

## GENERAL NOTES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES & ORDINANCES AS ADOPTED BY THE LOCAL JURISDICTION HAVING AUTHORITY. ARRANGE FOR REQUIRED INSPECTIONS BY AUTHORITIES AT THE PROPER TIME DURING PROGRESS OF THE WORK.

1. THIS SHEET IS PART OF AN ENTIRE SET OF CONSTRUCTION DOCUMENTS (REFER TO DRAWING INDEX). THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN SUBCONTRACTORS BASED ON THE ENTIRE SET OF DOCUMENTS. NO EXTRA COMPENSATION WILL BE GIVEN TO BIDDER, SUPPLIER WHO HAS BID FROM AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS. IN CASE OF INCONSISTENCIES OR DISCREPANCIES BETWEEN DRAWINGS, THE MOST STRINGENT NOTE OR CONDITION SHALL APPLY AND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF SUCH DISCREPANCIES.

2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION. CONDITIONS SHOWN ON THESE DOCUMENTS ARE BASED ON INFORMATION OBTAINED FROM SITE VISITS PRIOR TO CLEARING AND CONSTRUCTION. NOTIFY THE ARCHITECT OF DISCREPANCIES PRIOR TO PROCEEDING. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS BEFORE SUBMITTING A BID, VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK OR ORDERING MATERIAL OR ORDERING MATERIAL (SUCH AS DOORS AND TRUSSES) AND SHALL ADVISE ARCHITECT OF ANY DISCREPANCIES.

3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CURRENT SET OF CONSTRUCTION DOCUMENTS ON THE SITE DURING CONSTRUCTION. THE OWNER'S CONTRACTOR SHALL INDICATE ON THESE PLANS ALL APPROVED CHANGES TO THE WORK DESCRIBED ON THESE DRAWINGS. THIS SHALL BE TURNED OVER TO THE OWNER WHEN THE PROJECT IS COMPLETE, WITH A COPY PROVIDED TO THE ARCHITECT.

4. IF ANY ERROR, DISCREPANCIES OR OMISSIONS APPEAR ON THESE DRAWINGS, SPECIFICATIONS, OR OTHER CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITTEN FORM IMMEDIATELY. FAILURE TO GIVE NOTICE WILL CAUSE THE CONTRACTOR TO BE HELD RESPONSIBLE FOR THE RESULTS OF SUCH ERRORS, DISCREPANCIES OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.

5. NO MATERIALS SUBSTITUTION WILL BE ALLOWED UNLESS SUBMITTED IN WRITING TO THE ARCHITECT FOR APPROVAL IN WRITING. NOTIFICATION OF INTENT TO MAKE SUBSTITUTION MUST BE SUBMITTED WITHIN 10 WORKING DAYS OF CONTRACT.

6. THE CONTRACTOR IS REQUIRED TO PROVIDE A LIST OF ALL SUB-CONTRACTORS TO BE USED AND SUBMIT TO THE OWNER AND ARCHITECT WITHIN 10 WORKING DAYS OF CONTRACT AWARD.

7. THE CONTRACTOR SHALL VERIFY WITH THE OWNER ALL FIXTURES BY OTHERS AND SHALL BE AVAILABLE TO RECEIVE DELIVERY AND ASSIST IN INSTALLATION OF ALL EQUIPMENT AND FIXTURES PROVIDED BY THE OWNER. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE PROTECTION AND SAFE KEEPING OF PRODUCTS STORED ON SITE.

8. CONTRACTOR TO CHECK IN AND VERIFY ALL SHIPMENTS OF OWNER'S FURNISHED MATERIALS. THIS INCLUDES OPENING ALL BOXES OF EACH SHIPMENT AND VERIFYING THE THEIR CONTENTS AGAINST PACKING LISTS AND THEN NOTIFYING THE OWNER OF ALL BACK ORDERS OR SHORTAGES WITHIN 40 HOURS OF RECEIVING SHIPMENT. IF THIS IS NOT DONE, THE OWNER'S CONTRACTOR WILL BEAR THE COSTS OF ANY EXPEDITED FREIGHT CHARGES TO MEET CONSTRUCTION SCHEDULE.

