

GENERAL NOTES :

A) SUBSTITUTIONS AND QUALIFICATIONS:

- 1) ALL PRICING SHALL BE BASED ON THE CONSTRUCTION DOCUMENTS WITHOUT SUBSTITUTION OR ALTERATION. HOWEVER, THE GENERAL CONTRACTOR MAY OFFER PRODUCT OR CONSTRUCTION METHOD SUBSTITUTIONS WHEREVER SUBSTANTIAL SAVINGS MAY BE AVAILABLE TO THE OWNER. THE GENERAL CONTRACTOR SHALL CALL OUT AND CLEARLY IDENTIFY PROPOSED SUBSTITUTIONS. PROPOSED SUBSTITUTIONS SHALL BE REVIEWED BY THE OWNER AND ARCHITECT AND HE/SHE SHALL HAVE FINAL AUTHORITY TO ACCEPT OR REJECT SUBSTITUTIONS AS "EQUAL" TO THE SPECIFIED ITEM OR ASSEMBLY. ANY QUALIFICATIONS TO THE BID PROPOSING ALTERNATIVE SYSTEMS, MATERIALS, METHODS, ETC., (WHICH IN THE GENERAL CONTRACTORS OPINION REDUCE THE TOTAL COST OF THE JOB) SHALL BE OUTLINED AND ATTACHED TO THE BID FOR REVIEW BY THE ARCHITECT AND TENANT. IF THE GENERAL CONTRACTOR DOES NOT IDENTIFY AND RECEIVE OWNER APPROVAL FOR SUBSTITUTIONS, THEN THE OWNER RETAINS THE RIGHT TO DEMAND THAT THE PRODUCTS OR CONSTRUCTION METHOD ORIGINALLY SPECIFIED BE INSTALLED WITHOUT ADDITIONAL EXPENSE TO THE TENANT.
- 2) PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR AND APPROPRIATE SUBCONTRACTORS SHALL THOROUGHLY EXAMINE THE SITE AND THE CONSTRUCTION DOCUMENTS TO ENSURE THEIR KNOWLEDGE OF ALL RELEVANT FIELD CONDITIONS AND REQUIREMENTS AFFECTING THE WORK. NO CLAIM FOR EXTRA COMPENSATION WILL BE ALLOWED FOR THE GENERAL CONTRACTOR'S OR SUBCONTRACTOR'S FAILURE TO COMPLY WITH THE REQUIREMENT.

B) GENERAL REQUIREMENTS:

- 1) CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANYTIME WITHOUT APPROVED CONTRACT DOCUMENTS.
- 2) THE CONTRACT DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF PDF ARCHITECTS, WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE CONTRACT DOCUMENTS SHALL NOT BE USED BY OWNER, TENANT OR OTHERS FOR ALTERNATE OR FUTURE PROJECTS OR EXTENSIONS TO THE PROJECT, NOR ARE THEY TO BE MODIFIED IN ANY MANNER WHATSOEVER EXCEPT BY AN AGREEMENT IN WRITING FROM POWELL DUDLEY FRITH ARCHITECTS.
- 3) IT IS THE INTENT AND MEANING OF THE CONTRACT DOCUMENTS THAT THE CONTRACTOR SHALL PROVIDE AN INSTALLATION THAT IS COMPLETE AND ALL ITEMS AND APPURTENANCES NECESSARY, REASONABLY INCIDENTAL, OR CUSTOMARILY INCLUDED EVEN THOUGH EACH AND EVERY ITEM IS NOT SPECIFICALLY CALLED OUT OR SHOWN.
- 4) CONTRACTOR SHALL COORDINATE ALL ARCHITECTURAL, MECHANICAL, TELEPHONE, ELECTRICAL INCLUDING LIGHTING AND PLUMBING TO ENSURE THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ALL EQUIPMENT IS REQUIRED.
- 5) DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS AND ALIGNMENTS SHALL GOVERN. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL BE RESPONSIBLE FOR THEIR CORRECTNESS. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED BECAUSE OF DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND THOSE INDICATED ON THE DRAWINGS, UNLESS THEY CONTRIBUTE TO A CHANGE IN THE SCOPE OF THE WORK. ANY DIFFERENCES WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR DECISION PRIOR TO PROCEEDING WITH THE WORK. HORIZONTAL DIMENSIONS INDICATED ARE TO/FROM FINISHED FACE OF WALL UNLESS NOTED OTHERWISE. VERTICAL DIMENSIONS ARE FROM FINISHED FLOOR UNLESS OTHERWISE. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT UNLESS NOTED.
- 6) CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES. AS REQUIRED BY TENANT.
- 7) THE GENERAL CONTRACTOR SHALL ALSO PROVIDE A SCHEDULE OF REQUIRED SHOP DRAWINGS AND SUBMITTALS TO THE ARCHITECT AND TENANT. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT WITH TWO (2) SETS OF PRINTS . THE GENERAL CONTRACTOR SHALL PROVIDE MANUFACTURER'S CUTSHEETS AND/OR SHOP DRAWINGS FOR THE ARCHITECTS REVIEW AND APPROVAL INCLUDING BUT NOT LIMITED TO THE FOLLOWING: SHOP FABRICATED MILLWORK, DOORS, FRAMES, HARDWARE, FABRIC CANOPY AND ASSOCIATED STRUCTURE, CARPET SEAMING DIAGRAMS, STEEL HANDRAILS/GUARDRAILS, MECHANICAL EQUIPMENT AND DUCTWORK LAYOUT, ROOFING MANUFACTURER, SPECIFICATIONS, DETAILS AND WARRANTY, SPRINKLER LAYOUT, ALUMINUM AND GLASS STOREFRONT, LIGHTING FIXTURES AND PLUMBING FIXTURES.
- 8) CONTRACTOR WILL APPOINT ONE SPECIFIC INDIVIDUAL FOR LIAISON WITH TENANT REPRESENTATIVE AND ARCHITECT.
- 9) THE WORK SHALL BE DONE IN ACCORDANCE WITH ALL RULES AND REGULATIONS OF ALL APPLICABLE SAFETY AND BUILDING CODES AS WELL AS THE AMERICANS WITH DISABILITIES ACT (ADA) ACCESSIBLE GUIDELINES. ALL MATERIALS AND SYSTEMS SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND ALL CONSTRUCTION SHALL BE OF INDUSTRIAL STANDARD QUALITY OR BETTER. THE ARCHITECT SHALL BE THE ULTIMATE JUDGE OF QUALITY AS STATED IN AIA DOCUMENT A201 , AND SHALL COORDINATE SUCH WITH THE TENANT.
- 10) THE GENERAL CONTRACTOR SHALL CONTINUOUSLY CHECK ARCHITECTURAL AND STRUCTURAL CLEARANCES FOR ACCESSIBILITY OF EQUIPMENT AND MECHANICAL AND ELECTRICAL SYSTEMS. NO ALLOWANCES OF ANY KIND WILL BE MADE FOR THE CONTRACTOR'S NEGLIGENCE TO FORESEE MEANS OF INSTALLING EQUIPMENT INTO POSITION INSIDE STRUCTURES.
- 11) THE GENERAL CONTRACTOR SHALL WAIVE "COMMON PRACTICE" AND "COMMON USAGE" AS CONSTRUCTION CRITERIA WHEREVER DETAILS AND CONTRACT DOCUMENTS OF GOVERNING CODES, ORDINANCES, ETC. REQUIRE INCREASED QUANTITY OR BETTER QUALITY THAN COMMON PRACTICE OR COMMON USAGE WOULD REQUIRE.
- 12) THE GENERAL CONTRACTOR SHALL ORDER AND SCHEDULE DELIVERY OF MATERIALS WITH AMPLE TIME TO AVOID DELAYS IN CONSTRUCTION. IF AN ITEM IS FOUND TO BE UNAVAILABLE OR TO HAVE A LONG LEAD TIME, CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY AND MAY BE ASKED TO MAKE RECOMMENDATIONS FOR EQUAL MATERIALS THAT WOULD BE AVAILABLE IN THE SCHEDULED TIME FRAME NECESSARY TO COMPLETE THE PROJECT ON SCHEDULE AND BUDGET.
- 13) CONTRACTOR IS RESPONSIBLE FOR RECEIVING AND ON-SITE STORAGE OF ALL SOFT-GOODS (SMALLWARES, ETC.) DURING REGULAR CONSTRUCTION HOURS.
- 14) GENERAL CONTRACTOR SHALL NOTIFY THE TENANT IN WRITING OF ANY DEFICIENCIES IN BASE BUILDING WORK PRIOR TO THE COMMENCEMENT OF THE WORK. ANY UNREPORTED DEFICIENCIES WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT.
- 15) THE GENERAL CONTRACTOR IS RESPONSIBLE FOR, AND SHALL PROVIDE, PROTECTION FOR ANY EXISTING FINISHES TO REMAIN. THE GENERAL CONTRACTOR SHALL EXERCISE EXTREME CARE AND PRECAUTION DURING CONSTRUCTION OF THE WORK, AND SCHEDULE THE WORK TO MINIMIZE DISTURBANCES TO ADJACENT SPACES AND/OR STRUCTURES AND THEIR OCCUPANTS, PROPERTY, PUBLIC THOROUGHFARES, ETC. THE GENERAL CONTRACTOR SHALL TAKE PRECAUTIONS AND BE RESPONSIBLE FOR THE SAFETY OF ALL BUILDING OCCUPANTS FROM CONSTRUCTION PROCEDURES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY OVERTIME COSTS INCURRED THEREBY.
- 16) ALL DEBRIS SHALL BE REMOVED FROM THE SITE ON A DAILY BASIS, WHEN POSSIBLE. UPON COMPLETION OF THE WORK, REMOVE ALL DEBRIS FROM THE BUILDING CREATED BY WORK PROVIDED UNDER THIS CONTRACT AND LEAVE ALL AREAS CLEAN.
- 17) THE GENERAL CONTRACTOR SHALL PROVIDE NEW FIRE EXTINGUISHERS, AND ASSOCIATED FRAMING AND DRYWALL FURRING (AS REQUIRED) TO FULLY COMPLY WITH APPLICABLE LOCAL BUILDING CODES. LOCATIONS TO BE COORDINATED IN THE FIELD WITH THE ARCHITECT. THE GENERAL CONTRACTOR SHALL SUBMIT MANUFACTURER PRODUCT DATA FOR APPROVAL. COORDINATE WITH PROJECT MANAGER AND CITY AUTHORITIES.
- 18) CONTRACTOR SHALL CONTROL NOISE PRODUCING ITEMS (STEREOS) AT ALL TIMES.
- 19) CONTRACTOR TO INSTALL ALL ARTWORK & DECOR, INCLUDING WALL HUNG PICTURES.

