

GENERAL CONDITIONS:

- ALL WORK SHALL BE IN ACCORDANCE WITH 2009 INTERNATIONAL BUILDING CODE WITH THE VIRGINIA UNIFORM STATEMENT BUILDING CODE (2009 EDITION VUBSC) AND AIA A201 GENERAL CONDITIONS (LATEST EDITION).
- THE DOCUMENTS REFLECT CONDITIONS REASONABLY INTERPRETED FROM THE EXISTING VISIBLE CONDITIONS, OR FROM DRAWINGS OR INFORMATION FURNISHED BY THE OWNER. THE CONTRACTOR SHALL VISIT THE SITE AND BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND THEIR IMPACT ON THE SCOPE OF THE WORK. ANY DISCREPANCIES BETWEEN EXISTING AND INDICATED CONDITIONS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT. WORK SHALL PROCEED ONLY WITH THE ARCHITECT'S APPROVAL.
- SHOULD THE CONTRACTOR REQUIRE ANY ADDITIONAL DETAILS OR VERBAL CLARIFICATION NECESSARY FOR THE PROPER EXECUTION OF THE WORK, A WRITTEN REQUEST FOR INFORMATION SHALL BE SUBMITTED TO THE ARCHITECT IN A TIMELY MANNER SO AS NOT TO INTERFERE WITH THE PROJECT SCHEDULE.
- THE CONTRACTOR SHALL PAY FOR AND SECURE PERMITS, FEES, LICENSES AND INSURINGS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK UNLESS OTHERWISE INSTRUCTED BY THE ARCHITECT.
- THE CONTRACTOR SHALL CARRY ALL INSURANCE REQUIRED IN ARTICLE II OF AIA 201 MOST RECENT EDITION. THE CONTRACTOR SHALL FILE CERTIFICATES OF INSURANCE ACCEPTABLE TO THE OWNER PRIOR TO THE COMMENCEMENT OF THE WORK.
- THE CONTRACTOR SHALL BE AFFORDED ACCESS TO THE BUILDING IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BUILDING MANAGEMENT. THE REASONABLE USE OF THE BUILDING WATER, ELECTRICITY AND HVAC AS REQUIRED FOR THE EXECUTION OF THE WORK IS AVAILABLE TO THE CONTRACTOR AT NO CHARGE TO THE CONTRACTOR. THE CONTRACTOR MAY USE THE TOILET ROOMS AS DIRECTED BY THE BUILDING MANAGEMENT.
- CONTRACTOR SHALL INSTALL AND/OR CONSTRUCT ALL PRODUCTS AND MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND INDUSTRY STANDARDS.
- ALL MATERIALS SHALL BE AS INDICATED IN THE DOCUMENTS. NO SUBSTITUTION WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT WILL BE ACCEPTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WORK. ANY DAMAGE TO EXISTING WORK CAUSED AS A RESULT OF THE EXECUTION OF THIS PROJECT SHALL BE REPAIRED BY THE GENERAL CONTRACTOR, AS REQUIRED AT THE SOLE EXPENSE OF THE GENERAL CONTRACTOR.
- THE CONTRACTOR SHALL SECURE THE CONSTRUCTION AREA AND RESTRICT ACCESS TO AUTHORIZED PERSONNEL ONLY.
- UNLESS INSTRUCTED OTHERWISE BY THE OWNER'S AGENT, THE REMOVAL AND DISPOSAL OF DEMOLITION AND/OR CONSTRUCTION MATERIAL SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE CONTRACTOR SHALL KEEP THE CONSTRUCTION SITE FREE AND CLEAR OF ALL DEBRIS THROUGHOUT THE COURSE OF THE PROJECT. UPON COMPLETION OF THE WORK, THE ENTIRE CONSTRUCTION AREA INCLUDING THE INTERIOR FACE OF GLAZING IS TO BE THOROUGHLY CLEANED.
- THE ELECTRICAL, PLUMBING, MECHANICAL AND FIRE PROTECTION WORK PRESENTED IN THESE DOCUMENTS IS INTENDED TO SHOW THE GENERAL ARRANGEMENT AND LOCATION OF EXISTING AND PROPOSED FIXTURES AND ACCESSORIES. THE CONTRACTOR SHALL MODIFY EXISTING ELECTRICAL, PLUMBING, MECHANICAL AND FIRE PROTECTION SYSTEMS AS REQUIRED TO ACCOMMODATE THE NEW LAYOUT AND AS REQUIRED TO MEET ALL APPLICABLE BUILDING CODES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL ENGINEERS PROVIDING DESIGN AND SPECIFICATION INFORMATION FOR THE ELECTRICAL, PLUMBING, AND FIRE-PROTECTION SYSTEMS.
- THE CONTRACTOR SHALL PROVIDE "AS-BUILT" DRAWINGS FOR THE OWNER'S RECORDS INDICATING ANY AND ALL MODIFICATIONS TO MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION WORK. DRAWINGS SHALL BE REPRODUCIBLE AND SHALL BE DATED AND SIGNED BY THE CONTRACTOR AND APPROPRIATE SUBCONTRACTOR.
- ALL WORK SHALL BE GUARANTEED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION OF THE WORK. THIS GUARANTEE SHALL COVER ALL WORK OF THE GENERAL CONTRACTOR AND SUB-CONTRACTORS. ANY DEFECTS IDENTIFIED DURING THE GUARANTEE PERIOD SHALL BE REPAIRED, AS REQUIRED, AT NO ADDITIONAL COST TO THE OWNER.
- TEST ALL SYSTEMS PRIOR TO CLOSE-OUT TO ENSURE THAT ALL SYSTEMS ARE WORKING PROPERLY.

COORDINATION OF WORK:

THE GENERAL CONTRACTOR SHALL:

- COORDINATE THE WORK OF ALL TRADES.
- PREPARE COORDINATION DRAWINGS FOR AREAS ABOVE CEILINGS WHERE CLOSE TOLERANCES ARE REQUIRED BETWEEN BUILDING ELEMENTS AND MECHANICAL AND ELECTRICAL WORK.
- VERIFY LOCATION OF UTILITIES AND EXISTING CONDITIONS. NOTIFY ARCHITECT OF CONDITIONS DIFFERING FROM THOSE INDICATED ON THE DRAWINGS.
- VERIFY DIMENSIONS ON DRAWINGS WITH DIMENSIONS AT THE PROJECT SITE. CONSTRUCTION DRAWINGS SHOULD NEVER BE "SCALED".

FIELD COORDINATION:

THE GENERAL CONTRACTOR SHALL:

- VERIFY AND LOCATE UTILITIES, EXISTING FACILITIES, AND EQUIPMENT.
- SURVEY AND LAYOUT ALL IMPROVEMENTS, UTILITIES, STRUCTURES, AND MISCELLANEOUS COMPONENTS.

SUBMITTALS:

- WITHIN FIVE DAYS OF THE AWARD OF THE CONTRACT, THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT A SCHEDULE SHOWING THE SEQUENCE IN WHICH THE CONTRACTOR PROPOSES TO CARRY OUT THE WORK. WHERE APPLICABLE, THE SCHEDULE SHALL TAKE INTO ACCOUNT ANY PHASING REQUIREMENTS SUBMITTED BY THE OWNER AND TENANT, AND AS DESCRIBED IN THE CONSTRUCTION SET. EACH MAJOR CONSTRUCTION TASK IS TO BE IDENTIFIED WITH PROJECTED START AND FINISH DATES. CRITICAL ITEMS, LEAD TIMES AND EVENTS ARE TO BE INDICATED. PROJECT SCHEDULE IS TO BE UPDATED AT LEAST EVERY TWO WEEKS.
- WHERE REQUIRED ELSEWHERE IN THESE DOCUMENTS, OR AS DIRECTED BY THE ARCHITECT, THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SAMPLES OF ALL MATERIALS AND GOODS TO BE INCORPORATED IN THE WORK.
- SUBMITTALS SHALL INCLUDE THREE SAMPLES OR SETS OF SAMPLES AS INDICATED ABOVE AND/OR SCALE COPIES OF MANUFACTURER'S PRODUCT DATA. FOR SHOP DRAWINGS SUBMITTALS OF THREE SHEETS OR MORE, PROVIDE A MINIMUM OF TWO PRINTS. ALLOW TWO WEEKS FOR REVIEW/APPROVAL. UPON APPROVAL OF THE SHOP DRAWINGS, THE CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS AND PRODUCT DATA FOR COMPLIANCE WITH THE DOCUMENTS, PRIOR TO THE ARCHITECT'S REVIEW.

QUALITY ASSURANCES:

THE GENERAL CONTRACTOR:

- SHALL COMPLY WITH APPLICABLE CODES, REGULATIONS, ORDINANCES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION INCLUDING ACCESSIBILITY GUIDELINES WHERE APPLICABLE. SUBMIT COPIES OF INSPECTION REPORTS, NOTICES AND SIMILAR DOCUMENTS TO ARCHITECT.
- SHALL PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR THREE YEARS.
- SHALL USE EXPERIENCED INSTALLERS. FURNISH EVIDENCE OF EXPERIENCE IF REQUESTED.
- SHALL DELIVER, HANDLE, AND STORE MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- SHALL ENGAGE AND PAY FOR TESTING AGENCIES AS REQUIRED.
- SHALL PROVIDE A LIST OF ALL SUPPLIERS & SUBCONTRACTORS EMPLOYED TO PERFORM WORK ON THE JOB TO THE ARCHITECT PRIOR TO THE START OF WORK. ALL SUPPLIERS & SUBCONTRACTORS ARE SUBJECT TO OWNER'S APPROVAL.

PROJECT MEETINGS:

THE GENERAL CONTRACTOR SHALL:

- ARRANGE FOR A PRE-CONSTRUCTION CONFERENCE PRIOR TO START OF CONSTRUCTION. MEETINGS SHALL BE ATTENDED BY ARCHITECT, CONTRACTOR, AND MAJOR SUBCONTRACTORS.
- ARRANGE FOR PROGRESS MEETINGS AS REQUIRED DURING CONSTRUCTION, PRIOR TO APPLICATION FOR PAYMENT. THE CONTRACTOR SHALL RECORD THE MINUTES OF EACH MEETING, AND DISTRIBUTE COPIES TO THE ATTENDEES PROMPTLY.

PROJECT CLOSEOUT:

THE GENERAL CONTRACTOR SHALL:

- PREPARE A PUNCHLIST OF ALL WORK REMAINING TO BE COMPLETED FOR REVIEW BY THE ARCHITECT.
- COMPLETE PUNCHLIST ITEMS PROMPTLY AT NO ADDITIONAL EXPENSE TO THE OWNER.
- SUBMIT ACCURATE RECORD DOCUMENTS OF THE BUILDING AND SITE.
- SUBMIT TO THE OWNER ALL OPERATING MANUALS, MAINTENANCE MANUALS, AND WARRANTY INFORMATION RELEVANT TO THE PROJECT.
- OBTAIN AND SUBMIT COPY OF OCCUPANCY PERMITS.
- TRAIN OWNER IN USE OF ALL NEW OR UPGRADED BUILDING SYSTEMS.
- REMOVE TEMPORARY FACILITIES AND PROVIDE FINAL CLEANING AND TOUCH-UP.
- RESTORE PORTIONS OF BUILDING, SITE IMPROVEMENTS, LANDSCAPING AND OTHER ITEMS DAMAGED BY CONSTRUCTION OPERATIONS TO THE SATISFACTION OF THE ARCHITECT AT NO ADDITIONAL EXPENSE TO THE OWNER OR TENANT.

GENERAL CONSTRUCTION NOTES:

- ALL PENETRATIONS THROUGH FLOOR SLABS SUCH AS PIPING, CONDUITS, DUCTS, PNEUMATIC TUBES, ETC., SHALL BE PROTECTED AND SEALED WITH APPROPRIATE FIRE-RATED MATERIAL IN COMPLIANCE WITH APPLICABLE BUILDING CODES. PENETRATIONS SHALL BE SEALED WATER TIGHT. SEE DETAIL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF ADEQUATE SHORING AND BRACING REQUIRED FOR THE PROPER EXECUTION OF ALL WORK.
- NEW WORK EXTENDING EXISTING CONDITIONS SHALL ALIGN WITH AND MATCH EXISTING WORK EXCEPT WHERE OTHERWISE DIMENSIONED OR DETAILED.
- STRUCTURAL STUDS SHALL BE USED WHEREVER NON SELF-SUPPORTING WALL-HUNG FIXTURES, EQUIPMENT, OR CABINETRY OCCURS. INSTALL BLOCKING IN ACCORDANCE WITH TYPICAL BLOCKING DETAIL. BRACE ALL PARTITIONS AS REQUIRED.

