

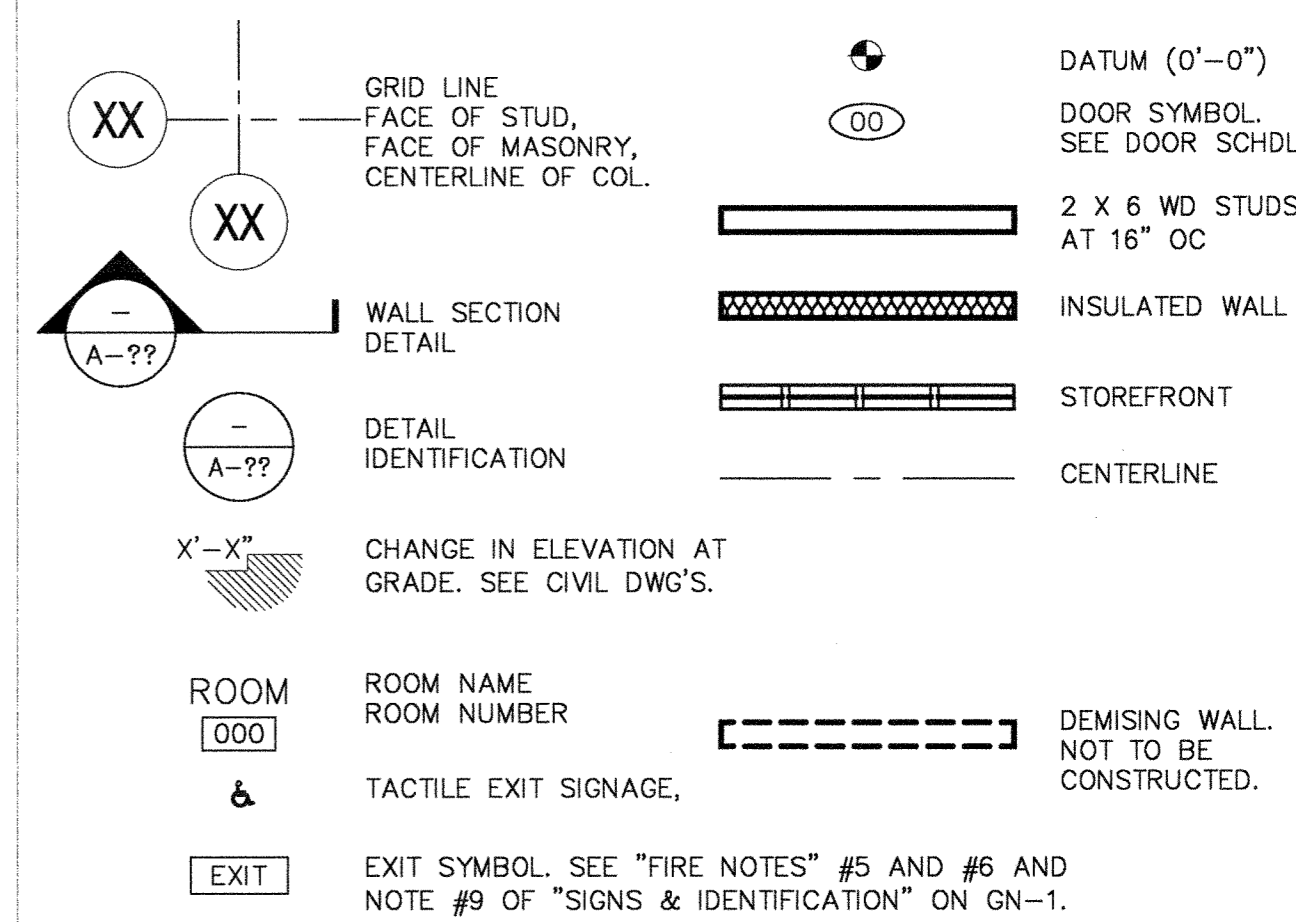
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Bid Date:
 Revisions
 09-21-2010 City Submittal
