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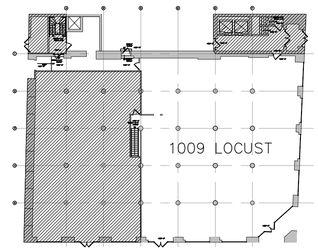
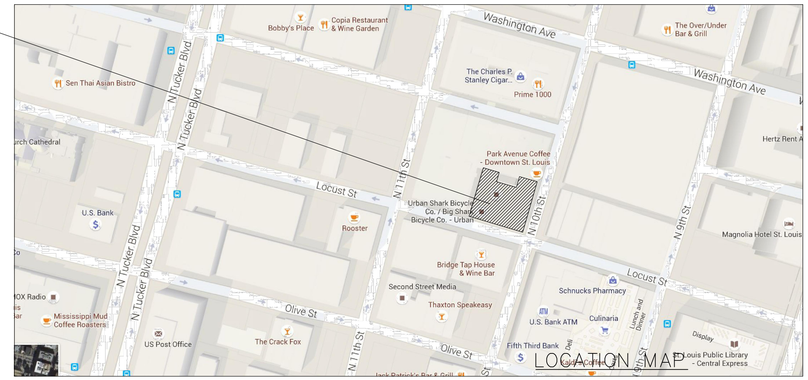
R1.2
RESTAURANT TENANT FINISH

1009 LOCUST
SAINT LOUIS, MISSOURI



KEY PLAN



LOCATION MAP

100% CONSTRUCTION DOCUMENTS 11.16.2015

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REVISIONS

NO.	ITEM	DATE

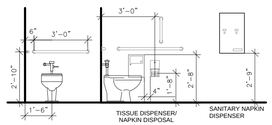
R1.2
RESTAURANT TENANT FINISH
1009 LOCUST
SAINT LOUIS, MISSOURI

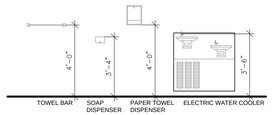
100% CONSTRUCTION DOCUMENTS 11.16.2015

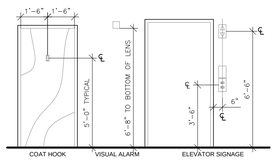
TYPICAL ELEVATIONS

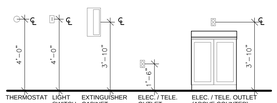
GENERAL MOUNTING LOCATIONS & HEIGHT NOTES:

1. TYPICAL MOUNTING HEIGHTS SHALL BE USED UNLESS NOTES OTHERWISE. MOUNTING MOUNTING HEIGHTS ARE IN FEET AND INCHES ABOVE FINISHED FLOOR.
2. SOLID WOOD BLOCKING OR GALVANIZED SHEET METAL SHALL BE LET–IN AND/OR OVERLAID AND SECURELY ANCHORED TO STUDS. BLOCKING MUST FIT SNUGLY AND FILL THE DESIGNATED SPACE.
3. NOT ALL ACCESSORIES MAY NECESSARILY BE USED.

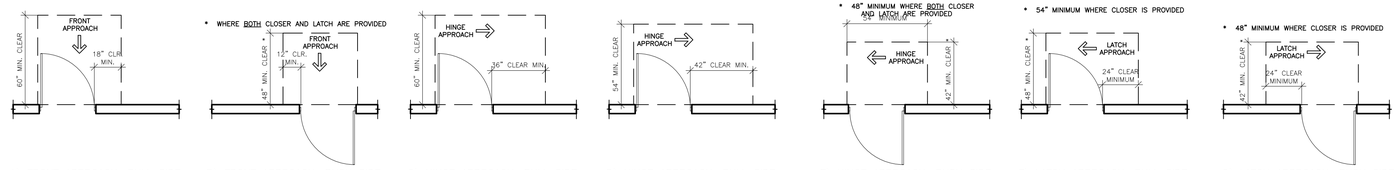








ADA LEGEND



SYMBOLS LEGEND

NEW WORK KEYNOTE TAG — KEYNOTE # (SEE LEGEND ON SAME SHEET, U.N.O.) — 22.02

ROOM TAG — ROOM NAME; ROOM NUMBER; AREA (SF)

DRAWING NAME AND NUMBER–TYPICAL ALL — DRAWING TITLE; SCALE

KEYNOTE # (SEE LEGEND ON SAME SHEET, U.N.O.)

DOOR TAG — DOOR # (SEE DOOR SCHEDULE ON A9 SHEET)

ELEVATION TAG–SINGLE (INT OR EXT) — DRAWING #; SHEET # WHERE DTL IS

ACCESSORY KEYNOTE TAG — TAG # (SEE LEGEND ON SAME SHEET) — X

WINDOW TYPE TAG — WINDOW TYPE # (SEE WINDOW SCHEDULE ON A9 SHEET)

INTERIOR ELEVATION TAG (MULTIPLE) — DRAWING #; SHEET # WHERE DTL IS — M–01

COLUMN BUBBLE — COLUMN LINE #S (HOR.) OR LETTERS (VERT.) — 2; A

PARTITION TYPE TAG — PARTITION TYPE (SEE PARTITION TYPES ON A9 SHEET) — 50

ELEVATION TAG–SINGLE (INT OR EXT) — DRAWING #; SHEET # WHERE DTL IS

EQUIPMENT/FURNITURE TAG (NEED TOOL) — EQUIPMENT # (SEE SCHEDULE) — 103

PLAN ELEVATION — T.O.C.; ELEVATION; ELEVATION LOCATION

DETAIL SYMBOL W/ CLOUD — DRAWING #; SHEET #

FINISH TAG — DENOTES LIMITS OF FINISH — PT–1 — FINISH REFERENCE (SEE SCHEDULE)

SECTION ELEVATION — ELEVATION; SECOND FLOOR; ELEVATION LOCATION

BUILDING SECTION SYMBOL W/ CUT — DRAWING #; SHEET #

CEILING HEIGHT TAG — HEIGHT ABOVE FINISHED FLOOR TO BOTTOM OF FINISHED CEILING — 9'–6"

DATUM POINT

SECTION SYMBOL W/ CUT (WALL/BLDG) — DRAWING #; SHEET #

NORTH ARROW — PLAN NORTH; TRUE NORTH — N

DEMOLITION KEYNOTE TAG — 09.01

GRAPHIC SCALE — 0 4' 8' 16' — SCALE: 1/8" = 1'–0"

REVISION TAG W/ CLOUD — REVISION #; REVISION CLOUD AROUND AREA OF CHANGE — 1

NEW PARTITION; SEE PARTITION TYPES FOR ADDITIONAL INFORMATION.

WALL/PARTITION; EXISTING TO REMAIN. PROTECT DURING CONSTRUCTION.

EXISTING WALL TO BE REMOVED.

PARTITION; 1–HOUR. SEE PARTITION TYPES FOR ADDITIONAL INFO.

PARTITION; 2–HOUR. SEE PARTITION TYPES FOR MORE INFO.

PARTITION; 3–HOUR. SEE PARTITION TYPES FOR MORE INFO.

DOOR–EXISTING. SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION IF ANY.

DOOR–NEW; SEE DOOR SCHEDULE FOR ADDITIONAL INFORMATION.

FEC — FIRE EXTINGUISHER CABINET

OVEN — APPLIANCES; REPRESENTED WITH A RECTANGLE AND AN ABBREVIATION DESCRIBING THE ITEM;
REF REFRIGERATOR
OVEN OVEN (NO COOKTOP)
RO RANGE–OVEN (W/ COOKTOP)
DW DISHWASHER
ICE ICE MAKER
TP TRASH COMPACTOR
UC UNDER–COUNTER REF
MICRO MICROWAVE OVEN

GD — GARBAGE DISPOSAL

FLOOR DRAIN

ROOF DRAIN

HB — HOSE BIB

ELECTRICAL & MECHANICAL LEGEND

ABBREVIATIONS:
N=NEW DED=DEDICATED
E=EXISTING DIM=DIMMER
R=RELOCATED EM=EMERGENCY CIRCUIT

DUPLEX OUTLET
GFI GROUND FAULT INTERRUPT
DED DEDICATED
S SWITCHED
HS HALF SWITCHED
EXT EXTERIOR

OUTLET – QUAD (SAME ABBREV AS ABV)
OUTLET – 220
FLOOR MOUNTED OUTLET
CEILING MOUNTED OUTLET
ELECTRICAL OR PHONE PANEL
PHONE JACK
PHONE/DATA JACK COMBO
DATA JACK
LIGHTING/AUDIO CONTROL PAD

SWITCH–SINGLE POLE IF NO NOTED OTHERWISE
3 3–WAY
DIM DIMMER
MD MOTION DETECTOR

LIGHT–CEILING MOUNTED
LIGHT–WALL MOUNTED/SCONCE
LIGHT–RECESSED
LIGHT–TRACK LIGHT (3 HEADS SHOWN)
LIGHT–LINEAR "CLICKSTRIP"
LIGHT–FLUORESCENT
LIGHT–FLUORESCENT–NIGHT
LIGHT–FLUORESCENT–EMERGENCY
EXIT SIGN –WALL MOUNTED
EXIT SIGN–CEILING MOUNTED
EXIT SIGN–CEILING MOUNTED–DIRECTIONAL
EXIT SIGN–CLG MOUNTED W/ EMERGENCY LT

EMERGENCY LIGHT
EMERGENCY HORN/STROBE
EMERGENCY PULL BOX
FIRE EXTINGUISHER CABINET
HEAT DETECTOR
SMOKE DETECTOR
HVAC–DIFFUSER–RETURN
HVAC–DIFFUSER–SUPPLY
CEILING ACCESS DOOR
THERMOSTAT
DIGITAL, PROGRAMMABLE WITH NIGHT SETBACK FEATURE AND PASSWORD PROTECT EQUAL TO TEC BY JOHNSONS CONTROLS.
EXHAUST FAN–CEILING MOUNTED
EXHAUST FAN/LIGHT COMBO–CEILING MOUNTED
LIGHT–RECESSED LOW VOLTAGE
LIGHT–RECESSED LINE–VOLTAGE DIRECTIONAL
LIGHT–RECESSED LOW–VOLTAGE DIRECTIONAL
LIGHT–RECESSED W/ I.C. HOUSING
LIGHT–EXTERIOR FLOOD
LIGHT–EXTERIOR MOTION–SENSING FLOOD
DOORBELL
DOORBELL CHIMES
DOOR BUZZER
SPEAKER–WALL OR CEILING MOUNT
CABLE/SATELLITE–WALL OR CEILING MOUNT
CENTRAL VACUUM PORT
SECURITY CAMERA

MATERIALS LEGEND

POURED CONCRETE IN SECTIONS AND DETAILS
SAND OR GYPSUM BOARD IN SECTIONS AND DETAILS
EARTH–UNDISTURBED IN SECTIONS AND DETAILS
EARTH–FILL IN SECTIONS AND DETAILS
GRAVEL/BALLAST IN SECTIONS AND DETAILS
STONE IN SECTIONS AND DETAILS
CONCRETE MASONRY UNITS IN PLANS, SECTIONS AND DETAILS
CUT STONE/PRECAST IN SECTIONS AND DETAILS
RIGID INSULATION IN SECTIONS AND DETAILS
BRICK IN PLANS, SECTIONS AND DETAILS
FINISH LUMBER IN SECTIONS AND DETAILS
BATT INSULATION IN PLANS, SECTIONS AND DETAILS
PLYWOOD/SHEET SUBSTRATE IN SECTIONS AND DETAILS
CONTINUOUS WOOD FRAMING IN SECTIONS AND DETAILS
WOOD BLOCKING IN SECTIONS AND DETAILS
STEEL IN SECTIONS AND DETAILS
PLASTIC/PLEXIGLASS/SYNTHETICS IN SECTIONS AND DETAILS
SOD IN PLAN

CODE INFORMATION

CODE REVIEW

PROJECT NAME: R1.2
PROJECT ADDRESS: 1009 LOCUST
ST. LOUIS, MISSOURI 63101

1. APPLICABLE CODES:
IBC 2009 INTERNATIONAL BUILDING CODE (AS AMENDED BY ORDINANCE 68788)
EXISTING BUILDING 2009 INTERNATIONAL EXISTING BUILDING CODE (AS AMENDED BY ORDINANCE 68790)
MECHANICAL 2009 INTERNATIONAL MECHANICAL CODE (AS AMENDED BY ORDINANCE 68639)
ELECTRICAL 2011 NATIONAL ELECTRIC CODE (AS AMENDED BY ORDINANCE 68831)
PLUMBING 2003 UNIFORM PLUMBING CODE (AS AMENDED BY ORDINANCE 66615)
NFPA 1999 BOCA NATIONAL FIRE PREVENTION CODE (AS AMENDED BY ORDINANCE 64772)

2. DESCRIPTION OF WORK:
RESTAURANT TENANT FINISH OF EXISTING FIRST FLOOR SPACE & LOWER LEVEL RESTAURANT STORAGE WITHIN AN EXISTING MULTI–STORY LOW RISE BUILDING KNOWN AS THE KINLOCH BUILDING AKA FARM & HOME BUILDING.

3. ALTERATION LEVEL 2 (IEBC 404.1)

4. CONSTRUCTION TYPE = 2B (IBC 2009 TABLE 601)
DESCRIPTION OF EXISTING CONSTRUCTION: STEEL ENCASED CONCRETE COLUMNS AND FLOOR SLABS
DESCRIPTION OF NEW MEZZANINE: METAL STUD BEARING WALLS AND FLOOR JOISTS.
EXISTING BUILDING IS FULLY SPRINKLED.

FIRE–RESISTANCE RATINGS (IBC 2009 TABLE 601):

STRUCTURAL FRAME	0 HOURS
BEARING WALLS – EXTERIOR	0 HOURS
BEARING WALLS – INTERIOR	0 HOURS
NONBEARING WALLS – INTERIOR	0 HOURS
FLOOR CONSTRUCTION	0 HOURS
ROOF CONSTRUCTION	0 HOURS

5. USE GROUP:
MIXED USE BUILDING
S–2 LOW–HAZARD STORAGE – LOWER LEVEL
A–2 ASSEMBLY – FIRST FLOOR,
(PROPOSED RESTAURANT: DINING, KITCHEN & RESTROOMS)
M MERCANTILE – FIRST FLOOR (EXISTING WEST TENANT)
B BUSINESS – TYPICAL FLOORS 2 – 6.

6. SEPARATED OCCUPANCIES (IBC TABLE 508.4):
A2/M = 1HR
A2/B = 1HR
A2/S2 = 0HR

7. ALLOWABLE AREA (IBC TABLE 503)
TYPE 2B, USE S–2 = 26,000 SF PER FLOOR
ADJUSTED ALLOWABLE AREA = 52,000 W/ SPRINKLER (IBC 506.3)
TYPE 2B, USE A–2 = 9,500 SF PER FLOOR
ADJUSTED ALLOWABLE AREA = 19,000 W/ SPRINKLER (IBC 506.3)

ACTUAL AREA:
LOWER LEVEL (S2) = 2,250
LEVEL 1 (A2) = 5,366

8. ALLOWABLE HEIGHT
TYPE 2B, USE S–2 = 2 STORIES, 55'
ADJUSTED ALLOWABLE HEIGHT = 3 STORIES, 75' W/ SPRINKLER (IBC 504.2)
ACTUAL HEIGHT = 1 STORY (< 3 STORIES) √

TYPE 2B, USE A–2 = 3 STORIES, 55'
ADJUSTED ALLOWABLE HEIGHT = 4 STORIES, 75' W/ SPRINKLER (IBC 504.2)
ACTUAL HEIGHT = 1 STORY (< 4 STORIES) √

9. FIRE BARRIERS
SHAFT ENCLOSURES (708.4)= 2 HOURS WHERE CONNECTING FOUR STORIES OR MORE.
= 1 HOUR WHERE CONNECTING LESS THAN FOUR STORIES.

LIFT OPENING (708.2, EXCEPTION 7)= RATED ENCLOSURE NOT REQUIRED

10. FIRE SUPPRESSION
FULLY SPRINKLED BUILDING.
NEW WORK SHALL MAINTAIN FULLY SPRINKLED PER NFPA

11. OCCUPANT LOAD (IBC TABLE 1004.1.1);
USE: ASSEMBLY (UN–CONCENTRATED) 15 NET SF/PERSON (IBC 2009 1004.1.2)

FIRST FLOOR DINING 3,055 / 15 NSF => 204 PERSONS
FIRST FLOOR KITCHEN 1,820 / 200 GROSS SF/PERSON => 10 PERSONS
MEZZANINE 650/ NSF/PERSON => 49 PERSONS

LOWER LEVEL STORAGE 2,250 / 300 GROSS SF/PERSON => 8 PERSONS

TOTAL INTERIOR OCCUPANT LOAD = 271

12. MEANS OF EGRESS (GENERAL):
NUMBER OF EXITS PER FLOOR (1015.1.1 & IBC 2009 TABLE 1021.1)
LOWER LEVEL = 1 EXIT PER TABLE 1021.2
FIRST FLOOR = 2
OTHER EGRESS COMPONENTS: 0.2 X OCCUPANT LOAD (IBC 2009 1005.1)
FIRST FLOOR (271 OCCUPANTS) = 271 X 0.2 = 55"

EXIT ACCESS TRAVEL DISTANCE: (IBC 2009 TABLE 1016.1 WITH SPRINKLER SYSTEM)
A–2 USE GROUP = 250 FEET
S–2 USE GROUP = 400 FEET

EXIT ACCESS SEPARATION:
1015.2.1, EXCEPTION 2: THE SEPARATION DISTANCE OF THE EXIT DOORS SHALL NOT BE LESS THAN ONE–THIRD OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED (AUTOMATIC SPRINKLER).

13. EGRESS STAIRS:
STAIRS NOT REQUIRED TO BE 48" CLEAR BETWEEN HANDRAILS (1007.3, EXCEPTION 2)

7" MAXIMUM RISER, 11" MINIMUM TREAD (1009.4.2)

LANDINGS SHALL HAVE A MINIMUM DIMENSION MEASURED IN THE DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY (NEED NOT EXCEED 48" IN A STRAIGHT RUN) (1009.5)

LANDINGS SHALL HAVE A WIDTH NOT LESS THAN THE WIDTH OF THE STAIRWAY OR THE DOOR, WHICHEVER IS GREATER.

VERTICAL RISE NOT GREATER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS (1009.7)

PROJECTIONS INTO THE REQUIRED CLEAR WIDTH SHALL NOT EXCEED 4 ½" AT OR BELOW THE HANDRAIL HEIGHT. (1012.8)

14. COMMUNICATING STAIRS:
A SHAFT ENCLOSURE SHALL NOT BE REQUIRED FOR A FLOOR OPENINGS CREATED BY UNENCLOSED STAIRS OR RAMPS IN ACCORDANCE WITH EXCEPTION 3 1016.1 (708.2, EXCEPTION 11)

15. HANDRAILS & GUARDRAILS:

UNIFORM HANDRAIL HEIGHT NOT LESS THAN 34" AND NOT MORE THAN 38" (1012.2)

HANDRAILS SHALL RETURN TO A WALL, GUARD OR THE WALKING SURFACE OR CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT. WHERE NOT CONTINUOUS, HANDRAILS SHALL EXTEND HORIZONTALLY AT LEAST 12" BEYOND THE TOP RISER AND THE DEPTH OF ONE TREAD PAST THE BOTTOM RISER. (1012.6)

GUARD RAILS MINIMUM 42" ABOVE WALKING SURFACE (1013.2)

GUARDS SHALL NOT HAVE AN ORNAMENTAL PATTERN THAT WOULD PROVIDE A LADDER EFFECT. (1013.3, ORDINANCE 68788) (CABLE RAIL IS NOT ACCEPTABLE)

GUARDS SHALL NOT HAVE OPENINGS WHICH ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER FROM WALKING SURFACE TO GUARD HEIGHT. FROM 36" – 42", SHALL NOT ALLOW PASSAGE OF A SPHERE 4 3/8" IN DIAMETER (1013.3, EXCEPTION 1)

16. EGRESS DOORS:
PIVOTED OR SIDE–HINGED SWINGING TYPE (1008.1.2)

SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 PERSONS OR MORE (1008.1.2)

DOORS IN A SERIES SHALL BE 48" MINIMUM PLUS THE WIDTH OF A DOOR SWINGING INTO THE SPACE (1008.1.8)

DOORS SERVING A GROUP H OCCUPANCY AND DOORS SERVING AN OCCUPANT LOAD OF 50 OR MORE IN A GROUP A OR E OCCUPANCY SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE. (1008.1.10)

REMOTENESS OF EXITS = 1/3 THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED (1015.2.1, EXCEPTION 2)

17. EXIT SIGNS:
PLACED SUCH THAT NO POINT IN AN EXIT ACCESS CORRIDOR OR EXIT PASSAGEWAY IS MORE THAN 100 FEET OR THE LISTED VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS, FROM THE NEAREST VISIBLE EXIT SIGN. (1011.1)
NOT REQUIRED IN ROOMS OR AREAS THAT REQUIRE ONLY ONE EXIT OR EXIT ACCESS. (1011.1, EXCEPTION 1)

EXIT SIGNS SHALL BE ILLUMINATED FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS. ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON–SITE GENERATOR. (1011.5.3)

18. PORTABLE FIRE EXTINGUISHERS:
PER IFC TABLE 906.1, WITHIN 30' OF COMMERCIAL COOKING EQUIPMENT, AREAS WHERE FLAMMABLE OR COMBUSTIBLE LIQUIDS ARE STORED, USED OR DISPENSED, SPECIAL HAZARD AREAS

75' TRAVEL DISTANCE

19. PLUMBING FIXTURE COUNT (CITY ORDINANCE 66615):
CATEGORY: PUBLIC USE = 271 INTERIOR + 29 MAX. @ EXTERIOR PATIO = 300 PEOPLE

150 MALES, 150 FEMALES
MALE WATER CLOSETS = 2
FEMALE WATER CLOSETS = 4
URINALS = 2
MALE LAVATORIES = 2
FEMALE LAVATORIES =2
DRINKING FOUNTAIN = N/A

STAFF USE: UNISEX ACCESSIBLE RESTROOM PROVIDED WITHIN BUILDING COMMON AREA @ THE SECOND FLOOR

20. CURRENT PROPERTY ZONING: "I" CENTRAL BUSINESS DISTRICT
IS USE GROUP ACCEPTABLE FOR THIS ZONE? YES

22. PARKING (CITY ORDINANCE 26 52 030):

ZONE "I" CENTRAL BUSINESS DISTRICT
NO PARKING REGULATIONS SHALL BE REQUIRED FOR THIS DISTRICT.

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STATE OF MISSOURI — KYLE JOEL NOTTMEIER — NUMBER A-2009021703 — 11-17-15 — ARCHITECT

KYLE NOTTMEIER
ARCHITECT
A-2009021703

100% CONSTRUCTION DOCUMENTS:

R1.2 RESTAURANT TENANT FINISH

1009 LOCUST
SAINT LOUIS, MISSOURI

REVISIONS

NO.	ITEM	DATE

SHEET NO.
A0-01

PROJECT INFORMATION & CODE DATA

ISSUE DATE 11.16.2015
PROJECT NO. 15.001

01000–GENERAL–CONSTRUCTION

1. WORK SHALL CONFORM TO ALL STATE AND LOCAL APPLICABLE BUILDING CODES, REGULATIONS, AND ORDINANCES HAVING JURISDICTION AND BEARING ON THE CONDUCT OF THE WORK.
2. CONTRACTOR SHALL SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN PRIOR TO COMMENCEMENT OF WORK/NOTICE TO PROCEED. THE PLAN SHALL IDENTIFY DIVERSION GOALS RELEVANT TO CONSTRUCTION DEBRIS AND MATERIALS TO BE DIVERTED, IMPLEMENTATION PROTOCOLS, AND PARTIES RESPONSIBLE FOR IMPLEMENTING THE PLAN.
3. MAINTAIN SMACNA INDOOR AIR QUALITY RECOMMENDED CONTROL MEASURES DURING CONSTRUCTION. DO NOT USE NEW PERMANENTLY INSTALLED HVAC EQUIPMENT DURING CONSTRUCTION. PROTECT ALL HVAC EQUIPMENT FROM CONTAMINANTS BY SEALING ALL DUCT AND EQUIPMENT OPENINGS WITH PLASTIC. IF HVAC OPERATION IS REQUIRED FOR OCCUPIED SPACES, MAINTAIN PROTECTION OF THE RETURN/NEGATIVE PRESSURE SIDE BY INSTALLING AND MAINTAINING TEMPORARY FILTERS WITH A MERV 8 RATING OR BETTER. ALL TEMPORARY FILTRATION MEDIA IS TO BE REPLACED JUST PRIOR TO OCCUPANCY. SPECIFY CONTROL MEASURES FOR MATERIALS CONTAINING VOCS. PROPERLY VENTILATE CONTAINERS HOUSING NOXIOUS MATERIALS. EXHAUST FUMES FROM IDLING VEHICLES AND GASOLINE–FUELED TOOLS TO THE EXTERIOR WITH USE OF FUNNELS / TEMPORARY PIPING. ISOLATE AREAS OF WORK TO PREVENT CONTAMINATION OF CLEAN OR OCCUPIED SPACES. VENTILATE USING 100% OUTSIDE AIR TO EXHAUST CONTAMINATED AIR DIRECTLY TO THE OUTSIDE DURING INSTALLATION OF VOC–EMITTING MATERIALS. CLEAN THE WORK AREA AND SPACE WITH HIGH–EFFICIENCY PARTICULATE FILTERS, AND USE WETTING AGENTS TO CLEAN DUST. SEQUENCE CONSTRUCTION ACTIVITIES TO MINIMIZE THE IMPACT ON INDOOR AIR–QUALITY.
4. THE GENERAL CONTRACTOR ("CONTRACTOR") IS RESPONSIBLE FOR REQUESTING, SECURING AND COORDINATING ALL PERMITS, INSPECTIONS, APPROVALS, ETC. AND UPDATING THE ARCHITECT/LANDLORD ON THEIR STATUS AND SCHEDULE, IN ALL FIELDS OF WORK, AND THEN OBTAINING THE FINAL "CERTIFICATE OF OCCUPANCY".
5. CONTRACTOR SHALL COORDINATE WORK WITH APPLICABLE UTILITY PROVIDERS.
6. CONTRACTOR SHALL HAVE ON SITE AT ALL TIMES, THE APPROVED AND MOST CURRENT CONTRACT DOCUMENTS AND BUILDING PERMITS, INCLUDING APPROVED CHANGE ORDERS.
7. CONTRACTOR SHALL NOT DISASSEMBLE DRAWING SETS FOR DISTRIBUTION TO SUB–CONTRACTORS. SUB–CONTRACTORS SHALL HAVE A FULL SET OF DRAWINGS FOR BIDDING AND CONSTRUCTION PURPOSES.
8. CONTRACTOR SHALL PROVIDE PRICING, SCHEDULING, MATERIALS, ETC. FOR WORK AS SHOWN ON PLANS AND IN SPECIFICATIONS AND ALL RELATED WORK TO PROVIDE A COMPLETED PROJECT AS SCHEDULED.
9. CONTRACTOR SHALL PURCHASE AND MAINTAIN THE CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKMAN'S COMPENSATION PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW AND OWNER. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THIS WORKS.
10. CONTRACTOR SHALL INSPECT ALL EXISTING CONDITIONS IN PROJECT AREAS TO IDENTIFY WORK REQUIRED TO BE REFURBISHED AND/OR REPAIRED FROM "AS–IS" CONDITIONS TO "LIKE NEW" CONDITIONS AS POSSIBLE.
11. CONTRACTOR IS RESPONSIBLE FOR THE SECURITY, CONDUCT AND DISCIPLINE OF ALL WORKERS, AND SECURITY OF THE WORK SITE AND STORED MATERIALS, ETC. WHILE ON SITE.
12. THE BUILDING AND FACILITIES MUST BE ACCESSIBLE TO AND FUNCTIONAL FOR THE PHYSICALLY HANDICAPPED AND CONFORM TO ALL APPLICABLE CODES, REGULATIONS AND LAWS. THE GENERAL CONTRACTOR SHALL CONSULT WITH THE ARCHITECT SHOULD ANY DISCREPANCIES OR QUESTIONS ARISE PRIOR TO PROCEEDING WITH CONSTRUCTION.
13. CONTRACTOR SHALL SUBMIT TO THE ARCHITECT WITHIN FIVE (5) DAYS OF COMMENCEMENT OF WORK, CONFIRMATION WITH DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT WITH LONG LEAD TIMES, WHICH COULD PREVENT THE MEETING OF SPECIFIED CONSTRUCTION DATES. IN THE EVENT THAT THIS IS NOT DONE, THE GENERAL CONTRACTOR IS TO ACCEPT RESPONSIBILITY FOR ANY ADDITIONAL EXPENSES REQUIRED TO GET ITEMS WITHIN OWNER'S/TENANTS SCHEDULE.
14. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS, AND SHALL COORDINATE WITH TRADES IN THE LAYOUT OF HIS WORK. THE ALIGNMENT IN COORDINATION OF HIS WORK AND OTHER ADJACENT WORK IS OF PRIMARY IMPORTANCE AND SHALL TAKE PRECEDENCE OVER DIMENSIONS. CONTRACTOR SHALL LAYOUT AND VERIFY HIS WORK TO ENSURE PROPER ALIGNMENT AND FIT. CONTRACTOR SHALL REPORT IMMEDIATELY ANY DISCREPANCIES TO HIS SUPERINTENDENT AND THE ARCHITECT BEFORE PROCEEDING OR PROCEED AT CONTRACTOR'S OWN RISK.
15. CONTRACTOR SHALL HOLD CONSTRUCTION MEETINGS AND SHALL RECORD AND DISTRIBUTE THE MINUTES OF THESE MEETINGS TO THE OWNER, OWNER'S REP, TENANT, ARCHITECT, AND SUB–CONTRACTORS. THE MEETING NOTES SHALL BE ISSUED PRIOR TO THE NEXT SCHEDULED MEETING.
16. TYPICAL DIMENSIONS ARE TO COLUMN CENTER LINE, FACE OF MASONRY, OR FACE OF GYP. BD. UNLESS NOTED OTHERWISE.
17. ALL ANGLES ARE 45 DEG., 90 DEG., OR 135 DEG. UNLESS INDICATED OTHERWISE.
18. FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
19. CONTRACTOR SHALL WORK FROM ESTABLISHED POINTS AND LINES, ESTABLISH AND MAINTAIN MARKERS FOR LINES AND LEVELS OF WORK.
20. UNDER NO CIRCUMSTANCES SHALL ANY MEASUREMENT BE SCALED FROM THESE DOCUMENTS. ANY MEASUREMENT NOT GIVEN AN ACTUAL NUMERICAL DIMENSION SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO PROCEEDING.
21. COORDINATE DEMO WORK IN NEW CONSTRUCTION. MAKE SURE THAT DEMOLITION ITEMS ARE REPLACED OR COVERED IN THE NEW WORK.
22. ALL MATERIALS ARE CONSIDERED NEW UNLESS NOTED OTHERWISE.
23. ALL CHANGES IN THESE DOCUMENTS SHALL ONLY BE AUTHORIZED IF IN WRITING BY THE ARCHITECT AND APPROVED BY THE OWNER. IF ANY DISCREPANCIES EXIST IN THE CONTRACT DOCUMENTS/SPECIFICATIONS, THE CONTRACTOR IS RESPONSIBLE FOR CLARIFYING WITH THE ARCHITECT. THE ARCHITECT ONLY, SHALL INTERPRET THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE CONTRACTOR SHALL RESOLVE FIELD CONDITIONS NOT SHOWN IN CONTRACT DOCUMENTS WITH ARCHITECT.
24. "ALIGN" MEANS SIMILAR COMPONENTS OR CONSTRUCTION, (E.G., PARTITIONS, JAMBS, ETC.) SHALL BE IN LINE ACROSS VOIDS.
25. "ALIGN" AS IN THESE DOCUMENTS SHALL SUPERSEDE ANY DIMENSIONAL INFORMATION SHOWN. IF A DISCREPANCY OCCURS, NOTIFY THE SUPERINTENDENT AND ARCHITECT IMMEDIATELY.
26. "TYPICAL" MEANS IDENTICAL FOR ALL APPARENT SAME CONDITIONS.
27. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED.
28. "OPPOSITE" MEANS SIMILAR COMPONENTS OR CONSTRUCTION ON OTHER SIDE.
29. ANY DIMENSION NOTED "VERIFY" OR "AS REQUIRED" MUST BE CONFIRMED WITH THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.
30. ALL HEIGHTS ARE DIMENSIONED FROM ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
31. DUE TO COLUMN MISALIGNMENT, VERTICALLY AND HORIZONTALLY, CARE SHALL BE TAKEN TO ACCOMPLISH CHASE & WET WALL CONTINUITY WITH PARTITIONS HELD TRUE & SQUARE.
32. CONTACT PROJECT ARCHITECT FOR FIELD DIMENSIONS VARYING MORE THAN 1" FROM THAT INDICATED ON DRAWINGS.
33. DIMENSIONS WITH AN ASTERISK OR THE PLUS–MINUS SYMBOL SHALL BE ALLOWED TO VARY IN MEASUREMENT. CONSULT ARCHITECT AT THESE CONDITIONS.
34. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE SECURITY, CONDUCT, AND DISCIPLINE OF ALL WORKERS, AND SECURITY OF THE WORK SITE AND STORED MATERIALS, ETC. WHILE ON SITE.
35. THE GENERAL CONTRACTOR SHALL HAVE ON SITE AT ALL TIMES, THE APPROVED AND MOST CURRENT CONTRACT DOCUMENTS AND BUILDING PERMITS, INCLUDING APPROVED CHANGE ORDERS.
36. QUESTIONS CONCERNING ACCURACY, CONSTRUCTABILITY, AND CODE COMPLIANCE SHALL BE ADDRESSED WITH THE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
37. CONTRACTOR SHALL SUBMIT TO BUILDING OWNER A STAGING PLAN PRIOR TO COMMENCEMENT OF WORK.
38. CONTRACTOR SHALL PROVIDE SEPARATE TRASH REMOVAL SERVICES DURING DEMOLITION AND NEW CONSTRUCTION AND PROVIDE THOROUGH CLEANING OF ANY SOILED PUBLIC SPACES BEFORE LEAVING THE PREMISES EACH DAY. ALL MATERIALS SHALL BE DISPOSED OF IN A PROPER AND CODE COMPLIANT MANNER.
39. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SUBMITTALS ELECTRONICALLY. PHYSICAL SAMPLES SHALL BE SENT TO ARCHITECT AS REQUIRED.
40. PRIOR TO THE PUNCHLIST, THE CONTRACTOR SHALL TEST ALL ELECTRICAL, FIRE PROTECTION, PLUMBING, HVAC, AND RELATED EQUIPMENT. ALL DOORS, HARDWARE, MILLWORK AND GENERAL FINISHES SHALL BE INSPECTED FOR COMPLETENESS OF INSTALLATION AND SMOOTHNESS OF OPERATION.
41. CONTRACTOR TO PREPARE AND SUBMIT A PUNCHLIST TO OWNER/TENANT AND ARCHITECT PRIOR TO REQUESTING ARCHITECT TO COMPLETE THEIR PUNCHLIST.
42. PRIOR TO THE FINAL PUNCHLIST, THE CONTRACTOR SHALL CLEAN GENERALLY INCLUDING REMOVAL OF ALL CONSTRUCTION DEBRIS, WIPE DOWN ALL WALLS, CEILING, GLASS, MILLWORK, ETC. AND CLEANING OF FLOOR COVERING, LIGHT FIXTURES, RECEPTACLES, ETC.
43. AFTER COMPLETION OF PUNCHLIST, THE CONTRACTOR SHALL PROVIDE FINAL THOROUGH CLEANING SERVICES INCLUDING CARPET SHAMPOOING, FINAL CLEANING OF GLASS AND WINDOW BLINDS, MILLWORK AND DOORS.
44. AFTER COMPLETION OF PUNCHLIST, THE CONTRACTOR SHALL SUPPLY THE LANDLORD AND TENANT WITH PROJECT MANUALS THAT SHALL INCLUDE ALL WARRANTIES WITH CONTRACT INFORMATION AS WELL AS CLEANING, REPAIR AND MAINTENANCE INSTRUCTIONS TO COVER ALL AREAS OF CONSTRUCTION.
45. REMOVE ALL TEMPORARY LABELS, STICKERS, ETC. FROM EQUIPMENT, APPLIANCES, ETC. AND PROVIDE TO CLIENT.
46. THERE SHALL BE A CLEAR CIRCULATION PATH OF 44" MIN. WITHIN CORRIDORS & PUBLIC AREAS.
47. ALL WORK SHOWN BY OTHERS OR N.I.C. IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR, AND NOT PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR IS TO COORDINATE WITH OTHER CONTRACTORS AS REQUIRED.
48. CONSTRUCTION REQUIRING CUTTING, PATCHING AND FINISHING IS NOT NECESSARILY DESCRIBED IN THE CONSTRUCTION DRAWINGS. CONTRACTOR SHALL IDENTIFY, INCLUDE IN PRICING AND PERFORM ANY CUTTING, PATCHING AND FITTING REQUIRED TO ACCOMMODATE CONSTRUCTION WORK WITHOUT ADDITIONAL CHARGE.
49. WHEN CHANGE ORDERS HAVE BEEN REQUESTED BY OWNER OR OWNER'S REP, CONTRACTOR SHALL SUBMIT WRITTEN PRICES WITH UNIT BREAKDOWNS, AND INDICATE IF CONSTRUCTION COMPLETION DATE IS AFFECTED. CONTRACTOR SHALL OBTAIN OWNER'S WRITTEN APPROVAL OF CHANGE ORDERS PRIOR TO IMPLEMENTATION. CONTRACTOR SHALL TAKE RESPONSIBILITY FOR FULL PAYMENT OF CHANGE ORDERS, AND LATENESS IN COMPLETING CONSTRUCTION WORK, IF IMPLEMENTED WITHOUT OWNER'S WRITTEN APPROVAL. VERBAL INSTRUCTIONS SHALL NOT IMPLY APPROVAL.
50. ANY CONTROVERSY OR CLAIM ARISING OUT OF OR RELATING TO THE WORK PERFORMED BY THE ARCHITECT SHALL BE GOVERNED BY THE LAW OF THE PRINCIPAL PLACE OF BUSINESS OF THE ARCHITECT.

01000–GENERAL–BIDDING

1. BY SUBMITTING A BID, THE CONTRACTOR INDICATES THAT HE AND HIS SUBCONTRACTORS HAVE REVIEWED ALL GENERAL NOTES, SPECIFICATIONS AND DRAWINGS; VISITED THE SITE AND ARE FAMILIAR WITH THE INTENDED SCOPE OF WORK AND EXISTING CONDITIONS.
2. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH THE BUILDING, IT'S SYSTEMS AND LAYOUT, ABOVE AND BELOW FINISHED CEILING, AND ARE RESPONSIBLE FOR VERIFYING ALL CONTRACT DOCUMENTS WITH FIELD CONDITIONS, FOR CONFIRMING DOCUMENT ACCURACY AND THAT THE WORK IS BUILDABLE AS SHOWN PRIOR TO PROVIDING CONSTRUCTION BIDS. THEY SHALL NOTE ITEMS WHICH WILL CONFLICT WITH, OR BE DETRIMENTAL TO, THE WORK TO BE PERFORMED. IF THERE ARE ANY DISCREPANCIES OR QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE SUBMITTING CONSTRUCTION BIDS.
3. GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH ALL BUILDING RULES AND REGULATIONS AS SET BY THE LANDLORD FOR CONSTRUCTION. COORDINATE WITH LANDLORD PRIOR TO BID AND COMMENCEMENT OF WORK.
4. THE GENERAL CONTRACTOR SHALL CONFIRM DURING INITIAL SITE VISIT PRIOR TO BID AND PROVIDE PRICING FOR REQUIRED FLOOR PREP IN BASE BID.
5. DRAWINGS (OR PORTIONS OF DRAWINGS) SHALL NOT BE REPRODUCED FOR SUBMITTALS. SUBMITTALS PRODUCED IN THIS MANNER WILL BE REJECTED AND RETURNED TO CONTRACTOR.
6. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FURNISH AND INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, OR THE SPECIFICATION HEREIN, WHICHEVER IS MORE STRINGENT. CONFIRM DIRECTION WITH ARCHITECT PRIOR TO PROCEEDING.
7. SUBSTITUTIONS: ALL ITEMS SHALL BE INSTALLED AS SPECIFIED EXCEPT WHERE A SUBSTITUTE HAS BEEN APPROVED BY THE LANDLORD, ARCHITECT, AND TENANT IN WRITING. ALL SUBSTITUTIONS MUST BE SUBMITTED TO ARCHITECT, LANDLORD AND TENANT FOR REVIEW AND APPROVAL. PRODUCT SUBSTITUTIONS MUST BE SUBMITTED NO LESS THAN TWO WEEKS PRIOR TO THE LEAD TIME OF THE ORIGINALLY SPECIFIED PRODUCT. THE GENERAL CONTRACTOR IS TO RECEIVE WRITTEN ACCEPTANCE OF PRODUCT SUBSTITUTION BASED ON PRICE AND QUALITY. QUALITY SAMPLES, SPECIFICATIONS AND PRICING INFORMATION ARE TO BE SUBMITTED TO THE ARCHITECT AT TIME OF SUBSTITUTION REQUEST AND WITHIN THE TIME FRAME AS IDENTIFIED IN THIS POLICY. PROVIDE THREE (3) SETS OF SUBMITTAL INFORMATION FOR REVIEW. ALL PRODUCT SUBSTITUTIONS MUST HAVE EQUAL GUARANTEE, BE OF EQUAL QUALITY, AND NOT COMPROMISE THE DESIGN INTENT AS SET BY THE ARCHITECT.

02000–SITEWORK

03000–CONCRETE

04000–MASONRY

05000–METALS

1. PROVIDE A NON–METALLIC SEPARATOR BETWEEN ALL DISSIMILAR METALS.

06000–WOOD AND PLASTIC

1. CONTRACTOR SHALL PROVIDE FINISH SAMPLES OF ALL MILLWORK FINISHES/MATERIALS, PROFILE SAMPLES OF ALL WOOD BASES/TRIM PIECES AND SHOP DRAWINGS FOR ALL MILLWORK PRIOR TO ORDERING IN A TIMELY MANNER AS NOT TO DELAY PROJECT COMPLETION DATE.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING, LOCATING AND INSTALLING ALL BLOCKING REQUIRED TO ADEQUATELY SUPPORT MILLWORK PIECES AND THE RELATED LOADING.
3. PROVIDE FIRE TREATED WOOD BLOCKING, NAILER, GROUNDS, FURRING AND FRAMING AS REQUIRED BY CODE.
4. ALL CASEWORK SHALL BE GOVERNED BY AWI SECTION 400–"PREMIUM QUALITY"; FLUSH OVERLAY CONSTRUCTION, AND MEDIUM DENSITY "FIBERBOARD" SUBSTRATE (NOT PARTICLEBOARD) FOR PLASTIC LAMINATE AND WOOD VENEER.
5. ALL MILLWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH AWI STANDARDS' MOST RECENT EDITION FOR "PREMIUM GRADE" MILLWORK AND CABINETRY QUALITY AND DETAILING.
6. ALL HARDWARE SHALL BE HEAVY DUTY CONSTRUCTION AND AS INDICATED BY ARCHITECT. ALL HINGES SHALL BE CONCEALED AND SELF–CLOSING, AND ALL DRAWER GLIDES SHALL BE FULL EXTENSION, UNLESS NOTED OTHERWISE. ALL MILLWORK DOORS SHALL BE SECURED WITH MAGNETIC CATCHES AND HAVE SCHEDULED LOCKS AND DOOR PULLS. REFER TO TYPICAL ELEVATION FOR FINISH AND LOCATION. CONTRACTOR SHALL SUBMIT CUT SHEETS FOR ALL MILLWORK HARDWARE INCLUDING LOCKS, DOOR PULLS, GUIDES, HINGES, ETC. TO ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING.
7. FOR PLASTIC LAMINATE PRODUCTS, ALL EXPOSED SURFACES, ALL SEMI–EXPOSED SURFACES AND ALL BALANCING FACES OF LAMINATED PANELS SHALL BE PLASTIC LAMINATE. FOR WOOD PRODUCTS, ALL EXPOSED SURFACES AND ALL SEMI–EXPOSED SURFACES SHALL BE WOOD VENEER WITH VENEERED OR SOLID WOOD EDGES (INCLUDING BOTH SIDES OF DOORS AND DRAWER FRONTS). FOR ALL OTHER INTERIOR, SURFACES SHALL BE "MELAMINE" OR APPROVED EQUAL CABINET LINER. MINIMUM VENEER AND OVERLAY THICKNESS; TOP AND SHELF EDGE– 0.050", VERTICAL SURFACES– 0.028", HORIZONTAL SURFACES– 0.050", CABINET LINER– 0.020". REFER TO FINISH SPECIFICATIONS/SCHEDULES FOR COLORS.
8. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL APPLIANCE, VENDING AND EQUIPMENT DIMENSIONS PRIOR TO PRODUCTION OF MILLWORK.
9. THE HEADS OF ALL FASTENERS IN WOOD FRAMES, TRIM, ETC. SHALL BE SUNK, FILLED SMOOTH, AND BLENDED WITH FINAL FINISH FOR INVISIBLE APPEARANCE.
10. ALL WOOD TRIMS FURNISHED BY THE CONTRACTOR SHALL BE SANDED SMOOTH WITH EASED EDGES USING SAND PAPER PRIOR TO FINISH APPLICATIONS. ALL OPEN JOINTS, CRACKS OR NAIL HOLES SHALL BE FILLED SMOOTH AND FLUSH WITH SURROUNDING SURFACES. FINISH SHALL BE AS SPECIFIED IN THE FINISH SCHEDULE.
11. ALL INTERIOR FINISHES WITHIN TENANT SPACE WILL MEET THE FLAME SPREAD AND SMOKE DEVELOPMENT REQUIREMENTS CALLED OUT IN 1999 BOCA NATIONAL BUILDING CODE IN SECTIONS 803.3.2, 803.4.2, 805.3, AND TABLE 803.4.
12. PLYWOOD AND/OR MDF USED IN ALL WET OR HIGH HUMIDITY APPLICATIONS SHALL BE MARINE GRADE OR MOISTURE RESISTANT.
13. USE A MINIMUM OF 50% (BASED ON COST) OF WOOD–BASED MATERIALS AND PRODUCTS THAT ARE CERTIFIED IN ACCORDANCE WITH THE FOREST STEWARDSHIP COUNCIL'S (FSC) PRINCIPLES OF WOOD BUILDING COMPONENTS PERMANENTLY INSTALLED IN THE PROJECT.
14. COMPOSITE WOOD AND AGRIFIBER PRODUCTS USED ON THE INTERIOR OF THE BUILDING MUST CONTAIN NO ADDED UREA–FORMALDEHYDE RESINS. LAMINATING ADHESIVES USED TO FABRICATE ON–SITE AND SHOP–APPLIED COMPOSITE WOOD AND AGRIFIBER ASSEMBLIES MUST NOT CONTAIN ADDED UREA–FORMALDEHYDE RESINS.

07000–THERMAL AND MOISTURE

1. ALL PENETRATIONS THROUGH RATED PARTITIONS/FLOORS/CEILINGS SHALL BE FILLED WITH SAFING INSULATION AND FIRE RATED SEALANT.
2. THE CONTRACTOR IS RESPONSIBLE FOR FIRE STOP AT ALL WALLS, FLOORS, AND RAISED AREAS AS MAY BE REQUIRED BY LOCAL CODES.
3. ANY DAMAGED OR MISSING SPRAY–ON FIREPROOFING TO BE REPLACED.

08000–DOORS AND WINDOWS

1. FIELD VERIFY ALL ROUGH OPENING REQUIREMENTS TO ACCOMMODATE DOORS & WINDOWS.
2. MODIFY EXISTING WALL OPENINGS AS REQUIRED TO CONFORM TO NEW DOOR & WINDOW ROUGH OPENING REQUIREMENTS.
3. DOOR FRAMES OCCURRING ADJACENT TO INTERSECTING PARTITIONS SHALL BE INSTALLED 4" FROM THE BACK EDGE OF JAMB TO THE FACE OF THE ADJACENT PARTITION UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL SUBMIT PROFILE SAMPLES OF ALL WOOD/METAL DOOR/WINDOW FRAMES AND TRIMS, AND ANY MISCELLANEOUS WOOD/METAL/GLASS PIECES FOR ARCHITECT'S APPROVAL PRIOR TO ORDERING IN A TIMELY MANNER AS NOT TO DELAY THE PROJECT COMPLETION DATE.
5. CONTRACTOR SHALL PROTECT ALL PREFINISHED DOORS DURING THE CONSTRUCTION PERIOD. DOORS THAT ARE DAMAGED AS A RESULT OF THE GENERAL CONTRACTOR OR HIS SUB–CONTRACTORS WORK DURING THIS PERIOD SHALL BE REPAIRED AND REFINISHED BY THE GENERAL CONTRACTOR.
6. CONTRACTOR SHALL SUBMIT COMPLETE DOOR AND HARDWARE FINISH SUBMITTALS AND SCHEDULE TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO PLACING ORDER.
7. DIMENSIONS GIVEN FOR DOORS AND FRAMES ARE NOMINAL DIMENSIONS ONLY. FRAME TOLERANCES, CEILING CLEARANCES, AND UNDERCUTS ARE TO BE TAKEN INTO CONSIDERATION AND DEDUCTED FROM THE NOMINAL DIMENSIONS PRIOR TO ORDERING ACTUAL DOORS. CONSULT ARCHITECT PRIOR TO PLACEMENT OF ORDER FOR CLARIFICATION SHOULD ANY DISCREPANCIES OR QUESTIONS EXIST.
8. CONTRACTOR SHALL CONFIRM THAT ALL HINGES, ETC. CONFORM TO THE WEIGHT LOADS OF SCHEDULED DOORS PRIOR TO ORDERING DOORS AND FRAMES.
9. CONTRACTOR SHALL PROVIDE HARDWARE FOR FIRE–RATED OPENINGS IN COMPLIANCE WITH NFPA STANDARD NO. 80. THIS REQUIREMENT TAKES PRECEDENCE OVER OTHER REQUIREMENTS FOR SUCH HARDWARE.
10. ALL DOORS IN THE MEANS OF EGRESS SHALL PROVIDE HARDWARE NOT REQUIRING A KEY OR SPECIAL KNOWLEDGE FOR EXIT OPERATION FROM THE EGRESS SIDE OF THE DOOR. ALL DOOR HARDWARE SHALL MEET OR EXCEED ALL APPLICABLE CODE COMPLIANCY. ALL DOORS EQUIPPED WITH SPECIAL LOCKING HARDWARE SHALL COMPLY WITH CRITERIA ESTABLISHED IN CURRENT APPLICABLE CODES. REFER TO CODE DATA BLOCK.
11. CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS PIECES, SILENCERS, SEALS, DOOR STOPS, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION OF ALL DOORS. ALL DOORSTOPS TO BE FLOOR MOUNTED AT A 90–DEGREE ANGLE TO THE DOOR OPENING, UNLESS NOTED OTHERWISE.
12. ALL LOCKS SHALL BE KEYED TO THE TENANT & BUILDING MASTER SYSTEM.
13. ALL DOOR LEVERS SHALL BE MOUNTED 42" A.F.F., UNLESS NOTED OTHERWISE.
14. GLASS AND GLAZING SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE FLAT GLASS MARKETING ASSOCIATION "GLAZING MANUAL" AND AHSI Z97.1–1984.
15. ALL GLASS SHALL BE ORDERED WITHOUT MANUFACTURERS STAMP AND FREE OF BLEMISHES AND TONG MARKS.
16. PROVIDE TEMPERED OR FIRE–RATED GLASS AS SHOWN ON PLAN AND REQUIRED BY CODE. ALL LABELS MUST BE VISIBLE AFTER INSTALLATION FOR VERIFICATION BY AUTHORITIES.
17. FIELD VERIFY GLAZING OPENINGS PRIOR TO ORDERING GLASS.
18. PROPERLY WEATHERPROOF AND SEAL ALL OPENINGS.

