

CONSULTANT

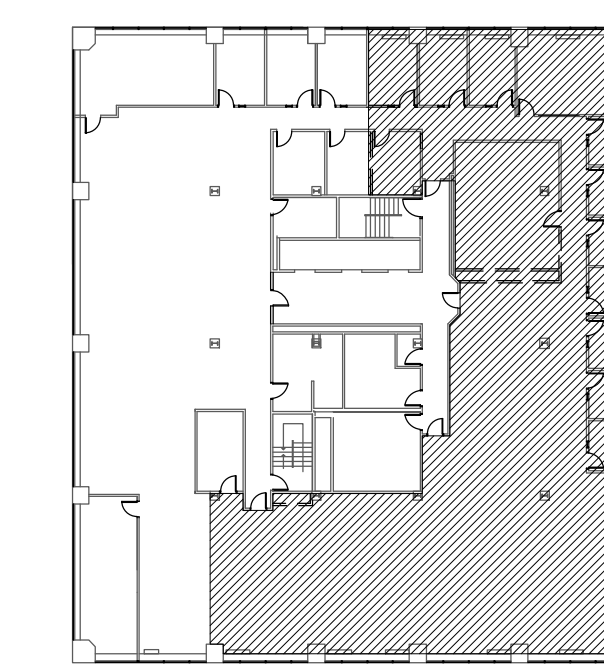
CONSULTANT

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1	7/11/14	ISSUED FOR DESIGN DEVELOPMENT
NO.	DATE	DESCRIPTIONS

ISSUE/REVISION

KEY PLAN



PROJECT NUMBER  
114276.01

SCALE  
1/8" = 1'-0"