CUTTING & PATCHING:

THE GENERAL CONTRACTOR:

- SHALL PROVIDE CUTTINGS AND PATCHING WORK TO PROPERLY COMPLETE THE PROJECT.
- SHALL NOT REMOVE OR ALTER STRUCTURAL COMPONENTS WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT.
- SHALL CUT WITH TOOLS APPROPRIATE FOR ALL MATERIALS TO BE CUT.
- SHALL USE MATERIALS AND METHODS THAT PRODUCE A PATCH WHICH IS NOT VISIBLE FROM A DISTANCE OF FOUR FEET.
- SHALL NOT CUT AND PATCH IN A MANNER THAT WOULD RESULT IN A FAILURE OF THE WORK TO PERFORM AS INTENDED, DECREASE FIRE PERFORMANCE, DECREASE ACOUSTICAL PERFORMANCE, DECREASE ENERGY PERFORMANCE, DECREASE OPERATIONAL LIFE, OR DECREASE SAFETY FACTORS.

GENERAL FINISH NOTES:

- ALL FINISHES AND MATERIALS SHALL BE AS INDICATED IN THE DOCUMENTS. NO SUBSTITUTIONS WILL BE ACCEPTED WITHOUT PRIOR APPROVAL OF THE ARCHITECT. THE GENERAL CONTRACTOR SHALL COORDINATE WITH BUILDING MANAGEMENT FOR A LIST OF ACCEPTABLE BUILDING STANDARD FINISHES WHEN APPLICABLE.
- SURFACES TO RECEIVE FINISH WORK SHALL BE PREPARED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. IF SURFACES ARE NOT ACCEPTABLE TO RECEIVE A FINISH, THE GENERAL CONTRACTOR SHALL HAVE SURFACES CORRECTED BEFORE PROCEEDING WITH APPLICATION OF SPECIFIED FINISH.
- WITH REGARD TO PAINTED SURFACES, THE NUMBER OF COATS SPECIFIED IS THE MINIMUM NUMBER REQUIRED. APPLY ADDITIONAL FINISH COATS UNDER COATS, STAINS, OR OTHER CONDITIONS SHOWN THROUGH THE APPLIED COAT OF PAINT. PAINT FILM SHALL BE OF UNIFORM THICKNESS, TEXTURE, COLOR AND APPEARANCE. AT EXISTING WORK, APPLY TWO COATS OF PAINT. AT NEW WORK, APPLY PRIME COAT AND TWO FINISH COATS. PAINT TYPE SHALL BE COMPATIBLE WITH SURFACE OR MATERIAL UPON WHICH IT IS APPLIED.
- ALL MISCELLANEOUS GRILLES, PLATES OR OTHER SUCH ITEMS OCCURRING IN WALLS OR CEILINGS SHALL BE FINISHED TO MATCH THE SURFACE WHERE THEY OCCUR, UNLESS INDICATED OTHERWISE.
- WHERE FLOOR FINISHES MEET, FLASH PATCH AS REQUIRED SO THAT FINISHED HEIGHTS ARE EQUAL.

GENERAL

GYPSSUM WALLBOARD NOTES:

- ALL VERTICAL AND HORIZONTAL EXTERNAL CORNERS OF GYPSSUM BOARD SHALL HAVE CORNER REINFORCEMENTS PROVIDED. INSTALL CORNER BEADS WITH SUITABLE FASTENERS SPACED 9" ON CENTER MAXIMUM. INSTALL CASING BEADS WHERE GYPSSUM SURFACES TERMINATE OR MEET DISSIMILAR MATERIALS. FEATHER OUT EDGE WITH JOINT COMPOUND TO FLUSH FINISH.
- ALL JOINTS, SCREWS OR OTHER DEPRESSIONS IN SURFACE OF GYPSSUM WALLBOARD SHALL BE TREATED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS USING TAPE SYSTEM SPECIFIED. ALL JOINTS, EXCEPT AS OTHERWISE NOTED, SHALL BE TAPED, BEDDED, SANDED SMOOTH, AND READY FOR A FINISHED WALL TREATMENT. FINISHED JOINTS SHALL BE NOT LESS THAN 1/4" IN WIDTH. JOINTS OF WALL BOARD ABOVE CEILING ARE REQUIRED TO BE TAPED ONLY UNLESS OTHERWISE REQUIRED BY FIRE OR SOUND RATINGS.
- FINISHED DRYWALL CONSTRUCTION SHALL BE FREE OF NOTICEABLE DEFECTS WHICH INCLUDE JOINT RIDGING, STARVED JOINTS, BOARD EDGES DAMAGED OR OUT OF PLACE, JOINT BLISTERS, NAIL POPS, PIN HOLES IN JOINT TREATMENT OR ANY OTHER VISIBLE DEFECTS. FINISH WALLS SHALL BE TRUE TO LINE, SMOOTH AND READY TO RECEIVE FINISH MATERIAL.
- PATCH AND REPAIR SURFACE BLEMISHES AND CRACKS IN EXISTING GIB WALLS, SILLS AND/OR SOFFITS WITHIN THE CONSTRUCTION AREA. PREPARE AS REQUIRED FOR SCHEDULED FINISH.
- ALL GYPSSUM PANEL PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH GYPSSUM ASSOCIATION DOCUMENT 6A-216-2007 "APPLICATION & FINISHES OF GYPSSUM PANEL PRODUCTS". REFERENCES TO LEVELS OF GYPSSUM BOARD FINISH ARE PER GYPSSUM ASSOCIATION DOCUMENT 6A-214-2007 "RECOMMENDED LEVELS OF GYPSSUM BOARD FINISH".
- CONTROL JOINTS: PLACE CONTROL JOINTS CONSISTENT WITH LINES OF BUILDING SPACES AND AS INDICATED BUT NOT MORE THAN 30 FEET APART ON WALLS AND CEILINGS OVER 30 FEET LONG.
- WALLBOARD: PAPER-FACED GYPSSUM WALLBOARD AS DEFINED IN ASTM C 1946/C 1946M, SIZES TO MINIMIZE JOINTS IN PLACE, ENDS SQUARE CUT.
- ACOUSTIC ATTENUATION: STC OF 45-44 CALCULATED IN ACCORDANCE WITH ASTM E 419, BASED ON TESTS CONDUCTED IN ACCORDANCE WITH ASTM E 90.
- FINISH GYPSSUM BOARD IN ACCORDANCE WITH LEVELS DEFINED IN ASTM C 840, AS FOLLOWS:
 - LEVEL 4: WALLS AND CEILINGS TO RECEIVE PAINT FINISH OR WALL COVERINGS, UNLESS OTHERWISE INDICATED.
 - LEVEL 1: FIRE RATED WALL AREAS ABOVE FINISHED CEILING, WHETHER OR NOT ACCESSIBLE IN THE COMPLETED CONSTRUCTION.
 - TAPE FILL, AND SAND EXPOSED JOINT EDGES, AND CORNERS TO PRODUCE SMOOTH SURFACE READY TO RECEIVE FINISHES.
 - FEATHER COATS OF JOINT COMPOUND SO THAT GAMBER IS MAXIMUM 1/32 INCH.
 - MAXIMUM VARIATION OF FINISHED GYPSSUM BOARD SURFACE FROM TRUE FLATNESS: 1/8 INCH IN 10 FEET IN ANY DIRECTION.
- BOARD INSTALLATION
 - COMPLY WITH ASTM C 840, 6A-216, AND MANUFACTURER'S INSTRUCTIONS. INSTALL TO MINIMIZE BUTT END JOINTS, ESPECIALLY IN HIGHLY VISIBLE LOCATIONS.
 - FIRE-RATED CONSTRUCTION: INSTALL GYPSSUM BOARD IN STRICT COMPLIANCE WITH REQUIREMENTS OF ASSEMBLY LISTING.
- PROVIDE COMPLETED ASSEMBLIES COMPLYING WITH ASTM C 840 AND 6A-216.

GENERAL PARTITION NOTES:

REFERENCE STANDARDS

- ASTM A 562-01 - NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS, AMERICAN IRON AND STEEL INSTITUTE, 2001 WITH 2004 SUPPLEMENT. (REPLACED 58-117)
- ASTM A 653/A 653M - STANDARD SPECIFICATION FOR STEEL SHEET, ZINC-COATED (GALVANIZED) OR ZINC-IRON ALLOY-COATED (GALVALANNEAL) BY THE HOT-DIP PROCESS, 2007.
- ASTM C 475/C 475M - STANDARD SPECIFICATION FOR JOINT COMPOUND AND JOINT TAPE FOR FINISHING GYPSSUM BOARD, 2002 (REAPPROVED 2007)
- ASTM C 645 - STANDARD SPECIFICATION FOR NONSTRUCTURAL STEEL FRAMING MEMBERS, 2007.
- ASTM C 665 - STANDARD SPECIFICATION FOR MINERAL-FIBER BLANKET THERMAL INSULATION FOR LIGHT FRAME CONSTRUCTION AND MANUFACTURED HOUSING, 2006.
- ASTM C 784 - STANDARD SPECIFICATION FOR INSTALLATION OF STEEL FRAMING MEMBERS TO RECEIVE SCREW-ATTACHED GYPSSUM PANEL PRODUCTS, 2007.
- ASTM C 840 - STANDARD SPECIFICATION FOR APPLICATION AND FINISHING OF GYPSSUM BOARD, 2007.
- ASTM C 954 - STANDARD SPECIFICATION FOR STEEL DRILL SCREWS FOR THE APPLICATION OF GYPSSUM PANEL PRODUCTS OR METAL PLASTER BASES TO STEEL STUDS FROM 0.093 IN. (2.84 MM) TO 0.112 IN. (2.84 MM) IN THICKNESS, 2007.
- ASTM C 1002 - STANDARD SPECIFICATION FOR STEEL SELF-PIERCING TAPPING SCREWS FOR THE APPLICATION OF GYPSSUM PANEL PRODUCTS OR METAL PLASTER BASES TO WOOD STUDS OR STEEL STUDS, 2007.
- ASTM C 1047 - STANDARD SPECIFICATION FOR ACCESSORIES FOR GYPSSUM WALLBOARD AND GYPSSUM VENEER BASES, 2005.
- ASTM C 1584/C 1584M - STANDARD SPECIFICATION FOR GYPSSUM BOARD, 2006A.
- ASTM E 72 - STANDARD TEST METHODS OF CONDUCTING STRENGTH TESTS OF PANELS FOR BUILDING CONSTRUCTION, 2005.
- ASTM E 90 - STANDARD TEST METHOD FOR LABORATORY MEASUREMENT OF AIRBORNE SOUND TRANSMISSION LOSS OF BUILDING PARTITIONS AND ELEMENTS, 2004.
- ASTM E 419 - CLASSIFICATION FOR RATING SOUND INSULATION, 2004.
- 6A-216 - APPLICATION AND FINISHING OF GYPSSUM BOARD; GYPSSUM ASSOCIATION, 2007.
- (FPRD) - FIRE RESISTANCE DIRECTORY; UNDERWRITERS LABORATORIES INC.; CURRENT EDITION.

- ALL DIMENSIONS FOR PARTITIONS ARE TO FACE OF FINISH UNLESS INDICATED OTHERWISE. SEE DOCUMENTS FOR PARTITION TYPES.
- CONTACT ARCHITECT FOR REVIEW OF PARTITION LAYOUTS AFTER PARTITIONS HAVE BEEN CHALKED AT THE FLOOR SLAB AND PRIOR TO THE INSTALLATION. NOTIFY ARCHITECT A MINIMUM OF 48 HOURS PRIOR TO THE SCHEDULED REVIEW. THE PURPOSE OF THIS REVIEW IS FOR FIELD COORDINATION ONLY. COMPLIANCE WITH THE DIMENSIONAL REQUIREMENTS AS SET FORTH WITHIN THE DOCUMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.

- ALL PARTITIONS SPECIFIED TO TERMINATE AT THE CEILING GRID SHALL BE CONSTRUCTED SUCH THAT THE TOP OF THE PARTITION IS FLUSH WITH THE BOTTOM EDGE OF THE GRID. IF APPROPRIATE, CEILING TILE SHALL BE RABBETED TO FIT THE TOP OF THE PARTITION AND ENSURE A CLEAN INSTALLATION.

- FIELD VERIFY VERTICAL SPAN OF ALL PARTITIONS. CONFIRM MANUFACTURER'S SPAN LIMITS, SPACING & GRADE OF METAL STUDS PRIOR TO ERECTION. ALL PARTITIONS SHALL CONFORM TO ASTM C 784. DEFLECTION SHALL NOT EXCEED L/360 FOR PAINTED GYPSSUM BOARD. DEFLECTION SHALL NOT EXCEED L/360 FOR GYPSSUM BOARD WITH VENEERED FINISHES SUCH AS TILE.