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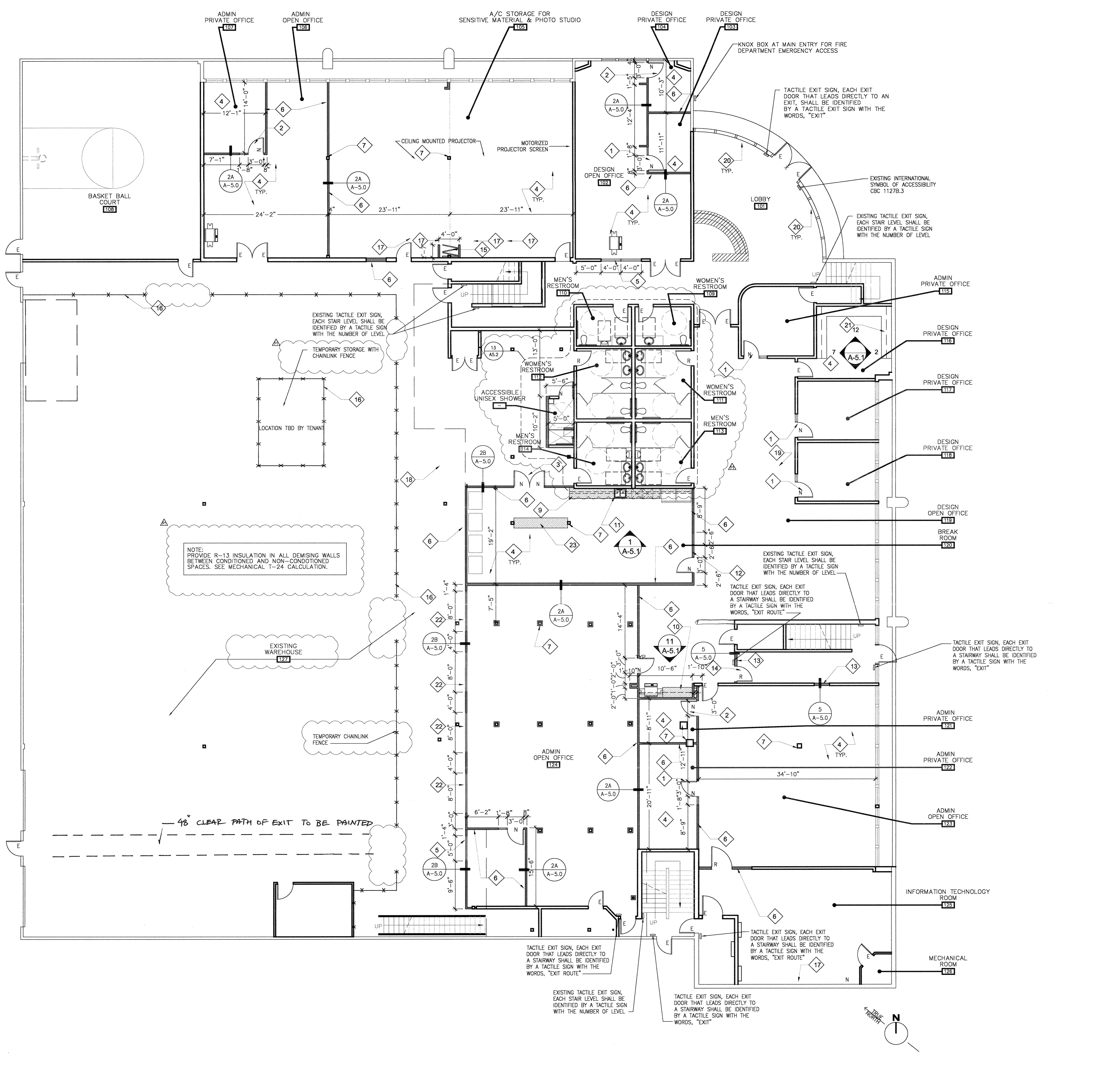
Project No.: 10-A115
 Sheet Title:
 FIRST FLOOR
 PROPOSED PLAN
A-11



