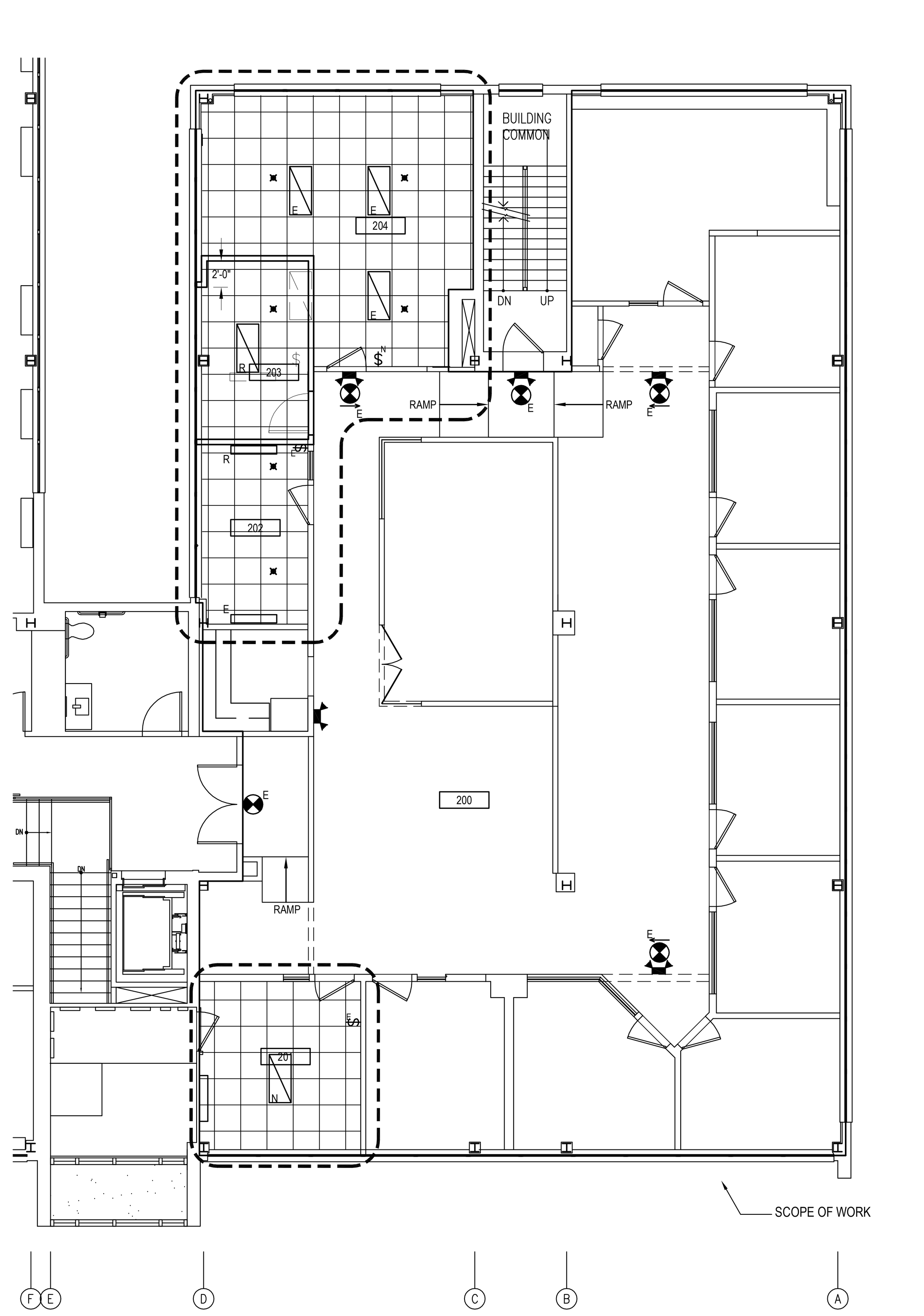
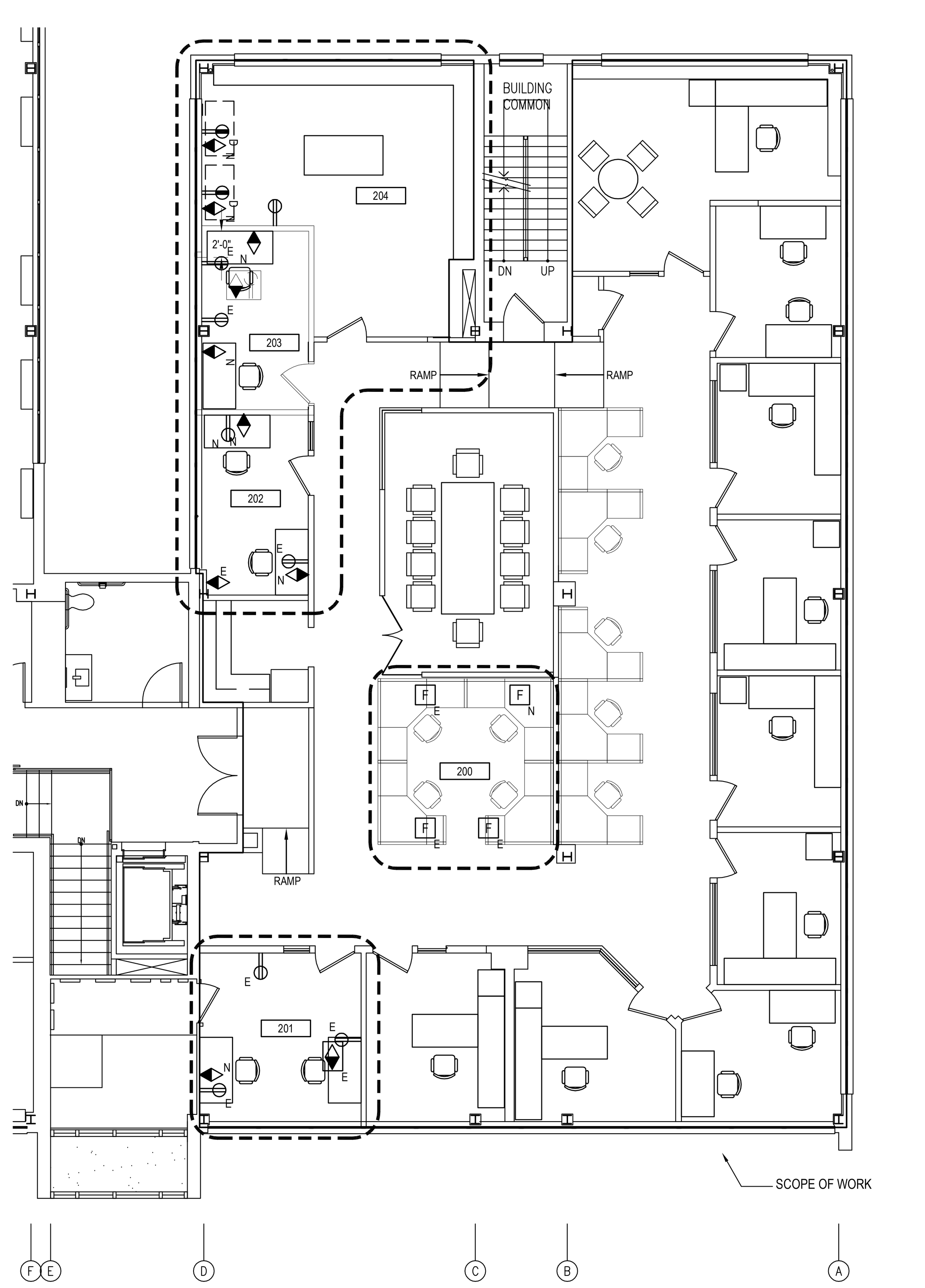
