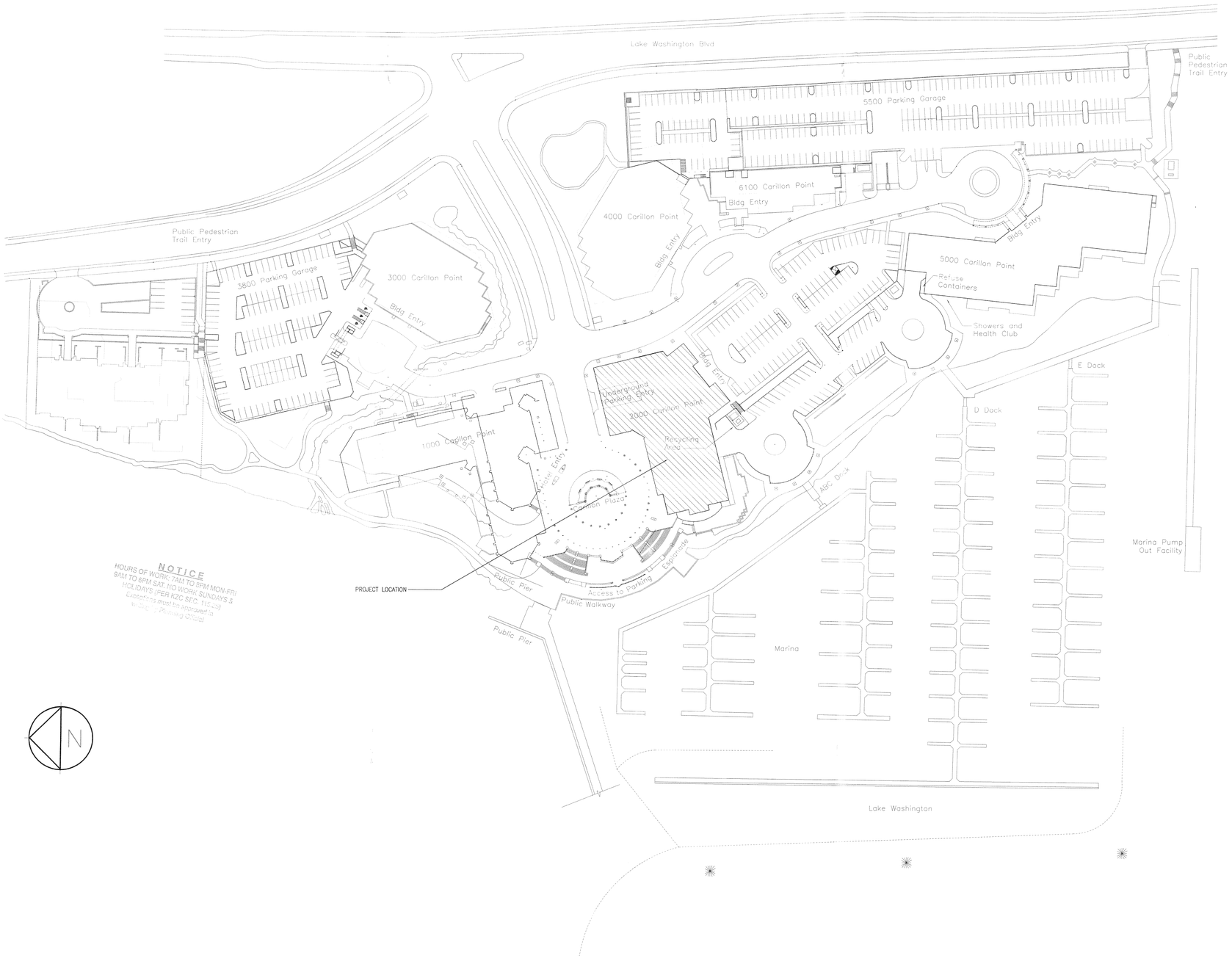
Fly Fitness

Carillon Point Building 2000 Floor 2

Site Plan



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Code Information:

PROJECT ADDRESS:
CARILLON POINT BUILDING 2000
2220 CARILLON POINT
KIRKLAND, WA 98033

CONSTRUCTION TYPE:
TYPE – IIA, FULLY SPRINKLERED

ZONE:
PLA 15A COMMERCIAL

OCCUPANCY:
A-3

AREA OF WORK:
1,300 SF

ELECTRICAL, MECHANICAL, PLUMBING & FIRE PERMITS TO BE DEFERRED SUBMITTAL.

APPLICABLE EDITIONS OF BUILDING CODES:

Building Code	2009 INTERNATIONAL BLDG CODE (IBC), WAC 51-50, APR. 1, 2008 WASHINGTON STATE AMENDMENT TO THE IBC, WSR 08-01-110
Fire Code	2009 INTERNATIONAL FIRE CODE (IFC), INCL. APPENDIX B&C
Energy Code	2009 WASHINGTON STATE ENERGY CODE (WSEC), WAC 51-11
Mechanical Code	2009 INTERNATIONAL MECHANICAL CODE (IMC), WAC 51-52
Electrical Code	JUNE 22, 2009 WA CITIES ELECTRICAL CODE, PARTS 1 & 3 AS PUBLISHED BY WA ASSOC. OF BLDG OFFICIALS
Ventilation/Air Quality Code	2009 WASHINGTON STATE VENTILATION AND INDOOR AIR QUALITY CODE (WSVIAQ), WAC 51-13
Plumbing Code	2009 UNIFORM PLUMBING CODE (UPC), WAC 51-56 & 51-57 INCL. APPENDIX CHAPTERS H & L – EXCL. SECTIONS L5-L7 & "LAWN SPRINKLER HEAD" FROM TABLE 6-4 OF APPENDIX L
Zoning Code	CITY OF KIRKLAND ZONING CODE
Accessibility Code	4TH ED. WASHINGTON STATE REG. FOR BARRIER FREE DESIGN

Legal Description:

THAT PORTION OF GOVERNMENT LOTS 1 AND 2 IN THE NORTHWEST ONE-QUARTER OF SECTION 17, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M. AND TOGETHER WITH BLOCKS "F" AND "G" OF THE SECOND SUPPLEMENTAL PLAT OF LAKE WASHINGTON SHORELANDS AND TOGETHER WITH THE SECOND CLASS SHORELANDS LYING WESTERLY THEREOF IN THE CITY OF KIRKLAND IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS: COMMENCING AT THE MEANDER CORNER ON THE NORTH LINE OF SAID SECTION; SAID CORNER BEING A BRASS CAP MONUMENT; THENCE SOUTH 88°36'25" EAST (BEARING REFER TO THE K.C.A.S. MERIDIAN ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 48.76 FEET; THENCE SOUGHT 01°23'35" WEST, A DISTANCE OF 842.60 FEET TO THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 842.60 FEET OF SAID GOVERNMENT LOT 1 AND THE WESTERLY RIGHT-OF-WAY LINE OF LAKE WASHINGTON BLVD. NORTHEAST (SR.908) AND THE TRUE POINT OF BEGINNING; THENCE NORTH 88°36'35" WEST ALONG SAID SOUTH LINE A DISTANCE OF 562.00 FEET TO THE INNER HARBOR LINE AS DEFINED BY THE STATE OF WASHINGTON IN 1920 AND 1921; THENCE SOUTH 01°09'29" WEST ALONG SAID INNER HARBOR LINE, A DISTANCE OF 1531.93 FEET; THENCE CONTINUE ALONG SAID INNER HARBOR LINE, SOUTH 13°10'38" EAST, A DISTANCE OF 84.06 FEET TO THE INTERSECTION OF A LINE THAT IS PARALLEL WITH THE NORTH LINE OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE SOUTH ONE-HALF OF SAID GOVERNMENT LOT 2 EXTENDED EXTENDED WESTERLY AND IS 75.00 FEET SOUTH OF THE INTERSECTION OF SAID NORTH LINE WITH SAID WESTERLY RIGHT-OF-WAY LINE OF LAKE WASHINGTON BLDV. NORTHEAST (SR.908) AS MEASURED ALONG SAID RIGHT-OF-WAY LINE; THENCE SOUTH 88°51'33" EAST ALONG SAID LINE A DISTANCE OF 889.31 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID LAKE WASHINGTON BLDV. NORTHEAST (SR.908); THENCE NORTH 03°09'13" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 462.20 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE, NORTH 86°50'47" EAST, A DISTANCE OF 10.40 FEET; CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 03°09'13" WEST, A DISTANCE OF 313.01 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE ON A TANGENT CURVE TO THE LEFT IN A NORTHWESTERLY DIRECTION, HAVING A RADIUS OF 542.96 FEET, THROUGH A CENTRAL ANGLE OF THE SOUTHWESTERLY RIGHT-OF-WAY OF SAID LAKE WASHINGTON BLVD. NORTHEAST (SR.908), NORTH 35°51'20" WEST, A DISTANCE OF 67.87 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE ON A TANGENT CURVE TO THE RIGHT IN A NORTHWESTERLY AND NORTHERLY DIRECTION HAVING A RADIUS OF 602.96 FEET, THROUGH A CENTRAL ANGLE OF 27°42'10" AN ARC DISTANCE OF 291.53 FEET; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH 08°09'11" WEST, A DISTANCE OF 234.43 FEET TO THE TRUE POINT OF BEGINNING.

