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CODE SYNOPSIS

PROJECT SUMMARY:	THE PROJECT CONSISTS OF AN INTERIOR RENOVATION OF AN EXISTING CORRIDOR INTO A GALLERY SPACE. NO EGRESS COMPONENTS HAVE BEEN COMPROMISED IN THIS RENOVATION. THE NEW GALLERY SPACE WILL CONSIST OF MEDIUM SECURITY LEVEL ENTRY DOORS WITH ADJACENT DISPLAY CASES. DISPLAY CASES WILL LINE THE EAST WALL OF GALLERY AS WELL. THE EXISTING STAIR IN THE NORTHWEST PORTION OF THE AREA OF WORK WILL BE FRAMED OVER TO PROVIDE FOR A DIORAMA DISPLAY AREA. THE STAIR WILL REMAIN, BUT THE USE WILL BE ABANDONED.
APPLICABLE CODES:	ALL WORK SHALL BE IN CONFORMANCE WITH, BUT NOT LIMITED TO, THE REQUIREMENTS OF 2009 INTERNATIONAL BUILDING CODE & 2009 INTERNATIONAL EXISTING BUILDING CODE
CURRENT USE OCCUPANCY:	BUSINESS [B]
INTENDED USE OCCUPANCY:	BUSINESS [B], NEW GALLERY SPACE WILL BE ASSEMBLY [A-3]
CONSTRUCTION TYPE:	SPRINKLERED
FIRE SPRINKLER SYSTEM:	
FIRE ALARM SYSTEM:	
ACCESSIBILITY:	
BUILDING HEIGHT:	EXISTING - NO CHANGE
NO. OF STORIES:	
EX. BLDG. CONSTRUCTION:	
MAX. NO. OF STORIES:	EXISTING - NO CHANGE
MAX. BLDG. HEIGHT:	EXISTING - NO CHANGE
MAX. BLDG AREA:	EXISTING - NO CHANGE
IEBC ALTERATION LEVEL:	LEVEL 2

OCCUPANT LOAD CALCULATIONS (PROJECT SCOPE):		
FIRST FLOOR LEVEL:	NO CHANGE IN OCCUPANT LOAD [BUSINESS (B) -- 100 S.F. GROSS/PERSON]	OCCUPANT LOAD PER FLOOR
MEZZANINE LEVEL:	[TOTAL GROSS] [BUSINESS (B) -- 100 S.F. GROSS/PERSON]	
	TOTAL GROSS S.F. OF RENOVATION AREA: 877 G.S.F. GALLERY SPACE - 560 N.S.F. [ASSEMBLY (A-3) - 5 S.F. NET/PERSON]	112 PERSONS
	STORAGE SPACE/DIORAMA AREA - 80 G.S.F. [ACCESSORY STORAGE - 300 S.F. GROSS/PERSON]	1 PERSONS
	TOTAL OCCUPANT LOAD FOR PROJECT (SCOPE OF WORK):	113 PERSONS TOTAL

EXITS (PROJECT SCOPE):	
NUMBER OF EXITS: PROVIDE 2 EXITS FROM GALLERY SPACE. OCCUPANT LOAD IN GALLERY OVER 50 PERSONS.	
PANIC HARDWARE: EGRESS FROM SPACE WILL BE MANAGED AS PER 2009 IBC 1008.1.9.3 NO PANIC HARDWARE WILL BE PROVIDED ON GALLERY DOORS.	
EGRESS WIDTH: .2" PER PERSON = .2 X 13 = 22.6" - REQUIRED., 36" MIN. 72" - PROVIDED.	
TRAVEL DISTANCE WITHIN SPACE: DISTANCE BETWEEN EXITS - 72'-6" WITHIN GALLERY SPACE	

GENERAL MEP CODE INFORMATION:	
# OF NEW/MODIFIED SPRINKLER HEADS: PROVIDE 3 NEW SPRINKLER HEADS	
ELECTRICAL PANEL UPGRADES: N/A	
HVAC DUCT WORK REGISTERS -NEW/MODIFIED: PROVIDE 12 NEW GRILLES AT EXISTING REGISTERS	

GENERAL PROJECT NOTES

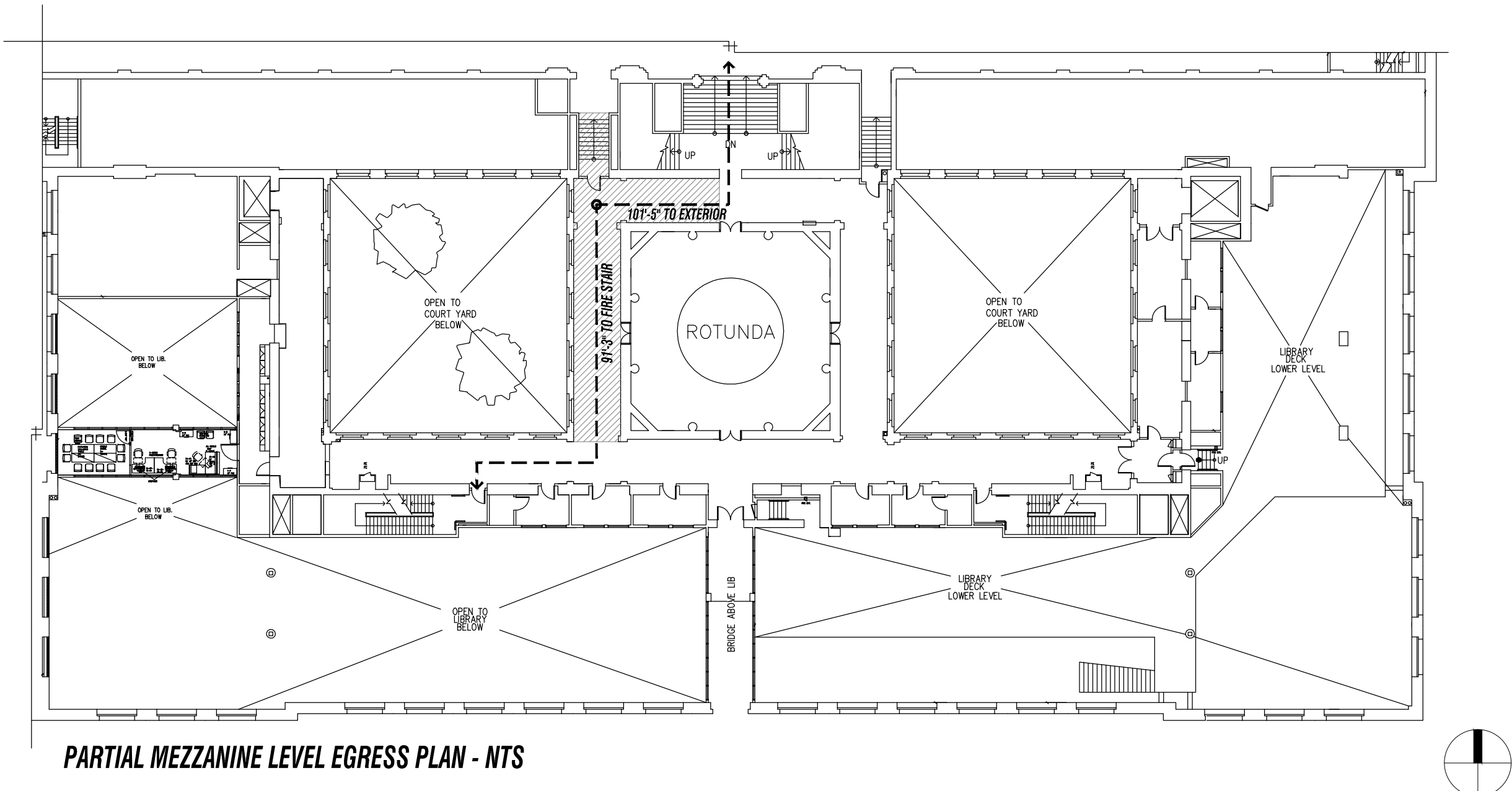
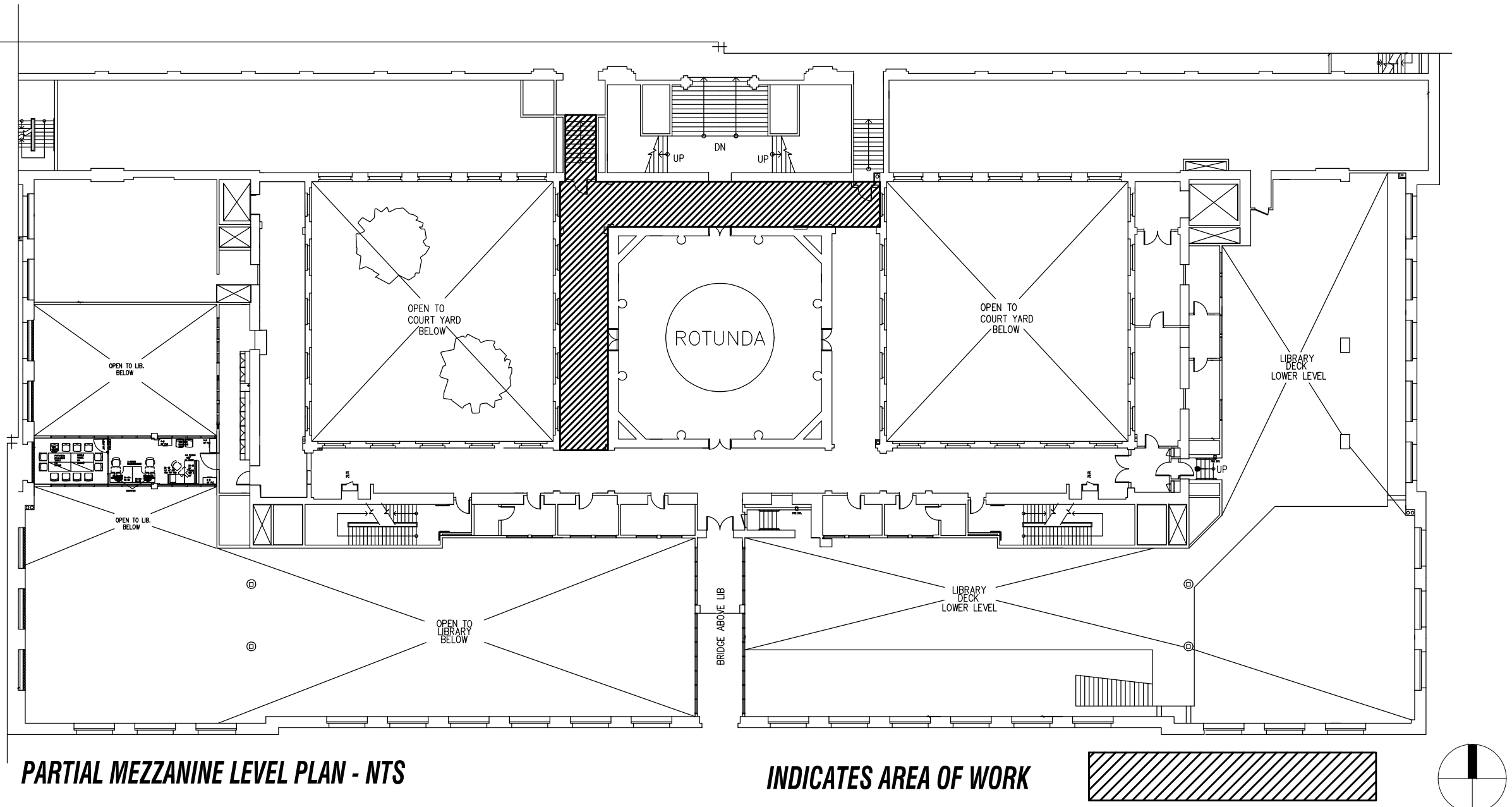
- WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS WHICH INCLUDE THE OWNER/CONTRACT AGREEMENT, GENERAL AND SUPPLEMENTARY CONDITIONS, THE SPECIFICATIONS, THE DRAWINGS, AND ALL ADDENDA AND BULLETINS ISSUED BY THE ARCHITECT.
- WORK SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY, ACCESSIBILITY, AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ALL DISCREPANCIES, VARIATIONS, OR OMISSIONS IN THE CONTRACT DOCUMENTS SHALL BE REPORTED PROMPTLY.
- THE CONTRACTOR SHALL COORDINATE, FILE, OBTAIN AND PAY FEES FOR BUILDING DEPARTMENT AND OTHER AGENCY APPROVALS, PERMITS AND INSPECTIONS. COPIES OF TRANSACTIONS ARE TO BE FORWARDED TO ARCHITECT AND BUILDING MANAGEMENT PRIOR TO COMMENCING WORK. CONTRACTOR SHALL POST ALL APPLICABLE BUILDING PERMITS IN A VISIBLE LOCATION READY FOR INSPECTION BY THE PROPER AUTHORITIES HAVING JURISDICTION.
- THE CONTRACT AREA SHALL REMAIN SECURE DURING CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS, DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION. THE OWNER SHALL BE NOTIFIED OF ALL DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK, PRIOR TO THE START OF ALL WORK.
- DRAWINGS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE DIAGRAMMATIC ONLY. THE WORK INDICATED ON THE DRAWINGS SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT AND APPLIANCES AND LABOR NECESSARY TO COMPLETE THE WORK. VERIFY ALL EQUIPMENT LOCATIONS WITH THE OWNER.
- CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS ON THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON CONSTRUCTION DOCUMENTS (ALSO KNOWN AS CONSTRUCTION PLANS) CAN BE ACCOMPLISHED AS SHOWN BEFORE PROCEEDING.
- NOTIFY THE ARCHITECT REPRESENTATIVE OF ANY MAJOR DISCREPANCY REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND/OR DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THIS CLARIFICATION PRIOR TO PROCEEDING WITH THE WORK OR RELATED WORK IN QUESTION.
- INSTALL ALL EQUIPMENT AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFIED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- CONTRACTOR SHALL REVIEW SHOP DRAWINGS BEFORE SUBMITTING THEM TO THE ARCHITECT. THE ARCHITECT SHALL NOT REVIEW ANY SUBMITTAL WITHOUT THE CONTRACTOR'S SIGNED REVIEW STATEMENT.
- SHOP DRAWING REVIEW SHALL BE FOR DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DIMENSIONS, COORDINATION WITH OTHER TRADES, AND MEANS.
- REQUESTS FOR SUBSTITUTIONS SHALL BE CONSIDERED BY THE ARCHITECT ONLY IF SHOWN TO BE ADVANTAGEOUS TO THE PROJECT. SUBMIT SUPPORTIVE INFORMATION.
- CONFIRM TO OWNER THE ORDERING AND DELIVERY DATES OF LONG LEAD ITEMS TO INSURE AGAINST DELAYS IN PROJECT COMPLETION OR TO FORCE SUBSTITUTIONS.

- THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, FOR THE COORDINATION OF WORK AND FOR THE WORK PERFORMED BY HIS SUBCONTRACTORS.
- PROTECT BUILDING PREMISES AND OCCUPANTS ON PROJECT SITE FROM DAMAGE WITH TEMPORARY PROTECTING COVERS AND BARRIERS, DUST PROOFING, AND SHORING, OR AS REQUIRED. REPAIR ANY DAMAGE IN SHORING AS REQUIRED. REPAIR ANY DAMAGE IN KIND AT DO ADDITIONAL COST TO THE PARTY AFFECTED.
- AT SUBSTANTIAL COMPLETION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ARCHITECT FOR THE ON-SITE PUNCHLIST WALK-THROUGH.
- THE CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS TO THE OWNER/TENANT AT THE COMPLETION OF WORK.
- CONTRACTOR SHALL VISIT JOB SITE TO REVIEW SCOPE OF WORK AND EXISTING SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO MECHANICAL SERVICE, ELECTRICAL SERVICE AND OVERALL COORDINATION.
- ALL TELEPHONE/DATA EQUIPMENT LAYOUT SPECIFICATIONS, PERFORMANCE, INSTALLATION AND THEIR FINAL LOCATION ARE BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID EQUIPMENT.
- ALL WORK PERFORMED AND MATERIALS SHALL MEET THE HIGHEST TRADE STANDARDS. AS A MINIMUM STANDARD, CONFORM WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES HAVING JURISDICTION. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
- ELECTRICAL SYSTEMS SHALL BE INSTALLED PER N.E.C. AND IN ACCORDANCE WITH ALL APPLICABLE UTILITY COMPANY SPECIFICATIONS AND LOCAL AND STATE JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- CONTRACTOR SHALL PROVIDE SUPERVISION WHILE ANY SUBCONTRACTORS OR WORKMEN ARE ON THE JOB SITE AND SHALL SUPERVISE AND DIRECT ALL WORK.
- PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A OR 2-A10BC WITHIN 75 FEET TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT AREA DURING CONSTRUCTION.
- VERIFY ALL FINAL EQUIPMENT LOCATIONS WITH THE OWNER'S REPRESENTATIVE.
- DIMENSIONS ARE TO FINISH SURFACES UNLESS NOTED OTHERWISE
- CLEAN-UP AND SAFETY: KEEP PROJECT AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH & EQUIPMENT REMOVED AND NOT SPECIFIED AS THE REMAINING PROPERTY OF THE OWNER, ETC. LEAVE PREMISES IN A VACUUM AND BROOM CLEAN CONDITION: FREE FROM PAINT SPOTS, DUST, OR SMUDGES OF ANY NATURE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL SYSTEMS.

DRAWINGS

G-000 G-001 G-002 G-003	COVER SHEET ABBREVIATIONS & SYMBOLS GENERAL NOTES GENERAL NOTES	S-01	FRAMING PLAN SECTION & NOTES
A-101 A-102 A-103	CONSTRUCTION PLANS REFLECTED CEILING PLANS FINISH PLANS	E-000 E-001 E-101 E-200	ELECTRICAL COVER SHEET ELECTRICAL SPECIFICATION ELECTRICAL POWER PLAN ELECTRICAL LIGHTING PLAN
A-201	INTERIOR ELEVATIONS	FP-100	SPRINKLER SYSTEM PLAN
A-301 A-302 A-303	SECTIONS SECTIONS & DETAILS EXHIBIT DETAILS		
A-401	DIORAMA & STAIRS PLAN, SECTION, ELEVATIONS		

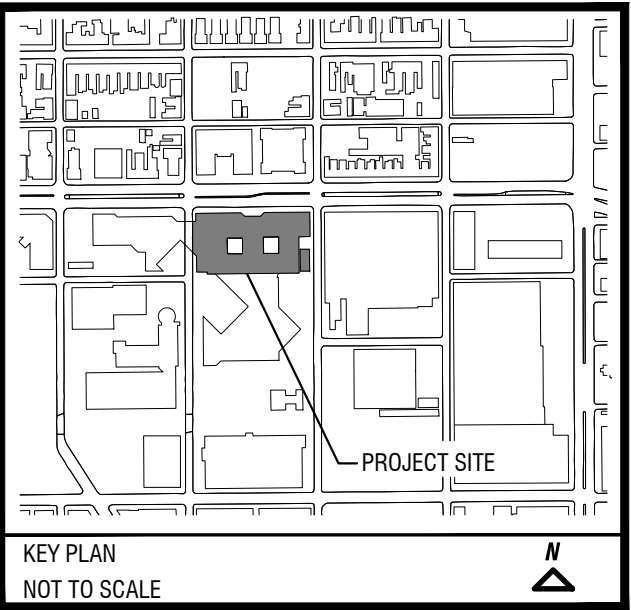
BUILDING & PROJECT SCOPE



BUILDING PERMIT SET - ISSUED 05/17/2013

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211 N. 13th Street
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Client:

Interior Alteration

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Community College of
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1600 Spring Garden St.
Philadelphia PA 19130

Contractors to be responsible for field verification of dimensions. Notify architects immediately of any conflicts or inconsistencies before proceeding with work.

Issue:	Date:
set title	date
SD Pricing Package	02/26/2013
100% SD SET	04/04/2013
75% CD SET	05/03/2013
BUILDING PERMIT SET	05/17/2013
Revisions:	

Dwg. Title:

COVERSHEET

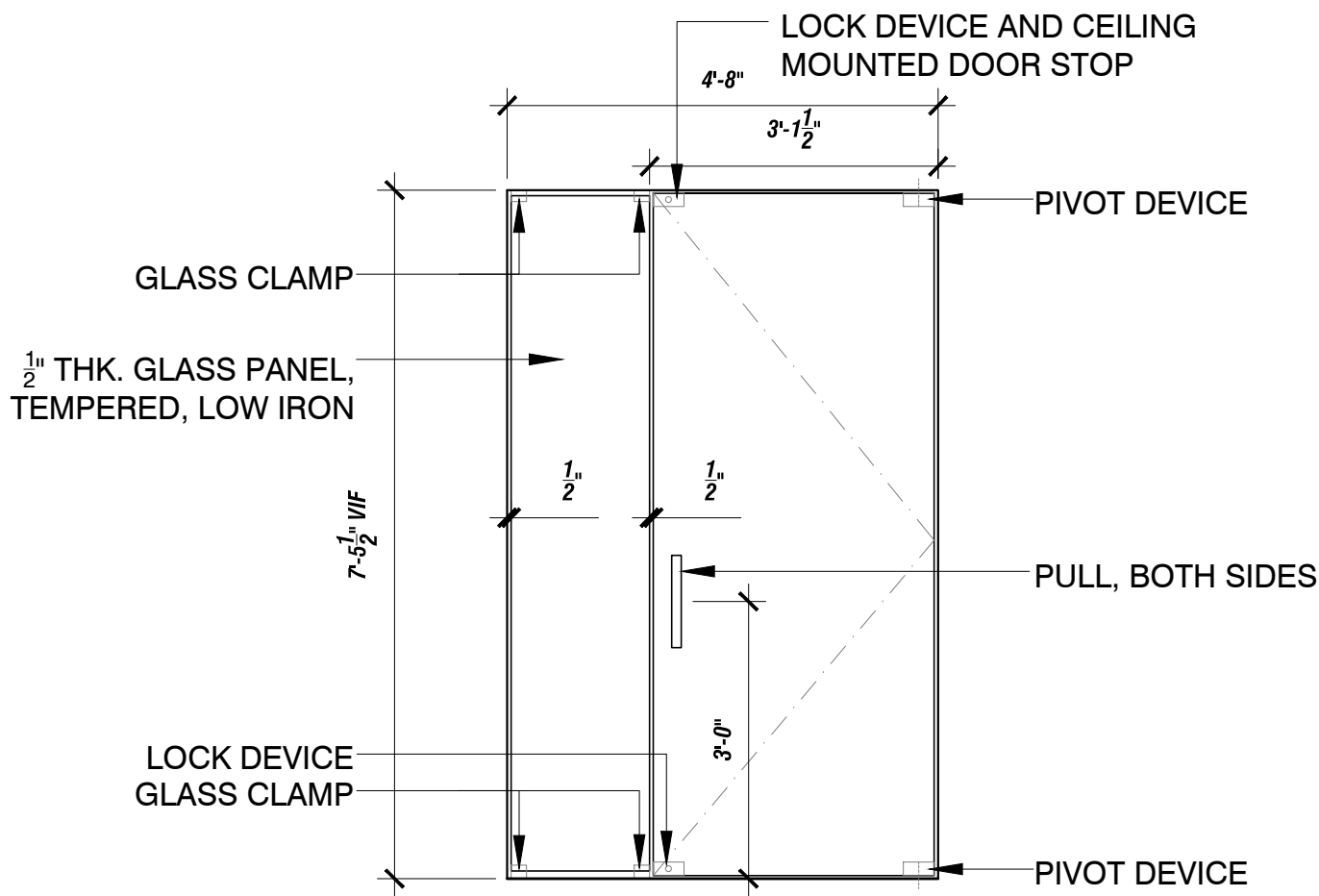
Dwg. No.:

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MA&D Proj. No.:

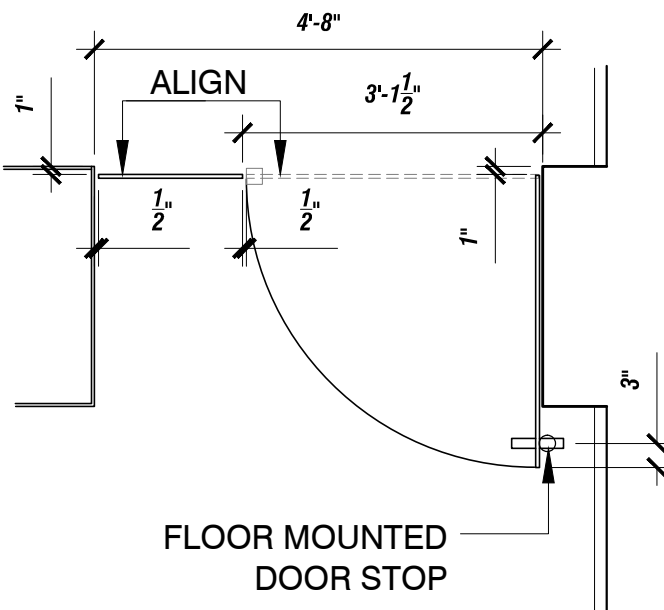
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DOOR AND HARDWARE TYPES/SCHEDULES



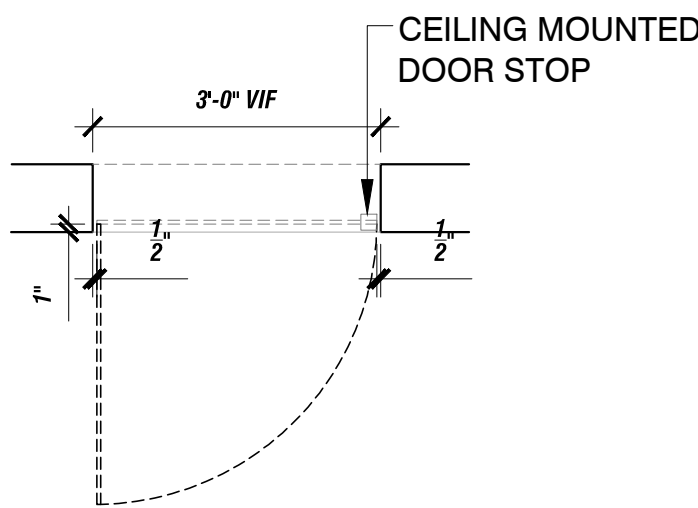
DOOR TYPE A

-1/2" THK. TEMPERED, LOW IRON FRAMELESS GLASS DOOR SYSTEM.
-CONSULT HARDWARE SCHEDULE AND MANUFACTURER REQUIREMENTS FOR PREPARING GLASS TO RECEIVE HARDWARE.



DOOR TYPE B

-1/2" THK. TEMPERED, LOW IRON FRAMELESS GLASS DOOR SYSTEM.
-CONSULT HARDWARE SCHEDULE AND MANUFACTURER REQUIREMENTS FOR PREPARING GLASS TO RECEIVE HARDWARE.



DOOR TYPE C

-3/4" THK. MDF PANEL, PTD. ALL SIDES
CONSULT HARDWARE SCHEDULE AND MANUFACTURER'S REQUIREMENTS FOR PREPARING DOOR/MILLWORK TO RECEIVE HARDWARE. DOOR PANEL TO RECEIVE REMOVABLE SCOTCH PRINT GRAPHIC. PROVIDE MAX. 3/8" GAP BETWEEN DOOR PANEL AND ADJACENT WALL, BASE AND SOFFIT

DOOR SCHEDULE

NOTE: PROVIDE TEMPERED GLASS AS REQ BY CODE

FOR HARDWARE SPECIFICATIONS, SEE HARDWARE SCHEDULE

DO. #	RM. #	TYPE	SILL	NOMINAL R.O. SIZE			FINISH	RATING	HEAD JAMB	HDWR.	REMARKS
				MAT'L.	WIDTH	HEIGHT					
001	M04	A	-	F.L.G.	3'-1 1/2" VIF	7'-5 1/2" VIF	TEMPERED LOW IRON	N/A	-	SET #1	SIDE-LIGHT NOT INCLUDED, INSTALL DOOR HARDWARE PER MANUFACTURER'S RECOMMENDATIONS
002	M04	A	-	F.L.G.	3'-1 1/2" VIF	7'-5 1/2" VIF	TEMPERED LOW IRON	N/A	-	SET #1	SIDE-LIGHT NOTE INCLUDED, INSTALL DOOR HARDWARE PER MANUFACTURER'S RECOMMENDATIONS
003	M04A	B	-	F.L.G.	2'-11" VIF	6'-10 1/2" VIF	TEMPERED LOW IRON	N/A	-	SET #2	INSTALL DOOR HARDWARE PER MANUFACTURER'S RECOMMENDATIONS
004	M04C	C	-	GWB	2'-6" VIF	5'-10 1/4" VIF	PAINTED, SCOTCH PRINT	N/A	-	SET #3	PROVIDE GRAFFITI RESISTANT SCOTCH PRINT OVER PAINT, SEE FINISH PLAN.

NOTES:

1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. PROVIDE SUBMITTAL FOR APPROVAL.

F.L.G. - FRAMELESS GLASS DOORS LEAF

HARDWARE SCHEDULE

NOTE: VERIFY COMPATIBILITY OF HARDWARE WITH DOOR SYSTEM, TYP.

SET #1

ITEM	DESCRIPTION	MANUFACTURER	FINISH	NOTES
2 PIVOT DEVICES	PIVOT HINGES PH10CA, PH20CA	CRL ALUMINUM DOOR PATCH W/ 1NT301 INSERT	BRUSHED S.S.	
2 LOCK DEVICES	AMR205A	CRL ALUMINUM AMR SERIES PATCH LOCK	BRUSHED S.S.	COORDINATE CORE WITH COMMUNITY COLLEGE OF PHILADELPHIA (CCP) STANDARD, PROVIDE DUST GUARD AT FLOOR MOUNTED BOLT LATCH.
2 PULLS	MH12X12BS	CRL BRUSHED STAINLESS 12" MITERED CORNER GLASS MOUNTED PULL HANDLE	BRUSHED S.S.	
2 CYLINDERS		SCHLAGE	BRUSHED S.S.	COORDINATE KEYING WITH CCP
1 DOOR STOP	CEILING MOUNTED 488- DOOR STOP	ASSA ABLOY - ROCKWOOD CEILING MOUNTED DOOR STOP	US15/619	MOUNT FOR DOOR IN CLOSED POSITION
1 DOOR STOP	FLOOR MOUNTED AHI-SIG726	AHI - STAINLESS STEEL MODERN FLOOR MOUNT DOOR STOP	SATIN S.S.	MOUNT FOR DOOR IN OPEN POSITION

SET #2

2 PIVOT DEVICES	PIVOT HINGES PH10CA, PH20CA	CRL ALUMINUM DOOR PATCH W/ 1NT301 INSERT	BRUSHED S.S.	
2 LOCK DEVICES	AMR205A	CRL ALUMINUM AMR SERIES PATCH LOCK	BRUSHED S.S.	COORDINATE CORE WITH COMMUNITY COLLEGE OF PHILADELPHIA (CCP) STANDARD, PROVIDE DUST GUARD AT FLOOR MOUNTED BOLT LATCH.
2 CYLINDERS		SCHLAGE	BRUSHED S.S.	COORDINATE KEYING WITH CCP
1 DOOR STOP	CEILING MOUNTED 488- DOOR STOP	ASSA ABLOY - ROCKWOOD CEILING MOUNTED DOOR STOP	US15/619	MOUNT FOR DOOR IN CLOSED POSITION

SET #3

4 FULL OVERLAY HINGES	OVERLAY HINGES A-SERIES	HAFELE	BRUSHED S.S.	
1 LOCK DEVICES	-----	-----	BRUSHED S.S.	COORDINATE CORE WITH COMMUNITY COLLEGE OF PHILADELPHIA (CCP) STANDARD
1 CYLINDERS		SCHLAGE	BRUSHED S.S.	COORDINATE KEYING WITH CCP
2 SPRING LOADED MAGNET LATCHES	MC327	DELTANA	BRUSHED CHROME	

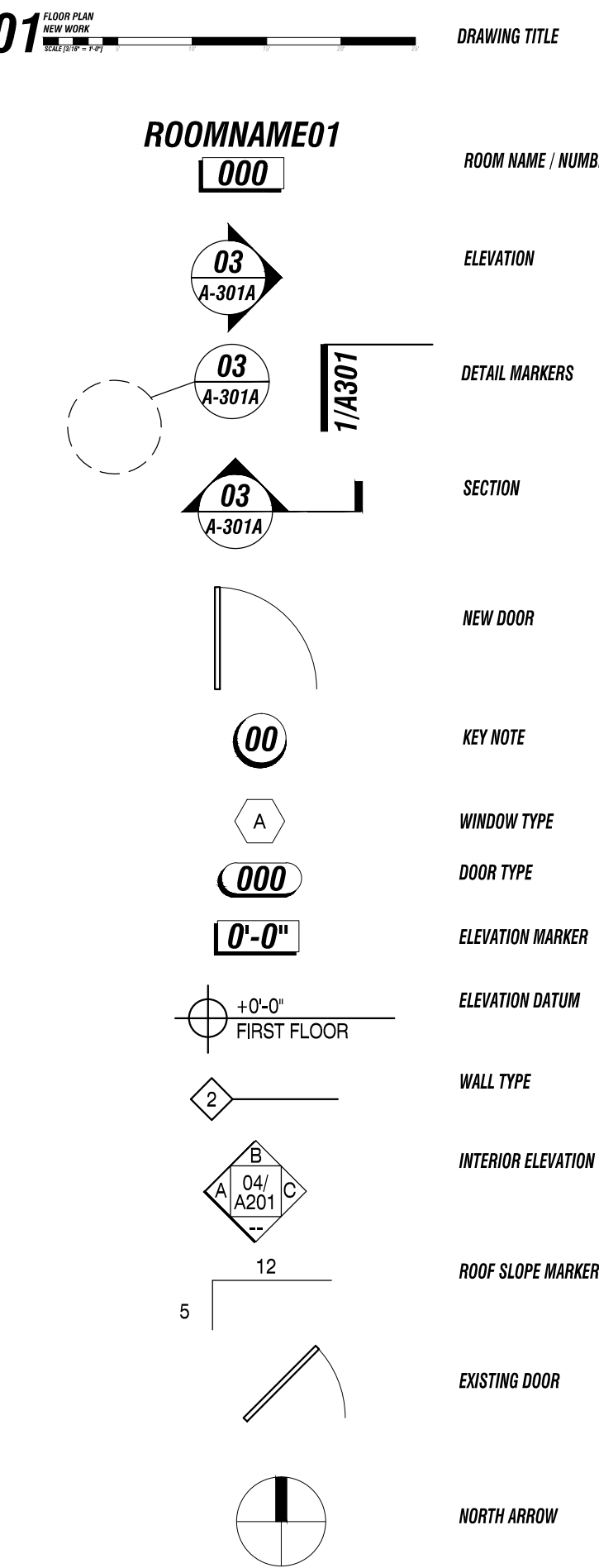
NOTES:

1. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
2. PROVIDE SUBMITTAL FOR APPROVAL.
3. PROVIDE BEVELED EDGES FOR GLASS DOORS AND SIDE PANELS, ALL EDGES, TYP.

ABBREVIATIONS

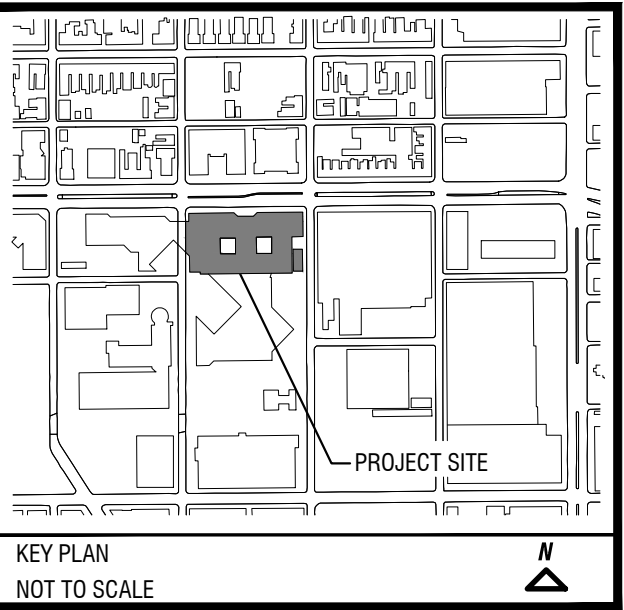
ABV	ABOVE	LAV	LAVATORY
AFF	ADJUSTABLE	LBL	LABEL
ADJ	ADJACENT		
ALUM	AND	MAX	MAXIMUM
@	AT	MTL	METAL
		MIN	MINIMUM
		MISC	MISCELLANEOUS
		MTD	MOUNTED
BLK	BLOCK		
BLDG	BUILDING	NIC	NOT IN CONTRACT
B/S	BOTH SIDES	NTS	NOT TO SCALE
CL	CENTER LINE	OD	OUTSIDE DIAMETER
CLG	CEILING	OC	ON CENTER
CLR	CLEAR	OPG	OPENING
CONC	CONCRETE		
CONT	CONTINUOUS	PTD	PAINTED
		PAR	PARALLEL
DEMO	DEMOLISH	PERF	PERFORATED
DIA	DIAMETER	PWD	PLYWOOD
DIM	DIMENSION	PL. LAM.	PLASTIC LAMINATE
DR	DOOR		
		R	RADIUS
EF	EXHAUST FAN	REM	REMOVE
EHD	ELECTRIC HAND DRYER	REV	REVISION
ELEV	ELEVATION	RM	ROOM
EQ	EQUAL	R.O.	ROUGH OPENING
EXIST	EXISTING		
EXG	EXISTING	SHT	SHEET
		SQ	SQUARE
FT	FEET	SQ FT	SQUARE FEET
FIN	FINISH	STD	STANDARD
FLR	FLOOR	STOR	STORAGE
FLUOR	FLUORESCENT	S/S	STAINLESS STEEL
FRMG	FRAMING		
FBO	FURNISHED BY OWNER	TELE	TELEPHONE
		THK	THICK
GC	GENERAL CONTRACTOR	TYP	TYPICAL
GWB	GYP SUM WALL BOARD		
		UNF	UNFINISHED
HGT	HEIGHT	UR	URINAL
HVAC	HEATING/VENTILATION REFRIGERATION		
HOR	HORIZONTAL	VNR	VENEER
		VIF	VERIFY IN FIELD
		VERT	VERTICAL
INCL	INCLUDED		
INT	INTERIOR	WC	WATER CLOSET
		W/	WITH
JT	JOINT	WD	WOOD
		WDW	WINDOW
KO	KNOCKOUT		

SYMBOLS



BUILDING PERMIT SET - ISSUED 05/17/2013

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Contractors to be responsible for field verification of dimensions. Notify architects immediately of any conflicts or inconsistencies before proceeding with work.

Issue:	Date:	set title	date
		SD Pricing Package	02/28/2013
		100% SD SET	04/04/2013
		75% CD SET	05/03/2013
		BUILDING PERMIT SET	05/17/2013
Revisions:			

Dwg. Title: ABBREVIATIONS & SYMBOLS
Dwg. No.: G-001
MA&D Proj. No.: 1158

METCALFE ARCHITECTURE & DESIGN

PROJECT GENERAL CONDITIONS

SITE SAFETY

THE CONTRACT DOCUMENTS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR HAS THE RESPONSIBILITY FOR THE CONSTRUCTION PROCESSES, SITE CONDITIONS, OPERATIONS, EQUIPMENT AND PERSONNEL, THE MAINTENANCE OF A SAFE PLACE TO WORK AND SAFETY IN, OR ABOUT THE SITE OF WORK, AS MANDATED BY THE OCCUPATIONAL SAFETY AND HEALTH HAZARDS ASSOCIATION (OSHA) GUIDELINES.

SECTION 1 – GENERAL CONDITIONS

1.01 THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, STANDARD FORM OF THE AMERICAN INSTITUTE OF ARCHITECTS, AIA DOCUMENT A201, 2007 EDITION SHALL APPLY TO ALL WORK IN THIS CONTRACT, EXCEPT WHERE SPECIFICALLY MODIFIED BY THE PROJECT GENERAL REQUIREMENTS AND SUPPLEMENTARY GENERAL CONDITIONS.