- PARTITIONS:** DEMO PARTITIONS AS SHOWN ON DEMO PLAN. UPGRADE EXISTING PARTITIONS SHARED WITH ADJACENT SUITES TO FULL HEIGHT IF NOT EXISTING. REMOVE ANY HOOKS AND BOLTS ON EXISTING WALLS AND PATCH. PAINT ALL NEW AND EXISTING PARTITIONS THRU-OUT SUITE W/BUILDING STANDARD PAINT U.O.N. REMOVE ANY EXISTING WALLCOVERING THRU-OUT U.O.N. PREP/SKIMCOAT EXISTING PARTITIONS TO RECEIVE NEW PAINT.
- DOORS:** EXISTING DOORS ARE TO REMAIN THRU-OUT U.O.N. DEMO OR RELOCATE DOORS AS SHOWN ON PLANS. PROVIDE MISSING HARDWARE & REFURBISH EXISTING AND RELOCATED DOORS FOR "AS-NEW" CONDITION THROUGH WORK AREA. PROVIDE NEW DOOR ASSEMBLIES TO MATCH EXISTING AS SHOWN ON PLAN.
- POWER & COMMUNICATIONS:** EXISTING POWER & COMMUNICATIONS OUTLETS ARE TO REMAIN THROUGHOUT U.O.N. PROVIDE NEW POWER AND DATA AS SHOWN ON PLAN. REWORK ELECTRICAL CIRCUITING AS REQUIRED. EXISTING TELEPHONE BACKBOARD IS TO REMAIN. DEMO EXISTING POWER & COMMUNICATIONS OUTLETS ON DEMO WALLS. DISCONNECT POWER TO NEAREST J-BOX AND REMOVE ALL UNUSED CABLE. PROVIDE CONDUIT STUB-UP 6" ABOVE CEILING W/1 PULL WIRE FOR ALL NEW COMMUNICATIONS OUTLETS. ELECTRICAL ENGINEERING TO BE DESIGN-BUILD BY GENERAL CONTRACTOR. REPLACE ANY BROKEN OUTLET COVER PLATES W/NEW TO MATCH EXISTING. TENANT TO PROVIDE TELEPHONE & COMPUTER CABLES TO CODE. G.C. TO COORDINATE ELECTRICAL REQUIREMENTS W/BUILDING ENGINEER.
- CEILING:** EXISTING CEILING TO REMAIN THROUGHOUT U.O.N. PATCH/REPAIR AS NEEDED IN REMODEL AREAS. PROVIDE ALLOWANCE TO REPLACE DAMAGED CEILING TILES AS REQUIRED. REWORK EXISTING HVAC PER NEW WALL LAYOUT & CURRENT CODE. MECHANICAL ENGINEERING TO BE DESIGN-BUILD BY GENERAL CONTRACTOR. PROVIDE AND INSTALL NEW HVAC ZONES IF REQUIRED PER BUILDING STANDARD SPECIFICATIONS. PROVIDE SEPARATE HVAC ZONE FOR SERVER ROOM. COORDINATE HVAC REQUIREMENTS WITH BUILDING ENGINEER.
- LIGHTING:** EXISTING LIGHT FIXTURES ARE TO REMAIN THRU-OUT U.O.N. RELOCATE EXISTING LIGHT FIXTURES & PROVIDE NEW TO MATCH EXISTING PER NEW WALL LAYOUT IN AREA OF WORK AS REQUIRED. EXISTING SWITCHING TO REMAIN. PROVIDE NEW SWITCHING AS REQUIRED PER NEW LAYOUT. REWORK ELECTRICAL CIRCUITING AS REQUIRED. REWORK EXISTING OR PROVIDE NEW EXIT SIGNS AND EMERGENCY LIGHTS AS REQUIRED BY CODE.
- FLOORING:** EXISTING FLOORING & BASE TO BE REMOVED /REMAIN THROUGHOUT U.O.N. PREP FLOORS AS REQUIRED TO RECEIVE NEW FINISHES. PROVIDE & INSTALL NEW BUILDING STANDARD CARPET & 4" RUBBER BASE THROUGHOUT U.O.N. PROVIDE & INSTALL NEW BUILDING STANDARD VCT FLOORING AND RUBBER BASE IN LOUNGE AND SDT IN SERVER ROOM.
- EXISTING BLINDS AT EXTERIOR WINDOWS ARE TO REMAIN THROUGHOUT WORK AREAS. PROVIDE MISSING AS REQUIRED. VERIFY CONDITION, REPLACE MISSING / DAMAGED PARTS.
- UPGRADE **FIRE-LIFE-SAFETY** SYSTEM TO CURRENT CODE REQUIREMENTS AS REQUIRED. F.L.S. TO BE DESIGN BUILD.
- ALL FURNITURE SHOWN TO BE PROVIDED AND INSTALLED BY TENANT U.O.N.
- DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION.
- PLAN IS SUBJECT TO BUILDING AND FIRE DEPARTMENT REVIEW AND APPROVAL.
- G.C. TO PROVIDE PRICE TO PROVIDE AND INSTALL (4) FIRE EXTINGUISHER CABINETS.
- G.C. TO VERIFY ADA COMPLIANCE OF ENTIRE SITE. PRICE ANY UPGRADE REQUIRED BY CURRENT CODE.

