

GENERAL ARCHITECTURAL NOTES

- GOVERNING CODE - OHIO BUILDING CODE 2017.
- THIS IS A 'BUILDERS SET' OF DRAWINGS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE ITEMS SHOWN ON THE ARCHITECTURAL DRAWINGS. OBTAIN ARCHITECT'S SPECIFIC APPROVAL PRIOR TO DEVIATING FROM THE DRAWINGS. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO COMPLY WITH STANDARD BUILDING AND CONSTRUCTION PRACTICES AND AND MANUFACTURERS RECOMMENDATIONS FOR ALL ITEMS NOT SPECIFICALLY INDICATED AND DETAILED ON THE DRAWINGS. FOLLOW THE BEST TRADE PRACTICES AND ENGINEERING FOR THE ITEMS NOT SPECIFICALLY DETAILED AND INDICATED.
- DIMENSIONS SHOWN ARE FINISHED DIMENSIONS UNLESS OTHERWISE NOTED.
- DO NOT SCALE DRAWINGS. ALL DIMENSIONS SHALL BE VERIFIED AT THE JOB SITE BY THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR. THE ARCHITECT MUST BE NOTIFIED OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
- THESE DOCUMENTS WERE PREPARED ON THE BASIS OF EXAMINATION OF VISIBLE PORTIONS OF THE EXISTING STRUCTURE. THE ARCHITECTS/ENGINEERS ASSUME NO RESPONSIBILITY FOR ANY SITUATIONS, DIMENSIONS, OR OTHER CONDITIONS OF THE EXISTING STRUCTURE WHICH MAY ARISE DURING DEMOLITION OR CONSTRUCTION.
- SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE DRAWINGS CONFLICT WITH THESE NOTES, STRUCTURAL NOTES, THE SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.
- THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL BUILDING CODE REQUIREMENTS THE LOCAL GOVERNING AUTHORITY, AND SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS, FEES, AND INSPECTIONS, WITH THE EXCEPTION OF FEES REQUIRED FOR THE PLUMBING, HVAC, AND ELECTRICAL PORTIONS OF THE WORK, WHICH ARE THE RESPONSIBILITY OF THE RESPECTIVE SUBCONTRACTORS.
- IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW THE APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.
- PERFORM DEMOLITION AS INDICATED ON PLANS AND DETAILS AND AS REQUIRED FOR THE COMPLETION OF THE PROJECT AS INDICATED. SCHEDULE AND PERFORM DEMOLITION PROCEDURES TAKING NECESSARY PRECAUTIONS TO PREVENT WATER DAMAGE TO THE EXISTING STRUCTURE.
- DO NOT CUT OR PATCH ANY WORK THAT WILL IMPAIR THE STRUCTURAL LOAD CARRYING CAPACITY OR REDUCE THE LOAD/DEFLECTION RATIO.
- PROVIDE ADEQUATE TEMPORARY SUPPORT AND SHORING FOR WORK BEING CUT AND PATCHED TO PREVENT FAILURE. PROVIDE ADEQUATE PROTECTION OF OTHER WORK DURING CUTTING AND PATCHING TO PREVENT DAMAGE. CUT WORK BY METHOD LEAST LIKELY TO DAMAGE RETAINED AND ADJOINING WORK.
- CUTTING INTO NEW WORK OF OTHER TRADES OR INTO THE EXISTING STRUCTURE SHALL BE PERFORMED BY THE TRADE REQUIRING THE CUTTING. ALL CUTTING SHALL BE DONE IN A NEAT MANNER USING SAWS WHERE POSSIBLE. ANY DAMAGE TO THE WORK OF THE OTHER TRADES OR TO THE EXISTING STRUCTURE IN EXCESS OF THE CUTTING REQUIRED, WHICH, IN THE OPINION OF THE ARCHITECT, IS DUE TO NEGLIGENCE, SHALL BE REPAIRED AT THE EXPENSE OF THE TRADE WHO DID THE CUTTING. ALL PATCHING AND PAINTING AS A RESULT OF THE CUTTING AND NOT TO THE NEGLIGENCE ACTION SHALL BE DONE BY THE CONTRACTOR AT HIS EXPENSE.
- IN ANY ROOM IN WHICH PLUMBING, HEATING, OR ELECTRICAL ALTERATIONS ARE MADE, THE CONTRACTOR REQUIRING CUTTING INTO EXISTING WORK SHALL MAKE PROPER REPAIRS TO OTHER BUILDING ITEMS AFFECTED (I.E., FLOORS, WALLS, CEILINGS, BASE, CHAIR RAIL, TRIM ETC.).
- ALL CONNECTIONS ARE TO DEVELOP THE FULL STRENGTH OF THE FRAMING MEMBERS, UNLESS OTHERWISE APPROVED.
- BOLTING OF WOOD TO STRUCTURAL MEMBERS OR MASONRY SHALL BE IN GENERAL WITH A MINIMUM OF 1/2" DIA. ANCHOR BOLTS AT 4'-0" O.C. EXCEPT WHERE SHOWN OTHERWISE. SITUATIONS REQUIRING SPECIAL BOLTING SHALL BE WITH THE SIZE AND SPACING OF BOLTS TO SUIT THE CONDITIONS. ANCHORING OF WOOD TO STRUCTURAL MEMBERS, OR CONCRETE SHALL BE, IN GENERAL, WITH STRAP ANCHORS FIXED IN PLACE WITH EXPANSION ANCHORS OR POWER DRIVEN ANCHORS.
- PROVIDE LINTELS OR HEADERS OVER ALL OPENINGS INCLUDING THOSE REQUIRED FOR DUCTWORK, PIPES, LOUVERS, GRILLES, DAMPERS, ETC.
- FILL ANY MASONRY VOIDS WITH MORTAR OR CONCRETE WHERE ANCHORS OCCUR.
- THE COURSING OF ALL MASONRY IS TO MATCH THAT IN THE EXISTING BUILDING. THE CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND PROFILES OF STONE AT THE SITE.
- EQUIPMENT FRAMING LOADS, OPENINGS AND STRUCTURE IN ANY WAY RELATED TO HVAC, PLUMBING, OR ELECTRICAL REQUIREMENTS ARE SHOWN FOR BIDDING PURPOSES ONLY. CONTRACTORS SHALL OBTAIN APPROVAL OF THE TRADES INVOLVED BEFORE PROCEEDING WITH SUCH PORTION OF THE WORK. EXCESS COST RELATED TO VARIATION IN THESE REQUIREMENTS ARE TO BE BORNE BY THE APPROPRIATE CONTRACTOR.
- ALL EQUIPMENT FURNISHED AND WORK PERFORMED UNDER THE CONTRACT DOCUMENTS SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. ANY FAILURE OF EQUIPMENT OR WORK DUE TO DEFECTS IN MATERIAL OR WORKMANSHIP SHALL BE CORRECTED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- ALL CONCRETE CURBS AND EQUIPMENT PADS SHALL BE FURNISHED BY THE GENERAL CONTRACTOR AND SIZED AND LOCATED BY THE CONTRACTOR INSTALLING THE EQUIPMENT, UNLESS NOTED OTHERWISE.
- SIZE AND LOCATION OF ALL FLOOR AND ROOF OPENINGS ARE TO BE VERIFIED WITH THE TRADE AFFECTED BEFORE PROCEEDING WITH THE WORK.
- COORDINATE LOCATIONS AND/OR ELEVATIONS OF FLOOR DRAINS, REGISTERS, ACCESS PANELS, GRILLS, LOUVERS, CONNECTORS, CABINET UNIT HEATERS, PANELS, ETC., WITH MECHANICAL AND ELECTRICAL CONTRACTORS.
- IN GENERAL, NEW MATERIALS AND MATERIALS FOR REPAIR CONDITIONS SHALL MATCH SIMILAR ITEMS IN QUALITY, DETAIL, PROFILE, AND FINISH AS THOSE ALREADY BUILT INTO THE WORK.
- PATCH ALL WALLS, FLOORS, AND CEILINGS AND PROPERLY PREPARE ALL SURFACES FOR NEW FINISHES. PATCH WITH SEAMS WHICH ARE DURABLE AND AS INVISIBLE AS POSSIBLE. COMPLY WITH SPECIFIED TOLERANCES FOR THE TYPE OF WORK BEING DONE. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND, WHERE NECESSARY, EXTEND NEW FINISH RESTORATION ONTO ADJOINING RETAINED WORK IN A MANNER WHICH WILL ELIMINATE EVIDENCE OF PATCHING.
- CONSTRUCTION JOINTS ARE PERMITTED ONLY WHERE SHOWN OR AS APPROVED BY THE ARCHITECT.
- BENCH MARK: NEW FINISH FLOOR ELEVATIONS 100'-0" TO MATCH EXISTING BUILDING ELEVATION UNLESS NOTED OTHERWISE.

Tenant Improvements For: Round Table at 6185 Shamrock Court Dublin, Ohio

ARCHITECT:
DRA
DARIN RANKER ARCHITECTS
+ INTERIOR DESIGNERS
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Ph. 614-792-1002, Fax 614-792-1001

BUILDING CODE DATA

USE GROUP:
BUILDING: B1MA-3/S-1 NON-SEPARATED MIXED USE
ALLOWABLE BUILDING: MAX 38,000 SQ. FT.
ACTUAL BUILDING: 11,898 SQ. FT.
TENANT: B/M

CONSTRUCTION TYPE - IIB
EXISTING NUMBER OF STORIES - 1
OCCUPANCY - GAME PLAY/RETAIL
TOTAL TENANT AREA = 6,221 SQ. FT.
OCCUPANT LOAD: A-3 = 114 PERSONS
M = 27 PERSONS
S-1 = 6 PERSONS
TOTAL OCCUPANTS = 147 PERSONS

PLUMBING FIXTURES
WATER CLOSETS REQUIRED = 2
MENS: (57 @ 1:125) + (13.5 @ 1:500) + (3 @ 1:100) = 51
WOMENS: (57 @ 1:45) + (13.5 @ 1:500) + (3 @ 1:100) = 93
WATER CLOSETS PROVIDED = 3

LAVATORIES REQUIRED = 2
MENS: (57 @ 1:200) + (13.5 @ 1:750) + (3 @ 1:100) = 33
WOMENS: (57 @ 1:200) + (13.5 @ 1:750) + (3 @ 1:100) = 33
LAVATORIES PROVIDED = 3
SERVICE SINKS REQUIRED = 1
SERVICE SINKS PROVIDED = 1

ALL DRAWINGS IN THIS SUBMITTAL HAVE BEEN PREPARED UNDER THE 2017 EDITION OF THE OHIO BUILDING CODE, OMC, OBC AND IN ACCORDANCE WITH ICC/ANSI A117.1-2009 AND THE 2017 NEC.

