

SREI TOILET ADDITION
200 NE MISSOURI ROAD, SUITE 304
LEE'S SUMMIT, MO 64086

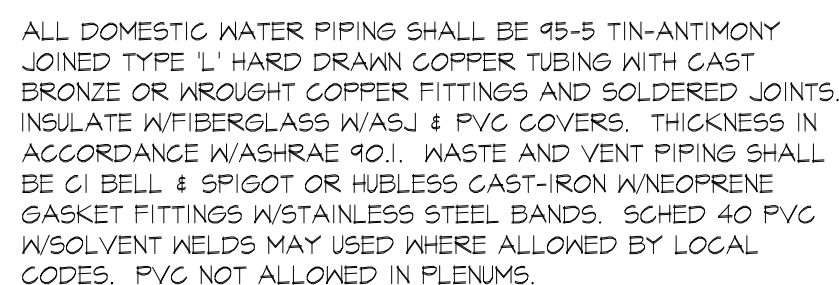
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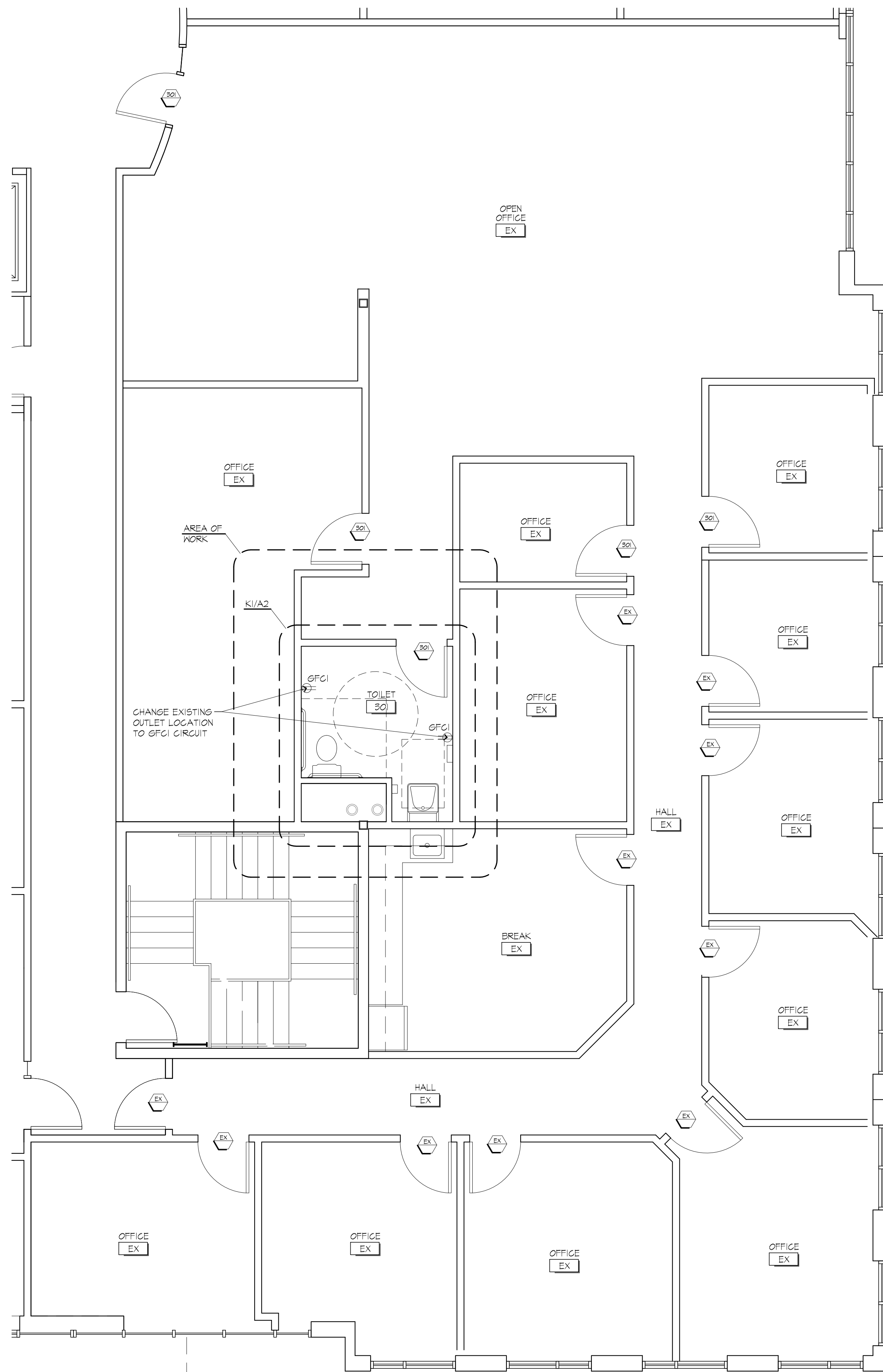
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Project Information, and Floor Plan

A1



L2	PLUMBING RISER
AI	NOT TO SCALE



B6	3RD FLOOR PLAN	
	SCALE: $\frac{1}{4}'' = 1'-0''$ 	



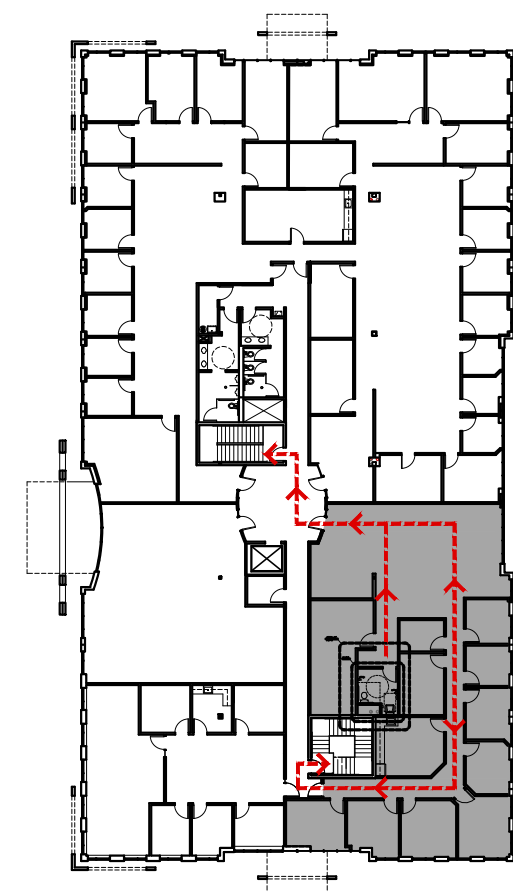
ACCESSIBILITY STATEMENT:
TO THE BEST OF ARCHITECT'S KNOWLEDGE AND INTENT, THIS PROJECT IS
DESIGNED TO MEET THE ACCESSIBILITY REQUIREMENTS OF THE
INTERNATIONAL BUILDING CODE, 2018 EDITION, AND THE ICC/ANSI-A117.1,
ACCESSIBLE AND USEABLE BUILDINGS AND FACILITIES, 2009 EDITION.