9. OWNER'S CONTRACTOR SHALL KEEP ALL HANDBOOKS, PAPERWORK, AND KEYS IN A MARKED ENVELOPE. ALL KEYS ARE TO BE TAGGED WITH PROPER LOCATIONS. THIS ENVELOPE SHOULD BE TURNED OVER TO THE OWNER'S PROJECT REPRESENTATIVE WITH THE CERTIFICATE OF USE AND OCCUPANCY, RELEASES OF LIENS FROM ALL THOSE RECEIVING. INCLUDED WITH THIS INFORMATION IS TO BE A LIST OF ALL SUB-CONTRACTORS WITH PHONE NUMBERS.

10. THESE DRAWINGS ARE NOT TO BE ALTERED IN ANY WAY WITHOUT AUTHORIZATION FROM THE ARCHITECT. CHANGES IN DRAWINGS OR ACTUAL WORK SHALL BE ISSUED BY THE ARCHITECT.

11. WORK SCHEDULED TO BE SUPPLIED BY OTHERS, BUT INSTALLED UNDER THIS CONTRACT MEANS THAT THE APPLICABLE ITEM WILL BE DELIVERED BY OTHERS.

12. WARRANT TO THE OWNER THAT ALL MATERIAL AND EQUIPMENT FURNISHED AND INSTALLED UNDER THIS CONTRACT SHALL BE NEW, UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK SHALL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND CONFORMS WITH THE CONTRACT DOCUMENTS. FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION, CONTRACTOR SHALL PROMPTLY CORRECT WORK NOT FOUND TO BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BEAR ALL COSTS OF CORRECTIONS.

13. CONTRACTOR SHALL COORDINATE WORK TO ENSURE EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF CONSTRUCTION ELEMENTS WITH PROVISIONS FOR ACCOMMODATING ITEMS INSTALLED LATER.

14. CONTRACTOR SHALL PROVIDE SUPPLEMENTARY SUPPORT AND/OR FRAMING FOR ALL LIGHT FIXTURES, CEILING DIFFUSERS, ETC.

15. CONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS IN ACCORDANCE WITH NFPA101. DURING CONSTRUCTION MAINTAIN FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR. ALL WORK PERFORMED SHALL COMPLY WITH ALL LOCAL AND NATIONAL CODES.

16. CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY CONSTRUCTION SITE AT ALL TIMES.

17. PROVIDE PROTECTION BARRICADES AND/OR CANOPIES AS REQUIRED BY OWNER, OR AS NECESSARY FOR SAFETY.

18. PERFORM ALL WORK AND INSTALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS OF WORKMANSHIP.

19. EXAMINE ALL SURFACES TO DETERMINE THAT THEY ARE SOUND, DRY, CLEAN, AND READY TO RECEIVE FINISHES OR MILLWORK PRIOR TO INSTALLATION. START OF INSTALLATION SHALL IMPLY ACCEPTANCE OF SUBSTRATE AND SHALL NOT BE GROUNDS FOR CLAIMS AGAINST IMPROPER PERFORMANCE OF INSTALLED MATERIALS. ADVISE ARCHITECT OF ANY EXISTING CONDITION NOT LEVEL, PLUMB, AND SMOOTH WITHIN INDUSTRY STANDARDS PRIOR TO START OF CONSTRUCTION.

20. OWNER RESERVES THE RIGHT TO OCCUPY AND TO PLACE OR INSTALL EQUIPMENT IN COMPLETED AREAS OF THE PROJECT, PROVIDING SUCH ACTS DO NOT INTERFERE WITH THE COMPLETION OF THE WORK. SUCH ACTS BY THE OWNER SHALL NOT CONSTITUTE ACCEPTANCE OF THE TOTAL WORK.

21. THOROUGHLY CLEAN ALL SURFACES OF DUSTS, DEBRIS, LOOSE CONSTRUCTION MATERIAL AND EQUIPMENT 24 HOURS PRIOR TO OCCUPANCY OF ANY PHASE. VACUUM OR MOP, AS APPROPRIATE, ALL FLOORS AND CLEAN WINDOWS AND GLAZING.

