

1. **MAINTAIN ACCESS TO EXISTING WALKWAYS, CORRIDORS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES. DO NOT CLOSE OR OBSTRUCT WALKWAYS, CORRIDORS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT PERMISSION FROM TENANT.**
2. **DEFINITIONS:**
 - 2.1. **REMOVE AND DISCARD:** DETACH ITEMS FROM EXISTING CONSTRUCTION AND LEGALLY DISPOSE OF THEM OFF-SITE.
 - 2.2. **REMOVE AND SALVAGE:** DETACH ITEMS FROM EXISTING CONSTRUCTION AND TURN OVER TO TENANT UNDAMAGED.
 - 2.3. **RELOCATE:** DETACH ITEMS FROM EXISTING CONSTRUCTION, MOVE ITEMS INTACT AND UNDAMAGED, AND REINSTALL THEM WHERE INDICATED.
 - 2.4. **EXISTING TO REMAIN:** EXISTING ITEMS OF CONSTRUCTION THAT ARE NOT TO BE REMOVED, BUT ARE TO REMAIN IN PLACE AND BE UNDAMAGED.
 - 2.5. **REMOVE AND RECLAIM:** DETACH ITEMS FROM EXISTING CONSTRUCTION. AT CONTRACTORS OPTION ITEM MAY BE REUSED AS PART OF NEW WORK. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO INVENTORY ITEMS TO DETERMINE IF ITEMS WILL FUNCTION AND AFTER THE NEW ITEMS SPECIFIED AND CALLED OUT ON THESE DOCUMENTS. IF ITEMS ARE REUSED, CONTRACTOR IS TO CLEAN, REPAIR, OR OTHERWISE REBIRG ITEMS TO LIKE NEW CONDITION. MODIFY REUSED ITEMS AS REQUIRED AND SUPPLEMENT WITH MATERIALS, AND INCIDENTALS NECESSARY TO EXECUTE A COMPLETE WORKMANLIKE JOB. IF CONTRACTOR CHOOSES TO NOT REUSE ITEM, LEGALLY DISPOSE OF ITEM OFF-SITE AND REPLACE WITH NEW ITEM TO MATCH.
 - 2.6. **PROVIDE:** THE MEANING OF THE WORD "PROVIDED" INCLUDES, BUT IS NOT LIMITED TO, FURNISHED, DELIVERED, INSTALLED, FINISHED, MADE FULLY OPERABLE AND COMPLETE. UNLESS SPECIFICALLY NOTED OTHERWISE, ALL WORK DESCRIBED IN THESE DOCUMENTS IS TO BE PROVIDED BY THE CONTRACTOR.
3. **CONTRACTOR IS TO INCLUDE AS PART OF HIS SCOPE ALL CUTTING AND PATCHING REQUIRED THROUGH CAREFUL EVALUATION OF THE EXISTING SITE AND THE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL COORDINATE THE CUTTING AND PATCHING OF EXISTING CONSTRUCTION NECESSARY TO PERMIT INSTALLATION OR PERFORMANCE OF THE WORK INDICATED IN THESE CONSTRUCTION DOCUMENTS. SAW-CUT CONC. SLAB AS REQUIRED FOR UTILITIES, FOR EQUIPMENT AND SINKS, VERIFY ROUTE AND STRENGTH DEPTH OF FIELD PATCH BACK WITH MATCHING SLAB THICKNESS OVER SAME MATERIAL. COMPACT UNDERLYING MATERIALS TO MEET BEST PRACTICES. DOWEL NEW TO EXISTING WITH #4 REBAR AT 30" OC.**
4. **WHERE WALLS, CASEWORK, FINISHES, EQUIPMENT OR OTHER ITEMS AND CONSTRUCTIONS HAVE BEEN REMOVED EXPOSING UNDERLYING WALL AND/OR FLOOR SURFACES, SUCH AREAS ARE TO BE PATCHED AND REPAIRED AS REQUIRED TO ACCEPT NEW FINISHES. ALL CRACKS, DAMAGES, DEFECTS, ETC. IN EXISTING SURFACES ARE TO BE PATCHED TO MATCH EXISTING CONDITIONS.**
5. **EXISTING CONDITIONS SHOWN ON THESE DRAWINGS ARE BASED UPON BASE BUILDING OR OTHER CONSTRUCTION DOCUMENTS MADE AVAILABLE TO THE DESIGNER BY THE BUILDING MANAGEMENT. ALL AS-BUILT ARCHITECTURAL CONDITIONS HAVE NOT BEEN FIELD VERIFIED AND MAY VARY FROM THOSE SHOWN.**
6. **PRIOR TO BID: FIELD VERIFY ALL EXISTING CONSTRUCTION TO REMAIN AND INCLUDE COSTS FOR REPAIR AND RECONCITION OF ALL EXISTING**

