

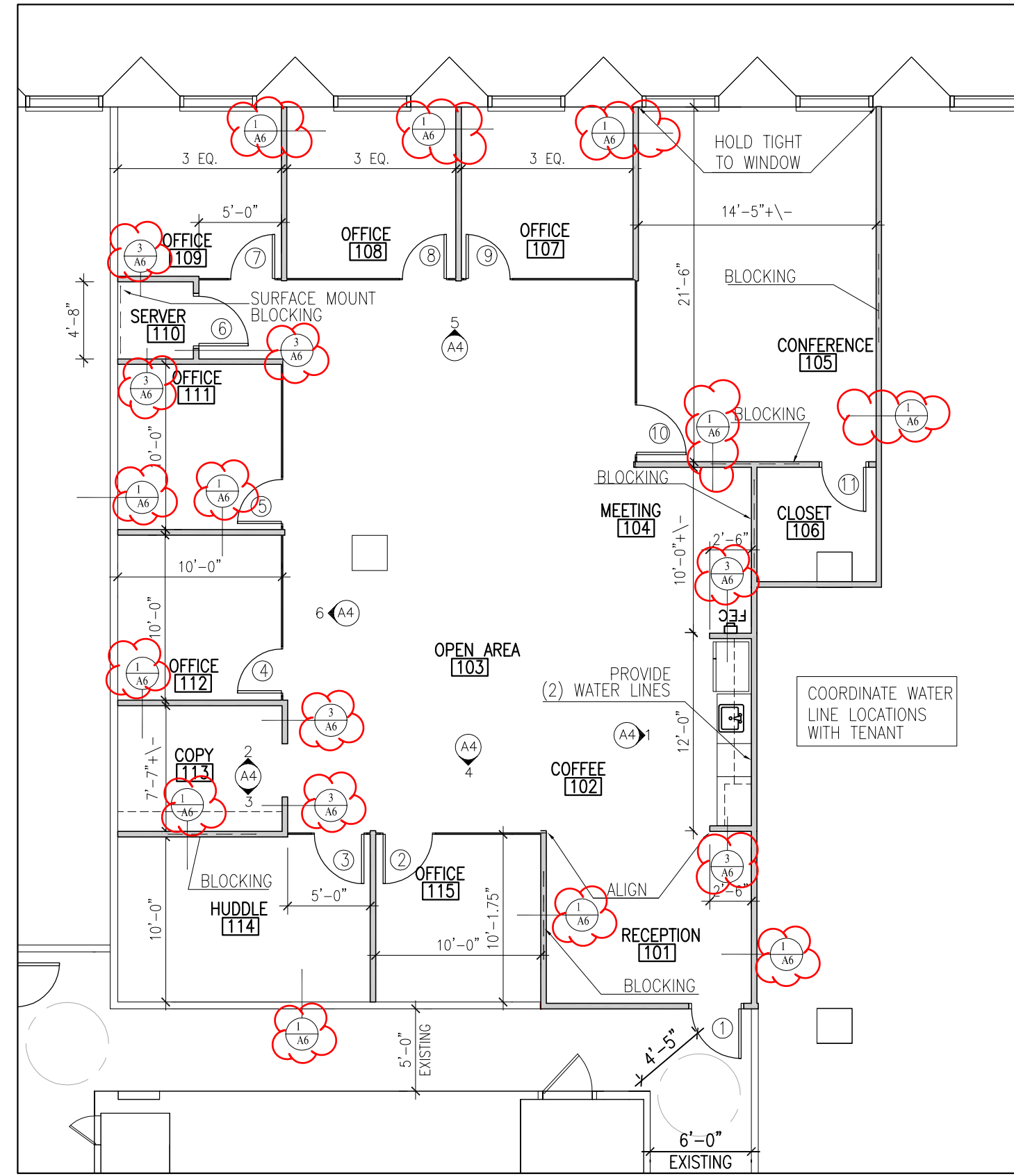
1 DEMOLITION PLAN
1/8" = 1'-0"