22. CONTRACTOR SHALL COMPLETE ALL WORK IN ACCORDANCE WITH THE DRAWINGS. ALL WORK UNDER THE CONTRACT IS TO BE PERFORMED TO A COMPLETE AND FINISHED PRODUCT. AT THE END OF JOB, CONTRACTOR SHALL CLEAN ALL FINISHED SURFACES AND LEAVE JOB IN AN ORDERLY AND NEAT FASHION CAPABLE OF BEING USED FOR THE INTENDED PURPOSE. ALL WORK IS TO BE WARRANTED FOR TWO YEARS AGAINST ANY DEFECTS OR DEFICIENCIES. IT IS EXPRESSLY UNDERSTOOD THAT ONE CONDITION FOR FINAL PAYMENT TO THE CONTRACTOR UNDER THIS AGREEMENT IS COMPLETENESS OF ALL WORK.

23. CONTRACTOR SHALL CARRY AND MAINTAIN ALL STANDARD INSURANCE COVERAGE TO STANDARD LIMITS OR GREATER, AS IS REQUIRED BY THE LANDLORD.

## ABBREVIATIONS

A.B.	ANCHOR BOLT	F.O.F.	FACE OF FINISH	Q.T.	QUARRY TILE
A/C	AIR CONDITIONING	F.O.M.	FACE OF MASONRY	RR	RESTROOM
ACT	ACOUSTICAL TILE	F.O.S.	FACE OF STUD	RAD.	RADIUS
AF	ABOVE FINISH FLOOR	FT.	FOOT OR FEET	R.D.	ROOF DRAIN
AL.	ALUMINUM	FTG.	FOOTING	REF.	REFERENCE
APPROX.	APPROXIMATE	FURN.	FURNITURE	REINF.	REINFORCING
ARCH.	ARCHITECTURAL	FURR.	FURRING	REQD.	REQUIRED
BD.	BOARD	GA.	GAUGE	REV.	REVISED
BITUM.	BITUMINOUS	GALV.	GALVANIZED	RCP	REFLECTED CEILING PLAN
BLDG.	BUILDING	G.B.	GRAB BAR	R.M.	ROOM
BLK.	BLOCK	GL.	GLASS	R.O.	ROUGH OPENING
BOT.	BOTTOM	GR.	GRADE	S.C.	SOLID CORE
B.R.	BEDROOM	GWB.	GYPSUM WALL BOARD	SCHED.	SCHEDULE
CAB.	CABINET	GYP.	GYPSUM	SCR.	SCREEN SEALER
C.B.	CATCH BASIN	H.B.	HOSE BIBB	SECT.	SECTION
CEM.	CEMENT	HOWE.	HARDWARE	SEP.	SEPARATE OR SEPARATION
CER.	CERAMIC	H.M.	HOLLOW METAL	SHT.	SHEET
C.J.	CONTROL JOINT	HORIZ.	HORIZONTAL	SIM.	SIMILAR
CLG.	CEILING	HVAC	HEATING, VENTILATION & AIR CONDITIONING	SPEC.	SPECIFICATION
CLO.	CLOSET			SQ.	SQUARE
CMU	CONCRETE MASONRY UNIT	HW	HOT WATER	SST.	STAINLESS STEEL
C.O.	CLEAN OUT	I.D.	INSIDE DIAMETER	S.S.K.	SERVICE SINK
COL.	COLUMN	INSUL.	INSULATION	STD.	STANDARD
CONC.	CONCRETE	INT.	INTERIOR	STL.	STEEL
COND.	CONDITION	JAN.	JANITOR	STOR.	STORAGE
CONN.	CONNECTION	JST.	JOIST	STRUCT.	STRUCTURAL
CONSTR.	CONSTRUCTION	JT.	JOINT	SURR.	SURROUND