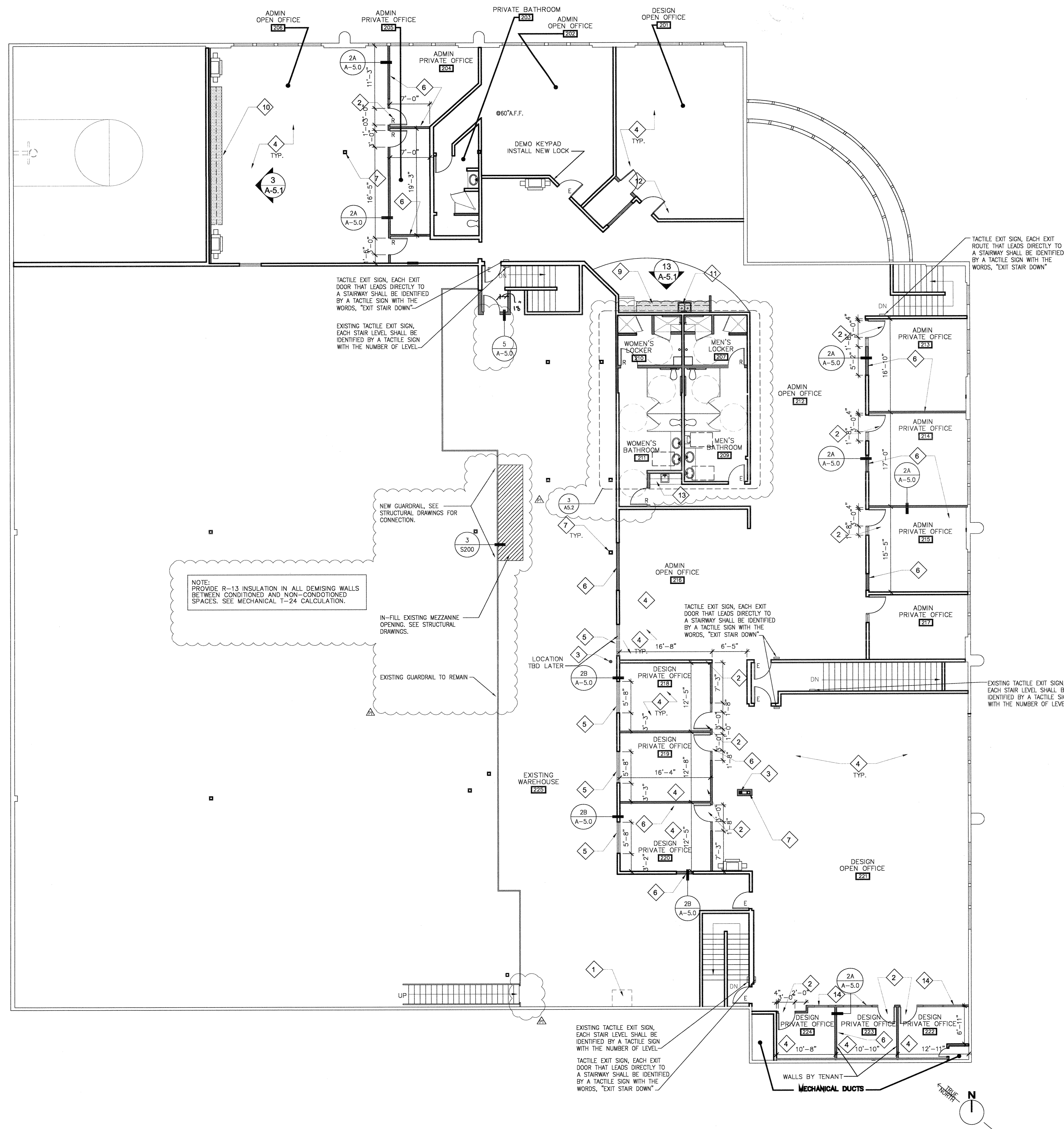
PRICING PLAN GENERAL NOTES

1	NEW 3'-0" WITH 12" SIDELIGHT
2	NEW 3'-0" DOOR.
3	NEW 6" DOUBLE DOOR. SEE DOOR SCHEDULES.
4	NEW FLOORING. SEE FINISH SCHEDULES.
5	NEW ALUMINUM FRAME WINDOW AND GLAZING.
6	NEW FULL HEIGHT 4" METAL STUD WALL TO MATCH EXISTING ADJACENT CONSTRUCTION.
7	EXISTING COLUMN TO REMAIN.
8	EXISTING 3'-0" DOOR TO REMAIN
9	NEW BUILT-IN LOWER AND UPPER CABINET WITH THE SINK IN BREAK ROOM.
10	NEW BUILT-IN SUPPLY CABINET.
11	NEW DOUBLE SINK
12	NEW 3'-0" DOOR WITH 5'-0" SIDELIGHT AT BREAK ROOM
13	NEW 1HR RATED WALL FOR EXIT CORRIDOR.
14	NEW 20 MIN. RATED DOOR ASSEMBLY.
15	PROVIDE NEW MODERN FOLD ACOUSTICAL FOLDING PARTITION @ NOTED LOCATION. ALLOW FOR STRUCTURAL REINFORCEMENT AT TOP TRACK
