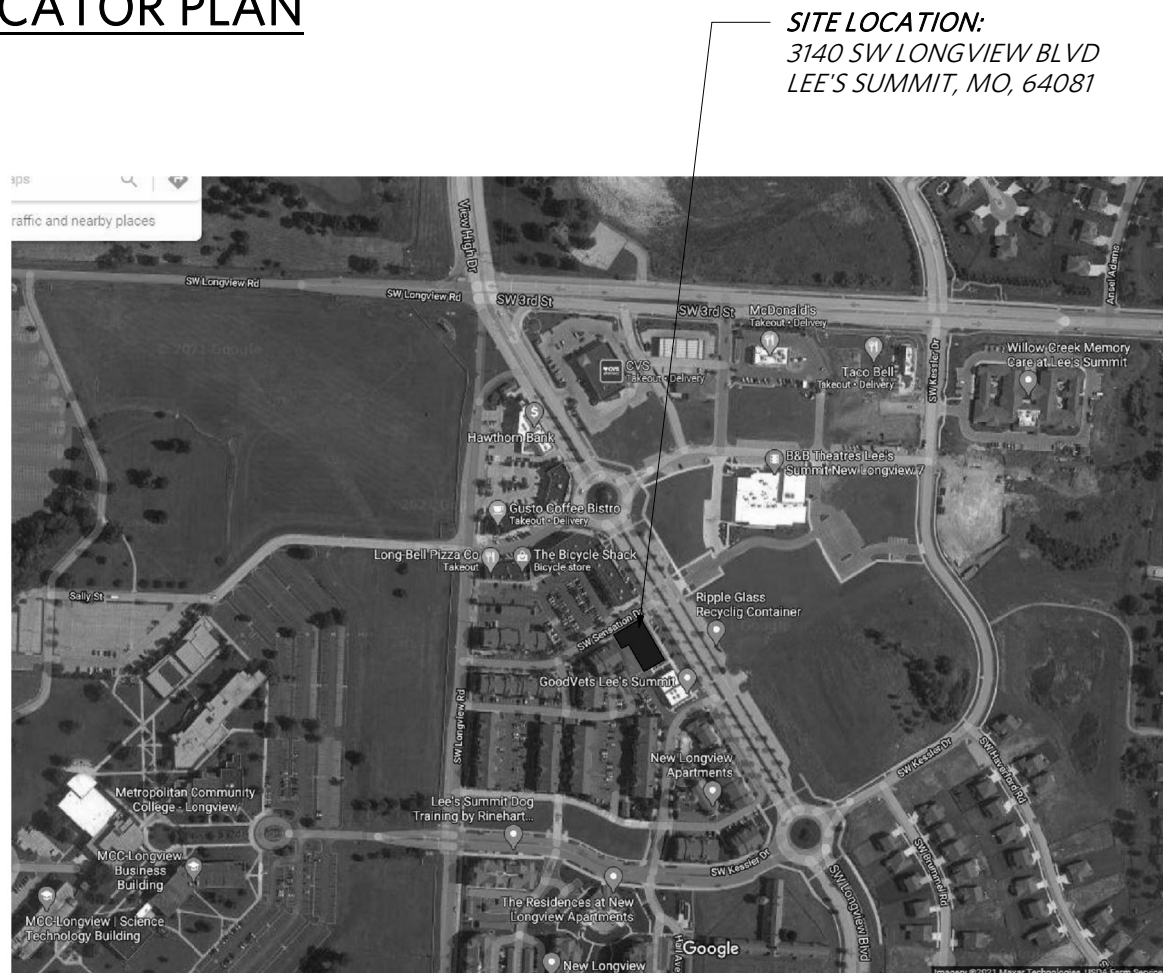


BOX REAL ESTATE DEVELOPMENT OFFICE

GENERAL NOTES

- GENERAL CONTRACTOR AND ALL OTHER CONTRACTORS WORKING ON THIS CONSTRUCTION PROJECT SHALL MEET ALL APPLICABLE CODE REQUIREMENTS. ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ANY AND ALL APPLICABLE CODES, REGULATIONS, DIRECTIVES AND LAWS. CONTRACTOR SHALL BE KNOWLEDGEABLE OF ALL CITY REGULATIONS AND CODE ISSUES AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT UPON DISCOVERY OF ANY DISCREPANCIES ON THE DOCUMENTS OR CONDITIONS OF THE PROJECT SITE.
- SUBSTANTIAL COMPLETION SHALL BE ESTABLISHED ON DELIVERY OF OCCUPANCY PERMIT. FINAL COMPLETION SHALL BE DEEMED COMPLETED WHEN ALL PUNCH LIST ITEMS ARE COMPLETED AND APPROVED, ALL SUPPORT EQUIPMENT INSTALLED AND COMPLETE. OWNER WILL DETERMINE FINAL COMPLETION.
- THE RESPONSIBILITIES CONCERNING THE PREPARATION AND REVIEW OF THE APPLICATION FOR PAYMENT AND PAYMENT SCHEDULE SHALL BE ADDRESSED IN THE AGREEMENTS BETWEEN THE OWNER, ARCHITECT, AND CONTRACTOR.
- THE ARCHITECT WILL BE AVAILABLE TO THE OWNER AND CONTRACTOR DURING CONSTRUCTION. THE ARCHITECT WILL ASSIST THE OWNER AND/OR CONTRACTOR IN OBTAINING A BUILDING PERMIT.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION PROCESS, MATERIAL VERIFICATION, AND WORKER SAFETY.
- THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFIRMING AND CORRELATING ALL QUANTITIES AND DIMENSIONS, AND FOR TECHNIQUES OF ASSEMBLY.
- ALL CUTTING AND PATCHING SHALL BE PERFORMED IN A NEAT AND WORKMAN LIKE MANNER. ANY EXISTING FINISHES DISTURBED OR DAMAGED BY THE CONTRACTOR OR TRADES UNDER CONTRACT DURING THE COURSE OF THE WORK SHALL BE REPAIRED TO MATCH EXISTING.
- NO SUBSTITUTES OF SPECIFIED CONSTRUCTION ITEMS, EQUIPMENT AND FINISHES WILL BE ALLOWED WITHOUT WRITTEN APPROVAL FROM THE OWNER AND ARCHITECT.
- ALL BIDDING CONTRACTOR(S) SHALL VISIT THE SITE OF THE PROPOSED WORK AND FULLY ACQUAINT THEMSELVES WITH THE EXISTING CONDITIONS OF THE PROJECT SITE, AS THEY CURRENTLY EXIST, SO THEY MAY FULLY UNDERSTAND THE FACILITIES, DIFFICULTIES AND RESTRICTIONS PRIOR TO SUBMITTING ANY BIDS.
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH SCHEDULING INFORMATION PRIOR TO CONSTRUCTION, WHICH WILL BE UPDATED IF THERE ARE ANY CHANGES.
- ALL REQUIRED COMMUNICATION SHALL BE THROUGH THE ARCHITECT AND OWNER.
- DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOBSITE. INFORMATION CONTAINED IN THESE DRAWINGS IS GENERAL AND NOT BASED ON EXISTING DOCUMENTS AND FIELD MEASUREMENTS. THE INFORMATION CONTAINED HEREIN MAY REQUIRE ADJUSTMENTS OR MODIFICATIONS TO CONFORM TO EXISTING CONDITIONS AND DESIGN INTENT OF DOCUMENTS. THE CONTRACTOR MUST NOTIFY ARCHITECT OF ANY CONFLICTS AND/OR VARIATIONS.
- CONTRACTOR SHALL FURNISH & INSTALL ALL ITEMS SHOWN ON THE DRAWINGS UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL CONTRACTORS SHALL GUARANTEE ALL WORK EXECUTED UNDER THIS CONTRACT, BOTH AS TO MATERIAL AND WORKMANSHIP, FOR A PERIOD OF TWELVE MONTHS AFTER DATE OF SUBSTANTIAL COMPLETION. IN ADDITION, ANY DAMAGE TO ADJACENT AREAS/SURFACES CAUSED BY FAULTY MATERIALS OR WORKMANSHIP SHALL ALSO BE REPAIRED TO THE OWNER'S SATISFACTION AT NO ADDITIONAL COST.
- CONTRACTOR TO INSTALL ALL MATERIAL PER MANUFACTURERS' REQUIREMENTS, UL RATING REQUIREMENTS, SPECIFIC TRADE GUIDELINES, INDUSTRY STANDARDS, AND BUILDING CODES. ALL NEW FINISHES TO COMPLY WITH IBC CHAPTER 8.
- PROVIDE SIGNAGE MEETING ADA REQUIREMENTS AND LOCATIONS DICTATED BY THE CITY AND LOCAL CODES. DESIGN, CONTENT, AND LOCATIONS SHALL BE PROVIDED TO THE OWNER AND ARCHITECT PRIOR TO INSTALLATION.
- THE CONTRACTOR MUST SUBMIT TO OWNER AN INSURANCE CERTIFICATE WITH MINIMUM COVERAGE OF \$1,000,000 IN GENERAL LIABILITY OR EQUAL. THIS CERTIFICATE MUST NAME THE OWNER AS ADDITIONAL INSURED.
- ALL CHANGES, DEVIATIONS, MODIFICATIONS, ADDITIONS OR DELETIONS FROM THE CONTRACT OF CONSTRUCTION OF APPROVED ARCHITECTURAL PLANS SHALL BE APPROVED BY THE OWNER AND ARCHITECT.
- DIMENSIONS ARE FROM OUTSIDE FACE OF FULL BED MASONRY, OR FROM FACE OF MTL STUD ON ALL OTHER MATERIALS, UNLESS NOTED OTHERWISE. (THIN BRICK & THIN STONE VENEERS ARE DIMENSIONED TO FACE OF STUD).
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING ALL INTERIOR SURFACES AND EXTERIOR DEBRIS SPECIFIC TO CONSTRUCTION ACTIVITIES PRIOR TO OCCUPANCY OF THE SPACES BY THE OWNER. ADDITIONAL CLEANING FOLLOWING THE RECONCILIATION OF PUNCHLIST ITEMS SHALL ALSO BE INCLUDED. FINAL CLEANUP SHALL CONSIST OF THE FOLLOWING:
 - REMOVE ALL CONSTRUCTION DEBRIS, UNUSED MATERIALS, TOOLS, ETC.
 - CLEAN INTERIOR AND EXTERIOR SURFACES OF STOREFRONT GLASS AND FRAMES
 - CLEAN ALL FLOORS
 - REPLACE ALL FILTER MEDIA IN HVAC SYSTEMS