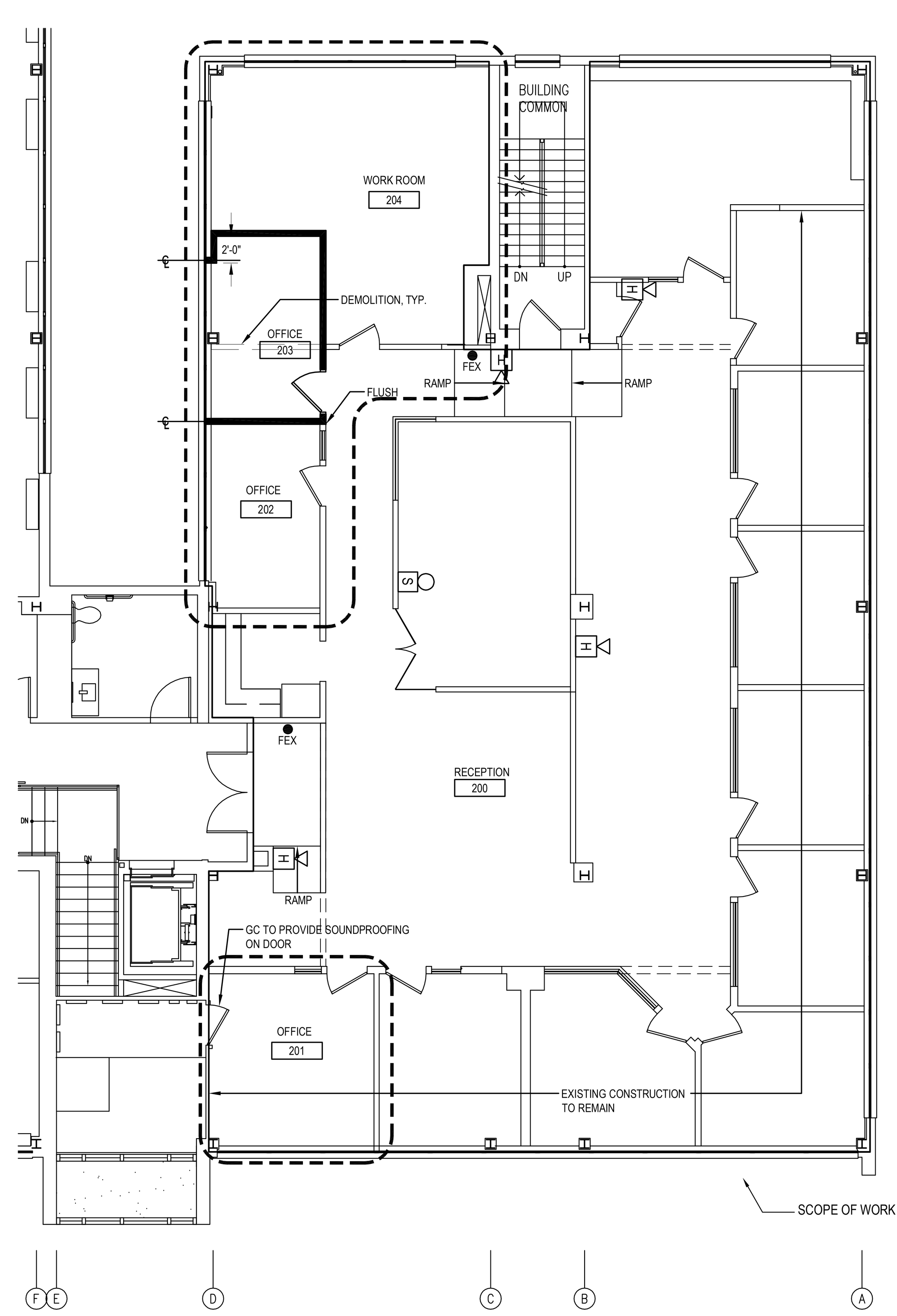