THE GENERAL CONTRACTOR SHALL, IN THE BIDDING PROCESS, REQUIRE THAT MECHANICAL AND ELECTRICAL SUBCONTRACTORS MAKE A THOROUGH FIELD INSPECTION OF AS-BUILT CONDITIONS OF EXISTING SYSTEMS. AFTER SUCH FIELD VERIFICATION HAS BEEN COMPLETED, THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS SHALL IDENTIFY ANY MODIFICATIONS TO BE MADE TO THE EXISTING SYSTEMS WHICH MAY BE REQUIRED TO ACCOMMODATE THE PROPOSED REQUIREMENTS FOR THIS TENANT. IF A DETERMINATION OF SUCH MODIFICATIONS CANNOT BE MADE, THE GENERAL CONTRACTOR SHALL NOTIFY THE TENANT, AND AT THE DIRECTION OF THE TENANT, PROVIDE AN AGREED UPON ALLOWANCE TO COVER SUCH WORK.

COMMENCING WORK BY A CONTRACTOR OR SUBCONTRACTOR CONSTITUTES ACCEPTANCE OF THE UNDERLYING CONDITIONS AND SURFACES. PRIOR TO PROCEEDINGS WITH THE WORK, PREPARE EXISTING AND NEW UNDERLYING CONDITIONS AND SUBSTRATE TO COMPLY WITH THE CONTRACT DOCUMENTS, INDUSTRY STANDARDS AND MANUFACTURER'S RECOMMENDATION.

FIELD VERIFY ALL ROUGH OPENINGS AND WALL WIDTHS PRIOR TO ORDERING
OR FABRICATION OF MATERIALS.

DIMENSIONS ARE NOMINAL AND TO THE FACE OF PARTITIONS

WORK SHALL BE COLLECTED REGULARLY FROM PROJECT SITE AND LEGALLY
DISPOSED

ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WEATHERPROOF

BUILDING ADDRESS NUMBERS TO BE PROVIDED ON THE FRONT AND STREET SIDE OF THE BUILDING. SAID NUMBERS SHALL BE A MIN. OF 7" HIGH WITH 1" WIDE STROKES CONTRASTING WITH THEIR BACKGROUND

CONTRACTORS ARE RESPONSIBLE FOR ALL MATERIALS AND QUANTITIES SHOWN IN THESE DRAWINGS GRAPHICALLY AS WELL AS THOSE CALLED FOR BY NOTE

THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE THE PROPOSED WORK AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS

THE TENANT OR THE TENANT'S DESIGNATED REPRESENTATIVE WILL PROVIDE SERVICES IN CONNECTION WITH ADMINISTRATION OF THE CONTRACT

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL LAWS,
ORDINANCES, RULES AND REGULATIONS OF THE GOVERNING AGENCIES

THE CONTRACTOR MUST TAKE ADEQUATE CARE TO PROTECT ALL AREAS OF THE BUILDING WHERE THE WORK OF THIS PROJECT IS LOCATED AS WELL AS THE AREAS ADJACENT TO THE AREA OF THE WORK OF THIS PROJECT SO AS TO PREVENT DAMAGE TO LIFE OR PROPERTY AS A RESULT OF THIS CONSTRUCTION PROJECT

ONLY MATERIALS THAT ARE NEW, UNUSED, FREE FROM DEFECTS, AND THE BEST OF THEIR RESPECTIVE KINDS SHALL BE USED. THE BASIS OF QUALITY SHALL BE THE LATEST STANDARDS OF ASTM, ASA OR ASHRA

THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES INCLUDING THOSE OF THE TENANT WHO MAY BE ENGAGED UNDER A SEPARATE CONTRACT