DEMOLITION LEGEND:

- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMO'ED
INCLUDING POWER, TEL, DATA

DEMOLITION NOTES:

- CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL EXISTING ELEMENTS OF CONSTRUCTION PRIOR TO COMMENCING DEMOLITION. ALL WORK SHALL COMPLY WITH APPLICABLE REQUIREMENTS OF THE BUILDING CODE, AND HEALTH REGULATIONS AND BE PERFORMED IN SUCH A MANNER AS TO ENSURE HUMAN SAFETY.
- CONTRACTOR TO COORDINATE THE REMOVAL AND RELOCATION OF ELECTRICAL AND MECHANICAL SYSTEMS AND DEVICES AS REQUIRED BY WALL DEMOLITION AND NEW LAYOUT. BRING ALL SYSTEMS BACK TO CORE - PANELS, SHAFTS, ETC.
- WHEN DEMOLITION OF ANY EXISTING ITEM IS IN QUESTION, NOTIFY ARCHITECT AND BUILDING MANAGER PRIOR TO DEMOLITION IN THE AREA. GC TO COORDINATE WITH BUILDING MANAGER ON SHUTDOWN TIME WHEN WORKING ON EXISTING SYSTEMS.
- WHERE WALLS ARE REMOVED WHICH ABUT EXISTING COLUMNS, PERIMETER OR CORE WALLS TO REMAIN THE GENERAL CONTRACTOR SHALL PATCH AND SAND SMOOTH, SKIM COAT AND HAVE WALL READY TO RECEIVE NEW FINISH. ALSO PATCH AND PAINT EXISTING CONVECTOR & GRILLES.
- EXPLOSIVES: ARE NOT NECESSARY NOR PERMITTED.
- TRAFFIC: CONDUCT OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH THE NORMAL USE OF PUBLIC WAYS AND OTHER ADJACENT FLOORS. DO NOT CLOSE OR OBSTRUCT TRAFFIC WAYS, STREETS, WALKS OR OTHER USED FACILITIES WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND AUTHORITIES HAVING JURISDICTION.
- A: WHERE REQUIRED AGENCIES HAVE JURISDICTION, CERTAIN NOISE-PRODUCING WORK MAY HAVE TO BE PERFORMED DURING SPECIFIED HOURS ONLY. THE GENERAL CONTRACTOR AND TRADE CONTRACTORS MAY BE REQUIRED AT TIMES TO PERFORM WORK TASKS AFTER REGULAR BUSINESS HOURS IF NOISE CANNOT BE ATTENUATED TO THE SATISFACTION OF THE OWNER. PRIOR TO THE START OF SELECTIVE DEMOLITION, THE GENERAL CONTRACTOR SHALL SUBMIT TO THE OWNER A NOISE CONTROL PROGRAM FOR REVIEW.
- THE GENERAL CONTRACTOR SHALL RECOGNIZE THAT THE BUILDING WILL REMAIN OCCUPIED THROUGHOUT DEMOLITION AND SHALL USE EVERY EFFORT AND MEANS POSSIBLE TO MINIMIZE NOISE CAUSED BY HIS DEMOLITION OPERATIONS.
- FIRE WATCH: PROVIDE A FIRE WATCH DURING ANY TORCH CUTTING PROCEDURES REQUIRED FOR DEMOLITION PURPOSES.
- NOISE CONTROL: TAKE SPECIAL CARE TO CONTROL NOISE TO AVOID CREATING A NUISANCE.
- FOLLOW STRICT ADHERENCE TO PATHWAY INTERRUPTION AND DUST CONTROL MEASURES.
- THE G.C. SHALL FOLLOW ALL BUILDING RULES AND REGULATIONS DURING THE DEMO PHASE OF WORK, INCLUDING (IF REQUIRED) REMOVAL OF PERIMETER WINDOWS (QUANTITY TBD WITH BUILDING MANAGEMENT) AND INSTALLATION OF NEGATIVE AIR CIRCULATION FANS, MAKE SAFE COVER/PROTECT EXISTING PERIMETER WINDOWS AND PROTECTION OF ANY AND ALL EXISTING CONDITIONS THAT REMAIN.
- ALL EXISTING FLOOR PENETRATIONS (OUTLETS, HOLES, ETC.) TO BE FILLED SMOOTH AND RESTORED TO ORIGINAL FLOOR CONSTRUCTION TYPE PRIOR TO INSTALLATION OF FLOOR COVERING.
- THE G.C. SHALL REMOVE ALL EXISTING PERIMETER WINDOW BLINDS THROUGHOUT THIS SPACE. THE G.C. AND RELATED SUB WILL EITHER STORE AND CLEAN FOR REINSTALLATION OR DISPOSE OF AND PROVIDE NEW AS REQUIRED WITHIN THESE DOCUMENTS.



