

GAMESTOP #2444

THE SHOPS AT STRATFORD HILLS 7023 FOREST HILL AVENUE

GENERAL CONDITIONS

- 1.1 CONTRACTOR SHALL INVESTIGATE JOBSITE TO COMPARE CONTRACT DOCUMENTS & EXISTING CONDITIONS. INCLUDE COST FOR ALL WORK DESCRIBED & OTHERWISE REQUIRED TO FULFILL THE INTENT OF THE CONTRACT DOCUMENTS & REQUIRED OR IMPLIED BY EXISTING CONDITIONS. NOTIFY ARCHITECT OF ANY CONFLICTS BETWEEN EXISTING CONDITIONS & NEW WORK, OMISSIONS OR CONFLICTS IN THE DRAWINGS & ANY RESTRICTIONS RELATED TO THE EXECUTION OF THE WORK. IN THE CASE OF CONFLICTS BETWEEN DRAWINGS, OR NOTES & DRAWINGS, IT SHALL BE ASSUMED THE STRICTEST CONDITION OR REQUIREMENT HAS BEEN INCLUDED IN THE COST & SCOPE OF THE WORK.
- 1.2 CONTRACTOR SHALL ISSUE COMPLETE SETS OF THE CONTRACT DOCUMENTS TO EACH OF THE SUBCONTRACTORS FOR COORDINATION OF THEIR WORK WITH OTHER TRADES & DESCRIPTION OF SCOPE.
- 1.3 CONTRACTOR SHALL APPLY FOR, OBTAIN & PAY FOR ALL PERMITS, FEES, INSPECTIONS, & APPROVALS BY LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PRODUCT. PROVIDE COPIES OF ALL TRANSACTIONS TO OWNER. NOTIFY ARCHITECT OF ANY VARIANCE WITH CODES IN FORCE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
- 1.4 CONTRACTOR SHALL SUBMIT CONSTRUCTION SCHEDULE WITHIN TWO (2) WORKING DAYS OF BID ACCEPTANCE TO TENANT. PROVIDE ALONG WITH SCHEDULE OF VALUES & UNIT PRICES IF REQUESTED BY CONSTRUCTION MANAGER.
- 1.5 CONTRACTOR SHALL PROVIDE & PAY FOR ALL MATERIALS, LABOR, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, WAREHOUSING, TRANSPORTATION & DELIVERY COSTS, HOISTING, REMOVAL OF TRASH & DEBRIS, & OTHER FACILITIES & SERVICES NECESSARY FOR THE EXECUTION OF THE WORK.
- 1.6 ALL WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. ALL REFERENCES TO THE "CONTRACTOR" INCLUDE THE GENERAL CONTRACTOR & THE SUBCONTRACTORS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR & HAVE CONTROL OVER ALL CONSTRUCTION MEANS & METHODS REQUIRED BY THE CONTRACT DOCUMENTS INCLUDING COORDINATION OF THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACTS & OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS & THEIR AGENTS & EMPLOYEES, & ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR. THE OWNER OR ARCHITECT SHALL NOT BE HELD RESPONSIBLE FOR ERRORS, OMISSIONS OR DELAYS CAUSED BY THE CONTRACTOR.
- 1.7 GENERAL CHANGES IN DRAWINGS OR ACTUAL WORK SHALL BE ISSUED BY THE ARCHITECT WITH THE OWNER/TENANT'S APPROVAL.
- 1.8 THE OWNER'S WRITTEN AUTHORIZATION SHALL BE REQUIRED BEFORE ANY WORK IS PERFORMED OR MATERIALS ORDERED WHICH INVOLVE EXTRA COST OVER & ABOVE THE CONTRACT PRICE.
- 1.9 OWNER RESERVES THIS RIGHT TO OCCUPY & TO PLACE OR INSTALL EQUIPMENT IN THE COMPLETED AREAS OF THE PROJECT, PROVIDING SUCH ACTS DO NOT INTERFERE WITH THE COMPLETION OF THE WORK OR LOCAL AUTHORITIES. SUCH ACTS BY THE OWNER SHALL NOT CONSTITUTE ACCEPTANCE OF THE TOTAL WORK.

PROJECT COORDINATION

- 2.1 CONTRACTOR IS RESPONSIBLE FOR COORDINATING & PROVIDING PROTECTION FOR ALL NEW & EXISTING WORK IN PLACE WHEN SUBJECT TO POTENTIAL DAMAGE BY WORK OF OTHER TRADES. THE CONTRACTOR WILL COORDINATE THE CONSTRUCTION OF ALL PLUMBING, MECHANICAL, & ELECTRICAL SUBCONTRACTING WORK.
- 2.2 CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL ABOVE CEILING WORK & SHALL SUBMIT COORDINATED SHOP DRAWINGS OF ALL CEILING HEIGHTS, FIXTURES, CONDUIT, PIPING, SPRINKLER LINES, & DUCTWORK IDENTIFYING ANY POTENTIAL CONFLICTS. CONTRACTOR SHALL REROUTE ITEMS AS REQUIRED; MAINTAINING A COMPLETELY FUNCTIONAL & QUALITY ENGINEERED SYSTEM DESIGN. IN LIEU OF COORDINATED SYSTEM SHOP DRAWINGS, CONTRACTOR MAY SUBMIT A PLAN INDICATING SPOT ELEVATIONS OF VARIOUS ITEMS & IDENTIFY POTENTIAL PROBLEM AREAS. FAILURE TO SUBMIT SHOP DRAWINGS WILL BE CONSIDERED AN INDICATION THAT THE CONTRACTOR HAS VERIFIED ALL ABOVE CEILING WORK, FINDING IT TO BE FREE OF MAJOR CONFLICTS. CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR RELOCATION OF ITEMS, TO AVOID CONFLICTS WHILE MAINTAINING THE DESIGN INTENT.
- 2.3 WORK SHALL BE DONE DURING NORMAL WORKING HOURS WHEN IT IS NOT DISRUPTIVE TO TENANT'S BUSINESS. TO BE COORDINATED BY THE GC, DIRECTLY WITH THE BUSINESS. SOME OVERTIME & OFF-HOURS WORK WILL BE REQUIRED. CONTRACTOR SHALL SCHEDULE & PERFORM ALL WORK SO AS NOT TO DISTURB ANY TENANT IN THE BUILDING & SHALL BE RESPONSIBLE FOR ANY OVERTIME COSTS INCURRED IF WORK HAS TO BE SCHEDULED FOR EARLY, LATE, OR WEEKEND HOURS. WORK OF SUCH A NATURE AS TO BE DISRUPTIVE TO THE TENANT OR BUILDING OWNER SHALL BE COORDINATED WITH THOSE PARTIES & THE CONTRACTOR SHALL HAVE MADE PROVISIONS IN HIS BID TO COVER SUCH COSTS.
- 2.4 COMPLY & COORDINATE ALL WORK WITH BUILDING LANDLORD REGARDING HEAT, WATER, ELECTRICITY, DELIVERIES, ACCESS, ELEVATOR ABILITY, NOISE CONTROL, TRASH & DEBRIS REMOVAL, HOISTING, & ANY OTHER UTILITIES OR LANDLORD'S RULES & REGULATION CONCERNING THE PROJECT SITE.
- 2.5 PROCURE MATERIALS AS NOT TO DELAY SUBSTANTIAL COMPLETION. NOTIFY ARCHITECT WITHIN FIVE (5) DAYS OF EXECUTION OF CONTRACT OF ANY MATERIAL DELIVERY THAT WOULD DELAY THE ON-SCHEDULE COMPLETION OF THE PROJECT.
- 2.6 OTHER CONTRACTORS & THEIR SUBCONTRACTORS MAY BE WORKING ON THE PREMISES SIMULTANEOUSLY THROUGHOUT THE DURATION OF THIS CONTRACT. NO ACTION SHALL BE TAKEN ON THE PART OF THIS CONTRACTOR OR ANY OTHER SUBCONTRACTOR ON THE PREMISES, UNION OR NON-UNION.
- 2.7 COORDINATE SCHEDULING PROVISIONS FOR INSTALLATION, LOCATIONS & THE ACTUAL INSTALLATION OF ITEMS FURNISHED BY OWNER OR BY OTHERS. FACILITATE WORK WITH ALL TRADES ON THE PROJECT NOT UNDER CONTRACT TO THE CONTRACTOR (I.E., TELEPHONE, COMPUTER INSTALLERS, ETC.). ANY CHANGES OR DELAYS ARISING FROM CONFLICTS BETWEEN SUCH TRADES & THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR WITH THE RESOLUTION OF THOSE CONFLICTS AT NO ADDITIONAL COST TO THE OWNER.
- 2.8 WHERE EXISTING CONSTRUCTION IS TO BE DEMOLISHED, THE WORK SHALL BE PERFORMED IN SUCH A MANNER AS TO MINIMIZE DAMAGE TO EXISTING ADJACENT STRUCTURE TO REMAIN. THIS INCLUDES THE REMOVAL OF FLOOR SLABS, CONCRETE MASONRY WALLS, ETC. CODE COMPLIANCE: ALL CONSTRUCTION & IMPROVEMENTS SHALL BE IN STRICT ACCORDANCE WITH THE CURRENT APPROVED EDITIONS OF THE LOCAL JURISDICTION & APPROVED BY THE LOCAL BUILDING INSPECTION OFFICE. WORK SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY & HEALTH ACT - OSHA.
- 2.9 THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THIS OPERATION & SHALL REMOVE SAME FROM THE SITE WHEN DIRECTED BY THE OWNER. AT THE COMPLETION OF THE WORK, HE SHALL REMOVE ALL HIS REMAINING WASTE MATERIALS & RUBBISH FROM & ABOUT THE PROJECT AS WELL AS ALL HIS TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, & SURPLUS MATERIALS. THE WORK & SURROUNDING AREAS SHALL BE LEFT "BROOM CLEAN".

SUBMITTALS, SHOP DRAWINGS, PRODUCT DATA, & SAMPLES

- 3.1 SUBMIT FOR ARCHITECT'S CONSIDERATION SAMPLES & PRODUCT LITERATURE & OTHER PERTINENT DATA OF ANY PROPOSED SUBSTITUTIONS. A RESUBMISSION OF THE CONTRACT DOCUMENTS BY A SUBCONTRACTOR SHALL NOT CONSTITUTE THE DEFINITION OF SHOP DRAWINGS.
- 3.2 SUBMIT FOR ARCHITECT'S REVIEW PRIOR TO FABRICATION OR PURCHASE, SHOP DRAWINGS &/OR SAMPLES FOR ALL ITEMS AS REQUESTED BY ARCHITECT. REVIEW, MAKE NECESSARY CORRECTIONS & APPROVE ALL SHOP DRAWINGS & SUBMITTALS, INCLUDING VERIFYING & PROVIDING FIELD DIMENSIONS PRIOR TO SUBMISSION TO ARCHITECT.
- 3.3 SHOP DRAWINGS SHALL BE EXAMINED BY THE GENERAL CONTRACTOR & CHECKED FOR COMPLIANCE WITH CONTRACT REQUIREMENTS & TO ASCERTAIN THAT ALL SUCH DRAWINGS &/OR OTHER SUBMITTALS ARE PROPERLY IDENTIFIED AS TO JOB TITLE, OWNER, BUILDING, GENERAL CONTRACTOR & ARCHITECT AS WELL AS NAME OF FABRICATOR/SUPPLIER & SUBCONTRACTOR.
- 3.4 SHOP DRAWINGS & SAMPLE SUBMITTALS: SUBMIT FOUR (4) COPIES OF SHOP DRAWINGS & FOUR (4) SAMPLES &/OR COLOR CARDS AS THE CASE MAY BE, TO & FOR REVIEW BY THE ARCHITECT FOR THE FOLLOWING ITEMS IF REQUESTED BY BUILDING CONSTRUCTION MANAGER:
 - A. MILLWORK SHOP DRAWINGS
 - B. GLASS & GLAZING SHOP DRAWINGS
 - C. ACUSTICAL CEILING TILE
 - D. FLOORING & BASE SAMPLES, SHOP DRAWINGS & SEAMING DIAGRAMS
 - E. PAINTING COLOR CHIPS
 - F. SPECIAL FINISH SAMPLES
 - G. MECHANICAL SHOP DRAWINGS
 - H. ELECTRICAL GEAR, EQUIPMENT & LIGHT FIXTURE OUT SHEETS
 THE ARCHITECT WILL KEEP TWO (2) SETS OF EACH SUBMITTAL & RETURN TWO SETS TO THE CONTRACTOR.
- 3.5 SUBMIT RECORD AS-BUILT DRAWINGS, INDICATING ARCHITECTURAL & MEP SYSTEMS AS BUILT & INSTALLED.

QUALITY ASSURANCE

- 4.1 PERFORM ALL WORK & INSTALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS & INSTRUCTIONS & IN A MANNER CONSISTENT WITH INDUSTRY STANDARDS OF WORKMANSHIP & THE PRODUCTS SPECIFIED.
- 4.2 THE TERM "APPROVED EQUAL", "EQUAL TO", EQUIVALENT OR OTHER QUALIFYING TERMS SHALL INDICATE THAT ACCEPTANCE IS BASED STRICTLY ON THE REVIEW & APPROVAL BY THE ARCHITECT &/OR BUILDING CONSTRUCTION MANAGER.

DELIVERY, STORAGE, & HANDLING

- 5.1 PROTECT PRODUCTS DURING TRANSPORT, STORAGE & HANDLING TO PREVENT DAMAGE, SOILING, & DETERIORATION. COMPLY WITH REQUIREMENTS OF REFERENCED STANDARD OF SPECIFIED PRODUCT & MANUFACTURER'S INSTRUCTIONS.
- 5.2 IDENTIFY PRODUCTS AS DESIGNATED ON THE PLANS OR APPROVED SHOP DRAWINGS.
- 5.3 VERIFY ACCOMMODATION WITHIN ELEVATOR CABS & MEANS OF DELIVERY.

PROJECT CONDITIONS

- 6.1 ESTABLISH & MAINTAIN ENVIRONMENTAL CONDITIONS FOR INSTALLING OR APPLYING FINISHES TO THE PRODUCTS SPECIFIED.
- 6.2 EXAMINE ALL SURFACES TO DETERMINE THAT THEY ARE SOUND, DRY, CLEAN, & READY TO RECEIVE PRODUCT PRIOR TO INSTALLATION. START OF INSTALLATION SHALL IMPLY ACCEPTANCE OF SUBSTRATE & SHALL NOT BE GROUNDS FOR CLAIMS AGAINST IMPROPER PERFORMANCE OF INSTALLED MATERIALS. ADVISE ARCHITECT OF ANY EXISTING CONDITION NOT LEVEL, PLUMB & SMOOTH WITHIN INDUSTRY STANDARDS PRIOR TO START OF CONSTRUCTION.