LOCATOR PLAN



SCOPE SUMMARY

INTERIOR RENOVATION OF AN EXISTING OFFICE SPACE (T.1). SCOPE INCLUDES INSTALLATION OF NEW PARTITIONS, DOORS, AND FINISHES. MEP & FIRE ALARM/SPRINKLER PACKAGES TO BE DESIGN/BUILD AND CONTRACTOR TO COORDINATE IT/AV/SECURITY INSTALLATION IN THE FIELD WITH TENANT VENDOR.

CODE REVIEW

APPLICABLE CODES:

- 2018 International Existing Building Code
- 2018 Uniform Plumbing Code
- 2018 International Energy Conservation Code
- 2018 International Mechanical Code
- 2018 International Fuel Gas Code
- 2018 International Private Sewage Disposal Code
- 2018 International Fire Code
- 2017 National Electrical Code
- ICC/ANSI A117.1-2009, Accessible and Usable Buildings and Facilities

CHAPTER 3 *USE AND OCCUPANCY CLASSIFICATION*

BUSINESS, GROUP B

CHAPTER 5 *GENERAL BUILDING HEIGHTS AND AREAS [TABLE 503]*

THIS SCOPE OF WORK DOES NOT INCREASE THE AREA OF THE EXISTING BUILDING/TENANT SPACE.

TENANT RENOVATION AREA = 1,547 SF

CHAPTER 6 *TYPE OF CONSTRUCTION*

CONSTRUCTION TYPE, IIB
NON SPRINKLED

CHAPTER 9 *FIRE PROTECTION SYSTEMS*

907 - FIRE ALARMS ARE PROVIDED

FIRE EXTINGUISHERS TO BE PROVIDED IN ACCORDANCE WITH THE IBC
NFPA 10 REQUIRED SMOKE DETECTORS TO BE PROVIDED
ALL PROVIDED AND INSTALLED BY GENERAL CONTRACTOR

CHAPTER 10 *MEANS OF EGRESS*

THE EXISTING BUILDING MEETS THE REQUIREMENTS FOR
MEANS OF EGRESS.

OCCUPANT LOAD:
BUSINESS (1 PER 150 GSF) = 1,547 SF/150 = 11 OCC

CHAPTER 11 *ACCESSIBILITY*

THE EXISTING BUILDING MEETS THE REQUIREMENTS FOR
ACCESSIBLE ENTRIES. THE EXISTING PARKING SPACES MEET
THE REQUIREMENTS FOR ACCESSIBLE PARKING.

CHAPTER 29 *PLUMBING SYSTEMS*

TWO NEW RESTROOMS HAVE BEEN PROVIDED

PROJECT TEAM

OWNER + TENANT:
BOX REAL ESTATE DEVELOPMENT
3175 SW Rockbridge Dr
Lee's Summit, MO 64081
CONTACT: RUSSELL PEARSON
P: 816 589 4415
E: rpearson@boxdevco.com

MEP:
JSC ENGINEERS
1901 NW Blue Pkwy tower-3rd floor
Unity Village, MO 64065
CONTACT: JUSTIN SMOTHERS
P: 816 272 5289
E: jsmothers@jscengineers.com

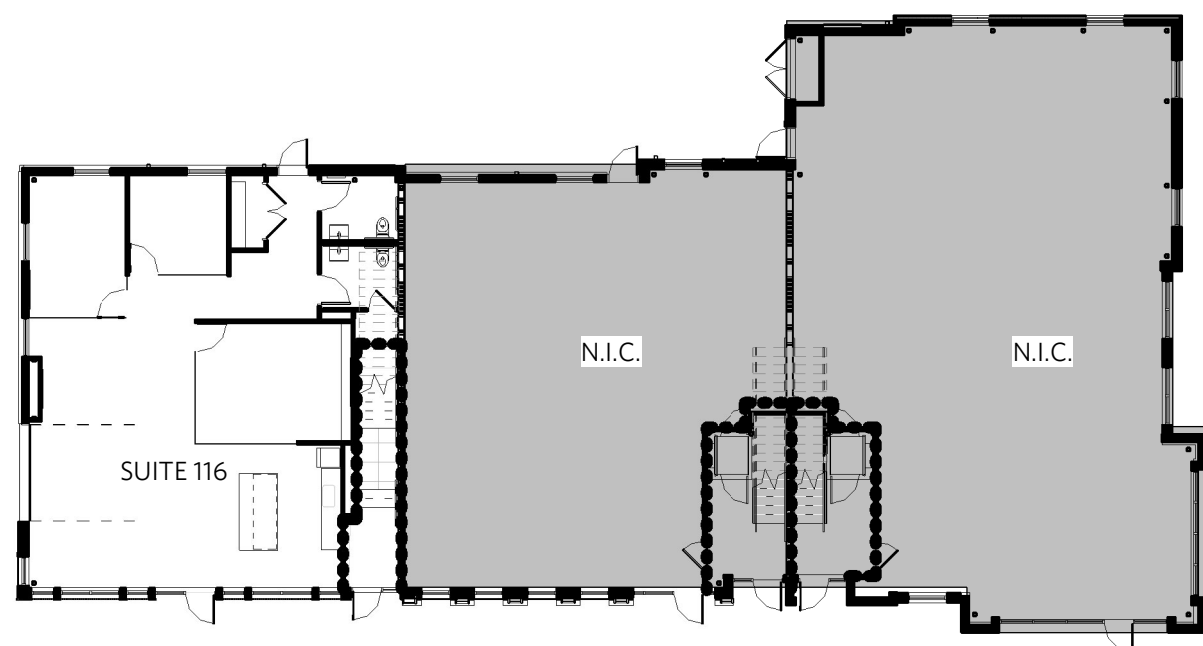
ARCHITECTURAL:
CLOCKWORK
423 DELAWARE ST. SUITE 102
KANSAS CITY, MO 64105
CONTACT: LARA SCHNEIDER
P: 816.769.2855
E: lara@clockwork-ad.com

