STORE SPACE

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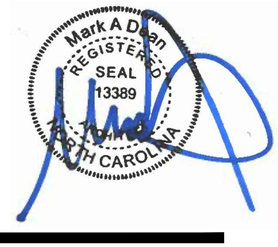

CONTRACTOR NOTES

1. IN USING THESE PLANS FOR BIDDING OR CONSTRUCTION PURPOSES, ALL CONTRACTORS ARE REQUIRED TO REVIEW AND TREAT THEM AS A WHOLE IN ORDER TO IDENTIFY ALL REQUIREMENTS THAT DIRECTLY OR INDIRECTLY AFFECT THEIR PORTION OF THE WORK. EVEN REQUIREMENTS LOCATED IN SECTIONS DESIGNATED AS APPLICABLE TO OTHER TRADES TO IN DOCUMENTS LOCATED IN SECTIONS DESIGNATED AS APPLICABLE TO OTHER TRADES OR IN DOCUMENTS PROVIDED BY OTHER MEMBERS OF THE PROJECT DESIGN TEAM. UNLESS EXPRESSLY PROVIDED OTHERWISE, THE INTENT IS TO INCLUDE ALL LABOR, MATERIALS, PRODUCTS AND SERVICES NECESSARY OR APPROPRIATE FOR THE COMPLETED PROJECT AS CALLED FOR OR REASONABLY IMPLIED FROM THE PLANS AND SPECIFICATIONS PROVIDED BY THE PROJECT'S DESIGN TEAM. IN CASE OF CONFLICTS OR OMISSIONS, THE AFFECTED CONTRACTOR IS REQUIRED TO EITHER OBTAIN DIRECTION FROM AN APPROPRIATE REPRESENTATIVE OF THE OWNER, OR OTHERWISE TO APPLY THE MORE STRINGENT OR COSTLY STANDARD. ALL SUBSTITUTIONS MUST BE APPROVED PRIOR TO BID.
2. THESE PLANS AND SPECIFICATIONS ARE INTENDED TO REPRESENT ONLY THE FINISHED CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION AND DEMOLITION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES INCLUDING ANY AND ALL SAFETY PRECAUTIONS AND PROGRAMS AND SHALL INDEMNIFY TO THE FULLEST EXTENT ALLOWED BY LAW THE OWNER AND THE PROJECT DESIGN TEAM FROM AND AGAINST ANY AND ALL RELATED CLAIMS AND LIABILITY.
3. THESE PLANS AND SPECIFICATIONS ARE INTENDED TO SET FORTH THE REQUIREMENTS FOR CONSTRUCTION IN ONLY AN INDUSTRY-STANDARD LEVEL OF QUALITY AND DETAIL, AND THEY ARE INTENDED TO BE SUPPLEMENTED BY APPROPRIATE REQUESTS FOR INFORMATION (RFI'S). ERRORS AND OMISSIONS ARE TO BE EXPECTED AND ANTICIPATED, AND ALL CONTRACTORS ARE REQUIRED TO CAREFULLY REVIEW THESE PLANS FOR ERRORS AND OMISSIONS AND TO BEING THERE ERRORS AND OMISSIONS TO THE ATTENTION OF AN APPROPRIATE OWNER REPRESENTATIVE IN A TIMELY MANNER; AND ANY CONTRACTOR WHO FAILS TO DO SO BEFORE BIDDING OR OTHERWISE PROCEEDING ASSUMES THE RISK OF ANY CONSEQUENCES.
4. PLANS ARE TO BE CONSIDERED DIAGRAMMATIC IN NATURE AND INTENDED ONLY TO DEMONSTRATE THE RELATIONSHIP AMONG COMPONENT PARTS AND NOT TO DEPICT SPECIFIC LOCATIONS.
5. CONTRACTOR RFI'S ARE INTENDED TO OBTAIN INFORMATION NOT AVAILABLE FROM THE PLANS AND SPECIFICATIONS. RFI'S WILL NOT BE PROCESSED THAT CAN BE ANSWERED BY A REVIEW OF THESE DOCUMENTS, THAT REQUEST DIMENSIONS THAT CAN BE OBTAINED FROM THE PLANS BY MATHEMATICAL CALCULATION THAT ARE IN EFFECT A SUBSTATION SUBMITTAL, OR THAT SEEK DIRECTION CONCERNING CONSTRUCTION MEANS AND METHODS OR SAFETY PRECAUTIONS. WHERE APPROPRIATE, RFI'S SHOULD BE SPECIFIC AS TO WHAT PORTION OF THE PLANS AND SPECIFICATIONS NEEDS CLARIFICATION, AND WHAT INFORMATION IS REQUIRED.
6. NO DEVIATIONS OR OMISSIONS FROM THE REQUIREMENTS OF THE PLANS AND SPECIFICATIONS PROVIDED BY THE PROJECT'S DESIGN TEAM ARE ALLOWED WITHOUT THE EXPRESSED AUTHORIZATION OF AN APPROPRIATE OWNER REPRESENTATIVE, AND THE RESPONSIBLE CONTRACTOR WILL INDEMNIFY AND HOLD HARMLESS THE OWNER AND THE PROJECT DESIGN TEAM FROM AND AGAINST THE CONSEQUENCES OF ANY UNAUTHORIZED DEVIATIONS OF OMISSIONS. SUBSTITUTION SUBMITTALS WILL BE CONSIDERED ONLY IF THE PROPOSED SUBSTATION IMPROVES THE QUALITY OF THE PROJECT TO THE OWNER; AND IN NO EVENT WILL THE OWNER BE REQUIRED TO AUTHORIZE A SUBSTATION THAT IS NOT EQUAL IN QUALITY TO WHAT IS SPECIFIED.
7. VERSIONS OF THESE PLANS PROVIDED IN ANY ELECTRONIC FORM ARE SUBJECT TO THE SAME PROVISION AS THE OTHER INSTRUMENTS OF SERVICE PREPARED BY OR ON BEHALF OF THE PROJECT DESIGN TEAM, INCLUDING WITHOUT LIMITATION THEIR COMMON LAW, STATUTORY OR OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. A RECIPIENT IS GRANTED AT MOST A TRANSFERABLE NONEXCLUSIVE LICENSE TO REUSE THE PLANS SOLELY FOR PROJECT PURPOSES; AND NO RECIPIENT IS AUTHORIZED TO USE THE OR ALLOW THE USE OF ALL OR ANY PORTION OF THESE PLANS FOR ANY OTHER PURPOSE, AND ANY OTHER USE FOR ANY OTHER PURPOSE COULD CONSTITUTE ACTIONABLE PLAGIARISM. ANY ELECTRONIC DOCUMENTS WILL BE PROVIDED IN THE RESPONSIBLE DESIGN PROFESSIONAL'S STANDARD FORMATS AND CONVENTIONS AND WITH NO GUARANTEE OF THE ABSENCE OF VIRUSES OR OTHER HARMFUL MATERIAL, OR OF COMPATIBILITY WITH ANY RECIPIENT'S SOFTWARE OR HARDWARE SO THAT ANY USE WITH OR CONVERSIONS TO THE OTHER FORMS OR CONVENTIONS, OR THE USE WITH ANY PARTICULAR SOFTWARE OR HARDWARE IS AT THE RECIPIENT'S SOLE RISK.
8. NO HAZARDOUS MATERIALS SHALL BE USED OR STORED WITHIN THE BUILDING WHICH DOES NOT COMPLY WITH THE LOCAL FIRE AUTHORITY AND STATE AND COUNTY REQUIREMENTS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR BLOCKING OFF SUPPLY AND RETURN AIR GRILLES, DIFFUSERS, & DUCTS TO KEEP DUST FROM ENTERING INTO BUILDING AIR DISTRIBUTION SYSTEMS.
10. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE BUILDING AND SITE WHILE THE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED.
12. THE CONTRACTOR AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AND SURROUND AREA FREE FROM DUST AND DEBRIS. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF HEALTH.
13. THE CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION, WHERE REQUIRED PER STATE AND LOCAL CODES.

DRAWING NOTES

1. UNLESS OTHERWISE NOTED OR INDICATED, ALL DIMENSIONS ON THESE DOCUMENTS SHALL BE TO FACE OF CURB, FACE OF CONCRETE OR MASONRY, FACE OF FINISH OR CENTERLINE OF GRIDS.
2. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FLOOR SLAB, U.O.N.
3. DIMENSIONS SHOWN IN FIGURES TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
4. THE TERM "ALIGN" IN THESE DOCUMENTS, SHALL MEAN TO ACCURATELY LOCATE FINISHES IN THE SAME PLANE.
5. "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OF REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, U.O.N.
6. DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR AND ARE REPRESENTATIVE OF ALL SIMILAR CONDITIONS THROUGHOUT U.O.N.
7. COLUMN CENTERLINES (GRID LINES) ARE SHOWN FOR DIMENSIONING PURPOSES.
8. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK IN THE SAME BUILDING.

INTERIOR/EXTERIOR NOTES

1. WHERE ELECTRICAL, MECHANICAL AND/OR PLUMBING ITEMS, SUCH AS LIGHTS, DUCTS, PIPING, DOWNSPOUTS, ETC. ARE TO PENETRATE ANY BUILDING FOOTINGS, SLABS, FLOORS, STRUCTURAL FRAMING, WALL PARTITIONS, CEILINGS, ETC., IT IS REQUIRED THAT AN APPROPRIATELY SIZED OPENING OR CLEARANCE BE FURNISHED. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL ITEMS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT A PLAN OF ALL PROPOSED ACCESS PANEL LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
2. CONTRACTOR, ALONG WITH MECHANICAL CONTRACTOR, SHALL PROVIDE AND LOCATE ACCESS DOORS/ PANELS IN WALL AND CEILING CONSTRUCTION AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL, FIRE SPRINKLER, PLUMBING AND ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT A PLAN OF ALL PROPOSED ACCESS PANEL WORK. CONTRACTOR SHALL SUBMIT A PLAN OF ALL PROSED ACCESS PANEL LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
3. ALL PENETRATIONS AT RATED CONSTRUCTION SHALL BE PROTECTED TO MAINTAIN RATING.
4. WHERE OCCURS, CONTRACTOR SHALL PATCH ANY EXISTING WALLS AND/OR CEILINGS AS NEEDED TO REFURBISH THE LEASE SPACE AND REPAIR ALL DAMAGES CAUSED BY CONTRACTOR.
5. INTERIOR WALLS AND CEILINGS SHALL BE INSTALLED IN ACCORDANCE TO STATE AND LOCAL CODES, INCLUDING REQUIREMENTS FOR FLAME SPREAD AND SMOKE DENSITY RATINGS FOR FINISH MATERIALS.
6. WHEN USED, ALL NOISE BARRIER BATTS (SOUND INSULATION) AND INSULATION BATTS SHALL BE NON-COMBUSTIBLE AND SHALL NOT CONTAIN OR UTILIZE OZONE DEPLETING COMPOUNDS.
7. ALL NEW CONSTRUCTION MATERIALS SHALL BE 100% ASBESTOS- FREE.

GENERAL NOTES

THE FOLLOWING NOTES SHALL APPLY THROUGHOUT. EXCEPTIONS ARE SPECIFICALLY NOTED ON EACH DRAWING.

1. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS OF THE SITE AND/OR BUILDING. DRAWINGS ARE NOT TO BE SCALED. USE DIMENSIONS ONLY.
2. THE CONTRACTOR SHALL, UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, SECURE AND PAY FOR THE REQUIRED CONSTRUCTION PERMIT(S), FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK. APPLICATION FOR CONSTRUCTION PERMITS SHALL BE PROCESSED THRU THE BUILDING CODE COMPLIANCE DIVISION OF THE AUTHORITY.
3. ALL WORK SHALL BE COVERED BY THE 2018 NORTH CAROLINA BUILDING CODE AND ALL REQUIREMENTS SPECIFIED IN THE CODE SHALL BE ADHERED TO AS IF THEY WERE CALLED FOR OR SHOWN ON THE DRAWINGS. THIS SHALL NOT BE CONSTRUED TO MEAN THAT ANY REQUIREMENTS SET FORTH ON THESE DRAWINGS CAN BE MODIFIED BECAUSE THEY ARE MORE STRINGENT THAN THE CODE REQUIREMENTS OR BECAUSE THEY ARE NOT SPECIFICALLY REQUIRED BY THE CODE.
4. THE VARIOUS CONDITIONS AND DIMENSIONS SHOWN ON THE DRAWINGS FOR NEW WORK ARE PRESUMED TO BE REASONABLY CORRECT. THE CONTRACTOR IS TO VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS THEREIN AND HE SHALL REPORT IMMEDIATELY TO THE ARCHITECT ANY DISCREPANCY.
5. COORDINATION OF ALL WORK UNDER THIS CONTRACT SHALL BE MAINTAINED TO ENSURE THE QUALITY AND TIMELY COMPLETION OF THE WORK/PROJECT.
6. THE CONTRACTOR SHALL PERFORM ALL CUTIING AND PATCHING REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS PARTS FIT TOGETHER PROPERLY WITHOUT COMPROMISING THE QUALITY OF THE WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTIONS, AND OFF ALIGNMENTS ACCORDING TO CODESAND STANDARDS OF GOOD PRACTICE.
8. ALL ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AS ESTABLISHED AND MAINTAINED BY NATIONAL GEODETIC SURVEY OF THE NATIONAL OCEAN SERVICE, NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION OR SUCCESSOR AGENCY.
9. THE TERM "FINISH FLOOR" SHALL MEAN THE NORMAL FINISHED SURFACE OF THE FLOOR LEVEL. ALL ELEVATIONS GIVEN FOR EXISTING BUILDINGS ARE TO FINISHED FLOOR. THE CONTRACTOR SHALL FIELD VERIFY ALL ELEVATIONS FOR EXISTING STRUCTURES PRIOR TO THE COMMENCEMENT OF WORK.
10. THE CONTRACTOR SHALL CORRECT ANY VARIATIONS IN FLOOR ELEVATIONS CREATED BY THE REMOVAL OF PARTITIONS AND/OR FOR THE INSTALLATION OF NEW DOOR OPENINGS.
11. THE CONTRACTOR SHALL NOT CONSTRUCT INTERIOR CMU PARTITION WALLS TO FULL HEIGHT UNTIL ALL PIPES, DUCTS, ETC. ARE IN PLACE AND TESTED.
12. THE CONTRACTOR SHALL INSTALL SUSPENDED CEILINGS, TO MEET THE CEILING HEIGHT REQUIREMENTS INDICATED IN THE CEILING HEIGHT INFORMATION ON REFLECTED CEILING PLANS.
13. THE CONTRACTOR SHALL PATCH AND REPAIR ALL FLOORS, WALLS CEILINGS, ETC.. DAMAGED OR EXPOSED DUE TO WORK OR REMOVALS AND FINISH TO MATCH ADJOINING SURFACES.
14. FLOORS IN SPACES WITH MULTIPLE FLOOR DRAINS SHALL BE PITCHED TO THE FLOOR DRAIN.
15. AT TOILET AREAS AND OTHER LOCATIONS WITH ONE DRAIN ONLY, PROVIDE DRAIN⅝" BELOW FINISH FLOOR AND PROVIDE A TWO (2) FEET SWALE IN CONCRETE TO DRAIN.
16. THE CONTRACTOR SHALL NOT INSTALL SUSPENDED OR FURRED CEILINGS IN AREAS WHERE PIPES ARE TO BE CONCEALED (HEATING, PLUMBING) UNTIL THE PIPING HAS BEEN TESTED.
17. ALL VERTICAL SHAFTS SHALL HAVE A MINIMUM FIRE RATING OF 2-HOURS UNLESS REQUIRED OTHERWISE BY CODES DUE TO OCCUPANCY ADJACENCIES.
18. ALL LOOSE LINTELS GREATER THAN 4'-0" SHALL BE FIREPROOFED.
19. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF PLUMBING FIXTURES PRIOR TO THE CONSTRUCTION OF PARTITIONS BEHIND SUCH FIXTURES.
20. THE DISTANCE FROM DOOR JAMBS TO ADJACENT PARTITIONS, BUILT-IN FURNITURE OR OTHER FURNISHINGS ON THE HINGE SIDE SHALL NOT BE LESS THAN 6" UNLESS OTHERWISE NOTED ON THE DRAWINGS.
21. THE CONTRACTOR SHALL EXTEND FLOORING MATERIAL INTO ALL WARDROBES AND CLOSETS.
22. ALL ELECTRICAL INDICATIONS ON ARCHITECTURAL DRAWINGS ARE FOR LOCATION PURPOSES ONLY.
23. THE CONTRACTOR SHALL COORDINATE OPENINGS IN THE FOUNDATION AND EXTERIOR WALLS FOR THE INSTALLATION OF CONDUITS AND BOXES FOR ELECTRICAL EQUIPMENT.
24. THE CONTRACTOR SHALL EXTEND ALL WALL FINISHES A MINIMUM OF 6" ABOVE THE SUSPENDED OR FURRED CEILING.
25. UNLESS OTHERWISE NOTED, EXTERIOR BRICK WALLS SHALL BE INSTALLED IN A RUNNING BOND.
26. WHERE MANUFACTURES' NAMES AND PRODUCT NUMBERS ARE INDICATED ON THE DRAWINGS, IT SHALL BE CONSTRUED TO MEAN THE ESTABLISHING OF QUALITY AND PERFORMANCE STANDARDS OF SUCH ITEMS. ALL OTHER PRODUCTS MUST BE SUBMITIED TO THE ARCHITECT FOR APPROVAL BEFORE THEY SHALL BE DEEMED EQUAL.
27. FIRESTOPPING SHALL BE INSTALLED AT AEACH SIDE OF PENETRATION OF FIRE-RATED CONSTRUCTION AS PER SPECIFICATIONS. FIRESTOPPING MATERIALS ARE TO BE APPROPRIATE FOR, AND BE PART OF A LISTED AND LABELED ASSEMBLY IN ACCORDANCE WITH THE BUILDING CODE OR HAVE OTCR OR MEA APPROVAL.
28. LOCATIONS AND DIMENSIONS OF CONCRETE EQUIPMENT PADS IN THESE DRAWINGS ARE APPROXIMATE. FINAL LOCATIONS AND SIZES MUST BE COORDINATED WITH THE EQUIPMENT MANUFACTURER AND ARE SUBJECT TO APPROVAL WITH THE EQUIPMENT SHOP DRAWINGS. THERE SHALL BE NO ADDITIONAL MONIES PAID FOR INCREASE IN SIZE OF PAD DUE TO DIFFERENCE IN SIZE OF THE EQUIPMENT CHOSEN BY THE CONTRACTOR FROM THAT OF MODEL NUMBER/SIZE INDICATED IN CONTRACT DOCUMENTS.
29. ALL RAMPS TO HAVE NON-SLIP SURFACE.
30. THE CONTRACTOR SHALL COORDINATE AND INSTALL ALL CLEANOUT AND ACCESS DOORS IN PARTITIONS AND HUNG CEILINGS AS REQUIRED BY THE CONTRACT DOCUMENTS WHTER OR NOT THEY ARE SPECIFICALLY CALLED FOR ON THE DRAWINGS.
31. SIZE OF MASONRY UNITS AND WOOD MEMBERS ON PLANS, BUILDING ELEVATIONS AND SECTIONS ARE SHOWN AS NOMINAL SIZE.
32. APPLICATION FOR A CERTIFICATE OF OCCUPANCY SHALL BE ACCOMPANIED BY AN ACCURATE AND COMPLETE FINAL SURVEY MADE BY A LICENSED SURVEYOR, SHOWING THE LOCATION OF ANY NEW BUILDING AND/OR ANY EXTENSION TO AN EXISTING BUILDING, THE ELEVATION OF THE FIRST FLOOR, THE FINISHED GRADE OF OPEN SPACES ON THE LOT, THE LOCATION AND CONTROLLING GRADES OF WATERCOURSES, PAVED SWALES, AND SIMILAR ABOVE-GRADE METHODS OF STORM WATER DISPOSAL, THE LOCATIONS OF ALL CATCH BASINS ON THE PROPERTY, THE ESTABLISHED CURB LEVEL, AND THE LOCATION OF ALL OTHER STRUCTURES AND IMPERVIOUS SURFACES ON THE LOT. THE SURVEY SHALL ALSO SHOW THE LOCATION AND BOUNDARIES OF THE LOT OR PLOT UPON WHICH SUCH BUILDINGS AND STRUCTURES ARE LOCATED.
33. ADDITIONAL NOTES THAT ARE APPLICABLE TO THIS PROJECT MAY BE FOUND THROUGHOUT THE CONTRACT DRAWINGS.

CODE DATA

I. GENERAL SITE AND PROJECT INFORMATION

A. This is a renovation of an existing building for use as Self-Storage (S-1)
B. The building construciton type is IIB Non-Combustible
C. The entire building is sprinklered in accordance with 2018 NCBC and NFPA 13
D. Provisions have been made so that all exits discharge to grade or at access to grade.
E. These construction documents indicate for accessibility to be maintained from the public way into, and throughout building

II. GOVERNING CODES

BUILDING: 2018 North Carolina Building Code
MECHANICAL: 2018 North Carolina Mechanical Code
ELECTRICAL: 2020 North Carolina Electrical Code
PLUMBING: 2018 North Carolina Plumbing Code
FIRE PROTECTION: most current NFPA 13
LIFE SAFETY: most current NFPA Life Safety Code
ACCESSIBILITY: Americans with Disabilities Act and Associated Guidelines (ADAAG), ANSI A117.1-2009

III. USE AND OCCUPANCY CLASSIFICATION

A. Tab. 508.4- Group S-1 (Medium Hazard Storage)

B. Sec. 304 & 311- This project is classified as Moderate Hazard Storage Use Group S-1 Classification

IV. TYPE OF CONSTRUCTION

A. Height and fire Area

	Moderate Hazard Storage (S-1) Type IIB Construction (Sprinklered)	
	Allowable	Actual
Height	75'-0"	20'-0" +/-
Stories	3	1
Area	104,000	21,000

B. Fire Resistance Ratings Requirements- Per Table 601:Section IBC601

Building Element				Construction Type IIIB
Primary Structural Frame				0
Bearing Walls (Exterior)				0
Bearing Walls (Interior)				0
Non-Bearing Walls (Exterior)	X<5' = 1	5<X>10 = 1	10<X>30 = 1	X > 30 = 0
Non-Bearing Walls (Interior)				0
Floor Construciton and Associated Secondary Members				0
Roof Construciton and Associated Secondary Members				0

V. INTERIOR FINISHES

A. Table. 803.1- Interior Wall And Ceiling Finish Requirements.(Sprinklered)

Occupancy Group	Interior Exit Stairways and Exit Passageways	Corridors and Enclosures for Exit Access Stairways and Ramps	Rooms and Enclosed spaces
Business (B)	B	C	C
Storage (S-1)	C	C	C

Class A: Flame Spread 0-25
Class B: Flame Spread 26-75
Class C: Flame Spread 76-200

VI. MEANS OF EGRESS

A. Values are from plan layout contained in these construction documents.
Business/Moderate Hazard Storage/Moderate Hazard Factory
TOTAL SQUARE FOOTAGE

Building	Storage (S-1)	Business (B-1)	Occupant Load
Building 1	14,875 S.F.	0 S.F.	30
Building 2	13,000 S.F.	1,025 S.F.	33

B. Occupancy calculation values are from Tab. 1004.5 and plan layout contained in these construction documents.

TOTAL OCCUPANT LOAD:

Business (B-1)	Storage (S-1)		Total
Occupant Load= 3	Occupant Load= 60		63

C. Egress width calculation values are from Sec. 1005.1 and calculations above.
Total occupant load of 60 multiplied by 0.20 per occupant equals 12.0" of exit width required.
144" of exit width have been provided.
Stairway Capacity with a total occupant load of 60, multiplied by 0.3 per occupant equals 18.3" of exit width required. 72" of exit width for stairways have been provided.

VII. DOOR REQUIREMENTS

A. Sec. 1010.1.3- Opening force for interior side swinging doors without closers shall not exceed a 5 lb. force. For other doors the latch shall release when subjected to a 15 lb. force. The door shall be set in motion when subjected to a 30 lb. force and shall swing to a full open position when subjected to a 15 lb. force. All forces shall be applied to latch side.
B. Sec. 1010.1.9- Egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. Per 1010.1.9.3.2 the main exterior door or doors in Group B occupancy may be equipped with a key operated locking device from the egress side if the device is readily distinguishable as locked and there is a sign stating "This door to remain unlocked when building is occupied".

VIII. EXIT QUANTITIES AND LOCATIONS

B. **Storage**: Per Table 1021.1 with an occupant load of 1-500 people, the minimum number of exits is 2, 2 Exits have been provided

IX. EXIT ACCESS COMPONENTS

A. Sec. 1018- Minimum clear aisle widths for public areas in Groups B occupancies shall be determined by Sec. 1005.1, but shall not be less than 36 inches.

X. ACCESSIBILITY

A. Sec. 1109.2- Toilet rooms are required to be accessible.
B. Sec. 1109.3- Mop and service sinks are not required to be accessible.
C. Sec. 1109.5.1- 2 drinking fountains shall be provided, one shall comply with requirements for people who use a wheelchair & one shall comply with requirements for standing patrons.
D. Sec. 1109.12.2/ Table 1109.12.3- Point of Sale and Service Counters provided shall be accessible.

XI. MINIMUM PLUMBING FACILITIES

A. Sec. 2902.2- Separate toilet facilities provided for in adjacent office building.

NOTE:

- ALL BIDDERS ARE REQUIRED TO VISIT THE SITE TO VIEW THE EXISTING CONDITION PRIOR TO SUBMITTING ANY PROPOSALS
- Substitutions Allowed **ONLY** Prior to Bid Delivery

MARK A. DEAN
ARCHITECT

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FAX: (716) 651-0382

22-238

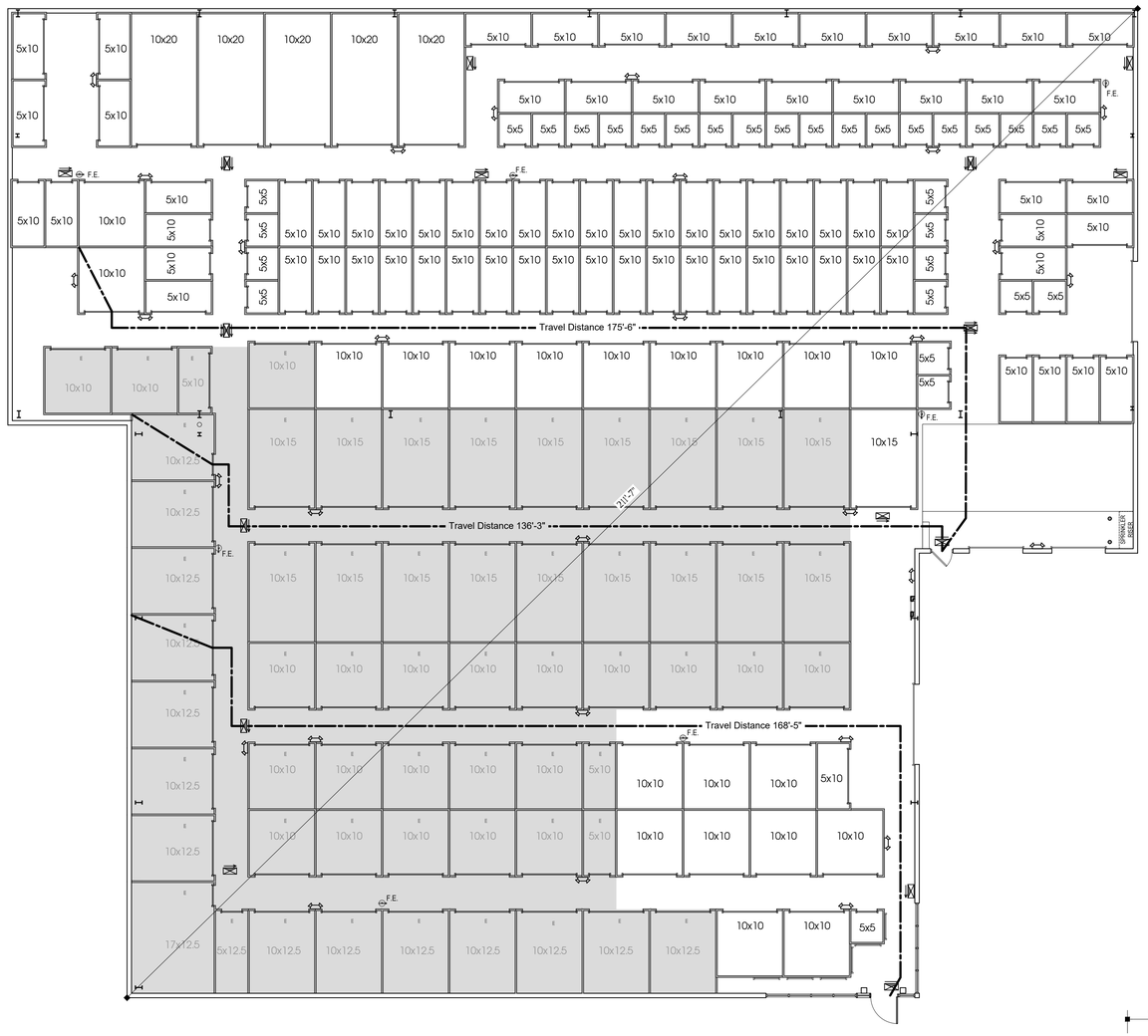
STORE SPACE
937 E. Haggard Ave.
Elon, NC