2 CONSTRUCTION PLAN & DEMISING WALL
1/8" = 1'-0"

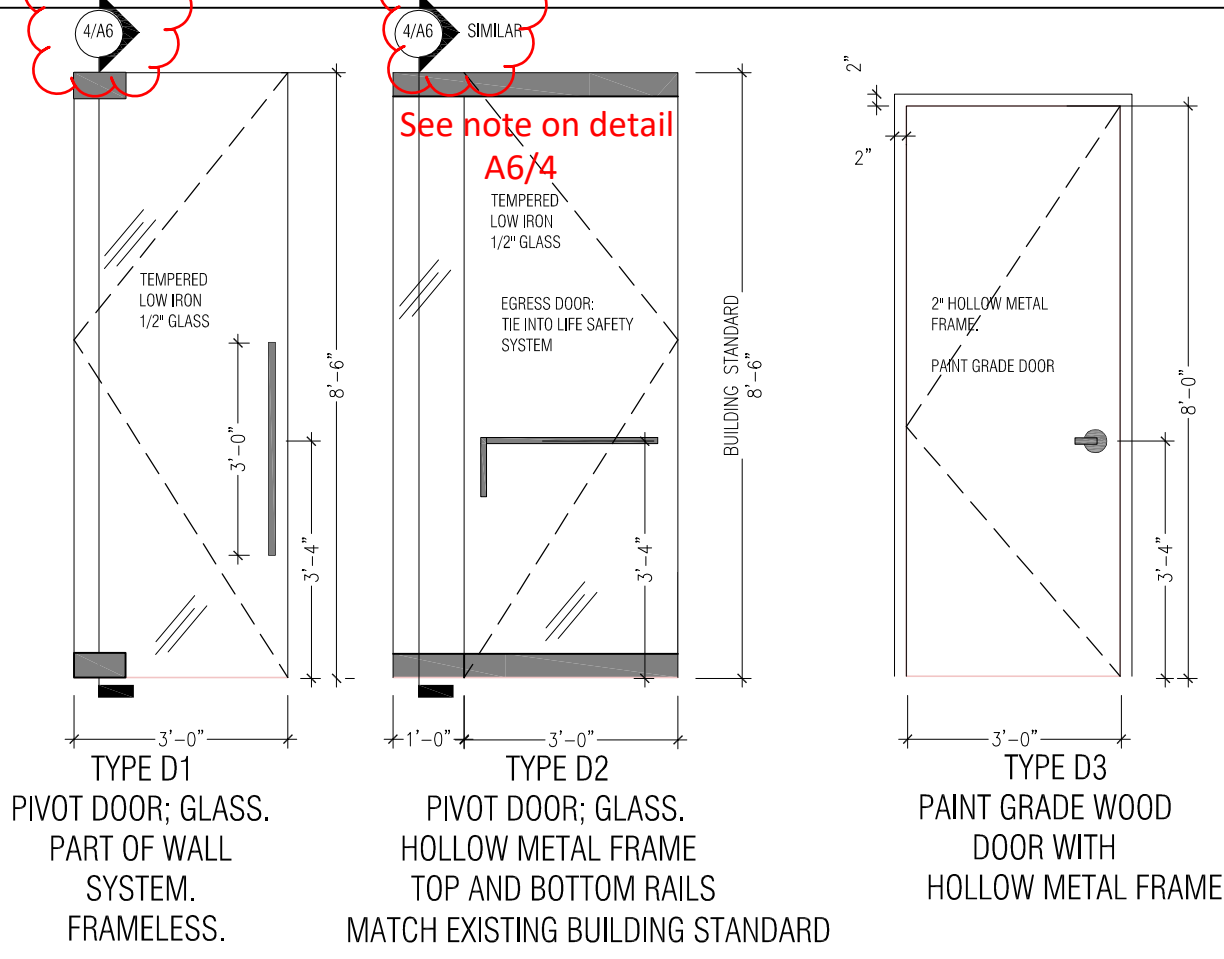
CONSTRUCTION LEGEND:

- OFFICE ROOM NAME AND NUMBER
- INDICATES EXISTING CORE, SHELL PERIMETER CONDITIONS
- INDICATES NEW WALL CONSTRUCTION
- 1 INDICATES WALL TYPE DESIGNATION - (TYPE 1 U.O.N.) REFER TO DETAILS
- 1 DOOR SWING AND IDENTIFICATION NO.
- FEC FIRE EXTINGUISHER CABINET
- AP INTERIOR ELEVATION SYMBOLS
- AS DETAIL SECTION SYMBOLS
- - - DASHED LINE INDICATES IN WALL 3/4" FIRE RATED PLYWOOD
- AS DETAIL SYMBOL

CONSTRUCTION NOTES:

- ALL PARTITIONS ARE TO BE (TYPE 1), U.O.N. (6" ABOVE CLG.)
- ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE, 2009 EDITION AND THE NFPA 101 LIFE SAFETY CODE, 2009 EDITION. FOLLOW ALL LOCAL CODES.
- ALL CONFLICTS AND ITEMS FOR CLARIFICATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO AFFECTING WORK IN THAT AREA.
- CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND SHALL NOTIFY THE ARCHITECT, PRIOR TO COMMENCING WORK, IN WRITING OF ANY DISCREPANCIES AND/OR DAMAGE OF EXISTING BASE BUILDING WORK WHICH MANY INTERFERE WITH THE PROPER EXECUTION OF NEW TENANT WORK.
- CONTRACTOR SHALL VISIT THE SITE PRIOR TO PRICING. THE DRAWINGS DEPICT ONLY GENERALLY THE EXISTING CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXACT QUANTITY TAKE-OFFS BASED ON FIELD OBSERVATIONS.
- ALL COAT CLOSETS SHALL HAVE ROD AND SHELF. REFER TO DETAIL DRAWING, FINISH CLOSETS SIMILAR TO CORRIDOR SPACE. U.O.N. PROVIDE 1/2 OF TOTAL COAT CLOSETS TO BE ADA ACCESSIBLE.
- GENERAL CONTRACTOR SHALL COORDINATE THE LOCATION OF REQUIRED FIRE PROOF BLOCKING IN WALLS THAT RECEIVE CABINETS, SHELVING, MAJOR ART WORK, COAT ROD AND SHELVING WITH MILLWORK SUBCONTRACTOR.
- ALL PLAN DIMENSIONS INDICATED ARE TO FINISHED FACE OF PARTITION; U.O.N.
- WHERE FIRE-RATED AND FULL HEIGHT PARTITIONS ARE PENETRATED BY STRUCTURAL MEMBERS, DUCTWORK, PIPING, AND CONDUIT, THE GYPSUM BOARD SHALL BE SCRIBED TO FIT TIGHT AGAINST THE PENETRATING ITEM AND SEALED WITH THE APPROPRIATE SEALANT (RED). COORDINATE WITH MECHANICAL AND ELECTRICAL WORK AND DETAILS.
- ANY EXISTING PARTITIONS, COLUMNS OR CORE WALLS INDICATED TO REMAIN, WHICH ARE DAMAGED DURING THE CONSTRUCTION OF NEW TENANT WORK, SHALL BE PATCHED AND REPAIRED BY THE CONTRACTOR TO MATCH ORIGINAL CONDITIONS - INCLUDING REMOVED OUTLET LOCATIONS. THE G.C. SHALL BE RESPONSIBLE TO INSTALL ANY MISSING GWB ON PERIMETER ABOVE & BELOW WINDOWS AND ALL COLUMNS.
- ALL EXPOSED STRUCTURAL STEEL AND FIREPROOFING SHALL REMAIN AS REQUIRED PER LOCAL CODE. PATCH FIRE PROOFING AS REQUIRED. PROVIDE ALLOWANCE.
- THE G.C. SHALL VERIFY THE LOCATIONS OF ALL EXISTING FIRE ALARM CALL BOXES, PULL STATIONS, EXTINGUISHERS, FIRE HOSE VALVE CABINETS, STROBES, ETC. AND SHALL RELOCATE AS REQUIRED WHERE IN CONFLICT WITH PARTITIONS AND/OR WHERE DEMOLITION OCCURS AND TO ACCOMMODATE NEW LAYOUT.
- THE G.C. SHALL COORDINATE WITH THE DRYWALL SUB FOR PATCHING OF EXISTING PARTITIONS, SOFFITS, COLUMNS, CORE AND PERIMETER. REPLACE DRYWALL AS NEEDED WHERE OLD WALL COVERING EXISTS OR PATCHING IS REQUIRED. FINISH AS PER FINISH SCHEDULE.
- THE G.C. SHALL COORDINATE WITH DOOR AND GWB SUBS FOR FIT OF NEW FRAMES AT PARTITIONS SO NO GAPS OCCUR. SEE DOOR SCHEDULE FOR FRAME SPECIFICATION FOLLOW ALL MANUFACTURER GUIDELINES FOR INSTALLATION AND TOLERANCE.