Vicinity Map:

Project Team:

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REVIEWED
NOV 27 2012
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Carillon Point B2000
Floor 2

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DESIGN	JPC
DRAWN	AN
CHECKED	CP
NO.	12-0668

6283 REGISTERED ARCHITECT CHARLOTTE PATTERSON STATE OF WASHINGTON

10/17/12	Space Plan
10/23/12	Space Plan Revision
11/07/12	Permit Issue

Cover Sheet & Site Plan

I-0.0

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Author: AMY NICHOLS
Date/Time: 11/7/2012 11:31 AM
File Name: JPC-12-0668

1 INCH

Abbreviations:

A/C	AIR CONDITIONING
ACT	ACOUSTICAL CEILING TILE
AFF	ABOVE FINISH FLOOR
ALT.	ALTERNATE
APPROX.	APPROXIMATE
BD	BOARD
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BOT	BOTTOM
B/S	BUILDING STANDARD
BU	BUILT UP
CAB	CABINET
CLG	CEILING
CLR	CLEAR(ANCE)
COL	COLUMN
CONC	CONCRETE
CONS	CONSTRUCTION
CONT	CONTINUOUS
CORR	CORRIDOR
CPT	CARPET
CT	CERAMIC TILE
CTR	CENTER
DEMO	DEMOLITION
DTL	DETAIL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DWG	DRAWING
DRW	DRAWER
E	EAST
EA	EACH
EL	ELEVATION
ELEC	ELECTRICAL
ELEV	ELEVATOR
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
EXIST	EXISTING
EXP	EXPANSION
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH
FH	FULL HEIGHT
FIN	FINISH(ED)
FLR	FLOOR
FLUOR	FLUORESCENT
FOIC	FURNISH BY OWNER, INSTALL BY CONTRACTOR
FOS	FACE OF STUD(S)
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FT	FOOT/FEET
FUR	FURRED/FURRING
GA	GAUGE
GC	GENERAL CONTRACTOR
GL	GLASS/GLAZING
GWB	GYPSUM WALL BOARD
HC	HOLLOW CORE
HCPD	HANDICAPPED
HDR	HEADER
HDWR	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HT	HEIGHT
HVAC	HEATING VENTILATING AIR CONDITIONING
INSUL	INSULATION
JAN	JANITOR
JT	JOINT
KIT	KITCHEN
LAM	LAMINATE(D)
LAV	LAVATORY
LH	LEFT HAND
MAX	MAXIMUM
MECH	MECHANICAL
MTL	METAL
MEZ	MEZZANINE
MFR	MANUFACTURE(R)
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MUL	MULLION
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OA	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OPPOSITE HAND
OPNG	OPENING
P-LAM	PLASTIC LAMINATE
PNL	PANEL
PR	PAIR
PTN	PARTITION
RAD	RADIUS
RB	RESILIENT BASE
RT	RESILIENT TILE
REF	REFERENCE
REFR	REFRIGERATOR
REINF	REINFORCING
REQ	REQUIRED
REV	REVISION
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
S	SOUTH
SC	SOLID CORE
SEAL	SEALANT
SECT	SECTION
SHT	SHEET
SIM	SIMILAR
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURAL
SUSP	SUSPENDED
TEL	TELEPHONE
TEMP	TEMPERED
TFTI	TENANT FURNISHED & TENANT INSTALLED
THK	THICK(NESS)
THRESH	THRESHOLD
TV	TELEVISION
TYP	TYPICAL
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
VCT	VINYL COMPOSITION TILE
VEN	VENEER
VERT	VERTICAL
VESTI	VESTIBULE
VFY	VERIFY
VWC	VINYL WALL COVERING
W	WEST/WIDE
W/	WITH
WD	WOOD
W/O	WITHOUT
WT	WEIGHT

General Notes:

1. REFER TO LANDLORD'S BUILDING SPECIFICATIONS, REQUIREMENTS AND STANDARDS FOR EXISTING SHELL AND CORE CONSTRUCTION. ALL WORK IS TO BE COMPATIBLE WITH EXISTING CONSTRUCTION.

2. ALL WORK SHALL CONFORM TO APPLICABLE CURRENT FEDERAL, STATE AND LOCAL CODES. THE CONTRACTOR IS TO PROVIDE FOR ALL REQUIRED NOTIFICATION OF AND COORDINATION WITH CITY AND STATE AGENCIES, AND PROVIDE REQUIRED PERMITS. ALL TESTS AND INSPECTIONS ASSOCIATED WITH OBTAINING APPROVALS TO PROCEED WITH AND COMPLETE THE WORK SHALL BE PAID FOR BY THE CONTRACTOR.

3. THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL LABOR AND MATERIALS, EQUIPMENT AND TRANSPORTATION NECESSARY OR REASONABLY INFERABLE AS BEING NECESSARY FOR THE EXECUTION OF THE WORK. BY SUBMITTING A PROPOSAL, THE CONTRACTOR REPRESENTS THAT THOROUGH EXAMINATION OF THE SITE AND ALL EXISTING CONDITIONS AND LIMITATIONS HAVE BEEN MADE AND THAT THE CONTRACT DOCUMENTS HAVE BEEN EXAMINED IN COMPLETE DETAIL, AND THAT IT IS DETERMINED BEYOND DOUBT THAT THE DRAWINGS, SPECIFICATIONS AND EXISTING CONDITIONS ARE SUFFICIENT, ADEQUATE AND SATISFACTORY FOR CONSTRUCTION OF THE WORK. WHERE MINOR ADJUSTMENTS TO THE WORK ARE NECESSARY FOR THE PURPOSES OF FABRICATION AND INSTALLATION OF ITEMS, OR RESOLUTIONS OF CONFLICTS BETWEEN ITEMS, WITHIN THE INTENT OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL MAKE SUCH ADJUSTMENTS AT NO ADDED EXPENSE TO THE OWNER. WHERE SUCH MINOR ADJUSTMENTS AFFECT FUNCTIONAL OR AESTHETIC DESIGN OF THE WORK, THEY SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.

4. THE CONTRACTOR SHALL COORDINATE ALL OPERATIONS WITH THE BUILDING OWNER & TENANT, INCLUDING AREA FOR WORK, MATERIALS STORAGE, AND ACCESS TO AND FROM THE WORK, SPECIAL CONDITIONS OR NOISY WORK, TIMING OF WORK AND INTERRUPTION OF MECHANICAL AND ELECTRICAL SERVICES. NOISY OR DISRUPTIVE WORK SHALL BE SCHEDULED AT LEAST ONE (1) WEEK IN ADVANCE OF THE TIME WORK IS TO COMMENCE.

5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE HIGHEST STANDARD OF WORKMANSHIP IN GENERAL AND WITH SUCH STANDARDS AS ARE SPECIFIED.

6. CONTRACTOR SHALL ADHERE TO ALL BUILDING STANDARDS. ANY CHANGES TO SAME SHALL BE SUBMITTED TO ARCHITECT IN WRITING FOR APPROVAL.

7. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISHES OF SUCH SIZE AND NUMBER THAT THEY REPRESENT A REASONABLE DISTRIBUTION OF COLOR RANGES AND PATTERN PRIOR TO INSTALLATION FOR ARCHITECT'S APPROVAL. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND PRODUCT DATA FOR ARCHITECT'S APPROVAL ON ALL SPECIAL ITEMS REQUIRING CUSTOM FABRICATION. (SHALL INCLUDE RATED FIRE DOORS AND HARDWARE).

8. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. CONTRACTOR IS NOT TO SCALE OFF DRAWINGS.

9. CONTRACTOR SHALL PROVIDE 18-GAUGE SHEET METAL BACKING IN PARTITIONS FOR ALL WALL-MOUNTED FIXTURES AND DEVICES UNLESS INDICATED OTHERWISE ON THE DRAWINGS.

10. ALL FLOORS SHOULD BE LEVEL AND NOT VARY MORE THAN 1/4" IN 10'-0". THE CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY CONDITIONS THAT DO NOT MEET THIS STANDARD.

11. ALL MATERIALS INDICATED TO MATCH EXISTING SHALL DO SO WITH RESPECT TO SIZE, SHAPE, COLOR, TEXTURE, PATTERN, QUALITY AND METHOD OF INSTALLATION IN SO FAR AS PRACTICAL AND SHALL BE APPROVED BY THE ARCHITECT BEFORE USE.

12. ALL FIREPROOFING DISTURBED DURING CONSTRUCTION SHALL BE REPLACED TO MATCH ORIGINAL FIRE PROTECTION LEVELS. (OBTAIN REQUIRED APPROVALS).

13. THE FLOORS MAY BE OCCUPIED DURING CONSTRUCTION. THE CONTRACTOR SHALL PROTECT ALL PERSONNEL, PASSERSBY OR VISITORS TO THE SITE FROM HARM AND INJURY. BARRIERS SHALL BE INSTALLED AS REQUIRED TO PROTECT EQUIPMENT INSTALLED DURING CONSTRUCTION. CAREFULLY MAINTAIN AND PROTECT MONUMENTS, BENCH MARKS AND THEIR REFERENCE POINT FROM BEING DESTROYED OR DISTURBED; REPLACE AS REQUIRED.

14. EXISTING WORK DAMAGED AS A RESULT OF WORK DONE UNDER THIS CONTRACT SHALL BE REPAIRED TO ORIGINAL CONDITION AND FINISHED TO MATCH ADJACENT FINISHES, SUBJECT TO ARCHITECT'S APPROVAL, AND AT NO ADDITIONAL COST TO OWNER. ALL REPLACEMENT MATERIALS REQUIRED TO MATCH EXISTING MATERIALS SHALL DO SO WITH RESPECT TO TYPE, PATTERN, TEXTURE, SIZE, SHAPE, COLOR AND METHOD OF INSTALLATION IN SO FAR AS PRACTICAL, AND SHALL BE APPROVED BY THE ARCHITECT AND OWNER PRIOR TO INSTALLATION.

15. ALL EXISTING MECHANICAL AND ELECTRICAL EQUIPMENT AND SERVICES DISRUPTED OR REMOVED DURING CONSTRUCTION SHALL BE RESTORED AND REPLACED UNLESS NOTED OTHERWISE. FIRE/LIFE SAFETY SYSTEMS TO BE MAINTAINED DURING CONSTRUCTION.

16. INSTALLATION OF MECHANICAL, ELECTRICAL AND STRUCTURAL SYSTEMS WILL REQUIRE OPENING OF SOME EXISTING WALLS, CEILINGS OR FLOOR CAVITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF THESE OPENINGS TO MATCH EXISTING, EXCEPT WHERE NOTED OTHERWISE. FILL ALL HOLES AND VOIDS IN FLOORS, WALLS AND CEILINGS WHICH RESULT FROM INSTALLATION OF WORK, AND REMOVAL OF EXISTING MATERIALS AND EQUIPMENT REQUIRED BY THIS CONTRACT. PATCHED AREAS SHALL MATCH THE MATERIALS, FINISHES, AND LEVELS ADJACENT, OR SHALL BE PUT IN THE PROPER CONDITION TO RECEIVE THE FINISH INDICATED.

