

GENERAL NOTES

1.01 ALL WORK SHALL COMPLY WITH THE REGULATIONS OF THE GOVERNMENTAL AUTHORITIES HAVING JURISDICTION, THE SPECIFICATIONS SHALL BE SUPPLEMENTAL TO ALL LAWS AND CODES OF GOVERNMENTAL REGULATING BODIES RELATING TO BUILDINGS, AND ALL APPLICABLE REQUIREMENTS SPECIFIED IN THESE REGULATIONS SHALL BE FOLLOWED AS NOTED IN THE SPECIFICATIONS OR DRAWINGS. THIS SHALL NOT BE CONSTRUED TO MEAN THAT ANY REQUIREMENTS SET FORTH IN THE SPECIFICATIONS CAN BE MODIFIED BECAUSE THEY ARE NOT COVERED BY SUCH CODES OR LAWS.

1.02 THE GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRUCTION OF BUILDINGS, STANDARD FORM OF THE AMERICAN INSTITUTE OF ARCHITECTS, CURRENT EDITION, SHALL APPLY TO ALL WORK IN THIS CONTRACT, EXCEPT AS SPECIFICALLY MODIFIED UNDER SUPPLEMENTARY CONDITIONS AND/OR BY AGREEMENT.

1.03 ALL ARCHITECTURAL DRAWINGS AND CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ONE WILL BE BINDING AS IF CALLED FOR BY ALL.

1.04 CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF HE CANNOT COMPLY WITH ALL NOTES CALLED FOR ON THIS SHEET AND ON ALL OTHER ARCHITECTURAL DRAWINGS.

1.05 THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS, THESE NOTES AND FIELD CONDITIONS BEFORE SUBMITTING A PROPOSAL OR COMMENCING ANY WORK AND REQUEST CLARIFICATION.

1.06 ALL APPROVALS SHALL BE FOR DESIGN APPEARANCE ONLY, CONTRACTOR(S) SHALL BE RESPONSIBLE FOR QUANTITIES, DIMENSIONS, COMPLIANCE WITH CONTRACT DOCUMENTS, AND FOR INFORMATION PERTAINING TO FABRICATION PROCESS OR TECHNIQUES OF FIRST CLASS CONSTRUCTION AND FOR COORDINATION WITH OTHER TRADES.

1.07 THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS AT THE SITE DURING ALL PHASES OF CONSTRUCTION.

1.08 UPON ACCEPTANCE AND APPROVAL OF THE CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE WORK DESCRIBED HEREIN, AND HE SHALL BE EXPECTED TO COMPLY WITH THE SPIRIT, AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.

1.09 THE LANDLORD/BLDG. OWNER'S REQUIREMENTS FOR ALL ALTERATIONS SHALL APPLY TO ALL WORK. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE WITH THE SAME.

1.10 ALL CONTRACTORS SHALL CONTACT THE BUILDING MANAGEMENT TO DETERMINE THE RULES OF THE BUILDING OWNER/TENANT FOR CONSTRUCTION, TO DETERMINE WHEN AND HOW DELIVERIES CAN BE MADE (SEE BELOW), WHAT PHASES OF CONSTRUCTION CAN BE DONE DURING REGULAR TIME OR OVERTIME, AND ANY SPECIAL BUILDING REQUIREMENTS WHICH WOULD AFFECT THEIR WORK. IF OVERTIME WORK IS REQUIRED BY ANY TRADE, APPROVAL MUST BE OBTAINED PRIOR TO EXECUTION OF ANY WORK, INCLUDING COST. THE GENERAL INTENT IS THAT MOST CONSTRUCTION WORK SHALL BE DONE DURING REGULAR HOURS.

1.11 EACH CONTRACTOR SHALL MAKE ALL REQUIRED ARRANGEMENTS FOR DELIVERY OF EQUIPMENT AND/OR MATERIALS. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK THE RULES AND REGULATIONS GOVERNING WORK ON THE PREMISES.

A. DATE AND TIME OF DELIVERY SHALL BE ESTABLISHED IN CONJUNCTION WITH THE PERSON HAVING JURISDICTION OVER THE PREMISES (OVERTIME CHARGES AND/OR CONTRACTOR REQUIRING SERVICES).

B. BUILDING CONDITIONS, INCLUDING SIZE AND LOADING CAPACITY OF ELEVATORS, SIZE OF DOORWAYS, CORRIDORS, WINDOW OPENINGS, ETC. SHALL BE CHECKED FOR ITEMS BEING DELIVERED BY THE CONTRACTOR REQUESTING DELIVERY.

C. ALL CHARGES INVOLVING THE INSTALLATION AND/OR OPERATION OF A HOIST SYSTEM, IF REQUIRED, SHALL BE BORNE BY THE CONTRACTOR USING THE SYSTEM. CHARGES INVOLVING THE TEMPORARY REMOVAL AND REINSTALLATION OF WINDOW SASH AND/OR FIXED PANELS REQUIRED FOR DELIVERY SHALL BE BORNE BY THE CONTRACTOR.

1.12 BEFORE SUBMITTING A PROPOSAL, ALL CONTRACTORS SHALL VISIT THE PREMISES TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND THE SCOPE OF WORK.

1.13 THE SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIAL, OR EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.

1.14 ALL CORRESPONDENCE TO THE OWNER/TENANT OR TO THE ARCHITECT SHALL BE FORWARDED IN COPY TO THE OTHER PARTIES.

1.15 THE GENERAL CONTRACTOR, HIS SUBCONTRACTORS, AND ANY OTHER CONTRACTOR INVOLVED IN THIS PROJECT SHALL TAKE NOTE THAT ANY COST CAUSED BY DEFECTIVE OR DELAYED WORK, AS A RESULT OF, NOT LIMITED TO, IMPROPER WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE PARTY DEEMED RESPONSIBLE.

1.16 THE GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS INCLUDING BY-PRODUCTS OF CARPET, TELEPHONE COMPANY INSTALLATIONS, ETC.

1.17 THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED, IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED, AND CONNECTED WHERE SO REQUIRED.

1.18 THE TERMS "EQUAL" OR "APPROVED EQUAL" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE OF EQUAL QUALITY, FINISH AND MATERIAL. THE SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.

1.19 THE GENERAL CONTRACTOR SHALL SUPPLY CUTS OF ALL FIXTURES AND EQUIPMENT CALLED FOR ON THE ARCHITECTURAL DRAWINGS, I.E., LIGHT FIXTURES, HARDWARE, ETC. FOR THE ARCHITECT. REFER ALSO TO GENERAL NOTE #28, DRAWING T-100.00.

1.20 THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND FIXTURE CUTS TO THE ARCHITECT FOR REVIEW. ALL SHOP DRAWINGS AND CUTS SHALL CONFORM TO ORIGINAL DRAWINGS IN DESIGN AND INTENT. CONTRACTORS SHALL ASSUME RESPONSIBILITY TO IDENTIFY DISCREPANCIES (OR ALTERNATES) IN THEIR SUBMITTAL PACKAGE.