WARRANTY

- 7.1 WARRANT TO THE OWNER THAT ALL MATERIALS & EQUIPMENT FURNISHED & INSTALLED UNDER THIS CONTRACT SHALL BE NEW, UNLESS OTHERWISE SPECIFIED, & THAT ALL WORK SHALL BE OF GOOD QUALITY, FREE FROM FAULTS & DEFECTS & CONFORMS WITH THE CONTRACT DOCUMENTS. FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION, CONTRACTOR SHALL PROMPTLY CORRECT WORK FOUND NOT TO BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BEAR ALL COSTS OF CORRECTIONS.
- 7.2 PROVIDE TO OWNER ALL MANUFACTURER WARRANTIES, PRODUCT LITERATURE, MAINTENANCE REQUIREMENTS & SCHEDULES. TWO COPIES OF EACH SHALL BE SUBMITTED.

PRODUCTS

- 8.1 CONTRACTOR SHALL SPECIFY IN THE FOLLOWING SPECIFICATIONS OR, IF APPLICABLE, ASSOCIATED SPECIFICATION MANUALS &/OR ADDENDUM. IF NO PRODUCT IS SPECIFIED FOR A GIVEN ITEM CONTRACTOR SHALL PROVIDE A MATCH IN QUALITY & APPEARANCE TO MATERIALS USED IN OTHER PARTS OF THE BUILDING, WHETHER SEEN OR UNSEEN.

EXECUTION

- 9.1 VERIFY DIMENSIONS IN THE FIELD. TO THE EXTENT THAT DIMENSIONS CAN NOT BE VERIFIED OR THE VERIFICATION OF DIMENSIONS WOULD CAUSE A DELAY IN THE PROGRESS OF THE WORK, CONTRACTOR SHALL GUARANTEE DIMENSIONS TO THE SUBCONTRACTOR FOR COORDINATION. DO NOT SCALE DRAWINGS.
- 9.2 ALL PARTITIONS, UNLESS OTHERWISE NOTED, SHALL BE LOCATED AS DIMENSIONED & SHOWN ON THE CONSTRUCTION PLANS & DETAILS. DIMENSIONS ARE GIVEN TO FINISH FACES OF NEW & EXISTING CONSTRUCTION UNLESS OTHERWISE NOTED. ACTUAL PARTITION THICKNESSES ARE USED. CONTRACTOR SHALL VERIFY DIMENSIONS. ALL VERTICAL DIMENSIONS, UNLESS SPECIFICALLY SHOWN OR NOTED OTHERWISE ARE GIVEN FROM "FLOOR LINE" WHICH IS TOP OF CONCRETE (OR FINISHED FLOORING).
- 9.3 BEFORE WALL CONSTRUCTION BEGINS:
 - A. ALL PARTITION LINES ARE TO BE CHALKED ON THE FLOOR.
 - B. DOOR SWINGS INDICATED.
 - C. ELECTRICAL & TELEPHONE OUTLETS INDICATED.
 - D. THE ARCHITECT IS TO APPROVE ALL ITEMS LISTED IN SECTION ITEMS A, B, & C.

- 9.4 CONTRACTOR SHALL PREPARE EXISTING CONCRETE FLOORS TO A SMOOTH UNIFORM SURFACE. ALL FLOOR ANCHORS, CUT OUTS FOR HARDWARE, & OTHER PENETRATIONS, SUCH AS FOR PIPING & CONDUIT SHALL BE IN PLACE AS PART OF THE EXISTING FLOOR PREPARATION.
- 9.5 FLASH PATCH FLOORS &/OR GRIND CONCRETE FLOOR SLAB AS REQUIRED TO ENSURE A TOLERANCE NOT EXCEEDING 1/8" IN 10'-0" WHEN TESTED WITH A 10'-0" STRAIGHT EDGE. ALL NEW FLOORS SHALL ALIGN WITH EXISTING FLOORS UNLESS OTHERWISE NOTED. THEREFORE, ALL DIMENSIONS BOTH VERTICAL & HORIZONTAL, SHALL BE CONSIDERED PLUS OR MINUS AS REQUIRED TO MEET THESE CONDITIONS.
- 9.6 THOROUGHLY CLEAN ALL SURFACES OF DUST, DEBRIS, LOOSE CONSTRUCTION MATERIAL & EQUIPMENT 24 HOURS PRIOR TO OCCUPANCY OF ANY PHASE. VACUUM OR MOP, AS APPROPRIATE, ALL FLOORS & CLEAN WINDOWS & GLAZING.
- 9.7 SUBSTANTIAL COMPLETION SHALL BE THE DATE ON WHICH THE PREMISES ARE AVAILABLE TO THE OWNER FOR OCCUPANCY FROM THE CONTRACTOR & SHALL BE AS DEFINED IN AN OCCUPANT A201. ADDITIONAL TOUCH-UP OR MINOR INSTALLATION WORK MAY BE INCOMPLETE.
- 9.8 FABRICATE ALL ITEMS IN STRICT ACCORDANCE WITH THE APPROVED SHOP DRAWINGS & THE REFERENCED PRODUCT STANDARDS. JOINTS OF ALL PARTS BEING ACCURATELY & NEATLY FITTED & SECURELY FASTENED TOGETHER.

SPECIFICATIONS

CARPENTRY

- 1.1 LUMBER STANDARD: AMERICAN SOFTWOOD LUMBER STD. PS 20 PER NATIONAL BUREAU OF STANDARDS, (N.B.S.) S4S, MAXIMUM 19% MOISTURE AT TIME OF DRESSING, EXCEPT AS OTHERWISE INDICATED. PLYWOOD (EXCLUDING THAT FOR ARCHITECTURAL, WOODWORK/CASEWORK): SOFTWOOD PLYWOOD-CONSTRUCTION & INDUSTRIAL PS 1 PER N.B.S., TYPE & GRADE AS INDICATED, BEARING AMERICAN PLYWOOD ASSOCIATION (APA) GRADE-MARKS.
- 1.2 MISCELLANEOUS WOOD MATERIALS SUCH AS GROUNDS, NAILERS, BLOCKING, FURRING, STRIPPING AND SIMILAR MEMBERS: SOUTHERN PINE NO. 1, DOUGLAS FIR OR HEMLOCK CONSTRUCTION GRADE.
- 1.3 FASTENERS: USE PROPER TYPE, SIZE, MATERIAL, & FINISH AS APPROPRIATE TO EACH APPLICATION AS SHOWN.
- 1.4 PRESERVATIVE TREATMENT: COMPLY WITH AMERICAN WOOD PRESERVERS' ASSOCIATION (AWPA) LP-1; PRESSURE METHOD.
- 1.5 FIRE-RETARDANT TREATMENT: COMPLY WITH AWPA STANDARDS FOR PRESSURE IMPREGNATION WITH CHEMICALS TO PRODUCE FLAME SPREAD RATING FIRE PROTECTION ASSOCIATION (NFPA) TEST #335 WHERE INDICATED.
- 1.6 STANDARDS: EXCEPT AS OTHERWISE INDICATED, ANCHOR, BOLT, & NAIL IN COMPLIANCE WITH NATIONAL FOREST PRODUCTS ASSOCIATION STANDARDS.
- 1.7 MISCELLANEOUS FINISH WORK: PROVIDE INSTALLATION OF HARDWARE & ALL OTHER MISCELLANEOUS FINISH CARPENTRY NECESSARY TO COMPLETE PROJECT IN A WORKMANLIKE MANNER ACCEPTABLE TO THE ARCHITECT.

ARCHITECTURAL WOODWORK CASEWORK

- 2.1 GENERAL STANDARDS: ALL MILLWORK & CASEWORK SHALL COMPLY WITH ARCHITECTURAL WOODWORKING INSTITUTES' (AWI) "ARCHITECTURAL WOODWORK QUALITY STANDARDS, GUIDE SPECIFICATIONS & QUALITY CERTIFICATION PROGRAM", LATEST EDITION.
- 2.2 PLASTIC LAMINATE CASEGOODS TO BE FABRICATED TO AWI STANDARDS FOR CUSTOM GRADE.
- 2.3 FINISH WOOD PANELING & CASEGOODS TO BE FABRICATED TO AWI STANDARDS FOR PREMIUM GRADE.
- 2.4 COMPLY WITH AWI'S "ARCHITECTURAL WOODWORK QUALITY STANDARDS, GUIDE SPECIFICATIONS & QUALITY CERTIFICATION PROGRAM", LATEST EDITION, SECTION 1500 FACTORY FINISHING SYSTEMS FOR FINISHES NOTED.
- 2.5 INSTALL FIRE RESISTANT TREATED WOOD PRODUCTS WHERE REQUIRED TO COMPLY WITH CODES.
- 2.6 LAMINATE EDGES OF COUNTERTOPS & EDGES OF DOORS PRIOR TO FACING COUNTERTOPS & DOORS.
- 2.7 INSTALL WORK PLUMB, LEVEL, TRUE & STRAIGHT WITH NO DISTORTIONS, SCRIBE TIGHTLY & ACCURATELY TO ADJACENT SURFACES, SECURELY ANCHORED IN POSITIONS INDICATE. SHIM AS REQUIRED USING CONCEALED SHIMS.
- 2.8 INSTALL ALL WOODWORK IN GREATEST LENGTHS & WIDTHS POSSIBLE WITH MINIMUM NUMBER OF JOINTS. JOINTS SHALL BE STAGGERED IN ADJACENT & RELATED MEMBERS. COPE AT RETURNS, MITER AT CORNERS, & COMPLY WITH ALL APPLICABLE STANDARDS.
- 2.9 SECURE WOODWORK/CASEWORK TO ANCHORS OR BLOCKING BUILT-IN TO SUBSTRATES. SECURE TO GROUNDS, STRIPPING & BLOCKING WITH CONCEALED FASTENERS & BLIND NAILING AS REQUIRED FOR A COMPLETE INSTALLATION.
- 2.10 ARCHITECT SHALL BE CONSULTED ON SELECTION OF WOOD FUTCHES. CONTRACTOR TO COORDINATE SO AS NOT TO IMPEDE CONSTRUCTION SCHEDULE.
- 2.11 CONTRACTOR SHALL INCLUDE & COORDINATE ALL IN-WALL OR ABOVE-CEILING BLOCKING & SUPPORT WHETHER OR NOT INDICATED ON THE DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE & PROVIDE COMPLETELY ENGINEERED MILLWORK FABRICATIONS WITH ALL REQUIRED SUPPORTS & ANCHORS TO PROVIDE A FULLY STABLE & SECURE PRODUCT FREE FROM WARPING, BOWING, & ANY DEFORMATION.
- 2.12 NO EXPOSED FASTENERS SHALL BE USED UNLESS APPROVED BY THE ARCHITECT. ALL NAILS, SCREWS, & ANCHORS WHEN USED IN VISIBLE AREAS SHALL BE COUNTERSUNK FILLED & STAINED TO MATCH THE SURROUNDING MILLWORK. IN GENERAL, ONLY FINE-FINISH NAILING METHODS SHALL BE USED IN VISIBLE AREAS.

GLASS & GLAZING

- 3.1 COMPLY WITH RECOMMENDATIONS OF "GLAZING MANUAL" BY FLAT GLASS MARKETING ASSOCIATION, EXCEPT AS OTHERWISE INDICATED OR RECOMMENDED BY PRODUCT MANUFACTURER.
- 3.2 GLAZING MATERIALS & INSTALLATION: STANDARD GLAZING SYSTEMS PER MANUFACTURER'S RECOMMENDATION FOR ALL GLAZING SHOWN, UNLESS OTHERWISE NOTED. DO NOT INSTALL GLASS WHICH HAS EDGE DAMAGE, OR OTHER DEFECTS OF ANY KIND. DO NOT LEAVE VOIDS IN GLAZING CHANNELS EXCEPT AS SPECIFICALLY SHOWN. INSTALL SETTING BLOCKS & OTHER COMPONENTS RECOMMENDED BY THE MANUFACTURER. REPLACE BROKEN OR DAMAGED GLASS PRIOR TO TIME OF INSPECTION FOR ACCEPTANCE.

- 3.3 INSTALL TEMPERED GLASS IN DOOR GLAZING & IN ANY GLAZING THAT IS WITHIN 60" OF THE FLOOR & WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN A CLOSED POSITION. INSTALL TEMPERED GLASS IN ANY GLAZING THAT MEETS ALL OF THE FOLLOWING CONDITIONS:
 - A. AREA OF INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
 - B. BOTTOM EDGE OF GLAZING WITHIN 18" OF FLOOR.
 - C. TOP EDGE OF GLAZING GREATER THAN 36" ABV. FLOOR.
 - D. GLAZING IS WITHIN 36" HORIZ. OF A WALKING SURFACE.
 - 3.4 INSTALL FLOAT GLASS IN REMAINDER, FINISH TO BE CLEAR, UNLESS OTHERWISE NOTED.
- HARDWARE:
- 4.1 COMPLY WITH NFPA STANDARD NO. 80 & AUTHORITIES HAVING JURISDICTION FOR DOOR HARDWARE IN FIRE-RATED OPENINGS.
 - 4.2 PROVIDE HARDWARE & FINISHES AS INDICATED ON THE DOOR & HARDWARE SCHEDULE. ALL HARDWARE SHALL COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
 - 4.3 MOUNT HARDWARE UNITS AT HEIGHTS RECOMMENDED IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS EXCEPT AS SPECIFICALLY INDICATED OR REQUIRED TO COMPLY WITH GOVERNING REGULATIONS, ADA, & EXCEPT AS OTHERWISE DIRECTED BY ARCHITECT.
 - 4.4 KEYING OF LOCKS SHALL BE COORDINATED DIRECTLY WITH THE BUILDING OWNER &/OR TENANT.
 - 4.5 WHERE CLOSERS ARE INDICATED FOR DOORS REQUIRED TO BE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED, PROVIDE ADJUSTABLE UNITS COMPLYING WITH ADA PROVISIONS FOR DOOR OPENING FORCE & DELAYED ACTION CLOSING.

DOORS & FRAMES

- 5.1 PROVIDE DOORS & FRAMES IN THE SIZES & FINISHES INDICATED ON THE DOOR & HARDWARE SCHEDULE.
- 5.2 DOORS & FRAMES SHALL COMPLY WITH THE FOLLOWING PUBLICATIONS IN ACCORDANCE WITH THE SPECIFIED PRODUCTS:
 - A. STEEL DOORS & FRAMES: STEEL DOOR INSTITUTE (SDI) "RECOMMENDED SPECIFICATIONS FOR STANDARD STEEL DOORS & FRAMES", ANS/SDI-100.
 - B. FIRE-RATED DOORS & DOOR ASSEMBLIES: COMPLY WITH NFPA 80 & PROVIDE UL LABEL. C. WOOD DOORS -- FLUSH &/OR STYLE & RAIL: "ARCHITECTURAL WOODWORK QUALITY STANDARDS" OF THE ARCHITECTURAL WOODWORK INSTITUTE FOR GRADE OF DOOR, CORE, CONSTRUCTION, FINISH, & OTHER REQUIREMENTS.
- 5.3 OBTAIN DOORS FROM ONE SOURCE & BY A SINGLE MANUFACTURER.