09000–FINISHES

1. UTILIZE LOW VOLATILE ORGANIC COMPOUND (VOC) LIMITS WITH ALL PRODUCTS USED ON THE INTERIOR OF THE SPACE AND COMPLY WITH THE ADHESIVES, SEALANTS AND SEALANT PRIMER REQUIREMENTS WITH SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULE #1168. ARCHITECTURAL PAINTS AND COATINGS APPLIED TO INTERIOR WALLS AND CEILINGS MUST NOT EXCEED THE VOC CONTENT LIMITS ESTABLISHED IN GREEN SEAL STANDARD GS–11. ANTI–CORROSIVE AND ANTI–RUST PAINTS APPLIED TO INTERIOR FERROUS METAL SUBSTRATES MUST NOT EXCEED THE VOC CONTENT LIMIT OF 250 g/L ESTABLISHED IN GREEN SEAL STANDARD GC–03. CLEAR WOOD FINISHES, FLOOR COATINGS, STAINS, PRIMERS, AND SHELLACS APPLIED TO INTERIOR ELEMENTS MUST NOT EXCEED THE VOC CONTENT LIMITS ESTABLISHED IN SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT (SCAQMD) RULE 1113. ALL CARPET/CUSHION BACKING INSTALLED IN THE BUILDING INTERIOR MUST MEET THE TESTING AND PRODUCT REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PLUS PROGRAM.
2. SUB–CONTRACTORS ARE RESPONSIBLE FOR EXAMINING ALL SUBSTRATE CONDITIONS WHERE THEIR WORK IS TO BE APPLIED. SUBSTRATE SHALL BE FREE FROM DEFECTS, SMOOTH AND SHALL CONFORM TO THE REQUIREMENTS OF THE FINISHED MATERIAL MANUFACTURER'S RECOMMENDATION.
3. ALL CONTROL JOINTS IN GYPSUM BOARD AND PLASTER CEILINGS (IF NOT SPECIFICALLY SHOWN), AT A MINIMUM, SHALL BE LOCATED AS REQUIRED BY U.S. GYPSUM FOR ALL INTERIOR AND EXTERIOR LOCATIONS. VERIFY LOCATION W/ ARCHITECT.
4. WALLS SHALL EXTEND TO STRUCTURE WHEN SEPARATING A ROOM WITH EXPOSED STRUCTURE FROM A ROOM WITH A CEILING.
5. PROVIDE ACOUSTICAL SEALANT TO EACH SIDE OF TOP & BOTTOM TRACK OF CORRIDOR/DEMISING WALLS & WHERE WALLS INTERSECT A MASONRY OR PLASTER WALL OR A WALL OF A DISSIMILAR MATERIAL.
6. WHERE PARTITIONS TERMINATE AT WINDOW MULLIONS, CENTER THE PARTITION ON THE MULLION UNLESS OTHERWISE NOTED. DO NOT FASTEN INTO MULLIONS. WHERE PARTITIONS TERMINATE AT BUILDING PERIMETER COLUMNS; PROVIDE CLOSURE TO GLASS. REFER TO DETAILS ON PLANS.
7. USE DRYWALL ACCESSORIES AS SPECIFIED ON THE DRAWINGS OR IN THE SPECIFICATIONS. SUBSTITUTIONS MUST HAVE APPROVAL OF THE ARCHITECT PRIOR TO INSTALLATION.
8. PROVIDE STENCILING ABOVE CEILINGS & IN CONCEALED SPACES, CORRIDOR PARTITIONS, SMOKESTOP PARTITIONS, HORIZONTAL EXIT PARTITIONS, EXIT ENCLOSURES & FIRE–RATED WALLS. "FIRE AND SMOKE BARRIER PROTECT ALL OPENING.
9. ALL FLOOR/CEILING RATED ASSEMBLIES SHALL BE CONSTRUCTED REGARDLESS OF FURR DOWNS & DROPPED CEILING BELOW (REFER TO REFLECTED CEILING PLANS & DETAILS).
10. THE CONTRACTOR IS TO INSTALL LATEX FLOOR FILL MATERIAL AT ALL CHANGES IN THE FLOOR MATERIALS TO BRING THE TRANSITION BETWEEN ADJACENT FINISHES FLUSH AND LEVEL WITH THEIR FINISH ELEVATION. TRANSITIONS SHALL MAINTAIN A MAXIMUM SLOPE TO ADJOINING SURFACES OF 1/8" PER FOOT.
11. ALL EXTERIOR CORNERS SHALL HAVE METAL CORNER BEADS UNLESS OTHERWISE NOTED ON THE DOCUMENTS.
12. ALL FLOORING MATERIALS SHALL BE INSTALLED TO ALL PERIMETER WALLS, INCLUDING BENEATH FIXTURES INDICATED ON THE DRAWINGS.
13. UNLESS OTHERWISE NOTED IN THE PLANS, ALL WALL FINISHES AND TRIMS SHALL BE CONTINUOUS FROM FLOOR BASE TO CEILING AND NOT TO BE INTERRUPTED BY TRIMS OR MOVABLE FIXTURES.

10000–SPECIALTIES

11000–EQUIPMENT

12000–FURNITURE

13000–SPECIALTY CONSTRUCTION

1. SEE SHEET A0–01 FOR TYPICAL MOUNTING LOCATIONS AND HEIGHTS OF DEVICES. MECHANICAL AND ELECTRICAL SUB–CONTRACTORS TO SCHEDULE A PRE–ROUGH–IN MEETING WITH THE ARCHITECT TO COORDINATE AESTHETIC LOCATION OF OUTLET, SWITCH, DATA, THERMOSTAT, PANEL, ETC. ROUGH–INS.

15000/16000–MECHANICAL/ELECTRICAL/PLUMBING/FIRE PROTECTION

1. ALL MECHANICAL, ELECTRICAL, PLUMBING, AND FIRE–PROTECTION WORK SHALL BE "DESIGN/BUILD" BY RESPECTIVE CONTRACTORS. INDIVIDUAL COMPONENTS, WHICH INCLUDE BUT ARE NOT LIMITED TO SPRINKLER HEADS, THERMOSTATS, AND HVAC GRILLS, AS SHOWN, ARE TO BE USED AS ARCHITECTURAL GUIDELINES FOR LOCATION OF THESE ITEMS IN THE SPACE. THE SPECIFIC SIZING AND ENGINEERING OF THESE COMPONENTS, TO ENSURE ACCEPTABLE OPERATION OF THE INDIVIDUAL SYSTEMS AND CONFORMANCE WITH APPLICABLE CODES AND REGULATIONS, ARE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS DESIGN–BUILD SUBCONTRACTORS. THE SUB–CONTRACTOR SHALL PRODUCE DRAWINGS AS REQUIRED FOR PERMITS, AT NO EXPENSE TO THE LANDLORD, ARCHITECT, OR TENANT. UPON COMPLETION, ALL TRADES SHALL PROVIDE LANDLORD WITH COMPLETE AS–BUILT DRAWINGS. THE LANDLORD, TENANT, AND ARCHITECT SHALL ASSUME NO RESPONSIBILITY FOR THE PROPER DESIGN AND INSTALLATION OF MECHANICAL, PLUMBING, OR FIRE PROTECTION SYSTEMS. THESE ITEMS SHALL REMAIN THE FULL RESPONSIBILITY OF THE RESPECTIVE "DESIGN–BUILD" CONTRACTORS.
2. CONTRACTOR IS RESPONSIBLE FOR REVIEWING THIS TYPE OF WORK WITH THE OWNER PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ACCESS PANELS IN PARTITIONS AND CEILINGS WHICH ARE REQUIRED. VERIFY LOCATION W/ ARCHITECT.
3. ALL DUCT PENETRATIONS THROUGH RATED PARTITIONS SHALL HAVE FIRE DAMPERS AS REQUIRED BY LOCAL CODES.
4. THERE SHALL BE NO COMBUSTIBLE MATERIAL PRESENT IN A RETURN AIR PLENUM.
5. ALL CONCEALED SPACES CONTAINING COMBUSTIBLE MATERIALS WHERE THE SPACE IS GREATER THAN 6" TALL REQUIRES SPRINKLERS OR THE WRAPPING OF ALL COMBUSTIBLE MATERIALS WITH RATED GYP. BD. ASSEMBLIES.
6. ALL BATHROOM EXHAUST FANS SHALL EXHAUST TO THE EXTERIOR THROUGH MULTIPLE TRUNKLINES THAT ARE FITTED W/ A BACKDRAFT DEVICE.
7. AT COMPLETION, BALANCE THE MECHANICAL SYSTEM AND PROVIDE AS–BUILT DRAWINGS TO OWNER.
8. NO THERMOSTAT SHALL BE LOCATED WITHIN 12" HORIZONTALLY OF A DIMMER SWITCH. THE GENERAL CONTRACTOR SHALL CONSULT HVAC SUBCONTRACTOR IN ALL OF THESE CASES AND CONFIRM WITH THE ARCHITECT.
9. CONTRACTOR AND HIS RESPECTIVE SUB–CONTRACTORS ARE RESPONSIBLE FOR LOCATING ALL DIFFUSERS, REGISTERS, THERMOSTATS, ETC. PER CONTRACT DOCUMENTS. WHEN NOT SHOWN. VERIFY LOCATION WITH ARCHITECT PRIOR TO PROCEEDING.
10. ANY ITEM NOT SHOWN ON THE CONTRACT DOCUMENTS THAT IS IN VIEW FROM THE FINISHED SPACE SHALL NOT BE INSTALLED WITHOUT THE APPROVAL OF THE ARCHITECT.
11. ALL CEILING PENETRATIONS SHOULD BE CHECKED AND CONFIRMED BUILDABLE BEFORE ANY RELATED ELEMENTS ARE CONSTRUCTED. IF THERE ARE ANY QUESTIONS OR DISCREPANCIES REGARDING THESE ELEMENTS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK IN QUESTION OR RELATED WORK.
12. ALL VAV BOXES, ACCESSIBLE MECHANICAL DEVICES, ETC. ARE TO BE LOCATED IN ACCESSIBLE AREAS OUTSIDE OF THE GYPSUM BOARD CEILINGS. NO EXCEPTIONS WITHOUT PRIOR APPROVAL BY THE ARCHITECT.
13. REFER TO CONTRACT DOCUMENTS FOR EXACT LOCATION OF ALL FIRE SAFETY DEVICES. IN THE EVENT OF A DISCREPANCY OR OMISSION, CONFIRM WITH THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION. LOCATIONS FOR ANY DEVICES NOT SHOWN ON THESE DRAWINGS BUT REQUIRED BY CODE SHALL BE COORDINATED WITH ARCHITECT.
14. CONTRACTOR SHALL SUPPLY AND INSTALL EXIT LIGHTS, AUDIO ALARMS, AND EMERGENCY LIGHTING CIRCUITRY AS REQUIRED BY GOVERNING BUILDING CODES. THE ELECTRICAL SUBCONTRACTOR IS RESPONSIBLE FOR CONFIRMING THE LOCATION OF ALL DEVICES WITH THE ARCHITECT PRIOR TO BEGINNING CONSTRUCTION. IF COORDINATION IS NOT PERFORMED, CONTRACTOR SHALL, AT OWN EXPENSE, RELOCATE DEVICES AS REQUIRED.
15. CONTRACTOR TO SCHEDULE A PRE–ROUGH–IN MEETING WITH THE ARCHITECT TO COORDINATE AESTHETIC LOCATION OF OUTLET, SWITCH, DATA, THERMOSTAT, PANEL, ETC. ROUGH–INS.
16. PROVIDE FOAM GASKETS WITH ALL COVERPLATES AT JUNCTION BOXES IN PERIMETER/EXTERIOR WALLS.
17. CONTRACTOR IS RESPONSIBLE FOR ALL MISCELLANEOUS HARDWARE, ATTACHMENT DEVICES, TRANSFORMERS, ETC. AS NECESSARY TO COMPLETE INSTALLATION OF LIGHT FIXTURES.
18. CONTRACTOR IS RESPONSIBLE FOR TARGETING AND ADJUSTING ALL ADJUSTABLE LIGHT FIXTURES UNDER THE OBSERVATION OF AND IN COMPLIANCE WITH THE RECOMMENDATIONS OF THE ARCHITECT. ALL LABOR AND MATERIALS REQUIRED TO PERFORM THESE TASKS SHALL BE INCLUDED IN THE BASE CONSTRUCTION BID.
19. ALL INCANDESCENT TYPE LIGHT FIXTURES SHALL BE SWITCHED AND CIRCUITED SEPARATELY FROM ALL FLUORESCENT LIGHT FIXTURES. ALL INCANDESCENT FIXTURES SHALL BE CONTROLLED WITH A DIMMER SWITCH UNLESS OTHERWISE NOTED.
20. ALL COMPONENTS TO BE INSTALLED IN LAY–IN CEILINGS ARE TO BE CENTERED IN TILES UNLESS NOTED OTHERWISE.
21. ALL RECESSED LIGHT FIXTURES MUST BE INSTALLED SO THAT THE BOTTOM OF THE THROAT IS EVEN WITH THE FINISHED CEILING PLANE. THE OVERLAPPING FLANGE MUST THEN FIT FLUSH WITH THE CEILING PLANE/THROAT. NO LIGHT LEAK SHALL BE VISIBLE. ALL MISCELLANEOUS HARDWARE AND CEILING MODIFICATIONS NECESSARY ABOVE THE CEILING PLANE SHALL BE INCLUDED IN THE BASE CONSTRUCTION BID.
   ALL EXIT LIGHTS AND EMERGENCY LIGHTING SHALL BE INSTALLED PER CODE REQUIREMENTS. IF A DISCREPANCY EXISTS BETWEEN THE CONTRACT DOCUMENTS THE GENERAL CONTRACTOR SHALL CONFIRM WITH THE ARCHITECT THE REQUIRED LOCATION AND MOUNTING DETAILS.
22. NEW AND EXISTING EXIT SIGNS SHALL BE CAPABLE OF CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 1 HOUR IN CASE OF PRIMARY POWER LOSS.
23. ALL LIGHT FIXTURES AND RELATED DEVICES SHALL BE U.L. APPROVED.
24. ALL LIGHT FIXTURES AND RELATED DEVICES SHALL BE SUPPORTED INDEPENDENT OF THE CEILING GRID IN ACCORDANCE WITH SEISMIC REGULATIONS IN THE BUILDING CODES. REFER TO SEISMIC DETAILS. PROVIDE ADDITIONAL SUPPORT AS REQUIRED FOR LIGHT FIXTURES, WHICH ARE MOUNTED DIRECTLY TO SUSPENDED CEILING TILES.
25. REFER TO PLANS AND ELEVATIONS FOR EXACT MOUNTING HEIGHTS, LOCATION, DETAILS AND CONFIGURATIONS OF ALL LIGHT FIXTURES AND RELATED DEVICES.
26. ALL FIXTURE WIRING SHALL BE OF THE HEAT RESISTANT TYPE, OR AS REQUIRED BY LOCAL CODE.
27. MANUFACTURER AND GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER VENTILATION AND TEMPERATURE CONDITIONS OF LIGHT FIXTURES.
28. ALL FIXTURES WITH REMOVABLE COVERS OR CONES SHALL BE SUPPLIED WITH SAFETY CHAINS SECURELY ATTACHED TO MAIN HOUSINGS. THERE SHALL BE A SUFFICIENT QUANTITY OF SAFETY CHAINS TO SUPPORT TOTAL WEIGHT OF FIXTURE.
29. ALL COMPONENT PARTS OF ARCHITECTURAL LIGHTING INSTALLATIONS SHALL BE PROVIDED BY GENERAL CONTRACTOR. COLOR AND FINISH SPECIFICATION SHALL BE SELECTED BY THE ARCHITECT.
30. CONTRACTOR SHALL VERIFY CEILING CONSTRUCTION FOR EACH FIXTURE TYPE AND LOCATION AND SHALL COORDINATE TRIM DETAILS.
31. UNLESS OTHERWISE SPECIFIED, VOLTAGES OF ALL LAMPS SHALL BE DETERMINED BY ELECTRICAL DESIGN–BUILD ENGINEER. ELECTRICAL CONTRACTOR SHALL COORDINATE PROPER LAMP BASE TYPES WITH SOCKETS PROVIDED IN SPECIFIED FIXTURE.
32. CONTRACTOR SHALL PROVIDE RATED ASSEMBLY AT ALL RATED SLAB AND WALL PENETRATIONS. THIS WORK SHALL INCLUDE PENETRATIONS WHERE RECEPTACLES ETC. WERE REMOVED DURING DEMOLITION. ALL EXISTING AND NEW PENETRATIONS SHALL BE PROVIDED WITH RATED ASSEMBLIES TO MATCH RATING OF WALL OR FLOOR RESPECTIVELY.
33. CONTRACTOR SHALL COORDINATE WITH SUBCONTRACTORS EMPLOYED BY OWNER.
34. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL WET AREA DEVICES, RECEPTACLES, AND FIXTURES IN COMPLIANCE AND ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AS WELL AS ALL APPLICABLE CODES, LAWS, AND REGULATIONS. DEVICE FINISHES TO MATCH DEVICES IN NON–WET AREAS.
35. ALL SWITCHES, RECEPTACLES, AND DIMMERS SHALL BE OF SAME STYLE AND MANUFACTURER. ARCHITECT TO SELECT COLOR.
36. DO NOT ATTACH CABLING TO CEILING SUSPENSION WIRES. ATTACH TO BUILDING STRUCTURE.
37. PROVIDE TYPED PANEL DIRECTORIES AT ALL NEW AND MODIFIED PANEL BOARDS UPON COMPLETION OF CONSTRUCTION.

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ARCHITECT

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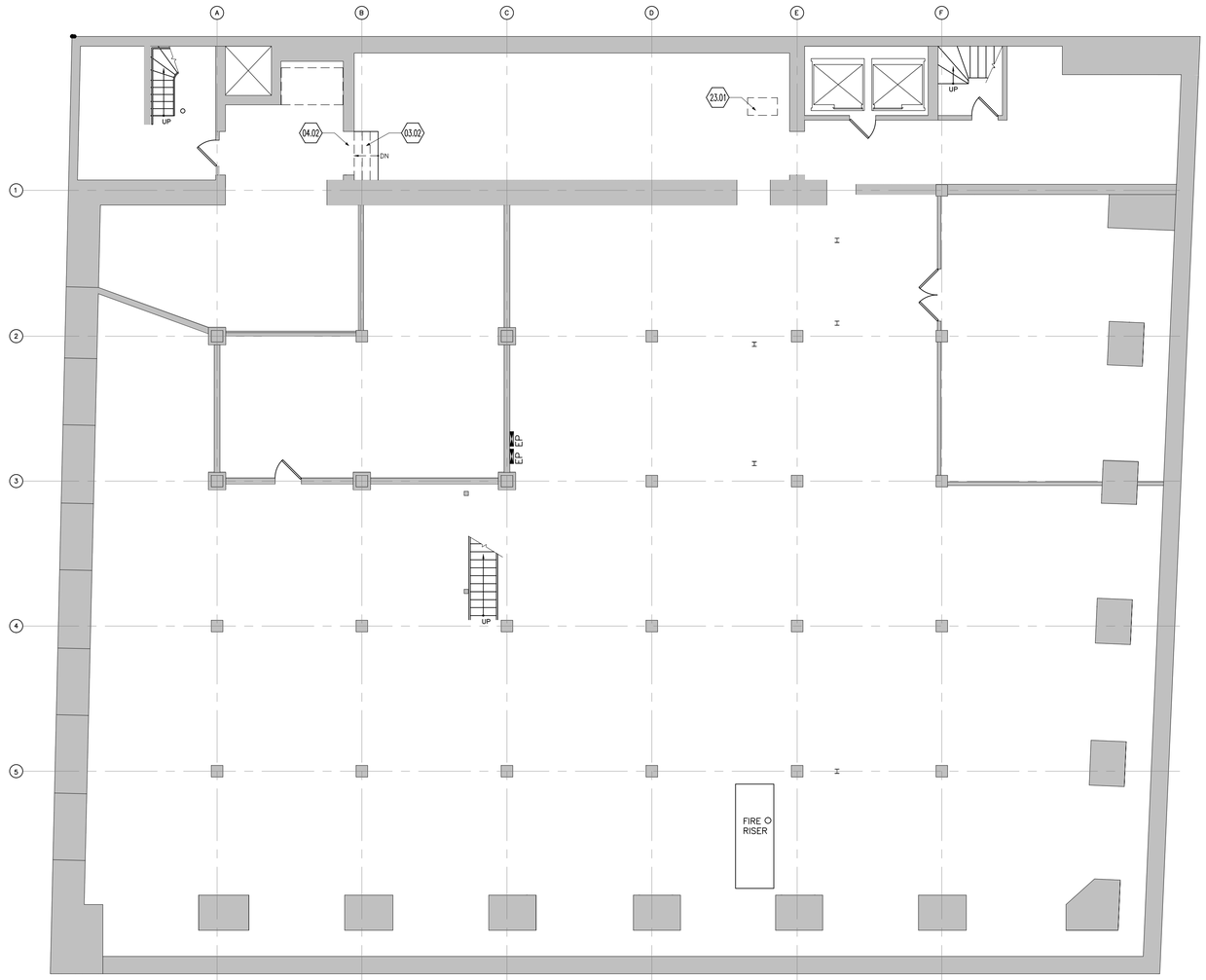
100% CONSTRUCTION DOCUMENTS:
R1.2
RESTAURANT TENANT FINISH
1009 LOCUST
SAINT LOUIS, MISSOURI

REVISIONS		
NO.	ITEM	DATE

SHEET NO.
A0-02
GENERAL NOTES

ISSUE DATE 11.16.2015
PROJECT NO. 15.001



N

1 LOWER LEVEL DEMOLITION PLAN
D2-00 1/8" = 1'-0"

KEYED NOTES - DEMOLITION:

2.01 EXISTING SIDEWALKS AND PLANTERS TO REMAIN, PROTECT AS REQUIRED.

3.01 EXISTING CONCRETE RAMP TO REMAIN PREP FOR NEW FLOOR INFILL / TOPPING.
3.02 EXISTING CONCRETE STAIRS. TO REMAIN PREP FOR NEW FLOOR INFILL / TOPPING.
3.03 REMOVE MISCELLANEOUS FLOOR FINISHES AND INCONSISTENCIES.
3.04 REMOVE EXISTING CONCRETE FLOOR SLAB TO ALLOW FOR NEW LIFT. VERIFY EXACT DIMENSIONS WITH LIFT REQUIREMENTS.

4.01 REMOVE PORTION OF MASONRY WALL TO ALLOW FOR NEW DOORWAY. SEE PROPOSED PLAN FOR EXTENT OF OPENING. **SEE STRUCTURAL FOR NEW LINTEL.**
4.02 REMOVE PORTION OF MASONRY WALL ABOVE EXISTING OPENING. REMOVE MASONRY TO 7'-0" ABOVE PROPOSED FINISHED FLOOR. **SEE STRUCTURAL FOR NEW LINTEL.**
4.03 REMOVE EXISTING MASONRY WING WALLS.

8.01 REMOVE EXISTING EXTERIOR DOOR AND JAMB. PREP OPENING FOR NEW DOOR.
8.02 REMOVE EXISTING INTERIOR DOOR.
8.03 EXISTING ALUMINUM AND GLASS STOREFRONT TO REMAIN, PROTECT AS REQUIRED.

9.01 REMOVE GYPSUM PARTITIONS.
9.02 EXISTING TERRAZZO TO REMAIN PROTECT AS REQUIRED.

23.01 REMOVE & RELOCATE EXISTING EQUIPMENT AS REQUIRED TO PREP FOR NEW WALK-IN COOLERS.

GENERAL NOTES - DEMOLITION:

1. REMOVE ALL FINISHES, U.N.O.
2. REMOVE ALL EXISTING AREAS INDICATED AS DEMOLITION. THE GENERAL CONTRACTOR SHALL CONTAIN DUST DUE TO DEMOLITION AND KEEP BUILDING SECURE AND WEATHER TIGHT DURING THE CONSTRUCTION PERIOD.
3. REMOVE ALL DEMOLISHED MATERIALS FROM THE BUILDING AND THE SITE. ALL DEMOLISHED MATERIALS, EXCEPT AS NOTED, ARE THE PROPERTY OF THE GENERAL CONTRACTOR. RECYCLE ALL ITEMS THAT ARE ABLE TO BE RECYCLED.
4. REMOVE ELECTRICAL AND COMMUNICATION EQUIPMENT & RECEPTACLES FROM WALLS BEING DEMOLISHED.
5. REMOVE OR REPAIR ALL NON FUNCTIONING OUTLETS, RECEPTACLES, JUNCTION BOXES AND ASSOCIATED CONDUIT.
6. REMOVE DROP CEILINGS AND LIGHT FIXTURES FROM ROOMS BEING DEMOLISHED, UNLESS OTHERWISE NOTED.
7. REMOVE ALL MISCELLANEOUS TRIM AND SHELVING FROM THE DEMOLITION AREA.
8. ALL STRUCTURAL COMPONENTS (STEEL COLUMNS, JOISTS, ETC.) TO REMAIN, U.N.O.
9. CONTRACTOR RESPONSIBLE FOR REPAIRING ANY DAMAGE THAT OCCURS DUE TO DEMOLITION/CONSTRUCTION ACTIVITIES.
10. CONTRACTOR RESPONSIBLE FOR REPAIRING / PREPPING SURFACES FOR NEW FINISHES.
11. REMOVE LIGHT FIXTURES FROM DEMOLITION AREAS.
12. SEE CIVIL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.

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100% CONSTRUCTION DOCUMENTS:

R1.2 RESTAURANT TENANT FINISH

1009 LOCUST
SAINT LOUIS, MISSOURI

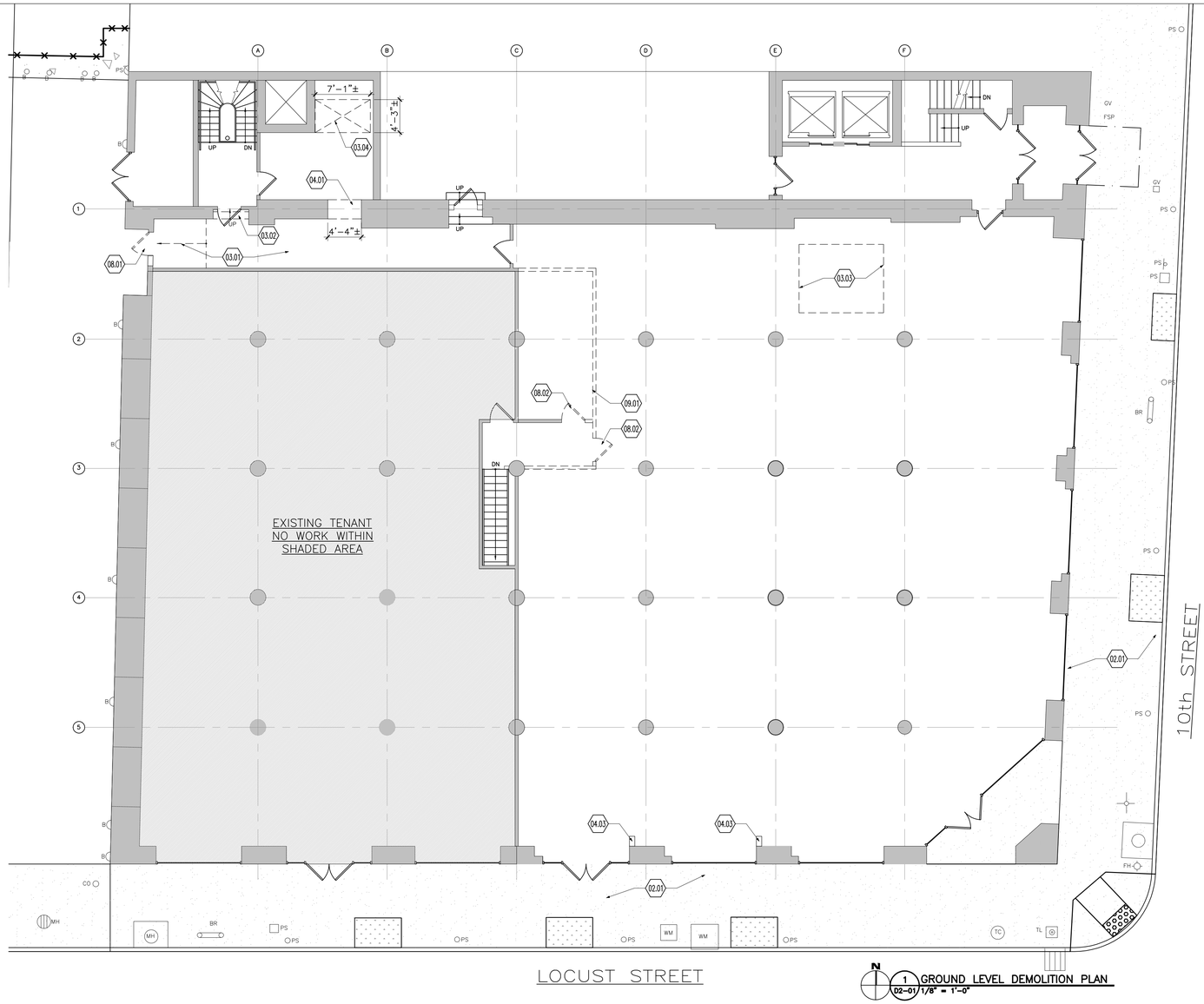
REVISIONS

NO.	ITEM	DATE

SHEET NO.
D2-00

LOWER LEVEL
DEMOLITION PLAN

ISSUE DATE 11.16.2015
PROJECT NO. 15.001



1 GROUND LEVEL DEMOLITION PLAN
D2-01/ 1/8" = 1'-0"

KEYED NOTES - DEMOLITION:

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8.02 REMOVE EXISTING INTERIOR DOOR.
8.03 EXISTING ALUMINUM AND GLASS STOREFRONT TO REMAIN, PROTECT AS REQUIRED.