CONT.	CONTINUOUS	KIT.	KITCHEN	SUSP.	SUSPENDED
CONTR.	CONTRACTOR	LAV.	LAVATORY	SW.	SWITCH
CORR.	CORRIDOR	L.F.	LINEAR FEET OR FOOT	SYM.	SYMMETRICAL
C.P.	CEMENT PLASTER	L.R.	LIVING ROOM	SYS.	SYSTEM
CPT.	CARPET	L.T.	LIGHT	T	TREAD
C.T.	CERAMIC TILE	LVR.	LOUVER	TBS	TO BE SELECTED
CTR.	CENTER			T.C.	TOP OF CURB
CW	COLD WATER			TEL.	TELEPHONE
DBL.	DOUBLE	MAT.	MATERIAL	TEMP.	TEMPERED
DEPT.	DEPARTMENT	MAX.	MAXIMUM	THK.	THICK
DET.	DETAIL	M.D.	METAL DECK	THR.	THRESHOLD
D.F.	DRINKING FOUNTAIN	MECH.	MECHANICAL	TOIL.	TOILET
DIA.	DIAMETER	MEMB.	MEMBRANE	T.O.P.	TOP OF PARAPET
DIM.	DIMENSION	MET.	METAL	T.O.S.	TOP OF SLAB
D.O.	DOOR OPENING	MFR.	MANUFACTURER	TYP.	TYPICAL
DN.	DOWN	MIN.	MINIMUM	U.N.O.	UNLESS NOTED OTHERWISE
DR.	DOOR	MISC.	MISCELLANEOUS	V.C.T.	VINYL COMPOSITION TILE
D.S.	DOWN SPOUT	M.O.	MASONRY OPENING	VERT.	VERTICAL
D.S.P.	DRY STAND PIPE	MTD.	MOUNTED	VEST.	VESTIBULE
DWG.	DRAWING	MTG.	MOUNTING	V.T.R.	VENT THROUGH H ROOF
		MUL.	MULLION	W/	WITH
EA.	EACH	N.I.C.	NOT IN CONTRACT	W.C.	WATER CLOSET
E.F.	EXTERIOR FINISH	NO. (S)	NUMBER (S)	WD.	WOOD
E.J.	EXPANSION JOINT	NOM.	NOMINAL	WDO	WINDOW OPENING
EL.	ELEVATION	N.T.S.	NOT TO SCALE	WDW	WINDOW
ELEC.	ELECTRICAL			W.H.	WATER HEATER
ELEV.	ELEVATOR			WP.	WATER PROOFING
EMER.	EMERGENCY			W.R.	WATER RESISTANT
ENCL.	ENCLOSURE	O/	OVER	W.SCT	WAINSCOT
EQ.	EQUAL	O.C.	ON CENTER	W.S.P.	WET STAND PIPE
EQMT.	EQUIPMENT	O.D.	OUTSIDE DIAMETER	WT.	WEIGHT
EXH.	EXHAUST	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED OVERHANG	Y.D.	YARD DRAIN
EXIST., (E)	EXISTING			Y.H.	YARD HYDRANT
EXP.	EXPANSION	O.H.	OVERHANG		
EXT.	EXTERIOR	OPNG.	OPENING		
		OPP.	OPPOSITE		
F.A.	FIRE ALARM	OVHD.	OVERHEAD		
F.D.	FLOOR DRAIN	PL.	PLATE		
FDN.	FOUNDATION	PLAM.	PLASTIC LAMINATE		
F.E.	FIRE EXTINGUISHER	PLBG.	PLYWOOD		
F.E.C.	FIRE EXTINGUISHER CABINET	PLYWD.	PLYWOOD		
F.F.	FINISH FLOOR	PNL.	PANEL		
FIN.	FINISH	PRCST.	PRECAST		
F.H.C.	FIRE HOSE CABINET	PVMT.	PAVEMENT		
FL.	FLOOR				
FLUOR.	FLUORESCENT				
F.O.C.	FACE OF CONCRETE				