CONTRACTOR:
MONARCH BUILD
8100 Newton, Suite 300
Overland Park, KS 66204
CONTACT: DAVID ADAMS
P: 913 942 2405
E: david.adams@monarch.build

DRAWING SYMBOLS

WALL SECTION		CONSTRUCTION KEYNOTE	
ELEVATION MARKS (EXTERIOR // INTERIOR)		GLAZING FRAME MARK	
ELEVATION MARKS (EXTERIOR // INTERIOR)		GLAZING MARK	
REVISION MARK + CLOUD		DOOR MARK	
ROOM TAG		WINDOW MARK	
ELEVATION MARK		WALL PARTITION TYPE	
		FLOOR TRANSITION	
		EXISTING PARTITION	
		NEW PARTITION	
		DEMOLITION PARTITION	

KEY PLAN



SHEET INDEX

A000	TITLE SHEET
A001	WALL TYPES AND UTILITIES
A100	FLOOR PLAN
A150	REFLECTED CEILING PLAN & DETAILS
A400	INTERIOR ELEVATIONS
A500	INTERIOR DETAILS
A600	FINISH PLAN & LEGEND
A700	RENDERINGS
A701	RENDERINGS

MECH / PLUMB

MP001	MECHANICAL/PLUMBING SYMBOLS, SCHEDULES AND SPECIFICATIONS
MP101	MECHANICAL/PLUMBING PLANS AND DETAILS

ELECTRICAL

E001	ELECTRICAL SYMBOLS AND SPECIFICATIONS
E101	ELECTRICAL PLAN AND SCHEDULES

BOX REAL ESTATE DEVELOPMENT OFFICE

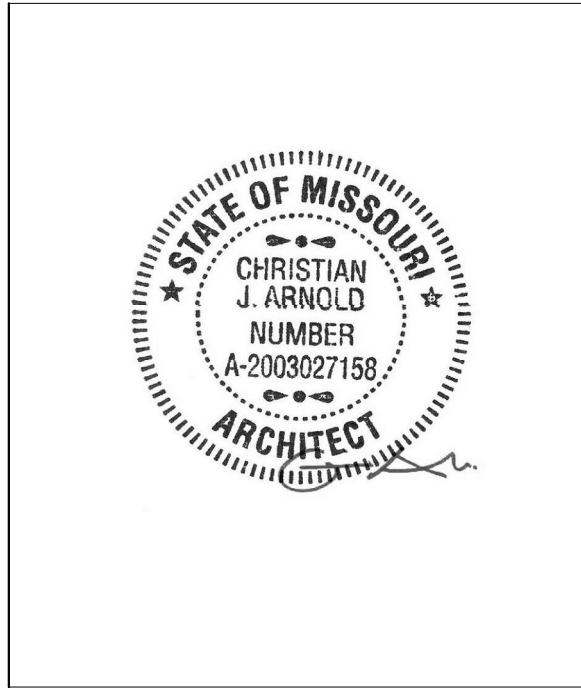
420 SW LONGVIEW BLVD SUITE 116
LEE'S SUMMIT, MO, 64081



REV	ISSUE	DATE
1	Permit Review Revision 1	02.02.2022 02.16.2022

TITLE SHEET

A000

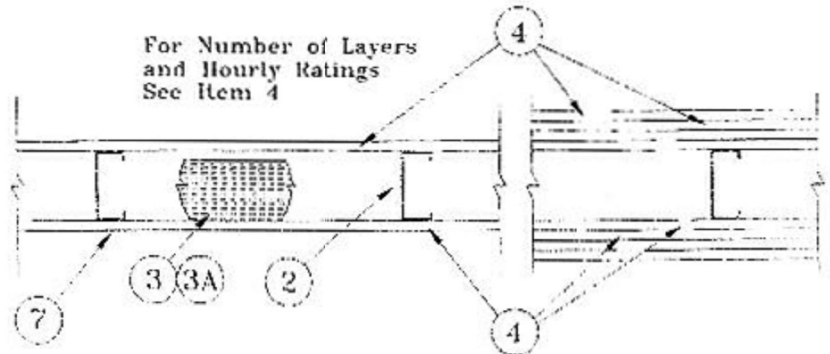


REV	ISSUE	DATE
1	Revision 1	02.16.2022

WALL TYPES AND
UL LISTINGS

A001

Design No. U419
Nonbearing Wall Ratings — 1, 2, 3 or 4 Hr (See Items 3 & 4)



- Floor and Ceiling Runners** — (Not shown) — Channel shaped, fabricated from min 25 MSG (min 20 MSG when Item 4A is used) corrosion-protected steel, min width to accommodate stud size, with min 1 in. long legs, attached to floor and ceiling with fasteners 24 in. OC max.
- Steel Studs** — Channel shaped, fabricated from min 25 MSG (min 20 MSG when Item 4A is used) corrosion-protected steel, min width as indicated under Item 4, min 1-1/4 in. flanges and 1/4 in. return, spaced a max of 24 in. OC. Studs to be cut 3/8 to 3/4 in. less than assembly height.
- Batts and Blankets*** — (Required as indicated under Item 4) — Mineral wool batts, friction fitted between studs and runners. Min nom thickness as indicated under Item 4. See **Batts and Blankets (BKNV or BZJZ) Categories** for names of Classified companies.
- Batts and Blankets*** — (Optional) — Placed in stud cavities, any glass fiber or mineral wool insulation bearing the UL Classification Marking as to **Surface Burning Characteristics** and/or **Fire Resistance**. See **Batts and Blankets (BKNV or BZJZ) Categories** for names of Classified companies.
- Gypsum Board*** — Gypsum panels with beveled, square or tapered edges, applied vertically or horizontally. Vertical joints centered over studs and staggered one stud cavity on opposite sides of studs. Vertical joints in adjacent layers (multilayer systems) staggered one stud cavity. Horizontal joints need not be backed by steel framing. Horizontal edge joints and horizontal butt joints on opposite sides of studs need not be staggered. Horizontal edge joints and horizontal butt joints in adjacent layers (multilayer systems) staggered a min of 12 in. The thickness and number of layers for the 1 hr, 2 hr, 3 hr and 4 hr ratings are as follows:
Wallboard Protection on Each Side of Wall

Rating	Min Stud Depth	No. of Layers & Thkns of Panel	Min Thkns of Insulation (Item 3)
1	3-1/2	1 layer, 5/8 in. thick	Optional
1	2-1/2	1 layer, 1/2 in. thick	1-1/2 in.
1	1-5/8	1 layer, 3/4 in. thick	Optional
2	1-5/8	2 layers, 1/2 in. thick	Optional
2	1-5/8	2 layers, 5/8 in. thick	Optional
2	3-1/2	1 layer, 3/4 in. thick	3 in.
3	1-5/8	3 layers, 1/2 in. thick	Optional
3	1-5/8	2 layers, 3/4 in. thick	Optional
3	1-5/8	3 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 5/8 in. thick	Optional
4	1-5/8	4 layers, 1/2 in. thick	Optional
4	2-1/2	2 layers, 3/4 in. thick	2 in.

CANADIAN GYPSUM COMPANY — 1/2 in. thick Type C, IP-X2 or IPC-AR; WRC, 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX or WRC; 3/4 in. thick Type IP-X3, ULTRACODE, ULTRACODE SHC or ULTRACODE WRC.