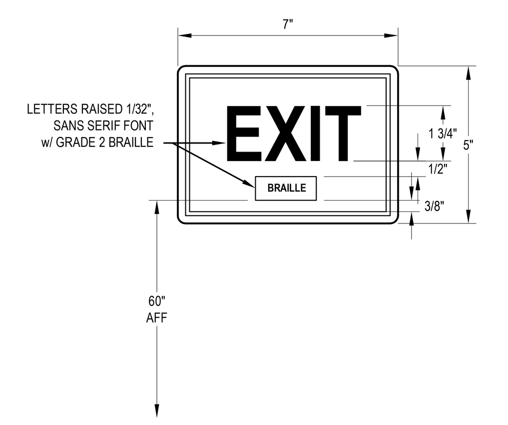
3 A1.01 REFLECTED CEILING PLAN
1/8" = 1'-0"



2 A1.01 ELECTRICAL PLAN
1/8" = 1'-0"



1 A1.01 DEMOLITION/CONSTRUCTION PLAN
1/8" = 1'-0"

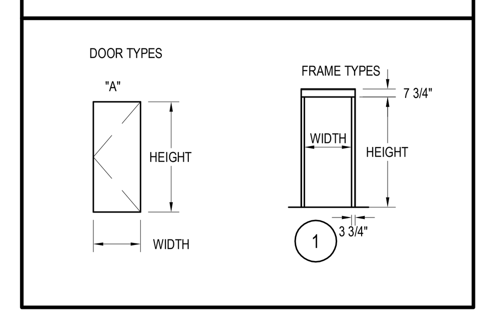


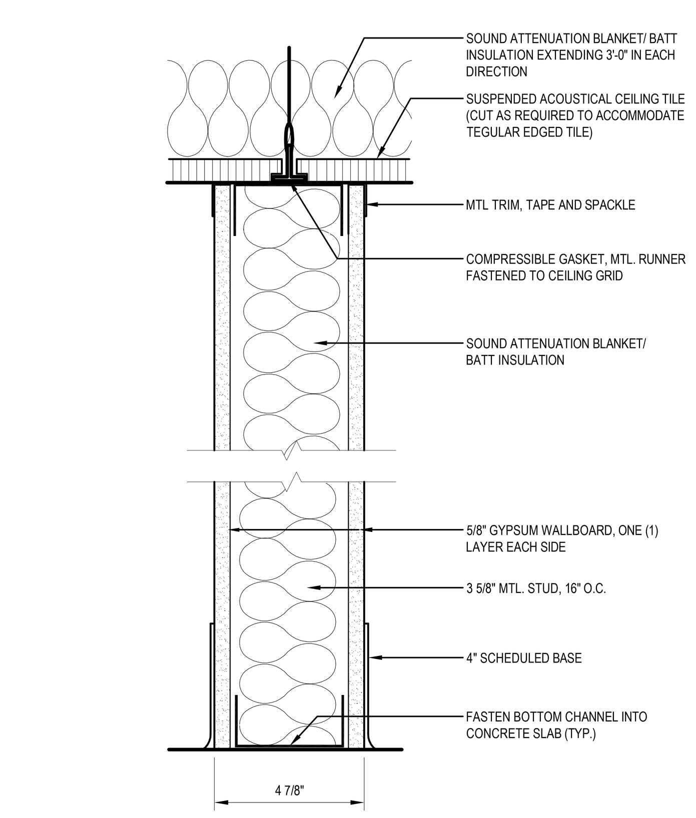
TACTILE SIGNAGE LEGEND

EXIT — TACTILE EXIT SIGN. MOUNT 60" FROM FINISH FLOOR TO BOTTOM OF TACTILE LETTERING AND PLACE ON LATCH SIDE OF THE DOOR. CHARACTERS AND BACKGROUND TO HAVE NON GLARE FINISH AND CONTRASTING COLOR TO WALL.

TACTILE EXIT SIGNAGE
N.T.S.

DOOR AND FRAME TYPES





4 A1.01 SECTION: TYPICAL INSULATED PARTITION
CONCRETE FLOOR SLAB TO UNDERSIDE OF CEILING PLANE
SCALE: 3"=1'-0"

FINISH NOTES

GENERAL REQUIREMENTS:

1. REFER TO THE COVER SHEET FOR ADDITIONAL GENERAL NOTES.
2. ALL CONDITIONS AND DIMENSIONS ON THE DRAWING AND AT THE PROJECT SITE ARE TO BE FIELD VERIFIED PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH THE WORK.
3. SAMPLES OF ALL FINISH MATERIALS SHALL BE SUBMITTED TO MEYER DESIGN FOR FINAL APPROVAL PRIOR TO ORDERING AND INSTALLATION.
4. ALL FINISH CONTRACTOR(S) ARE TO SUBMIT MSD SHEETS TO THE GENERAL CONTRACTOR TO BE FORWARDED TO THE BLDG. OWNER/TENANT WITH A COPY TO MEYER DESIGN PRIOR TO COMMENCEMENT OF WORK ON ALL PRODUCTS BEING INSTALLED.
5. ALL SURFACES RECEIVING NEW FINISHES SHALL BE PROPERLY PREPARED PER THE MATERIAL MANUFACTURER'S RECOMMENDATION. NOTIFY MEYER DESIGN OF ANY WALL/FLOOR DEFECT WHICH COULD AFFECT INSTALLATION OF ANY FINISH MATERIAL.
6. EXTEND ADJACENT FINISHES INTO ALL CLOSETS AND RECESSED AREAS.
7. EXISTING WINDOW BLINDS ARE TO BE CLEANED & PROTECTED DURING CONSTRUCTION OR REMOVED & REINSTALLED UPON COMPLETION OF CONSTRUCTION. DAMAGED AND/OR MISSING BLINDS ARE TO BE PURCHASED BY THE CONTRACTOR.
8. ALL SEALANTS AND ADHESIVES USED IN CONSTRUCTION TO HAVE VOC CONTENTS MEETING WITH OR LOWER THAN THE CONTENT LIMITS IN THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE #1168.
9. CONTRACTOR TO PROVIDE AND DELIVER THE FOLLOWING ITEMS FOR USE AS ATTIC STOCK: CARPET (BROADLOOM & MODULAR), VCT, BASE, PAINT, WALLCOVERING (VINYL & FABRIC) AND CEILING TILE (4 CASES) TO THE OWNER/TENANT FOR FUTURE TOUCH-UP AND REPAIRS UPON PROJECT COMPLETION. CONTRACTOR IS TO BE RESPONSIBLE FOR PURCHASE OF ALL MATERIALS IF REPAIRS ARE REQUIRED AND OVERAGES HAVE NOT BEEN SUPPLIED. COORD. QTY'S REQUIRED WITH TENANT.
10. CONTRACTOR IS TO COMPLY WITH FIRE DEPT. REGULATIONS & OSHA REGULATIONS REGARDING USE AND DISPOSAL OF FLAMMABLE/HAZARDOUS MATERIALS.
11. WHILE MEYER DESIGN MAKES REASONABLE EFFORT TO SPECIFY ONLY PRODUCTS THAT: A) MEET OR EXCEED MINIMUM INDUSTRY STANDARDS, B) HAVE PUBLISHED APPROPRIATES TEST RESULTS, C) ARE APPROPRIATE FOR THE INTENDED USE, D) THAT HAVE BEEN REACHED AND TESTED, E) ARE OFFERED BY COMPANIES IN GOOD FINANCIAL STANDING AND WARRANT THEIR PRODUCTS, MEYER DESIGN CANNOT GUARANTEE WARRANTY OR BE HELD RESPONSIBLE FOR A PRODUCT'S OR MANUFACTURER'S FAILURE, OR ITS INABILITY TO SATISFY ITS OBLIGATIONS.
12. ALL INTERIORS PRODUCTS INCLUDING BUILDING MATERIALS, FINISHES, AND FURNITURE PRODUCTS SPECIFIED FOR THE PROJECT ARE TO FALL BELOW ACCEPTABLE CONTAMINANT LEVELS AS OUTLINED IN "MSDS".