SECTION 2 – SUPPLEMENTARY GENERAL NOTES

2.01 THE TERMS GENERAL CONTRACTOR, CONTRACTOR AND SUB-CONTRACTOR ARE USED INTERCHANGEABLY BUT MEAN THOSE WHO ARE RESPONSIBLE TO PERFORM THE WORK AS CONTRACTED BY THE CLIENT.

2.02 ALL WORK PERFORMED BY THE CONTRACTOR/SUB-CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, STATE AND FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, INCLUDING OSHA, WHETHER OR NOT SPECIFIED ON THE DRAWINGS. ALL MATERIALS SHALL BE FIRE RATED, FIRE PROOFED OR FIRE RETARDANT AS REQUIRED TO MEET OR EXCEED LOCAL, STATE AND APPLICABLE NATIONAL CODES.

2.03 WHERE THE CONTRACT, NOTES OR DRAWINGS CALL FOR ANY WORK OF A STRINGENT NATURE OTHER THAN THAT REQUIRED BY THE BUILDING CODE OR ANY OTHER DEPARTMENT HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MORE STRINGENT NATURE CALLED FOR BY THE CONTRACT, CONSTRUCTION NOTES OR DRAWINGS SHALL BE FURNISHED IN ALL CASES.

2.04 THE GENERAL CONTRACTOR SHALL NOTIFY MAD OF ANY DISCREPANCIES BETWEEN THE DRAWINGS, NOTES, AND FIELD CONDITIONS BEFORE COMMENCING ANY WORK AND REQUEST CLARIFICATIONS. THE GENERAL CONTRACTOR WILL BEAR COSTS ARISING FROM RECTIFYING WORK KNOWINGLY PERFORMED CONTRARY TO CODE REQUIREMENTS OR BEST ACCEPTED CONSTRUCTION PRACTICES.

2.05 BEFORE SUBMITTING FINAL PROJECT COSTS TO THE CLIENT, THE CONTRACTOR SHALL VISIT THE PREMISES, AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND BE SATISFIED AS TO THE NATURE AND SCOPE OF THE WORK AND THE DIFFICULTIES THAT MAY ATTEND ITS EXECUTION.

2.06 THE SUBMISSION OF FINAL PROJECT COSTS TO THE CLIENT SHALL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR EXTRA LABOR, EQUIPMENT, OR MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR FOR DIFFICULTIES ENCOUNTERED, WILL NOT BE RECOGNIZED.

2.07 THE BID PROCESS SHALL INCLUDE ALL ITEMS NECESSARY OR PROPER FOR PERFORMING AND COMPLETING THE WORK REQUIRED AS CONTEMPLATED BY THE PLANS AND SPECIFICATIONS TO PROVIDE FINISHED WORK. ANYTHING OMITTED THEREFROM WHICH IS CLEARLY NECESSARY FOR THE COMPLETION OF THE WORK OR ITS APPURTENANCES SHALL BE CONSIDERED A PORTION OF THE WORK ALTHOUGH NOT DIRECTLY SPECIFIED OR SHOWN.

2.08 ALL ITEMS DESCRIBED HEREIN SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. IN EACH CASE WHERE A SPECIFIC MANUFACTURER IS MENTIONED IN THE DRAWINGS OR SPECIFICATIONS, THE BIDDER SHALL BASE HIS PROPOSAL ON THAT MANUFACTURER.

2.09 ANY REQUEST FOR THE USE OF AN ALTERNATE MATERIAL OR ITEM AS SPECIFIED IN THE DOCUMENTS MUST BE PLACED IN WRITING AND APPROVED BY MAD BEFORE ANY SUBSTITUTION IS MADE.

2.10 THE CONTRACTOR SHALL SUBMIT TO MAD DUPLICATE SAMPLES OF ALL ITEMS SPECIFIED. ALL PROPOSED SUBSTITUTIONS SHALL BE BROUGHT TO MAD'S ATTENTION PRIOR TO AWARDED OF CONTRACT. ALL REQUESTS FOR SUBSTITUTIONS AFTER AWARDED OF CONTRACT SHALL BE ACCOMPANIED BY GUARANTEES OF EQUAL QUALITY AND ADDITIONAL COSTS SHALL BE BORNE BY THE CONTRACTOR.

2.11 THE CONTRACTOR SHALL CONFIRM AVAILABILITY AND DELIVERY TIME OF ALL SPECIFIED ITEMS UPON RECEIVING THE CONTRACT DOCUMENTS. SHOULD ANY OF THE SPECIFIED ITEMS AVAILABILITY POSE A DELAY TO THE ON TIME COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL NOTIFY THE CLIENT IMMEDIATELY AND PROPOSE AN EQUIVALENT SUBSTITUTE IF SUCH A DELAY IS NOT ACCEPTABLE TO THE CLIENT.

2.12 THE CONTRACTOR SHALL ALSO BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIALS AND EQUIPMENT CALLED FOR AND PROPERLY COMPLETE THE WORK.

2.13 THE CONTRACTOR SHALL INCLUDE AND PROVIDE FOR ALL LABOR, MATERIAL, EQUIPMENT, TRANSPORTATION, TAXES, ETC., NECESSARY OR REASONABLY INCIDENTAL TO THE PROPER COMPLETION OF THE ENTIRE PROJECT IN ACCORDANCE WITH BEST ACCEPTED CONSTRUCTION PRACTICES IN STRICT ACCORDANCE WITH THESE DOCUMENTS AND ALL MANUFACTURERS RECOMMENDED SPECIFICATIONS. ALL THIS WORK SHALL BE PERFORMED BY THE CONTRACTOR UNLESS SPECIFIED AS BEING THE WORK OF OTHERS. MATERIALS AND WORKMANSHIP SHALL BE NEW AND TO THE BEST OF THEIR RESPECTIVE KIND UNLESS SPECIFIED OTHERWISE.

2.14 THE GENERAL CONTRACTOR UPON ACCEPTANCE AND APPROVAL OF THE DRAWINGS ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP, OF THE WORK DESCRIBED IN THESE NOTES AND DRAWINGS, AND HE WILL BE EXPECTED TO COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.

2.15 MAD SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE WORK, NOR FOR THE MEANS AND METHODS OF CONSTRUCTION OF THE GENERAL CONTRACTOR AND ANY SUBCONTRACTORS, NOR SHALL THEY GUARANTEE THE PERFORMANCE OF THEIR CONTRACTS.

2.16 ALL WORK LISTED ON THE CONSTRUCTION NOTE SHEETS AND SHOWN OR IMPLIED ON ALL DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE AND PREVIOUSLY AGREED UPON. ALL WORK SHALL BE EXECUTED IN A WORKMAN LIKE MANNER AND ALL MECHANICALS AND TRADESMEN SHALL BE SKILLED IN THEIR TRADE.

2.17 THE CONTRACTOR/SUBCONTRACTOR SHALL PROCURE AND PAY ALL FEES FOR ALL LEGALLY REQUIRED PERMITS NECESSARY FOR THE APPROVAL, EXECUTION AND COMPLETION OF HIS WORK, INCLUDING CONTROLLED INSPECTIONS, EQUIPMENT USE PERMITS, UNLESS OTHERWISE DIRECTED BY CLIENT.

2.18 WORKMENS COMPENSATION AS REQUIRED BY LAW AND PUBLIC LIABILITY WILL BE CARRIED BY THE CONTRACTOR. PROPERTY DAMAGE, FIRE INSURANCE AND LIABILITY INSURANCE WILL BE TAKEN OUT BY THE CLIENT PROPORTIONATE TO THE AMOUNT OF WORK COMPLETED AND PAID FOR. SINGLE AND COMBINED LIMITS OF THE LIABILITY AND OTHER TYPES OF INSURANCE SHALL MEET THE MINIMUM REQUIREMENTS OF THE BUILDING OWNER AND THE CLIENT NAMED AS CO-INSURED. CONTRACTOR

TO OBTAIN PRECISE REQUIREMENTS AND LIST OF COINSURED FROM BUILDING OWNER AND CLIENT. COPIES OF ALL CERTIFICATES MUST BE FURNISHED AND ALL REQUIREMENTS SATISFIED PRIOR TO THE BEGINNING OF ANY WORK.

2.19 THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL MATERIALS AND WORKMANSHIP FURNISHED OR INSTALLED BY HIM OR HIS SUBCONTRACTORS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE AND SHALL REPLACE ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSE TO THE CLIENT AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING CAUSED BY REPAIR OF THIS WORK. DEFECTS SHALL BE REPORTED IN WRITING WITHIN THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE DEFECTIVE WORK WITHIN FIFTEEN (15) DAYS AFTER IT IS BROUGHT TO HIS ATTENTION. THE CONTRACTOR WILL FURNISH THE CLIENT WITH ALL MANUFACTURERS WRITTEN GUARANTEES FOR PERIODS LASTING LONGER THAN ONE YEAR.

2.20 THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK AND THAT OF HIS SUBCONTRACTORS, FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS AND MATERIALS USED IN CONNECTION WITH THE WORK AND FOR ACTS OF HIS EMPLOYEES AND SHALL PROTECT AND HOLD THE CLIENT HARMLESS FROM ALL LIABILITY ARISING FROM DAMAGES THEREWITH.

2.21 SHOP DRAWINGS PROCEDURE SHALL BE AS FOLLOWS: THREE (3) COPIES OF ALL SHOP DRAWINGS, INSTALLATION DRAWINGS, CATALOGUES, EQUIPMENT INSTALLATION DETAILS, ETC. SHALL BE SECURED OR PREPARED, AND SUBMITTED TO MAD FOR REVIEW BEFORE PURCHASING MATERIALS OR PROCEEDING WITH CONSTRUCTION, ALLOWING TEN (10) WORKING DAYS FOR REVIEW. SHOP DRAWINGS SHALL SHOW COMPLETE DETAILS FOR CONSTRUCTION DRAWINGS AND SPECIFICATIONS, AND SHALL BEAR THE SUB-CONTRACTORS SIGNATURE AND CERTIFICATION. AFTER REVIEW, ONE (1) PRINT WILL BE RETURNED STAMPED. THIS PROCEDURE SHALL BE REPEATED UNTIL DRAWINGS ARE RELEASED FOR FABRICATION. SUB-CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND DISTRIBUTING REQUIRED PRINTS OF SHOP DRAWINGS TO HIS TRADESMEN AND MATERIAL SUPPLIERS AFTER AS WELL AS BEFORE FINAL REVIEW. NO UNSTAMPED DRAWINGS MAY BE USED FOR THE FABRICATION OR INSTALLATION OF ANY ITEMS. ANY SHOP OR FIELD WORK DONE PRIOR TO RECEIPT OF REVIEWED DRAWINGS WHICH REQUIRED ALTERATIONS OR REPLACEMENT SHALL BE AT THE CONTRACTORS EXPENSE.

2.22 THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN, (UNLESS OTHERWISE NOTED), THAT SUCH SHALL BE FURNISHED AND INSTALLED, AND CONNECTED WHERE SO REQUIRED.

2.23 WHERE THE TERMS "APPROVED EQUAL" OR "EQUAL TO", "ACCEPTABLE", OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF MAD.

2.24 THE GENERAL CONTRACTOR SHALL PROPERLY PROTECT ANY ADJOINING PROPERTY, ANY DAMAGE TO SAME CAUSED BY THE CONTRACTORS WORK OR WORKMEN MUST BE MADE GOOD WITHOUT DELAY. PATCHING AND REPLACING OF DAMAGED WORK SHALL BE DONE AT THE COST AND EXPENSE OF THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR HIS SUB-CONTRACTORS.

2.25 THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL CLIENT ACCEPTANCE OF THE NEW PREMISES.

2.26 THE CLIENT, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK, THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT ANY CLAIM FOR EXTENSIONS OF THE TIME CAUSED THEREBY SHALL BE ADJUSTED AT THE TIME OF ORDERING SUCH CHANGE.

2.27 SHOULD THE GENERAL CONTRACTOR CLAIM THAT AN ISSUED OR DIRECTED REVISION OR CHANGE TO THE ORIGINAL CONTACT INVOLVES EXTRA COSTS UNDER HIS CONTRACT, HE SHALL GIVE WRITTEN NOTICE WITHIN A REASONABLE TIME AFTER RECEIPT OF SUCH INSTRUCTIONS BEFORE PROCEEDING TO EXECUTE THE WORK. NO SUCH CLAIMS SHALL BE VALID UNLESS SO MADE. UNLESS OTHERWISE AGREED, NO PAYMENT ON SUCH BILLS WILL BE MADE UNTIL FINAL SETTLEMENT.

2.28 ALL CLAIMS FOR ADDITIONAL WORK WILL BE SUBMITTED IN WRITING FOR CLIENTS APPROVAL AND SHOULD INCLUDE A COMPLETE DESCRIPTION OF THE WORK BEING PERFORMED, MATERIALS BEING USED, THE CONSTRUCTION SPACE NUMBER OF THE AREA BEING WORKED IN, AND THE AUTHORIZATION UNDER WHICH THE WORK IS BEING PERFORMED.

2.29 IT IS UNDERSTOOD THAT THE WORK COST SUBMITTED FOR THIS PROJECT IS FURNISHED WITHOUT OBLIGATION AND THAT THE CLIENT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY PROPOSAL OR PART OF ANY COST SUBMITTED.

2.30 UPON COMPLETION OF THE JOB, THE GENERAL CONTRACTOR SHALL SUBMIT TO MAD ALL APPLICABLE MANUFACTURERS PRODUCT GUARANTEES AND OR WARRANTIES AND EQUIPMENT USE INFORMATION CUTS AND OPERATION MANUALS SHALL BE SUBMITTED IN TRIPPLICATES, IN A BINDER/MANUAL.

2.31 IMPLICIT IN THESE GENERAL NOTES IS THAT ALL SUB-CONTRACTORS ARE BOUND BY THE NOTES ABOVE THAT APPLY TO THEIR WORK.

SECTION 3 – GENERAL REQUIREMENTS

3.01 THESE CONSTRUCTION NOTES AND/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND THE GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIALS AND WORKMANSHIP THROUGHOUT.

3.02 ALL WORKING DRAWINGS AND ALL CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATIVE DRAWINGS.

3.03 THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE.

3.04 THE GENERAL CONTRACTOR SHALL CONTACT BUILDING MANAGEMENT TO DETERMINE THE RULES OF THE BUILDING RELATIVE TO CONSTRUCTION. WHEN AND HOW DELIVERIES CAN BE MADE, WHAT PHASES OF CONSTRUCTION CAN BE DONE ON A REGULAR OR OVERTIME BASIS, AND IN GENERAL, ANY SPECIAL BUILDING REQUIREMENTS WHICH WILL EFFECT THE WORK WITH ALL COSTS BY GENERAL CONTRACTOR.

3.05 PRIOR TO BEGINNING ANY WORK, THE GENERAL CONTRACTOR SHALL FURNISH A CONSTRUCTION SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF HIS WORK, AND ALL RELATED WORK FOR THE COMPLETION OF THE PROJECT. THIS SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIME, LENGTH OF TIME FOR EACH PHASE, ITS START AND COMPLETION, WITH A PROJECTED COMPLETION DATE.

3.06 THE CONTRACTOR SHALL NOTIFY MAD IMMEDIATELY IF HE CANNOT COMPLY WITH ALL WORK CALLED FOR ON THESE DRAWINGS OR WITH THE ISSUED AND APPROVED CONSTRUCTION SCHEDULE.

3.07 THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION AND PERMIT DRAWINGS AT THE SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES, CLIENT REPRESENTATIVES AND MAD.

3.08 IT IS EXPECTED THAT THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF ANY OTHER VENDOR RETAINED BY CLIENT TO ASSURE THAT ALL SCHEDULES ARE MET AND WORK PROCEEDS ACCORDINGLY.

3.09 THE GENERAL CONTRACTOR SHALL PAY FOR ALL TRANSPORTATION CHARGES ON ALL HIS MATERIAL OR EQUIPMENT TO THE POINT OF USE, AND SHALL BE RESPONSIBLE FOR ALL UNLOADING, CHECKING AND STORAGE OF SAME IN CONNECTION WITH THIS CONTRACT.

3.10 THE CONTRACTOR SHALL MAKE ARRANGEMENTS, MAINTAIN AND PAY ALL COST FOR TEMPORARY WATER, PLUMBING, POWER, LIGHTING, HEATING OR VENTILATION AS HE MAY REQUIRE TO PROPERLY COMPLETE THE WORK. ALL HOISTING CHARGES IF ANY, SHALL BE INCLUDED IN HIS COST.

3.11 ALL WORK TO BE PLUMB, LEVEL AND TRUE. THE CONTRACTOR SHALL LAY OUT ALL WORK AND ESTABLISH ALL POINTS, GRADES, LINES AND LEVELS AND ASSUME RESPONSIBILITY FOR SAME.

3.12 THE GENERAL CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. HE SHALL REPLACE OR REPAIR AS DIRECTED BY THE CLIENT ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH SHALL APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

3.13 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL BRACING, SHORING, ENCLOSURES, BARRIERS, SCAFFOLDING, ETC. AS REQUIRED TO PROVIDE A SAFE WORKING ENVIRONMENT AS DICTATED BY SITE CONDITIONS OR THE PROGRESS OF WORK. PROPERTY BELONGING TO THE OWNER IS TO BE PROTECTED THROUGHOUT THE TERM OF THE WORK.

3.14 ALL EXISTING APPURTENANCES NOT BEING REMOVED SHALL BE REFURNISHED WHERE REQUIRED, ANY LOOSE ITEMS TIGHTENED AND ANY MISSING PARTS REPLACED BY THE GENERAL CONTRACTOR TO ACHIEVE A FINISHED FIRST CLASS INSTALLATION AND APPEARANCE AT NO ADDITIONAL COST.

3.15 ALL REQUIRED EXITS, WAY OF APPROACH THERETO, AND WAY OF TRAVEL FROM THE EXIT INTO THE STREET SHALL CONTINUOUSLY BE MAINTAINED FREE FROM ALL OBSTRUCTIONS AND IMPEDIMENTS FOR UNOBSERVED EGRESS IN THE CASE OF FIRE OR OTHER EMERGENCY, IN CONFORMANCE WITH LOCAL BUILDING CODE REQUIREMENTS.

3.16 DURING THE ENTIRE CONSTRUCTION PERIOD, ALL EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED, IN CONFORMANCE WITH LOCAL BUILDING CODE REQUIREMENTS.

3.17 WHERE OPENINGS OCCUR IN EXISTING FIRE RATED AREAS OR PARTITIONS DUE TO EXISTING OR NEW CONDUIT RUNS, DUCTWORK, CABLES, ROUGHING IN, ETC., AND/OR WHERE EXISTING FIREPROOF HAS BEEN REMOVED AS RESULT OF EXISTING OR NEW CONSTRUCTION WORK THE GENERAL CONTRACTOR SHALL CLOSE AND/OR PATCH AS REQUIRED ALL OPENINGS TO MATCH IMMEDIATE ADJACENT AREAS IN MATERIAL, FINISH AND FIRE RATING. ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE REUSED.

3.18 CONTRACTOR SHALL BE AWARE AT ALL TIMES THAT THE BUILDING IS OCCUPIED BY OTHER TENANCIES. NO ACTION OF HIS SHALL RESULT IN THE DISRUPTION OF THE OPERATION OF OTHER TENANTS OR BUILDING SERVICES. WITHOUT THE EXPRESS WRITTEN PERMISSION OF BUILDING MANAGEMENT.

3.19 UNLESS OTHER WISE NOTED, ALL EXISTING, SERVICES AND DEVICES ARE TO REMAIN ACTIVE.

3.20 ALL FLOORS, MAIL CHUTES AND STAIR DOORS IN PUBLIC AREAS SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE PROPERLY PROTECTED. SHOE WIPING MATS WILL BE INSTALLED AT ALL OPENINGS BETWEEN CONSTRUCTION, PUBLIC AND ACTIVE AREAS AND KEPT CLEAN.

3.21 THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS, BOTH FROM HIS OWN AND OTHER SUB-CONTRACTORS EMPLOYEES, INCLUDING THE RUBBISH WHICH IS A BY-PRODUCT OF CARPET INSTALLATION. RUBBISH REMOVAL SHALL OCCUR ON A DAILY BASIS.

3.22 ALL EXISTING TO REMAIN, EXISTING RELOCATED OR NEW ITEMS INSTALLED SHALL BE AMPLY PROTECTED THROUGHOUT THE PROJECT OF CONSTRUCTION AND SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF THE CLIENT, PRIOR TO BEING TURNED OVER TO THE CLIENT.

3.23 THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN ALL WALL BASE, ALL VINYL WALL COVERING, ALL DOORS, PERIMETER BASEBOARD ETC., PRIOR TO LEAVING THE PROJECT.

3.24 ALL INTERIOR GLAZED AREAS SHALL BE WASHED AND CLEANED JUST PRIOR TO LEAVING THE PROJECT.

SECTION 4 – SPECIAL REQUIREMENTS

4.1 SHOP DRAWINGS PROCEDURE - IN ADDITION TO THE SHOP DRAWINGS AND SAMPLE SUBMITTAL REQUIREMENTS IT IS REQUIRED THAT THE GENERAL CONTRACTOR SUBMIT ALL SHOP DRAWINGS FIRST TO MAD WHO WILL THEN SUBMIT THEM TO THE ENGINEERS (OR OTHER CONSULTANTS) FOR REVIEW BEFORE BEING RETURNED TO THE G.C. THROUGH MAD'S OFFICE FOR COORDINATION. NO SHOP DRAWINGS SHALL BE SENT DIRECTLY TO THE ENGINEERS WITHOUT PRIOR SEPARATE EXPRESS AGREEMENT OF MAD AS TO EACH EXCEPTION TO THIS RULE.

4.2 COMPOSITE DRAWINGS ALSO REFERRED TO AS COORDINATION DRAWINGS - SUBMIT FOR APPROVAL AT LEAST TEN DAYS PRIOR TO COMMENCING ANY FABRICATION OR INSTALLATION WORK, THE G.C. SHALL COMPLETE THE PREPARATION OF A COORDINATED MECHANICAL (HVAC), ELECTRICAL (POWER, LIGHTING, TELEPHONE, LIFE SAFETY, COMMUNICATIONS), PLUMBING AND SPRINKLER DRAWING (OR DRAWINGS) TO SCALE WITH ALL RELEVANT EXISTING CONDITIONS SHOWN (I.E. CONDUITS, STRUCTURE, PIPING, ALARM AND EXIT SYSTEMS, ACCESS NEEDS ETC.) AND SHALL INFORM MAD AT THIS TIME OF ALL CONFLICTING CONDITIONS.

4.3 SITE TELEPHONE AND REFERENCE TABLE - THE G.C. SHALL INSTALL AND MAINTAIN AT HIS OWN EXPENSE ON THE IMMEDIATE SITE AT THE SAME LOCATION A LOCKING SITE TELEPHONE, TO BE AVAILABLE STRICTLY FOR JOB RELATED NEEDS AND USES AND AT LEAST ONE 3'-0" X 7'-0" REFERENCE TABLE, TO BE USED EXCLUSIVELY FOR A REQUIRED SITE WORKING COPY OF THE DRAWINGS, WITH AT LEAST TWO 7'-0" FOOT LONG SHELVES ABOVE FOR STORAGE OF CATALOG CUTS, SHOP DRAWING AND SAMPLES.

4.4 CATALOGS, MAINTENANCE INSTRUCTION, GUARANTEES - PRIOR TO THE COMPLETION OF THIS WORK THE G.C. SHALL FURNISH THE CLIENT/OWNER WITH A COMPLETE SET (IN LOOSE LEAF BINDER(S) OF MANUFACTURERS' CATALOGS, OPERATING

4.4 CATALOGS, MAINTENANCE INSTRUCTION, GUARANTEES - PRIOR TO THE COMPLETION OF THIS WORK THE G.C. SHALL FURNISH THE CLIENT/OWNER WITH A COMPLETE SET (IN LOOSE LEAF BINDER(S) OF MANUFACTURERS' CATALOGS, OPERATING INSTRUCTIONS AND SIMILAR DATA AND ALL GUARANTEES FOR ALL EQUIPMENT AND OPERABLE DEVICES FURNISHED OR INSTALLED BY THE G.C. IN THIS CONSTRUCTION, AND SHALL ORIENT AND INSTRUCT THE PERSONNEL DESIGNATED BY CLIENT/OWNER IN THE OPERATION OF ALL SUCH EQUIPMENT. REFER TO SECTION 2, PARAGRAPH 2.30.

4.5 TELEPHONE/SIGNAL RUNS - N/A

4.6 CONTRACTOR SHALL CHECK CLEARANCES FOR LIGHT FIXTURES PRIOR TO ORDERING FIXTURES AND REPORT ANY CONFLICTS TO ARCHITECT. WHEN FIXTURE INSTALLATION IS READY TO COMMENCE, CONTRACTOR WILL RECHECK CLEARANCES PRIOR TO INSTALLING ANY FIXTURE OR GROUP OF FIXTURES IN A ROOM OR SPACE.

GENERAL SPECIFICATIONS

1. SUBSTITUTIONS OF EQUALS SHALL BE ONLY AS APPROVED BY MAD.

2. SUBMIT ALL SAMPLES IN DUPLICATE, AND SHOP DRAWINGS AS SPECIFIED IN THE SUPPLEMENTARY GENERAL CONDITIONS NOTE 2.21.

3. MECHANICAL: FOR REQUIRED FINISHES OF ALL MECHANICAL REGISTERS, DIFFUSERS, THERMOSTATS, ETC., SEE REFLECTED CEILING PLAN, AND REFER TO PERTINENT ENGINEERING DRAWINGS (ANY CONFLICTS SHALL BE REPORTED TO MAD PRIOR TO SUBMISSION OF FINAL PROJECT COST).

4. PLUMBING/SPRINKLER: FOR INFORMATION ON ALL PLUMBING FIXTURES, SEE CONSTRUCTION AND REFLECTED CEILING DRAWINGS, AND REFER TO PERTINENT ENGINEERING DRAWINGS (ANY CONFLICTS SHALL BE REPORTED TO MAD PRIOR TO SUBMISSION OF FINAL PROJECT COST).

5. ELECTRICAL: FOR INFORMATION ON ALL REQUIRED FINISHES AND LOCATIONS FOR ALL SWITCHES, OUTLETS, PLATES, RECEPTACLES, ETC. REFER TO POWER, VOICE AND DATA PLAN AND PERTINENT ENGINEERING DRAWINGS (ANY CONFLICTS SHALL BE REPORTED TO MAD PRIOR TO SUBMISSION OF FINAL PROJECT COST).

6. LIGHTING FIXTURES: SEE LIGHTING FIXTURE SCHEDULE, REFLECTED CEILING PLAN FOR REQUIRED SPECIFICATIONS AND FINISHES OF ALL LIGHTING FIXTURES AND REFLECTED CEILING ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION (ANY CONFLICTS SHALL BE REPORTED TO MAD PRIOR TO SUBMISSION OF FINAL PROJECT COST).

DEMOLITION

1. THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED ON THE DRAWINGS AND REQUIRED BY THE WORK.

2. ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE REUSED OR OTHERWISE DIRECTED.

3. THE GENERAL CONTRACTOR SHALL AT ALL TIMES PROTECT THE PROPERTY OF THE CLIENT AND THE BUILDING OWNER, INCLUDING BUT NOT LIMITED TO WINDOWS, FLOOR AND CEILING FINISHES, TOILETS, ELEVATORS, DOORS, BUCKS, ELECTRICAL AND AIR CONDITIONING EQUIPMENT, ETC.

4. THE GENERAL CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS THROUGHOUT THE SPACE UNDER CONSTRUCTION AS REQUIRED.

5. REMOVE ALL EXISTING WORK AS INDICATED ON DRAWING, PATCH ALL WALLS, FLOORS AND CEILINGS AS REQUIRED TO MATCH EXISTING.

6. ELECTRICIAN TO DISCONNECT POWER IN AREAS AFFECTED BY DEMOLITION.

7. ALL PERIMETER HEATING BASE BOARD UNITS IF REMAINING TO BE PROTECTED DURING DEMOLITION AND CONSTRUCTION TO PREVENT DUST AND DEBRIS FROM ENTERING UNITS.

8. ALL DEMOLITION WORK TO BE PERFORMED DURING A PERIOD WHICH WILL NOT AFFECT OTHER TENANTS AND WHICH IS APPROVED BY OWNER.

9. ALL DEBRIS TO BE REMOVED THROUGH FREIGHT ELEVATOR ONLY IF APPLICABLE. ALL AREAS SHALL BE PROTECTED AGAINST DAMAGE, DUST AND DEBRIS. PROVIDE FLOOR PROTECTION IN CORRIDOR BETWEEN LAYDOWN AREA AND WORK AREA.

10. GENERAL CONTRACTOR IS RESPONSIBLE FOR A SAFE SECURE SITE DURING DEMOLITION.

11. ALL ACCIDENTS, DAMAGE AND/OR DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE GENERAL CONTRACTOR AND IN TURN TO THE BUILDING OWNER OR AGENT FOR THE OWNER.

CUTTING AND PATCHING

1. THE GENERAL CONTRACTOR SHALL DO ALL CUTTING, FITTING AND PATCH WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS OF THE WORK COME TOGETHER PROPERLY, AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER CONTRACTORS SHOWN UPON OR REASONABLY IMPLIED BY THE DRAWINGS AND NOTES.

2. THE GENERAL CONTRACTOR SHALL BUILD ALL OPENINGS, CHASES, ETC., AS REQUIRED TO COMPLETE THE WORK AND AS MAY BE FURTHER REQUIRED FOR THE WORK OF THE PLUMBING, ELECTRICAL AND MECHANICAL TRADES.

3. THE GENERAL CONTRACTOR SHALL DO ALL REPAIRING OF WORK THAT BECOMES DAMAGED BY HIS WORKMEN OR THE WORKMEN OR ANY OF HIS SUB-CONTRACTORS DURING THE PROGRESS OF THE WORK.

4. ALL DAMAGED EXISTING AREAS TO REMAIN AFFECTED BY NEW CONSTRUCTION WORK SHOWN ON DRAWINGS SHALL BE PATCHED AS REQUIRED TO MATCH IMMEDIATE EXISTING ADJACENT AREAS IN MATERIAL, FIRE RATING, FINISH AND COLOR, UNLESS OTHERWISE NOTED.

SHOP DRAWINGS

SUBMIT NEWLY PREPARED INFORMATION, DRAWN TO ACCURATE SCALE. HIGHLIGHT, ENCIRCLE, OR OTHERWISE INDICATE DEVIATIONS FROM THE CONTRACT DOCUMENTS OR COPY STANDARD INFORMATION AS THE BASIS OF SHOP DRAWINGS. STANDARD INFORMATION PREPARED WITHOUT SPECIFIC REFERENCE TO THE PROJECT IS NOT CONSIDERED SHOP DRAWING.

SHOP DRAWINGS INCLUDE FABRICATION OND INSTALLATION DRAWINGS, SETTING DIAGRAMS, SCHEDULES, PATTERNS, TEMPLATES AND SIMILAR DRAWINGS. INCLUDE THE FOLLOWING INFORMATION :

DIMENSIONS. IDENTIFICATION OF PRODUCTS AND MATERIALS INCLUDED. COMPLIANCE WITH SPECIFIED STANDARDS. NOTATION OF COORDINATION REQUIREMENTS. NOTATION OF DIMENSIONS ESTABLISHED BY FIELD MANAGEMENT.

SHEET SIZE : EXCEPT FOR TEMPLATES, ANTTERNS AND SIMILAR FULL SIZE DRAWINGS. SUBMIT SHOP DRAWINGS ON SHEETS AT LEAST 8"x11" BUT NO LARGER THAN 48" x 36".

SUBMITTAL : SUBMIT THREE BLACK LINE PRINTS FOR MAD REVIEW. ONE PRINT WILL BE RETURNED.

DO NOT USE SHOP DRAWINGS WITHOUT AN APPROPRIATE FINAL STAMP INDICATING ACTION TAKEN IN CONNECTION WITH CONSTRUCTION.

COORDINATION DRAWINGS ARE A SPECIAL TYPE OF SHOP DRAWING THAT SHOW THE RELATIONSHIP AND INTEGRATION OF DIFFERENT CONSTRUCTION ELEMENTS THAT REQUIRE CAREFUL COORDINATION DURING FABRICATION OR INSTALLATION TO FIT IN THE SPACE PROVIDED OR FUNCTION AS INTENDED.

PREPARATION OF COORDINATION DRAWING IS SPECIFIED IN SECTION "PROJECT COORDINATION" AND MAY INCLUDE COMPONENTS PREVIOUSLY SHOWN IN DETAIL ON SHOP DRAWINGS OR PRODUCT DATA.

SUBMIT COORDINATION DRAWINGS FOR INTEGRATION OF DIFFERENT CONSTRUCTION ELEMENTS, SHOW SEQUENCE AND RELATIONSHIPS OF SEPARATE COMPONENTS TO AVOID CONFLICTS IN USE OF SPACE.

PRODUCT DATA

COLLECT PRODUCT DATA INTO A SINGLE SUBMITTAL FOR EACH ELEMENT OF CONSTRUCTION OR SYSTEM. PRODUCT DATA INCLUDES PRINTED INFORMATION SUCH AS MANUFACTURERS INSTALLATION INSTRUCTIONS, CATALOG CUTS, STANDARD COLOR CHARTS, ROUGHING IN DIAGRAMS AND TEMPLATES, STANDARD WIRING DIAGRAMS AND PERFORMANCE CURVES, WHERE PRODUCT DATA MUST BE SPECIALLY PREPARED BECAUSE STANDARD PRINTED DATA IS NOT SUITABLE FOR USE. SUBMIT AS "SHOP DRAWINGS".

MARK EACH COPY TO SHOW APPLICABLE CHOICES AND OPTIONS, WHERE PRODUCT DATA INCLUDES INFORMATION OF SEVERAL PRODUCTS, SOME OF WHICH ARE NOT REQUIRED, MARK COPIES TO INDICATE THE APPLICABLE INFORMATION. INCLUDE THE FOLLOWING INFORMATION :

MANUFACTURERS PRINTED RECOMANDATIONS. COMPLIANCE WITH RECOGNIZED TRADE ASSOCIATION STANDARDS. COMPLIANCE WITH RECOGNIZED TESTING AGENCY STANDARDS. APPLICATION OF TESTING AGENCY LABELS AND SEALS. NOTATION OF DIMENSIONS VERIFIED BY FIELD MESUREMENTS. NOTATIONS OF COORDINATION REQUIREMENTS.

DO NOT SUBMIT PRODUCT DATA UNTIL COMPLIANCE WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS HAS BEEN CONFIRMED.

DISTRIBUTION : FURNISH COPIES OF FINAL SUBMITTAL TO INSTALLERS, SUBCONTRACTORS, SUPPLIERS, MANUFACTURERS, FABRICATORS, AND OTHERS REQUIRED FOR PERFORMANCE OF CONSTRUCTION ACTIVITIES. SHOW DISTRIBUTION ON TRANSMITTAL FORMS.

DO NOT PROCEED WITH INSTALLATION,UNTIL AN APPLICABLE COPY OF PRODUCT DATA APPLICABLE IS IN THE INSTALLERS POSSESSION.

DO NOT PERMIT USE OF UNMARKED COPIES OF PRODUCT DATA IN CONNECTION WITH CONSTRUCTION.

SAMPLES

SUBMIT FULL SIZE FULLY FABRICATED SAMPLES CURED AND FINISHED AS SPECIFIED AND PHYSICALLY IDENTICAL WITH THE MATERIAL OR PRODUCT PROPOSED. SAMPLES INCLUDE PARTIAL SECTIONS OF MANUFACTURED OR FABRICATED COMPONENTS, CUTS OR CONTAINERS OF MATERIALS, COLOR RANGE SETS, AND SWATCHED SHOWING COLOR, TEXTURE AND PATTERN.

MOUNT, DISPLAY OR PACKAGE SAMPLES IN THE MANNER SPECIFIED TO FACILITATE REVIEW OF QUALITIES INDICATED. PREPARE SAMPLES TO MATCH ARCHITECT'S SAMPLE. INCLUDE THE FOLLOWING :

GENERIC DESCRIPTION OF SAMPLE. SAMPLE SOURCE. PRODUCT NAME OF NAME OF MANUFACTURER. COMPLIANCE WITH RECOGNIZED STANDARDS. AVAILABILITY AND DELIVERY TIME. SUBMIT SAMPLES FOR REVIEW OF KIND, COLOR, PATTERN, AND TEXTURE, FOR A FINAL CHECK OF THESE CHARACTERISTICS WITH OTHER ELEMENTS, AND FOR COMPARISON OF THESE CHARACTERISTICS BETWEEN THE FINAL SUBMITTAL AND THE ACTUAL COMPONENT AS DELIVERED AND INSTALLED.

WHERE VARIATION IN COLOR, PATTERN, TEXTURE OR OTHER CHARACTERISTICS ARE INHERENT IN THE MATERIAL OF PRODUCT REPRESENTED, SUBMIT MULTIPLE UNITS (NOT LESS THAN 3), THAT SHOW APPROXIMATE LIMITS OF THE VARIATIONS.

REFER TO OTHER SPECIFICATION SECTIONS, FOR REQUIREMENTS FOR SAMPLES THAT ILLUSTRATE WORKMANSHIP, FABRICATION TECHNIQUES, DETAILS OF ASSEMBLY, CONNECTIONS, OPERATION AND SIMILAR CONSTRUCTION CHARACTERISTICS.

REFER TO OTHER SPECIFICATION SECTIONS, FOR SAMPLES TO BE RETURNED TO THE CONTRACTOR FOR INCORPORATION IN WORK. SUCH SAMPLES MUST BE UNDAMAGED AT THE TIME OF USE. ON THE TRANSMITTAL, INDICATE SPECIAL REQUESTS REGARDING DISPOSITION OF SAMPLE SUBMITTALS.

PRELIMINARY SUBMITTALS : WHERE SAMPLES ARE FOR SELECTION OF COLOR, PATTERN, TEXTURE OR SIMILAR CHARACTERISTICS FROM A RANGE OF STANDARD CHOICES, SUBMIT A FULL SET OF CHOICES.

PRELIMINARY SUBMITTALS WILL BE REVIEWED AND RETURNED WITH THE ARCHITECT'S MARK INDICATING SELECTION AND OTHER ACTION.

SUBMITTALS : EXCEPT FOR SAMPLES ILLUSTRATING ASSEMBLY DETAILS, WORKMANSHIP, FABRICATION TECHNIQUES, CONNECTIONS, OPERATION AND SIMILAR CHARACTERISTICS, SUBMIT 3 SETS. ONE SET WILL BE RETURNED MARKED WITH THE ACTION TAKEN.

MAINTAIN SETS OF SAMPLES, AS RETURNED, AT THE PROJECT SITE FOR QUALITY COMPARISONS THROUGHOUT THE COURSE OF CONSTRUCTION.

UNLESS NONCOMPLIANCE WITH CONTRACT DOCUMENT PROVISIONS IS OBSERVED, THE SUBMITTAL MAY SERVE AS THE FINAL SUBMITTAL.

SAMPLE SETS MAY BE USED TO OBTAIN FINAL ACCEPTANCE OF THE CONSTRUCTION ASSOCIATED WITH EACH SET.

FIELD SAMPLES SPECIFIED IN INDIVIDUAL SECTIONS ARE SPECIAL TYPES OF SAMPLES. FIELD SAMPLES ARE FULL SIZE EXAMPLES ERECTED ON SITE TO ILLUSTRATE FINISHES, COATINGS, OR FINISH MATERIALS AND TO ESTABLISH THE STANDARD BY WHICH THE WORK WILL BE JUDGED.

COMPLY WITH SUBMITTAL REQUIREMENTS TO THE FULLEST EXTENT POSSIBLE. PROCESS TRANSMITTAL FORMS TO PROVIDE A RECORD OF ACTIVITY.

ARCHITECT'S ACTION

EXCEPT FOR SUBMITTALS FOR RECORD, INFORMATION OR SIMILAR PURPOSES, WHERE ACTION AND RETURN IS REQUIRED OR REQUESTED, THE ARCHITECT WILL REVIEW EACH SUBMITTAL, MARK TO INDICATE ACTION TAKEN, AND RETURN PROMPTLY.