THE EXISTING BUILDING IS EQUIPPED WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM PER OBC AND NFPA-13. FIRE SUPPRESSION MODIFICATION DRAWINGS SHALL BE SUBMITTED SEPARATELY, UNDER SEPARATE COVER BY THE LICENSED FIRE SUPPRESSION DESIGNER.

EMERGENCY POWER FOR EXIT SIGNS AND EMERGENCY EGRESS LIGHTING IS PROVIDED THROUGH A BATTERY BACK-UP WIRED AHEAD OF ANY LOCAL SWITCHING.

THE EXISTING BUILDING DOES NOT HAVE AN ENUNCIATED AUTOMATIC FIRE PROTECTIVE SIGNALING SYSTEM.

DRAWING INDEX

- GO.01 COVER SHEET
- SP.01 EXISTING CONDITIONS SITE PLAN
- SP.02 NEW WORK SITE PLAN
- SP.03 SITE IMAGES
- LS.01 LIFE SAFETY PLAN & OCCUPANT PLAN
- D1.01 DEMOLITION PLAN
- A1.01 NEW WORK PLAN

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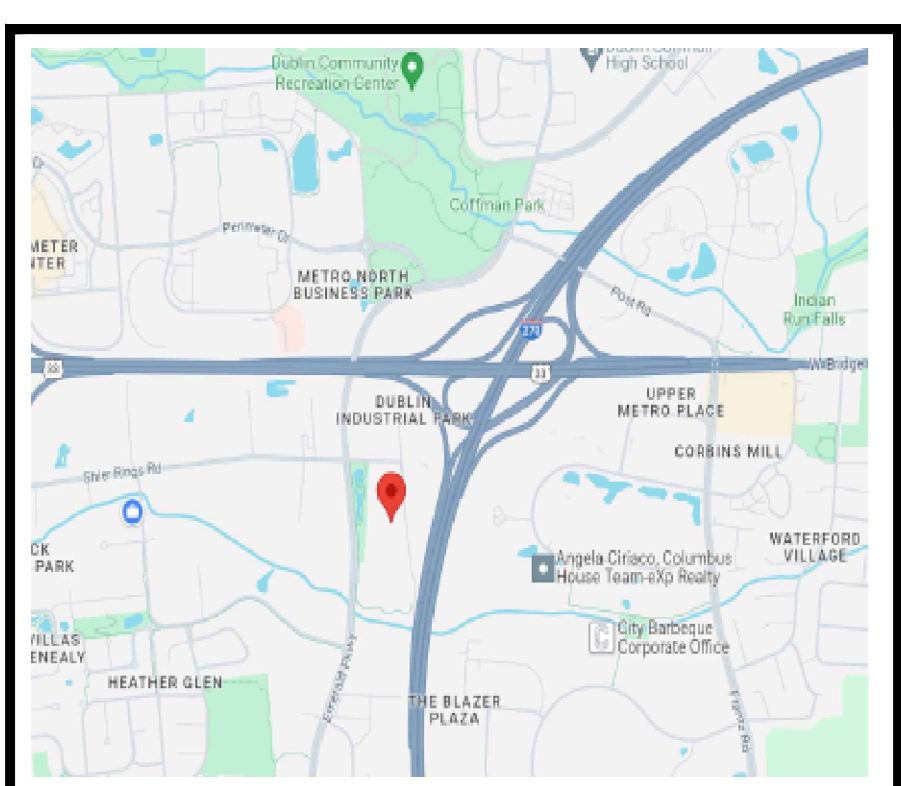
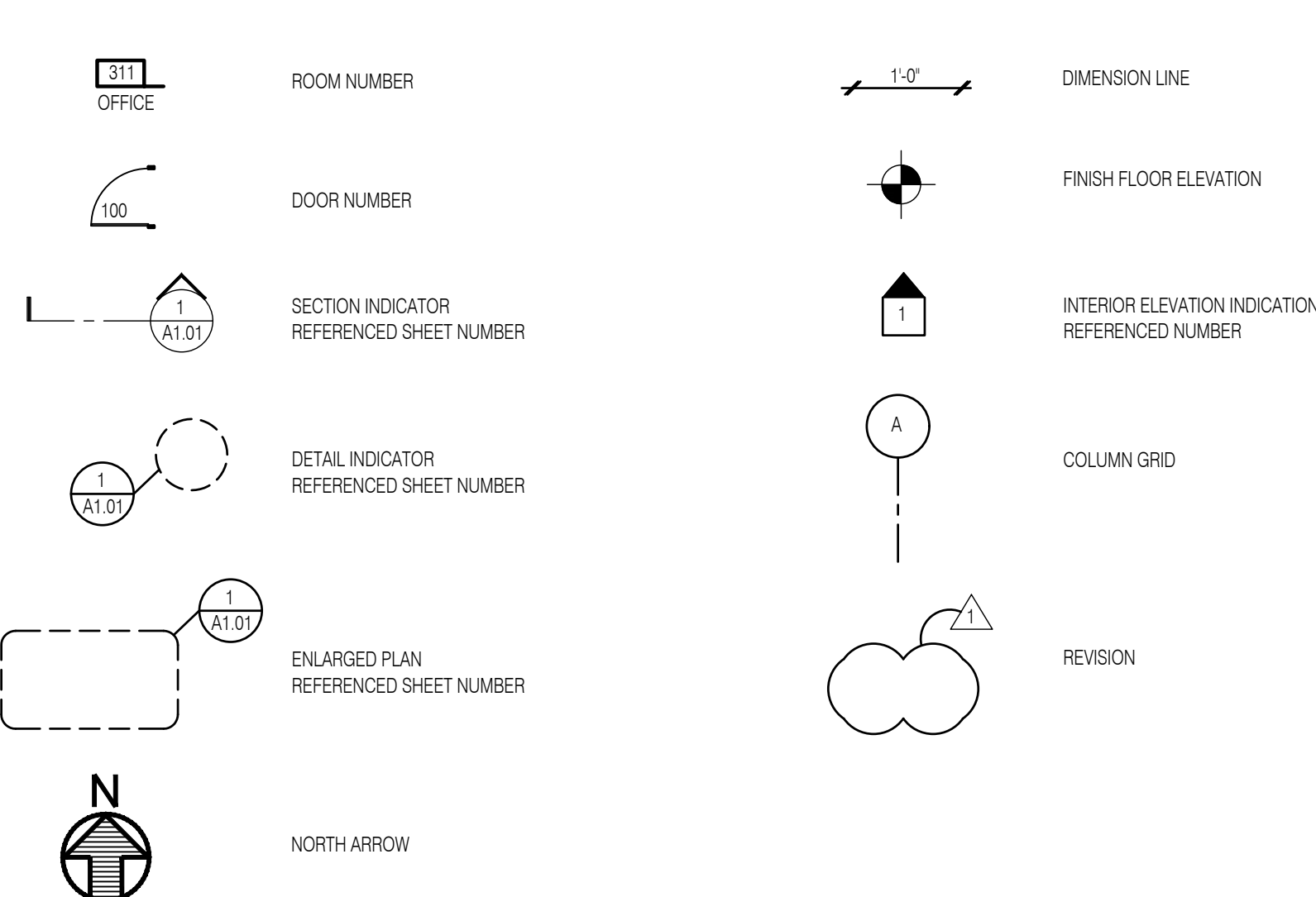
PROJECT REPRESENTATIVE:

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ABBREVIATIONS

AFF ABOVE FINISH FLOOR	EWC ELECTRIC WATER COOLER	MFR MANUFACTURE (R)	REV REVISION (S), REVISED
ACT ACOUSTICAL CEILING TILE	EL ELEVATION	MAR MARBLE	ROW RIGHT OF WAY
ADJ ADJACENT	EO EQUAL	MAS MASONRY	RD ROOF DRAIN
A/C AIR CONDITIONING	EXIST EXISTING	MO MASONRY OPENING	RM ROOM
ALT ALTERNATE	EB EXPANSION BOLT	MAX MAXIMUM	RO ROUGH OPENING
ALUM ALUMINUM	EXP EXPOSED	MECH MECHANIC (A)	SCH SCHEDULE
AB ANCHOR BOLT	EXT EXTERIOR	MTL METAL	SEC SECTION
ANOD ANODIZED	FOC FACE OF CONCRETE	M METER (S)	SHF SHEET
ASPH ASPHALT	FOM FACE OF MASONRY	MM MILLIMETER (S)	SIM SIMILAR
BRG BEARING	FOS FACE OF STUDS	MIN MINIMUM	SC SOLID CORE
BPL BEARING PLATE	FIN FINISH (ED)	MI MIRROR IMAGE	S SOUTH
BM BENCH MARK	FE FIRE EXTINGUISHER	MID MOLDING, MOULDING	SPEC SPECIFICATION (S)
BIT BITUMINOUS	FEC FIRE EXTINGUISHER CABINET	MT MOUNT (ED), (ING)	SC SQUARE
BLKG BLOCKING	FLR FLOOR (ING)	NRC NOISE REDUCTION COEFFICIENT	SS STAINLESS STEEL
BD BOARD	FD FLOOR DRAIN	NOM NOMINAL	STD STANDARD
BOT BOTTOM	FTG FOOTER	N NORTH	STL STEEL
BLDG BUILDING	FND FOUNDATION	NC NOT IN CONTRACT	SD STORM DRAIN
CAB CABINET	FR FRAME (D), (ING)	NTS NOT TO SCALE	SUSP SUSPENDED
CB CATCH BASIN	FUR FURRED (ING)	OC ON CENTER (S)	SYM SYMMETRY (ICAL)
CLG CEILING	GA GAGE GAUGE	OPCI OWNER FURNISHED	TEL TELEPHONE
CEM CEMENT	GL GLASS GLAZING	CONTRACTOR INSTALLED	TEMP TEMPERED
CM CENTIMETER (S)	GB GRAB BAR	OFOI OWNER FURNISHED	TFTI TENANT FURNISHED
CT CERAMIC TILE	HDW HARDWARE	TENANT INSTALLED	TENANT INSTALLED
COL COLUMN	HTG HEATING	OPG OPENING	TV TELEVISION
CONC CONCRETE	HVAC HEATING/VENTILATION	OPP OPPOSITE	THK THICK
CONC CONCRETE MASONRY UNIT	CONC CONCRETE MASONRY UNIT	OPH OPPOSITE HAND	TAG TAG
HT HEIGHT	HT HEIGHT	OD OUTSIDE DIAMETER	TSL TOP OF SLAB
CONT CONTINUOUS OR CONTINUE	HC HOLLOW CORE	OH OVERHEAD	TST TOP OF STEEL
CONTR CONTRACT (OR)	HM HOLLOW METAL	PNL PANEL	TW TOP OF WALL
CT CONTROL JOINT	HOR HORIZONTAL	PTN PARTITION	TB TOWER BAR
CORR CORRUGATED	HB HOSE BIB	PMT PAVEMENT	TYP TYPICAL
CRS COURSE (S)	HWH HOT WATER HEATER	PLAM PLASTIC LAMINATE	UNO UNLESS NOTED OTHERWISE
CFT CUBIC FOOT	ID INSIDE DIAMETER	PL PLATE	UR URINAL
CYD CUBIC YARD	INT INTERIOR	PLYWD PLYWOOD	VB VINYL BASE
DL DEAD LOAD	INV INVERT	PVC POLYVINYL CHLORIDE	VERT VERTICAL
DTL DETAIL	JT JOINT	PCF POUNDS PER CUBIC FOOT	VB VINYL BASE
DM DIMENSION	LAB LABORATORY	PPL POUNDS PER LINEAL FOOT	VCT VINYL COMPOSITE TILE
DN DIVISION	LAB LABORATORY	LB LAG BOLT	WC WATER CLOSET
DR DOOR	LAM LAMINATE (D)	PSF POUNDS PER SQUARE FOOT	WP WATER PROOF (ING)
DS DOWN SPOUT	LAV LAVATORY	PL PROPERTY LINE	WWF WELDED WIRE FABRIC
DW DRYWALL	LH LEFT HAND	RA RETURN AIR	W WEST
DWG DRAWING	LL LINE LOAD	RAD RADIUS	W WIDTH
E EAST	MAT MATERIAL (S)	REF REFRIGERATOR	W/O WITHOUT
ELEC ELECTRIC	MH MANHOLE	RET RETURN	W/OD WITH-OUT

SYMBOLS

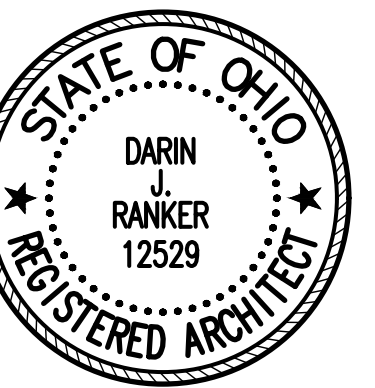


Tenant Improvements For:
Round Table
6185 Shamrock Court

DRA Proj. No.: 23-353
Drawn by: AJH
Checked By: BAR
Date: 4-12-2024
Revisions

GO.01

Dublin, Ohio



EXP. 12/31/25

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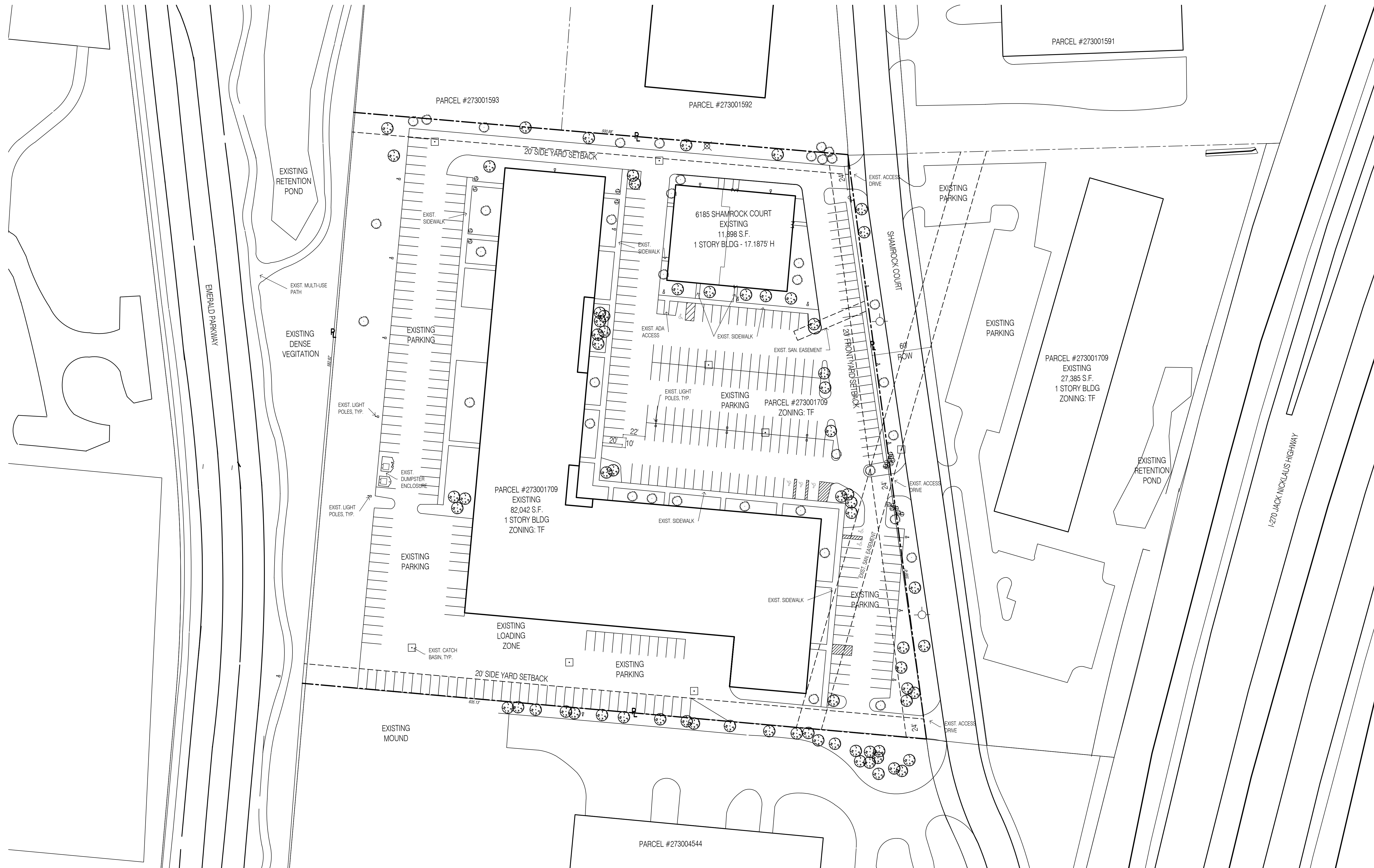
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SP.01



Existing Conditions Site Plan

1'-0" = 20'

LEGEND:

- EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE
- EXISTING SHRUB
- EXISTING LIGHT POLE

ZONING:

PARCEL ID: 273001709
 ZONING: TF
 PROPOSED USE: GAMEPLAY PARLOR

BUILDING AREA: 11,898 SQ. FT.
 1 STORY BUILDING @ 17,187' H
 USE GROUP: B/M/AS-1 NON-SEPARATED MIXED USE
 CONSTRUCTION TYPE: IIB
 SPRINKLERED BUILDING