- ALL FIRE RATED ASSEMBLIES SHALL BE LABELED PER SECTION 701.2 OF THE VIRGINIA CONSTRUCTION CODE. PROVIDE MINIMUM 2" HIGH STENCILED LETTERING ABOVE CEILING ON BOTH SIDES OF RATED ASSEMBLIES AT A MINIMUM OF 8 FT. INTERVALS IDENTIFYING THE ASSEMBLY TYPE AND HOURLY RATING.

- METAL FRAMING MATERIALS
 - NON-LOADBEARING FRAMING SYSTEM COMPONENTS: ASTM C 645, GALVANIZED SHEET STEEL, OF SIZE AND PROPERTIES NECESSARY TO COMPLY WITH ASTM C 784 FOR THE SPACING INDICATED, WITH MAXIMUM DEFLECTION OF WALL FRAMING OF L/240 AT 5 PSF.

- EXCEPTION: THE MINIMUM METAL THICKNESS AND SECTION PROPERTIES REQUIREMENTS OF ASTM C 645 ARE REVISED PROVIDED STEEL OF 40 KSI MINIMUM YIELD STRENGTH IS USED. THE METAL IS CONTINUOUSLY DIMPLED. THE EFFECTIVE THICKNESS IS AT LEAST TWICE THE BASE METAL THICKNESS, AND MAXIMUM STUD HEIGHTS ARE DETERMINED BY TESTING IN ACCORDANCE WITH ASTM E 72 USING ASSEMBLIES SPECIFIED BY ASTM C 784.

- STUDS: "C" SHAPED WITH FLAT OR FORMED BEAMS WITH KURLED FACES.
- RUNNERS: "U" SHAPED, SIZED TO MATCH STUDS.
- CEILING CHANNELS: "C" SHAPED.
- CEILING HANGERS: TYPE AND SIZE AS SPECIFIED IN ASTM C 784 FOR SPACING REQUIRED.

- PARTITION HEAD TO STRUCTURE CONNECTIONS: PROVIDE MECHANICAL ANCHORAGE DEVICES THAT ACCOMMODATE DEFLECTION USING SLOTTED HOLES, SCREWS AND ANTI-FRICTION BUSHINGS, PREVENTING ROTATION OF STUDS WHILE MAINTAINING STRUCTURAL PERFORMANCE OF PARTITION.
 - STRUCTURAL PERFORMANCE: MAINTAIN LATERAL LOAD RESISTANCE AND VERTICAL MOVEMENT CAPACITY REQUIRED BY APPLICABLE CODE, WHEN EVALUATED IN ACCORDANCE WITH AISI NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS.
 - MATERIAL: ASTM A 653/A 653M STEEL SHEET, S5 GRADE 50/540, WITH 660/2180 HOT DIPPED GALVANIZED COATINGS.

- FRAMING INSTALLATION
 - METAL FRAMING: INSTALL IN ACCORDANCE WITH ASTM C 784 AND MANUFACTURER'S INSTRUCTIONS.
 - SUSPENDED CEILINGS AND SOFFITS: SPACE FRAMING AND FURRING MEMBERS AS INDICATED.
 - LEVEL CEILING SYSTEM TO A TOLERANCE OF 1/200.
 - LATERALLY BRACE ENTIRE SUSPENSION SYSTEM.

- STUDS: SPACE STUDS AS PERMITTED BY STANDARD.
 - EXTEND PARTITION FRAMING TO STRUCTURE WHERE INDICATED AND TO CEILING IN OTHER LOCATIONS.
 - PARTITIONS TERMINATING AT CEILING: ATTACH CEILING RUNNER SECURELY TO CEILING TRACK IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 - PARTITIONS TERMINATING AT STRUCTURE: ATTACH TOP RUNNER TO STRUCTURE, MAINTAIN CLEARANCE BETWEEN TOP OF STUDS AND STRUCTURE, AND CONNECT STUDS TO TRACK USING SPECIFIED MECHANICAL DEVICES IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS; VERIFY FREE MOVEMENT OF TOP OF STUD CONNECTIONS; DO NOT LEAVE STUDS UNATTACHED TO TRACK.

- ACCESSORIES
 - ACOUSTIC INSULATION: ASTM C 665; PREFORMED GLASS FIBER, FRICTION FIT TYPE, UNFACED, THICKNESS: 2 INCH.
 - ACOUSTIC SEALANT: NON-HARDENING, NON-SKINNING, FOR USE IN CONJUNCTION WITH GYPSSUM BOARD.
 - FINISHING ACCESSORIES: ASTM C 1047, GALVANIZED STEEL OR ROLLED ZINC, UNLESS OTHERWISE INDICATED.
 - TYPES: AS DETAILED OR REQUIRED FOR FINISHED APPEARANCE.
 - SPECIAL SHAPES: IN ADDITION TO CONVENTIONAL CORNERBEAD AND CONTROL JOINTS, PROVIDE U-BEAD AT EXPOSED PANEL EDGES.
 - JOINT MATERIALS: ASTM C 475 AND AS RECOMMENDED BY GYPSSUM BOARD MANUFACTURER FOR PROJECT CONDITIONS.
 - SCREWS FOR ATTACHMENT TO STEEL MEMBERS LESS THAN 0.093 INCH IN THICKNESS, TO WOOD MEMBERS, AND TO GYPSSUM BOARD: ASTM C 1002; SELF-PIERCING TAPPING TYPE; GALVANIZED FOR EXTERIOR USE.
 - SCREWS FOR ATTACHMENT TO STEEL MEMBERS FROM 0.093 TO 0.112 INCH IN THICKNESS: ASTM C 954; STEEL DRILL SCREWS FOR APPLICATION OF GYPSSUM BOARD TO LOADBEARING STEEL STUDS.

GENERAL MECHANICAL NOTES:

- GENERAL CONTRACTOR TO PROVIDE SEALED ENGINEERING DRAWINGS FOR MECHANICAL AND PLUMBING MODIFICATIONS FROM SUBCONTRACTOR(S).
- THERMOSTAT LOCATIONS TO BE APPROVED BY ARCHITECT BEFORE INSTALLATION. GENERALLY, THERMOSTATS TO BE LOCATED NEXT TO LIGHT SWITCHES. ALL OPERABLE PARTS MUST COMPLY WITH ADA REACH RANGES.

GENERAL SPRINKLER/FIRE SUPPRESSION NOTES:

- GENERAL CONTRACTOR TO PROVIDE DESIGN/BUILD SERVICES FOR SPRINKLER, FIRE ALARM, AND SPECIAL FIRE SUPPRESSION WORK REQUIRED TO SATISFY GOVERNING AGENCY REQUIREMENTS.

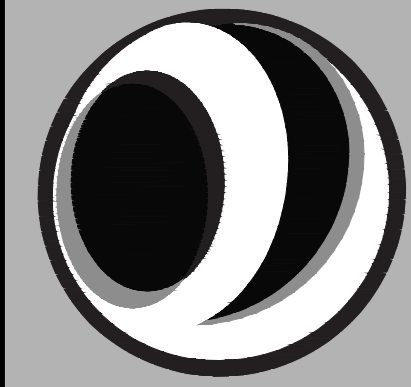
GENERAL ELECTRICAL NOTES:

- GENERAL CONTRACTOR TO PROVIDE SEALED ENGINEERING DRAWINGS FOR ELECTRICAL MODIFICATIONS FROM SUBCONTRACTOR(S).
- ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES HAVING JURISDICTION.
- THE ELECTRICAL CONTRACTOR SHALL OBTAIN ALL PERMITS AND PAY SUCH FEES AS MAY BE NECESSARY FOR INSPECTIONS, TESTS, AND OTHER SERVICES NECESSARY FOR THE COMPLETION OF HIS WORK.
- CONTRACTOR SHALL VISIT THE SITE AND EXAMINE CONDITIONS OF THE PREMISES AND THE CHARACTER AND EXTENT OF WORK REQUIRED PRIOR TO SUBMISSION OF BIDS. ANY DIFFICULTIES IN COMPLYING WITH THE DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE BIDDING.
- IF THE INTENT OF THESE DRAWINGS AND OTHER RELATED DOCUMENTS TO SHOW THE GENERAL LAYOUT OF THE ELECTRICAL SYSTEM, THE CONTRACTOR SHALL PROVIDE FULLY ENGINEERED DRAWINGS AND SPECS AS REQUIRED BY ALL CODES AND ORDINANCES HAVING JURISDICTION. THE CONTRACTOR SHALL PROVIDE ALL LABOR MATERIAL AND OTHER SERVICES AS MAY BE NECESSARY TO ACHIEVE THIS PRODUCT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO BRING TO THE ATTENTION OF THE ARCHITECT ANY DISCREPANCIES IN THE PLANS AND SPECIFICATIONS THAT WILL AFFECT THE WORK, PRIOR TO SUBMISSION OF HIS BID PRICE.
- IF, DURING THE COURSE OF THE WORK, THE CONTRACTOR EXPERIENCES A PROBLEM WITH THE PERFORMANCE OF THE INSTALLATION RELATIVE TO THE PLANS AND SPECIFICATIONS, THE NATIONAL ELECTRICAL CODE, OTHER APPLICABLE CODES AND GOVERNING DOCUMENTS, THE CONTRACTOR SHALL BRING THE PROBLEM TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO EXECUTION OF THE WORK.
- ALL NEW MATERIAL SHALL BEAR THE UL LABEL LISTED APPROVAL FOR ITS INSTALLED APPLICATION.
- CIRCUIT BREAKERS USED FOR SWITCHING OF LIGHTING OR SIGN CIRCUITS SHALL BE APPROVED FOR SWITCHING DUTY AND SHALL BE MARKED "SMD" IN ACCORDANCE WITH N.E.C. ART. 240.83 (d).
- PROVIDE "LOCKING" TYPE DEVICES ON ALL CIRCUIT BREAKERS CONNECTED TO EMERGENCY AND NIGHT LIGHTING, SIGNS, FIRE ALARM, SECURITY SYSTEMS, AFTER HOUR DEPOSIT AND AUTOMATIC TELLER MACHINES.
- ALL SWITCHES, DUPLEX RECEPTACLES, AND TELEPHONE OUTLETS TO BE FLUSH MOUNTED, THROUGHOUT UNLESS NOTED OTHERWISE. ALL DEVICES TO MATCH BUILDING STANDARD.
- ELECTRICAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL CONTRACTOR FOR EXACT LOCATIONS OF HVAC EQUIPMENT WHERE APPLICABLE.
- CONSULT PLANS OF ALL OTHER TRADES FOR COORDINATION AND FOR RELATED AND ADJOINING WORK.
- CONSULT ARCHITECTURAL DRAWINGS AND DETAILS FOR CONSTRUCTION TYPE, HEADROOM, ROOM FINISHES, CEILINGS, ETC.

GRANDER CAPITAL PARTNERS LLC.