COMPLIANCE WITH SPECIFIED CHARACTERISTICS IS THE CONTRACTOR'S RESPONSABILITY.

ACTION STAMP : THE ARCHITECT WILL STAMP EACH SUBMITTAL WITH A UNIFORM SELF-EXPLANATORY ACTION STAMP WHICH WILL BE APPROPRIATELY MARKED, AS FOLLOWS, TO INDICATE THE ACTION TAKEN:

A - ACTION MEANS THAT FABRICATION, MANUFACTURE, OR CONSTRUCTION MAY PROCEED PROVING SUBMITTAL COMPLIES WITH CONTRACT DOCUMENTS.

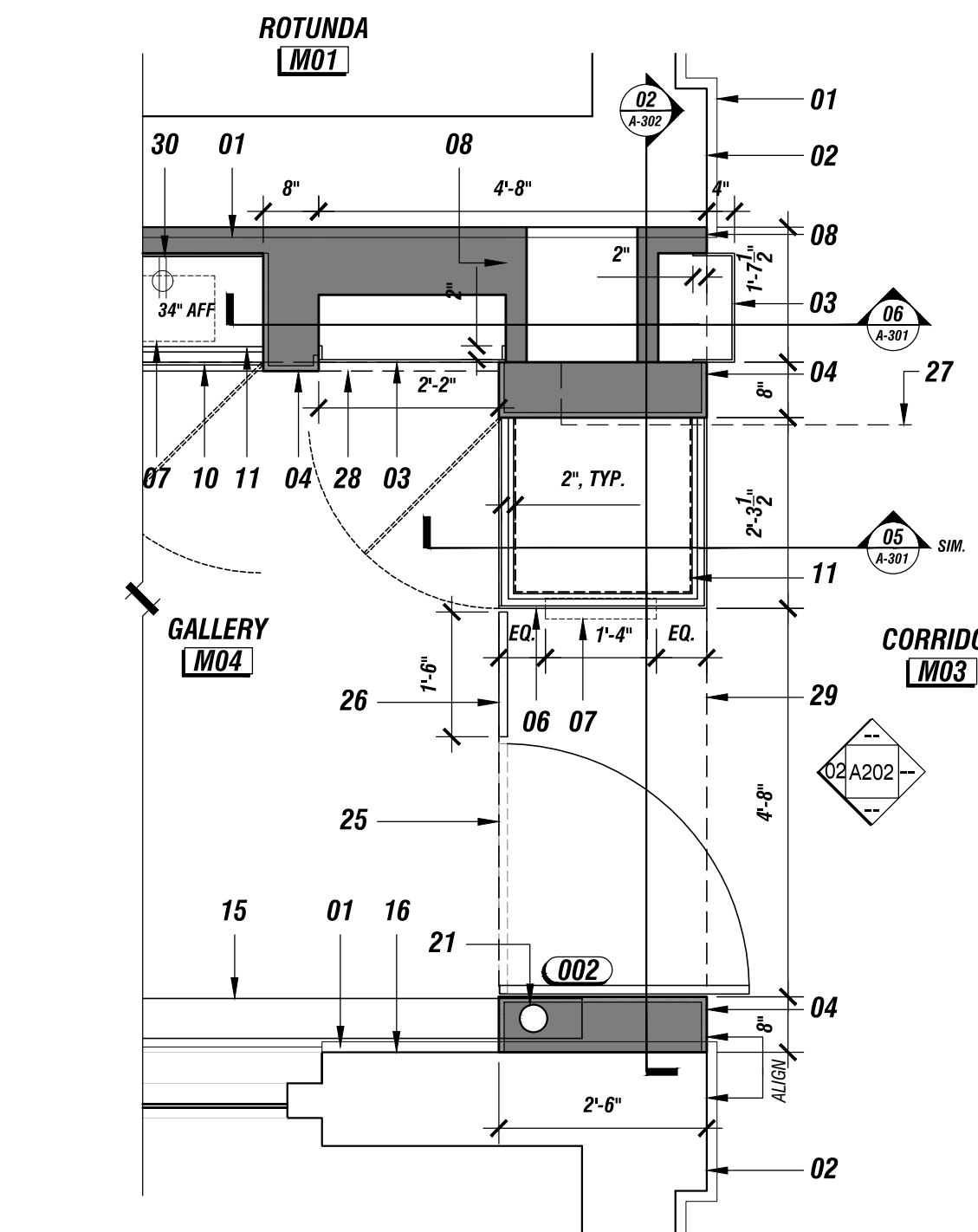
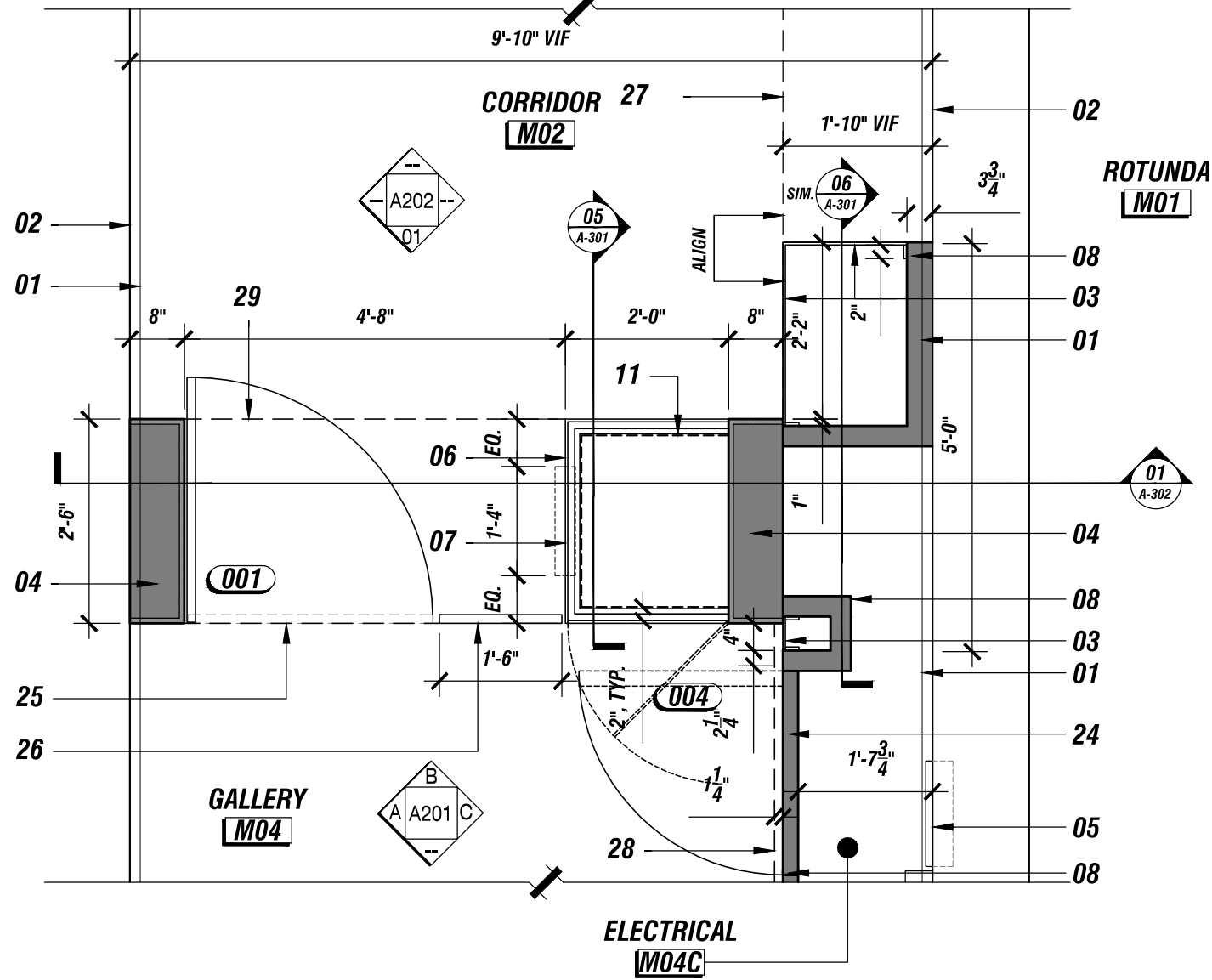
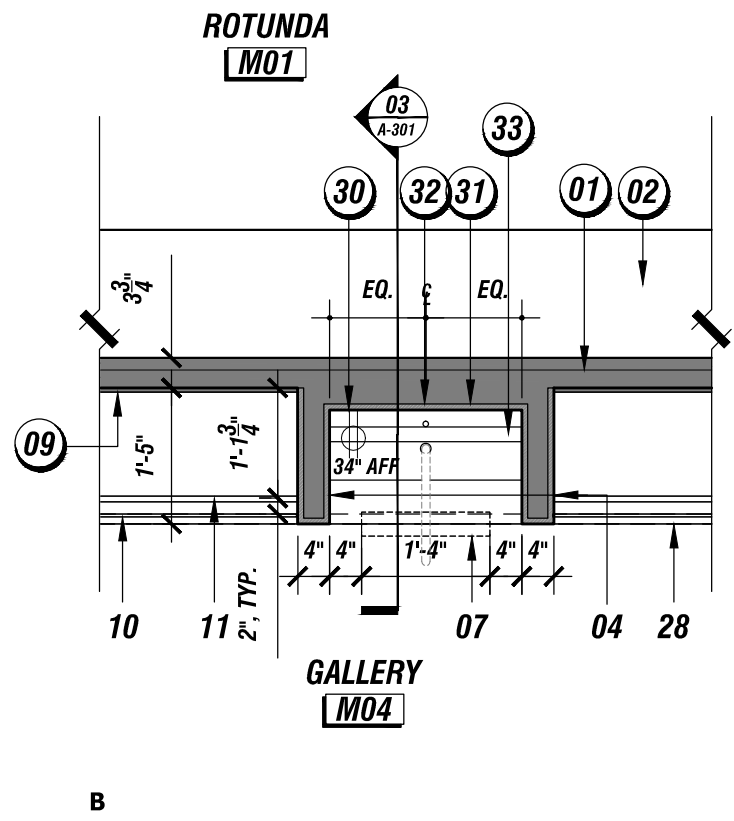
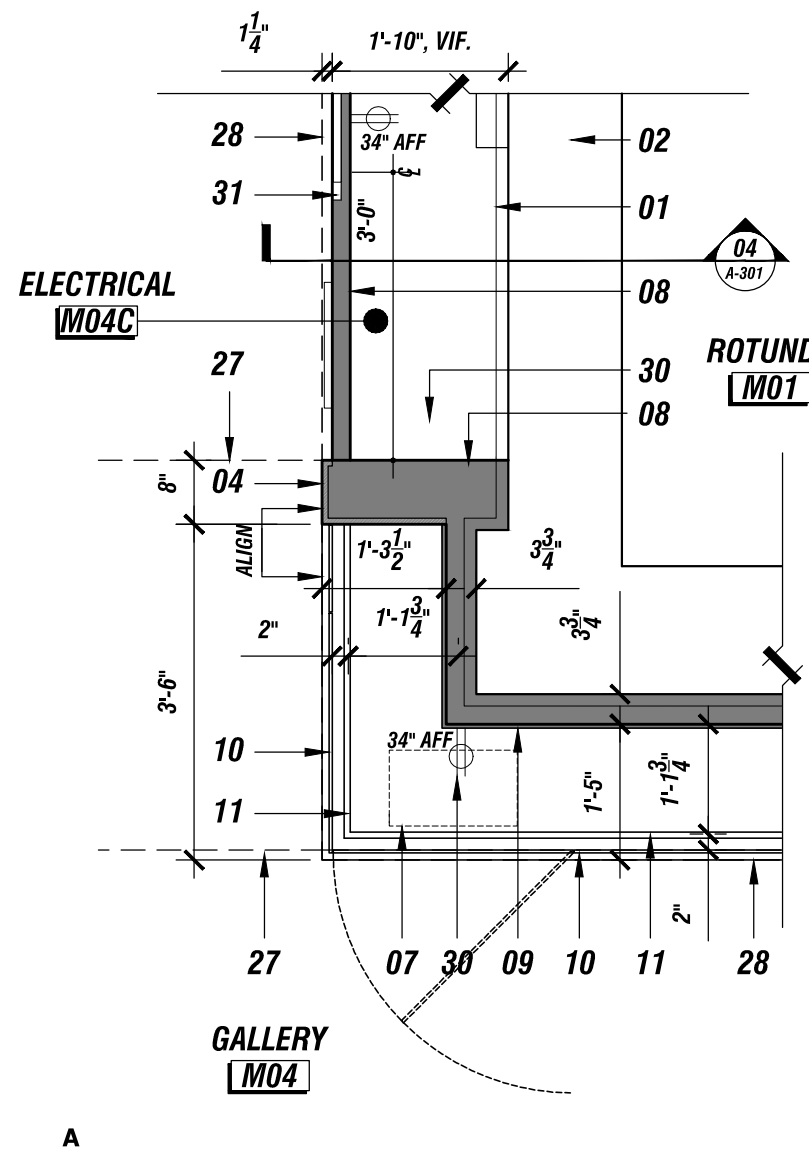
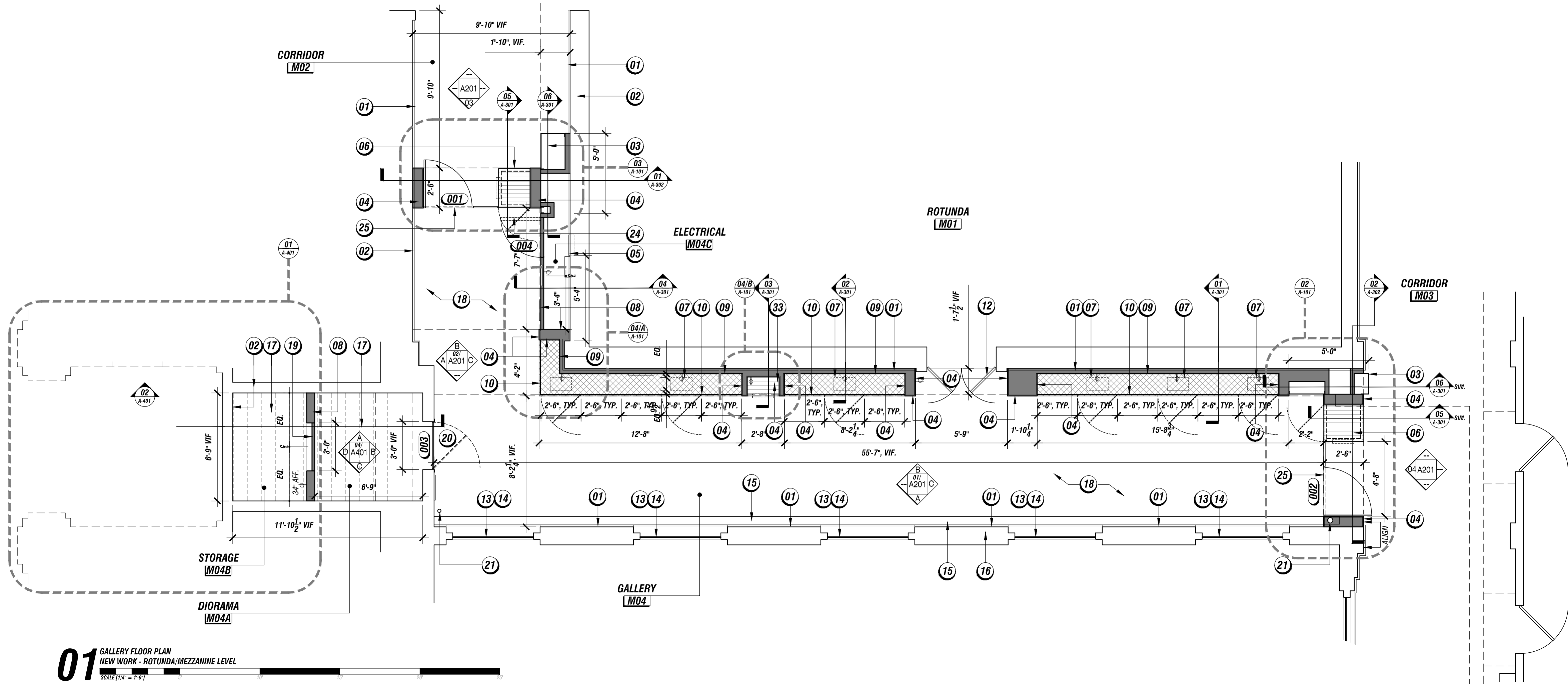
B - ACTION MEANS THAT FABRICATION, MANUFACTURE, OR CONSTRUCTION MAY PROCEED PROVIDING SUBMITTAL COMPLIES WITH ARCHITECTS NOTATIONS AND CONTRACT DOCUMENTS

C - ACTION MEANS THAT SUBMITTAL DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS. FABRICATION, MANUFACTURE, OR CONSTRUCTION MAY NOT PROCEED. SUBMITTAL STAMPED "C" ACTION ARE NOT PERMITTED ON THE PROJECT SITE. THE CONTRACTOR SHALL MAKE REVISIONS AND RESUBMIT.

DO NOT PERMIT SUBMITTALS MARKED "NOT APPROVED, REVISE AND RESUBMIT" TO BE USED AT PROJECT SITE, OR ELSEWHERE WHERE WORK IS IN PROGRESS.

OTHER ACTION: WHERE A SUBMITTAL IS PRIMARILY FOR INFORMATION OR RECORD PURPOSES, SPECIAL PROCESSING OR OTHER ACTIVITY, THE SUBMITTAL WILL BE RETURNED, MARKED "ACTION NOT REQUIRED".

BY APPROVING AND SUBMITTING SHOP DRAWINGS AND SAMPLES, THE CONTRACTOR THEREBY REPRESENTS THAT HE HAS DETERMINED AND VERIFIED ALL FIELD MEASUREMENTS, FIELD CONSTRUCTION CRITERIA, MATERIALS, CATALOG NUMBERS, AND SIMILAR DATA OR WILL DO SO, AND THAT HE CHECK AND COORDIN

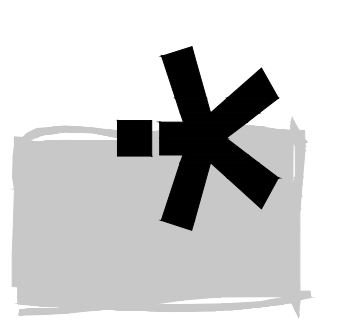


GENERAL NOTE:
 1. FLOOR FINISH TO REMAIN. PROTECT FLOOR DURING CONSTRUCTION, TYP.
 2. MARBLE WAINSCOT TO REMAIN. PROTECT DURING CONSTRUCTION, TYP.
 3. PROTECT ALL EXISTING ELEMENTS TO REMAIN, TYP.
 4. EXISTING WOOD DOOR TO REMAIN, PROTECT DURING CONSTRUCTION.

CONSTRUCTION PLAN KEYNOTES

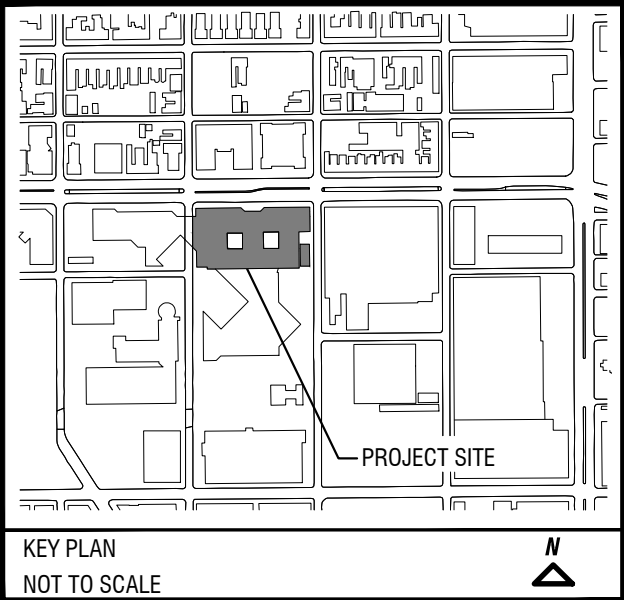
- 01 EXISTING MARBLE WAINSCOT TO REMAIN. PROTECT DURING CONSTRUCTION. DO NOT FASTEN FURRED OUT WALLS TO WAINSCOT.
- 02 EXISTING WALL ASSEMBLY TO REMAIN. PTD., TYP.
- 03 LIGHTBLOCKS TRANSLUCENT PANEL ASSEMBLY. SET ON METAL FRAMED BASE. PROVIDE LINEAR WALL GRAZING LIGHT FIXTURES. PROVIDE PERFORATION AT SOFFIT TO VENT.
- 04 PROVIDE 1X4 WOOD (BLACK WALNUT) CLAD METAL STUD FRAMED WALL ASSEMBLY, STAINED AND SEALED.
- 05 EXISTING ELECTRICAL SUB PANEL TO REMAIN.
- 06 FRAMELESS 3/8" THK. TEMPERED LOW IRON GLASS DISPLAY. PROVIDE GLASS ACCESS PANEL WITH CAM LOCK LOCKING MECHANISM. MOUNT GLASS DISPLAY ON 1X4 WOOD CLAD METAL FRAMED BASE ASSEMBLY.
- 07 PROVIDE ACCESS PANEL AT METAL FRAMED WOOD BASE.
- 08 METAL FRAMED WALL ASSEMBLY WITH 3/8" GWB, PTD, TYP.
- 09 NEW 1/2" THICK FABRIC WRAPPED HOMOSOTE & 1/2" PLYWOOD DISPLAY ASSEMBLY OVER METAL FURRING. SECURE TOP AND BOTTOM TRACK. DO NOT SECURE VERTICAL FRAMING TO WALLS. EXISTING MARBLE WAINSCOT TO REMAIN.
- 10 3/8" THK. TEMPERED LOW IRON EXHIBIT GLAZING. PROVIDE OPERABLE PANELS AS SHOWN. PROVIDE BRUSHED NICKEL PIVOT HINGES (BLUMCRAFT 1301-SM) AND KEYED CAM LOCK LOCKING MECHANISM. PROVIDE 1/4" GAP ALL EDGES. TYP.
- 11 ADJUSTABLE & REMOVABLE 3/8" THICK LOW-IRON TEMPERED GLASS SHELVING SYSTEM. PROVIDE RAILS & SHELVING SUPPORT SYSTEM.
- 12 EXISTING WOOD DOOR TO REMAIN. PROVIDE PROTECTION FOR DOOR DURING CONSTRUCTION. COORDINATE NEW LOCKING MECHANISM/HARDWARE WITH COLLEGE.
- 13 PROVIDE STRETCHED FABRIC OVER 5'-0" CIRCULAR METAL FRAME. FASTEN TO WINDOW JAMB.
- 14 PROVIDE UV PROTECTANT 3M ADHESIVE SCOTCH PRINT GRAPHIC ON 1/2" ACRYLIC PANELS AT EXISTING GLAZING.
- 15 EXISTING BASE BOARD RADIATOR TO REMAIN. PREP FOR NEW PAINT.
- 16 EXISTING EXTERIOR WALL ASSEMBLY TO REMAIN. INTERIOR SIDE TO RECEIVE NEW PAINT.
- 17 PROVIDE NEW WOOD FRAMED FLOORING ASSEMBLY OVER EXISTING STAIRS. PROVIDE FORBO MARMOLEUM REAL FLOOR FINISH, 3139 LAIVA.
- 18 EXISTING FLOOR TO REMAIN. PROTECT DURING CONSTRUCTION. CLEAN & TREAT UPON COMPLETION.
- 19 PROVIDE NEW METAL FRAMED REMOVABLE ACCESS PANEL WITH 3/8" GWB PTD ON DISPLAY SIDE. PROVIDE RECESSED LATCH MECHANISM.
- 20 REMOVE EXISTING DOOR AND FRAME. PROVIDE NEW 1/2" THK. LOW IRON TEMPERED GLAZED DISPLAY AND ACCESS PANEL. PROVIDE KEYED CAM-LOCK LOCKING MECHANISM TOP AND BOTTOM AND PIVOT HINGES.
- 21 EXISTING PLUMBING/HEATING INFRASTRUCTURE TO REMAIN, PTD.
- 22 NOT USED
- 23 NOT USED
- 24 NEW FRAMELESS ELECTRICAL PANEL ACCESS HATCH. PROVIDE 3/8" GWB, PTD, FINISH TO MATCH ADJACENT. PROVIDE HIDDEN HINGE & RECESSED LATCHING MECHANISM.
- 25 PROVIDE NEW FULL TEMPERED GLASS PANEL DOOR ASSEMBLY. PROVIDE PIVOT HINGES. PULL HANDLES BOTH SIDES AND LOCKING MECHANISM.
- 26 PROVIDE NEW FULL TEMPERED GLASS PANEL SIDE LIGHT. SECURE PANEL TOP AND BOTTOM WITH METAL CLIPS.
- 27 EXISTING SOFFIT ABOVE TO REMAIN, TYP.
- 28 NEW 1X4 WOOD LAMINATED OVER EXISTING SOFFIT ABOVE
- 29 NEW 1X4 WOOD CLAD METAL FRAMED SOFFIT ABOVE
- 30 PROVIDE NEW POWER RECEPTACLE. SEE ELECTRICAL DRAWINGS.
- 31 17" MONITOR, MOUNTED & RECESSED FLUSH TO FINISH SURFACE. PROVIDE INFILL PANEL.
- 32 IPAD, MOUNTED & RECESSED FLUSH TO FINISH SURFACE. PROVIDE INFILL PANEL.
- 33 PROVIDE ANGLED MDF BASE & MAGNIFIER FOR MAGNIFIER STATION, PTD.

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Client:

Interior Alteration

Gilroy Roberts Gallery

Community College of Philadelphia

1600 Spring Garden St.

Philadelphia PA 19130

Contractors to be responsible for field verification of dimensions. Notify architects immediately of any conflicts or inconsistencies before proceeding with work.

Issue:	Date:
set title	date
SD Pricing Package	02/26/2013
100% SD SET	04/04/2013
75% CD SET	05/03/2013
BUILDING PERMIT SET	05/17/2013
Revisions:	

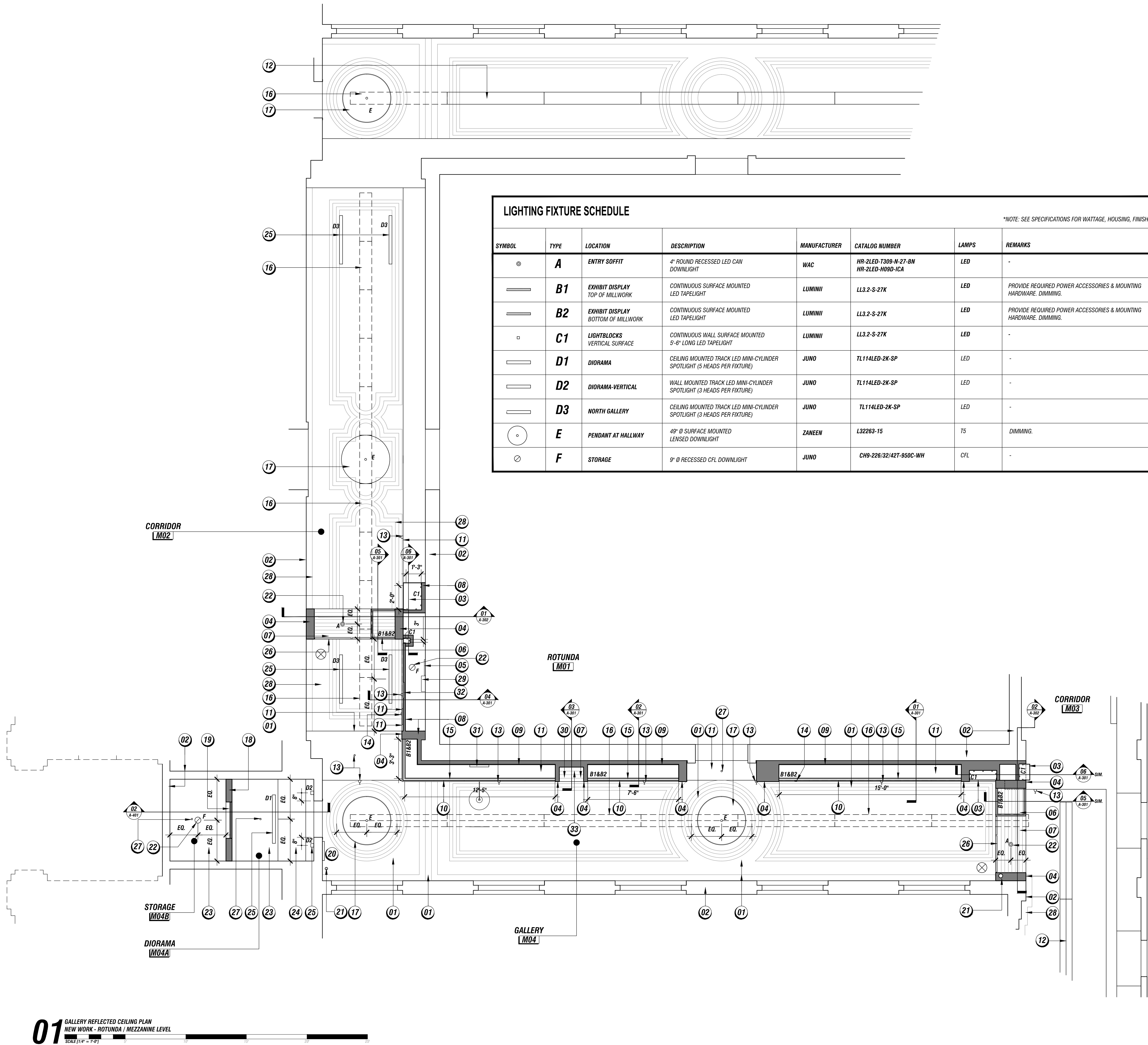
Dwg. Title:

NEW WORK- FLOOR PLANS

Dwg. No.:

A-101

MA&D Proj. No.: 1158



GENERAL NOTE:
1. EXISTING CEILING PLASTER TRIM DETAIL TO REMAIN, PROTECT DURING CONSTRUCTION, TYP.
2. EXISTING LIGHTING IN GALLERY M06 TO BE REMOVED, TYP.
3. PORTION OF EXISTING LIGHTING IN CORRIDOR M02 TO BE REMOVED.
4. EXISTING WOOD DOOR TO REMAIN, PROTECT DURING CONSTRUCTION.

REFLECTED CEILING PLAN KEYNOTES

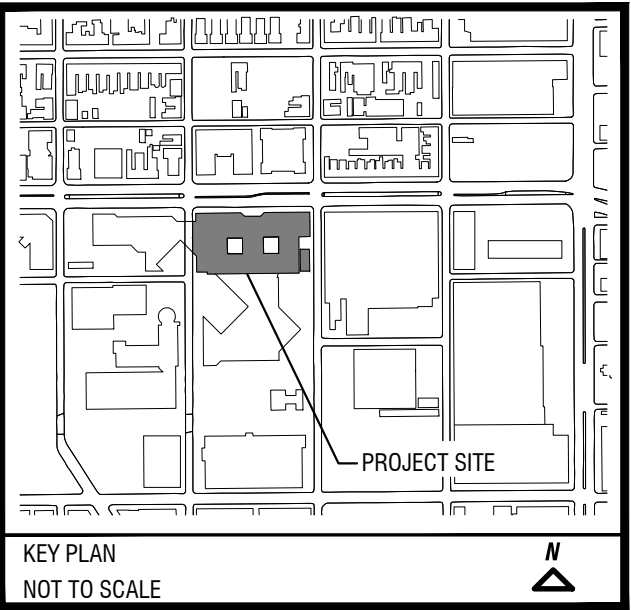
- 01** EXISTING CEILING & CEILING TRIM DETAIL TO REMAIN, REMOVE POPCORN PLASTER FINISH. PREP FOR NEW PAINT, TYP. BENJAMIN MOORE, CEILING WHITE, FLAT.
- 02** EXISTING WALL ASSEMBLY TO REMAIN, PTD., TYP.
- 03** LIGHTBLOCKS TRANSLUCENT PANEL ASSEMBLY, SET ON METAL FRAMED BASE. PROVIDE VERTICALLY MOUNTED LINEAR LED LIGHT FIXTURES MOUNTED TO NEW WALL BEHIND.
- 04** PROVIDE 1X4 WOOD (AMERICAN BLACK WALNUT) CLAD METAL STUD FRAMED WALL ASSEMBLY, STAINED AND SEALED, TYP.
- 05** EXISTING ELECTRICAL SUB PANEL TO REMAIN.
- 06** FRAMELESS 3/4" THK. TEMPERED LOW IRON GLASS DISPLAY. PROVIDE GLASS ACCESS PANEL WITH CAM LOCK LOCKING MECHANISM. MOUNT GLASS DISPLAY ON 1X4 WOOD CLAD METAL FRAMED BASE ASSEMBLY. PROVIDE LED STRIP FIXTURES - (3) TOP(3) BOTTOM.
- 07** PROVIDE 1X4 WOOD (BLACK WALNUT) CLAD METAL STUD FRAMED SOFFIT ASSEMBLY, STAINED AND SEALED, TYP.
- 08** METAL FRAMED WALL ASSEMBLY WITH 3/8" GWB, PTD, TYP.
- 09** NEW 1/2" THICK FABRIC WRAPPED HOMOSOTE & 1/2" PLYWOOD DISPLAY ASSEMBLY OVER METAL FURRING. SECURE TOP AND BOTTOM TRACK. DO NOT SECURE VERTICAL FRAMING TO WALLS. EXISTING MARBLE WAINSCOT TO REMAIN.
- 10** 3/8" THK. TEMPERED LOW IRON EXHIBIT GLAZING. PROVIDE OPERABLE PANELS AS SHOWN. PROVIDE BRUSHED NICKEL PIVOT HINGES (BLUMCRAFT 1301-SM) AND KEYED CAM LOCK LOCKING MECHANISM. PROVIDE 3/8" SPACING ALL EDGES.
- 11** EXISTING GWB SOFFIT TO REMAIN. PROVIDE NEW METAL REGISTERS AT EXISTING LOCATIONS, PREP EXISTING SOFFIT FOR NEW PAINT, TYP.
- 12** PORTION OF EXISTING LIGHTING TO REMAIN. VIF EXTENT OF FIXTURES TO BE REMOVED AND PROVIDE NEW MOUNTING HARDWARE / POWER AS REQUIRED.
- 13** EXISTING SPRINKLER HEADS TO REMAIN, TYP.
- 14** EXISTING EMERGENCY STROBE LIGHTS TO REMAIN.
- 15** PROVIDE NEW CONTINUOUS LED LIGHTING STRIP AT UNDERSIDE OF SOFFIT, TYP. AND BASE OF DISPLAY CASES, TYP.
- 16** REMOVE EXISTING FLOURESCENT LIGHT FIXTURES THIS AREA.REMOVE ASSOCIATED WIRE MOULD, PATCH & REPAIR, TYP.
- 17** PROVIDE NEW CUSTOM PENDANT LIGHT FIXTURE. PROVIDE WIRE MOULD AS REQUIRED.
- 18** PROVIDE NEW METAL STUD FRAMED WALL ASSEMBLY WITH 3/8" GWB BOTH SIDES, PTD, TYP.
- 19** PROVIDE NEW METAL FRAMED REMOVABLE ACCESS PANEL WITH 3/8" GWB PTD ON DISPLAY SIDE. PROVIDE RECESSED LATCH MECHANISM.
- 20** 21" TOUCHSCREEN MONITOR SURFACE MOUNTED TO EXISTING WALL ASSEMBLY. LOCATE MAC MINI IN M04C. CORE HOLE FOR WIRING THROUGH TO M04A TO LEAD WIRING THROUGH EXISTING SOFFIT.
- 21** EXISTING PLUMBING/HEATING INFRASTRUCTURE TO REMAIN, PTD.
- 22** PROVIDE NEW RECESSED CAN LIGHT FIXTURE.
- 23** REMOVE EXISTING DROP CEILING ASSEMBLY AND LIGHTING. PROVIDE NEW 3/8" THK. GWB CEILING, PTD., OVER NEW CHICAGO GRID FRAMING. PROVIDE CEILING ACCESS PANEL AT NEW GWB CEILING AREAS, TYP. - CHICAGO METALLIC 24"X24" GRG ACCESS PANEL 8504.00.
- 24** REMOVE EXISTING SOFFIT. PROVIDE NEW 3/8" THK. GWB SOFFIT WITH METAL STUD FRAMING, PTD. COORDINATE WITH EXISTING STRUCTURAL FRAMING.
- 25** PROVIDE NEW ADJUSTABLE TRACK LED LIGHTING FIXTURE.
- 26** PROVIDE NEW FULL TEMPERED GLASS PANEL DOOR AND GLASS PANEL SIDE LIGHT ASSEMBLY. PROVIDE PIVOT HINGES, PULL HANDLES BOTH SIDES AND LOCKING MECHANISM OF DOOR & SECURE PANEL TOP AND BOTTOM WITH METAL CLIPS.
- 27** PROVIDE NEW SPRINKLER HEAD. CONNECT TO EXISTING LINE.
- 28** EXISTING CEILING, TRIM & POPCORN PLASTER FINISH TO REMAIN.
- 29** LIGHTING & DIMING CONTROLS
- 30** LIGHT BALLASTS
- 31** 19" LED TELEVISION AND MEDIA PLAYER. PROVIDE BLOCKING AS REQUIRED IN WALL TO SUPPORT TV. SURFACE MOUNT SCREEN. LOCATE MEDIA PLAYER IN M04C.
- 32** 10" TOUCH SCREEN AND MAC MINI SYSTEM. PROVIDE BLOCKING AS REQUIRED IN WALL TO SUPPORT SCREEN. FLUSH MOUNT SCREEN. LOCATE MAC MINI IN M04C.
- 33** PROVIDE LOUPE MAGNIFYING LENS WITH BUILT-IN LIGHTING UNIT.