DOOR SCHEDULE:



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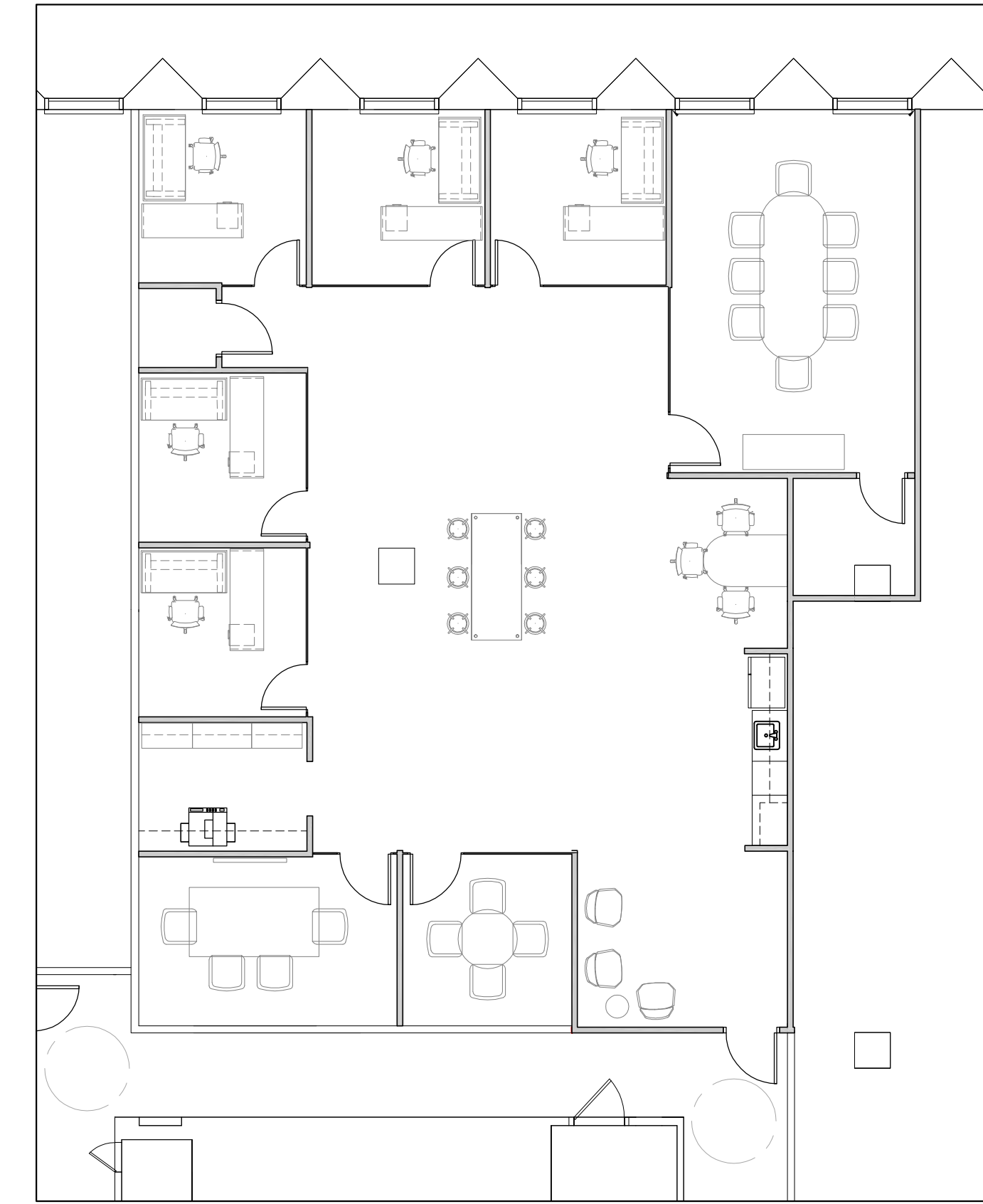
DOOR #	DOOR SIZE	DOOR MATERIAL	DOOR TYPE	DOOR FRAME	DOOR HARDWARE
#1 ENTRY	8'-6" X 3'	1/2" TEMP. GLASS	D2	FRAMELESS	HARDWARE SET #3
#2 OFFICE	8'-4" X 3'	1/2" TEMP. GLASS	D1	FRAMELESS	HARDWARE SET #1
#3 OFFICE	8'-6" X 3'	1/2" TEMP. GLASS	D1	FRAMELESS	HARDWARE SET #1
#4 OFFICE	8'-4" X 3'	1/2" TEMP. GLASS	D1	FRAMELESS	HARDWARE SET #1
#5 OFFICE	8'-4" X 3'	1/2" TEMP. GLASS	D1	FRAMELESS	HARDWARE SET #1
#6 SERVER	8' X 3'	PAINTED	D3	2" H.M. FRAME	HARDWARE SET #2
#7 OFFICE	8'-4" X 3'	1/2" TEMP. GLASS	D1	FRAMELESS	HARDWARE SET #1
#8 OFFICE	8'-4" X 3'	1/2" TEMP. GLASS	D1	FRAMELESS	HARDWARE SET #1
#9 OFFICE	8'-6" X 3'	1/2" TEMP. GLASS	D1	FRAMELESS	HARDWARE SET #1
#10 OFFICE	8'-6" X 3'	1/2" TEMP. GLASS	D1	FRAMELESS	HARDWARE SET #1
#11 CLOSET	8' X 3'	PAINTED	D3	2" H.M. FRAME	HARDWARE SET #2

DOOR HARDWARE:

- HARDWARE SET 1: UNLOCKED, GLASS OFFICE AND CONFERENCE ROOM DOORS
- PIVOT DOOR HARDWARE
- CONCEALED CEILING DOOR CLOSER
- DOOR HOLD OPEN
- DOOR STOP- FLOOR DOME - SATIN SS
- ROCKWOOD POSTMOUNT 36" DOOR PULL
- RM3301-36-630, SATIN SS (OR EQUAL)
- MOUNT BACK TO BACK ON 8" GLASS DOORS
- HARDWARE SET 2: PAINT GRADE CLOSET DOORS
- 1 LEVER HANDLE LOCK SET COMMERCIAL GRADE- SATIN STAINLESS STEEL
- 4 HINGES- SATIN SS
- 1 DOME STOP- SATIN SS
- HARDWARE SET 3: TENANT ENTRY DOOR **MATCH BUILDING STANDARD**
- 1 DOME STOP- SATIN SS
- 1 RECESSED ADA CONCEALED CEILING CLOSER
- 1 EACH, TOP AND BOTTOM RAILS - SATIN SS
- 1 LOCKSET - SATIN SS
- * IF CARD READER IS USED, TIE INTO FIRE ALARM SYSTEM

DOOR AND HARDWARE NOTES:

- ALL (E) DOORS REQUIRING HARDWARE UPDATE/MODIFICATION: REPLACE DOOR AS REQUIRED TO MATCH (E) WITH NEWLY PREPARED DOORS AS SCHEDULED FOR NEW WORK. G.C. TO BE RESPONSIBLE TO MAINTAIN (E) UL-RATING OF DOOR AND FRAME ASSEMBLY AT RATED LOCATIONS.
- ALL HARDWARE SHALL BE UNLOCKED IN THE DIRECTION OF EGRESS, REGARDLESS OF OTHER LOCK FUNCTIONS.
- ALL 20 MIN. UL RATED DOORS AND FRAME ASSEMBLIES TO HAVE S-LABEL.
- ALL RATED DOOR ASSEMBLIES SHALL BE UL AND NFPA APPROVED.
- ALL DOORS AND FRAMES TO BE INSTALLED PLUMB, STRAIGHT AND TRUE. MAINTAIN ADEQUATE TOLERANCES AND CLEARANCES SO THAT ALL DOORS FIT AS SPECIFIED AND SWING SLIDE PROPERLY. ANY DEVIATION FROM THIS WILL BE REJECTED BY OWNER AS UNACCEPTABLE AND WILL BE REPLACED AT SUPPLIER'S AND INSTALLERS SOLE COST.
- PROVIDE ALL PARTS NECESSARY FOR PROPER OPERATION OF ALL DOORS.
- MAXIMUM DOOR OPENING EFFORT OF 5 LBS. AT INTERIOR DOORS AND EXTERIOR DOORS. 15 LBS. AT FIRE RATED DOORS.
- ALL DOORS IN THE REQUIRED PATH OF EGRESS EQUIPPED WITH ELECTRONIC LOCKING DEVICES SHALL HAVE THESE DEVICES RELEASE IN THE EVENT OF A FIRE ALARM ACTIVATION