17. OPENINGS REQUIRED FOR NEW WORK THAT PENETRATES EXISTING STRUCTURE SHALL BE COORDINATED WITH BUILDING OWNER PRIOR TO COMMENCING THE WORK. ANY OPENING OVER 2" IN DIAMETER SHALL BE REVIEWED AND APPROVED BY BUILDING OWNER. THROUGH CONCRETE SLABS OR WALLS, OR MASONRY WALLS, ALL ROUND HOLES SHALL BE CORE DRILLED WITH A DIAMOND DRILL AND ALL RECTANGULAR OPENINGS SHALL BE CUT WITH A DIAMOND SAW. IN NO CASE SHALL ANY STRUCTURAL MEMBER BE CUT. USE CARBIDE-TIPPED DRILLS FOR GYPSUM WALLBOARD PARTITIONS. KEEP OVERCUTTING TO A MINIMUM. MAINTAIN CONTINUITY AND INTEGRITY OF FIRE SEPARATION AT ALL TIMES. GROUT AROUND CONDUITS PASSING THROUGH CONCRETE WALLS AND FLOORS AND MASONRY WALLS. MAKE PATCHES WITH NEAT, TRIMMED EDGES; MATCH ADJACENT EXISTING WORK.

18. CONTRACTOR SHALL PROVIDE FLOOR LEVELING AS MAY BE REQUIRED AT SLIDING DOORS, RELITES WITHOUT BASE, CABINET WORK, AND OTHER LOCATIONS REQUIRING LEVEL SUBSTRATE. FEATHER CHANGES IN ELEVATION OVER SUFFICIENT AREA TO LIMIT TRANSITION SLOPE TO 1/8" PER FOOT.

19. MATERIALS, ARTICLES, DEVICES AND PRODUCTS ARE SPECIFIED IN THE DOCUMENTS BY LISTING ACCEPTABLE MANUFACTURERS OR PRODUCTS, BY REQUIRING COMPLIANCE WITH REFERENCED STANDARDS, OR BY PERFORMANCE SPECIFICATIONS. FOR ITEMS SPECIFIED BY NAME, SELECT ANY PRODUCT NAMED. FOR THOSE SPECIFIED BY REFERENCE STANDARDS OR BY PERFORMANCE SPECIFICATIONS SELECT ANY PRODUCT MEETING OR EXCEEDING SPECIFIED CRITERIA. FOR APPROVAL OF AN ITEM NOT SPECIFIED, SUBMIT REQUIRED SUBMITTALS, PROVIDING COMPLETE BACK-UP INFORMATION FOR PURPOSES OF EVALUATION. WHERE BUILDING STANDARD ITEMS ARE CALLED FOR, NO SUBSTITUTE WILL BE ACCEPTED.

20. CONTRACTOR SHALL PROVIDE FOR ALL WORK REQUIRED TO MAINTAIN COMPLIANCE WITH LOCAL FIRE CODE. PROVIDE FOR ALL REQUIRED SHOP DRAWINGS AND APPROVALS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING FIRE ALARM SYSTEM AUDIBILITY.

21. MECHANICAL AND ELECTRICAL FIXTURES, OUTLETS, ETC., WHEN SHOWN ON THE ARCHITECTURAL DRAWINGS, ARE FOR LOCATION INFORMATION ONLY. MECHANICAL AND ELECTRICAL TO BE DESIGNED BY OTHERS. ALL CIRCUITING COORDINATION TO BE BY OTHERS.

22. CONTRACTOR IS TO PROVIDE DRAWINGS FOR ARCHITECT'S APPROVAL SHOWING LOCATIONS OF ALL HVAC THERMOSTATS, GRILLES AND DIFFUSERS, FIRE AND SMOKE DETECTION DEVICES INCLUDING SPRINKLERS, SMOKE DETECTORS, FIRE EXTINGUISHERS AND HOSE CABINETS, PLUMBING AND PLUMBING EQUIPMENT.

23. ANY CHANGE IN LIGHT FIXTURE PLACEMENT DUE TO INTERFERENCE OF MECHANICAL OR STRUCTURAL COMPONENTS MUST BE APPROVED BY THE ARCHITECT.

24. ALL PERMITS INCLUDING FIRE, MECHANICAL, AND ELECTRICAL TO BE FILED SEPARATELY.
25. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SURFACES SHALL BE ALIGNED.

26. MODIFY EXISTING SUBSTRATE AS REQUIRED TO RECEIVE NEW FLOORING MATERIALS, THUS PREVENTING NOTICEABLE LUMPS OR DEPRESSIONS.

27. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.

28. REFER TO MILLWORK SHOP DRAWINGS FOR SPECIFIC DETAILS OF COORDINATION BETWEEN DRYWALL/MILLWORK CONDITIONS.

29. ALL GLASS SHALL BE CLEAR TEMPERED GLASS, UNLESS OTHERWISE NOTED. GLAZING TONG MARKS SHALL NOT BE VISIBLE. CLEAN AND POLISH ALL GLASS PRIOR TO PROJECT DELIVERY.

30. ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE NON-COMBUSTIBLE BLOCKING FOR ALL MILLWORK NOT SUPPORTED BY FLOOR OR ABOVE 4'-0" HT. ALL CONCEALED LUMBER & BLOCKING TO BE FIRE TREATED.

31. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR: HVAC, CARPET SEAMING, LIGHTING, CASEWORK.

32. MOISTURE TEST – REQUIRED FOR ALL ON GRADE SLAB CONDITIONS DURING THE CONSTRUCTION ESTIMATING/BUDGETING PROCESS THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FROM THE BUILDING OWNER DOCUMENTATION AS TO THE VAPOR EMISSIONS RATE (MOISTURE TEST) FOR ALL "ON GRADE SLAB CONDITIONS". THIS INFORMATION SHOULD THEN BE IMMEDIATELY SHARED BETWEEN THE ARCHITECT, THE ARCHITECTS' SELECTED FLOORING REPRESENTATIVE(S), AND FLOORING SUB-CONTRACTOR FOR REVIEW AND APPROVAL OF APPLICABLE MATERIALS AND ANCILLARY INSTALLATION/FINISH PRODUCTS. IF NO MOISTURE TEST CAN BE FURNISHED OR IF FINDING ARE IN QUESTION THE GENERAL CONTRACTOR SHALL PERFORM THE FOLLOWING TESTS:

A. PROVIDE (3) CALCIUM CHLORIDE MOISTURE TESTS FOR THE FIRST THOUSAND SQUARE FEET AND (1) TEST FOR EVERY ONE THOUSAND SQUARE FEET THEREAFTER AT ALL FLOORS WITHIN SCOPE OF WORK. THE CALCIUM CHLORIDE TEST SHALL BE CONDUCTED IN ACCORDANCE WITH THE LATEST EDITION OF ASTM F 1869 "STANDARD TEST METHOD" FOR MEASURING VAPOR EMISSIONS RATE OF CONCRETE SUN-FLOOR USING ANHYDROUS CALCIUM CHLORIDE. PROVIDE A WRITTEN REPORT OF FINDINGS TO THE ARCHITECT AS NOTED ABOVE.

B. PROVIDE A PH PENCIL TEST AT ALL FLOORS WITHIN SCOPE OF WORK. PROVIDE A WRITTEN REPORT OF FINDINGS TO THE ARCHITECT AS NOTED ABOVE.

IF REQUIRED BY THE CALCIUM CHLORIDE TEST, A WATERPROOF MEMBRANE SHALL BE APPLIED TO ALL FLOORS WITHIN THE SCOPE OF WORK. THE WATERPROOF MEMBRANE(S) SHALL BE APPROPRIATED FOR EACH FINISH FLOORING APPLICATION AS SPECIFIED BY THE SPECIFIC FLOORING MANUFACTURER VIA THE ARCHITECT. A LICENSED INSTALLER SHALL BE UTILIZED FOR INSTALLATION/APPLICATION OF EACH SPECIFIC MEMBRANE (AS APPLICABLE TO THE FINISH FLOORING PRODUCT) AND A WRITTEN WARRANTY SHALL BE PROVIDED DOCUMENTING STRICT CONFORMANCE TO THE SPECIFIED MANUFACTURES INSTALLATION REQUIREMENTS TO ENSURE AND UPHOLD ALL PERFORMANCE AND LIFE CYCLE GUARANTEES.

33. CONCRETE SLAB ON GRADE REPAIR – MINOR SCOPE (100 SQUARE FEET OR LESS) WHERE CONCRETE SLAB ON GRADE INFILL AND TRENCHING MUST OCCUR; CONDUCT THE APPROPRIATE UNDER SLAB INVESTIGATION (VIA SONO-GRAPH AND/OR X-RAY) TO LOCATE EXISTING UTILITIES OR OTHER OBSTRUCTIONS THAT SHOULD NOT BE DAMAGED. SAW CUT SLAB AT SUBJECT AREA(S) AND PULL BACK THE EXISTING VAPOR BARRIER (IF PRESENT) AND PROTECT FOR FUTURE RE-INSTALLATION. EXECUTE THE NECESSARY UNDER SLAB WORK (INCLUDING EXCAVATION), BACKFILL AND RE-COMPACT THE SUBJECT AREA WITH THE PREVIOUSLY HELD MATERIALS (IF THE EXCAVATED MATERIALS ARE NOT SUITABLE FOR RE-INSTALLATION, DISCARD AND PROVIDE NEW FREE DRAINING GRANULAR MATERIAL). RE-COMPACT FILL SOIL TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY (MDD) OBTAINED IN GENERAL ACCORDANCE WITH THE ASTM D 1557 TEST PROCEDURE. RE-INSTALL THE EXISTING VAPOR BARRIER AND BIND SEAMS WITH MINIMUM 3" WIDE PRESSURE SENSITIVE TAPE TO ENSURE AN AIR/MOISTURE RESISTANT BOND. ATTACH NEW INFILL TO EXISTING CONCRETE SLAB WITH 18 INCH LONG #4 REBAR AT 24 INCHES ON CENTER EMBEDDED 8 INCHES INTO THE EXISTING CONCRETE SLAB WITH HILTI HY-150 ADHESIVE (OR SIMPSON SET ADHESIVE). REINFORCEMENT SHALL BE INSTALLED PER ADHESIVE MANUFACTURER'S RECOMMENDATIONS. PROVIDE W2 X W2 X 6 X 6 WELDED WIRE FABRIC WITHIN SUBJECT AREA(S), INFILL SLAB TO MATCH THICKNESS OF ADJACENT SURFACE(S) (BUT NOT BE LESS THAN FOUR INCHES THICK) AND #4 DOWELS SHALL BE CENTERED IN SLAB. THE CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI WITH A MAXIMUM WATER CEMENT RATION OF 0.58 AND IS TO BE PLACED LEVEL WITH ADJACENT SURFACES. LET CURE AND PROVIDE MOISTURE TESTING AS SPECIFIED ABOVE.