C) MILLWORK NOTES:

- 1) ALL MILLWORK SHALL BE FABRICATED AND INSTALLED BY A QUALIFIED MILLWORK CONTRACTOR WITH EXPERIENCE IN COMMERCIAL APPLICATIONS, SIMILAR TO THE SCOPE OF THE JOB.
- 2) CONTRACTOR IS RESPONSIBLE FOR PROVIDING ADEQUATE BLOCKING AT THE REQUIRED LOCATIONS FOR ALL WALL MOUNTED SHELVING, TABLES, ETC. NO EXTRA FEES WILL BE ENTERTAINED FOR LACK OF COORDINATION.
- 3) THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND HARDWARE CATALOGUE CUTS OF ALL MILLWORK AND HARDWARE FOR REVIEW BY THE ARCHITECT AND IN ACCORDANCE WITH CONSTRUCTION DOCUMENTS. SHOP DRAWINGS SHALL BE AT A LARGE SCALE, SUFFICIENT TO INDICATE TO THE ARCHITECT THE METHOD AND MEANS OF CONSTRUCTION, INCLUDING JOINT LOCATIONS AND DETAILS. FABRICATION OF MILLWORK SHALL NOT PROCEED UNTIL SHOP DRAWINGS HAVE BEEN APPROVED BY THE ARCHITECT. SHOP DRAWINGS SHALL BE SUBMITTED WITH TWO (2) SETS OF PRINTS.
- 4) THE METHOD OF MANUFACTURING, FABRICATING AND INSTALLING MILLWORK, EQUIPMENT, AND IT'S STRUCTURAL COMPONENTS DEFINED IN THE CONTRACT DOCUMENTS IS REPRESENTATIVE AND INDICATE DESIGN INTENT ONLY. IF THE MATERIALS, DETAILS OR DIMENSIONAL PROPERTIES ARE AT VARIANCE WITH THE GENERAL CONTRACTOR'S OR MANUFACTURER'S RECOMMENDATIONS, ALTERNATE DETAILS WILL BE CONSIDERED FOR REVIEW BY THE ARCHITECT. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO GUARANTEE THAT THE MILLWORK AND EQUIPMENT WILL HAVE PROPER SUPPORT, STABILITY AND FAULT-FREE PERFORMANCE. ALL WORK SHALL CONFORM TO AMERICAN WOODWORKING INSTITUTE (AWI) STANDARDS FOR PREMIUM CONSTRUCTION. ANY SUBSTITUTIONS MUST BE SUBMITTED TO THE ARCHITECT REVIEW AND APPROVAL.
- 5) IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO OBTAIN ACCURATE FIELD MEASUREMENTS AND TO VERIFY DIMENSIONS AND TO PROVIDE SHOP DRAWINGS TO ENSURE AN ACCURATE FIT.
- 6) ONLY EXPOSED HARDWARE IS SPECIFIED IN THIS DOCUMENT. THE GENERAL CONTRACTOR SHALL SUPPLY ALL OTHER NECESSARY HARDWARE TO COMPLETE THE WORK. ALL UNSPECIFIED HARDWARE SHALL BE OF THE HIGHEST QUALITY AND DURABILITY. THE GENERAL CONTRACTOR SHALL PROVIDE CATALOGUE CUTS OF ALL HARDWARE FOR REVIEW BY THE ARCHITECT.
- 7) WOOD CABINETS, COUNTERTOPS, TRIM AND RAILS ARE TO COMPLY WITH CURRENT AWI "WOOD CABINET" DIVISIONS AND SECTIONS AND ALL OTHER APPLICABLE AMERICAN WOODWORKING INSTITUTE STANDARD (AWI). ALL LUMBER, PLYWOOD, BLOCKING, ETC. SHALL BE FIRE RETARDANT WHERE REQUIRED BY LOCAL BUILDING CODES, AS INTERPRETED BY THE LOCAL CODE OFFICIAL.
- 8) INSTALL MILLWORK TO PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS. PROVIDE ALL REQUIRED BLOCKING AT NEW OR EXISTING CONSTRUCTION FOR INSTALLATION OF MILLWORK. SCRIBE AND CUT MILLWORK TO FIT TIGHTLY ADJOINING WORK, PROVIDE SEALANT AT GAPS. ALL EXPOSED ANCHORS, NAIL HEADS, SCREW HEADS, CHIPS, INDENTATIONS OR IMPERFECTIONS IN WOOD SURFACES TO BE PAINTED SHALL BE FILLED, SANDED, SEALED AND PREPARED FOR PAINTING.
- D) DOOR AND MILLWORK NOTES:
- 1) PROVIDE ALL HARDWARE, DOOR PULLS, HINGES, CLOSERS, ELECTROMAGNETIC DEVICES, WEATHER-STRIPPING ETC. REQUIRED TO PROVIDE A FULL AND COMPLETE INSTALLATION.
- 2) CONTRACTOR SHALL PROVIDE A HARDWARE SCHEDULE AND CATALOGUE CUTS FOR ALL FINISH HARDWARE FOR APPROVAL BY THE ARCHITECT.
- 3) ALL KNOBS, PULLS AND LOOKS ARE TO BE PROVIDED BY A SINGLE MANUFACTURER IN MATCHING FINISHES. ALL HINGES AND OTHER MISCELLANEOUS EXPOSED HARDWARE TO BE IN SIMILAR AND COMPLETE FINISHES. TYPICAL FINISH SHALL BE POLISHED CHROME DOOR HARDWARE.
- 4) PROVIDE THREE (3) HINGES PER DOOR TYPICALLY, UNLESS THE WEIGHT OR SIZE OF THE DOOR REQUIRES ADDITIONAL HINGES.
- 5) PROVIDE SILENCERS AT ALL METAL FRAME DOORS. PROVIDE WALL OR FLOOR MOUNTED DOOR STOPS AT ALL DOORS. (INSURE ADEQUATE BLOCKING FOR WALL MOUNTED STOPS.) SUBMIT TO ARCHITECT FOR APPROVAL . PROVIDE NON-REMOVABLE HINGES AT REAR DOORS.