<u>PROJECT INFORMATION:</u>	
PROJECT NAME:	SREI
PROJECT ADDRESS:	200 NE MISSOURI ROAD, SUITE 304
PROPOSED USE:	GENERAL OFFICE
JURISDICTION:	LEE'S SUMMIT, MO
BUILDING CODE:	INTERNATIONAL BUILDING CODE, 2018 EDITION
MECHANICAL CODE:	INTERNATIONAL MECHANICAL CODE, 2018 EDITION
PLUMBING CODE:	INTERNATIONAL PLUMBING CODE, 2018 EDITION
FIRE SAFETY CODE:	INTERNATIONAL FIRE CODE, 2018 EDITION
ELECTRICAL CODE:	NATIONAL ELECTRICAL CODE, 2017 EDITION

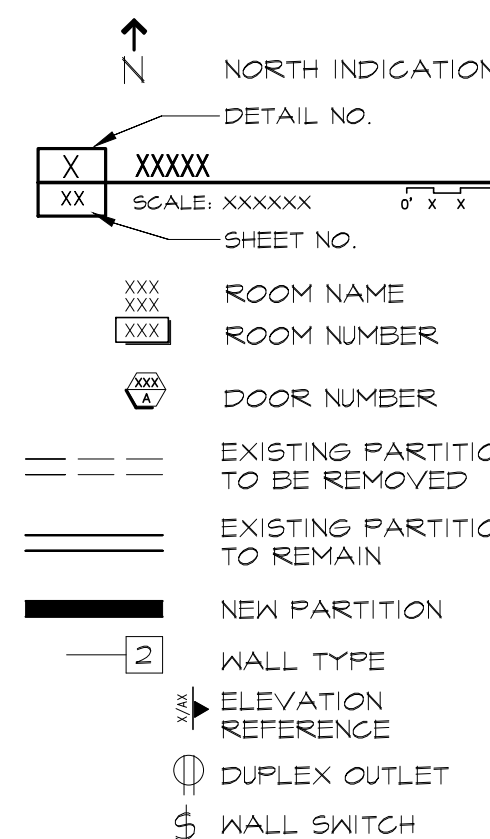
BUILDING DATA:
OCCUPANCY TYPE: B - BUSINESS
CONSTRUCTION TYPE: II-B
AUTOMATIC SPRINKLER: FULLY SPRINKLERED PER NFPA 13

TENANT AREA DATA
EXISTING SUITE AREA: 3,249 SF,
OCCUPANCY: 3,249 SF x 1/150 SF = 22 OCCUPANTS
EXITS: REQUIRED - 2 (TRAVEL DISTANCE)
PROVIDED - 2

N17	LOCATION PLAN	↑ N	N21	CODE SUMMARY
	NOT TO SCALE			NO SCALE



REFERENCE SYMBOLS



J17	3RD FL KEY/EGRESS PLAN	↑ N	J21	DRAWING LEGEND
	NOT TO SCALE			NO SCALE

GENERAL DEMOLITION NOTES:

1. CONTRACTOR SHALL VISIT SITE PRIOR TO BID. BID SHALL INCLUDE ALL DEMOLITION NECESSARY TO COMPLETE SCOPE OF NEW WORK, ALL DIMENSIONS AND EXISTING CONDITIONS SHOWN ON THESE DRAWINGS SHOULD BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO BEGINNING WORK. ANY CONFLICTS BETWEEN THESE DOCUMENTS AND THE CONDITIONS AT THE SITE ARE TO BE REPORTED TO THE ARCHITECT.
2. CONTRACTOR SHALL REMOVE ALL EXISTING CONSTRUCTION AS INDICATED AND PROPERLY PATCH AND REPAIR ALL SURFACES AFFECTED BY THE DEMOLITION TO MATCH ADJACENT SURFACES. PROVIDE CONTINUOUS SURFACE READY TO RECEIVE FINISHES.
3. CONTRACTOR SHALL REMOVE ALL EXISTING CEILINGS AND LIGHTING.
4. SALVAGE DOORS, FRAMES AND HARDWARE FOR REUSE AS INDICATED.
5. CONTRACTOR TO REMOVE ALL EXISTING FLOOR FINISHES.
6. REPAIR ALL DEMOLITION DAMAGE TO ADJACENT SURFACES PRIOR TO APPLYING NEW FINISHES.
7. CONTRACTOR IS TO DISPOSE OF ALL REMOVED MATERIALS OFF SITE UNLESS OTHERWISE NOTED. OWNER HAS FIRST RIGHT OF REFUSAL FOR ALL ITEMS TO BE REUSED. COORDINATE WITH OWNER ANY ITEMS TO BE SALVAGED FOR OWNER REUSE.
8. ALL MATERIALS NOTED TO BE REMOVED AND REUSED ARE TO BE STORED PROPERLY. CONTRACTOR IS RESPONSIBLE FOR THE CONDITION OF THESE ITEMS THROUGHOUT THE DURATION OF THE PROJECT.

GENERAL CONSTRUCTION NOTES:

1. MECHANICAL EQUIPMENT IS PROVIDED AND DISTRIBUTED. CONTRACTOR TO MODIFY EXISTING DUCTWORK DISTRIBUTION AND TERMINATION AS REQUIRED TO CONFORM TO APPLICABLE CODES. PROVIDE NEW, APPROPRIATELY SIZED AND RATED DAMPERS AND/OR EXHAUST FANS TO MEET ALL APPLICABLE CODES. PROVIDE SMOKE-TRACTOR CONFIRMED PRESENCE OF APPROPRIATE SMOKE DETECTION EQUIPMENT.
2. CONTRACTOR TO PROVIDE ALL NEW PLUMBING SUPPLY, WASTE AND VENT WORK AS REQUIRED TO CONFORM TO APPLICABLE CODES.
3. DOORS, FRAMES AND HARDWARE TO MATCH BUILDING STANDARD IN QUALITY AND FINISH. ALL DOOR HINGES TO CONFORM TO ACCESSIBILITY REQUIREMENTS.
4. CONTRACTOR TO PROVIDE NEW ELECTRICAL AND TERMINATE ALL EXISTING WIRING INDICATED. COORDINATE EXACT LOCATIONS WITH TENANT AND OWNER. NEW ELECTRICAL WORK TO CONFORM TO ALL APPLICABLE CODES.
5. NO FIRE ALARM WORK IS ANTICIPATED. IF FIRE ALARM WORK BECOMES REQUIRED FOR ANY REASON, CONTRACTOR TO SUBMIT DEFERRED FIRE ALARM DESIGN/BUILD FOR REVIEW AND APPROVAL.
6. NO FIRE SUPPRESSION WORK IS ANTICIPATED. IF FIRE SUPPRESSION WORK BECOMES REQUIRED FOR ANY REASON, CONTRACTOR TO SUBMIT DEFERRED DESIGN/BUILD SPRINKLER MODIFICATION DRAWINGS FOR SEPARATE SUBMITTAL AND APPROVAL.
7. REMOVE ALL EXISTING BLANK ELECTRICAL BOXES NOT SHOWN TO BE UTILIZED AND THOSE OPENINGS PRIOR TO APPLICATION OF NEW FINISHES.
8. UTILIZE OWNER'S ATTIC STOCK OF DOORS, FRAMES AND HARDWARE PRIOR TO ACQUIRING NEW.