No.	Description	Date	By
1	ISSUED FOR BID	2-3-23	AB

DATE: 9-3-22
DRAWN BY: A. Barraclough
CHECKED BY: M. Dean
SCALE: NTS

BUILDING CODE SUMMARY

G2.0



1 BUILDING 1 LIFE SAFETY PLAN
3/32"=1'-0"

BUILDING 1

Remoteness of Exits
Building Diagonal is 211'-7"

Min Exit Separation Required is 105'-9 1/2"

Exits are separated by more than one half the building diagonal

Maximum Travel Distance
Allowable: 200'
Actual: 175'-6"

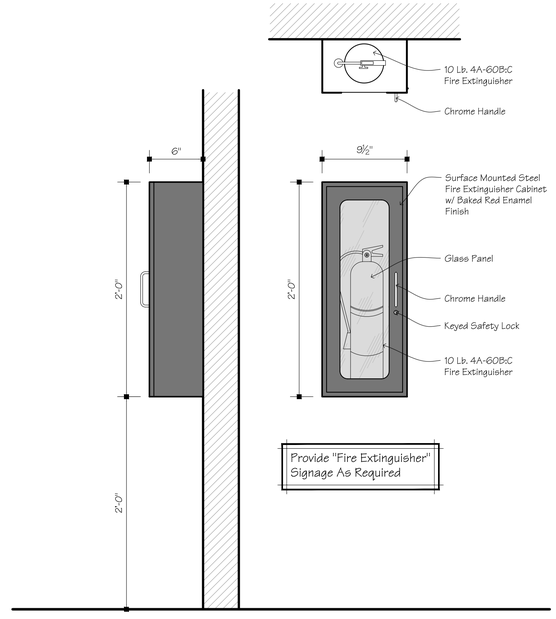
FE Locations
Hazard Rating- Moderate
Max Floor Area Per Fire Extinguisher- 11,250
Minimum Fire Extinguisher Required- 2
14 Fire Extinguishers Provided

Fire Extinguisher Travel Distance- 75'

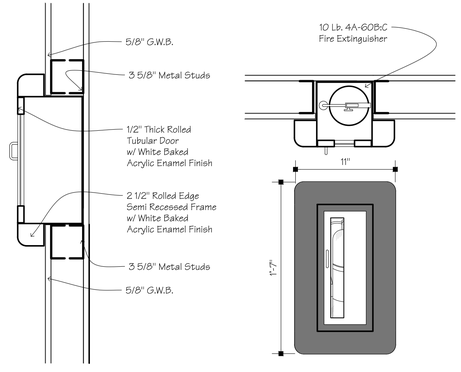
Egress Capacity
Floor Gross Area- 14,875 Sqft
Max Floor Area per Occupant
Storage (14,875 Sqft) -500 Sqft.=30
Total Occupant Load- 30 People

Required Egress Width per Occupant- 0.2"
Total Egress Width Required- 6.8"
Total Egress Width Provided- 144"

Legend
- Exit Light w/ Battery Back-up
- Emergency Light w/ Battery Back-up
- Fire Extinguisher



2 FIRE EXTINGUISHER DETAIL
NTS



3 FIRE EXTINGUISHER DETAIL
NTS Semi-Recessed

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22-238

STORE SPACE

937 E. Haggard Ave.
Elon, NC

BUILDING 1

BUILDING 2

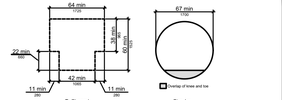
No.	Description	Date	By
1	ISSUED FOR BID	2-3-23	AB

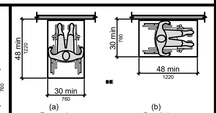
DATE: 9-3-22
DRAWN BY: A. Barraclough
CHECKED BY: M. Dean
SCALE: 3/32"=1'-0"

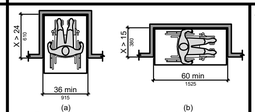
LIFE SAFETY PLAN

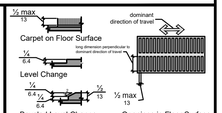
TS1.0

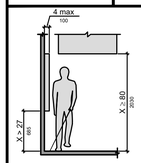
Basic Building Blocks

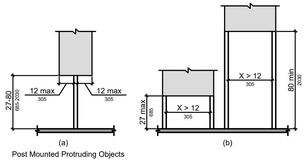


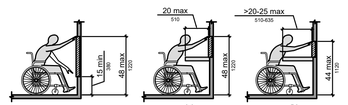


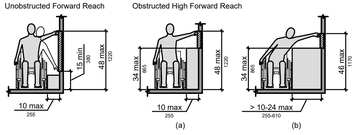








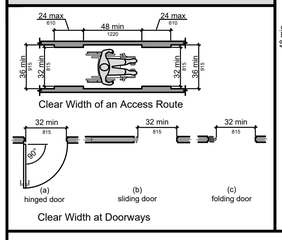


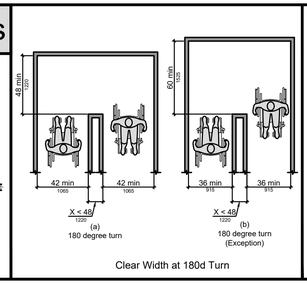


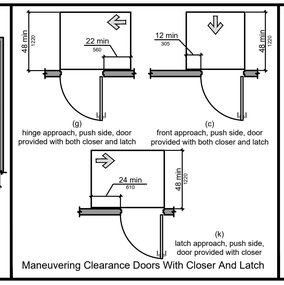
Signage

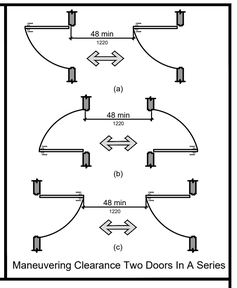
Measurement Range	Minimum/Maximum Inches
Dot Base Diameter	0.059(1.5) - 0.063(1.6)
Distance Between Two Dots	0.090 (2.3) - 0100 (2.5)
Distance Between Corresponding Dots	0.241 (6.1) - 0.300 (7.6)
Dot Height	0.025 (0.6) - 0.037 (0.9)
Distance Between Corresponding Dots From One Cell Directly Below	0.395 - (10.0) - 0.400 (10.2)

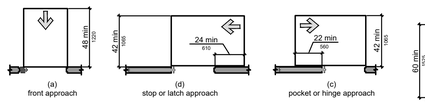
Accessible Routes

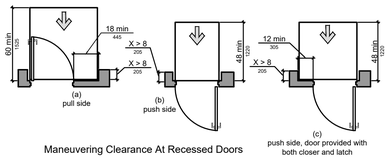


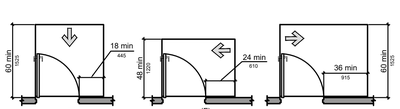


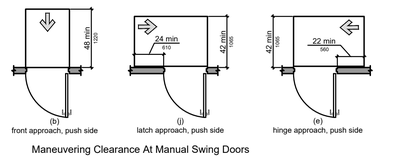




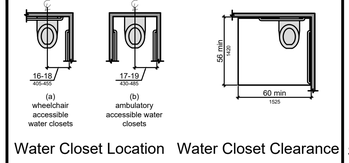


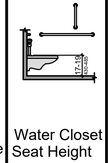


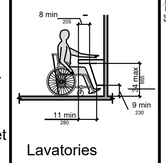


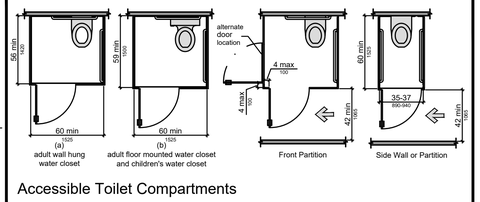


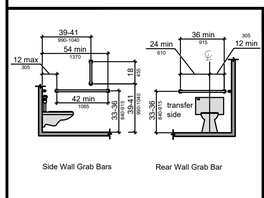
Plumbing Elements

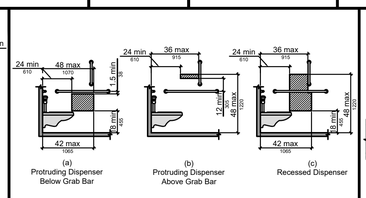


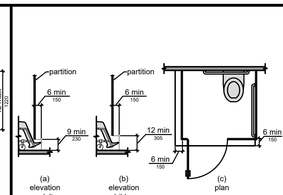


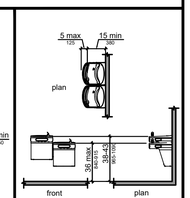










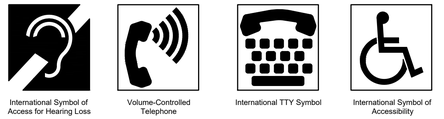


Notes

Convention	Description
36 / 915	dimension showing English units (in inches unless otherwise specified) above the line and SI units (in millimeters unless otherwise specified) below the line
6 / 150	dimension for small measurements
33-36 / 840-915	dimension showing a range with minimum - maximum
min	minimum
max	maximum

Convention	Description
>	greater than
≥	greater than or equal to
<	less than
≤	less than or equal to
———	boundary of clear floor space or maneuvering clearance
—℄—	centerline
— · — · —	a permitted element or its extension
⇨	direction of travel or approach

Convention	Description
	a wall, floor, ceiling or other element cut in section or plan
	a highlighted element in elevation or plan
	location zone of element, control or feature



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SEAL
13389
ARCHITECT
NORTH CAROLINA

22-238

STORE SPACE

937 E. Haggard Ave.
Elon, NC

BUILDING 1

BUILDING 2

No.	Description	Date	By
1	ISSUED FOR BID	2-3-23	AB

DATE: 9-3-22

DRAWN BY: A. Barraclough

CHECKED BY: M. Dean

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

LIFE SAFETY DETAILS

TS1.1

COMcheck Software Version 4.1.1.0

Interior Lighting Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: Store Space
Project Type: New Construction

Construction Site:
937 East Haggard Ave
Elon, NC 27244

Owner/Agent:

Designer/Contractor:
Dean architects
3284 Walden Ave
Depew, NY 14043

Additional Efficiency Package(s)

High efficiency HVAC. Systems that do not meet the performance requirement will be identified in the mechanical requirements checklist report.

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B X C)
1-Warehouse:Medium/Bulky/Pallet Materia Storage	15000	0.58	8700
		Total Allowed Watts =	8700

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
1-Warehouse:Medium/Bulky/Pallet Material Storage				
LED 1: H: Other:	1	6	18	108
LED 2: BB: Other:	1	124	34	4216
LED 3: BR: Other:	1	6	34	204
			Total Proposed Watts =	4528

Interior Lighting PASSES: Design 48% better than code

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

COMcheck Software Version 4.1.1.0

Mechanical Compliance Certificate

Project Information

Energy Code: 2015 IECC
Project Title: Store Space
Location: Elon College, North Carolina
Climate Zone: 4a
Project Type: New Construction

Construction Site:
937 East Haggard Ave
Elon, NC 27244

Owner/Agent:

Designer/Contractor:
Dean architects
3284 Walden Ave
Depew, NY 14043

Additional Efficiency Package(s)

High efficiency HVAC. Systems that do not meet the performance requirement will be identified in the mechanical requirements checklist report.

Mechanical Systems List

Quantity	System Type & Description
3	HVAC System 1 (Single Zone): Heating: 3 each - Duct Furnace, Gas, Capacity = 80000 kBtu/h Proposed Efficiency = 88.00% Ec, Required Efficiency: 88.00 % Ec Cooling: 3 each - Split System, Capacity = 74000 kBtu/h, Air-Cooled Condenser, Air Economizer Proposed Efficiency = 10.45 EER, Required Efficiency: 10.45 EER + 12.1 IEER Fan System: None