E) PARTITIONS:

- 1) ALL DRYWALL WORK SHALL BE DONE BY A QUALIFIED INSTALLER WITH EXPERIENCE IN COMMERCIAL APPLICATIONS SIMILAR IN SCOPE TO THIS JOB. ALL PARTITIONS ARE DIMENSIONED FROM FINISHED FACE OF GYPSUM WALL BOARD TO FINISHED FACE, UNLESS OTHERWISE NOTED.
- 2) AT ALL NON-RATED PARTITIONS AND CEILINGS, GYPSUM WALL BOARD SHALL BE 5/8" THICK, ASTM C-36. ALL PARTITIONS, CORNER TRIM, EDGE TRIM AND JOINTS TO EXISTING DRYWALL SURFACES SHALL BE TAPED BEDDED IN JOINT COMPOUND AND SANDED SMOOTH WITH NO VISIBLE JOINTS. GALVANIZED METAL BEAD SHALL BE USED AT ALL EXPOSED CORNERS, EDGES AND REVEALS.
- 3) PROVIDE ACOUSTICAL BATT INSULATION AND ACOUSTICAL SEALANT AT ALL ACOUSTICAL PARTITIONS. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS AND SET METAL RUNNERS IN A BEAD OF SEALANT.
- 4) ALL PARTITIONS AND DOOR JAMBS SHALL BE BRACED TO THE UNDERSIDE OF THE STRUCTURE ABOVE. ALL WOOD BLOCKING TO BE FIRE-RESISTANT TREATED WHERE REQUIRED.
- 5) ALL WALL LOCATIONS TO BE FULLY CHALKED-OUT ON THE SLAB (INCLUDING DOOR LOCATIONS) AND APPROVED BY THE ARCHITECT OR OWNER BEFORE PROCEEDING WITH WALL CONSTRUCTION.
- 6) ALL WALL, FLOOR, CEILING PENETRATIONS TO BE PACKED WITH ROCK WOOL AND COVERED WITH STEEL PLATES.

F) CEILINGS:

- 1) INSTALL SUSPENSION SYSTEMS TO COMPLY WITH ASTM C636, WITH HANGERS SUPPORTED ONLY FROM BUILDING STRUCTURAL MEMBERS. LOCATE HANGERS NOT LESS THAN 6" FROM EACH END AND SPACED 4'-0" ALONG EACH CARRYING MEMBER, UNLESS OTHERWISE INDICATED, LEVELING TO TOLERANCE OF 1/8" IN 12'-0" NON-ACCUMULATIVE.

G) FLOOR FINISH:

- 1) EXISTING INTERIOR CONCRETE FLOOR SURFACES TO REMAIN SHALL BE THOROUGHLY CLEANED, REPAIRED, AND SEALED AS PER FLOOR COVERING MANUFACTURER REQUIREMENTS.
- 2) VINYL BASE SHALL BE 4" HIGH, 1/8" THICK, COVE BASE EXCEPT WHERE INDICATED OTHERWISE. USE ROLL GOODS ONLY FOR VINYL BASE. COLOR TO BE SELECTED BY ARCHITECT. ALL SEAMS TO OCCUR AT INSIDE CORNERS.
- 3) SAMPLE OF CONCRETE FINISH SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO ORDERING MATERIAL.

H) PAINT AND WALL FINISH:

- 1) ALL SURFACES TO BE PAINTED ARE TO BE PREPARED FOR PRIMING IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- 2) ALL PREVIOUSLY UNPAINTED SURFACES SHALL RECEIVE ONE (1) PRIME AND TWO (2) FINISH COATS. ALL PREVIOUSLY PAINTED SURFACES SHALL RECEIVE A MINIMUM OF TWO (2) COATS OR NUMBER OF COATS AS REQUIRED TO COMPLETELY COVER PREVIOUSLY PAINTED SURFACE.
- I) ENGINEERING:
- 1) SPRINKLER HEADS SHALL BE RECESSED IN CEILING GRID. ALL SPRINKLER HEADS SHALL BE LOCATED IN CENTER OF CEILING TILES WHERE APPLICABLE.
- 2) THE GENERAL CONTRACTOR SHALL SUBMIT A REFLECTED CEILING PLAN WITH ALL SPRINKLER HEAD LOCATIONS FOR REVIEW AND APPROVAL BY ARCHITECT AND BUILDING OWNER PRIOR TO SUBMITTAL FOR PERMIT. THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL ANY ADDITIONAL SPRINKLER HEADS AS REQUIRED BY THE FIRE MARSHALL. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE ARCHITECT REGARDING THE LOCATION OF ANY ADDITIONAL SPRINKLER HEADS.
- 3) ANY DISCREPANCIES OR CONFLICTS BETWEEN ARCHITECTURAL AND ENGINEERING DOCUMENTS LIGHT FIXTURES, SWITCHES, THERMOSTATS, DIFFUSERS, ETC.), MILLWORK AND/OR FIELD CONDITIONS SHALL BE CLARIFIED WITH THE ARCHITECT BEFORE INITIATING WORK.
- 4) ALL ELECTRICAL RECEPTACLES SHALL BE 1'-6" AFF UNLESS NOTED OTHERWISE. RECEPTACLES AND TELEPHONE OUTLETS SHALL NOT BE MOUNTED BACK TO BACK. ALL 0 OUTLETS SHOWN GROUPED TOGETHER SHALL NOT BE MORE THAN 5" APART AND SHALL BE SPACED EQUALLY. ALL SWITCHES SHALL BE LOCATED AT 48" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. SHOULD A CONFLICT OCCUR BETWEEN THE ARCHITECTURAL DRAWINGS AND ANY REQUIREMENTS FOR PROPER FUNCTIONING, IT IS THE RESPONSIBILITY OF THE GENERAL TO CONTRACTOR TO BRING THE CONFLICT TO THE ATTENTION OF THE ARCHITECT, PRIOR TO PROCEEDING WITH THE WORK. OUTLETS WITHIN 6'-0" OF WET AREAS ARE TO BE GROUND FAULT INTERRUPTION CIRCUIT TYPE (GFI).
- 5) WHERE MULTIPLE WALL SWITCHES OCCUR, SWITCHES ARE TO BE GANGED AND COVERED WITH A SINGLE, CONTINUOUS COVER PLATE. COVER PLATES SHALL NOT BE CUT AND BUTTED TOGETHER.
- 6) THE HVAC SYSTEM SHALL BE INSTALLED NEW, OR MODIFIED, AS REQUIRED TO MEET THE TENANT'S REQUIREMENTS BASED ON EQUIPMENT LOADS, FUNCTION AND TYPE OF SPACE.
- 7) ALL COVER PLATE MATERIAL/FINISH TO BE WHITE UNLESS OTHERWISE NOTED.
- 8) ALL COVER PLATES AT WADSWORTH CUTTING STATIONS TO BE STAINLESS STEEL

J) DEMOLITION:

- 1) IF UPON COMMENCEMENT OF DEMOLITION WORK HAZARDOUS MATERIALS ARE ENCOUNTERED, REPORT SUCH DISCOVERY TO THE OWNER'S AGENT FOR DIRECTION.
- 2) EXTENT OF SELECTIVE DEMOLITION WORK IS INDICATED ON DRAWINGS. DEMOLITION REQUIRES THE SELECTIVE REMOVAL AND SUBSEQUENT OFFSITE DISPOSAL OF THE FOLLOWING:
- REMOVAL OF INTERIOR PARTITIONS AS INDICATED ON DRAWINGS. REMOVAL OF DOORS AND FRAMES AS INDICATED ON DRAWINGS. RELOCATION OF PIPES, CONDUITS, DUCTS, OTHER MECHANICAL AND ELECTRICAL WORK ARE SPECIFIED BY RESPECTIVE TRADES.
- 3) OWNER TENANT AND ARCHITECT ASSUME NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED.
- 4) ITEMS INDICATED TO BE REMOVED BUT OF SALVAGEABLE VALUE TO CONTRACTOR, TENANT OR OWNER MAY BE REMOVED FROM STRUCTURE AS WORK PROGRESSES. CONTRACTOR TO VERIFY WITH THE ARCHITECT THE REUSE OR SALVAGE VALUE OF DEMOLISHED MATERIAL. SORT SALVAGED ITEMS FROM SITE AS THEY ARE REMOVE.
- 5) STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.
- 6) PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO SELECTIVE DEMOLITION WORK.
- 7) PROVIDE PROTECTIVE MEASURES AS REQUIRED TO ASSURE FREE AND SAFE PASSAGE OF OWNER'S PERSONNEL AND GENERAL PUBLIC FROM INJURY DUE TO AND FROM OCCUPIED PORTIONS OF BUILDING.
- 8) PROTECT FROM DAMAGE EXISTING FINISH WORK THAT IS TO REMAIN IN PLACE AND BECOMES EXPOSED DURING DEMOLITION OPERATIONS. PROTECT FLOORS WITH SUITABLE COVERINGS WHEN NECESSARY. CONSTRUCT TEMPORARY DUSTPROOF PARTITIONS WHERE REQUIRED TO SEPARATE AREAS WHERE NOISY OR EXTENSIVE DIRT OR DUST OPERATIONS ARE PERFORMED. EQUIP PARTITIONS WITH DUSTPROOF DOORS AND SECURITY LOCKS IF REQUIRED.
- 9) PROMPTLY REPAIR DAMAGES CAUSED TO ADJACENT FACILITIES BY DEMOLITION WORK AT NO COST TO OWNER OR TENANT.
- 10) IF UNANTICIPATED MECHANICAL, ELECTRICAL OR STRUCTURAL ELEMENTS WHICH CONFLICT WITH INTENDED FUNCTION OR DESIGN ARE ENCOUNTERED, INVESTIGATE AND MEASURE BOTH NATURE AND EXTENT OF THE CONFLICT. SUBMIT REPORT TO ARCHITECT OR AS DIRECTED BY ARCHITECT. PENDING RECEIPT OF DIRECTIVE FROM ARCHITECT, REARRANGE SELECTIVE DEMOLITION SCHEDULE AS NECESSARY TO CONTINUE OVERALL JOB PROGRESS WITHOUT DELAY.

- 11) REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM BUILDING SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS OFF SITE.

- 12) UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTIONS AND LEAVE INTERIOR AREAS BROOM CLEAN. REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN STRUCTURES AND SURFACES TO REMAIN TO CONDITION EXISTING PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED BY DEMOLITION WORK.

K) AUDIO/VISUAL GENERAL REQUIREMENTS:

- 1) PROVIDE CAT 6 CABLE FOR VIDEO SYSTEM
- A) 2 CABLES PER DISPLAY DEVISE (SAME FOR HD CAMERA, IF NEEDED)
- B) TERMINATE CABLES ON BOTH ENDS
- i) DISPLAY END - WALL PLATE
- ii) SERVER END - FLOOR LEVEL WITH 20 EXTRA FEET (R145)
- 2) OUTLET AT EACH DISPLAY
- A) DOUBLE GANG - QUAD RECEPTACLE
- B) 7" CLEAR BETWEEN QUAD RECEPTACLE AND DATA OUTLET FOR T.V. BRACKET
- 3) AV RACK REQUIREMENTS
- A) 4'X4' (FLOOR SPACE)
- B) 220 VOLT - 60AMP CIRCUIT AT AV RACK
- i) THROUGH FLEXED CONDUIT INTO OUR RACK
- ii) WILL BE WIRED DIRECTLY INTO OUR EQUIPMENT
- 4) CONDUIT FOR EACH WALL MOUNTED SPEAKER LOCATION (TBD)

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PROFESSIONAL SEAL:

SIGNATURE DATE

SUBMISSION	DATE
CONCEPT PLAN	12.01.09
CONSULTANT COORDINATION	12.14.09

PROJECT NO: 0728

SCALE: 1/8" = 1'

GENERAL NOTES

A 002

NOT FOR CONSTRUCTION: 12.07.09

PROTOTYPE MEP GUIDELINES:

A) MECHANICAL:

- 1) HVAC UNITS: A CENTRAL CONSTANT VOLUME AIR CONDITIONING SYSTEM SIZED AT APPROXIMATELY 190 FT PER TON SHALL BE PROVIDED FOR THE SALON AREA OF THE FACILITY. A CENTRAL VARIABLE AIR VOLUME (VAV) AIR CONDITIONING SYSTEM SIZED AT APPROXIMATELY 240 FT PER TON SHALL BE PROVIDED FOR THE CLASSROOM AREA OF THE FACILITY. THE APPROXIMATE VALUES SHALL BE ADJUSTED AS REQUIRED WITH SUPPLY AND RETURN AIR DUCT MOUNTED SMOKE DETECTORS, INTERLOCKED TO THE FIRE ALARM SYSTEM AS NECESSARY.
- 2) HVAC DISTRIBUTION SYSTEM: PROVIDE AN EXTERNALLY INSULATED SUPPLY DUCT SYSTEM FOR EACH UNIT, WITH VAV TERMINALS AND REHEAT AS REQUIRED ON THE CLASSROOM SYSTEM. THE CLASSROOM SYSTEM MAY UTILIZE A PLENUM RETURN, WHEREAS THE SALON SYSTEM SHOULD BE A DUCTED RETURN TYPE. THE CLASSROOM SYSTEM SHALL UTILIZE LAY-IN TYPE 24" X 24" CEILING SUPPLY DIFFUSERS, AND THE SALON SYSTEM SHALL UTILIZE REGISTERS EXTERNALLY MOUNTED ON EXPOSED SPIRAL ROUND DUCTWORK, TYPICAL.
- 3) VAV TERMINAL UNITS: VAV TERMINAL UNITS WITH ELECTRIC HEATING COILS SHALL BE EQUIPPED WITH INTEGRAL DISCONNECT AND FLOW SAFETY SWITCHES. ELECTRIC HEATING COILS SHALL HAVE A MINIMUM OF TWO STAGES OF OPERATION. VAV TERMINAL CONTROLS SHALL BE DDC TYPE WITH ALL NECESSARY RELAYS AND 120 TO 12V CONTROL TRANSFORMERS.