SITE AREA = 10.89 AC



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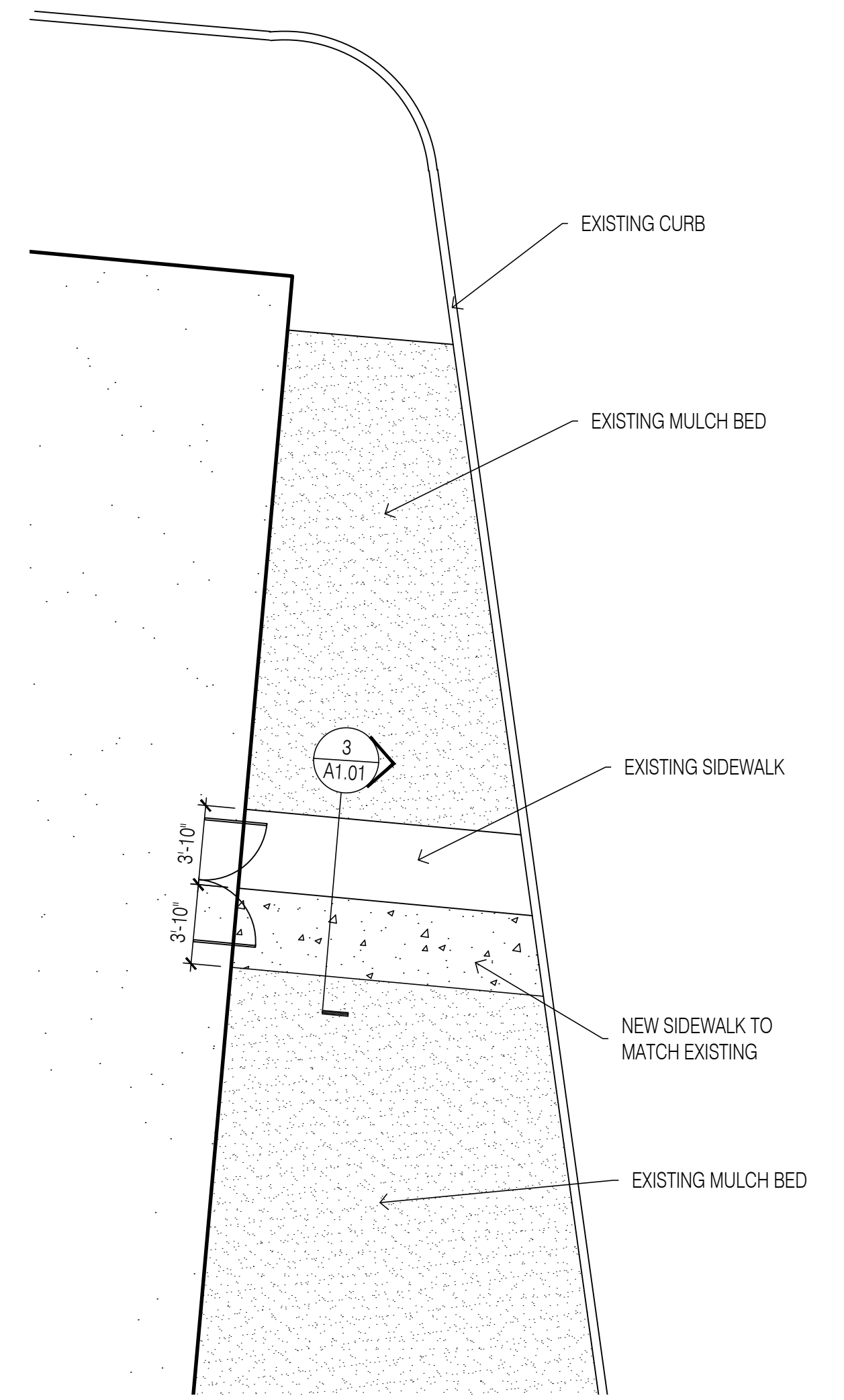
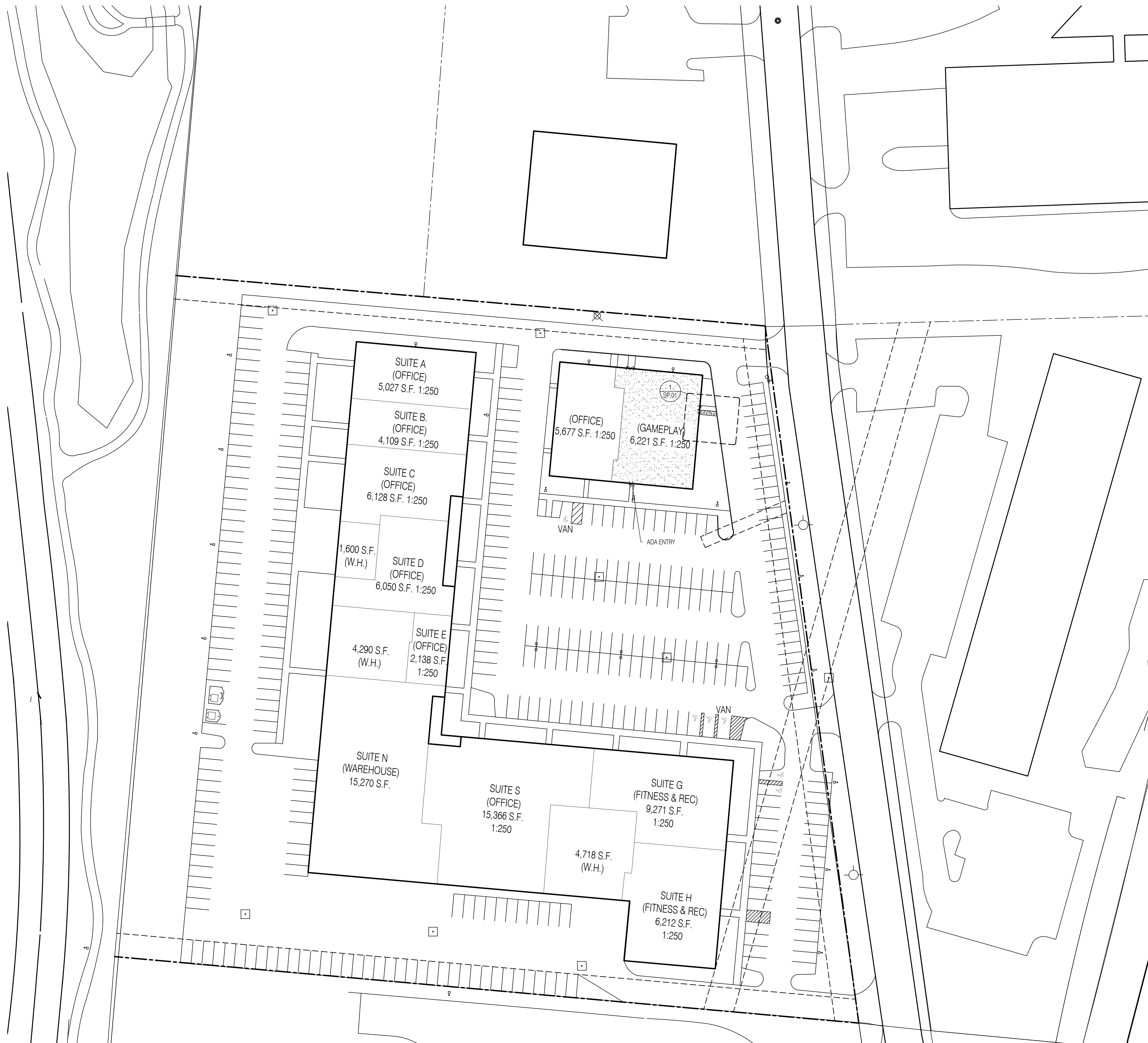


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SP.02



1 enlarged new work site plan
SIDEWALK EXPANSION N.T.S.

PARKING:	
PARKING REQUIREMENTS	
WAREHOUSE (25,878 SF) @ 1:5000 SF FOR 10,000 - 120,000 SF	= 6 SPACES
OFFICE (38,818 SF) @ 1:250	= 156 SPACES
GAME PLAY (6,221 SF) @ 1:250	= 25 SPACES
FITNESS & RECREATIONAL (15,483 SF) @ 1:250	= 62 SPACES
TOTAL	= 249 SPACES
SPACES PROVIDED	= 361
ADA PARKING REQUIREMENTS	
8 ACCESSIBLE SPACES PER 301-400	
2 ACCESSIBLE VAN SPACE REQUIRED	
SPACES PROVIDED	= 8
VAN SPACES PROVIDED	= 2



New Work Site Plan

1" = 10'-0"



Looking East

N.T.S.



Looking North

N.T.S.



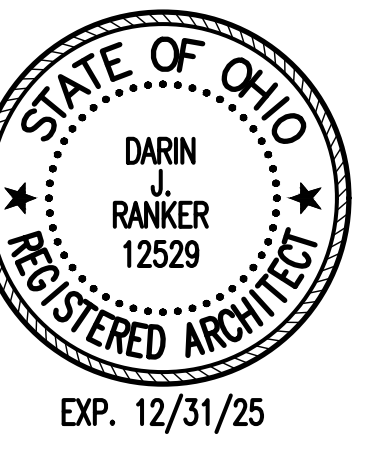
Looking West

N.T.S.



Looking South

N.T.S.