RESTROOM RENOVATION
FIRST FLOOR

7200 GLEN FOREST DRIVE
RICHMOND, VA 23226



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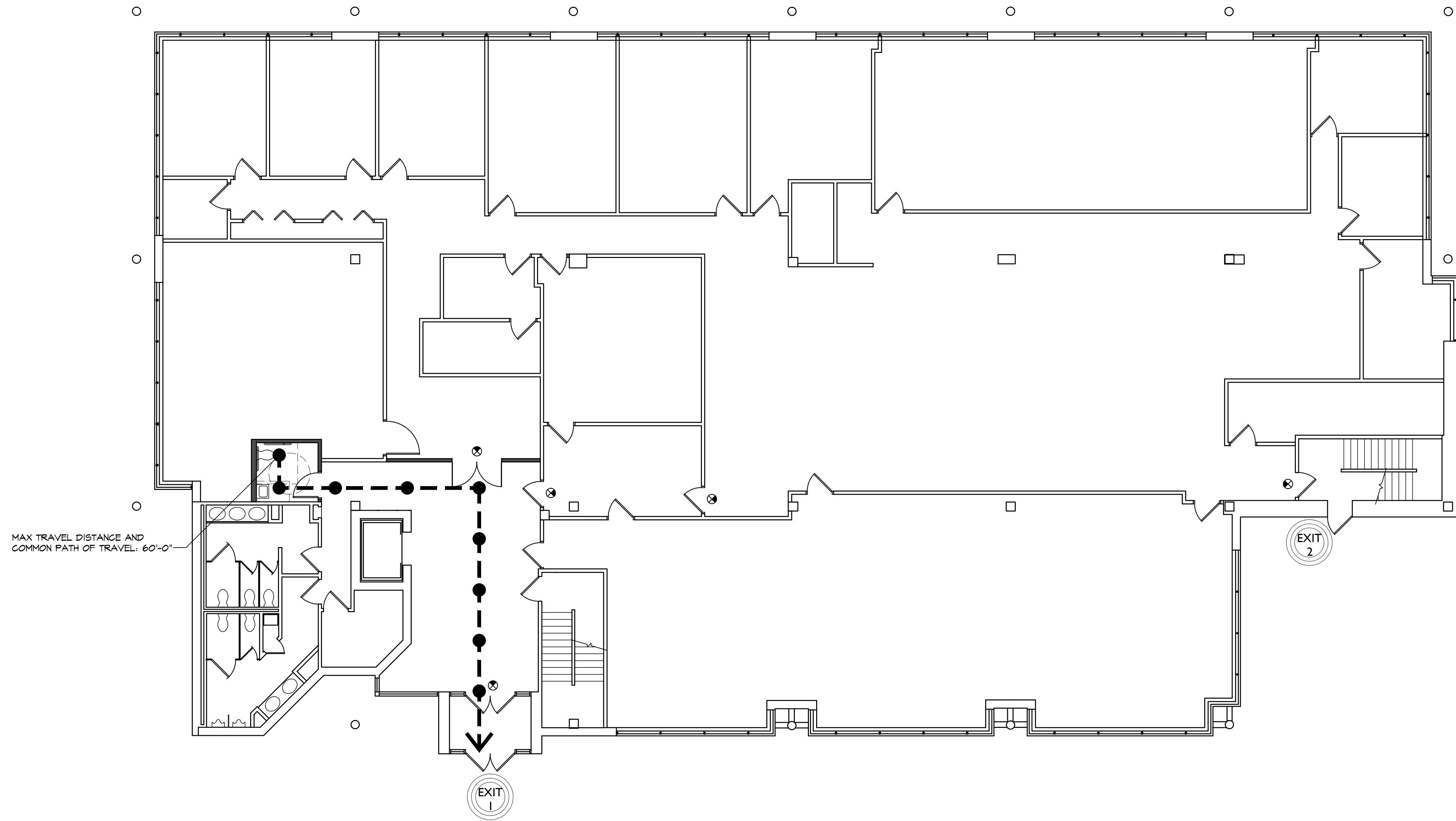
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JOB NUMBER: 6109
DRAWN BY: JDK
CHECKED BY: EFB

GENERAL CONDITIONS

SHEET NUMBER:

G1.2



1 FIRST FLOOR EGRESS PLAN
SCALE: 1/8"=1'-0"

PLAN LEGEND

- ILLUMINATED EXIT SIGN ARROWS INDICATE DIRECTION OF EGRESS
- COMMON PATH OF TRAVEL
- PATH OF TRAVEL
- EXIT INDICATOR FOR EGRESS FROM BUILDING ALONG PATH OF EGRESS/TRAVEL

CODE INFORMATION:

APPLICABLE CODE: 2009 INTERNATIONAL BUILDING CODE w/ AMENDMENTS PER THE VA. CONSTRUCTION CODE (USBC - PART 1.)

EXISTING BUILDING:
CONSTRUCTION TYPE: IIB (EXIST. BUILDING) TENANT IMPROVEMENT

USE GROUP CLASSIFICATION: B

FIRE PROTECTION: AUTOMATIC SPRINKLER SYSTEM

OCCUPANT LOAD CALCULATIONS (FIRST FLOOR):

SPACE	AREA	LOAD FACTOR	OCCUPANT LOAD
TOTAL AREA	12,356 SF		
BUSINESS OCCUPANCY	12,356 SF	1 PER 100	124 PERSONS
TOTAL:			124 PERSONS

OCCUPANT LOAD CALCULATIONS (COMMON AREA):

SPACE	AREA	LOAD FACTOR	OCCUPANT LOAD
BUSINESS OCCUPANCY	1,032 SF	1 PER 100	11 PERSONS

NOTE: OCCUPANCY IN COMMON AREA IS LESS THAN 50 PEOPLE, AND IS PERMITTED TO HAVE ONE EXIT PER VCC TABLE 1013.1. THE MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE PERMITTED IS 100' PER VCC TABLE 1014.3.

EXITING SUMMARY:

EXIT	TYPE/FACTOR	WIDTH IN INCHES	CAPACITY IN PERSONS
1	EXT. DOOR/15	68"	453
2	EXT. DOOR/15	34"	226
			679 AVAILABLE
			124 EXIT CAPACITY REQUIRED (FIRST FLOOR)

PLUMBING CALCULATIONS (FIRST FLOOR):

OCCUPANT LOAD		124 PEOPLE (62M, 62W)
1 TOILET PER 25 OCCUPANTS FOR FIRST 50	50M, 50W	2M, 2W TOILETS
1 TOILET PER 50 OCCUPANTS FOR REMAINDER	12M, 12W	1M, 1W TOILETS
TOTAL REQUIRED		3M, 3W TOILETS
TOTAL PROVIDED		4M, 3W TOILETS (EXISTING) 1 UNISEX TOILET (NEW)
OCCUPANT LOAD		124 PEOPLE (62M, 62W)
1 LAV PER 40 OCCUPANTS FOR FIRST 50	62M, 62W	2M, 2W LAV
TOTAL REQUIRED		2M, 2W LAV
TOTAL PROVIDED		2M, 3W LAV (EXISTING) 1 UNISEX LAV (NEW)



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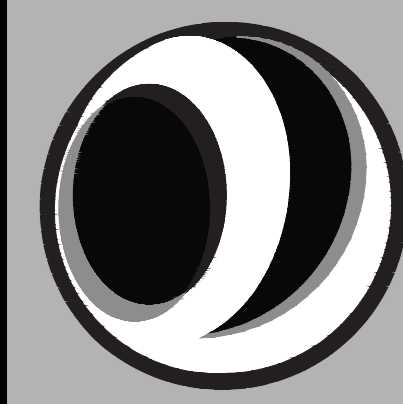
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EGRESS PLANS

SHEET NUMBER:
G1.3



DRAWING ISSUE: PERMIT DRAWING DATE: 08/23/16

JOB NUMBER: 6109
DRAWN BY: JDK
CHECKED BY: ERB
ADA TOILET PLANS

SHHEET NUMBER:
A1.1

PLAN LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING PARTITION TO REMAIN		DETAIL ELEVATION
	NEW PARTITION		REVISION
	ROOM DESIGNATION		WALL TYPE
	DOOR DESIGNATION		NEW EXIT SIGN LOCATION
	EXISTING DOOR TO REMAIN		
	NEW DOOR		

- ### PARTITION GENERAL NOTES
- PATCH ALL AREAS DISTURBED BY DEMOLITION CONSTRUCTION. PREPARE SURFACES TO RECEIVE NEW FINISHES.
 - PROVIDE FIRE RETARDANT BLOCKING FOR ALL WALL MOUNTED ITEMS.
 - ALL MECHANICAL, ELECTRICAL, AND PLUMBING PENETRATIONS SHALL COMPLY WITH ASTM E814, FIRE-STOPPING DETAILS PER CURRENT CODE.
 - MILLWORK CONTRACTOR TO VERIFY ALL AREAS TO RECEIVE MILLWORK IN FIELD PRIOR TO BUILDING - SHOP DRAWINGS ARE TO BE PROVIDED TO ARCHITECT FOR APPROVAL.
 - CONTRACTOR TO VERIFY AND COORDINATE DOOR FRAME THICKNESS WITH WALL THICKNESS.

- ### PARTITION TYPES
- F** 3 5/8" 25 GA. MTL. STUDS AT 16" O.C. WITH 3/8" 6MB EACH SIDE EXTEND TO DECK WITH 3 1/2" BATT INSULATION IN PARTITION. SEE DETAIL ON SHEET A1.2.
- F1** 6" 25 GA. MTL. STUDS AT 16" O.C. WITH 3/8" 6MB EACH SIDE EXTEND TO DECK WITH 6" BATT INSULATION IN PARTITION. SEE DETAIL ON SHEET A1.2.
- G** 3 5/8" 25 GA. MTL. STUDS AT 16" O.C. WITH 3/8" 6MB EACH SIDE EXTEND 6" ABOVE ACT WITH 3 1/2" BATT INSULATION IN PARTITION AND TO EXTEND 4" ON EITHER SIDE OF PARTITION. SEE DETAIL SHEET A1.X.
- GAUGE OF STUDS LISTED HERE IS FOR GUIDANCE ONLY. CONTRACTOR SHALL CONFIRM GAUGE AND SPACING WITH METAL STUD MANUFACTURER AND CRITERIA LISTED IN GENERAL PARTITION NOTES ON 61.2.

- ### PARTITION PLAN KEY NOTES
- PROVIDE NEW OR REUSED 3'-0"X8'-4" WOOD DOOR TO MATCH EXISTING DOORS WITH PRIVACY LOCKSET TO MATCH BUILDING STANDARD HARDWARE. VERIFY HEIGHT OF BUILDING STANDARD DOORS PRIOR TO ORDERING.
 - PROVIDE NEW ADA COMPLIANT MARBLE THRESHOLD AT DOOR.
 - PROVIDE AND INSTALL NEW SQUARE MIRROR CENTERED OVER THE SINK. MIRRORS TO BE UPTOWN RITZ MIRROR IN POLISHED CHROME BY QUOIZEL LIGHTING, MODEL UPR255426C. SEE ELEVATION ON SHEET A1.2.
 - PROVIDE WALL TILE (GT-2) ON NET WALL ONLY. SEE ELEVATIONS ON SHEET A1.2.
 - PROVIDE NEW ADA COMPLIANT, FLOOR MOUNTED TOILET FIXTURE WITH AUTOMATIC SENSOR CONTROLS BY ZURN OR APPROVED EQUAL. VALVE TO BE HARDWIRED AQUASENSE AV ZER SERIES BY ZURN.
 - PROVIDE NEW WALL MOUNTED LAVATORY, AMERICAN STANDARD 4861.004 OR APPROVED EQUAL. FAUCET AND DRAIN TO BE SLOAN OPTIMA PLUS EBF-650-BDT WITH SLOAN MODEL ETF-460-A GRID STRAINER.
 - MAINTAIN 60"X60" CLEAR SPACE IN FRONT OF TOILET AND 30"X48" CLEAR SPACE IN FRONT OF LAVATORY AS INDICATED ON DRAWING.
 - RELOCATE SALVAGED 4'-0" STOREFRONT DOOR, FRAME AND HARDWARE.

TOILET ACCESSORIES:

A	NEW SEAT LINER DISPENSER BOBRICK B-221
B	NEW WALL MOUNTED AUTOMATIC SENSOR SOAP DISPENSER, SLOAN SJS-1150
C	NEW TOILET PAPER DISPENSERS (SEE ELEV.). BOBRICK B-2888
D	NEW SEMI-RECESSED PAPER TOWEL DISPENSER/TRASH COMBO, BOBRICK B-3442
E	NEW 36", 42" AND 18" GRAB BARS (SEE ELEV.). BOBRICK B-5006

CONFIRM FINAL SELECTION AND LOCATION OF ALL TOILET ACCESSORIES WITH BUILDING MAINTENANCE.

FINISH SPECIFICATIONS:

P-1	MANUF.: SHERWIN WILLIAMS PRODUCT ID: SW 7012 COLOR: CREAMY LRV 83% LOCATION: WALLS (EGGSHELL TRIM (SEMI-GLOSS))
PT-1	MANUF.: ARCHITECTURAL CERAMICS STYLE: ELEMENTS COLOR: BOTTICINO MATTE SIZE: 12" X 24" LOCATION: FLOORS GROUT: GROUT SOLUTIONS, #386 OYSTER GRAY
PT-2	MANUF.: DAL TILE COLOR: ARCTIC WHITE, ORO FINISH: GLOSSY SIZE: 3" X 6" LOCATION: NET WALL GROUT: GROUT SOLUTIONS, #386 OYSTER GRAY
PTB-1	MANUF.: ARCHITECTURAL CERAMICS STYLE: ELEMENTS COLOR: BOTTICINO MATTE SIZE: 4" X 12" BULLNOSE LOCATION: BASE IN RESTROOM GROUT: GROUT SOLUTIONS, #386 OYSTER GRAY
VAC-1	MANUF.: ARC COM COLOR: OPTIX ACA 52601 COLOR #: ANTIQUE WHITE #1 TYPE: II SIZE: 35-56" LOCATION: PLAN NORTH WALL IN RESTROOM

DEMOLITION LEGEND

	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	EXISTING DOOR TO BE REMOVED. SALVAGE FOR REUSE.
	EXISTING DOOR TO REMAIN
	EXISTING EXIT SIGN TO BE REMOVED. SALVAGE FOR REUSE.