UNITED STATES GYPSUM CO — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type SCX, SHX, WRX, IP-X1, AR, C, WRC, FRX-G, IP-AR, IP-X2, IPC-AR; 3/4 in. thick Type IP-X3, ULTRACODE, ULTRACODE SHC or ULTRACODE WRC.

USG MEXICO S A DE C V — 1/2 in. thick Type C, IP-X2, IPC-AR or WRC; 5/8 in. thick Type AR, C, IP-AR, IP-X1, IP-X2, IPC-AR, SCX, SHX, WRX, WRC or; 3/4 in. thick Type IP-X3, ULTRACODE, ULTRACODE SHC or ULTRACODE WRC.

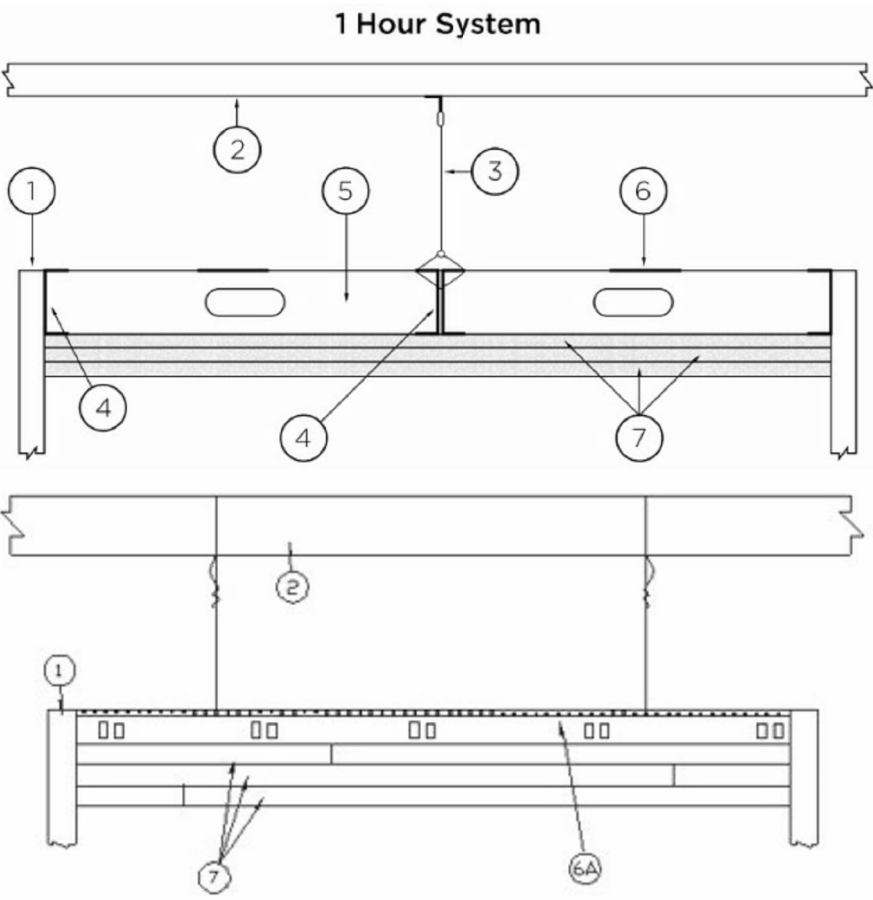
- Gypsum Board*** — (As an alternate to Item 4) — 5/8 in. thick gypsum panels, installed as described in Item 4 with Type S-12 steel screws. The length and spacing of the screws as specified under Item 5.
CANADIAN GYPSUM COMPANY — Type FRX
UNITED STATES GYPSUM CO — Type FRX
- Gypsum Board*** — (As an alternate to Items 4 and 4A) — 5/8 in. thick, 2 ft. wide, tongue and groove edge, applied horizontally as the outer layer to one side of the assembly. Secured as described in Item 5. Joint covering (Item 7) not required.
CANADIAN GYPSUM COMPANY — Type SHX
UNITED STATES GYPSUM CO — Type SHX
USG MEXICO S A DE C V — Type SHX.

- Fasteners** — (Not shown) — Type S or S-12 steel screws used to attach panels to studs (Item 2) or furring channels (Item 6). **Single layer systems:** 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 8 in. OC when panels are applied horizontally, or 8 in. OC along vertical and bottom edges and 12 in. OC in the field when panels are applied vertically. Two layer systems: First layer- 1 in. long for 1/2 and 5/8 in. thick panels or 1-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels or 2-1/4 in. long for 3/4 in. thick panels, spaced 16 in. OC with screws offset 8 in. from first layer. **Three-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in., 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below. **Four-layer systems:** First layer- 1 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Second layer- 1-5/8 in. long for 1/2 in., 5/8 in. thick panels, spaced 24 in. OC. Third layer- 2-1/4 in. long for 1/2 in. thick panels or 2-5/8 in. long for 5/8 in. thick panels, spaced 24 in. OC. Fourth layer- 2-5/8 in. long for 1/2 in. thick panels or 3 in. long for 5/8 in. thick panels, spaced 12 in. OC. Screws offset min 6 in. from layer below.
- Furring Channels** — (Optional, not shown, for single or double layer systems) — Resilient furring channels fabricated from min 25 MSG corrosion-protected steel, spaced vertically a max of 24 in. OC. Flange portion attached to each intersecting stud with 1/2 in. long Type S-12 steel screws. Not for use with Item 4A.
- Joint Tape and Compound** — Vinyl or casein, dry or premixed joint compound applied in two coats to joints and screw heads of outer layers. Paper tape, nom 2 in. wide, embedded in first layer of compound over all joints of outer layer panels. Paper tape and joint compound may be omitted when gypsum panels are supplied with a square edge.
- Siding, Brick or Stucco** — (Optional, not shown) — Aluminum, vinyl or steel siding, brick veneer or stucco, meeting the requirements of local code agencies, installed over gypsum panels. Brick veneer attached to studs with corrugated metal wall ties attached to each stud with steel screws, not more than each sixth course of brick.
- Caulking and Sealants*** — (Optional, not shown) — A bead of acoustical sealant applied around the partition perimeter for sound control.
UNITED STATES GYPSUM CO — Type AS

*Bearing the UL Classification Mark

Design No. I504
November 02, 2020

Ceiling Membrane Rating - 1 Hr.
Load Restriction - Limited to the Dead Weight of the Assembly
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively



Alternate System

- Supporting Structure #1 — Fire-resistance rated. Suitable point of attachment of C-Channels (Item 4).

- Supporting Structure #2 — If necessary - Suitable point of attachment of hanger wire (Item 3).

- Hanger Wire — If necessary - Min. 8 gauge steel wire, hung from holes punched in C-Channel (Item 4). Hanger wire spaced nominally 24 in. OC.

- C-Channels — Used to support steel studs at both ends. Min. 3-5/8 in. deep with min. 1-1/4 in. legs and formed from min. No. 20 MSG galv. steel. Perimeter channels attached to a fire-resistance rated supporting structure (Item 1) with fasteners spaced not greater than 24 in. OC, at both the top and bottom of the vertical leg. When used with Items 2 and 3, C-Channel secured back to back with 1/2 in. Type S screws spaced 24 in. OC along centerline of C-Channels. Where C-Channels form a butt joint, screws placed at both top and bottom of both sides of butt joint.

- Steel Studs — Min. 3-5/8 in. wide with min. 1-5/8 in. legs containing folded back flanges and formed from min. No. 20 MSG galv. Steel. Studs to be cut 3/8 in. to 5/8 in. less than the clear span between the vertical legs of the perimeter channels. Studs spaced a max. 16 in. OC. At each end of the stud, the top and bottom legs shall be secured to the perimeter channel with one 3/8 in. long pan-head steel screw. Studs are used at each end of the horizontal barrier to terminate the assembly at the adjoining wall. These end studs shall be secured to the adjoining wall in the same manner as the perimeter channels (Item 4). Maximum unsupported length of studs not to exceed 8 ft. 1 in.

