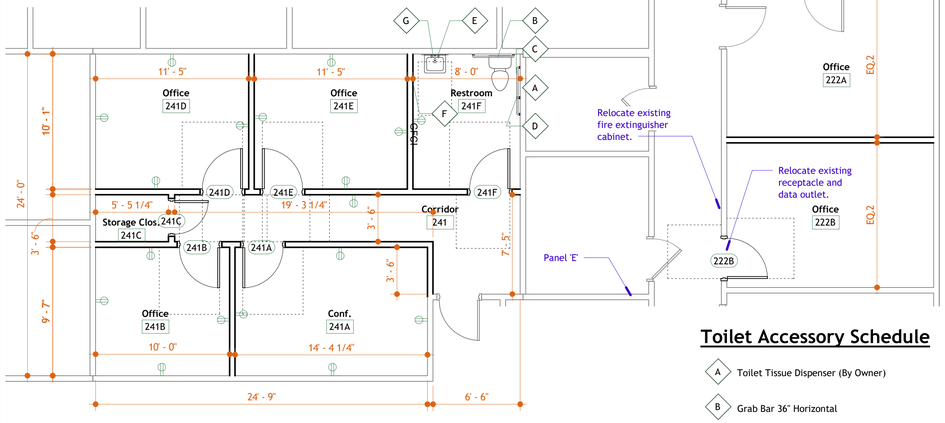
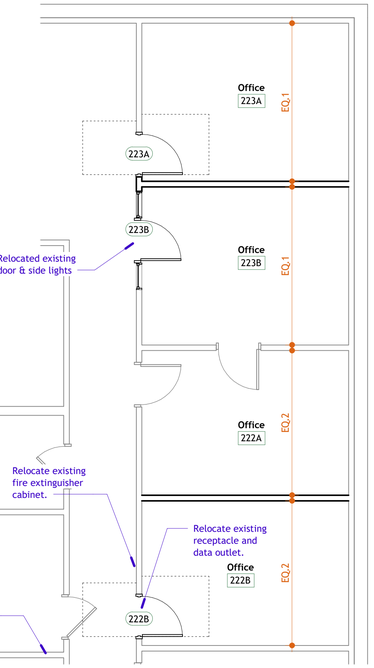
General Floor Plan Notes:

1. All dimensions on floor plans are from face of finish gypsum board, face of masonry, face of concrete or centerline of columns unless noted otherwise.
2. Gypsum board on walls not required to extend to bottom of structure above shall terminate 6 " above the highest adjoining ceiling and the stud shall be braced either by attaching alternating diagonal studs 48" O.C.from top of wall to structure or by extending wall studs to structure above.
3. Provide wood blocking in walls and ceiling as required for installation of casework or other surface mounted accessories.
4. Provide sound batt insulation at all interior walls of offices, conference rooms and toilet rooms.
5. Interior door frame jambs typically located 4" from adjacent wall unless noted otherwise.
6. Typical wall type, unless noted otherwise, is: (1) layer 5/8" gypsum wall board each side & 3 5/8" 33Mil metal stud at 1'-4" O.C., paint (1 layer base & 2 layer finish).
7. Relocate electrical and data outlets as required for new work.
8. Wall surface within 4'-0" of a water source shall recieve Epoxy paint.
9. Flooring shall be carpet: As selected by Owner.



