# designrepublic

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### CONSTRUCTION LEGEND

INDICATES AREA NOT IN CONTRACT EXISTING CONSTRUCTION TO REMAIN INDICATED MILLWORK BY GC NEW PARTITION TYPE, REFER TO

CORRESPONDING PARTITION DWG

INDICATES FLOOR WALL BASE CEILING FINISH

INDICATES DOOR TAG KEY NOTE

—— — INDICATES 2HR FIRE RATED WALL TYPE 10

ROOM TAG 0000

EXISTING TO REMAIN

CHANGE IN FLOOR FINISH CHANGE IN COLOR

FLOOR TRANSITION DETAIL INDICATES CENTERLINE

INDICATES LINE OF SOFFIT ABOVE, SEE REFLECTED CEILING PLANS

10 LB ABC RATED COMMERCIAL GRADE PORTABLE FIRE EXTINGUISHER

# CONSTRUCTION NOTES

INDICATES BREAKLINE

 $^{\prime}$  Or addendum

INDICATES CLOUDED AREA OF REVISION, BULLETIN

EXISTING COLUMN GRIDLINE INDICATOR

NEW COLUMN GRIDLINE INDICATOR

CONSTRUCTION START POINT

INDICATES LEVEL CHANGE

DETAIL INDICATOR

SECTION INDICATOR

INDICATES NEW DOOR/FRAME AND

TO DOOR SCHEDULE DRAWING(S)

HARDWARE WITH 4" TYPICAL BETWEEN

DOOR AND ADJACENT PARTITION, REFER

- REFER TO DRAWING G-001.00 & G-002 FOR ADDITIONAL GENERAL NOTES AND SPECIFICATIONS.
- 2. REFER TO ENGINEERS DRAWING FOR ADDITIONAL NOTES AND SPECIFICATIONS RELATED TO ENGINEERING SERVICES.
- 3. G.C. IS TO PROVIDE A DETAILED CONSTRUCTION SCHEDULES INTEGRATING CLIENT'S VENDOR DELIVERABLES FOR EACH PHASE OF CONSTRUCTION. . G.C. IS TO NOTIFY CLIENT, ARCHITECT & ENGINEER OF ANY CONFLICT OR DISCREPANCIES FOUND IN THE DRAWING SET THAT SHALL REQUIRE CLARIFICATION IN
- A TIMELY MANNER. 5. G.C. SHALL PROVIDE ALL TRADES THE APPROPRIATED DRAWINGS OUTLINING THEIR RESPECTIVE SCOPE AND ANY TRADE'S DRAWING REQUIRING COORDINATION THERE
- 6. G.C. AND IT'S TRADES SHALL FAMILIARIZE THEMSELVES WITH THE BUILDINGS CONSTRUCTION RULES AND REGULATIONS AS REQUIRED. 7. ALL COST ASSOCIATED WITH THIRD PARTY CONTROLLED INSPECTIONS SHALL BE THE
- G.C'S RESPONSIBILITY. G.C. IS TO COORDINATE AS REQUIRED. G.C. TO INCLUDE PERMIT PICK-UP COST AS REQUIRED. 9. G.C. IS RESPONSIBLE TO COORDINATE W/BUILDING MANAGEMENT ALL REQUIRED

BUILDING SHUTDOWNS (IE. FIRE SAFETY, HVAC, ELECTRICAL, SPRINKLER, ETC.)

- THROUGHOUT COURSE WORK. 10. G.C. TO COORDINATE USAGE OF ELEVATOR WITH BUILDING MANAGEMENT AS REQUIRED. ESTIMATED COSTS TO BE INCLUDED WITHIN G.C.'S GENERAL CONDITIONS. 11. G.C. IS TO PROTECT ALL ADJACENT AREA'S OUTSIDE AREA OF WORK. G.C. IS TO ACT PROACTIVELY TO PREVENT DUST MIGRATION OUTSIDE AREA OF WORK, I.E. ADJACENT
- TENANT AND LANDLORD AREA. ALL EXISTING SURFACES OR FINISHES TO REMAIN ARE TO BE PROTECTED ACCORDINGLY. GC IS TO DOCUMENT SITE FOR PRE EXISTING CONDITION PRIOR TO DEMOLITION. DAMAGES IDENTIFIED AFTER DEMOLITION SHALL BE THE GC'S RESPONSIBILITY TO REPAIR AT THE GC'S EXPENSE. 12. WHERE ALIGN SYMBOL IS INDICATED, G.C. TO ALIGN W/ WALLS AS REQUIRED FOR
- "CONTINUOUS" WALL AS SHOWN. 13. ALL WORKERS ONSITE ARE EXPECTED TO BE SKILLED IN THEIR RESPECTIVE TRADE AND EXPERIENCED WORKING ON PROJECTS OF SIMILAR LEVEL OF EXECUTION. 14. G.C. TO ENSURE THE FLOORS MUST REMAIN IN A STATE OF SAFE CONDITION W/ REGARD TO FIRE SAFETY FOR PERSONNEL WORKING ON ALL FLOORS. ALL FIRE
- STAIRS, ALARMS, SPEAKERS, ETC. MUST REMAIN ACCESSIBLE AND OPERABLE AT ALL 15. GC SHALL BE RESPONSIBLE FOR PROVIDING REQUIRED SIGNAGE TO MEET THE