- Steel Strap — Min 4 in. wide formed from min. No. 20 MSG galv. Steel. Secured perpendicular to the studs at the centerline of the span using one 3/8 in. long pan-head steel screw. Strips to overlap one full stud bay at splice locations. As an alternate to the steel strap, C-Channels (Item 4) may be substituted and installed in the same manner as the steel straps. If a continuous piece is not used, abut channels on each side of the centerline of the span and overlap one full stud bay.

- Framing Members* — As an alternate to items 3, 4, 5, and 6 - Main runners, cross tees, cross channels and wall angle as listed below:

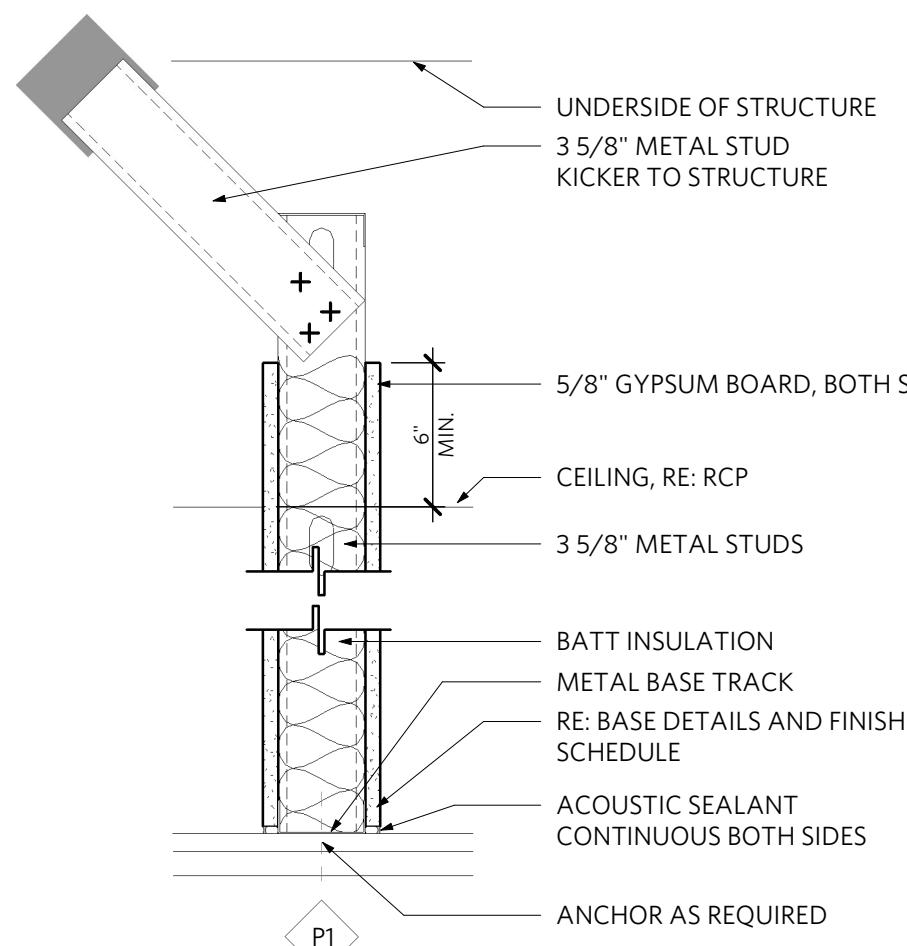
- Main Runners — Nom 10 or 12 ft long, 15/16 in. or 1-1/2 in. wide face, spaced 4 ft OC. Main runners suspended by min 12 SWG galv steel hanger wires spaced 24 in. OC, twist tied to supporting structure.
- Cross Tees — Nom 4 ft long, 1-1/2 in. wide face, installed perpendicular to the main runners, spaced 16 in. OC. The cross tees or cross channels may be riveted or screw attached to the wall angle or channel to facilitate the ceiling installation.
- Cross Channels — Nom 4 ft long, installed perpendicular to main runners, spaced 16 in. OC.
- Wall Angle or Channel — Painted or galv steel angle with 1 in. legs or channel with 1 in. legs, 1-9/16 in. deep attached to walls at perimeter of ceiling with fasteners 16 in. OC. To support steel framing member ends and for screw-attachment of the gypsum panel.
ARMSTRONG WORLD INDUSTRIES INC — Type DFR-8000.

- Gypsum Board*** — Three layers of nom. 5/8 in. thick gypsum board installed with long dimension perpendicular to the steel studs or Framing Members*. Base secured to studs and perimeter channels with 1 in. long Type S steel screws spaced max. 16 in. OC. Middle layer secured to the studs or Framing Members* and perimeter supports with 1-5/8 in. long Type S steel screws spaced max. 16 in. OC. Middle layer edge and end joints staggered a min. 16 in. from base layer joints. Face layer secured to the studs or Framing Members* and perimeter supports with 2-1/4 in. long Type S steel screws spaced max. 12 in. OC. Face layer edge and end joints staggered a min. 16 in. from middle layer joints.
NATIONAL GYPSUM CO — Type FSW

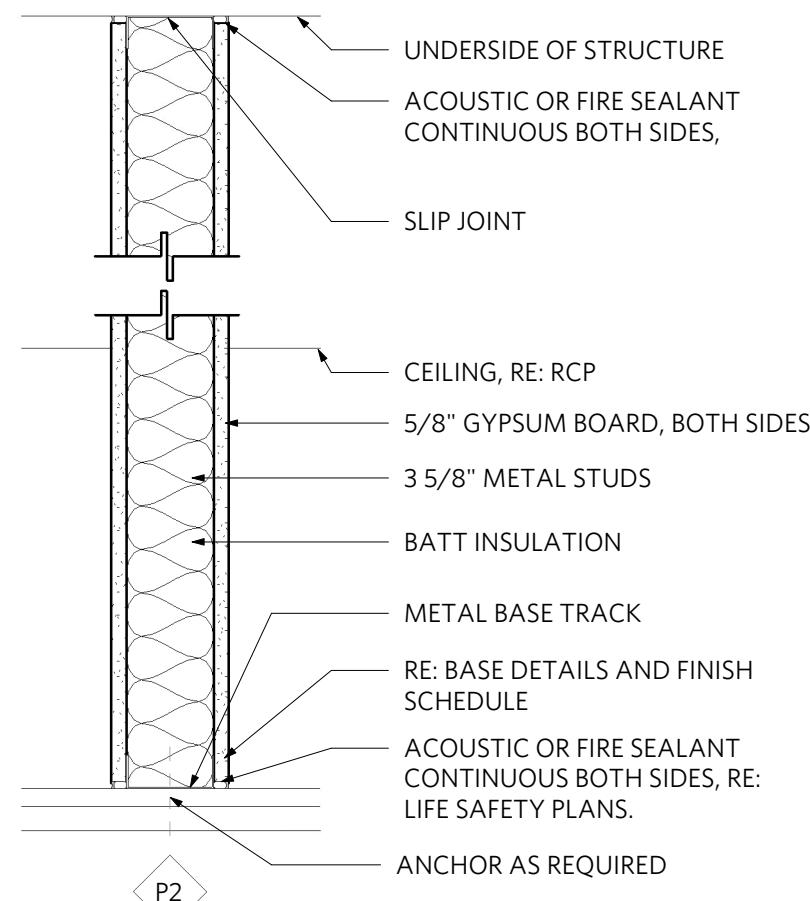
- Joint Tape and Compound** — Not Shown — (Optional, Not Required On Joints or Screw Heads) — Vinyl, dry or premixed joint compound, applied in two coats to joints and screw heads; paper tape, nom 2 in. wide, embedded in first layer of compound over all joints.