DATE  
07/11/14

PROJECT MANAGER  
DP

PROJECT ARCHITECT  
DC

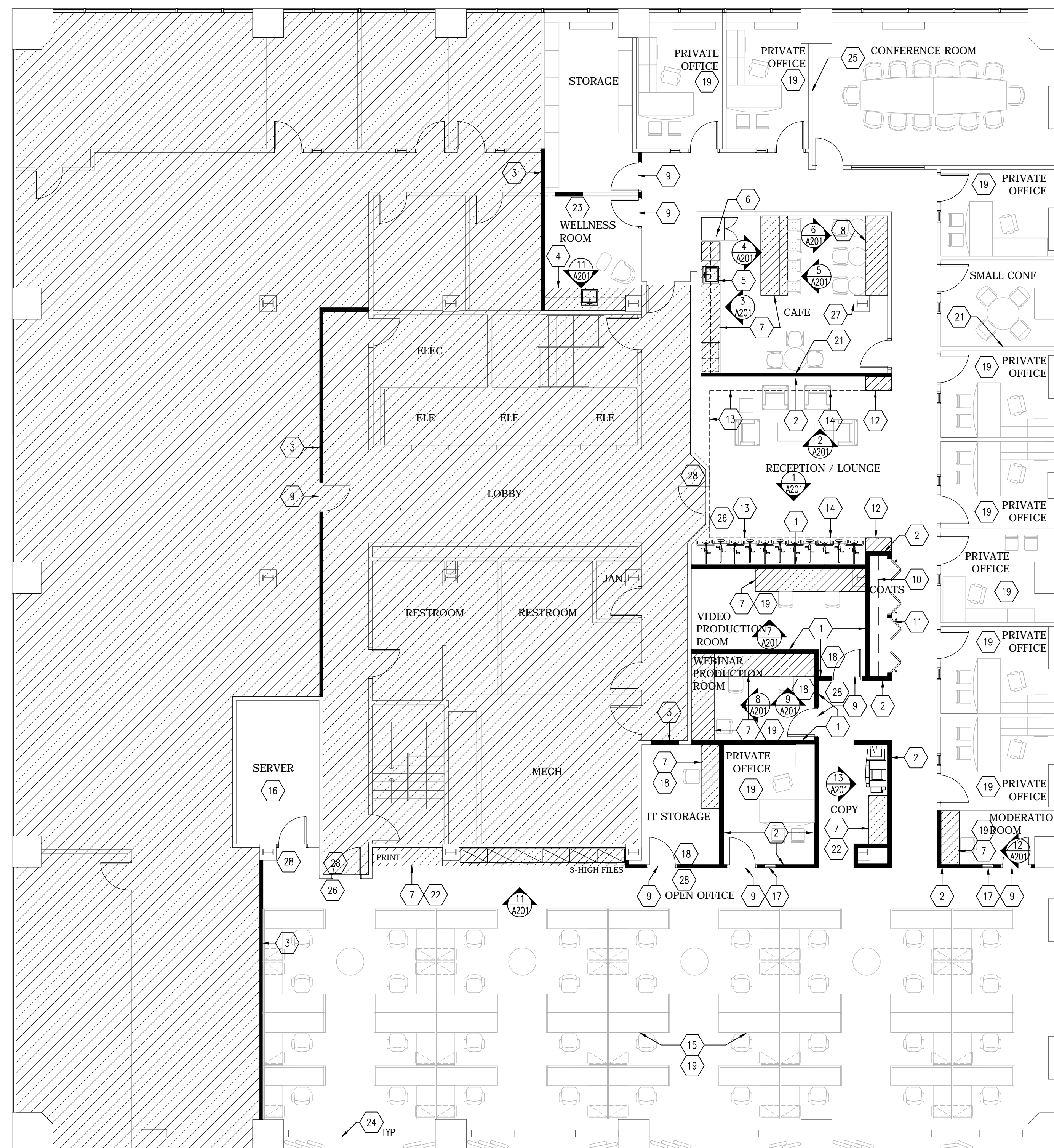
DRAWN BY  
JW

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DP

CADD FILE  
114276-A-103P-04.dwg

04 FLOOR  
CONSTRUCTION PLAN

A-103.00



**NOT FOR CONSTRUCTION: DESIGN DEVELOPMENT**

SYMBOL	DESCRIPTION
	EXISTING BLDG. CORE, PARTITION AND MILLWORK TO REMAIN
	NEW DRYWALL PARTITION
	NEW GLASS PARTITION
	NEW LOW HEIGHT PARTITION
	DASHED LINE INDICATES SOFFIT ABOVE
	ELEVATION NUMBER SHEET NUMBER
	DETAIL NUMBER SHEET NUMBER
	MILLWORK
	HATCHED AREA NOT IN CONTRACT

FLOOR PLAN NOTES
<b>CROSS-REFERENCING</b> 1. SCALE: DO NOT SCALE FROM THESE DRAWINGS. SHOULD INFORMATION BE MISSING, OR IF DISCREPANCIES SHOULD ARISE, CONTACT THE ARCHITECT FOR CLARIFICATION PRIOR TO CONSTRUCTION.
<b>PARTITIONS</b> 2. PARTITIONS: INFILL PARTITIONS SHALL MATCH THE ADJACENT PARTITION FOR BOTH CONSTRUCTION AND THICKNESS. WHERE NEW TENANT PARTITION OCCURS AT AIR SHAFTS, MATCH ADJACENT BASE BUILDING PARTITION TYPE. 3. UNO, NEW PARTITIONS ARE EITHER ON THE BUILDING MODULE OR ALIGNED WITH AN EXISTING ELEMENT TO REMAIN. ALL PARTITIONS ARE DIMENSIONED FROM FINISHED FACE OF GYPSUM BOARD TO FINISH FACE OF GYPSUM BOARD. 4. GC TO NOTIFY ARCHITECT FOR FORMAL REVIEW & APPROVAL OF PARTITION LAYOUT PRIOR TO INSTALLATION OF TRACK AND STUD FRAMING. 5. GC SHALL FIELD VERIFY ALL DIMENSIONS FOR LOCATIONS OF NEW PARTITIONS & DOOR OPENINGS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT & RESOLVED PRIOR TO CONSTRUCTION. 6. ALL METAL & STUD FRAMING SHALL EXTEND FROM CONCRETE SLAB TO UNDERSIDE OF STRUCTURE ABOVE.
<b>PATCH, LAMINATE OR FLUR OUT EXISTING COLUMNS &amp; WALLS AS REQUIRED THROUGHOUT THE ENTIRE SPACE TO ACCEPT NEW FINISHES (U.N.O.) &amp; MEET DESIGN INTENT. ALSO COMPLY TO BUILDING STANDARDS &amp; BUILDING CODE REQUIREMENTS (TYP.) GC &amp; SUBCONTRACTORS BIDDING ON THE PROJECT MUST VISIT &amp; EXAMINE EXISTING CONDITIONS &amp; MAKE THIS SCOPE OF WORK PART OF THE BASE CONTRACT BID (NO EXCLUSIONS ACCEPTED).</b> 8. FURR-OUT ALL COLUMNS & WALLS THROUGHOUT THE SPACE TO RECEIVE NEW ELEC. OUTLETS, PIPES & VOICE/DATA INFEEDS FOR FURNITURE, ETC. (GC TO COORDINATE W/ MEP DRAWINGS). BOX OUT ALL COLUMNS WITH DRYWALL HEIGHT TO STRUCTURE IF NO POWER IS REQUIRED. 9. GC & DRYWALL CONTRACTOR TO REVIEW REQUIRED CLEARANCES FOR NEW/EXISTING VERTICAL CONDUIT & PLUMBING RISERS & ENSURE THAT THESE UTILITIES ARE FULLY CONCEALED WITHIN PARTITION CAVITY. 10. PATCH ALL SHAFTS, WALLS, ETC. AS REQUIRED DUE TO SCOPE OF WORK W/ MINIMUM FIRE RATING THROUGHOUT THE ENTIRE FLOOR. VIF BEFORE PLACING BID AND MAKE THIS SCOPE OF WORK PART OF THE BASE CONTRACT (NO EXCLUSIONS ACCEPTED)