- ALL DOORS ARE EQUIPPED WITH SINGLE-EFFORT, NON-GRASP HARDWARE (I.E., LEVER OR LOOP) CENTERED BETWEEN 34" AND 44" ABOVE THE FLOOR.
- ALL DOORS MUST BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEY, SPECIAL KNOWLEDGE OR EFFORT.
- ALL GLAZING AND SIDELITES TO BE CLEAR TEMPERED GLASS. U.O.N.
- ALL KEYS TO BE SUPPLIED WITH BUILDING STANDARD CYLINDER.
- SUBMIT SHOP DRAWINGS FOR ALL DOORS, FRAMES, AND HARDWARE PRIOR TO FABRICATION.
- FIRE RATED DOORS AND FRAMES TO HAVE APPROVED FIRE RETARDANT BACKING. CONTRACTOR TO PROVIDE CERTIFICATION OF FIRE RETARDANT TREATMENT TO THE FIRE MARSHAL.
- DOOR HEIGHTS GIVEN IN THE DOOR SCHEDULE DO NOT INCLUDE THE DOOR FRAME.
- DO NOT UNDERCUT UL RATED DOORS. PROVIDE MINIMUM CLEARANCE ABOVE THRESHOLD OR ABOVE FINISHED FLOOR.
- AT PAINTED WOOD DOORS, PAINT DOOR AND FRAME TO MATCH ADJACENT WALL FINISH. U.O.N.
- PROVIDE THREE JAMB ANCHORS MINIMUM AT APPROXIMATE HINGE POINTS FOR DOORS UP TO 7'-6" H MAX. AND ONE BASE ANCHOR WITH TWO POWER ACTUATED FASTENERS PER JAMB.
- PROVIDE FRAME ROUGH OPENING DIMENSIONS AS RECOMMENDED BY FRAME MANUFACTURER.
- PROVIDE STANDARD FRAME PROFILE THROAT DIMENSIONS COMPATIBLE WITH AND AS DETERMINED BY SCHEDULED PARTITION TYPES. PROVIDE STRAPS, ANCHORS AND FRAMING ACCESSORIES AS REQUIRED FOR AS-BUILT FIELD CONDITIONS AS RECOMMENDED BY THE MANUFACTURER AND INDUSTRY STANDARDS.
- DOOR FRAMES SHALL BE SECURED IN PLACE WITH TWO FULL HEIGHT STUDS PER JAMB MIN.
- DOOR UNDERCUTS SHALL BE KEPT TO A MINIMAL DIMENSION BASED ON FLOOR FINISH MATERIAL, AND SHALL BE UNIFORM THROUGHOUT PROJECT. U.O.N.
- THROUGH-BOLTING WILL NOT BE ACCEPTED. REINFORCE DOORS INTERNALLY.
- ALL DOORS SHALL COMPLY WITH THE DOOR LANDING CLEARANCES FOR APPROACHES MEETING MINIMUM ADA REQUIREMENTS.