LIGHTING LEDGEND

- ⊗ NEW LED POWERED WALL MOUNTED EXIT SIGNAGE
- ▬ EXISTING FLUORESCENT LIGHT FIXTURE TO REMAIN
- ▬ EXISTING FLUORESCENT LIGHT FIXTURE TO BE REMOVED

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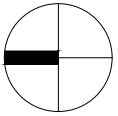


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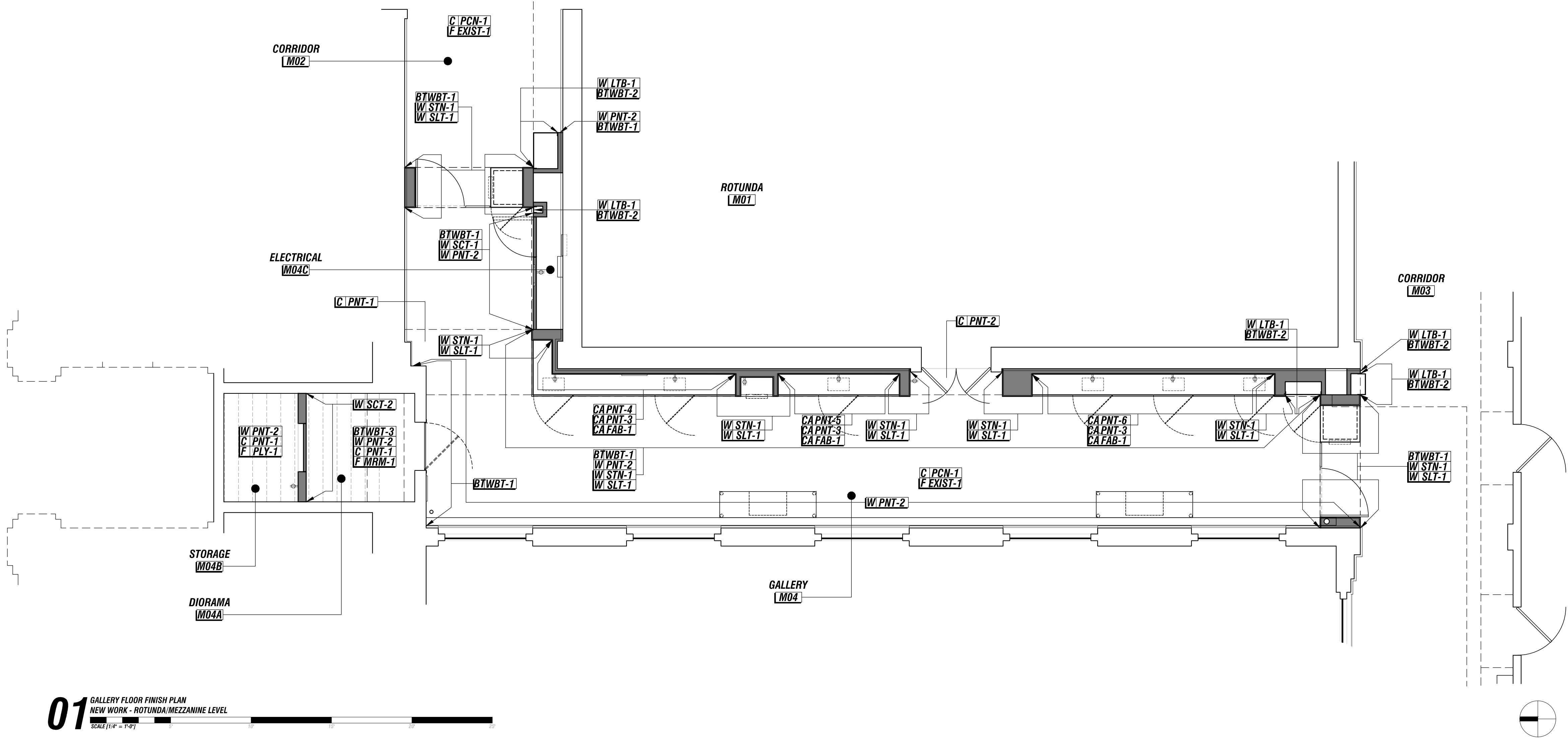
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Issue:	Date:
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SD Pricing Package	02/26/2013
100% SD SET	04/04/2013
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BUILDING PERMIT SET	05/17/2013
Revisions:	

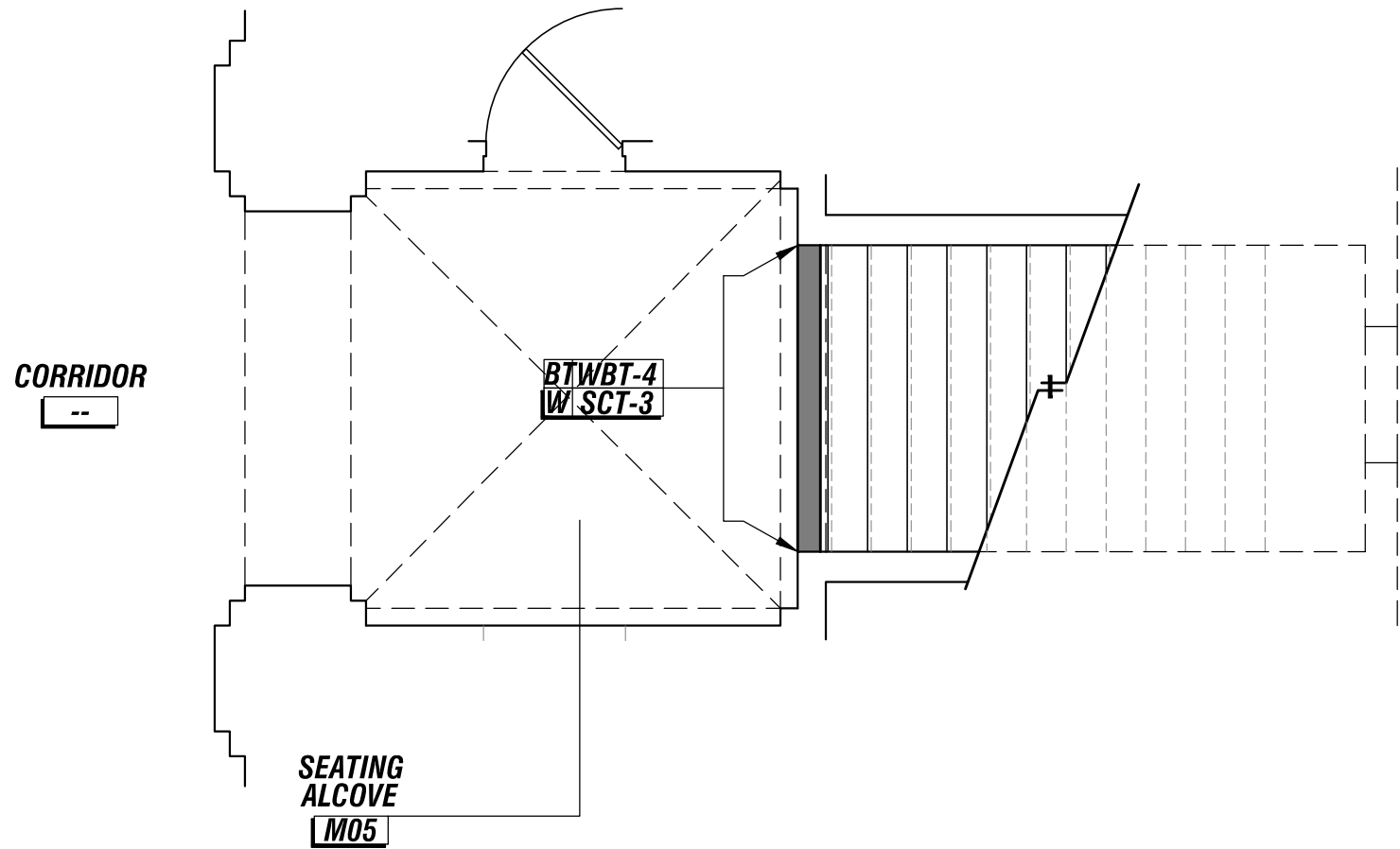
Dwg. Title: NEW WORK- REFLECTED CEILING PLANS
Dwg. No.: A-102
MA&D Proj. No.: 1158



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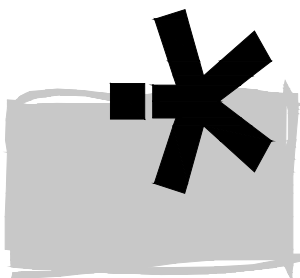
01 GALLERY FLOOR FINISH PLAN
NEW WORK - ROTUNDA/MEZZANINE LEVEL
SCALE [1/4" = 1'-0"]



02 PARTIAL FLOOR FINISH PLAN
NEW WORK - MAIN FLOOR
SCALE [1/4" = 1'-0"]

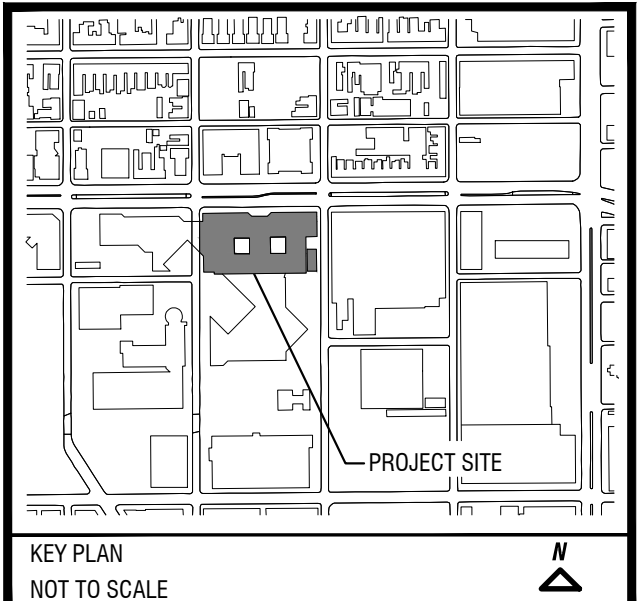
SAMPLE		FINISHES LIST											
<div>X XXX</div>	LOCATION	FLOORING FINISHES		CEILING FINISHES		WALL FINISHES & BASE FINISHES			CASEWORK FINISHES				
<div>W XXX</div>	W: WALL	MRM-1	MARMOLEUM REAL, FORBO, 3139 LAVA	PCN-1	PATCH AND REPAIR EXISTING POPCORN CEILING FINISH TO MATCH, PTD.	PNT-2	WALL PAINT BENJAMIN MOORE CALM BM 2111-70 EGGSHELL FINISH	WBT-1	WALL BASE TRIM ROPPE 110 BROWN -PROVIDE FOLDED CORNERS	PNT-3	WALL PAINT BENJAMIN MOORE BRIARWOOD BM RME-73 EGG SHELL	PNT-6	PANEL PAINT BENJAMIN MOORE NEWT GREEN BM 2149-10 SEMI-GLOSS FINISH
<div>C XXX</div>	C: CEILING	EXIST-1	EXISTING FLOOR FINISH TO REMAIN, CLEAN AND TREAT FOR CLEAN FINAL PRODUCT	PNT-1	CEILING PAINT BENJAMIN MOORE VINTAGE TAUPE 2110-70 FLAT FINISH	STN-1	WOOD STAIN MINWAX WOOD FINISH EBONY 7 MIN. SET, SUBMIT SAMPLE FOR APPROVAL	WBT-2	WALL BASE TRIM 1X POPLAR PAINTED BENJAMIN MOORE COLOR (WHITE) SEMI-GLOSS FINISH	PNT-4	PANEL PAINT BENJAMIN MOORE MEXICANA BM 2172-30 SEMI-GLOSS FINISH	FAB-1	CASE PANEL FABRIC WRAP HOMOSOTE WRAP BENCHMARK 75-005 LINEN
<div>CA XXX</div>	CA: CASEWORK	PLY-1	UNTREATED STRUCTURAL PLYWOOD DECKING			SLT-1	WOOD SEALANT MINWAX SEMI-GLOSS WATER BASED OIL MODIFIED POLYURETHANE	WBT-3	WALL BASE TRIM 1X PINE PAINTED BENJAMIN MOORE VINTAGE TAUPE, 2110-70 SEMI-GLOSS FINISH	PNT-5	PANEL PAINT BENJAMIN MOORE NORTH SEA GREEN BM 2053-30 SEMI-GLOSS FINISH		
<div>F XXX</div>	F: FLOOR							WBT-4	WALL BASE TRIM 1X PINE PAINTED BENJAMIN MOORE BLACK, SEMI-GLOSS FINISH				
<div>BT XXX</div>	BT: BASE TRIM												
		SPECIALTY FINISHES											
		SCT-1	REMOVABLE SCOTCH PRINT GRAPHIC W/ GRAFFITI RESISTANT FINISH, SATIN	SCT-3	PERMANENT SCOTCH PRINT GRAPHIC W/ GRAFFITI RESISTANT FINISH, SATIN - MATCH EXISTING ADJACENT MARBLE FINISH								
		SCT-2	REMOVABLE SCOTCH PRINT GRAPHIC SATIN FINISH	LTB-1	LIGHT BLOCKS PANEL, DRY ICE								

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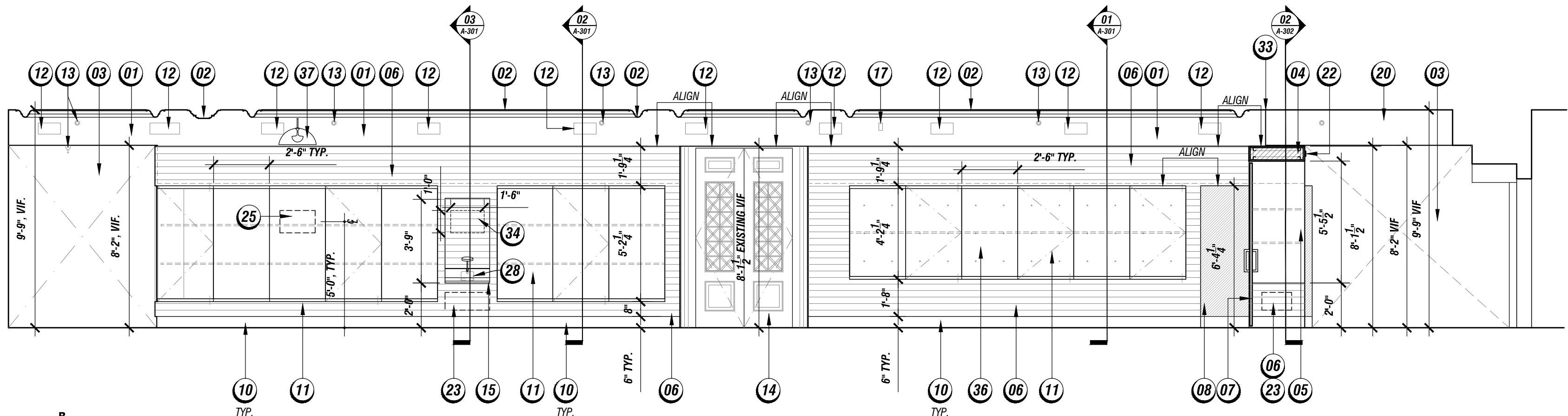
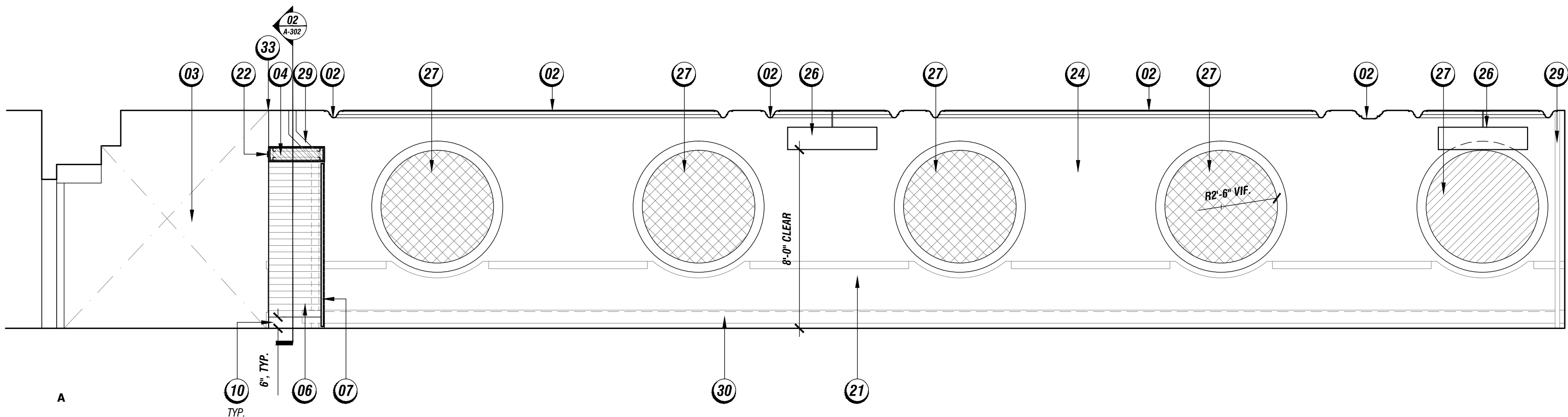
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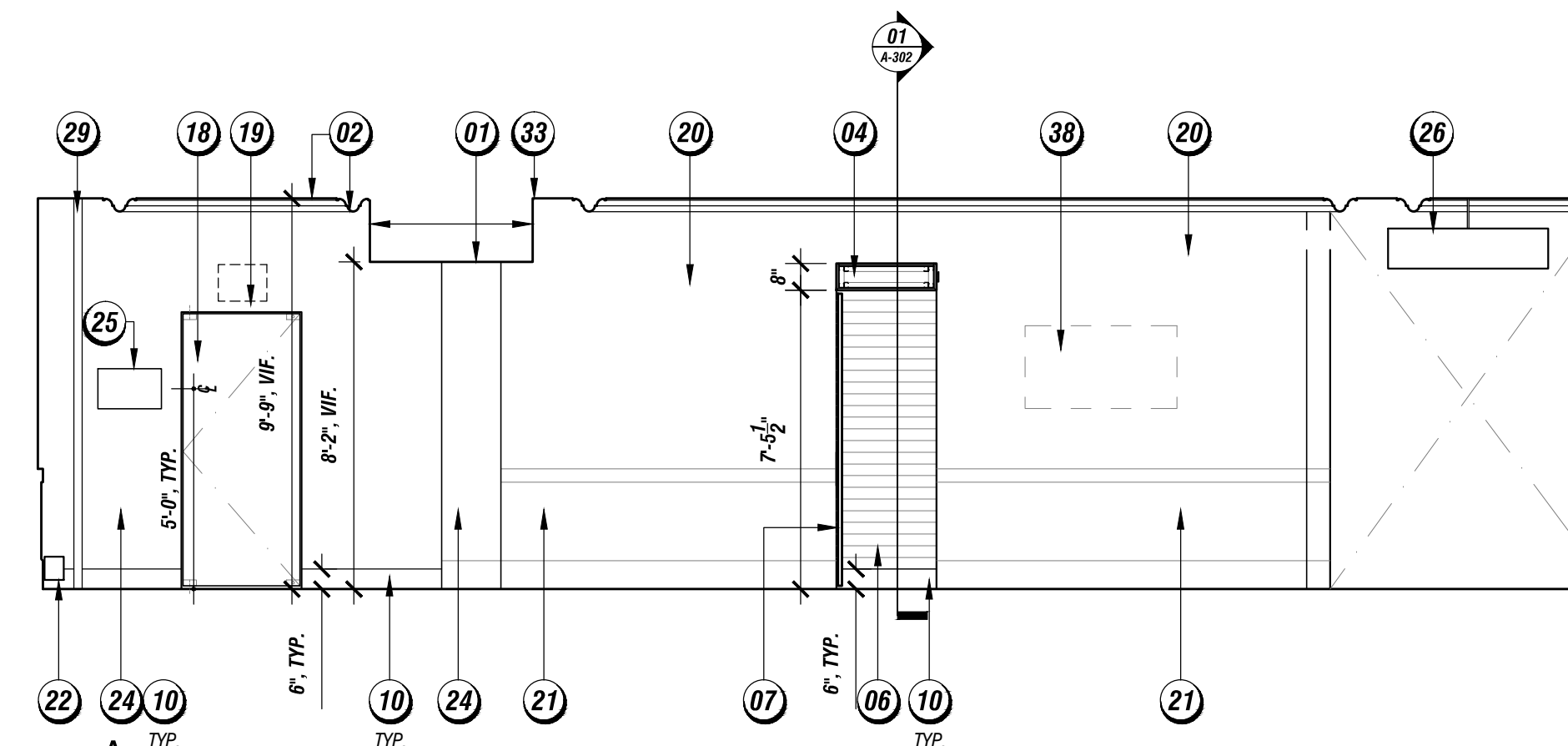
Dwg. Title: FINISH & FURNITURE PLANS

Dwg. No.: A-103

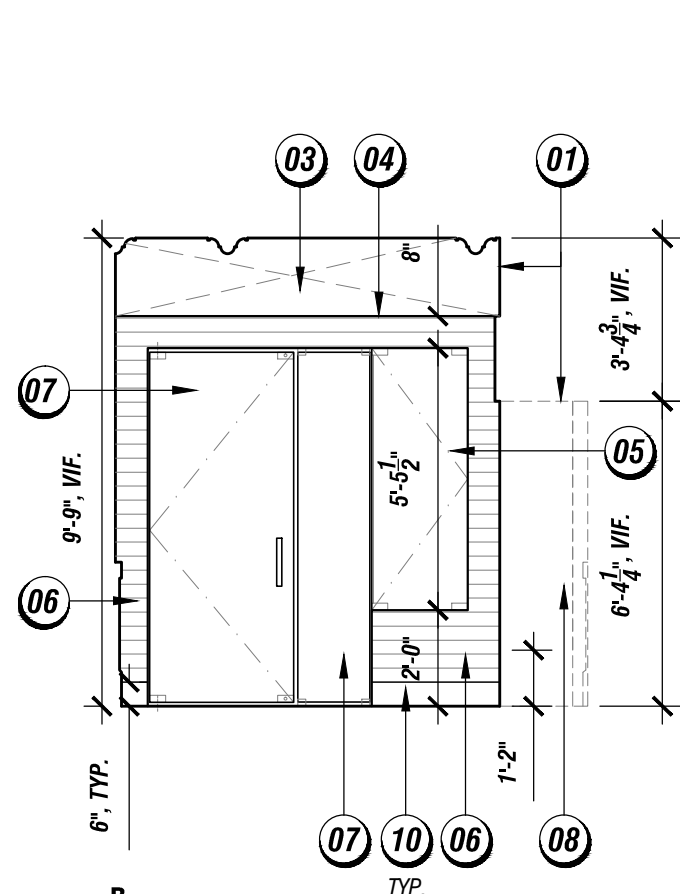
MA&D Proj. No.: 1158



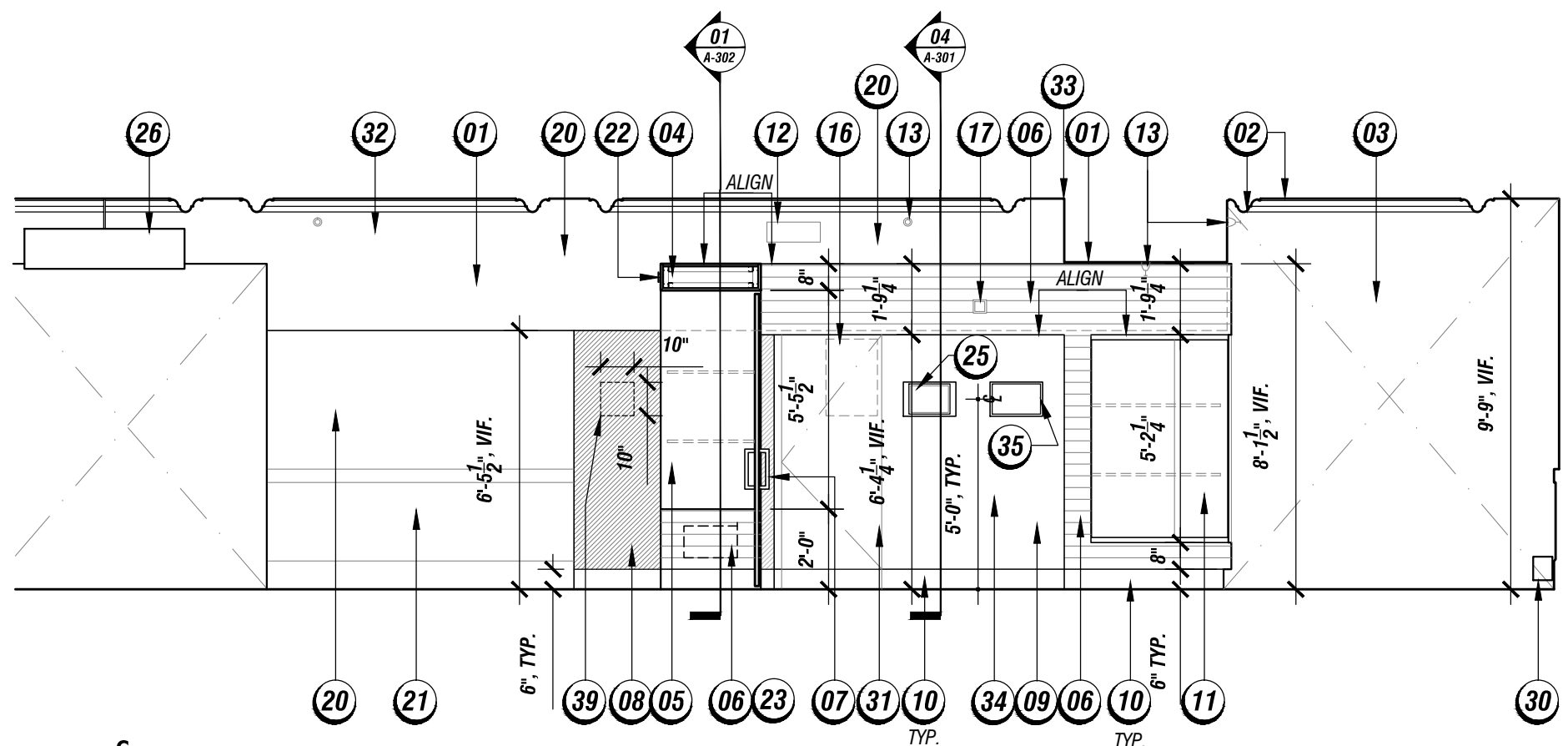
01 EAST INTERIOR ELEVATION
NEW WORK
SCALE (1/4" = 1'-0")



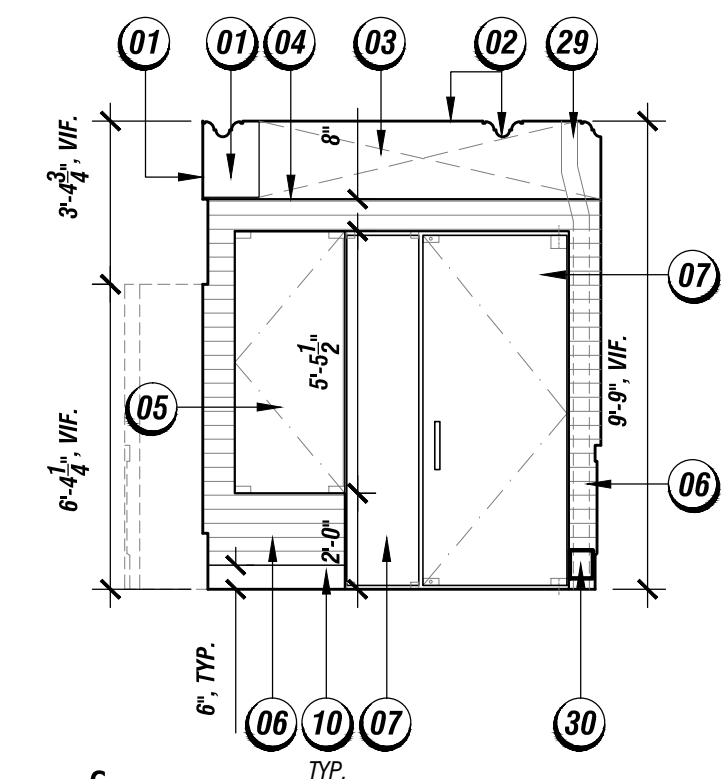
02 NORTHEAST ENTRY NORTH WALL INTERIOR ELEVATION
NEW WORK
SCALE (1/4" = 1'-0")



03 NORTH ENTRY INTERIOR ELEVATION
NEW WORK
SCALE (1/4" = 1'-0")



04 SOUTH ENTRY INTERIOR ELEVATION
NEW WORK
SCALE (1/4" = 1'-0")



03 NORTH ENTRY INTERIOR ELEVATION
NEW WORK
SCALE (1/4" = 1'-0")

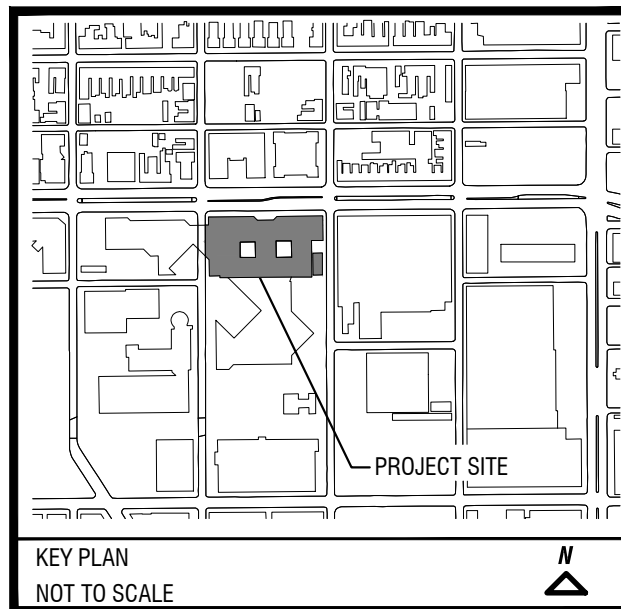
GENERAL NOTE:
1. ALL NEW GLAZING COMPONENTS TO BE TEMPERED GLASS.
2. PROTECT ALL EXISTING ELEMENTS TO REMAIN, TYP.
3. EXISTING CORRIDORS AND EGRESS PATHS TO REMAIN OPEN AND UNOBSTRUCTED DURING CONSTRUCTION.

INTERIOR ELEVATION KEYNOTES

- 01** EXISTING GWB SOFFIT TO REMAIN, PTD. BENJAMIN MOORE, CALM 2111-70. PREP TO RECEIVE NEW PAINT.
- 02** EXISTING CEILING TRIM DETAIL TO REMAIN. REMOVE POPCORN PLASTER FINISH. PREP FOR NEW PAINT, TYP.
- 03** OPEN TO BEYOND
- 04** PROVIDE 1X4 WOOD (BLACK WALNUT) CLAD METAL STUD FRAMED SOFFIT ASSEMBLY, STAINED AND SEALED, TYP.
- 05** PROVIDE LOW IRON TEMPERED GLASS DISPLAY. PROVIDE ACCESS PANEL WITH PIVOT HINGE AND LOCKING MECHANISM. MOUNT GLASS DISPLAY ON BASE ASSEMBLY.
- 06** PROVIDE 1X4 WOOD CLAD (AMERICAN BLACK WALNUT) METAL STUD FRAMED WALL AND BASE ASSEMBLY, STAINED AND SEALED.
- 07** PROVIDE NEW FULL TEMPERED GLASS PANEL DOOR AND GLASS PANEL SIDE LIGHT ASSEMBLY. PROVIDE PIVOT HINGES, PULL HANDLES BOTH SIDES AND TOP & BOTTOM LOCKING MECHANISM WITH DUST SHIELD FOR DOOR. SECURE SIDE PANEL TOP AND BOTTOM WITH METAL CLIPS.
- 08** LIGHTBLOCKS TRANSLUCENT PANEL BOX ASSEMBLY. SET ON METAL FRAMED WOOD BASE. PROVIDE LIGHT FIXTURES AND PENETRATIONS AT SOFFIT FOR VENTING.
- 09** METAL STUD FRAMED WALL ASSEMBLY WITH 3/8" GWB, PTD. BENJAMIN MOORE, CALM 2111-70.
- 10** NEW VINYL COVE BASE.
- 11** 3/8" THK. LOW IRON EXHIBIT GLAZING. PROVIDE OPERABLE PANELS AS SHOWN. PROVIDE BRUSHED NICKEL PIVOT HINGES AND KEYED LOCKING MECHANISM. PROVIDE ARAKAWA CABLE HUNG ADJUSTABLE/REMOVEABLE GLASS SHELVING SYSTEM, TYP.
- 12** PROVIDE NEW METAL REGISTERS AT EXISTING LOCATIONS, TYP.
- 13** EXISTING SPRINKLER HEAD TO REMAIN, TYP.
- 14** EXISTING WOOD DOOR TO REMAIN. PROVIDE PROTECTION FOR DOOR DURING CONSTRUCTION. COORDINATE NEW LOCKING MECHANISM/HARDWARE WITH COLLEGE.
- 15** PROVIDE 1X4 WOOD (AMERICAN BLACK WALNUT) CLAD METAL STUD FRAMED WALL AND RECESSED SURFACE DISPLAY AREA ASSEMBLY, STAINED AND SEALED. PROVIDE POWER FOR TWO DISPLAY STATIONS.
- 16** EXISTING ELECTRICAL SUB PANEL BEYOND, TO REMAIN.
- 17** EXISTING FIRE STROBE TO REMAIN.
- 18** PROVIDE NEW 1/2" THK. LOW IRON TEMPERED GLAZED DISPLAY AND ACCESS PANEL. PROVIDE PIVOT HINGE AND KEYED CAM LOCK LOCKING MECHANISM TOP AND BOTTOM.
- 19** REMOVE EXISTING DOOR, FRAME AND ASSOCIATED EXIT SIGNAGE. PROVIDE GWB EDGES @ EXISTING OPENING.
- 20** EXISTING WALL/SOFFIT ASSEMBLY TO REMAIN. NOT IN SCOPE OF WORK.
- 21** EXISTING MARBLE WAINSCOT & BASE TO REMAIN. PROTECT DURING CONSTRUCTION, TYP.
- 22** 3" HIGH STEEL PIN SET LETTERS, BRUSHED NICKEL FINISH.
- 23** PROVIDE ACCESS PANEL AT EXHIBIT CASEWORK ASSEMBLY.
- 24** EXISTING WALL TO REMAIN, PTD. BENJAMIN MOORE, CALM 2111-70. PREP FOR NEW PAINT. SEE EXHIBIT PLAN FOR PROPOSED MOUNTING AND EXHIBIT COMPONENTS.
- 25** PROVIDE MONITOR & MONITOR BRACKET. SEE PLANS FOR SIZE & TYPE. SEE 06/A-302 FOR MOUNTING DETAIL.
- 26** PROVIDE NEW CUSTOM PENDANT LIGHT FIXTURE. PROVIDE WIRE MOULD AS REQUIRED.
- 27** PROVIDE UV PROTECTANT 3M ADHESIVE SCOTCH PRINT GRAPHIC ON 1/2" ACRYLIC PANELS AT EXISTING GLAZING.
- 28** REMOVEABLE MAGNIFYING EXHIBIT ASSEMBLY. SEE 04/A-303 FOR DETAIL.
- 29** EXISTING PLUMBING/HEATING INFRASTRUCTURE TO REMAIN, PTD.
- 30** EXISTING BASE BOARD RADIATOR TO REMAIN. PREP FOR NEW PAINT.
- 31** NEW FRAMELESS ELECTRICAL PANEL ACCESS HATCH. PROVIDE 3/8" GWB, PTD., FINISH TO MATCH ADJACENT, HIDDEN HINGE & RECESSED LATCHING MECHANISM.
- 32** NOT USED.
- 33** EXTENT OF CEILING SCOPE OF WORK. SEE RCP.
- 34** 3M ADHESIVE SCOTCH PRINT GRAPHIC PANEL. PROVIDE GRAFFITI RESISTANT FINISH.
- 35** SURFACE MOUNTED COIN BOX. SEE DETAIL 01/A-303.
- 36** WALL MOUNTED 3/4" MDF PANEL, PTD. (COLOR TBD) PROVIDE 3/16" ROUTED MOUNTING HOLES AT 15" ON CENTER. SEE ELEVATION DETAIL 02/A-30 AND MOUNTING DETAIL 04/D/A-302.
- 37** SURFACE MOUNTED BRACKET & PARABOLIC SPEAKER. PROVIDE BRACING AS REQUIRED. ALIGN WITH MONITOR IN CASE.
- 38** 1" VINYL LETTERING, 100 CHARACTERS MAX. & 4" TITLE LETTERING AT 40 CHARACTERS MAX.
- 39** 10" SQUARE BACK PAINTED GLASS FOR DONOR RECOGNITION W/ 1/2" STANDOFFS ATTACHED FROM LIGHTBLOCKS.

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KEY PLAN
NOT TO SCALE

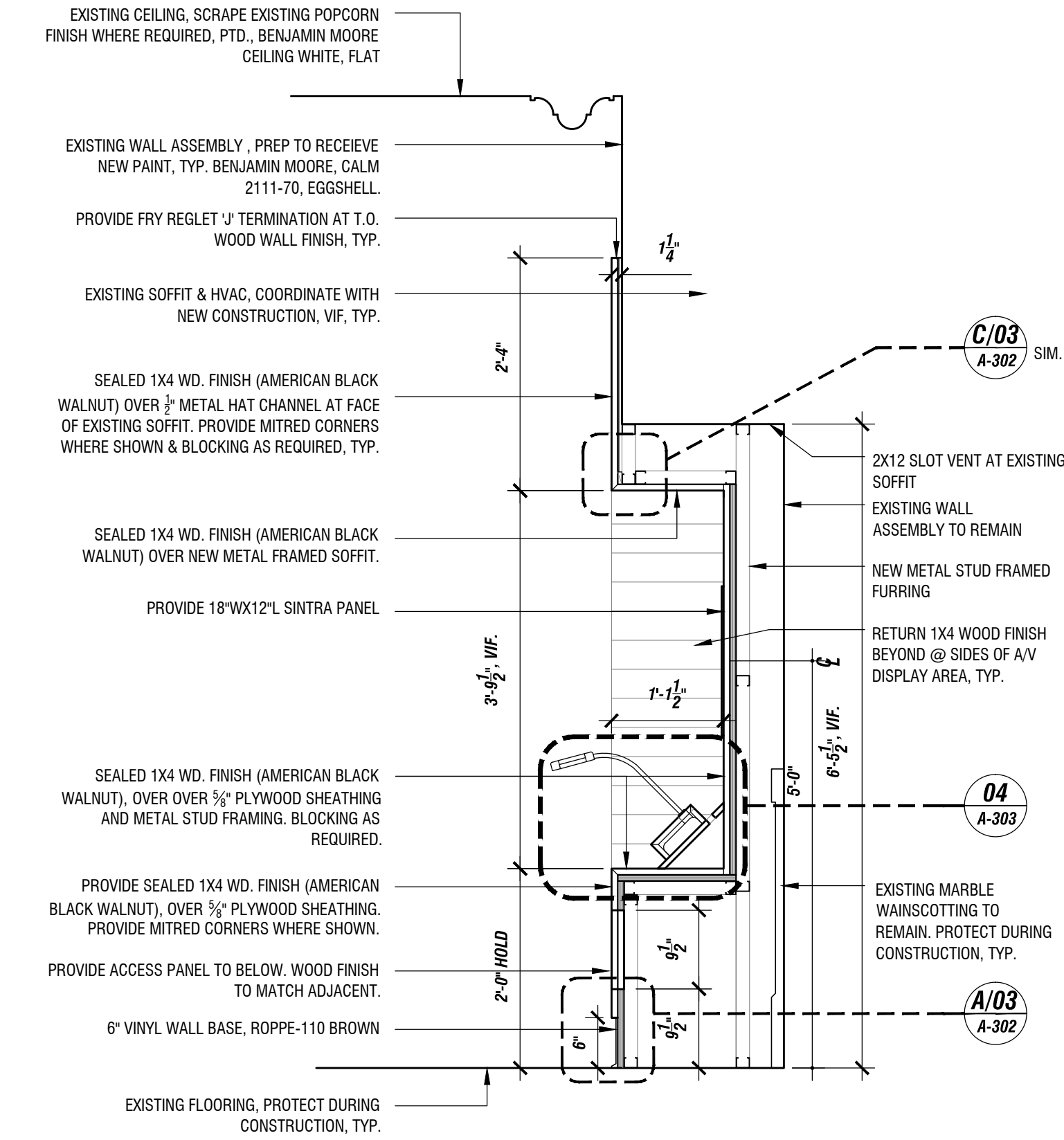
Client:
Interior Alteration
Gilroy Roberts Gallery
Community College of Philadelphia
1600 Spring Garden St.
Philadelphia PA 19130

Contractors to be responsible for field verification of dimensions. Notify architects immediately of any conflicts or inconsistencies before proceeding with work.

