCE CONTRACT DOCUMENT DRAWINGS.
11. THE ARCHITECT REQUIRES A MINIMUM OF SIX (6) COPIES OF EACH SUBMITTAL FOR REVIEW. SUBMITTALS SHALL BE TRANSMITTED TO THE ARCHITECT VIA ELECTRONIC MEANS, AND BE DELIVERED ENTIRELY.
12. ARCHITECT'S ACTION STAMPED HAS THE FOLLOWING 'ACTIONS': "REVIEWED" - CONTRACTOR MAY PROCEED WITH THE WORK WITHOUT CORRECTIONS. "FURNISH AS CORRECTED" – CONTRACTOR MAY PROCEED WITH THE WORK IF THE CORRECTIONS NOTED ARE MADE.
- "REVISE AND RESUBMIT" – SOME PORTION OF THE WORK SUBMITTED DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS AND REQUIRES A RESUBMITTAL. HOWEVER, OTHER PARTS DO COMPLY AND MAY PROCEED AS NOTED. THE WHMITTAL RESPONSE WILL CLARIFY WHAT PORTION NEED TO BE RESUBMITTED AND WHY.
- "REJECTED" – SUBMITTAL FAILS TO MEET THE INTENT OF THE CONTRACT DOCUMENT AND NEEDS TO BE RESUBMITTED ENTIRELY.
- "SPECIFIED ITEM" – CONTRACTOR TO PROVIDE A SAMPLE FOR ARCHITECT APPROVAL PRIOR TO PROCEEDING.
6. THE FOLLOWING SUBMITTALS ARE TO BE PROVIDED FOR ARCHITECT AND OWNER APPROVAL:

- a. CONCRETE MIX DESIGNS, PRODUCT DATA, ETC., PER SECTION 03300
- b. METAL FABRICATIONS PER DIVISION 05 SECTIONS
- c. ARCHITECTURAL MILLWORK PER DIVISION 06 SECTIONS (TO BE REVIEWED CONCURRENTLY WITH METAL FABRICATION)
- d. DOORS, DOOR HARDWARE AND FRAMES PER DIVISION 08 SECTIONS
- e. GYPSUM BOARD SYSTEMS PER SECTION 09250
- f. PAINT PER SECTION 09900
- g. TOILET ACCESSORIES PER SECTION 10800
- h. HVAC, PLUMBING AND FIRE PROTECTION PER DIVISION 15 SECTIONS
- i. LIGHTING AND ELECTRICAL SERVICE GEAR PER DIVISION 16 SECTIONS
- j. OTHER MISCELLANEOUS FINISHES LISTED IN THE MATERIAL AND FINISH LEGEND
- k. SEALANTS
- l. OTHER SCOPE OF WORK ITEMS NOT SPECIFICALLY LISTED ABOVE BUT INCLUDED IN THE CONTRACT DOCUMENTS

SECTION 01400 – QUALITY CONTROL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE QUALITY CONTROL OF THE CONSTRUCTION. ALL ACQUISITION OF MATERIALS, SEQUENCE OF CONSTRUCTION, AND MEANS AND METHODS OF CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASSURING COMPLIANCE WITH THE QUALITY STANDARDS INDICATED IN THE CONTRACT DOCUMENTS. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEW OF SUBMITTALS PRIOR TO THEIR BEING FORWARDED TO THE ARCHITECT FOR REVIEW. FINAL INSPECTION VERIFICATION OF COMPLETION OF PUNCH LIST ITEMS PRIOR TO CALLING FOR VERIFICATION INSPECTION BY ARCHITECT AND TENANT.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RETESTING WHERE RESULTS OF INSPECTIONS, TESTS, OR OTHER QUALITY CONTROL SERVICES PROVE UNSATISFACTORY WORK OR INDICATE NON-COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING WORK WHICH DOES NOT COMPLY WITH CONTRACT DOCUMENTS, INCLUDING COMPLETE REMOVAL AND REPLACEMENT.
5. THE CONTRACTOR SHALL FOLLOW THE HIGHEST GENERALLY ACCEPTED CONSTRUCTION INDUSTRY STANDARDS FOR MATERIALS, PRODUCTS, QUALITY, AND WORKMANSHIP. WORK AND MATERIALS WHICH FAILS TO MEET ACCEPTED STANDARDS OF QUALITY OR APPEARANCE SHALL BE BROUGHT INTO COMPLIANCE OR REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO THE TENANT.
6. UNLESS INDICATED OTHERWISE, MATERIALS AND PRODUCTS SHALL BE NEW, OF BEST QUALITY, AND WITHOUT FLAWS OR DEFECT, DELIVERED UPON COMPLETION IN AN UNDAMAGED CONDITION.
7. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY BACK UP CONSTRUCTION, MISCELLANEOUS SCREWS AND BOLTS, FASTENERS, TRIM, HANGERS, AND OTHER ACCESSORIES REQUIRED FOR THE COMPLETION OF ALL PARTS OF THE WORK. MISCELLANEOUS AND ACCESSORY ITEMS SHALL BE THE SIZE, TYPE, AND FINISH APPROPRIATE TO THE TASK AND COMPATIBLE WITH THE FINISHES OF MATERIALS WITH WHICH THEY ARE USED.
8. THE CONTRACTOR WILL VERIFY DIMENSIONS WHICH MAY AFFECT THE ASSEMBLY OF VARIOUS PARTS OF THE PROJECT, WHERE THE ACTUAL FIELD DIMENSIONS PREVENT A PROPER INSTALLATION OF THE ASSEMBLY, CONTRACTOR SHALL REQUEST CLARIFICATION FROM ARCHITECT.
9. THE CONTRACTOR SHALL COOPERATE WITH TENANT OR OTHER AGENCIES PERFORMING REQUIRED INSPECTIONS, TEST, AND SIMILAR SERVICES. CONTRACTOR SHALL SCHEDULE TIMES FOR INSPECTIONS, TESTS, AND SIMILAR ACTIVITIES AND SHALL COORDINATE SUCH ACTIVITIES TO AVOID DELAYS IN THE WORK.
10. THE CONTRACTOR SHALL CONDUCT THE FOLLOWING SITE WALK-THROUGH CONFERENCES WITH TENANT AND ARCHITECT:
- a. VERIFICATION OF ALL LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL DEVICES FOR TENANT PROVIDED EQUIPMENT
- b. VERIFICATION OF ALL LOCATIONS AND MOUNTING HEIGHTS OF LIGHT FIXTURES
- c. VERIFICATION OF ALL LOCATIONS AND MOUNTING HEIGHTS OF ALL FIRE ALARM AND FIRE PROTECTION DEVICES
- d. VERIFICATION OF ALL LOCATIONS WHERE SHARP CORNERS ARE TO BE MODIFIED SUCH THAT A SAFETY HAZARD IS NO LONGER PRESENT
- e. VERIFICATION OF LOCATIONS AND SCOPE FOR ALL CORNERGUARDS
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE ABOVE SITE WALK THROUGH CONFERENCES IN A TIMELY MANNER SUCH THAT DISRUPTION TO THE NORMAL CONSTRUCTION SEQUENCES ARE MINIMIZED

SECTION 01500 – CONSTRUCTION FACILITIES AND TEMPORARY CONTROLS

1. ALL TEMPORARY FACILITIES SHALL BE INSTALLED AS REQUIRED BY APPLICABLE CODE, OSHA, AND SERVICE ORGANIZATIONS WITH THE TENANT.
2. THE CONTRACTOR SHALL HAVE ACCESS TO BUILDING UTILITIES INCLUDING ELECTRICAL POWER AND WATER NECESSARY TO COMPLETE THE WORK, SUBJECT TO TENANT APPROVAL. THE CONTRACTOR SHALL COORDINATE SHARED USE OF UTILITIES WITH THE LANDLORD AS REQUIRED.
3. CONTRACTOR SHALL KEEP TEMPORARY FACILITIES CLEAN, NEAT IN APPEARANCE, AND WILL PREVENT ANY HAZARDOUS, DANGEROUS, UNSANITARY CONDITIONS, OR PUBLIC NUISANCES.
4. CONTRACTOR SHALL ARRANGE FOR ANY AND ALL ADDITIONAL TEMPORARY UTILITIES NEEDED FOR THE COMPLETION OF THE WORK, BEYOND WHAT CAN BE ARRANGED DIRECTLY FROM THE EXISTING BUILDING FACILITY AND APPROVED BY THE LANDLORD.
5. CONTRACTOR SHALL CONTROL DUST, EROSION, WATER ACCUMULATION AND DEBRIS ON THE PROJECT SITE.
6. CONTRACTOR SHALL UTILIZE REASONABLE NOISE REDUCTION TECHNIQUES AND WILL COORDINATE NOISE MITIGATION ACTIVITIES WITH THE TENANT TO MINIMIZE IMPACT ON OPERATIONS AND NEARBY PARTIES.
7. CONTRACTOR SHALL COMPLY WITH INDUSTRY STANDARDS, APPLICABLE LAWS, AND REGULATIONS OF THE LOCAL AUTHORITIES HAVING JURISDICTION INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING: BUILDING CODES, HEALTH AND SAFETY REGULATIONS, UTILITY COMPANY REGULATIONS, POLICE AND FIRE DEPARTMENT RULES, AND ENVIRONMENTAL PROTECTION REGULATIONS.
8. CONTRACTOR SHALL PROVIDE TEMPORARY TOILETS IN COMPLIANCE WITH GOVERNING REGULATIONS.
9. CONTRACTOR SHALL PROVIDE TEMPORARY TELEPHONE SERVICE FOR PERSONNEL ENGAGED IN CONSTRUCTION ACTIVITIES.
10. CONTRACTOR SHALL ERECT BARRIERS SUITABLE FOR THE CONTAINMENT OF ENVIRONMENTAL HAZARDS AND SHALL BE CONSTRUCTED AND MAINTAINED IN COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.
11. CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING OF EXCAVATIONS, BEAMS, COLUMNS, MASONRY WALLS, ETC. DURING ERECTION, DEMOLITION, OR DURING ETC. AS APPROPRIATE FOR EACH TASK, AND SHALL PROVIDE ENGINEERING WHERE REQUIRED FOR SHORING AND BRACING.
12. CONTRACTOR SHALL PROVIDE TEMPORARY DOORS, WALLS, AND OTHER CLOSURES ON PARTIALLY COMPLETED WORK TO PROTECT AND SECURE AREAS FROM UNAUTHORIZED ENTRY.
13. THE CONTRACTOR IS TO SECURE ALL PERTAINANT CONSTRUCTION GUIDELINES GOVERNING TENANT CONSTRUCTION FROM THE LANDLORD PRIOR TO COMMENCEMENT OF WORK.
14. THE CONTRACTOR SHALL PROVIDE PAPER ON ALL OF THE EXTERIOR WINDOWS TO CONCEAL THE PROGRESS OF WORK FROM PUBLIC, COMING SOON SIGNAGE, ARCHITECTS SIGNAGE, AND CONTRACTOR SIGNAGE SHALL BE PROVIDED AT STREET FRONT WINDOWS. THE CONTRACTOR SHALL VERIFY WITH THE ARCHITECT ON THE EXACT SIGNAGE TO BE PLACED AT THE WINDOWS.