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title Signature Date

COMcheck Software Version 4.1.1.0

Inspection Checklist

Energy Code: 2015 IECC

Requirements: 0.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR2][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the mechanical systems and equipment and document where exceptions to the standard are claimed. Load calculations per acceptable engineering standards and handbooks.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C103.2 [PR4][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C406 [PR9][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Footing / Foundation Inspection	Complies?	Comments/Assumptions
C403.2.4.5, C404.5.1, C404.5.2.6 [FO5][1]	Snow/ice melting system sensors for future connection to controls. Freeze protection systems have automatic controls installed.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Plumbing Rough-In Inspection	Complies?	Comments/Assumptions
C404.5, C404.5.1, C404.5.2.6 [PL6][1]	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C404.6.3 [PL7][1]	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C404.7 [PL8][1]	Water distribution system that pumps water from a heated-water supply pipe back to the heated-water source through a cold-water supply pipe is a demand recirculation water system. Pumps within this system have controls that start the pump upon receiving a signal from the action of a user of a fixture or appliance and limits the temperature of the water entering the cold-water piping to 104°F.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C402.2.6 [ME41][1]	Thermally ineffective panel surfaces of sensible heating panels have insulation >= R-3.5.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.12.1 [ME65][1]	HVAC fan systems at design conditions do not exceed allowable fan system motor nameplate hp or fan system bhp.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Mechanical Systems list for values.*
C403.2.12.3 [ME117][2]	Fans have efficiency grade (FEG) >= 67. The total efficiency of the fan at the design point of operation <= 15% of maximum total efficiency of the fan.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.13 [ME71][2]	Unenclosed spaces that are heated use only radiant heat.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.3 [ME53][2]	HVAC equipment efficiency verified.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Mechanical Systems list for values.*
C403.2.6.1 [ME59][2]	Demand control ventilation provided for spaces >500 ft2 and >25 people/1000 ft2 occupant density and served by systems with air side economizer, auto modulating outside air damper control, or design airflow >3,000 cfm.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.6.2 [ME115][2]	Enclosed parking garage ventilation has automatic contaminant detection and capacity to stage or modulate fans to 50% or less of design capacity.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.7 [ME57][2]	Exhaust air energy recovery on systems meeting Table C403.2.7(1) and C403.2.7(2).	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.8 [ME116][2]	Kitchen exhaust systems comply with replacement air and conditioned supply air limitations, and satisfy hood rating requirements and maximum exhaust rate criteria.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.9 [ME60][2]	HVAC ducts and plenums insulated. Where ducts or plenums are installed in or under a slab, verification may need to occur during Foundation Inspection.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.9 [ME10][2]	Ducts and plenums sealed based on static pressure and location.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.9.1.3 [ME11][1]	Ductwork operating >3 in. water column requires air leakage testing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.4.4.6 [ME110][1]	Multiple zone VAV systems with DDC of individual zone boxes have static pressure setpoint reset controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Mechanical Systems list for values.*
C408.2.2.1 [ME53][1]	Air outlets and zone terminal devices have means for air balancing.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.5, C403.5.1, C403.5.2 [ME123][1]	Refrigerated display cases, walk-in coolers or walk-in freezers served by remote compressors and remote condensers not located in a condensing unit, have fan-powered condensers that comply with Sections C403.5.1 and refrigeration compressor systems that comply with C403.5.2.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.1 [EL15][1]	Lighting controls installed to uniformly reduce the lighting load by at least 50%.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.1 [EL18][1]	Occupancy sensors installed in required spaces.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.1, C405.2.2.1 [EL23][2]	Independent lighting controls installed per approved lighting plans and all manual controls readily accessible and visible to occupants.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.2.1 [EL22][2]	Automatic controls to shut off all building lighting installed in all buildings.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.3 [EL16][2]	Daylight zones provided with individual controls that control the lights independent of general area lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.3, C405.2.3.1, C405.2.3.2 [EL20][1]	Primary sidelighted areas are equipped with required lighting controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.3, C405.2.3.1, C405.2.3.3 [EL21][1]	Enclosed spaces with daylight area under skylights and rooftop monitors are equipped with required lighting controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.4 [EL4][1]	Separate lighting control devices for specific uses installed per approved lighting plans.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.2.4 [EL8][2]	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.3 [EL6][2]	Exit signs do not exceed 5 watts per face.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C303.3, C408.2.5.2 [FI17][1]	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C303.3, C408.2.5.3 [FI8][1]	Furnished O&M manuals for HVAC systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.2 [FI27][1]	HVAC systems and equipment capacity does not exceed calculated loads.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.4.1 [FI47][1]	Heating and cooling to each zone is controlled by a thermostat control. Minimum one humidity control device per installed humidification/dehumidification system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.4.1.2 [FI38][1]	Thermostatic controls have a 5 °F deadband.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.4.1.3 [FI20][1]	Temperature controls have setpoint overlap restrictions.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.4.2 [FI39][1]	Each zone equipped with setback controls using automatic time clock or programmable control system.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C403.2.4.2.1, C403.2.4.2.2 [FI40][1]	Automatic Controls: Setback to 55°F (heat) and 85°F (cool); 7-day clock, 2-hour occupant override, 10-hour backup	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C405.4.1 [FI18][1]	Interior installed lamp and fixture lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	*See the Interior Lighting fixture schedule for values.*
C408.2.1 [FI28][1]	Commissioning plan developed by registered design professional or approved agency.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.3.1 [FI31][1]	HVAC equipment has been tested to ensure proper operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.3.2 [FI10][1]	HVAC control systems have been tested to ensure proper operation, calibration and adjustment of controls.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C408.2.4 [FI29][1]	Preliminary commissioning report completed and certified by registered design professional or approved agency.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.5.1 [FI7][1]	Furnished HVAC as-built drawings submitted within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.5.1 [FI16][1]	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.5.3 [FI43][1]	An air and/or hydronic system balancing report is provided for HVAC systems.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.2.5.4 [FI30][1]	Final commissioning report due to building owner within 90 days of receipt of certificate of occupancy.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	
C408.3 [FI33][1]	Lighting systems have been tested to ensure proper calibration, adjustment, programming, and operation.	☐Complies ☐Does Not ☐Not Observable ☐Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1) 2 Medium Impact (Tier 2) 3 Low Impact (Tier 3)

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Mark A Dean REGISTERED SEAL 13389 NORTH CAROLINA

3284 WALDEN AVENUE
DEPEW, NEW YORK 14043
PHONE: (716) 651-0381
FAX: (716) 651-0382

22-238

STORE SPACE

937 E. Haggard Ave.
Elon, NC

BUILDING 1

BUILDING 2

No.	Description	Date	By
1	ISSUED FOR BID	2-3-23	AB

DATE: 9-3-22

DRAWN BY: A. Barraclough
CHECKED BY: M. Dean

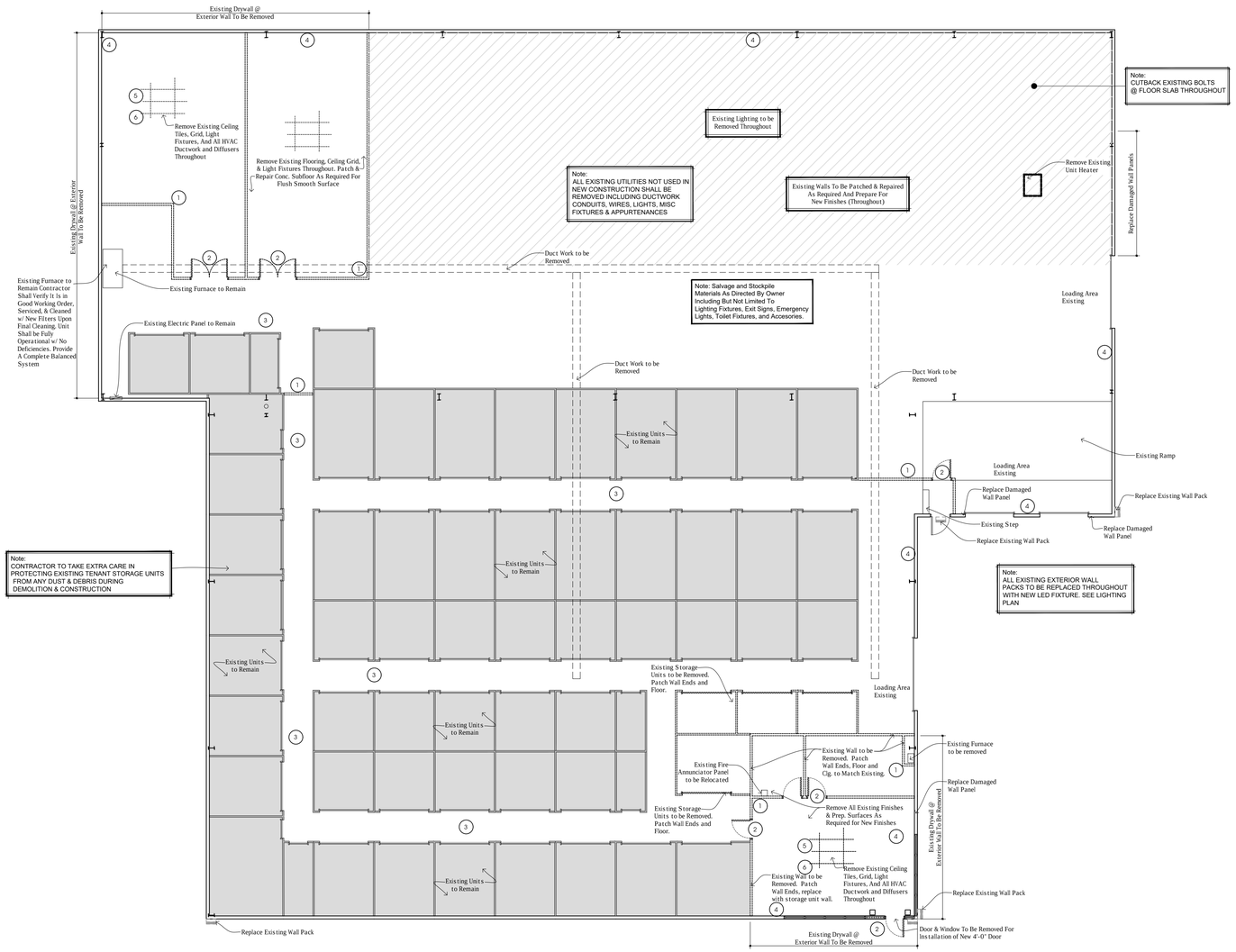
SCALE:

COMMCHK

TS1.2

DEMOLITION NOTES

1. Conform to applicable state and local codes for demolition work including safety of adjacent structures, dust control run off and disposal.
2. Notify all affected utility companies before starting work and comply with their requirements.
3. Mark location off all utilities.
4. Do not close or obstruct roadways, sidewalks or hydrants without proper permits.
5. Conform to applicable regulatory procedures when discovering hazardous or contaminated materials.
6. Provide, erect and maintain temporary barriers and security devices at locations required to prevent entrance to work area.
7. Prevent movement or settlement of structural components. Provide bracing and shoring as required.
8. Cease operations immediately if structure appears to be in danger, notify architect. Do not resume operations until directed.
9. Disconnect and remove or cap all existing utilities within building source to point of incoming service.
10. Remove materials to be reinstalled or retained in a manner to prevent damage.
11. Remove demolished materials from the site. Do not burn or bury materials on site. Leave site in clean condition.
12. Remove all interior partitions noted on demolition plan for removal. Proper care should be taken to provide proper bracing of the structure.
13. Remove all electrical wiring and appurtenances in demo walls throughout the structure.
14. Remove all plumbing pipes and fixtures as required by demolition and new construction. Cap sanitary lines below slab, cut supply lines back to nearest branch pipe.
15. Prior to any demolition work contractor must field verify all existing mechanical, plumbing & electrical work located in the Owner space which affects the adjacent Owner spaces. The landlord & the adjacent Owners must be notified a minimum of 12 hours prior to shutdown of any shared mechanical, plumbing & electrical systems. Disruption of any adjacent Owner space during operating hours will be unacceptable reference mechanical, plumbing, fire protection & electrical drawings & notes, and coordinate all demolition with new work.
16. Walls, partitions, doors, frames & other items to be removed are shown dashed. Services within walls & partitions shall also be removed. Edges of walls shown to remain shall be saw cut or cleanly toothed to accept new construction. Repair & patch existing walls shown to remain where intersecting walls, doors, frames, etc. are shown to be removed & where existing construction will now be exposed in the new construction
17. Existing construction shown to remain including but not limited to walls. Partitions, doors, frames, etc. shall be protected during demolition. Damage to existing construction shown to remain shall ne restored to match pre-damaged condition
18. Provide all necessary shoring, bracing, & support to prevent movement, settlement, or collapse of structure or element to be demolished, & adjacent structure or element shown to remain. Shoring & bracing shall be designed by contractors proffesional engineer licensed in the applicable jurisdiction
19. Provide temporary weather protection & security devices during interval between demolition & removal of existing construction on exterior surfaces & installation of new construction to ensure that no water leakage or damage occurs to structure or to interior areas of existing building
20. Existing concrete floor slabs, masonry walls & existing structural framing systems shown to be removed shall be cleanly saw cut from existing construction Reference structural demolition drawings & notes
21. All Infill or replacement work shall match existing conditions in materials, construction & finish, unless specifically noted elsewhere in the construction documents
22. Remove all existing obsolete misc non-loadbearing items in their entirety throughout Owner space above & below existing ceilings, including (But not limited to) plaster & drywall partitions, doors, frames, soffits, studs, furring, insulation, ceiling suspension systems, etc. particularly where existing items will interfere with the installation of new construction, or where existing items will be exposed in the new construction, unless specifically shown elsewhere in the contract documents to remain. Repair & patch all surfaces to remain with materials matching existing construction. Coordinate with new construction. Reference Structural Drawings for demolition details & notes
23. Remove all existing obsolete plumbing, mechanical & electrical equipment in their entirety throughout Owner space, particularly where items will interfere with the installation of new construction, or where existing items will be exposed in the new construction, unless specifically shown elsewhere in the contract documents to remain. Repair & patch with materials matching existing construction. Coordinate with new construction. Reference mechanical & electrical drawings & notes
24. Remove all existing obsolete roof mounted mechanical, plumbing & electrical equipment & devices in their entirety from the roof of the Owner space & salvage equipment per owner (Mall Management) direction. (Including All equipment & devices serving Owner spaces to be demolished) particularly where existing items will interfere with the installation of new construction, unless specifically shown elsewhere in the contract documents to remain. Remove all gas piping & electrical conduit or wiring associated with demolished equipment back to main. Repair & patch all surfaces to remain with materials matching existing construction. Roofing contractor to patch roofing insulation, membrane & accessories with compatible materials for existing roof to maintain warranty & manufacturers requirements. Coordinate with new construction. Reference mechanical & electrical drawings and notes.
25. Contractor to selectively sawcut & remove slab for new plumbing, electrical & other underground services. Coordinate with mechanical & electrical drawings. Patch & match adjacent levels & materials. Color of patching for concrete surfaces to match adjacent existing surface
26. Remove all previous Owners finishes including flooring, floor fastening & adhesives, floor leveling/patching materials, ceiling, ceiling finishes, ceiling attachments, light fixtures, furniture, fixtures, equipment & supplies and all improvements (including but not limited to vaults, safes, customer service counters, and food preperation & food storage equipment)
27. Existing structural shall be patched & repaired top meet the following criteria:
    1. Paint-ready surface with consistent shape & uniform surface & texture to the deck
    2. All protruding elements (bolts, fasteners and other elements) removed
28. All mechanical ductwork & support shall be disconnected & removed back to the demising walls.
29. All abandoned electrical wiring & conduit shall be removed back to the existing panel within the premises.
30. All plumbing fixtures shall be removed along with all piping & support materials, and capped at the floor at an accessible location. All abandoned plumbing or drain lines to be cut & capped beyond demising walls at main branch, ceiling & floor. All holes or trenches shall be filled fluch with existing concrete floor
31. Leave in place existing fire alarm components that connect to the fire alarm system that can be reused. Such components may be relocated by Owner & Owners expense