1.21 ALL WOODWORK ATTACHED TO PREMISES AND ALL WOOD DOORS, UNLESS NOTED OTHERWISE SHALL BE DOUGLAS FIR AND COMPLY WITH THE APPLICABLE ADMINISTRATIVE CODE.

1.22 THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR FLOORS, WALLS ETC.. ANY EXISTING ITEMS TO REMAIN, THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE INCURRED TO THE SAME BY THE TRADES, AND SHALL BE OBLIGATED TO REPLACE OR RESTORE TO ITS ORIGINAL CONDITION, AS DETERMINED BY THE DATE.

1.23 THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION AND SECURITY FOR HIS WORK UNTIL TURNED OVER TO THE OWNER/TENANT.

1.24 IN HIS ESTIMATE, THE GENERAL CONTRACTOR OR LANDLORD SHALL INCLUDE ALL COSTS (INCLUDING OVERTIME WORK) FOR REMOVAL, NEW INSTALLATION, REPAIR PLUMBING, CEILING REMOVAL AND REINSTALLATION, ELECTRICAL, TELEPHONE, COMMUNICATION EQUIPMENT, OR H.V.A.C WORK ON FLOOR ABOVE OR BELOW THE OWNER/TENANT SPACE NEEDED TO COMPLETE WORK ON FLOOR BEING RENOVATED.

1.25 PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL FURNISH A CONSTRUCTION SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF HIS WORK, AND ALL RELATED WORK FOR THE COMPLETION OF THE PROJECT. THIS SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIME, LENGTH OF TIME FOR EACH PHASE, AND THE PROJECTED COMPLETION DATE.

1.26 THE GENERAL CONTRACTOR SHALL FURNISH FIELD PROGRESS REPORTS TO THE ARCHITECT FOR ALL PHASES OF CONSTRUCTION.

1.27 ALL REQUIRED EXITS, WAY OF APPROACH THERETO, AND WAY OF TRAVEL FROM THE EXIT INTO THE STREET SHALL CONTINUOUSLY BE MAINTAINED FREE FROM ALL OBSTRUCTIONS AND IMPEDIMENTS FOR UNOBSTRUCTED EGRESS IN THE CASE OF FIRE OR OTHER EMERGENCY.

1.28 DURING THE ENTIRE PERIOD OF DEMOLITION AND CONSTRUCTION, ALL EXISTING EXITS, EXIT LIGHTINGS, FIRE PROTECTIVE DEVICES, AND ALARMS SHALL BE CONSPICUOUSLY POSTED.

1.29 THE CONTRACTOR, SUBCONTRACTOR AND OWNER/TENANTS CONTRACTORS SHALL SUBMIT CERTIFICATES TO THE ARCHITECTS UPON COMPLETION OF WORK, INCLUDING BUT NOT LIMITED TO THE FOLLOWING,

A. FIREPROOF WOOD TEST REPORT (IF REQUIRED)

B. ELECTRICAL PLUMBING AND AIR CONDITIONING CERTIFICATES ISSUED BY, THE DEPARTMENT OF WATER SUPPLY, GAS, AND ELECTRICITY, BOARD OF UNDERWRITERS OR OTHER APPROPRIATE OR AGENCY.

1.30 THE CONTRACTOR SHALL PROVIDE REPRODUCIBLE "AS BUILT" DRAWINGS, IN A FORMAT ACCEPTABLE TO THE LANDLORD/OWNER/TENANT, SHOWING ALL LIGHTING AND ELECTRICAL CIRCUITRY WORK (INCLUDING NUMBERS) AS ACTUALLY INSTALLED- SEE ELECTRICAL, LIGHTING, AND CEILING NOTES.

1.31 THE CONTRACTOR SHALL PAY FOR ALL VERTICAL AND HORIZONTAL TRANSPORTATION CHARGES ON ALL ITS MATERIAL OR EQUIPMENT TO THE POINT OF USE, AND SHALL BE RESPONSIBLE FOR ALL UNLOADING, CHECKING, AND STORING, OF SAME IN CONNECTION WITH THIS CONTRACT.

1.32 THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTOR(S)

1.33 UNLESS OTHERWISE NOTED, ALL MATERIAL, EQUIPMENT, ETC. SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR.

1.34 THE CONTRACTOR SHALL, AT THE OWNER/TENANTS' DISCRETION, ENTER INTO AN AGREEMENT WITH THE OWNER/TENANT(S) UTILIZING THE APPROPRIATE AIA FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR.

1.35 THE CONTRACTOR SHALL AT THE OWNER/TENANT'S DISCRETION, UTILIZE THE A.I.A STANDARD FORM FOR REQUEST FOR PAYMENT AND FOLLOW ALL GUIDELINES ASSOCIATED THEREWITH.

1.36 THE CONTRACTOR SHALL OBTAIN A BUILDING PERMIT FROM THE DEPARTMENT OF BUILDINGS, AND POST FOR PUBLIC DISPLAY IN A REASONABLY CONSPICUOUS LOCATION OR AS DEEMED BY LOCAL LAWS.

1.37 ONE TOILET SHALL BE UTILIZED FOR CONSTRUCTION PERSONNEL. ALL OTHER TOILETS SHALL BE LOCKED FOR THE PERIOD OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL PROVIDE A THOROUGH CLEANING OF ALL TOILET FACILITIES PRIOR TO RELEASING THE PREMISES TO THE OWNER/TENANT.

1.38 DO NOT SCALE DRAWINGS WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.

CONSTRUCTION NOTES

2.01 THE CONTRACTOR SHALL DO ALL CUTTING, FITTING AND PATCHING WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS COME TOGETHER PROPERLY AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER CONTRACTORS OR, OR REASONABLY IMPLIED BY THE DRAWINGS AND NOTES.

2.02 THE CONTRACTOR SHALL PROVIDE ALL FLOOR CUTOUTS AND PATCHING REQUIRED FOR THE INSTALLATION OF ALL WORK.

2.03 ALL GYPSUM BOARD PARTITIONS SHALL BE ERRECTED AS SHOWN ON DRAWINGS SO THAT PANEL EDGES FALL ON THE ALTERNATE STUDS. ALL JOINTS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH TO RECEIVE FINISH TREATMENTS.

2.04 THE CONTRACTOR SHALL PROVIDE LINE AND GRADING ON THE FINISHED SLAB FOR ALL PARTITIONS, TO BE APPROVED BY THE ARCHITECT (LINE AND GRADING SHALL BE SHOWN BY PAINTING PARTITION LOCATIONS OR BY INSTALLING METAL STUD FLOOR CHANNEL.)