o) FAN POWERED VAV TERMINALS: FAN POWERED VAV TERMINALS SHALL BE CONSIDERED FOR PERIMETER AND INTERIOR HEATING WITH INDEPENDENT CONTROL LOGIC AS REQUIRED BY SPECIFIC SITE CONDITIONS.
- 4) OUTDOOR AIR VENTILATION: IT IS RECOMMENDED THAT A DEMAND CONTROLLED VENTILATION UTILIZING CO2 SENSORS BE PROVIDED FOR THE CLASSROOM SYSTEM. IN GENERAL, VENTILATION SHALL BE PROVIDED AT 15 CFM PER PERSON, ASSUMING 50 STUDENTS PER 1,000 FT OR CLASSROOM AREA. THE SALON AREA SHALL BE VENTILATED AT A RATE OF 25 CFM PER PERSON, ASSUMING 25 OCCUPANTS PER 1,000 FT OF SALON AREA.
- 5) CONTROL SYSTEMS: A LOCAL DIRECT DIGITAL CONTROL (DDC) SYSTEM SHALL BE PROVIDED FOR THE CLASSROOM AIR CONDITIONING SYSTEM TO INCORPORATE AND COORDINATE ALL AIR SYSTEM FUNCTIONS AND VAV TERMINAL FUNCTIONS AT A LOCAL PANEL IN A UTILITY OR MECHANICAL ROOM. THE PANEL SHALL HAVE A DIGITAL TOUCHPAD TYPE USER INTERFACE FOR VIEWING ALARMS AND SETTING SPACE SHALL SET-POINTS AND OCCUPANCY SCHEDULES. THE CONSTANT VOLUME SALON AIR SYSTEM SHALL OPERATE IN CONJUNCTION WITH A SPACE MOUNTED 7 DAY PROGRAMMABLE THERMOSTAT.
- 6) EXHAUST SYSTEMS: AN EXHAUST SYSTEM SHALL BE PROVIDED FOR THE SCHOOLS RESTROOMS, STUDENT LOUNGE/PANTRY AREA, DISPENSARY AREA, AND ELECTRICAL ROOM SIZED TO EXHAUST APPROXIMATELY 1,500 CFM. A SEPARATE OVER-TEMPERATURE EXHAUST SYSTEM SHALL BE PROVIDED FOR THE LAND/NETWORK AND INTERLOCKED TO A SPACE THERMOSTAT TO EXHAUST HEAT INTO THE CEILING PLENUM DURING OFF HOURS.
- 7) SMOKE CONTROL SYSTEMS: PROVIDE SMOKE CONTROL / EVACUATION SYSTEMS AS PER THE APPLICABLE CODES AND LOCAL AUTHORITY HAVING JURISDICTION. COORDINATE WITH FIRE ALARM SYSTEMS AS NECESSARY.
- 8) CLOTHES DRYER VENTING: THE LAUNDRY ROOM SHALL BE LOCATED WITHIN 30-50 FEET OF AN EXTERIOR DISCHARGE POINT AS REQUIRED TO COMPLY WITH MAXIMUM VENT LENGTH RUNS ESTABLISHED BY THE DRYER MANUFACTURER. NO DRYER BOOSTER FANS SHALL BE PERMITTED.
- 9) A/V RACK: PROVIDE ANY NECESSARY EQUIPMENT TO PROVIDE AIR-CONDITIONING TO KEEP THE AMBIENT ROOM TEMPERATURE BELOW 80 DEG. F. AT THE MAIN A/V RACK LOCATION. COORDINATE PLACEMENT WITH A/V CONSULTANT.

B) ELECTRICAL:

- 1) ELECTRICAL SERVICE: AN ELECTRICAL SERVICE WITH A MAIN CIRCUIT BREAKER PANEL, 120/208 OR 227/480V, 3 PHASE, 4 WIRE, SOLID NEUTRAL AND GROUND BUS CAPABLE OF DELIVERING 27 WATTS/FT IS RECOMMENDED. THIS WILL ALLOW 25% SPARE CAPACITY FOR ANY FUTURE EXPANSION. THE PREFERRED VOLTAGE IS 277/480V. (BASED ON LOCAL AVAILABILITY) WITH TRANSFORMERS AND BRANCH PANELS AS REQUIRED FOR SEPARATION OF LIGHTING, RECEPTACLE AND HVAC LOADS. THE TOTAL LOADS FOR THE REFERENCE SPACE WERE 50.3KVA (3.1 WATTS/FT) FOR LIGHTING, 83.9KVA (5.2 WATTS/FT) FOR RECEPTACLES AND MISCELLANEOUS EQUIPMENT. 53.4KVA (3.3 WATTS/FT) WORKSTATION DRYERS AND TOOLS, WORKSTATION DRYERS AND TOOLS, THESE VALUES ARE BASED ON GAS FIRED HEATING BEING PROVIDED AT THE MAIN HVAC UNITS.
- 2) WORKSTATIONS: EACH WORKSTATION UNIT IN THE SALON AREA WILL REQUIRE (4) 20A, 120V DEDICATED CIRCUITS WITH FLUSH, RECESSED FLOOR MOUNTED QUAD RECEPTACLE. THE APPROXIMATE ELECTRICAL LOAD WILL BE 1KW PER SEAT, WITH A DIVERSITY FACTOR BASED ON THE NUMBER OF STUDENTS SIMULTANEOUSLY USING ELECTRIC BLOW DRYER, CURLING IRONS, OR OTHER STYLING TOOLS.
- 3) BRANCH PANEL: EACH CORE CLASSROOM / MANNEQUIN CLASSROOM SHALL BE EQUIPPED WITH A DEDICATED BRANCH PANEL IN THE ROOM SERVING DEDICATED RECEPTACLES AT EACH WORKSTATION FOR STYLING TOOLS. PROVIDE DUPLEX RECEPTACLE WITH (1) 20A, 120V DEDICATED CIRCUIT. THE LOAD ON EACH PANEL WILL BE APPROXIMATELY 18KVA.
- 4) LIGHTING: LIGHTING INSIDE THE SALON SPACE WILL BE TWELVE FOOT LONG, LINE VOLTAGE TRACK LIGHTING AND 175W METAL HALIDE HI BAY LIGHT FIXTURES, TYPICAL. AVERAGE DESIGN LIGHTING LEVELS FOR THIS LAYOUT ARE APPROXIMATELY 90 FOOT CANDLES. LIGHTING CONTRACTORS INSIDE THE ELECTRICAL OFFSET SHALL BE PROVIDED FOR LIGHTING CONTROL. LIGHTING INSIDE CLASSROOMS AND OFFICES SHALL BE 2'X2' RECESSED INDIRECT FIXTURES WITH MOTION SENSOR SWITCHES, UNLESS OTHERWISE NOTED. STOREFRONT SIGN LIGHTING SHALL BE CONTROLLED VIA A TIME-CLOCK FROM A DEDICATED 20A 120V CIRCUIT. NIGHT LIGHTS, EMERGENCY EGRESS LIGHTING AND EXIT SIGNS SHALL BE BATTERY BACKUP AND FED FROM A DEDICATED EMERGENCY LIGHTING CIRCUIT.
- 5) FIRE ALARM SYSTEM: THE ENTIRE SPACE SHALL BE PROTECTED BY A DEDICATED FIRE ALARM SYSTEM WITH DIGITAL ALARM COMMUNICATIONS TRANSMITTER (DACT) AND A REMOTE ANNUNCIATOR PANEL AT THE STORE FRONT. ALL INITIATING AND NOTIFICATION DEVICES SHALL BE INSTALLED PER NFPA AND LOCAL CODE REQUIREMENTS. ANY REMOTE TROUBLE AND SUPERVISORY SIGNALS SHALL BE COORDINATED WITH THE BUILDING LANDLORD.
- 6) A/V RACK: A DEDICATED 60A, 220V CIRCUIT IS REQUIRED AT THE MAIN RACK LOCATION PROVIDED VIA FLEX CONDUIT DIRECTLY INTO THE RACK. THIS WILL BE CONNECTED TO THE RACK EQUIPMENT BY THE ELECTRICIAN AT TIME OF A/V INSTALL. COORDINATE PLACEMENT WITH A/V CONSULTANT.
- 7) T.V. LOCATIONS: PROVIDE A DOUBLE-GANG, QUAD RECEPTACLE OUTLET AT EACH T.V. LOCATION. COORDINATE PLACEMENT WITH A/V CONSULTANT.
- 8) PROJECTOR LOCATION: PROVIDE A SINGLE-GANG, DOUBLE-RECEPTACLE VIA FLEX CONDUIT WITH A 10' WHIP ABOVE CEILING APPROXIMATELY 15' FROM GLASS WALL. COORDINATE PLACEMENT WITH A/V CONSULTANT.

C) PLUMBING:

- 1) DOMESTIC WATER: A MAIN WATER SERVICE SIZED AT APPROXIMATELY 2" SHALL BE PROVIDED, WITH BRANCH PIPING TO ALL SALON, LAUNDRY AND RESTROOM PLUMBING FIXTURES AS NECESSARY. PROVIDE ALL NECESSARY METERS AND BACKFLOW PREVENTION ASSEMBLIES TO SATISFY LOCAL CODES.
- 2) SANITARY AND VENT: A SANITARY MAIN OF APPROXIMATELY 4" DIAMETER AND A MAIN SYSTEM VENT PIP OF APPROXIMATELY 3" DIAMETER SHOULD BE PROVIDED. THESE SIZES MAY BE REDUCED IF THE SITE HAS MULTIPLE SANITARY AND/OR VENT CONNECTIONS AVAILABLE. COORDINATE WITH EXISTING UNDER-SLAB CONDITIONS AND REUSE AND CONNECT TO EXISTING UTILITIES AS APPLICABLE.
- 3) WATER HEATERS: A QUANTITY OF (2) 100 GALLONS DOMESTIC WATER HEATERS SHOULD BE PROVIDED WITH A TOTAL SYSTEM STORAGE CAPACITY OF 200 GALLONS, AND A TOTAL RECOVERY OF 210 GALLONS PER HOUR AT 100F TEMPERATURE RISE. WATER HEATERS SHALL BE GAS OR ELECTRIC TYPE DEPENDING ON SITE CONDITIONS AND UTILITY AVAILABILITY. IN GENERAL, A HOT WATER CIRCULATION SYSTEM SHOULD BE PROVIDED AS REQUIRED BY THE MAXIMUM LENGTH OF HOT WATER PIPING THIS SYSTEM SHOULD BE COMPLETE WITH INLINE PUMP AND THERMOSTATIC MIXING VALVE.