16	REWORK CHAINLINK FENCE AS SHOWN ON PLAN.
17	PROVIDE 3/4" DIA. CONDUIT TO THE NEAREST PARTITION FOR CLIENT VIDEO REQUIREMENTS. VERIFY WITH CLIENT EXACT A/V SPEC. AND LOCATION. G.C. TO VERIFY IF DIAMETER IS ADEQUATE.
18	G.C. TO RELOCATE AND REWORK SECURITY GATE AS SHOWN ON PLAN.
19	PROVIDE CONDUIT TO THE NEAREST PARTITION FOR NEW POWER AND DATA FOR NEW FURNITURE SYSTEMS AND IN-FILL DEMOLISHED CONCRETE AS REQ'D. G.C. TO VERIFY EXACT LOCATION W/ FURNITURE CONSULTANT ON FIELD. G.C. TO VERIFY IF DIAMETER IS ADEQUATE.
20	G.C. TO PROVIDE & INSTALL U.V. PROTECTION FILM @ PERIMETER GLAZING @ NOTED LOCATION TO REDUCE HEAT-GAIN @ RECEPTION/LOBBY AREA
21	NEW LOW AND WALL CABINET.
22	RELOCATED WINDOW. G.C. TO VERIFY CONDITION.
23	BUILT-IN COUNTER BAR AT THE HEIGHT OF 36".