OCCUPANCY LOAD SCHEDULE					
#	ROOM NAME	PURPOSE (PER VCC)	AREA	AREA PER PERSON	NUMBER OF PEOPLE
101	OFFICE 1	BUSINESS	469 SF	100 SF	5
102	OFFICE 2	BUSINESS	508 SF	100 SF	5
103	OFFICE 3	BUSINESS	403 SF	100 SF	4
104	OFFICE 4	BUSINESS	393 SF	100 SF	4
105	OFFICE 5	BUSINESS	361 SF	100 SF	4
106	ENTERTAINMENT / CONFERENCE ROOM	BUSINESS	1055 SF	100 SF	11
107	BEDROOM	BUSINESS	90 SF	100 SF	1
108	KITCHEN / DINNING	BUSINESS	288 SF	100 SF	3
109	CORRIDOR	BUSINESS	1065 SF	100 SF	11
110	RR	BUSINESS	44 SF	100 SF	0
111	RR	BUSINESS	44 SF	100 SF	0
112	UTILITY	BUSINESS	98 SF	100 SF	1
113	MECH.	BUSINESS	26 SF	100 SF	0
113	ELEC.	BUSINESS	19 SF	100 SF	0
201	LAB	BUSINESS	156 SF	100 SF	2
202	CLASSROOM	CLASSROOM	420 SF	20 SF	21
203	CONFERENCE ROOM	BUSINESS	1104 SF	100 SF	11
204	ADMIN. OFFICE	BUSINESS	503 SF	100 SF	5
205	COMPUTER ROOM	BUSINESS	152 SF	100 SF	2
206	OFFICE / EDUCATION ADMIN.	BUSINESS	196 SF	100 SF	2
207	CLASSROOM	CLASSROOM	406 SF	20 SF	20
208	LAB	BUSINESS	248 SF	100 SF	2
209	CLASSROOM	CLASSROOM	486 SF	20 SF	24
210	KITCHEN	BUSINESS	289 SF	100 SF	3
211	CORRIDOR	BUSINESS	722 SF	100 SF	7
212	RR	BUSINESS	48 SF	100 SF	0
213	RR	BUSINESS	48 SF	100 SF	0
214	MECH	BUSINESS	40 SF	100 SF	0
215	MECH.	BUSINESS	26 SF	100 SF	0
301	OPEN SPACE	BUSINESS	2216 SF	100 SF	22
302	CONFERENCE ROOM	BUSINESS	770 SF	100 SF	8
303	OPEN SPACE	BUSINESS	745 SF	100 SF	7
304	KITCHEN	BUSINESS	289 SF	100 SF	3
305	CORRIDOR	BUSINESS	722 SF	100 SF	7
306	RR	BUSINESS	48 SF	100 SF	0
307	RR	BUSINESS	48 SF	100 SF	0
308	MECH.	BUSINESS	40 SF	100 SF	0
309	MECH.	BUSINESS	26 SF	100 SF	0
TOTAL			14610 SF		189