FINISH NOTES:

1. PREP ALL NEW AND EXISTING WALL AND FLOOR SURFACES TO RECEIVE NEW FINISHES PER THE FINISH SCHEDULE AND FINISH MATERIAL MANUFACTURER'S RECOMMENDATIONS.
2. REMOVE EXISTING FLOOR FINISHES AND BASE TO EXTENTS INDICATED AND PROVIDE NEW FLOORING AND RESILIENT GYVE BASE AS SCHEDULED.
3. FINISH ALL NEW AND EXISTING GYPSUM BOARD PARTITIONS TO LEVEL 4 FINISH.
4. REPAIR OR RE-LAMINATE DAMAGED EXISTING MILLWORK SURFACES AS NECESSARY.

BI7	GENERAL NOTES
AI	NO SCALE

A1



913.645.3954
PROJECT NUMBER 2023-079
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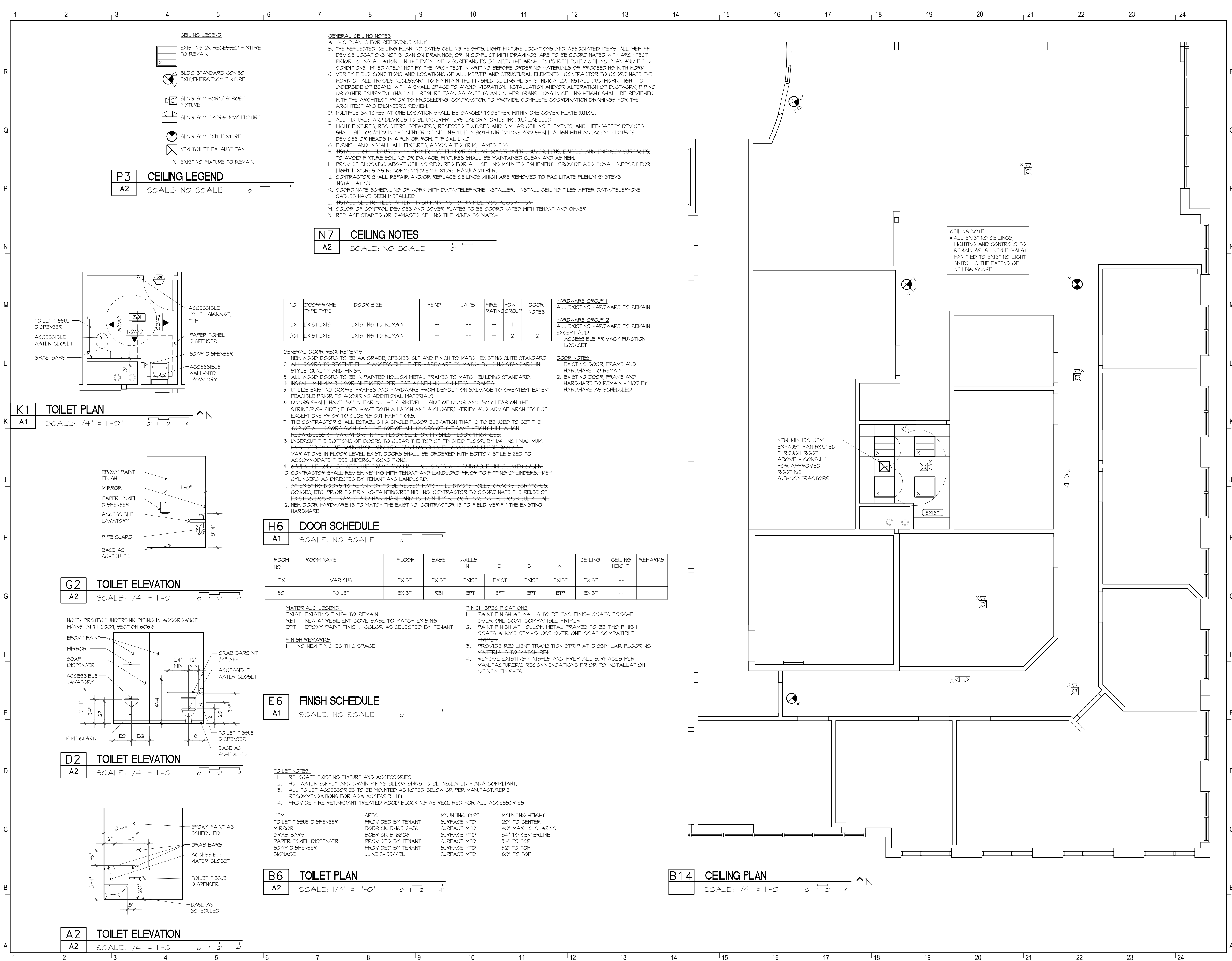
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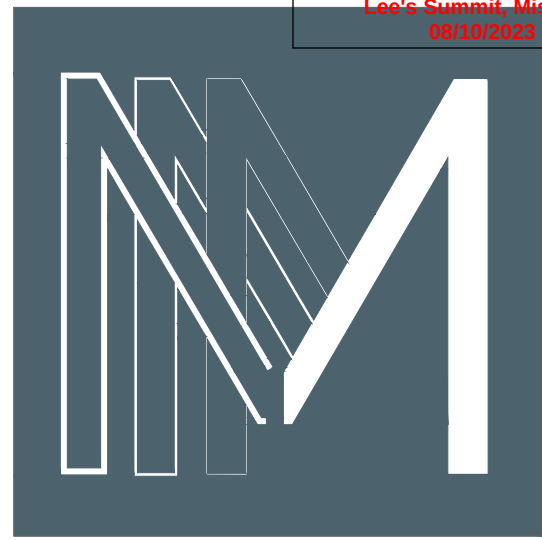
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REV.	ISSUED FOR:	DATE:
	BUILDING PERMIT	27 JULY 2023