- 4) GAS PIPING: IF GAS IS AVAILABLE, PROVIDE GAS PIPING TO THE HVAC SYSTEMS AND WATER HEATERS AS REQUIRED. WATER HEATER TOTAL REQUIREMENTS WILL BE APPROXIMATELY 300 MBH AND THE HVAC LOAD WILL BE SIZED AT APPROXIMATELY 1,200 MBH DEPENDING ON THE SPECIFIC SITE'S HEATING LOAD. MAIN GAS SUPPLY PIPING SIZE WILL DEPEND ON EXISTING PRESSURE AND MAXIMUM LENGTH RUN. PRESSURE REGULATORS SHALL BE PROVIDED AT THE VARIOUS APPLIANCES AS REQUIRED FOR COMPLIANCE WITH THE MANUFACTURER'S MAXIMUM INLET CONDITIONS.

D) FIRE PROTECTION:

- 1) SPRINKLER SYSTEM: WHERE LOCAL CODE REQUIRES, A STANDARD WET TYPE SPRINKLER SYSTEM SHALL BE PROVIDED FOR THE ENTIRE FACILITY WITH COVERAGE COMPLIANCE TO SATISFY NFPA 13 AND ALL APPLICABLE CODES. AS THE SALON AREA WILL GENERALLY BE DESIGNED WITHOUT A CEILING, SPRINKLER HEADS IN THE SALON AREA SHOULD BE UPRIGHT EXPOSED TYPE WHILE THE CLASSROOM AREA CONCEALED TYPE FOR A LAY-IN CEILING GRID APPLICATION. FLOW AND TAMPER SWITCH NOTIFICATION SHALL BE TIED INTO THE FIRE ALARM SYSTEM AS NECESSARY.

AUDIO & VIDEO SPECIFICATIONS:

Audio / Video will be responsible for the following:

1. Provide, install, test and align equipment and related cables, and mounting hardware, to enable system to function as described.
2. Define responsibilities of other trades to prepare site for installation of system components.
3. Communicate with project manager, architect, facilities director, and/or designer to facilitate room preparation prior to installation of system.
4. Provide manufacturers' specifications for items that require custom millwork, cutouts, or wall and ceiling openings prior to installation.
5. Clean work site of packaging and installation related debris resulting
6. Provide operator orientation and training for system operation to client representative.
7. Provide owners instruction manuals for installed equipment.

School Owner will be responsible for the following:

1. Prepare site for installation with electrical service, appropriate conduit runs, and related hardware.
2. Provide all associated millwork, ceiling modification, mount location blocking, and electric service required for monitors, motorized screen, projectors, and other electronic devices.
3. Design classroom cabinetry to ensure 19" equipment mounting rails and adequate depth.
4. Maintain the installation and equipment and materials storage areas with appropriate security.
5. Provide finishing work and materials associated with ceiling, wall and floor installations.
6. Provide written documentation for all change orders related to the system being installed.

LOW VOLTAGE CABLING AND CONDUIT SPECIFICATIONS:

A/V EQUIPMENT RACK:
PROVIDE TWO (2) DOUBLE-GANG BOXES (DEEP VARIANT) AT STANDARD RECEPTACLE HEIGHT, LOCATED BEHIND A/V RACK, WITH 2" CONDUIT FEEDING TO ABOVE CEILING FOR SPEAKER WIRE TO BE INSTALLED BY A/V CONSULTANT. PROVIDE ALL NECESSARY CONDUIT AND BOXES FOR CAT-6E DISPLAY CABLE RUNS, WHICH WILL EXIT THE WALL AT STANDARD RECEPTACLE HEIGHT, LEAVING A 10'-0" SERVICE LOOP MEASURED FROM WALL TO CABLE END. EACH CABLE WILL BE TERMINATED WITH A RJ-45 CONNECTOR UTILIZING THE 568B WIRING STANDARD. ALL CABLE RUNS WILL BE HOME-RUN, NO SPLICING. INSTALLER IS RESPONSIBLE FOR TESTING AND VERIFICATION OF ALL CABLE RUNS.

T.V. LOCATIONS:
PROVIDE TWO (2) CAT-6E CABLE RUNS FOR EACH T.V. LOCATION TO THE MAIN RACK. THE T.V. LOCATION WILL BE TERMINATED INTO JACKS IN A SINGLE-GANG WALL-PLATE UTILIZING 568B WIRING STANDARDS. ALSO SEE A/V EQUIPMENT RACK FOR TERMINATION REQUIREMENTS. ALL CABLE RUNS WILL BE HOME-RUNS, NO SPLICING.

PROJECTOR LOCATIONS:
PROVIDE TWO (2) CAT-6E CABLE RUNS FROM PROJECTOR LOCATION TO MAIN A/V RACK. THE PROJECTOR LOCATION WILL BE TERMINATED WITH RJ-45 CONNECTORS UTILIZING 568B WIRING STANDARDS, LEAVING A 20' SERVICE LOOP ABOVE CEILING. ALSO SEE A/V EQUIPMENT RACK FOR TERMINATION REQUIREMENTS. ALL CABLE RUNS WILL BE HOME-RUN, NO SPLICING.

CORE CLASSROOMS:
PROVIDE ONE (1) SINGLE-GANG, DOUBLE-DEPTH BOX FOR A/V INPUT WALL-PLATE AT STANDARD RECEPTACLE HEIGHT. PROVIDE ONE (1) SINGLE-GANG, DOUBLE-DEPTH BOX LOCATED BEHIND TV. CONNECT BOTH BOXES WITH 1.5" CONDUIT. COORDINATE PLACEMENT WITH A/V CONSULTANT.

GENERAL CLASSROOM:
PROVIDE THREE-GANG, DOUBLE-DEPTH BOX FOR A/V INPUT WALL-PLATE AT STANDARD RECEPTACLE HEIGHT WITH DOUBLE 1.5" CONDUIT FEEDING TO ABOVE CEILING. PROVIDE ONE (1) SINGLE-GANG, DOUBLE-DEPTH BOX AT EACH T.V. LOCATION WITH 1.5" CONDUIT FEEDING TO ABOVE-CEILING. PROVIDE ONE (1) SINGLE-GANG BOX FOR SOURCE/VOLUMN CONTROL, SWITCH HEIGHT, 3/4" MINIMUM CONDUIT WITH STUB ABOVE CEILING TILE GRID, LOCATION NEAR ROOM REAR. COORDINATE PLACEMENT WITH A/V CONSULTANT.

WALL-MOUNTED SPEAKERS:
PROVIDE ONE (1) SINLGE-GANG BOX FOR EACH SPEAKER TO MOUNT ON WITH 3/4" MINIMUM CONDUIT FEEDING TO APPROPRIATE CEILING-HEIGHT LOCATION. SPEAKERS WILL BE MOUNTED AT AN APPROXIMATE HEIGHT OF THIRTEEN FEET FROM FINISHED FLOOR LEVEL (13'-0" AFF). COORDINATE PLACEMENT WITH A/V CONSULTANT.