REFLECTED CEILING PLAN NOTES
<b>LIGHTING</b> 1. COORDINATE ALL LIGHT SWITCHES AND CIRCUITS OF ALL LIGHTING FIXTURES PRIOR TO INSTALLATION. 2. NIGHT LIGHTS, EXIT LIGHTS, AND ALARMS SHALL BE PROVIDED BY GC AS REQUIRED BY APPLICABLE CODE. 3. ALL LIGHTING SHALL BE INSTALLED IN CONFORMANCE WITH ELECTRICAL CODES. 4. UNO, LIGHT SWITCH COVER PLATE FINISH SHALL MATCH WALL COLOR. COORDINATE DEVICE INSERT COLOR WITH ARCHITECT. ALL GANGED OR GROUDED CONTROLS/SWITCHES TO BE IN A CONSISTENT FINISH. SUBMIT ALL MANUFACTURER'S OPTIONS FOR ARCHITECT REVIEW. GANG ALL SWITCHES TOGETHER WHENEVER POSSIBLE. 6. COVER PLATES PLATES FOR ALL DEVICES WHEN MOUNTED ON MILLWORK AND FABRIC WRAPPED PANELS TO BE STAINLESS STEEL WITH GRAY DEVICE INSERTS. 10. ALL SWITCH CONTROL LOCATIONS TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION. <b>LIFE SAFETY</b> 11. NEW SMOKE DETECTORS AND/OR FIRE ALARM STROBES & SPEAKERS, ETC. SHALL BE FURNISHED AND INSTALLED AS REQUIRED. LOCATION TO BE DETERMINED IN THE FIELD. COORDINATE WITH BUILDING MANAGEMENT AND ARCHITECT 12. GENERAL CONTRACTOR SHALL INSTALL NEW EXIT SIGNS AS REQUIRED BY LOCAL BUILDING CODE. SEE MEP DRAWINGS FOR LOCATIONS. 13. REFER TO ENGINEERING DRAWINGS FOR EMERGENCY LIGHT SPECIFICATIONS AND LOCAL LAW REQUIREMENTS. <b>HVAC</b> 14. HVAC CONTRACTOR TO PROVIDE BALANCING REPORT & SUBMIT TO BUILDING MANAGEMENT. HVAC CONTRACTOR TO NOTIFY BUILDING CHIEF ENGINEER OF DATE AND TIME OF BALANCING FOR WITNESS. 15. LOCATION OF ALL FIRE SPEAKER/STROBE AND THERMOSTATS TO BE ACCEPTED BY ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL ON PANELED, FEATURE WALLS OR BEHIND FURNITURE PANELS. COORDINATE WITH FURNITURE INSTALLER.
<b>FLOOR CORES/SLAB</b> 13. COORDINATE CORE LOCATIONS WITH LANDLORD. COMPLETE X-RAY OR GROUND PENETRATING RADAR IF REQUIRED PRIOR TO PLACEMENT OF CORE DRILLS. 14. PATCH & REPAIR SLAB AS REQUIRED & PREPARE TO RECEIVE NEW FINISH AS INDICATED ON FINISH PLAN. 15. ALL FLOOR PENETRATIONS MUST BE FIRE-STOPPED PER BUILDING CODE. 16. PATCH EXISTING CONCRETE SLAB & UNDERSIDE OF SLAB DUE TO NEW MEP WORK FOR THE ENTIRE SPACE. <b>BLOCKING</b> 17. PROVIDE FIRE TREATED WOOD BLOCKING OR 16 GAUGE SHEET METAL PANELS IN WALL CAVITY AS REQUIRED TO ANCHOR BRICKS, MILLWORK, FURNITURE PRODUCTS, LIGHTING, COAT RODS, SHELVING PANEL STANDARDS, WALL MOUNTED CLOSERS. <b>GENERAL</b> 18. MILLWORK: FOLLOW ARCHITECTURAL WOODWORK INSTITUTE'S QUALITY STANDARDS (BEST/HIGHEST GRADE SHALL GOVERN THE WORK). REFER TO THE ARCHITECTURAL WOODWORK QUALITY STANDARDS ILLUSTRATED MANUAL MOST CURRENT EDITION. 19. GC TO COORDINATE DEMO AS REQUIRED IN ORDER TO MEET DESIGN INTENT FOR ENTIRE PROJECT. GC/SUBCONTRACTORS TO VIF AND MAKE THIS SCOPE OF WORK PART OF THE BASE BID (NO EXCLUSIONS ACCEPTED) 20. DURING CONSTRUCTION, SECURITY & FIRE EXIT DOORS MUST NOT BE OBSTRUCTED. 21. NEW OR EXISTING SMOKE/FIRE ALARM SYSTEM SPEAKERS, ETC. SHALL BE LOCATED AS REQUIRED. 22. GC SHALL TAKE EVERY PRECAUTION TO PROPERLY PROTECT ALL EXISTING CONSTRUCTION TO REMAIN. 23. WHERE PARTITION OR MILLWORK INTERSECTS CONNECTOR, APPLY SOUND TRANSFER INSULATION TO PREVENT SOUND TRANSFER BETWEEN ADJOINING ROOMS. 24. LANDLORD RESPONSIBLE FOR SALVAGE, RELOCATION AND TOUCH-UP OR REPAIR OF ALL EXISTING TO BE RE-USED FURNITURE AND APPLIANCES.
<b>CEILING COORDINATION</b> 16. GENERAL CONTRACTOR TO CLEAN/WIPE DUST FROM TOPS OF EXPOSED MECHANICAL DUCTS AND LIGHT FIXTURES PRIOR TO FURNITURE INSTALLATION. 17. GENERAL CONTRACTOR SHALL COORDINATE ALL TRADES AFFECTED BY HUNG CEILING CONSTRUCTION (HVAC, SPRINKLER, LIGHTING, POWER, ETC). 18. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING COMPATIBILITY BETWEEN EXISTING TRIMS AND CEILING GRID. 19. ALL SPRINKLER HEADS TO BE ON CENTERLINE OF ACOUSTICAL TILE AND OR CENTERLINE OF FIXTURE. COORDINATE WITH LOCAL CODE REQUIREMENTS.