2.05 ALL PARTITIONS SHALL BE ANCHORED FIRMLY AS PER MANUFACTURERS SPECIFICATIONS AND AS REQUIRED BY LOCAL BUILDING CODES. CEILING RUNNERS ARE TO BE SECURELY ATTACHED TO STRUCTURE, NOT TO DUCT WORK OR ITEMS OTHERWISE SUSPENDED FROM STRUCTURE.

2.06 ALL LAYERS OF GYPSUM BOARD IN MULTI LAYER APPLICATIONS SHALL BE APPLIED WITH SCREWS.

2.07 THERE SHALL BE NO HORIZONTAL JOINTS ON EXPOSED SURFACES OF GYPSUM BOARD WALLS.

2.08 CORNER BEADS SHALL BE USED AT ALL EXPOSED GYPSUM BOARD CORNERS.

2.09 ALL WALLS ABUTTING MULLIONS SHALL CONFORM TO BUILDING REQUIREMENTS.

2.10 WHERE PARTITIONS ABUT THE PERIMETER ENCLOSURE, A SOUND BARRIER SHALL BE INSTALLED WITHIN THE ENCLOSURE TO ELIMINATE THE PASSAGE OF SOUND BETWEEN THE DIVIDED AREAS.

2.11 WHERE NEW AND EXISTING BUILDINGS PARTITIONS ARE SHOWN TO ALIGN, THE JUNCTION SHALL BE TAPED, SPACKLED AND FINISHED SMOOTH.

2.12 ALL PARTITIONS ARE DIMENSIONED FINISH TO FINISH UNLESS OTHERWISE NOTED.

2.13 THE CONTRACTOR SHALL PROVIDE SUFFICIENT FRAMING FOR ALL OPENINGS FOR DUCT WORK AND RETURN AIR OPENINGS BELOW AND ABOVE THE SUSPENDED CEILING. THESE SHALL BE COORDINATED WITH THE AIR CONDITIONING ENGINEER AND MECHANICAL CONTRACTOR'S SHOP DRAWINGS. ALL OPENINGS SHALL BE PROPERLY SEALED FOR SOUNDPROOFING AND VIBRATION CONTROL.

2.14 ALL DOORS AND FRAMES SHALL BE FABRICATED AS SPECIFIED ON THE DOOR SCHEDULE AND AS SHOWN ON THE DRAWINGS, OR CALLED FOR ON THE CONSTRUCTION DETAILS, EXCEPT AS NOTED.

2.15 ALL DOORS SHALL HAVE A 3/4" UNDERCUT, UNLESS OTHERWISE NOTED.

2.16 ALL DOOR FRAMES SHALL HAVE CONCEALED REINFORCEMENT FOR DOOR JAMBS, AND SHALL BE PUNCHED FOR SILENCERS, DOORS AND DOOR FRAMES ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, AND SHALL BE WELODED, UNLESS OTHERWISE NOTED.

2.17 ALL NEW HARDWARE SHALL BE FINISHED AS SPECIFIED ON DRAWINGS.

2.18 UNLESS OTHERWISE NOTED, ALL HARDWARE SHALL BE SUPPLIED BY THE GENERAL CONTRACTOR, AS SPECIFIED AND MATCHING THE EXISTING IN STYLE AND MAKE, IF REQUIRED.

2.19 ALL LOCK SETS SHALL BE CODED AND/OR KEYED IN ACCORDANCE WITH THE BUILDING REQUIREMENTS, CODES AND/OR KEYS ARE TO BE DELIVERED TO THE OWNER/TENANT PROPERLY TESTED AND TAGGED. PROVIDE 3 (THREE) MASTER KEYS AND 3 (THREE) PASS KEYS FOR EACH LOCK.

2.20 DETAILED HOLLOW METAL AND HARDWARE SCHEDULES SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW, AND FABRICATION OF MATERIAL SHALL NOT BE COMMENCED UNTIL SUCH REVIEW (NO EXCEPTIONS NOTED) HAS BEEN RECEIVED. THIS REVIEW SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO SATISFY CONSTRUCTION DRAWINGS INTENT.

2.21 ALL WOOD DOORS AND FRAMES SHALL CONFORM TO THE BUILDING DEPARTMENT STANDARDS AND/OR GOVERNING AGENCIES HAVING JURISDICTION, FOR RATED DOORS, IF REQUIRED.

2.22 ALL "EXISTING TO REMAIN," "EXISTING," "RELOCATED" OR "NEW" ITEMS, INSTALLED BY THE CONTRACTOR IN ADDITION TO BEING PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF THE ARCHITECT TO BEING TURNED OVER TO THE OWNER/TENANT.

2.23 THE CONTRACTOR SHALL THOROUGHLY CLEAN COVE AND STRAIGHT BASE, VISIBLE WINDOW METAL WORK; ALL DOORS AND CONVECTOR ENCLOSURES ETC. AT THE COMPLETION OF CONSTRUCTION.

2.24 THE CONTRACTOR SHALL REMOVE ALL DEBRIS AND THOROUGHLY CLEAN ALL SURFACES. LIGHT FIXTURES ARE TO BE CLEANED OF DUST AT COMPLETION OF CONSTRUCTION.

2.25 THE WORDING "SHEATHED OUT TO ALIGN" DENOTES GYPSUM OVER FACE OF BASE BUILDING COLUMNS OR WALL SURFACE AT CONSTRUCTION TO ALIGN THE TWO DISSIMILAR PARTS AND PROVIDE A SMOOTH, CRACK FREE SURFACE.

2.26 ALL GYPSUM BOARD USED IN DRYWALL PARTITIONS SHALL BE FIRE CODE "C".

2.27 THE SPACE AROUND PIPES, DUCTS, ETC. PENETRATING FIRE RATED WALLS, SHALL NOT EXCEED 1/2" AND SHALL BE PACKED SOLID WITH MINERAL WOOL OR EQUAL AND BE CLOSED OFF BY CLOSE FITTING ESCUTCHEONS AT BOTH SIDES OF THIS CONSTRUCTION AS REQUIRED BY LOCAL BUILDING CODES.

2.28 PROVIDE AS MANY AS REQUIRED 4' x 8' x 3/4" THICK PLYWOOD A-C PANELS AROUND ALL TELEPHONE AND COMMUNICATION CLOSETS AS DIRECTED BY THE OWNER/TENANT. MODIFY PANEL SIZES AS REQUIRED BY FIELD CONDITIONS.

2.29 WHERE FIRE RATED WALLS INTERSECT EQUIPMENT ENCLOSURES, INSTALL WITHIN ENCLOSURES A RATED FIRE STOP EQUAL TO THE RATING OF THE WALL.

2.30 THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD SUPERVISION OF ALL H.V.A.C WORK DURING INSTALLATION AND SHALL INSPECT ALL SYSTEMS FOR PROPER OPERATION AT COMPLETION OF THE JOB.

2.31 SHOP DRAWINGS OF DUCT WORK AND REGISTERS INCLUDING ACCESS PANELS, IF REQUIRED SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION AND/OR INSTALLATION OR RELOCATION.