METAL STUDS & FURRING

- 6.1 STEEL FRAMING FOR PARTITIONS SHALL COMPLY WITH ASTM C754 & "GYPSUM CONSTRUCTION HANDBOOK" BY U.S. GYPSUM CO., LATEST EDITION, SPACE STUDS 24" O.C. UNLESS NOTED OTHERWISE.
- 6.2 STEEL STUDS: 3-5/8" & 2-1/2", 25 GAUGE MIN.; & OTHER SIZES & SHAPES WHERE SHOWN AS REQUIRED.
- 6.3 TERMINATE PARTITION STUDS & FURRING AT CEILING LINE, EXCEPT AS OTHERWISE INDICATED.
- 6.4 EXTEND PARTITION STUDS TO STRUCTURAL DECK ABOVE, WHERE INDICATED OR REQUIRED FOR STIFFNESS/STABILITY.
- 6.5 INSTALL EXTRA STUDS AT CORNERS AS REQUIRED BY MANUFACTURER FOR REINFORCEMENT, & ANCHORING WALL SUPPORTED ITEMS WHERE THESE OCCUR.
- 6.6 AT DOOR OPENINGS & SIMILAR FRAMES, PROVIDE NOT LESS THAN TWO (2) STUDS ANCHORED TO EACH JAMB OF FRAME, WITH ADDITIONAL STUDS SPACED AS RECOMMENDED BY MANUFACTURER, DEPENDING UPON WEIGHT OF DOOR &/OR FRAME.
- 6.7 STIFFEN STUD ASSEMBLY AS RECOMMENDED BY STUD MANUFACTURER OR AS REQUIRED BY TESTING STDS. FOR HEIGHT OF WALL & TYPE OF FINISH. PROVIDE 3/4" COLD-ROLLED CHANNEL STIFFENER BARS HORIZONTALLY BEHIND FLANGES OF STUDS, RUN CONTINUOUSLY THROUGH STUDS & WIRE-TIED TO FLANGES, SPACED AS RECOMMENDED. PROVIDE SUCH STIFFENING AS REQUIRED FOR ANCHORING/FASTENING FIXTURES WHERE THESE OCCUR IN OR ON STUD SUPPORTED PARTITIONS.
- 6.8 SECURE RUNNER TRACKS & FURRING TO SUBSTRATES (HORIZONTAL & VERTICAL) IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- 6.9 INSTALL ALL STUDWORK & FURRING PLUMB, LEVEL & STRAIGHT.
- 6.10 INSTALL BLOCKING AT ALL PARTITIONS TO RECEIVE WALL MOUNTED CABINETRY, SHELVING & OTHER MILLWORK. PROVIDE ADDITIONAL STUDS TO STRUCTURE ABOVE & KICKERS ABOVE CEILING TO PROVIDE A SECURE INSTALLATION.

GYPSUM DRYWALL & SOUND ATTENUATION

- 7.1 MANUFACTURER: NATIONAL GYPSUM CO., GOLD BOND OR U.S. GYPSUM CO. INSTALL & FINISH GYPSUM BOARD TO COMPLY WITH ASTM C840, GA-216 BY GYPSUM ASSOCIATION & "GYPSUM CONSTRUCTION HANDBOOK" BY U.S. GYPSUM CO., LATEST EDITION.
- 7.2 GYPSUM WALLBOARD: ASTM C 36 WITH PAPER FACE SURFACE SUITABLE TO RECEIVE MANUFACTURER'S STANDARD JOINT TREATMENT. PROVIDE MOISTURE RESISTANT BOARD IN ALL AREAS WHERE CONTACT WITH WATER IS LIKELY & WHERE NOTED.
- 7.3 FASTENERS: THE KIND SPECIFIED, TYPE & SIZE RECOMMENDED BY DRYWALL MANUFACTURER FOR APPLICATIONS SHOWN, & AS REQUIRED BY TESTED FIRE-RATED ASSEMBLIES.
- 7.4 METAL ACCESSORIES CONSIST OF CORNER BEADS, EDGE BEDS, GROUNDS, ETC.; STANDARD BONDERIZED, MOISTER PROOF, GALVANIZED STEEL PER DRYWALL MANUFACTURER'S SPECIFICATION; OF SIZES REQUIRED FOR VARIOUS LOCATIONS.
- 7.5 WHERE DRYWALL ABUTS OR INTERSECTS DISSIMILAR CONSTRUCTION, PROVIDE SQUARE EDGE OR EDGE BEAD ISO. 701, NO. 801 OR EQUAL UNLESS OTHERWISE NOTED OR APPROVED BY ARCHITECT.
- 7.6 JOINT TREATMENT TAPES: PAIN OR PERFORATED COMPLYING WITH ASTM C 475
- 7.7 JOINT COMPOUND: ADHESIVE WITH OR WITHOUT FILLERS COMPLYING WITH ASTM C475.
- 7.8 INSTALLATION: IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. APPLY GYPSUM BOARD WITH LENGTH AT RIGHT ANGLES TO STUDS. CENTER ABUTTING ENDS OR EDGES OVER STUD FLANGES. ALL SURFACES SHALL BE PLUMB/LEVEL, STRAIGHT & TRUE.
- 7.9 DRYWALL FINISHING: DO NOT INSTALL JOINT TREATMENT COMPOUNDS UNTIL SITE CONDITIONS COMPLY WITH MINIMUM TEMPERATURE, HUMIDITY & VENTILATION REQUIREMENTS.

TENANT FIT-UP RICHMOND, VIRGINIA FOR PERMIT

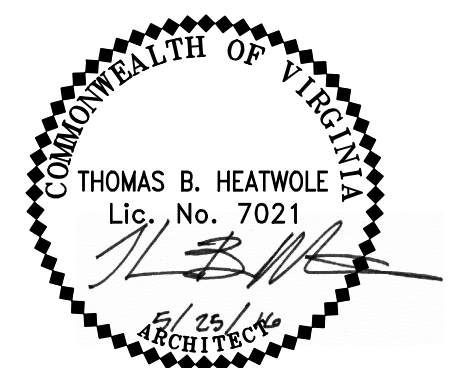
- 7.10 FINISH DRYWALL SURFACES WITH JOINTS, CORNERS & EXPOSED EDGES REINFORCED & TRIMMED AS REQUIRED, & WITH ALL JOINTS, FASTENERS, BEADS, TRIM ACCESSORY FLANGES & SURFACE DEFECTS FILLED WITH JOINT COMPOUND PER MANUFACTURER'S RECOMMENDATIONS FOR A SMOOTH, FLUSH SURFACE SUCH THAT NO DEFECTS ARE VISIBLE. USE TAPE JOINT TO REINFORCE JOINTS FORMED BY TAPERED EDGES OR BUTT ENDS OF DRYWALL UNITS & AT INTERIOR CORNERS & ANGLES - SET TAPE IN JOINT COMPOUND & APPLY SHIM COAT OVER TAPE. REINFORCE EXTERNAL CORNERS WITH METAL CORNER BEAD, ERECTED PLUMB & STRAIGHT. CONCEAL FLANGES WITH JOINT COMPOUND.
 - 7.11 SOUND ATTENUATION INSULATION SHALL BE FIBERGLASS WITH RESINOUS BINDERS; FORMED INTO FLEXIBLE BLANKETS OR BATTS OF SEMI-RIGID SHEETS COMPLYING WITH FS HH-521, TYPE II, CLASS B; DENSITY OF NOT LESS THAN 1.5# PER CU. FT. HAVING FLAME SPREAD OF NOT MORE THAN 25 WHEN TESTED PER ASTM E 84, UNLESS NOTED OTHERWISE.
 - 7.12 INSTALL FIBERGLASS BETWEEN STUDS BY COMPLETELY FILLING ALL SPACES BETWEEN SUCH STUDS, PACKING THOROUGHLY AROUND OUTLET BOXES, CONDUITS, DUCTS, CREVICES & ALL OTHER VOIDS, FLOOR TO TOP OF PARTITIONS.
- ACOUSTIC CEILING
- 8.1 INSTALL CEILING SUSPENSION GRID & ACOUSTIC TILES LEVEL & STRAIGHT. CAREFULLY NOTE POINTS OF ORIGIN OF GRID & INSTALL ACCORDINGLY.
 - 8.2 CLEAN UP & PROTECT ALL EXPOSED SURFACES OF EXISTING & NEW ACOUSTIC TILES; COMPLY WITH MANUFACTURER'S INSTRUCTIONS. REPLACE TILES & SUSPENSION MEMBERS WHICH ARE DAMAGED.
- FLOOR COVERING
- 9.1 PRIOR TO INSTALLATION, PREPARE FLOOR SURFACES PER MANUFACTURER'S & SUPPLIER'S RECOMMENDATIONS. PROVIDE A FLAT, LEVEL & SMOOTH FLOOR SURFACE. START OF INSTALLATION SHALL IMPLY ACCEPTANCE OF SURFACE & SHALL NOT BE GROUNDS FOR CLAIMS AGAINST FAILURE OR UNACCEPTABILITY OF INSTALLED MATERIALS.
 - 9.2 INSPECT ALL MATERIALS FOR DEFECTS, FLAWS, SHIPPING DAMAGE, CORRECT COLOR & PATTERN. INFORM ARCHITECT OF ANY DEFECTIVE MATERIALS & COORDINATE WITH THE MANUFACTURER FOR AN ACCURATE SHIPPING DATE OF THE REPLACEMENT MATERIALS.
 - 9.3 UNLESS OTHERWISE INDICATED, ALL CARPET SHALL BE DIRECT GLUE-DOWN INSTALLATION WITH QUICK RELEASE ADHESIVE. CARPET SHALL BE INSTALLED IN ONE DIRECTION. CARPET SEAMING DRAWINGS SHALL BE PROVIDED TO THE ARCHITECT PRIOR TO INSTALLATION FOR REVIEW & APPROVAL.
 - 9.4 PROVIDE TO TENANT ALL ENDS OF ROLLS & LARGE REMNANTS AS ATTIC STOCK, ROLLED & SECURELY WRAPPED & LABELED.
 - 9.5 INSTALL 4" HIGH COVE BASE AT CARPET INSTALLATIONS, UNLESS NOTED OTHERWISE.
 - 9.6 THOROUGHLY CLEAN & PROTECT ALL CARPET SURFACES.
 - 9.7 VCT SHALL BE INSTALLED WITH THE PARTITION GRAIN IN THE SAME DIRECTION UNLESS NOTED OTHERWISE.
 - 9.8 INSTALL COVE BASE FOR RESILIENT TILE (VCT) FLOOR AREAS UNLESS NOTED OTHERWISE.
 - 9.9 INSTALL RUBBER TRANSITION STRIPS AT ALL POINTS WHERE CARPET & RESILIENT FLOORING MEET. RUBBER STRIP COLOR TO MATCH BASE COLOR. FLOOR FINISH CHANGES TO OCCUR UNDER CENTER OF DOOR UNLESS OTHERWISE SHOWN.
 - 9.10 FLOOR COVERING IN CLOSETS SHALL MATCH ADJACENT ROOM UNLESS NOTED OTHERWISE.
- PAINTING & RELATED FINISHES
- 10.1 SURFACE PREPARATION, PRIMING & FINISH COATS ARE FOR EXPOSED INTERIOR ITEMS & SURFACES NOT HAVING THEIR OWN FACTORY OR SHOP FINISH. UNLESS OTHERWISE NOTED, ITEMS OR AREAS EXCLUDED FROM THIS SECTION ARE: CONCEALED SURFACES SUCH AS ANODIZED ALUMINUM & BRASS, OPERATING PARTS OF EQUIPMENT SUCH AS VALVES & DAMPER OPERATORS & LABELS SUCH AS U.L. LISTINGS & EQUIPMENT NAMES.
 - 10.2 PAINT ALL EXISTING PAINTED SURFACES IN AREAS OF THE CONTRACT, UNLESS OTHERWISE NOTED.
 - 10.3 ALL PAINT SHALL BE CAREFULLY & NEATLY APPLIED COMPLETELY & UNIFORMLY OVER SURFACES TO BE PAINTED.
 - 10.4 SURFACE PREPARATION: PERFORM PREPARATION & CLEANING & PRIMING PROCEDURES IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS FOR EACH SUBSTRATE CONDITION.
 - 10.5 PROVIDE FINISH COATS COMPATIBLE WITH PRIME COATINGS USED. PROVIDE BARRIER COATS OVER INCOMPATIBLE PRIMERS WHERE REQUIRED. NOTIFY ARCHITECT IN WRITING OF ANTICIPATED PROBLEMS USING SPECIFIED COATINGS WITH SUBSTRATES PAINTED BY OTHERS.
 - 10.6 SPECIAL FINISHES TO BE APPLIED ONLY BY EXPERIENCED TECHNICIANS THAT ARE FACTORY APPROVED INSTALLERS.
 - 10.7 REMOVE HARDWARE & ACCESSORIES, MACHINED SURFACES, OUTLET PLATES, ACCESSORIES & SIMILAR ITEMS IN PLACE & NOT TO BE FINISH-PAINTED, BEFORE PAINTING OF SURFACES ON WHICH ATTACHED. REINSTALL REMOVED ITEMS AFTER FINISH-PAINTING.
 - 10.8 APPLY PAINTING MATERIALS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. USE APPLICATORS & TECHNIQUES BEST SUITED FOR MATERIAL & SURFACES TO WHICH APPLIES, EXCEPT AS OTHERWISE SPECIFIED HEREIN OR SHOWN.
 - 10.9 APPLY ADDITIONAL COATS WHEN UNDERCOATS, STAINS OR OTHER CONDITIONS SHOW THROUGH FINAL PAINT COAT, UNTIL PAINT FILM IS OF UNIFORM FINISH, COLOR & APPEARANCE.
 - 10.10 PAINT EXPOSED SURFACES WHETHER OR NOT COLORS ARE DESIGNATED IN "SCHEDULES", EXCEPT WHERE A SURFACE OR MATERIAL IS SPECIFICALLY INDICATED NOT TO BE PAINTED OR IS TO REMAIN NATURAL. WHERE AN ITEM OR SURFACE IS NOT SPECIFICALLY MENTIONED, PAINT THE SAME AS SIMILAR ADJACENT MATERIALS OR SURFACES. IF COLOR OR FINISH IS NOT DESIGNATED, THE ARCHITECT/DESIGNER WILL SELECT FROM STANDARD COLORS OR FINISHES AVAILABLE. PAINTING INCLUDES FIELD-PAINTING EXPOSED BARE & COVERED PIPES & DUCTS (INCLUDING COLOR COATING), HANGERS, EXPOSED STEEL & IRON WORK, & PRIMED METAL SURFACES OF MECHANICAL & ELECTRICAL EQUIPMENT.
 - 10.11 COMPLETE WORK; MATCH APPROVED SAMPLES FOR COLOR, TEXTURE & COVERAGE. REMOVE, REFRESH OR REPAINT WORK NOT IN COMPLIANCE WITH SPECIFIED REQUIREMENTS.
 - 10.12 PAINTED FINISH METAL, MILLWORK & WOOD TRIM SHALL BE SEMI-GLOSS ALKO ENAMEL UNLESS OTHERWISE NOTED. ALL OTHER SURFACES SHALL BE LATEX PAINT FLAT FINISH, TINTED PRIME PLUS TWO FINISH COATS UNLESS OTHERWISE NOTED.
 - 10.13 PROVIDE ALL DROP CLOTHS, SCAFFOLDING, PROTECTIVE SCREENING, TEMPORARY HEATING &/OR COOLING & HUMIDITY CONTROL NECESSARY FOR SATISFACTORY COMPLETION OF THE WORK.
 - 10.14 PAINT AREAS BEHIND MOVABLE SURFACES, BACK SIDES OF ACCESS PANELS. PAINT FIRE EXTINGUISHER CABINETS TO MATCH THE WALL IN WHICH THEY OCCUR UNLESS OTHERWISE NOTED.