Ceiling Plan,
Schedules
and Details

A2





07 / 27 / 23



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Specifications

A3

A6 SPECIFICATIONS

SCALE: NO SCALE

PRODUCT REQUIREMENTS

- SUBMITTALS SHALL BE REQUIRED FOR ALL FINISH MATERIALS TO BE INSTALLED. SUBMITTALS SHALL BE REPRESENTATIVE OF FULL PRODUCT RANGE AND VARIATIONS IF ANY.
- SUBMIT TWO COPIES OF EACH REQUEST FOR PRODUCT SUBSTITUTION, ALLOWING TIME FOR REVIEW, APPROVAL, ORDERING AND INSTALLATION.
- SUBMIT REQUESTS IN TIME TO PERMIT PROCESSING OF REQUEST AND SUBSEQUENT SUBMITTALS, IF ANY, SUFFICIENTLY IN ADVANCE OF WHEN MATERIALS ARE REQUIRED IN THE WORK. DO NOT SUBMIT UNAPPROVED SUBSTITUTIONS ON SHOP DRAWINGS OR OTHER SUBMITTALS.
- IDENTIFY PRODUCT TO BE REPLACED AND PROVIDE COMPLETE DOCUMENTATION SHOWING COMPLIANCE OF PROPOSED SUBSTITUTION WITH APPLICABLE REQUIREMENTS. INCLUDE A FULL COMPARISON WITH THE SPECIFIED PRODUCT, A LIST OF CHANGES TO OTHER WORK REQUIRED TO ACCOMMODATE THE SUBSTITUTION, AND ANY PROPOSED CHANGES IN THE CONTRACT SUM OR THE CONTRACT TIME SHOULD THE SUBSTITUTION BE ACCEPTED.
- ARCHITECT WILL REVIEW THE PROPOSED SUBSTITUTION AND NOTIFY CONTRACTOR OF ITS ACCEPTANCE OR REJECTION.
- PROVIDE PRODUCTS COMPLETE WITH ACCESSORIES, TRIM, FINISH, AND OTHER DEVICES AND COMPONENTS NEEDED FOR A COMPLETE INSTALLATION AND THE INTENDED USE AND EFFECT.
- WHERE ONLY A SINGLE PRODUCT OR MANUFACTURER IS NAMED, PROVIDE THE ITEM INDICATED. NO SUBSTITUTIONS WILL BE PERMITTED.
- WHERE A SINGLE PRODUCT IS NAMED AS THE 'BASIS-OF-DESIGN', PROVIDE THE NAMED PRODUCT OR COMPLY WITH PROVISIONS FOR 'COMPARABLE PRODUCT SUBMITTAL' TO OBTAIN APPROVAL FOR USE OF ANOTHER PRODUCT.
- WHERE COMPLIANCE WITH PERFORMANCE REQUIREMENTS IS SPECIFIED, PROVIDE PRODUCTS THAT COMPLY AND ARE RECOMMENDED IN WRITING BY THE MANUFACTURER FOR THE APPLICATION.
- WHERE COMPLIANCE WITH CODES, REGULATIONS OR STANDARDS, IS SPECIFIED, SELECT A PRODUCT THAT COMPLIES WITH THE CODES, REGULATIONS OR STANDARDS REQUESTED.
- CONTRACTOR SHALL REVIEW AND APPROVE ALL MATERIAL SUBMITTALS, PRIOR TO FORWARDING TO THE ARCHITECT FOR REVIEW, BY APPROVING AND SUBMITTING SHOP DRAWINGS, PRODUCT, DATA AND SAMPLES TO THE ARCHITECT, THE CONTRACTOR AGREES THAT HE HAS DETERMINED AND VERIFIED THAT ALL MATERIALS AND COMPONENTS WILL PERFORM AS INTENDED IN A SAFE, SECURE MANNER, AND THAT HE HAS REVIEWED AND VERIFIED ALL MATERIALS, FIELD DIMENSIONS AND FIELD CONSTRUCTION CONDITIONS RELATED TO THE PRODUCTS INSTALLATION, MEET THE CONTRACTOR'S REQUIREMENTS AND THE INTENT OF THE CONSTRUCTION DOCUMENTS.

PROJECT COMPLETION

- CONTRACTOR SHALL CONDUCT A FINAL CLEANUP OF THE WORK, INCLUDING BUT NOT LIMITED TO: WINDOWS, WINDOW SILLS, WINDOW COVERINGS, MULLIONS, MECHANICAL GRILLES (SUPPLY AND RETURNS), LIGHT FIXTURES, FLOOR COVERINGS, WALLS, MILLWORK (INSIDE AND OUT), BASE ETC. FINAL CLEANUP SHALL INCLUDE REMOVAL OF ALL LABELS THAT ARE NOT PERMANENT.
- CONTRACTOR SHALL PROVIDE RECORD DRAWINGS, MARKED IN RED, TO SHOW INSTALLATION/CONSTRUCTION THAT VARIES FROM THE WORK ORIGINALLY SHOWN IN THE CONSTRUCTION DOCUMENTS.
- CONTRACTOR SHALL PROVIDE OPERATION AND MAINTENANCE DATA ORGANIZED INTO THREE-RING BINDERS WITH IDENTIFICATION ON FRONT AND SPINE OF EACH BINDER COMMUNICATING OPERATION AND MAINTENANCE PROCEDURES, EMERGENCY INSTRUCTIONS, PHONE NUMBERS OF RESPONSIBLE PARTIES, COPIES OF WARRANTIES, WIRING DIAGRAMS, TESTING & BALANCE REPORTS, ETC.

EXECUTION

A. CUTTING AND PATCHING:

- STRUCTURAL ELEMENTS: SHORE, BRACE, AND SUPPORT STRUCTURAL ELEMENT DURING CUTTING AND PATCHING. DO NOT CUT AND PATCH STRUCTURAL ELEMENTS IN A MANNER THAT COULD CHANGE THEIR LOAD-CARRYING CAPACITY OR INCREASE DEFLECTION.
- OPERATIONAL ELEMENTS: DO NOT CUT AND PATCH OPERATING ELEMENTS AND RELATED COMPONENTS IN A MANNER THAT RESULTS IN REDUCING THEIR CAPACITY TO PERFORM AS INTENDED OR THAT RESULTS IN INCREASED MAINTENANCE OR DECREASED OPERATIONAL LIFE OR SAFETY.
- OTHER CONSTRUCTION ELEMENTS: DO NOT CUT AND PATCH OTHER CONSTRUCTION ELEMENTS OR COMPONENTS IN A MANNER THAT COULD CHANGE THEIR LOAD-CARRYING CAPACITY, THAT RESULTS IN REDUCING THEIR CAPACITY TO PERFORM AS INTENDED, OR THAT RESULTS IN INCREASED MAINTENANCE OR DECREASED OPERATIONAL LIFE OR SAFETY.
- VISUAL ELEMENTS: DO NOT CUT AND PATCH CONSTRUCTION IN A MANNER THAT RESULTS IN VISUAL EVIDENCE OF CUTTING AND PATCHING. DO NOT CUT AND PATCH EXPOSED CONSTRUCTION IN A MANNER THAT WOULD, IN ARCHITECT'S OPINION, REDUCE THE BUILDING'S AESTHETIC QUALITIES. REMOVE AND REPLACE CONSTRUCTION THAT HAS BEEN CUT AND PATCHED IN A VISUALLY UNSATISFACTORY MANNER.
- IN-PLACE MATERIALS: USE MATERIALS FOR PATCHING IDENTICAL TO IN-PLACE MATERIALS, FOR EXPOSED SURFACES, USE MATERIALS THAT VISUALLY MATCH IN-PLACE ADJACENT SURFACES TO THE FULLEST EXTENT POSSIBLE.
- CUT IN-PLACE CONSTRUCTION TO PROVIDE FOR INSTALLATION OF OTHER COMPONENTS OR PERFORMANCE OF OTHER CONSTRUCTION, AND SUBSEQUENTLY PATCH AS REQUIRED TO RESTORE SURFACES TO THEIR ORIGINAL CONDITION.