IF SCOPE OF WORK INCLUDES STRUCTURAL ELEVATED SLABS CONSULT A STRUCTURAL ENGINEER. REFER TO STRUCTURAL PLANS, IF APPLICABLE, FOR ADDITIONAL SPECIFICATIONS AND REQUIREMENTS.

34. CLEAN, REPAIR ANY EXISTING PERIMETER BLINDS AS REQUIRED TO BE IN A FULLY FUNCTIONING & OPERATIONAL MANNER.

35. COORDINATE WITH SUB-CONTRACTORS THE LOCATIONS OF ELECTRICAL AND VOICE/DATA OUTLETS, PLUMBING AND OTHER DEVICES WITH LAYOUT AND DESIGN OF CUSTOM CASEWORK.

36. CUSTOM CASEWORK SHALL CONFORM TO A.W.I. STANDARDS FOR CUSTOM GRADE FABRICATION.

Symbol Legend:

2306	ROOM NUMBER REFERENCE
(2306)	DOOR NUMBER REFERENCE.
3 (triangle)	REVISION REFERENCE
6 (hexagon)	REFERENCE KEY (REFER TO SHEET/KEY NOTES)
I-10.3 (diamond)	INTERIOR ELEVATION SYMBOL
5 / I-10.3	DETAIL REFERENCE BUBBLE
(arrow)	JOB NORTH

Demolition Notes:

1. OBTAIN DEMOLITION PERMITS AND INCLUDE ALL COSTS OF SAME IN CONTRACT PRICE.

2. FURNISH ALL LABOR AND MATERIALS/EQUIPMENT TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED.

3. CONTRACTOR SHALL KEEP CONSTRUCTION AREA FREE OF DUST AND DEBRIS FOR THE DURATION OF CONSTRUCTION.

4. IF ANY QUESTIONS ARISE AS TO THE REMOVAL OF ANY MATERIAL, CLARIFY THE POINT IN QUESTION WITH THE ARCHITECT BEFORE PROCEEDING.

5. AT COMPLETION OF DEMOLITION WORK, THE CONSTRUCTION AREA(S) SHALL BE LEFT IN "BROOM CLEAN" CONDITION. ALL DEBRIS AND MISCELLANEOUS MATERIAL SHALL BE REMOVED.

6. ALL DEBRIS REMOVAL SHALL BE PERFORMED IN ACCORDANCE WITH BUILDING MANAGEMENT REQUIREMENTS AND PROCEDURES.

7. AS DIRECTED BY BUILDING MANAGEMENT, ALL DOORS, FRAMES, HARDWARE, MECHANICAL ITEMS, PLUMBING FIXTURES, LIGHT FIXTURES (INCLUDING DOWNLIGHTS AND FLUORESCENTS), AND SPECIAL EQUIPMENT SHOWN TO BE REMOVED, SHALL BE CLEAN AND FREE OF DEFECTS, PROTECTED, SAVED AND REUSED AS DIRECTED HEREIN, OR RETURNED TO BUILDING STOCK.

8. IN PARTITIONS TO BE REMOVED, REMOVE AND CAP ALL OUTLETS, SWITCHES, WIRES, THERMOSTATS, ETC., TO THEIR SOURCE.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR PATCHING AND/OR REPAIRING ANY DAMAGE CAUSED BY HIM OR HIS SUBCONTRACTORS TO EXISTING CONSTRUCTION IN ELEVATOR LOBBY, PUBLIC CORRIDORS, RESTROOMS OR TENANT SPACES. REFINISH TO MATCH EXISTING ADJACENT FINISH, OR AS NOTED HEREIN.

10. NO EXISTING SMOKE DETECTOR, PUBLIC ADDRESS SPEAKER, FIRE ALARM BOX OR SIMILAR DEVICE, INCLUDING THE ASSOCIATED WIRING SHALL BE DAMAGED DURING DEMOLITION AND SUBSEQUENT CONSTRUCTION. RELOCATION OF SMOKE DETECTORS, PUBLIC ADDRESS SPEAKERS AND FIRE ALARM EQUIPMENT, NECESSITATED BY NEW CONSTRUCTION, SHALL BE ACCOMPLISHED AS A FIRST PRIORITY, AND PER THE PLANS. NO ACTIVE SMOKE DETECTOR SHALL BE COVERED OR OTHERWISE REMOVED OR USED FOR OTHER THAN IT'S INTENDED PURPOSE.

11. REMOVAL OF ANY EQUIPMENT, CABLING SWITCHES, AND CONDUIT PERTAINING TO DATA/COMMUNICATIONS AND TELEPHONE SHALL BE VERIFIED WITH TELEPHONE COMPANIES AND TENANT.

12. REMOVE ALL EXISTING MATERIALS WHICH WOULD CAUSE RISES OR DEPRESSIONS IN NEW FLOORING SURFACE, SUCH AS FASTENERS, OUTLET CORES, COVER PLATES, RESILIENT FLOOR COVERINGS, CARPET, CARPET PAD, FLASH PATCH, CONCRETE FILL, PLYWOOD, ETC.

13. DEMOLITION IS NOT NECESSARILY LIMITED TO WHAT IS SHOWN ON DRAWINGS. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF DEMOLITION REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DRAWINGS.

14. RATED WALLS SHALL NOT BE PENETRATED UNLESS THE RATING IS MAINTAINED.

15. DISPOSAL: ALL DEBRIS REMOVED FROM THE SITE SHALL BE RECYCLED AS MUCH AS PRACTICAL AND ALLOWED BY LAW.

Dimension Notes:

1. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON PARTITION PLAN. IN CASE OF CONFLICT NOTIFY ARCHITECT. PARTITION PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.

2. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE OF GYPSUM BOARD TO FINISH FACE OF GYPSUM BOARD UNLESS OTHERWISE NOTED. ALL DIMENSIONS MARKED "CLEAR" OR "CLR" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF ALL WALL FINISHES, U.N.O.

3. DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE ACCURATELY MAINTAINED, AND SHALL NOT VARY MORE THAN ± 1/8" WITHOUT WRITTEN INSTRUCTION FROM ARCHITECT.

4. DIMENSIONS MARKED ± MEAN A TOLERANCE NOT GREATER NOR SMALLER THAN 2 INCHES FROM INDICATED DIMENSION, U.N.O. VERIFY FIELD DIMENSIONS EXCEEDING TOLERANCE WITH THE ARCHITECT. SECURE ARCHITECT'S APPROVAL.

5. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION. UPON COMPLETION OF PARTITION LAYOUT, NOTIFY ARCHITECT. VERIFICATION OF THE LAYOUT TO BE PROVIDED BY THE ARCHITECT PRIOR TO PARTITION INSTALLATION.

6. REFER TO REFLECTED CEILING PLANS FOR SOFFITS, AND CEILING HEIGHTS.

7. DIMENSIONS LOCATING DOORS ARE TO THE INSIDE EDGE OF JAMB U.N.O.

8. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.

9. ALL DOORS SHALL HAVE 1'-6" CLR. ON STRIKE/PULL SIDE OF DOOR. VERIFY AND ADVISE ARCHITECT OF EXCEPTIONS PRIOR TO CLOSING OUT PARTITIONS.

Electrical Notes:

1. FURNISH AND INSTALL ALL FIXTURES, ASSOCIATED TRIM AND FIXTURE LAMPS AS REQUIRED. ONLY NEW OUTLETS /FIXTURES ARE SHOWN. ALL EXISTING OUTLETS UNAFFECTED BY CONSTRUCTION ARE TO REMAIN AND ARE TO BE INTEGRATED INTO THE CURRENT SCHEME WHERE POSSIBLE.

2. SURVEY FIELD CONDITIONS AND VERIFY THAT WORK IS FEASIBLE AS SHOWN. VERIFY LOCATION OF ALL OUTLETS IN RELATION TO STRUCTURAL AND OTHER ELEMENTS AS REQUIRED. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK.

3. ARCHITECTURAL DRAWINGS DETERMINE LOCATION AND TYPE (ARCHITECT TO VERIFY W/ ENGINEER) OF ALL OUTLETS AND TAKE PRECEDENCE OVER ALL OTHERS, U.N.O.. ELECTRICAL ENGINEER'S POWER PLAN SHALL GOVERN THE WIRING LAYOUT AND INSTALLATION IN COMPLIANCE WITH ALL LAWS APPLICABLE AND ENFORCED BY GOVERNING AUTHORITIES.

4. OUTLETS SHOWN BACK TO BACK ON PARTITION WALLS SHALL BE OFFSET 1'-0", MAXIMUM, OR MOUNTED AT DIFFERENT HEIGHTS IF INDICATED.

5. FURNITURE, IF SHOWN, IS FOR REFERENCE ONLY AND IS NOT IN CONTRACT, U.N.O.

6. COORDINATE ALL WORK RELATED TO EQUIPMENT WITH MANUFACTURER'S RECOMMENDATIONS, SPECIFICATIONS AND INSTRUCTIONS.

7. ALL EXISTING AND NEW FLOOR SLAB PENETRATIONS FOR CONDUIT OR PLUMBING LINES SHALL BE FULLY PACKED & SEALED IN ACCORDANCE WITH THE APPLICABLE BUILDING AND FIRE CODES.