101 SHOCKOE SLIP THIRD FLOOR
RICHMOND VIRGINIA 23219
TELEPHONE 804.646.5040
FAX/VISILE 804.225.0329

GAMESTOP #2444 THE SHOPS AT STRATFORD HILLS 7023 FOREST HILL AVENUE RICHMOND, VA 23255

Issue	Record	Date
FOR REVIEW		05/20/16
FOR PERMIT		05/25/16



GENERAL NOTES & SPECIFICATIONS

FINISH SCHEDULE:

RM. NO.	ROOM NAME	FLOOR	BASE	WALLS				TRIM	MILLWORK				REMARKS
				N	E	S	W		SHELVING	TOPS	CASEWORK	CLNG	
101	RETAIL SPACE	LVT-1	B-1	TYPE I	TYPE I	TYPE I	TYPE I	PT-2	-	-	-	-	ACT-1
102	STOCKROOM	VCT-1	B-1	TYPE O	TYPE O	TYPE O	TYPE O	PT-2	-	-	-	-	ACT-1
103	STORAGE	VCT-1	B-1	TYPE O	TYPE O	TYPE O	TYPE O	PT-2	-	-	-	-	ACT-1
104	TOILET	VCT-1	B-1	PT-1/FRP	PT-1/FRP	PT-1/FRP	PT-1/FRP	PT-2	-	-	-	GYP	PAINT CEILING PT-1

FINISH KEY:

KEY	MANUFACTURER	PRODUCT #	COLOR #	REMARKS:
LVT-1	-	-	-	VINYL PLANKING
VCT-1	ARMSTRONG	EXCELON	#51910 CLASSIC BLACK	12"X12" VINYL COMPOSITION TILE
B-1	ROPPE	-	"BLACK"	4" VINYL STRAIGHT BASE
PT-1	BENJAMIN MOORE	-	DECORATORS WHITE	TYPICAL WALL PAINT, FINISH: FLAT
PT-2	BENJAMIN MOORE	-	#2121-20 STEEL WOOL	WALL PAINT, FINISH: SATIN (LATEX ON WALLS, OIL ON METAL)
TYPE O	-	-	UNFINISHED MDF	4'X8' SLATWALL, T-SLOTS @ 3" O.C.
TYPE I	-	-	GRAY FINISH (NORTH SEA)	4'X8' SLATWALL, T-SLOTS @ 3" O.C.
ACT-1	ARMSTRONG ARMSTRONG	FISSURED #895 PRELUDE EXPOSED TEE	WHITE WHITE	24"X48" CEILING TILE 15/16" CEILING GRID
FRP-1	MARLITE	-	-	FRP PANELS 48" TALL IN TOILET ROOMS

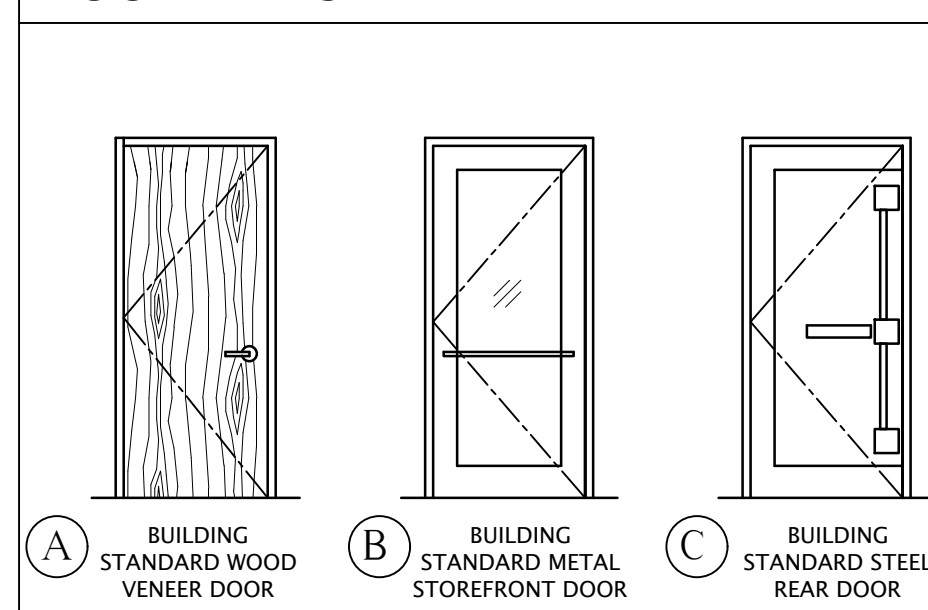
FINISH NOTES:

- PERIMETER WALL TO BE TOUCHED UP IN AREAS THAT ARE MARRED OR BLEMISHED. ALL SURFACES SHOULD BE FREE OF DUST & DEBRIS & WINDOWS CLEANED.
- PRIOR TO RECEIVING FINISH ALL SURFACES SHALL BE PROPERLY PREPARED AS REQUIRED TO RECEIVE FINAL FINISHING AS SPECIFIED.
- "WALL SURFACES" MEAN ALL VERTICAL SURFACES INCLUDING COLUMNS WHERE EXPOSED, CONVECTOR OR RADIATOR ENCLOSURES, FACIAS, RETURNS, PLYWOOD BACKBOARDS, ETC. NEW WALLS TO MATCH EXISTING.
- ALL MATERIALS TO HAVE A FLAME SPREAD RATING NOT GREATER THAN CLASS II.
- UPON COMPLETION OF WORK, REMOVE EXCESS PAINT, STAIN, VARNISH, ADHESIVE, CHALK, ETC. FROM ALL OTHER SURFACES THAT WERE NOT SPECIFIED TO RECEIVE THE SAME.
- TOUCH UP & PATCH SURFACES AS REQUIRED AFTER THE COMPLETION OF WORK DONE BY OTHER TRADES.
- ALL EXTERIOR WINDOWS SHALL HAVE ONE-INCH LEVELOR (OR APPROVED EQUAL) HORIZONTAL BLINDS TO MATCH THE COLOR OF THE BUILDING STANDARD. REPLACE MISSING OR DAMAGED TO MATCH.

DOOR SCHEDULE:

NO	DOOR			FRAME				HARDWARE	NOTES
	SIZE	MATERIAL	ELEV.	RATING	FIN.	MTRL.	RATING		
100	3'-0" X 7'-0" X 1 3/4"	METAL	B	0 HR.	MANF.	MTL.	0 HR.	MANF.	LOCKSET, AUTO CLOSER MATCH BLDG STD PULLS, BOTH SIDES.
101	(PR)3'-0" X 7'-0" X 1 3/4"	EXIST	-	-	-	EXIST	-	-	5
102	3'-0" X 7'-0" X 1 3/4"	METAL	A (SIM)	0 HR.	PT-2	HM	0 HR.	PT-2	1, 13, 11
103	3'-0" X 7'-0" X 1 3/4"	WD VENEER	A	0 HR.	BLDG. STD.	HM	0 HR.	PT-2	1, 13, 11
104	3'-0" X 7'-0" X 1 3/4"	WD VENEER	A	0 HR.	BLDG. STD.	HM	0 HR.	PT-2	5, 13
105	3'-0" X 7'-0" X 1 3/4"	METAL	C	0 HR.	PT-2	HM	0 HR.	PT-2	2, 5, 13, 10

DOOR TYPES:



DOOR HARDWARE:

- * = SUPPLIED BY GAMESTOP & INSTALLED BY GC
- LOCKSET - LOWES SATIN CHROME PLATED LEVER HANDLE 'L' FUNCTION STANDARD PASSAGE SET
HINGES - 1 1/2 PR STANLEY FB8179 CHROME ALLOY
CLOSER - CLOSER PLUS #850IBF #US26D
STOP - IVES FLOOR STOP #438 #US26D
KICKPLATES - ROCKWOOD 10"HX34"W WITH BEVELED EDGES - 3 SIDES (ON BOTH SIDES OF DOOR), SS
SILENCER - IVES #20 DOOR SILENCER (3 PER DOOR)
 - EXIT DEVICES
HINGES - 1 1/2 PR STANLEY FB8179 CHROME ALLOY
CLOSER - CLOSER PLUS #850IBF (@ PULL SIDE) #US26D
STOP - IVES FLOOR STOP #438 #US26D
STEEL PLATE
SILENCER - IVES #20 DOOR SILENCER (3 PER DOOR)
 - LOCKSET - LOWES SATIN CHROME PLATED LEVER HANDLE 'L' FUNCTION STANDARD PASSAGE SET
HINGES - 1 1/2 PR STANLEY FB8179 CHROME ALLOY
CLOSER - CLOSER PLUS #850IBF #US26D
STOP - IVES FLOOR STOP #438 #US26D
SECURITY SHUTTER GRILLES AS MANUFACTURED BY METRO DOOR OR APPROVED EQUAL. GRILLE SHALL HAVE A 2 POINT LOCK WITH CYLINDER OPERABLE FROM THE INSIDE. THE LOCK WILL BE LOCATED INSIDE OR THE BOTTOM BAR OF THE SHUTTER.
 - EXISTING STOREFRONT ENTRY DOORS
CLOSER

DOOR NOTES:

- EXISTING DOORS ARE NOT NOTED BUT ARE SHOWN AS (E). COORDINATE WITH OWNER/TENANT REGARDING EXISTING CONDITIONS AND NECESSARY MODIFICATIONS.
- PROVIDE DOOR STOPS AS REQUIRED FOR ALL NEW DOORS. FLOOR STOPS PREFERRED.
- ALL HARDWARE TO MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA) & MATCH BLDG. STANDARD.
- ALL KEYING TO BE COORDINATED WITH OWNER & TENANT.
- G.C. TO CLEAN AND REPAIR AS REQUIRED.
- G.C. TO INSTALL TRIDENT STEEL PLATE ON EXISTING DOOR PER MANUFACTURERS' SPECIFICATIONS.
- G.C. TO INSTALL TRIDENT LOCKING SYSTEM AND EMERGENCY EXIT HARDWARE.
- ALL CYLINDERS FOR LOCKS WILL BE SUPPLIED BY GAMESTOP
- UNDERCUT DOOR 1" FOR VENTILATION
- REFER TO DETAIL ON A1.01 FOR DOOR COORDINATION ITEMS
- HOLLOW METAL DOOR AND FRAME SUPPLIED BY GAMESTOP AND INSTALLED BY TENANT G.C.
- G.C. IS RESPONSIBLE FOR COORDINATING GRILLE INSTALLATION WITH ALL OTHER TRADES AND SHALL CONFIRM THAT THE GRILLE IS OPERATING PROPERLY.
- PAINT DOORS AS SPECIFIED BY GAMESTOP REPRESENTATIVE

PLUMBING FIXTURE SCHEDULE:

KEY	DESCRIPTION	MANUFACTURER #	FAUCET	NOTES
P1	ADA COMPLIANT WALL HUNG SINK	AMERICAN STANDARD ADA LAV. #9141.011	AM. STD. AMARYLLIS #7490	# 1, 2, 3, 5, & 6
P2	ADA COMPLIANT WATER CLOSET	AMERICAN STANDARD CADET #2108-408		# 2, 3, 4, & 5
P3	ADA COMPLIANT WATER COOLER	ELKAY FILTERED BI-LEVEL ADA COOLER LVRCGRNT8C		# 1, 2, 3, & 5
P4	FLOOR MOUNTED UTILITY TUB	ELKAY FLOOR MOP SINK FLR-1X		# 1, 2, 3, & 5

PLUMBING NOTES:

- SEE MANUFACTURERS SPECS. FOR ADDITIONAL INSTALLATION INFO. PROVIDE HOT & COLD WATER & DRAIN LINE.
- COORDINATE ALL FINISHES & SPECS. W/ TENANT & BLDG. OWNER.
- ALTERNATES ARE ACCEPTABLE W/ APPROVAL BY TENANT & BLDG. OWNER.
- G.C. TO PROVIDE SEAT & ALL SUPPLIES TO ENSURE A COMPLETE SYSTEM.
- FIXTURES TO BE ADA COMPLIANT.
- PROVIDE WHITE TRU-BRO DANDI-LAV GUARD FOR ALL EXPOSED PIPES.

PLUMBING EQUIPMENT & ACCESSORIES:

KEY	DESCRIPTION	MANUFACTURER #	NOTES
E1	18" GRAB BAR	BOBRICK #B-490x18	# 1, 2, & 3
E2	36" GRAB BAR	BOBRICK #B-490x36	# 1, 2, & 3
E3	42" GRAB BAR	BOBRICK #B-490x42	# 1, 2, & 3
E4	TOILET TISSUE HOLDER	BOBRICK #B-2730	# 1, 2, & 3
E5	FRAMED MIRROR (TILT)	BOBRICK #B-293x2436	# 1, 2, & 3

NOTES:

- COORDINATE INSTALLATION INSTRUCTIONS W/ MANUFACTURER CUT SHEETS, AS WELL AS, TENANT FOR SPECIFIC LOCATION POSITIONING.
- ACCESSORIES TO MATCH BUILDING STANDARD.
- ALL TOILET FIXTURES & ACCESSORIES SHALL MEET CABO/ANSI A117.1-1992 & SHALL BE HANDICAPPED ACCESSIBLE.

THE G.C. IS RESPONSIBLE FOR ENSURING THAT PENETRATIONS OF RATED ASSEMBLIES WILL BE IN CONFORMANCE WITH IBC 2012. REQUIRED PENETRATION SYSTEMS SHALL BE SELECTED PRIOR TO CONSTRUCTION AND MADE AVAILABLE FOR APPROVAL BY BUILDING ENGINEER & INSPECTION BY LOCAL CODE OFFICIALS.

MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING BY DESIGN/BUILD. WORK IS MINOR IN NATURE.

THE G.C. TO PROVIDE LIFE SAFETY SYSTEM. INSTALL HORNS & STROBES AS REQUIRED. VERIFY LOCATIONS W/ LIFE SAFETY SUBCONTRACTOR.