A. EXAMINATION AND ACCEPTANCE OF EXISTING CONDITIONS: BEFORE PROCEEDING WITH EACH COMPONENT OF THE WORK, EXAMINE SUBSTRATES, AREAS, AND CONDITIONS. PROCEEDING WITH THE WORK INDICATES ACCEPTANCE OF SURFACES AND CONDITIONS.

- EXAMINE ROUGHING-IN FOR MECHANICAL AND ELECTRICAL SYSTEMS TO VERIFY ACTUAL LOCATIONS OF CONNECTIONS BEFORE EQUIPMENT AND FIXTURE INSTALLATION.
- EXAMINE WALLS, FLOORS, AND ROOFS FOR SUITABLE CONDITIONS WHERE PRODUCTS AND SYSTEMS ARE TO BE INSTALLED.
- VERIFY COMPATIBILITY WITH AND SUITABILITY OF SUBSTRATES, INCLUDING COMPATIBILITY WITH EXISTING FINISHES OR PRIMERS, PROCEED WITH INSTALLATION OF FINISHES AND MATERIALS ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.

C. REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS: IMMEDIATELY ON DISCOVERY OF THE NEED FOR CLARIFICATION OF THE CONTRACT DOCUMENTS CAUSED BY DIFFERING FIELD CONDITIONS OUTSIDE THE CONTROL OF CONTRACTOR, SUBMIT A REQUEST FOR INFORMATION TO ARCHITECT.

D. CONCEAL PIPES, DUCTS, AND WIRING IN FINISHED AREAS UNLESS OTHERWISE INDICATED.

E. COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND RECOMMENDATIONS FOR INSTALLING PRODUCTS IN APPLICATIONS INDICATED.

F. INSTALL PRODUCTS AT THE TIME AND UNDER CONDITIONS THAT WILL ENSURE THE BEST POSSIBLE RESULTS. MAINTAIN CONDITIONS REQUIRED FOR PRODUCT PERFORMANCE UNTIL SUBSTANTIAL COMPLETION.

G. TEMPLATES: OBTAIN AND DISTRIBUTE TO THE PARTIES INVOLVED TEMPLATES FOR WORK SPECIFIED TO BE FACTORY PREPARED AND FIELD INSTALLED. CHECK SHOP DRAWINGS OF OTHER WORK TO CONFIRM THAT ADEQUATE PROVISIONS ARE MADE FOR LOCATING AND INSTALLING PRODUCTS TO COMPLY WITH INDICATED REQUIREMENTS.

H. ATTACHMENT: PROVIDE BLOCKING AND ATTACHMENT PLATES AND ANCHORS AND FASTENERS OF ADEQUATE SIZE AND NUMBER TO SECURELY ANCHOR EACH COMPONENT IN PLACE, ACCURATELY LOCATED AND ALIGNED WITH OTHER PORTIONS OF THE WORK, WHERE SIZE AND TYPE OF ATTACHMENTS ARE NOT INDICATED, VERIFY SIZE AND TYPE REQUIRED FOR LOAD CONDITIONS.

- MOUNTING HEIGHTS: WHERE MOUNTING HEIGHTS ARE NOT INDICATED, MOUNT COMPONENTS AT HEIGHTS DIRECTED BY ARCHITECT.
- ALLOW FOR BUILDING MOVEMENT, INCLUDING THERMAL EXPANSION AND CONTRACTION.
- COORDINATE INSTALLATION OF ANCHORAGES. FURNISH SETTING DRAWINGS, TEMPLATES, AND DIRECTIONS FOR INSTALLING ANCHORAGES, INCLUDING SLEEVES, CONCRETE INSERTS, ANCHOR BOLTS, AND ITEMS WITH INTEGRAL ANCHORS, THAT ARE TO BE EMBEDDED IN CONCRETE OR MASONRY. DELIVER SUCH ITEMS TO PROJECT SITE IN TIME FOR INSTALLATION.

I. JOINTS: MAKE JOINTS OF UNIFORM WIDTH. WHERE JOINT LOCATIONS IN EXPOSED WORK ARE NOT INDICATED, ARRANGE JOINTS FOR THE BEST VISUAL EFFECT. FIT EXPOSED CONNECTIONS TOGETHER TO FORM HAIRLINE JOINTS.

J. HAZARDOUS MATERIALS: USE PRODUCTS, CLEANERS, AND INSTALLATION MATERIALS THAT ARE NOT CONSIDERED HAZARDOUS.

K. CEILINGS: PATCH, REPAIR, OR REHANG/REINSTALL CEILINGS AS NECESSARY TO PROVIDE AN EVEN-PLANE SURFACE OF UNIFORM APPEARANCE.

L. CLEANING: CLEAN AREAS AND SPACES WHERE CUTTING AND PATCHING ARE PERFORMED. REMOVE PAINT, MORTAR, OILS, PUTTY, AND SIMILAR MATERIALS FROM ADJACENT FINISHED SURFACES.

M. INSTALLED WORK: KEEP INSTALLED WORK CLEAN. CLEAN INSTALLED SURFACES ACCORDING TO WRITTEN INSTRUCTIONS OF MANUFACTURER OR FABRICATOR OF PRODUCT INSTALLED, USING ONLY CLEANING MATERIALS SPECIFICALLY RECOMMENDED. IF SPECIFIC CLEANING MATERIALS ARE NOT RECOMMENDED, USE CLEANING MATERIALS THAT ARE NOT HAZARDOUS TO HEALTH OR PROPERTY AND THAT WILL NOT DAMAGE EXPOSED SURFACES.

N. CONCEALED SPACES: REMOVE DEBRIS FROM CONCEALED SPACES BEFORE ENCLOSING THE SPACE.

O. EXPOSED SURFACES IN FINISHED AREAS: CLEAN EXPOSED SURFACES AND PROTECT AS NECESSARY TO ENSURE FREEDOM FROM DAMAGE AND DETERIORATION AT TIME OF SUBSTANTIAL COMPLETION.

P. WASTE DISPOSAL: DO NOT BURY OR BURN WASTE MATERIALS ON-SITE. DO NOT WASH WASTE MATERIALS DOWN SEWERS OR INTO WATERWAYS.

Q. DURING HANDLING AND INSTALLATION, CLEAN AND PROTECT CONSTRUCTION IN PROGRESS AND ADJOINING MATERIALS ALREADY IN PLACE. APPLY PROTECTIVE COVERING WHERE REQUIRED TO ENSURE PROTECTION FROM DAMAGE OR DETERIORATION AT SUBSTANTIAL COMPLETION.