8. COORDINATE NEW ELECTRICAL WITH EXISTING, WHERE OCCURS.

9. UPON COMPLETION OF ELECTRICAL ROUGH-IN, NOTIFY THE ARCHITECT. ARCHITECT SHALL SITE VERIFY ALL OUTLET LOCATIONS PRIOR TO COMMENCEMENT OF CORING OR GWB INSTALLATION.

10. FURNISH AND INSTALL ONLY UNDERWRITERS LABORATORIES, INC. (UL) LABELED DEVICES THROUGHOUT.

11. INSTALL WALL MOUNTED OUTLETS 18 INCHES ABOVE FINISHED FLOOR, U.N.O. HEIGHTS SHALL BE DETERMINED FROM FINISHED FLOOR TO THE CENTERLINE OF COVERPLATE, INSTALLED VERTICALLY, GROUNDING POLE AT BOTTOM, U.N.O.

12. MAINTAIN A 4-INCH HORIZONTAL CLEARANCE IN ALL DIRECTIONS, MIN. FROM EDGE OF COVERPLATE, FOR WALL MOUNTED OUTLETS, OR FROM EDGE OF MONUMENT FOR FLOOR MOUNTED OUTLETS, WHEN ADJACENT TO A WALL, COLUMN, OR SIMILAR ELEMENTS, U.N.O.

13. INDICATED DIMENSIONS ARE TO THE CENTER OF THE COVERPLATE OR MONUMENT; CLUSTERS OF OUTLETS ARE DIMENSIONED TO THE CENTER OF THE CLUSTER, U.N.O.; GANG COVERPLATES SHALL BE ONE-PIECE TYPE, U.N.O.

14. ELECTRICAL SWITCH AND OUTLET COVER PLATES, SURFACE HARDWARE, ETC. SHALL BE INSTALLED AFTER PAINTING AND/OR APPLICATION OF WALLCOVERINGS & CARPET SPECIFIED.

15. POWER/DATA/TELEPHONE REQUIREMENTS FOR OPEN OFFICE WORKSTATIONS TO BE PROVIDED WITH FURNITURE INSTALLATION DRAWINGS-BY OTHERS.

16. "H" INDICATES THAT AN OUTLET SHALL BE MOUNTED HORIZONTALLY.

17. VERIFY NEW FLUSH FLOOR OUTLET LOCATIONS WITH FURNITURE LAYOUT PRIOR TO INSTALLATION.

18. ALL SWITCHES AND DIMMERS SHALL BE LOCATED 46" ABOVE FINISHED FLOOR TO CENTER OF SWITCH U.O.N.. MULTIPLE SWITCHES AT ONE LOCATION SHALL BE GANGED TOGETHER AND FINISHED WITH ONE COVER PLATE U.N.O.

<u>OUTLET FINISHES:</u>
ISOLATED GROUND- MATCH BUILDING STANDARD
UPS- MATCH BUILDING STANDARD
ALL OTHERS- MATCH BUILDING STANDARD
<u>SWITCH FINISH:</u> MATCH BUILDING STANDARD
<u>COVERPLATE FINISH:</u> MATCH BUILDING STANDARD
(INCLUDES ALL COVERPLATES-POWER/VOICE/DATA)

Door Notes:

1. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT.

2. ALL GLAZING SHALL CONFORM TO SAFETY GLAZING REQUIREMENTS OF IBC SECTION 2406.

3. MAGNETIC HOLD OPEN DEVICES SHALL BE TIED TO BUILDING FIRE ALARM SYSTEM.

4. ALL RATED DOORS TO BE LABELED PER IBC TABLE 715.3.

5. THRESHOLDS AT DOORWAYS SHALL BE ½" MAXIMUM IN HEIGHT. PER ICC/ANSI A117.1-2003 SECTION 404.2.4.

6. ICC/ANSI A117.1-2003 SECTION 404.2.6. DOOR HARDWARE. HANDLES, PULLS, LATCHES, LOCKS & OTHER OPERABLE PARTS ON ACCESSIBLE DOORS SHALL HAVE A SHAPE THAT IS EACH TO GRASP WITH ONE HAND & DOES NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST TO OPERATE. OPERABLE PARTS OF SUCH HARDWARE SHALL BE 34" MIN. & 48" MAX. ABOVE THE FINISH FLOOR. WHERE SLIDING DOORS ARE IN THE FULLY OPEN POSITION. OPERATING HARDWARE SHALL BE EXPOSED & USABLE FROM BOTH SIDES.

7. IBC 404.2.8 DOOR OPENING FORCE. FIRE DOORS SHALL HAVE THE MINIMUM OPENING FORCE ALLOWABLE BY THE APPROPRIATE ADMINISTRATIVE AUTHORITY. THE MAXIMUM FORCE FOR PUSHING OPEN FOR PULLING OPEN DOORS OTHER THEN FIRE DOORS SHALL BE AS FOLLOWS: 1. INTERIOR HINGED DOOR: 5.0 POUNDS (22.2 N) 2. SLIDING OR FOLDING DOOR: 5.0 POUNDS (22.2 N). THESE FORCES DO NOT APPLY TO THE FORCE REQUIRED TO RETRACT LATCH BOLTS OR DISENGAGE OTHER DEVICES THAT HOLD THE DOOR IN A CLOSED POSITION.

8. ACTIVATION OF THE BUILDING AUTOMATIC SPRINKLER OR FIRE DETECTION SYSTEM, IF PROVIDED, SHALL AUTOMATICALLY UNLOCK ALL ELECTRONICALLY SECURED DOORS WITH IN THE EGRESS PATHWAY. THE DOORS SHALL REMAIN UNLOCKED UNTIL THE FIRE ALARM HAS BEEN RESET.

9. ENTRANCE DOORS IN THE BUILDINGS WITH OCCUPANCY IN GROUP A, B, E OR M SHALL NOT BE SECURED FROM THE EGRESS SIDE DURING PERIODS THAT THE BUILDING IS OPEN TO THE GENERAL PUBLIC.

Reflected Ceiling Notes:

1. COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE CEILING WORK TO ENSURE CLEARANCES FOR FIXTURES, DUCTS, PIPING, CEILING SUSPENSION SYSTEM, ETC., NECESSARY TO MAINTAIN THE FINISHED CEILING HEIGHTS INDICATED ON ARCHITECT'S DRAWINGS.

2. PERIMETER CEILING ANGLE, WHERE OCCURS, SHALL BE INSTALLED TIGHT TO VERTICAL SURFACES, FREE FROM CURVES, BREAKS OR OTHER IRREGULARITIES AND PAINTED TO MATCH CEILING FINISH.

3. FURNISH AND INSTALL ALL ASSOCIATED TRIM AND SEISMIC BRACING AS REQUIRED.

4. LIGHT FIXTURES, NEW SPRINKLERS AND OTHER CEILING ELEMENTS SHALL BE CENTERED IN THE 2'X2' SECTION OF INDIVIDUAL CEILING TILES U.N.O. (EXIST. SPRINKLERS TO REMAIN UNLESS CONFLICT WITH NEW ELEMENTS).

5. PROVIDE CEILING ACCESS AS REQUIRED FOR EQUIPMENT AND SYSTEM MAINTENANCE, AND MATCH ADJACENT CEILING FINISH U.N.O.

6. ALL SOFFITS AND CEILING HEIGHTS ARE DIMENSIONED FROM TOP OF FINISHED FLOOR TO BOTTOM OF FINISHED GYPSUM BOARD OR CEILING TILE AND SHALL ALLOW FOR THICKNESS OF ALL FLOOR FINISHES.

7. THE REFLECTED CEILING PLAN INDICATES THE LOCATION OF CEILING HEIGHTS, LIGHT TYPES, LIGHT FIXTURES, AND ASSOCIATED ITEMS.

8. ALL SPECIFIC INFORMATION CONCERNING INSTALLATION FOR VARIOUS ABOVE-CEILING ELEMENTS ARE TO BE DESIGN BUILD, DOCUMENTATION BY OTHERS – PERMITTED SEPARATELY.

9. NOTIFY ARCHITECT OF ANY CONFLICTS OF LIGHT FIXTURE LOCATIONS WITH MAIN RUNNERS, DUCTS, STRUCTURES, HVAC, AND/OR (E)CONDUIT, PRIOR TO FRAMING FOR LIGHTS. ANY DISCREPANCIES BETWEEN ARCHITECT'S CEILING GRID LOCATION & ACTUAL FIELD CONDITIONS ARE TO BE CLARIFIED WITH THE ARCHITECT PRIOR TO FRAMING.

10. SUBMIT GRILLE, THERMOSTAT, AND OTHER FIXTURE AND ELEMENT LAYOUTS TO THE ARCHITECT FOR REVIEW AT LEAST 2 WEEKS PRIOR TO INSTALLATION.

11. VERIFY FIELD CONDITIONS AND LOCATIONS OF ALL PLUMBING, MECHANICAL DUCTS, STRUCTURAL ELEMENTS AND ALL OTHER RELATED ITEMS. INSTALL NEW PLUMBING, MECHANICAL, FANS, DUCTS, CONDUITS, AND OTHER RELATED ITEMS SO AS TO NOT CONFLICT WITH ANY/ALL FIELD CONDITIONS INCLUDING LUMINARIES.

12. INSTALL NEW LIGHT FIXTURES WITH PROTECTIVE FILM OR SIMILAR COVER OVER LOUVER, LENS, BAFFLE, ETC. TO AVOID FIXTURE SOILING OR DAMAGE. FIXTURES SHALL BE MAINTAINED CLEAN AND AS NEW. ALL LAMPS SHALL BE NEW AT PROJECT COMPLETION – RELAMP EXISTING FIXTURES.

13. IF REQUIRED BY THE BUILDING OFFICIAL, CONTRACTOR TO UPGRADE SEISMIC SUPPORT OF EXISTING CEILING GRID, DEVICES & LIGHT FIXTURES AND IMMEDIATELY NOTIFY ARCHITECT.