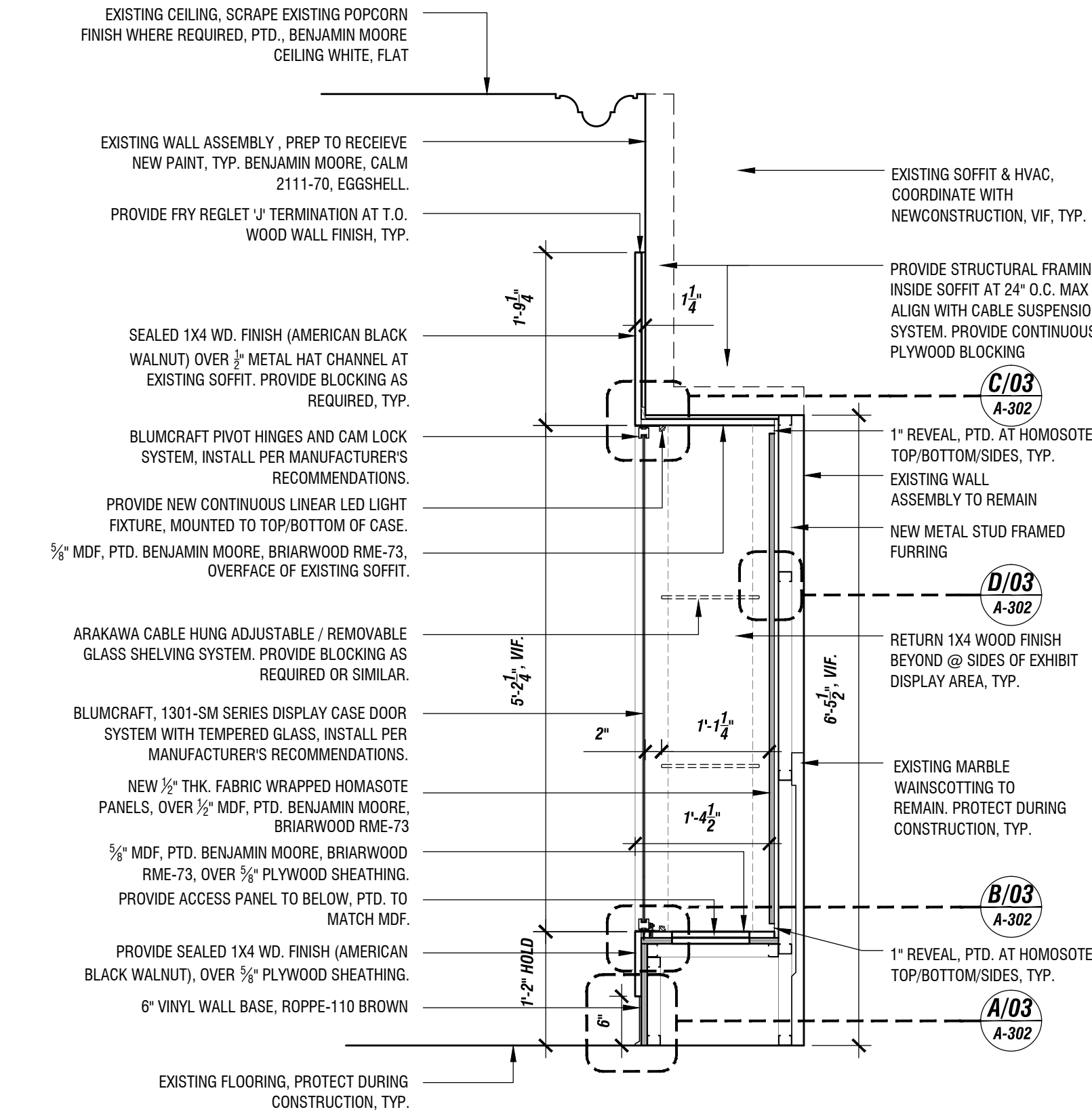
Issue:	Date:	Revisions:		
		set title	date	
		SD Pricing Package	02/26/2013	
		100% SD SET	04/04/2013	
		75% CD SET	05/03/2013	
		BUILDING PERMIT SET	05/17/2013	

Dwg. Title:
NEW WORK
- INTERIOR ELEVATIONS
Dwg. No.:
A-201
MA&D Proj. No.: 1158

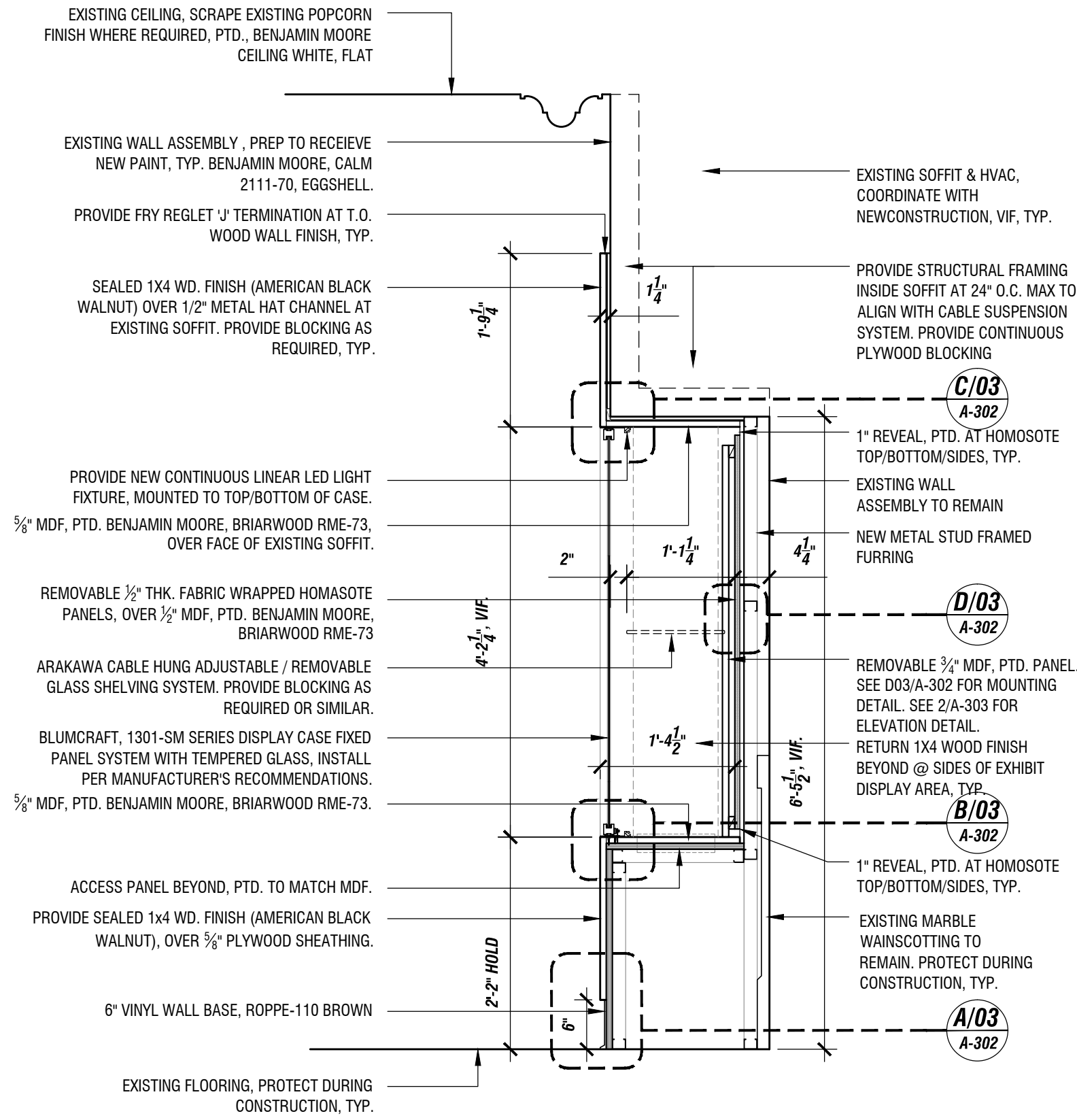
BUILDING PERMIT SET - ISSUED 05/17/2013



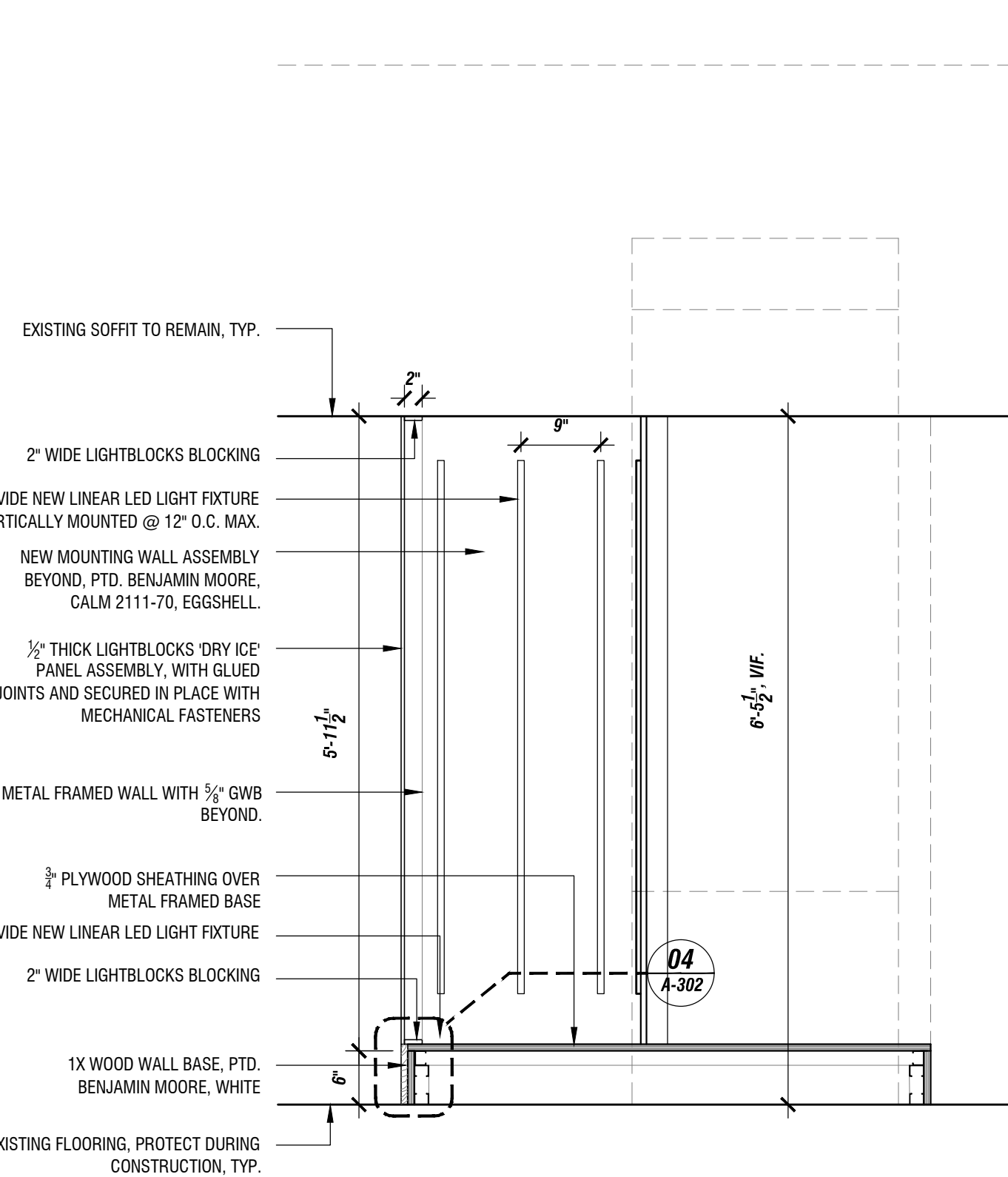
03 WALL SECTION AT EAST WALL DISPLAY STATION
NEW WORK
SCALE [3/4" = 1'-0"]



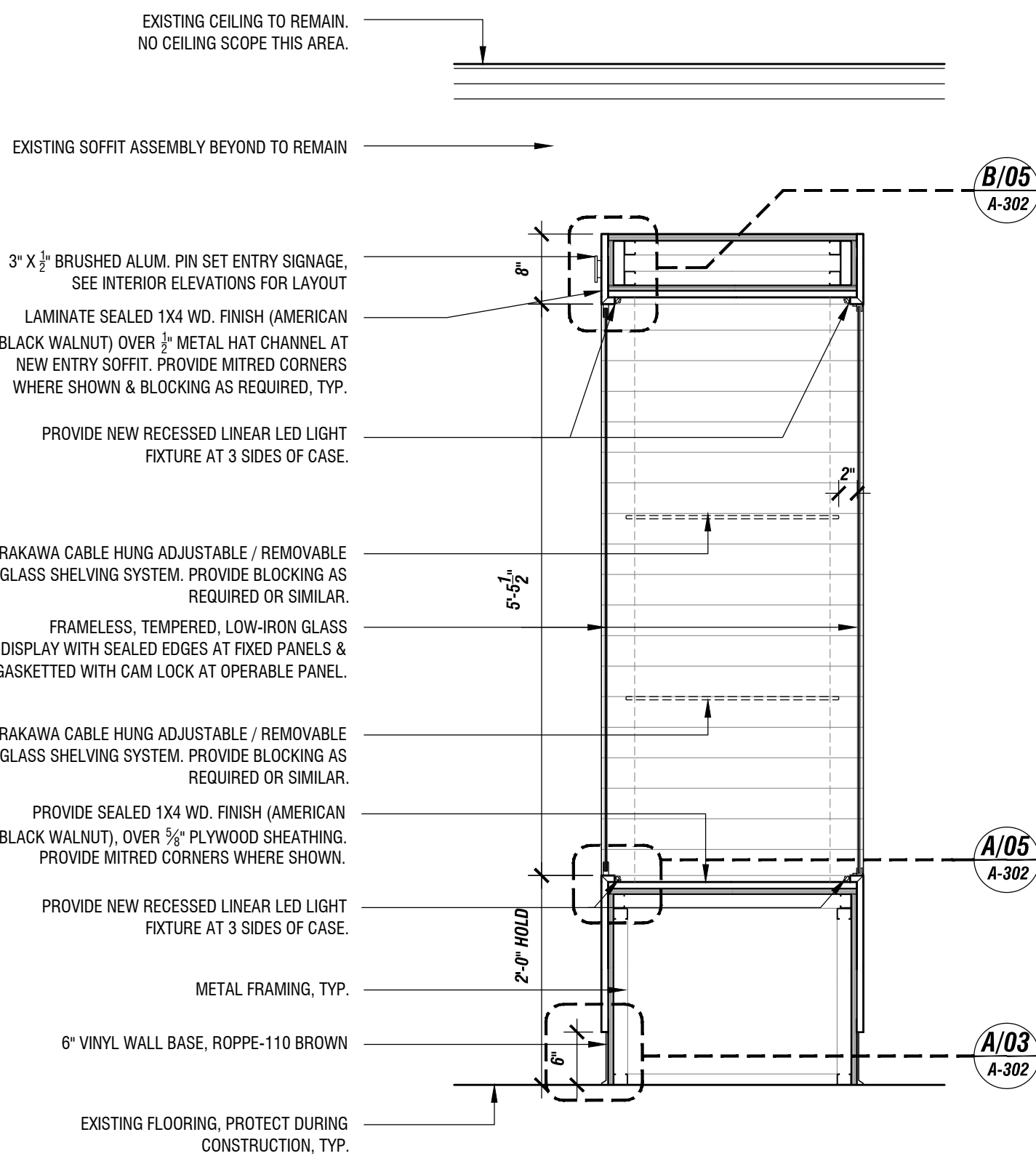
02 WALL SECTION AT EAST WALL EXHIBIT
NEW WORK
SCALE [3/4" = 1'-0"]



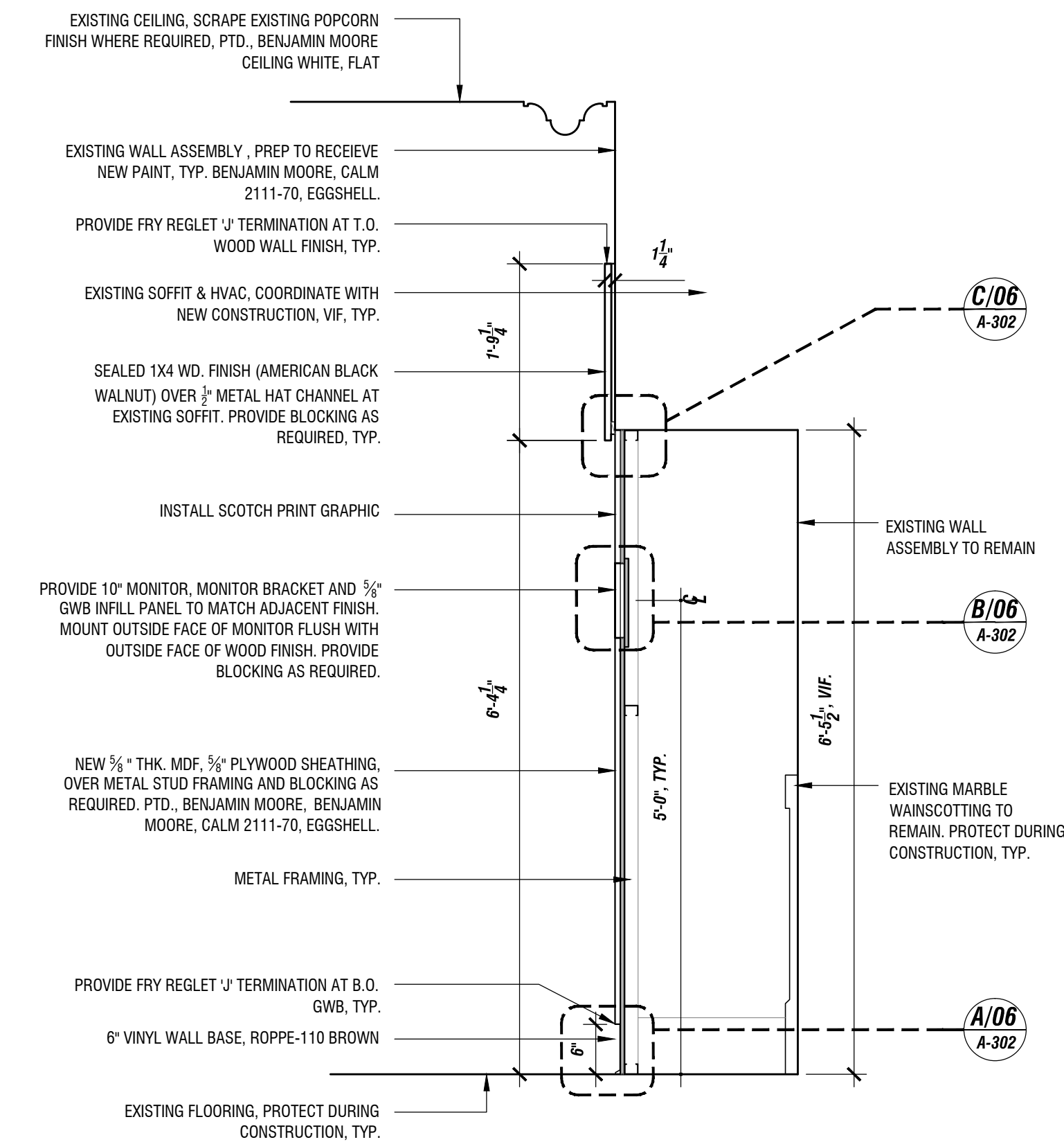
01 WALL SECTION AT EAST WALL EXHIBIT
NEW WORK
SCALE [3/4" = 1'-0"]



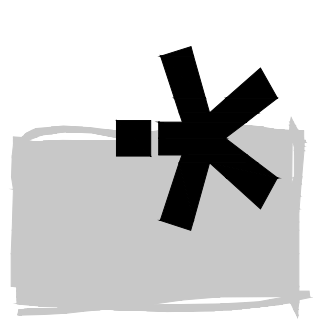
06 WALL SECTION AT NORTH ENTRY LIGHTBLOCK
NEW WORK
SCALE [3/4" = 1'-0"]



05 WALL SECTION AT NORTH ENTRY DISPLAY CASE
NEW WORK
SCALE [3/4" = 1'-0"]

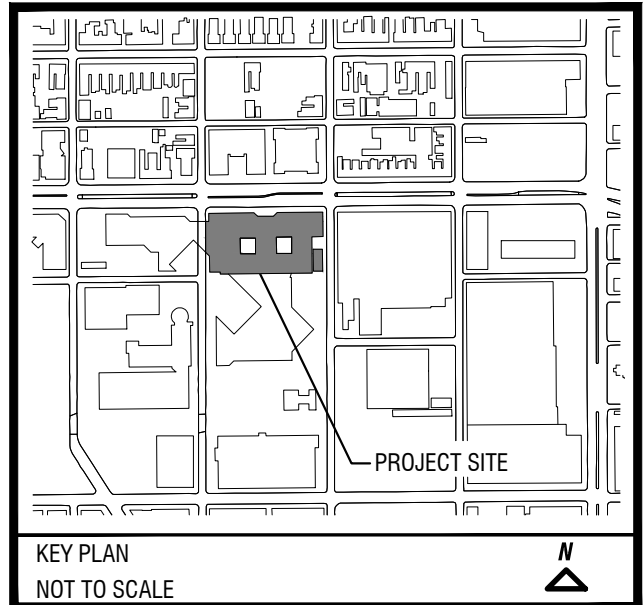


04 WALL SECTION AT NORTH ENTRY RECESS
NEW WORK
SCALE [3/4" = 1'-0"]



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Client:

Gilroy Roberts Gallery
Community College of
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Issue:	Date:	Revisions:		
set title	date			
SD Pricing Package	02/26/2013			
100% SD SET	04/04/2013			
75% CD SET	05/03/2013			
BUILDING PERMIT SET	05/17/2013			

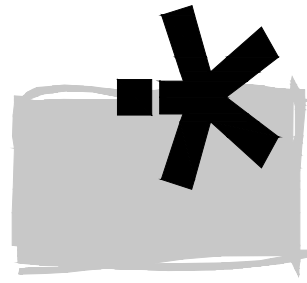
Dwg. Title:

NEW WORK- SECTIONS

Dwg. No.:

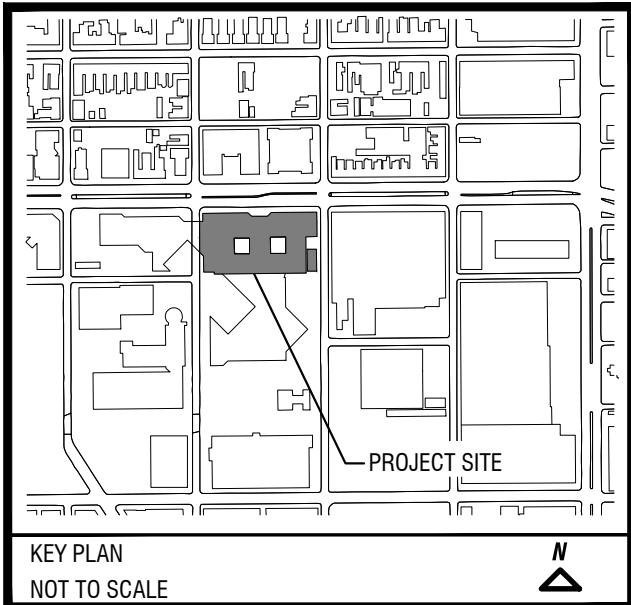
A-301
MA&D Proj. No.: 1158

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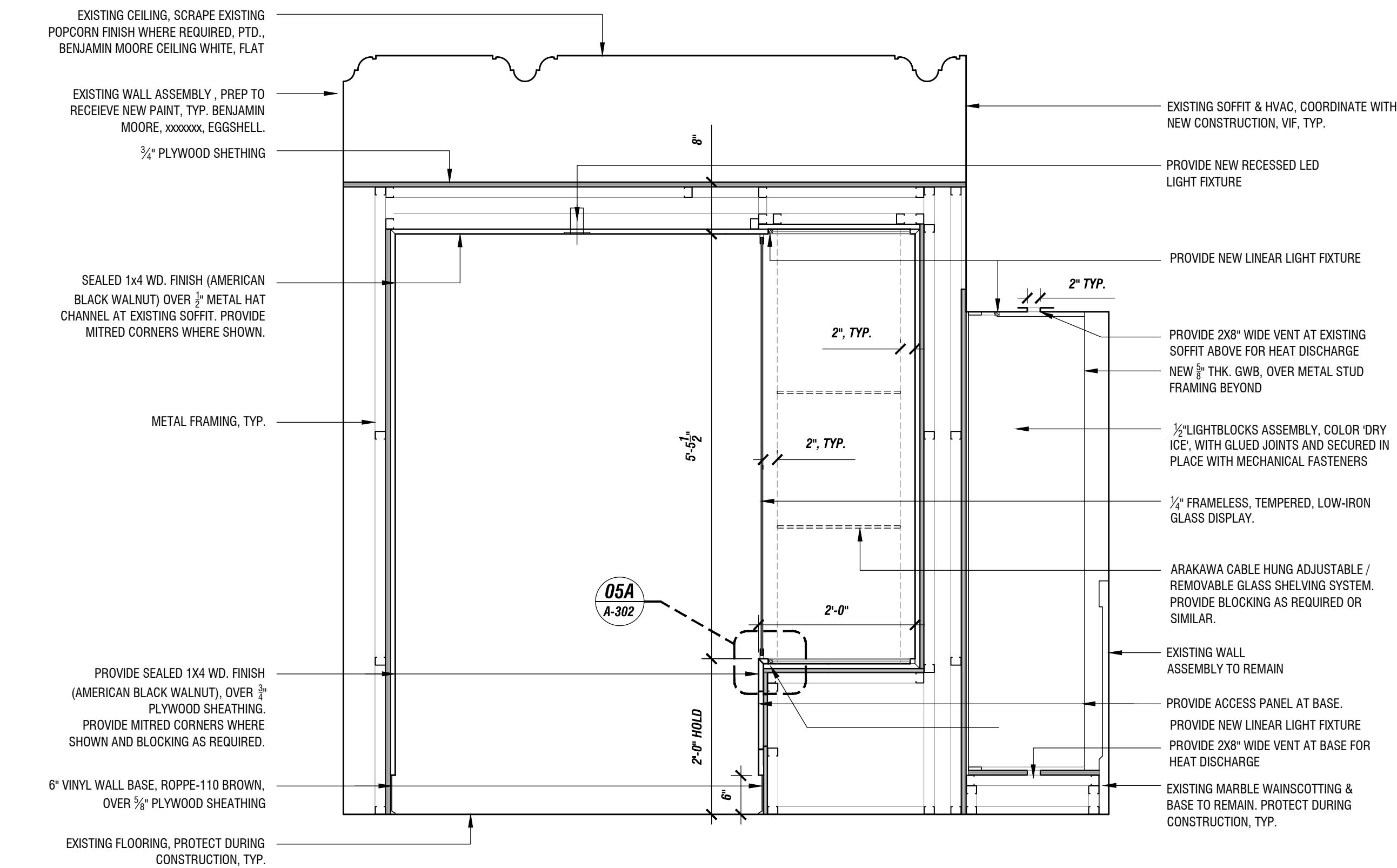
Client:
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Community College of Philadelphia
1600 Spring Garden St.
Philadelphia PA 19130

Contractors to be responsible for field verification of dimensions. Notify architects immediately of any conflicts or inconsistencies before proceeding with work.

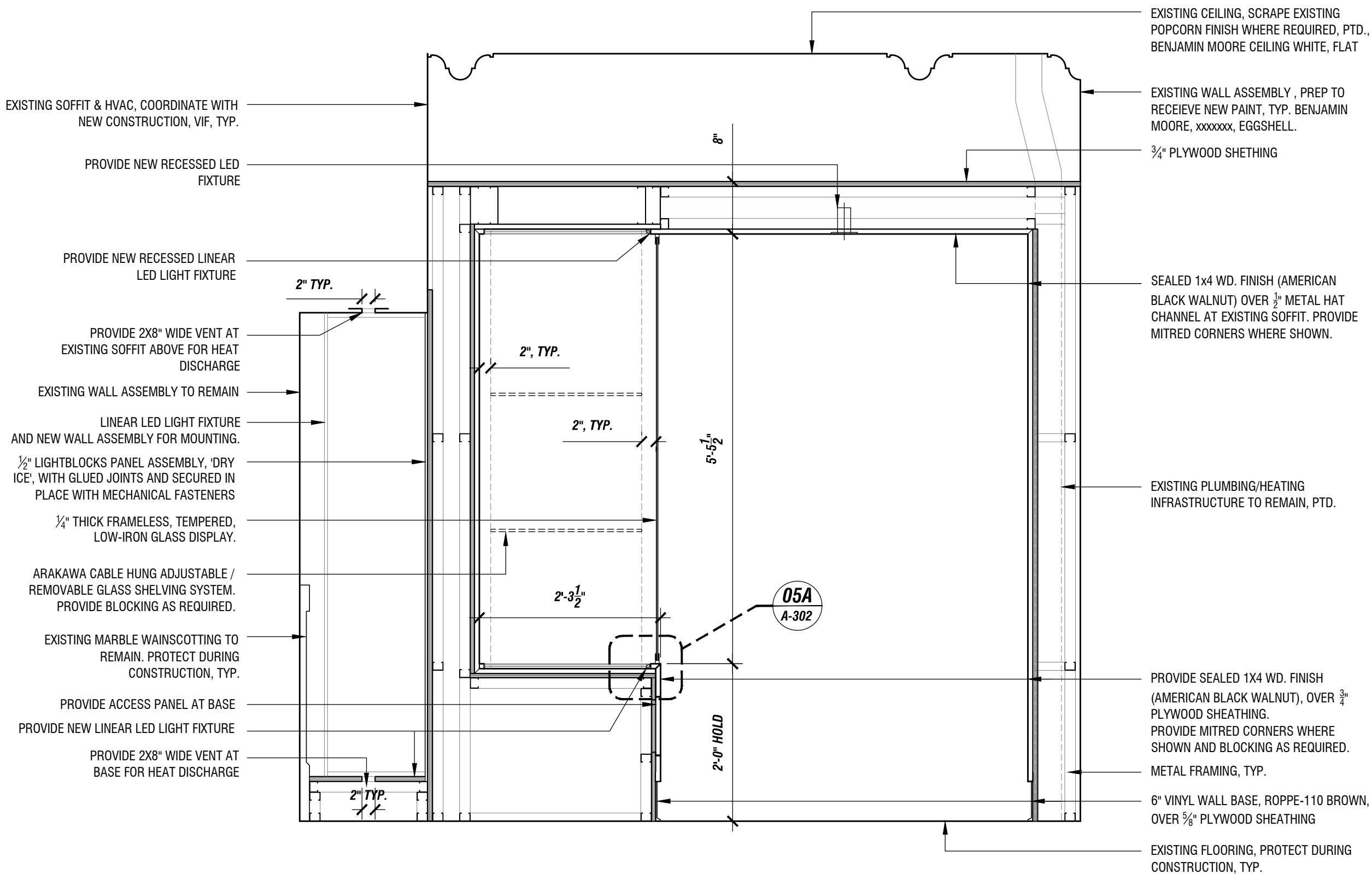
Issue:	Date:	set title	date	Revisions:
		SD Pricing Package	02/26/2013	
		100% SD SET	04/04/2013	
		75% CD SET	05/03/2013	
		BUILDING PERMIT SET	05/17/2013	

Dwg. Title:
NEW WORK- SECTIONS & DETAILS
Dwg. No.:
A-302
MA&D Proj. No.: 1158

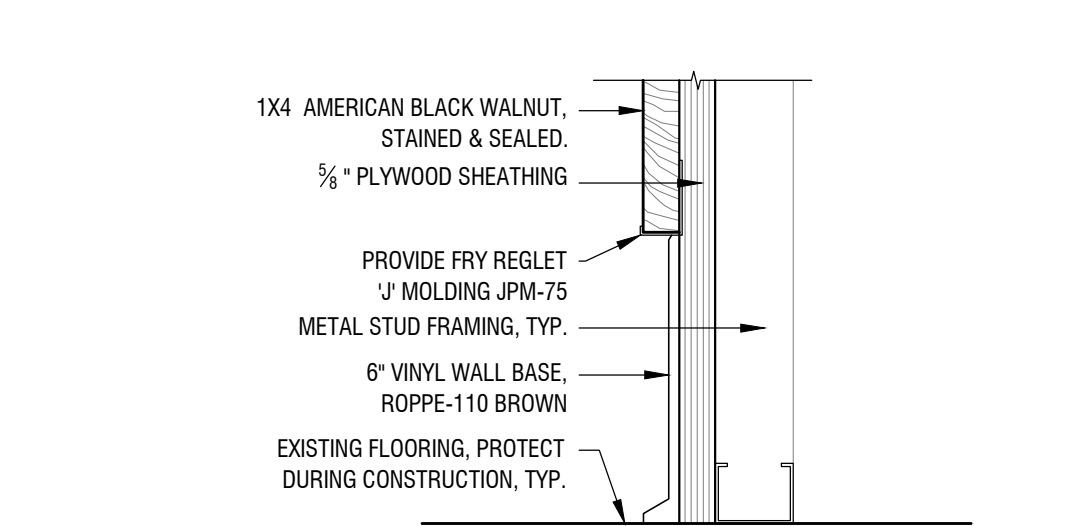
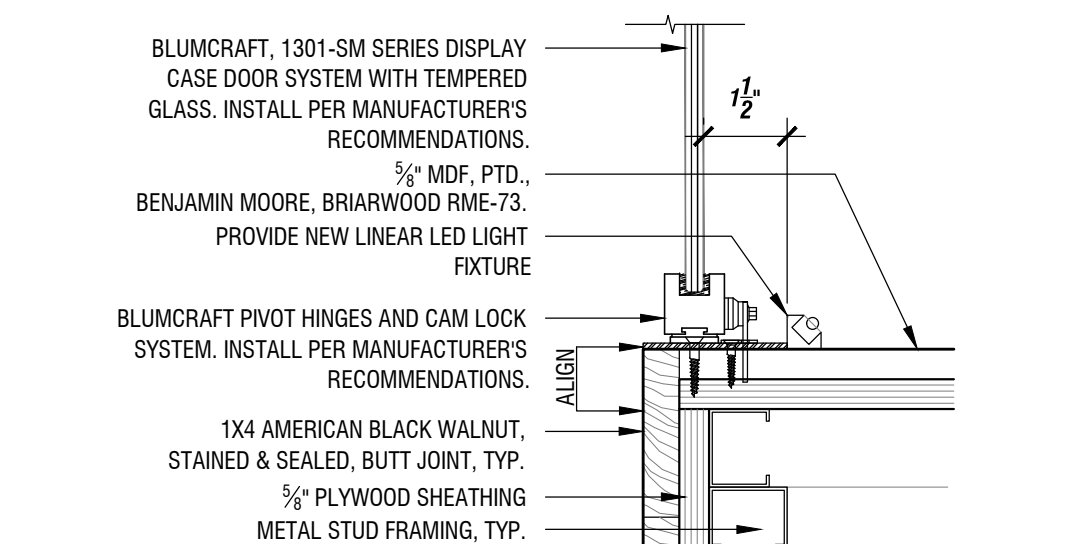
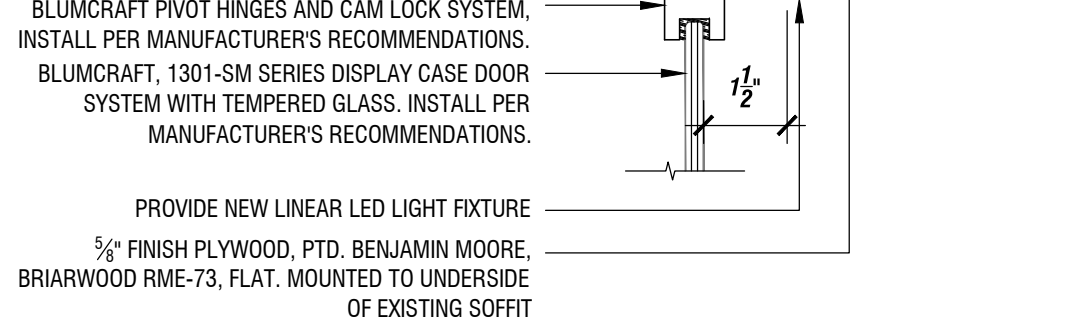
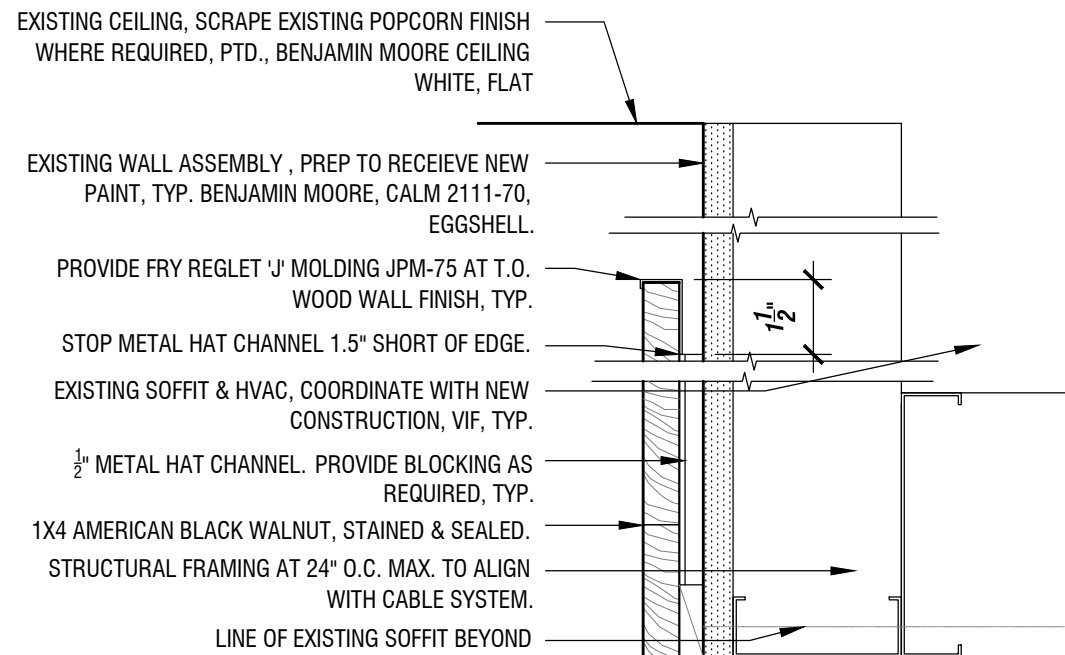
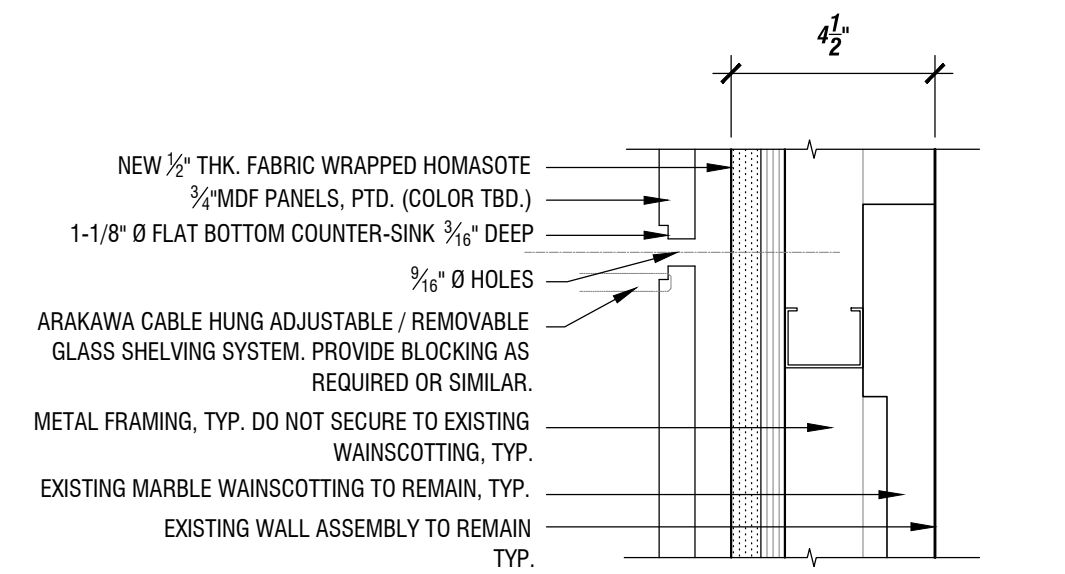
BUILDING PERMIT SET - ISSUED 05/17/2013