Selective Demolition

- UNLESS OTHERWISE INDICATED, DEMOLISHED MATERIALS BECOME CONTRACTOR'S PROPERTY. REMOVE FROM PROJECT SITE.
- ITEMS INDICATED TO BE REMOVED AND SALVAGED REMAIN OWNER'S PROPERTY. REMOVE, CLEAN, AND DELIVER TO OWNER'S DESIGNATED STORAGE AREA.
- ITEMS INDICATED TO BE REMOVED AND SALVAGED FOR REUSE/REINSTALLATION, SHALL BE FREE OF DAMAGE OR BLEMISHES OF ANY TYPE AND SHALL BE STORED AND PROTECTED FROM DAMAGE IN A SECURE AREA UNTIL SUCH TIME AS THE PRODUCTS ARE REINSTALLED.
- COMPLY WITH EPA REGULATIONS AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
- CONDUCT DEMOLITION WITHOUT DISRUPTING OWNER'S USE OF THE BUILDING.
- IT IS NOT EXPECTED THAT HAZARDOUS MATERIALS WILL BE ENCOUNTERED IN THE WORK. IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB; IMMEDIATELY NOTIFY ARCHITECT AND OWNER.
- MAINTAIN AND PROTECT EXISTING UTILITIES TO REMAIN IN SERVICE BEFORE PROCEEDING WITH DEMOLITION, PROVIDING BYPASS CONNECTIONS TO OTHER PARTS OF THE BUILDING.
- LOCATE, IDENTIFY, SHUT OFF, DISCONNECT, AND CAP OFF UTILITY SERVICES TO BE DEMOLISHED IN COMPLIANCE WITH APPLICABLE CODES.
- CONDUCT DEMOLITION OPERATIONS AND REMOVE DEBRIS TO PREVENT INJURY TO PEOPLE AND DAMAGE TO ADJACENT BUILDINGS AND SITE IMPROVEMENTS. AREAS OF DEMOLITION & CONSTRUCTION SHALL BE CLEARLY IDENTIFIED.
- PROVIDE AND MAINTAIN SHORING, BRACING, OR STRUCTURAL SUPPORT AS REQUIRED TO PRESERVE ELEMENTS OF THE BUILDING FROM MOVEMENT, SETTLEMENT, OR COLLAPSE.
- PROTECT BUILDING STRUCTURE AND INTERIOR FINISHES FROM DAMAGE BY WEATHER, FIRE AND WATER.
- PROTECT WALLS, CEILINGS, FLOORS, AND EXPOSED FINISHES THAT ARE TO REMAIN. ERECT AND MAINTAIN DUSTPROOF PARTITIONS. COVER AND PROTECT FIXTURES, FURNISHINGS, AND EQUIPMENT THAT ARE TO REMAIN. CLEAN ALL SURFACES UPON COMPLETION OF ALL DEMOLITION.
- NEATLY CUT OPENINGS AND HOLES, PLUMB, SQUARE, AND TRUE TO DIMENSIONS REQUIRED. USE CUTTING METHODS LEAST LIKELY TO DAMAGE CONSTRUCTION TO REMAIN OR ADJOINING CONSTRUCTION.
- REPLACE EXISTING MECHANICAL FILTERS UPON COMPLETION OF ALL DEMOLITION, CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL DUCT WORK CLEAN AND FREE OF DUST, DIRT, AND DEBRIS DURING THE DEMOLITION AND CONSTRUCTION PROCESS.
- CONTRACTOR SHALL VISIT SITE PRIOR TO BID. BID SHALL INCLUDE ALL DEMOLITION NECESSARY TO COMPLETE SCOPE OF NEW WORK. ALL DIMENSIONS AND EXISTING CONDITIONS SHOWN ON THESE DRAWINGS SHOULD BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO BEGINNING WORK. ANY CONFLICTS BETWEEN THESE DOCUMENTS AND THE CONDITIONS AT THE SITE ARE TO BE REPORTED TO THE ARCHITECT.
- PROPERLY PATCH, REPAIR AND FINISH ALL SURFACES AFFECTED BY THE DEMOLITION TO MATCH ADJACENT FINISH. PROVIDE CONTINUOUS SURFACES READY TO RECEIVE FINISHES.

INTERIOR ARCHITECTURAL WOODWORK

- CONDITION WOODWORK TO PREVAILING CONDITIONS BEFORE INSTALLING. INSTALL WOODWORK TO COMPLY WITH ANSI SECTION 1700. INSTALL WOODWORK: LEVEL, PLUMB, TRUE AND STRAIGHT, SHIM AS REQUIRED WITH CONCEALED SHIMS, INSTALL TO A TOLERANCE OF 1/4 IN 46" FOR LEVEL AND PLUMB; SCRIBE AND CUT WOODWORK TO FIT ADJOINING WORK. SEAL CUT SURFACES AND REPAIR DAMAGED FINISH AT CUTS, ANCHOR COUNTERTOPS SECURELY TO BASE UNITS, SEAL SPACE BETWEEN BACKSLASH AND WALL.
- COMPLETE FABRICATION BEFORE SHIPPING TO PROJECT SITE TO MAXIMUM EXTENT POSSIBLE. DISASSEMBLE ONLY AS NEEDED FOR SHIPPING AND INSTALLING, WHERE NECESSARY FOR FITTING AT PROJECT SITE, PROVIDE FOR SCRIBING AND TRIMMING.
- QUALITY ASSURANCE:
 - WOOD CABINETS (CASEWORK) FOR TRANSPARENT FINISH: ANSI CUSTOM GRADE.
 - LAMINATE-GLAD CABINETS: ASI PREMIUM GRADE.
 - PLASTIC LAMINATE COUNTERTOPS: PREMIUM GRADE.
 - WOOD TRIM FOR TRANSPARENT FINISH: CUSTOM GRADE.
 - WOOD TRIM FOR PAINTED FINISH: PAINT GRADE
- CONCEALED SURFACES: APPLY ONE COAT OF SEALER OR PRIMER TO CONCEALED SURFACES.
- FINISHING OF WOODWORK:
 - ALL TRANSPARENT FINISH MILLWORK SHALL BE FINISHED IN SHOP IN ACCORDANCE WITH ANSI FINISH SYSTEM TR-2 PREMIUM GRADE STANDARDS.
 - ALL PAINT FINISH MILLWORK SHALL BE SEALED, SANDED, PRIMED AND SHALL RECEIVE TWO COATS MINIMUM, SPRAY FINISH.
 - APPLY ONE COAT OF SEALER OR PRIMER TO CONCEALED SURFACES OF WOODWORK.
- ALL CONCEALED BLOCKING, GROUNDS AND MISCELLANEOUS BLOCKING TO BE OF NON-COMBUSTIBLE MATERIALS IN ACCORDANCE WITH THE IBC. PLACEMENT SHALL BE COORDINATED WITH MILLWORK REQUIREMENTS AND MUST WITHSTAND 250 POUND FORCE MIN. IN ANY DIRECTION.
- PROVIDE AND INSTALL HARDWARE AS SPECIFIED AND AS NECESSARY TO PROVIDE COMPLETE AND USABLE MILLWORK.
- ALL MILLWORK (INCLUDING COUNTERTOPS) SHALL BE SCRIBED TO WALLS, PARTITIONS AND CEILINGS.