SECTION 01600 – MATERIALS AND EQUIPMENT

1. ALL PRODUCTS SHALL BE INSTALLED AS PER MANUFACTURER'S WRITTEN INSTRUCTIONS. CONTRACTOR SHALL OBTAIN AND DISTRIBUTE COPIES OF SUCH INSTRUCTIONS TO PARTIES INVOLVED IN THE INSTALLATION OF PRODUCTS, INCLUDING (1) COPY TO THE ARCHITECT.
2. ALL PRODUCTS SHALL BE HANDLED AND STORED AS PER MANUFACTURER'S RECOMMENDATIONS AND METHODS THAT WILL PREVENT DAMAGE, DETERIORATION, AND LOSS, INCLUDING THEFT.

SECTION 01700 – CONTRACT CLOSEOUT

1. CONTRACTOR SHALL INSPECT THE WORK TO CERTIFY COMPLETION OF ALL CONTRACT REQUIREMENTS. CONTRACTOR SHALL THEN NOTIFY ARCHITECT AND TENANT IN WRITING OF HIS/ HER CLAIMS FOR COMPLETION AND WILL INCLUDE A LIST OF OUTSTANDING OR INCOMPLETE ITEMS. SUCH WRITTEN NOTIFICATION SHALL CONSTITUTE CONTRACTOR'S CERTIFICATION OF INSPECTION, ACCEPTANCE, AND SUITABILITY OF THE WORK FOR ARCHITECT'S REVIEW.
2. PRIOR TO REQUESTING ARCHITECT OBSERVATION, CONTRACTOR SHALL HAVE PERFORMED THE FOLLOWING TASKS:
- a. CONTACT LOG OF ALL SUB-CONTRACTORS, MATERIALS, AND PRODUCT SUPPLIERS
- b. SUMMARY STATEMENT OF ALL ACCOUNTING CHANGES TO ORIGINAL CONTRACT SUM
- c. OBTAIN RELEASES, OCCUPANCY PERMITS, CERTIFICATES, ETC.
- d. SUBMIT INSPECTION REPORTS AND CERTIFICATES FROM AGENCIES HAVING JURISDICTION
- e. SUBMIT MAINTENANCE MANUALS AND WARRANTIES
- f. DELIVER TOOLS, SPARE PARTS, EXTRA STOCK, ETC
- g. TRANSMIT KEYS FIR PERMANENT LOCKS
- h. COMPLETE START UP TESTING FOR SYSTEMS
- i. REMOVE TEMPORARY FACILITIES
3. UPON RECEIPT OF CLOSE OUT SUBMITTAL, ARCHITECT SHALL PROVIDE INITIAL WALK-THROUGH.
4. ARCHITECT AND TENANT SHALL REVIEW THE WORK AND PREPARE A "PUNCH LIST" OF ITEMS TO BE CORRECTED.
5. CONTRACTOR SHALL CORRECT PUNCH LIST ITEMS TO THE SATISFACTION OF ARCHITECT AND TENANT, AND WILL SCHEDULE A FINAL REVIEW. SHOULD MORE THAN (1) FINAL REVIEW BE REQUIRED, CONTRACTOR SHALL COMPENSATE ARCHITECT AND TENANT WITH DEDUCT FROM THE FINAL PAYMENT TO CONTRACTOR.
6. CONTRACTOR SHALL SUBMIT ALL GUARANTEES AD WARRANTIES WHICH BEAR THE EFFECTIVE DATE OF THE FINAL ACCEPTANCE. A WRITTEN WARRANTY ADDRESSED TO TENANT, PROPERLY SIGNED AND NOTARIZED, WARRANTING THAT CONTRACTOR AND EACH SUB-CONTRACTOR SHALL REMEDY AND DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND PAY CONSEQUENTIAL DAMAGES RESULTING THEREFROM, WHICH APPEAR IN THE WORK WITHIN A PERIOD OF (2) YEARS FROM THE DATE OF FINAL ACCEPTANCE.
7. CONTRACTOR SHALL SUBMIT FINAL APPLICATION FOR PAYMENT, CONSENT OF SURETY TO FINAL PAYMENT, AND CERTIFICATE OF OCCUPANCY TO THE TENANT.
8. CONTRACTOR SHALL MAINTAIN A CLEAN, UNDAMAGED SET OF CONTRACT DOCUMENTS MARKED TO SHOW THE ACTUAL INSTALLATION WHERE ITEMS FROM THE PUNCH LIST ARE CORRECTED. SUCH DRAWINGS SHALL BECOME THE "PROJECT RECORD COPY".
9. THE CONTRACTOR WARRANTS TO THE TENANT THAT ALL MATERIALS AND EQUIPMENT INCORPORATED IN THE WORK IS NEW UNLESS OTHERWISE SPECIFIED, AND THAT THE WORK IS OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS IN MATERIALS AND WORKMANSHIP, AND IN CONFORMANCE WITH CONTRACT DOCUMENTS.
10. IN ADDITION, THE CONTRACTOR HEREBY WARRANTS TO THE TENANT COEXTENSIVELY WITH A SPECIAL WARRANTY REQUIRED OF SUBCONTRACTORS OR SUPPLIERS BY THESE CONTRACT DOCUMENTS, THE CONSTRUCTION INDUSTRY STANDARDS FOR MATERIALS, PRODUCTS, QUALITY, AND WORKMANSHIP. WORK AND MATERIALS WHICH FAILS TO MEET ACCEPTED STANDARDS OF QUALITY OR APPEARANCE SHALL BE BROUGHT INTO COMPLIANCE OR REPLACED BY CONTRACTOR AT NO ADDITIONAL COST TO THE TENANT.
11. UNLESS INDICATED OTHERWISE, MATERIALS AND PRODUCTS SHALL BE NEW, OF BEST QUALITY, AND WITHOUT FLAWS OR DEFECT, DELIVERED UPON COMPLETION IN AN UNDAMAGED CONDITION.
7. THE CONTRACTOR SHALL SUPPLY ALL NECESSARY BACK UP CONSTRUCTION, MISCELLANEOUS SCREWS AND BOLTS, FASTENERS, TRIM, HANGERS, AND OTHER ACCESSORIES REQUIRED FOR THE COMPLETION OF ALL PARTS OF THE WORK. MISCELLANEOUS AND ACCESSORY ITEMS SHALL BE THE SIZE, TYPE, AND FINISH APPROPRIATE TO THE TASK AND COMPATIBLE WITH THE FINISHES OF MATERIALS WITH WHICH THEY ARE USED.
8. THE CONTRACTOR WILL VERIFY DIMENSIONS WHICH MAY AFFECT THE ASSEMBLY OF VARIOUS PARTS OF THE PROJECT, WHERE THE ACTUAL FIELD DIMENSIONS PREVENT A PROPER INSTALLATION OF THE ASSEMBLY, CONTRACTOR SHALL REQUEST CLARIFICATION FROM ARCHITECT.
9. THE CONTRACTOR SHALL COOPERATE WITH TENANT OR OTHER AGENCIES PERFORMING REQUIRED INSPECTIONS, TEST, AND SIMILAR SERVICES. CONTRACTOR SHALL SCHEDULE TIMES FOR INSPECTIONS, TESTS, AND SIMILAR ACTIVITIES AND SHALL COORDINATE SUCH ACTIVITIES TO AVOID DELAYS IN THE WORK.
10. THE CONTRACTOR SHALL CONDUCT THE FOLLOWING SITE WALK-THROUGH CONFERENCES WITH TENANT AND ARCHITECT:
- a. VERIFICATION OF ALL LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL DEVICES FOR TENANT PROVIDED EQUIPMENT
- b. VERIFICATION OF ALL LOCATIONS AND MOUNTING HEIGHTS OF LIGHT FIXTURES
- c. VERIFICATION OF ALL LOCATIONS AND MOUNTING HEIGHTS OF ALL FIRE ALARM AND FIRE PROTECTION DEVICES
- d. VERIFICATION OF ALL LOCATIONS WHERE SHARP CORNERS ARE TO BE MODIFIED SUCH THAT A SAFETY HAZARD IS NO LONGER PRESENT
- e. VERIFICATION OF LOCATIONS AND SCOPE FOR ALL CORNERGUARDS
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE ABOVE SITE WALK THROUGH CONFERENCES IN A TIMELY MANNER SUCH THAT DISRUPTION TO THE NORMAL CONSTRUCTION SEQUENCES ARE MINIMIZED

DIVISION 01 – GENERAL CONDITIONS

SECTION 02050 – DEMOLITION

THE CONTRACTOR SHALL MAINTAIN SAFE AND CONVENIENT ACCESS TO AND EGRESS FROM EXISTING OCCUPIED STRUCTURES AND AREAS DURING NORMAL OPERATIONAL DAYS AND TIMES. TEMPORARY WALKS AND BARRICADES ARE TO BE ERECTED AS REQUIRED BY LOCAL JURISDICTIONS.

1. QUALITY ASSURANCE

- A. DEMOLITION FIRM QUALIFICATIONS: AN EXPERIENCED FIRM THAT HAS SPECIALIZED IN DEMOLITION WORK SIMILAR IN MATERIAL AND EXTENT TO THAT INDICATED FOR THIS PROJECT.
- B. REGULATORY REQUIREMENTS: COMPLY WITH GOVERNING EPA NOTIFICATIONS BEFORE BEGINNING SELECTIVE DEMOLITION, COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
- C. STANDARDS: COMPLY WITH ANSI A10.6 AND NFPA 241.

2. PROJECT CONDITIONS

- A. NOTIFY THE ARCHITECT OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND DRAWINGS BEFORE PROCEEDING WITH SELECTIVE DEMOLITION.
- B. HAZARDOUS MATERIALS: IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK.
1. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY ARCHITECT AND TENANT. TENANT WILL REMOVE HAZARDOUS MATERIALS UNDER A SEPARATE CONTRACT.
- C. STORAGE OR SALE OF REMOVED ITEMS OR MATERIALS ON-SITE IS NOT PERMITTED.
- D. UTILITY SERVICE: MAINTAIN EXISTING UTILITIES INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.
3. WARRANTY
- A. EXISTING WARRANTIES: REMOVE, REPLACE, PATCH, AND REPAIR MATERIALS AND SURFACES CUT OR DAMAGED DURING SELECTIVE DEMOLITION, BY METHODS AND WITH MATERIALS SO AS NOT TO VOID EXISTING WARRANTIES.