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CLIENT:

MARK AND LISA PALERMO

PROFESSIONAL SEAL:

SIGNATURE DATE

SUBMISSION	DATE
CONCEPT PLAN	12.01.09
CONSULTANT COORDINATION	12.14.09

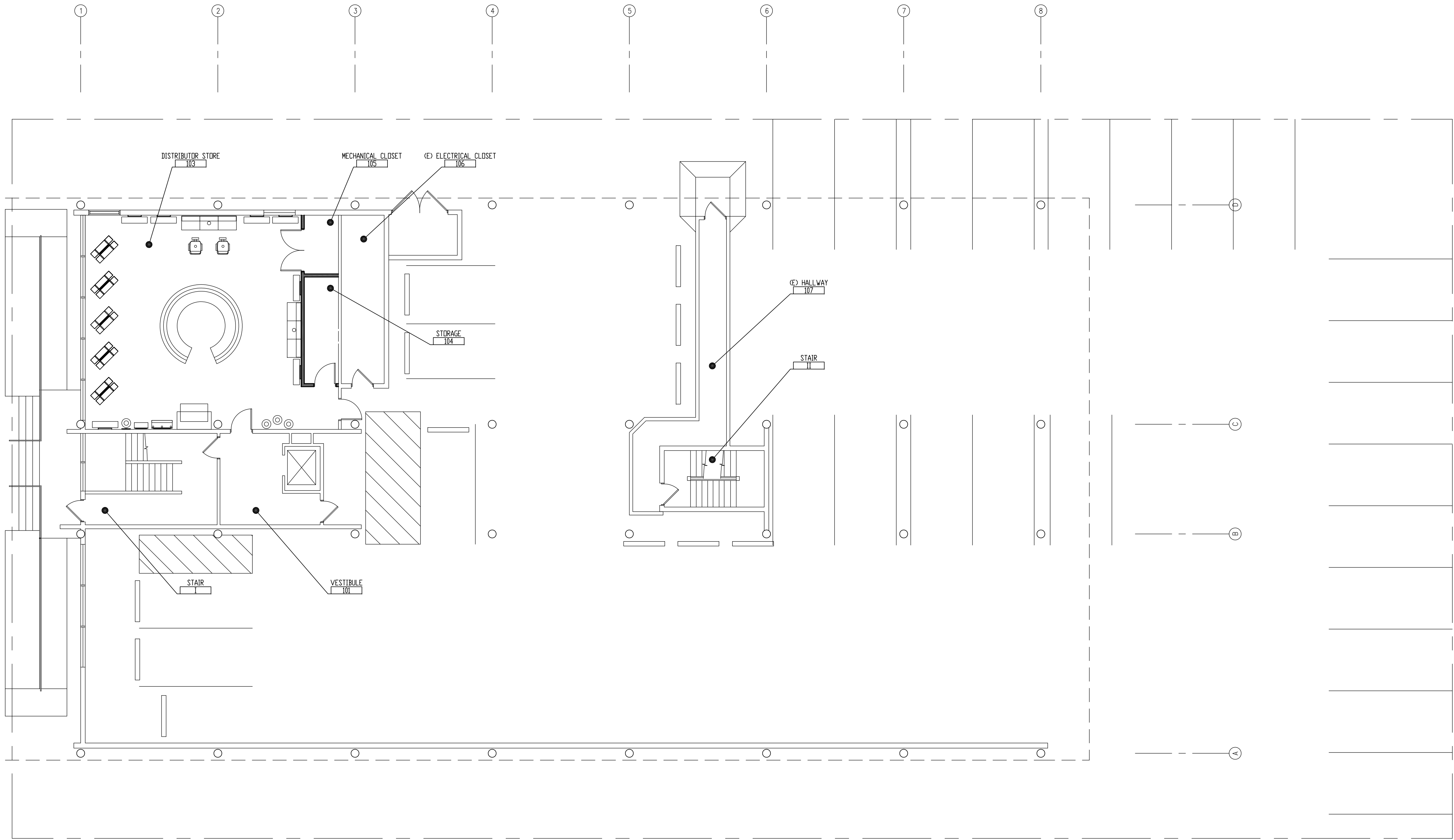
PROJECT NO: 0728

SCALE: 1/8" = 1'

MEP GUIDELINES
AV GUIDELINES

A 003

NOT FOR CONSTRUCTION: 12.07.09



1 FIRST FLOOR PLAN
A101 SCALE: 1/8"=1'-0"

FLOOR PLAN LEGEND

DEMO - EXISTING WALL

- - - - -

DEMO - EXISTING DOOR

=====

EXISTING WALLS TO REMAIN

=====

NEW PARTITION WALL

- - - - -

EXISTING DOOR TO REMAIN

NEW DOOR, REFER TO DOOR SCHEDULE ON SHEET A501

ENLARGED PLAN
DETAIL REFERENCE

ALIGN FACE OF WALLS

STOREFRONT REFERENCE, REFER TO SCHEDULE ON SHEET A502

DOOR REFERENCE, REFER TO DOOR SCHEDULE ON SHEET A501

INTERIOR WINDOW REFERENCE, REFER TO SCHEDULE ON SHEET A502

10'-0" DEAN'S OFFICE
105
WALL
FLOOR BASE

PARTITION TYPE, REFERENCE SHEET A601

INTERIOR ELEVATION REFERENCE, SEE A301 - A307 SERIES FOR INTERIOR ELEVATIONS

ROOM NAME & NUMBER INDICATION

FINISHES: WALL, FLOOR AND WALL BASE

PARTITION TYPE, REFERENCE SHEET A601

INTERIOR ELEVATION REFERENCE, SEE A301 - A307 SERIES FOR INTERIOR ELEVATIONS

NOT FOR CONSTRUCTION: 12.07.09

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PROFESSIONAL SEAL:

SIGNATURE DATE

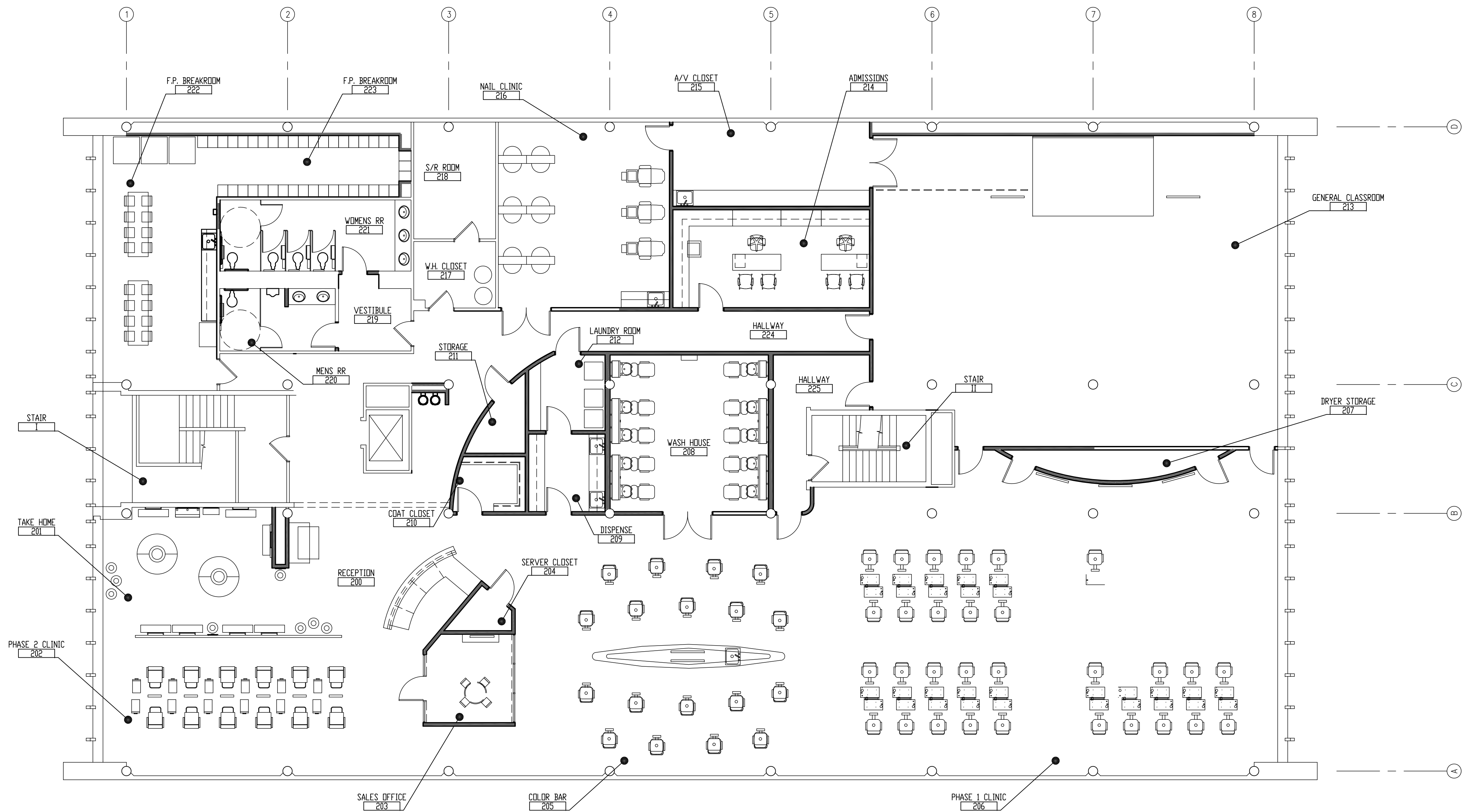
SUBMISSION	DATE
CONCEPT PLAN	12.01.09
CONSULTANT COORDINATION	12.14.09