WALL TYPES

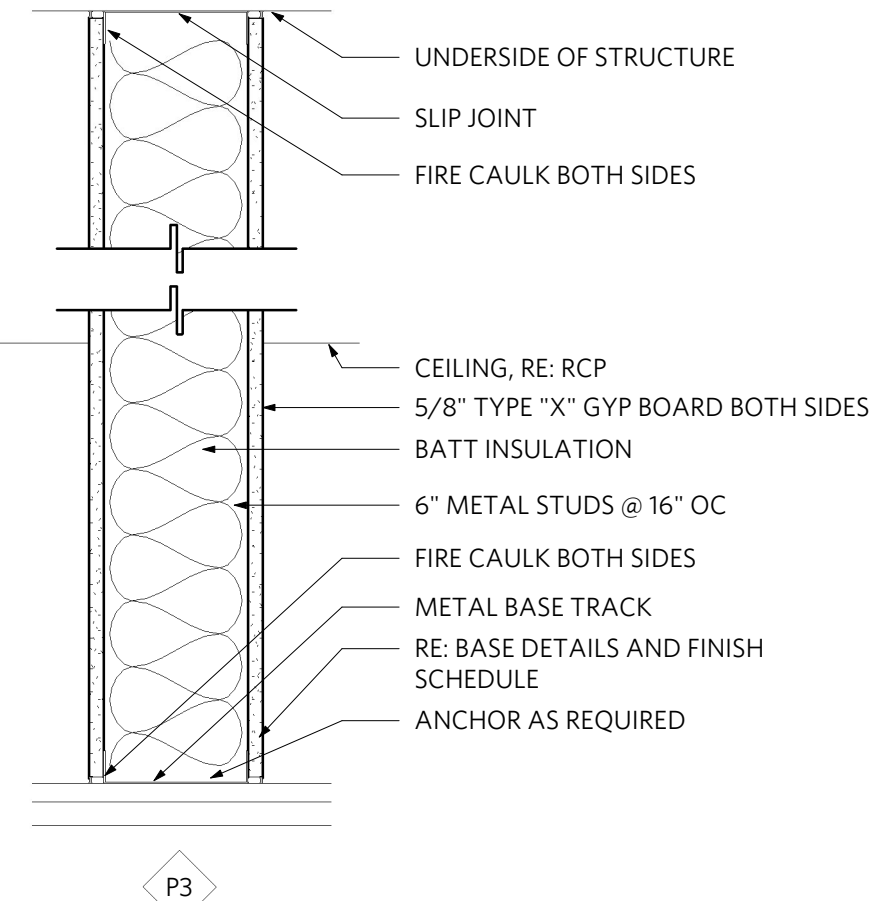
- GYP. BD. TO BE HELD OFF FINISH FLOOR 1/2" MIN. TYPICAL.
- METAL CORNER BEAD TO BE USED ON ALL OUTSIDE CORNERS OR TOP OF PARTIAL HEIGHT WALLS WHERE GYP. BD. WRAPS.
- ALL BLOCKING SHALL SPAN FULLY BETWEEN BOTH ADJACENT STUDS AT A MINIMUM.
- ALL WALLS TO BE LEVEL 4 FINISH, U.N.O. WALLS TO RECEIVE VINYL GRAPHICS TO BE LEVEL 5 FINISH.
- PROVIDE ACOUSTICAL BATT INSULATION AT ALL RESTROOM WALLS AND ABOVE ALL RESTROOM CEILINGS
- PROVIDE MOISTURE RESISTANT GYP. BD. OR DUROCK IN ALL WET LOCATIONS (I. E. RESTROOMS)



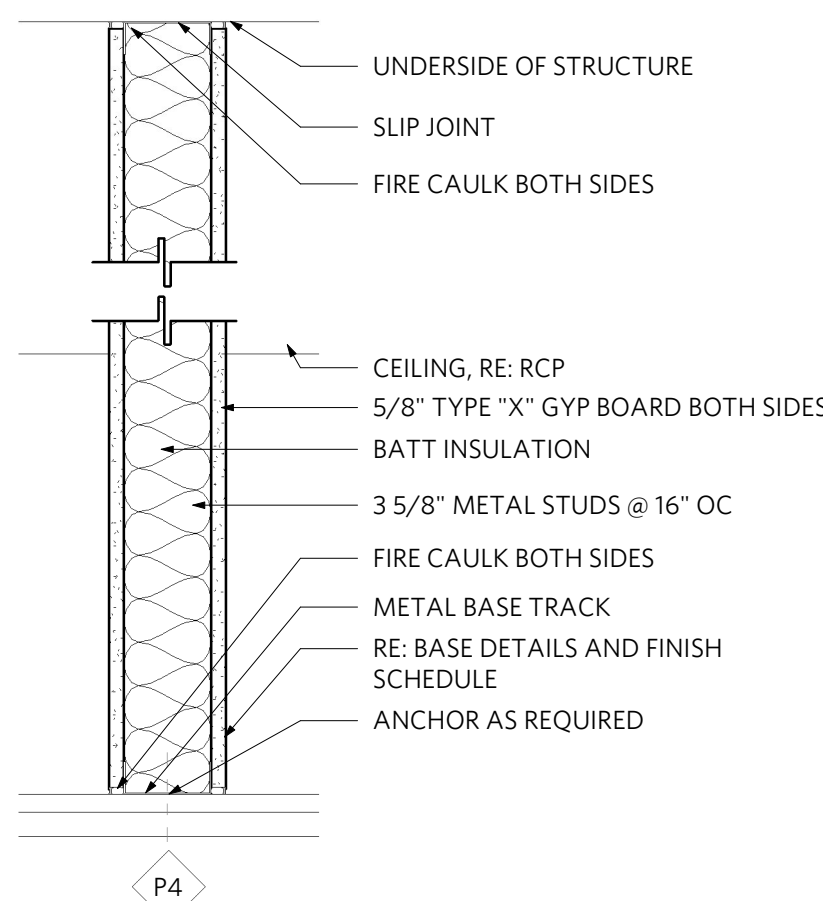
WALLS 6" ABOVE CEILING



WALLS TO DECK



WALLS TO DECK
UL DESIGN:U419
1 HOUR RATING



WALLS TO DECK
UL DESIGN:U419
1 HOUR RATING



REV	ISSUE	DATE
1	Permit Review Revision 1	02.02.2022 02.16.2022

GENERAL FLOOR PLAN NOTES

- ALL DIMENSIONS TO EXISTING ITEMS ARE +/-
- DIMENSIONS FOR INTERIOR PARTITIONS, ARE TO OUTSIDE FACE OF WALL FINISH.
- ALL PARTITIONS TO BE TYPE P1 UNLESS NOTED OTHERWISE.
- CONTRACTOR TO REFER TO MEP DRAWINGS FOR ALL MEP REQUIREMENTS.
- CONTRACTOR TO COORDINATE IT/AV/SECURITY SYSTEM WITH TENANTS VENDOR. PROVIDE CONDUIT AND PULL STRING FOR IT/AV/SECURITY WORK. COORDINATE WITH ELECTRICAL & IT/AV/SECURITY.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PROVIDING ALL BLOCKING AS REQUIRED FOR CASEWORK, LIGHT FIXTURES, ACCESSORIES, ETC.
- CONTRACTOR TO COORDINATE TENANT PROVIDED LCD & MOUNT LOCATIONS. PROVIDE POWER, CABLE AND BLOCKING AS REQUIRED.
- CONTRACTOR SHALL COORDINATE ALL CORE DRILL LOCATIONS WITH FURNITURE LAYOUT. REFER TO ELECTRICAL FOR PROPOSED CORE DRILL LOCATIONS.
- ALL CARD READERS, SWITCHES, CONTROLS, ETC TO COMPLY WITH A.B.A.A.S. (ARCHITECTURAL BARRIERS ACT ACCESSIBILITY STANDARD) REQUIREMENTS FOR MOUNTING HEIGHTS.
- CONTRACTOR TO ENSURE PROJECT SITE IS SECURE WHEN NOT PRESENT.
- CONTRACTOR TO ENSURE THAT LOUD OR DISRUPTIVE (SMELLY) WORK SHALL BE DONE AFTER BUSINESS HOURS. COORDINATE WITH LANDLORD AND TENANT.
- ALL APPLIANCES SHALL BE TENANT PROVIDED AND INSTALLED, U.N.O.
- FURNITURE BY OTHERS. COORDINATE W/ OWNER.
- COORDINATE ALL FRAMING DIMENSIONS AT RECESSED TV LOCATIONS WITH TENANT AV VENDOR.