DRAWING INDEX

- CS.01 COVER PAGE - GENERAL NOTES & SPECIFICATIONS
- CS.02 DRAWING INDEX, BUILDING & TENANT DATA, KEY PLAN, ENLARGED PLAN, INTERIOR ELEVATIONS & DETAILS, DOOR SCHEDULES & KEY
- A1.01 PARTITION, ELECTRICAL & TELE/DATA, & PARTITION TYPES, NOTES, & LEGEND
- A2.01 REFLECTED CEILING PLAN, NOTES & LEGEND

BASE BUILDING DATA

CODE: VIRGINIA REHABILITATION CODE ALTERATION LEVEL 2
 PROJECT TYPE: TENANT FIT-UP
 USE GROUP: M - MERCANTILE
 FIRE SUPPRESSION: NON-SPRINKLED
 CONSTRUCTION TYPE: 2B
 GROSS AREA OF BUILDING: 5,434 +/- S.F.
 HEIGHT OF BUILDING: 1 STORY

TENANT DATA

TENANT	AREA OF CONSTRUCTION	OCCUPANCY LOAD	OCCUPANCY RATIO
GAMESTOP - MAIN FLOOR	1091 S.F.	36.36	M 1:30 S.F.
STORE ROOM	409 S.F.	1.36	M 1:300 S.F.
	1,500 S.F.	38	

PROJECT DESCRIPTION

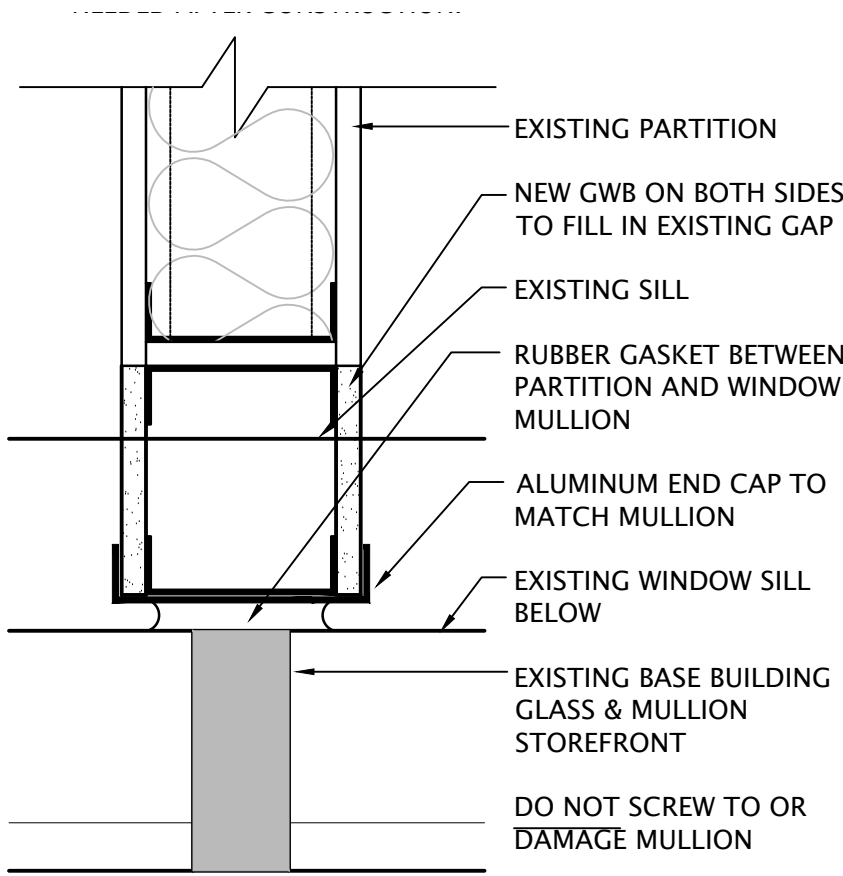
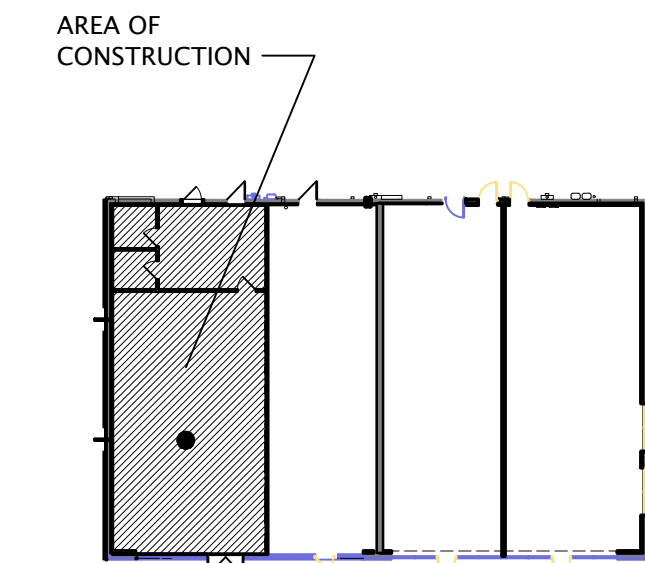
INTERIOR FITUP IN EXISTING BUILDING

GENERAL CONDITIONS

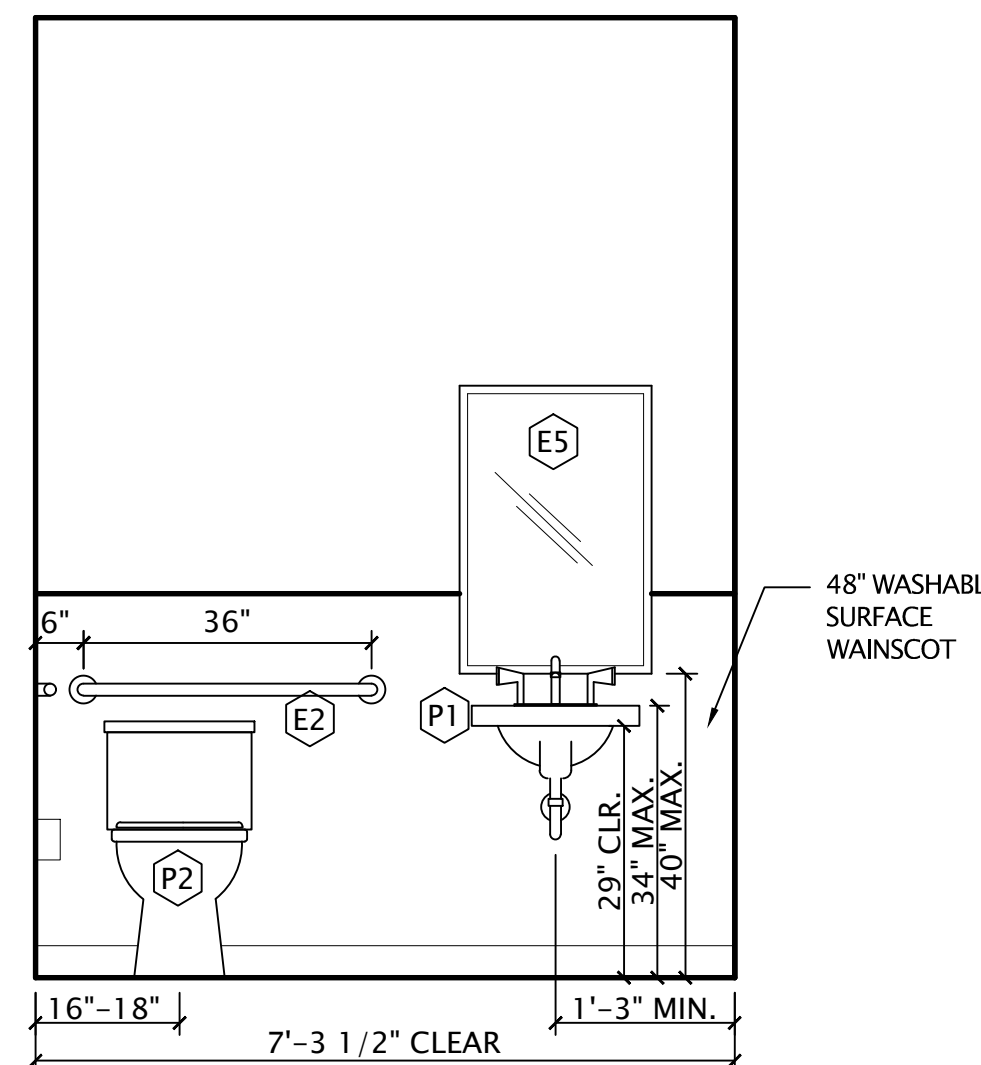
IF THE CONTRACTOR PERFORMS ANY WORK IN ADVANCE OF ISSUANCE OF THE BUILDING PERMIT, EVEN WITH PERMISSION OF THE LOCALITY, THE CONTRACTOR SHALL BEAR ALL COSTS ATTRIBUTABLE TO CORRECTION OF WORK NOT IN CONFORMANCE WITH THE BUILDING CODE.

KEY PLAN

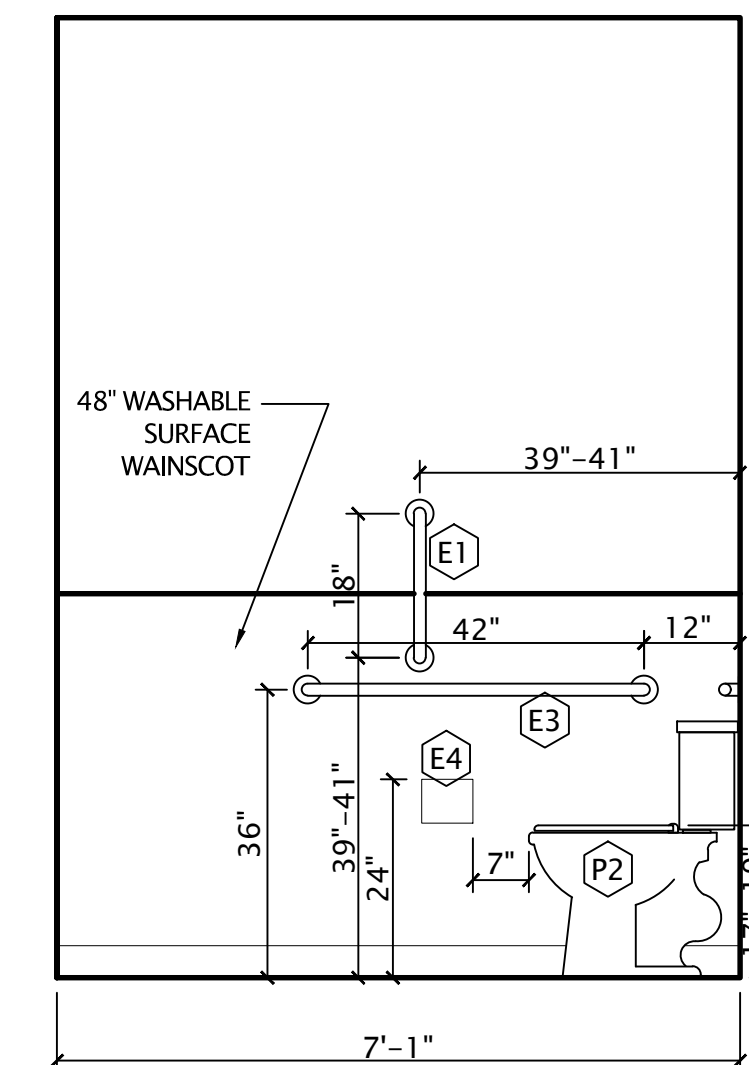
NOT TO SCALE



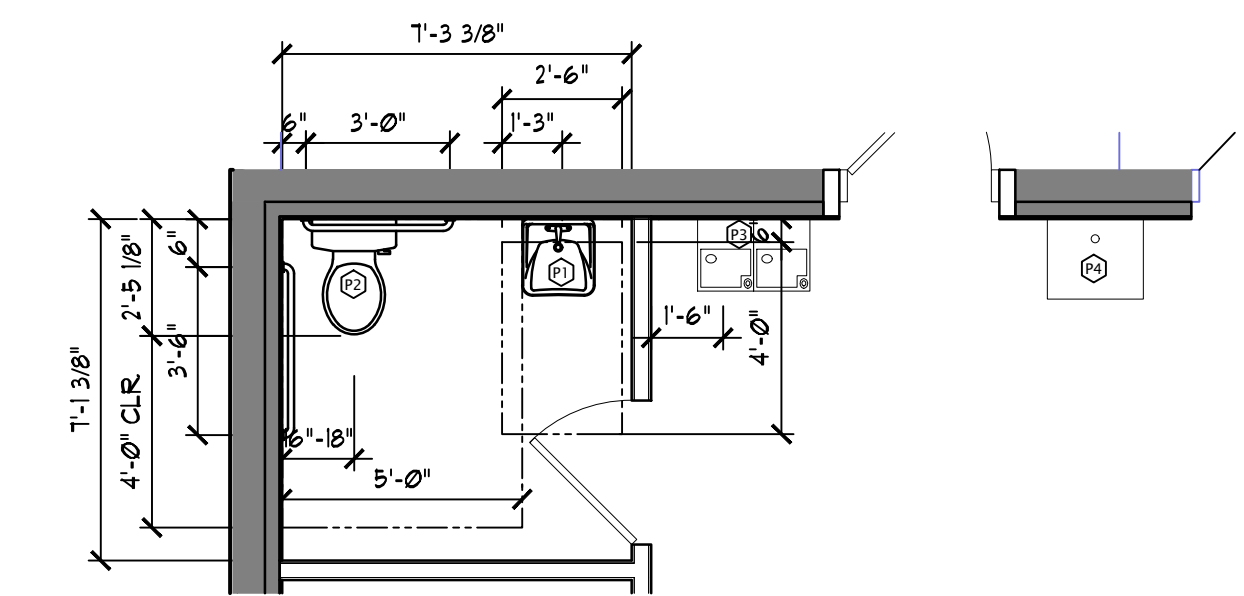
4 WALL TO MULLION DETAIL
SCALE: 3" = 1'-0"