9.01 REMOVE GYPSUM PARTITIONS.
9.02 EXISTING TERRAZZO TO REMAIN PROTECT AS REQUIRED.

23.01 REMOVE & RELOCATE EXISTING EQUIPMENT AS REQUIRED TO PREP FOR NEW WALK-IN COOLERS.

GENERAL NOTES - DEMOLITION:

1. REMOVE ALL FINISHES, U.N.O.
2. REMOVE ALL EXISTING AREAS INDICATED AS DEMOLITION. THE GENERAL CONTRACTOR SHALL CONTAIN DUST DUE TO DEMOLITION AND KEEP BUILDING SECURE AND WEATHER TIGHT DURING THE CONSTRUCTION PERIOD.
3. REMOVE ALL DEMOLISHED MATERIALS FROM THE BUILDING AND THE SITE. ALL DEMOLISHED MATERIALS, EXCEPT AS NOTED, ARE THE PROPERTY OF THE GENERAL CONTRACTOR. RECYCLE ALL ITEMS THAT ARE ABLE TO BE RECYCLED.
4. REMOVE ELECTRICAL AND COMMUNICATION EQUIPMENT & RECEPTACLES FROM WALLS BEING DEMOLISHED.
5. REMOVE OR REPAIR ALL NON FUNCTIONING OUTLETS, RECEPTACLES, JUNCTION BOXES AND ASSOCIATED CONDUIT.
6. REMOVE DROP CEILINGS AND LIGHT FIXTURES FROM ROOMS BEING DEMOLISHED, UNLESS OTHERWISE NOTED.
7. REMOVE ALL MISCELLANEOUS TRIM AND SHELVING FROM THE DEMOLITION AREA.
8. ALL STRUCTURAL COMPONENTS (STEEL COLUMNS, JOISTS, ETC.) TO REMAIN, U.N.O.
9. CONTRACTOR RESPONSIBLE FOR REPAIRING ANY DAMAGE THAT OCCURS DUE TO DEMOLITION/CONSTRUCTION ACTIVITIES.
10. CONTRACTOR RESPONSIBLE FOR REPAIRING / PREPPING SURFACES FOR NEW FINISHES.
11. REMOVE LIGHT FIXTURES FROM DEMOLITION AREAS.
12. SEE CIVIL DRAWINGS FOR ADDITIONAL DEMOLITION INFORMATION.

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R1.2 RESTAURANT TENANT FINISH

1009 LOCUST
SAINT LOUIS, MISSOURI

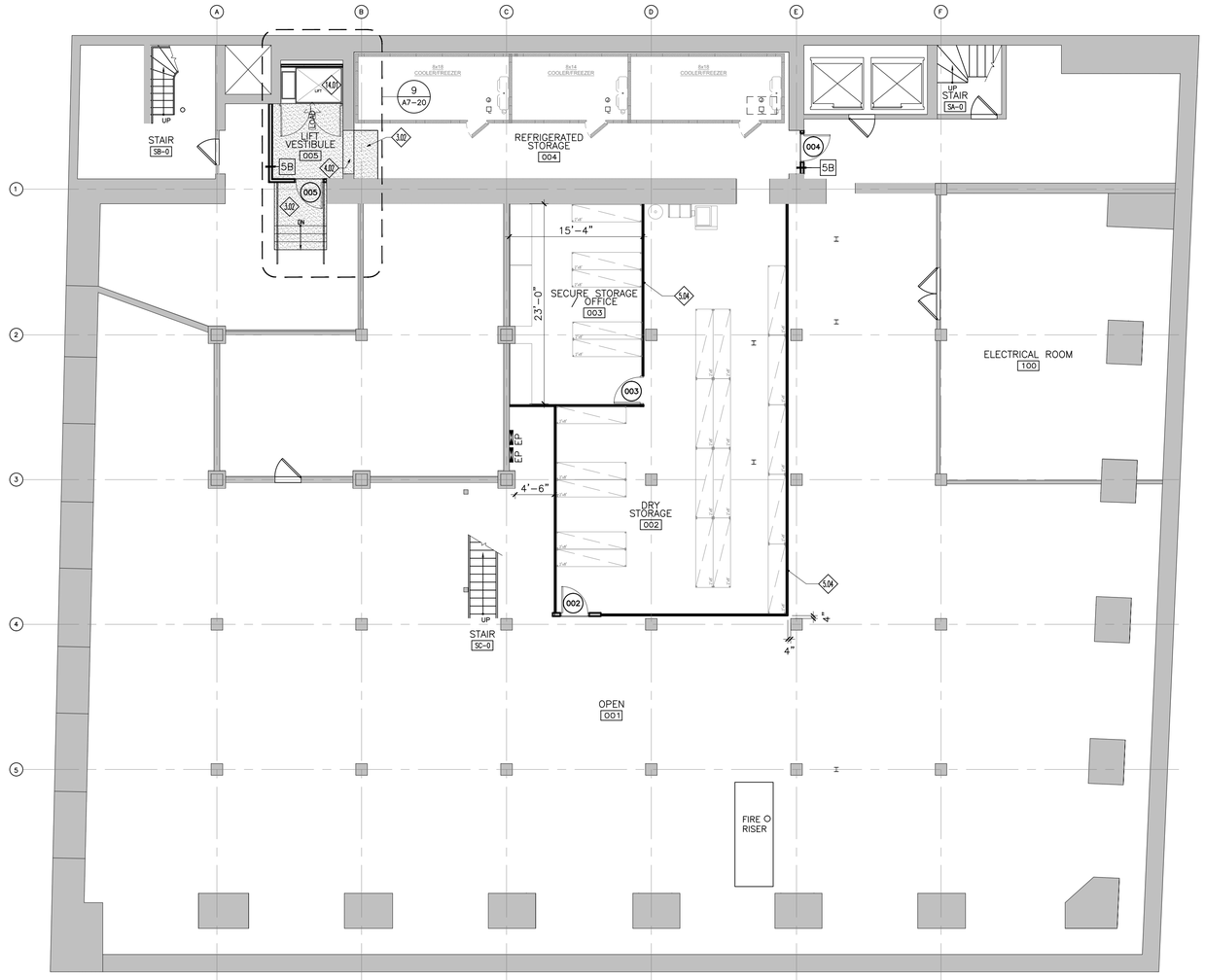
REVISIONS

NO.	ITEM	DATE

SHEET NO.
D2-01

GROUND LEVEL
DEMOLITION PLAN

ISSUE DATE 11.16.2015
PROJECT NO. 15.001



N

1 LOWER LEVEL FLOOR PLAN
A2-00 1/8" = 1'-0"

KEYED NOTES - NEW WORK:

2.01 CONCRETE SIDEWALK, LANDSCAPE, PARKING METERS TO REMAIN. NO WORK THIS AREA.

3.01 NEW CONCRETE RAMP AND LANDING OVER GEOFOAM EPS 29.
3.02 NEW CONCRETE STAIRS AND LANDING OVER GEOFOAM EPS 29.
3.03 PATCH EXISTING SLAB. PROVIDE 10GA. STEEL PLATE ATTACHED TO UNDERSIDE OF SLAB AND FILL VOID WITH CONCRETE.

4.01 EXISTING BRICK MASONRY TO REMAIN EXPOSED, PROTECT IN PLACE, **PAINT RE: FINISH LEGEND.**
4.02 NEW LINTEL FOR EXTENDED / NEW MASONRY OPENING. **SEE STRUCTURAL DRAWINGS.**

5.01 STEEL STAIR & GUARD RAIL. SEE DETAILS.
5.02 1-1/2"x1-1/2"x3/16" HOT ROLLED STEEL CORNER GUARD WITH CLEAR POWDER COAT.
5.03 3/16" HOT ROLLED STEEL PLATE WITH CLEAR POWDER COAT.
5.04 CHAIN LINK FENCE, EXTEND FLOOR TO CEILING. SET POSTS IN EXISTING SLAB AND SECURE TO CEILING ABOVE.

6.01 OFOI HOSTESS STAND.
6.02 OFOI BARTOP WITH 60" WIDE ACCESSIBLE SERVICE AREA. GC TO INSTALL DIE WALL SEE PARTITION TYPES AND DETAIL **SHEET A9-10**
6.03 OFOI BANQUETTE BENCH.
6.04 OFOI COMMUNITY TABLE.
6.05 OFOI VESTIBULE WALL OR CURTAIN.
6.06 PROVIDE WOOD TRIM AT PERIMETER OF WINDOW FRAME, PAINT STAIN COLOR BY OWNER, **RE: FINISH LEGEND**

7.01 PROVIDE BACKER ROD AND SEALANT AT PERIMETER OF WINDOW FRAMES.

9.01 GYPSUM BOARD SOFFIT / BULKHEAD, PAINT RE FINISH LEGEND SEE DETAIL **4/A9-10.**
9.02 XP GYPSUM BOARD CEILING, PAINT RE FINISH LEGEND SEE INTERIOR DETAILS **A9-10.**
9.03 EXISTING TERRAZZO FLOORING TO REMAIN, PROTECT AS REQUIRED.
9.04 ALIGN FINISHED FACE OF PARTITION W/ CENTERLINE OF COLUMN.
9.05 EXISTING DEMISING WALL TO REMAIN - MINIMUM 1HR RATED PARTITION. PROVIDE 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD ON EXISTING METAL STUDS TO MATCH EXISTING CONSTRUCTION. RE: PARTITION TYPE '2E' SIMILAR.
9.06 PROVIDE HIGH IMPACT GYPSUM BOARD WITHIN 4' OF DOOR.
9.07 8'x8'x2"THICK TECTUM "FINALE" CEILING PANELS WITH BEVELED EDGES OVER FURRING STRIPS @24"OC. FACTORY PRIMED & FIELD PAINTED, CENTER WITHIN STRUCTURAL BAY RE: FINISH LEGEND.
9.08 2'x1.5" THICK TECTUM WALL PANELS W/BEVLED EDGES. SURFACE MOUNTED DIRECT TO THE WALL. FACTORY PRIMED & FIELD PAINTED, RE: FINISH LEGEND
9.09 PROVIDE PLYWOOD BACKING FOR OWNER PROVIDED SHELVING / EQUIPMENT / ART. BACKING TO EXTEND FROM FLOOR TO 8'AFF.

11.01 **PROJECTOR OFOI.** PROVIDE POWER AND DATA, COORDINATE REQUIREMENTS WITH OWNER.
11.02 CEILING MOUNTED RETRACTABLE PROJECTION SCREEN **OFOI** PROVIDE POWER AND DATA, COORDINATE REQUIREMENTS WITH OWNER.

14.01 MATERIAL LIFT EQUAL TO **C SERIES (CANTILEVER STYLE)** BY CUSTOM INDUSTRIAL PRODUCTS. CONTACT MICHAEL MOORE 321.728.3355

22.01 PROVIDE COLD WATER SUPPLY LINE AND 4" DIAMETER PVC SLEEVE IN FLOOR FOR OWNER PROVIDED SODA LINES. COORDINATE EXACT REQUIREMENTS WITH OWNER & VENDOR.
22.02 EXISTING WATER LINE TO REMAIN. OWNER TO BOX OUT.
22.03 24x24 PREFABRICATED FIBERGLASS MOPSINK & WALL MOUNTED UTILITY FAUCET.

26.01 CENTER FIXTURES OVER TABLE/BAR BELOW. COORDINATE WITH OWNER.
26.02 MOUNT POWER/DATA WITHIN CASEWORK. COORDINATE W/ OWNER.
26.03 ALL DATA / COMMUNICATION / LOW VOLTAGE WIRING TO HOMERUN TO LOCATION INDICATED. PROVIDE (2) 4" MINIMUM CONDUITS. COORDINATE EXACT REQUIREMENTS WITH OWNER.
26.04 COORDINATE LOCATION OF FIXTURES WITH TOILET PARTITIONS AND FIXTURES BELOW.
26.05 BANK OF DIMMER SWITCHES FOR ALL DINING ROOM LIGHT FIXTURES.

GENERAL NOTES - NEW WORK:

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND AMONG THE DOCUMENTS OR BETWEEN THE DOCUMENTS AND EXISTING CONDITIONS.
2. DESIGN NECESSARY TO ACCOMMODATE NEW MEPFP DESIGN IS NOT INDICATED ON THESE DRAWINGS AND IS THE RESPONSIBILITY OF THE DESIGN BUILD CONTRACTOR / SUB-CONTRACTOR. SEE MECHANICAL AND ELECTRICAL **SYMBOLS LEGEND A0-01.**
3. SEE **SHEET A0-01** FOR SYMBOLS LEGEND AND ADDITIONAL INFORMATION.
4. ALL DIMENSIONS ARE TO FINISH FACE OF PARTITION OR FACE OF EXISTING WALL U.N.O.
5. SEE **SHEET A9-10** FOR PARTITION TYPES.
6. SEE **SHEET A0-01** FOR ADA CLEARANCES - COMPLY WITH DIMENSIONS SHOWN AT ALL DOORS. CONTACT ARCHITECT AS NECESSARY FOR CLARIFICATION.
7. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, LIGHT FIXTURES SHALL BE LOCATED WITHIN THE CENTER OF A ROOM, SPACE, OR COLUMN BAY. VERIFY LOCATION WITH **ARCHITECT.**
8. CONTRACTOR TO COORDINATE WORK REGARDING ELECTRICAL LIGHTING LAYOUT, MECHANICAL DUCT LAYOUT, SPRINKLER LAYOUT, ETC. PRIOR TO INSTALLATION TO AVOID ANY DISCREPANCIES. LAYOUTS SHALL BE PROVIDED TO THE OWNER AND ARCHITECT FOR REVIEW AND APPROVAL.
9. CONTRACTOR TO PROVIDE BLOCKING/METAL STRAPPING FOR ATTACHMENT OF ALL SHELVING, CASEWORK, RAILINGS, PHONE BOARDS, ETC. COORDINATE LOCATIONS WITH **ARCHITECT & OWNER.**
10. NOT ALL **OWNER/VENDOR** SUPPLIED EQUIPMENT IS SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY ALL **OWNER** SUPPLIED EQUIPMENT AND **VENDOR** SUPPLIED EQUIPMENT REQUIREMENTS INCLUDING POWER, DATA, PLUMBING, CHASEWAYS, ETC... AND COORDINATE WITH OWNER. RE: EQUIPMENT PLANS
11. ALL FURNITURE AND CASEWORK TO BE **OWNER FURNISHED, OWNER INSTALLED,** RE: FURNITURE PLAN FOR REFERENCE.
12. PROVIDE EMERGENCY & EXIT FIXTURES AS REQUIRED BY CODE.
13. SEE **EQ1-01** FOR EQUIPMENT PLANS - DESIGN BUILD CONTRACTOR TO COORDINATE ALL MEPFP REQUIREMENTS WITH EQUIPMENT SUPPLIED.
14. SEE **A2-20, A2-21 & A2-21M** FOR POWER, DATA, SECURITY & AV PLANS.
15. SEE ENLARGED PLANS FOR ADDITIONAL PARTITION TYPES.
16. ALL PARTITION TYPES **5E** UNLESS NOTED OTHERWISE. SEE **A9-00** FOR PARTITION TYPE DETAILS.
17.

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100% CONSTRUCTION DOCUMENTS:

R1.2 RESTAURANT TENANT FINISH

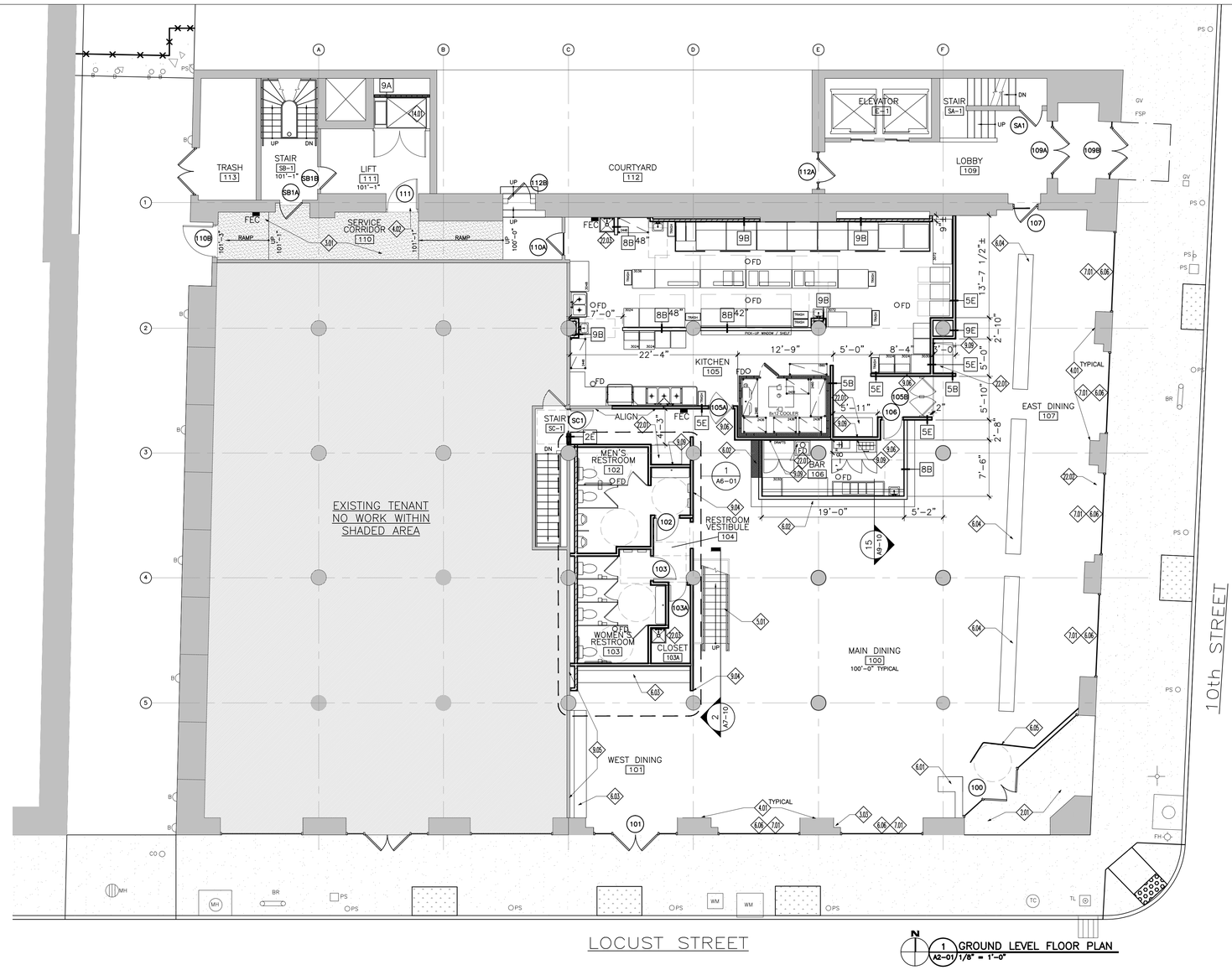
1009 LOCUST
SAINT LOUIS, MISSOURI

REVISIONS

NO.	ITEM	DATE

SHEET NO.
A2-00
LOWER LEVEL PLAN

ISSUE DATE 11.16.2015
PROJECT NO. 15.001



N

1 GROUND LEVEL FLOOR PLAN
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9.07 8'x8'x2"THICK TECTUM "FINALE" CEILING PANELS WITH BEVELED EDGES OVER FURRING STRIPS @24"OC. FACTORY PRIMED & FIELD PAINTED, CENTER WITHIN STRUCTURAL BAY RE: FINISH LEGEND.
9.08 2'x1.5" THICK TECTUM WALL PANELS W/BEVELED EDGES. SURFACE MOUNTED DIRECT TO THE WALL. FACTORY PRIMED & FIELD PAINTED, RE: FINISH LEGEND
9.09 PROVIDE PLYWOOD BACKING FOR OWNER PROVIDED SHELVING / EQUIPMENT / ART. BACKING TO EXTEND FROM FLOOR TO 8'AFF.

11.01 **PROJECTOR OFOI.** PROVIDE POWER AND DATA, COORDINATE REQUIREMENTS WITH OWNER.
11.02 CEILING MOUNTED RETRACTABLE PROJECTION SCREEN **OFOI** PROVIDE POWER AND DATA, COORDINATE REQUIREMENTS WITH OWNER.

14.01 MATERIAL LIFT EQUAL TO **C SERIES (CANTILEVER STYLE)** BY CUSTOM INDUSTRIAL PRODUCTS. CONTACT MICHAEL MOORE 321.728.3355

22.01 PROVIDE COLD WATER SUPPLY LINE AND 4" DIAMETER PVC SLEEVE IN FLOOR FOR OWNER PROVIDED SODA LINES. COORDINATE EXACT REQUIREMENTS WITH OWNER & VENDOR.
22.02 EXISTING WATER LINE TO REMAIN. OWNER TO BOX OUT.
22.03 24x24 PREFABRICATED FIBERGLASS MOPSINK & WALL MOUNTED UTILITY FAUCET.

26.01 CENTER FIXTURES OVER TABLE/BAR BELOW. COORDINATE WITH OWNER.
26.02 MOUNT POWER/DATA WITHIN CASEWORK. COORDINATE W/ OWNER.
26.03 ALL DATA / COMMUNICATION / LOW VOLTAGE WIRING TO HOMERUN TO LOCATION INDICATED. PROVIDE (2) 4" MINIMUM CONDUITS. COORDINATE EXACT REQUIREMENTS WITH OWNER.
26.04 COORDINATE LOCATION OF FIXTURES WITH TOILET PARTITIONS AND FIXTURES BELOW.
26.05 BANK OF DIMMER SWITCHES FOR ALL DINING ROOM LIGHT FIXTURES.

GENERAL NOTES - NEW WORK:

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND AMONG THE DOCUMENTS OR BETWEEN THE DOCUMENTS AND EXISTING CONDITIONS.
2. DESIGN NECESSARY TO ACCOMMODATE NEW MEPFP DESIGN IS NOT INDICATED ON THESE DRAWINGS AND IS THE RESPONSIBILITY OF THE DESIGN BUILD CONTRACTOR / SUB-CONTRACTOR. SEE MECHANICAL AND ELECTRICAL **SYMBOLS LEGEND A0-01.**
3. SEE **SHEET A0-01** FOR SYMBOLS LEGEND AND ADDITIONAL INFORMATION.
4. ALL DIMENSIONS ARE TO FINISH FACE OF PARTITION OR FACE OF EXISTING WALL U.N.O.
5. SEE **SHEET A9-10** FOR PARTITION TYPES.
6. SEE **SHEET A0-01** FOR ADA CLEARANCES – COMPLY WITH DIMENSIONS SHOWN AT ALL DOORS. CONTACT ARCHITECT AS NECESSARY FOR CLARIFICATION.
7. UNLESS SPECIFIC DIMENSIONS ARE SHOWN, LIGHT FIXTURES SHALL BE LOCATED WITHIN THE CENTER OF A ROOM, SPACE, OR COLUMN BAY. VERIFY LOCATION WITH **ARCHITECT.**
8. CONTRACTOR TO COORDINATE WORK REGARDING ELECTRICAL LIGHTING LAYOUT, MECHANICAL DUCT LAYOUT, SPRINKLER LAYOUT, ETC. PRIOR TO INSTALLATION TO AVOID ANY DISCREPANCIES. LAYOUTS SHALL BE PROVIDED TO THE OWNER AND ARCHITECT FOR REVIEW AND APPROVAL.
9. CONTRACTOR TO PROVIDE BLOCKING/METAL STRAPPING FOR ATTACHMENT OF ALL SHELVING, CASEWORK, RAILINGS, PHONE BOARDS, ETC. COORDINATE LOCATIONS WITH **ARCHITECT & OWNER.**
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11. ALL FURNITURE AND CASEWORK TO BE **OWNER FURNISHED, OWNER INSTALLED,** RE: FURNITURE PLAN FOR REFERENCE.
12. PROVIDE EMERGENCY & EXIT FIXTURES AS REQUIRED BY CODE.
13. SEE **EQ1-01** FOR EQUIPMENT PLANS – DESIGN BUILD CONTRACTOR TO COORDINATE ALL MEPFP REQUIREMENTS WITH EQUIPMENT SUPPLIED.
14. SEE **A2-20, A2-21 & A2-21M** FOR POWER, DATA, SECURITY & AV PLANS.
15. SEE ENLARGED PLANS FOR ADDITIONAL PARTITION TYPES.
16. ALL PARTITION TYPES **5E** UNLESS NOTED OTHERWISE. SEE **A9-00** FOR PARTITION TYPE DETAILS.
17.

