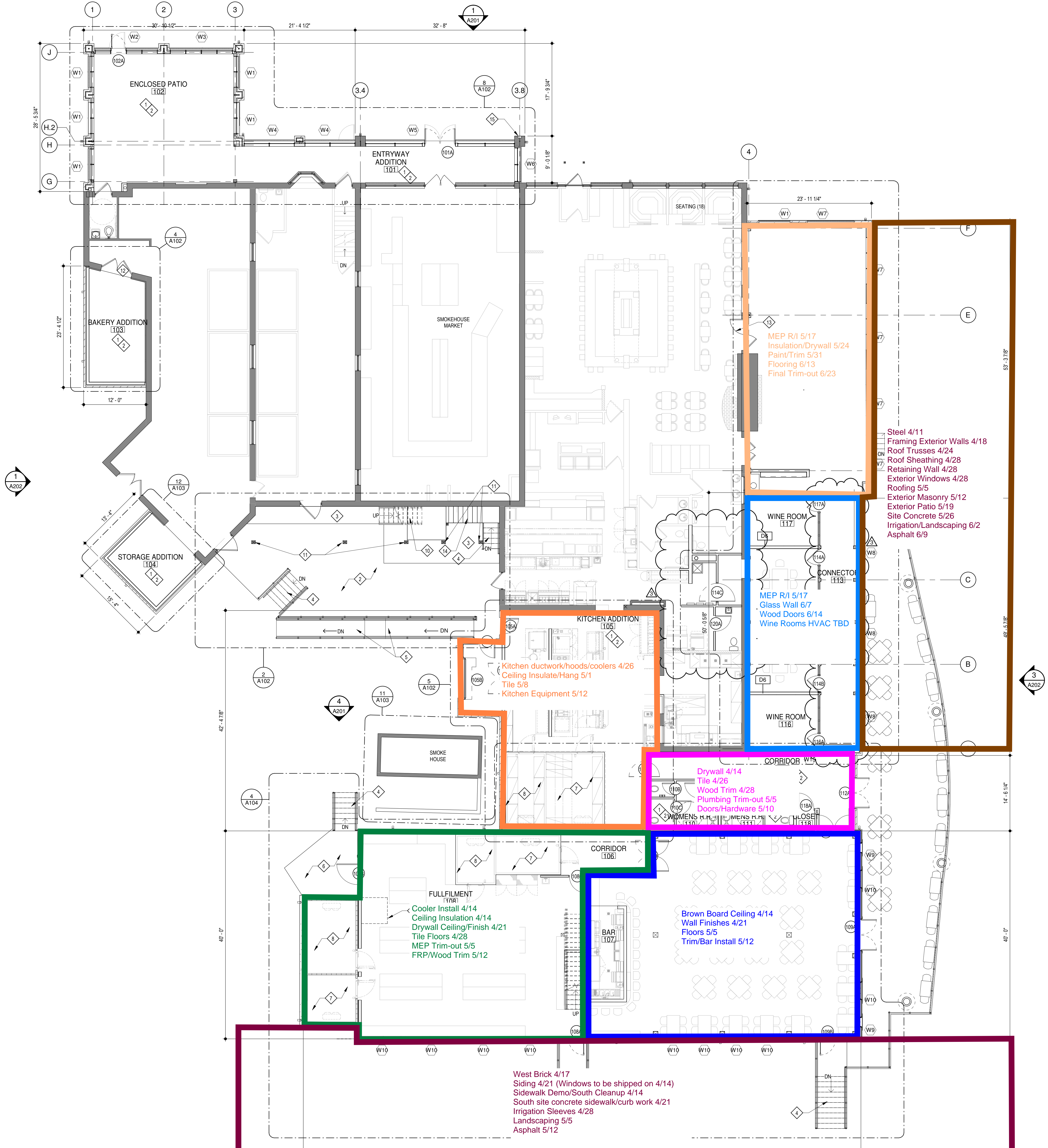


GENERAL NOTES

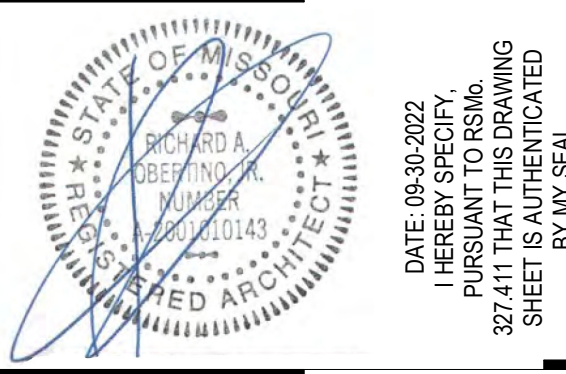
- A. EXTERIOR DIMENSIONS ARE TO FACE OF STUD OR MASONRY. INTERIOR DIMENSIONS ARE TO FACE OF GYP. BD.
- B. FOR DOOR SCHEDULE SEE SHEET A400 XXX
- C. FOR WINDOW SCHEDULE SEE SHEET A050 X
- D. FOR PARTITION TYPES SEE SHEET A030 X
- E. FOR UNIT INTERIOR PARTITION TYPES AND LOCATIONS REFER TO UNIT SHEETS (A400 THROUGH A4XX).
- F. GENERAL CONTRACTOR WILL FURNISH & INSTALL 5 LB MULTIPURPOSE DRY CHEMICAL 2A-10B C RATED FIRE EXTINGUISHERS W/ MOUNTING BRACKETS & ACCESSORIES @ 4'-0" A.F.F. AS REQUIRED BY GOVERNMENTAL AUTHORITIES. MAXIMUM TRAVEL DISTANCE OF 75'-0" FOR PLACEMENT IN PUBLIC SPACES AND CORRIDORS. A MINIMUM RATED 1A-10B/C FIRE EXTINGUISHER TO BE PROVIDED IN EACH UNIT.
- G. CONTROL JOINTS SHOULD BE SPACED IN GYPSUM WALL BOARD TO LIMIT EXPANSES TO 30'-0" MAXIMUM. CONTROL JOINTS ARE RECOMMENDED AT DOOR JAMBS EXTENDING FROM DOOR HEAD TO CEILING. CEILING GYPSUM BOARD CONTROL JOINTS SHOULD LIMIT THE CEILING AREA TO 2,500 SF MAX. AND 50'-0" IN EITHER DIRECTION. CONTROL JOINT SHOULD BE INSTALLED WHERE THERE IS A CHANGE IN DIRECTION IN CEILING FRAMING/FURRING OR SPACE CONTROL JOINTS AT THE CEILING AND WALL PER THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES. CEILING AND WALL CONTROL JOINTS ARE TO ALIGN AT ALL INTERSECTIONS WHERE APPLICABLE TO FORM A CONTINUOUS CONTROL JOINT. ENSURE THAT CONTROL JOINTS ARE LOCATED AT STRUCTURAL CONSTRUCTION JOINTS AND AT THE TOP AND BOTTOM OF ALL INTERIOR RAMPS.