GYPSUM BOARD ASSEMBLIES

- FIRE RESISTANT RATED ASSEMBLIES SHALL HAVE IDENTICAL MATERIALS AND CONSTRUCTION TO THOSE TESTED IN ASSEMBLIES PER ASTM E 119 AND UNDERWRITER'S LABORATORY, TYPE C - ASTM C 1396/C 1396M FOR FIRED RATED PARTITIONS AND APPROVED FIRE SEALANTS ONLY.
- GYPSUM WALLBOARD (ASTM C 36) IN THICKNESS INDICATED, 1/2" UNLESS NOTED OTHERWISE, WITH MANUFACTURER'S STANDARD EDGES, TYPE 'X' FOR ALL APPLICATIONS UNLESS NOTED OTHERWISE, PROVIDE MAXIMUM LENGTHS AVAILABLE TO MINIMIZE END-TO-END BUTT JOINTS.
- INSTALL MOISTURE AND MOLD RESISTANT GYPSUM BOARD WITH MOISTURE AND MOLD RESISTANT CORE AND PAPER SURFACES AT ALL WET AREAS OR CEMENTITIOUS BACKER UNITS (ASTM C 1288) AS TILE BACKER.
- STEEL FRAMING MEMBERS SHALL COMPLY WITH ASTM C 754, IN GAUGE AND SIZE NECESSARY TO ACCOMPLISH CONSTRUCTION INDICATED.
- TRIM ACCESSORIES SHALL COMPLY WITH ASTM C 1041, FORMED FROM GALVANIZED OR ALUMINUM-COATED STEEL SHEET, ROLLED ZINC OR PLASTIC, PROVIDE METAL CORNERBEAD AT OUTSIDE CORNERS, UNLESS NOTED OTHERWISE, PROVIDE CONTROL JOINTS AS REQUIRED BY USG GYPSUM CONSTRUCTION HANDBOOKS AND WHERE INDICATED ON THE DRAWINGS.
- FINISHING GYPSUM BOARD ASSEMBLIES:
 - PROVIDE LEVEL 4 FINISH: EMBED TAPE AND APPLY SEPARATE FIRST, FILL, AND FINISH COATS OF JOINT COMPOUND TO TAPE, FASTENERS AND TRIM FLANGES.
 - AT CONCEALED AREAS - UNLESS A HIGHER LEVEL OF FINISH IS REQUIRED FOR FIRE-RESISTANCE RATED ASSEMBLIES, PROVIDE LEVEL 1 FINISH: EMBED TAPE AT JOINTS.
- SOUND ATTENUATION BLANKETS: ASTM C 665, TYPE 1 (UNFACED), ACOUSTICAL SEALANT AT WALL INTERSECTIONS - NONSAG, PAINTABLE, NON STAINING LATEX SEALANT COMPLYING WITH ASTM C 834. PROVIDE SOUND SEALANT TAPE AT ALL PARTITION/WINDOW MULLION INTERSECTIONS.
- PROVIDE BUILDING STANDARD VERTICAL WALL END TRIM THAT IS USED AT WALL/MULLION INTERSECTIONS.
- AT ALL PARTITIONS IDENTIFIED FOR SOUND INSULATION, EXTEND TO STRUCTURE ABOVE (UNLESS SHOWN OTHERWISE), PROVIDE SOUND BOOTS AT ALL RETURN AIR OPENINGS IN WALLS ABOVE CEILING, CAULK ALL WALL PENETRATIONS.
- WHERE WALLS INTERSECT EXTERIOR WINDOW MULLIONS, PROVIDE SOUND ATTENUATION BLOCK AT SLOT DIFFUSERS.
- ISOLATE STEEL FRAMING FROM BUILDING STRUCTURE, EXCEPT AT FLOOR, TO PREVENT TRANSFER OF LOADING IMPOSED BY STRUCTURAL MOVEMENT, PROVIDE EDGE TRIM, ACOUSTICAL SEALANT OR FIRE RETARDANT SEALANT AS REQUIRED AT TOP OF WALL TO STRUCTURE INTERSECTION.
- EXISTING GYPSUM BOARD WALL CONSTRUCTION TO REMAIN, SHALL BE MODIFIED AS REQUIRED TO MATCH NEW WALL CONSTRUCTION PRIOR TO RECEIVING WALL FINISH AS INDICATED.
- GYPSUM PANEL PRODUCTS SHALL BE MANUFACTURED WITHIN 500 MILES OF PROJECT SITE, USE RECYCLED CONTENT TO THE GREATEST EXTENT POSSIBLE, WITHOUT ADVERSELY IMPACTING MATERIAL COSTS.
- REMOVE AND REPLACE PANELS THAT ARE WET, MOISTURE DAMAGED AND MOLD DAMAGED.