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STATE OF MISSOURI
KYLE JOEL NOTTMEIER
NUMBER A-2009021703
11-17-15
ARCHITECT

KYLE NOTTMEIER
ARCHITECT
A-2009021703

100% CONSTRUCTION DOCUMENTS:

R1.2 RESTAURANT TENANT FINISH

1009 LOCUST
SAINT LOUIS, MISSOURI

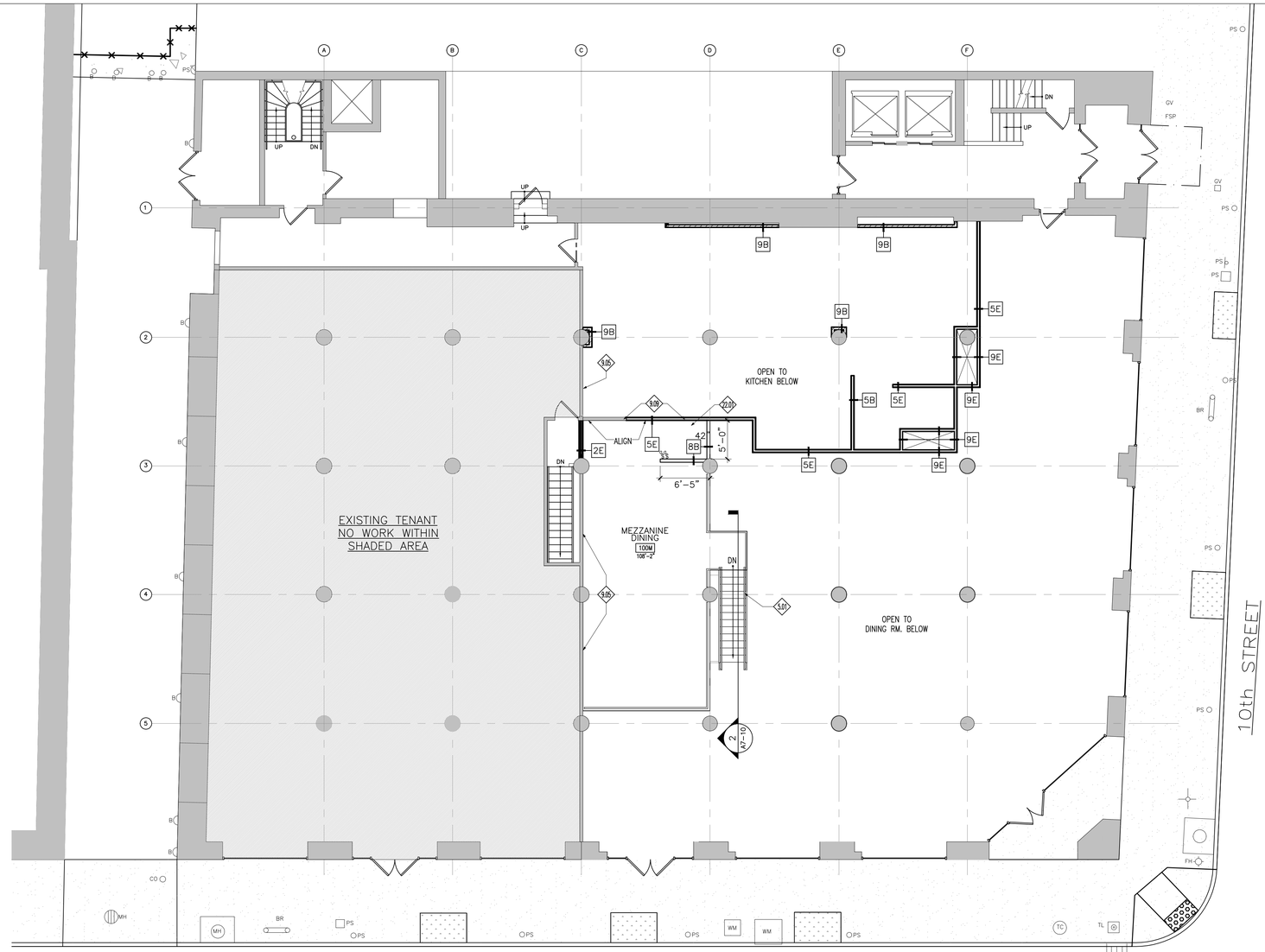
REVISIONS

NO.	ITEM	DATE

SHEET NO.
A2-01

GROUND LEVEL FLOOR PLAN

ISSUE DATE 11.16.2015
PROJECT NO. 15.001



1 MEZZANINE FLOOR PLAN
A2-01M 1/8" = 1'-0"

KEYED NOTES - NEW WORK:

2.01 CONCRETE SIDEWALK, LANDSCAPE, PARKING METERS TO REMAIN. NO WORK THIS AREA.

3.01 NEW CONCRETE RAMP AND LANDING OVER GEOFOAM EPS 29.
3.02 NEW CONCRETE STAIRS AND LANDING OVER GEOFOAM EPS 29.
3.03 PATCH EXISTING SLAB. PROVIDE 10GA. STEEL PLATE ATTACHED TO UNDERSIDE OF SLAB AND FILL VOID WITH CONCRETE.

4.01 EXISTING BRICK MASONRY TO REMAIN EXPOSED, PROTECT IN PLACE, **PAINT RE: FINISH LEGEND.**
4.02 NEW LINTEL FOR EXTENDED / NEW MASONRY OPENING. **SEE STRUCTURAL DRAWINGS.**

5.01 STEEL STAIR & GUARD RAIL. SEE DETAILS.
5.02 1–1/2"x1–1/2"x3/16" HOT ROLLED STEEL CORNER GUARD WITH CLEAR POWDER COAT.
5.03 3/16" HOT ROLLED STEEL PLATE WITH CLEAR POWDER COAT.
5.04 CHAIN LINK FENCE, EXTEND FLOOR TO CEILING. SET POSTS IN EXISTING SLAB AND SECURE TO CEILING ABOVE.

6.01 OFOI HOSTESS STAND.
6.02 OFOI BARTOP WITH 60" WIDE ACCESSIBLE SERVICE AREA. GC TO INSTALL DIE WALL SEE PARTITION TYPES AND DETAIL **SHEET A9–10**
6.03 OFOI BANQUETTE BENCH.
6.04 OFOI COMMUNITY TABLE.
6.05 OFOI VESTIBULE WALL OR CURTAIN.
6.06 PROVIDE WOOD TRIM AT PERIMETER OF WINDOW FRAME, PAINT STAIN COLOR BY OWNER, **RE: FINISH LEGEND**

7.01 PROVIDE BACKER ROD AND SEALANT AT PERIMETER OF WINDOW FRAMES.

9.01 GYPSUM BOARD SOFFIT / BULKHEAD, PAINT RE FINISH LEGEND SEE DETAIL **4/A9–10.**
9.02 XP GYPSUM BOARD CEILING, PAINT RE FINISH LEGEND SEE INTERIOR DETAILS **A9–10.**
9.03 EXISTING TERRAZZO FLOORING TO REMAIN, PROTECT AS REQUIRED.
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100% CONSTRUCTION DOCUMENTS:

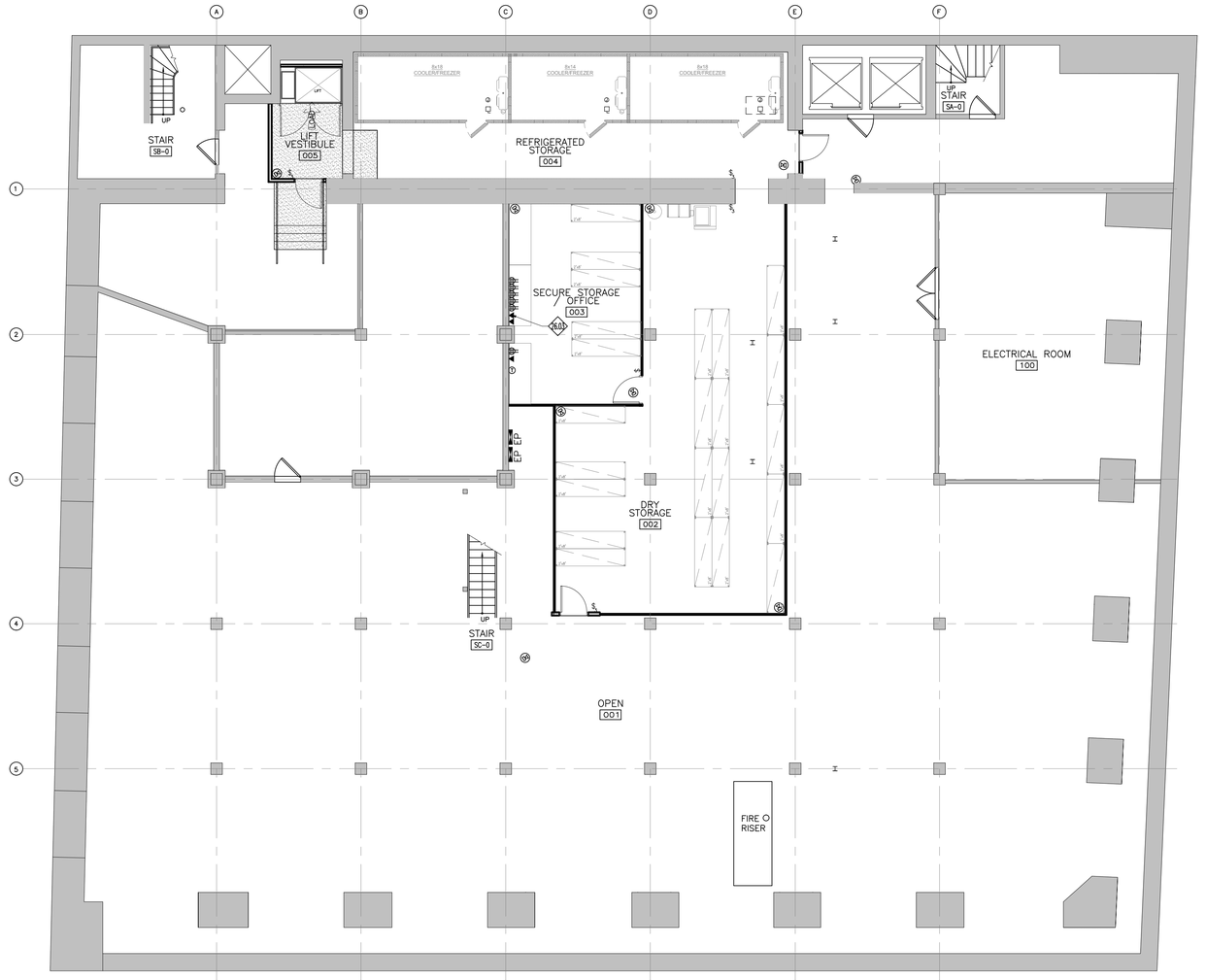
R1.2 RESTAURANT TENANT FINISH

1009 LOCUST
SAINT LOUIS, MISSOURI

REVISIONS		
NO.	ITEM	DATE

SHEET NO.
A2-01M
MEZZANINE FLOOR PLAN

ISSUE DATE 11.16.2015
PROJECT NO. 15.001



N

1 LOWER LEVEL POWER AND DATA PLAN
A2-20 1/8" = 1'-0"

ELECTRICAL GENERAL NOTES

1. GC TO PROVIDE POWER FOR OWNER PROVIDED LOW VOLTAGE EQUIPMENT.
2. GC TO PROVIDE DATA CONDUIT WITH PULLSTRING FOR ALL OWNER PROVIDED LOW VOLTAGE EQUIPMENT.
3. GC TO INSTALL OWNER PROVIDED SECURITY CAMERAS, SPEAKERS, AND POS/PRINTER SYSTEMS.
4. SEE EQUIPMENT PLANS AND EQUIPMENT CUT SHEETS FOR ADDITIONAL POWER AND DATA REQUIREMENTS.
5. FURNITURE SHOWN FOR REFERENCE ONLY. ALL FURNITURE TO BE OFOI.

ELECTRICAL LEGEND

ABBREVIATIONS:

N=NEW	DED=DEDICATED
E=EXISTING	DIM=DIMMER
R=RELOCATED	EM=EMERGENCY CIRCUIT

- DUPLEX OUTLET
  - GFI GROUND FAULT INTERRUPT
  - DED DEDICATED
- OUTLET – QUAD (SAME ABBREV AS ABV)
- CEILING MOUNTED OUTLET
- DATA JACK
- SECURITY CAMERA
- SPEAKER
- PROJECTOR – (OFCI)

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100% CONSTRUCTION DOCUMENTS:

R1.2 RESTAURANT TENANT FINISH

1009 LOCUST
SAINT LOUIS, MISSOURI

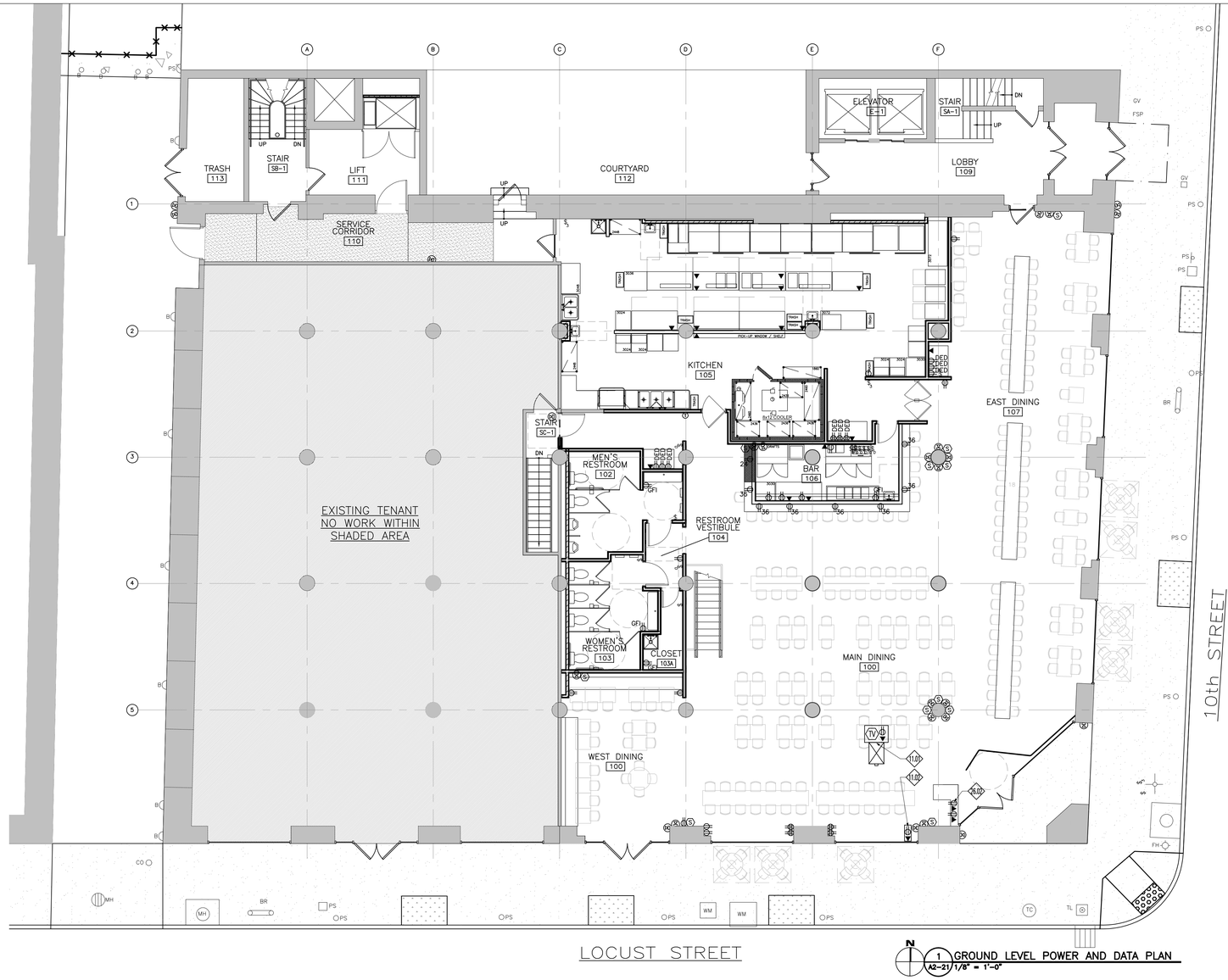
REVISIONS

NO.	ITEM	DATE

SHEET NO.
A2-20

LOWER LEVEL POWER & DATA PLAN

ISSUE DATE 11.16.2015
PROJECT NO. 15.001



1 GROUND LEVEL POWER AND DATA PLAN
A2-21 1/8" = 1'-0"

ELECTRICAL GENERAL NOTES

1. GC TO PROVIDE POWER FOR OWNER PROVIDED LOW VOLTAGE EQUIPMENT.
2. GC TO PROVIDE DATA CONDUIT WITH PULLSTRING FOR ALL OWNER PROVIDED LOW VOLTAGE EQUIPMENT.
3. GC TO INSTALL OWNER PROVIDED SECURITY CAMERAS, SPEAKERS, AND POS/PRINTER SYSTEMS.
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ELECTRICAL LEGEND

ABBREVIATIONS:
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- DUPLEX OUTLET
  GFI GROUND FAULT INTERRUPT
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1009 LOCUST
SAINT LOUIS, MISSOURI

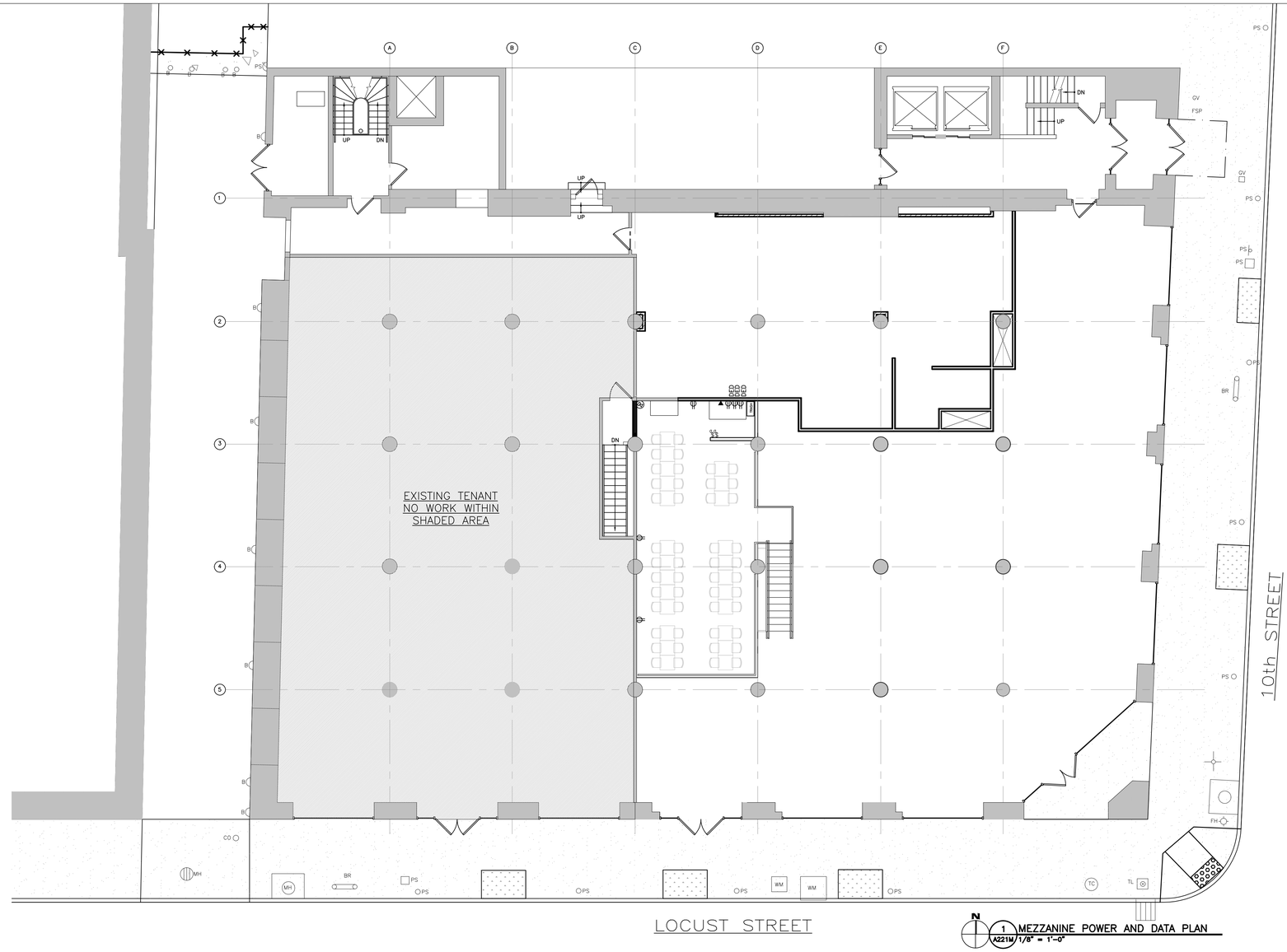
REVISIONS

NO.	ITEM	DATE

SHEET NO.
A2-21

GROUND LEVEL POWER & DATA PLAN

ISSUE DATE 11.16.2015
PROJECT NO. 15.001



ELECTRICAL GENERAL NOTES

1. GC TO PROVIDE POWER FOR OWNER PROVIDED LOW VOLTAGE EQUIPMENT.
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1009 LOCUST
SAINT LOUIS, MISSOURI

REVISIONS

NO.	ITEM	DATE

SHEET NO.
A2-21M

MEZZANINE POWER AND DATA PLAN

ISSUE DATE 11.16.2015
PROJECT NO. 15.001

LIGHTING LEGEND:

INTERIOR:

A — LARGE PENDANT
CUSTOM FIXTURE – OFOI
PROVIDE JUNCTION BOX
COORDINATE POWER REQUIREMENTS WITH OWNER

B — BAR PENDANT
TBD – MATERIAL ALLOWANCE $250/FIXTURE
MOUNT 5'–0" A.F.F. VERIFY W/ OWNER IN FIELD.
PROVIDE ADDITIONAL POWER/SUSPENSION CORD TO ADJUST TO APPROPRIATE HEIGHT ON SITE.

C — TABLE PENDANT
TBD – MATERIAL ALLOWANCE $500/FIXTURE
MOUNT 7'–2"AFF VERIFY W/ OWNER IN FIELD
PROVIDE ADDITIONAL POWER/SUSPENSION CORD TO ADJUST TO APPROPRIATE HEIGHT ON SITE.

D1 — LED TRACK
MFG: CONTECH
MODEL: CTL–8062–V–M–27C–D–P
FINISH: WHITE
NOTES: CONNECTORS LA–2–P
END FEED LA–10–P
TRACK LT–8
HEAD QTY. PER PLAN
SUSPEND FROM ALL THREAD & CONTINUOUS RUN OF UNISTRUT @ DINING ROOM 13'–0"AFF

D2 — LED TRACK
MFG: CONTECH
MODEL: CTL–8061–V–M–27C–D–P
FINISH: WHITE
NOTES: CONNECTORS LA–2–P
END FEED LA–10–P
TRACK LT–8
HEAD QTY. PER PLAN
SURFACE MOUNT

E — EXISTING 4' UTILITY
TO REMAIN ON HOUSE PANEL & EXISTING DIMMER SWITCHES.

R — RELOCATED EXISTING 4' UTILITY
TO REMAIN ON HOUSE PANEL & EXISTING DIMMER SWITCHES.

F — RECESSED CAN
MFG: HALO
MODEL: H457–ICAT–1E–EL406–9–27–TL410H

G — VANITY SURFACE MOUNTED DECORATIVE FIXTURE
TBD – MATERIAL ALLOWANCE $200/FIXTURE

H — 1x4 UTILITY LED
MFG: KENALL
MODEL: ENVIROSEAL
FES12–48–1–67L35K___–2H–CP
SURFACE MOUNTED

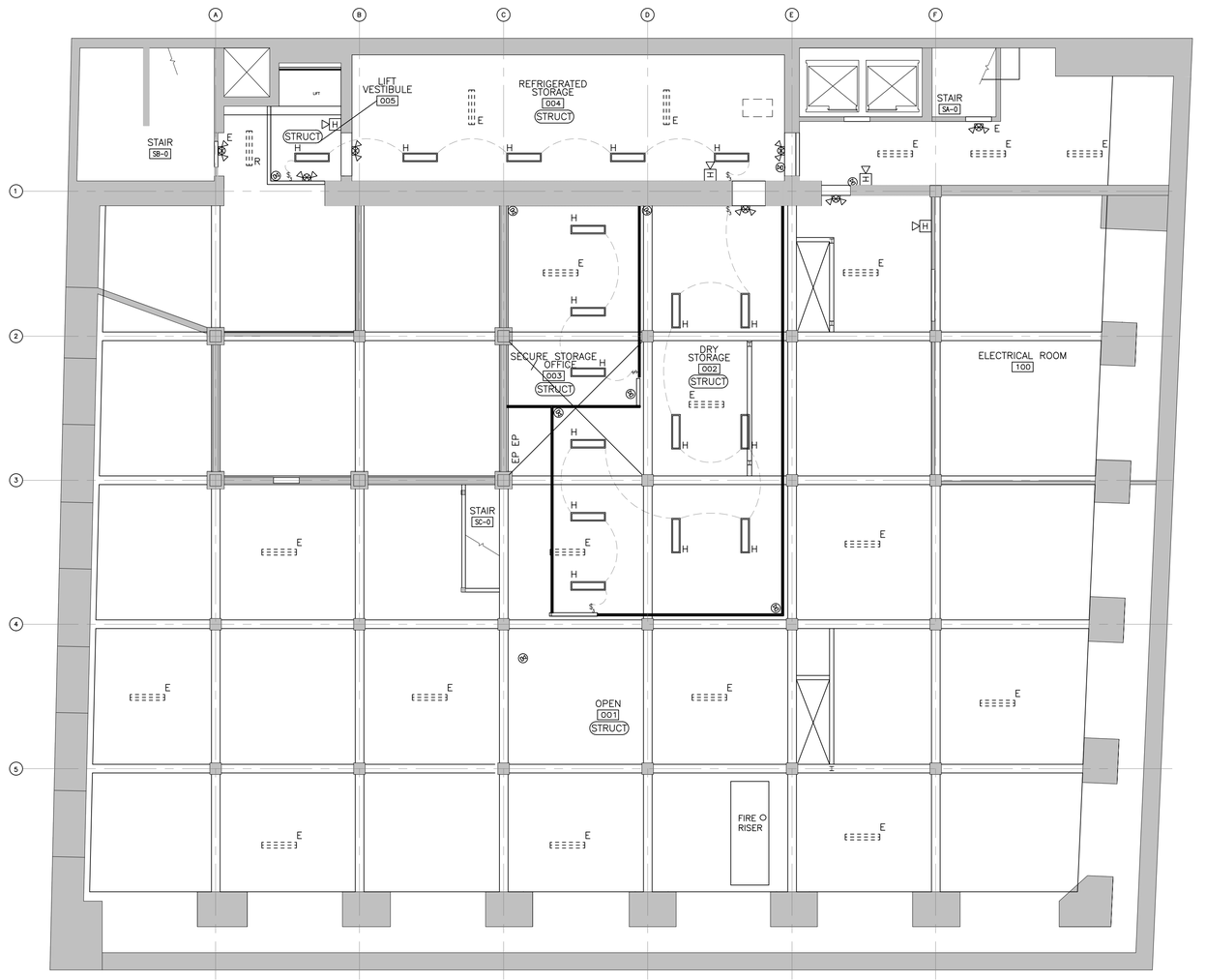
J — WALL GRAZING LED
MFG: ELLIPTIPAR
MODEL: S312–R0*M–S–00–M–OK–0–27–TE
SURFACE MOUNTED WITHIN CEILING COVE 18" FROM THE WALL.