14. IF REQUIRED BY THE BUILDING OFFICIAL, CONTRACTOR SHALL ADD/RELOCATE ANY OVERHEAD EXIT LIGHTS PER OFFICIAL'S LOCATION DIRECTION AND IMMEDIATELY NOTIFY ARCHITECT.

15. ALL SMOKE DAMPERS SHALL BE INSTALLED IN ACCORDANCE WITH IMC/IBC OR SUPERCEDING CODE. ALL FIRE DAMPERS SHALL BE INSTALLED IN ACCORDANCE WITH IMC/IBC OR SUPERCEDING CODE.

Finish Notes:

1. ALL AREAS TO RECEIVE CARPET AND BASE AS SCHEDULED U.N.O.

2. ALL AREAS TO RECEIVE RB-1 U.N.O.

3. ALL WALLS & PARTITIONS TO RECEIVE P-1 U.N.O.

4. PREP ALL EXISTING FLOOR SURFACES TO RECEIVE NEW FINISHES AS SCHEDULED.

5. PROVIDE PAINT APPLICATION APPROPRIATE TO THE SUBSTRATE TO WHICH IT IS TO BE APPLIED.

6. ALL EXPOSED GYP. BD. SURFACES, BOTH EXISTING AND NEW, ARE TO RECEIVE NEW PAINT FINISH. PREP ALL SURFACES AS REQUIRED FOR NEW PAINT FINISH. PROVIDE ONE PRIME COAT PLUS TWO FINISH COATS

7. CHANGES IN FLOOR MATERIALS THAT OCCUR AT FRAMED DOOR OPENINGS SHALL OCCUR AT THE CENTERLINE OF THE DOOR IN THE CLOSED POSITION.

8. ANY DECORATIONS USED SHALL BE NON-COMBUSTIBLE OR FLAME – RETARDANT TREATED IN AN APPROVED OF MANNER (CURTAINS, DRAPES, SHADES, HANGINGS, ETC.)

9. ALL INTERIOR PARTITIONS, CEILING FINISHES AND TRIM OF PUBLIC AREAS TO COMPLY WITH CLASS 1 MATERIAL CLASSIFICATION; FLAME SPREAD RATING 0 TO 25, SMOKE DEVELOPED 200. ALL INTERIOR WALL AND CEILING FINISHES AND TRIM OF NON-PUBLIC AREAS TO COMPLY WITH CLASS 2 MATERIAL CLASSIFICATION; FLAME SPREAD RATING 26 TO 75, SMOKE DEVELOPED 450.

10. FLOOR COVERINGS OF PUBLIC AREAS TO MEET CLASS A INTERIOR FLOOR FINISH REQUIREMENTS; CRITICAL RADIANT FLUX OF 0.45 WATTS PER SQUARE CENTIMETER OR HIGHER, FLOOR COVERINGS OF NON-PUBLIC AREAS TO MEET CLASS B INTERIOR FLOOR FINISH REQUIREMENTS; CRITICAL RADIANT FLUX BETWEEN 0.22 WATTS PER SQUARE CENTIMETER AND 0.44 WATTS PER SQUARE CENTIMETER.

11. CARPET INSTALLATION TO MEET THE GUIDELINES OF THE CARPET AND RUG INSTITUE-"STANDARD FOR INSTALLATION SPECIFICATION OF COMMERCIAL CARPET", CRI 104 – 2002 EDITION.

12. PROVIDE FINISHED SCRIBE STRIPS AND FINISHED MILLWORK EDGES TO CREATE A FINISHED REVEAL CONDITION WHERE MILLWORK COUNTERS, CABINETS, ETC. "ABUT" ADJACENT PARTITION CONSTRUCTION. ALL EXPOSED REVEAL SURFACES AND EDGES TO HAVE SAME PLASTIC LAMINATE FINISH AS THE CASEWORK ITEM THEY "ABUT".

13. CONTRACTOR TO CLEAN AND REPAIR ALL EXISTING EXTERIOR GLAZING AND INTERIOR RELITE MINI-BLINDS WITHIN THE WORK AREA.

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909 112th Avenue NE Suite 206
Bellevue, WA 98004

Fly Fitness

Carillon Point B2000
Floor 2

2222 Carillon Point
Kirkland, WA 98033

DESIGN	JPC
DRAWN	AN
CHECKED	CP
NO.	12-0668

6283 REGISTERED ARCHITECT
CHARLOTTE PATTERSON
STATE OF WASHINGTON

10/17/12	Space Plan
10/23/12	Space Plan Revision
11/07/12	Permit Issue

General Notes & Symbols

I-0.1

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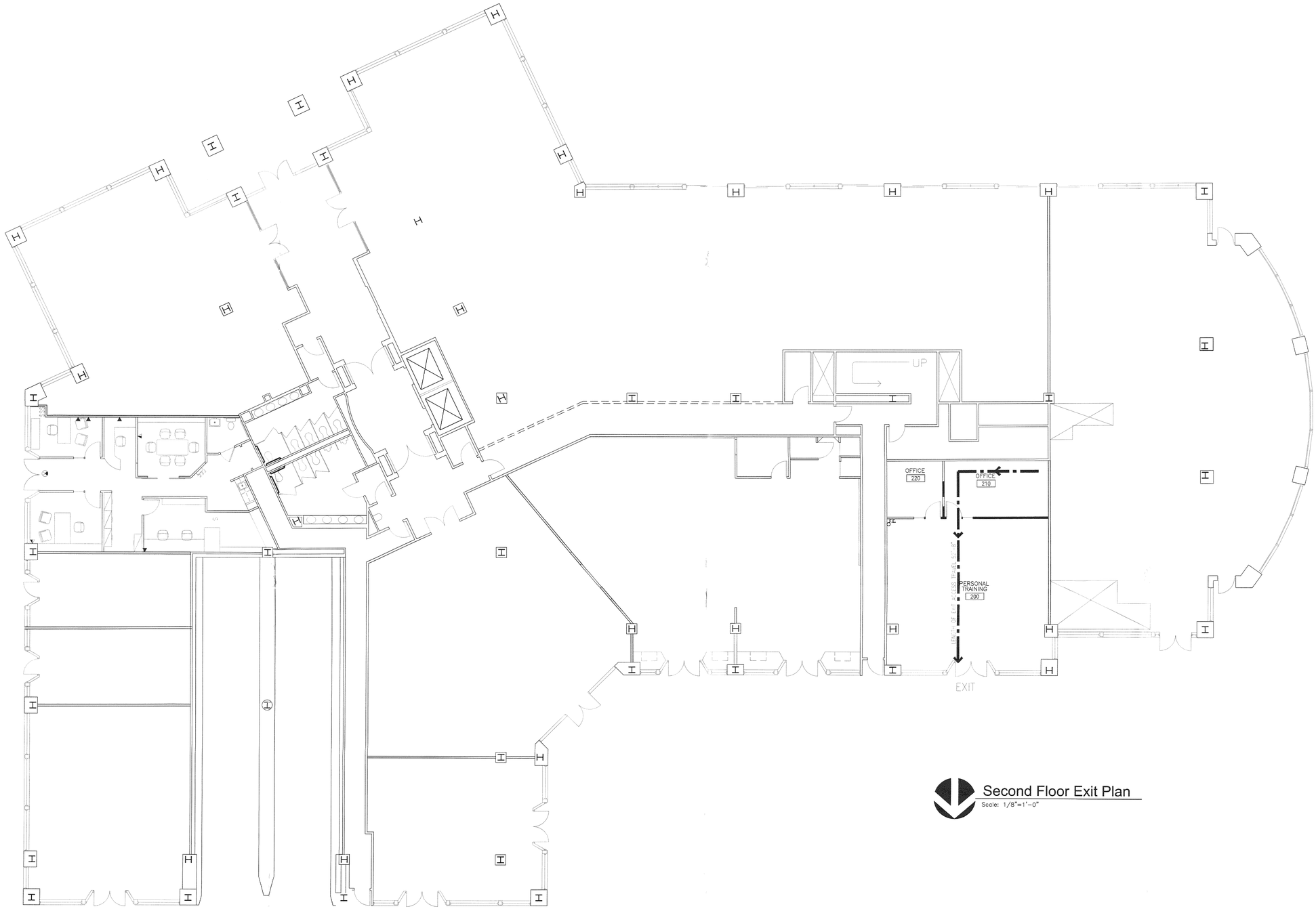
Author: AMY NICHOLS Date/Time: 11/17/2010 12:46 PM Dwg: L:\2012\12-0668\DWG\WIP\MASTER\I-0.1.DWG Pen Table: JPC STD.CTB X'Ref: ATB.dwg



Second Floor Exit Plan

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

General Notes:

1. MEANS OF EGRESS ILLUMINATION:
THE MEANS OF EGRESS (EXIT PATHWAY) AND THE EXIT DISCHARGE DOOR SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING IS OCCUPIED AT AN ILLUMINATION LEVEL NOT LESS THAN 1-FOOT CANDEL (1 LUX) AT THE WALKING SURFACE LEVEL PER IBC 1006. LIGHTING MUST BE PROVIDED WITH EMERGENCY BATTERY BACK-UP PER IBC 1006.3.

Code Notes:

1. TOTAL AREA OF THE SUITE: 1,300 SF
2. PER IBC TABLE 1004.1.1, MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT FOR EXERCISE ROOMS IS 50.
3. 1,300 SF/50 = 26 OCCUPANTS FOR THE SUITE. 26/1 = 26 PER EXIT.
4. EGRESS EXIT WIDTH: PER IBC SECTION 1005.1: 26 X 0.2 = 5" MINIMUM EXIT WIDTH. ACTUAL PROVIDED: (1) 36" WIDE DOUBLE DOOR.

Legend:

"COMMON PATH OF EGRESS TRAVEL" IS LESS THAN 100'-0" AS ALLOWED FOR SPRINKLERED BUILDINGS WITH QUICK RESPONSE HEADS, PER 2009 IBC 1014.3, EXCEPTION #1.

"TOTAL EXIT ACCESS TRAVEL DISTANCE" IS LESS THAN 300'-0" AS ALLOWED FOR SPRINKLERED BUILDINGS WITH QUICK RESPONSE HEADS.