FLOORING & BASE:

1. FLOORING INSTALLATION MUST COMPLY WITH MFR.'S RECOMMENDED INSTALLATION INSTRUCTIONS TO MAINTAIN DIRECTION OF PATTERN, TEXTURE, NAP AND PILE AT ALL SEAMED LOCATIONS INCLUDING BUT NOT LIMITED TO BORDERS AND ACCENTS.
2. ALL FLOORING MATERIALS SHALL BE INSTALLED ON A CLEAN AND SMOOTH SUBSTRATE. AS PER MANUFACTURER SPECIFICATIONS/RECOMMENDATIONS.
3. STANDARD SEAMLESS BROADLOOM & SHEET GOOD WIDTHS SHALL BE USED AND SEAMS KEPT TO A PRACTICAL MINIMUM. INSTALLER SHALL PROVIDE A SEAMING DIAGRAM IN THE FORM OF SHOP DRAWINGS TO MEYER DESIGN FOR APPROVAL PRIOR TO ORDERING AND INSTALLATION.
4. FLOORING MATERIALS AT ALL DOORWAYS SHALL BE SEAMED TO FALL HALF WAY UNDER CLOSED DOOR AND TO BE INVISIBLE WHEN DOOR IS CLOSED.
5. ALL BROADLOOM CARPET AND SHEET GOODS TO BE INSTALLED AS DIRECT GLUE DOWN METHOD UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL ENSURE WITH THE INSTALLER/DEALER MATCHING DYE LOTS OF ALL FLOORING MATERIALS IN SAME PATTERN AND COLOR.
7. MODULAR CARPET TO BE INSTALLED BY FULL SPREAD APPLICATION WITH RELEASABLE ADHESIVE OR PER MANUFACTURERS INSTALLATION GUIDELINES.
8. MODULAR CARPET INSTALLATION TO BE SQUARE, PLUMB AND TIGHT. ALL AREAS TO BE INSTALLED WITH THE USE OF CHALK LINES THAT SERVE TO QUADRANT OFF THE INTERSECTIONS. INTERSECTING CHALK LINE TO BE AT RIGHT ANGLES. THE ONGOING INSTALLATION IS TO BE PERIODICALLY CHECKED FOR SQUARENESS AND GROWTH. THE MANUFACTURERS TOLERANCE FOR TIGHTNESS IS TO BE USED.
9. PROVIDE AND INSTALL REDUCER STRIPS AND/OR APPROPRIATE FLOORING TRANSITION ACCESSORIES WHERE CHANGE IN FLOORING HEIGHTS OCCUR. REDUCER STRIPS TO BE THE SAME MFR. AS RUBBER OR VINYL BASE IN PROJECT AND MATCH THE ADJACENT BASE COLOR, UNLESS NOTED OTHERWISE.
10. CONTRACTOR IS TO PROVIDE APPROPRIATE TRANSITION STRIPS AND/OR FLOORING ACCESSORIES WHERE CHANGE OF MATERIALS OCCUR. TRANSITION STRIPS SHOULD ACCOMMODATE CHANGE IN MATERIAL HEIGHTS, ETC. FLASH PATCH AS REQUIRED TO MINIMIZE THE CHANGE IN HEIGHTS (SCHULUTER STRIP, RENO-U 5/16" AEU 80). MAXIMUM HEIGHT AT TRANSITION SHALL BE 1/2".
11. ALL BASE TO BE 4"H, UNLESS NOTED OTHERWISE. ALL COVE & STRAIGHT BASE TO BE INSTALLED AS CONTINUOUS ROLL AND BE EXTENDED UNDER ALL BUILT-IN CABINETRY AND MILLWORK. UNLESS NOTED OTHERWISE, USE STRAIGHT BASE AT CARPET LOCATIONS AND COVE BASE AT OTHER MATERIAL LOCATIONS.
12. AT COMPLETION OF CONSTRUCTION, CONTRACTOR TO VACUUM ALL CARPETS, CLEAN PRIOR TO PROVIDING (2) COATS OF SEALER WAX ON ALL VINYL COMPOSITION TILE AND/OR SHEET FLOORING REQUIRING SEALANT. PROVIDE A FINAL DAMP MOP FINISH ON ALL HARD FLOORING SURFACES.

PAINT:

1. REMOVE ALL COVER PLATES PRIOR TO PAINTING OF WALLS AND REPLACE AFTER APPROPRIATE DRYING TIME HAS ELAPSED.
2. PAINT ALL NEW & EXISTING SERVICE AND ACCESS DOORS, WOOD CLOSET AND STORAGE SHELVING TO MATCH ADJACENT WALL COLOR IN A SEMI-GLOSS FINISH, TYP.
3. ALL PERIMETER WINDOW FRAMES, SILLS AND CONVECTOR COVERS ARE TO BE PAINTED, UNLESS THEY ARE PART OF A PRE-FINISHED MANUFACTURERS WINDOW/GLAZING SYSTEM. PREPARE ALL SURFACES AS REQUIRED FOR UNIFORM FINISH.
4. DRYWALL CEILINGS AND UNDERSIDE OF SOFFITS ARE TO BE PAINTED CEILING WHITE, UNLESS NOTED OTHERWISE.
5. FOLLOWING OCCUPANT MOVE-IN, CONTRACTOR TO PROVIDE TOUCH-UP PAINTING, INCLUDE AN ALLOWANCE OF .08 SQ. FT. OF USABLE FLOOR AREA FOR TOUCH-UP PAINTING. CONTRACTOR TO PROVIDE EXTRA AMOUNT OF PAINT TO BE USED FOR FUTURE TOUCH-UP.
6. ALL PAINT SHALL BE APPLIED AS RECOMMENDED BY THE PAINT MANUFACTURERS FOR SPECIFIC PURPOSES. PROVIDE THE FOLLOWING PAINT SYSTEMS FOR THE VARIOUS SUBSTRATES INDICATED.