K — WALL SCONCE
TBD – MATERIAL ALLOWANCE $200/FIXTURE
MOUNT 5'–0" A.F.F. VERIFY W/ OWNER IN FIELD.

NOTE:
DINING AREA FIXTURES TO BE DIMMABLE

EXTERIOR:

L — **CUSTOM FIXTURE – OFCI**
WALL MOUNTED



N
1 LOWER LEVEL REFLECTED CEILING PLAN
A3–00/ 1/8" = 1'–0"

KEYED NOTES - NEW WORK:

2.01 CONCRETE SIDEWALK, LANDSCAPE, PARKING METERS TO REMAIN. NO WORK THIS AREA.

3.01 NEW CONCRETE RAMP AND LANDING OVER GEOFOAM EPS 29.
3.02 NEW CONCRETE STAIRS AND LANDING OVER GEOFOAM EPS 29.
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9.09 PROVIDE PLYWOOD BACKING FOR OWNER PROVIDED SHELVING / EQUIPMENT / ART. BACKING TO EXTEND FROM FLOOR TO 8'AFF.

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26.04 COORDINATE LOCATION OF FIXTURES WITH TOILET PARTITIONS AND FIXTURES BELOW.
26.05 BANK OF DIMMER SWITCHES FOR ALL DINING ROOM LIGHT FIXTURES.

GENERAL NOTES - NEW WORK:

1. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND ALL DIMENSIONS. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOUND AMONG THE DOCUMENTS OR BETWEEN THE DOCUMENTS AND EXISTING CONDITIONS.
2. DESIGN NECESSARY TO ACCOMMODATE NEW MEPFP DESIGN IS NOT INDICATED ON THESE DRAWINGS AND IS THE RESPONSIBILITY OF THE DESIGN BUILD CONTRACTOR / SUB–CONTRACTOR. SEE MECHANICAL AND ELECTRICAL **SYMBOLS LEGEND A0–01.**
3. SEE **SHEET A0–01** FOR SYMBOLS LEGEND AND ADDITIONAL INFORMATION.
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5. SEE **SHEET A9–10** FOR PARTITION TYPES.
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16. ALL PARTITION TYPES **5E** UNLESS NOTED OTHERWISE. SEE **A9–00** FOR PARTITION TYPE DETAILS.
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KYLE.NOTTMEIER@GMAIL.COM

STATE OF MISSOURI
KYLE JOEL NOTTMEIER
NUMBER A-2009021703
11:17:15
ARCHITECT

KYLE NOTTMEIER
ARCHITECT
A-2009021703

100% CONSTRUCTION DOCUMENTS:

R1.2 RESTAURANT TENANT FINISH

1009 LOCUST
SAINT LOUIS, MISSOURI

REVISIONS		
NO.	ITEM	DATE

SHEET NO.
A3-00

LOWER LEVEL
REFLECTED CEILING PLAN

ISSUE DATE 11.16.2015
PROJECT NO. 15.001

LIGHTING LEGEND:

INTERIOR:

A — LARGE PENDANT
CUSTOM FIXTURE – OFOI
PROVIDE JUNCTION BOX
COORDINATE POWER REQUIREMENTS WITH OWNER

B — BAR PENDANT
TBD – MATERIAL ALLOWANCE $250/FIXTURE
MOUNT 5'–0" A.F.F. VERIFY W/ OWNER IN FIELD.
PROVIDE ADDITIONAL POWER/SUSPENSION CORD TO ADJUST TO APPROPRIATE HEIGHT ON SITE.

C — TABLE PENDANT
TBD – MATERIAL ALLOWANCE $500/FIXTURE
MOUNT 7'–2"AFF VERIFY W/ OWNER IN FIELD
PROVIDE ADDITIONAL POWER/SUSPENSION CORD TO ADJUST TO APPROPRIATE HEIGHT ON SITE.

D1 — LED TRACK
MFG: CONTECH
MODEL: CTL–8062–V–M–27C–D–P
FINISH: WHITE
NOTES: CONNECTORS LA–2–P
END FEED LA–10–P
TRACK LT–8
HEAD QTY. PER PLAN
SUSPEND FROM ALL THREAD & CONTINUOUS RUN OF UNISTRUT @ DINING ROOM 13'–0"AFF

D2 — LED TRACK
MFG: CONTECH
MODEL: CTL–8061–V–M–27C–D–P
FINISH: WHITE
NOTES: CONNECTORS LA–2–P
END FEED LA–10–P
TRACK LT–8
HEAD QTY. PER PLAN
SURFACE MOUNT

E — EXISTING 4' UTILITY
TO REMAIN ON HOUSE PANEL & EXISTING DIMMER SWITCHES.

R — RELOCATED EXISTING 4' UTILITY
TO REMAIN ON HOUSE PANEL & EXISTING DIMMER SWITCHES.

F — RECESSED CAN
MFG: HALO
MODEL: H457–ICAT–1E–EL406–9–27–TL410H

G — VANITY SURFACE MOUNTED DECORATIVE FIXTURE
TBD – MATERIAL ALLOWANCE $200/FIXTURE

H — 1x4 UTILITY LED
MFG: KENALL
MODEL: ENVIROSEAL
FES12–48–1–67L35K___–2H–CP
SURFACE MOUNTED

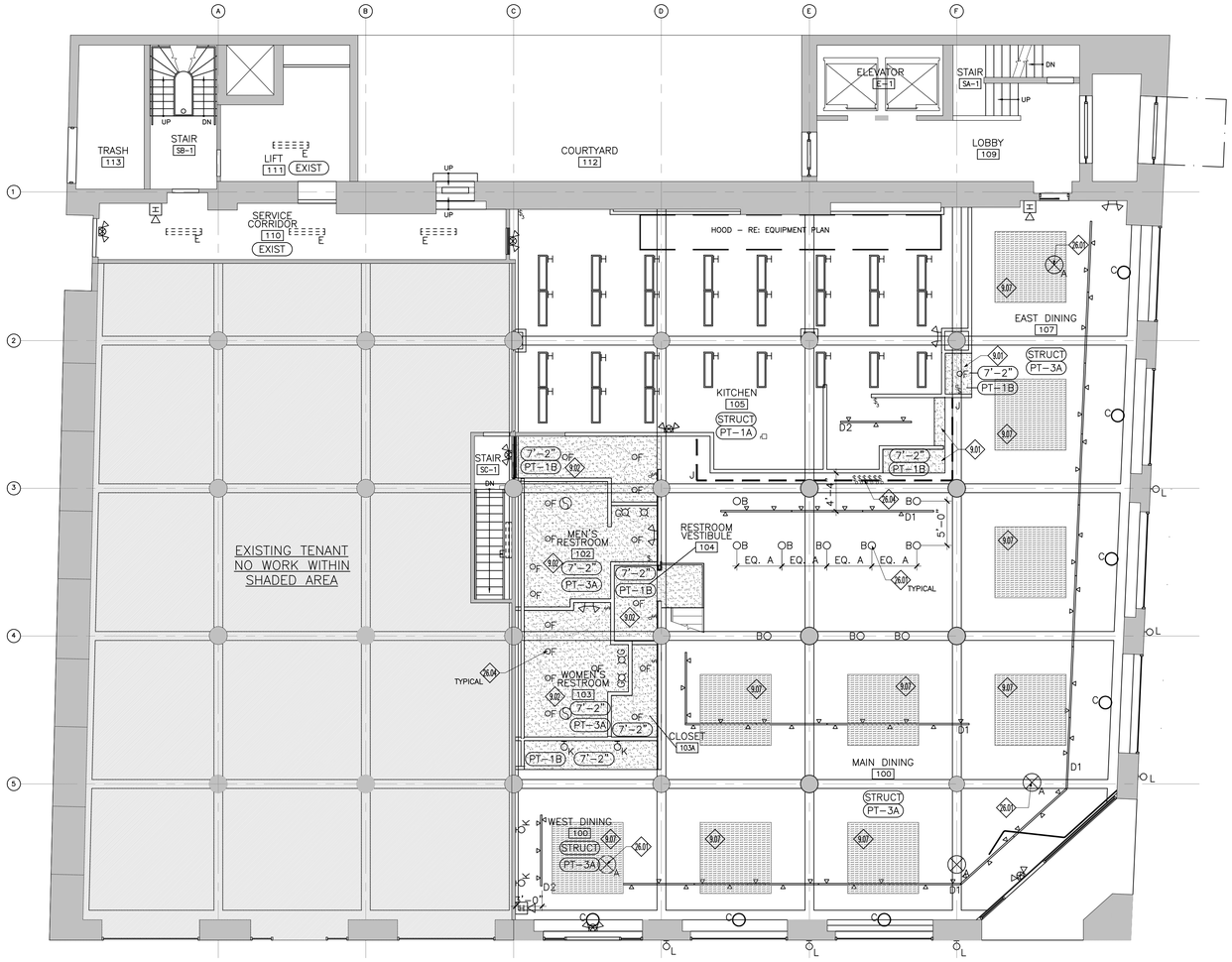
J — WALL GRAZING LED
MFG: ELLIPTIPAR
MODEL: S312–RO*M–S–00–M–OK–0–27–TE
SURFACE MOUNTED WITHIN CEILING COVE 18" FROM THE WALL.

K — WALL SCONCE
TBD – MATERIAL ALLOWANCE $200/FIXTURE
MOUNT 5'–0" A.F.F. VERIFY W/ OWNER IN FIELD.

NOTE:
DINING AREA FIXTURES TO BE DIMMABLE

EXTERIOR:

L — **CUSTOM FIXTURE – OFCI**
WALL MOUNTED



N — 1 A3–01 GROUND LEVEL REFLECTED CEILING PLAN 1/8" = 1'–0"

KEYED NOTES - NEW WORK:

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STATE OF MISSOURI
KYLE JOEL NOTTMEIER
NUMBER A-2009021703
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ARCHITECT

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100% CONSTRUCTION DOCUMENTS:

R1.2 RESTAURANT TENANT FINISH

1009 LOCUST
SAINT LOUIS, MISSOURI

REVISIONS

NO.	ITEM	DATE

SHEET NO.
A3-01

GROUND LEVEL
REFLECTED CEILING PLAN

ISSUE DATE 11.16.2015
PROJECT NO. 15.001

LIGHTING LEGEND:

INTERIOR:

A — LARGE PENDANT
CUSTOM FIXTURE – OFOI
PROVIDE JUNCTION BOX
COORDINATE POWER REQUIREMENTS WITH OWNER

B — BAR PENDANT
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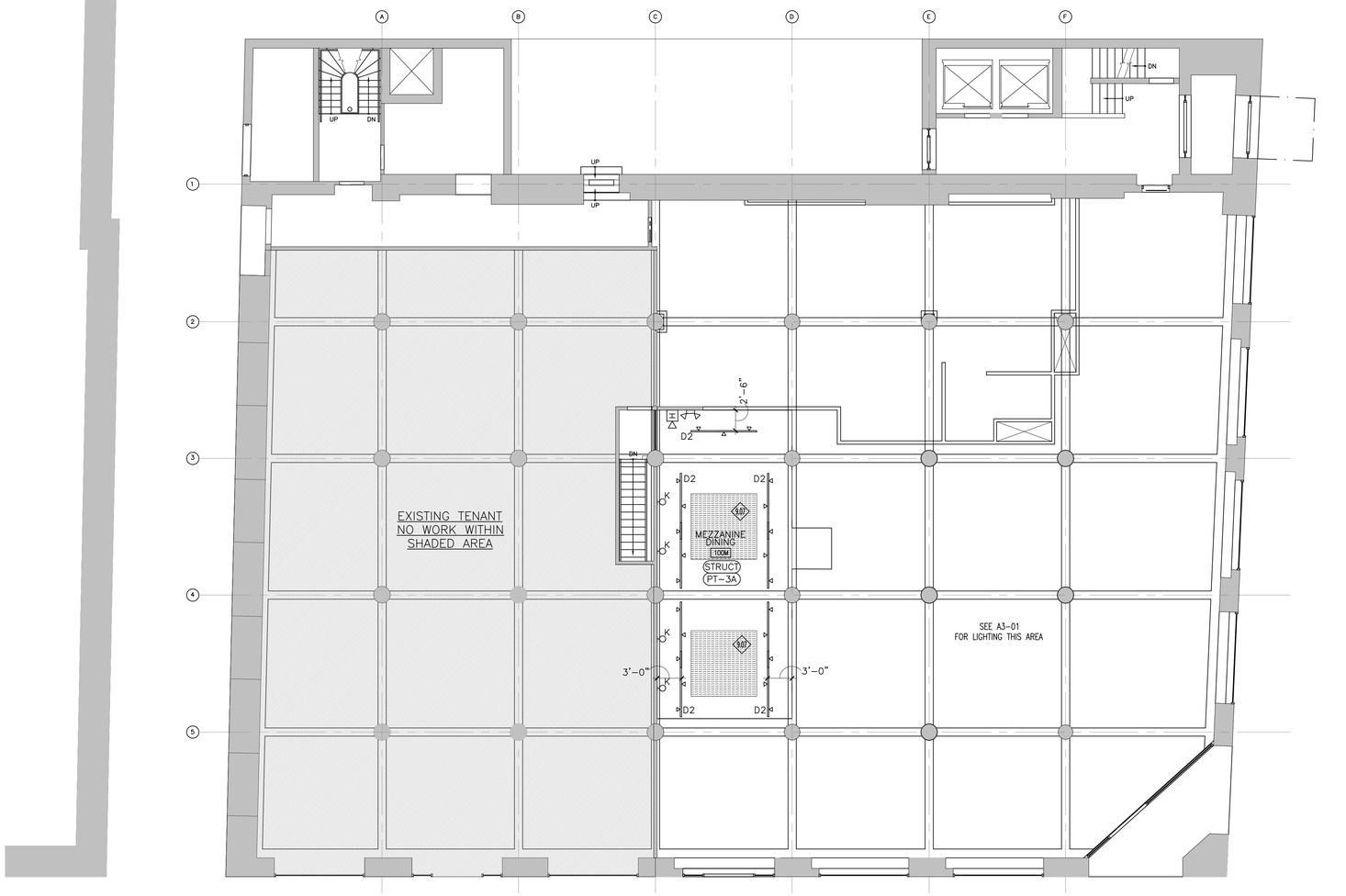

N

1 MEZZANINE REFLECTED CEILING PLAN
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R1.2 RESTAURANT TENANT FINISH

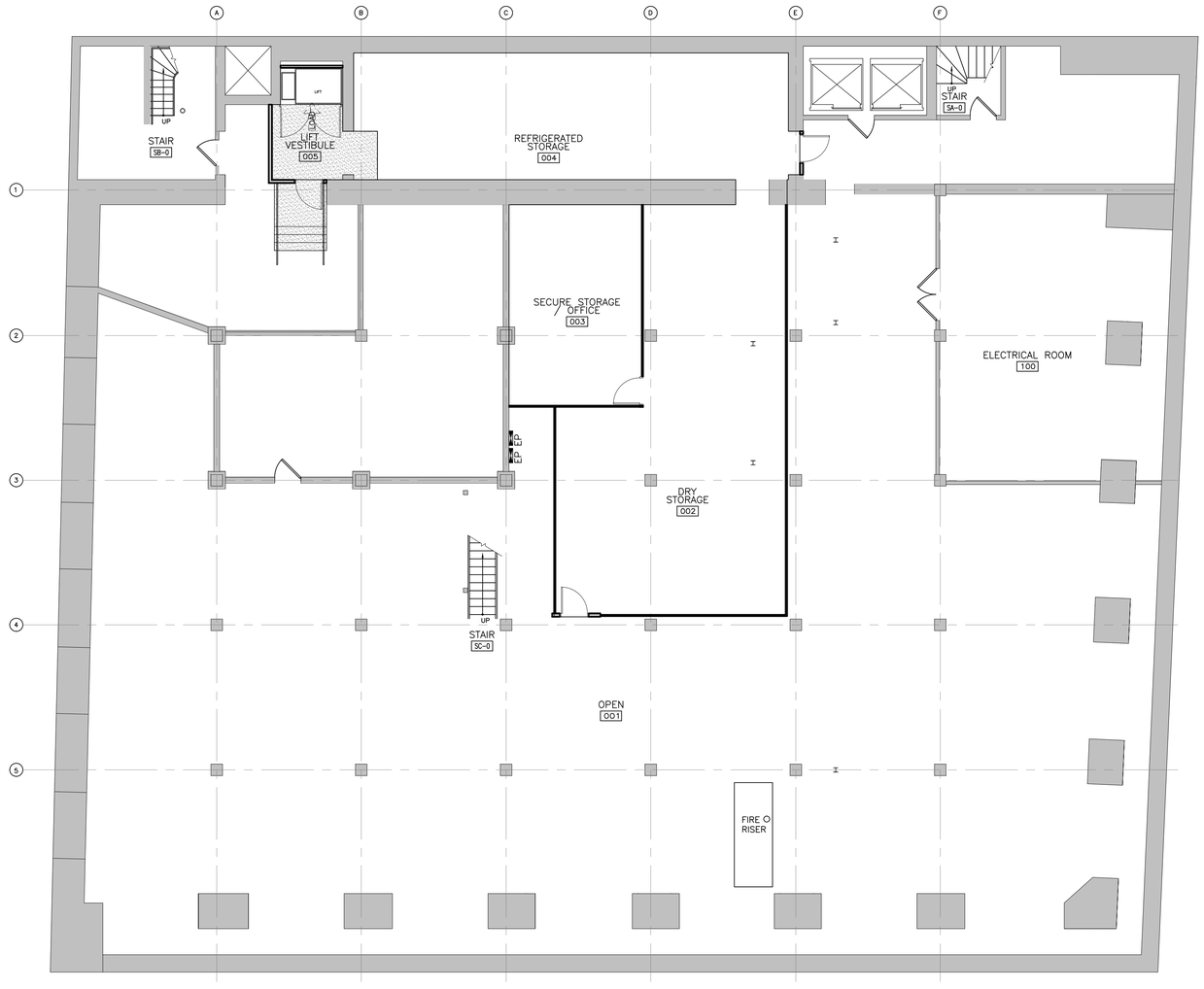
1009 LOCUST
SAINT LOUIS, MISSOURI

REVISIONS

NO.	ITEM	DATE

SHEET NO.
A3-01M
MEZZANINE REFLECTED CEILING PLAN

ISSUE DATE 11.16.2015
PROJECT NO. 15.001



N

1 LOWER LEVEL FINISH FLOOR PLAN
A4-00 1/8" = 1'-0"

COLOR AND MATERIAL LEGEND:

MAT'L CODE	MATERIAL	TYPE	DESCRIPTION	COLOR CODE	COLOR	MATERIAL ALLOWANCE
FRP	FIBERGLASS REINFORCED PLASTIC	TYPE 1	MARLITE STANDARD FRP PANELS IN PEBBLED FINISH	COLOR A	P100 WHITE CLASS A	
				COLOR B	P807 BLACK	
PT	PAINT	TYPE 1	BENJAMIN-MOORE EGGSHELL	COLOR A	### WHITE	
				COLOR B	### NEUTRAL	
				COLOR C	### HIGHLIGHT	
		TYPE 2	ALKYD - SEMI-GLOSS	COLOR D	### DARK	
		TYPE 3	FLAT	COLOR A	### WHITE	

CONT'D LEGEND:

MAT'L CODE	MATERIAL	TYPE	DESCRIPTION	COLOR CODE	COLOR	MATERIAL ALLOWANCE
RB	RESILIENT BASE	TYPE 1	JOHNSONITE 4" VINYL COVE BASE	COLOR A	TBD	
		TYPE 2	JOHNSONITE ¾" COVE FILLER STRIP CFS-00-A	COLOR A	TBD	
QT	QUARRY TILE	TYPE 1	DALTILE QUARRY TILE 6"X6" & COVE BASE	COLOR A	0Q76 GRAY	$2/SF
T	TILE	TYPE 1	LARGE FORMAT CERAMIC TILE 6"X24"	COLOR A	TBD	$3/SF
		TYPE 2	OZOLOC FLOORING	COLOR A	TBD	$2/SF
SC	SEALED CONCRETE	TYPE 1	SEALED WITH MICROGUARD/MICROGRIP ANTI-SKID	COLOR A	CLEAR	

GENERAL NOTES - FINISHES:

1. ALL GYPSUM BOARD WALLS TO BE PAINTED **PT1-A** AND RECEIVE **RB1-A** U.N.O.
2. ALL H.M. DOOR/SIDELITE FRAMES TO BE PAINTED **PT2-D** U.N.O.
3. FLOOR TRANSITIONS SHALL OCCUR AT THE CENTERLINE OF DOOR, UNLESS OTHERWISE NOTED.
4. ALL WALL BASE TO BE **RB1-A** U.N.O.
5. ALL ELECTRICAL/MECHANICAL DEVICES, RECEPTACLES, SWITCHES, AND COVER PLATES TO BE BLACK U.N.O.

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100% CONSTRUCTION DOCUMENTS:

R1.2 RESTAURANT TENANT FINISH

1009 LOCUST
SAINT LOUIS, MISSOURI

REVISIONS

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A4-00

LOWER LEVEL FINISH PLAN

ISSUE DATE 11.16.2015
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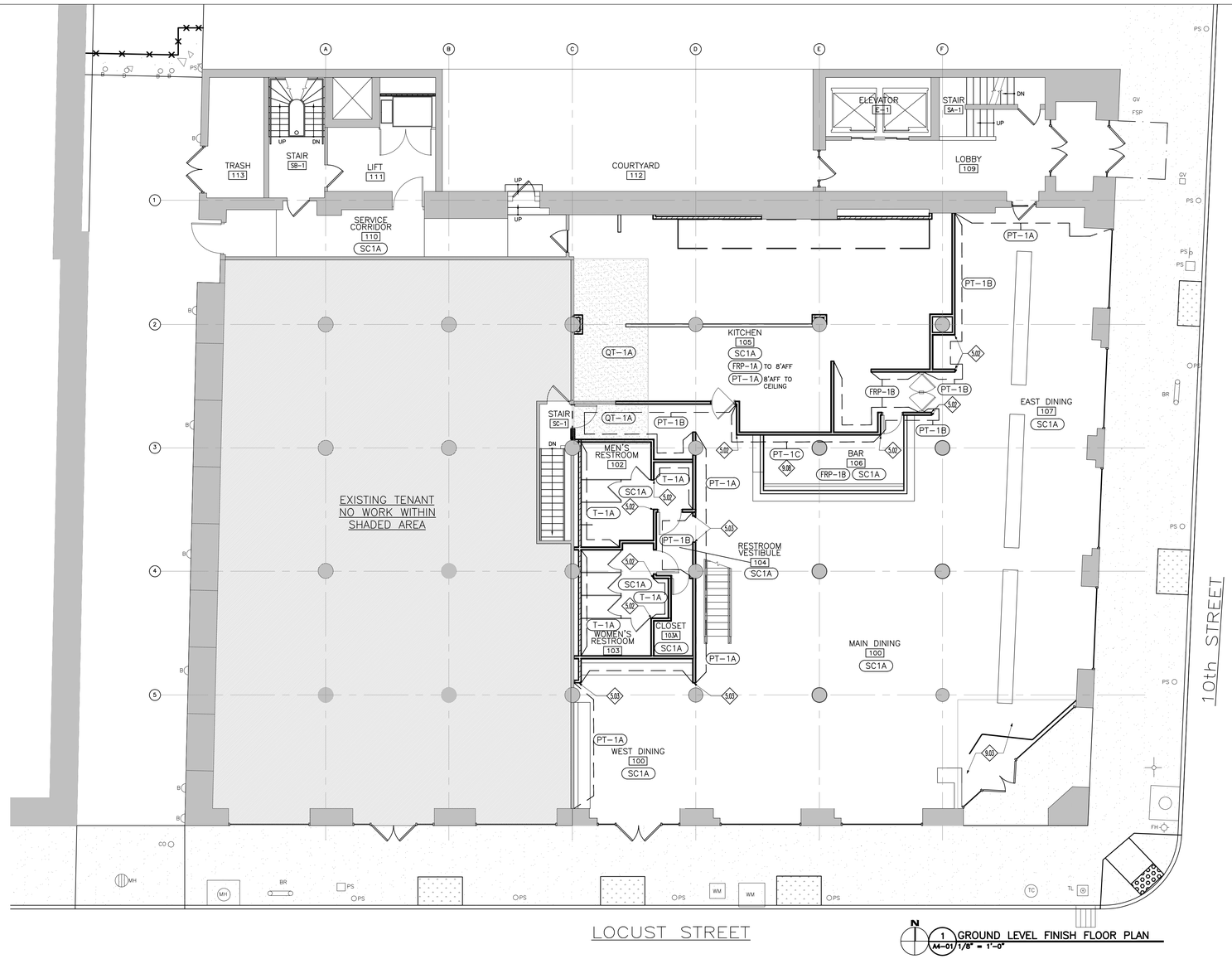

1 GROUND LEVEL FINISH FLOOR PLAN
A4-01 1/8" = 1'-0"

COLOR AND MATERIAL LEGEND:

MAT'L CODE	MATERIAL	TYPE	DESCRIPTION	COLOR CODE	COLOR	MATERIAL ALLOWANCE
FRP	FIBERGLASS REINFORCED PLASTIC	TYPE 1	MARLITE STANDARD FRP PANELS IN PEBBLED FINISH	COLOR A	P100 WHITE CLASS A	
				COLOR B	P807 BLACK	
PT	PAINT	TYPE 1	BENJAMIN-MOORE EGGSHELL	COLOR A	### WHITE	
				COLOR B	### NEUTRAL	
				COLOR C	### HIGHLIGHT	
		TYPE 2	ALKYD - SEMI-GLOSS	COLOR D	### DARK	
		TYPE 3	FLAT	COLOR A	### WHITE	

CONT'D LEGEND:

MAT'L CODE	MATERIAL	TYPE	DESCRIPTION	COLOR CODE	COLOR	MATERIAL ALLOWANCE
RB	RESILIENT BASE	TYPE 1	JOHNSONITE 4" VINYL COVE BASE	COLOR A	TBD	
		TYPE 2	JOHNSONITE ¾" COVE FILLER STRIP CFS-00-A	COLOR A	TBD	
QT	QUARRY TILE	TYPE 1	DALTILE QUARRY TILE 6"X6" & COVE BASE	COLOR A	0Q76 GRAY	$2/SF
T	TILE	TYPE 1	LARGE FORMAT CERAMIC TILE 6"X24"	COLOR A	TBD	$3/SF
		TYPE 2	OZOLOC FLOORING	COLOR A	TBD	$2/SF
SC	SEALED CONCRETE	TYPE 1	SEALED WITH MICROGUARD/MICROGRIP ANTI-SKID	COLOR A	CLEAR	

GENERAL NOTES - FINISHES:

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R1.2 RESTAURANT TENANT FINISH

