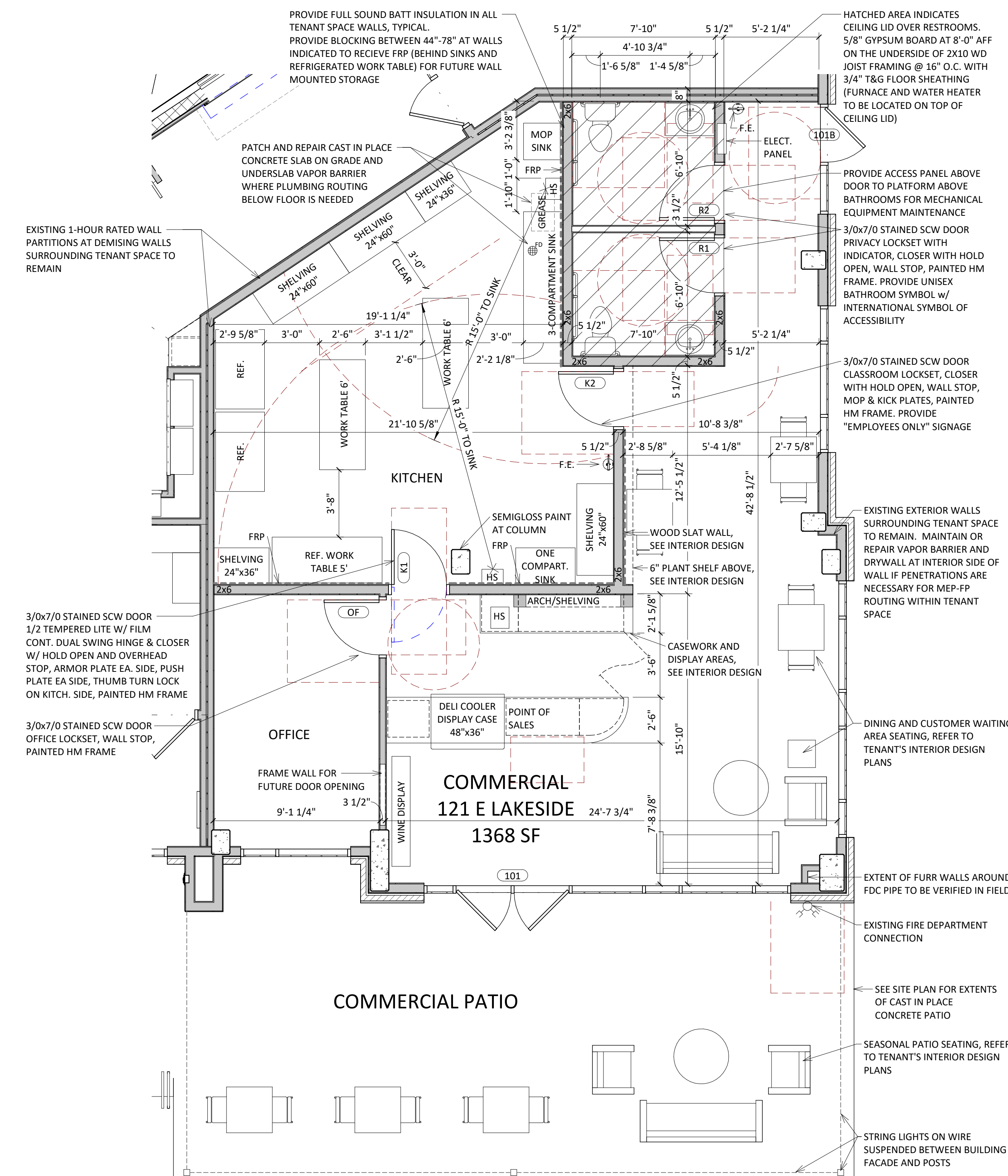
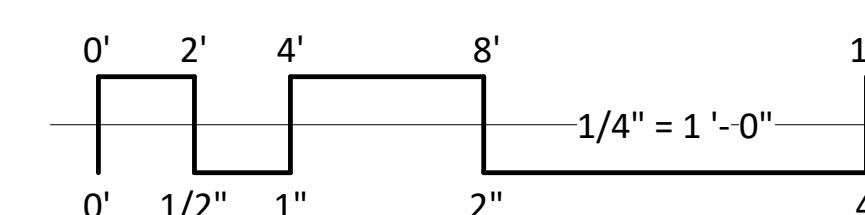


2 REFLECTED CEILING PLAN
A101 1/4" = 1'-0"



1 FIRST FLOOR PLAN
A101 1/4" = 1'-0"



GENERAL ELECTRICAL NOTES:

- DEVICE PLACEMENT / REFLECTED CEILING PLANS ARE GUIDELINES ONLY. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR SYSTEM DESIGN & COMPLIANCE WITH ALL APPLICABLE CODES. VERIFY LIGHTING SELECTIONS AND LAYOUT WITH TENANT'S INTERIOR DESIGN CONSULTANT.
- SEE ENERGY EFFICIENCY NOTES ON G100 FOR ADDITIONAL LIGHTING REQUIREMENTS.
- VERIFY POWER REQUIREMENTS FOR ALL EQUIPMENT AND APPLIANCES.
- DIMENSIONS ARE TO FACE OF FRAMING AND CENTERLINE OF LIGHT FIXTURES.
- ELECTRICAL CONTRACTOR TO MAKE ALL SUBMITTALS TO STATE FOR ENERGY CODE AND LIFE SAFETY LIGHTING PER COMM. 63.0500. COPIES OF ALL APPROVAL LETTERS TO BE FORWARDED TO THE ARCHITECT.
- RECESSED LIGHTING IN FIRE RATED FLOOR/CEILING ASSEMBLIES TO MAINTAIN RATING W/ RATED FIRE, RATED "SURROUND", DRYWALL ENCLOSURE, ETC.
- VERIFY SECURITY CAMERA LOCATIONS WITH TENANT AND OWNER PRIOR TO INSTALLATION.
- VERIFY MEDIA CENTER REQUIREMENTS AND LOCATION WITH TENANT AND OWNER.
- CARBON MONOXIDE ALARMS TO BE INSTALLED IN BASEMENT, CORRIDORS, AND SPACES PER SPS 362.1200. ALARMS TO BE POWERED BY BUILDING POWER WITH BATTERY BACKUP AND SHALL BE INTERCONNECTED WITHIN DWELLING UNITS.
- SMOKE ALARMS TO BE POWERED BY BUILDING POWER WITH BATTERY BACKUP AND SHALL BE INTERCONNECTED WITHIN TENANT SPACE.
- OUTLETS & SWITCHES MUST BE WITHIN ACCESSIBLE REACH RANGES PER SECTION OF COUNTERTOP PROVIDED.

GENERAL PLAN NOTES:

- SEE TITLE SHEET G000 FOR BUILDING CODE REQUIREMENTS AND ADDITIONAL INFORMATION.
- TYPICAL AT ALL CONCEALED SPACES ADJACENT TO FIRE RATED CONSTRUCTION (I.E. BEARING WALLS, PARTY WALLS, CORRIDOR WALLS...): PROVIDE (1) LAYER 5/8" TYPE 'X' GYPSUM BOARD ON THE RATED WALL SEGMENT BEHIND TUB / SHOWER UNIT AND IN CONCEALED SPACES, AS INDICATED ON PLANS BY BOLD DASHED LINE.
- SEE SHEET G100 & G102 FOR ADDITIONAL NOTES REGARDING ALL ACCESSIBILITY REQUIREMENTS.
- ALL BATHROOMS TO BE PROVIDED WITH AUTOMATIC SPRINKLER PROTECTION.
- PROVIDE ARCHITECT AND INTERIOR DESIGNER WITH BATHROOM & KITCHEN CABINET SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO FABRICATION & INSTALLATION. DIMENSIONS ARE TO FACE OF STUD FRAMING AND CENTERLINE OF STRUCTURAL COLUMNS, TYP.
- ALL DROPPED SOFFITS / BULKHEADS TO BE CONSTRUCTED OF TYPE "C" GYPSUM BOARD ON NON-COMBUSTIBLE/FIRE TREATED FRAMING. RATED CEILING ASSEMBLY TO RUN CONTINUOUS ABOVE SOFFIT / BULKHEAD.
- SMOKE DETECTORS TO BE PROVIDED AS REQUIRED PER CODE. SMOKE DETECTORS SHALL BE INTERCONNECTED AND POWERED WITH BUILDING POWER WITH A BATTERY BACKUP.