POWER/ COMMUNICATION PLAN NOTES
<b>PRODUCTS</b> 1. POWER AND COMMUNICATION DEVICES AND FACE PLATES SHALL BE COMMERCIAL GRADE BY LEVITON DECORA PLUS SERIES, OR APPROVED EQUAL, IN WHITE COLOR. FACE PLATES SHALL BE SCREWLESS SNAP-ON MOUNT. 2. FACE PLATES OF FIRE ALARM STROBE LIGHTS AND SPEAKER STROBES SHALL BE WHITE. PROVIDE CUSTOM METAL FACE PLATES. CUSTOM FACE PLATES SHALL BEAR THE MARKING "TYP" IN RED LETTERS MATCHING SIZE AND FONT OF WHITE COLORED FACE PLATES AS ALLOWED BY LOCAL JURISDICTION. <b>COORDINATION</b> 3. VERIFY LOCATION & MOUNTING HEIGHTS OF ALL LIGHT SWITCHES, POWER, AV & COMMUNICATION DEVICES, THERMOSTATS AND TEMPERATURE CONTROLS IN FIELD WITH FURNITURE VENDOR PRIOR TO INSTALLATION TO AVOID AND ELIMINATE CONFLICT WITH FURNITURE AND FINISHES. 4. FIELD CIRCLES IN SYSTEMS DRAWINGS FOR POWER, COMMUNICATIONS, AV AND ANY SECURITY DEVICES SHALL BE COORDINATED IN FIELD BY THE FURNITURE DEALER AND TRADE HAVING JURISDICTION AS APPROVED BY ARCHITECT AND THE PRIMARY CONSULTANT. <b>EXECUTION</b> 5. EXISTING ELECTRICAL AND COMMUNICATIONS DEVICES SCHEDULED TO REMAIN SHALL RECEIVE NEW DEVICE AND COVER PLATE IN WHITE COLOR MATCHING NEW. IF DEVICES MOUNTING HEIGHT DIFFER FROM HEIGHT OF NEW DEVICES INDICATED, REMOVE AND INSTALL TO MATCH NEW MOUNTING HEIGHT OF NEW DEVICES. 6. ALL NEW ELECTRICAL AND COMMUNICATION WALL OUTLETS ABOVE WORK SURFACE, COUNTERTOP & CREDEZZA TO BE MOUNTED HORIZONTALLY. WHEN DEVICES ARE MOUNTED BELOW WORK SURFACE AND COUNTERTOPS, MOUNT HORIZONTALLY. MOUNTING HEIGHT SHALL BE 4" TO TOP OF DEVICES FROM THE UNDERSIDE OF THE CONTINUOUS SUPPORT.