- H. UNLESS NOTED OTHERWISE, CORRIDOR PARTITION TYPE IN RESIDENTIAL AREA TO BE [B2] UNIT ENTRY RECESS PARTITION TYPE TO BE [L2] AND PARTITION TYPE BEHIND REFRIGERATOR TO BE [B1]
- I. COORDINATE LOCATION OF BEARING WALLS INSIDE DWELLING UNITS WITH UNIT PLANS.
- J. REFER TO LIFE SAFETY PLANS FOR ADDITIONAL INFORMATION ON FIRE RATED PARTITION LOCATIONS.
- K. NO PENETRATIONS WITHIN 4' OF FIRE WALLS. VERIFY IN FIELD.
- L. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO COORDINATE, LOCATE AND CONFIRM ALL FLOOR SINK, UNDERGROUND / OVERHEAD PLUMBING AND ELECTRICAL STUB-UPS, SPOT GRADING AT PERIMETER FOUNDATIONS.
- M. THE ARCHITECT ASSUMES THE GENERAL CONTRACTOR HAS INCLUDED IN HIS BID THE HIGHEST QUALITY AND GREATEST QUANTITY FOR THE PURPOSE OF RESOLVING ANY CONFLICTS IN THE CONSTRUCTION DOCUMENTS WHICH ARE IMPLIED OR UNDERSTOOD.
- N. * ASSUMED FINISH FLOOR ELEVATION = 100.00" VERIFY ACTUAL FINISH FLOOR ELEVATION WITH CIVIL DRAWINGS.
- O. GENERAL CONTRACTOR TO CAULK AND SEAL EXPANSION JOINTS AT ALL EXTERIOR/INTERIOR CONCRETE - SEE MASONRY SPECIFICATIONS.
- P. GENERAL CONTRACTOR SHALL VERIFY GOVERNMENTAL REQUIREMENTS PRIOR TO BID AND INCLUDE IN BID ALL COSTS ASSOCIATED WITH FIRE ALARM SYSTEM INCLUDING AUDIOVISUAL DEVICES AND PULL STATIONS WHERE REQUIRED.
- Q. FIRE RETARDANT TREATED WOOD PERMITTED TO BE USED IN LOCATIONS SPECIFIED IN TABLE 602, NOTE D AND SECTION 603.2 AND 2310.0. VERIFY SECTIONS IN 20XX IBC.
- R. FOR RETAIL SHOPS, COORDINATE WITH G.C. AND OWNER FOR FINAL TENANT DOOR QUANTITIES AND LOCATIONS.
- S. FLOOR COVERINGS: CONTRACTOR TO PROVIDE STEEL TRAVEL CONCRETE FLOOR THROUGHOUT (AS INDICATED ON FLOOR PLAN) READY TO RECEIVE TENANTS FINISHED FLOOR.