16. GC SHALL INSPECT AREA OF WORK UPON COMPETITION OF DEMOLITION AND NOTIFY

CLIENT, ARCHITECT AND ENGINEER OF ANY SITE CONDITION THAT MAY IMPACT

REQUIREMENTS OF ALL REGULATORY GOVERNING BODIES.

PROPOSED INSTALLATION

- 7. GC SHALL SET OUT PARTITION LAYOUT S MAINTAINING ALIGNMENTS NOTED. FINAL PLACEMENT OF PARTITIONS IS TO BE COORDINATED WITH REFLECTED CEILING PLAN PRIOR TO INSTALLATION. GC TO NOTIFY CLIENT / ARCHITECT OF ANY CONFLICT PRIOR TO CONTINUATION OF INSTALL
- PARTITIONS ARE TO ABUT EXISTING WALLS OR COLUMNS FACE FOR CONTINUOUS 9. GC SHALL INSTALL FIRE RETARDANT TREATED (FRT) BLOCKING / SUBSTRATE FOR ALL WALL AND CEILING MOUNTED MILLWORK, CABINETRY, ETC. INDICATED WITHIN AREA OF

B. ALL PARTITION DIMENSIONS ARE FROM FINISH SURFACES. FINISHED FACE OF NEW

- 20. ALL EXISTING DOORS AND FRAMES TO REMAIN OR IDENTIFIED AS RELOCATED FOR REUSE SHALL BE PATCHED AS REQUIRED
- CONFORMANCE TO BUILDING DEPARTMENT RULES AND REGULATIONS. 22. G.C SHALL BE RESPONSIBLE FOR TAPING AND SKIMMING OF DRYWALL INSTALLED TO "LEVEL 3" COATING FINISH ON ALL GWB SURFACES, U.O.N. 23. GC TO COORDINATE METAL STUD SIZING PER MANUFACTURERS RECOMMENDATION FOR

21. ALL WORK TO BE COMPLETED IN STRICT COMPLIANCE W/ ALL LOCAL CODES IN

- FULL HEIGHT CONSTRUCTION, ALL FULL HEIGHT PARTITIONS ARE TO BE BRACED AS REQUIRED. PARTITIONS TO BE SIZED AND POSITIONED TO ACHIEVE DESIRED FINISH DIMENSION. ANY DISCREPANCY TO BE BROUGHT TO ARCHITECT'S ATTENTION. 24. GC TO PATCH ALL EXISTING FIRE RESTARTED PARTITIONS AND DEMISING WALLS AS
- 25. ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PATCHED AND REPAIRED AS REQUIRED AND PREPARED TO RECEIVE NEW FINISHES AS PER FINISH PLAN. 26. THE DELIVERY OR INSTALLATION OF MATERIAL AND REMOVAL OF CONSTRUCTION DEBRIS MUST BE APPROVED AND COORDINATED WITH BUILDING MANAGEMENT TO AVOID ANY

REQUIRED.

- INCONVENIENCING AND DISTURBANCE TO ADJACENT TENANTS. 7. SEE 800 SERIES DRAWINGS FOR ENLARGED ROOM PLANS FOR ADDITIONAL INFORMATION. 28. G.C. TO COORDINATE ALL CLEAR DIMENSIONS WITH FIXTURE FABRICATOR TO ENSURE PROPER CLEARANCES ADHERE TO DESIGNERS LAYOUT.
- AT THE G.C.'S EXPENSE. 0. ALL EXPOSED CONTAINMENT AND CONDUIT PIPING TO BE PAINTED TO MATCH ADJACENT

29. GC IS TO DOCUMENT SITE FOR PRE-EXISING CONDITIONS PRIOR TO DEMOLITION.

33. ALL WOOD USED SHALL BE FIRE TREATED LUMBER.

- 1. G.C. TO PREPARE ALL NEW AND AFFECTED WALLS AS REQUIRED FOR THE INSTALLATION OF NEW FINISHES. 32. G.C. TO REPAIR OR REPLACE ALL MISSING FIREPROOFING TO MEET BUILDING CODE.
- DAMAGES IDENTIFIED AFTER DEMOLITION SHALL BE THE G.C.'S RESPONSIBILITY TO REPAIR