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6283 REGISTERED ARCHITECT
CHARLES E. PATTERSON
STATE OF WASHINGTON

10/17/12	Space Plan
10/23/12	Space Plan Revision
11/07/12	Permit Issue

Second Floor Exit Plan

I-0.2

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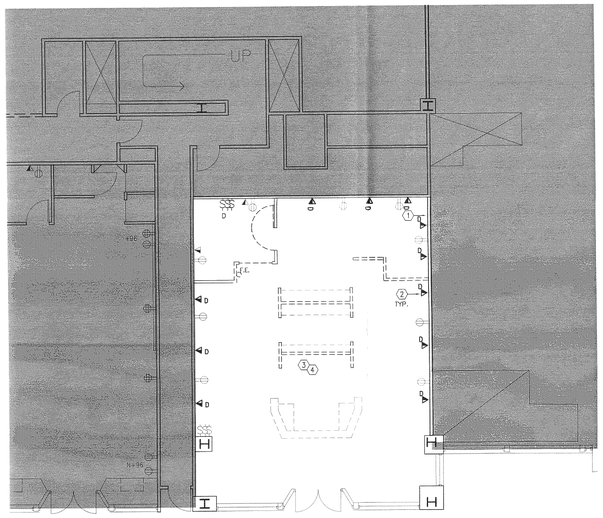
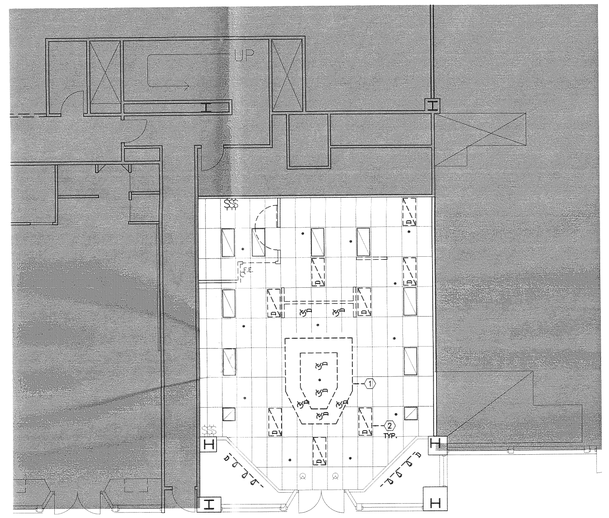
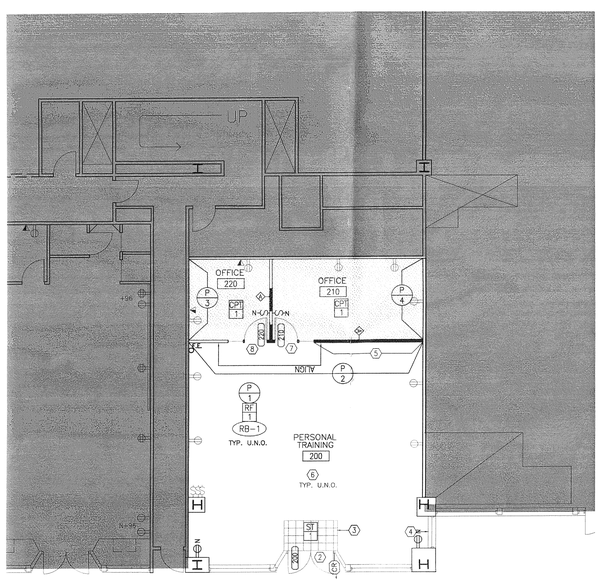


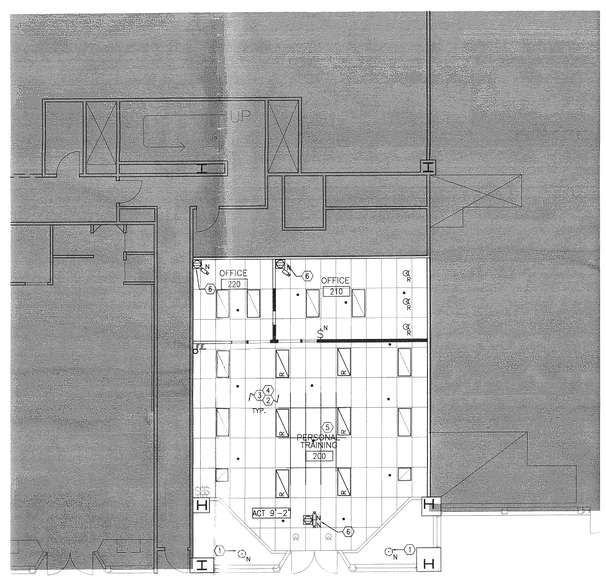
Demolition Plan
Scale: 1/8"=1'-0"



Demolition Reflected Ceiling Plan
Scale: 1/8"=1'-0"



Floor Plan
Scale: 1/8"=1'-0"



Reflected Ceiling Plan
Scale: 1/8"=1'-0"

Demolition Plan Key Notes:

1. REMOVE EXISTING PHONEBOARD EQUIP.; PATCH AND REPAIR WALL AS NECESSARY.
2. REMOVE EXISTING BLANK PLATES AND UNUSED V/D OUTLETS. PATCH AND REPAIR WALL.
3. EXISTING FINISH FLOORING TO BE DEMOLISHED THROUGHOUT SUITE. PATCH AND REPAIR AFFECTED SUBSTRATE AS RQD. FOR INSTALLATION OF NEW FLOORING AND BASE MATERIALS.
4. DEMOLISH ELECTRICAL, LOW VOLTAGE AND LIFE SAFETY EQUIPMENT/DEVICES (INCLUDING LOW VOLTAGE CABLING) AS REQUIRED DUE TO DEMOLITION. AT LOCATIONS WHERE ELECTRICAL IS TO BE REMOVED, TERMINATE WIRING AT CLOSEST JUNCTION BOX OR DEMOLISH WIRING BACK TO PANEL.

Demolition RCP Notes:

1. DEMOLISH EXISTING GWB SOFFIT
2. SALVAGE EXISTING LIGHTS FOR RELOCATION AS INDICATED ON RCP.

Floor Plan Key Notes:

1. PROVIDE AND INSTALL CARD READER WITH MAGNETIC LOCKS – FAIL SAFE AT EGRESS DOORS; DOOR LOCKS MUST AUTOMATICALLY RELEASE WITH LOSS OF POWER TO THE DOOR LOCK OR RELEASING DEVICE. DOORS MUST REMAIN UNLOCKED UNTIL THE POWER SUPPLY IS RESTORED. DOOR LOCKS MUST AUTOMATICALLY RELEASE WITH LOSS OF PRIMARY POWER TO THE FIRE ALARM CONTROL PANEL. AN APPROVED SMOKE DETECTOR SHALL BE INSTALLED WITHIN THE ELEVATOR LOBBY IN ACCORDANCE WITH THE MANUFACTURER'S LISTING INSTRUCTIONS AND SHALL INITIATE A GENERAL FIRE ALARM WHEN ACTIVATED. DOOR LOCKS MUST AUTOMATICALLY RELEASE ON ACTIVATION OF THE BUILDING ALARM SYSTEM (SPRINKLER HEAD, SMOKE/HEAT DETECTOR OR PULL STATION ACTUATION). DOORS MUST REMAIN UNLOCKED UNTIL THE FIRE ALARM SYSTEM IS MANUALLY RESET.
   NON-EGRESS DOORS WITH CARD READERS TO BE FAIL-SECURE.
2. PAINT EXISTING DOOR ON INSIDE OF SPACE WITH SEMI-GLOSS TO MATCH P-1
3. NEW TILE ENTRY TO MATCH EXISTING ADJACENT FLY FITNESS SUITE
4. INSTALL 3M DUSTED CRYSTAL FILM TO ENTIRE WINDOW FACING RESTAURANT.
5. NEW FULL HEIGHT MIRROR WITH WOOD BALLET BAR. MIRROR PROVIDED BY OTHERS. GC TO PROVIDE BAR AND NECESSARY WALL BACKING. CONFIRM BAR MOUNTING HEIGHT WITH TENANT.
6. CHANGE ALL SWTCHES. OUTLETS AND OUTLET COVERS TO WHITE THROUGHOUT.
7. DOOR 210 – NEW B/S FULL HEIGHT WOOD DOOR WITH TEMPERED GLASS RELITE AND 3M DUSTED CRYSTAL FILM WITH VISION STRIP
8. PROVIDE LOCKING HARDWARE AND 3M DUSTED CRYSTAL FILM WITH VISION STRIP AT EXISTING DOOR 220

Reflected Ceiling Plan Key Notes:

1. NEW PENDANT LIGHT IN FRONT OF EACH WINDOW TO MATCH EXISTING IN ADJACENT FLY FITNESS SUITE: TECH LIGHTING #700FJFIRCFS WITH (1) 50W 12V HALOGEN (4.5" DIA, 7.3"H, 72"L CABLE) AND SATIN NICKEL CANOPY COVER #700FJ4RFS (LIGHTING UNIVERSE) GLASS COLOR: FROST
2. PAINT CEILING GRID WHITE THROUGHOUT TO MATCH ADJACENT FLY FITNESS SUITE.
3. MODIFY EXISTING ELECTRICAL, MECHANICAL AND LIFE SAFETY SYSTEMS AS REQUIRED BY SCOPE OF NEW WORK, INCLUDING, BUT NOT LIMITED TO CIRCUITING, SWITCHING, DUCTING (SUPPLIES/RETURNS), BALANCING AND/OR HORN/STROBE RELOCATION.
4. EXISTING BUILDING STANDARD SUSPENDED CEILING GRID AND ACOUSTICAL TILE SYSTEM. REPLACE ALL DAMAGED AND/OR STAINED TILE WITHIN SCOPE OF NEW WORK. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION.
5. INFILL WITH NEW GRID AND ACT TO MATCH EXISTING WHERE SOFFIT WAS REMOVED.
6. NEW SECURITY CAMERAS, PROVIDE POWER IN CEILING. CONFIRM LOCATION WITH TENANT'S VENDOR.