INSTALL ALL WORK IN SUCH A MANNER AS TO BE READILY ACCESSIBLE FOR OPERATION, MAINTENANCE AND/OR REPAIRS

ALL WORK AND EQUIPMENT SHALL BE CLEANED TO THE SATISFACTION OF THE
TENANT BEFORE BEING TURNED OVER FOR USE

A COPY OF THE LATEST SET OF CONSTRUCTION DOCUMENTS SHALL BE KEPT AT THE JOB SITE AT ALL TIMES

THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL KEEP ACCURATE RECORDS OF ANY MODIFICATION OR DEVIATIONS FROM THE CONTRACT DRAWINGS

PROJECT CLOSE OUT DOCUMENTS SHALL BE PROVIDED TO THE TENANT.
INCLUDE AS-BUILT DRAWINGS, WARRANTY/MAINTENANCE MANUALS AND

INSTRUCTIONS AND WARRANTIES THAT ARE PROVIDED WITH EQUIPMENT OR MATERIALS USED, AND DELIVER SAID PRINTED MATTER TO THE TENANT AT THE TIME OF SUBSTANTIAL COMPLETION. IF REQUESTED BY THE TENANT, INSTRUCT THE MANAGEMENT IN THE PROPER USE AND MAINTENANCE OF ALL ITEMS OF WORK PROVIDED.

PROVIDE WORK IN ACCORDANCE WITH THE MANUFACTURE'S
RECOMMENDATION, EXCEPT IN THE CASE WHERE THE CONTRACT DOCUMENTS
ARE MORE STRINGENT. PROVIDE ANY MISCELLANEOUS ITEMS OR MATERIALS
NOT SPECIFICALLY NOTED, BUT REQUIRED FOR PROPER INSTALLATION OF THE

ALL WORK SHALL BE WARRANTED BY THE CONTRACTOR TO BE SATISFACTORY, IN MATERIALS AND WORKMANSHIP, FOR A MINIMUM PERIOD OF ON (1) YEAR, OR FOR THE PERIOD OF WARRANTY CUSTOMARY, SPECIFIED FOR, THE TRADE, CRAFT OR PRODUCT, WHICHEVER IS LONGER.

SUBMIT REQUESTS FOR SUBSTITUTIONS OF SPECIFIED ITEMS IN WRITING, ACCOMPANIED BY THE ALTERNATIVE PRODUCT INFORMATION, TO THE TENANT. SUBSTITUTIONS MAY BE CONSIDERED ONLY IF THEY DO NOT SACRIFICE QUALITY, APPEARANCE AND FUNCTION. ACCEPTANCE OF SUBSTITUTIONS IS AT THE SOLE DISCRETION OF THE TENANT.