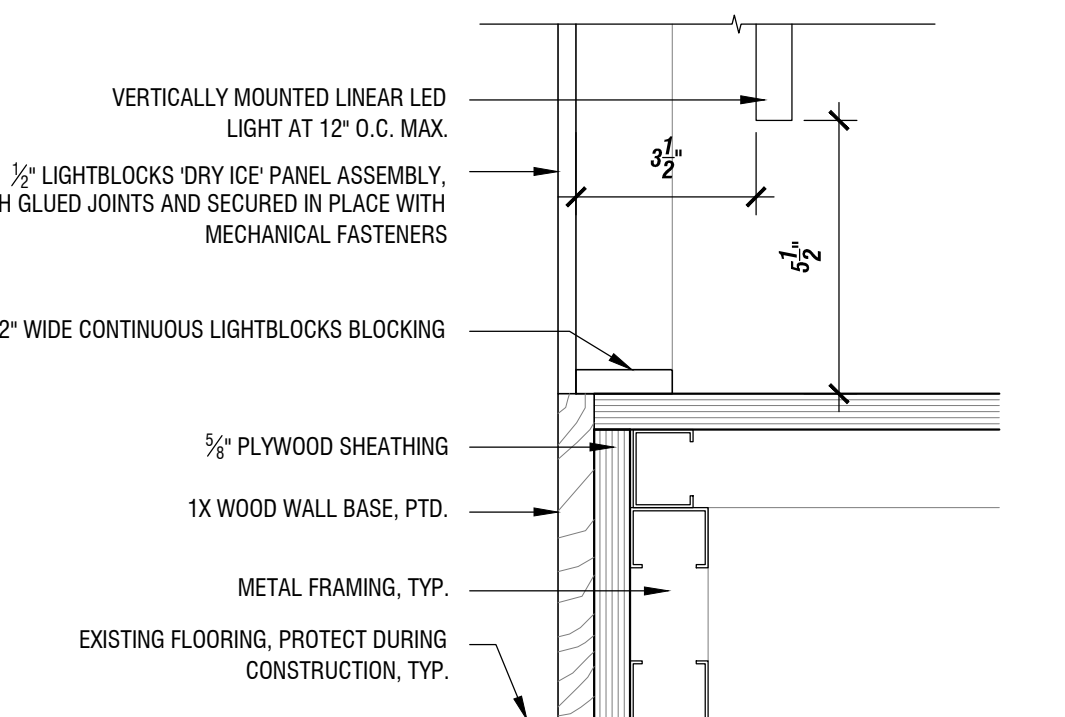
01 WALL SECTION AT NORTH ENTRY
NEW WORK
SCALE (3/4" = 1'-0")



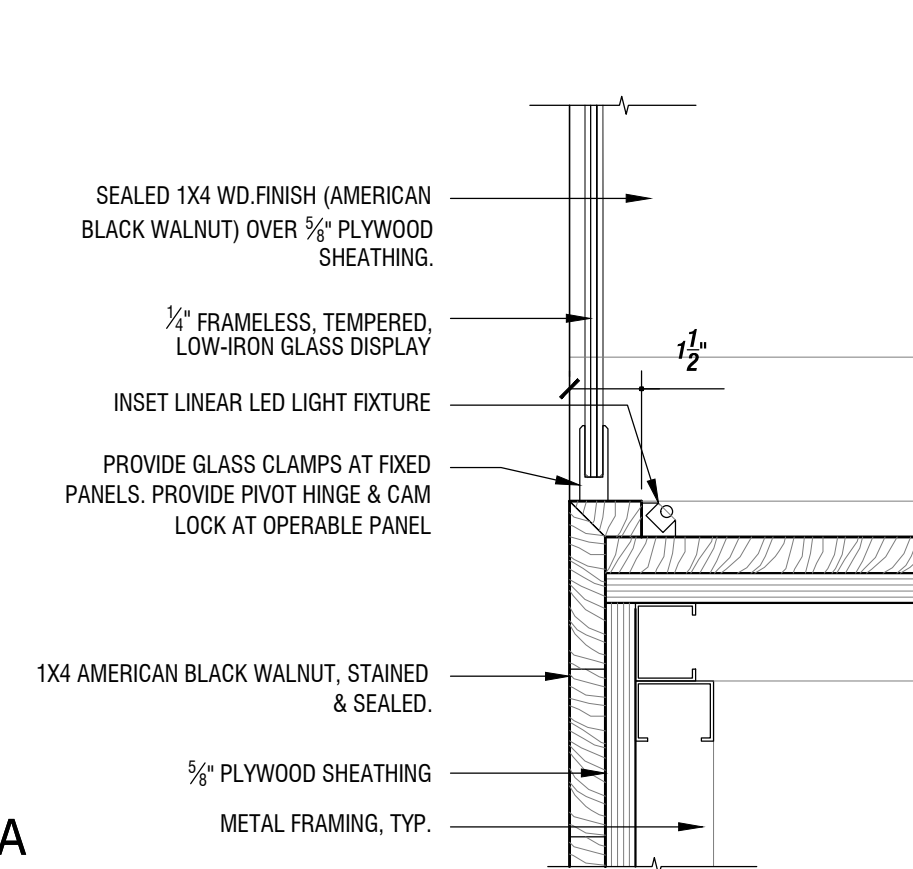
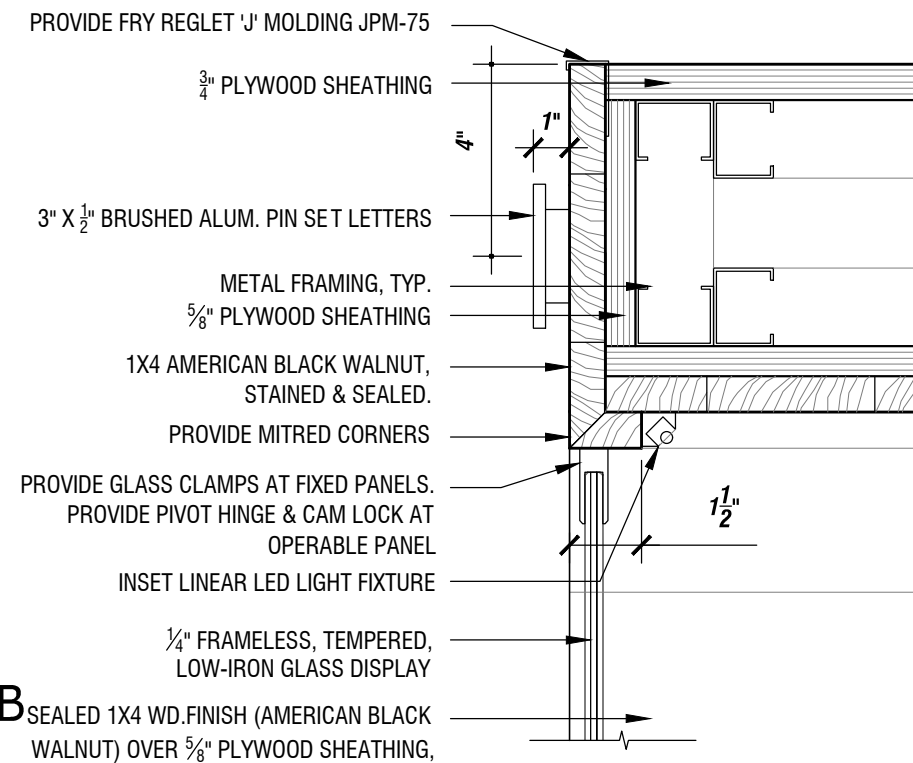
02 WALL SECTION AT SOUTH ENTRY
NEW WORK
SCALE (3/4" = 1'-0")



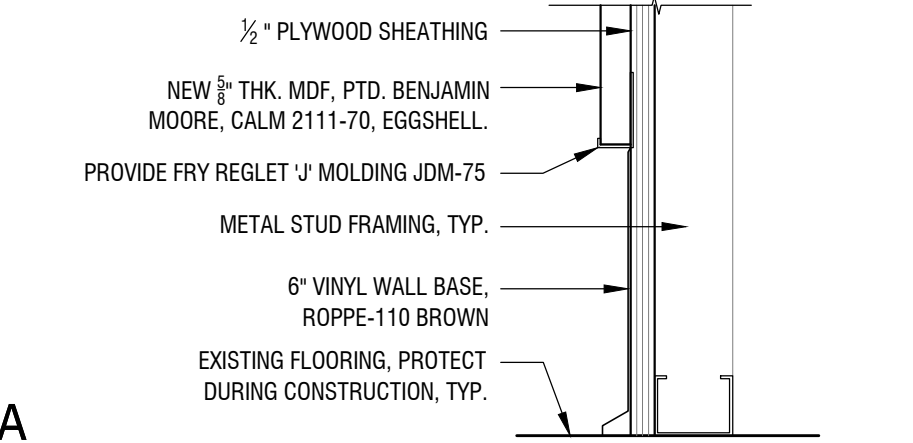
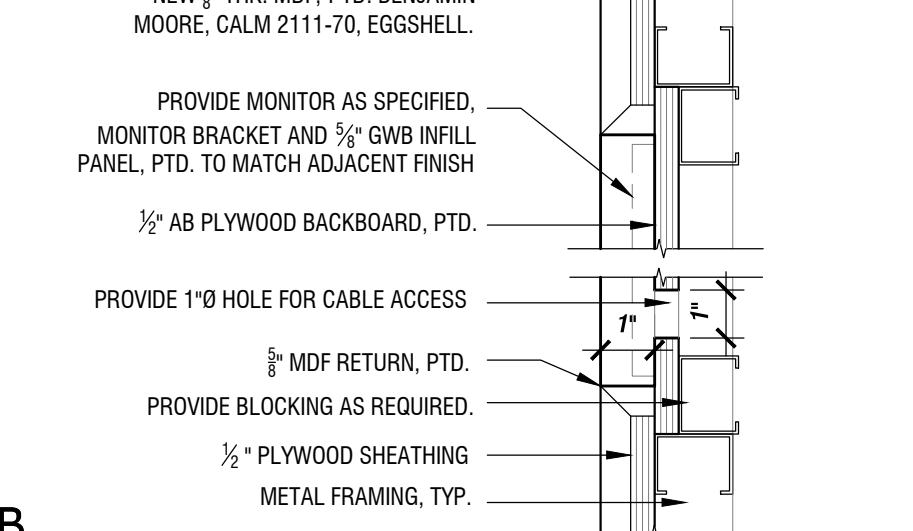
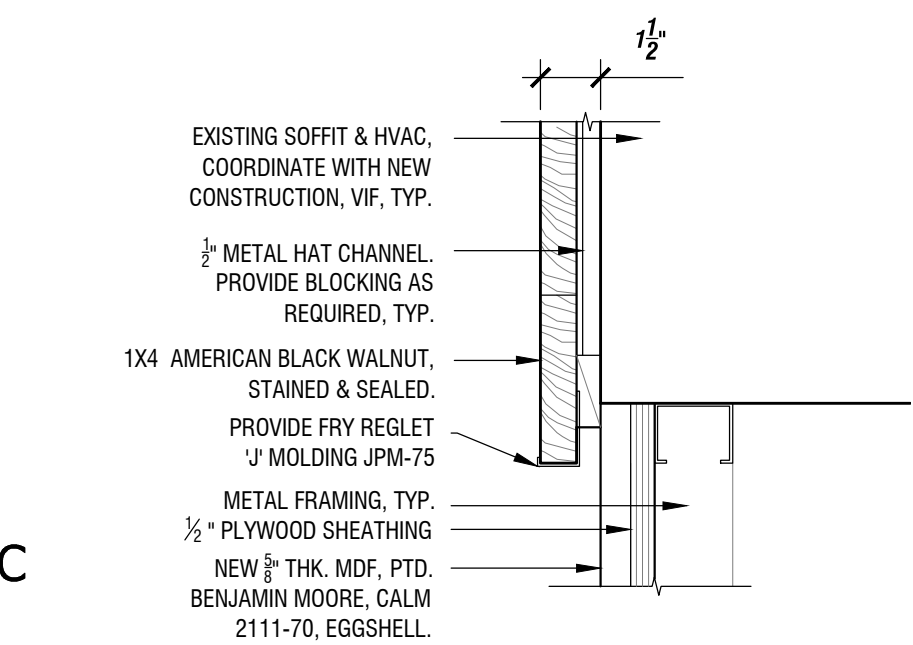
03 DETAIL - EXHIBIT CASES
NEW WORK
SCALE (3/4" = 1'-0")



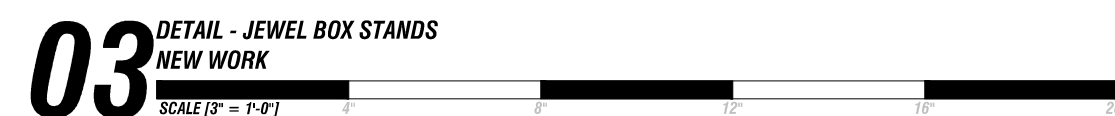
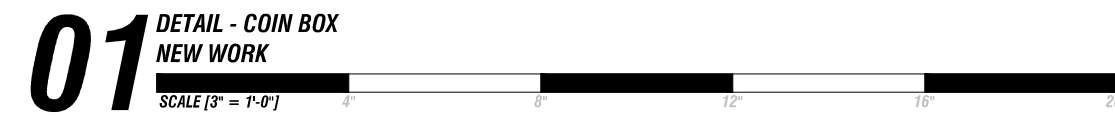
04 DETAIL - LIGHTBLOCKS
NEW WORK
SCALE (3/4" = 1'-0")



05 DETAIL - ENTRY CASES
NEW WORK
SCALE (3/4" = 1'-0")



06 DETAIL - RECESSED DISPLAY WALL
NEW WORK
SCALE (3/4" = 1'-0")



06 SCHEDULE - GRAPHICS
NEW WORK

SCALE (1" = 1'-0")

05 SCHEDULE - CASE FURNITURE
NEW WORK

SCALE (1" = 1'-0")

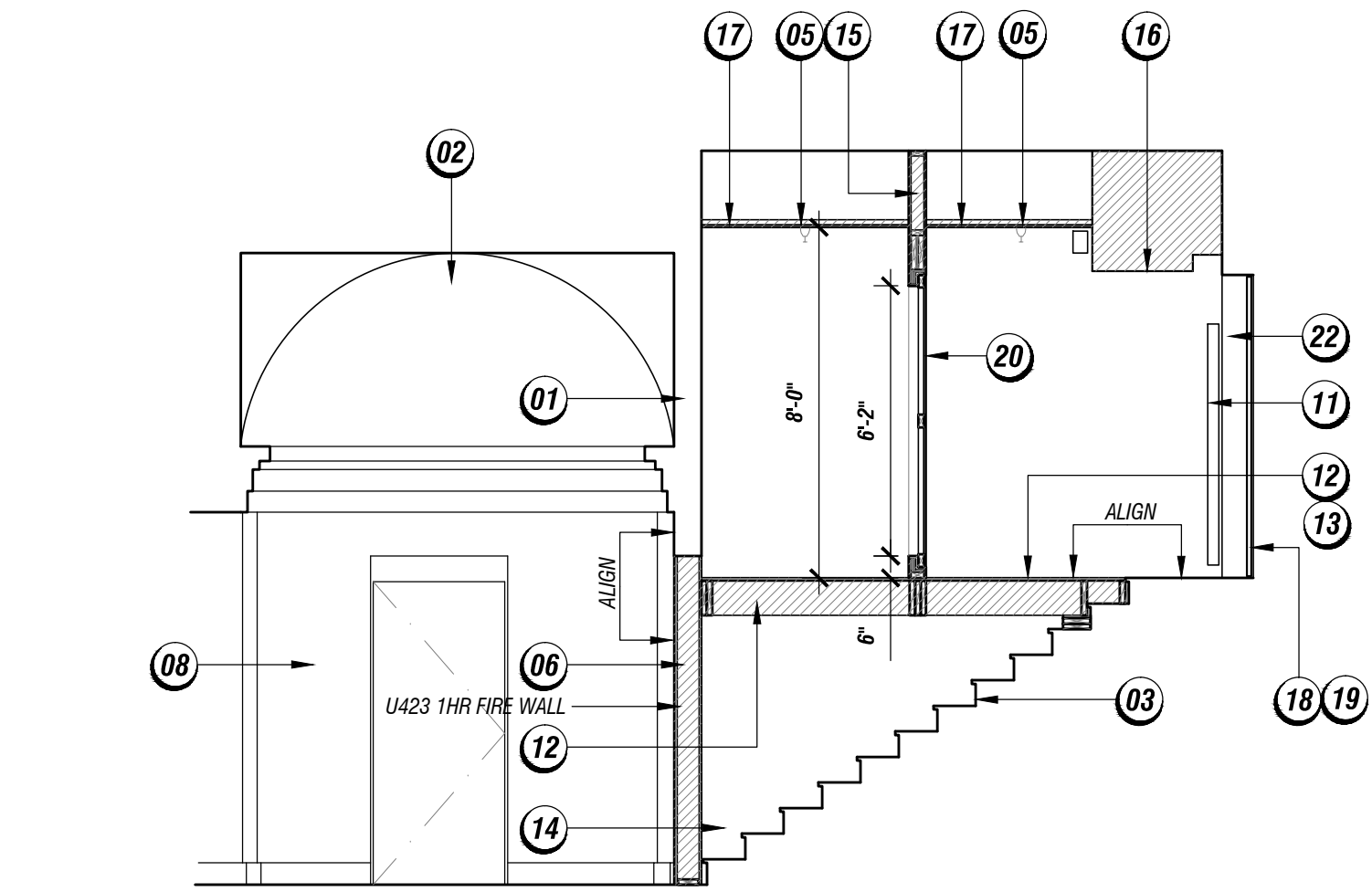
Dwg. Title:

EXHIBIT DETAILS
& SCHEDULES

Dwg. No.:

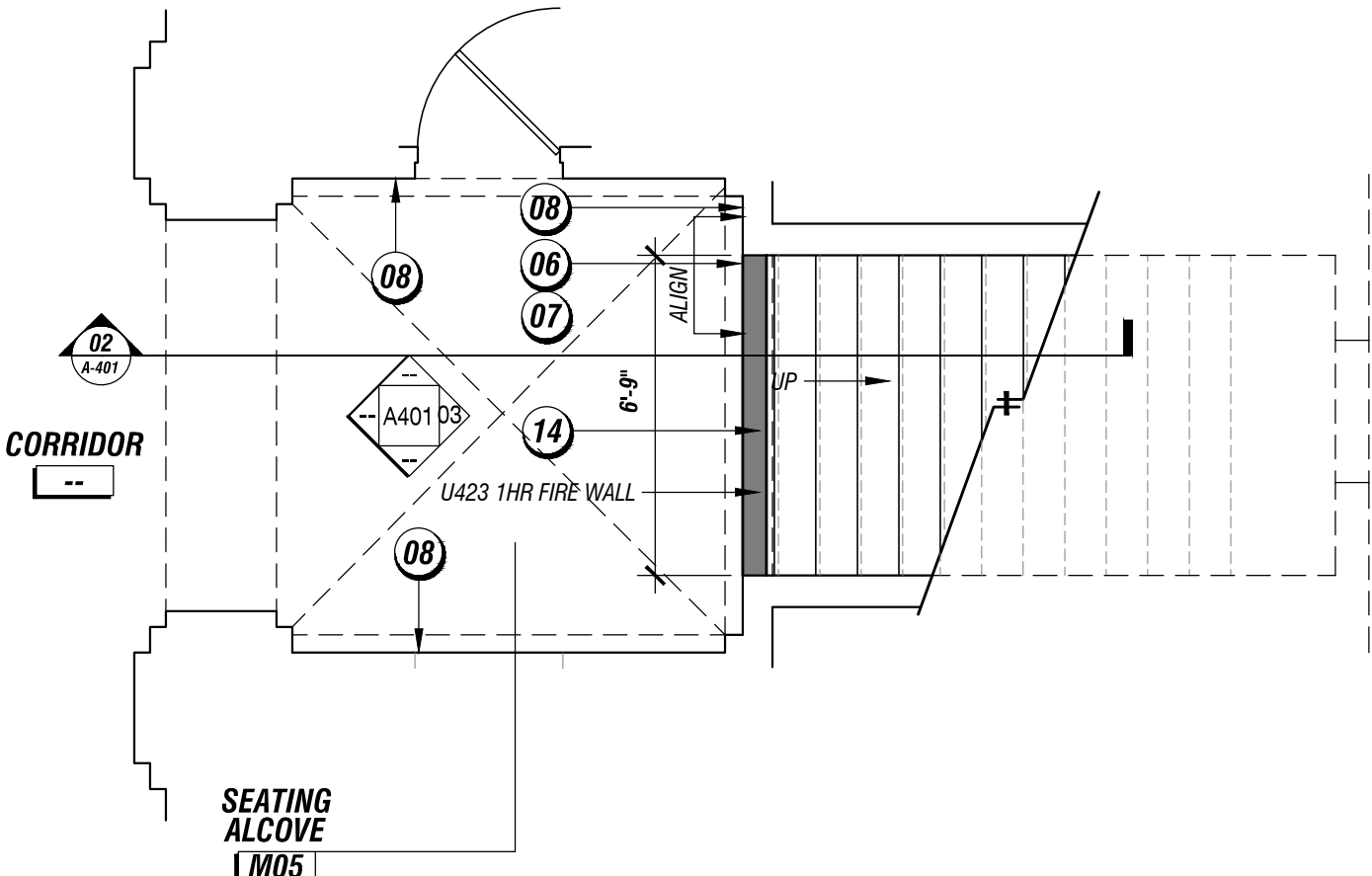
A-303

MA&D Proj. No.: 1158



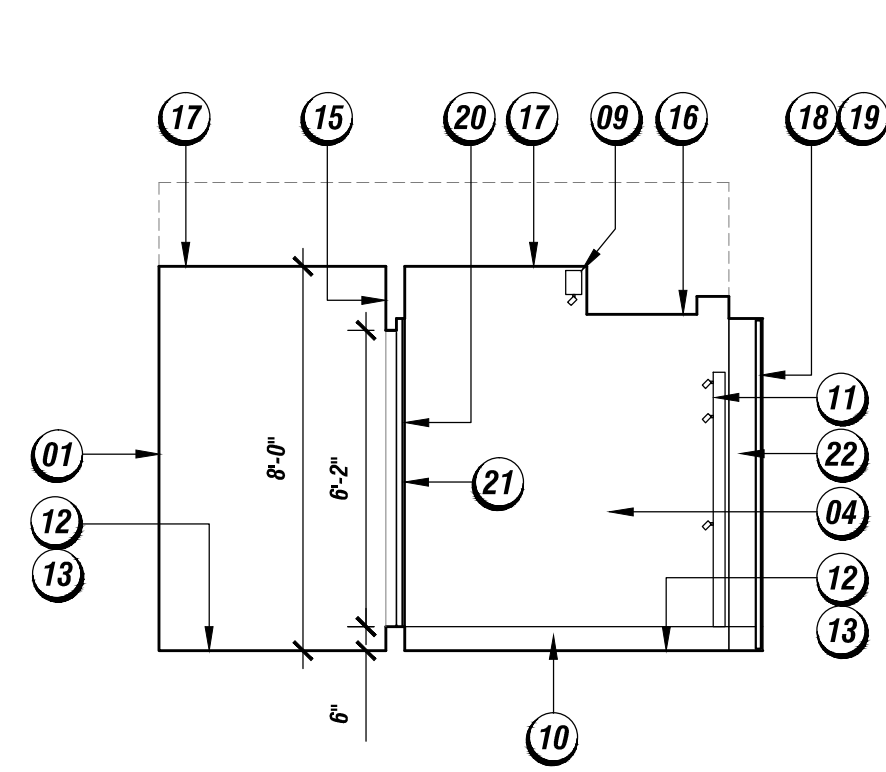
02 SECTION AT DIORAMA & STAIRS
NEW WORK

SCALE 1/4" = 1'-0"

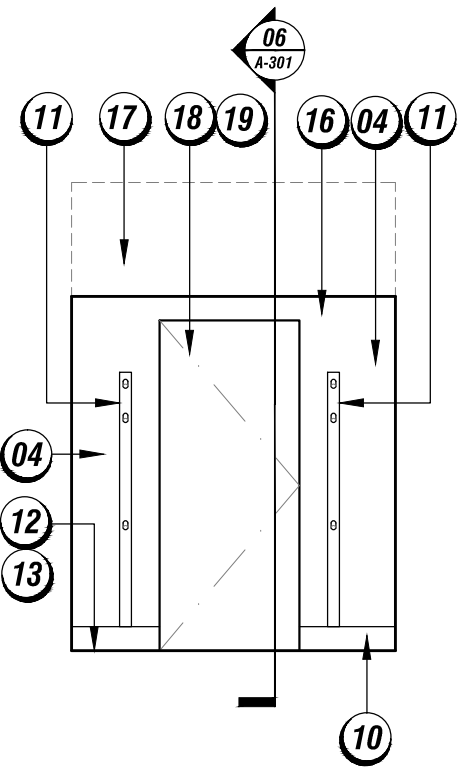


01 SEATING ALCOVE ENLARGED PLAN
NEW WORK

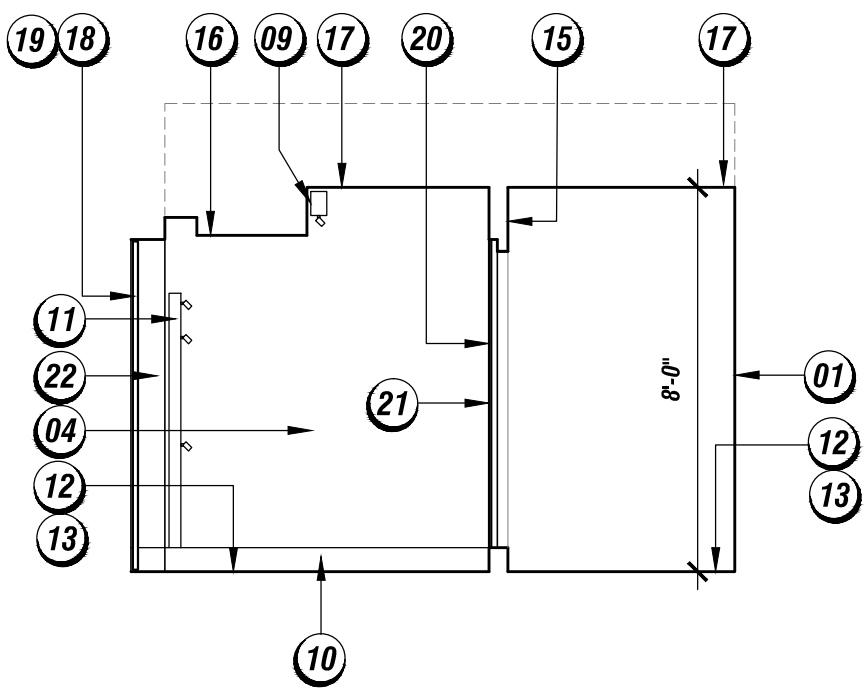
SCALE 1/4" = 1'-0"



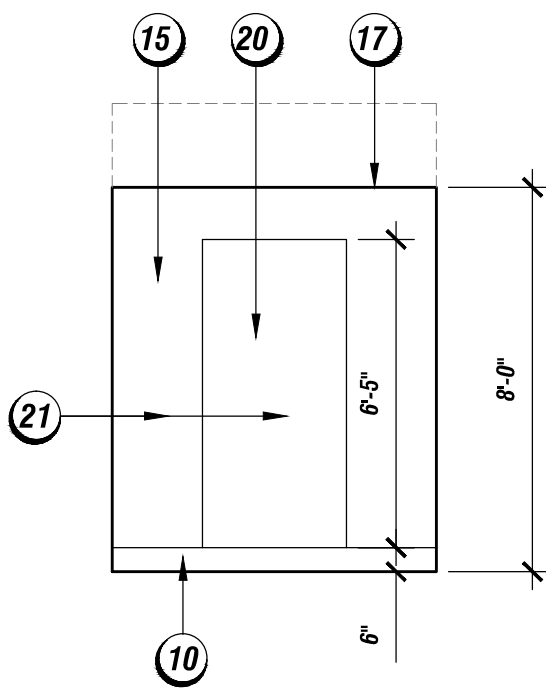
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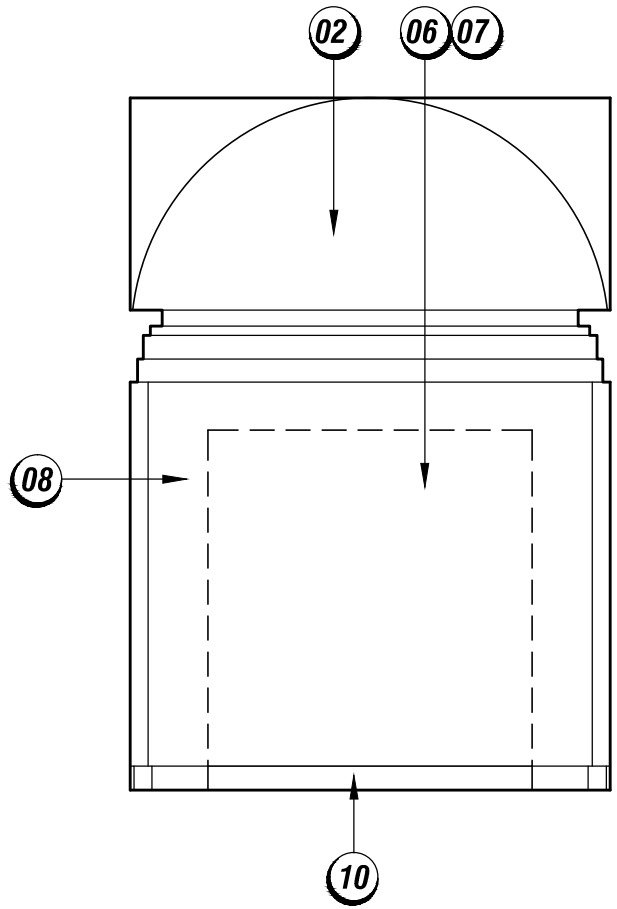
B



C



D



03 SEATING ALCOVE M05 INTERIOR ELEVATION
NEW WORK

SCALE 1/4" = 1'-0"

04 DIORAMA & STORAGE INTERIOR ELEVATION
NEW WORK

SCALE 1/4" = 1'-0"

GENERAL NOTE:
1. ALL NEW GLAZING COMPONENTS TO BE TEMPERED GLASS.
2. PROTECT ALL EXISTING ELEMENTS TO REMAIN, TYP.
3. EXISTING CORRIDORS AND EGRESS PATHS TO REMAIN OPEN AND UNOBSTRUCTED DURING CONSTRUCTION.

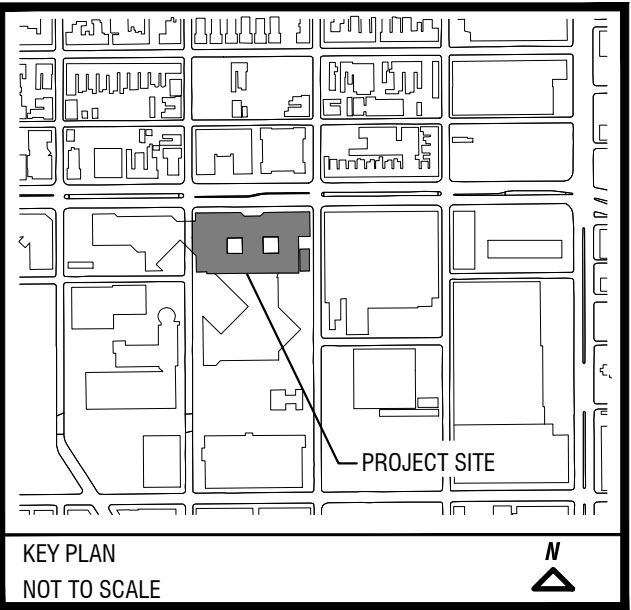
INTERIOR ELEVATION KEYNOTES

- 01 EXISTING WALL ASSEMBLY TO REMAIN.
- 02 EXISTING CEILING DOME & TRIM DETAIL TO REMAIN.
- 03 EXISTING STAIR SYSTEM TO REMAIN. REMOVE EXISTING HANDRAILS AND VINYL TREADNOSINGS.
- 04 EXISTING WALL TO REMAIN. PREP FOR NEW PAINT. SEE EXHIBIT PLAN FOR PROPOSED MOUNTING AND EXHIBIT COMPONENTS.
- 05 PROVIDE NEW SPRINKLER HEAD. CONNECT TO EXISTING LINE.
- 06 PROVIDE NEW METAL STUD FRAMED WALL ASSEMBLY WITH $\frac{5}{8}$ " GWB BOTH SIDES, PTD, TYP. PROVIDE U423 1HR FIRE RATED WALL ASSEMBLY. SEE STRUCTURAL DRAWINGS.
- 07 FAUX MARBLE SCOTCH PRINT.
- 08 EXISTING MARBLE WALL PANEL & BASE TRIM TO REMAIN. PROTECT DURING CONSTRUCTION, TYP.
- 09 NEW MINI-TRACK ADJUSTABLE LED LIGHT FIXTURE.
- 10 NEW VINYL COVE BASE.
- 11 NEW MINI-TRACK ADJUSTABLE VERTICAL LED LIGHT FIXTURE
- 12 PROVIDE NEW METAL FRAMED FLOORING WITH $\frac{3}{4}$ " FIRE RETARDANT PLYWOOD DECKING ASSEMBLY OVER EXISTING STAIRS. ALIGN NEW DECK WITH EXISTING FLOORING. SEE STRUCTURAL DRAWINGS.
- 13 PROVIDE FORBO MARMOLEUM REAL 3139 LAVA FLOOR FINISH FLUSH OVER NEW & EXISTING FLOORING.
- 14 PROVIDE NEW STEEL SILL PLATE. ANCHOR TO EXISTING STAIR. SEE STRUCTURAL DRAWINGS.
- 15 PROVIDE NEW METAL STUD FRAMED WALL ASSEMBLY WITH $\frac{1}{2}$ " GWB BOTH SIDES, PTD, TYP.
- 16 REMOVE EXISTING SOFFIT. PROVIDE NEW $\frac{3}{8}$ " THK. GWB SOFFIT WITH METAL STUD FRAMING. COORDINATE WITH EXISTING STRUCTURAL FRAMING.
- 17 REMOVE EXISTING DROP CEILING ASSEMBLY AND LIGHTING. PROVIDE NEW $\frac{5}{8}$ " THK. GWB CEILING, PTD., OVER NEW CHICAGO GRID FRAMING. PROVIDE ACCESS PANEL.
- 18 PROVIDE NEW $\frac{1}{2}$ " THK. LOW IRON TEMPERED GLAZED DISPLAY AND ACCESS PANEL. PROVIDE PIVOT HINGE AND KEYED CAM LOCK LOCKING MECHANISM TOP AND BOTTOM.
- 19 REMOVE EXISTING DOOR, FRAME AND ASSOCIATED EXIT SIGNAGE.
- 20 PROVIDE NEW METAL FRAMED REMOVABLE ACCESS PANEL WITH $\frac{3}{8}$ " GWB PTD ON DISPLAY SIDE. PROVIDE RECESSED LATCH MECHANISM.
- 21 3M ADHESIVE SCOTCH PRINT GRAPHIC. SEE EXHIBIT PLAN.
- 22 PROVIDE NEW GWB FINISH AT JAMB & HEADER, PTD.

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KEY PLAN
NOT TO SCALE

Client:
Interior Alteration
Gilroy Roberts Gallery
Community College of Philadelphia
1600 Spring Garden St.
Philadelphia PA 19130

Contractors to be responsible for field verification of dimensions. Notify architects immediately of any conflicts or inconsistencies before proceeding with work.

Issue:	Date:
set title	date
SD Pricing Package	02/28/2013
100% SD SET	04/04/2013
75% CD SET	05/03/2013
BUILDING PERMIT SET	05/17/2013
Revisions:	

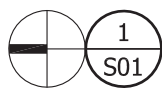
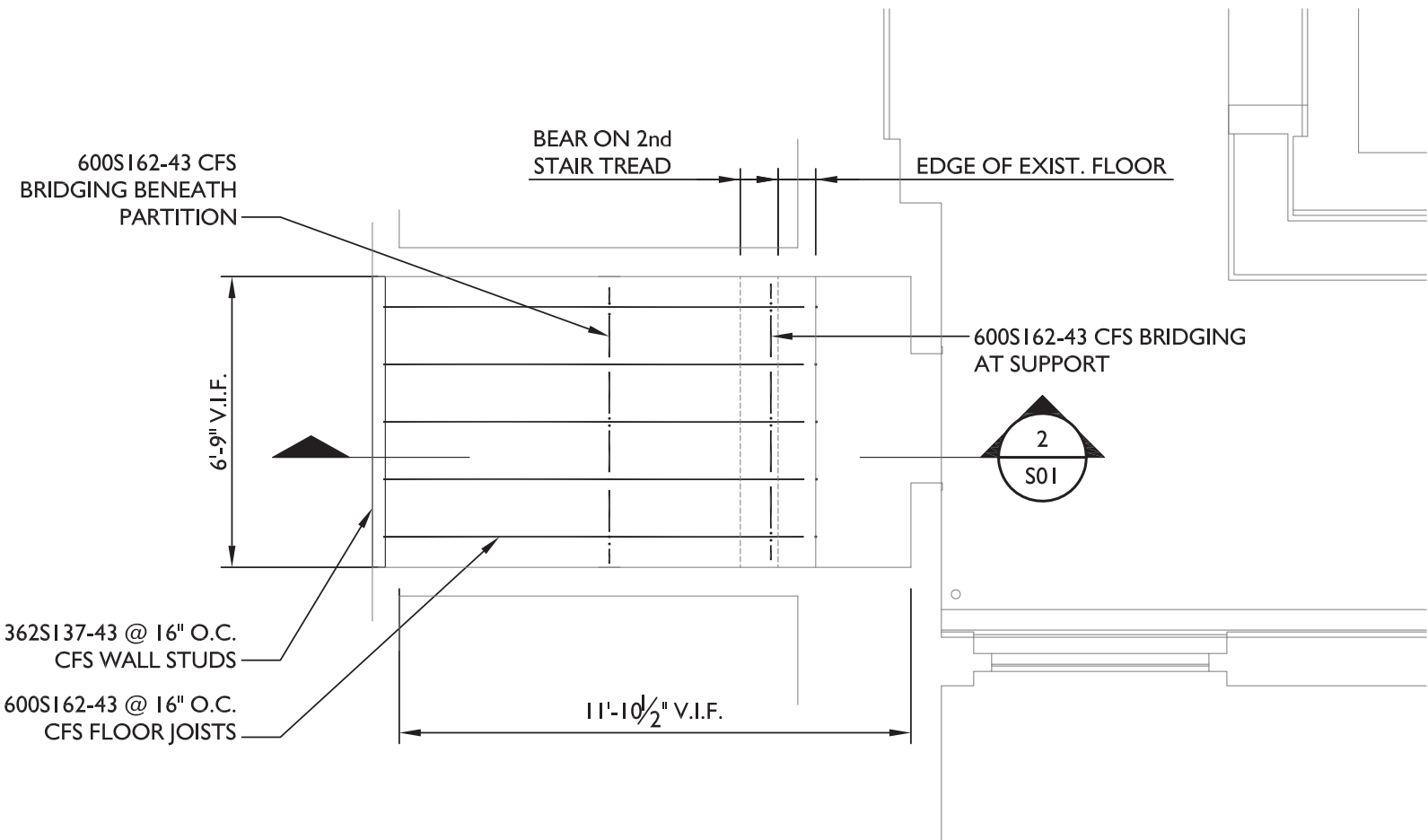
Dwg. Title:
DIORAMA & STAIRS - PLAN,
SECTION, ELEVATIONS

Dwg. No.:
A-401

MA&D Proj. No.: 1158

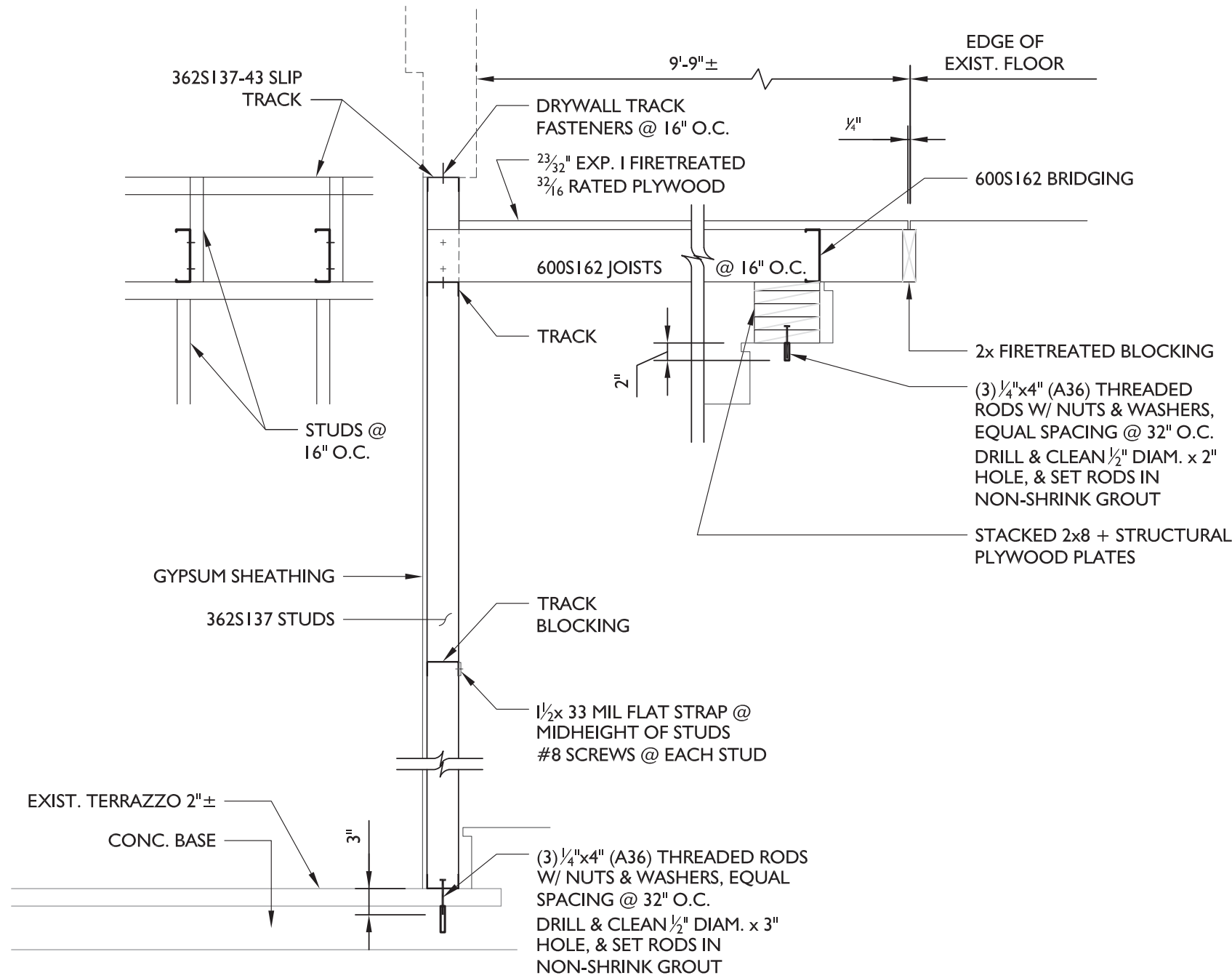
STRUCTURAL COLD-FORMED STEEL FRAMING SPECIFICATIONS

- Conform to the current edition of the AISI "Specification for the Design of Cold-Formed Steel Structural Members".
- Cold Formed Steel Framing materials shall be as specified in drawings. Submit Mill certificates signed by manufacturer of cold-formed metal framing certifying that their products comply with requirements, or submit test reports from a qualified independent testing agency evidencing compliance with requirements
- All joists, studs, tracks, bridging and accessories shall be formed from ASTM A446 steel having a galvanized coating meeting the requirements of ASTM A 653, G-60 coating.
- Tracks shall be of an equal gage to that specified for studs.
- Engage an experienced Installer who has completed cold-formed metal framing similar in material, design, and extent to that indicated for this Project and with a record of successful in-service performance.
- Steel Shapes and Clips: ASTM A 36 (ASTM A 36M), zinc coated by the hot-dip process according to ASTM A 123.
- Sheathing Fasteners: ASTM C 954, steel drill screws, Type S-12 fluted tip, a minimum of 1-1/4 inches (32 mm) long, with organic-polymer coating or other corrosion-protective coating.
- Locate mechanical fasteners and install according to cold-framed metal framing manufacturer's instructions with screw penetrating joined members by not less than 3 exposed screw threads.
- Fasten other materials to cold-formed metal framing by bolting, or screw fastening, according to manufacturer's recommendations.