TRANSITION DETAILS

34. G.C. TO PROVIDE CONDUIT & PULL STRING FOR SOUND EQUIPMENT/

SPEAKERS & IT CABLING BACK TO MANAGER'S OFFICE IF REQUIRED BY

35. ALL DIMENSIONS IN SALES AREA ARE "HOLD" DIMENSIONS GIVEN TO FACE

36. GC TO COORDINATE WITH FIXTURE SHOP DRAWINGS PROVIDED BY CLIENT.

COORDINATED BY G.C.. ALL PLAN & MILLWORK DIMENSIONS ARE TO BE

MANUFACTURER. NOTIFY AND COORDINATE WITH ARCHITECT REGARDING

39. GC TO ENSURE ALL SUB FLOOR AND FINISH FLOORS ARE LEVEL. WHERE

SUBFLOOR IS NOT LEVEL G.C. TO IMPLEMENT ARCHITECT-APPROVED

40. REFER TO PARTITION PLANS AND PARTITION SCHEDULE FOR ALL

42. ALL SALES FLOOR, FITTING ROOM & CUSTOMER RESTROOM WALLS &

46. GC IS TO DOCUMENT SITE FOR PRE-EXISING CONDITIONS PRIOR TO

47. REFER TO A600 SERIES FOR DOOR TYPES & DETAILS AND FLOOR

DEMOLITION. DAMAGES IDENTIFIED AFTER DEMOLITION SHALL BE THE

43. REFER TO SHEET A200/A201 FOR REFLECTED CEILING PLAN

G.C.'S RESPONSIBILITY TO REPAIR AT THE G.C.'S EXPENSE.

48. REFER TO SHEET G007.00 FOR RESPONSIBILITY MATRIX

44. REFER TO SHEET A300/A301 FOR POWER/DATA PLAN

METHOD OF ENSURING ALL FINISH FLOORS ARE LEVEL (EXCEPT WHERE

37. ALL MILLWORK TO BE INSTALLED BY OWNER-PROVIDED VENDOR IS TO BE

VERIFIED IN FIELD PRIOR TO SHOP DRAWING GENERATION. G.C. TO

COORDINATE ALL FIXTURE POWER REQUIREMENTS WITH FIXTURE

LOCAL CODE. WIRING TO BE PROVIDED AND INSTALLED BY VENDOR

OF SCHEDULED FINISH UON. G.C. IS TO NOTIFY ARCHITECT OF ANY

DIMENSIONAL DISCREPANCIES IN A TIMELY MANNER.

ANY DIMENSIONAL DISCREPANCIES.

REQUIRED FOR DRAINAGE PURPOSES).

CEILINGS TO RECEIVE LEVEL 5 FINISH

41. EFER TO SHEET A900 FOR PARTITION TYPES

45. REFER TO SHEET A400/A401 FOR FINISH PLAN

PARTITION TYPES AND LOCATIONS.

# 1 LEASE LINE

CONSTRUCTION KEY NOTES

- EXISTING STAIRS TO REMAIN,GC TO REPAIR AS REQUIRED. GC TO PAINT RED STRIPE AT NOSING FOR SAFETY ON TREADS. GC TO PROVIDE AND INSTALL (2) STAINLESS STEEL 1-1/2" DIA. HANDRAILS @ 34" A.F.F.. GC TO RESTRUCTURE STAIRS TO ENSURE STABILITY AND PROVIDE F.R. BLOCKING AS REQUIRED.
- PROVIDE WATER PROOFING MEMBRANE ON FLOOR AND EXTEND 6" ABOVE FLOOR @ WALLS GC TO PROVIDE WATER RESISITANT BOARD AT WET LOCATION/RESTROOM PARTITIONS.

4 > GC TO CONFIRM MAXIMUM HEIGHT FOR STOCK SHELVING AS SHOWN PER THIS SHEET

- EXISTING COLUMN TO REMAIN. GC TO PATCH AND REPAIR AS REQUIRED.
- GC TO PROVIDE BLOCKING FOR STOCK SHELVES AS REQUIRED. COORDINATE WITH OWNERS
- 7 GC TO PROVIDE BLOCKING FOR LOCKERS AS REQUIRED. COORDINATE WITH OWNERS VENDOR
- ELECTRICAL PANELS AND IT BOX. SEE SHEET A300 AND ELECTRICAL DRAWINGS FOR MORE
- 4 > 14" DEEP OVERHEAD ADJUSTABLE SHELVES SUPPLIED AND INSTALLED BY GC
- <10> GC TO INSTALL 4'-0" FRP PANELS 3 SIDES
- <11> EXISTING. GYP BOARD PARTITION TO BE PATCHED, REPAIRED AND PAINTED AS REQUIRED.

A. ISSUE FOR HISTORIC REVIEW 07/01/15
B. ISSUE FOR LL REVIEW/PRELIM 07/10/15

△ ISSUE FOR HISTORIC REVIEW 07/16/15

△ ISSUE FOR HISTORIC REVIEW 07/2315 ISSUE FOR DEMO PERMIT D. ISSUE FOR PERMIT

FAT FACE PORTLAND

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## BASEMENT CONSTRUCTION PLAN

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