1. ELECTRICAL CONTRACTOR SHALL FURNISH, INSTALL AND CONNECT FOR WORK ON A DESIGN BUILD BASIS, ALL WIRE, WIREWAY, CONDUIT, CONNECTORS, OUTLETS, ETC. NECESSARY TO ACHIEVE A COMPLETE ELECTRICAL INSTALLATION. EXACT LOCATIONS AND QUANTITIES OF ELECTRICAL OUTLETS AND JUNCTION BOXES ARE TO BE COORDINATED WITH THE EQUIPMENT AND ACCESSORY SCHEDULE, THE TENANT'S EQUIPMENT SUPPLIER AND WITH TENANT. WHERE AN ELECTRICAL DEVICE IS REQUIRED BY CODE BUT NOT REQUESTED BY TENANT, IT SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. COORDINATE AND PROVIDE ELECTRICAL WORK REQUIRED BY OTHER TRADES. ALL LABOR, TOOLS, MATERIALS, EQUIPMENT SHALL BE PROVIDED AS NECESSARY TO PROVIDE AND INSTALL A COMPLETE SYSTEM. ALL WORK SHALL BE PER 2011 NEC.
2. ALL ELECTRICAL, LIGHT AND POWER WIRE SHALL NOT BE SMALLER THAN 12 AWG. ALL LIGHTING AND POWER WIRING 10 AWG AND SMALLER SHALL BE SOLID. ALL CONDUCTORS SHALL BE COPPER ONLY. NO ALUMINUM IS ALLOWED.
3. ALL CONDUITS SHALL BE SIZED IN ACCORDANCE WITH THE LATEST NEC TABLES. MINIMUM CONDUIT SIZE SHALL BE 1/2". ALL CONDUIT IN AND UNDER FLOOR SLAB SHALL BE SCHEDULE 40 PVC.
4. ALL POWER WIRING IN EXPOSED AREAS AND ABOVE ACCESSIBLE CEILINGS SHALL BE IN EMT CONDUIT. MC CABLE AND ARMORED CABLE ARE ALSO ALLOWABLE IN WALLS WHERE NOT EXPOSED.
5. ELECTRICAL CONTRACTOR SHALL CIRCUIT FIXTURES AND SHALL PROVIDE AND INSTALL CIRCUIT DIRECTORY WITH TYPED CIRCUIT DESIGNATION CARD UNDER PLASTIC COVER ON THE INSIDE OF EACH PANEL DOOR. ELECTRICAL CONTRACTOR SHALL ALSO FURNISH AND INSTALL NAMEPLATES ON ALL DISCONNECT SWITCHES AND PANELBOARDS.
6. ALL CONDUIT, JUNCTION BOXES, ETC. ABOVE CEILINGS SHALL BE SUPPORTED FROM STRUCTURE.
7. LIGHTING IS TO BE CIRCUITED SEPARATE FROM ALL OTHER DEVICES. ALL NEW LIGHTING IS TO BE UL LISTED. ALL LIGHTING IS TO BE SWITCHED. COORDINATE SWITCH LOCATIONS WITH TENANT.
8. ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMPERE RECEPTACLES INSTALLED IN THE LOCATIONS SPECIFIED IN 210.8(B)(1) THROUGH (B) SHALL HAVE GROUND-FAULT CIRCUIT-INTERRUPTER PROTECTION FOR PERSONNEL.
 - (1) BATHROOMS
 - (2) KITCHENS
 - (3) ROOFTOPS
 - (4) OUTDOORS
 - (5) SINKS - WHERE RECEPTACLES ARE INSTALLED WITHIN 6 FEET OF THE OUTSIDE EDGE OF THE SINK.
 - (6) UNDER NET LOCATIONS
 - (7) LOCKER ROOMS WITH ASSOCIATED SHOWERING FACILITIES
 - (8) GARAGES, SERVICE BAYS, AND SIMILAR AREAS WHERE ELECTRICAL DIAGNOSTIC EQUIPMENT, ELECTRICAL HAND TOOLS, OR PORTABLE LIGHTING EQUIPMENT ARE TO BE USED.

F. THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH SECTION 604.

ILLUMINATION LEVEL UNDER EMERGENCY POWER, EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1 FOOTCANDLE (11LUX) AND A MINIMUM AT ANY POINT OF 0.1 FOOTCANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. ILLUMINATION LEVELS SHALL BE PERMITTED TO DECLINE TO 0.6 FOOTCANDLE (6 LUX) AVERAGE AND A MINIMUM AT ANY POINT OF 0.06

PATIENT CARE AREAS TO INCLUDE ALL CHAIR ROOMS AS WELL AS PANO,

(A) WIRING METHODS. ALL BRANCH CIRCUITS SERVING PATIENT CARE AREAS SHALL BE PROVIDED WITH AN EFFECTIVE GROUND FAULT

CURRENT PATH BY INSTALLATION IN A METAL RACEWAY SYSTEM, OR A CABLE HAVING A METALLIC ARMOR OR SHEATH ASSEMBLY. THE METAL RACEWAY SYSTEM, OR METALLIC CABLE ARMOR, OR SHEATH ASSEMBLY SHALL ITSELF QUALIFY AS AN EQUIPMENT GROUNDING

(B) INSULATED EQUIPMENT GROUNDING CONDUCTOR.

(1) GENERAL. THE FOLLOWING SHALL BE DIRECTLY CONNECTED TO AN INSULATED COPPER EQUIPMENT GROUNDING CONDUCTOR THAT IS INSTALLED WITH THE BRANCH CIRCUIT CONDUCTORS IN THE WIRING METHODS AS PROVIDED IN 15.11.12(A).