DOOR & SIGNAGE NOTES:

- SEE FLOOR PLANS FOR DOOR HANDING & SWING.
- GENERAL CONTRACTOR TO NOTIFY ARCHITECT OF SUBSTITUTIONS OF WINDOW / DOOR MANUFACTURER PRIOR TO ORDERING THE PRODUCT.
- PROVIDE TEMPERED SAFETY GLAZING AT ALL WINDOWS / DOOR GLAZING WITHIN 24" OF FLOOR & ANY WINDOW / SIDELIGHT ADJACENT TO DOORS.
- GENERAL CONTRACTOR TO VERIFY HARDWARE REQUIREMENTS WITH OWNER.
- ALL DOORS TO HAVE LEVER TYPE HARDWARE.
- ALL DOORS, INCLUDING BOTH LEAVES OF DOUBLE LEAF DOORS SHALL HAVE ALL OPERATING HARDWARE BETWEEN 34" & 48" A.F.F.
- ALL PUBLIC USE DOORS TO HAVE 80" MINIMUM CLEAR HEAD ROOM.
- ALL DOORS INTENDED FOR USER PASSAGE TO HAVE A CLEAR OPENING OF 32" MIN.
- FIRE DOORS SHALL HAVE THE MIN. OPENING FORCE ALLOWED BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE MAXIMUM OPENING FORCE FOR DOORS OTHER THAN FIRE DOORS SHALL BE 5 LBS.
- DOOR CLOSERS SHALL BE ADJUSTED SO THAT DOOR TAKES 5 SECONDS MINIMUM TO CLOSE FROM AN OPEN POSITION OF 90 DEGREES TO AN OPEN POSITION OF 12 DEGREES.
- SPRING HINGES SHALL BE ADJUSTED SO THAT THE DOOR TAKES 1.5 SECONDS MINIMUM TO CLOSE FROM AN OPEN POSITION OF 70 DEGREES.
- ADDITIONAL SIGNAGE NOT SHOWN ON PLANS INCLUDES:
 - BUILDING ADDRESSING IDENTIFICATION
 - WARNING SIGNAGE FOR ELECTRICAL OR OTHER HAZARDOUS EQUIPMENT
 - PARKING STALL SIGNAGE (TO BE CONFIRMED WITH TENANT/OWNER AGREEMENTS)
 - TENANT BUILDING SIGNAGE

INTERNATIONAL SYMBOL OF ACCESSIBILITY TO BE DISPLAYED AT LOCATIONS INDICATE. SIZE, STYLE, LOCATION, & HEIGHT TO COMPLY WITH ICC/ANSI: SECT. 703

UNISEX BATHROOM SYMBOL w/ INTERNATIONAL SYMBOL OF ACCESSIBILITY. SIZE, STYLE, LOCATION, & HEIGHT TO COMPLY WITH ICC/ANSI: SECT. 703

WALL PARTITION NOTES:

- ALL LUMBER IN CONTACT WITH CONCRETE BELOW OR WITHIN 8" OF GRADE SHALL BE PRESERVATIVE TREATED.
- PENETRATIONS IN RATED ASSEMBLIES SHALL COMPLY WITH IBC 714. SUBMIT FIRESTOP SYSTEMS TO LOCAL AHI FOR REVIEW PRIOR TO INSTALLATION. FIRESTOP SYSTEMS IN HORIZONTAL ASSEMBLIES SHALL HAVE "1" RATING = TO "F" RATINGS. GYPSUM BOARD ON FIRE RATED WALLS (EXTERIOR, PARTY, CORRIDOR, AND BEARING WALLS) SHALL BE INSTALLED BEHIND SOFFITS, TUB & SHOWER UNITS AND CONCEALED OR FURRED-OUT SPACES.
- M.E.P. BOXES IN FIRE RATED WALLS SHALL BE UL LISTED AND INSTALLED IN ACCORDANCE WITH THEIR LISTING. BOXES SERVING DIFFERENT DWELLING UNITS SHALL NOT BE INSTALLED WITHIN THE SAME STUD CAVITY.
- BOXES IN DEMISING WALLS AND CEILINGS SHALL HAVE THEIR ANNULAR SPACE SEALED WITH ACOUSTIC SEALANT.
- FLEXIBLE DUCTS AND AIR CONNECTORS SHALL NOT PASS THRU ANY RATED ASSEMBLY.
- ACOUSTIC INSULATION: INSTALL FIBERGLASS BATT INSULATION IN ALL WALLS.
- BATT INSULATION THICKNESS SHALL BE EQUAL TO DEPTH OF STUD CAVITY, U.N.O.
- INSTALL ACOUSTIC SEALANT AT JOINT BETWEEN WALL AND CEILING GYPSUM BOARD AT ALL DEMISING WALLS.
- DESIGN HEAD OF PARTITION CONNECTIONS TO ACCOMMODATE DEFLECTION OF BUILDING STRUCTURE.
- ALL WINDOWS DRYWALL RETURN HEAD AND JAMB W/ SEALANT ENTIRE PERIMETER.