4. EXAMINATION

- A. SURVEY EXISTING CONDITIONS AND CORRELATE WITH REQUIREMENTS INDICATED TO DETERMINE EXTENT OF SELECTIVE DEMOLITION REQUIRED.
- B. INVENTORY AND RECORD THE CONDITION OF ITEMS TO BE REMOVED AND REINSTALLED AND ITEMS TO BE REMOVED AND SALVAGED.
- C. WHEN UNANTICIPATED MECHANICAL, ELECTRICAL, OR STRUCTURAL ELEMENTS THAT CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE THE NATURE AND EXTENT OF THE CONFLICT. PROMPTLY SUBMIT A WRITTEN REPORT TO ARCHITECT.
- D. ENGAGE A PROFESSIONAL ENGINEER OR SURVEY CONDITION OF BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF PORTION OF THE BUILDING OR ADJACENT STRUCTURES DURING SELECTIVE DEMOLITION OPERATIONS.
- E. SURVEY OF EXISTING CONDITIONS: RECORD EXISTING CONDITIONS BY USE OF MEASURED DRAWINGS, PRE-CONSTRUCTION PHOTOGRAPHS, PRE-CONSTRUCTION VIDEOTAPES AND TEMPLATES.
- F. PRE-CONSTRUCTION SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM SELECTIVE DEMOLITION ACTIVITIES.
5. UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS
- A. EXISTING SERVICES/SYSTEMS: MAINTAIN SERVICES/SYSTEMS INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.

6. PREPARATION

- A. SITE ACCESS AND TEMPORARY CONTROLS: CONDUCT SELECTIVE DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
1. COMPLY WITH REQUIREMENTS FOR ACCESS AND PROTECTION AS SPECIFIED IN DIVISION 01 SECTION "TEMPORARY FACILITIES AND CONTROLS."
- B. TEMPORARY FACILITIES: PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.

C.

TEMPORARY SHORING: PROVIDE AND MAINTAIN SHORING, BRACING, AND STRUCTURAL SUPPORTS AS REQUIRED TO PRESERVE STABILITY AND PREVENT MOVEMENT, SETTLEMENT, OR COLLAPSE OF CONSTRUCTION AND FINISHES TO REMAIN, AND TO PREVENT UNEXPECTED OR UNCONTROLLED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.

7. SELECTIVE DEMOLITION

- A. GENERAL: DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION AND AS INDICATED. USE METHODS REQUIRED TO COMPLETE THE WORK WITHIN LIMITATIONS OF GOVERNING REGULATIONS AND AS FOLLOWS:
1. NEATLY CUT OPENINGS AND HOLES PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION. USE HAND TOOLS OR SMALL POWER TOOLS DESIGNED FOR SAWING OR GRINDING, NOT HAMMERS AND CHIPPING, TO MINIMIZE DISTURBANCE OF ADJACENT SURFACES. TEMPORARY COVER OPENINGS TO REMAIN.
2. CUT OR DRILL FROM THE EXPOSED OR FINISHED SIDE INTO CONCEALED SURFACES TO AVOID MARRING EXISTING FINISHED SURFACES.
3. DO NOT USE CUTTING TORCHES UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS, ALL CONCEALED SPACES, SUCH AS DUCT AND PIPE INTERIORS, VERIFY CONDITION AND CONTENTS OF HIDDEN SPACE DURING FLAME-CUTTING OPERATIONS. MAINTAIN FIRE EXTINGUISHERS AND FIRE SUPPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS.
4. LOCATE SELECTIVE DEMOLITION EQUIPMENT AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMING.
8. DISPOSE OF DEMOLISHED ITEMS AND MATERIALS PROMPTLY.
9. EXISTING ITEM TO REMAIN: PROTECT CONSTRUCTION INDICATED TO REMAIN AGAINST DAMAGE AND SOILING DURING SELECTIVE DEMOLITION. WHEN PERMITTED BY ARCHITECT, ITEMS MAY BE REMOVED TO A SUITABLE, PROTECTED STORAGE LOCATION DURING SELECTIVE DEMOLITION AND RETURNED TO ORIGINAL LOCATIONS AFTER SELECTIVE DEMOLITION OPERATIONS ARE COMPLETE IN SUBMITTAL.
10. SELECTIVE DEMOLITION PROCEDURES FOR SPECIFIC MATERIALS
- A. MASONRY: DEMOLISH IN SMALL SECTIONS. CUT MASONRY AT JUNCTURES WITH CONSTRUCTION TO REMAIN, USING POWER-DRIVEN SAW, THEN REMOVE MASONRY BETWEEN SAW CUTS.
- B. CONCRETE: SLABS-ON-GRADE: SAW-CUT PERIMETER OF AREA TO BE DEMOLISHED, THEN BREAK UP AND REMOVE.
- C. RESILIENT FLOOR COVERINGS: REMOVE FLOOR COVERINGS AND ADHESIVE ACCORDING TO RECOMMENDATIONS IN RFCI-WP AND ITS ADDENDUM.
11. DISPOSAL OF DEMOLISHED MATERIALS
- A. GENERAL: EXCEPT FOR ITEMS OR MATERIALS INDICATED TO BE REMOVED, REUSED, SALVAGED, REINSTALLED, OR OTHERWISE INDICATED TO REMAIN TENANTS' PROPERTY, REMOVE DEMOLISHED MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN INSTANTLY APPROVED LANDFILL.
- B. DISPOSAL: TRANSPORT DEMOLISHED MATERIALS OFF TENANT'S PROPERTY AND LEGALLY DISPOSE OF THEM.
12. CLEANING
- A. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS IN MATERIALS ADJACENT TO DEMOLITION. RETURN ADJACENT AREAS TO CONDITION EXISTING BEFORE SELECTIVE DEMOLITION OPERATIONS BEGAN.

SECTION 02780 - POWER AND COMMUNICATIONS

ALL BUILDING SIGNAGE TO BE REMOVED AND INSTALLED BY THE TENANT OR TENANTS REPRESENTATIVE. THE CONTRACTOR SHALL PROVIDE POWER AS SPECIFIED ON THE ELECTRICAL POWER PLAN. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS OF ALL EXTERIOR SIGNAGE WITH THE TENANT AND ARCHITECT.

ALL CONDUITS AND SIGN ATTACHMENTS PENETRATING THE EXTERIOR BUILDING ENVELOPE SHALL BE FULLY WEATHERPROOFED AND SEALED BY THE CONTRACTOR.

DIVISION 03 – CONCRETE

SECTION 03300 – CAST IN PLACE CONCRETE

THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING STRUCTURAL CONDITIONS PRIOR TO EXECUTION OF ANY WORK. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES WITH THE CONSTRUCTION DOCUMENTS. ALL CONCRETE WORK SHALL COMPLY WITH THE PUBLISHED STANDARDS FOR GOOD PRACTICE INCLUDING, BUT NOT LIMITED TO, ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE" AND ACI 308 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE."

THE GENERAL CONTRACTOR SHALL PROVIDE (2) MOCK-UPS OF CONC1 FOR TENANT AND ARCHITECT REVIEW. THE MOCK-UP SHALL BE A MINIMUM OF 24"x24" AND SHALL BE LOCATED IN A CONCRETE SLAB. 1 MOCK-UP SHOULD BE LOCATED ON THE EXISTING CONCRETE SLAB AND 1 MOCK-UP SHOULD BE LOCATED ON THE NEW CONCRETE SLAB.

SUBMITTALS: PRODUCT DATA, DESIGN MIXES, SHRINKAGE TESTING, STEEL REINFORCEMENT SHOP DRAWINGS, MATERIAL TEST REPORTS IN ACCORDANCE WITH SECTION 01300.

PLACEMENT NOTIFICATIONS: THE CONTRACTOR SHALL NOTIFY THE ARCHITECT A MINIMUM OF 48 HOURS IN ADVANCE.

DIVISION 04 – MASONRY

NOT USED

DIVISION 05 – METALS

SECTION 05300 – METAL COATINGS

ALL FINISHED STEEL SURFACES ARE TO BE FINISHED WITH A CLEAR POLYURETHANE WATER-BASED FINISH. MINIMUM THREE COATS. ALL CLEAR URETHANE FINISHES ARE TO HAVE A MAXIMUM VOC CONTENT OF 170 GRAMS/LITER.

PRODUCT DATA AND SAMPLES TO BE SUBMITTED IN ACCORDANCE WITH SECTION 01300.

SECTION 06100 – STRUCTURAL STEEL

MINIMUM WELDS: AISC SPECIFICATION, NOT LESS THAN 3/16" FILLET, CONTINUOUS UNLESS OTHERWISE NOTED. WELD SIZES AND LENGTHS CALLED FOR ON THE PLANS ARE THE NET EFFECTIVE REQUIRED. INCREASE WELD SIZES IF GAPS EXIST AT THE LAPPING SURFACE. ALL WELDS SHALL BE DONE BY QUALIFIED WELDERS AND SHALL CONFORM TO THE WELDING SECTION OF THE AISC "STRUCTURAL WELDING CODE." REFER TO THE CONSTRUCTION DOCUMENTS FOR MISCELLANEOUS STEEL FABRICATIONS AT COUNTERS AND EATING SURFACES. ALL WELDS AT COUNTERS AND EATING SURFACES ARE TO BE GROUND SMOOTH AND POLISHED PRIOR TO FINISHING.

SECTION 06580 - SHEET METAL FABRICATIONS

ALL EXPOSED EDGES AND CORNERS ARE TO BE GROUND SMOOTH AND PREPARED FOR CLEAR FINISH COATINGS. THE CONTRACTOR SHALL PROVIDE FINISHED SAMPLES TO THE ARCHITECT FOR REVIEW AND APPROVAL.

ALL STAINLESS STEEL SHEET PANELS FOR KITCHEN, SCULLERY AND PREP AREAS ARE TO BE PROVIDED AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.

DIVISION 06 – WOOD AND PLASTICS

SECTION 06100 - ROUGH CARPENTRY

THE CONTRACTOR SHALL PROVIDE SOLID WOOD BLOCKING IN PARTITIONS BEHIND ALL WALL-MOUNTED MILLWORK, SHELVING STANDARDS, CABINETS, WALL STOPS, ETC. ALL WOOD SHALL CONFORM TO THE BELLOV MAXIMUM VOC LEVELS.

ALL PLYWOOD SHALL CONFORM TO APA PLYWOOD DESIGN SPECIFICATIONS PDS, LATEST EDITION.

ALL MEDIUM-DENSITY FIBERBOARD SHALL BE FORMALDEHYDE-FREE, MANUFACTURED WITH PMDI BINDERS.

ANY PORTION OF STRUCTURE OR ADJACENT STRUCTURES DURING SELECTIVE DEMOLITION OPERATIONS.

SUBMITTALS:

1. IN ACCORDANCE WITH SECTION 01300.

2. PROVIDE A MINIMUM OF 4 SAMPLES WITH FINISH STAIN AND SEAL.

SECTION 06400 - ARCHITECTURAL MILLWORK

PERFORM SURVEYS AS THE WORK PROGRESSES TO DETECT HAZARDS RESULTING FROM SELECTIVE DEMOLITION ACTIVITIES.

UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

A. EXISTING SERVICES/SYSTEMS: MAINTAIN SERVICES/SYSTEMS INDICATED TO REMAIN AND PROTECT THEM AGAINST DAMAGE DURING SELECTIVE DEMOLITION OPERATIONS.