- ### DEMOLITION NOTES:
- PATCH AND REPAIR ALL SURFACES AS REQUIRED TO ACCEPT NEW FINISHES.
 - PATCH AND REPAIR FLOOR SUBSTRATE AS REQUIRED FOR INSTALLATION OF FLOOR TILE IN BATHROOM.
 - OWNER TO DETERMINE WHICH ITEMS ARE TO BE SALVAGED OR SAVED, AND WHAT ITEMS ARE TO BE REMOVED FROM SITE.
 - MAINTAIN AND PROTECT EXISTING UTILITIES THAT ARE TO REMAIN IN SERVICE BEFORE PROCEEDING WITH DEMOLITION, PROVIDING BYPASS CONNECTIONS TO OTHER PARTS OF THE BUILDING.
 - FIELD VERIFY EXISTING CONDITIONS/LOCATIONS OF WALLS TO BE DISTURBED PRIOR TO REMOVAL.
 - COMPLY WITH EPA REGULATIONS AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
 - ALL EXISTING STRUCTURAL MEMBERS TO REMAIN UNDISTURBED UNLESS OTHERWISE NOTED. WHEN APPLICABLE, PROTECT EXISTING SPRAY APPLIED FIREPROOFING ON EXISTING STRUCTURAL STEEL. PATCH & REPAIR ANY DAMAGED DURING DEMOLITION.
 - PROVIDE A PORTABLE FIRE EXTINGUISHER ON SITE AT ALL TIMES.
 - WHEN APPLICABLE, PROTECT EXISTING SPRINKLER SYSTEM PIPING DURING DEMOLITION.
 - COORDINATE WITH BUILDING MANAGER REGARDING SMOKE DETECTION SYSTEM PROTECTION DURING DEMOLITION AND CONSTRUCTION.

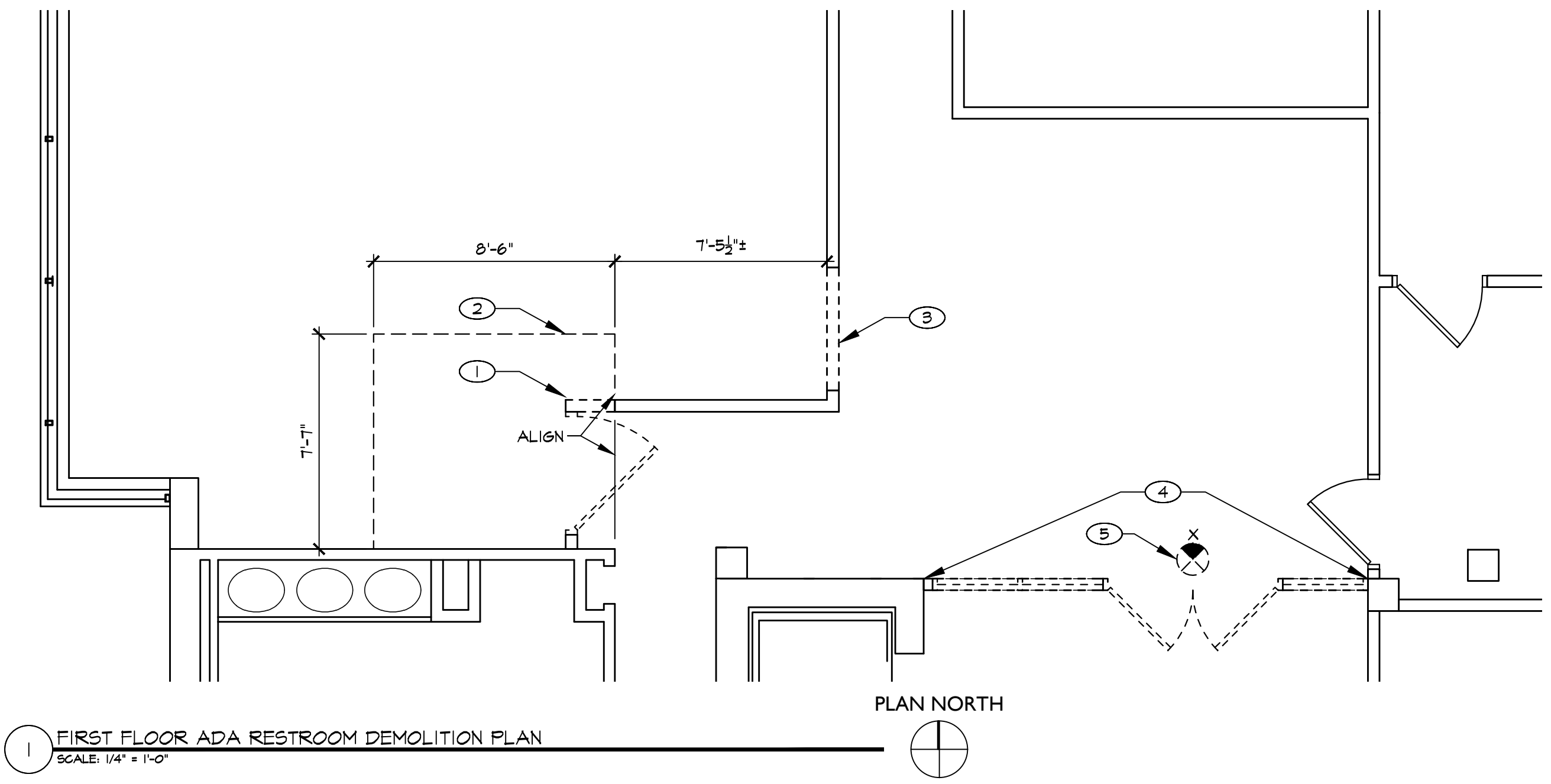
- ### DEMOLITION PLAN KEY NOTES:
- REMOVE EXISTING PARTITIONS AND DOORS AS INDICATED. SALVAGE DOOR, FRAME AND HARDWARE FOR REUSE.
 - REMOVE PORTION OF EXISTING CEILING GRID TO ACCOMMODATE NEW BATHROOM WITH WALLS TO DECK. SALVAGE CEILING TILES FOR REUSE.
 - REMOVE PORTION OF EXISTING WALL TO ACCOMMODATE NEW LOCATION FOR SALVAGED 4'-0" DOOR. COORDINATE SIZE WITH RELOCATED DOOR.
 - DEMOLISH STOREFRONT WINDOWS AND DOORS. PATCH WALLS TO REMAIN AND FINISH TO MATCH ADJACENT FINISHES.
 - REMOVE EXISTING EXIT SIGN AND SALVAGE FOR REUSE. SEE CEILING PLAN ON THIS SHEET FOR NEW LOCATION.

REFLECTED CEILING LEGEND:

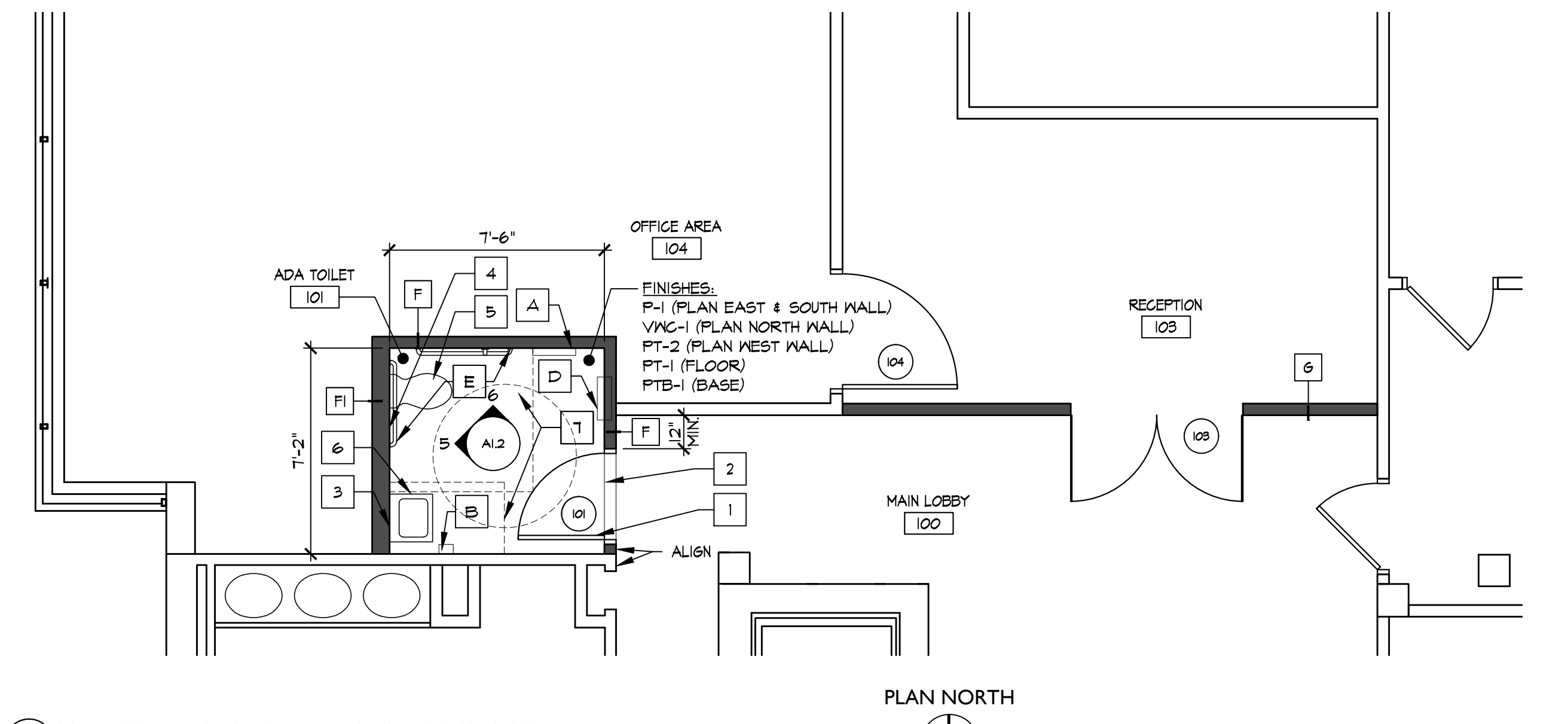
SYMBOL	DESCRIPTION
	NEW BUILDING STANDARD CEILING GRID AND TILE. REUSE SALVAGED CEILING TILES WHERE POSSIBLE.
	NEW 2X2 DIRECT/INDIRECT LAY-IN FIXTURE TO MATCH BUILDING STANDARD.
	NEW 4'-0" WALL MOUNTED LINEAR LIGHT FIXTURE, PEERLESS CERRA WALL, SPEC: CRAT-2-54TSHD-AHR-4FT-R4-277-SEBIO-DCT-LP885-C10
	LOCATION FOR RELOCATED EXIT SIGN

- ### REFLECTED CEILING NOTES
- REFER TO ARCHITECT'S REFLECTED CEILING PLAN FOR LIGHT FIXTURE LOCATION.
 - CONTRACTOR SHALL PROVIDE LIGHT FIXTURE CUT SHEETS FOR ARCHITECT'S APPROVAL PRIOR TO ORDERING. NO SUBSTITUTIONS SHALL BE SUBMITTED UNLESS AVAILABILITY OF FIXTURE IS PROHIBITIVE TO MEETING THE PROJECT SCHEDULE.
 - WIRING DEVICES ARE TO MATCH BUILDING STANDARD.
 - EACH SPACE TO BE INDIVIDUALLY SWITCHED UNLESS NOTED OTHERWISE.
 - COVER PLATES ON WALLS SHALL BE BUILDING STANDARD. PLATES TO BE STANDARD SIZE (OVERSIZED PLATES ARE NOT ACCEPTABLE).
 - COORDINATE ALL FIRE SAFETY EQUIPMENT, INCLUDING EXIT SIGNS, EMERGENCY BACK-UP LIGHTS, AUDIO AND VISUAL ALARMS, PULL STATIONS, ETC AS REQUIRED BY ALL APPLICABLE CODES AND ORDINANCES HAVING JURISDICTION ON THIS PROJECT WITH CONTRACTOR.