1.1 GYPSUM BOARD: PARTITIONS

1ST COAT PRIMER (TINTED FOR DARK PAINT HUES)
2ND COAT LATEX, EGGSHELL
3RD COAT LATEX, EGGSHELL

1.2 GYPSUM BOARD: SOFFITS & CEILINGS

1ST COAT PRIMER
2ND COAT LATEX, FLAT
3RD COAT LATEX, FLAT

1.3 NATURAL FINISH DOORS

1ST COAT OIL WITH COLOR
2ND COAT PENETRATING OIL
3RD COAT PENETRATING OIL

1.4 WOOD TRIM & BASE (IF NOT PREFINISHED)

1ST COAT OIL WITH COLOR
2ND COAT HIGH GLOSS URETHANE
3RD COAT HIGH GLOSS URETHANE

GENERAL CONSTRUCTION NOTES

1. REFER TO COVER SHEET FOR ADDITIONAL GENERAL NOTES AND REQUIREMENTS.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO ALL FEDERAL, STATE, AND LOCAL CODES, AS WELL AS SECURING ALL NECESSARY BUILDING PERMITS. CONTRACTOR IS TO BE RESPONSIBLE FOR PLACING AND INSURING ALL LIFE SAFETY DEVICES MEET ALL APPLICABLE CODES AND ARE IN PROPER WORKING ORDER. DEVICES SHALL INCLUDE BUT NOT BE LIMITED TO: FIRE BELL, PULL STATIONS, SMOKE DETECTION AND EXTINGUISHERS.
3. REFER TO REFLECTED CEILING PLAN 3/A1.01 FOR ALL EMERGENCY LIGHTING AND EXIT SIGN LOCATIONS.
4. REFER TO ELECTRICAL PLAN 2/A1.01 FOR ALL ELECTRICAL EQUIPMENT LOCATIONS.
5. CONTRACTOR TO REPAIR OR REPLACE CONVECTORS AS REQUIRED WHERE APPLICABLE, DUE TO PRIOR DAMAGE AND/OR DAMAGE DURING CONSTRUCTION.
6. WINDOW BLINDS ARE TO BE REVIEWED FOR DAMAGE AND MISSING BLINDS. ALL NEW REPLACEMENT ITEMS ARE TO BE PURCHASED BY THE GC.
7. CONTRACTOR IS TO REVIEW EXISTING FIRE HOSE LOCATIONS WHERE APPLICABLE, ALONG CORE AREA TO INSURE DEVICES ARE WORKING AND MEET CODE REQUIREMENTS.
8. ALL M/E/P, SPRINKLER AND LIFESAFETY TO BE DESIGN BUILD. REFER TO DESIGN BUILD CONTRACTOR FOR MECHANICAL, ELECTRICAL, PLUMBING, SPRINKLER AND LIFE SAFETY INFORMATION.

SPECIALTIES AND FURNISHINGS:

1. FIRE EXTINGUISHER CABINETS SHALL BE BUILDING STANDARD, TENTATIVELY LOCATED BY THE CONTRACTOR IN CONFORMANCE WITH CODE REQUIREMENTS. BEFORE FINAL LOCATION, MEYER DESIGN SHALL RECEIVE AND APPROVE LOCATION DRAWINGS. FINAL LOCATION MUST BE APPROVED BY MEYER DESIGN AND THE CONTRACTOR'S ENGINEERS RESPONSIBLE FOR ALL LIFE SAFETY WORK.

MECHANICAL AND PLUMBING:

1. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND COORDINATING THE CERTIFIED PROFESSIONAL ENGINEERING SERVICES FOR THE HVAC, PLUMBING, ELECTRICAL, AND LIFE SAFETY SYSTEMS. THE CONTRACTOR SHALL PROVIDE OPERATING MANUALS AND "AS BUILT" DRAWINGS.
2. ALL REFERENCES TO MECHANICAL, ELECTRICAL, PLUMBING, AND LIFE SAFETY ENGINEERING WITHIN THESE CONSTRUCTION DOCUMENTS ARE FOR DESIGN INTENT ONLY. THE CONTRACTOR SHALL COMPLY WITH ALL DIMENSIONS DETERMINED BY MEYER DESIGN AND INDICATED ON THESE DRAWINGS WITH RESPECT TO ENGINEERING AND SHALL CONTACT MEYER DESIGN IF ANY DIMENSIONAL DISCREPANCIES OCCUR PRIOR TO PROCEEDING WITH THE WORK.
3. ALL ELECTRICAL, MECHANICAL, AND PLUMBING WORK SHALL BE COORDINATED BY THE CONTRACTOR WITH ANY MILLWORK ITEMS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS AND SUITABILITY OF ANY PLUMBING, ELECTRICAL OR MECHANICAL, ARCHITECTURAL, MILLWORK OR HARDWARE ITEM, FIXTURE OR APPLIANCE SHOWN ON THE DRAWINGS AND FURNISHED UNDER THIS CONTRACT. A CUT OR SHOP DRAWING (AND SAMPLE, IF SPECIFIED) OF EACH SUCH ITEM, ACCOMPANIED BY A LETTER CERTIFYING THAT THE ITEM IS SUITABLE FOR AND WORKABLE ON THIS PROJECT, SHALL BE SUBMITTED TO MEYER DESIGN.
5. THE CONTRACTOR IS RESPONSIBLE FOR THE PROPER INTERFACE OF PLUMBING FIXTURES WITH ADJACENT BUILDING COMPONENTS AND/OR EXISTING SYSTEMS AND SHALL NOTIFY MEYER DESIGN IMMEDIATELY OF ANY POTENTIAL INSTALLATION OR INTERFACE PROBLEM SO THAT ALTERNATE SELECTION OR NEW DESIGN CAN BE MADE.
6. PROVIDE PROPER PIPING FOR HOT AND COLD WATER, DRAIN LINES, VENTS, STACKS AND SHUT-OFF VALVES AS REQUIRED.

POWER AND COMMUNICATION NOTES

COMMUNICATION:

1. THE DATA/COMMUNICATIONS CONSULTANT SHALL BE RESPONSIBLE FOR THE DESIGNING, FURNISHING AND INSTALLING ALL TELEPHONE, DATA AND COMMUNICATIONS WIRING/EQUIPMENT AND ITS INTERFACE WITH EXISTING BUILDING SYSTEMS, UNLESS NOTED OTHERWISE.
2. CONTRACTOR IS TO PROVIDE PULL STRINGS AND MUD RINGS AT ALL OUTLET LOCATIONS AS REQUIRED FOR OTHER CONTRACTORS/VENDORS.