6. PREPARATION

A. SITE ACCESS AND TEMPORARY CONTROLS: CONDUCT SELECTIVE DEMOLITION AND DEBRIS-REMOVAL OPERATIONS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, WALKWAYS, AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.

1. COMPLY WITH REQUIREMENTS FOR ACCESS AND PROTECTION AS SPECIFIED IN DIVISION 01 SECTION "TEMPORARY FACILITIES AND CONTROLS."

B. TEMPORARY FACILITIES: PROVIDE TEMPORARY BARRICADES AND OTHER PROTECTION REQUIRED TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND FACILITIES TO REMAIN.

DIVISION 07 – THERMAL AND MOISTURE PROTECTION

SECTION 07190 - VAPOR RETARDERS

THE CONTRACTOR SHALL PROVIDE AND INSTALL VAPOR BARRIERS AS INDICATED ON THE CONSTRUCTION DOCUMENTS.

VAPOR BARRIER: BASIS OF DESIGN IS REEF INDUSTRIES, INC., GRIFFOLYN TYPE-55 FR OR APPROVED EQUAL.

SECTION 07200 - SEALANTS

THE CONTRACTOR SHALL PROVIDE JOINT SEALERS, CAULKING AND BACKER ROD WHERE NECESSARY TO MAINTAIN WATERTIGHT JOINTS AND CONNECTIONS. ALL SEALANT AND CAULKING ARE TO BE PAINTED TO MATCH THE ADJACENT FINISHED SURFACE OR AS OTHERWISE NOTED IN THE CONSTRUCTION DOCUMENTS.

ALL SEALANTS SHALL CONFORM TO THE BELOW MAXIMUM VOC LEVELS:

EXTERIOR, GENERAL USE: ONE-PART SILICON SEALANT: 15 GRAMS/LITER

ACRYLIC/SILICON WATER-BASE SEALANT: 31 GRAMS/LITER

INTERIOR, NON-WET AREAS: 42 GRAMS/LITER

INTERIOR, WET AREAS: CONFORM TO ASTM C920, TYPE S, CLASS 25,

- SUBMITTALS:
1. IN ACCORDANCE WITH SECTION 01300.
2. PROVIDE MANUFACTURER'S PRODUCT DATA AND MSDS.

DIVISION 08 – DOORS AND WINDOWS

SECTION 08100 – METAL DOORS AND FRAMES

EXCEPT AS NOTED, DOOR FRAMES SHALL BE STANDARD, WELDED HOLLOW METAL FRAMES. REFER TO FLOOR PLAN AND DOOR SCHEDULE.

ALL DOORS AND FRAMES SHALL BE SET ACCURATELY IN POSITION, PLUMBED, ALIGNED, AND SQUARE TO THE SURFACE OF THE ADJACENT FINISHED SURFACE.

ALL DOORS SHALL CONFORM TO THE BELOW MAXIMUM VOC LEVELS:

EXTERIOR, GENERAL USE: ONE-PART SILICON SEALANT: 15 GRAMS/LITER

ACRYLIC/SILICON WATER-BASE SEALANT: 31 GRAMS/LITER

INTERIOR, NON-WET AREAS: 42 GRAMS/LITER

INTERIOR, WET AREAS: CONFORM TO ASTM C920, TYPE S, CLASS 25,

SUBMITTALS:

1. IN ACCORDANCE WITH SECTION 01300.

2. PROVIDE MANUFACTURER'S PRODUCT DATA AND MSDS.

SECTION 08200 - WOOD DOORS

UNLESS OTHERWISE NOTED, DOORS SHALL BE SIZED AS SHOWN ON THE DOOR SCHEDULE, SOLID CORE, FLUSH WOOD FACE MATERIAL. CONSTRUCTION FREE FROM ANY SCRATCHES, IRREGULARITIES OR WARPING, AND SHALL CONFORM TO A W.I. CUSTOM GRADE STANDARDS. ALL WOOD DOORS ARE TO BE PLAIN SLICED WITH CLEAR URETHANE FINISH, 3 COATS MIN. ALL WOOD DOORS ARE TO BE FULLY SEALED ALL SIDES. PROVIDE FINISH SAMPLES IN SUBMITTAL.

SECTION 08700 - DOOR HARDWARE

EXCEPT AS NOTED OTHERWISE AND NOT OTHERWISE REQUIRED BY GOVERNING CODES, ALL DOOR HARDWARE NECESSARY FOR NEW OR EXISTING OWNER INTERIOR DOORS SHALL COMPLY WITH A.D.A. REQUIREMENTS.

ALL DOORS TO OR FROM PUBLIC AREAS SHALL BE PROVIDED WITH A.D.A



**DIVISION 11 – EQUIPMENT**  
SECTION 11130 – AUDIO-VISUAL EQUIPMENT  
ALL A/V EQUIPMENT IS TO BE PROVIDED AND INSTALLED BY THE TENANT.  
THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL A/V EQUIPMENT WITH THE TENANT.  
THE CONTRACTOR SHALL PROVIDE CONDUIT STUBS TO THE TENANT PROVIDED A/V EQUIPMENT AS INDICATED ON THE DRAWINGS.  
SECTION 11400 - KITCHEN EQUIPMENT  
ALL KITCHEN EQUIPMENT IS TO BE PROVIDED BY THE TENANT, UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL RELATED M.E.P. HOOK-UPS.

**DIVISION 12 – FURNISHINGS**  
SECTION 12494 - ROLLER SHADES  
INSTALL WINDOW SHADES PROVIDED BY TENANT.  
SUBMITTALS  
PROVIDE PRODUCT DATA: MANUFACTURER'S DATA SHEETS ON EACH PRODUCT TO BE USED, INCLUDING:  
1. PREPARATION INSTRUCTIONS AND RECOMMENDATIONS.  
2. STYLES, MATERIAL DESCRIPTIONS, DIMENSIONS OF INDIVIDUAL COMPONENTS, PROFILES, FEATURES, FINISHES AND OPERATING INSTRUCTIONS.  
3. STORAGE AND HANDLING REQUIREMENTS AND RECOMMENDATIONS.  
4. MOUNTING DETAILS AND INSTALLATION METHODS.  
SHOP DRAWINGS: PLANS, ELEVATIONS, SECTIONS, PRODUCT DETAILS, INSTALLATION DETAILS, OPERATIONAL CLEARANCES AND RELATIONSHIP TO ADJACENT WORK.  
WINDOW TREATMENT SCHEDULE: FOR ALL ROLLER SHADES. COORDINATE WITH TENANT.  
QUALITY ASSURANCE  
MOCK-UP: PROVIDE A MOCK-UP OF ONE ROLLER SHADE ASSEMBLY FOR EVALUATION OF MOUNTING, APPEARANCE AND ACCESSORIES.  
1. LOCATE MOCK-UP IN WINDOW DESIGNATED BY ARCHITECT.  
2. DO NOT PROCEED WITH REMAINING WORK UNTIL, MOCK-UP IS ACCEPTED BY ARCHITECT

MANUFACTURER QUALIFICATIONS: OBTAIN ROLLER SHADES THROUGH TENANT.  
PROJECT CONDITIONS  
ENVIRONMENTAL LIMITATIONS: INSTALL ROLLER SHADES AFTER FINISH WORK INCLUDING PAINTING IS COMPLETE AND AMBIENT TEMPERATURE AND HUMIDITY CONDITIONS ARE MAINTAINED AT THE LEVELS INDICATED FOR PROJECT WHEN OCCUPIED FOR ITS INTENDED USE.  
SECTION 12600 - FURNITURE AND ACCESSORIES  
THE OWNER WILL PROVIDE AND INSTALL ALL ARTWORK AND OTHER MISCELLANEOUS INTERIOR SIGNAGE, UNLESS OTHERWISE NOTED.  
THE CONTRACTOR WILL PROVIDE ALL FURNITURE.

**DIVISION 13 – SPECIAL CONSTRUCTION**  
**DIVISION 14 – CONCEYING SYSTEMS**  
**DIVISION 15 – MECHANICAL**  
SECTION 15050 - MECHANICAL MEANS AND METHODS  
REFER TO MECHANICAL DRAWINGS FOR SPECIFICATIONS. REFER TO CONSTRUCTION DOCUMENTS FOR LOCATIONS OF ALL HVAC DEVICES. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL MECHANICAL DIFFUSERS, VENTS, GRILLES, ETC. WITH THE ARCHITECT PRIOR TO INSTALLATION.  
SECTION 15990 - TESTING, ADJUSTING AND BALANCING  
THE CONTRACTOR SHALL PROVIDE A SYSTEM TESTING AND BALANCING REPORT FOR THE ARCHITECT AND MECHANICAL ENGINEER FOR REVIEW WITH THE CONTRACTOR'S FINAL PUNCH LIST.  
**DIVISION 16 – ELECTRICAL**  
SECTION 16050 - ELECTRICAL MEANS AND METHODS  
REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATIONS.  
SECTION 16140 - WALL SWITCHES AND RECEPTACLES  
THE CONTRACTOR SHALL FIELD VERIFY WITH THE ARCHITECT ON THE COLOR OF ALL ELECTRICAL RECEPTACLE AND SWITCH PLATES. WALL PLATES AT WOOD AND METAL WALLS ARE TO BE BLACK. WHITE PLATES ARE ONLY PERMITTED ON WHITE WALLS OR AREAS THAT ARE NOT VISIBLE TO THE PUBLIC.  
SECTION 16500 - LIGHTING  
REFER TO CONSTRUCTION DOCUMENTS FOR LIGHTING PLAN. ALL LIGHT FIXTURES ARE TO BE LOCATED AS SHOWN. ALL MOUNTING HEIGHTS OF PENDANT FIXTURES ARE TO BE FIELD VERIFIED WITH THE OWNER AND ARCHITECT. NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES BETWEEN THE ELECTRICAL AND ARCHITECTURAL PLANS PRIOR TO PROCEEDING WITH WORK.  
SUBMIT PRODUCT DATA FOR ALL LIGHTING SYSTEM COMPONENTS INCLUDING, BUT NOT LIMITED TO, COLOR, FINISH, MOUNTING HARDWARE, AND LAMPING; PROVIDE DETAILS FOR ANY NON-STANDARD MOUNTING CONFIGURATIONS. STANDARD FIXTURE MOUNTING IS ASSUMED TO BE MANUFACTURER'S STANDARD OR CUSTOM LENGTH SUSPENSION SYSTEM AND POWER CORD CONNECTION DIRECTLY TO THE CEILING MOUNTED J-BOXES, WHERE APPLICABLE.