1009 LOCUST
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REVISIONS

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GROUND LEVEL FINISH PLAN

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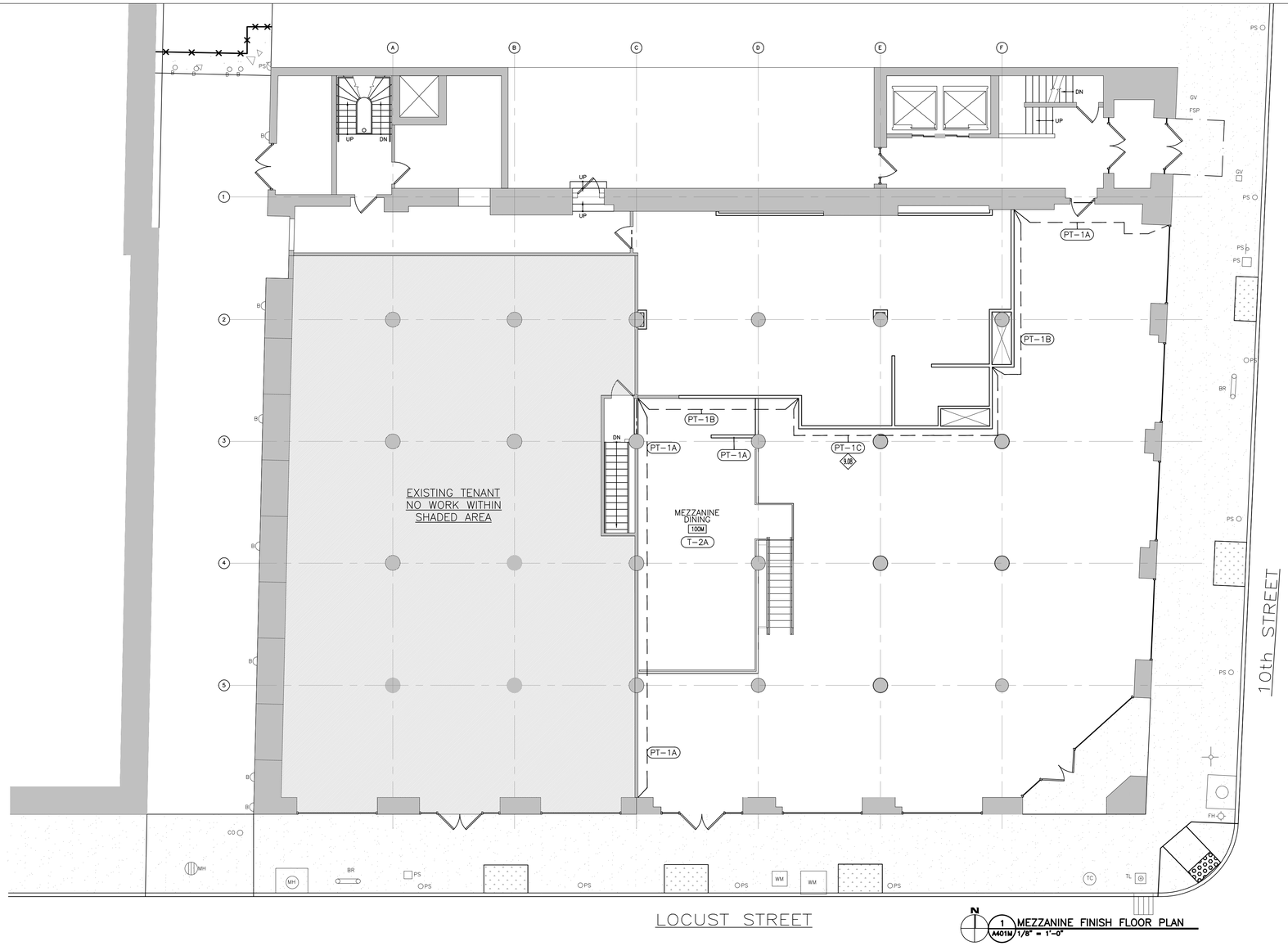

1 MEZZANINE FINISH FLOOR PLAN
A401M 1/8" = 1'-0"

COLOR AND MATERIAL LEGEND:

MAT'L CODE	MATERIAL	TYPE	DESCRIPTION	COLOR CODE	COLOR	MATERIAL ALLOWANCE
FRP	FIBERGLASS REINFORCED PLASTIC	TYPE 1	MARLITE STANDARD FRP PANELS IN PEBBLED FINISH	COLOR A	P100 WHITE CLASS A	
				COLOR B	P807 BLACK	
PT	PAINT	TYPE 1	BENJAMIN-MOORE EGGSHELL	COLOR A	### WHITE	
				COLOR B	### NEUTRAL	
				COLOR C	### HIGHLIGHT	
		TYPE 2	ALKYD - SEMI-GLOSS	COLOR D	### DARK	
		TYPE 3	FLAT	COLOR A	### WHITE	

CONT'D LEGEND:

MAT'L CODE	MATERIAL	TYPE	DESCRIPTION	COLOR CODE	COLOR	MATERIAL ALLOWANCE
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GENERAL NOTES - FINISHES:

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MEZZANINE FINISH PLAN

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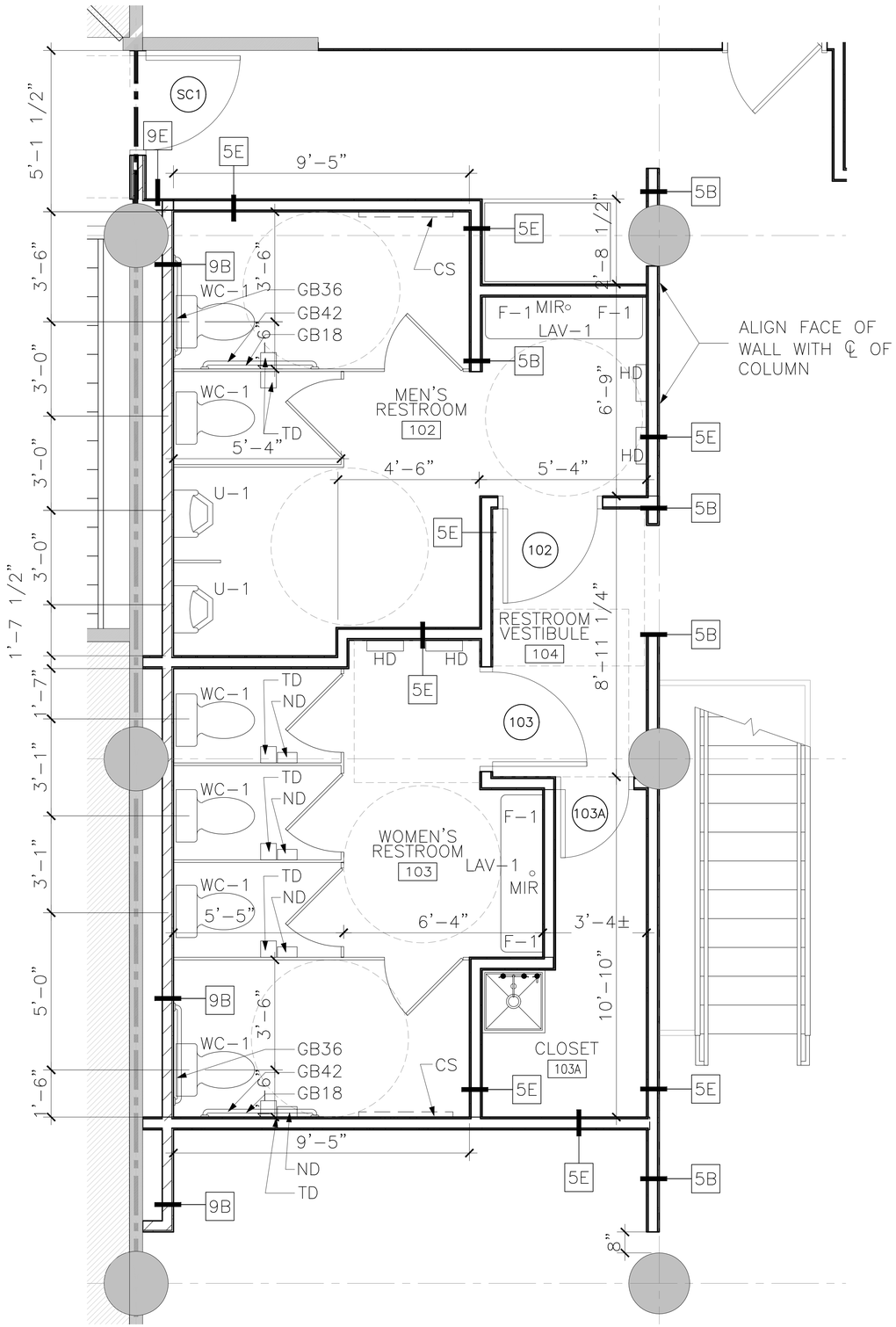

1 A6–01 ENLARGED PLAN @ GROUND LEVEL RESTROOMS
1/4" = 1'–0"

ACCESSORY LEGEND

TYPE	MANUFACTURER	MODEL
GB36 – GRAB BAR	BOBRICK	B–5806–36"
GB42 – GRAB BAR	BOBRICK	B–5806–42"
GB18 – GRAB BAR	BOBRICK	B–5806–18"
TD – TISSUE DISPENSER	BOBRICK	B–2888
ND – NAPKIN DISPOSAL	BOBRICK	B–270
MIR – FRAMELESS MIRROR		
HD – AUTO HAND DRYER	BOBRICK	B–7120

FIXTURE LEGEND

TYPE		MANUFACTURER	MODEL
F–1	FAUCET	KOHLER	K–8892
LAV–1	LAVATORY	KOHLER	K–3203
WC–1	WATER CLOSET	TOTO	CST744EF.10
U–1	URINAL	TOTO	UT104E

GENERAL NOTES:
1. PROVIDE BLOCKING FOR ALL ACCESSORIES INCLUDING GRAB BARS
2. ALL ITEMS SHALL MEET ADA REQUIREMENTS, INCLUDING MOUNTING HEIGHTS, CLEARANCES, ETC.
3. COORDINATE TOILET ACCESSORIES, & PLUMBING FIXTURE SELECTIONS WITH OWNER.
4. COORDINATE TOILET PARTITIONS WITH OWNER
5. SOAP DISPENSERS OFOI

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SHEET NO.
A6-01

ENLARGED RESTROOM PLANS

ISSUE DATE 11.16.2015
PROJECT NO. 15.001

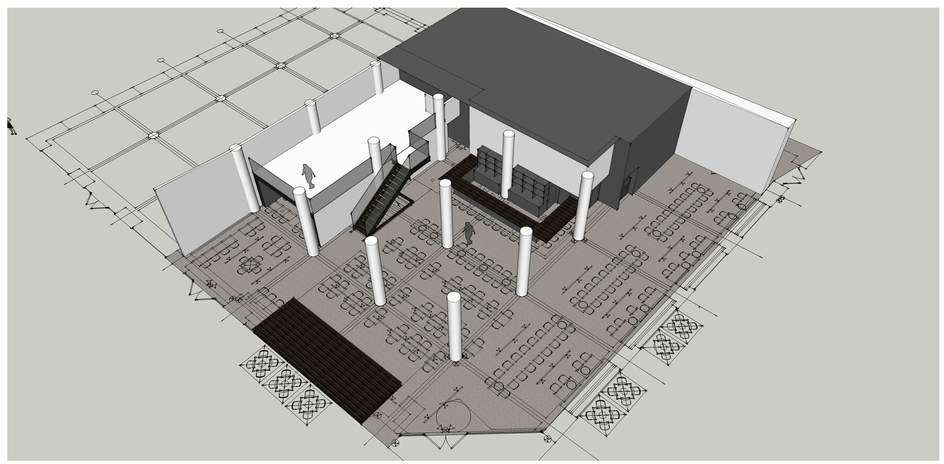
6 A6-02 VIEW FROM KITCHEN
NTS

3 A6-02 VIEW FROM EAST DINING
NTS

5 A6-02 VIEW FROM BAR
NTS

2 A6-02 VIEW FROM ENTRY
NTS

4 A6-02 VIEW FROM MAIN DINING
NTS



1 A6-02 AXON VIEW – OVERAL PROJECT
NTS

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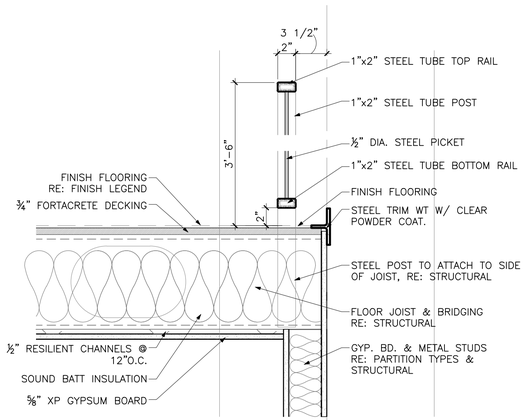
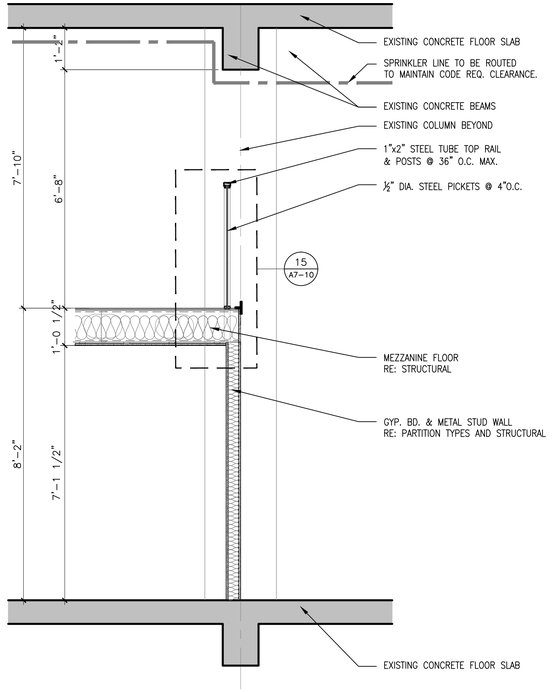
SHEET NO.
A6-02
INTERIOR MODEL VIEWS

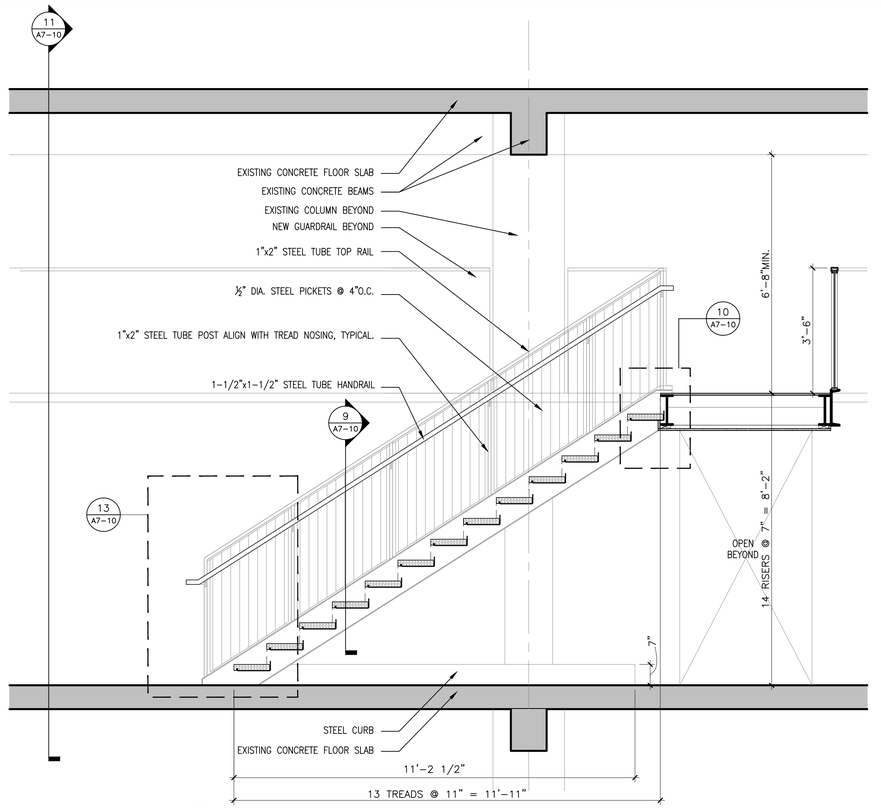
ISSUE DATE 11.16.2015
PROJECT NO. 15.001



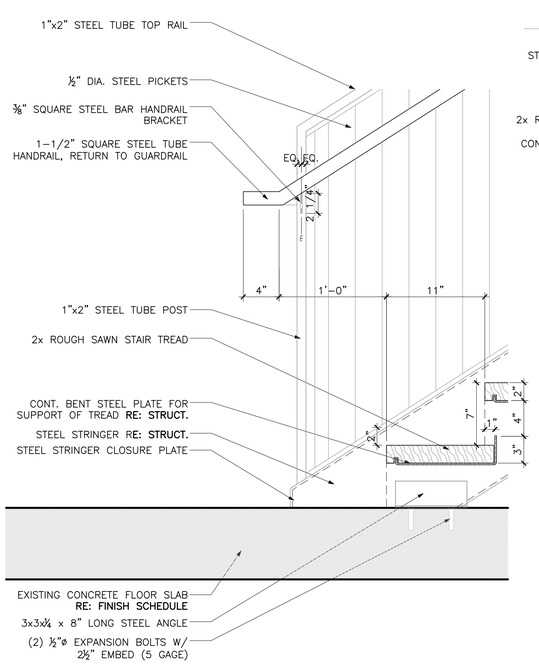
15 A7-10 MEZZANINE FLOOR PERIMETER DETAIL
1 1/2" = 1'-0"



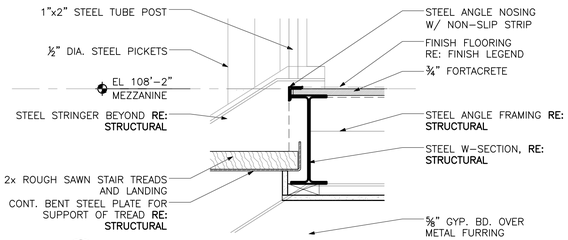
11 A7-10 MEZZANINE SECTION
1/2"=1'-0"



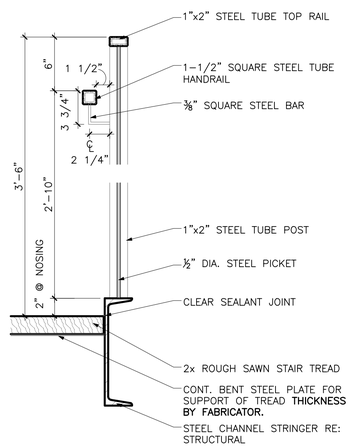
2 A7-10 STAIR SECTION
1/2"=1'-0"



13 A7-10 SECTION DETAIL @ STAIR BOTTOM LANDING
1 1/2" = 1'-0"



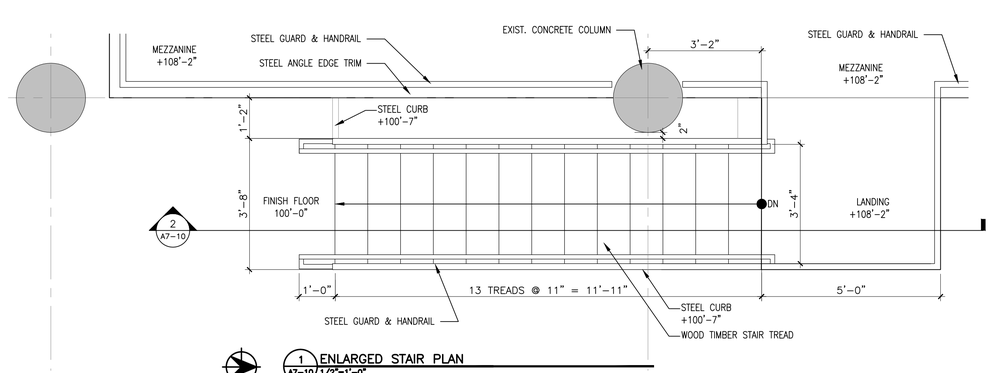
10 A7-10 SECTION DETAIL @ STAIR TOP LANDING
1 1/2" = 1'-0"



9 A7-10 TYPICAL SECTION DETAIL @ STAIR STRINGER & HAND/GUARDRAIL
1 1/2" = 1'-0"

GENERAL NOTES – STAIR

1. ALL EXPOSED STEEL SHALL MEET AESS FABRICATION AND ERECTION CATEGORY 1 GUIDELINES.
2. ALL EXPOSED STEEL SHALL BE CLEAR POWDER COATED, RE: FINISH SCHEDULE. CONTRACTOR TO PROVIDE ALTERNATE PRICING TO PAINT STEEL, COLOR BY ARCHITECT IN LIEU OF CLEAR COAT.
3. ALL WOOD STAIR TREADS AND WOOD DECKING SHALL RECEIVE A CLEAR POLYURETHANE 2-COMPONENT FINISH EQUAL TO BONA TRAFFIC ANTI-SLIP SATIN.



1 A7-10 ENLARGED STAIR PLAN
1/2"=1'-0"

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1009 LOCUST
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A7-10
MEZZANINE & STAIR DETAILS

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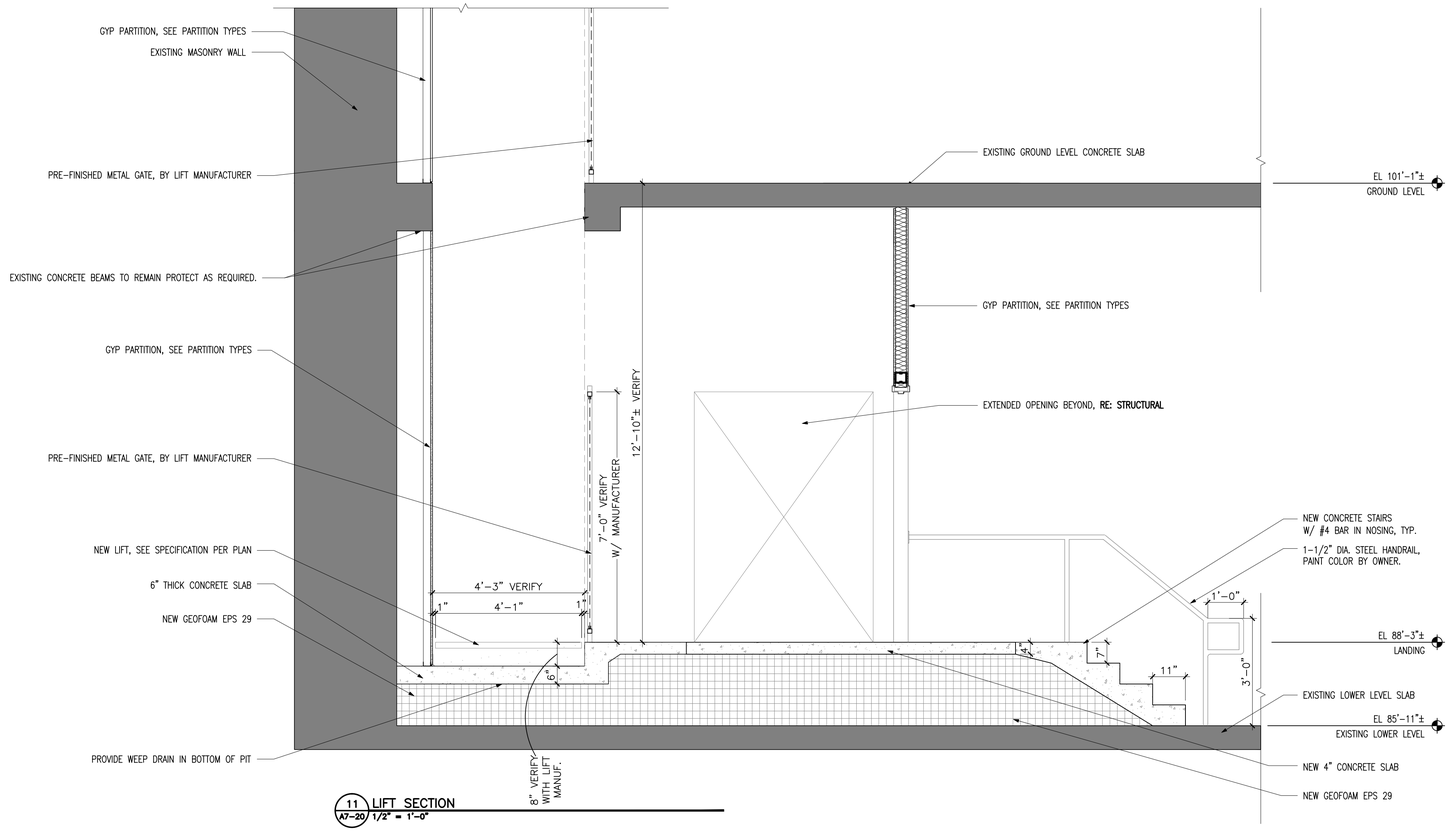
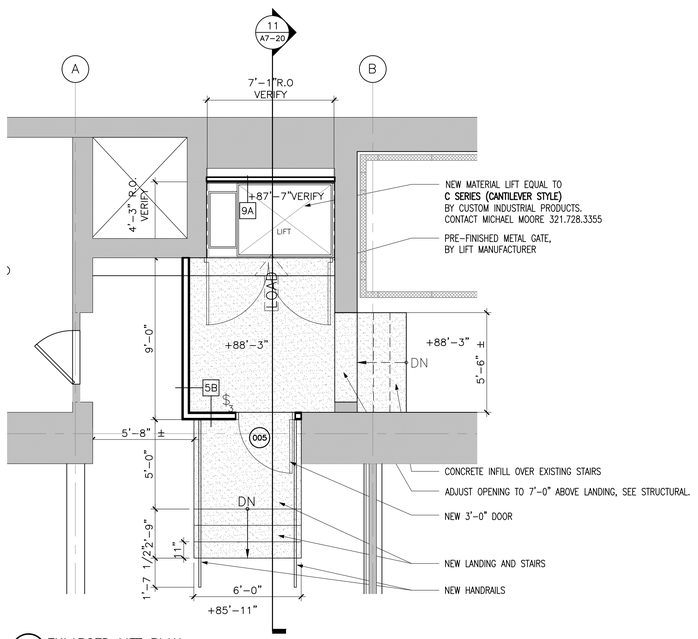


11 / A7-20 LIFT SECTION
1/2" = 1'-0"



9 / A7-20 ENLARGED LIFT PLAN
1/4"=1'-0"