3 TOILET ELEVATION
SCALE: 1/2" = 1'-0"

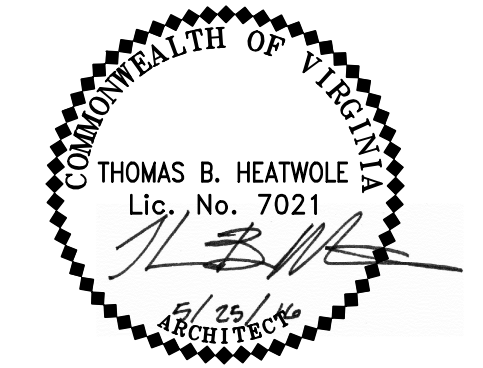


2 TOILET ELEVATION
SCALE: 1/2" = 1'-0"



1 ENLARGED TOILET PLAN
SCALE: 1/4" = 1'-0"

Issue Record	Date
FOR REVIEW	05/20/16
FOR PERMIT	05/25/16



DRAWING INDEX,
BUILDING & TENANT
DATA, KEY PLAN,
DETAILS, & DOOR &
FINISH SCEDULES &
KEY

Sheet

GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS SHOWN OR NOTED ON DRAWINGS AND THOSE ITEMS REQUIRED TO BE REMOVED TO FULFILL THE INTENT OF THE CONSTRUCTION DOCUMENTS. ALL DEMOLITION TO BE COORDINATED WITH BUILDING OWNER.
- THE GENERAL CONTRACTOR SHALL PROTECT & BE RESPONSIBLE FOR THE EXISTING STRUCTURE, FACILITIES, & IMPROVEMENTS ADJOINING THE AREA UNDER THIS CONTRACT. THE GENERAL CONTRACTOR SHALL ERECT ALL NECESSARY DROP CLOTH PARTITIONS TO PROTECT ADJACENT PROPERTY WHILE DEMOLITION & CONSTRUCTION ARE UNDER WAY. ANY DISTURBANCE OR DAMAGE TO ADJOINING PROPERTY RESULTING DIRECTLY OR INDIRECTLY FROM THE CONTRACTOR'S SHALL BE PROMPTLY RESTORED, REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST.
- THE GENERAL CONTRACTOR SHALL AT ALL TIMES PROTECT THE PROPERTY INCLUDING, BUT NOT LIMITED TO, FLOORS, CEILINGS, TILES, GYP. BD., SOFFITS, TOILETS, DOORS, FRAMES, & ALL OTHER PROPERTY. ALL EXISTING NON-STRUCTURAL CONSTRUCTION ITEMS THAT INTERFERE WITH THE CONSTRUCTION PER THE CONSTRUCTION DOCUMENTS SHALL BE REMOVED, RELOCATED, OR CAPPED FLUSH IN CEILING WALL OR FLOOR AS REQUIRED.
- KEEP ALL EGRESS PATHS FREE & CLEAR OF DEBRIS & WORKING MATERIALS AT ALL TIMES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING A SYSTEM OF TEMPORARY LIGHTS THROUGHOUT THE SPACE UNDER CONSTRUCTION, IF REQUIRED.
- THE GENERAL CONTRACTOR SHALL CAP & FLUSH OFF BEHIND WALL FLOOR OR CEILING SURFACES ALL PROJECTING MATERIAL & ITEMS WHICH ARE TO BE ABANDONED OR ARE OTHERWISE EXTRANEOUS TO THE COMPLETED PROJECT. CONTRACTOR SHALL PATCH, REPAIR & MATCH ALL EXISTING FINISHES AT ALL FLOORS AFFECTED BY NEW MECHANICAL OR OTHERWISE CONCEALED WORK.
- ALL DAMAGED AREAS SHALL BE PATCHED AS REQUIRED & FINISHED TO MATCH EXISTING ADJACENT AREAS OR AS SPECIFIED.

DEMOLITION PLAN SHEET NOTES

- D1** DEMOLISH EXISTING PLYWOOD PATCH AT EXISTING OPENING. PREP TO RECEIVE NEW INFILL & DOOR SHOWN. PATCH IN EXTERIOR WALL WITH SIMILAR CONSTRUCTION TO ADJACENT WALL.
- D2** DEMOLISH EXISTING STOREFRONT SECTION, SILL AND WALL CURB AS REQUIRED TO INFILL WITH NEW TO MATCH EXISTING

PARTITION PLAN GENERAL NOTES

- ALL DIMENSIONS ARE FROM FACE OF EXISTING WALLS & FINISH FACE TO FINISH FACE OF NEW WALLS.
- DIMS. & NOTES FOR A GIVEN CONDITION ARE TYPICAL.
- DIMS. NOTED AS 'ALIGN', 'HOLD', OR 'CLEAR' ARE TO TAKE PRECEDENCE OVER OTHER DIMENSIONS. IN CASE OF DISCREPANCIES BETWEEN DRAWINGS, & FIELD DIMENSIONS CONTACT ARCHITECT FOR CLARIFICATION.
- PRIOR TO FINAL FINISHING, EXISTING CONSTRUCTION SHALL BE PATCHED & REPAIRED TO MATCH NEW CONSTRUCTION.
- NEW DOORS SHALL BE LOCATED 4" FROM ADJACENT PARTITIONS U.O.N. - HINGE SIDE.
- REVIEW PROJECT GENERAL NOTES & ALL DRAWINGS BEFORE PROCEEDING WITH WORK.
- EXISTING COLS., PARTITIONS, ETC. SHOWN FULLY SHADED ON PLAN & ARE TO REMAIN.
- PROVIDE ADEQUATE FIRE RATED BLOCKING IN WALLS AT ALL DISPLAY & MILLWORK LOCATIONS.
- DOORS SHOULD BE STAINED OFF SITE.
- G.C. IS NOT TO USE BUILDING VACANT SPACES FOR STORAGE.
- TENANT'S DISPLAY CASES AND CABINETS ARE SHOWN FOR REFERENCE. G.C. TO PURCHASE THROUGH GAMESTOP DIRECT. COORDINATE AND PURCHASE AS REQUIRED, ALL OTHER ITEMS NOTED ON THE TENANT'S TURNKEY EXHIBIT.

PARTITION PLAN SHEET NOTES:

- C1** PATCH IN NEW STOREFRONT DOOR AND INFILL AS REQUIRED TO PROVIDE A SEAMLESS STOREFRONT SYSTEM.
- C2** PATCH IN REAR BRICK WALL WITH MATCHING CONSTRUCTION AT EXISTING OPENING AS REQUIRED TO ACCOMMODATE NEW EGRESS DOOR AS SPECIFIED.
- C3** PROVIDE CONCRETE SIDEWALK ENTRY AND TIE TO EXISTING SIDEWALK AS REQUIRED. MATCH ADJACENT ENTRANCES.
- C4** INSTALL TENANT SUPPLIED SLATWALL TO CEILING.
- C5** INSTALL TENANT SUPPLIED SLATWALL TO 8'-0" AFF.

NEW FLAT SCREEN TV AT 9'-0" AFF SUPPLIED & INSTALLED BY CBS (T.V. TO BE INSTALLED ON THE SIDE OF CASHWRAP CLOSEST TO THE STOCK ROOM DOOR)

POWER, TELEPHONE, DATA PLAN GENERAL NOTES

- ALL NEW TELEPHONE, DATA, & ELECTRICAL OUTLETS TO BE MOUNTED 18" A.F.F., UNLESS OTHERWISE NOTED.
- ALL NEW PLUG BODIES & COVER PLATES SHALL BE BLDG STD.
- OUTLETS ADJACENT TO WET AREAS SHALL BE GROUND FAULT DISCONNECT TYPE.
- WHERE EXISTING COMMUNICATION OUTLET SHOWN TO REMAIN DOES NOT HAVE A BOX (PLASTER RING ONLY) LEAVE THE PORTION OF EXISTING CABLE FROM THE OUTLET EXTENDING 24" ABOVE CEILING FOR PULLING TENANT'S NEW CABLE.
- ALL NEW ELECTRICAL WORK TO MEET NATIONAL ELECTRICAL CODE, LATEST APPLICABLE EDITION, & ALL STATE & LOCAL CODES & ORDINANCES. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- G.C. TO PROVIDE ELECTRICAL PANELS TO EACH SPACE WITH SUB-METER AS REQUIRED. SERVICE SHALL BE 120/208V - 3 PHASE 4 WIRE.
- THE CIRCUITS USED TO POWER THESE RECEPTACLES SHALL NOT BE USED FOR ANY OTHER PURPOSE. CIRCUITS SHALL NOT SHARE NEUTRAL OR GROUND WITH OTHER EQUIPMENT. SEPARATE POWER NEUTRAL AND INSULATED GROUND WIRES. MINIMUM SIZE #12 AWG SHALL BE RUN TO CIRCUIT BREAKER PANEL BOARD WHERE GROUND WIRE SHALL BE TIED TO THE GROUND TERMINAL ISOLATED FROM NEUTRAL. DO NOT USE CONDUIT FOR GROUNDING AS THIS MAY NOT BE CONTINUOUS. RECEPTACLES SHALL BE HUBBELL #16-5362.
- PROVIDE CONDUIT AND WIRE FOR POWER TO P.O.S. AND GENERAL RECEPTACLES AND TELEPHONE OUTLETS TO BE LOCATED AT CABINET BOTTOM. ROUTE CONDUITS UNDER CONCRETE FLOOR AND LEAVE A 12"-0" FLEX WHIP FOR EACH POWER CIRCUIT CONDUIT REQUIRED. STUB CONDUIT INTO CABINET BASE AND RUN THROUGH CABINET BASE TO EACH RECEPTACLE. COORDINATE EXACT CONFIGURATION WITH TENANT REP. AND LOCATION WITH FIXTURE INSTALLER.
- PULL IN CONTINUOUS CONDUIT (6) PAIRS CAT 6 CABLES FROM THE PHONE BOARD INTO THE 'J' SECTION OF THE CASHWRAP WITH 6'-0" OF SLACK ON EACH CABLE AT THE 'J' SECTION LABELED 'POS/PHONE'. LINES AT EACH END, AND (1) PAIR CAT 6 CABLES FROM THE PHONE BOARD IN CONTINUOUS CONDUIT TO THE MANAGER'S DESK WITH 6'-0" OF SLACK AT THE MANAGER'S DESK LABELED 'MANAGER'S DESK' AT EACH END, AND (1) PAIR CAT 6 CABLES FROM THE PHONE BOARD TO OVER THE CEILING AT THE WORK TABLE LABELED 'LP' AT EACH END. THERE SHOULD BE ENOUGH SLACK AT THE PHONE BOARD FOR HOOK UP TO THE PUNCH BLOCK.
- RUN (1) ONE CAT 6 CABLE FOR J-BOX WITH BLANK COVER. J-BOX LOCATED ABOVE CEILING, FROM THE CBS T.V. LOCATION ABOVE THE CEILING TO THE PHONE BOARD WITH 6'-0" OF SLACK AT EACH END AND LABELED 'CBS' EACH END. TENANT G.C. TO ALSO INSTALL FOUR (4) RUNS OF 16 GA. PLENUM SPEAKER CABLE FROM ABOVE THE CEILING AT THE T.V. LOCATION THE RETAIL SPACE AREA SPEAKER LOCATIONS WITH 6'-0" SLACK AT EACH END. SECURE CABLES TO THE STRUCTURE ABOVE. DO NOT LAY CABLE ON CEILING GRID.
- QUAD RECEPTACLE FLUSH MOUNTED IN WALL AT 48" AFF & A DUPLEX RECEPTACLE FLUSH MOUNTED IN WALL AT 108" AFF ON BOTH SIDES OF CASHWRAP IN CONTINUOUS CONDUIT RUN. REFER TO DETAIL 4/A1.01
- NO EXPOSED CONDUIT ALLOWED UNLESS DIRECTED BY GAMESTOP PROJECT MANAGER
- ALL NEW LIGHT SWITCHES TO BE INSTALLED IN STOCK ROOM NEXT TO STOCK/SALES DOOR

ELECTRICAL PLAN SHEET NOTES:

- E1** PROVIDE (ONE) DUPLEX OUTLET IN CEILING AT EACH STOREFRONT WINDOW.
- E2** G.C. TO INSTALL A J-BOX ABOVE THE HINGE SIDE OF THE REAR EXIT DOOR & MOUNT POWER SUPPLY FOR TRIDENT SYSTEM. G.C. TO PLACE J-BOX ON DEDICATED CIRCUIT.

FINISH PLAN GENERAL NOTES

- PERIMETER WALL TO BE TOUCHED UP IN AREAS THAT ARE MARRED OR BLEMISHED. ALL SURFACES SHOULD BE FREE OF DUST AND DEBRIS AND WINDOWS CLEANED.
- PRIOR TO RECEIVING FINISH ALL SURFACES SHALL BE PROPERLY PREPARED AS REQUIRED TO RECEIVE FINAL FINISHING AS SPECIFIED.
- "WALL SURFACES" MEAN ALL VERTICAL SURFACES INCLUDING COLUMNS WHERE EXPOSED, CONVECTOR OR RADIATOR ENCLOSURES, FACIAS, RETURNS, PLYWOOD BACKBOARDS, ETC. NEW WALLS TO MATCH EXISTING WALLS.
- ALL MATERIALS TO HAVE A FLAME SPREAD RATING NOT GREATER THAN CLASS B.
- UPON COMPLETION OF WORK, REMOVE EXCESS PAINT, STAIN, VARNISH, ADHESIVE, CHALK, ETC. FROM ALL OTHER SURFACES THAT WERE NOT SPECIFIED TO RECEIVE THE SAME.
- TOUCH UP AND PATCH SURFACES AS REQUIRED AFTER THE COMPLETION OF WORK DONE BY OTHER TRADES.
- CONTRACTOR SHALL PROVIDE NEW BUILDING STANDARD BLINDS AS REQUIRED, THROUGHOUT EXPANSION SUITE ONLY.