2.32 INSTALLATION OF MECHANICAL EQUIPMENT SHALL BE COORDINATED WITH ALL TRADES AS REQUIRED FOR PROPER ASSEMBLY.

2.33 INTERIOR SPACES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE ADMINISTRATIVE CODE PLANS SHOWING THE MECHANICAL VENTILATION SYSTEM WILL BE FILED BY THE MECHANICAL ENGINEER IN ACCORDANCE WITH THE RULES OF THE DEPARTMENT OF BUILDING.

2.34 ANY BUILDINGS SHUT DOWN FOR THIS WORK SHALL BE REQUIRED IN WRITING BY THE CONTRACTOR AT LEAST 12 HOURS IN ADVANCE OF THE SHUT DOWN. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM ALL AUTHORITIES HAVING JURISDICTION PRIOR TO SHUT DOWN ANY SHUTDOWN AFFECTING THE NORMAL H.V.A.C. SERVICE OF OTHER BUILDING OCCUPANTS SHALL BE DONE IN OVERTIME.

2.35 ALL PERIPHERAL SHUTOFF VALVES SHALL BE ACCESSIBLE AT ALL TIMES.

2.36 AFTER COMPLETION OF ALL AIR CONDITIONING WORK, THE CONTRACTOR SHALL BALANCE ALL SYSTEMS, AND SUBMIT DESIGN BALANCING FIGURES TO THE BUILDING MANAGEMENT AFTER APPROVAL FROM THE ARCHITECT'S MECHANICAL ENGINEER.

2.37 THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLUMBING ROUGHING, FIXTURES AND ACCESSORIES SHOWN ON ALL DRAWINGS AND SPECIFICATIONS.

2.38 THE CONTRACTOR SHALL SUBMIT CUTS OF ALL NEW FIXTURES, FITTINGS, AND ACCESSORIES TO THE ARCHITECT FOR APPROVAL.

2.39 THE CONTRACTOR SHALL PERFORM THE PLUMBING WORK IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

2.40 ALL RISER SHUTDOWNS SHALL BE SUPERVISED BY THE GENERAL CONTRACTOR AS DIRECTED BY THE BUILDING MANAGEMENT. NEW WATER RISERS SHALL BE SHUT DOWN DURING BUILDING'S OFFICE HOURS.

2.41 THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF NEW PLUMBING WORK AND CONNECTIONS TO EXISTING WORK, TO INSURE MINIMUM INTERFERENCE WITH THE REGULAR OPERATION OF THE EXISTING FACILITIES. HE SHALL SUBMIT TO THE BUILDING MANAGEMENT A DATE SCHEDULE FOR THE TEMPORARY SHUTDOWNS OF THE EXISTING SERVICES, FOR APPROVAL.

2.42 ALL PIPE HANGERS AND SUPPORTS SHALL BE CONNECTED TO THE EXISTING BUILDING STRUCTURE. NO CHAIN STRAPS, PERFORATED BARS, WIRE HANGERS, OR EXPANSION SHIELDS, AS WELL AS FROM WORK OF OTHER TRADES SHALL BE PERMITTED.

2.43 SLEEVES SHALL BE PROVIDED FOR EACH PIPE PASSING THROUGH WALLS, PARTITIONS, FLOORS, AND SLABS.

2.44 THE CONTRACTOR SHALL COORDINATE THE PLUMBING WORK WITH THAT OF THE OTHER TRADES.

2.45 BEFORE BEING COVERED OR BUILT IN, ALL PIPING SHALL BE TESTED AND INSPECTED AS PER REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.

ELECTRICAL & LIGHTING NOTES

3.01 WHERE MORE THAN ONE SWITCH OCCURS IN THE SAME LOCATION, THEY SHALL BE INSTALLED IN A GANG TYPE BOX UNDER ONE COVER PLATE.

3.02 WALL MOUNTED ELECTRICAL AND TELEPHONE OUTLETS SHALL BE SET 8", CENTER TO CENTER UNLESS OTHERWISE NOTED.

3.03 ALL OUTLET SWITCH PLATES AND FLOOR OUTLET COVERS SHALL BE FINISHED AS SPECIFIED ON DRAWINGS.

3.04 ALL OUTLETS ON COLUMNS SHALL BE CENTERED ON THE FACE AS SHOWN, UNLESS OTHERWISE INDICATED.

3.05 ALL ELECTRICAL WIRING CONCEALED IN RIGID OR FLEXIBLE TUBING IN PARTITIONS OR CEILINGS SHALL RUN AS ALLOWED BY CODE.

3.06 ALL ELECTRIC, TELEPHONE/COMMUNICATION OUTLETS ARE SHOWN FOR LOCATION ONLY. REFER TO THE ENGINEERING DRAWINGS FOR CIRCUITING AND OTHER REQUIREMENTS.

3.07 ALL ELECTRICAL WORK SHALL BE COORDINATED WITH ALL TRADES, WHERE REQUIRED.

3.08 ALL OUTLETS SHALL BE LOCATED PER ARCHITECTS DRAWINGS AND CIRCUITED PER ENGINEER'S ELECTRICAL/POWER DRAWINGS.

3.09 THE CONTRACTOR SHALL SUPPLY, INSTALL AND PROVIDE SERVICES TO ALL POWER PANELS, DISCONNECT SWITCHES AND SEPARATE CIRCUITS AS INDICATED ON THE DRAWINGS.

3.10 WHERE OUTLETS, JUNCTION BOXES, ETC. ARE LOCATED BEHIND CABINETS, THE CONTRACTOR SHALL PROVIDE ACCESS TO THESE BOXES IF DESIGN APPEARANCE STRUCTURE OF FUNCTION OF CABINET IS NOT IMPAIRED. WHEREVER A QUESTIONABLE CONDITION ARISES, THE ARCHITECT SHALL BE NOTIFIED.

3.11 LOCATIONS OF ALL TELEPHONE, ELECTRICAL AND SPECIAL OUTLETS ARE TO BE REVIEWED AND APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. ALL ELECTRICAL AND TELEPHONE WIRING CONDUIT SHALL BE CONCEALED IN PARTITIONS, CEILINGS AND/OR RAISED FLOORS.

3.12 ALL ELECTRICAL BOXES SHALL BE FITTED WITH EXTENSION COLLARS, IF REQUIRED.

3.13 CONVENIENCE RECEPTACLES SHALL BE DUPLEX TYPE RATED 15 AMPERES, 123 VOLTS, GROUNDED, UNLESS OTHERWISE NOTED.

3.14 SEE LIGHT FIXTURE SCHEDULE FOR INFORMATION REGARDING TYPE OF BALLASTS FOR FLUORESCENT FIXTURES.

3.15 THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL CHECK ALL CEILING HEIGHTS AND CEILING PLENUM CONDITIONS FOR CLEARANCE OF DUCT WORK, LIGHTING AND OTHER OBSTRUCTION TO ASSURE THE FINISHED CEILING HEIGHT SHOW ON ARCHITECTURAL DRAWINGS. ANY DISCREPANCY WILL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY.