ABBREVIATIONS									
A		FRP	FIBER REINFORCED	PP	POWER POLE				
@			PANEL	PR	PAIR				
AB	ANCHOR BOLT	FRT	FIRE RETARDANT	PSF	POUNDS PER SQUARE FOOT				
ABV	ABOVE	FT	TREATED WOOD	PSI	POUNDS PER SQUARE INCH				
AC	AIR CONDITIONER	FTG	FOOTING	PT	PRESSURE TREATED				
ACT	ACOUSTIC TILE CEILING			PTD	PAPER TOWEL				
ADD	ADDENDUM	G			DISPENSER				
ADJ	ADJACENT	GA	GAUGE	PTR	PAPER TOWEL				
ADJT	ADJUSTABLE	GALV	GALVANIZED		RECEPTOR				
AFF	ABOVE FINISHED FLOOR	GB	GRAB BARS						
		GC	GENERAL CONTRACTOR	PVC	POLYVINYL CHLORIDE				
ALT	ALTERNATE	GI	GALVANIZED IRON	PVMT	PAVEMENT				
ALUM	ALUMINUM	GL	GLASS	PWD	PLYWOOD				
AMP	AMPERES	GR	GRADE	R					
ANCR	ANCHOR	GW	GAS WATER HEATER	RA	RETURN AIR				
ANOD	ANODIZED	GYP BD	GYPSUM BOARD	RAD	RADIUS				
APPROX	APPROXIMATE			RB	RUBBER BASE				
ARCH	ARCHITECTURAL	H		RD	ROOF DRAIN				
ASPH	ASPHALT	HB	HOSE BIBB	REC	RECESSED				
		HC	HOLLOW CORE	REF	REFERENCE/REFER				
B		HD	HEAD	REFL	REFLECTED				
B.O.	BOTTOM OF	HDN	HOLD-DOWN	REIN	REINFORCED				
BD	BOARD	HDR	HEADER	REQ'D	REQUIRED				
BLDG	BUILDING	HGR	HANGER	RET	RETAINING				
BLK	BLOCK	HM	HOLLOW METAL	REV	REVISION				
BLKG	BLOCKING	HMF	HOLLOW METAL DOOR	RM	ROOM				
BM	BEAM	HORZ	HORIZONTAL FRAME	RO	ROUGH OPENING				
BM.	BENCH MARK	HRD	HARD	ROW	RIGHT OF WAY				
BOT	BOTTOM	HSS	HOLLOW STRUCTURAL STEEL SECTION	RS	ROUGH SAWN				
BP	BASE PLATE	HT	HEIGHT	RSC	ROUGH SAWN CEDAR				
BRG	BEARING	HTG	HEATING	S					
BRZ	BRONZE	HVAC	HEATING/VENTILATING/ AIR CONDITIONING	S	SOUTH				
BTU	BRITISH THERMAL UNIT			S&V	STAIN AND VARNISH				
BUR	BUILT-UP ROOF			S.DISP.	SOAP DISPENSER				
				SAT	SUSPENDED ACOUSTICAL CEILING				
C	CABINET	I		SC	SOLID CORE				
CB	CATCH BASIN	ID	INSIDE DIAMETER	SCH	SCHEDULE				
CBM.	CEMENT	IN	INCH(ES)	SD	STORM DRAIN				
CFT	CUBIC FOOT	INCL	INCLUDE	SEC	SECTION				
CI	CAST IRON	INSUL	INSULATION	SF	SQUARE FOOT				
CIP	CAST IN PLACE	INT	INTERIOR	SHT	SHEET				
CJ	CONTROL JOINT	J		SHTHG	SHEATHING				
CL	CENTER LINE	JC	JANITOR CLOSET	SIM	SIMILAR				
CLR	CLEAR(ANCE)	JST	JOIST	SOG	SLAB ON GRADE				
CMU	CONCRETE MASONRY UNIT	JT	JOINT	SPA	SPACE(S)				
				SPEC	SPECIFICATION				
CO	CASED OPENING	K		SQ.	SQUARE				
COL	CLEAN OUT	k	KIPS	SS	SANITARY SEWER				
COL	COLUMN	KSF	KIPS PER SQUARE FOOT	SSK	SERVICE SINK				
CONC	CONCRETE			SST	STAINLESS STEEL				
CONN	CONNECTION	L		ST	STEEL				
CONST	CONSTRUCTION	LAM	LAMINATED	STD	STANDARD				
CONT	CONTINUOUS	LAV	LAVATORY	STOR	STORAGE				
CORR	CORRUGATED	LF	LINEAL FOOT	STRUCT	STRUCTURAL				
CPT	CARPET(ED)	LG	LONG	SUSP	SUSPENDED				
CYD	CUBIC YARD	LL	LIVE LOAD	SYM	SYMMETRICAL				
		LLH	LONG LEG HORIZONTAL	SYN	SYNTHETIC				
D		LLV	LONG LEG VERTICAL						
DBL	DOUBLE	LT	LIGHT	T					
DEM	DEMOLITION	LVR	LOUVER	T&B	TOP AND BOTTOM				
DEV	DEVELOPMENT	LW	LIGHT WEIGHT	T&G	TONGUE AND GROOVE				
DF	DRINKING FOUNTAIN	LWB	LIGHT WEIGHT BLOCK	T.O.	TOP OF				
DH	DOUBLE HUNG			T.O.S.	TOP OF STEEL				
DI	DROP INLET	M		TCX	TOP CHORD EXTENSION				
DIA	DIAMETER	MAS	MASONRY	TEL	TELEPHONE				
DIAQ	DIAGONAL	MATL	MATERIAL	TEMP	TEMPERED				
DIM	DIMENSION	MAX	MAXIMUM	THK	THICK				
DIST	DISTRIBUTED	MCJ	MASONRY CONTROL JOINT	THRD	THREADED				
DIV	DIVISION	MECH	MECHANICAL	TV	TELEVISION				
DL	DEAD LOAD	MFC	MANUFACTURING	TYP	TYPICAL				
DN	DOWN	MFR	MANUFACTURER						
DR	DOOR	MH	MANHOLE	U					
DS	DOWN SPOUT	MIN	MINIMUM	UNO	UNLESS NOTED OTHERWISE				
DTL	DETAIL	MIR	MIRROR	UR	URINAL				
DW	DISHWASHER	MISC	MISCELLANEOUS						
DWG	DRAWING	MO	MASONRY OPENING	V					
		MTD	MOUNTED	VAR	VARIES				
E		MTL	METAL	VCT	VINYL COMPOSITION TILE				
E	EAST	MULL	MULLION	VERT	VERTICAL				
EA	EACH	N		VIF	VERIFY IN FIELD				
EF	EACH FACE	N	NORTH	VR	VAPOR RETARDER				
EIFS	EXTERIOR INSULATION FINISH SYSTEM	NIC	NOT IN CONTRACT	VWC	VINYL WALL COVERING				
		NO, #	NUMBER						
EJ	EXPANSION JOINT	NOM	NOMINAL						
ELEC	ELECTRICAL	NTS	NOT TO SCALE	W					
ELEV	ELEVATION			W	WEST				
EMER	EMERGENCY			W					
EQ	EQUAL			W.F.M.	WELDED FRAME				
EW	EACH WAY			W/	WITH				
EWI	ELECTRICE WATER HEATER			W/O	WITHOUT				
		O		WB	WOOD BASE				
EXH	EXHAUST	OA	OVERALL	WC	WATER CLOSET				
EXP	EXPOSED	OC	ON CENTER	WD	WOOD				
EXT	EXTERIOR	OD	OUTSIDE DIAMETER OR	WF	WIDE FLANGE				
		OFCI	OWNER FURNISHED CONTRACTOR	WH	WALL HYDRANT				
F				WHS	WELDED HEADED STUD				
FB	FACE BRICK	OH	OVER HEAD	WIN	WINDOW				
FBO	FURNISHED BY OTHERS	OPNG	OPENING	WP	WATERPROOFING				
FD	FLOOR DRAIN	OPP	OPPOSITE	WT	WEIGHT				
FDN	FOUNDATION	OVN	OVEN	WTW	WALL TO WALL				
FE	FIRE EXTINGUISHER	OWSJ	OPEN WEB STEEL JOIST	WWF	WELDED WIRE FABRIC				
FEC	FIRE EXTINGUISHER AND CABINET								
FF	FINISHED FLOOR	P							
FFE	FINISHED FLOOR ELEVATION	PC	PRECAST						
FIN	FINISH	PEJ	PREMOLDED EXPANSION JOINT						
FLR	FLOOR(ING)								
FLSH	FLASHING	PERF	PERFORATED						
FOC	FACE OF CONCRETE	PF	PRE-FINISHED						
FOF	FACE OF FINISH	PL	PLATE						
FOM	FACE OF MASONRY	PLAM	PLASTIC LAMINATE						
FOS	FACE OF STUD	PNT	PAINT(ED)						
FR	FIRE RATED	POS	POINT OF SALE						
FR GYP	FIRE RATED GYPSUM BOARD								
BD									

BOX

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09/03/24

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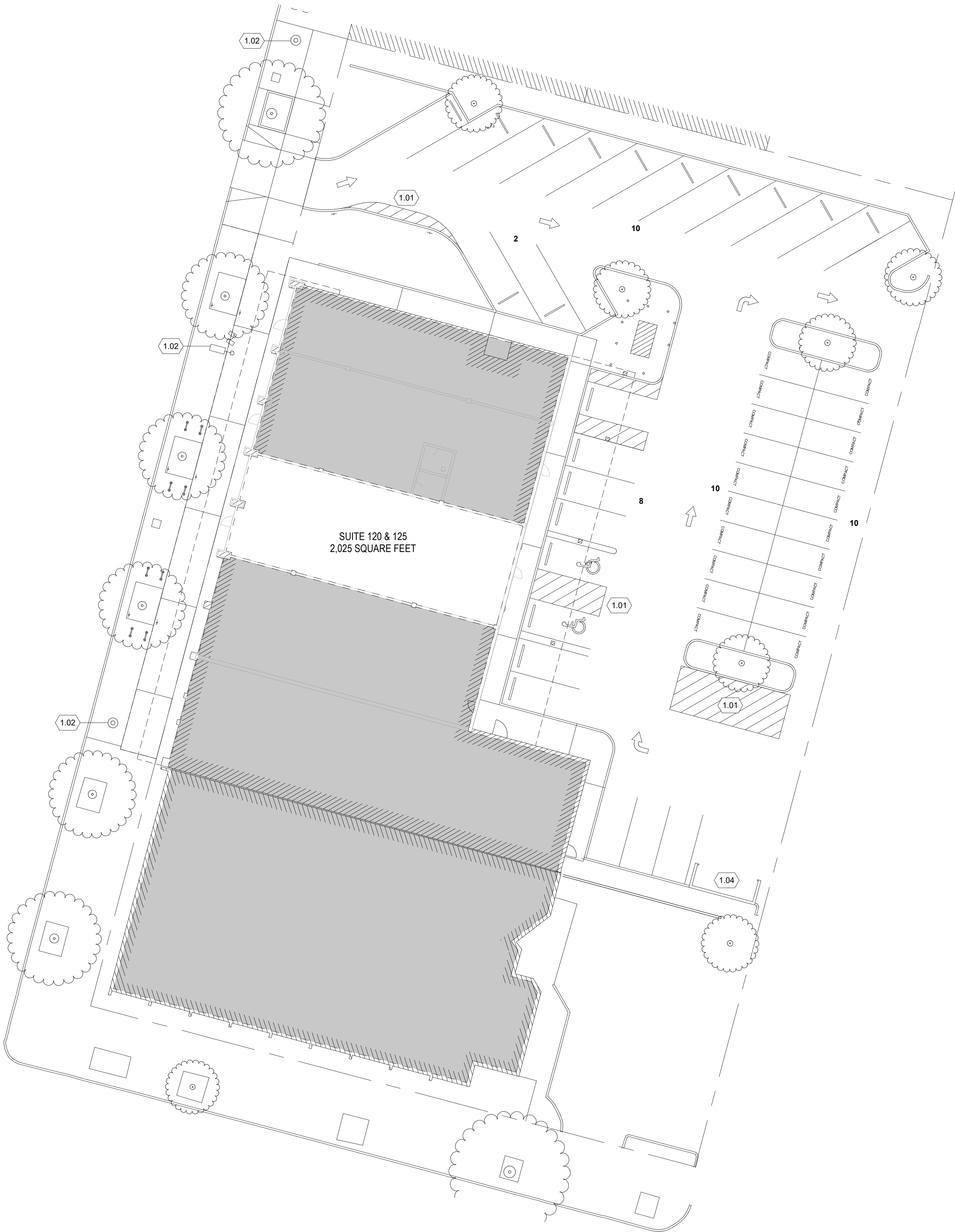
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	PERMIT	08/30/2024