3 FURNITURE PLAN
1/8" = 1'-0"

FURNITURE NOTES:

- FURNITURE VENDOR SHALL MAKE A SITE VISIT TO VERIFY FURNITURE CAN FIT IN THE ELEVATOR AND/OR CAN BE BROUGHT INTO THE SPACE FOR INSTALLATION.
- FURNITURE VENDOR MUST PAD ALL WALLS AND DOOR FRAMES TO PROTECT THEM FROM DAMAGE DURING FURNITURE INSTALLATION OR MOVE.
- ALL FURNITURE IS BY TENANT. FURNITURE VENDOR TO COORDINATE ALL EXISTING INVENTORY TO BE REUSED AND NEW FURNITURE TO BE ORDERED INCLUDING FINISHES.
- FURNITURE VENDOR MUST FIELD VERIFY ALL EXISTING SITE CONDITIONS, AND REVIEW LOCATION FOR INFED AND SUPPLY WHIPS TO G.C. SEE A-3 DRAWINGS. FIELD VERIFY CLEAR DIMENSIONS PRIOR TO INSTALLATION. BRING ANY VARIATIONS FROM THE ARCHITECTURAL PLANS TO THE ARCHITECTS' ATTENTION.
- FURNITURE VENDOR TO COORDINATE ALL ELECTRICAL AND TEL/DATA WIRING WITH G.C. AND SUBMIT A COMPLETE INSTALLATION DRAWING TO G.C. AND ARCHITECT FOR FINAL COORDINATION.
- ALL FURNITURE AND SEATING MUST MEET CAL133, CERTIFICATES OF COMPLIANCE MUST BE FORWARDED TO GENERAL CONTRACTOR PRIOR TO THE INSTALLATION OF MATERIAL.
- ALL FURNITURE AND SEATING MUST BE GREEN GUARD CERTIFIED.
- FURNITURE VENDOR TO COORDINATE SITE ACCESS AND SCHEDULE FREIGHT ELEVATOR WITH LANDLORD AND GENERAL CONTRACTOR.

REVISION NO.	DATE

TITLE	SCALE	AS NOTED	PROJECT NO.	DATE	CHK
DEMOLITION PLAN CONSTRUCTION PLAN / DOOR SCHEDULE FURNITURE PLAN			2017.009	01-11-2018	DRWN