POWER:

1. THIS DRAWING SHOWS OUTLET/RECEPTACLE LOCATIONS AND TYPES ONLY AND DOES NOT INDICATE ELECTRICAL CIRCUITING OR ENGINEERING. ALL WIRING AND CIRCUITING IS TO BE BY DESIGN BUILD CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE GOVERNING CODES INCLUDING LATEST EDITION OF NATIONAL ELECTRICAL CODES.
2. ALL DEMOLITION OF UTILITY WORK IS TO BE DONE IN A SAFE "OFF" WORKMANLIKE MANNER.
3. CONTRACTOR SHALL NOT CAUSE ANY SHUT DOWN OF ELECTRICAL POWER WITHOUT PRIOR APPROVAL OF BUILDING OWNER.
4. CONTRACTOR SHALL PROVIDE TEMPORARY POWER AND LIGHTING AS REQUIRED.
5. ALL LIFE SAFETY EQUIPMENT THROUGHOUT THE SPACE TO BE TIED TO BUILDING 24HR. EMERGENCY CIRCUIT OR PROVIDED WITH BATTERY BACK-UP.
6. GC TO PROVIDE ALL POWER AS REQUIRED FOR OTHER WORK, INCLUDING HVAC.
7. ALL OUTLETS/RECEPTACLES SHALL BE INSTALLED AS SHOWN. ANY DISCREPANCIES RELATING TO THE LOCATION BETWEEN THE DRAWING AND EXISTING FIELD CONDITIONS SHALL BE CLARIFIED WITH MEYER DESIGN.
8. GENERAL CONTRACTOR IS TO COORDINATE THE INSTALLATION OF ALL ELECTRICAL/TELEPONE/DATA PRIOR TO INSTALLATION OF GWB ON ALL PERIMETER AND TENANT DEMISING WALLS WITH THE BUILDING OWNER.
9. UNLESS OTHERWISE NOTED, ALL ELECTRICAL, TELEPHONE AND DATA OUTLETS SHALL BE MOUNTED VERTICALLY 15" MINIMUM ABOVE THE FINISHED FLOOR TO CONFORM TO ADA REQUIREMENTS. OUTLETS SHALL NOT BE MOUNTED BACK TO BACK IN WALL.
10. ALL SIDE-BY-SIDE OUTLETS SHALL BE MOUNTED VERTICALLY, 8" FROM CENTER TO CENTER OF PLATE, UNLESS NOTED OTHERWISE.
11. ALL ELECTRICAL DEVICES INCLUDING BUT NOT LIMITED TO OUTLETS, TELEPHONE & DATA JACKS, PULL STATIONS, CARD READERS, SWITCHES, ETC. ARE TO ALIGN VERTICALLY AND HORIZONTALLY WHEN IN THE SAME ROW OR COLUMN.
12. ALL OUTLETS ON COLUMNS SHALL BE CENTERED ON FACE OF GWB BOX-OUT, UNLESS NOTED OTHERWISE.
13. ALL EXISTING OUTLETS SHALL REMAIN, UNLESS NOTED OTHERWISE. IF AN EXISTING OUTLET IS LOCATED WITHIN 12" OF A NEW OUTLET LOCATION, KEEP EXISTING IN LIEU OF NEW.
14. ALL DESIGNATED/DEDICATED RECEPTACLE ARE TO RECEIVE PROPER LABELING ON FACEPLATE AND/OR COLOR CODING. GENERAL CONTRACTOR TO COORDINATE WITH MEYER FOR SELECTION OF COLOR CODING.
15. ALL NEW OUTLET LOCATIONS ARE TO BE BASE BUILDING FACEPLATE AND PLUG COLOR FOR A UNIFORM APPEARANCE THROUGHOUT THE PROJECT, UNLESS NOTED OTHERWISE.
16. ALL WIRING SHALL BE PROTECTED IN CODE-CONFORMING MANNER. WHERE REQUIRED BY ANY AND ALL APPLICABLE CODES. CONTRACTOR SHALL ENCASE ALL WIRING IN RETURN AIR PLENUM CEILING SPACES, INCLUDING POWER, TELEPHONE AND SIGNAL, IN CONDUIT OR OTHER MEANS AS REQUIRED. DO NOT ASSUME THAT TELEPHONE OR OTHER VENDORS WILL UTILIZE TEFLON CABLE.
17. ANY EXISTING ELECTRICAL WORK WITHIN PROJECT AREA NOT COMPLIANT WITH EXISTING CODE REQUIREMENTS SHALL BE BROUGHT TO THE ATTENTION OF BUILDING OWNER FOR COORDINATION. NON-COMPLIANT WIRING TO BE BROUGHT UP TO CODE.
18. PROVIDE BLOW-OUT PATCHES AT ALL REMOVED ELECTRICAL LOCATIONS IN PARTITIONS AND PATCH ALL FLOOR PENETRATIONS AT EXISTING CORING LOCATIONS TO BE REMOVED. FILL AND STOP ALL OPENINGS IN FLOORS, CEILINGS AND WALLS TO MAINTAIN RATING INTEGRITY.
19. ALL SECURITY & LIFE SAFETY DEVICES THROUGHOUT THE ENTIRE SPACE ARE TO BE BATTERY BACKUP.

CONSTRUCTION LEGEND

(symbol)	EXISTING INTERIOR PARTITION TO REMAIN
(symbol)	DEMOLITION
(symbol)	NEW INTERIOR PARTITION; REFER TO DRAWING 4/A1.01 FOR ADDITIONAL INFORMATION
(symbol)	EXISTING INTERIOR GLASS LITE/SIDELITE.
100	ROOM NUMBER
100	DOOR IDENTIFICATION SYMBOL: DOOR NUMBER
FEX	EXISTING FIRE EXTINGUISHER WALL MTD. W/O CABINET.

ELECTRICAL AND REFLECTED CEILING LEGEND

(symbol)	VOICE/DATA COMMUNICATION/ELECTRICAL RECEPTACLE TO BE REMOVED
(symbol)	VOICE/DATA COMMUNICATION RECEPTACLE
(symbol)	STANDARD DUPLEX OUTLET
(symbol)	FLOOR MOUNTED (FLUSH TYPE) VOICE DATA/COMMUNICATIONS RECEPTACLE
(symbol)	EQUIPMENT SYMBOL BOX USED TO CROSS-REFERENCE EQUIPMENT LISTING
(symbol)	DUPLEX OUTLET ON A DEDICATED CIRCUIT
F	FLOOR MOUNTED HARDWIRE ENTRY; LEAVE 6'-0" MIN. PIGTAIL - TO BE CUT TO MINIMUM LENGTH ONCE FINAL CONNECTION IS MADE. SPECIFY # OF CIRCUITS. PROVIDE BOX & COVER PLATE FOR FEED. REFER TO ALL APPROP. NOTES.
(symbol)	WALL MOUNTED FLUORESCENT FIXTURE TO BE (REMOVED OR SALVAGED)
(symbol)	EXISTING WALL MOUNTED FLUORESCENT FIXTURE
(symbol)	2' X 4' FLUORESCENT FIXTURE TO BE (REMOVED OR SALVAGED)
(symbol)	EXISTING 2' X 4' FLOURESCENT FIXTURES; "E" FOR EXISTING, "R" FOR RELOCATED
(symbol)	DUAL HEAD EMERGENCY LIGHT FIXTURE ON BATTERY PACK
(symbol)	CEILING MOUNTED, SINGLE SIDED ILLUMINATED EXIT SIGN W/ DIRECTIONAL ARROWS
(symbol)	HORN AND STROBE
S	STROBE ONLY
(symbol)	SPRINKLER HEAD
$	SINGLE SWITCH; POSTSCRIPT DESIGNATES SPECIALITY FUNCTION AS FOLLOWS: (3) THREE-WAY; (D) DIMMER; (MS) MOTION SENSOR; (EF) EXHAUST FAN; (PS) PROJECTION SCREEN; (EM) EMERGENCY SHUT-OFF (COORD W/MEP)
(symbol)	EXISTING 2' X 2' SUSPENDED CEILING TO REMAIN