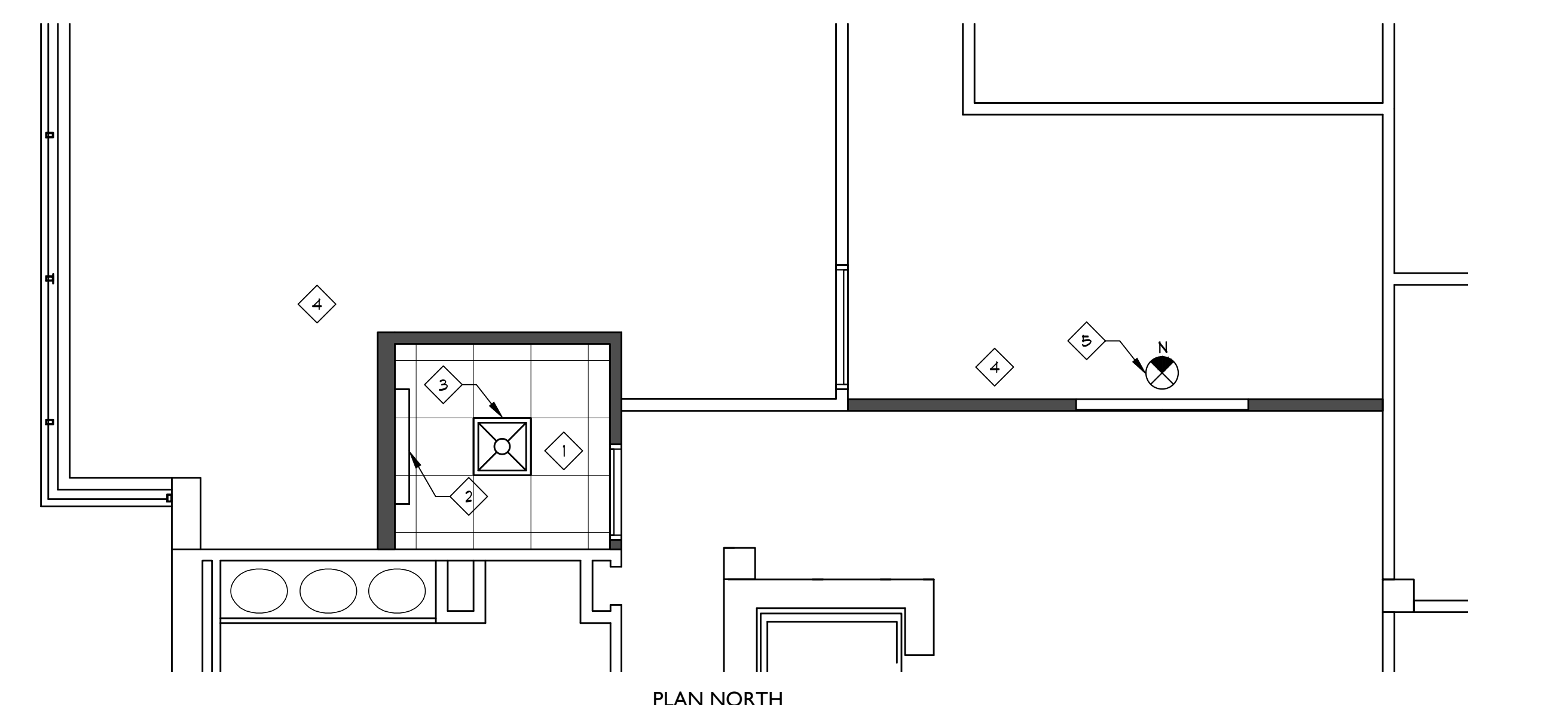
- ### REFLECTED CEILING PLAN KEY NOTES
- PROVIDE NEW SUSPENDED CEILING GRID AND TILE TO MATCH BUILDING STANDARD. REUSE SALVAGED CEILING TILE IF POSSIBLE. CEILING HEIGHT IS TO MATCH EXISTING CEILING.
 - PROVIDE NEW 4'-0" LINEAR WALL MOUNTED LIGHT FIXTURE CENTERED ON NET WALL. SEE SPEC IN REFLECTED CEILING LEGEND.
 - PROVIDE NEW OR REUSED LAY-IN DIRECT/INDIRECT BUILDING STANDARD 2'X2' LIGHT FIXTURE
 - MODIFY EXISTING CEILING GRID AND LIGHTING AS NEEDED TO ACCOMMODATE NEW LAYOUT.
 - RELOCATE SALVAGED EXIT SIGN TO LOCATION INDICATED.



1 FIRST FLOOR ADA RESTROOM DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



2 FIRST FLOOR ADA RESTROOM PARTITION PLAN
SCALE: 1/4" = 1'-0"



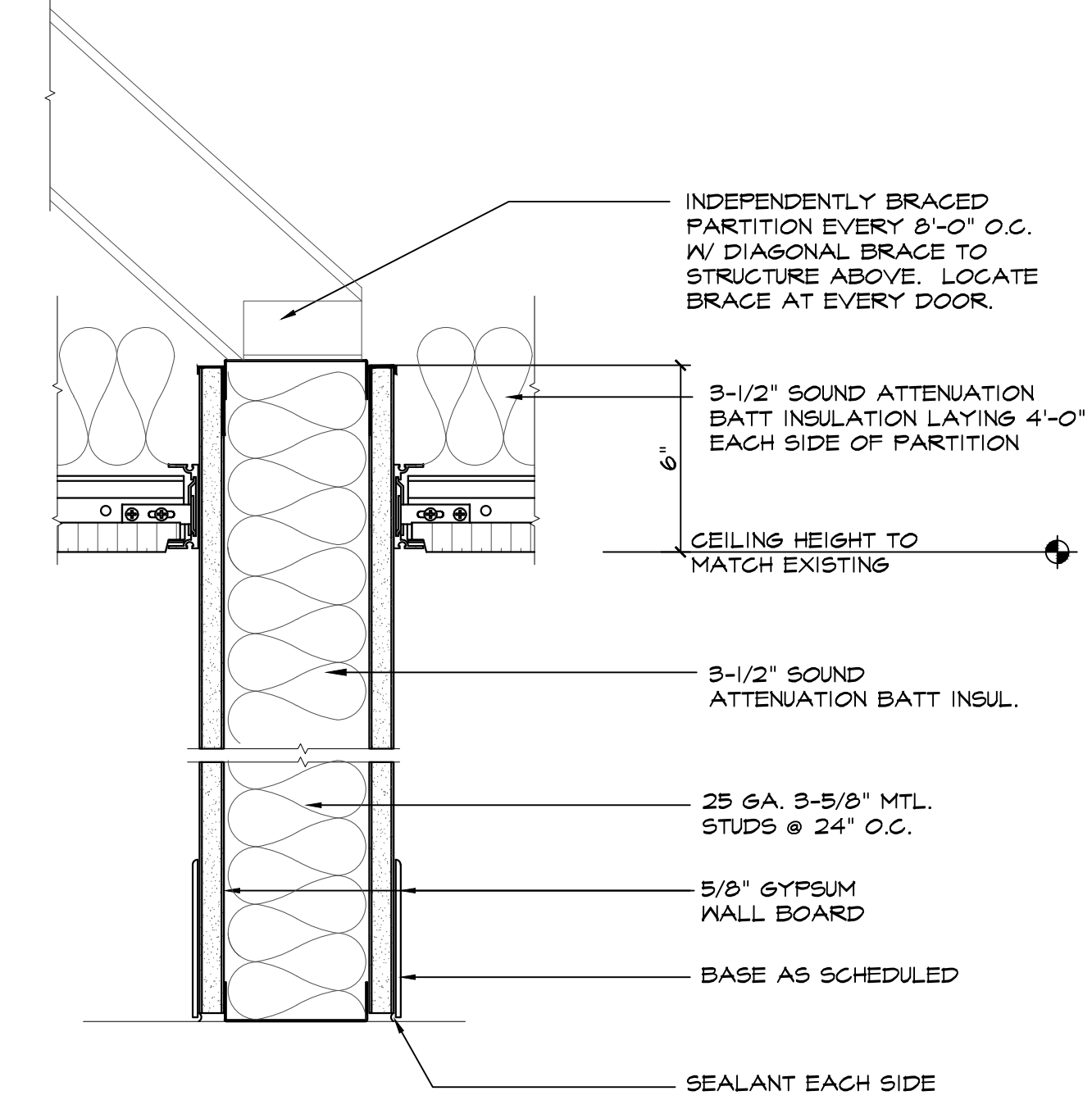
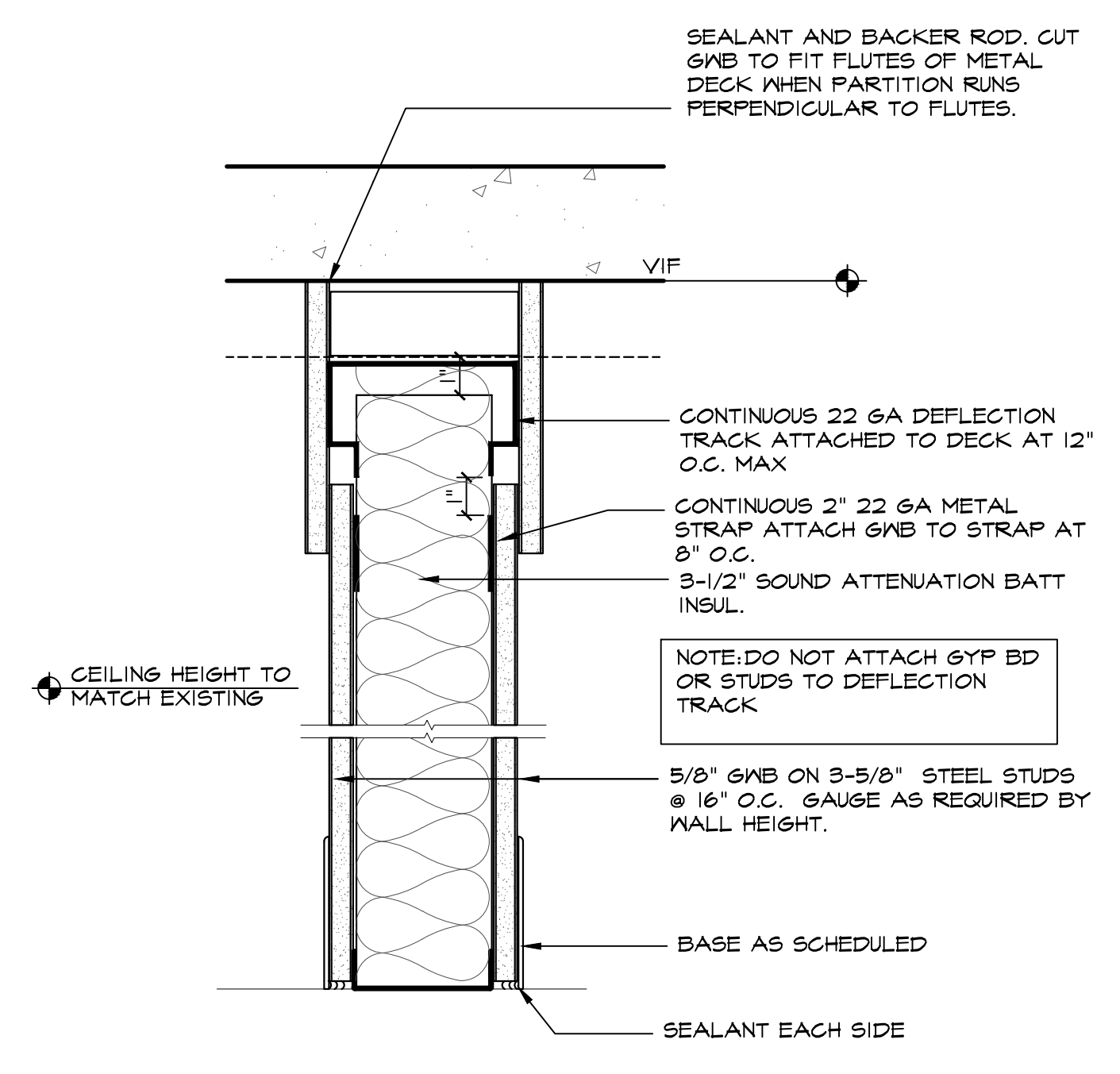
3 FIRST FLOOR ADA RESTROOM REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

DOOR NOTES

- UNLESS NOTED OTHERWISE DOOR FINISHES SHALL MATCH BUILDING STANDARD.
- HARDWARE SHALL MATCH BUILDING STANDARD.
- ALL DOORS TO HAVE A MAX. 1/8" CLEARANCE AT TOP & SIDES, UNDERCUT ALL DOORS 5/8" A.F.F. COMPLETELY SEAL TOP & BOTTOM OF ALL DOORS WITH FINISH.
- COORDINATE KEYING WITH TENANT AND BUILDINGS MANAGEMENT.
- INSTALL BUILDING STANDARD WALL OR FLOOR STOPS AT ALL DOOR LOCATIONS.
- FRAMES SHALL BE 2" HOLLOW METAL TO MATCH EXISTING, FRAME SHALL BE SIZED AS REQUIRED, NEED TO COORDINATE TO ACCOMMODATE DOOR HEIGHT AND WIDTH AND PARTITION THICKNESS.
- REFER TO DOOR DETAIL 1/A.1.2 FOR PLACEMENT AND CONSTRUCTION OF DOORWAYS.