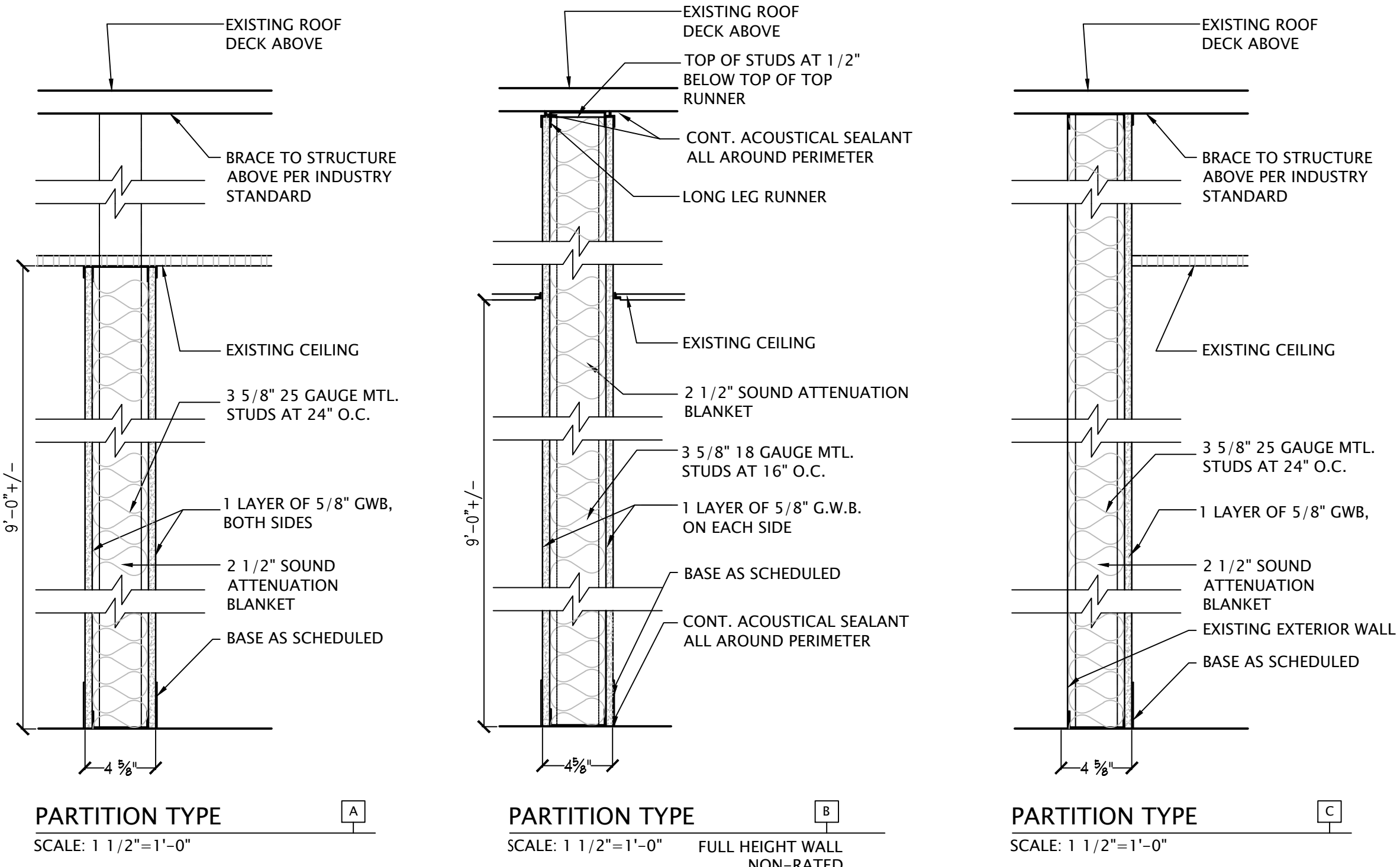
FINISH PLAN SHEET NOTES

- F1** PROVIDE VINYL TRANSITION STRIP O.C. AT DOOR OPENING. COLOR TO MATCH VINYL BASE.

OWNER SUPPLIED SLATWALL SYSTEM SHALL BE SECURELY ANCHORED TO STUDS AT A MINIMUM OF 24" O.C. VERTICALLY AND 32" O.C. HORIZONTALLY WITH 1-1/2" LONG TEK SCREWS OR AS RECOMMENDED BY MANUFACTURER - WHICHEVER IS MORE STRINGENT. PANELS SHALL ALSO BE INSTALLED USING LIQUID NAILS HEAVY DUTY ADHESIVE - RIBBONS SHOULD BE IN A 16"x16" GRID PATTERN.

FIXTURE LEGEND:

KEY	DESCRIPTION	VENDOR	INSTALLED BY
B	RECEIVING TABLE - 24"D x 48"L	GAMESTOP	G.C.
J	REGISTER UNIT	GAMESTOP	G.C.
K	WORK UNIT	GAMESTOP	G.C.
L	WORK UNIT	GAMESTOP	G.C.
L38	HANDICAP ACCESSIBLE FIXTURE (ADA TOP @ 54"A.F.F.)	GAMESTOP	G.C.
N	CORNER UNIT	GAMESTOP	G.C.
Q	VCR & DOT MATRIX LOCATION	GAMESTOP	G.C.
GBA	GAMEBOY ACCESSORY FIXTURE	GAMESTOP	G.C.
FT	FIXTURE TOWER FIXTURE	GAMESTOP	G.C.
GC	GIFT TOWER FIXTURE	GAMESTOP	G.C.
SG	STRATEGY GUIDE FIXTURE	GAMESTOP	G.C.
WF	FREE STANDING WIRE FRAME	GAMESTOP	G.C.
GB	GAME BROWSER	GAMESTOP	G.C.
V-36	BACKWALL CABINET (36"W x 65"H x 10"D)	GAMESTOP	G.C.
V-58	BACKWALL CABINET (58"W x 38"H x 22D)	GAMESTOP	G.C.



PARTITION TYPE A SCALE: 1 1/2" = 1'-0"
PARTITION TYPE B SCALE: 1 1/2" = 1'-0"
PARTITION TYPE C SCALE: 1 1/2" = 1'-0"

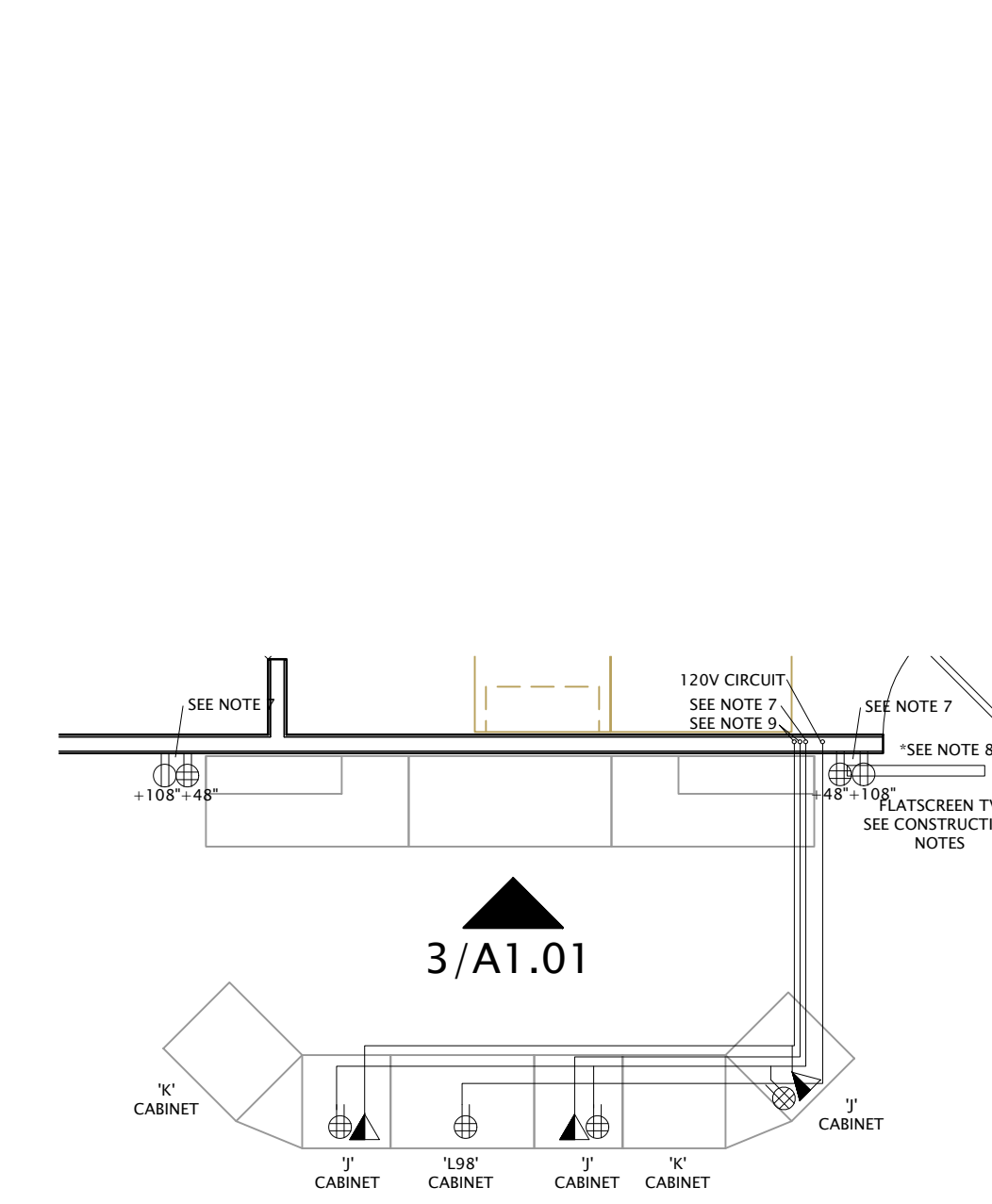
THE G.C. IS RESPONSIBLE FOR ENSURING THAT PENETRATIONS OF RATED ASSEMBLIES WILL BE IN CONFORMANCE WITH THE IBC 2012. REQUIRED PENETRATION SYSTEMS SHALL BE SELECTED PRIOR TO CONSTRUCTION AND MADE AVAILABLE FOR APPROVAL BY BUILDING ENGINEER & INSPECTION BY LOCAL CODE OFFICIALS.

THE G.C. TO PROVIDE LIFE SAFETY SYSTEM. INSTALL HORNS & STROBES AS REQUIRED. VERIFY LOCATIONS W/ LIFE SAFETY SUBCONTRACTOR.

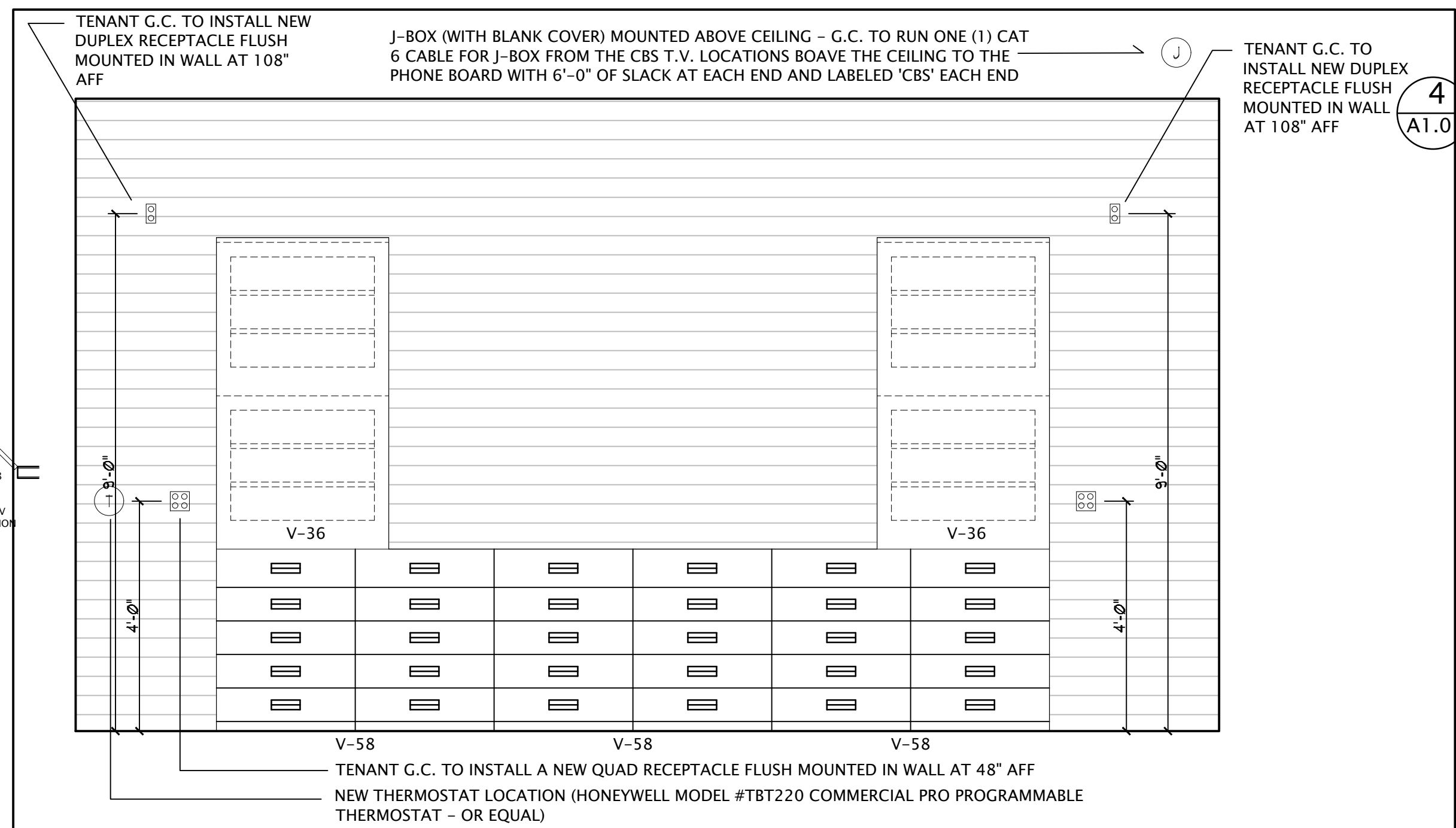
MECHANICAL, ELECTRICAL & PLUMBING IS MINOR IN NATURE & WILL BE DESIGN/BUILD BY G.C.