1 Renovated Office Spaces
3/16" = 1'-0"



Door Schedule

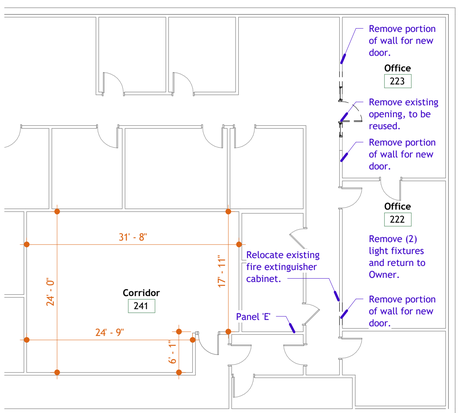
Door Info:					Hardware Info:				
222B	Door Type:	A	Label:		Hinge:	3	Ball Bearing	Signage:	
			Door Material:	Wood	Closer:			Threshold:	
W: 3' - 0"	Frame Type:	1	Glazing:		Stop:	1	Wall	Weatherstripping:	
			Frame Material:	Hollow Metal	Lockset:	1	Office, Lever		
H: 7' - 0"	Hdwe Set:		Frame Depth:	5 7/8"	Comments:				
			Detail Type:		Access Controls:				
223A	Door Type:	A	Label:		Hinge:	3	Ball Bearing	Signage:	
			Door Material:	Wood	Closer:			Threshold:	
W: 3' - 0"	Frame Type:	1	Glazing:		Stop:	1	Wall	Weatherstripping:	
			Frame Material:	Hollow Metal	Lockset:	1	Office, Lever		
H: 7' - 0"	Hdwe Set:		Frame Depth:	5 7/8"	Comments:				
			Detail Type:		Access Controls:				
241A	Door Type:	A	Label:		Hinge:	3	Ball Bearing	Signage:	
			Door Material:	Wood	Closer:			Threshold:	
W: 3' - 0"	Frame Type:	1	Glazing:		Stop:	1	Wall	Weatherstripping:	
			Frame Material:	Hollow Metal	Lockset:	1	Passage		
H: 7' - 0"	Hdwe Set:		Frame Depth:	5 7/8"	Comments:				
			Detail Type:		Access Controls:				
241B	Door Type:	A	Label:		Hinge:	3	Ball Bearing	Signage:	
			Door Material:	Wood	Closer:			Threshold:	
W: 3' - 0"	Frame Type:	1	Glazing:		Stop:	1	Wall	Weatherstripping:	
			Frame Material:	Hollow Metal	Lockset:	1	Office, Lever		
H: 7' - 0"	Hdwe Set:		Frame Depth:	5 7/8"	Comments:				
			Detail Type:		Access Controls:				
241C	Door Type:	A	Label:		Hinge:	3	Ball Bearing	Signage:	
			Door Material:	Wood	Closer:			Threshold:	
W: 2' - 6"	Frame Type:	1	Glazing:		Stop:			Weatherstripping:	
			Frame Material:	Hollow Metal	Lockset:	1	Storeroom, Lever		
H: 7' - 0"	Hdwe Set:		Frame Depth:	5 7/8"	Comments:				
			Detail Type:		Access Controls:				
241D	Door Type:	A	Label:		Hinge:	3	Ball Bearing	Signage:	
			Door Material:	Wood	Closer:			Threshold:	
W: 3' - 0"	Frame Type:	1	Glazing:		Stop:	1	Wall	Weatherstripping:	
			Frame Material:	Hollow Metal	Lockset:	1	Office, Lever		
H: 7' - 0"	Hdwe Set:		Frame Depth:	5 7/8"	Comments:				
			Detail Type:		Access Controls:				
241E	Door Type:	A	Label:		Hinge:	3	Ball Bearing	Signage:	
			Door Material:	Wood	Closer:			Threshold:	
W: 3' - 0"	Frame Type:	1	Glazing:		Stop:	1	Wall	Weatherstripping:	
			Frame Material:	Hollow Metal	Lockset:	1	Office, Lever		
H: 7' - 0"	Hdwe Set:		Frame Depth:	5 7/8"	Comments:				
			Detail Type:		Access Controls:				
241F	Door Type:	A	Label:		Hinge:	3	Ball Bearing	Signage:	ADA Unisex Toilet
			Door Material:	Wood	Closer:			Threshold:	
W: 3' - 0"	Frame Type:	1	Glazing:		Stop:	1	Wall	Weatherstripping:	
			Frame Material:	Hollow Metal	Lockset:	1	Privacy, Lever		
H: 7' - 0"	Hdwe Set:		Frame Depth:	5 7/8"	Comments:				
			Detail Type:		Access Controls:				

Toilet Accessory Schedule

- A Toilet Tissue Dispenser (By Owner)
- B Grab Bar 36" Horizontal
- C Grab Bar 42" Horizontal
- D Grab Bar 18" Vertical
- E Mirror Glass
- F Soap Dispenser (By Owner)
- G Under Lavatory Protection