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SP.03



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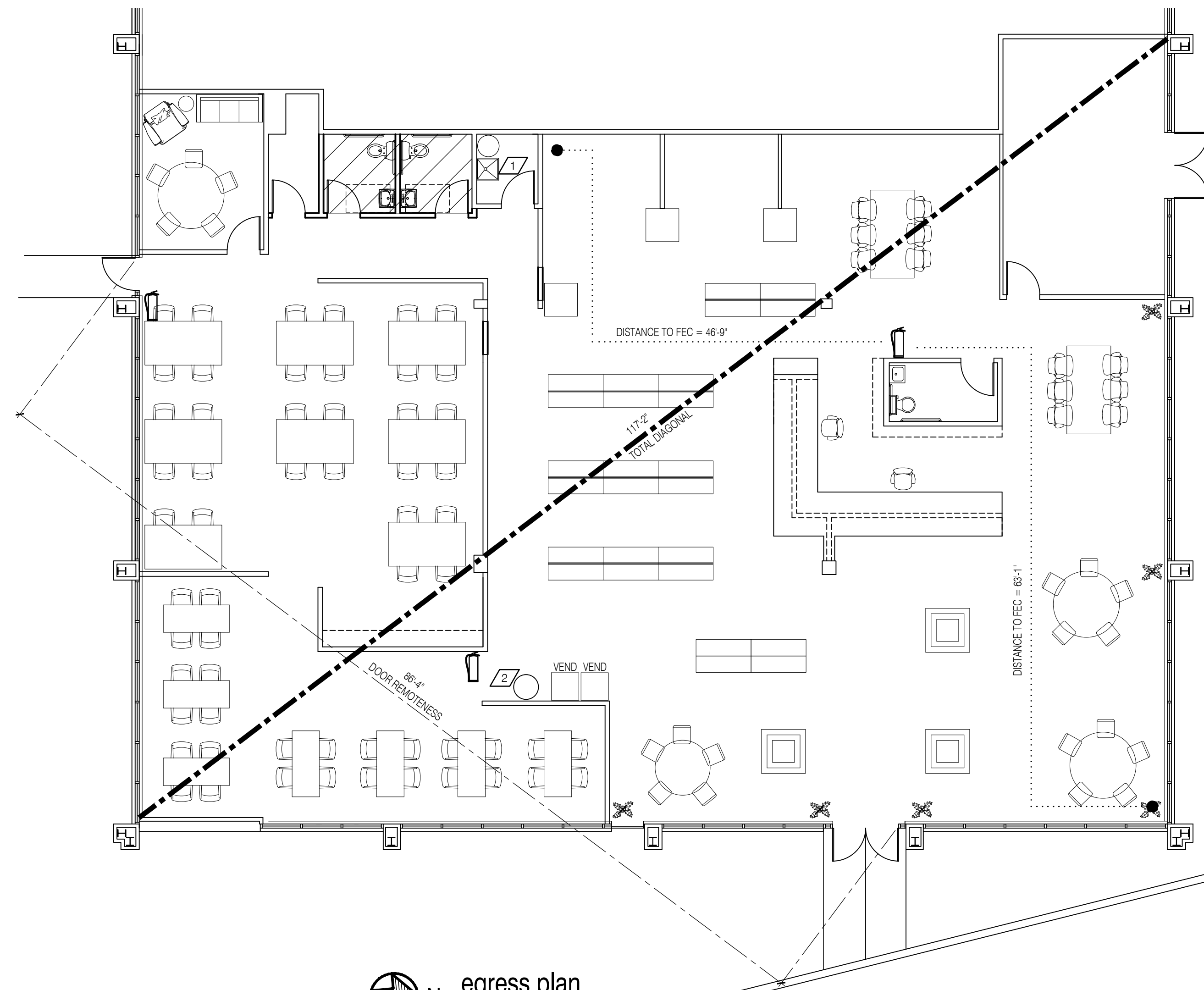


Dublin, Ohio

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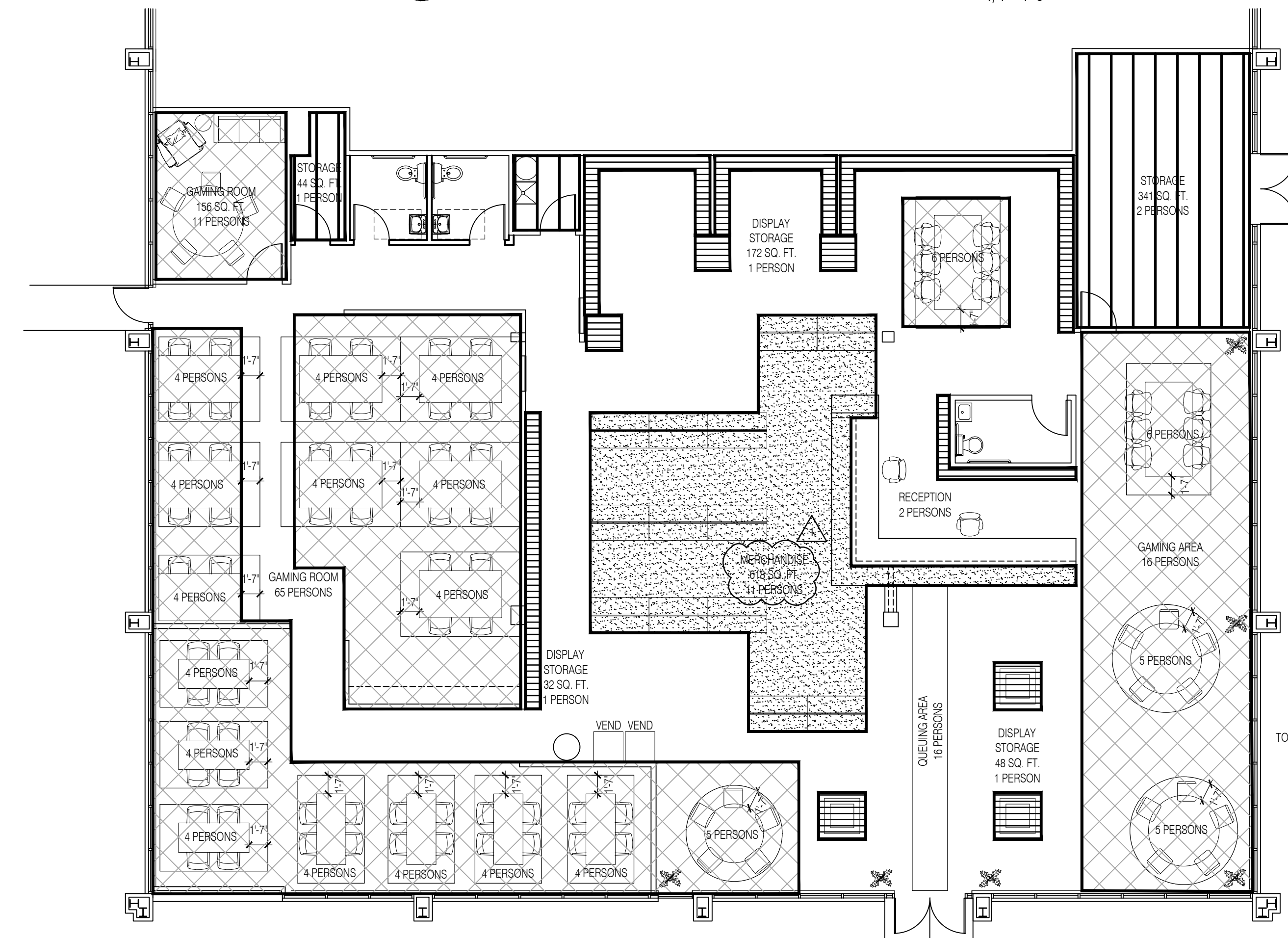
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LS.01



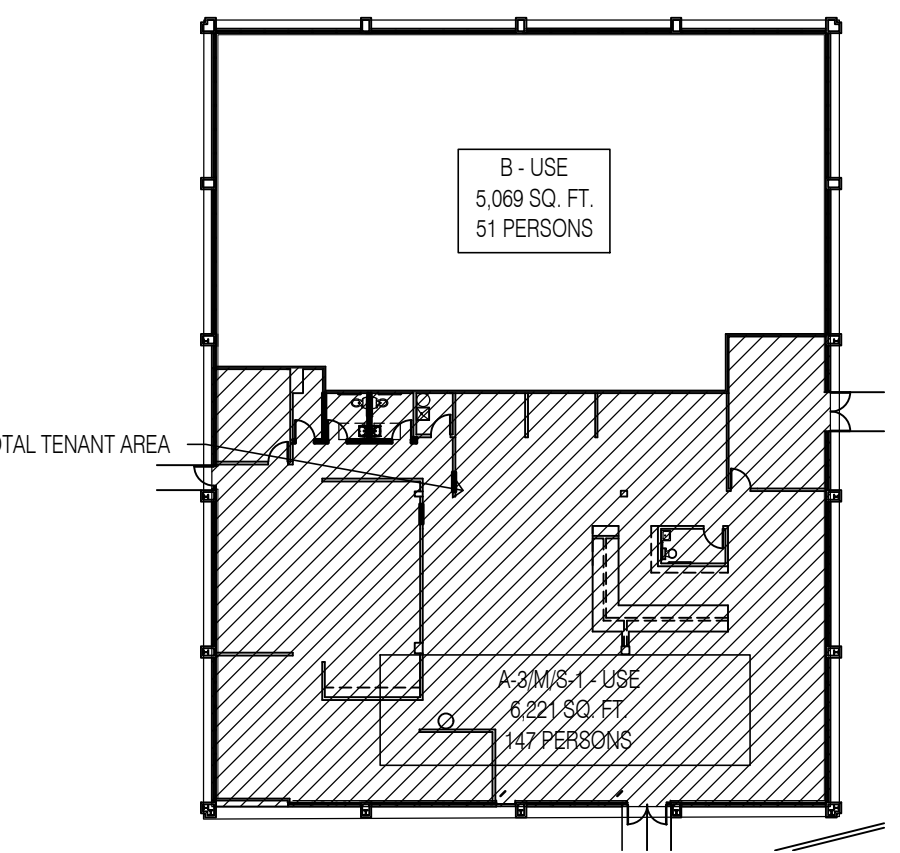
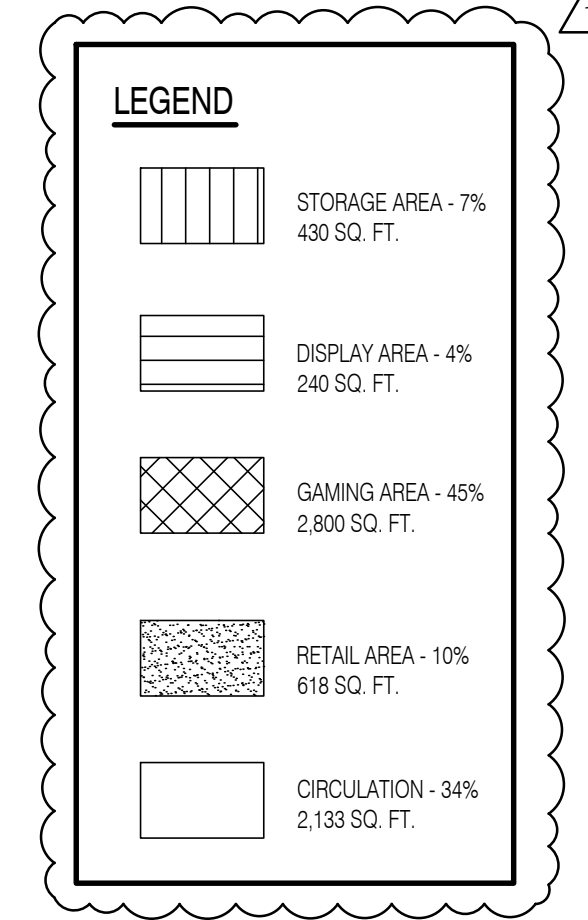
Egress plan