1. THE GROUNDING TERMINALS OF ALL RECEPTACLES,
2. METAL BOXES AND ENCLOSURES CONTAINING RECEPTACLES,
3. ALL NON-CURRENT-CARRYING CONDUCTIVE SURFACES OF
FIXED ELECTRICAL EQUIPMENT LIKELY TO BECOME
ENERGIZED THAT ARE SUBJECT TO PERSONAL CONTACT,
OPERATING AT OVER 100 VOLTS. (REFER CODE FOR
EXEMPTIONS)

(2) SIZING. EQUIPMENT GROUNDING CONDUCTORS AND EQUIPMENT BONDING JUMPERS SHALL BE SIZED IN ACCORDANCE WITH 250.122.

LOW VOLTAGE WIRING AND DEVICES ARE TO BE PROVIDED UNDER SEPARATE

AND INSTALL AS PART OF HIS WORK EMPTY DATA JUNCTION BOXES WITH 3/4" CONDUIT AND PULL-STRING TO ACCESSIBLE AREAS. EXACT LOCATIONS AND

QUANTITIES OF DATA STORAGE DEVICES ARE TO BE COORDINATED WITH THE EQUIPMENT AND ACCESSORY SCHEDULE, THE TENANT'S EQUIPMENT SUPPLIER AND WITH THE TENANT.

MECHANICAL CONTRACTOR SHALL ON A DESIGN BUILD BASIS MODIFY EXISTING MECHANICAL SYSTEMS AND PROVIDE NEW MECHANICAL SYSTEMS AS NECESSARY TO ACHIEVE A COMPLETE MECHANICAL INSTALLATION. MODIFY, FURNISH, INSTALL AND CONNECT FOR WORK, ALL DUCTWORK, DIFFUSERS, GRILLS ETC. NECESSARY TO ACHIEVE A COMPLETE MECHANICAL INSTALLATION. ALL LABOR, TOOLS, MATERIALS, EQUIPMENT SHALL BE PROVIDED AS NECESSARY TO PROVIDE AND INSTALL A COMPLETE SYSTEM. MECHANICAL CONTRACTOR IS TO DESIGN DUCTWORK SIZES AND COMPONENTS AS REQUIRED TO PROVIDE A COMPLETE BALANCED SYSTEM.

1. PLUMBING CONTRACTOR SHALL ON A DESIGN BUILD BASIS MODIFY EXISTING SYSTEMS AND PROVIDE NEW PLUMBING SYSTEMS AS NECESSARY TO ACHIEVE A COMPLETE PLUMBING INSTALLATION. MODIFY, FURNISH, INSTALL AND CONNECT FOR WORK, ALL SANITARY, SUPPLY, COMPRESSED AIR, VENTILATION FIXTURES, ETC. EXCLUDE LOCATIONS FOR FIXTURES AND FIXTURES, VALVES, AND EQUIPMENT CONNECTIONS ARE TO BE COORDINATED WITH THE FIXTURE SCHEDULE, THE EQUIPMENT AND ACCESSORY SCHEDULE, THE TENANT'S EQUIPMENT SUPPLIER AND WITH THE TENANT. ALL LABOR, TOOLS, MATERIALS, EQUIPMENT SHALL BE PROVIDED AS NECESSARY TO PROVIDE AND INSTALL A COMPLETE SYSTEM. PLUMBING CONTRACTOR IS TO DESIGN PIPE SIZES AND COMPONENTS AS REQUIRED TO MEET CODE.
2. PLUMBING CONTRACTOR TO DETERMINE EACH ROUTING AND LOCATIONS ALL PIPING ON JOB SITE IN COMPLETE COORDINATION WITH ALL OTHER TRADES INVOLVED. HE SHALL ALSO VERIFY WITH TENANT EACH FLOOR PLAN LAYOUT, LOCATIONS OF FIXTURES, AND STRUCTURAL CONDITIONS.
3. PROVIDE ALL FIXTURES WITH HOT AND COLD WATER, WASTE AND VENT CONNECTIONS. EACH FIXTURE SHALL HAVE SHUTOFF VALVES FOR HOT AND COLD WATER, HOT AND COLD WATER SUPPLIES TO EACH FIXTURE. PIPING SHALL BE INSTALLED PROPERLY TO ELIMINATE CROSS CONTAMINATION OR SIPHONING OF WASTE MATERIAL INTO THE SUPPLY WATER SYSTEM. PIPING SHALL BE PITCHED TO VENT AND/OR DRAIN. VERIFY EACH LOCATION AND REQUIREMENTS BEFORE BEGINNING THE INSTALLATION.
4. THOROUGHLY CLEAN ALL ITEMS BEFORE INSTALLATION. CAP PIPE OPENING TO EXCLUDE DIRT UNTIL FIXTURES ARE INSTALLED AND FINAL CONNECTION HAVE BEEN MADE. SET FIXTURES LEVEL, AND IN PROPER ALIGNMENT. INSTALL SILICONE SEALANT BETWEEN FIXTURES ADJACENT MATERIAL FOR SANITARY JOINT.
5. TEST WATER SYSTEM UNDER 150 PSIG HYDROSTATIC PRESSURE FOR FOUR HOURS MINIMUM. ALL WORK SHALL BE IN ACCORDANCE 2008 IPC.