DOOR HARDWARE

- ALL HARDWARE TO MATCH BUILDING STANDARD
- 63) - PRIVACY LOCK SET FOR TOILET
 - (3) HINGES
 - SILENCERS
 - WALL STOP
 - KICKPLATE ON PUSH SIDE
 - MOP PLATE ON PULL SIDE
- 63) - ENTRY DOOR WITH FAILSAFE DOUBLE MAG LOCK (ONE MAG LOCK SERVING TWO DOORS), TIED TO UNLOCK WHEN FIRE ALARM IS ENGAGED (MULT-MAG B310 BY RCI OR APPROVED EQUAL)
 - PROVIDE BRACKET ACCESSORIES FOR COMPLETE INSTALLATION OF MAGLOCK
 - TOP AND BOTTOM CENTER PIVOTS WITH CONCEALED OVERHEAD CLOSER (HIXSON OR APPROVED EQUAL)
 - BACK TO BACK PULLS ON BOTH DOORS, 41TH, STAINLESS STEEL FINISH (RM2210 BY ROCKWOOD OR APPROVED EQUAL)
 - CARD READER
- LOCK SETS SHALL BE VERIFIED AND MATCHED TO BUILDING STANDARD (CYLINDRICAL OR MORTISE) LEVER LOCK, SET KEYED TO BUILDING GRAND MASTER KEY, COORDINATE KEYING WITH ARCHITECT, TENANT AND BUILDINGS MANAGEMENT.



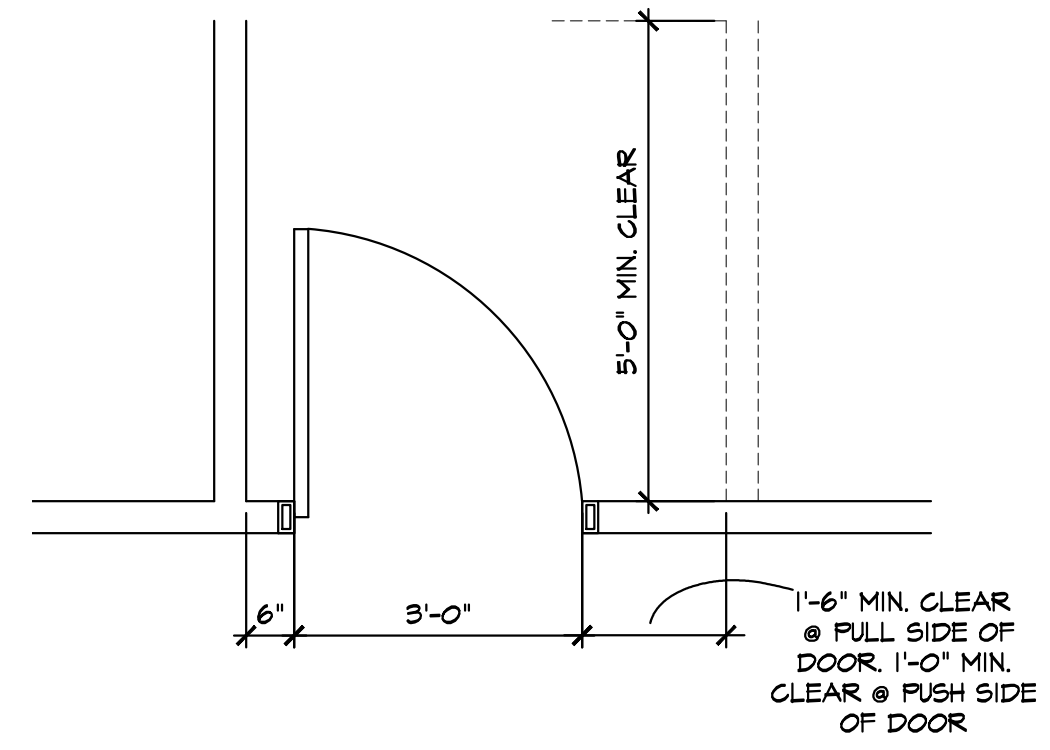
F	PARTITION TYPE (SEALED)
FI	SIMILAR TO TYPE 'F' EXCEPT WITH 6\"/>

G	TYPICAL PARTITION
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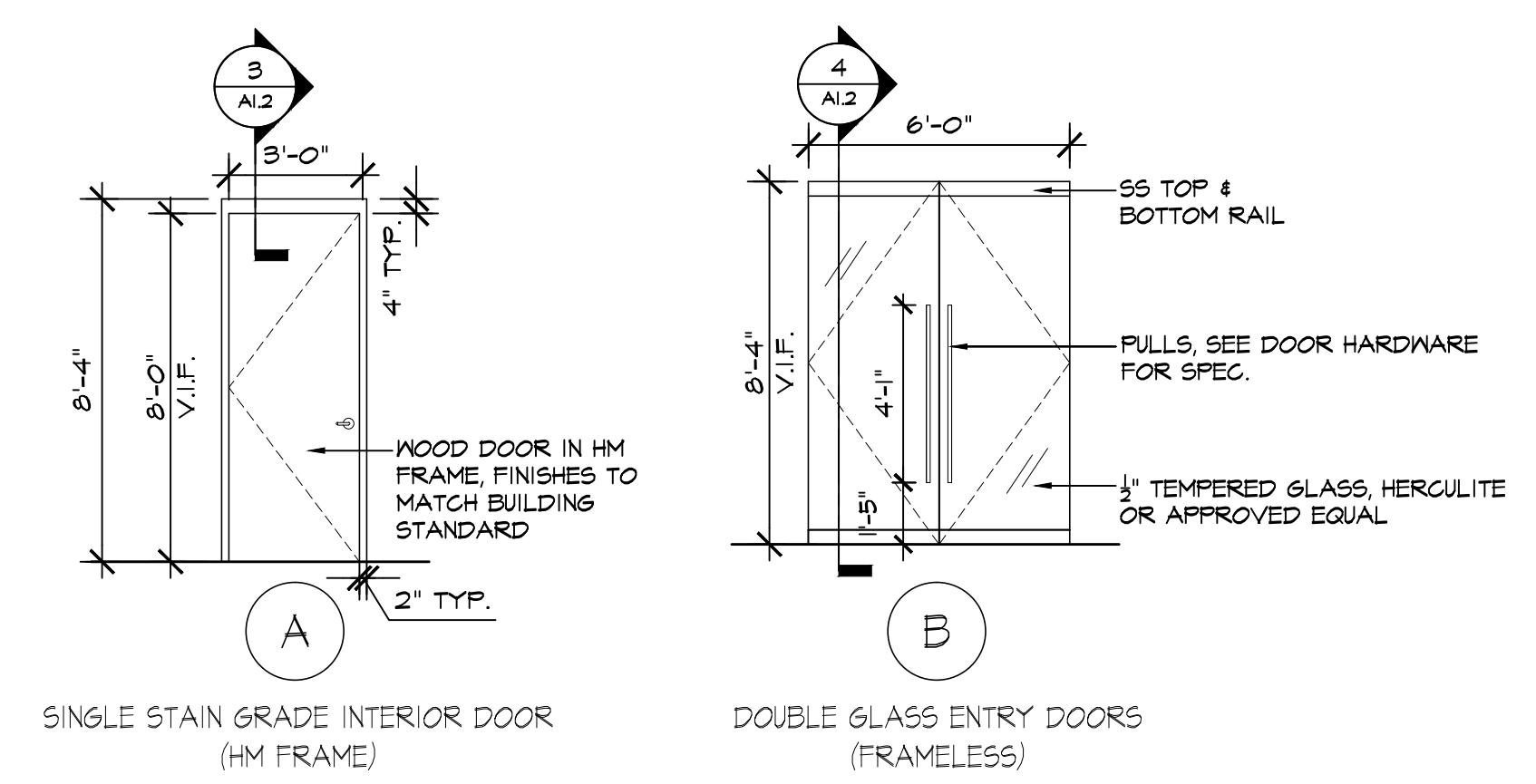
PARTITION TYPES
SCALE: 3/4\"/>

MARK	DOOR SIZE			EL	MATL	FRAME	FIRE RATING LABEL	HDW SET NO.	NOTES
	WD	HGT	THK						
101	3'-0"	8'-4"	1 3/4"	A	MD	HM	--	30	-
103	2 @ 3'-0"	8'-4"	1/2"	B	GL	-	--	63	-
104	4'-0"	8'-4"	1 3/4"	A	MD	HM	--	00	REUSE SALVAGED DOOR, FRAME AND HARDWARE

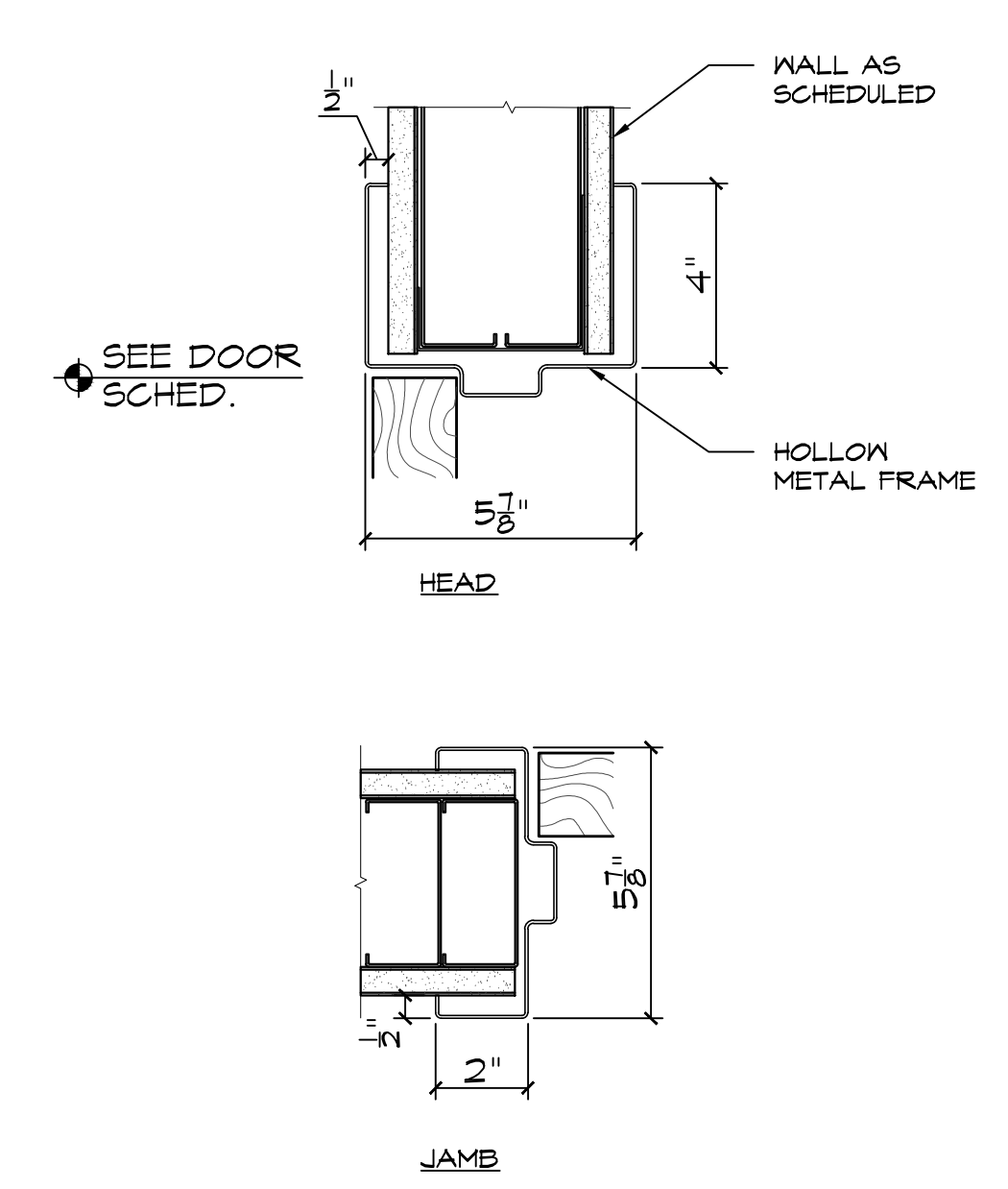
NOTE: VERIFY BUILDING STANDARD DOOR HEIGHT PRIOR TO ORDERING DOORS.