1/4" = 1'-0"



occupant plan

1/4" = 1'-0"

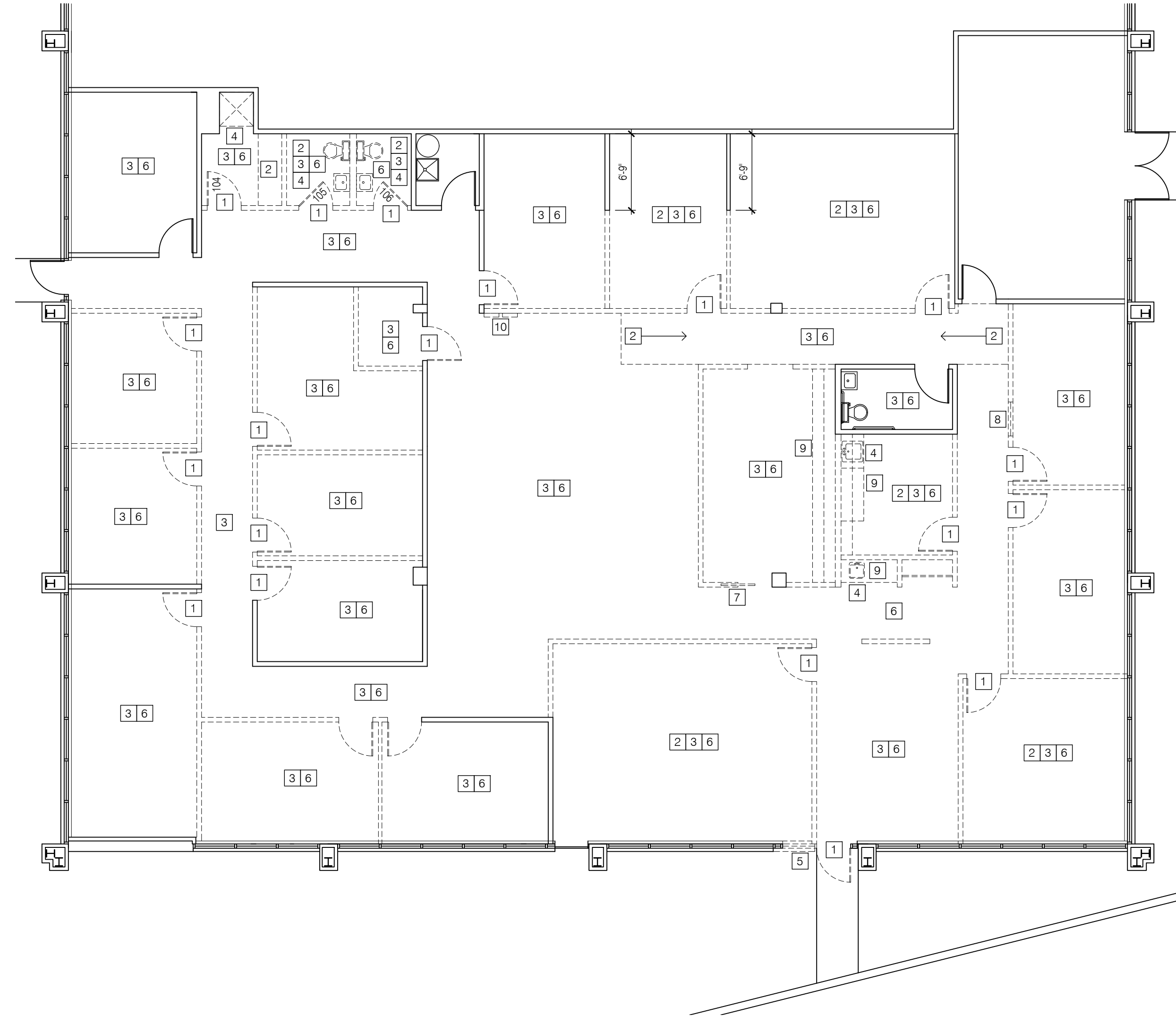


Building Key Plan

N.T.S.

DEMOLITION NOTES

1. PERFORM DEMOLITION AS INDICATED ON PLANS AND DETAILS AND AS REQUIRED FOR THE COMPLETION OF THE PROJECT AS INDICATED.
2. PROVIDE ADEQUATE TEMPORARY SUPPORT FOR WORK BEING CUT AND PATCHED TO PREVENT FAILURE. DO NOT ENDANGER OTHER WORK. PROVIDE ADEQUATE PROTECTION OF OTHER WORK DURING CUTTING AND PATCHING TO PREVENT DAMAGE. CUT WORK TO BE PERFORMED BY METHODS LEAST LIKELY TO DAMAGE WORK TO BE RETAINED AND/OR WORK ADJOINING.
3. DO NOT CUT AND PATCH WORK WHICH WILL IMPAIR THE STRUCTURE'S LOAD CARRYING CAPACITY OR REDUCE THE LOAD / DEFLECTION RATIO.
4. PATCH AND REPAIR ALL REMAINING WALL, FLOOR AND CEILING WITH APPROPRIATE MATERIALS COMPATIBLE WITH EXISTING SUBSTRATES AND NEW FINISH MATERIALS.
5. PATCH WITH SEAMS WHICH ARE DURABLE AND AS INVISIBLE AS POSSIBLE. COMPLY WITH SPECIFIED TOLERANCES FOR THE TYPE OF WORK BEING DONE. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND WHERE NECESSARY, EXTEND NEW FINISH ONTO ADJOINING RETAINED WORK IN A MANNER WHICH WILL ELIMINATE EVIDENCE OF PATCHING.
6. ANY EQUIPMENT, FIXTURES OR ANY OTHER ITEMS NOT SPECIFICALLY SHOWN WITH DASHED LINES DESCRIBED HEREIN TO BE REMOVED REMAIN AND ARE TO BE PROTECTED FROM DAMAGE. NOTIFY OWNERS REPRESENTATIVE OF ANY ITEMS WHICH MAY INTERFERE WITH THE PROGRESS OF THE DEMOLITION WORK BEFORE DISTURBING SAID ITEMS.
7. UNLESS NOTED OTHERWISE, ALL MATERIAL TO BE REMOVED SHALL BE PROPERLY DISPOSED OF, OR SALVAGED OFF-SITE, BY THE CONTRACTOR.
8. ALL ELECTRICAL WORK SHALL CONFORM TO THE NATIONAL ELECTRIC CODE, CURRENT EDITION, AND OHIO BUILDING CODE, CURRENT EDITION.
9. ELECTRICAL CONTRACTOR SHALL TEST ALL WIRING FOR CONTINUITY AND GROUNDS BEFORE FIXTURE INSTALLATION AND SHALL THEN TEST THE ENTIRE SYSTEM IN THE PRESENCE OF THE ARCHITECT OR BUILDING MANAGER UPON COMPLETION TO ENSURE THE ABSENCE OF SHORT CIRCUITS AND GROUNDS.
10. ALL ELECTRIC TO BE REMOVED BACK TO PANEL; RE-WIRE REMAINING OUTLETS.



N demolition plan
1/8" = 1'-0"

WALL TYPES LEGEND

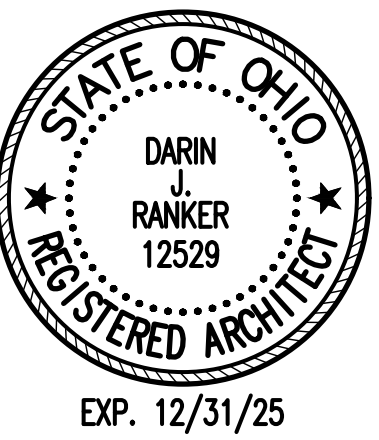
- EXISTING PARTITION WALL TO REMAIN
- - - EXISTING PARTITION WALL TO BE REMOVED

INDICATES LOCATION OF RELOCATED DOOR. SEE DOOR SCHEDULE ON SHEET A1.01

NOTE: REMOVE ANY AND ALL WALL COVERING, PATCH AND PREP FOR PAINT FINISH.

DEMOLITION CODED NOTES

- 1 REMOVE & SALVAGE DOOR, FRAME, & HARDWARE FOR RELOCATION
- 2 REMOVE EXISTING CEILING GRID & TILE SYSTEM
- 3 REMOVE EXISTING FINISH FLOOR AND BASE; PATCH AND PREP FOR NEW FINISH
- 4 REMOVE EXISTING PLUMBING FIXTURES, SEE PLUMBING DRAWINGS
- 5 PROVIDE OPENING FOR A NEW DOOR, COORDINATE W/ DOOR SCHEDULE FOR EXACT SIZE. REMOVE EXISTING BRICK.
- 6 REMOVE EXISTING LIGHTS
- 7 REMOVE EXISTING POCKET DOOR
- 8 REMOVE EXISTING GLASS
- 9 REMOVE EXISTING CASEWORK
- 10 REMOVE & SALVAGE EXISTING ELECTRICAL PANELS FOR RELOCATION. SEE ELECTRICAL.