Project No.	Project Number
Drawing	

SHEET SPECIFICATION

G0.6





1 SITE PLAN  
1/16" = 1'-0"

PARKING CALCULATIONS	
REQUIRED PARKING SPACES:	OFFICE - 1:370 [2,025 TENANT AREA / 370] = 5.47
AVAILABLE PARKING SPACES:	40 SPACES [EXISTING]
BIKE PARKING:	2 SPACES [EXISTING]
ACCESSIBLE PARKING SPACE CALCULATIONS:	
40 PARKING SPACES [MINIMUM 2 SPACE FOR 26-50 SPACES] = 2 REQUIRED ACCESSIBLE SPACE	
PROVIDED ADA SPACES:	2 SPACES
PLAN LEGEND	
	NOT IN CONTRACT [N.I.C.]
	ADA PARKING SPACE
KEYNOTE	
MARK	TEXT
1.01	EXISTING STRIPE STALLS TO REMAIN
1.02	EXISTING LIGHTING
1.04	EXISTING TRASH ENCLOSURE

**BOX**  
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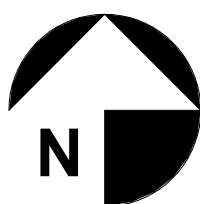
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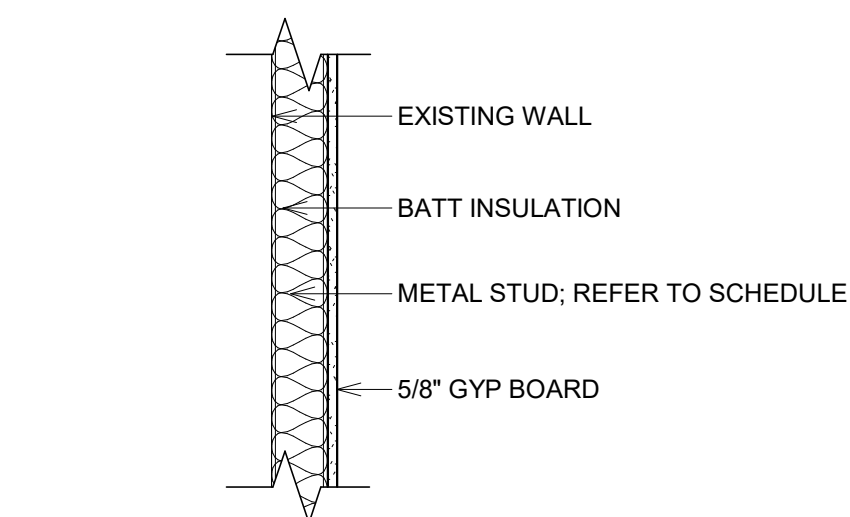
Project No.	Project Number
Drawing	

SITE PLAN

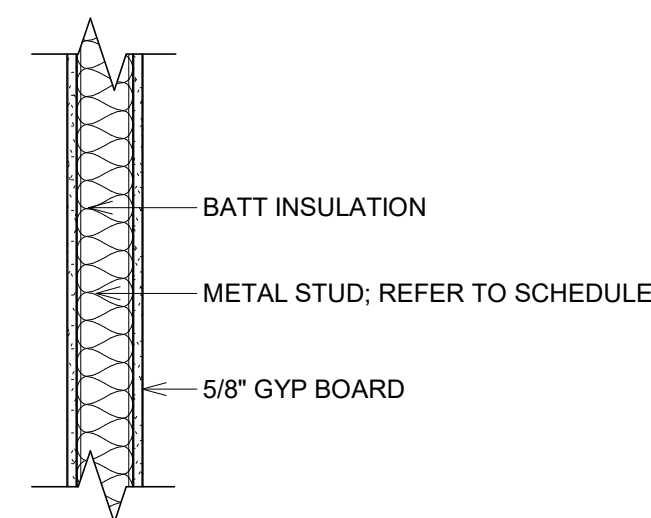


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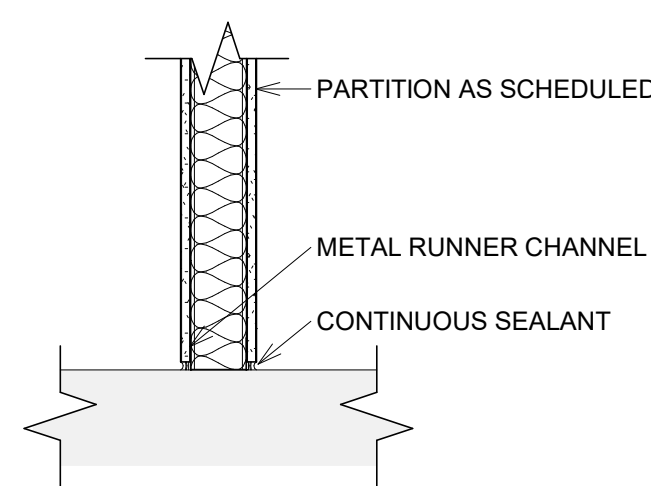




MARK	WIDTH	DESCRIPTION	HEIGHT
WI-2A	0' - 3 1/8"	HEAD DETAIL: C ; SILL DETAIL: X	6" ABOVE CEILING



MARK	WIDTH	DESCRIPTION	HEIGHT
WI-1A	0' - 4 3/4"	HEAD DETAIL: C ; SILL DETAIL: X	6" ABOVE CEILING



WALL TYPE - SILL DETAIL - X










## GENERAL NOTES

1. GYPSUM WALL CONTROL JOINTS ARE TO BE INSTALLED AT 30'-0" ON CENTER, MAXIMUM. JOINT WIDTH TO BE 3/8" AND CAULKED TO MATCH WALL FINISH COLOR.
2. AT WET LOCATION, MOISTURE RESISTANT GYPSUM BOARD IS TO BE USED.
3. AT LOCATION RECEIVING TILE, CEMENT BACKER BOARD IS TO BE USED.
4. AT RATED WALLS, TYPE X GYPSUM BOARD IS TO BE USED.

## GENERAL NOTES

1. CONTRACTOR SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES.
2. IN THE EVENT OF AN OMITTED NECESSARY DIMENSION, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT.
3. VERIFY ALL DIMENSIONS, CONDITIONS, AND GRADES AT JOB SITE PRIOR TO COMMENCING WORK.
4. VERIFY SIZE, LOCATION AND CHARACTERISTICS OF WORK AND EQUIPMENT FURNISHED BY OWNER WITH THE MANUFACTURER OR SUPPLIER PRIOR TO COMMENCING CONSTRUCTION ON WORK PERTAINING TO THE SAME.
5. VERIFY SIZE AND LOCATION OF ALL OPENINGS FOR MECHANICAL EQUIPMENT AND WORK WITH CONTRACTORS INVOLVED.
6. ERRORS AND OR OMISSIONS IN DOOR OR STOREFRONT SCHEDULES DO NOT RELIEVE THE CONTRACTOR FROM EXECUTING THE WORK SHOWN ON THE DRAWINGS OR DESCRIBED IN THE SPECIFICATIONS TO PROVIDE A COMPLETE AND FUNCTIONING SYSTEM.
7. INSTALL FIRE RETARDANT TREATED 2X6 SOLID WOOD BLOCKING AT ALL LOCATIONS WITH WALL MOUNTED EQUIPMENT.
8. INTERIOR DIMENSIONS ARE GIVEN FROM FINISH FACE OF EXISTING WALL, OR FROM FACE OF STUD TO FACE OF STUD.
9. CONTRACTOR REQUIRED TO PROVIDE NECESSARY BLOCKING FOR ALL OWNER PROVIDED SIGNAGE.
10. FOR ALL AIR CONDITIONING EQUIPMENT, EXHAUST AND SUPPLY FANS, HVAC; CONTRACTOR TO PROVIDE AND INSTALL SUITABLE BLOCKING IN WALLS AND CEILINGS TO SUPPORT FIXTURES AND/OR EQUIPMENT.
11. ALL EXTERIOR SIGNAGES TO BE 1/4" MAX BELOW FINISH FLOOR, TYPICAL.
12. PROVIDE BRAILLE AND RAISED LETTERING EXIT SIGNAGE AS REQUIRED BY CODE AT ALL EXIT DOORS.
13. ALL INTERIOR DOORS SHALL BE 4" FROM ADJACENT PERPENDICULAR WALL, UNLESS NOTED OTHERWISE.
14. PROVIDE CONTROL JOINTS IN GYPSUM BOARD AT ALL RUNS OVER 30'-0".
15. ALL EXISTING EXPOSED COLUMNS TO BE PAINTED P-3

### PLAN LEGEND

	EXISTING WALL TO REMAIN
	NEW STUD WALL
	WALL TAG
<b>ROOM</b>	
	ROOM TAG
	KEYNOTE TAG
	DOOR TAG
	SPECIALTY EQUIPMENT TAG
	INTERIOR ELEVATION TAG
	WINDOW [REF: A9.0]