1 DEMOLITION PLAN

3/32"=1'-0"

KEYED NOTES

1. Remove interior partitions as indicated. Patch and repair floor and adjoining walls and surfaces as required for new construction.
2. Remove existing door and frame. Patch and repair adjacent surfaces for new construction.
3. All storage units not indicated for demolition shall be preserved during demolition work, patched and repaired.
4. All wall surfaces not indicated for demolition shall be preserved during demolition work, patched and repaired and made ready for new material.
5. Existing floor finishes to be removed. Patch & repair as required for new finishes.
6. Remove existing ceiling tiles and grid

LEGEND

- Existing Wall to Remain
- Existing Wall to Be Removed
- Existing Door to be Removed
- Existing Door to Remain

Note:
REPLACE EXISTING DAMAGED EXTERIOR METAL WALL PANELS AS REQUIRED THROUGHOUT

NOTE:

- ALL BIDDERS ARE REQUIRED TO VISIT THE SITE TO VIEW THE EXISTING CONDITION PRIOR TO SUBMITTING ANY PROPOSALS

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ARCHITECT

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BUILDING 1

BUILDING 2

STORE SPACE

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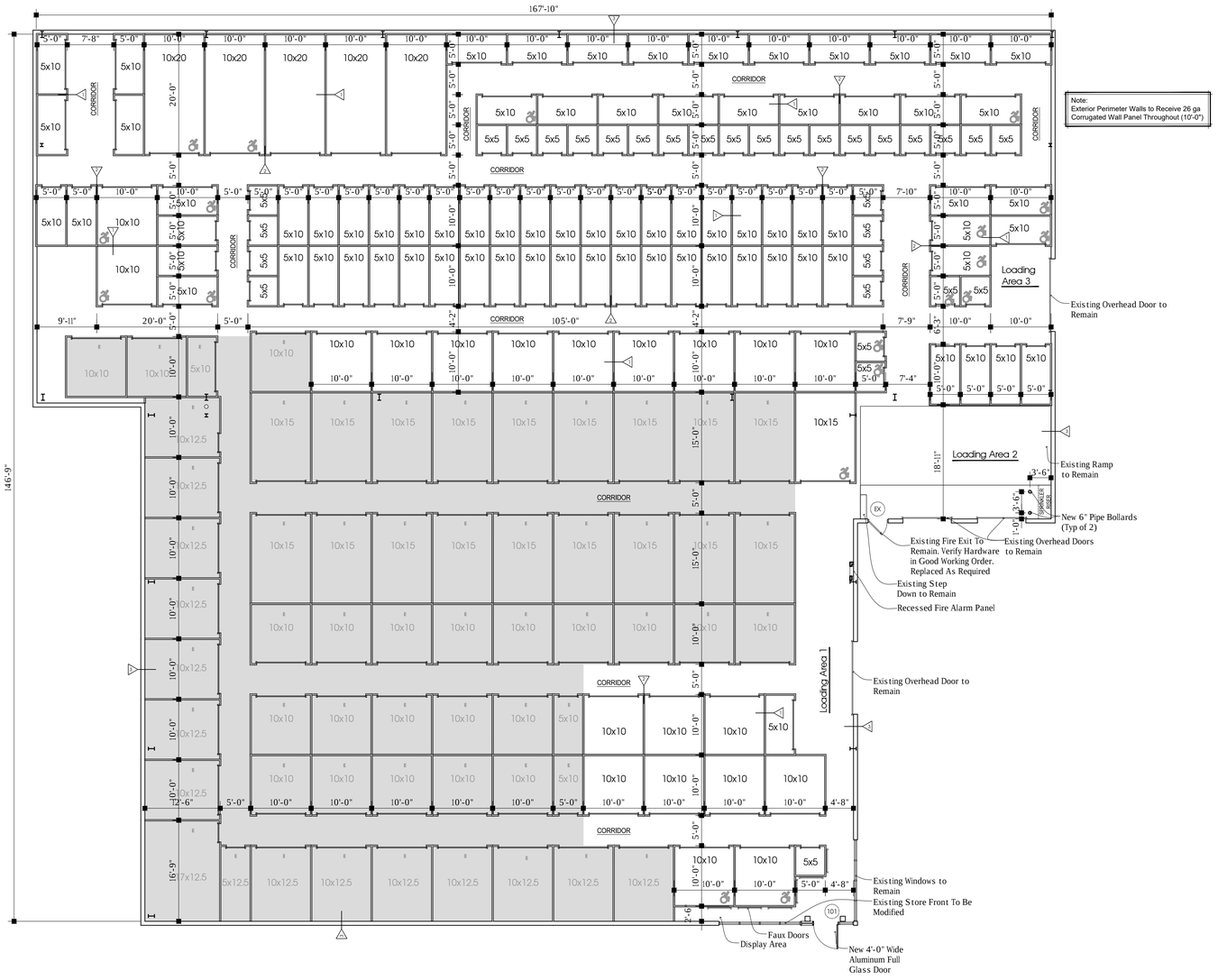
DATE: 9-3-22

DRAWN BY: A. Barraclough | CHECKED BY: M. Dean

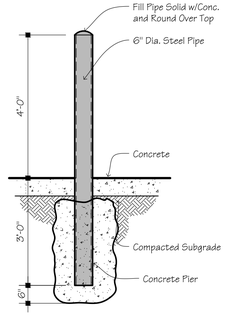
SCALE: 3/32"= 1'-0"

DEMOLITION PLAN

D1.0



1 FLOOR PLAN
3/32"=1'-0"



2 PIPE BOLLARD DETAIL
1/2"=1'-0"

GENERAL NOTES

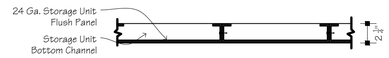
1. Do Not Scale Drawings.
2. The Contractor Shall Verify All Dimensions, Grades, Boundries, And Construction And Immediately Report Any Discrepancies To Owner Before Proceeding With The Work.
3. All Work Shall Conform To The Requirements Of All Local State And Federal Codes. Local, State And Federal Codes Are To Are To Take Precedence Over The Drawings And Specifications. If Discrepancy Is Noted Inform Owner Immediately And Before Proceeding With The Work.
4. All Dimensions, Notes, Finishes And Fixtures Shown On Typical Floor Plans, Sections Or Details Shall Apply To All Similar, Symmetrical Or Opposite Hand Plans, Sections Or Details.
5. All Dimensions Are To Face Stud Or Actual Face Of Masonry Unless Otherwise Noted.
6. All Wood Blocking And Plywood Sheathing To Be Fire Retardant (FRT) In Accordance With Latest AWPA Standards For Plywood And Lumber.
7. The Contractor Shall Follow All Safety Regulations As Recommended By OSHA.
8. The Contractor Shall Confine Operations At The Site To Areas Indicated On The Drawings And Shall Not Encumber The Site With Material And Equipment.
9. Guarantee Material, Equipment And Labor For A Period Of One Year After Owner Acceptance Of Work.
10. Failure To Show Or Mention Minor Details Shall Not Be Warrent For Omission Of Necessary Apputenances For The Normal, Usual And Proper Completion Of The Work.
11. All New Wall And Floor Finishes Shall Be Of Class 'A' Or 'B' And Class '1' Or Class '2' Ratings Respectively, And Shall Be Installed Per The Manufacturers Instructions.

LEGEND

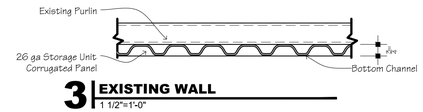
- EX — Existing Door
- # — Wall Type
- Existing Wall
- XxX — Existing Storage Unit

WALL TYPES

1 STORAGE UNIT CORRUGATED PANEL
1 1/2"=1'-0"



2 STORAGE UNIT FLUSH PANEL
1 1/2"=1'-0"



3 EXISTING WALL
1 1/2"=1'-0"

1. These notes are intended for use in conjunction with the specifications. Refer to the specifications for additional information.
2. Gypsum board nomenclature generally refers to products of United States Gypsum Company. Other gypsum products of similar and equivalent nature will be acceptable when differences do not materially detract from the design concept or the intended performances.
3. Install acoustical sealant in accordance with manufacturer's recommendations. Caulking the perimeter of partitions, openings, outlet box openings, and cut-outs in all partitions designated to receive acoustical insulation.
4. Maximum partition height. Do not exceed manufacturer's recommendations for spacing and stud gauge for L/240 deflection. Where scheduled partition type does not meet requirements, increase stud gauge, decrease spacing, or provide bracing above ceiling to meet deflection criteria.
5. Provide double studs at all jambs.
6. Provide solid lateral bracing in metal stud walls at 48" O.C. maximum or at wall mid-span, whichever is less. lateral bracing shall be field cut runner with H/2 x 20 Ga. strap or H/2" cold rolled channel placed through stud web holes and welded to both sides of channel. Lateral bracing shall be installed imediately after the studs are erected.
7. Where walls transition from one wall type to another, the studs shall be aligned to provide for a flush and smooth finished surface.

BUILDING 1 UNIT MIX SCHEDULE

Gross SF: 20,896	Existing	5x5	5x10	10x10	10x15	10x20	Total	
Unit Quantity	59	30	78	20	1	5	193	Total Units
SF Per Unit		25	50	100	150	200		
Total SF	7075	750	3900	2000	150	1000	14,875	Net Rentable
Unit Percentage	30.57%	15.54%	40.41%	10.36%	0.52%	2.59%	77.1	Average SF/Unit
SF Percentage	47.56%	5.04%	26.22%	13.45%	1.01%	6.72%	71.19%	Efficiency

ACCESSIBLE UNITS

	Existing	5x5	5x10	10x10	10x15	10x20	Total	
Unit Quantity	0	4	8	4	1	2	19	Total Units

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CHECKED BY: M. Dean

SCALE: 3/32"= 1'-0"

FLOOR PLAN 1

A1.0

1 UNIT MIX PLAN

3/32"=1'-0"

LEGEND

- AC - 5x5 Unit
- BC - 5x10 Unit
- IC - 10x10 Unit
- DC - 10x15 Unit
- EC - 10x20 Unit
- Existing Unit To Remain

BUILDING 1 UNIT MIX SCHEDULE

Gross SF: 20,896	Existing	5x5	5x10	10x10	10x15	10x20	Total	
Unit Quantity	59	30	78	20	1	5	193	Total Units
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ACCESSIBLE UNITS

	Existing	5x5	5x10	10x10	10x15	10x20	Total	
Unit Quantity	0	4	8	4	1	2	19	Total Units

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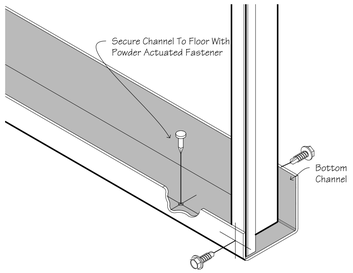
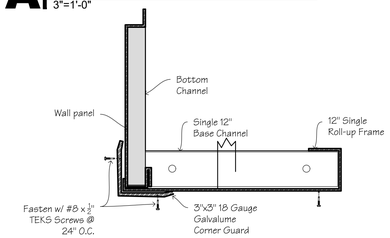
UNIT MIX PLANS

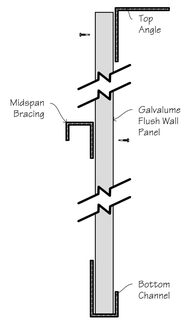
A1.1



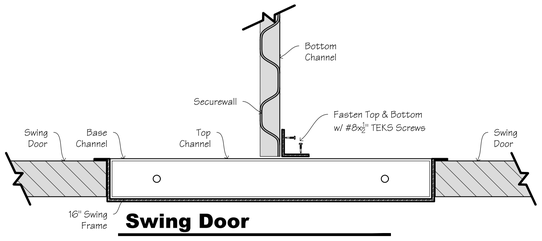
A Base Mounting
3"=1'-0"



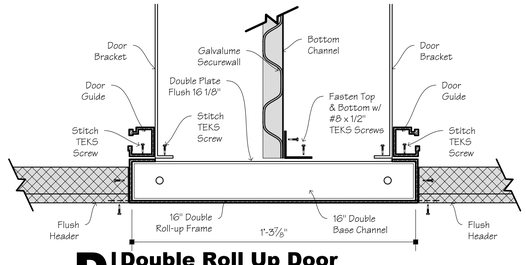
B Outside Corner
3"=1'-0"



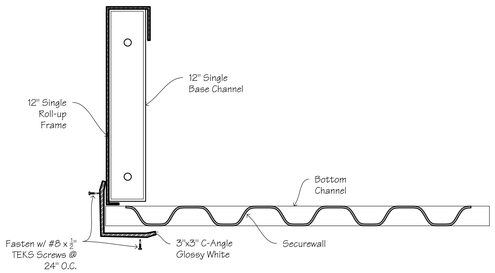
C Typical Wall Construction



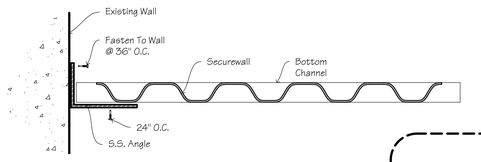
Swing Door



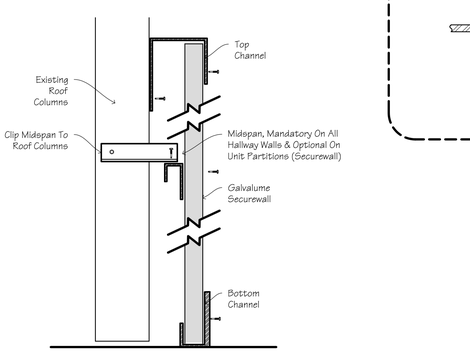
D Double Roll Up Door



F Corner Connection



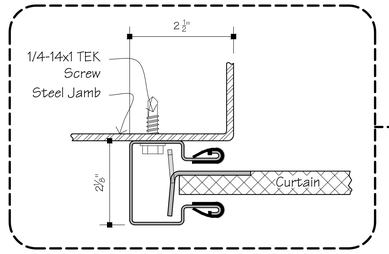
G Wall Connection

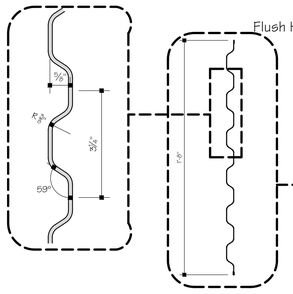


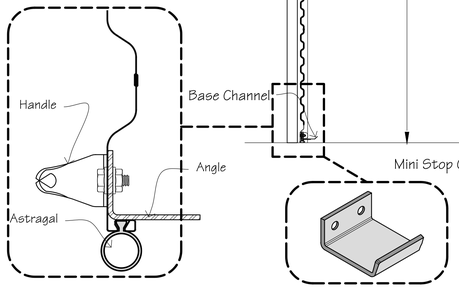
H Secure Connection

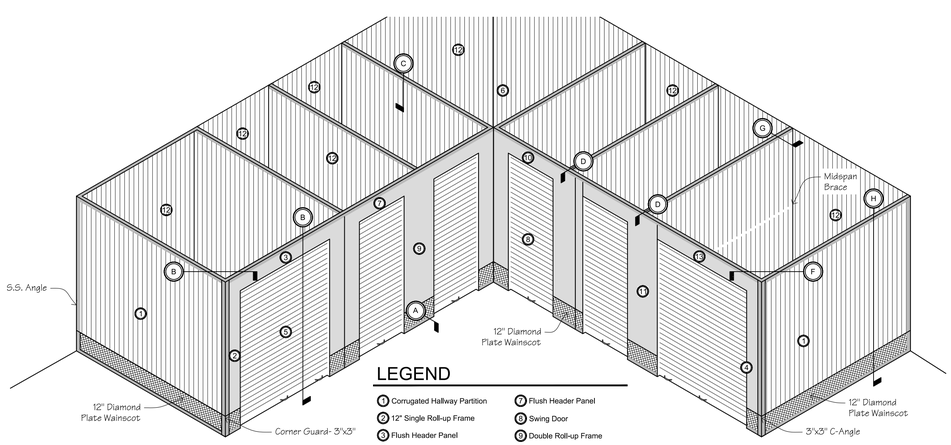
Note:
ALL INTERIOR CORRUGATED UNIT WALLS TO EXTEND TO 10'-0" AFF