3.16 ALL RECESSED FIXTURES SHALL BE SET FLUSH WITH ACOUSTIC TILE CEILING, AS RECOMMENDED BY MANUFACTURERS.

3.17 THE CONTRACTOR SHALL COORDINATE ANY AND ALL ELECTRICAL WORK OR LIGHTING INSTALLATION WITH MILLWORK, AS REQUIRED.

3.18 ALL NEW FLUORESCENT LAMPS AND INCANDESCENT FIXTURES SHALL BE FURNISHED BY THE CONTRACTOR, UNLESS OTHERWISE NOTED. LAMP TYPES SHALL BE AS RECOMMENDED BY THE MANUFACTURER, AND AS SPECIFIED ON DRAWINGS.

3.20 DISCONNECT AND REMOVE ALL EXISTING WIRINGS, JUNCTION BOXES AND EXPOSED CONDUITS NOT BEING RETAINED OR REVISED. WIRES SHALL BE TERMINATED AT THE NEAREST RECEPTACLE TO REMAIN.

3.21 PROVIDE DRAG LINES FROM EACH INDIVIDUAL COMMUNICATIONS/DATA OUTLET TO ABOVE HUNG CEILING OR TELEPHONE CLOSET AS REQUIRED.

3.22 WHERE INDIVIDUAL COMMUNICATION/DATA LINES RUN ABOVE GYP. BD. CEILINGS PROVIDE EMPTY METAL TUBING FROM ACCESSIBLE CEILING AREA TO ACCESSIBLE CEILING AREA. SIZE SHALL BE 3/4" MINIMUM.

3.23 ALL TELEPHONE AND DATA LINES SHALL BE PROVIDED BY OWNER/TENANT.

3.24 INCLUDE WITHIN THE ELECTRICAL SCOPE OF WORK ALL COST FOR CLASS 'E' WORK INCLUDING CONNECTIONS, EQUIPMENT, CLASS 'E' SYSTEM REPROGRAMMING (BY THE BUILDING'S CLASS 'E' VENDOR ONLY), CONNECTIONS TO ELECTRICAL ITEMS SUPPLIED B OTHER TRADES, AND THE RECEIVING AND THE INSTALLATION OF ELECTRICAL COMPONENTS FOR MODULAR FURNITURE.

CEILING NOTES

4.01 THE CONTRACTOR SHALL PROVIDE A NEW SUSPENDED CEILING SYSTEM AS SPECIFIED AND WHERE SHOWN ON THE ARCHITECT'S DRAWINGS.

4.02 IN ALL AREAS, THE CEILING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND TO ALL APPLICABLE CODES.

4.03 THE CONTRACTOR SHALL PROVIDE THE NECESSARY FRAMING AND BRIDGING FOR ALL LIGHT FIXTURES, ALL H.V.A.C DIFFUSERS, RETURNS, ETC. AS WELL AS THE REQUIRED CUTOUTS.

4.04 THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY POSSIBLE CONFLICTS AND DISCREPANCIES BEFORE PROCEEDING WITH INSTALLATION.

4.05 NO CEILING TILES SHALL BE INSTALLED UNTIL THE A.H.J. HAD AN OPPORTUNITY TO INSPECT THE AREAS, IN ORDER TO ASCERTAIN THAT ALL DUCT WORK, PLUMBING, ELECTRICAL, ETC. HAD BEEN INSTALLED, AND THAT ALL FIREPROOFING HAD BEEN PROPERLY REINSTALLED ON ANY EXPOSED STEEL.

4.06 PRIOR TO CLOSING OF ANY CEILING AREA, ALL PLENUM SYSTEMS (H.V.A.C PLUMBING AND ELECTRICAL) SHALL BE INSPECTED AND TESTED BY THE CONTRACTORS, ENGINEERS, AND BY THE AUTHORITIES HAVING JURISDICTION OVER THEIR PROPER INSTALLATION AND FUNCTION.

4.07 THE CONTRACTOR SHALL COORDINATE TELEPHONE/SIGNAL CABLE INSTALLATION WITH OWNER/TENANTS COMMUNICATIONS CONTRACTOR PRIOR TO COMPLETION OF THE CEILING WORK.

4.08 ALL SUSPENSION MEMBERS SHALL BE OF SUFFICIENT STRENGTH AND RIGIDITY TO CARRY ACOUSTICAL UNITS IN A TRUE AND LEVEL PLANE, WITHOUT EXCEEDING A DEFLECTION OF 1/360TH OF THEIR SPAN.

4.09 SOFFITS, FASCIAS, OR ANY BREAK IN THE CEILING HEIGHT CREATED BY THE INSTALLATION AND/OR ALTERATION OF HEATING, VENTILATING, AIR CONDITIONING OR MECHANICAL DUCTS, PIPING OR OTHER EQUIPMENT SHALL BE AS PER DETAILS SHOWN ON THE ARCHITECT'S DRAWINGS.

4.10 THE SUSPENDED CEILING HEIGHTS SHALL BE AS SHOWN ON THE CONTRACT DOCUMENTS. ANY DEVIATION SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.

4.11 THE CONTRACTOR SHALL CLOSELY COORDINATE THE CEILING WORK WITH THAT OF THE PLUMBING, H.V.A.C, ELECTRICAL WORK AND THE TELEPHONE COMPANY WHEREVER THEIR RESPECTIVE WORK IS CONTIGUOUS.

4.12 THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL CEILING ACCESS PANELS REQUIRED IN PLASTER AND/OR GYPSUM BOARD CEILING AREAS USING "NYSITROM" "RIG" SERIES. THE LOCATION AND SIZE OF ACCESS DOORS SHALL BE DETERMINED BY THE CONTRACTORS WHOSE WORK NECESSITATES ACCESS, AND SHALL BE APPROVED BY THE ARCHITECT.

4.13 ALL CEILING TILE JOINTS SHALL BE SQUARE, LEVEL AND ALIGNED WITH THE RECESSED LIGHTING FIXTURES.

4.14 CLOSET CEILINGS SHALL BE OF THE SAME CONSTRUCTION AND HEIGHT AS THE ADJOINING SPACE, UNLESS OTHERWISE NOTED.

4.15 THE CONTRACTOR SHALL PROVIDE CUTOUTS AND OTHER SPECIAL PROVISIONS IN THE ACOUSTICAL TILE WORK AS REQUIRED FOR LIGHTING FIXTURES, REGISTERS, DIFFUSERS AND OTHER INSERTED ITEMS.

4.16 WITHIN EACH AREA, THE CEILING WORK REQUIREMENTS SHALL BE EXECUTED IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS MATCHING AND ALIGNED CEILING. THE FINAL CEILING INSTALLATION SHALL BE FREE OF ANY VISUAL DEFECTS.