PROJECT NO: 0728

SCALE: 1/8" = 1'

FIRST FLOOR PLAN

A 101



1 SECOND FLOOR PLAN
A102 SCALE: 1/8"=1'-0"

FLOOR PLAN LEGEND

DEMO - EXISTING WALL

- - - - -

DEMO - EXISTING DOOR

=====

EXISTING WALLS TO REMAIN

=====

NEW PARTITION WALL

- - - - -

EXISTING DOOR TO REMAIN

NEW DOOR, REFER TO DOOR SCHEDULE ON SHEET A501

ENLARGED PLAN DETAIL REFERENCE

ALIGN FACE OF WALLS

STOREFRONT REFERENCE, REFER TO SCHEDULE ON SHEET A502

DOOR REFERENCE, REFER TO DOOR SCHEDULE ON SHEET A501

INTERIOR WINDOW REFERENCE, REFER TO SCHEDULE ON SHEET A502

10'-0" DEAN'S OFFICE
105 WALL FLOORBASE

PARTITION TYPE, REFERENCE SHEET A601

INTERIOR ELEVATION REFERENCE, SEE A301 - A307 SERIES FOR INTERIOR ELEVATIONS

ROOM NAME & NUMBER INDICATION

FINISHES: WALL, FLOOR AND WALL BASE

PARTITION TYPE, REFERENCE SHEET A601

NOT FOR CONSTRUCTION: 12.07.09

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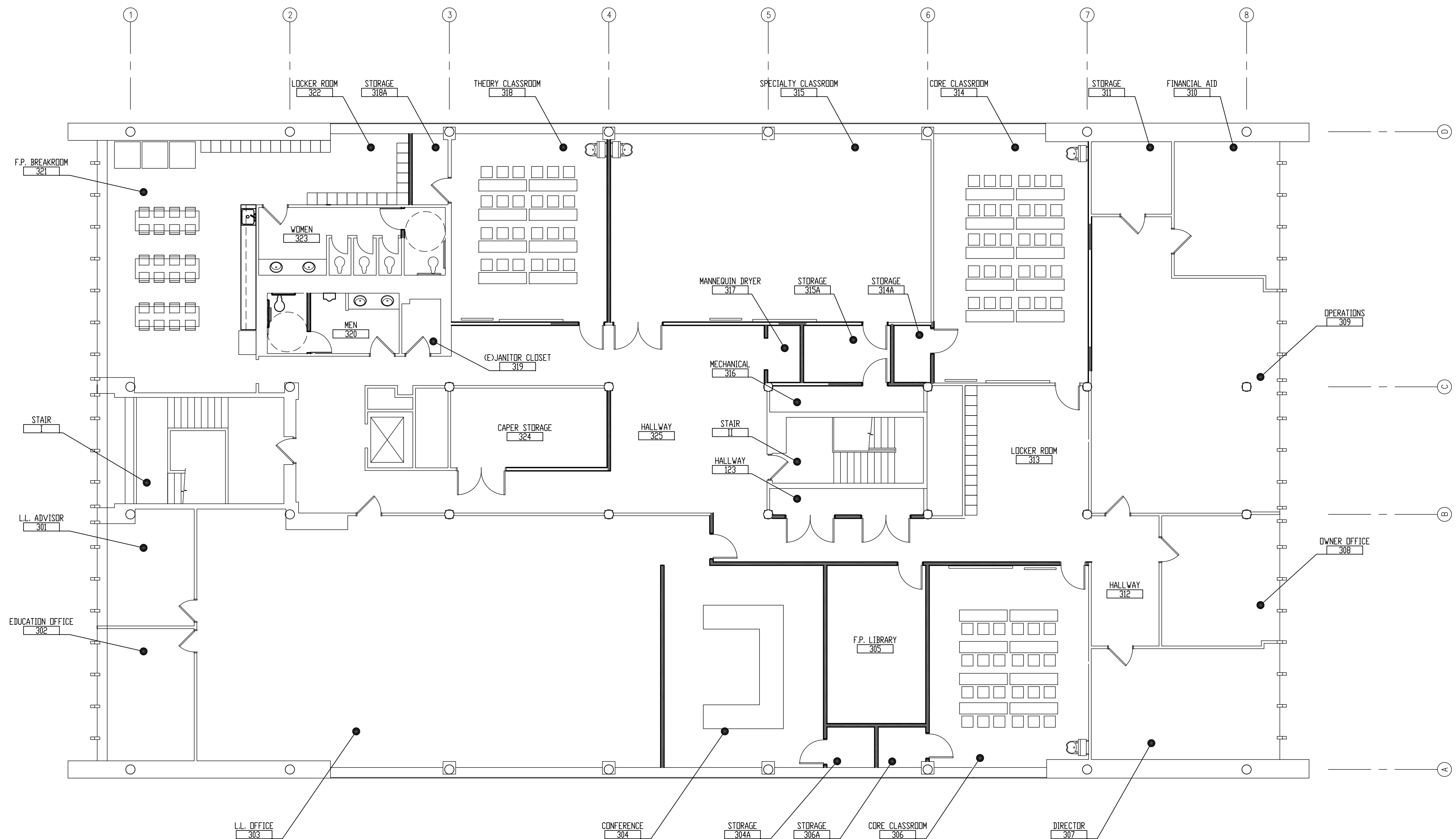
SUBMISSION	DATE
CONCEPT PLAN	12.01.09
CONSULTANT COORDINATION	12.14.09

PROJECT NO: 0728

SCALE: 1/8" = 1'

SECOND FLOOR PLAN

A 102



1 THIRD FLOOR PLAN
A103 SCALE: 1/8"=1'-0"

FLOOR PLAN LEGEND

DEMO - EXISTING WALL

- - - - -

DEMO - EXISTING DOOR

=====

EXISTING WALLS TO REMAIN

=====

NEW PARTITION WALL

EXISTING DOOR TO REMAIN

NEW DOOR, REFER TO DOOR SCHEDULE ON SHEET A501

XX A-XXX

ENLARGED PLAN DETAIL REFERENCE

↑ A

ALIGN FACE OF WALLS

(SFXX)

STOREFRONT REFERENCE, REFER TO SCHEDULE ON SHEET A502

(XXX)

DOOR REFERENCE, REFER TO DOOR SCHEDULE ON SHEET A501

(X)

INTERIOR WINDOW REFERENCE, REFER TO SCHEDULE ON SHEET A502

DEAN'S OFFICE
125
WALL
FLOORBASE

XX

PARTITION TYPE, REFERENCE SHEET A601

XX A3X

INTERIOR ELEVATION REFERENCE, SEE A301 - A307 SERIES FOR INTERIOR ELEVATIONS

FINISHES: WALL, FLOOR AND WALL BASE

NOT FOR CONSTRUCTION: 12.07.09

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SIGNATURE DATE

SUBMISSION	DATE
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CONSULTANT COORDINATION	12.14.09

PROJECT NO: 0728

SCALE: 1/8" = 1'

THIRD FLOOR PLAN

A 103