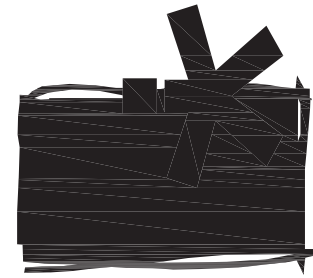
INFIll FLOOR FRAMING AT
STORAGE M04B & DIARAMA M04A
SCALE: 1/4"=1'-0"

DESIGN FLOOR
LIVE LOAD: 50 LBS/SQ FT;
1000 LB CONCENTRATED



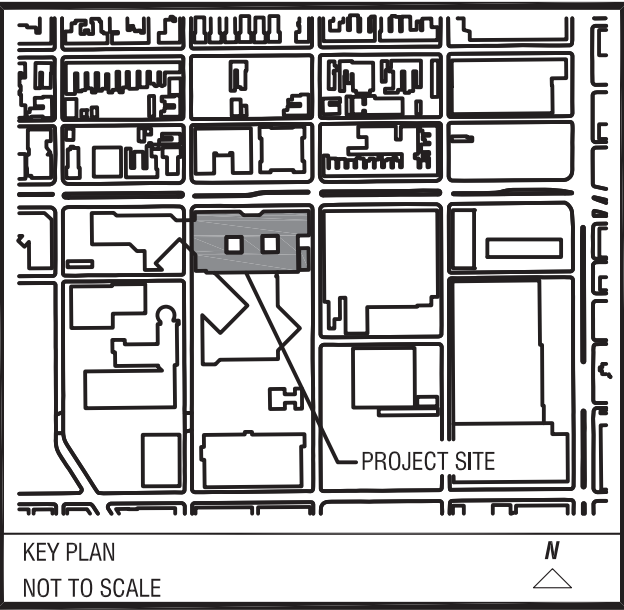
SECTION - INFIll FLOOR
SCALE: 3/4"=1'-0"

NOTE: ALL CFS TO BE 43 MILS



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Client: Interior Alteration

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set title	date	
SD Pricing Package	02/26/2013	
100% SD SET	04/04/2013	
BUILDING PERMIT SET	05/17/2013	



Ann Rothmann, PE

Dwg. Title: FRAMING PLAN, SECTION & NOTES
Dwg. No.: **S01**
MA&D Proj. No.: 1158

PLAN SYMBOL LEGEND																																																																																																																					
<table><tr><th colspan="2">POWER DEVICE SYMBOLS</th></tr><tr><td></td><td>single receptacle — 125v,2p,3w,20A</td></tr><tr><td></td><td>duplex receptacle — 125v,2p,3w</td></tr><tr><td></td><td>IG — isolated ground duplex receptacle, 125v,2p,3w,20A SP — surge suppression duplex receptacle, 125v,2p,3w,20A BL — blue face, Specification Grade, duplex receptacle, 125Vw 2p, 3w, 20A, Hubbell no. 5352BLU</td></tr><tr><td></td><td>duplex recpt (1) recpt controlled by switch — 125v,2p,3w</td></tr><tr><td></td><td>quadruplex receptacle — 125v,2p,3w</td></tr><tr><td></td><td>duplex receptacle on emergency power — 125v,2p,3w</td></tr><tr><td></td><td>single receptacle on emergency power — 125v,2p,3w</td></tr><tr><td></td><td>non-locking special purpose receptacle NEMA configuration as indicated</td></tr><tr><td></td><td>locking special purpose receptacle NEMA configuration as indicated</td></tr><tr><td></td><td>floor or ceiling single receptacle</td></tr><tr><td></td><td>floor or ceiling duplex receptacle</td></tr><tr><td></td><td>floor or ceiling non-locking special purpose receptacle NEMA configuration as indicated</td></tr><tr><td></td><td>floor or ceiling locking special purpose receptacle NEMA configuration as indicated</td></tr><tr><td></td><td>ceiling mounted junction box w/hanging receptacle cord</td></tr><tr><td></td><td>fire rated pokethru</td></tr><tr><td></td><td>floor box</td></tr><tr><td></td><td>floor outlet with device as shown</td></tr><tr><td></td><td>conduit stub-up with device as shown</td></tr><tr><td></td><td>clock hanger [clock functions] C— conventional D— digital ET— elapsed timer M— master 2— double face</td></tr><tr><td></td><td>clock signal generator</td></tr><tr><td></td><td>junction box</td></tr><tr><td></td><td>outlet box with blank cover</td></tr><tr><td></td><td>PB—pull box, FB—floor box, CP—Control Panel</td></tr><tr><td></td><td>control station</td></tr><tr><td></td><td>emergency shutdown pushbutton</td></tr><tr><td></td><td>furniture system 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COMMUNICATIONS SYSTEM SYMBOLS	
	tele/data (double gang junction box, w/2 CAT 6 PLENUM RATED CABLE TO IT RM) (one tele jack and one ethernet jack) [special function] P — printer outlet # — qty of jacks
	telephone (double gang junction box, w/single gang plaster ring and w/pullstring to above ceiling) [special function] indicates floor or ceiling W — wall single gang (telephone only) PS — pay station single gang (telephone only) F — fireman's phone jack FX — fax outlet # — qty of jacks E — emergency H — house phone HP — handicapped phone
	data outlet (double gang junction box, w/single gang plaster ring and w/pullstring, see specifications) [special function] indicates floor or ceiling M — network cable outlet for monitoring WS — wireless system connection point # — qty of jacks
	card reader (w/1 CAT 6 plenum rated cable to it rm)
	intercom hands free station (wall mounted)
	intercom master station (desk mounted) W — indicates wall mounted DW — indicates desk model with wall bracket
	intercom system speaker
	trumpet speaker
	speaker [Speaker function] NC — nurse call M — music only PA — public address V — voice paging only VM — voice paging and music
	sound system microphone
	volume control
	cable tv
	sound system amplifier
FIRE ALARM SYSTEM SYMBOLS	
	fire alarm control panel
	fire alarm annunicator panel
	remote power supply
	fire alarm mini-horn
	fire alarm manual pull station
	fire alarm signal chime
	fire alarm wall mounted audio/visual unit
	fire alarm siren
	fire alarm horn
	fire alarm strobe
	fire alarm bell
	fire evacuation speaker
	fire alarm addressable relay [relay function] I — interface C — control M — monitor S — signal
	electric door holder provided with door hardware mounted and wired by electrical contractor
	automatic detector [detector classification] D — duct mounted, smoke ionization F — thermal, fixed temperature FR — thermal, combination rate of rise plus fixed temperature PE — smoke refraction, photo electric R — thermal, rate of rise S — area smoke, ionization E — elevator recall, ionization CO — carbon monoxide SA — smoke refraction, photo electric / carbon monoxide with multi-station alarm
	fire extinguisher light
	alarm initiating contact [contact function] EP — electric pneumatic switch ETL — electric thermal link FS — flow switch "alarm" FA — first aid (hose system) "alarm" G — gas alarm panel GM — gas manifold R — refrigeration unit OS&Y — alarm check valve "trouble" TS — tamper switch "trouble" PS — pressure switch

SCHEMATIC/WIRING DIAGRAM LEGEND	
	single pole single throw switch * rating in amps
	fuse * rating in amps
	fused disconnect * rating in amps
	circuit breaker * frame size/trip rating in amps
	thermal overload relay
	relay contact, normally closed
	relay contact, normally open
	thermal overload relay contact
	current transformer * current ratio
	control circuit transformer * voltage rating ** volt-amp rating
	pushbutton, normally closed momentary action
	pushbutton, normally open momentary action
	pushbutton, universal 2 circuit — momentary action
	selector switch 2 position
	pushbutton, maintained contact type
	selector switch 3 position — center "off" x on line denotes circuit switch position, spring return from test position
	limit switch normally open
	limit switch normally closed
	limit switch normally closed, held open
	limit switch normally open, held closed
	flow switch normally closed
	flow switch normally open
	pressure switch normally closed
	pressure switch normally open
	temperature switch normally closed
	temperature switch normally open
	time delay contact, normally closed, instant open, timed closure on deenergization
	time delay contact, normally closed, instant open, timed closure on deenergization
	time delay contact, normally open, instant close, timed opening on deenergization
	time delay contact, normally open, instant close, timed opening on deenergization
	time delay contact normally open, timed closure on energization, instant open
	level switch normally closed
	level switch normally open
	solenoid operated valve
	ground connection
	drawout connection
	electrical connection
	indicating pilot light * A=amber, G=green R=red, W=white
	horn
	resistor * rating in ohms/watts
	space heater * rating in watts/volts
	* starter holding coil, relay time delay relay, or other operating coil, device number
	surge protection module

STANDARD MOUNTING HEIGHTS

9" below finish ceiling	•	wall-mounted clocks, program bells, (or as shown on architectural details)
6" above fire house cabinet	•	blue signal light
10'–0"	•	battery lighting units and remote wall mounted light heads (or 1'–0" below finished ceiling of top of unit).
8'–6"	•	pendant-hung industrial and strip lighting fixtures.
7'–8"+	•	television outlet and service receptacle — for shelf mounted T.V. in bedrooms.
centered above door, or window opening	•	warning and signaling fixtures/signs.
6'–8" –to bottom of device	•	or 6" below finished ceiling whichever is lower. fire alarm signal devices and illuminated fire signals
6'–6"	•	top of flush and surface mounted electrical lighting or power panelboards and telephone cabinets.
6'–3"	•	top of back-mounted wall exit fixtures (not mounted above doors).
6'–0"	•	top of highest electrical safety disconnect switches, magnetic starters, contactors.
4'–6"	•	wall mounted intercom, telephone and pay stations. (maximum side reach height ADA)
4'–0"	•	wall mounted electrical device lighting switches, manual motor starters, thermostats, wall-mounted wiremold and g.i.i. receptacles in toilet rooms or for separate sinks not in casework (maximum side reach height ADA)
3'–6"	•	fire alarm pull stations, ADA compliant device rough in
2'–0"	•	electrical receptacles within mechanical spaces, electrical and elevator rooms.
18"	•	electrical receptacles, telephone outlets, computer outlets, intercom outlet for desks
00"	•	finished floor

MOUNTING HEIGHT NOTES:

1. MOUNTING HEIGHTS TO CENTER OF OUTLETS UNLESS OTHERWISE NOTED. IN MASONRY CONSTRUCTION THE ABOVE MOUNTING HEIGHTS SHALL BE USED FOR REFERENCE TO NEAREST BLOCK OR BRICK COURSING.
2. THE ABOVE MOUNTING HEIGHTS SHALL BE ADHERED TO UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE ON THE DRAWING OR SPECIFICATIONS.
3. INDICATION (+) NEXT TO A DEVICE INDICATES THAT DEVICE IS MOUNTED ABOVE A COUNTER OR CASEWORK. COORDINATE WITH ARCHITECTURAL DETAILS AND CASEWORK CONTRACTOR.

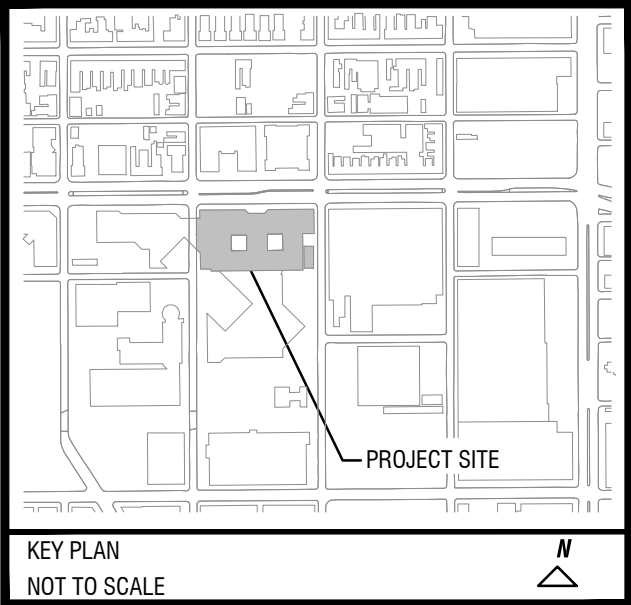
DRAWING LIST:

E–000	ELECTRICAL COVER SHEET
E–001	ELECTRICAL SPECIFICATION
E–101	ELECTRICAL POWER PLAN, AND PANEL SCHEDULES
E–201	ELECTRICAL LIGHTING PLAN, AND LIGHTING SCHEDULE

CONSTRUCTION SET - ISSUED 05/22/2013

METCALFE
ARCHITECTURE & DESIGN

211 N. 13th Street
Suite 303
Philadelphia, PA 19107
V 215 557 9200
F 215 557 6363



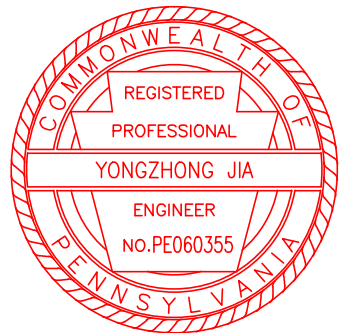
Client:
Interior Alteration
Gilroy Roberts Gallery
Community College of Philadelphia
1600 Spring Garden St.
Philadelphia PA 19130

Contractors to be responsible for field verification of dimensions. Notify architects immediately of any conflicts or inconsistencies before proceeding with work.

Issue:	Date:	Revisions:
BUILDING PERMIT SET	05/17/2013	

Dwg. Title:
ELECTRICAL COVER SHEET

Dwg. No.:
E-000
MA&D Proj. No.: 1158



SPECIFICATIONS

GENERAL

THE ENTIRE INSTALLATION, INCLUDING ALL MATERIALS, EQUIPMENT, AND WORKMANSHIP, SHALL CONFORM TO ALL APPLICABLE LAWS, CODES, AND REGULATIONS OF MUNICIPAL, COUNTY, STATE AND FEDERAL AUTHORITIES AND SHALL ALSO BE IN COMPLIANCE WITH THE LATEST EDITIONS OF THE LIFE SAFETY CODE, THE STANDARD BUILDING CODE, UNDERWRITERS LABORATORIES, THE NATIONAL ELECTRICAL CODE, NFPA 70, 90A, AND 96.

IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE A COMPLETE, FINISHED, TESTED, ADJUSTED AND OPERATIONAL ELECTRICAL SYSTEM, ANY APPARATUS, MATERIAL, WORK OR INCIDENTAL ITEMS REQUIRED TO MAKE THE SYSTEM COMPLETE AND READY FOR OPERATION SHALL BE INCLUDED IN THE ELECTRICAL CONTRACTOR'S PROPOSAL, WHETHER OR NOT IT IS SHOWN ON THE DRAWINGS OR IN THE SPECIFICATIONS.

THE DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY ARE INTENDED TO CONVEY THE SCOPE OF WORK AND TO INDICATE THE GENERAL ARRANGEMENT OF THE EQUIPMENT, CONDUIT, ETC. THE ELECTRICAL CONTRACTOR MUST OBTAIN APPROVED CONSTRUCTION DRAWINGS FROM THE GENERAL CONTRACTOR BEFORE BEGINNING ANY WORK.

THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS AND LICENSES PERTAINING TO HIS WORK.

THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING MECHANICAL WORK WITH OTHER TRADES SO AS TO PROVIDE THE SYSTEM AS DESCRIBED.

THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN ELECTRICAL PROPOSAL A ONE YEAR GUARANTEE-WARRANTY ON ALL INSTALLED EQUIPMENT AND MATERIALS. THIS GUARANTEE-WARRANTY IS TO INCLUDE ALL LABOR, MATERIAL, PARTS, ETC. NECESSARY TO MAINTAIN THE SYSTEM IN SATISFACTORY OPERATION FOR A PERIOD OF ONE YEAR STARTING FROM THE DATE OF ACCEPTANCE OF THE SYSTEM BY THE OWNER.

DESCRIPTION OF WORK

THE WORK INCLUDES THE PROVIDING OF ALL LABOR, MATERIAL, EQUIPMENT, ACCESSORIES, SERVICES AND TESTS NECESSARY TO COMPLETE AND MAKE READY FOR OPERATION BY THE OWNER ALL LABOR, MATERIAL, PARTS, ETC. SHOWN ON THE DRAWINGS AND HEREINAFTER SPECIFIED, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- DEMOLITION OF OBSOLETE WIRE, REFCITS, AND TETE/DATA JACKS.
- PROVISION OF BRANCH CIRCUIT WIRING AND RACEWAYS.
- PROVISION OF NEW LIGHTING FIXTURES AND WIRING DEVICES.
- PROVISION OF DATA COMMUNICATIONS SYSTEM JACKS AND CABLES CABLE HOME RUN RACK TO EXISTING MDF RACK IN IT ROOM, PROVIDE NECESSARY EXTENSION MODULE TO EXISTING MDF RACK.
- ALL CUTTING AND PATCHING.
- TESTING.

CODE REGULATIONS

ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND LOCAL ELECTRICAL CODE AMENDMENT. ALL MATERIAL SHALL BE UNDERWRITERS LABELED. THE CONTRACTOR SHALL PROCURE ALL NECESSARY CERTIFICATES FOR WORK INSTALLED BY HIM, PAY ALL FEES AND CHARGES CONNECTED THEREWITH AND DELIVER ALL CERTIFICATES AND INSPECTION APPROVALS TO THE OWNER THROUGH THE ARCHITECT PRIOR TO FINAL ACCEPTANCE OF THE WORK.

EXISTING CONDITIONS

BIDDERS SHALL VISIT AND CAREFULLY EXAMINE THOSE PORTIONS OF THE SITE AND/OR PRESENT AREAS AFFECTED BY THIS WORK SO AS TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND DIFFICULTIES THAT WILL ATTEND THE EXECUTION OF THIS WORK.

IF DISCREPANCIES ARE NOTED BETWEEN THE DOCUMENTS AND THE EXISTING CONDITIONS THE ARCHITECT SHALL BE NOTIFIED AND THE CONTRACTOR SHALL RECEIVE CLARIFICATION BEFORE SUBMITTING BID. THE SUBMISSION OF A PROPOSAL SHALL INDICATE THAT ALL CHARGES AND COSTS MADE NECESSARY BY EXISTING CONDITIONS ARE INCLUDED AND THAT THE COMPLETE SYSTEM AS DESCRIBED ABOVE WILL BE FURNISHED AT THE PROPOSED COST.

THE DRAWINGS SHOW THE APPROXIMATE LOCATIONS OF EXISTING ELECTRICAL WORK TO BE RETAINED AND ALSO THE APPROXIMATE LOCATIONS OF EXISTING ELECTRICAL WORK TO BE EXTENDED OR REMOVED. THE EXISTING CONDITIONS INDICATED ARE APPROXIMATE ONLY AND IS INTENDED ONLY AS AN AID TO THE CONTRACTOR IN DETERMINING THE SCOPE OF THE WORK.

SHOP DRAWINGS

THE ELECTRICAL CONTRACTOR SHALL PREPARE THREE (3) SETS OF AS-BUILT DRAWINGS OF THE PROJECT. THE THREE (3) SETS SHALL BE GIVEN TO THE OWNER AT THE COMPLETION OF THE PROJECT.

THE ELECTRICAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND EQUIPMENT FOR APPROVAL BEFORE PROCEEDING WITH ANY WORK.

MATERIAL AND INSTALLATION

ALL MATERIAL USED SHALL BE NEW AND FREE FROM DEFECTS. ALL MATERIALS SHALL BE UL LISTED. MATERIALS SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE, OR APPROVED EQUAL.

CONDUITS AND RACEWAYS

PROVIDE RACEWAYS, MINIMUM SIZE 3/4", OF TYPES REQUIRED BY N.E.C. AND IN GENERAL AS FOLLOWS:

WHERE PERMITTED BY CODE, USE METAL GLAD (MC) CABLE FOR SINGLE AND MULTI-PHASE PANEL FEEDERS AND BRANCH CIRCUITS.

CONDUIT INSTALLED OUTDOORS AND IN SLABS SHALL BE RIGID GALVANIZED STEEL CONDUIT. CONDUIT INSTALLED INDOORS SHALL BE EMT.

SHORT EXTENSIONS TO OUTLETS AND MOTORS SHALL BE IN FLEXIBLE STEEL PVC COATED LIQUID-TIGHT CONDUIT.

ALL RACEWAY BENDS SHALL BE OF THE LONG RADIUS TYPE.

DRAWINGS SHOW RACEWAY LOCATIONS DIAGRAMMATICALLY. RACEWAYS SHALL BE INSTALLED TO CONFORM TO CONDITIONS IN BUILDING, OFFSETTING TO CLEAR STRUCTURAL MEMBERS AND DUCTWORK, AND MAKING NECESSARY PROVISIONS TO FIT TO BUILDING AND MECHANICAL FEATURES INSTALLED. FURNISH AND INSTALL ALL FITTINGS AND SPECIAL DEVICES NECESSARY FOR THE PROPER INSTALLATION, CONNECTION AND OPERATION OF THE SYSTEM. CONDUIT ELBOWS SHALL BE OF THE SAME MAKE, QUALITY AND FINISH AS THE CONDUIT USED.

INSTALLATION ACCESSORIES

FURNISH AND INSTALL ALL INSERTS, HANGERS AND SUPPORTS REQUIRED FOR SUPPORTING CONDUITS, CABLES, JUNCTION BOXES, FIXTURES, WIRING DEVICES AND SIMILAR MATERIAL AND EQUIPMENT. ALL HORIZONTAL AND VERTICAL RUNS OF CONDUIT SHALL BE SUPPORTED FROM THE BUILDING STRUCTURE. VERTICAL DROPS TO MOTORS AND EQUIPMENT SHALL BE SUPPORTED BY THE CEILING STRUCTURE AND A 1" CONDUIT EXTENSION TO THE FLOOR. ANCHOR TO FLOOR WITH FLANGE FITTINGS. UNI-STRUT SUPPORTS MAY ALSO BE USED FOR THIS PURPOSE.

INDIVIDUAL CONDUITS ONE-INCH (1") AND SMALLER SHALL BE SECURED WITH ONE HOLE MALLEABLE IRON PIPE STRAPS AND SCREWS AND SCREWS. EXPANSION FITTINGS SHALL BE WATERTIGHT, SEISMICALLY QUALIFIED, CORROSION RESISTANT, THREADED FOR AND COMPATIBLE WITH RIGID CONDUIT AND SHALL INCLUDE INTERNAL FLEXIBLE METAL BRAID SIZED TO GUARANTEE CONDUIT GROUND CONTINUITY AND FAULT CURRENTS IN ACCORDANCE WITH UL 467 AND THE NEC TABLES FOR GROUND CONDUCTORS. JACKET SHALL BE FLEXIBLE, CORROSION RESISTANT, WATERTIGHT, MOISTURE & HEAT RESISTANT MOLDED RUBBER MATERIAL WITH STAINLESS STEEL JACKET CLAMPS.

SEALING FITTINGS SHALL BE STANDARD THREADED CONTINUOUS DRAIN TYPE. MATERIAL SHALL BE MALLEABLE IRON OR STEEL, ZINC OR CADMIUM PLATED.

FIREPROOFING

FIRE-PROOFING MATERIALS SHALL BE PROVIDED AS REQUIRED, FOR SEALING OF HOLES UP TO TWO INCHES IN DIAMETER IN FIRE RATED FLOORS RATED FLOORS AND WALLS, PROVIDE FIRE BARRIER PUTTY (3M TYPE 303 OR EQUAL) OR CAULK (3M TYPE CP 25 OR EQUAL). MATERIAL SHALL BE UL LISTED AS A WALL OPENING PROTECTIVE.

FOR OPENINGS THROUGH FIRE WALLS WHERE HOLES ARE LARGER THAN TWO INCHES IN DIAMETER, SEAL OPENINGS WITH A UL LISTED FIRE BARRIER PENETRATION SYSTEM (3M-TYPE 7404 OR EQUAL).

JUNCTION AND PULL BOXES

JUNCTION AND PULL BOXES SHALL BE INSTALLED WHERE INDICATED OR AS MAYBE REQUIRED FOR PULLING OR TAPPING CONDUCTORS. OUTLET BOXES AS SPECIFIED BELOW MAY BE USED FOR JUNCTION AND PULL BOXES WHEREVER POSSIBLE. JUNCTION AND PULL BOXES IN EXPOSED WORK SHALL BE FITTED WITH BLANK STEEL SHEET.

ALL BOXES SHALL BE RIGIDLY FASTENED TO THE STRUCTURE AND SHALL NOT DEPEND ON THE CONDUITS FOR SUPPORT.

OUTLETS, FITTINGS AND INSTALLATION

OUTLET BOX AND FITTINGS SHALL BE AS MANUFACTURED BY APPLETON, STEEL OUTLET BOXES SHALL BE MOUNTED FLUSH AND SECURELY FASTENED.

OUTLET BOXES SHALL BE SIZED PER NATIONAL ELECTRICAL CODE REQUIREMENTS.

SURFACE MOUNTED OUTLET BOXES SHALL BE CAST TYPE WITH THREADED CONDUIT CONNECTIONS.

OUTLETS FOR EXTERIOR WORK, AND ALL FITTINGS REQUIRED FOR MAKING UP EXPOSED CONDUIT RUNS, SHALL BE CAST METAL WITH THREADED CAST HUBS INTEGRAL WITH FITTINGS OF SIZE AND TYPE MOST SUITABLE FOR THE OUTLET USE, FITTED WITH APPROPRIATE SHEET STEEL OR CAST METAL COVERS AND NEOPRENE COVER GASKET.

FLUSH MOUNTED BOXES IN INTERIOR DRY LOCATIONS SHALL BE GALVANIZED PRESSED STEEL. ALL COVER PLATE SHALL BE METAL AND BRUSHED NICKEL FINISH.

WIRING DEVICES

WALL SWITCHES SHALL BE LOCATED AS INDICATED ON DRAWINGS. SINGLE POLE WALL SWITCH SHALL BE 20A, 120-277 VOLT AC - HUBBELL No. 1221 OR APPROVED EQUAL. THREE-WAY SWITCH SHALL BE HUBBELL No. 1223 OR APPROVED EQUAL. FOUR-WAY SWITCH SHALL BE HUBBELL No. 1224 OR APPROVED EQUAL.

WALL RECEPTACLES FOR GENERAL PURPOSE SHALL BE LOCATED AS INDICATED ON DRAWINGS. ALL RECEPTACLES SHALL BE 20A, 125 VOLT AC.

MANUAL MOTOR STARTER SHALL BE ALLEN BRADLEY BULLETIN 600 OR APPROVED EQUAL BY SQUARE D OR GENERAL ELECTRIC AND SHALL BE HIGHERPOWER RATED AND VOLTAGE RATED FOR THE MOTOR LOAD, OPERATED BY SNAP SWITCH WITH ONE POLE PER PHASE AND WITH ONE THERMAL OVERLOAD RELAY FOR EACH POLE.

COVERPLATES FOR WALL SWITCHES AND RECEPTACLES SHALL BE ALMOND. EXTERIOR COVERPLATES SHALL BE WEATHER-PROOF.

SAFETY SWITCHES AND FUSES

SAFETY SWITCHES SHALL BE HEAVY DUTY TYPE, WHERE FUSED, EQUIP SWITCHES WITH "R" CLIPS.

EXCEPT AS OTHERWISE INDICATED ON THE DRAWINGS, FUSES SHALL BE OF THE DUAL ELEMENT TIME DELAY TYPE, UL CLASS K-5 WITH AN INTERRUPTING CAPACITY OF 200,000 AMPERES RMS, SYMMETRICAL.

FUSES SHALL HAVE VOLTAGE RATINGS COMPATIBLE WITH CIRCUIT IN WHICH THEY ARE INSTALLED. PROVIDE THREE (3) SPARE FUSES OF EACH SIZE AND TYPE INSTALLED.

CONDUIT AND FITTINGS

ALL WIRING SHALL BE CONTAINED WITHIN A CONDUIT SYSTEM.

IT SHALL COMPLY WITH AND BE INSTALLED AS PER ALL APPLICABLE CODES AND TRADE STANDARDS. THIS SHALL INCLUDE BUT NOT BE LIMITED TO SIZING, FILL, DE-RATING, SUPPORTING, BURIAL DEPTHS, FIRE STOPPING, AND ETC.

ALL PULL AND OR SPlice BOXES MUST IDENTIFY THE CIRCUITS NUMBERS AND THE PANEL ID OF THE WIRES WITHIN THE BOX. THEY MUST ALSO BE ACCESSIBLE AFTER THE COMPLETION OF THE PROJECT.

RIGID CONDUIT SHALL BE THREADED GALVANIZED. GALVANIZED EMT SHALL BE INSTALLED WITHIN BUILDINGS UTILIZING COMPRESSION TYPE COUPLINGS AND CONNECTORS. THESE FITTINGS SHALL BE UL LISTED AS WATERTIGHT AND OR CONCRETE TIGHT AS REQUIRED BY THE ENVIRONMENT THAT THEY ARE EXPOSED.

M/C CABLE AND OR GREENFIELD MAY BE USED ABOVE SUSPENDED CEILINGS TO FEED DEVICES OR EQUIPMENT. IT MAY ALSO BE USED WHERE FLEXIBILITY IS REQUIRED FOR VIBRATION OR SERVICEABILITY.

SEALTIGHT CONDUIT SHALL BE USED WHERE FLEXIBILITY IS REQUIRED AND ENVIRONMENT ARE AN ISSUE. (MOISTURE, CORROSION, ETC.)

P.V.C. CONDUIT (SCHEDULE 40 OR THICKER) SHALL BE USED IN ALL EARTH BURIALS AND WHERE CHEMICAL AND OR ENVIRONMENTAL CONCERNS DICTATE.

FIRE ALARM SYSTEM

- FIRE ALARM SYSTEM IS EXISTING SYSTEM.
- ADD AND RELOCATED SMOKE DETECTOR, AUDIO/VISUAL SIGNALING DEVICES AS REQUIRED PER LATEST CODE.
- NEW DEVICES SHALL BE COMPATIBLE WITH EXISTING CONTROL PANEL.
- SYSTEM WIRING SHALL BE INSTALLED IN CONDUIT AND SHALL BE PER EQUIPMENT MANUFACTURER'S REQUIREMENTS. INSTALLATION SHALL COMPLY WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND ALL APPLICABLE CODES, WHERE PERMITTED BY CODE, TYPE "FLP" CABLE MAY BE USED. CABLE SHALL BE PLENUM RATED.

PHASE RELATIONSHIP

CONNECT FEEDERS TO MAINTAIN PHASE RELATIONSHIP THROUGH SYSTEM. PHASE LEGS OF FEEDERS SHALL MATCH BUS OR CABLE ARRANGEMENTS IN CONDUIT TO WHICH THE FEEDERS ARE CONNECTED. COLOR CODING SHALL BE AS FOLLOWS:

208/120 VOLT

A - PHASE - BLACK B - PHASE - RED C - PHASE - BLUE

NEUTRAL CONDUCTORS SHALL BE WHITE FOR 208/120 VOLTS. EQUIPMENT GROUND WIRE SHALL BE GREEN.

DIRECTORY HOLDER SHALL CONSIST OF METAL FRAME WITH NON-BREAKABLE TRANSPARENT COVER AND TYPEWRITTEN LIST OF CIRCUITS.

CONDUCTORS AND CONDUCTOR INSTALLATION

INSTALL WIRE AND CABLE IN ACCORDANCE WITH THE NEC AND AS HEREINAFTER SPECIFIED. WIRE AND CABLE SHALL BE INSTALLED IN ACCORDANCE WITH NECA STANDARD OF INSTALLATION AND MANUFACTURER'S WRITTEN INSTRUCTIONS UNLESS SUPERSEDED BY THESE SPECIFICATIONS. IN ALL CASES THE INSTALLATION SHALL BE IN ACCORDANCE WITH RECOGNIZED INDUSTRY PRACTICES.

ALL CONDUCTORS SHALL BE INSTALLED IN RACEWAY OR CABLE ASSEMBLY. WIRING SHALL BE INSTALLED IN CONDUIT AFTER CONDUIT SYSTEM HAS BEEN COMPLETED. EXISTING RACEWAYS MAY BE REUSED FOR NEW CONDUCTORS AFTER THE EXISTING CONDUCTORS HAVE BEEN REMOVED AND THE RACEWAY SYSTEM CLEANED OF ANY FOREIGN DEBRIS. WHERE POSSIBLE EXISTING CONDUCTORS IN RACEWAY MAY BE REUSED, ONCE TESTED AND FOUND TO BE SAFE FOR THE APPLICATION.

THERE WILL BE NO SPLICES IN A FEEDER RUN.

TYPE THHN-THWN SHALL BE USED FOR BRANCH CIRCUIT WIRING.

ALL CONDUCTORS SHALL BE NEW 600 VOLT INSULATED TYPE, COPPER, POWER CONDUCTORS SHALL BE No. 12 AWG MINIMUM. CONTROL WIRING SHALL BE No. 14 MINIMUM. CONDUCTORS SMALLER THAN No. 8 SHALL BE STRANDED. SOLID CONDUCTOR WIRES SHALL HAVE COLOR INSULATION AND STRANDED CONDUCTOR CABLES SHALL BE COLOR TAPED AT ALL PULL BOXES AND TERMINALS.

ALL CONDUCTORS SHALL BE COLOR CODED:

ALL SPLICING SHALL BE DONE IN OUTLET, PULL AND JUNCTION BOXES AND NOT IN ACCORDANCE WITH ALL REQUIRED APPEARANCES AND WITH NEW LAMPS. LIGHTING FIXTURES SHALL BE AS PER SCHEDULE ON DRAWINGS OR APPROVED EQUALS.

THE GROUNDING TERMINALS OF ALL RECEPTACLES AND SWITCHES AND ALL NON-CURRENT CARRYING CONDUCTIVE SURFACES OF FIXED ELECTRICAL EQUIPMENT SHALL BE GROUNDED BY AN INSULATED GREEN GROUND COPPER CONDUCTOR.

LIGHTING

LIGHTING FIXTURES SHALL BE PROVIDED AS SHOWN ON DRAWINGS. FIXTURES SHALL BE INSTALLED WITH ALL REQUIRED APPEARANCES AND WITH NEW LAMPS. LIGHTING FIXTURES SHALL BE AS PER SCHEDULE ON DRAWINGS OR APPROVED EQUALS.

INSTALLATION

CONTRACTOR SHALL EXAMINE LOCATION WHERE THIS EQUIPMENT IS TO BE INSTALLED AND TAKE RESPONSIBILITY FOR PROPER AND TIMELY COMPLETION OF THE WORK. UPON COMPLETION OF INSTALLATION OF EQUIPMENT, AND AFTER CONNECTION OF POWER SOURCE, TEST EQUIPMENT TO DEMONSTRATE COMPLIANCE WITH REQUIREMENTS. WHEN POSSIBLE, FIELD CORRECT MALFUNCTIONING UNITS, THEN RETEST. REPLACE EQUIPMENT WHICH CANNOT BE SATISFACTORILY CORRECTED.

GROUNDING

THE CONTRACTOR SHALL FURNISH AND INSTALL NECESSARY GROUNDINGS IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE.

INSPECTION OF MATERIALS

OBTAIN AND DELIVER A FINAL CERTIFICATE OF APPROVAL FROM APPLICABLE NEC INSPECTION AUTHORITY HAVING JURISDICTION, MAKE DELIVERY TO THE ARCHITECT FOR TRANSMITTAL TO OWNER UPON COMPLETION OF WORK AND BEFORE FINAL PAYMENT. PAY ALL CHARGES MADE BY THE INSPECTION AUTHORITY AND INCLUDE THEIR COST IN THE BID.