LEGEND:

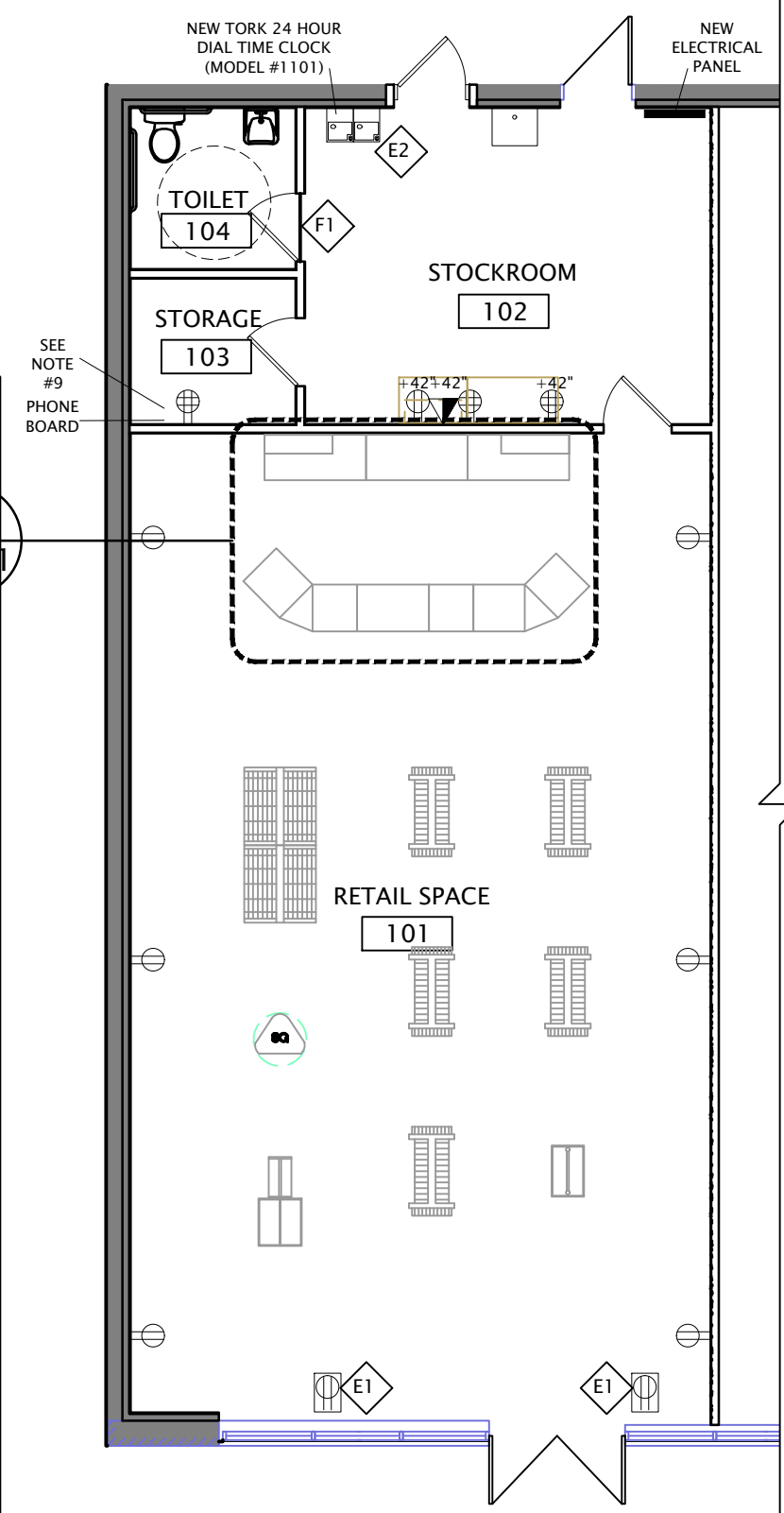
- EXISTING WALLS TO BE REMOVED
- EXISTING WALLS TO REMAIN
- NEW WALLS
- SLATWALL
- EXISTING DOORS TO REMAIN
- DOORS TO BE REMOVED SALVAGED FOR REUSE
- NEW DOORS
- DOOR NUMBER
- PARTITION TYPE KEY
- SPECIFIC NOTE TAG
- BUILDING STANDARD 110V DUPLEX OUTLET WALL MOUNTED AT 18" AFF, U.O.N.
- BUILDING STANDARD 110V QUADRUPEX OUTLET WALL MOUNTED AT 18" AFF, U.O.N.
- TELEPHONE VOICE OUTLET MOUNTED AT 18" AFF U.O.N. PROVIDE PULL STRING & RING. CABLE & COVERPLATE BY TENANT.



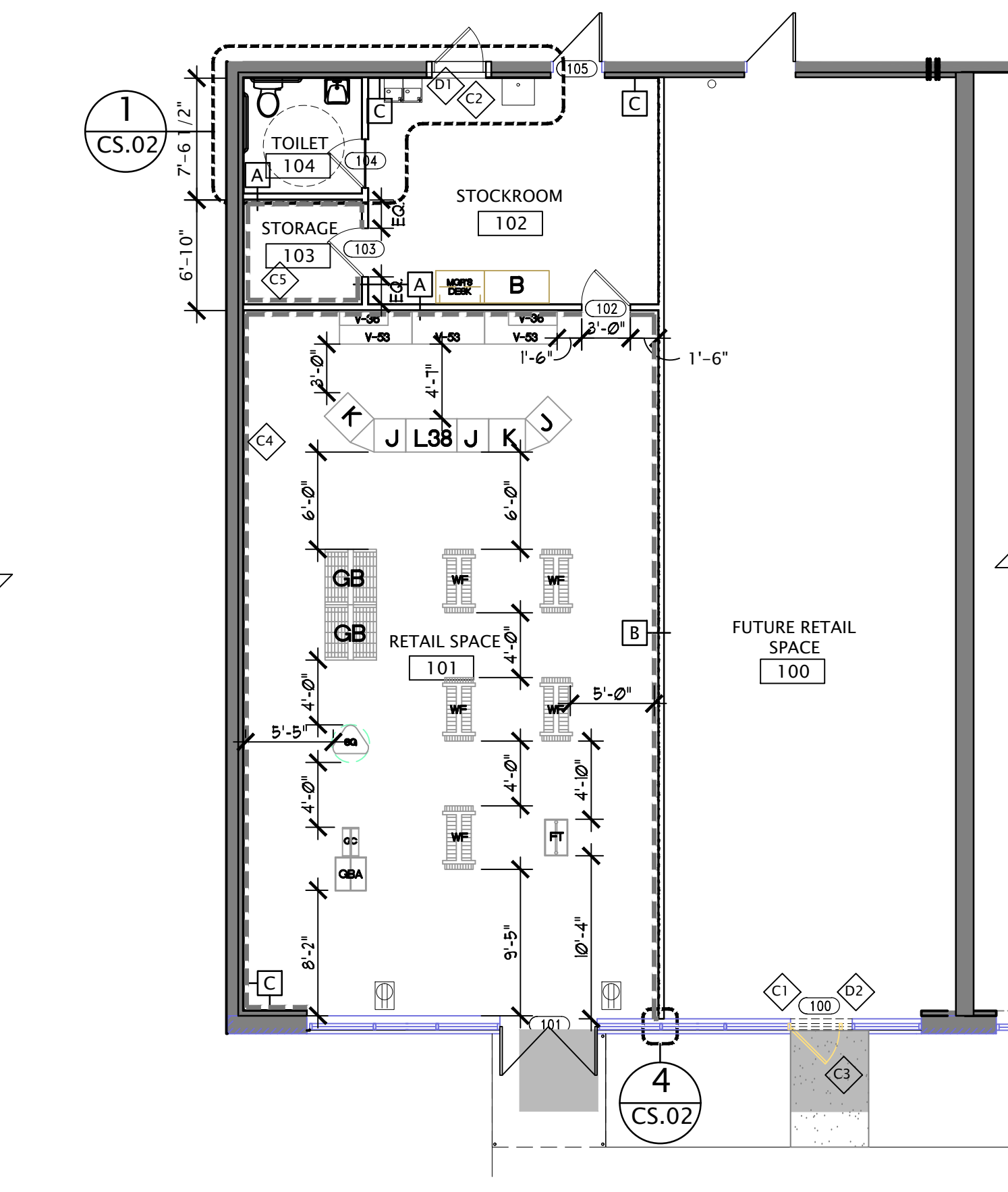
4 ENLARGED ELEC., TELE/DATA PLAN
 SCALE: 1/4" = 1'-0"



3 BACKWRAP ELEVATION
 SCALE: 1/2" = 1'-0"

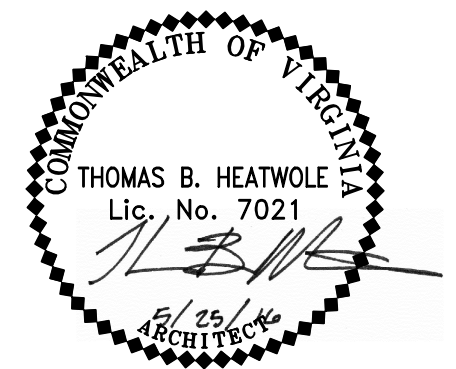


2 ELEC., TELE/DATA & FIXTURE PLAN
 SCALE: 1/8" = 1'-0"



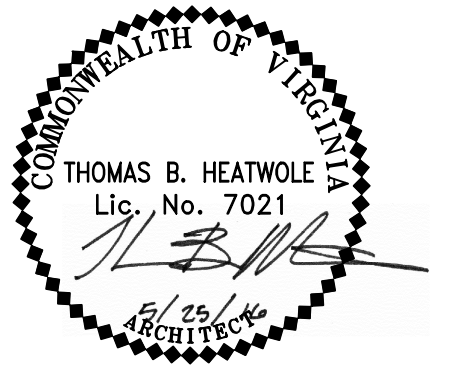
1 PARTITION PLAN
 SCALE: 1/8" = 1'-0"

Issue Record	Date
FOR REVIEW	05/20/16
FOR PERMIT	05/25/16



PARTITION, ELEC., TEL/DATA, & PARTITION TYPES FIXTURE PLANS, NOTES, & LEGEND

Issue Record	Date
FOR REVIEW	05/20/16
FOR PERMIT	05/25/16



REFLECTED CEILING PLAN, NOTES, & LEGEND

Sheet

REFLECTED CEILING PLAN GENERAL NOTES

- REVIEW PROJECT GENERAL NOTES AND NOTES ON OTHER SHEETS BEFORE PROCEEDING WITH WORK.
- ALL FIXTURES TO BE BUILDING STANDARD OR APPROVED BY OWNER'S REPRESENTATIVE.
- ALL SWITCHES SHALL BE MOUNTED VERTICALLY, CENTER LINE OF PLATE TO MATCH THAT OF EXISTING PLATES UNLESS OTHERWISE NOTED AND GANGED TOGETHER WHENEVER POSSIBLE. ALL SWITCHES AND DIMMERS SHALL BE LOCATED 6" TO THE CENTER LINE OF SWITCH FROM EDGE OF DOOR FRAME WHERE POSSIBLE.
- CONTRACTOR SHALL VISIT THE SITE PRIOR TO SUBMITTING A BID FOR THIS PROJECT. EQUIPMENT AND WORK SPECIFIED FOR EXISTING CONDITIONS SHALL BE VERIFIED AT THIS PRE-BID INSPECTION. SHOULD CONDITIONS EXIST THAT ARE INCOMPATIBLE WITH DRAWINGS, CONTRACTOR SHALL MAKE THE PROPER MODIFICATIONS AND SEND NOTICE TO ARCHITECT BEFORE ANY WORK IS STARTED.
- ALL SWITCHES AND SWITCH PLATES SHALL BE BUILDING STANDARD. REUSE EXISTING DEMOLISHED SWITCHES WHERE APPLICABLE.
- MECHANICAL, ELECTRICAL AND PLUMBING ENGINEERING BY DESIGN/BUILD
 - FURNISH AND INSTALL ALL NECESSARY DUCT WORK, DEVICES, TRIM, ETC. TO PROVIDE A COMPLETE OPERATING MECHANICAL SYSTEM. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL MECHANICAL CODE, LATEST EDITION, AND ANY OTHER APPLICABLE CODES. PROVIDE ADEQUATE AIR SUPPLY AND ADEQUATE CONTROLS TO PROVIDE PROPER INSIDE TEMPERATURE IN ALL CONDITIONED SPACES. MECHANICAL ENGINEERING BY DESIGN/BUILD.
 - FURNISH AND INSTALL ALL NECESSARY PIPING, TRIM, FITTINGS, ETC. TO PROVIDE A COMPLETE OPERATING PLUMBING SYSTEM. ALL WORK SHALL BE DESIGNED, FURNISHED, AND INSTALLED BY THE CONTRACTOR AND SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL PLUMBING CODE LATEST EDITION, AND ANY OTHER APPLICABLE CODES. PLUMBING ENGINEERING BY DESIGN/BUILD.
 - ALL MODIFICATIONS TO THE BUILDING MECHANICAL SYSTEM SHALL BE PERFORMED BY QUALIFIED MECHANICAL CRAFTSMEN TOTALLY FAMILIAR WITH THE SYSTEM.
 - ALL NEW ELECTRICAL WORK TO MEET INTERNATIONAL ELECTRICAL CODE, LATEST EDITION, AND ALL STATE AND LOCAL CODES AND ORDINANCES. ELECTRICAL CIRCUITING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL SUB-CONTRACTOR. ELECTRICAL ENGINEERING BY DESIGN/BUILD.
- CEILINGS ARE TO BE AT 11'-0" AFF UNLESS OTHERWISE NOTED.
- G.C. TO CONFIRM THAT VERTICAL HANGERS BE MAX 8'-0" FROM WALL
- G.C. TO CONFIRM THAT ALL EQUIPMENT HAVE UL LABELS
- G.C. TO CONFIRM THAT DIFFUSERS & LIGHTS HAVE HANG WIRES ON ALL FOUR CORNERS
- G.C. TO PROVIDE ACCESS DOORS ARE REQUIRED.

REFLECTED CEILING PLAN SHEET NOTES

(R1) TYPICAL SPEAKER LOCATIONS. SPEAKERS TO BE SUPPLIED AND INSTALLED BY CBS. TENANT G.C. TO INSTALL FOUR (4) RUNS OF 16 GA. PLENUM SPEAKER CABLE FROM ABOVE THE CEILING AT THE T.V. LOCATION TO THE RETAIL SPACE AREA SPEAKER LOCATIONS WITH 6'-0" SLACK AT EACH END. SECURE CABLES TO THE STRUCTURE ABOVE. DO NOT LAY CABLE ON THE CEILING GRID.

MECHANICAL GENERAL NOTES

- PROVIDE ADEQUATE HVAC AND ZONING AS REQUIRED. VERIFY PLACEMENT/CLEARANCE OF THERMOSTATS W/ LOCATION OF TENANT'S FIXTURES. HVAC TO BE VAV SYSTEM AS ENGINEERED BY LICENSED ENGINEER. DESIGN APPROVAL REQUIRED BY BUILDING OWNER'S REPRESENTATIVE PRIOR TO PURCHASE/INSTALLATION.
- PROVIDE FIRE DAMPERS AT PENETRATIONS TO ALL FIRE RATED PARTITIONS.
- G.C. TO BALANCE HVAC SYSTEM & PROVIDE BUILDING OWNER & TENANT W/ WRITTEN REPORT.
- G.C. TO INSTALL NEW HVAC FILTERS AT END OF CONSTRUCTION.
- G.C. IS TO MAINTAIN AIRFLOW IN PLENUM CEILING AT ALL TIMES.
- G.C. TO LEAVE ADEQUATE PLENUM HVAC OPENINGS, NO MORE THAN 100 SQ. IN. EACH. QUANTITY & LOCATION DETERMINED BY DESIGN BUILD PE.
- DUCTWORK TO BE INSULATED METAL, FLEXIBLE ALLOWED IN MAXIMUM OF 6'-0" LENGTHS FROM TRUNK LINE/BRANCH LINE TO DIFFUSER ONLY.

MECHANICAL PLAN SHEET NOTES

(M1) PROVIDE EXHAUST FAN IN RESTROOM VENTED TO OUTSIDE. SWITCH WITH RESTROOM LIGHT.

LEGEND:

- 2X4 RECESSED FLUORESCENT LIGHT FIXTURE WITH T8 LAMPS
- BLDG. STD. EGRESS FIXTURE WITH BATTERY BACK-UP. PROVIDE 1 FOOTCANDLE OF ILLUMINATION FOR ENTIRE PATH OF EGRESS.
- WALL MOUNTED SCONCE - VANITY FIXTURE
- BUILDING STANDARD EXIT SIGN (DIRECTIONAL ARROWS AS NECESSARY)
- SPECIFIC NOTE TAG
- CEILING HEIGHT
- CEILING MOUNTED BUILDING STANDARD 110V DUPLEX OUTLET WALL MOUNTED AT 18" AFF, U.O.N.

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