REFLECTED CEILING AND LIGHTING NOTES

GENERAL REQUIREMENTS:

1. THIS DRAWING SHOWS LIGHT FIXTURE LOCATIONS AND TYPES ONLY AND DOES NOT INDICATE ELECTRICAL CIRCUITING OR ENGINEERING. ALL WIRING AND CIRCUITING IS TO BE DESIGN BUILD, PROVIDED BY GENERAL CONTRACTOR, IN COMPLIANCE WITH ALL APPLICABLE GOVERNING CODES, INCLUDING LATEST ADDITION OF THE NATIONAL ELECTRICAL CODES
2. ALL LIFE SAFETY, EMERGENCY LIGHTING, ILLUMINATED EXIT SIGNS, FIRE/HEAT/SMOKE DETECTORS, ALARM HORN/STROBES AND ANNUNCIATORS SHOWN ARE APPROXIMATE LOCATIONS. LIFESAFTY ELEMENTS ARE TO BE DESIGNED, FURNISHED AND INSTALLED BY THE DESIGN BUILD CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE GOVERNING CODES.
3. ALL ELECTRICAL & HVAC WORK FOR THIS PROJECT TO BE DESIGN BUILD, PROVIDED BY THE GENERAL CONTRACTOR. ALL WORK REQUIRED SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, RULES AND REGULATIONS, INCLUDING LATEST ADDITIONAL ELECTRICAL CODES.

CEILING:

1. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF THE HVAC, SPRINKLER, AND LIFE SAFETY SYSTEM WITH THE LIGHTING LAYOUT. THE CONTRACTOR SHALL SUBMIT ACOUSTICAL CEILING SHOP DRAWINGS PRIOR TO INSTALLATION INDICATING THE LOCATIONS AND LAYOUT OF ALL CEILING GRID, TILE, LIGHT FIXTURES, RETURN AND SUPPLY GRILLES, SPRINKLER HEADS, LIFE SAFETY EQUIPMENT AND EXIT SIGNS. THESE DRAWINGS SHALL BE REVIEWED BY MEYER DESIGN FOR DESIGN INTENT ONLY.
2. WHEREVER EXISTING CEILING GRID AND TILE IS BEING REUSED CONTRACTOR IS TO REPAIR/REPLACE ALL DAMAGED GRID AND TILE WITH NEW TO MATCH EXISTING. CONTRACTOR MAY ELECT TO USE SALVAGED MATERIAL FROM DEMOLITION AS REQ'D. TO INSURE PROPER MATCHING WITHIN LARGE AREAS OR SWAP/REWORK TILES FROM AN ENCLOSED AREA TO AVOID A CHECKERBOARD EFFECT. ORDER NEW MATERIALS ONLY AS REQUIRED TO SUPPLEMENT EXISTING. APPROXIMATELY (5%, 10%,) OF CEILING AREA.
3. PROVIDE EXHAUST FANS FOR CONFERENCE ROOMS, LOUNGES, KITCHENS, AND TOILET ROOMS AS PER DRAWINGS.

LIGHTING:

1. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY POWER AND LIGHTING AS REQUIRED WITHOUT DISRUPTION TO THE EXISTING BUILDING SYSTEMS. ALL SHUT DOWNS ARE TO BE COORDINATE WITH BUILDING OWNER.
2. CONTRACTOR IS TO LEAVE PROTECTIVE PLASTIC COVERINGS ON ALL FIXTURES UNTIL ALL CONSTRUCTION IS COMPLETE. LIGHT FIXTURES SHALL BE COMPLETELY CLEANED, INCLUDING LENS.
3. CONTRACTOR IS TO REPLACE ALL NON-WORKING BALLASTS & LAMPS AND CLEAN ALL DIFFUSERS, REFLECTORS, & LENS ON ALL LIGHT FIXTURES THAT ARE EXISTING AND/OR BEING REUSED/RELOCATED.
4. ALL LAMPS FOR NEW AND EXISTING FIXTURES SHALL BE FURNISHED BY THE CONTRACTOR. FLUORESCENT FIXTURES SHALL BE FURNISHED WITH ENERGY EFFICIENT OCTRON BALLASTS AND T-8 OR EQUAL LAMPS WITH 3500 DEGREE K. COLOR TEMPERATURE, OR PER BUILDING STANDARD.
5. ANY NEW LIGHTING FIXTURE LOCATION RESULTING IN CONFLICTS WITH EXISTING OR NEW SPRINKLER AND HVAC LAYOUTS IS TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF MEYER DESIGN SO A FIELD RESOLUTION MAY OCCUR.
6. CONTRACTOR SHALL PROVIDE ALL EMERGENCY AND EXIT LIGHTS, SMOKE AND HEAT DETECTOR AND ALARM SYSTEMS AS REQUIRED BY CODE AND/OR BUILDING STANDARD ON THE PLAN.

SWITCHING:

1. ALL SWITCHING INDICATED IS FOR LOCATION AND DESIRED OPERATION INTENT. ADDITIONAL SWITCHES MAY BE NECESSARY TO MEET CIRCUITRY REQUIREMENTS. WHERE MORE THAN ONE SWITCH OCCURS IN THE SAME LOCATION OR ARE SHOWN ADJACENT TO EACH OTHER THEY SHALL BE GANGED WITH ONE COVER PLATE UP TO FOUR SWITCHES UNLESS NOTED OTHERWISE. ALL SIDE BY SIDE SWITCHES SHALL BE INSTALLED NO FURTHER THEN 8" APART ON CENTER.
2. ALL PUBLIC AREA LIGHTING TO BE TIED INTO EXISTING BUILDING SWITCHING OR BAS WHERE APPLICABLE.