## KEYNOTE

MARK	TEXT
------	------


2.02	FURNITURE PROVIDED AND INSTALLED BY TENANT. SHOWN FOR REFERENCE TO LOCATE POWER AND DATA
2.03	NEW ELECTRICAL PANEL
2.04	LATERAL FILE CABINETS PURCHASED AND INSTALLED BY TENANT
2.05	UNDER COUNTER OUTLET FOR GARBAGE DISPOSAL; PROVIDE WALL SWITCH
2.06	SAWCUT EXISTING CONCRETE, AS REQUIRED, TO ATTACH NEW WASTE LINE TO EXISTING 4" MAIN. CONTRACTOR TO VERIFY LOCATION AND SCOPE.
2.07	UTILITY SINK; CENTRAL HOT WATER SYSTEM AND DOMESTIC WATER EXISTING
2.08	NEW FINISHES IN EXISTING RESTROOM BUILD-OUT. CONFIRM EXISTING RESTROOM FIXTURES AND ACCESSORIES ARE CODE COMPLIANT
2.09	MOUNT TELEVISION AT 5'-6" ON CENTER, ABOVE FINISH FLOOR. PROVIDE BLOCKING IN WALL FOR TV MOUNT
2.12	ALIGN WALL TO EXISTING
2.13	FRIDGE WITH WATER/ ICE DISPENSER; PROVIDED BY TENANT, INSTALLED BY GC
2.14	DISHWASHER; PROVIDED BY TENANT, INSTALLED BY GC
2.15	MICROWAVE; PROVIDED BY TENANT, INSTALLED BY GC
2.16	PLYWOOD BACKER 8'-0" TALL INSTALLED 6" AFF
2.18	DEDICATED CIRCUIT



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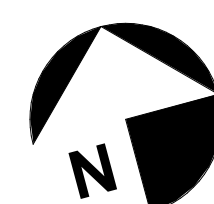
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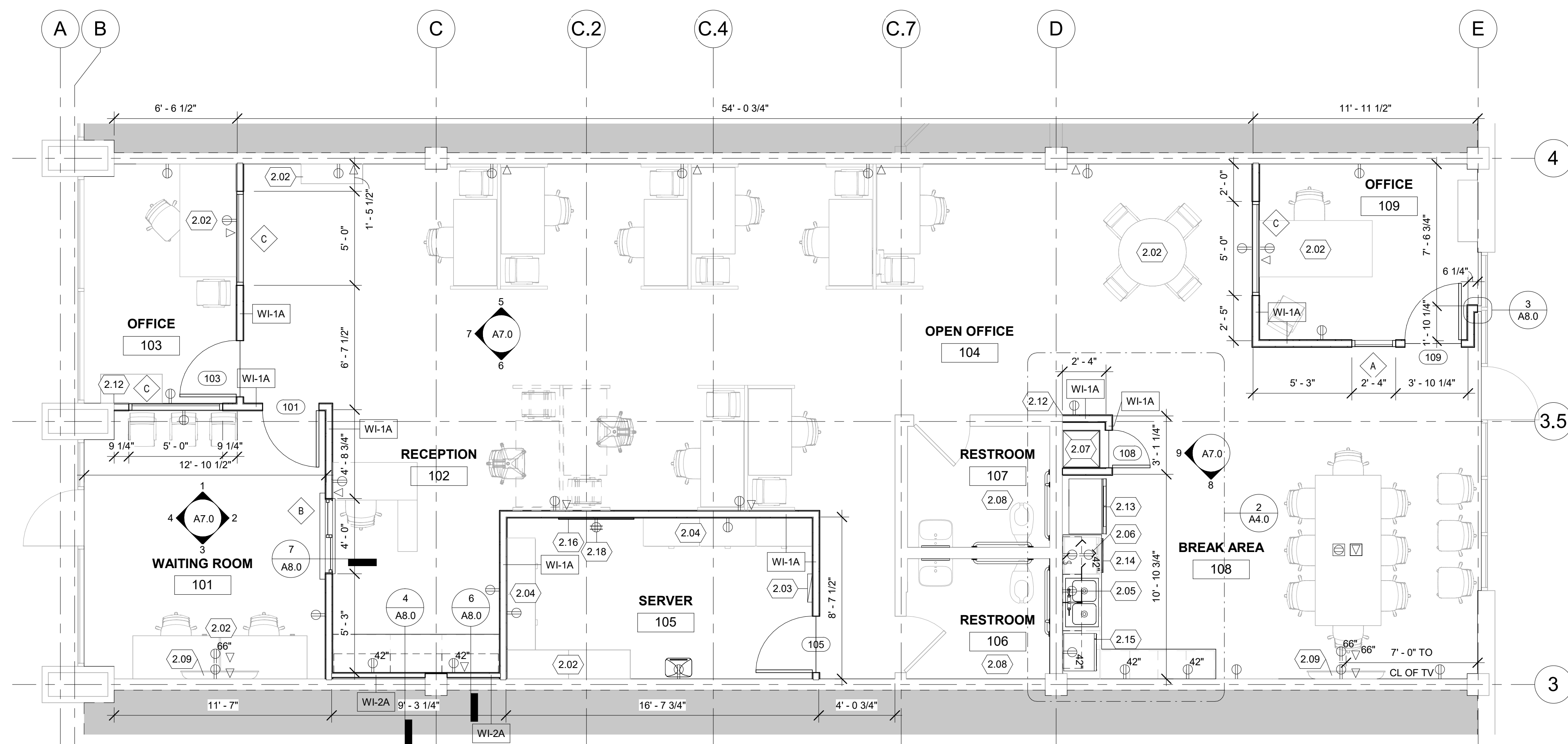
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## FLOOR PLAN



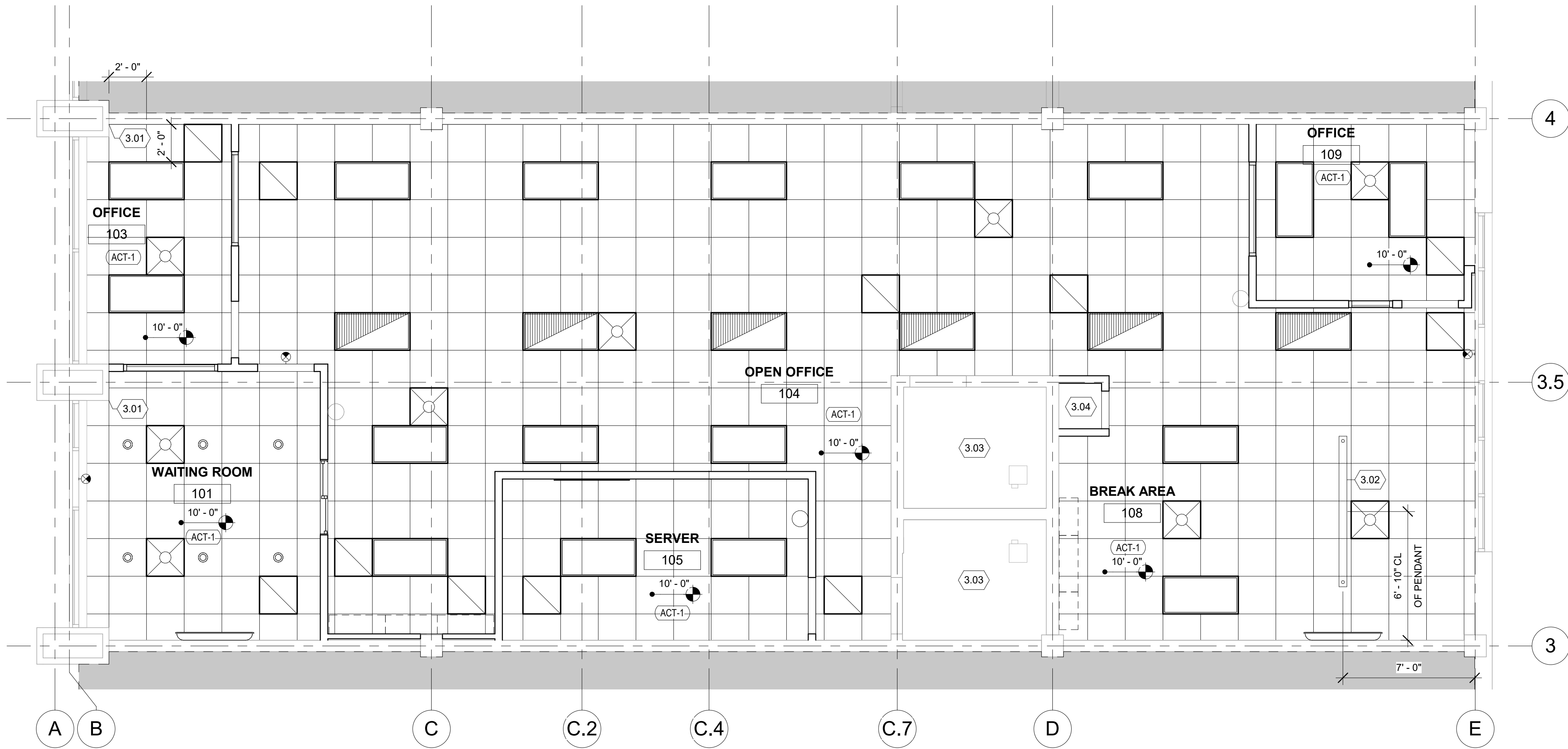
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1 LEVEL 1 FLOOR PLAN  
1/4" = 1'-0"





1 REFLECTED CEILING PLAN  
1/4" = 1'-0"

GENERAL NOTES

- REFER TO MECHANICAL DRAWINGS FOR HVAC PLAN, SECTIONS, DUCT SIZES, SUPPLY AND RETURN AIR GRILLE SIZES.
- REFER TO ELECTRICAL DRAWINGS FOR LIGHTING LAYOUT, REQUIREMENTS AND ADDITIONAL FIXTURE INFORMATION.
- DIMENSIONS ARE TAKEN FROM FACE OF FINISH MATERIAL.
- LIGHT FIXTURES IN SUSPENDED CEILING SYSTEM SHALL BE FASTENED TO METAL GRID SYSTEM WITH (1) 1/8" BLIND RIVET AT EACH CORNER. EACH CORNER OF THE LIGHT SHALL BE SUPPORTED FROM THE ROOF STRUCTURE WITH #12 GA GALVANIZED ANNEALED WIRE.
- SUPPLY AND RETURN DIFFUSERS IN SUSPENDED CEILINGS SHALL HAVE STRAPS AT OPPOSITE SIDES.
- COORDINATE LIGHT FIXTURE PLACEMENT WITH MECHANICAL AND STRUCTURAL DRAWINGS.
- COORDINATE LIGHT FIXTURE PLACEMENT WITH OVERHEAD DOORS TO ENSURE THAT LIGHTS ARE NOT BLOCKED BY DOORS IN THE OPEN POSITION.