1. DOMESTIC WATER BELOW SLAB AND GRADE: TYPE 'K' SOFT TEMPER COPPER WITH FLARE FITTING CONNECTIONS. EXCEPT NO FITTINGS TO BE USED BELOW FLOOR SLAB. USE LONG RADII BENDS ONLY.
2. DOMESTIC WATER ABOVE SLAB, TYPE '1': HARD TEMPER COPPER WITH SWEAT SOLDER CONNECTIONS. USE NO LEAD TYPE SOLDER. ALL WATER LINES ABOVE SLAB SHALL BE INSULATED WITH EXPANDED CELL OR MOLDED SECTIONAL FIBEROUS GLASS WITH FACTORY APPLIED UL LISTED VAPOR BARRIER KAPLAK. FLAME SPREAD FOR INSULATION SHALL BE 25 OR LESS.
3. SANITARY WASTE AND VENT, SCHEDULE 40 PVC DWV SOLVENT JOINT. HOWEVER, PVC MAY NOT BE USED IN ABOVE CEILING PLUMBING RETURN AREAS. IN PLUMBING AREAS USE CAST IRON NO-HUB CONNECTIONS.
4. GAS PIPING: TO BE TYPE 'S' SEAMLESS-GRATE B SCHEDULE 40 BLACK OR ASTM A53 B36 PIPE. TYPE E ELECTRIC RESISTANT WELDED, WHERE INSTALLED BELOW GRADE, PIPE MUST BE COATED AND WRAPPED AND HAVE CATHODIC PROTECTION. ALL CAST IRON PIPE THAT IS OVER 3" DIAMETER AND NOT EXPOSED, MUST BE WELDED PIPE.

419 SW Ward Rd. Lees Summit, MO 64081

PROJECT LOCATION

- A. ALL CONSTRUCTION FOR THIS PROJECT SHALL CONFORM TO THE FOLLOWING BUILDING CODES AND REQUIREMENTS ADOPTED AND AS AMENDED BY THE CITY OF LEE'S SUMMIT, MISSOURI:
 - A.1. 2018 International Building Code
 - A.2. 2018 International Plumbing Code
 - A.3. 2018 International Mechanical Code
 - A.4. 2018 International Fuel Gas Code
 - A.5. 2018 International Residential Code
 - A.6. 2018 International Fire Code
 - A.7. 2017 National Electrical Code
 - A.8. ICG/ANSI A117.1-2009, Accessible and Usable Buildings and Facilities
- B. USE GROUP: B - BUSINESS, PROFESSIONAL OFFICE
- C. TYPE OF CONSTRUCTION: TYPE VB
- D. AUTOMATIC SPRINKLER SYSTEM: NONE PROVIDED
AUTOMATIC FIRE ALARM SYSTEM: NONE PROVIDED
- E. TENANT FLOOR AREA: 3316 SQFT
- F. OCCUPANT LOAD: 3316 SQFT + 150 SF/OCG = 22.11 OCC + 29 OCCUPANTS
- G. CORRIDORS: A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS WITH AN OCCUPANT LOAD <30.