UNIT DOOR HARDWARE
Janus JBI CTS NHSS Stainless Steel (No Padlock Holes, Cylinder Only)
Janus JBI CTS NHYZ Yellow Zinc (No Padlock, Cylinder Only









1 HALLWAY SYSTEM

LEGEND

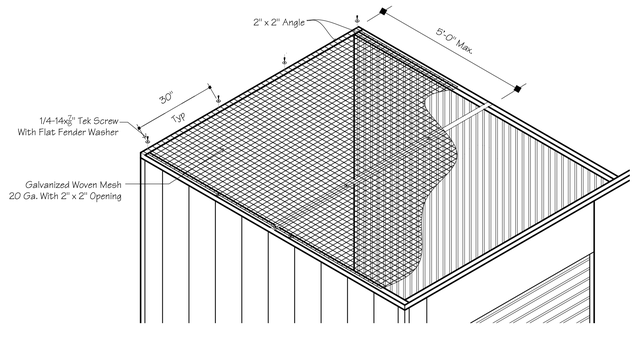
1. Corrugated Hallway Partition
2. 12" Single Roll-up Frame
3. Flush Header Panel
4. 8" Single Roll-up Frame
5. Roll-up Door
6. System Vertical Frame
7. Flush Header Panel
8. Swing Door
9. Double Roll-up Frame
10. Swing Door Header
11. 16" Double Roll-up Frame
12. Interior Wall Partition (Corrugated)

Standard Wall Assembly Details, Refer To Floor Plan For Specific Layout Information

UNIT WALL HEIGHT TO BE 8'-4" HIGH

Provide 4'-0" High Diamond Plate Wainscot @ Entry & Loading Area Walls

2 ROLLING DOOR



3 WIRE MESH COVER

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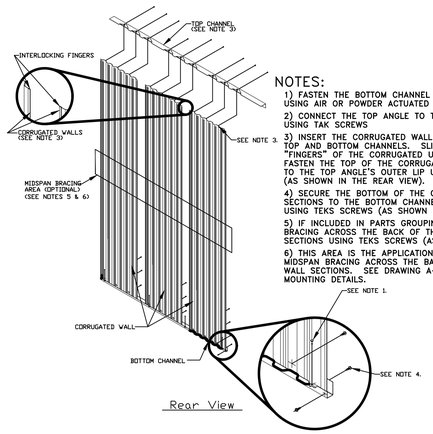
CHECKED BY: M. Dean
SCALE: NTS

STORAGE UNIT DETAILS

A1.2



NOTES:

1) FASTEN THE BOTTOM CHANNEL TO THE FLOOR USING AIR OR POWDER ACTUATED FASTENERS.

2) CONNECT THE TOP ANGLE TO THE ROOF PURLIN USING TAK SCREWS

3) INSERT THE CORRUGATED WALL PANELS INTO THE TOP AND BOTTOM CHANNELS. SLIDE THE INTERLOCKING "FINGERS" OF THE CORRUGATED UNTIL SECURE AND FASTEN THE TOP OF THE CORRUGATED WALL SECTIONS TO THE TOP ANGLE'S OUTER LIP USING TEKS SCREWS (AS SHOWN IN THE REAR VIEW).

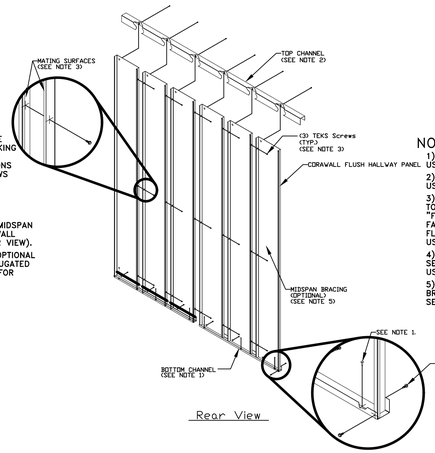
4) SECURE THE BOTTOM OF THE CORRUGATED WALL SECTIONS TO THE BOTTOM CHANNEL'S FRONT FACE USING TEKS SCREWS (AS SHOWN IN REAR VIEW).

5) IF INCLUDED IN PARTS GROUPING, SECURE THE MIDSPAN BRACING ACROSS THE BACK OF THE CORRUGATED WALL SECTIONS USING TEKS SCREWS (AS SHOWN IN REAR VIEW).

6) THIS AREA IS THE APPLICATION AREA FOR THE OPTIONAL MIDSPAN BRACING ACROSS THE BACK OF THE CORRUGATED WALL SECTIONS. SEE DRAWING A-900-005-0005 FOR MOUNTING DETAILS.

1 UNIT PARTITION

@ SIDE AND REAR PARTITION



NOTES:

1) FASTEN THE BOTTOM CHANNEL TO THE FLOOR USING AIR OR POWDER ACTUATED FASTENERS.

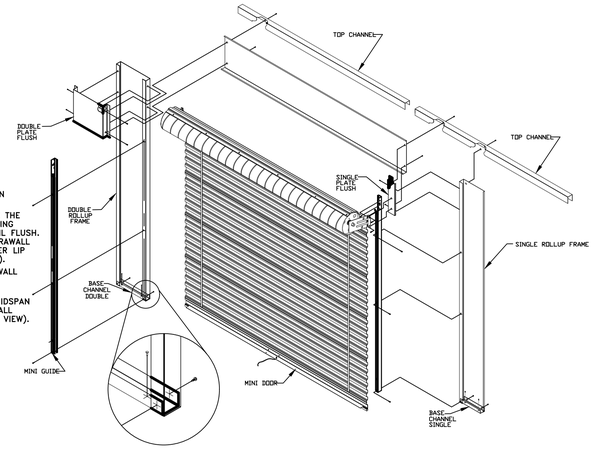
2) CONNECT THE TOP CHANNEL TO THE ROOF PURLIN USING TAK SCREWS

3) INSERT THE CORAWALL FLUSH WALL PANELS INTO THE TOP AND BOTTOM CHANNELS. SLIDE THE INTERLOCKING "FACES" OF THE CORAWALL FLUSH WALL UNITS UNTIL FLUSH. FASTEN ALONG THE FACE OF THE SIDES OF THE CORAWALL FLUSH WALL SECTIONS TO THE TOP CHANNEL'S OUTER LIP USING TEKS SCREWS (AS SHOWN IN THE REAR VIEW).

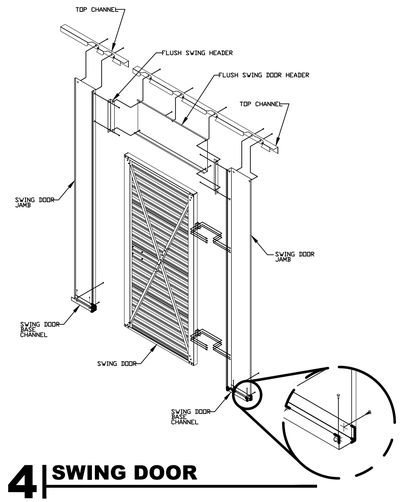
4) SECURE THE BOTTOM OF THE CORAWALL FLUSH WALL SECTIONS TO THE BOTTOM CHANNEL'S FRONT FACE USING TEKS SCREWS (AS SHOWN IN REAR VIEW).

5) IF INCLUDED IN PARTS GROUPING, SECURE THE MIDSPAN BRACING ACROSS THE BACK OF THE CORRUGATED WALL SECTIONS USING TEKS SCREWS (AS SHOWN IN REAR VIEW).

2 FLUSH PANEL



3 ROLL UP DOOR



4 SWING DOOR

INSTALLATION NOTES:

1.) These door and hallway system instructions are intended for a professional installer such as a steel erector or door installer. Individuals without sufficient knowledge of the doors, hallways or steel components can pose a threat for potential injury or harm. Failure to follow instructions can result in personal injury and/or material damages. Please review ALL drawings and instructions prior to installation and layout.
2.) Upon receiving material, check quantities and items against the packing list to confirm all materials were received. Arrage material in locations near their final position, out of the way of other trades. Stage in a dry area to minimize material movement and potential damage.
3.) Reference site drawing to review layout and unit mix before commencing installation. Note that the finished hallway dimension will be 4-1/2" less than the rough hallway width due to the 2-1/4" bottom floor channel secured on each side of the hallway.
4.) Using a chalk line, mark the dimensions for the hallway 2-1/4" from a steel structure starting point. Affix the hallway bottom channel between the steel structure and the edge of the chalk line.
5.) Anchor with supplied shot & pin every 24" on center. Continue in the same manner with the unit partition Bottom Channel measuring the units dimension from the back of channel (already anchored to the front of the channel being laid out. As plans indicate, affix the roll up frame Base Channels accordingly with 2 shot and pin fasteners per base channel.
6.) Attach starter angle to floor bottom channel. Temporarily brace with 2"x2" angle, to reinforce and minimize flexibility. Make sure the starter angle is plumb for easy top channel installation. A starter angle is required between each individual unit.
7.) Attach flush or corrugated Back Plate to Rollup Frame with (4) #8 Teks screws-2 per side. Height of the plate is determined by the height of the hallway system and door size. The top edge of the Back Plate should also be flush with the top edge of the Rollup Frame.
Install the Rollup Frames relative to door opening size. Stand up the Rollup Frame with the Back Plate and fasten the assembly to the rollup frame base channel. Insure that the frame is plumb for easy Top
8.) Securely affix the Top Channel to existing steel structures, Starter Angles and/or Rollup Frames so that the top of the channel is 1/2" higher than the specified hallway system height. Ensure that the channel remains level, to avoid ill-fitting corrugated or flush wall panels.
9.) Install wall panels vertically into Floor Channel and Top Channel as recommended. Level before

a. For corrugated panel, secure with 3 screws at the top and bottom--total fasteners being 6 per sheet.

b. For flush panels, secure with 2 screws at the top and bottom--total fasteners being 4 per sheet.

10.) Mid-Span Bracing is recommended over 8' 6" tall corrugated walls only.
11.) Affix Kick Plates and Corner Guards upon completion of the Hallway System.
12.) Install "Mo-Caps" on the back of ALL exposed screws.

NOTES:

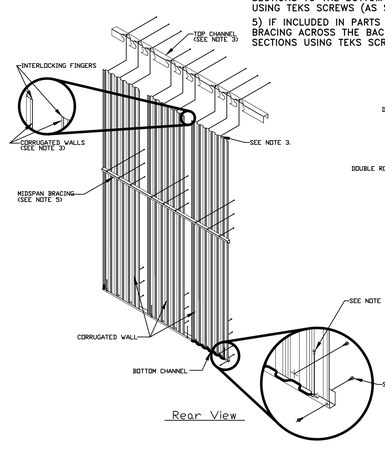
1) FASTEN THE BOTTOM CHANNEL TO THE FLOOR USING AIR OR POWDER ACTUATED FASTENERS.

2) CONNECT THE TOP CHANNEL TO THE ROOF PURLIN USING TAK SCREWS

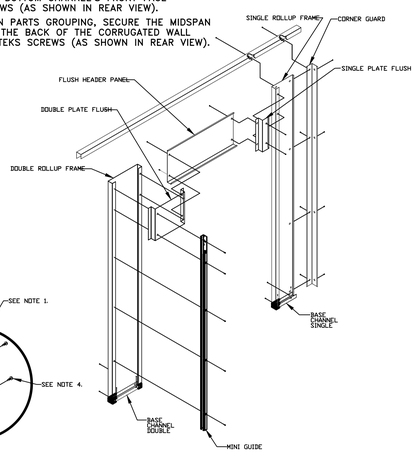
3) INSERT THE CORRUGATED WALL PANELS INTO THE TOP AND BOTTOM CHANNELS. SLIDE THE INTERLOCKING "FINGERS" OF THE CORRUGATED UNTIL SECURE AND FASTEN THE TOP OF THE CORRUGATED WALL SECTIONS TO THE TOP CHANNEL'S OUTER LIP USING TEKS SCREWS (AS SHOWN IN THE REAR VIEW).

4) SECURE THE BOTTOM OF THE CORRUGATED WALL SECTIONS TO THE BOTTOM CHANNEL'S FRONT FACE USING TEKS SCREWS (AS SHOWN IN REAR VIEW).

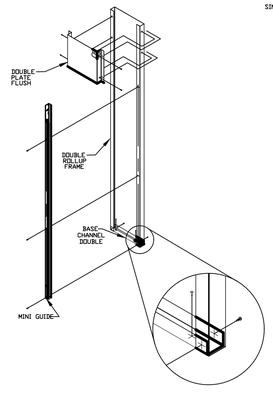
5) IF INCLUDED IN PARTS GROUPING, SECURE THE MIDSPAN BRACING ACROSS THE BACK OF THE CORRUGATED WALL SECTIONS USING TEKS SCREWS (AS SHOWN IN REAR VIEW).