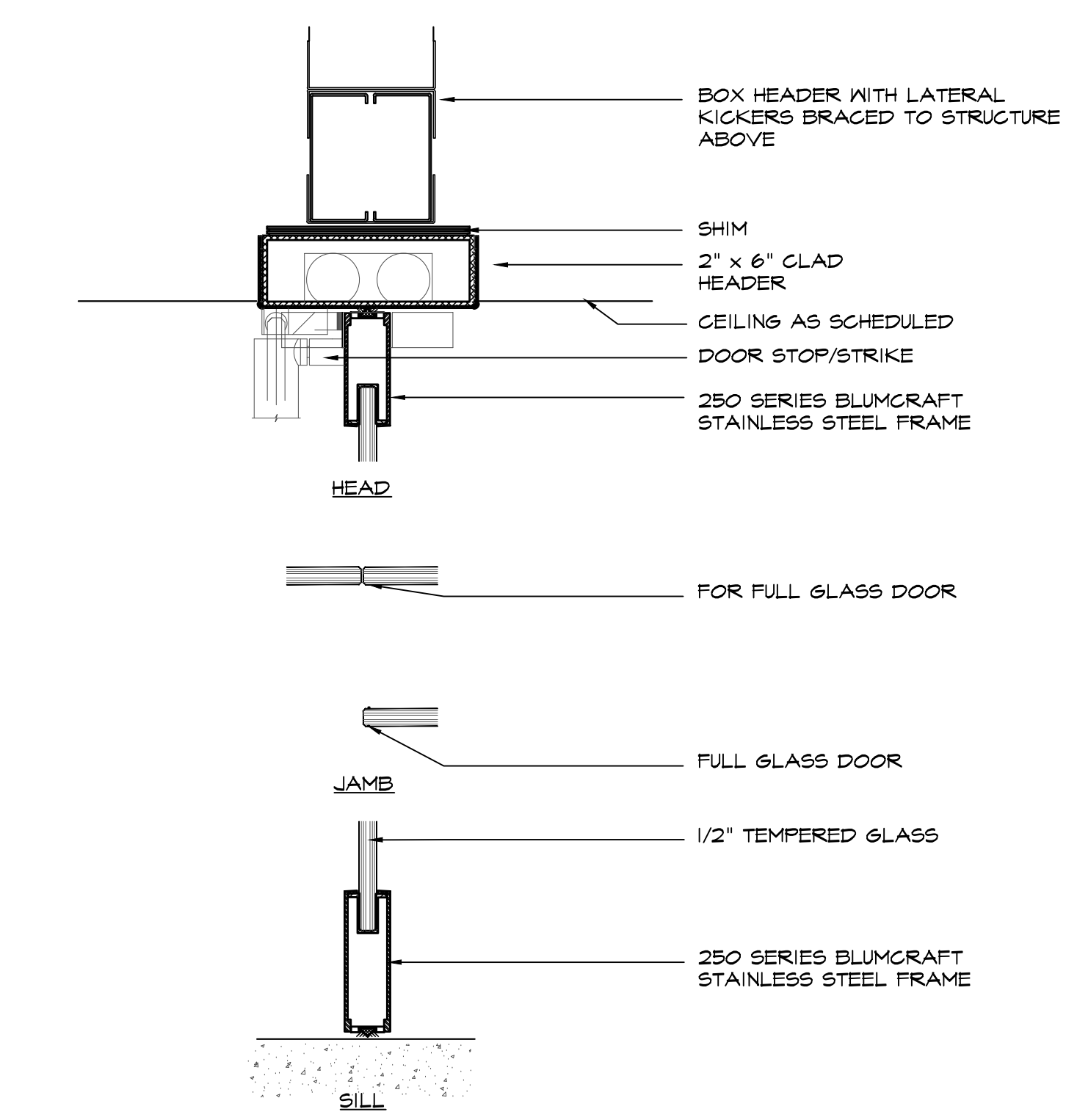
1 TYPICAL DOOR PLACEMENT
SCALE: 1/2\"/>



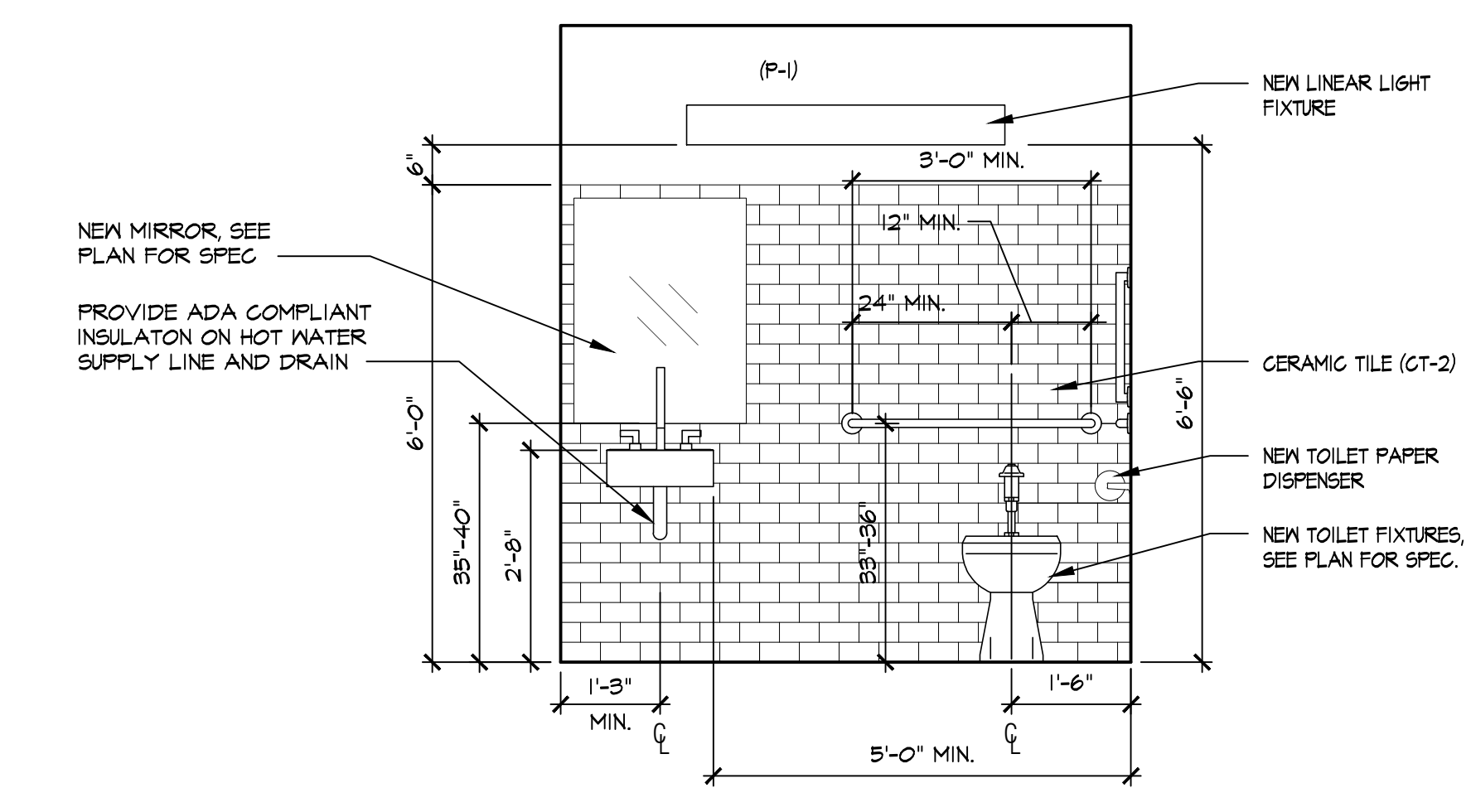
2 DOOR ELEVATIONS
SCALE: 3/4\"/>



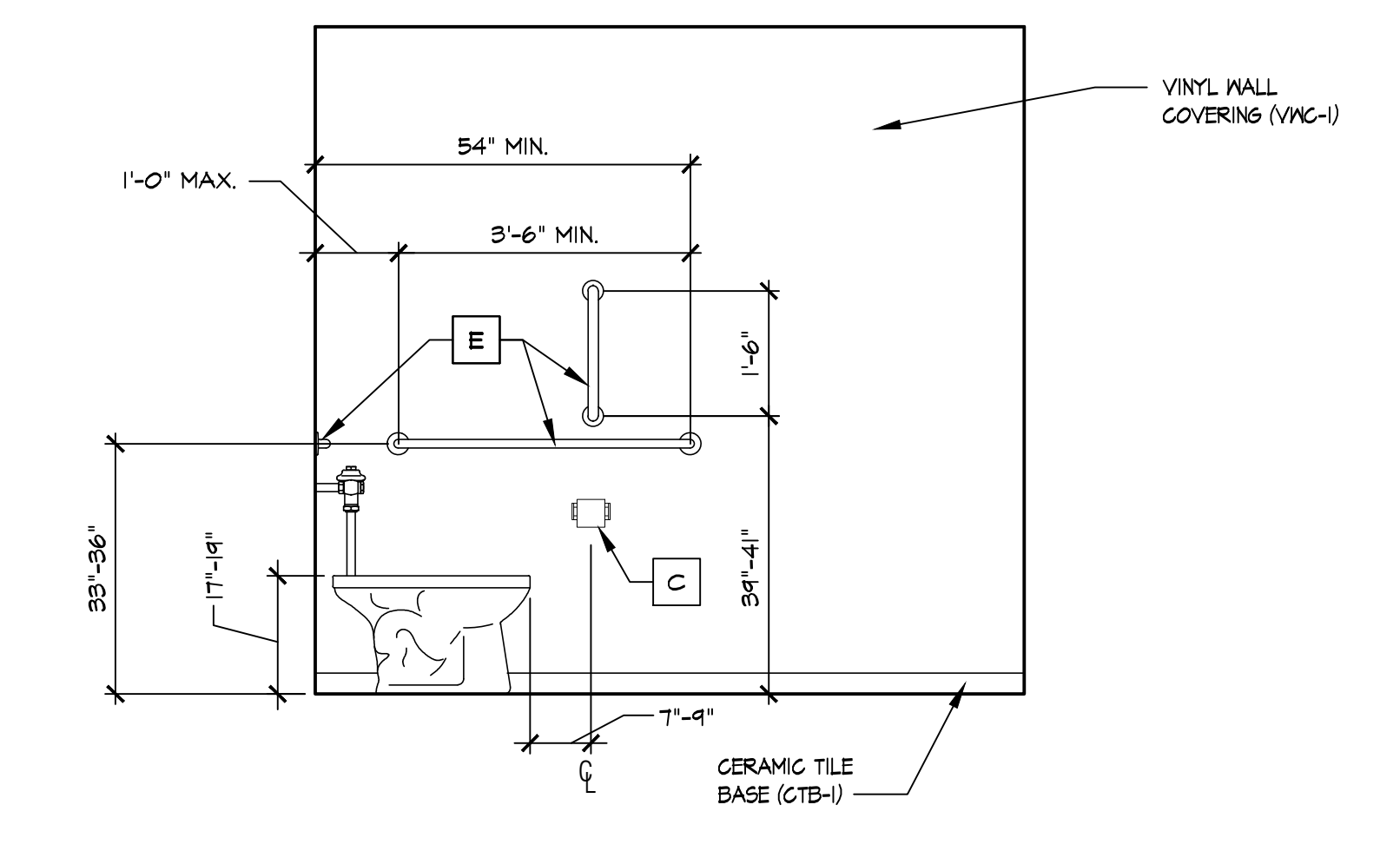
3 HOLLOW METAL DOOR FRAME DETAILS
SCALE: 3/4\"/>



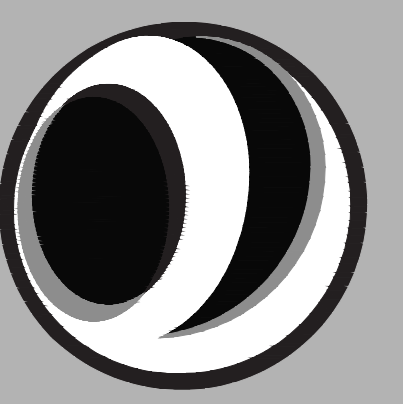
4 GLASS DOOR DETAILS
SCALE: 3/4\"/>



5 UNISEX BATHROOM NET WALL ELEVATION
SCALE: 1/2\"/>

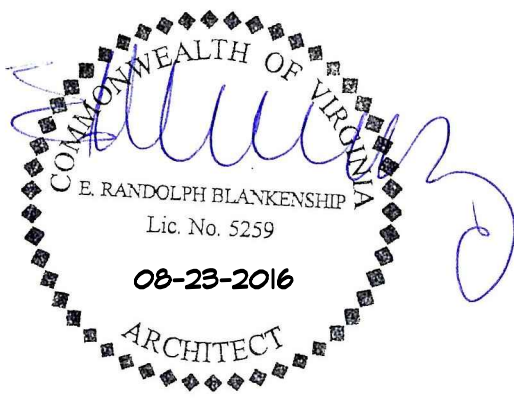


6 UNISEX BATHROOM ELEVATION
SCALE: 1/2\"/>



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