KEY NOTES
1. PROVIDE FULL HEIGHT WALL TO DECK. REMOVE/REPAIR & ADJUST CEILING GRID & LIGHTING AS REQUIRED. 2. PROVIDE UNDERPANNED PARTITION. REMOVE, REPAIR, & ADJUST EXISTING CEILING TILE, GRID, & LIGHTING AS REQUIRED. 3. PROVIDE RATED DEMISING WALL AS REQUIRED. 4. PROVIDE SINK & ASSOCIATED PLUMBING & MILLWORK. 5. PROVIDE NEW STAINLESS STEEL SINK @ EXISTING PLUMBING LOCATION. 6. EXISTING APPLIANCES TO BE REUSED. 7. PROVIDE CUSTOM PLASTIC LAMINATE MILLWORK. REFERENCE ELEVATIONS. 8. PROVIDE BUILT-IN UPHOLSTERED BANQUETTE. REFERENCE ELEVATIONS & FINISH PLAN. 9. PROVIDE NEW DOOR, FRAME & HARDWARE TO MATCH EXISTING. 10. PROVIDE HAT SHELF & COAT ROD. CLOSET TO HAVE MIN. 30" ACCESSIBLE HEIGHT SHELF & ROD. 11. PROVIDE FRAMELESS BI-FOLD DOORS. PAINT TO MATCH ADJACENT WALLS. REFERENCE ELEVATIONS FOR HARDWARE SELECTION. 12. PROVIDE CUSTOM OPEN SHELVING. SEE ELEVATIONS FOR ADDITIONAL DETAIL. 13. PROVIDE GYPSUM SOFFIT TO BE 9" BELOW EXISTING CEILING. CUT BACK GRID & TILE AS REQUIRED. ADJUST & RE-INSTALL EXISTING LIGHTING WHEN REQUIRED. 14. PROVIDE 4 EQUALLY SPACED 4" RECESSED FLUORESCENT WALL WASH FIXTURES IN SOFFIT ABOVE. 15. PROVIDE POWER & DATA CORES FOR NEW FURNITURE LOCATIONS. CONTRACTOR TO COORDINATE LOCATIONS WITH FURNITURE VENDOR. 16. RELOCATE EXISTING RACKS PER OWNER'S REQUIRED LAYOUT. COORDINATE WITH OWNER. 17. PROVIDE SIDELITE AND FRAME TO MATCH EXISTING 18. PROVIDE DIMMER SWITCH FOR LIGHTING WITHIN ROOM 19. PROVIDE (2) DATA DROPS AND (2) DUPLEX OUTLETS PER SEAT. WHEN LOCATED WITHIN A WORK ROOM ROOM, PROVIDE ACCESS IN WALL ABOVE COUNTER. PULL NEW CABLE TO ALL EXISTING AND NEW OFFICES. OUTLET LOCATION TO BE 15" AFT WITHIN OFFICES TO MATCH EXISTING 20. PROVIDE (3) DATA DROPS AND (2) DUPLEX OUTLETS PER SEAT. 21. PROVIDE POWER, CABLE AND DATA DROP, AND BLOCKING FOR FLAT SCREEN TV AND BRACKET 22. PROVIDE POWER/VOICE/DATA BEHIND CUPPER OR PRINTER AS REQUIRED. PROVIDE (2) DUPLEX AND (1) VOICE/DATA ABOVE COUNTER. 23. PROVIDE (1) DUPLEX BELOW COUNTER FOR UNDERCOUNTER FRIDGE. PROVIDE (1) GFI DUPLEX ABOVE COUNTER, (1) CONVENIENCE DUPLEX, (1) VOICE/DATA DROP. 24. REPAIR OR PROVIDE NEW WINDOW SILLS WHERE DAMAGED. 25. PROVIDE POWER, DATA AND CABLE DROP, AND REQUIRED BLOCKING IN WALL FOR FLAT SCREEN TV AND BRACKET. PROVIDE CONNECTIVITY TO EXISTING CORE/TABLE. 26. PROVIDE DATA DROP AND POWER AND CEILING FOR SECURITY CAMERAS. 27. PROVIDE VOICE DROP FOR WALL MOUNTED PHONE. 28. PROVIDE POWER/DATA DROP AT DOOR FOR CARD READER. REUSE EXISTING WHEN POSSIBLE. COORDINATE WITH SECURITY VENDOR