Finish Specifications:

FLOORING

CPT 1 — TYPICAL FLOORING, U.N.O.
MFR: TBD
STYLE NAME: TBD
STYLE NO: TBD
COLOR NO: TBD
BACKING: TBD
INSTALLATION: TBD
MFR REP.: TBD

ST 1 — ENTRY TILE
MFR: PENTAL
SERIES: PARC
COLOR NAME: OLIVE BRUSHED
SIZE: 12X24

RB 1 — RUBBER FLOORING
MFR: NORA ENVIRONCARE
SERIES: 2.0MM THICK
COLOR NAME: TBD
INSTALLATION: HEAT WELD SEAMS

BASE

RB1 — TYPICAL BASE, U.N.O.
MFR: TBD
COLOR NAME: TBD
COLOR NO: TBD
PROFILE: TBD

GENERAL WALL PAINT (TYPICAL U.N.O.)

P 1
MFR: RODDA
COLOR NAME: SNOWDRIFT
COLOR NO:
SHEEN: EGGSHELL, SEMI-GLOSS @ WET AREAS, FLAT AT CEILINGS

ACCENT WALLS

P 2
MFR: RODDA
COLOR NAME: JIVE CLIVE
COLOR NO: 7766
SHEEN: EGGSHELL, SEMI-GLOSS @ WET AREAS

P 3
MFR: RODDA
COLOR NAME: DIAMOND HEIGHTS
COLOR NO: 8296
SHEEN: EGGSHELL, SEMI-GLOSS @ WET AREAS

CHALKBOARD WALLS

P 4
MFR: KRYLON
COLOR NAME: CHALKBOARD PAINT
COLOR NO: FLAT BLACK FINISH

Symbols Legend:

- F.E. BUILDING STANDARD FIRE EXTINGUISHER
- DUPLEX RECEPTACLE
- DEDICATED DUPLEX RECEPTACLE
- GFI DUPLEX RECEPTACLE
- FOURPLEX RECEPTACLE
- DEDICATED FOURPLEX RECEPTACLE
- SPECIAL RECEPTACLE
- CORE DRILL
- J-BOX FOR TENANT PROVIDED SYSTEMS FURNITURE.
- POWER POLE
- VOICE/DATA RECEPTACLE. CONTRACTOR TO PROVIDE MUD RING AND PULL STRING
- CR — PROXIMITY CARD READER
- WALL TAG

NO DESIGNATION = EXISTING
N = NEW
R = RELOCATED
(COORDINATE RELOCATED ITEMS W/ARCHITECT)
D = DEMOLISH

Partition Legend:

- EXISTING PARTITION TO BE REMOVED
- EXISTING PARTITION/CONSTRUCTION TO REMAIN
- GRID HEIGHT PARTITION. REFER TO DETAIL 3/I-9.1.

JPC ARCHITECTS
909 112th Avenue NE Suite 206
Bellevue, WA 98004

Fly Fitness
Carillon Point B2000
Floor 2

2222 Carillon Point
Kirkland, WA 98033

DESIGN	JPC
DRAWN	AN
CHECKED	CP
NO.	12-0668

6283 REGISTERED ARCHITECT
CHARLOTTE PATTERSON
STATE OF WASHINGTON

10/17/12	Space Plan
10/23/12	Space Plan Revision
11/07/12	Permit Issue

Floor, Demolition & Reflected Ceiling Plans

I-1.2

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Author: ANY MICHELS
Date/Time: 11/7/2012 12:00 PM
Dwg: L:\2012\12-0668\DWG\ARCHITECTURAL\12-0668.dwg
Plot Table: JPC 100.ctb
X-Plot: ATB.dwg

18 mils STUDS (25 GA)			
STUD SIZE	STUD SPACING	LIMITING WALL HEIGHT	
		NON-COMPOSITE	COMPOSITE
162S125 (1-5/8")	12"	7'-7"	8'-10"
	16"	6'-11"	8'-4"
	24"	6'-0"	7'-11"
250S125 (2-1/2")	12"	10'-6"*	11'-11"
	16"	9'-6"	11'-3"
	24"	7'-7"	10'-7"
362S125 3-5/8"	12"	12'-9"	15'-4"
	16"	12'-7"	14'-4"
	24"		13'-5"
400S125 (4")	12"		16'-5"
	16"		15'-4"
	24"		14'-2"
600S125 (6")	12"		22'-1"
	16"		19'-9"
	24"		16'-9"

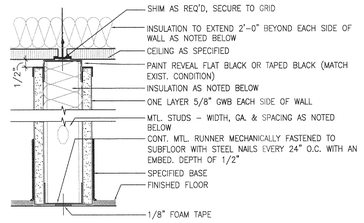
30 mils STUDS (20 GA – DRYWALL)			
STUD SIZE	STUD SPACING	LIMITING WALL HEIGHT	
		NON-COMPOSITE	COMPOSITE
162S125 (1-5/8")	12"	9'-2"	9'-11"
	16"	8'-4"	9'-2"
	24"	7'-3"	8'-3"
250S125 (2-1/2")	12"	12'-9"	13'-2"
	16"	11'-7"	12'-1"
	24"	10'-1"	10'-9"
362S125 3-5/8"	12"	16'-6"	17'-1"
	16"	15'-0"	15'-8"
	24"	13'-1"	14'-0"
400S125 (4")	12"	18'-4"	19'-0"
	16"	16'-8"	17'-6"
	24"	14'-7"	15'-7"
600S125 (6")	12"	25'-5"	25'-6"
	16"	23'-1"	23'-2"
	24"	20'-2"	20'-3"

33 mils STUDS (20 GA)			
STUD SIZE	STUD SPACING	LIMITING WALL HEIGHT	
		NON-COMPOSITE	COMPOSITE-note 3
162S125 (1-5/8")	12"	9'-6"	10'-4"
	16"	8'-7"	9'-8"
	24"	7'-6"	8'-9"
250S125 (2-1/2")	12"	13'-2"	13'-11"
	16"	11'-11"	12'-10"
	24"	10'-5"	11'-7"
362S125 3-5/8"	12"	17'-1"	17'-10"
	16"	15'-6"	16'-5"
	24"	13'-6"	14'-9"
400S125 (4")	12"	18'-11"	19'-11"
	16"	17'-3"	18'-4"
	24"	15'-0"	16'-5"
600S125 (6")	12"	26'-3"	26'-9"
	16"	23'-11"	24'-6"
	24"	20'-10"	21'-7"

NON-BEARING WALL HEIGHT TABLE NOTES

1. WALL HEIGHTS ARE BASED ON ALLOWABLE DEFLECTION OF L/24.
2. WALLS ARE TO RECEIVE MINIMUM 1/2" GWB BOTH SIDES.
3. IF WALL HEIGHT FOR COMPOSITE ACTION IS USED, GWB IS TO BE FASTENED WITH MINIMUM #6 SCREW AT 12" O.C.
4. HEIGHTS ARE BASED ON THE SSMA CATALOG.
5. TABLES ARE BASED ON 5 PSF LATERAL LOAD.
6. TABLES TO BE USED FOR NON-BEARING NON-STRUCTURAL STUD WALLS ONLY.
7. MATERIAL GAUGES ARE FOR REFERENCE ONLY.
8. WHERE GWB DOES NOT EXTEND TO TOP OF STUDS USE LIMITING WALL HEIGHTS FOR NON COMPOSITE WALLS AND PROVIDE MECHANICAL BRACING OF STUD FLANGES PER SSMA STANDARDS.

1 NON-BEARING NON-STRUCTURAL LIMITING WALL HEIGHT TABLES

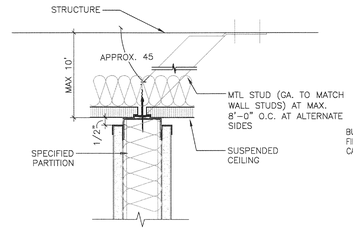


WALL TYPE	STUD SIZE	STUD GAUGE	STUD SPACING	WALL THICKNESS	INSULATION		FIRE RATING/ UL DESIGN NO.	COMMENTS
					WALL	CEILING		
A	2 1/2"	25 GAUGE	24" O.C.	3 3/4"	SB	SB	–	REF. 4/I-9.1 FOR BRACING

*SB=SOUND ATTENUATION BATTS FR=FIRE RESISTIVE

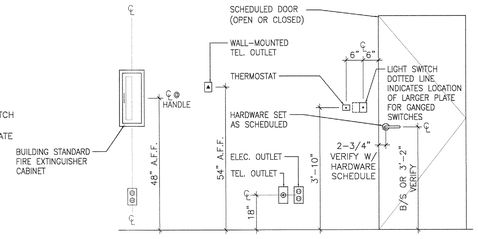
3 Grid Ht. Partition

Scale: 3"=1'-0"



4 Partition Bracing Detail

Scale: 3"=1'-0"



NOTE : INSTALL LOCAL ELECTRICAL AND TELEPHONE WALL OUTLETS AND SWITCHPLATES AT NEAREST STUD FROM SCALED LOCATION ON PLAN UNLESS SPECIFICALLY DIMENSIONED.

NOTE: HEIGHTS ARE AS NOTED UNLESS DIRECTED BY B/S TO BE DIFFERENT

5 Typical Mounting Heights

Scale: NTS

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Construction Details

I-9.1

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CITY OF KIRKLAND
APPROVAL FOR SUBMITTAL

	Initials / Date	Type of Review Exp	F.T.	Reg
Building	DLH 11/15	X		
Planning	11/15	✓		
Public works	/			

FINALED
12-28-12

REVIEWED
NOV 27 2012
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FIRE / BLDG

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DEPT
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CITY OF KIRKLAND
BUILDING DEPARTMENT

PERMIT #	BNR12-04142	PLAN CASE: BNRP12-01413
ADDRESS	2222 CARILLON PT	
WORK CLASS	INTERIOR ALTERATION	
PROJECT		
OWNER	CARILLON PROPERTIES W BLVD	
DT SUBMITTED	11/15/2012	11/26/12
DT APPROVED		
APPROVED BY		

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