4.17 THE CONTRACTOR SHALL PROVIDE ANY REQUIRED EXPANSION JOINTS IN THE GYPSUM BOARD CEILING AREAS, WHEREVER POSSIBLE. THE EXPANSION JOINTS SHALL BE CONCEALED BEHIND MOLDINGS. HOWEVER, JOINTS ARE UNAVOIDABLE, THEIR LOCATION SHALL BE APPROVED BY THE ARCHITECT.

4.18 ALL RETURN AIR GRILLES SHALL BE SQUARE OR RECTANGULAR TYPE FINISHED AS SPECIFIED ON DRAWINGS AND PLACED IN THE CENTER OF CEILING TILES, UNLESS OTHERWISE NOTED.

4.19 ALL SUPPLY DIFFUSERS AND RETURN AIR GRILLES ARE SHOWN FOR LOCATION ONLY. REFER TO ENGINEERING DRAWINGS FOR SPECIFICATIONS.

4.20 ALL CEILING MOUNTED SMOKE DETECTORS AND SPEAKERS SHALL BE CENTERED ON THE CEILING TILES, UNLESS OTHERWISE NOTED.

4.21 SEE THE ARCHITECTS DRAWINGS FOR OTHER NOTES PERTAINING TO ACOUSTIC CEILING TILES.

PAINT AND WALL COVERING NOTES

5.01 SEE THE FINISH SCHEDULE AND SPECIFICATIONS FOR ALL INFORMATION.

5.02 ALL DRAPERY POCKETS SHALL BE PAINTED TO MATCH THE CEILING, UNLESS NOTED OTHERWISE.

5.03 WALL AREAS SHALL INCLUDE SURFACES FROM FLOOR TO CEILING, INCLUDING PILASTERS, FASCIAS, DOOR FRAMES, REVEALS, RETURNS, AND ALL VERTICAL SURFACES NOT INCLUDED IN THE CEILING.

5.04 CEILING AREAS CALLING FOR PAINT SHALL INCLUDE THE GENERAL SURFACE OF THE CEILING, BREAKS, DRAPERY POCKETS AND ALL OTHER SURFACES NOT INCLUDED IN THE WALLS.

5.05 PAINT COLORS SHALL BE SPECIFIED BY THE ARCHITECT AND THE CONTRACTOR SHALL SUBMIT SAMPLES (12" x 12") FOR APPROVAL BY THE ARCHITECT.

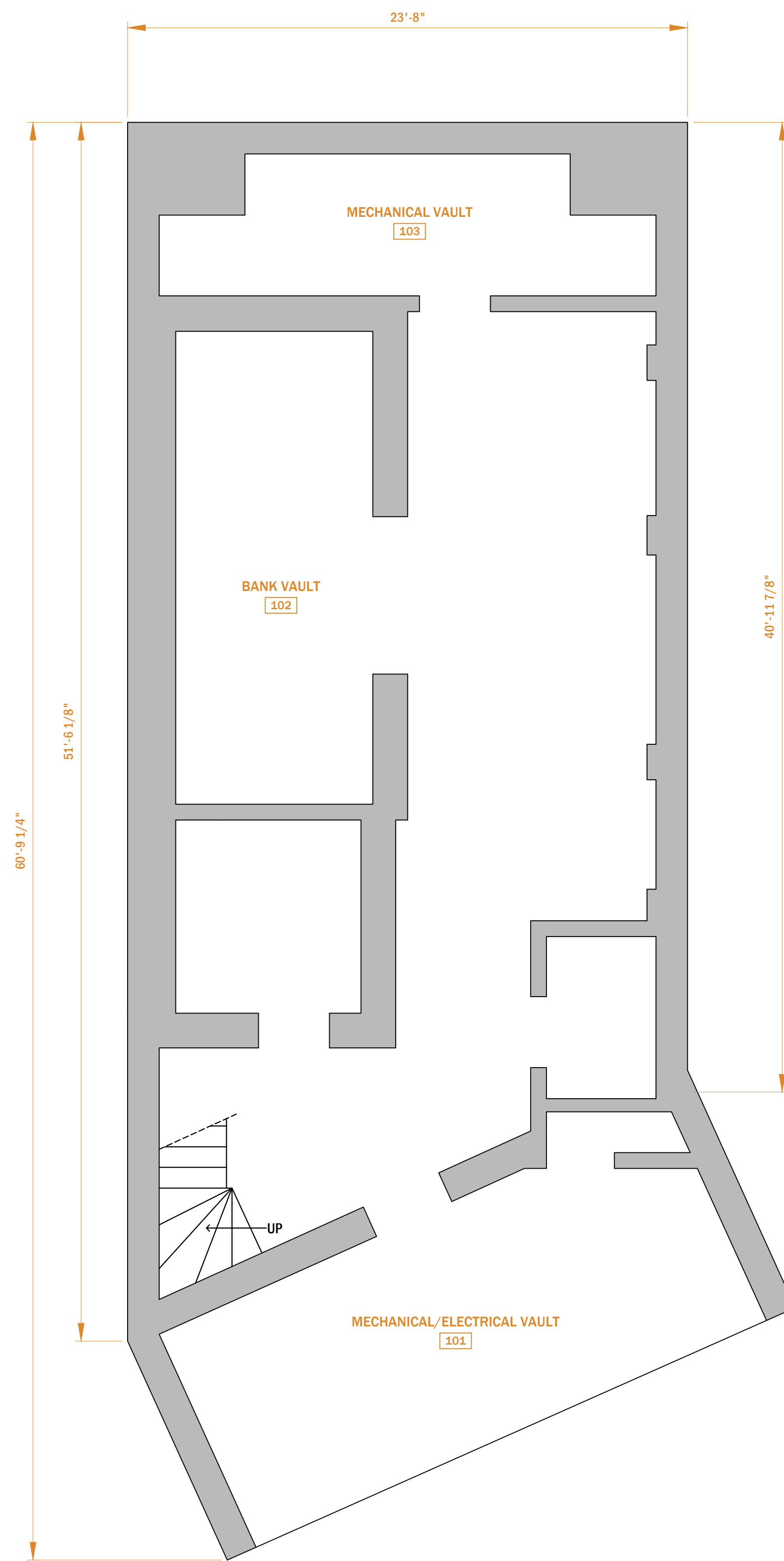
5.06 ALL WALLS AND CEILINGS SHALL BE PROPERLY PREPARED, SPACKLED, SANDED, ETC., TO PROVIDE A PERFECTLY SMOOTH FINISH AND SURFACE.

5.07 ALL HARDWARE AND DEVICE COVERS SHALL BE REMOVED PRIOR TO PAINTING AND SHALL BE REINSTALLED AFTER COMPLETION OF WORK.