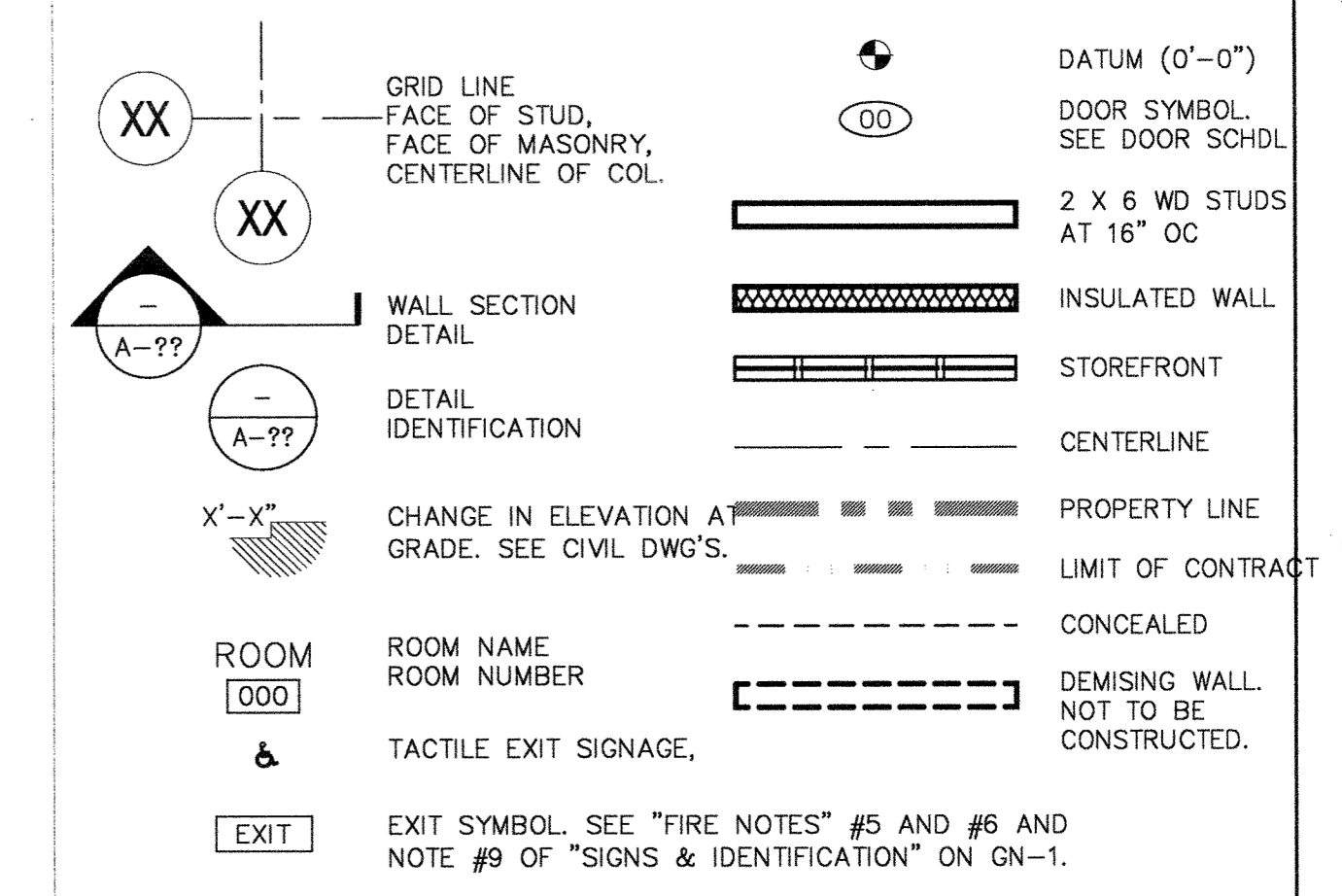
FIRST FLOOR PLAN

FLOOR PLAN KEYNOTES



SECOND FLOOR PLAN

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



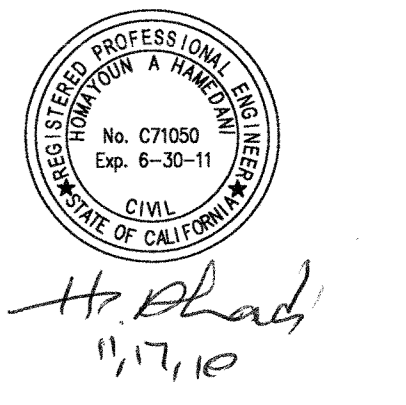
FLOOR PLAN LEGEND

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PRICING PLAN GENERAL NOTES

- 1 EXISTING ROOF ACCESS LADDER TO REMAIN.
- 2 NEW 3'-0" DOOR.
- 3 EXISTING PLUMBING PIPE TO REMAIN.
- 4 NEW FLOORING. SEE FINISH SCHEDULES.
- 5 NEW ALUMINUM FRAME WINDOW AND GLAZING.
- 6 NEW FULL HEIGHT 4" METAL STUD WALL.
- 7 EXISTING COLUMN TO REMAIN.
- 8 EXISTING 3'-0" DOOR TO REMAIN
- 9 NEW BUILT-IN LOWER AND UPPER CABINET WITH THE SINK.
- 10 NEW BUILT-IN SUPPLY CABINET.
- 11 NEW DOUBLE SINK
- 12 NEW LOWER SUPPLY CABINET IN CONFERENCE ROOM.
- 13 EXISTING SINK TO REMAIN.
- 14 FULL HEIGHT WINDOW FRAMES TO MATCH EXISTING.
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FLOOR PLAN KEYNOTES



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 City Re-Submittal 10-22-2010

Project No.: 10-A115

Sheet Title:
 SECOND FLOOR
 PROPOSED PLAN
A-12