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LIFT DETAILS

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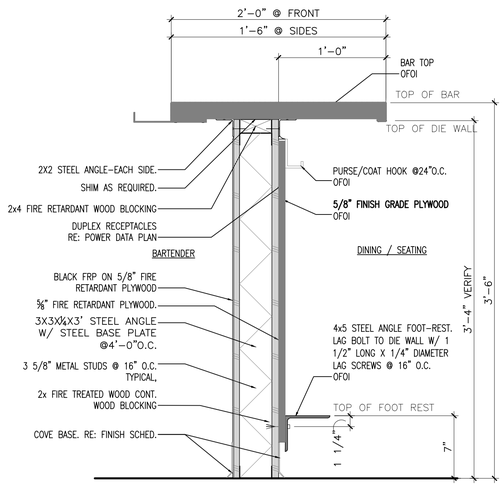
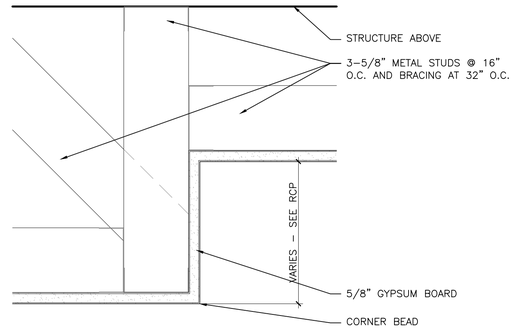


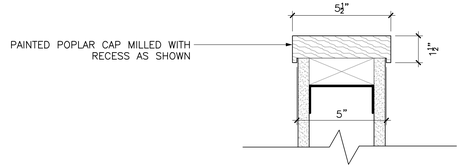
15 A9-10 BAR SECTION TYPICAL
1 1/2" = 1'-0"



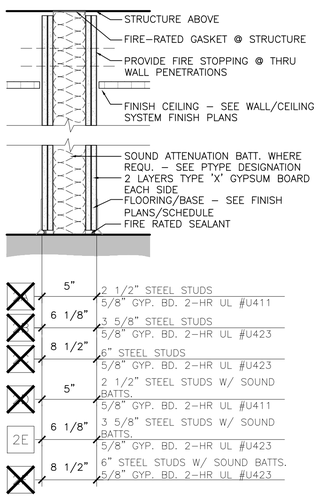
4 A9-10 GYPSUM SOFFIT TRANSITION
NTS

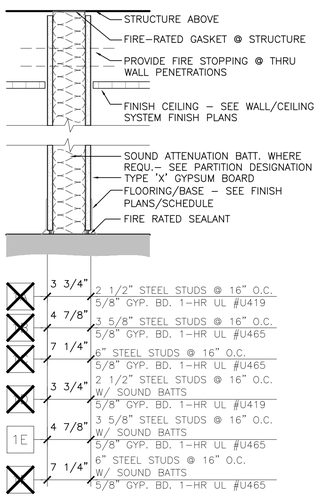
GENERAL NOTES - PARTITIONS

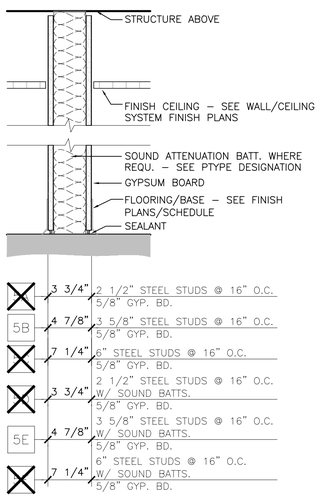
1. ALL GYP. BD. IS 5/8" TYPE X UNLESS NOTED OTHERWISE.
2. ALL INSULATION IS #3 THERMAFIBER FOR PARTITIONS NOTED.
3. TENANT DEMISING WALL TO BE A MIN. OF ONE HOUR CONSTRUCTION.
4. CONSTRUCT RATED ASSEMBLIES COMPLETE AND UNINTERRUPTED FROM THE CONSTRUCTION OF NON-RATED ASSEMBLIES.
5. WHERE U.L. DESIGN OR GYPSUM ASSOCIATED NUMBERS ARE REFERENCED, REFER TO UNDERWRITERS LABORATORIES, INCLUDING FIRE DIRECTORY AND/OR GYPSUM ASSOCIATION DESIGN MANUAL FOR COMPLETE REQUIREMENTS.
6. PROVIDE 'ZIP STRIPS' AT CEILING INTERSECTIONS AND AT WALL INTERSECTIONS OF DIFFERING MATERIALS, SUCH AS DRYWALL TO MASONRY. FOR SMOOTH TRANSITIONS "INNER" PANEL OF GYP. BD. TO RECEIVE CAULK JOINT AT DIFFERING MATERIALS.
7. PROVIDE CONTINUOUS BEADS(3) OF ACOUSTICAL SEALANT AT TOP, SIDE, AND BOTTOM TRACKS WHERE PARTITION ABUTS EXISTING FLOORS AND WALLS.
8. PROVIDE MOISTURE RESISTANT GYP. BD. IN ALL BATHROOMS, UTILITY ROOMS, AND KITCHENS.
9. PROVIDE CEMENTITIOUS BACKER BOARD AT ALL CERAMIC/PORCELAIN TILE LOCATIONS.
10. PROVIDE 5/8" FIRE TREATED PLYWOOD BACKING AT ALL FRP LOCATIONS.
11. USE COMMERCIALLY AVAILABLE SLEEVES FOR SMALLER PIPES THAT CAN BE USED ON WALLS OF CONSTRUCTION SUITABLE FOR ACCOMMODATING THE SLEEVE. ACOUSTICAL SEALANT MAY BE STILL REQUIRED TO SEAL ANY REMAINING CRACKS OR POOR FIT OF PIPES TO SLEEVE.
12. DUCTS, PIPES, AND CONDUITS SHOULD NEVER BE SUPPORTED BY OR IN RIGID CONTACT WITH THE WALL. LARGE OPENINGS SHOULD BE CLOSED TO WITHIN 1/4" TO 1/2" OF THE PENETRATING ELEMENT AND FINAL SEAL.
13. ACOUSTICAL SEALANT IS NON-HARDENING AND PROVIDES A RESILIENT CONTACT WITH THE PENETRATING ELEMENT. OTHER BUILDING SEALANTS ARE NOT ACCEPTABLE. PROVIDE ONLY ACOUSTICAL SEALANT IF PENETRATION LEAVES A GAP OF 1/4" OR LESS AND FILL REMAINING VOID WITH PATCHING PLASTER. LARGER GAPS OF 1/4" TO 1" WILL REQUIRE THE VOID TO BE PACKED WITH FIBERGLASS SOUND BATTS OR MINERAL WOOL TO 1/2" OF SURFACE AS BACKER. COVER BACKER WITH ACOUSTICAL SEALANT TO FILL VOID AND PATCH SURFACE WITH PATCHING PLASTER AS REQUIRED.
14. COVER ALL SIDES AND BACK OF WALL MOUNTED ELECTRICAL DEVICES WITH FIBERGLASS SOUND BATTS AND PROVIDE ACOUSTICAL SEALANT AT ALL EDGES TO THOROUGHLY SEAL PENETRATIONS.
15. NO BACK TO BACK ELECTRICAL DEVICES IN WALLS WITH ELECTRICAL OUTLETS ON BOTH SIDES. MAINTAIN A MINIMUM OF 16" OF HORIZONTAL SEPARATION BETWEEN OUTLETS. THIS ALSO APPLIES TO ANY OTHER DEVICES THAT WOULD PENETRATE THE WALL SURFACE SUCH AS WALL SCONCES, EXIT LIGHTING, SWITCH BOXES, ETC.
16. PROVIDE 16GA MIN. SHT MTL BLOCKING AS NEEDED AT ALL HANDRAILS, CABINETRY, AND TOILET ACCESSORY LOCATIONS.

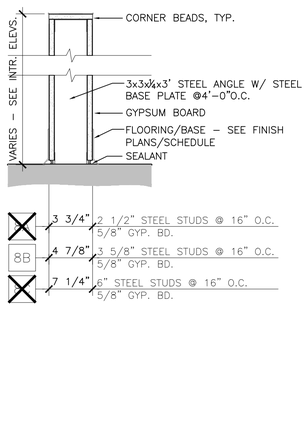


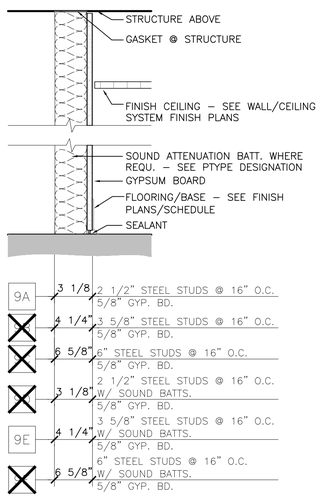
06 A9-11 PARTIAL HEIGHT WALL CAP
3"=1'-0"











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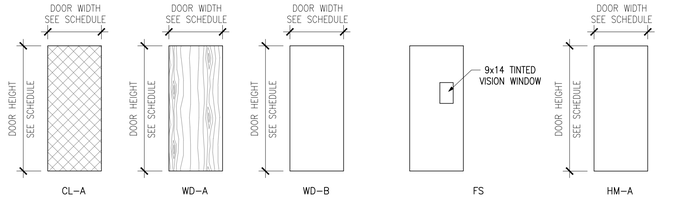


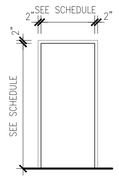
CL–A
CHAIN LINK GATE

WD–A
SOLID CORE WOOD DOOR
STAINED

WD–B
SOLID CORE WOOD DOOR
PLASTIC LAMINATE VENEER

FS
SOLID CORE ELIASON DOOR SCP–8
HPL VENEER – COLOR BY OWNER

HM–A
HOLLOW METAL



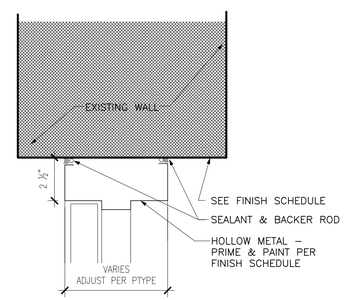
HM–A
HOLLOW METAL FRAME

DOOR AND FRAME SCHEDULE

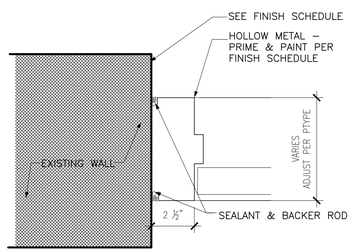
		DOORS						FRAMES					
DOOR NO.	LOCATION	DOOR TYPE	DOOR WIDTH	DOOR HEIGHT	DOOR THICKNESS	HARDWARE GROUP	LABEL RATING	FRAME TYPE	HEAD	JAMB	SILL	LABEL RATING	NOTES
	LOWER LEVEL												
002	DRY STORAGE	CL–A	3'–6"	7'–0"	1–3/4"	01		–	–	–	–		–
003	SECURE STORAGE/OFFICE	CL–A	3'–6"	7'–0"	1–3/4"	01		–	–	–	–		–
004	REFRIGERATED STORAGE	HM–A	3'–0"	7'–0"	1–3/4"	02		HM–1	2A9–11	1/A9–11	–		–
005	LIFT VESTIBULE	HM–A	3'–0"	7'–0"	1–3/4"			HM–1	2A9–11	1/A9–11	–		–
SA–0	STAIR SA–0	EX	–	–	–	–		–	–	–	–		EXISTING DOOR TO REMAIN – NO WORK.
SB–0	STAIR SB–0	EX	–	–	–	–		–	–	–	–		EXISTING DOOR TO REMAIN – NO WORK.
	GROUND LEVEL												
100	MAIN ENTRY	EX–AL	3'–6" PAIR	7'–0"	1–3/4"	05		–	–	–	–		EXISTING ALUM. & GLASS RETROFIT WITH PANIC HDW.
101	PATIO ENTRY / EGRESS	EX	3'–6" PAIR	7'–0"	1–3/4"	05		–	–	–	–		EXISTING ALUM. & GLASS RETROFIT WITH PANIC HDW.
102	MEN'S ROOM	WD–A	3'–0"	7'–0"	1–3/4"	06		HM–1	2A9–11	1/A9–11	–		–
103	WOMEN'S ROOM	WD–A	3'–0"	7'–0"	1–3/4"	06		HM–1	2A9–11	1/A9–11	–		–
103A	CLOSET	WD–A	2'–6"	7'–0"	1–3/4"	07		HM–1	2A9–11	1/A9–11	–		–
105A	KITCHEN	FS–A	3'–0"	7'–0"	3/4"	01		–	–	–	–		ALL HARDWARE BY ELIASON
105B	KITCHEN	FS–B	2'–6" PAIR	7'–0"	3/4"	01		–	–	–	–		ALL HARDWARE BY ELIASON
106	BAR	WD–B	2'–6"	7'–0"	1–3/4"	08		HM–1	2A9–11	1/A9–11	–		TINTED VISION WINDOW
107	EAST DINING / LOBBY	EX AL	3'–0"	7'–0"	1–3/4"	04		–	–	–	–		VERIFY REQUIREMENTS W/ LL
109A	LOBBY VESTIBULE	EX AL	–	–	–	–		–	–	–	–		EXISTING DOOR TO REMAIN – NO WORK.
109B	LOBBY ENTRANCE	EX AL	–	–	–	–		–	–	–	–		EXISTING DOOR TO REMAIN – NO WORK.
110A	SERVICE CORRIDOR	HM–A	3'–0"	7'–0"	1–3/4"	09	20 MIN.	HM–1	2A9–11	1/A9–11	–	20 MIN.	–
110B	SERVICE CORRIDOR	HM–A	4'–0"	7'–0"	1–3/4"	10		HM–1	13/A9–11	9/A9–11	–		–
111	LIFT ROOM	HM–A	4'–0"	7'–0"	1–3/4"	11		HM–1	13/A9–11	9/A9–11	–		–
112A	COURTYARD / LOBBY	EX AL	–	–	–	–		–	–	–	–		EXISTING DOOR TO REMAIN – NO WORK.
112B	COURTYARD / CORRIDOR	EX AL	–	–	–	–		–	–	–	–		EXISTING DOOR TO REMAIN – NO WORK.
SA–1	STAIR SA–1	EX	–	–	–	–		–	–	–	–		EXISTING DOOR TO REMAIN – NO WORK.
SB–1A	STAIR SB–1	EX	–	–	–	–		–	–	–	–		EXISTING DOOR TO REMAIN – NO WORK.
SB–1B	STAIR SB–1 / LIFT	EX	–	–	–	–		–	–	–	–		COORDINATE W/ TENANT MASTER KEY
SC–1	STAIR SC1	HM–A	3'–0"	7'–0"	1–3/4"	03	20 MIN.	HM–1	2A9–11	1/A9–11	–	20 MIN.	–

GENERAL DOOR NOTES

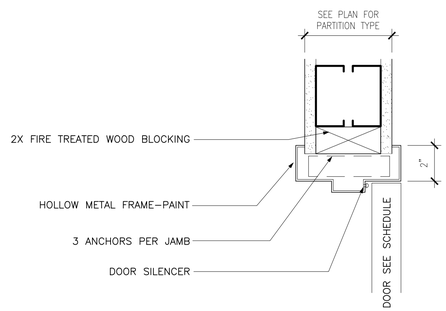
A. SEE SPEC BOOK FOR HARDWARE GROUPSETS AND SPECIFICATIONS
B. GENERAL CONTRACTOR TO COORDINATE KEYING w/ TENANT OPERATOR & LANDLORD. ALL TENANT – DOORS TO BE KEYED / COORDINATED WITH TENANT MASTER KEY SYSTEM
C. SILENCERS (3 PER JAMB) TO BE PROVIDED AT TENANT DOOR LOCATIONS (WHERE HOLLOW METAL FRAMES ARE SPECIFIED).
D. VERIFY ALL FINISHES WITH TENANT OPERATOR.



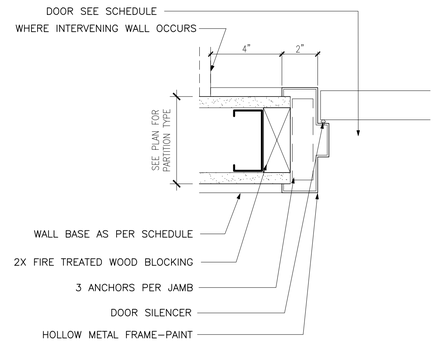
13 / A9–11 HEAD DETAIL @ H.M. FRAME
3"=1'–0"



09 / A9–11 JAMB DETAIL @ H.M. FRAME
3"=1'–0"



05 / A9–11 HEAD DETAIL @ H.M. FRAME
3"=1'–0"



01 / A9–11 JAMB DETAIL @ H.M. FRAME
3"=1'–0"

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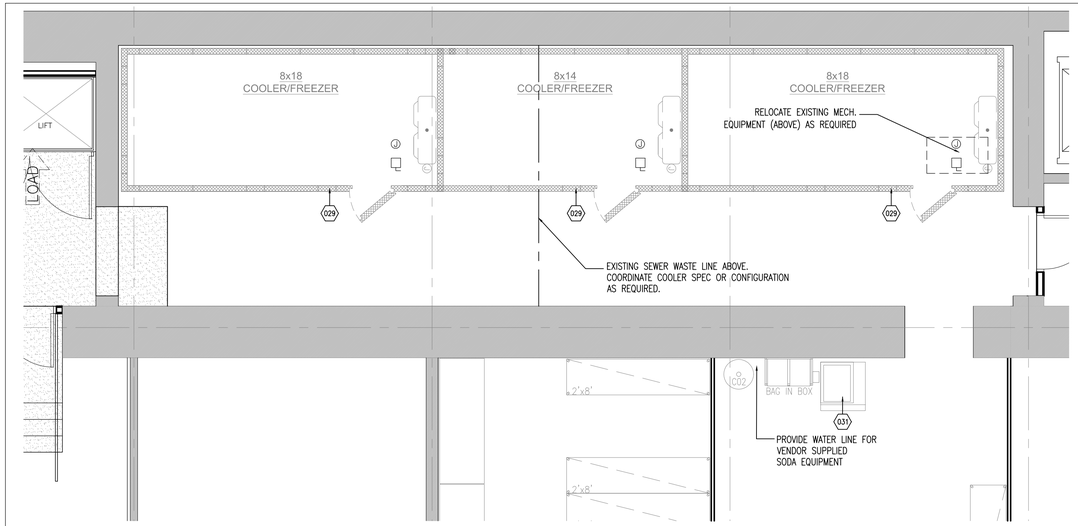
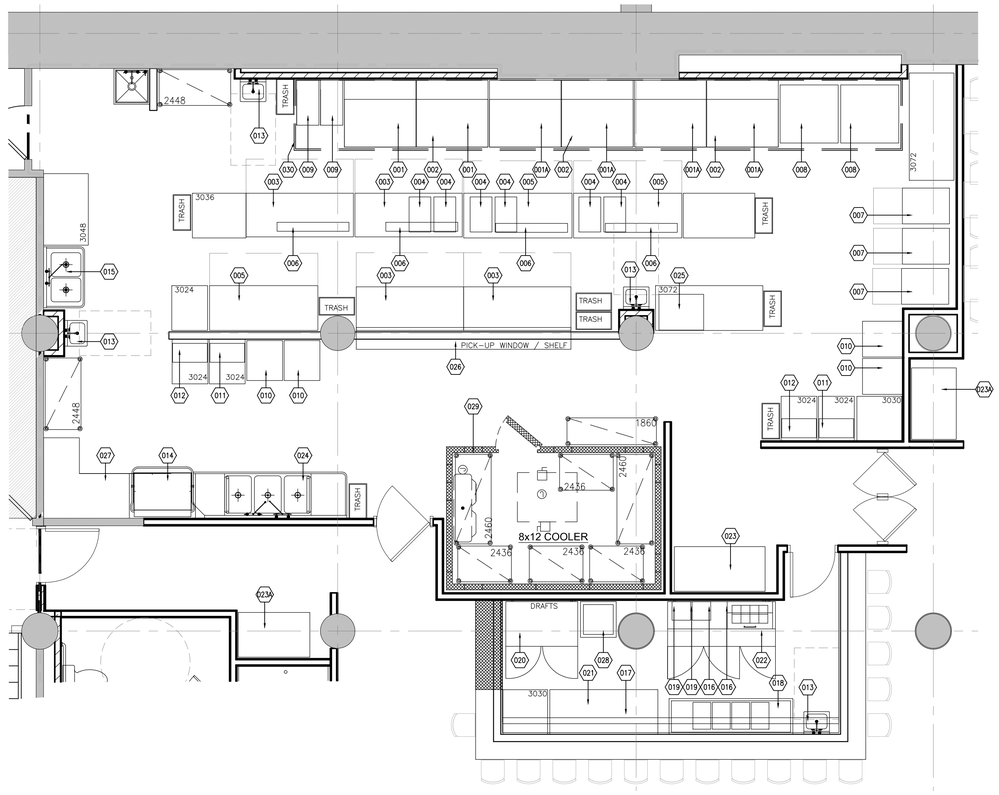
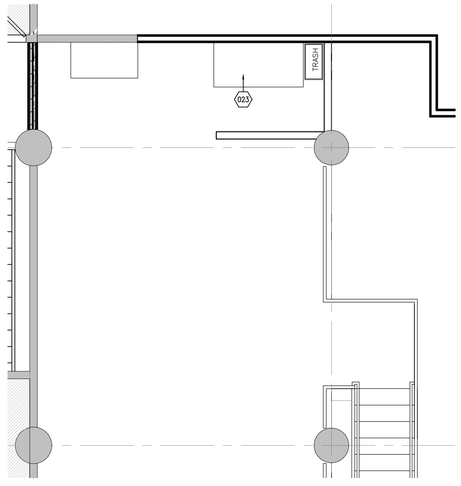


2 LOWER LEVEL ENLARGED EQUIPMENT PLAN
EQ1-01 1/4" = 1'-0"



1 GROUND LEVEL ENLARGED EQUIPMENT PLAN
EQ1-01 1/4" = 1'-0"



3 MEZZANINE ENLARGED EQUIPMENT PLAN
EQ1-01 1/4" = 1'-0"

EQUIPMENT SCHEDULE:

001 ITEM: GAS CHAR-BROILER
MANUFACTURER: STAR MANUFACTURING
MODEL#: 6148RCBF

002 ITEM: 002 – 8' REF. DRAWER & WORKTOP
MANUFACTURER: TURBO AIR
MODEL#: TCBE-96DR

003 ITEM: 003 – 6' WORKTOP COOLER
MANUFACTURER: TURBO-AIR
MODEL#: TWR-72SD

004 ITEM: 004 – COUNTERTOP WARMER
MANUFACTURER: APW WYOTT
MODEL#: W3VI120

005 ITEM: 005 – 6' SANDWICH PREP BOX
MANUFACTURER: TURBO AIR
MODEL#: TST-72SD-30

006 ITEM: 006 – OVERHEAD WARMER
MANUFACTURER: HATCO
MODEL#: GRAHL-72

007 ITEM: 007 – WARMING CABINET
MANUFACTURER: BEVERAGE-AIR
MODEL#: PH1-1S

008 ITEM: 008 – OVEN
MANUFACTURER: DUKE
MODEL#: E102-G NG

009 ITEM: 009 – FRYER
MANUFACTURER: PITCO
MODEL#: 40DNG

010 ITEM: 010 – UNDERCOUNTER DISHWASHER
MANUFACTURER: MIZER
MODEL#: 527-GLX

011 ITEM: 011 – GLASS POLISHER
MANUFACTURER: FRUCOSOL
MODEL#: SV2000

012 ITEM: 012 – CUTLERY POLISHER
MANUFACTURER: FRUCOSOL
MODEL#: SH3000

013 ITEM: 013 – HAND SINK
MANUFACTURER: ADVANCE TABCO
MODEL#: 7-PS-EC-X

014 ITEM: 014 – DISHWASHER
MANUFACTURER: JET-TECH
MODEL#: FX44

015 ITEM: 015 – PREP SINK
MANUFACTURER: ADVANCE TABCO
MODEL#: FS-2-2424

016 ITEM: 016 – DRINK MIXER
MANUFACTURER: HAMILTON BEACH
MODEL#: HMD400

017 ITEM: 017 – DRINK MIXER
MANUFACTURER: VITAMIX
MODEL#: 491-1002

018 ITEM: 018 – 4 COMP SINK
MANUFACTURER: KROWNE
MODEL#: 381-1864C

019 ITEM: 019 – ESPRESSO MACHINE
MANUFACTURER: FRANKE
MODEL#: EVOLUTION ASP

020 ITEM: 020 – 2 DOOR WORKTOP COOLER
MANUFACTURER: TURBO AIR
MODEL#: TWR-48SD

021 ITEM: 021 – 3 DOOR WORKTOP COOLER
MANUFACTURER: TURBO AIR
MODEL#: TWR-72SD

022 ITEM: 022 – 6' SPLIT TOP COOLER
MANUFACTURER: TRUE
MODEL#: TSSU-72-15M-B

023 ITEM: 023 – 5' WORKTOP COOLER
MANUFACTURER: TRUE
MODEL#: TWT-60

023A ITEM: 023A – 4' WORKTOP COOLER
MANUFACTURER: TRUE
MODEL#: TWT-48

024 ITEM: 024 – 3 COMPARTMENT SINK
MANUFACTURER: **TBD**
MODEL#: **TBD**

025 ITEM: 025 – MICROWAVE
PROVIDE DEDICATED CIRCUIT

026 ITEM: 026 – STAINLESS STEEL SHELF
MANUFACTURER: **TBD**
MODEL#: **TBD**

027 ITEM: 027 – CLEAN DISH TABLE
MANUFACTURER: **TBD**
MODEL#: **TBD**

028 ITEM: 028 – ICE BIN
MANUFACTURER: COKE
23" SQUARE

029 ITEM: 029 – WALK-IN COOLER / FREEZER
MANUFACTURER: **TBD**
MODEL#: **TBD**

030 ITEM: 030 – HOOD
OWNER FURNISHED OWNER INSTALLED COORDINATE MEP REQUIREMENTS W/ OWNER.

031 ITEM: 031 – ICE MAKER
MANUFACTURER: **ICE-O-MATIC**
MODEL#: **TBD**

GENERAL EQUIPMENT NOTES:

1. SEE EQUIPMENT CUT SHEETS FOR ALL MECHANICAL, ELECTRICAL, & PLUMBING REQUIREMENTS.
2. ALL EQUIPMENT TAGGED ON THESE PLANS SHALL BE OWNER FURNISHED CONTRACTOR INSTALLED (OFCI)
3. NOT ALL **OWNER/VENDOR** SUPPLIED EQUIPMENT IS SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY ALL **OWNER** SUPPLIED EQUIPMENT AND **VENDOR** SUPPLIED EQUIPMENT REQUIREMENTS INCLUDING POWER, DATA, PLUMBING, CHASEWAYS, ETC... AND COORDINATE WITH OWNER. RE: EQUIPMENT PLANS
4. ALL UNTAGGED EQUIPMENT SHOWN ON THESE PLANS SHALL BE OWNER FURNISHED OWNER INSTALLED (OFOI) AND HAVE NO MEP REQUIREMENTS, VERIFY WITH OWNER.

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