FLOOR PLAN KEYNOTES

- ALIGN FINISHED FACE.
- NETWORK PRINTER/COPY LOCATION. PROVIDE DEDICATED POWER & DATA AS REQ'D. REFER TO MEP.
- WALL MOUNTED TV ON BRACKET, TENANT PROVIDED AND INSTALLED. PROVIDE 3/4" FIRE RETARDANT PLYWOOD BLOCKING IN WALL. PROVIDE POWER / DATA / CABLE PER MEP.
- PROVIDE POWER AND PLUMBING SUPPLY & WASTE LINES FOR KITCHEN EQUIPMENT AS INDICATED ON ELEVATIONS.
- 1/2" FRAMELESS TEMPERED SWING GLASS DOOR AND 1/2" FRAMELESS TEMPERED GLASS PANELS SET IN 1 1/2" TOP CHANNEL AND 1" BOTTOM CHANNEL IN MATTE BLACK. PROVIDE MINIMUM NUMBER OF PANELS POSSIBLE. HEIGHT SHALL BE 9'-0"H.
- 1/2" FRAMELESS TEMPERED SWING GLASS DOOR AND 1/2" FRAMELESS TEMPERED GLASS PANELS SET IN 1 1/2" TOP CHANNEL AND 1" BOTTOM CHANNEL IN MATTE BLACK. WEST SIDE OF GLASS TO HAVE A 3M WHITE FILM APPROX 5'X10' 80% OPACITY APPLIED ON CONFERENCE ROOM SIDE OF GLASS. PROVIDE MINIMUM NUMBER OF PANELS POSSIBLE. HEIGHT SHALL BE 9'-0"H.
- 3'0" x 8'0" 60MIN DOOR WITH CLOSER AND SMOKE GASKET. DOOR TO BE WHITE OAK IN HOLLOW METAL FRAME. METAL FRAME TO BE PAINTED TO MATCH ADJACENT WALL PAINT. DOOR TO BE STAINED TO MATCH PL1. PRIVACY LEVER LATCH SET WITH PUSH LOCK. MATTE BLACK FINISH.
- EXISTING ELECTRICAL PANEL
- PLANTER BY OWNER
- NAPOLEON ALLURAVISION SLIMLINE 42" ELECTRIC FIREPLACE RECESSED INTO WALL. RE MEP.
- 5 WOOD FLOATING SHELVES AT 18" DEEP. CONFIRM WITH OWNER ON MOUNTING HEIGHTS.
- ENSURE COLUMN IS NOT PROTRUDING INTO OFFICE.
- GC PROVIDED/INSTALLED RESTROOM ACCESSORIES. PROVIDE BLOCKING IN WALL ADEQUATE TO SUPPORT SINK ASSEMBLY AND ADA GRAB BARS. SEE LIST BELOW AND MEP.
- EXISTING GARAGE DOOR.
- SEMI RECESSED WALL MOUNTED FIRE EXTINGUISHER.
- DOUBLE DOOR 3'0" x 8'0" WHITE OAK DOOR IN HOLLOW METAL FRAME. METAL FRAME TO BE PAINTED TO MATCH ADJACENT WALL PAINT. DOOR TO BE STAINED TO MATCH PL1.
- 2'6" x 7'0" 60MIN DOOR WITH CLOSER AND SMOKE GASKET. DOOR TO BE WHITE OAK IN HOLLOW METAL FRAME. METAL FRAME TO BE PAINTED TO MATCH ADJACENT WALL PAINT. DOOR TO BE STAINED TO MATCH PL1. PASSAGE LEVER LATCH SET. MATTE BLACK FINISH.
- CMU WALL WITH 7'8" FURR OUT HAT & GYP BD IN FRONT OF CHANNEL. PREP WALL FOR SCHEDULED FINISHES.

RESTROOM SINK:
NAMEEK'S - SHARP, CERA STYLE 037100-U WALL MOUNTED SINGLE HOLE, WHITE FINISH

RESTROOM FAUCET:
MOEN RINZA, SINGLE- HANDLE LAVATORY FAUCET. MODEL 84627 SERIES. BLACK FINISH

TOILET PAPER HOLDER:
DELTA - TRINSIC SINGLE POST TOILET PAPER HOLDER IN MATTE BLACK. MODEL#: 75950-BL

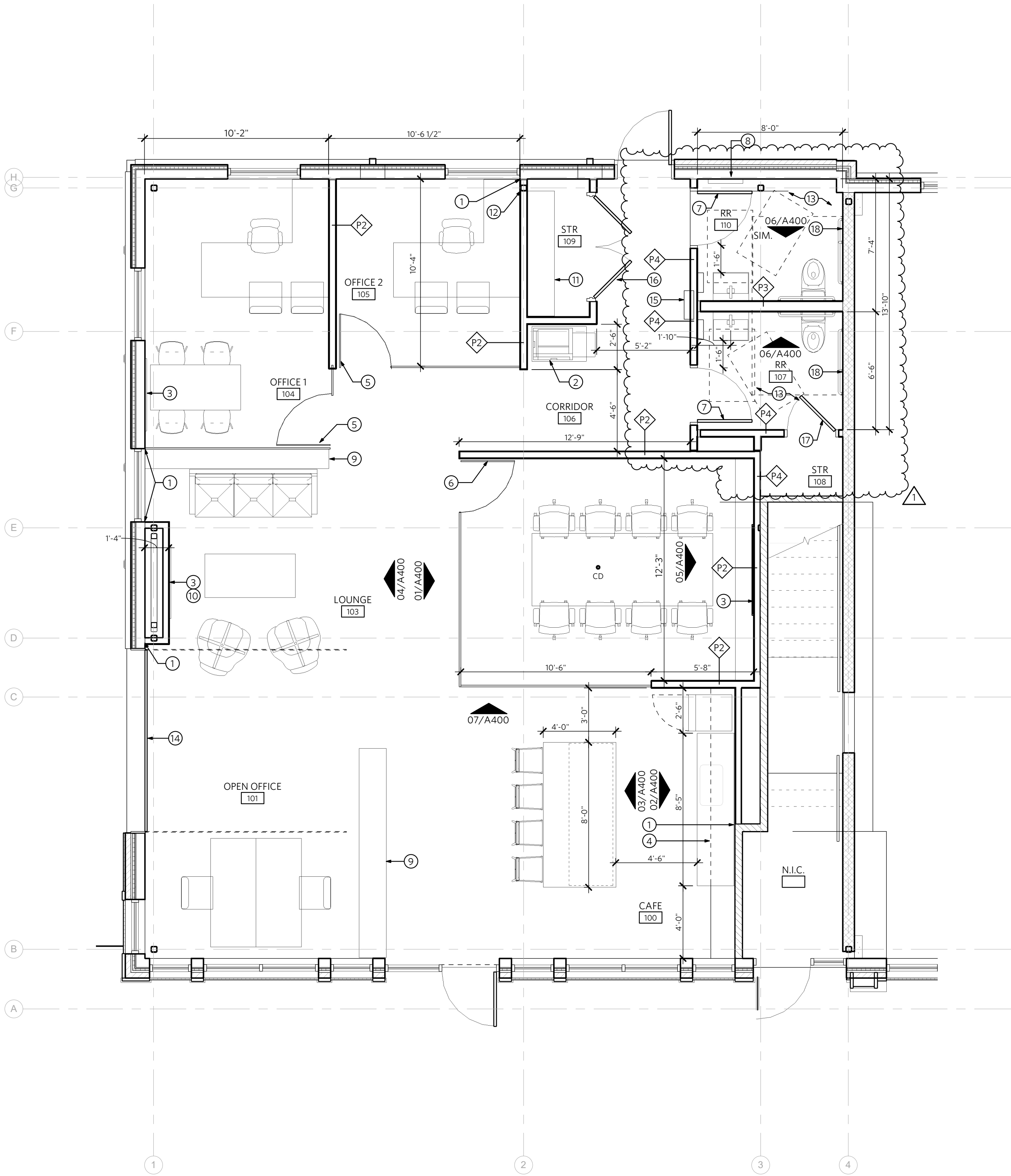
PAPER TOWEL DISPENSER:
TOTAL RESTROOM - ASI 0210-41 TRADITIONAL - PAPER TOWEL DISPENSER - MULTI, C-FOLD - SURFACE MOUNTED - BLACK