PAINTING AND WALLCOVERING

- PAINT EXPOSED SURFACES, NEW AND EXISTING, UNLESS OTHERWISE INDICATED. VERIFY SUITABILITY OF SUBSTRATES, INCLUDING SURFACE CONDITIONS AND COMPATIBILITY WITH EXISTING FINISHES AND PRIMERS. PAINT THE BACK SIDE OF ACCESS PANELS, DO NOT PAINT PREFINISHED ITEMS, UNLESS OTHERWISE INDICATED.
- REMOVE ALL HARDWARE, LIGHTING FIXTURES AND SIMILAR ITEMS THAT ARE NOT TO BE PAINTED, IF PRESENT, MASK ITEMS THAT CANNOT BE REMOVED. REINSTALL ITEMS IN EACH AREA AFTER PAINTING IS COMPLETE.
- CLEAN AND PREPARE ALL SURFACES TO BE PAINTED IN AN AREA BEFORE BEGINNING PAINTING IN THAT AREA. PROPERLY PREPARE SURFACES TO BE PAINTED PER MANUFACTURER'S PRINTED INSTRUCTIONS AND RECOMMENDATIONS IN SHOP MANUALS.
- OBTAIN FILLERS AND PRIMERS FOR EACH COATING SYSTEM FROM SAME MANUFACTURER AS FINISH COATS. PROVIDE MANUFACTURER'S BEST-QUALITY PAINT MATERIAL, OF COATING TYPES SPECIFIED THAT ARE FORMULATED AND RECOMMENDED BY MANUFACTURER FOR APPLICATION INDICATED.
- CONTRACTOR SHALL PATCH AND PREPARE EXISTING WALL TO REMAIN, AS REQUIRED PRIOR TO INSTALLATION OF NEW FINISHES. PROCEED WITH COATING APPLICATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
- INTERIOR PAINT APPLICATION SCHEDULE: (VOC LIMITS ACCORDING TO 40 CFR 59)
 - GYPSUM BOARD AND PAINTED WOOD: LOW LUSTER, WATER BASED ACRYLIC ENAMEL- PRIMER PLUS TWO FINISH COATS.
 - GYPSUM BOARD IN WET AREAS: SEMI-GLOSS WATER BASED EPOXY PAINT, 1-2 COATS. SEE MANUF. RECOMMENDATIONS.
 - STAINED WOOD/WORK: ALKYD BASED, SATIN VARNISH RUBBED FINISH - TWO COATS OVER SEALER AND WOOD STAIN.
 - NATURAL FINISH WOODWORK:
 - ALKYD BASED, SATIN VARNISH - TWO COATS OVER SEALER.
 - WATERBORNE SATIN VARNISH - TWO COATS OVER SEALER.
 - WATERBORNE, FULL-GLOSS VARNISH - TWO COATS OVER SEALER.
 - WAX-POLISHED FINISH, THREE COATS PASTE MAX OVER SEALER.
 - FERROUS METAL: SEMIGLOSS, ACRYLIC ENAMEL - TWO FINISH COATS OVER FERROUS METAL PRIMER.
 - CONCRETE BLOCK, BLOCK FILLER, LOW LUSTER, WATER BASED ACRYLIC ENAMEL - PRIMER PLUS TWO FINISH COATS SEMIGLOSS.
 - DRY FALL: PRIMER (COMPATIBLE WITH FINISH COAT) AS RECOMMENDED FOR SURFACES PAINTED PLUS ONE COAT DRY FALL LATEX FLAT.
- APPLICATIONS: ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE.
 - BRUSH - ONLY WHERE THE USE OF OTHER APPLICATORS IS NOT PRACTICAL. VISIBLE BRUSH STROKES ARE NOT PERMISSIBLE.
 - ROLLER - FOR PRIMED AND FINISH COATS ON INTERIOR WALLS AND CEILINGS.
 - SPRAY - FOR PAINTED WOOD TRIM, WOOD CABINETRY AND METAL SURFACES.
- APPLICATION OF LACQUER OR VARNISH SHALL BE PERFORMED OFF SITE IN A CONTROLLED ENVIRONMENT, UNLESS TOUCH-UP IS REQUIRED AFTER INSTALLATION OF FINISH ITEMS.
- CONTRACTOR SHALL INSPECT ALL WALLCOVERING PRIOR TO BEGINNING INSTALLATION FOR DAMAGE AND INCONSISTENCIES IN COLOR, PATTERN, RUNS ETC. OR OTHER MANUFACTURER'S DEFECTS. IF DEFECTS ARE IDENTIFIED, CONTRACTOR SHALL NOTIFY ARCHITECT AND MANUFACTURER OF SUCH DEFECTS. IF CONTRACTOR INSTALLS DEFECTIVE MATERIAL, CONTRACTOR ACCEPTS RESPONSIBILITY TO REMOVE AND REINSTALL MATERIAL AT HIS OR HER COST.
- INSTALL WALLCOVERING PER MANUFACTURER'S PRINTED SPECIFICATIONS, CONTRACTOR SHALL INSPECT WALL SURFACES FOR PROPER FINISH AND PREPARATION PRIOR TO INSTALLING WALLCOVERING. PROCEED WITH INSTALLATION ONLY AFTER UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. CONTRACTOR ACCEPTS CONDITION OF WALL SUBSTRATE BY INSTALLING WALLCOVERING. IF WALL FINISH IS NOT ACCEPTABLE AND CONTRACTOR INSTALLS WALLCOVERING, CONTRACTOR SHALL BEAR COST OF REMOVAL, OBTAINING NEW MATERIAL AND REINSTALLATION COSTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR WALLCOVERING CUTS WHICH ARE NOT TRUE, TIGHT AND VERTICAL, OR CAUSES DAMAGE TO WALLCOVERING AS A RESULT OF THE CUTS. THE CONTRACTOR SHALL BE RESPONSIBLE TO REMOVE, OBTAIN NEW MATERIAL AND INSTALL NEW MATERIAL PROPERLY AND ACCEPTABLE TO THE ARCHITECT/DESIGNER.

ACOUSTICAL PANEL CEILINGS

- FOR FIRE RESISTANT RATED ASSEMBLIES, PROVIDE MATERIALS AND CONSTRUCTION IDENTICAL TO THOSE TESTED IN ASSEMBLIES PER ASTM E 119 BY AN INDEPENDENT TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
- PROVIDE ASTM E 1264 PANELS IN SIZES AS INDICATED. MATERIALS SHALL BE CLASS A, TESTED PER ASTM E 84.
- SUSPENSION SYSTEM SHALL BE DIRECT HUNG, ASTM C 635, INTERMEDIATE DUTY STRUCTURAL CLASSIFICATION, ARMSTRONG OR CHICAGO METALLIC, WHITE UNLESS NOTED OTHERWISE. WIRE HANGERS, BRACES AND TIES SHALL BE ZINC COATED CARBON STEEL WIRE, ASTM A 641, CLASS 1 ZINC COATING, SOFT TEMPER. SEISMIC STRUTS AND CLIPS SHALL BE AS REQUIRED BY THE IBC TO ACCOMMODATE SEISMIC FORCES, SIZE FOR 5 TIMES THE DESIGN LOAD INDICATED IN ASTM C 635, TABLE 1, DIRECT HUNG.
- MEASURE EACH CEILING AREA AND ESTABLISH LAYOUT OF ACOUSTICAL TILES TO BALANCE BORDER WIDTHS AT OPPOSITE EDGES OF EACH CEILING. AVOID USING LESS THAN HALF WIDTH TILES AT BORDERS AND COMPLY WITH LAYOUT SHOWN ON CEILING PLANS. NOTIFY ARCHITECT OF ANY VARIATIONS IN LAYOUT AS SHOWN ON CEILING PLANS. IF PLANS DO NOT CONTAIN A CEILING PLAN/LAYOUT FOR EACH SPACE IDENTIFIED TO RECEIVE ACOUSTICAL CEILING TILES, NOTIFY ARCHITECT OF PROPOSED LAYOUT FOR APPROVAL.
- ALL ACOUSTICAL CEILINGS SHALL BE INSTALLED PER MANUFACTURER'S PRINTED INSTRUCTIONS. EACH CEILING PANEL CUT TO FIT, SHALL HAVE THE CUT EDGE CAREFULLY CUT TO MATCH THE PANELS OTHER UNCUT EDGES. CUT EDGES SHALL BE FINISHED TO MATCH UNCUT EDGES WITH MANUFACTURER'S STANDARD TOUCH-UP MATERIAL, INSTALLED PER MANUFACTURER'S PRINTED INSTRUCTIONS.
- CEILING PANELS IDENTIFIED FOR REMOVAL, SALVAGED FOR RE-INSTALLATION SHALL BE STORED AND PROTECTED FOR THE DURATION OF CONSTRUCTION UNTIL SUCH TIME AS CONTRACTOR IS READY TO REINSTALL. CEILING PANELS IDENTIFIED FOR RE-INSTALLATION SHALL BE REINSTALLED IN SPACES WHERE ONLY SALVAGED PANELS WILL COMPLETE CEILING PANEL INSTALLATION IN THAT SPACE. DO NOT MIX NEW AND SALVAGED CEILING TILES IN THE SAME SPACE OR ROOM.

FIRE EXTINGUISHERS:
MULTIPURPOSE DRY-CHEMICAL TYPE, UL RATED 4-A 60-BC, 10-LB NOMINAL CAPACITY.

FIRE-PROTECTION CABINETS
SEMI-RECESSED, STAINLESS STEEL W/ CLEAR TEMPERED GLASS, VERTICAL DUO DOOR & IDENTIFICATION LETTERING, JLI INDUSTRIES OR EQUAL.