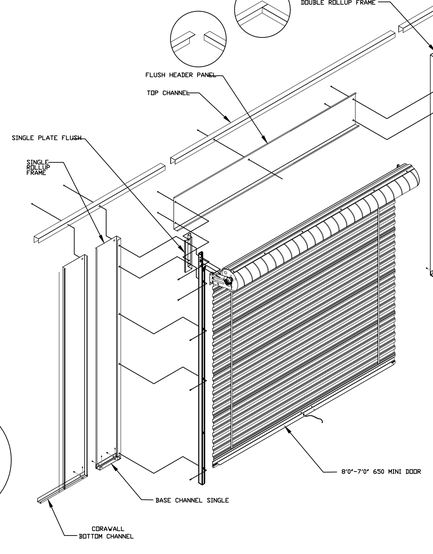


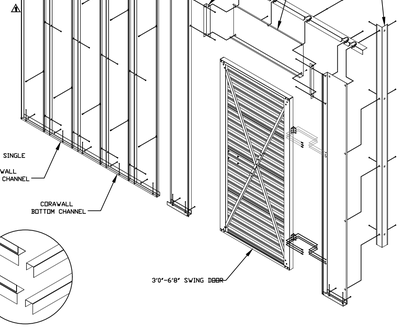
5 CORRUGATED HALLWAY PANEL



6 Flush Header







7 FLUSH DOUBLE DOOR PLATE

5 CORRUGATED HALLWAY PANEL 6 Flush Header 7 FLUSH DOUBLE DOOR PLATE

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22-238

STORE SPACE

937 E. Haggard Ave.
Elon, NC

BUILDING 1

BUILDING 2

No.	Description	Date	By
1	ISSUED FOR BID	2-3-23	AB

DATE: 9-3-22

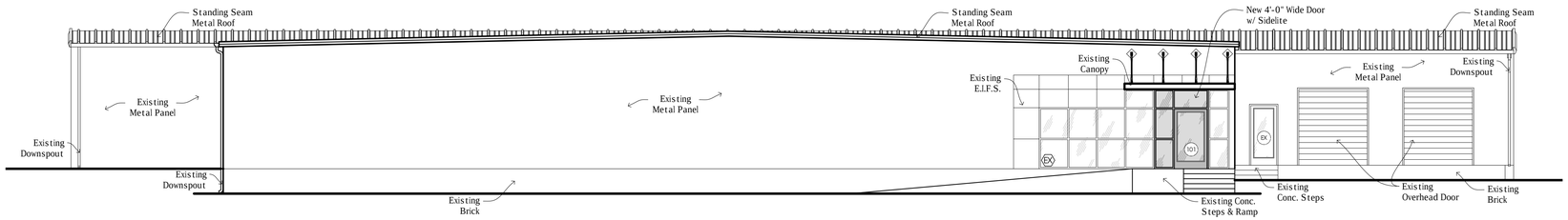
DRAWN BY: A. Barraclough

CHECKED BY: M. Dean

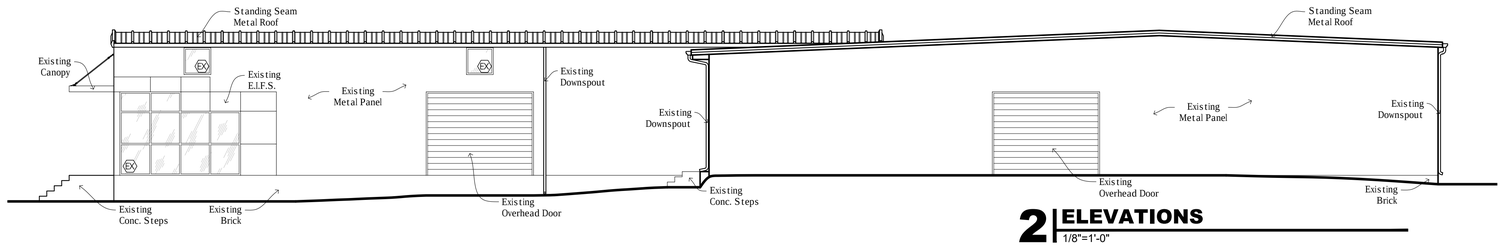
SCALE: 3/32"= 1'-0"

STORAGE UNIT INSTALLATION

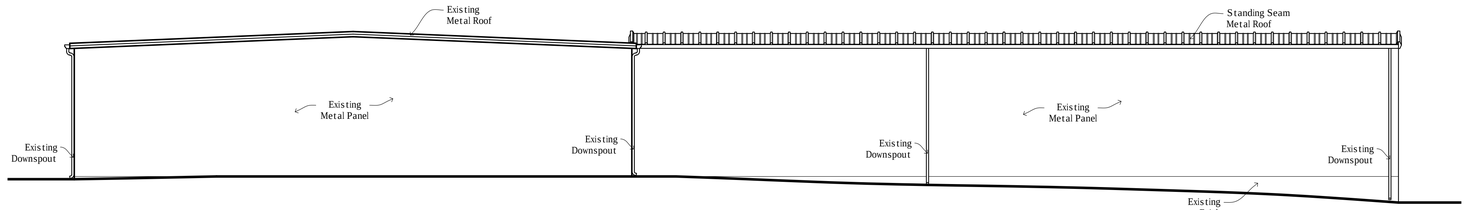
A1.3



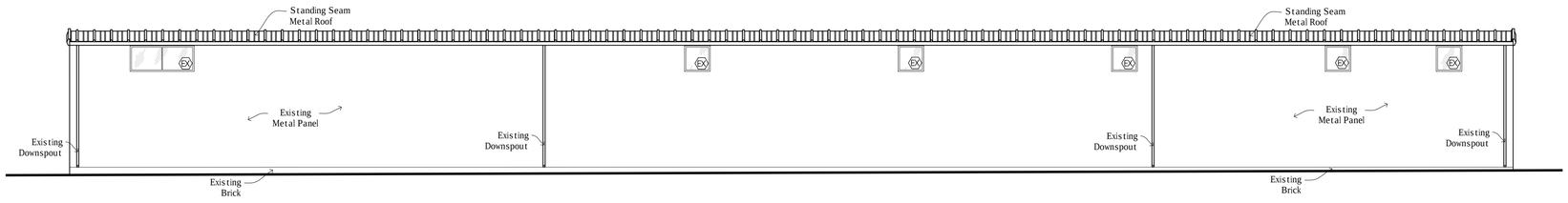
1 ELEVATIONS 1/8"=1'-0"



2 ELEVATIONS 1/8"=1'-0"



3 ELEVATIONS 1/8"=1'-0"



4 ELEVATIONS 1/8"=1'-0"

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Elon, NC

BUILDING 1

BUILDING 2

No.	Description	Date	By
1	ISSUED FOR BID	2-3-23	AB

DATE: 9-3-22

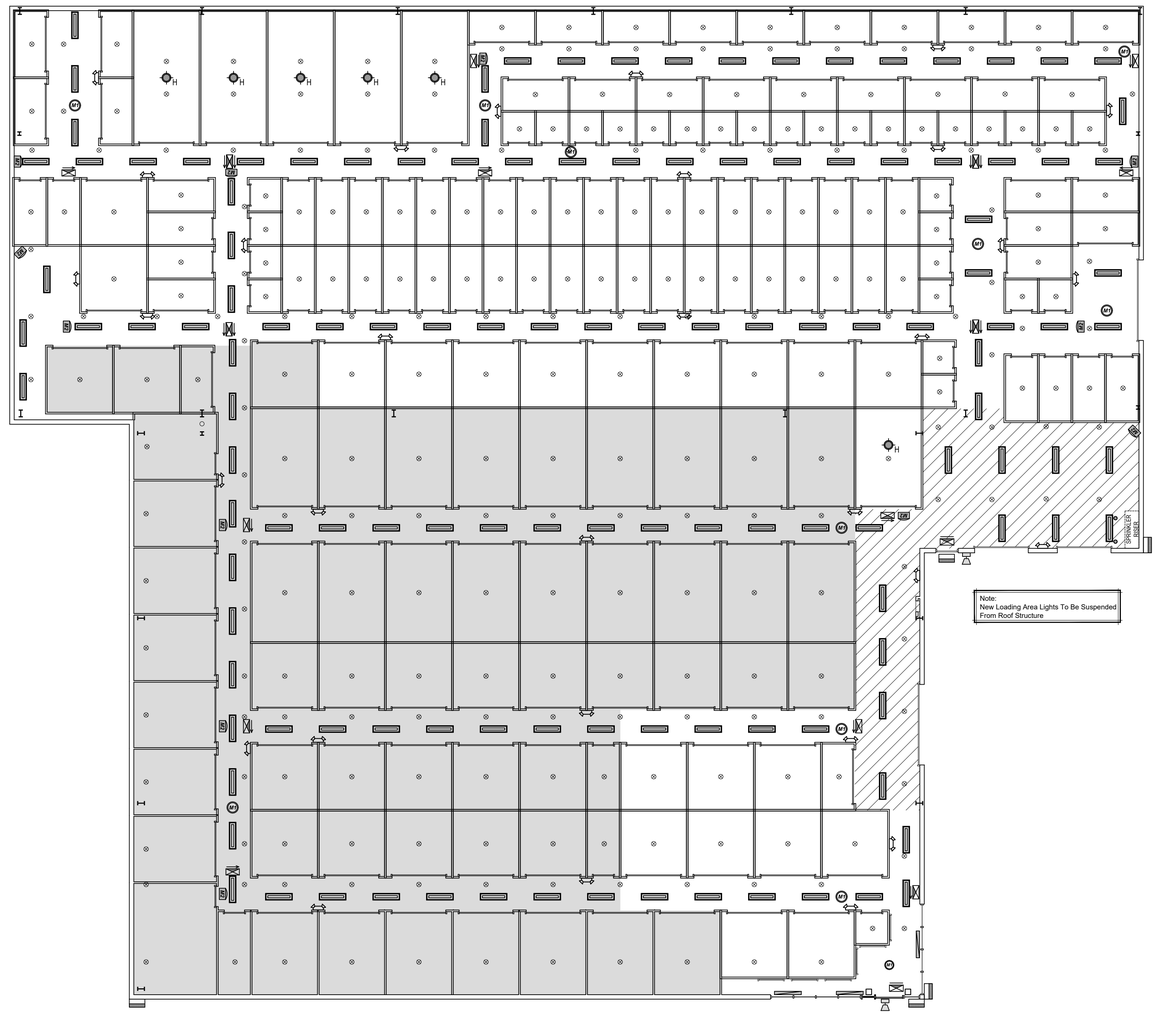
DRAWN BY: M. Kasperek

CHECKED BY: M. Dean

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

ELEVATIONS 1

A1.4



1 REFLECTIVE CEILING PLAN
3/32"=1'-0"

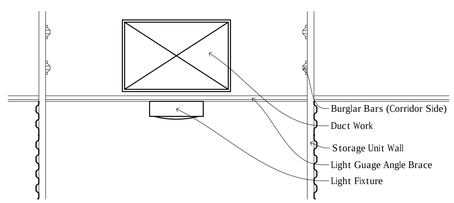
RCP NOTES

1. All ceilings shall be installed as noted
2. Do not begin installation of ceiling materials until all overhead work, including but not limited to, mechanical, electrical and fire protection installations are completed, tested and approved.
3. Verify ceiling layouts by actual field dimensions prior to installation. Verify actual location of penetrating items in field.
4. Support system independent of walls, columns, ducts, pipes and conduit. Maintain face plane with adjacent members, when splicing carrying tee's.
5. Use properly placed and suspended load carrying framing channels to maintain hanger spacing and vertical position when interrupted by mechanical and electrical equipment and other horizontally run equipment
6. Coordinate with other work supported by or penetrating ceiling systems, including mechanical and electrical work and partitions systems.
7. Refer to mechanical and electrical drawings for type, size and location of ceiling mounted and penetrating equipment, including but not limited to return diffusers, light fixtures, emergency light fixtures, exit signs, fire detection systems, fire suppression systems and audio systems.

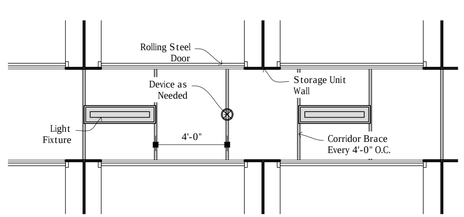
LEGEND

- Exit Light w/ Battery Back-Up
- Emergency Light w/ Battery Back-Up
- Exterior Emergency Light
- New Suspended 1x4 Light Fixture
- M1 — 360 Deg- Motion Sensor
- M2 — 115 Deg- Motion Sensor
- CCTV Security Camera
- Sprinkler Head