GRAB BARS:
ADA WALL MOUNTED GRAB BARS:
KOHLER KUMIN MATTE BLACK SERIES OR APPROVED EQ.

VANITY MIRROR:
POTTERY BARN - MORITZ ROUND MIRROR, BLACK, 36"

CAFE SINK:
MOEN - 1800 SERIES STAINLESS STEEL 31" X 18" 18 GAUGE SINGLE BOWL SINK CENTER DRAIN. UNDERMOUNT

CAFE FAUCET:
KOHLER CRUE PULL-DOWN SINGLE-HANDLE KITCHEN SINK FAUCET, MATTE BLACK, K-22972-BL



01 | FLOOR PLAN
1/4" = 1'-0"



REV	ISSUE	DATE
1	Permit Review Revision 1	02.02.2022 02.16.2022

REFLECTED CEILING
PLAN & DETAILS

A150

GENERAL CEILING PLAN NOTES

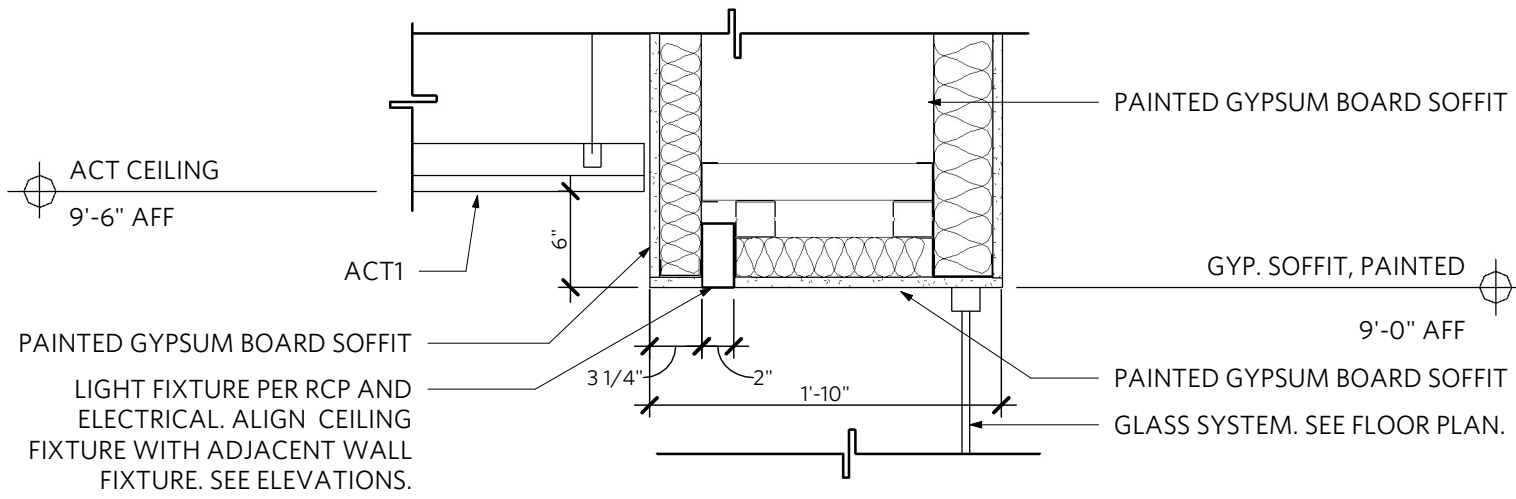
- CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND REPORT BACK TO ARCHITECT ANY CONFLICTS THAT MAY AFFECT DESIGN INTENTIONS SHOWN ON PROJECT DOCUMENTS.
- REFER TO MEP DRAWINGS FOR ALL EMERGENCY AND EXIT LIGHTING REQUIREMENTS.
- CONCEAL ALL CONDUIT TO LIGHT FIXTURES, EXIT DEVICES AND EMERGENCY LIGHTING IN WALL OR IN HARD PIPE CONDUIT.
- CEILINGS TO (PT2) UNLESS NOTED OTHERWISE.
- PROVIDE ACOUSTICAL BATT INSULATION ABOVE ALL OFFICES AND MEETING ROOM CEILINGS PER WALL TYPES ON SHEET A000.
- ALL WIRING AND CABLING TO BE IN HARD PIPE CONDUIT IN AREAS EXPOSED TO STRUCTURE, MC CABLING NOT ACCEPTABLE.
- ALL NEW GYP. CEILINGS TO BE PAINTED (PT2) UNLESS NOTED OTHERWISE.
- ALL EXPOSED TO STRUCTURE CEILINGS TO BE PAINTED (PT2) UNLESS NOTED OTHERWISE.
- CENTER LIGHTS WITHIN SOFFIT U.N.O.
- COORDINATE MOUNTING HEIGHTS OF ALL PENDANT LIGHTS IN FIELD WITH ARCHITECT U.N.O.
- PROVIDE NEW CLEAR, EDGE LIT EXIT SIGNS U.N.O. REFER TO ELECTRICAL DRAWINGS FOR SPECIFICATION
- HEADERS AND SOFFITS TO EXTEND TO DECK @ ALL AREAS WITHOUT CEILINGS.

REFLECTED CEILING PLAN KEYNOTES

- FIXTURE E TO TO RUN DOWN THE WALL RE ELVATIONS.
- FIXTURE J TO BE HUNG IN FIELD WITH ARCHITECT. FIXTURE IS TO BE HUNG AT ANGELS. TPY.
- RECESSED COVE LIGHT BE MEP.
- GC TO ENSURE EXISTING STAIR ABOVE IS NOT PROTRUDING INTO RESTROOM CEILING/WALL. CEILING IS TO BE HELD TIGHT TO UNDERSIDE OF STAIR.
- HVAC RE MEP.
- CEILING AND SOFFIT TO BE 1-HOUR RATED PER UL LISTING 1504. RE A001.

LIGHT FIXTURE SCHEDULE

TAG	FIXTURE DESCRIPTION
A	6" LED CYLINDER PENDANT, WHITE FINISH
B	6" LED CYLINDER FLUSH MOUNT, WHITE FINISH
C	FOCAL POINT SEEM 4-LP LED RECESSED 48" OR APPROVED EQ.
D	FOCAL POINT SEEM 4-LP LED RECESSED 72" OR APPROVED EQ.
F	TAPE LIGHT - DIODE LED - DI-12V-BLSC2-30-016-IES W/ DIMMING POWER SUPPLY, PROVIDE INSTALLATION CHANNEL OR APPROVED EQ.
G	4" LED CAN LIGHT, WHITE
H	MUUTO, UNFOLD PENDANT LAMP, WHITE
J	SONNEMAN LIGHTING - THIN-LINE LED PENDANT LIGHT, 6" SATIN BLACK, ONE SIDED



02 | CEILING DETAIL

1" = 1'-0"

01 | REFLECTED CEILING PLAN

1/4" = 1'-0"