FLOOR PLAN KEYED NOTES

- 1. EXISTING FINISH FLOOR ELEVATION ASSUMED ELEVATION 100.00" TYPICAL U.N.D. NEW FLOOR SLABS TO ALIGN WITH EXISTING TYP. RE: CIVIL DRAWINGS FOR ALL GRADE INFORMATION.
- 2. 5" CONCRETE FLOOR SLAB WITH 6"x6" - W1 & W1.4 W/W.F. ON 10 MIL POLY' FILM VAPOR BARRIER ON 4" GRANULAR FILL. RE: STRUCTURAL DWGS.
- 3. CONCRETE FLOOR SLAB OVER GEOFOAM. RE: STRUCTURAL DWGS.
- 4. NEW CONCRETE STAIR, SEE ENLARGED PLANS AND STRUCTURAL DWGS.
- 5. NEW CONCRETE RAMP. SEE ENLARGED PLANS AND STRUCTURAL DWGS.
- 6. NEW CONCRETE DOCK. RE: STRUCTURAL DWGS.
- 7. NEW WALK IN COOLER. RE: DESIGN BUILD MEP DWGS.
- 8. NEW WALK IN FREEZER. RE: DESIGN BUILD MEP DWGS.
- 9. HOISTWAY TO SECOND FLOOR ABOVE.
- 10. EXISTING WOOD STAIR AND LANDING ABOVE TO BE REMOVED AND REPLACED TO MATCH EXISTING.
- 11. EXISTING CANOPY POSTS TO REMAIN. G.C. TO REWORK AS REQUIRED TO PROVIDE THE NEW DOCK SLAB.
- 12. EXISTING DOOR HARDWARE TO BE MODIFIED TO ALLOW FREE EGRESS AT ALL TIMES
- 13. EXISTING DOOR TO BE REWORKED AS REQ'D TO ALLOW A LEAF TO SWING IN EACH DIRECTION, ALLOW FREE EGRESS BOTH DIRECTIONS AT ALL TIMES.
- 14. EXISTING STAIR AND RETAINING WALL TO REMAIN.
- 15. APPROXIMATE LOCATION OF FIRE DEPARTMENT RECESSED KNOX BOX. CONTACT LOCAL FIRE DEPARTMENT FOR PRODUCT INFORMATION. COORDINATE FINAL LOCATION WITH LOCAL FIRE MARSHALL PRIOR TO INSTALLATION. PROVIDE MASTER KEYS TYP.



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



ARCHITECT	STRUCTURAL ENGINEER	CIVIL ENGINEER	GENERAL CONTRACTOR	MECHANICAL ENGINEER	PLUMBING ENGINEER	ELECTRICAL ENGINEER
TRJ ARCHITECTS	SSC ENGINEERING	GRIMES CONSULTING, INC.	BRINKMANN CONSTRUCTORS	DESIGNBUILD	DESIGNBUILD	DESIGNBUILD

ANNIE GUNN'S ADDITION

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REVISIONS

1	FD COMMENTS	12-14-22
2	Owner's Changes	02-01-23
3	Owner's Chagnes	03-01-23

DWG BY: KRW
TRJ PROJECT NO.: 21-047
SHEET NO.:

A101
FIRST FLOOR PLAN