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REV#	DATE	DESCRIPTION
DATE: 09-14-21		
PROJECT# 21040		

CS

GENERAL REQUIREMENTS 01000

- PRODUCTS 01600

- SPECIAL CONDITIONS 01700

- ## CUTTING AND PATCHING

- NO WORK THIS SECTION

SEE CUTTING AND PATCHING

NO WORK THIS SECTION

METAL STUD FRAMING

- CARPENTRY

- INSULATION

- ## SEALANTS

- STEEL FRAMES AND DOORS 08110

- ## WOOD DOORS

- ## FINISH HARDWARE

- ## GYPSUM DRYWALL

- ## PAINTING GENERAL

SURFACE PREPARATION FOR PAINT

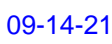
- ### PAINTING SCHEDULE

- ## FLOORING GENERAL

- NO WORK THIS SECTION

COORDINATE ALL EQUIPMENT INSTALLATION WITH SUPPLIER

NO WORK THIS SECTION



A2



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3/4" 25 GAUGE MTL. STUDS @ 16" O.C. FROM TOP OF EXISTING TO REMAIN WALL TO UNDERSIDE OF GYPSUM BOARD LID AT BOTTOM OF ROOF TRUSSES. PROVIDE DEEP LEG DEFLECTION TRACK AT TOP OF WALL, ON ONE SIDE OF WALL PROVIDE 3/4" GYP. BD. TO 3" ABOVE CEILING. ON OTHER SIDE OF WALL PROVIDE 3/4" GYP BD TO UNDERSIDE OF DECK. SEAL ALL PERIMETERS AND THROUGH WALL PENETRATION WITH ACOUSTICAL SEALANT. PROVIDE 3/4" UNFACED ACOUSTICAL BATTS FULL HEIGHT. FINISH WALL FLUSH WITH EXISTING SURFACES - PAINT

F09 PLASTIC LAMINATE GLAD GASEWORK AND COUNTERTOPS TO BE
DESIGN/BUILT BY CONTRACTOR. RIM OR SINK TO BE A MAXIMUM OF 34"
AFF

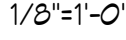
1. AT ALL AREAS WITHOUT EXISTING LIVE PROVIDE NEW LUXURY VINYL TILE TO MATCH EXISTING EXCEPT AT STORAGE 110, MECH 111 AND MECH 120 WHERE EXPOSED CONCRETE FLOOR IS EXISTING TO REMAIN.
2. PROVIDE MATCHING RUBBER BASE COILED GOODS THROUGHOUT ENTIRE SUITE. BASE IN EXISTING TENANT AREA IS EXISTING TO REMAIN AND IS TO BE PATCHED AND REPAIRED WHERE DISTURBED BY THE WORK. PROVIDE NEW BASE TO MATCH EXISTING THROUGHOUT EXPANSION AREA..
3. PAINT ALL NEW AND EXISTING TO REMAIN GYPSUM BOARD WALLS IN EXPANSION AREA. IN OTHER AREAS PAINT WALLS TO MATCH AND BLEND INTO EXISTING AS REQUIRED TO FINISH ANY SURFACES DISTURBED BY THE WORK.

D09 REMOVE AND RECLAIM STONE VENEER

5-1 GALLEY SINK: 6.5" MAX DEEP ADA COMPLIANT, DOUBLE COMPARTMENT SELF-RIMMING STAINLESS STEEL SINK WITH SATIN FINISH AND SOUND DAMPENING UNDERCOATING. FAUCET TO HAVE SWING SPOUT, PULL-OUT SPRAYER, AERATOR, AND SINGLE LEVER HANDLE. CHROME PLATED CAST BRASS P-TRAP WITH CLEANOUT, CHROME PLATED ANGLE STOPS AND RISERS, IN-SINK-ERATOR #BADGER 5 DISPOSAL, 1/2 HP, 120 VOLT

PICTURE	WASTE	VENT	C/N	H/N
S-1	2"	1-1/2"	1/2"	1/2"

PROVIDE ON EXTERIOR LATCH SIDE OF DOOR MATTE FINISH TOILET ROOM
SIGN 60" A.F.F. WITH BRAILLE AND WITH RAISED CONTRASTING LETTERS
5/8" TO 2" TALL WITHOUT SERIFS.

$$\frac{1}{4}'' = 1' - 0''$$


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