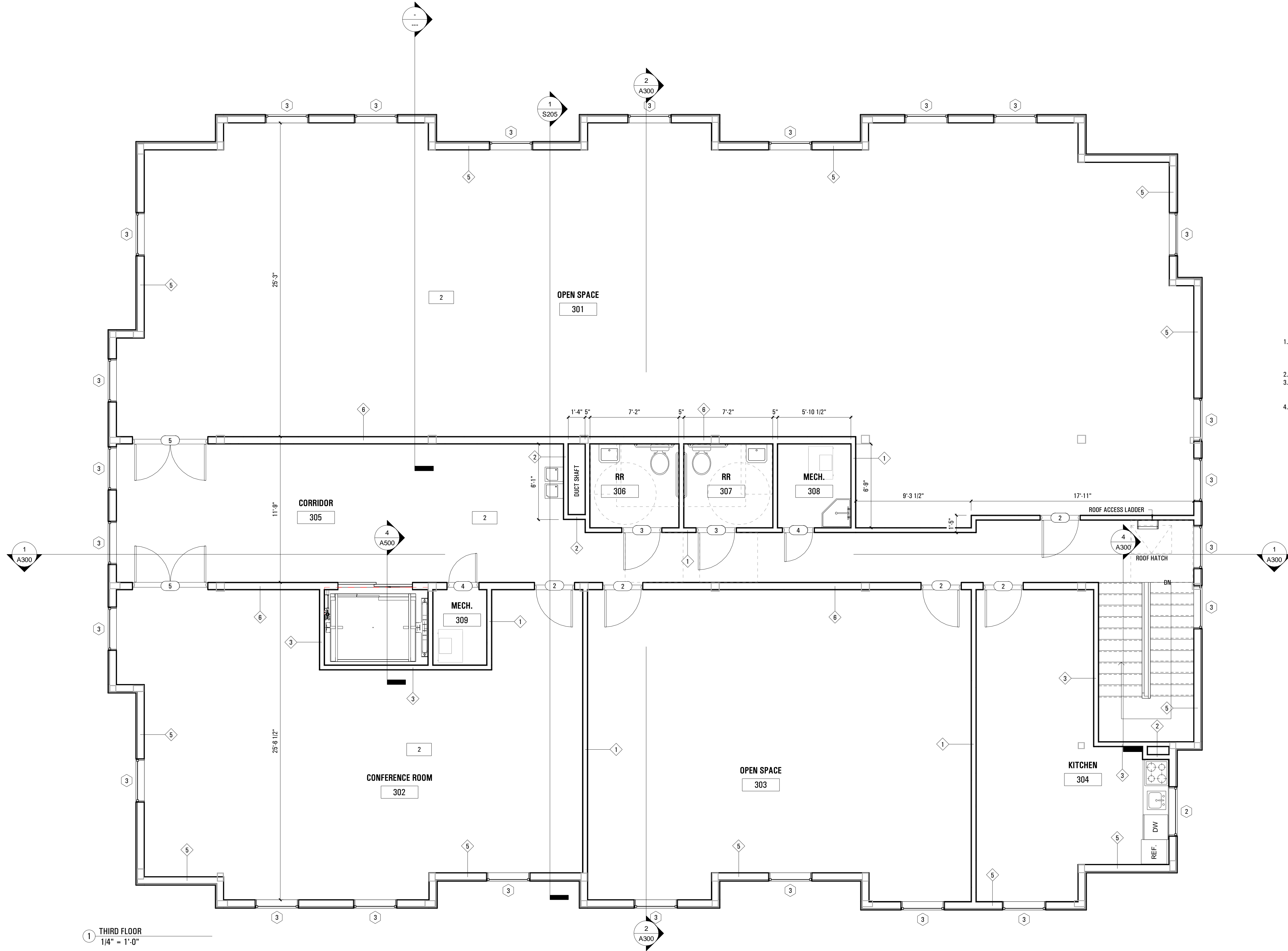
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**PLAN SYMBOLS**