Refer to Sheet E3.0 For Fire Alarm Plans



2 CORRIDOR CEILING DETAIL
3/4"=1'-0"



3 CORRIDOR CEILING DETAIL
1/4"=1'-0"

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STORE SPACE

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BUILDING 2

No.	Description	Date	By
1	ISSUED FOR BID	2-3-23	AB

DATE: 9-3-22

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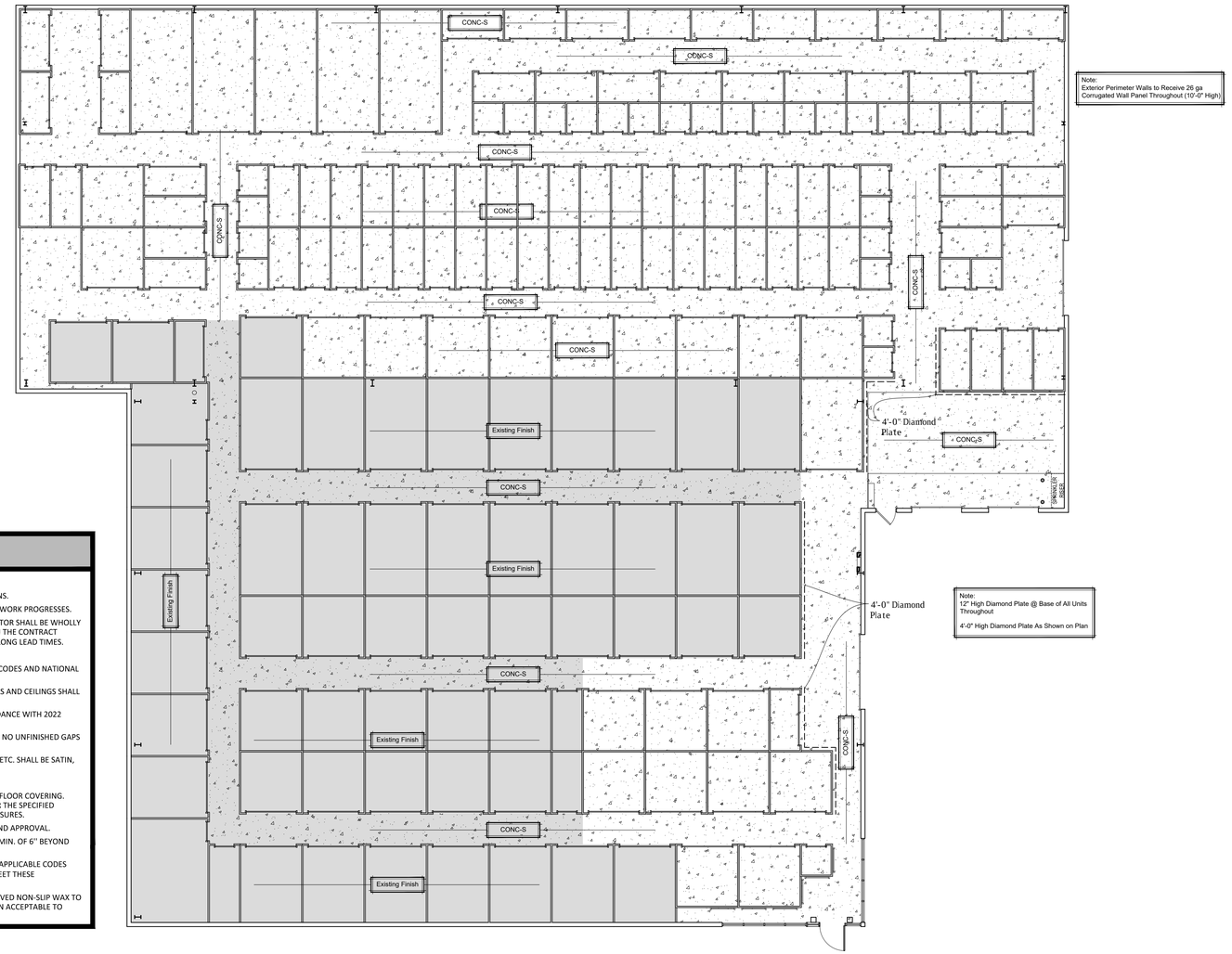
CHECKED BY: M. Dean

SCALE: 3/32"= 1'-0"

REFLECTIVE CEILING PLAN 1

A2.0



FINISH NOTES

1. ALL FINISH SUBSTITUTIONS MUST BE MADE PRIOR BID SUBMISSION.
2. ALL FINISHES SHALL BE APPLIED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. GENERAL CONTRACTOR TO PROVIDE TEMPORARY PROTECTION FOR ALL INSTALLED FINISHES AS WORK PROGRESSES.
4. THE CONTRACTOR SHALL SUBMIT SAMPLES OF FINISH MATERIALS TO ARCHITECT. THE CONTRACTOR SHALL BE WHOLLY LIABLE IF HE FAILS TO DO SO, WHETHER FINISHES ARE SPECIFIED CORRECTLY OR INCORRECTLY IN THE CONTRACT DOCUMENTS. GENERAL CONTRACTOR TO NOTIFY ARCHITECT AND/OR OWNER OF ITEMS WITH LONG LEAD TIMES.
6. FLOORING SUBCONTRACTOR TO SUBMIT SEAMING DIAGRAM WITH BID PACKAGE. . SUBMITTAL.
7. APPLICATION OF CONTROLLED INTERIOR FINISHES SHALL BE IN ACCORDANCE WITH MUNICIPAL CODES AND NATIONAL REGULATIONS.
8. THE MAXIMUM FLAME SPREAD CLASSIFICATION OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS SHALL NOT EXCEED THAT SET FORTH IN MUNICIPAL BUILDING CODE.
9. THE SMOKE DENSITY OF MATERIALS SHALL BE NO GREATER THAN 450 WHEN TESTED IN ACCORDANCE WITH 2022 UNIFORM BUILDING CODE, STANDARD No. 8-1 IN THE WAY INTENDED FOR USE.
10. INSTALL WALL FINISH FOR THE FULL HEIGHT OF THE PARTITION WITHOUT BASE. THERE SHALL BE NO UNFINISHED GAPS OF GYP. BOARD AT THE BASE.
11. PAINT FINISH ON METAL SURFACES INCLUDING: DOOR FRAMES, HANDRAILS, ELEVATOR DOORS, ETC. SHALL BE SATIN, U.N.O.
12. ALL METAL ACCESS DOORS SHALL BE PAINTED PT-3
13. ALL CONCRETE SUBFLOORS SHALL BE TREATED FOR MOISTURE PRIOR TO INSTALLATION OF ANY FLOOR COVERING. RATINGS SHALL BE IN ACCORDANCE WITH THOSE AS CONSIDERED ACCEPTABLE BY THE MFR. FOR THE SPECIFIED PRODUCTS. SUBFLOORS EXCEEDING THESE MOISTURE RATINGS WILL REQUIRE CORRECTIVE MEASURES.
14. ALL BASE SHALL BE AS SPECIFIED, OR EQUAL. CONTRACTOR TO PROVIDE SAMPLE FOR REVIEW AND APPROVAL.
15. INSTALL BASE LENGTHS AS LONG AS POSSIBLE. WRAP BASE AROUND CORNER AND CONTINUE A MIN. OF 6" BEYOND BEFORE SEAMING, OR USE PRE-FORMED CORNER PIECES.
16. FLOORING SHALL MEET ALL CURRENT NON-SLIP STANDARDS AND REQUIREMENTS SPECIFIED BY APPLICABLE CODES AND/OR AUTHORITIES. CONTRACTOR SHALL PROVIDE NON-SLIP COATINGS AS NECESSARY TO MEET THESE REQUIREMENTS.
17. AFTER CLEANING, THE FLOORING CONTRACTOR SHALL PROVIDE (2) APPLICATIONS OF AN APPROVED NON-SLIP WAX TO ALL RESILIENT TILE FLOOR, WHICH SHALL BE THOROUGHLY MACHINE-BUFFED AND IN CONDITION ACCEPTABLE TO OWNER.

FINISH MATERIALS LIST

Location	Identifier	Material	Manufacturer	Style	Color	Comments
Floors	CT-1	Ceramic Tile	Crosville	12x12	A825 Mercury	Used at restroom, floor grout
						Laticrete #89 Smoke Gray
	CONC-S	Concrete Seal	Euclid Chemical	Super Aqua-Cure VOX	Clear	
	CONC-P		TBD	Polished Concrete	Grey	Gloss Level:4- Highly Polished
Base	BASE-1	Vinyl	Evertrue	Craftsman Primed MDF	SW-9544 Dashing (Satin)	5 1/2" height
Paint	PT-1	Paint	Sherw in Williams	SW-7006	Extra White (Satin)	
	PT-2	Paint	Sherw in Williams	SW-7063	Nebulous White (Satin)	Office Walls
	PT-3	Paint	Sherw in Williams	SW-9544	Dashing (Satin)	On All Office Sw ing Doors & Frames
	PT-4	Paint	Sherw in Williams	SW-6531	Indigo Blue (Satin)	Accent Wall
	PT-5	Paint	Sherw in Williams	SW-6531	Gray Screen (Satin)	Bathroom Walls
Ceiling	ACT-1	2x2 ACT	Armstrong	Prelude XL 15/16"	Sahara 271	8' FT AFF

Note: Provide Ardex Kr15 Self-Leveler @ Existing Spalls, Holes and All Other Areas That Require Patching

1 ROOM FINISH PLAN
3/32"=1'-0"

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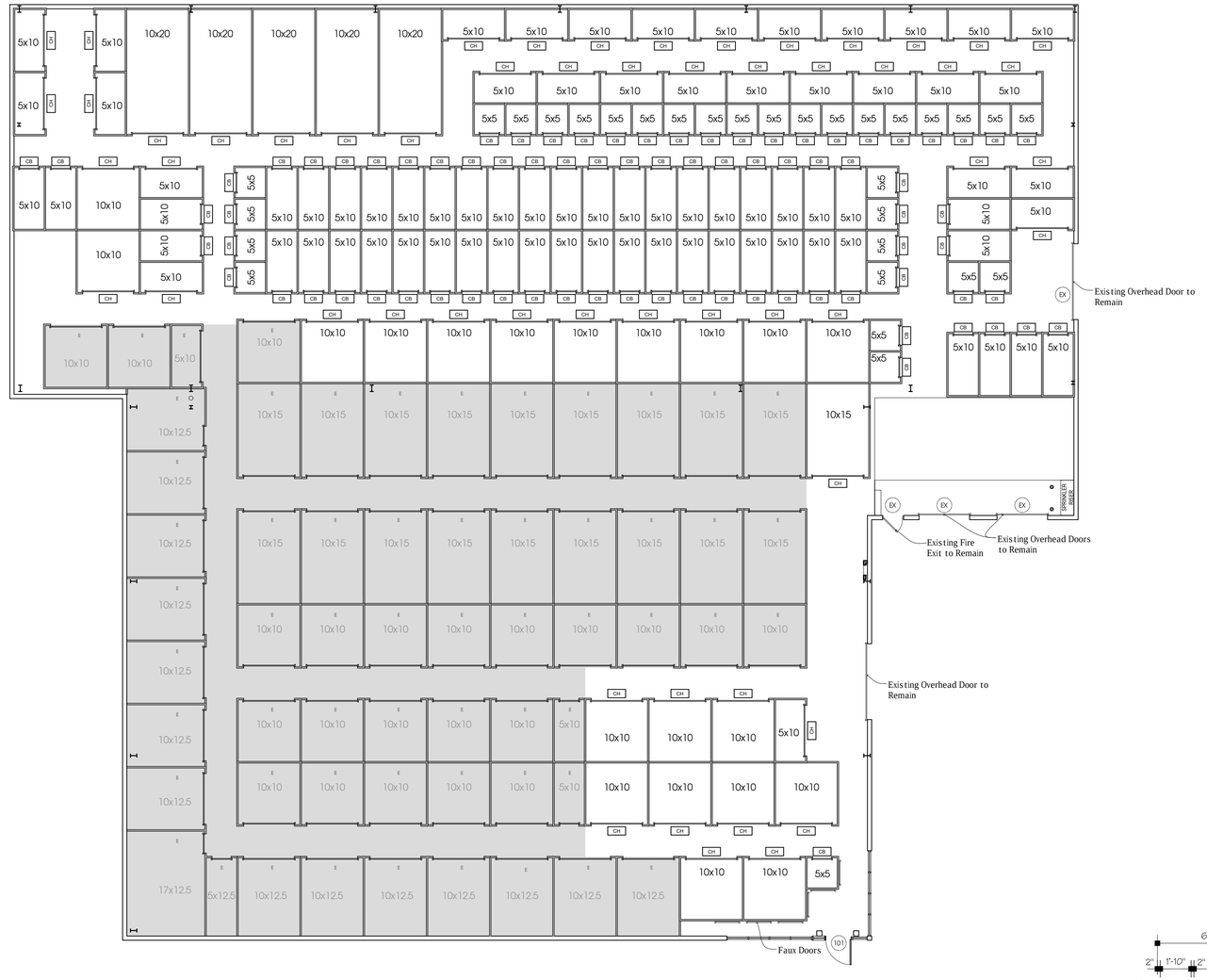
CHECKED BY: M. Dean
SCALE: 3/32"= 1'-0"

ROOM FINISH PLAN
1
A3.0

BUILDING 1
BUILDING 2



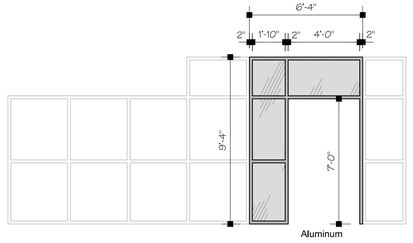
1 KEY PLAN
3/32"=1'-0"

UNIT DOOR SCHEDULE

CODE	TYPE	SIZE	ROUGH OPENING	MANUF.	DESCRIPTION
CB	ROLL-UP	3'-0" x 7'-0"	3'-0" x 7'-0"	TRAC-RITE/eq.	CORRIDOR ROLL-UP DOOR
CH	ROLL-UP	8'-0" x 7'-0"	8'-8" x 7'-0"	TRAC-RITE/eq.	CORRIDOR ROLL-UP DOOR

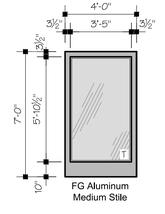
DOOR NOTES

1. Dimensions given on plans and schedules are nominal. General contractor and manufacturers to coordinate all dimensions in field concerning frames and rough openings prior to fabrication and construction.
2. The hardware model numbers provided in door schedule refer to a single manufacturer listed at the end of each column unless noted otherwise. See specifications for alternate hardware manufacturers.
3. All glazing to comply with Glazed Panel Safety Standard and code requirements.
4. Provide tempered glass as required to comply with code requirements and as indicated by a "T" on the drawings.
5. Provide a 26 gauge steel plaster guard or mortar boxes welded to a frame and back of finish hardware cutouts where mortar or other materials might obstruct hardware operation, and to close off interior of openings.
6. Install rubber silencers before frame erection to avoid grout filling rubber silencer holes.
7. Coordinate installation of security devices and entrance detector equipment with electrical contract documents and electrical contractor.
8. Do not paint over any code required labeled such as labeled such as underwriters laboratories, performances rating, name, or nomenclature plates.



1

2 SWING DOOR FRAMES
1/4"=1'-0"



A

HARDWARE GROUP

1

Exterior Entrance (Access Control)

Hinge: Hager 780 Continuous Hinge
Panic: Von Duprin EL 98F 996L LAT F 3' US26D
Closer: LCN 4040XP MC HCUSH US26D
Weatherstrip: Provided by Door Mfg.
Threshold: Zero 6" Alum. (ADA Compliant)

Coordinate w ith access control system, provide low -voltage w iring and transformers as necessary

3 SWING DOOR TYPES
1/4"=1'-0"

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DOOR SCHEDULE 1

A4.0