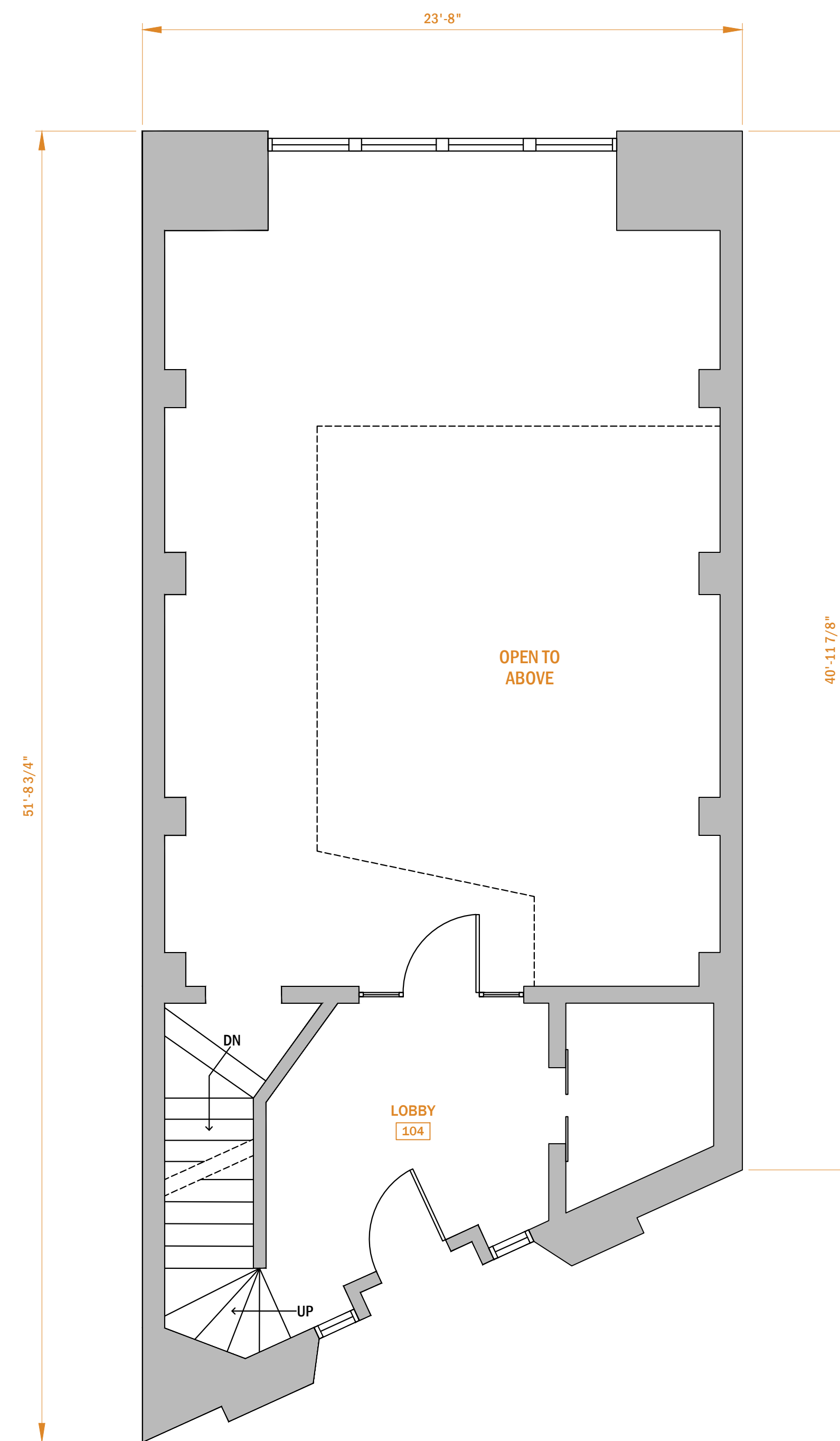
5.08 ALL METAL DOORS, FRAMES AND EQUIPMENT ENCLOSURES SHALL BE PAINTED IN SEMI-GLOSS ENAMEL FINISH, UNLESS OTHERWISE NOTED.

5.09 ACCESS PANELS AND DOORS SET INTO WALLS AND COLUMNS SHALL BE PAINTED SAME COLOR AS THE WALL THEY ARE PLACED ONTO, WITH A SEMI-GLOSS FINISH.

5.10 UPON COMPLETION, THE CONTRACTORS SHALL REMOVE ALL PAINT FROM



1 EXISTING BASEMENT PLAN
SCALE: 1/4" = 1'-0"



2 EXISTING FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

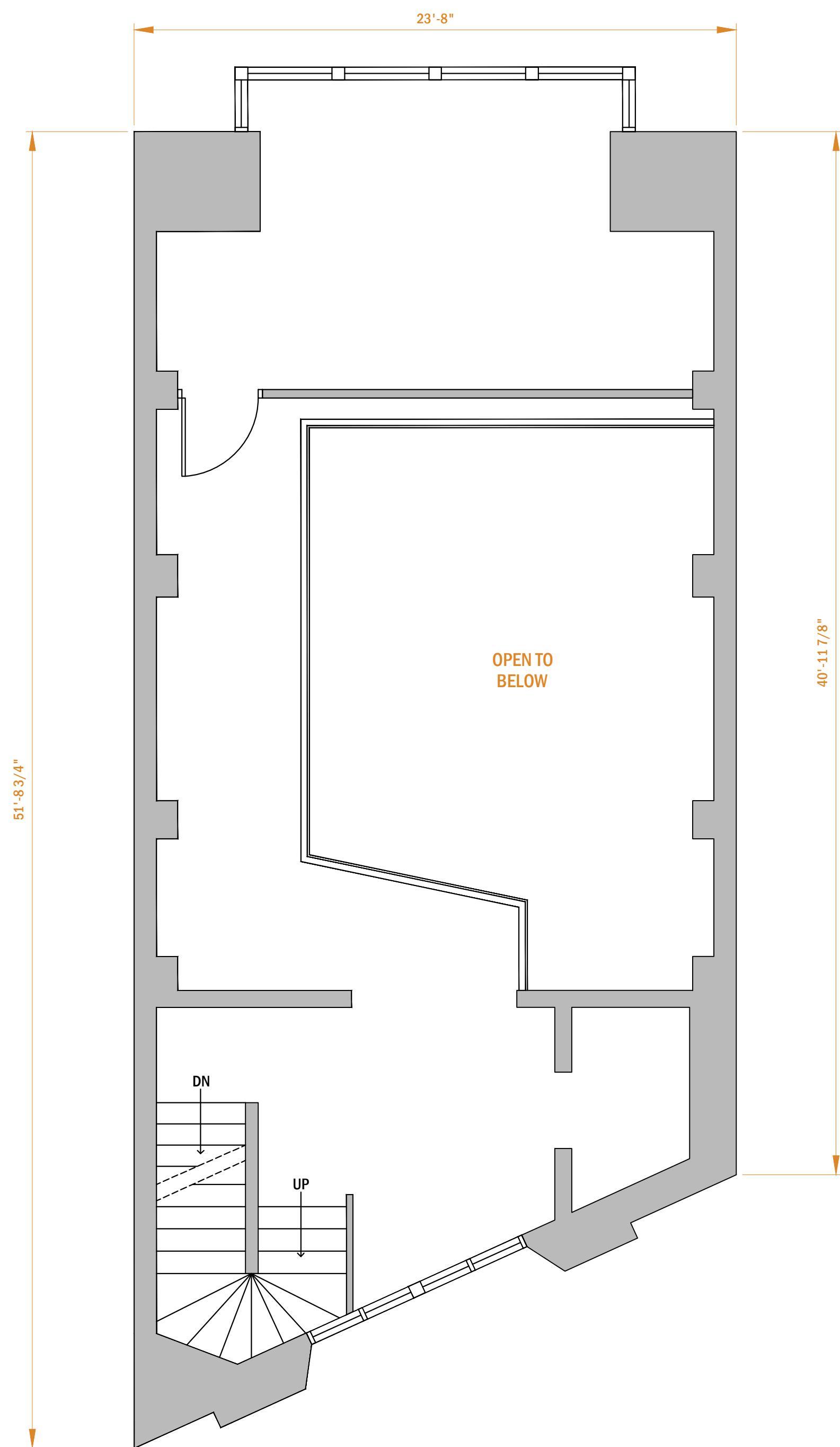
CONSTRUCTION FLOOR PLAN LEGEND	
	NEW WALL CONSTRUCTION
	EX. CONSTRUCTION TO REMAIN
	WINDOW
	NEW STEEL BEAM ABOVE
	NEW BOX HEADER ABOVE
	EXISTING DOOR TO REMAIN
	NEW DOOR, SEE DOOR SCHEDULE
	ROOM TAG