PLAN LEGEND

- RECESSED MOUNTED CEILING FIXTURE
- SHADING INDICATES FIXTURE ON EMERGENCY CIRCUIT OR WITH BATTERY BACKUP
- OCCUPANCY SENSOR
- CEILING MOUNTED EXIT LIGHT WITH DIRECTIONAL ARROW, SHADING INDICATES FACE
- WALL OR END MOUNTED EXIT LIGHT WITH DIRECTIONAL ARROW, SHADING INDICATES FACE
- COMBINATION CEILING MOUNTED EXIT / EMERGENCY BATTERY LIGHT WITH DIRECTIONAL ARROW, SHADING INDICATES FACE
- COMBINATION WALL MOUNTED EXIT / EMERGENCY BATTERY LIGHT WITH DIRECTIONAL ARROW, SHADING INDICATES FACE
- COMBINATION WALL MOUNTED EXIT / EMERGENCY BATTERY LIGHT WITH DIRECTIONAL ARROW, SHADING INDICATES FACE

KEYNOTE

MARK	TEXT
3.01	ALIGN NEW SUSPENDED CEILING SYSTEM GRID WITH WALL
3.02	BOTTOM OF PENDANT 7'-0" AFF
3.03	RESTROOMS COMPLETED BY LANDLORD PRIOR TO TENANT IMPROVEMENT BUILD OUT
3.04	OPEN TO STRUCTURE ABOVE



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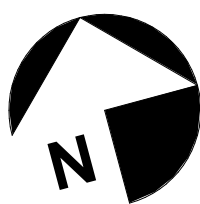
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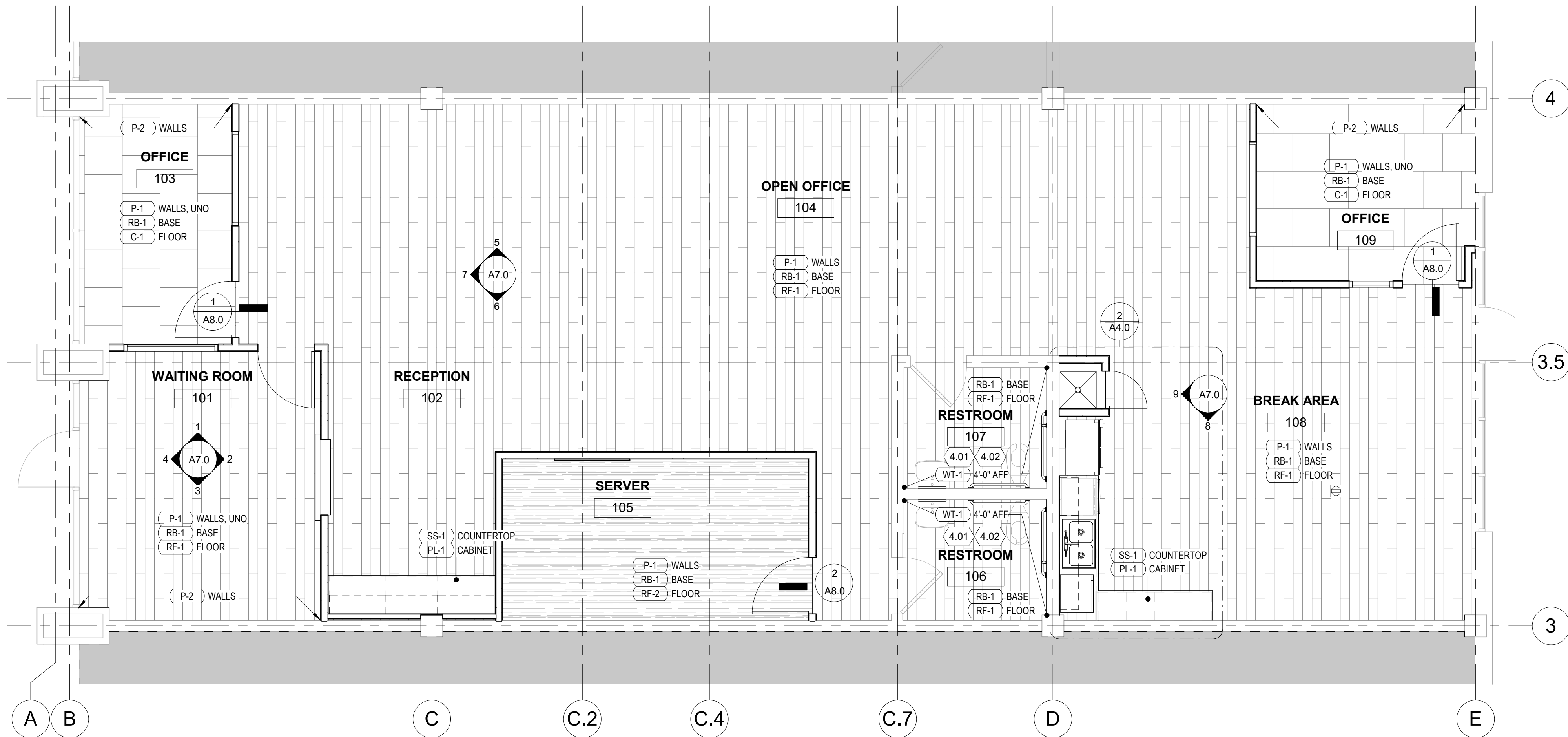
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REFLECTED CEILING PLAN

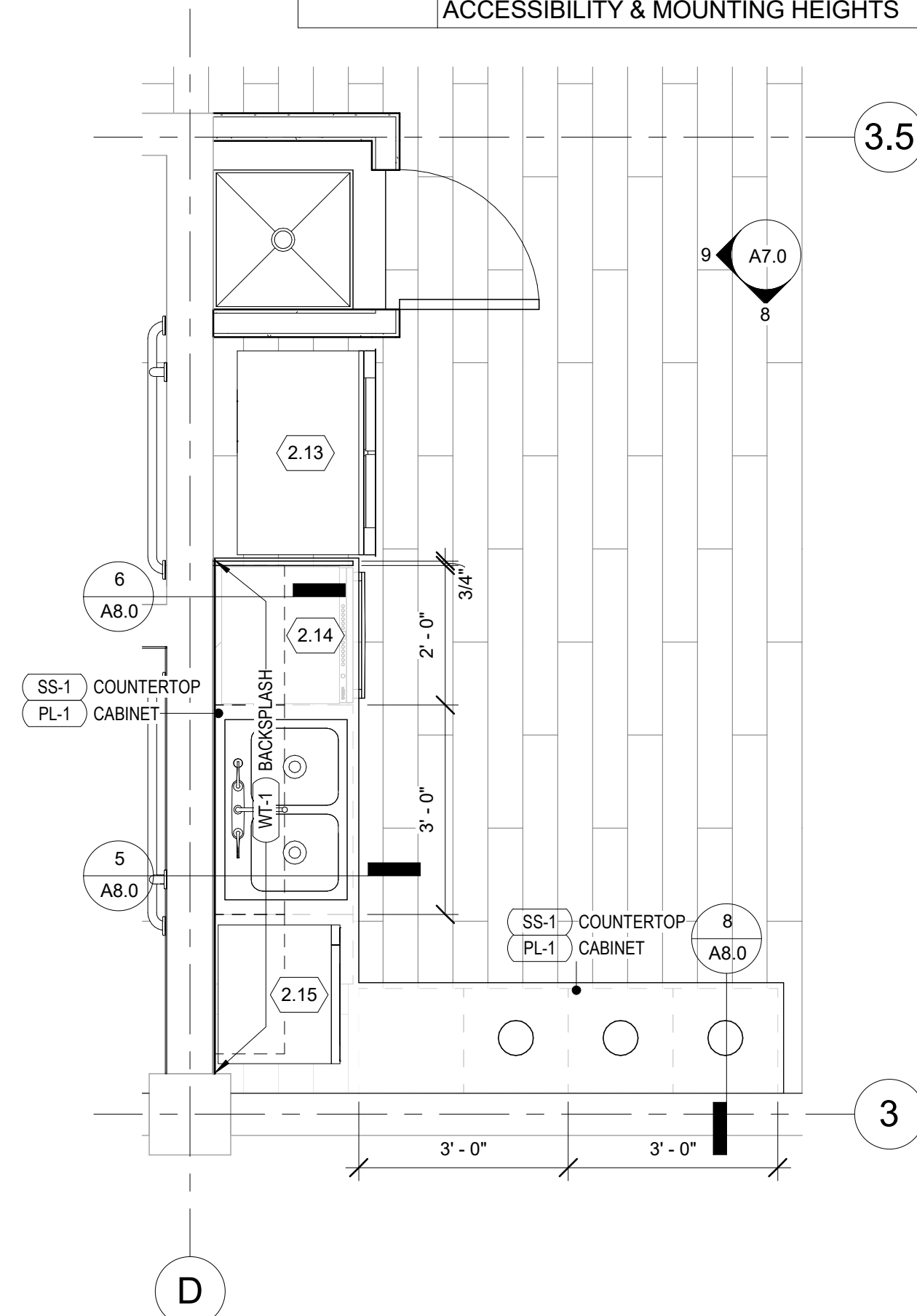


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1 LEVEL 1 FINISH FLOOR PLAN  
1/4" = 1'-0"



2 KITCHENETTE ENLARGED PLAN  
1/2" = 1'-0"

#### GENERAL NOTES

- CONTRACTOR SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES.
- IN THE EVENT OF OMITTED NECESSARY DIMENSIONS, THE CONTRACTOR SHALL NOTIFY THE DESIGNER AND/ OR ARCHITECT.
- VERIFY ALL DIMENSIONS, CONDITIONS AND GRADES AT JOB SITE PRIOR TO COMMENCING WORK.
- REFER TO INTERIOR ELEVATIONS FOR ADDITIONAL FINISH INFORMATION.
- ALL WALL PAINT TO BE EGGSHELL FINISH, UNLESS NOTED OTHERWISE.
- ALL CEILING AND SOFFITS TO BE FLAT FINISH PAINT, EXCEPT IN WET AREAS OR AS NOTED OTHERWISE.
- PAINT TO GO ALL THE WAY TO DECK WHEN STRUCTURE IS EXPOSED.
- ALL EXPOSED COLUMNS TO BE PAINTED SEMI-GLOSS.
- ALL FINISHED TO BE PROTECTED DURING CONSTRUCTION.
- CONTRACTOR TO PROVIDE RUBBER BASE ON ALL MILLWORK, UNO. REF: INTERIOR ELEVATIONS.
- CONTRACTOR TO PROVIDE TRANSITIONS AT ALL MATERIAL CHANGES AS INDICATED. ALL TRANSITIONS TO BE AT THE CENTER OF THRESHOLD OR ALIGNED AT ADJACENT WALL, WERE APPLICABLE.

#### PLAN LEGEND

- SEALED CONCRETE
- RESILIENT FLOOR - SHEET VINYL
- 24" X 24" CARPET TILE [ASHLAR]
- RESILIENT FLOOR [1/3 OFFSET]

#### KEYNOTE

MARK	TEXT
2.13	FRIDGE WITH WATER/ ICE DISPENSER; PROVIDED BY TENANT, INSTALLED BY GC
2.14	DISHWASHER; PROVIDED BY TENANT, INSTALLED BY GC
2.15	MICROWAVE; PROVIDED BY TENANT, INSTALLED BY GC
4.01	PROVIDE TILE TO 4'-0" AFF ON PLUMBING WALL AND ADJACENT WALL(S) WITHIN 4'-0" OF THE TOILET.
4.02	PROVIDE GRAB BARS PER G0.3 ACCESSIBILITY & MOUNTING HEIGHTS

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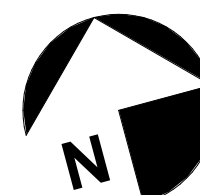
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FLOOR FINISH PLAN



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