TESTS

FINAL TESTS AND INSPECTION SHALL BE HELD IN PRESENCE OF REPRESENTATIVE OF OWNER AND TO THEIR SATISFACTION. THE CONTRACTOR SHALL SUPPLY PERSONNEL AND REQUIRED AUXILIARY EQUIPMENT FOR THIS TESTING WITHOUT ADDITIONAL COST.

DEMOLITIONS

1. CONTRACTOR SHALL SURVEY AND VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR REPORTING UPON DISCOVERY ANY CONDITIONS THAT VARY FROM THE CONSTRUCTION DOCUMENTS OR A POSSIBLE CAUSE FOR A CHANGE IN THE WORK SCOPE TO THE OWNER AND ARCHITECT.

2. PRIOR TO PERFORMING ANY DEMOLITION ANYWHERE IN THE BUILDING, THE CONTRACTOR SHALL CONSULT WITH THE FACILITIES DEPARTMENT TO ALLOW THE FACILITIES DEPARTMENT TO REMOVE ANY EQUIPMENT THEY WISH TO SALVAGE FROM THE BUILDING. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE FACILITIES DEPARTMENT (OWNER) THE LEGAL DISCONNECTION OF ANY UTILITIES AS A RESULT OF EQUIPMENT REMOVAL.

3. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL CONSTRUCTION AND BUILDING SYSTEMS SHOWN TO REMAIN THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT / REPAIR OF ANY EXISTING CONSTRUCTION / BUILDING SYSTEMS THAT ARE DAMAGED AS A RESULT OF THE DEMOLITION AND / OR NEW CONSTRUCTION OF THIS PROJECT AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IMMEDIATELY UPON DISCOVERING ANY DAMAGE. A SCHEDULE TO REPAIR/ REPLACE THE DAMAGED ELEMENTS WITH NO INTERRUPTION TO THE ORIGINAL CONSTRUCTION SCHEDULE WILL BE PRESENTED TO THE OWNER AND ARCHITECT WITHIN THREE (3) BUSINESS DAYS OF THE DISCOVERY OF ANY DAMAGE.

4. CONTRACTOR SHALL PATCH ALL HOLES IN WALLS AND FLOORS RESULTING FROM REMOVAL OF CONDUIT/WIRING, ETC. ALL PATCHING WORK SHALL PROVIDE FIRE RATINGS AND FIRE STOPPING AT PARTITION AND FLOOR ASSEMBLIES AS REQUIRED BY BUILDING CODES AND THE CITY OF WEST CHESTER BUILDING INSPECTOR.

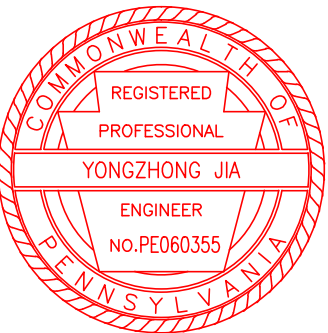
5. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL ELECTRICAL DEMOLITION OF THE EXISTING AREAS AS REQUIRED AND AS DIRECTED BY THE ARCHITECT. THE CONTRACTOR MUST COMPLETELY REMOVE ALL EXISTING DEVICES, WIRING, ETC. AS PART OF THIS DEMOLITION. INACTIVE CONDUIT SHALL BE REMOVED AS MUCH AS PRACTICAL AND CAPPED. THE CONTRACTOR SHALL PROVIDE FOR DEMOLITION AND ROUTING OF EXISTING CONDITIONS THAT MAY IMPED CONSTRUCTION OF NEW WORK. WHERE EXISTING ELECTRICAL WORK MUST BE REMOVED, DEVICES AND WIRE SHALL BE COMPLETELY REMOVED BACK TO POINT OF ORIGIN IN ELECTRICAL PANEL/SWITCHBOARD.

6. CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL DEMOLISHED MATERIALS OFF SITE.

7. THE CONTRACTORS RESPONSIBLE FOR THE REMOVAL, IN ITS ENTIRETY OF ANY INACTIVE ELEMENTS FOUND DURING EXCAVATION INCLUDING, BUT NOT LIMITED TO RECEPTACLES, LIGHTING FIXTURES, EMERGENCY AND EXIT SIGNS, WIRE/CONDUITS, PANELS, AND SWITCHBOARD. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND MAINTAINING THE INTEGRITY OF THE LOCATION OF EXISTING ACTIVE UTILITIES WITHIN THE AREA OF EXCAVATION. IF AN ACTIVE UTILITY IS COMPROMISED OR INTERFERED WITH BY THE CONTRACTOR AS A RESULT OF EXCAVATION, SELECTIVE DEMOLITION OR NEW WORK, THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING BOTH A TEMPORARY AND PERMANENT SOLUTION TO THE PROBLEM AD NO EXPENSE TO THE OWNER OR EXTENSION TO THE SCHEDULE.

GENERAL NOTES:

- THESE GENERAL NOTES APPLY TO ALL DRAWINGS UNDER THE CONTRACT REFER TO INDIVIDUAL DRAWINGS FOR ADDITIONAL NOTES.
- DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS AND WORK. FOLLOW DRAWINGS IN LAYING OUT WORK AND CHECK DRAWINGS OF OTHER TRADES TO VERIFY SPACE CONDITION, MAINTAIN HEADROOM AND SPACE CONDITIONS WITH PROJECT CRITERIA.
- EXACT LOCATION OF LIGHTING FIXTURES SHALL BE IN ACCORDANCE WITH ARCHITECTURAL REFLECTED CEILING PLAN OR AS DIRECTED BY THE ARCHITECT.
- ELECTRICAL CONTRACTOR SHALL DETERMINE CEILING TYPE PRIOR TO PURCHASE AND INSTALLATION OF LIGHTING FIXTURES, HEAT AND SMOKE DETECTORS, EXIT LIGHTS, OR ANY OTHER CEILING MOUNTED ELECTRICAL COMPONENTS AND COORDINATE ALL WORK WITH CEILING CONTRACTOR. ELECTRICAL WORK SHALL ALSO BE COORDINATED WITH LOCATION OF DIFFUSERS, SPRINKLER HEADS, DUCTS, PIPING AND OTHER MECHANICAL WORK.
- WIRE COLOR CODING SHALL CONFORM TO CODE REQUIREMENTS. COLOR CODE MULTIPLE CONDUCTORS OF CONTROL AND SIGNAL CABLES PER ICEA. COLOR CODING, ONCE ESTABLISHED, MUST BE USED CONSISTENTLY FOR THE ENTIRE PROJECT.
- LOCATIONS OF OUTLETS AND SWITCHES IN FINISHED ROOMS SHALL BE VERIFIED WITH INTERIOR DETAILS AND FINISHES AS SHOWN ON ARCHITECTURAL DRAWINGS. IN CENTERING OUTLETS AND LOCATING BOXES AND OUTLETS, ALLOW FOR OVERHEAD PIPES, DUCTS AND MECHANICAL EQUIPMENT, VARIATIONS IN FIREPROOFING AND PLASTERING, WINDOW AND DOOR TRIMS, PANELING, SUSPENDED CEILINGS AND THE LIKE. CORRECT ANY INACCURACY RESULTING FROM FAILURE TO DO SO WITHOUT ANY ADDITIONAL EXPENSE TO THE OWNER.
- IN GENERAL JUNCTION AND PULL BOXES SHALL BE FLUSH MOUNTED IN FINISHED AREAS. WHERE NECESSARY, CONDUITS SHALL BE REROUTED OR OTHER ARRANGEMENTS MADE FOR CONCEALMENT. PULL BOXES SHALL BE PROVIDED AS INDICATED AND WHEREVER NECESSARY TO FACILITATE PULLING OF WIRE. FOR EMPTY RACEWAY RUNS, PULL BOXES SHALL BE PROVIDED EVERY 100 FEET AND AS INDICATED. MAXIMUM OF 4-90° CONDUIT BENDS SHALL NOT BE EXCEEDED. COVER OF ALL PULL BOXES SHALL BE ACCESSIBLE.
- BOXES SHALL BE SET SQUARE AND TRUE WITH BUILDING FINISH. WALL AND SWITCH OUTLETS SHALL BE ERECTED IN ADVANCE OF FIRING AND FIREPROOFING. BOXES SHALL BE SECURED TO BUILDING STRUCTURE BY ADJUSTABLE STRAP IRONS.
- LOCATIONS INDICATED FOR LOCAL WALL SWITCHES ARE SUBJECT TO MODIFICATIONS. AT OR NEAR DOORS, SWITCH SHALL BE INSTALLED ON SIDE OPPOSITE HINGE. FINAL DOOR HINGE LOCATION SHALL BE VERIFIED IN FIELD PRIOR TO SWITCH OUTLET INSTALLATION.
- RACEWAYS, FITTINGS AND BOXES INSTALLED IN CONCRETE WORK SHALL BE CAREFULLY COORDINATED IN THE FIELD FOR LOCATION AND INTERFACING WITH CONNECTORS. ALL RACEWAYS AND OUTLETS LOCATED IN POURED IN PLACE CONCRETE WORK SHALL BE PROTECTED FROM THE ENTRANCE OF CONCRETE OR DEBRIS.
- ALL SUPPORTS TO BUILDING STRUCTURES SHALL BE SECURED BY MEANS OF TOGGLE BOLTS ON HOLLOW MASONARY WALLS, EXPANSION SHIELDS OR INSERTS IN CONCRETE OR BRICK. MACHINE SCREWS ON METAL SURFACE, AND WOOD SCREWS ON WOOD CONSTRUCTION.
- HORIZONTAL RUNS OF METALLIC CONDUIT SHALL BE SUPPORTED AT INTERVALS OF NOT MORE THAN 10 FEET APART. RACEWAY RISERS SHALL BE SUPPORTED AT EACH FLOOR LEVEL. EXPOSED RACEWAYS SHALL RUN PARALLEL WITH OR AT RIGHT ANGLES TO WALLS.
- PANELS, JUNCTION BOXES AND PULL BOXES SHALL BE SUPPORTED INDEPENDENTLY TO BUILDING STRUCTURE WITH NO WEIGHT BEARING ON CONDUITS.
- ALL ACCESS DOORS REQUIRED FOR ELECTRICAL WORK SHALL BE FURNISHED UNDER THE ELECTRICAL SECTION AND INSTALLED UNDER GENERAL CONSTRUCTION. ALL ACCESS DOOR LOCATIONS SHALL BE REVIEWED BY THE ARCHITECT PRIOR TO INSTALLATION.
- MOUNTING HEIGHTS OF DEVICES AND OUTLET BOXES SHALL BE AS DESCRIBED IN THE SPECIFICATIONS.
- ALL DISCONNECT SWITCHES AND CIRCUIT BREAKERS IN FINISHED AREAS SHALL BE RECESSED IN WALL, SUBJECT TO APPROVAL OF THE ARCHITECT AND/OR ENGINEER.
- NO ELECTRICAL RACEWAY SHALL BE INSTALLED WITHIN 6" OF STEAM OR HOT WATER PIPES, OR APPLIANCES, EXCEPT FOR CROSSINGS WHERE RACEWAY SHALL BE AT LEAST 1" FROM PIPE COVER. WHERE 6" MINIMUM SEPARATION CANNOT BE MAINTAINED, APPROVED THERMAL INSULATION SHALL BE PROVIDED FOR RACEWAYS.
- HORIZONTAL OR CROSS RUNS IN PARTITIONS OR WALLS ARE NOT PERMITTED. CONDUITS SHALL NOT BE INSTALLED IN PRECAST ROOF SLABS, IN 2" SLABS, OR IN TERRAZZO FLOOR FINISH.
- EXPANSION FITTINGS WITH BONDING JUMPER SHALL BE PROVIDED WHERE CONDUITS EMBEDDED IN CONCRETE CROSS EXPANSION JOINTS. CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATIONS OF EXPANSION JOINTS.
- SEPARATE RACEWAYS AND BOXES SHALL BE PROVIDED FOR CONDUCTORS OF NORMAL AND EMERGENCY SYSTEMS.
- CONDUIT ENDS SHALL BE CUT SQUARE AND REAMED SMOOTH. PAINT MALE THREADS OF FIELD THREADED CONDUIT WITH HOMOGENIZED BLEND OF COLORED COPPER AND RUST CORROSION INHIBITANT PIPE COMPOUND SIMILAR TO "T & B" COPPERSHIELD. BUTT CONDUIT ENDS.
- FINAL CONNECTIONS TO MOTOR TERMINAL BOXES, TRANSFORMER AND OTHER VIBRATING EQUIPMENT SHALL BE MADE WITH SEALTITE FLEXIBLE CONDUIT, 3/4" MINIMUM WITH 50% SLACK. DO NOT FASTEN RACEWAYS TO MOTOR FOUNDATION.
- SUFFICIENTLY LONG WIRE SLACK SHALL BE LEFT IN RUN TO MAKE FINAL CONNECTIONS. ALL EMPTY CONDUITS OVER 10 FEET LONG SHALL BE PROVIDED WITH MANILA OR SYNTHETIC FIBER ROPE PULL WIRE.



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ELECTRICAL SPECIFICATION

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E-001

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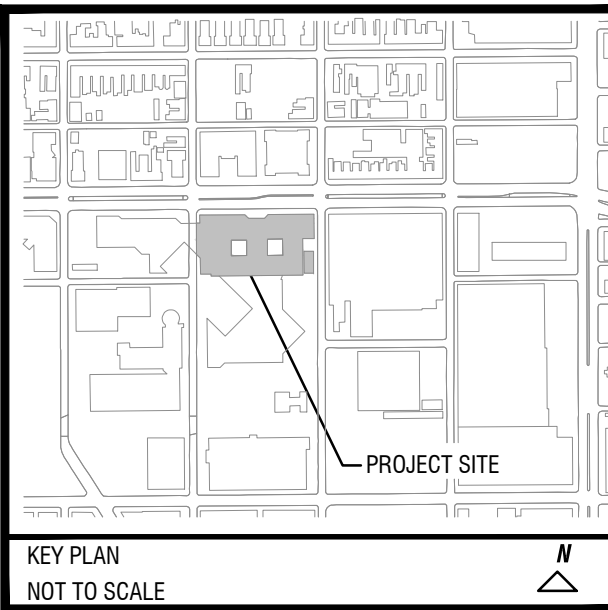
CONSTRUCTION SET - ISSUED 05/22/2013

Client:

Interior Alteration
Gilroy Roberts Gallery
Community College of
Philadelphia
1600 Spring Garden St.
Philadelphia PA 19130

Contractors to be responsible for field verification of dimensions. Notify architects immediately of any conflicts or inconsistencies before proceeding with work.

Issue:	Date:	Revisions:
BUILDING PERMIT SET	05/17/2013	



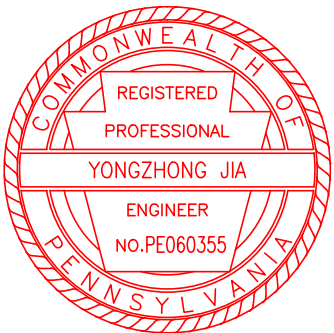
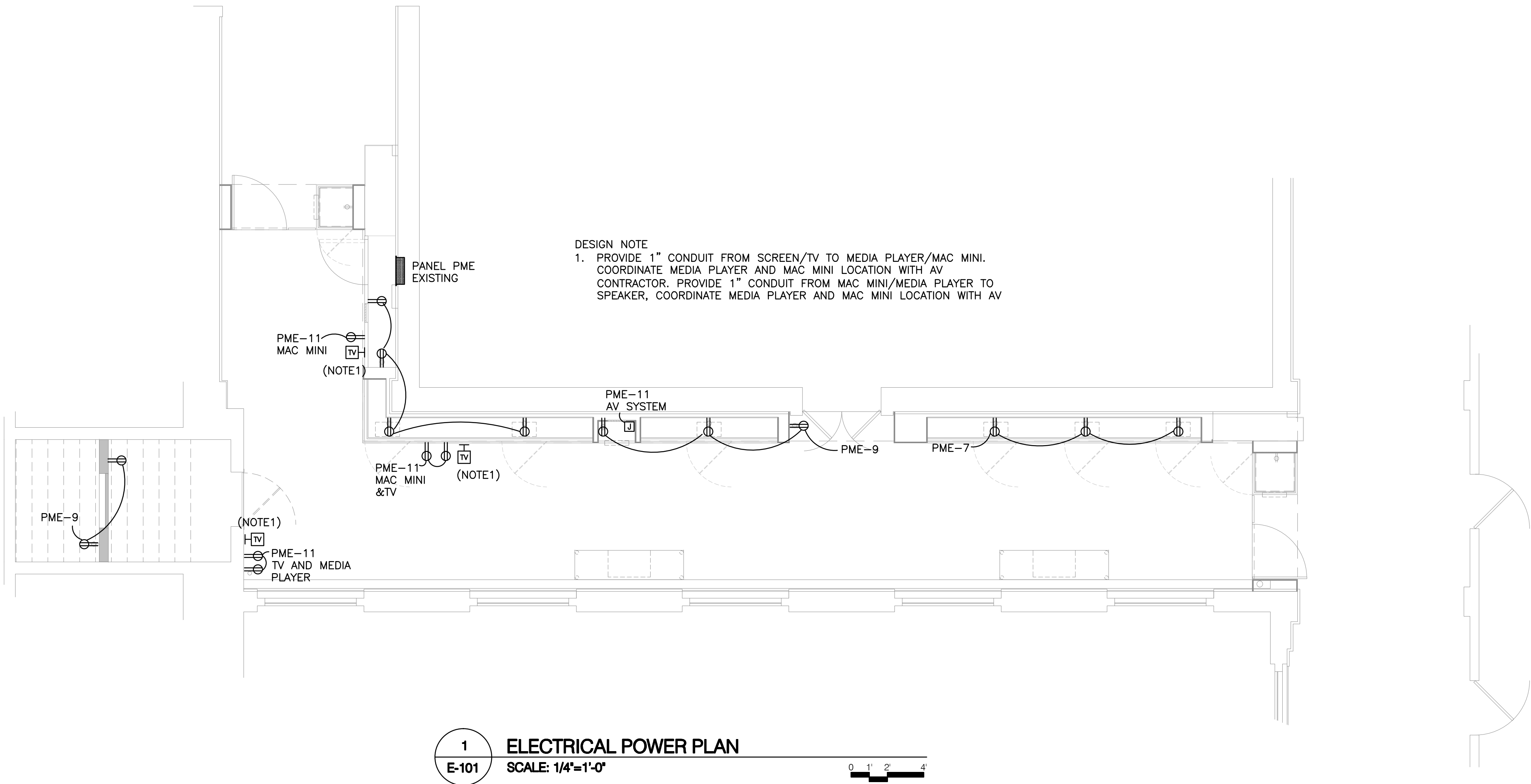
KEY PLAN
NOT TO SCALE

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Philadelphia, PA 19107
v 215 557 9200
f 215 557 8383

										16-May-13		Panel: LME (EXISTING)					
Auxiliary Gutter <input type="checkbox"/> <input checked="" type="checkbox"/> Neutral Bus Double Lugged <input type="checkbox"/> <input checked="" type="checkbox"/> Ground Bus <input type="checkbox"/> <input type="checkbox"/> Isolated Ground Bus										Voltage		Phase		Wire		Bus	
										480		3		4		225	
										Amp MCB/MLO				Mounting			
										225 A MCB				Surface			
										ISC Rating:		22,000					
Light	Recpt.	Equip.	Mech.	Description	Bkr	No.	No.	Bkr	Description	Light	Recpt.	Equip.	Mech.				
2,800				LIGHTING (E)	20/1	1	2	20/1	LIGHTING (E)	3,100							
3,000				LIGHTING(E)	20/1	3	4	20/1	LIGHTING (E)	3,100							
1,100				LIGHTING(E)	20/1	5	6	20/1	LIGHTING (E)	3,100							
133				LIGHTING (NEW)	20/1	7	8	20/1	LIGHTING (E)	3,100							
				SPARE (NEW)	20/1	9	10	20/1	LIGHTING (E)	3,100							
				SPARE (NEW)	20/1	11	12	20/1	LIGHTING (E)	3,100							
						13	14										
						15	16										
7,033000Sub-Total										Sub-Total18,600000							
Notes: CONTRACTOR SHALL TEST AND VERIFY EXISTING PANEL CIRCUITS BEFORE INSTALLATION. REPORT TO ARCHITECT OR ENGINEER IF THERE IS DISCREPANCY BETWEEN THIS SCHEDULE AND ACTUAL CONNECTIONS.										Sub-total (from left side)7,033000							
										Totals Connected:25,633000							
										Totals Demand:25,633000							
										Total Load:25,633VA31Amps							

<div>Auxiliary Gutter<div><div></div><div>X</div></div>Neutral Bus</div> <div>Double Lugged<div><div></div><div>X</div></div>Ground Bus</div> <div><div></div><div></div>Isolated Ground Bus</div>										16-May-13		Panel: PME (EXISTING)					
										Voltage		Phase		Wire		Bus	
										208		3		4		100	
										Amp MCB/MLO				Mounting			
										100 A MCB				Surface			
ISC Rating:				10,000													
Light	Recpt.	Equip.	Mech.	Description		Bkr	No.	No.	Bkr	Description	Light	Recpt.	Equip.	Mech.			
1,000				LIGHTING (EXISTING)	20/1	1	A	2	20/1	LIGHTING (EXISTING)	1,400						
	800			RECPT (EXISTING)	20/1	3	B	4	20/1	LIGHTING (EXISTING)	1,400						
	800			RECPT (NEW)	20/1	5	C	6	20/1	LIGHTING (EXISTING)	1,400						
	800			RECPT (NEW)	20/1	7	A	8	20/1	LIGHTING (EXISTING)	1,400						
	1,000			RECPT (NEW)	20/1	9	B	10	20/1	LIGHTING (NEW)	1,021						
		622		AV SYSTEM (NEW)	20/1	11	C	12	20/1	SPARE							
Sub-Total																	
1,000	3,400	622	0	Sub-Total													
Notes: CONTRACTOR SHALL TEST AND VERIFY EXISTING PANEL CIRCUITS BEFORE INSTALLATION. REPORT TO ARCHITECT OR ENGINEER IF THERE IS DISCREPANCY BETWEEN THIS SCHEDULE AND ACTUAL CONNECTIONS.																	
Sub-total (from left side)																	
Totals Connected:																	
Totals Demand:																	
Total Load:																	



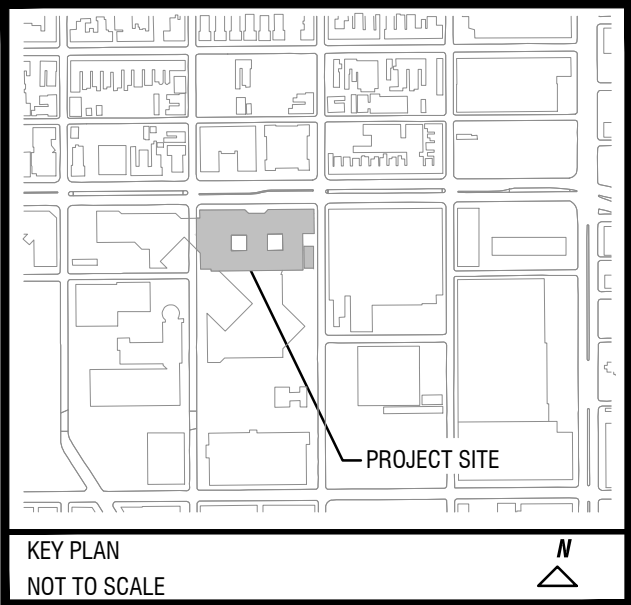
CONSTRUCTION SET - ISSUED 05/22/2013

Issue:	Date:
BUILDING PERMIT SET	05/17/2013
Revisions:	

Dwg. Title:	ELECTRICAL POWER PLAN
Dwg. No.:	E-101
MA&D Proj. No.:	1158

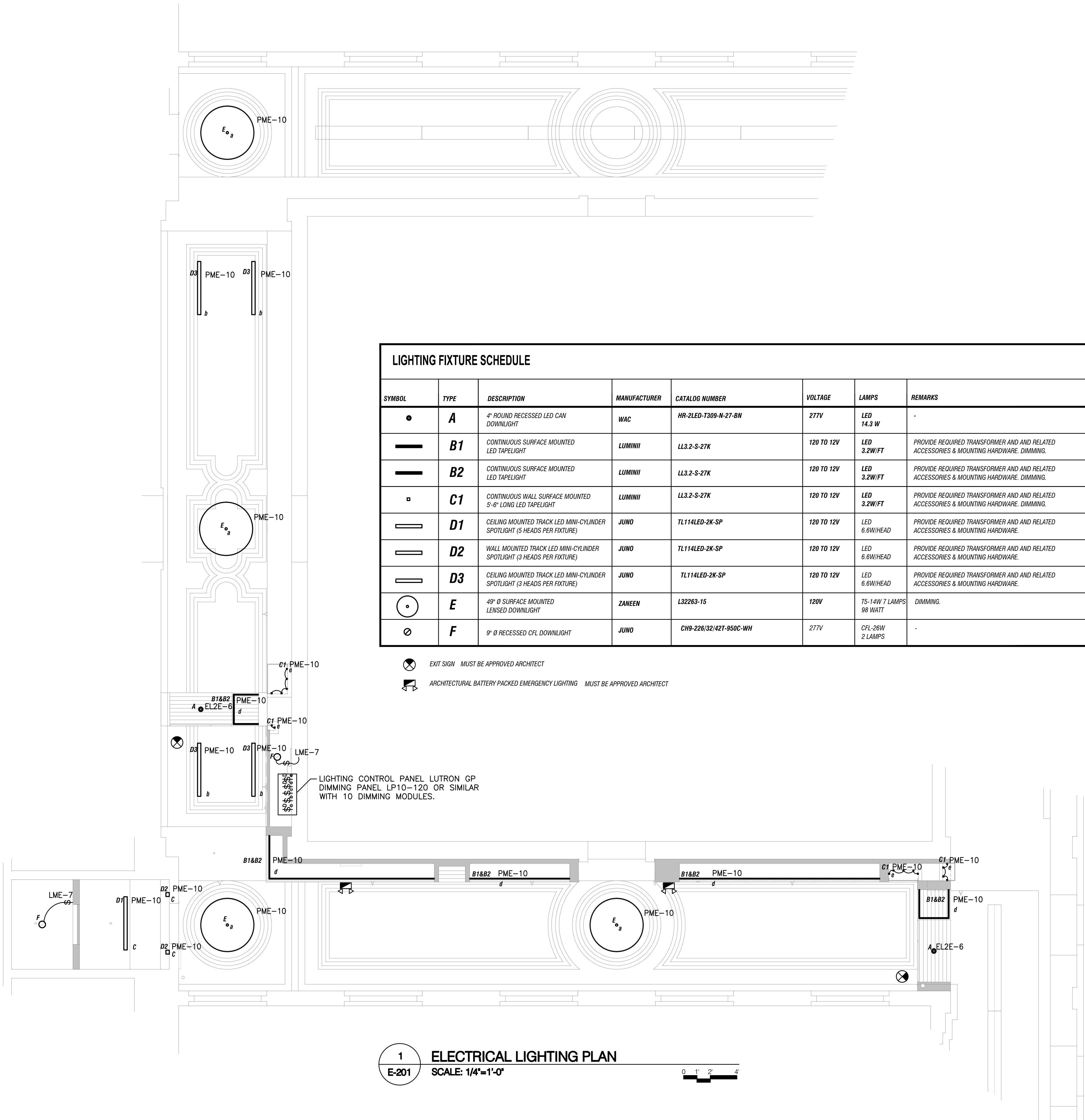
Client: Interior Alteration
Gilroy Roberts Gallery
Community College of Philadelphia
1600 Spring Garden St.
Philadelphia PA 19130

Contractors to be responsible for field verification of dimensions. Notify architects immediately of any conflicts or inconsistencies before proceeding with work.



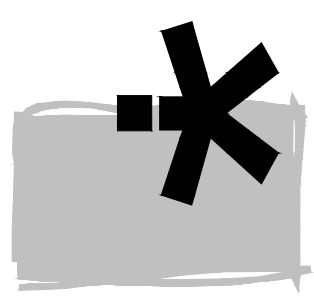
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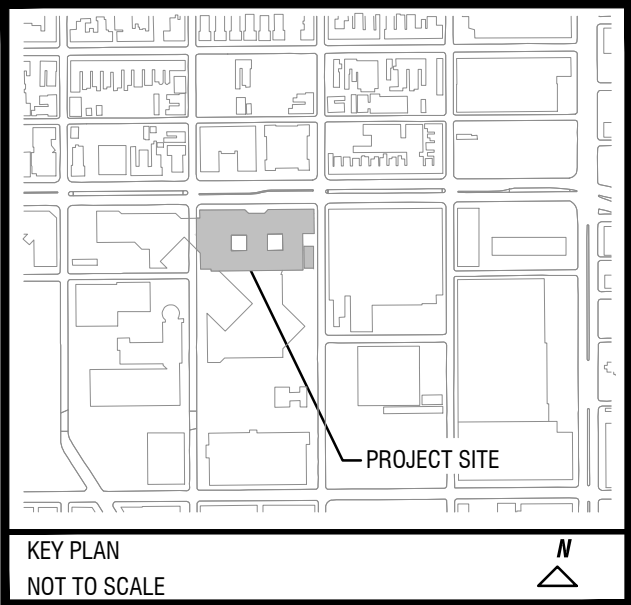
LIGHTING FIXTURE SCHEDULE							
SYMBOL	TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMPS	REMARKS
●	A	4" ROUND RECESSED LED CAN DOWNLIGHT	WAC	HR-2LED-T309-N-27-BN	277V	LED 14.3 W	-
—	B1	CONTINUOUS SURFACE MOUNTED LED TAPELIGHT	LUMINII	LL3.2-S-27K	120 TO 12V	LED 3.2W/FT	PROVIDE REQUIRED TRANSFORMER AND AND RELATED ACCESSORIES & MOUNTING HARDWARE. DIMMING.
—	B2	CONTINUOUS SURFACE MOUNTED LED TAPELIGHT	LUMINII	LL3.2-S-27K	120 TO 12V	LED 3.2W/FT	PROVIDE REQUIRED TRANSFORMER AND AND RELATED ACCESSORIES & MOUNTING HARDWARE. DIMMING.
■	C1	CONTINUOUS WALL SURFACE MOUNTED 5'-6" LONG LED TAPELIGHT	LUMINII	LL3.2-S-27K	120 TO 12V	LED 3.2W/FT	PROVIDE REQUIRED TRANSFORMER AND AND RELATED ACCESSORIES & MOUNTING HARDWARE. DIMMING.
▬	D1	CEILING MOUNTED TRACK LED MINI-CYLINDER SPOTLIGHT (3 HEADS PER FIXTURE)	JUNO	TL114LED-2K-SP	120 TO 12V	LED 6.6W/HEAD	PROVIDE REQUIRED TRANSFORMER AND AND RELATED ACCESSORIES & MOUNTING HARDWARE.
▬	D2	WALL MOUNTED TRACK LED MINI-CYLINDER SPOTLIGHT (3 HEADS PER FIXTURE)	JUNO	TL114LED-2K-SP	120 TO 12V	LED 6.6W/HEAD	PROVIDE REQUIRED TRANSFORMER AND AND RELATED ACCESSORIES & MOUNTING HARDWARE.
▬	D3	CEILING MOUNTED TRACK LED MINI-CYLINDER SPOTLIGHT (3 HEADS PER FIXTURE)	JUNO	TL114LED-2K-SP	120 TO 12V	LED 6.6W/HEAD	PROVIDE REQUIRED TRANSFORMER AND AND RELATED ACCESSORIES & MOUNTING HARDWARE.
⊙	E	49" Ø SURFACE MOUNTED LENSED DOWNLIGHT	ZANEEN	L32263-15	120V	T5-14W 7 LAMPS 98 WATT	DIMMING.
○	F	9" Ø RECESSED CFL DOWNLIGHT	JUNO	CH9-226/32/42T-850C-WH	277V	CFL-26W 2 LAMPS	-

- ⊗ EXIT SIGN MUST BE APPROVED ARCHITECT
- ⚡ ARCHITECTURAL BATTERY PACKED EMERGENCY LIGHTING MUST BE APPROVED ARCHITECT



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Client:

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Contractors to be responsible for field verification of dimensions. Notify architects immediately of any conflicts or inconsistencies before proceeding with work.

Issue: BUILDING PERMIT SET

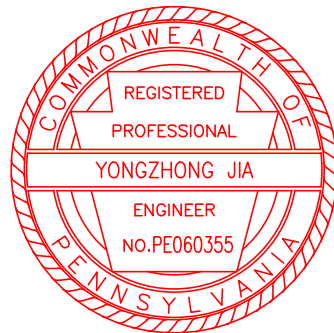
Date: 05/17/2013

Revisions:

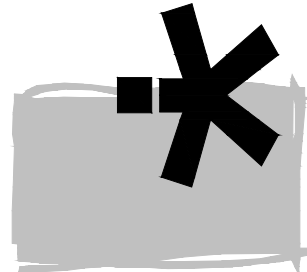
Dwg. Title: ELECTRICAL LIGHTING PLAN

Dwg. No.: E-201

MA&D Proj. No.: 1158

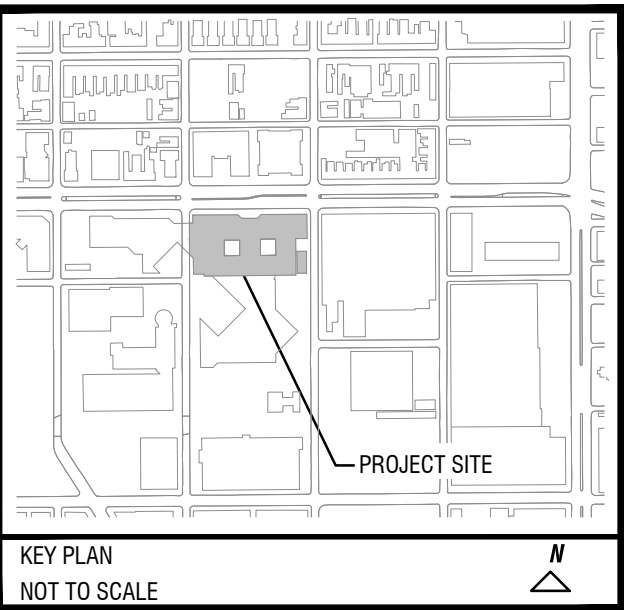


CONSTRUCTION SET - ISSUED 05/22/2013



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Client:

Interior Alteration

Gilroy Roberts Gallery

Community College of Philadelphia

**1600 Spring Garden St.
Philadelphia PA 19130**

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Issue:	Date:
BUILDING PERMIT SET	05/17/2013
Revisions:	

Dwg. Title:

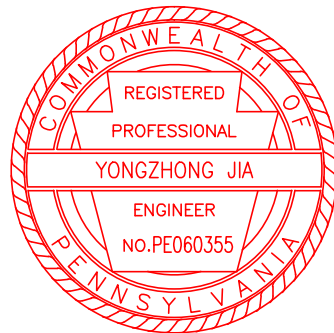
SPRINKLER SYSTEM PLAN

Dwg. No.:

FP-100

MA&D Proj. No.: 1158

CONSTRUCTION SET - ISSUED 05/22/2013



DESIGN CRITERIA
<ol style="list-style-type: none">THE FIRE PROTECTION SYSTEM SHALL BE HYDRAULICALLY CALCULATED AS PER NFPA-13 2010, ALL AUTHORITIES HAVING JURISDICTION, & LANDLORD'S INSURANCE CO.HAZARD OCCUPANCY: ORDINARY HAZARD GROUP II: STORAGE ROOM MINIMUM DENSITY - 0.17 GPM/FT² OVER THE MOST REMOTE 3,000 FT². LIGHTING HAZARD: ALL OTHER AREAS MINIMUM DENSITY - 0.10 GPM/FT² OVER THE MOST REMOTE 1,500 FT².ALL PIPE SHALL BE BLACK STEEL SCH 40 PIPE AS PER NFPA-13. MAXIMUM VELOCITY IN PIPE SHALL BE 20 FT./SEC.THE CONTRACTOR SHALL SUBMIT THE APPROPRIATE SHOP DRAWING TO THE REVIEWING AGENCY FOR APPROVAL & OBTAINING PERMIT. SHOP DRAWINGS AND HYDRAULIC CALCULATIONS SHALL BE PREPARED BY THIS CONTRACTOR AND SHALL BE SUBMITTED TO ALL AUTHORITIES HAVING JURISDICTION, LANDLORD'S INSURANCE COMPANY AND I.S.O. SHOP DRAWINGS SHALL BE SUBMITTED FOR ENGINEER'S REVIEW PRIOR TO FABRICATION OF ALL MATERIAL OR STARTING ANY WORK. SHOP DRAWING SHALL COMPLY WITH NFPA-13, SECTION "PLANS, AND CALCULATIONS." SHOW ELEVATIONS FOR SYSTEM.THE SPRINKLER CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION AND PROVIDE NECESSARY "SEALS" (NICET OR PROFESSIONAL ENGINEER) ON SHOP DRAWINGS.
GENERAL NOTES
<ol style="list-style-type: none">THE EXISTING SPRINKLER SYSTEM SHALL BE MODIFIED TO FIT THE LAYOUT OF THE NEW SPACE.THE FIRE PROTECTION SYSTEM SHALL BE DESIGNED AND INSTALLED AS PER APPLICABLE NFPA CODES, LOCAL CODES, ALL AUTHORITIES HAVING JURISDICTION AND INFORMATION PROVIDED ON DOCUMENTS. THE COMPLETE SYSTEM WITH BRANCH PIPE, RISERS, MAINS, SPRINKLERS AND ALL NECESSARY EQUIPMENT SHALL BE APPROVED BY ALL AUTHORITIES HAVING JURISDICTION, AND THE OWNER'S INSURANCE COMPANY.THIS CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL OTHER TRADES (EXISTING & NEW) FOR INTERFERENCE BEFORE COMMENCING THE INSTALLATION. ALL EXPOSED PIPES SHALL BE AS HIGH AS POSSIBLE CLOSE TO THE CEILING OR IF RUN ALONG THE WALL, SHALL BE KEPT HIGH AND TIGHT TO THE WALL TO AVOID ANY PERSONAL INJURY. FINAL PIPE LOCATION MUST BE APPROVED BY ENGINEER/ARCHITECT.PROVIDE SLEEVES FOR PIPE PENETRATION THRU WALLS. ALL SPACING BETWEEN PIPING AND PENETRATION AT WALLS SHALL BE PACKED WITHUL/FM LISTED MATERIAL EQUAL TO RATINGS OF WALLS.ALL DRAINS SHALL BE DISCHARGED TO OUTSIDE THE BUILDING. PROVIDE DRAIN AT ALL LOW POINTS AS PER NFPA-13.PROVIDE STANDARD METAL SIGNS AND IDENTIFICATION IN ACCORDANCE WITH NFPA. 13 AND AUTHORITIES HAVING JURISDICTION.SPRINKLER PIPING SHALL BE CONCEALED. CUTTING, PATCHING AND REPAIR WORK IS THE RESPONSIBILITY OF GENERAL CONTRACTOR. SPRINKLER CONTRACTOR TO COORDINATE WITH GENERAL CONTRACTOR FOR THIS WORK.FIRE PROTECTION CONTRACTOR SHALL BE APPROVED BY THE CCP.SPRINKLER HEADS SHALL BE CENTERED IN CEILING TILE AND INSTALLED ABOVE OR BELOW ANY OBSTRUCTIONS THAT INTERFERE WITH PROPER FIRE SUPPRESSION.SUBJECT TO APPROVAL BY ALL AUTHORITIES HAVING JURISDICTION AND OWNER'S INSURANCE COMPANY, CONTRACTOR SHALL PROVIDE 4' FLEXIBLE HOSE FROM SPRINKLER HEADS TO END OF BRANCH PIPE FOR FOR FUTURE HEAD LOCATION CHANGE. INSTALL PER NFPA 13.

SYMBOLS & ABBREVIATIONS

▶ SIDE WALL SPRINKLER WITH CHROME ESCUTCHEON PLATE

● CONCEALED SPRINKLER HEAD (COLOR TO BE COORDINATED W/ ARCHITECT)