- WINDOW TAG
- DOOR TAG
- WALL TAG
- FLOOR / ROOF TAG

**PLAN GENERAL NOTES**

1. ALL DIMENSIONS ARE FOR REFERENCE DURING PLAN REVIEW. EXACT LOCATIONS AND DIMENSIONS OF ALL NEW SCOPE ITEMS TO BE VERIFIED IN FIELD BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
2. DIMENSIONS ARE TO FACE OF GYPSUM BOARD.
3. PROVIDE WOOD BLOCKING OR 18 GAUGE METAL STRAPPING BEHIND G.W.B. WHERE REQUIRED TO SUPPORT FIXTURES OR EQUIPMENT PROVIDED IN THE CONTRACT OR BY OTHERS.
4. PROVIDE CORNER GUARDS AT ALL GYP. BD. OUTSIDE WALL CORNERS AT CORRIDORS, PUBLIC SPACES, AND ENTRANCES.

1 THIRD FLOOR  
1/4" = 1'-0"

MARK	DATE	DESCRIPTION
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**THIRD FLOOR PLAN**

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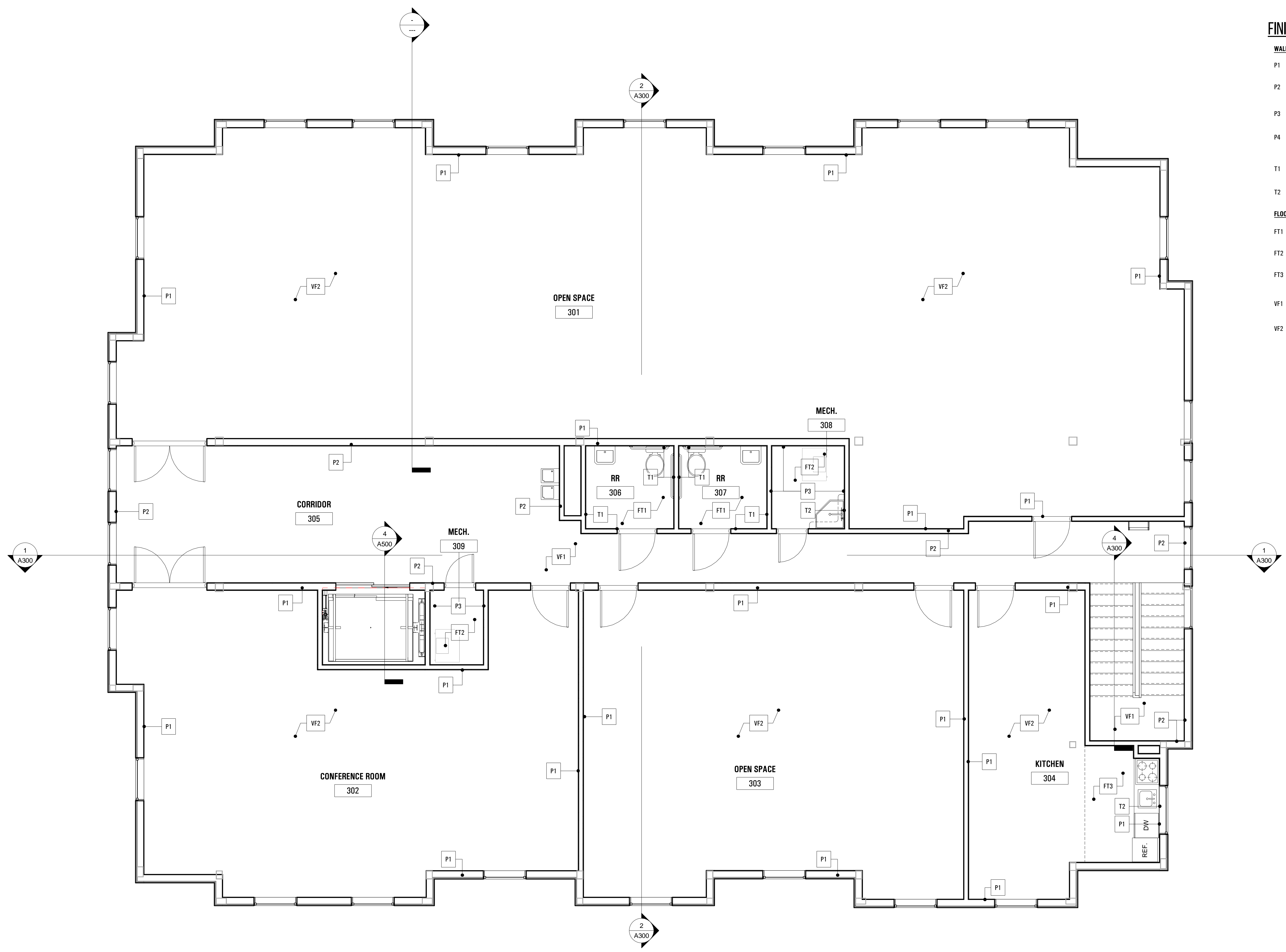
### FINISH TYPES SCHEDULE

**WALLS**

- P1 INTERIOR PAINT FOR OFFICES.  
COLOR PER TENANT SUGGESTIONS
- P2 INTERIOR PAINT FOR COMMON AREAS.  
COLOR PER OWNER SUGGESTIONS
- P3 WATER RESISTANT INTERIOR PAINT FOR  
MECHANICAL ROOMS. COLOR PER  
OWNER SUGGESTIONS
- P4 INTERIOR PAINT FOR BEDROOM.  
COLOR PER OWNER SUGGESTIONS
- T1 SMOOTH CERAMIC WALL TILES FOR RESTROOMS.  
COLOR AND SIZE PER OWNER SUGGESTIONS
- T2 SMOOTH FRP PANELING UP TO 6' AFF.  
COLOR PER OWNER SUGGESTIONS

**FLOORS**

- FT1 SMOOTH CERAMIC FLOOR TILES FOR RESTROOMS.  
COLOR AND SIZE PER OWNER SUGGESTIONS
- FT2 SMOOTH CERAMIC FLOOR TILES FOR MECHANICAL ROOMS.  
COLOR AND SIZE PER OWNER SUGGESTIONS
- FT3 SMOOTH CERAMIC FLOOR TILES FOR KITCHEN.  
COLOR AND SIZE PER OWNER SUGGESTIONS
- VF1 VINYL FLOORING FOR COMMON AREAS.  
COLOR AND SIZE PER OWNER SUGGESTIONS
- VF2 VINYL FLOORING FOR OFFICE AREAS.  
COLOR AND SIZE PER OWNER SUGGESTIONS



1 THIRD FLOOR FINISH PLAN  
1/4" = 1'-0"

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