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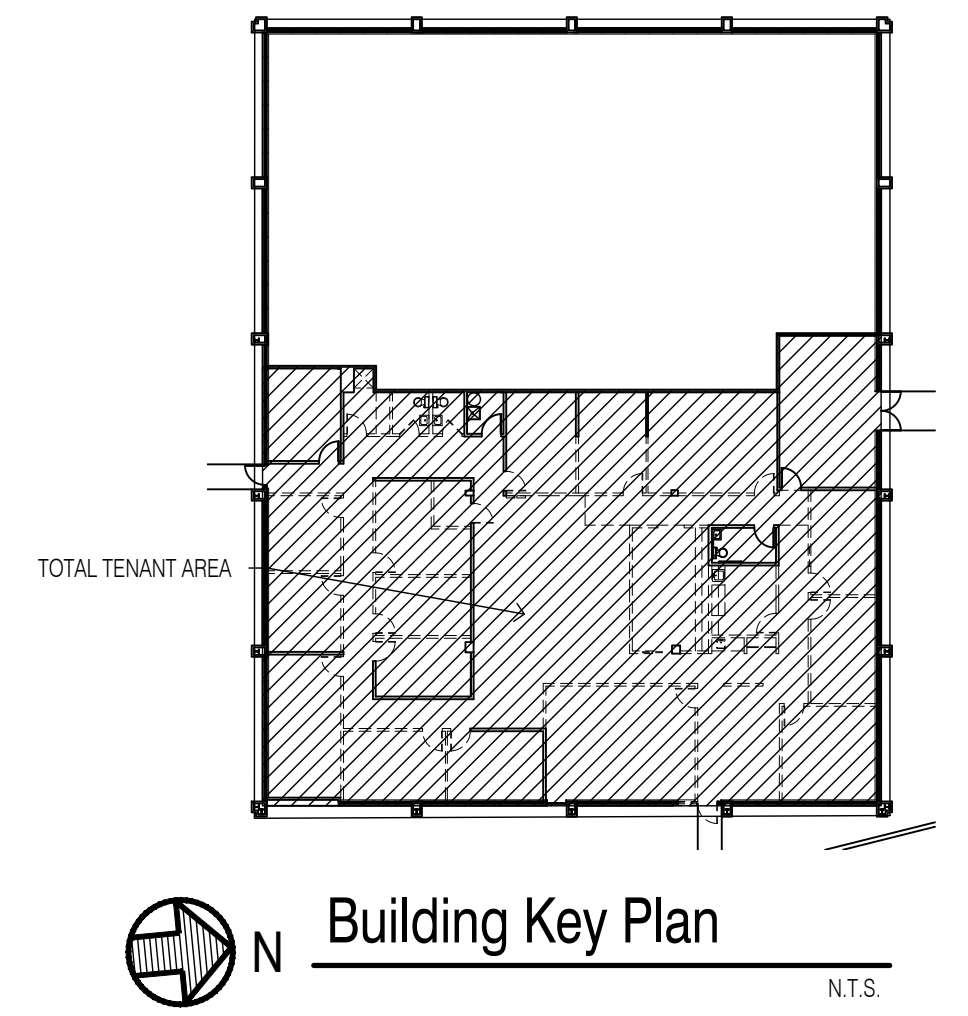
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D1.01



N.T.S.

GENERAL NOTES

- ALL WORK SHALL CONFORM TO APPLICABLE CODES AND AUTHORITIES HAVING JURISDICTION. EACH CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, TEST AND INSPECTIONS FOR HIS OWN WORK, WHICH HAVE NOT BEEN PREVIOUSLY PAID FOR, AS REQUIRED BY AUTHORITIES HAVING JURISDICTION.
- CONTRACTOR SHALL SUPERVISE THE WORK DURING PROGRESS AND SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND CONSTRUCTION SAFETY COMPLIANCE TO BE IN ACCORDANCE WITH ALL STATE, FEDERAL AND OSHA REGULATIONS.
- CONTRACTORS SHALL VISIT SITE AND BECOME FAMILIAR WITH TENANT STANDARDS AND EXISTING CONDITIONS AS MAY AFFECT HIS OWN WORK. EACH CONTRACTOR SHALL COORDINATE HIS OWN WORK WITH THAT OF OTHER TRADES. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, INCLUDING EXISTING SITE CONDITION, ALL ERRORS, OMISSIONS AND INCONSISTENCIES ARE TO BE REPORTED TO THE ARCHITECT OR CONSTRUCTION MANAGER BEFORE PROCEEDING WITH THE WORK. THESE DRAWINGS ARE NOT BE SCALED. IF INSUFFICIENT INFORMATION EXISTS, CONTACT THE ARCHITECT OR CONSTRUCTION MANAGER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- EACH CONTRACTOR SHALL FURNISH ALL CUTTING AND PATCHING REQUIRED FOR HIS OWN WORK. NO CUTTING SHALL BE PERFORMED WITHOUT PRIOR APPROVAL.
- ALL WORK PASSING THROUGH FIRE WALLS TO BE SEALED IN ACCORDANCE WITH NFPA STANDARDS.
- CONTRACTOR AND ALL SUBCONTRACTORS SHALL MAINTAIN THE JOB CLEAR OF TRASH AND DEBRIS. ALL WASTE MATERIAL, TOOLS, CONSTRUCTION EQUIPMENT AND SURPLUS MATERIAL SHALL BE REMOVED FROM SITE PRIOR TO SUBSTANTIAL COMPLETION AND FINAL ACCEPTANCE.
- CONTRACTOR SHALL PRESENT THE PROJECT TO THE OWNER FOR ACCEPTANCE. CLEAN AND READY FOR USE. ALL GLASS TO BE CLEANED, FLOORS SWEEPED BROOM CLEAN, FIXTURES WASHED AND LABELS REMOVED FROM ALL ITEMS.
- DELIVERIES: CONTRACTOR SHALL SCHEDULE THE DELIVERY OF MATERIALS WITH THE BUILDINGS PROPERTY MANAGEMENT DEPARTMENT. DAMAGE TO WALLS, DOORS, FRAMES AND ELEVATORS CAUSED BY DELIVERY OF MATERIALS SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTORS EXPENSE.
- CLEAN-UP: CLEAN-UP AND DEBRIS WILL BE REMOVED FROM THE CONSTRUCTION AREA DAILY. CONTRACTOR WILL PROVIDE A FINAL CLEAN-UP AT THE COMPLETION OF THE PROJECT, WHICH SHALL INCLUDE:
 - WASHING OF BOTH SIDES OF INTERIOR GLASS.
 - WASHING OF INTERIOR SIDE OF PERIMETER GLASS CURTAIN WALL.
 - DUSTING OF ALL VERTICAL AND HORIZONTAL WALLS AND SURFACES.
 - VACUUM AND CLEAN INTERIOR AND EXTERIOR OF PERIMETER INDUCTION UNITS, INCLUDING FAN UNIT AND COIL.
 - WALL INTERIOR AND EXTERIOR SURFACES OF ALL LIGHT FIXTURES.
 - VACUUM ALL CARPETED AREAS, USE CREVICE TOOL AT ALL EDGES AND SPOT CLEAN SPILLS FROM ALL EDGES.
 - DUST AND DAMP MOP ALL VCT/LVT FLOOR TILE.
 - WASH INTERIOR AND EXTERIOR SURFACES OF CABINETS AND COUNTERS, INCLUDING SINKS AND FAUCETS.
 - CLEAN RESTROOMS INCLUDING FLOORS, WALLS, COUNTER, TOILET PARTITION AND ALL PLUMBING FIXTURES.
- DIMENSIONS SHOWN ARE FINISHED DIMENSIONS UNLESS OTHERWISE NOTED.
- CONTRACTORS SHALL VERIFY AND CHECK ALL DIMENSIONS AND CONDITIONS ON THE JOB PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT.
- ALL COLUMNS SHALL BE FURRED OUT TO A MINIMUM THICKNESS, TO ENSURE THAT THEY ARE PLUMB AND SQUARE. ANY CHANGE OF SPECIFIED DIMENSIONS SHALL BE REPORTED TO THE ARCHITECT.
- INTERIOR PERIMETER MASONRY WALLS SHALL BE FURRED OUT, INSULATED, AND FINISHED TO MATCH THE SELECTED TENANT FINISHES, U.N.O.
- UNFINISHED INTERIOR TENANT SEPARATION WALLS SHALL BE INSULATED AND FINISHED TO MATCH THE SELECTED TENANT FINISHES, U.N.O.
- ALL NEW DOORS SHALL BE BUILDING STANDARD, STAINED AND FINISHED TO MATCH EXISTING, U.N.O.
- DOOR FRAME ROUGH OPENING HEIGHT SHALL BE 7'-1" FROM THE SLAB TO THE METAL STUD HEADER FOR 7'-0" INTERIOR DOORS, U.N.O.
- ALL LOCKS SHALL BE OF A TYPE WHICH WILL NOT REQUIRE THE USE OF A KEY OR SIMILAR DEVICE TO PERMIT EGRESS. THE LATCHES OR BOLTS SHALL BE RETRACTED FROM THE KEEPERS BY THE USE OF A LEVER, WHICH ANY PERSON CAN OPERATE WITH REASONABLE EASE AND WITHOUT INSTRUCTION.
- REPLACE EXISTING KNOB TYPE HARDWARE WITH A.D.A. APPROVED LEVER TYPE HARDWARE TO MATCH THE BUILDING STANDARD FINISH.