2023.07.20
PROJECT:
AS-BUILT DRAWINGS FOR SMOKE STATION LLC
140 PEACHTREE STREET, ATLANTA, GA 30303
DATE: 07/20/2023
PROJECT NO.: 23-0031
REVISION DATE
NOTES:

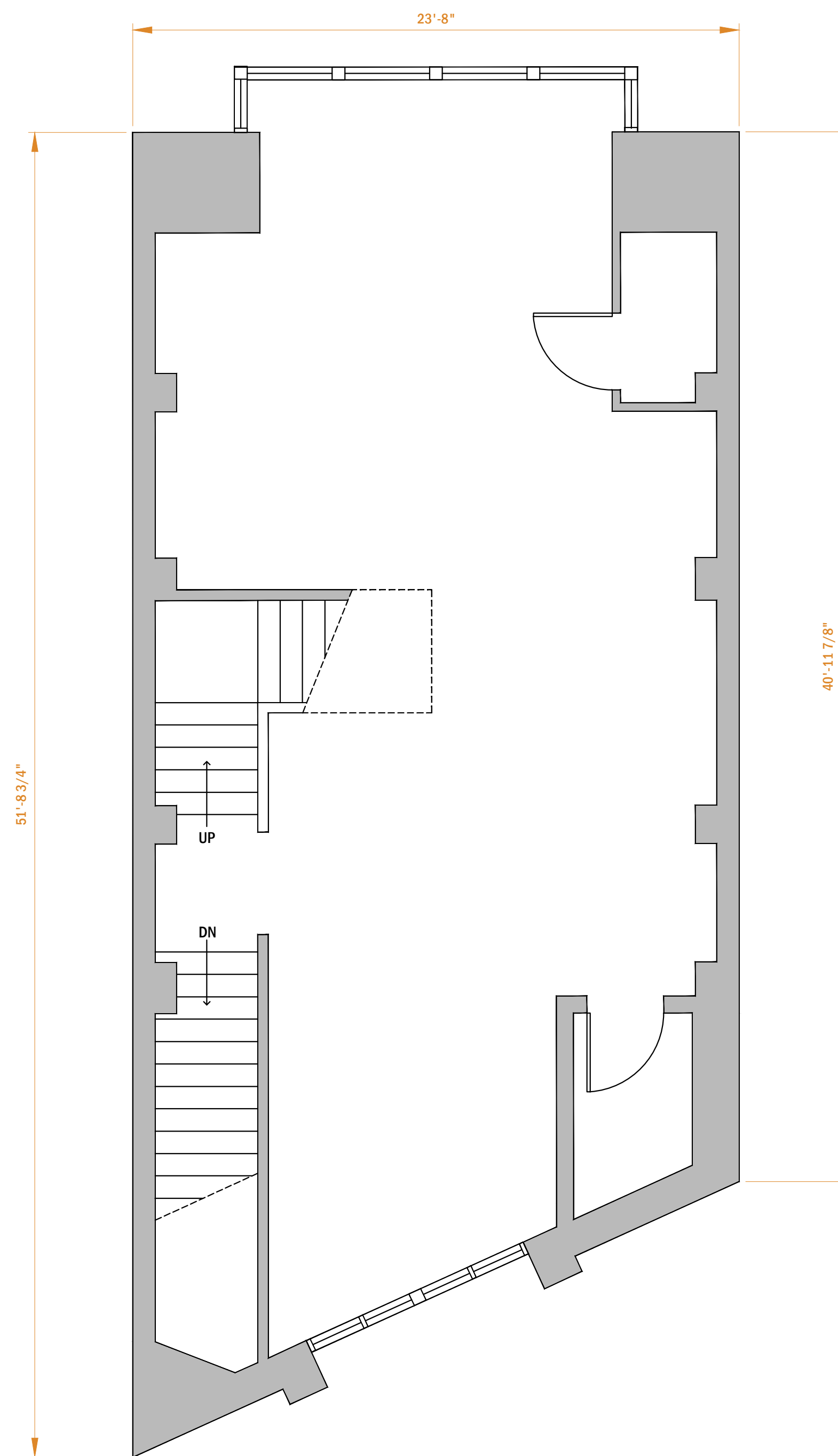
DocuSigned by:
Paul Jones
16530238

7/24/2023
PROFESSIONAL ENGINEER SEAL
STATE OF GEORGIA

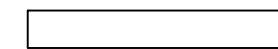


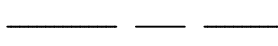
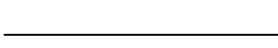
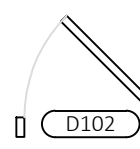


EXISTING FLOOR PLANS
SCALE: AS NOTED
A-100
DRAWN BY: JM
CHECKED BY: JM



1 EXISTING SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0" 



2 EXISTING THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0" 

CONSTRUCTION FLOOR PLAN LEGEND	
	NEW WALL CONSTRUCTION
	EX. CONSTRUCTION TO REMAIN
	WINDOW
	NEW STEEL BEAM ABOVE
	NEW BOX HEADER ABOVE
	EXISTING DOOR TO REMAIN
	NEW DOOR, SEE DOOR SCHEDULE
	ROOM TAG