General Existing Plan Notes:

1. Refer to new floor plans to determine full extents of demolition required.
2. Not all existing elements are shown. General Contractor shall be responsible for field verifying all required dimensions.
3. The General Contractor is responsible for field verification of respective dimensions and existing conditions. The use of these Contract Documents by any contractor, subcontractor, supplier, or manufacturer in lieu of preparation of shop drawings, implies acceptance of information shown as verified. This action obligates the user to pay any expense arising due to errors that are a result of forgoing field verification.



2 Existing Floor Plan
3/32" = 1'-0"

General Demolition Plan Notes:

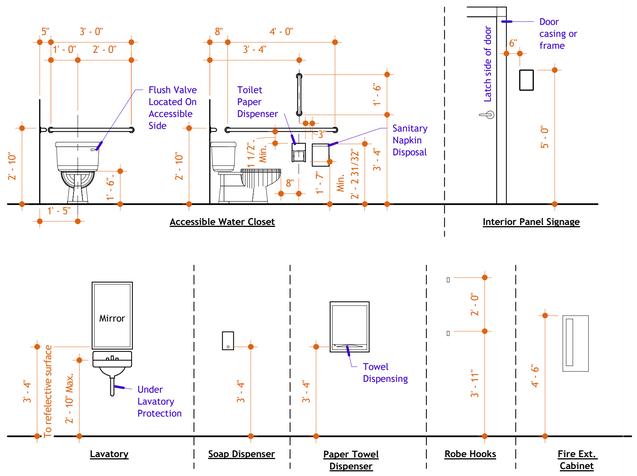
1. Verify with municipal or utility authorities, locations of existing utilities above and below grade. Contractor is responsible for protecting and maintaining utilities to remain.
2. Field verify all existing conditions. Notify Architect / Engineer immediately of any discrepancies that exist.
3. Remove existing construction as noted and where shown dashed. Contractor is responsible for all demolition required for the installation of new work, and for protection of items to remain.
4. Contractor is responsible for any demolition that is not shown on demolition drawings but is required for new construction.
5. If Contractor becomes aware of any load bearing points within demolition not noted on the drawings, the Contractor shall notify Architect / Engineer prior to removing the construction.
6. Patch openings in walls, ceilings and floors resulting from demolition work. Patch with matching materials and construction unless noted otherwise.
7. The Owner has first right of refusal of all salvageable items removed during demolition including furnishings.
8. Remove all underground obstruction down a minimum of 1'-6" to allow for new construction.
9. Refer to enlarged plans, section details and elevations for additional demolition work required for new construction.
10. Refer to Mechanical / Electrical Plans and Specifications for removal / relocation / rerouting of existing utilities.
11. Demolition of existing utilities shall be made so that service to other areas utilized by the Owner are not interrupted. Provide temporary utilities, isolation valves, disconnects, etc. where required during demolition and new construction.
12. Saw cut and patch existing floor slabs as required for new piping. Refer to Plumbing Drawings.
13. Where existing electrical junction boxes are abandoned in walls to remain, i.e., switches, wall sources, etc. replace with a blank cover plate.
14. Remove existing ceilings where reflected ceiling plans indicate new ceilings.

4 Door Type Elevations
No Scale

5 Door Frame Type Elevations
No Scale

General Electrical Plan Notes:

1. All work shall be installed per NFPA 70: National Electrical Code.
2. Furnish and install all hangers and support steel fabrications required for the proper support and seismic bracing of all light fixtures, conduits, equipment, etc.
3. All work shall be performed in a neat and workmanlike manor and according to good practice.
4. Contractor responsible for all permits, certificates, and licenses required for the work.
5. All receptacle outlets shall be mounted at 1'-6" above floor, unless noted otherwise. Provide 20amp 125vac, specification grade.
6. Provide GFCI receptacles as required by code; minimum within 4'-0" of water source.
7. All light switches shall be mounted with center at 4'-0" above floor and near latch side of room door. Provide 20amp 125vac, specification grade.
8. Refer to reflected ceiling plan for light fixture locations.
9. Provide all materials required to properly power all devices and equipment installed. Refer to manufacturer's instructions for devices. All materials used shall be approved by Underwriter's Laboratories.
10. No exposed wire runs.
11. Concealed wire runs shall be EMT or MC cable.
12. Liquid tight flexible metal conduit shall be used for all mechanical equipment connections.
13. Crimp tight connections shall not be allowed.
14. Disconnect switches shall be 'Heavy Duty' rated, NEMA 1 or 3R, as required.
15. Provide all junction boxes as required.
16. Contractor shall visit the site and be responsible for exact circuit lengths and installation requirements.
17. Coordinate with other trades to avoid conflict. No claim for costs will be allowed for relocating equipment that interferes with other trades work.
18. Drawings are diagrammatic and indicate the general arrangement of electrical installation. The exact location and routing of conduit, receptacles, etc., shall be determined in the field.
19. All penetrations through walls, floors, or roofs, shall be provided with properly sized sleeve and sealed.
20. Contractor shall size wiring to minimize voltage drop based upon in field routing. Voltage drop shall not exceed 3%.
21. Contractor shall provide laminated identification tags for panels and disconnect switches. Id tags shall be black with white engraved letters.
22. Panel board directories shall be typed.
23. All circuits shall be wired to Panel 'E'.



Standard Mounting Heights
3/8" = 1'-0"

General Ceiling Plan Notes:

1. All ceilings height = 9'-6" AFF, unless noted otherwise.
2. Provide control joints or other isolation means in gypsum board panels where (a) partition, furring, soffit, bulkhead or ceiling, (b) construction changed within plane of partition or ceiling, (c) partition, furring, soffit, bulkhead or ceiling run exceeds 30'-0",(d) as noted.
3. Realign diffusers and light fixtures as required in Office 222A, 222B, 223A, and 222B.
4. Fire supression contractor to provide initial design letter.

Suspended ceiling seismic design notes:

Seismic design categories D, E, & F - provide per ASTM c635 / c636, and the following seismic requirements:

A. Heavy-duty grid system.
B. Seismic code compliant 7/8" wall molding and seismic clip system. (clips not required for ceiling area of 144 sf or less that is surrounded by walls / soffits that are lateraly braced to structure above.)
C. Attached grid to two adjacent walls with seismic clips and set screws; opposite walls attached with seismic clips (no set screw) with 3/4" clearance.
D. For ceiling areas over 1,000 sf - provide lateral force bracing by means of a seismic code compliant compression post (emt conduit or metal stud of appropriate gauge for securement height) and splay wire combination at main runners. Space bracing not more than 12-feet each way and a minimum of 6-feet from perimeter walls / soffits.
E. For ceiling areas over 2,500 sf - provide hidden, seismic code compliant, separation joint system to create ceiling areas less than 2,500 sf.
F. Changes in ceiling plane elevation to have positive bracing.
G. Perimeter support wires within 8" of walls, (not required for ceiling area of 144 sf or less that is surrounded by walls / soffits that are laterally braced to structure above.)

Reflected Ceiling Plan Key Notes:

1. 2x2 Ceiling tile: Basis of Design is Orion 75 (62150) by USG.
2. Light fixture (Lay-in): Basis of Design is PanelF-1A-040-UNV-D-8-40-24-G-WH by Sylvania.
3. Exit combo light fixture: Basis of Design is LPRX-G-U-WH-LD11-R by LSI Industries.
4. Emergency light fixture (Lay-in): Basis of Design is PanelF-1A-040-UNV-D-8-40-24-G-WH-E by Sylvania.
5. Ceiling mounted occupancy sensor: Basis of Design is PIR 0041540 by Sylvania.
6. Light fixture (Surface Mount): Basis of Design is FMVCSLS-24IN-MVOLT-30K-90CRI-BN by Lithonia.

3 First Floor Ceiling Plan
1/8" = 1'-0"

Kirtley Annex - Office Renovation

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February 19, 2019

Project Drawings

A101