DOOR SCHEDULE									
DOOR MARK	DOOR			FRAME	REMARKS				
	SIZE	THK	TYPE						
100	3'-0" X 7'-0" (2)	N	1 3/4"	B	STOREFRONT	STOREFRONT	N	6	ADD ADAMS RITE LEVER, FLUSH BOLTS ON INACTIVE LEAF
102	3'-0" X 7'-0"	E	1 3/4"	B	STOREFRONT	STOREFRONT	E	1	DOORBELL, ADA ENTRY
103	3'-0" X 6'-9"	E	1 3/4"	A	S.C. WOOD	H.M.	E	3	
104	3'-0" X 6'-9"	R	1 3/4"	A	S.C. WOOD	H.M.	R	4	
105	3'-0" X 6'-9"	R	1 3/4"	A	S.C. WOOD	H.M.	R	2	
106	3'-0" X 6'-9"	R	1 3/4"	A	S.C. WOOD	H.M.	R	2	
107	3'-0" X 6'-9"	E	1 3/4"	A	S.C. WOOD	H.M.	E	3	
109A	3'-0" X 6'-9"	E	1 3/4"	A	S.C. WOOD	H.M.	E	3	
109B	3'-0" X 7'-0" (2)	E	1 3/4"	B	STOREFRONT	STOREFRONT	E	5	

ABBREVIATIONS: E = EXISTING, N = NEW, R = RELOCATED

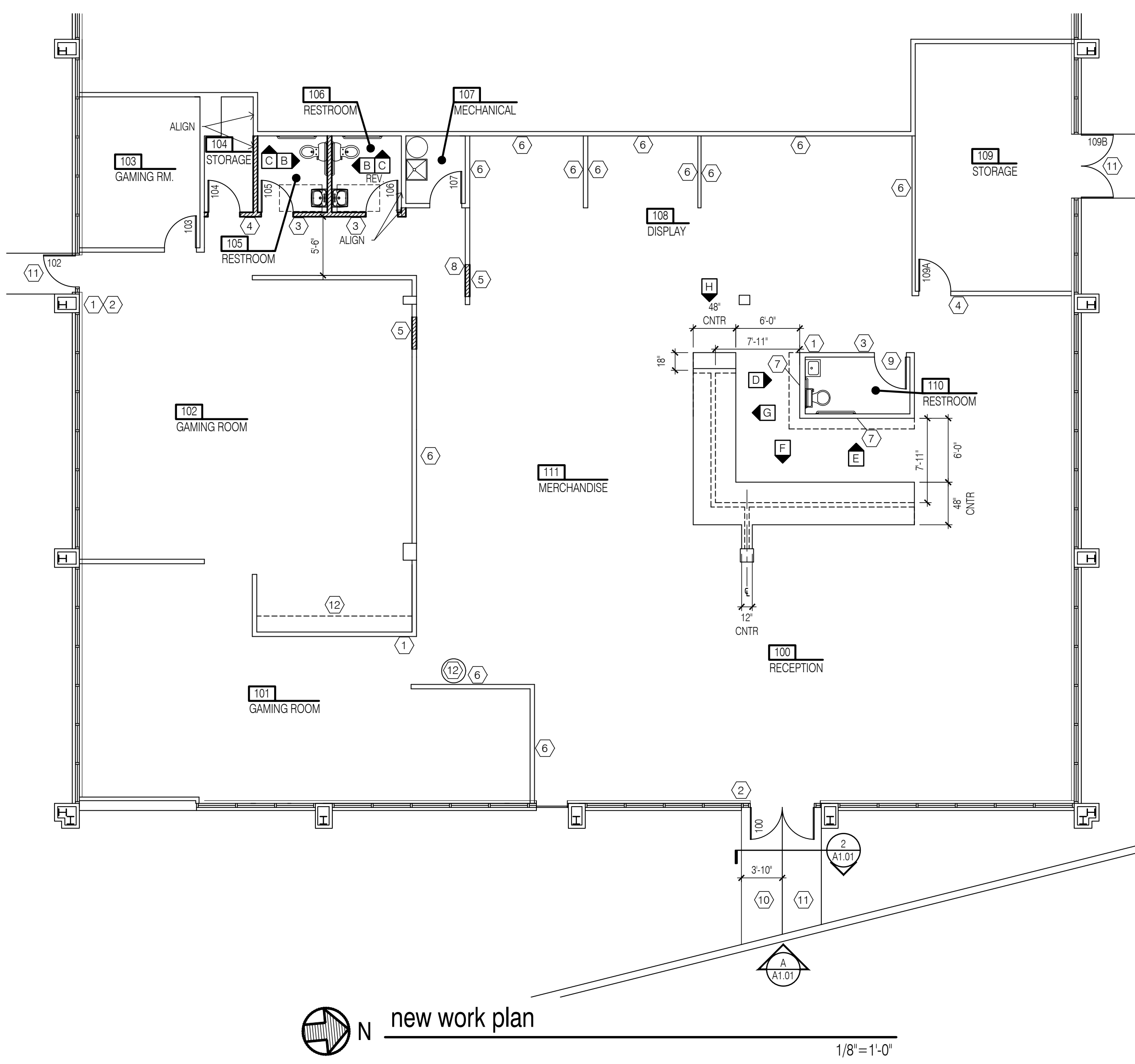
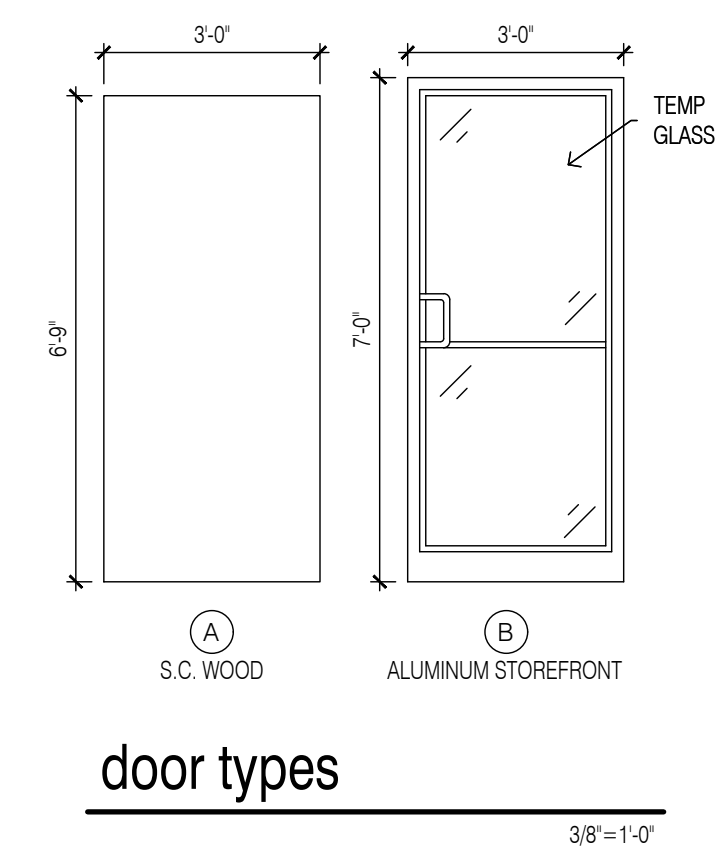
HARDWARE SET #1		HARDWARE SET #4	
EXIST. BUTTS	EXIST. PUSH/PULL HARDWARE	1 RELOC. BUTTS	1 LEVER STYLE STOREROOM LOCK SET (ANSI F86)
EXIST. CLOSERS	ADD ADAMS RITE LEVER	1 STOP	

HARDWARE SET #2		HARDWARE SET #5	
RELOC. BUTTS	RELOC. LEVER STYLE PRIVACY LOCK SET (ANSI F76)	EXIST. BUTTS	EXIST. PUSH/PULL HARDWARE
1 STOP		EXIST. THUMB LOCK	EXIST. FLUSH BOLTS IN IN-ACTIVE LEAF
		EXIST. CLOSERS	

HARDWARE SET #3		HARDWARE SET #6	
EXIST. BUTTS	1 LEVER STYLE STOREROOM LOCK SET (ANSI F86)	4 BUTTS	2 SETS PUSH/PULL HARDWARE
		2 CLOSERS	1 LOCK W/ADAMS RITE LEVER (4560), 4910 SERIES
			DEAD LATCH (OR APPROVED EQUAL)
			1 SET FLUSH BOLTS FOR IN-ACTIVE LEAF

DOOR HARDWARE SCHEDULE NOTES

- ALL DOORS ARE TO MATCH EXISTING IN TYPE, STYLE, SPECIES, CONSTRUCTION AND FINISH.
- ALL NEW HARDWARE IS TO MATCH EXISTING IN STYLE, MANUFACTURER, SERIES AND FINISH.
- COORDINATE ALL KEYING W/ PROPERTY MANAGEMENT, CLIENT, & G.C.
- ALL DOORS (EXIST & NEW), UNLESS NOTED OTHERWISE ARE LEVER STYLE & MEET ANSI A117.1-2009 SECTION 404.2-6
- ALL DOORS TO RECEIVE SILENCERS UNLESS RECEIVING WEATHERSTRIPPING OR SMOKE SEALS.



DOOR HARDWARE SCHEDULE						
ANSI FUNCTIONS			HARDWARE TYPE	HARDWARE FUNCTIONS		REFERENCE
MORTISE	BORED	DEADBOLT DEADLOCK DEADLATCH		OUTSIDE	INSIDE	
F22	F76	-	PRIVACY LOCK	OPENS IF UNLOCKED	OPENS AT ALL TIMES	LATCH BOLT OPERATED BY LEVER FROM EITHER SIDE EXCEPT WHEN OUTSIDE LEVER IS LOCKED BY INSIDE T-TURN. OPERATING INSIDE LEVER, CLOSING DOOR OR OPERATING OUTSIDE EMERGENCY RELEASE UNLOCKS OUTSIDE LEVER. EMERGENCY TOOL FINISHED WITH LOCK.
F07	F86	-	STOREROOM	NO EFFECT	OPENS AT ALL TIMES	DEADLOCKING LATCH BOLT BY INSIDE LEVER OR KEY OUTSIDE. OUTSIDE LEVER RIGID.