SPRINKLERS:

1. ALL SPRINKLER HEAD LOCATIONS SHOWN ARE DESIGN INTENT ONLY. SPRINKLER HEADS THAT INTERFERE WITH THE NEW LIGHTING AND/OR PARTITION LAYOUT ARE TO BE RELOCATED. COORDINATE LOCATION WITH MEYER DESIGN PRIOR TO INSTALLATION.
2. ALL SPRINKLER WORK SHALL BE THE RESPONSIBILITY OF THE DESIGN BUILD CONTRACTOR AND PERFORMED BY THE SITE/BUILDING APPROVED FIRE SPRINKLER CONTRACTOR.
3. THE FIRE SPRINKLER SYSTEM SHALL BE MODIFIED AND INSTALLED IN ACCORDANCE WITH NFPA 101 AND NFPA 13 AND SHALL BE CLASSIFIED FOR ORDINARY HAZARD. SPRINKLER SYSTEM SHALL BE APPROVED BY THE APPROPRIATE LOCAL AND STATE CODE OFFICIAL PRIOR TO THE INSTALLATION AND MODIFICATION.
4. CONTRACTOR IS TO PROVIDE THE BLDG. OWNER WITH SPRINKLER APPROVAL DRAWINGS INDICATING THE LOCATION OF THE EXISTING AND NEW SPRINKLER HEADS. DRAWING TO ALSO INDICATE ROUTING AND SIZES OF SPRINKLER MAINS. DRAWING(S) SHALL BE PROVIDED IN AN ACCEPTABLE CAD FORMAT.
5. SPRINKLER HEADS ARE TO BE CENTERED IN 2' X 2' TILES OR CENTERED IN ONE HALF OF A 2' X 4' CEILING TILE.

DOOR/HARDWARE NOTES

1. THERE IS TO BE 6" BETWEEN HINGE SIDE OF DOOR & ADJACENT WALL UNLESS NOTED OTHERWISE.
2. ALL DOORS TO BE 3'-0"W x 7'-0"H, INCL. PAIR OF DOUBLE DOORS, SOLID CORE WOOD STAINED TO MATCH EXISTING, w/ WOOD DOOR FRAMES, UNLESS NOTED OTHERWISE. SUBMIT SAMPLE TO MEYER DESIGN FOR APPROVAL PRIOR TO USE.
3. SWING DOORS SHALL BE 1-3/4" THICK SOLID CORE WOOD, EXCEPT CLOSET DOORS WHICH SHOULD BE 1-3/4" HOLLOW CORE WOOD. BI-FOLD DOORS SHALL BE 1-3/8" THICK HOLLOW CORE WOOD. MATCH OR RE-USE BUILDING STANDARD WHERE APPLICABLE.
4. ALL DOORS TO BE CENTERED IN CLOSETS & STORAGE ROOMS UNLESS NOTED OTHERWISE.
5. CONTRACTOR SHALL ENSURE, UNLESS SPECIFICALLY NOTED OTHERWISE, THAT ALL DOORS OPENING OVER CARPET SHALL SWING CLEARLY OVER CARPET.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ORDERING AND INSTALLING APPROPRIATE HARDWARE.
7. ALL NEW HARDWARE FINISH AND LEVER DESIGN TO MATCH EXISTING.
8. ALL HINGES TO BE 5 KNUCKLE BUTT-HINGE (TYP.) UNLESS NOTED OTHERWISE.
9. CONTRACTOR TO PROVIDE WALL OR FLOOR STOPS AS REQUIRED IN ROOMS INDICATING DOOR STOPS. CONTRACTOR IS TO FIELD INVENTORY CONDITIONS TO DETERMINE ACTUAL COUNT AND TYPE REQUIRED.
10. CONTRACTOR TO REFER TO TENANT SPECIFIED MFR. OPTIONS AND SELECT BEST OPTION AND HARDWARE STYLE BASED UPON PRICING AND AVAILABILITY.

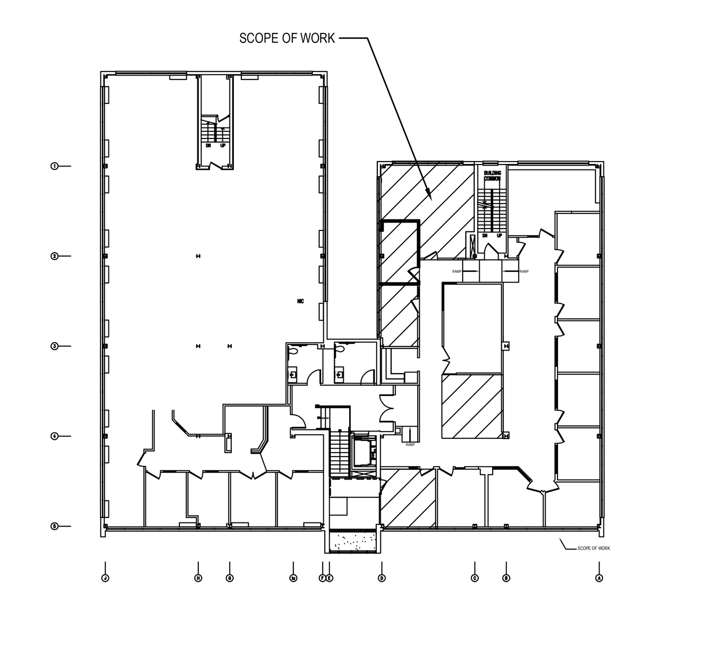
ACCEPTABLE PRODUCTS:

DOOR BUTTS: HAGER, LAWRENCE OR MCKINNEY
LEVER-OPERATED LOCKSETS: SCHLAGE OR YALE
LEVER-OPERATED LATCHSETS: SCHLAGE OR YALE
DOOR CLOSERS: CORBIN-RUSSWIN, HAGER, LCN, RIXSON OR YALE
PANIC DEVICES: ADAMS RITE, CORBIN-RUSSWIN, HAGER, VON DUPRIN OR YALE
DOOR STOPS: IVES, MCKINNEY, RIXSON OR EQUAL
FLUSH BOLTS: IVES, MCKINNEY OR EQUAL
KICK PLATES: IVES, MCKINNEY OR EQUAL
HINGES: HAGER, IVES, MCKINNEY OR EQUAL
SILENCERS: IVES, MCKINNEY OR EQUAL
ROLLER CATCH: GLYNN JOHNSON OR IVES
PIVOTS: IVES, MCKINNEY OR RIXSON

11. ALL INTERIOR DOOR KEYING ASSIGNMENTS ARE TO BE COORDINATED WITH TENANT. ALL LOCKSETS SHALL BE KEYED TO THE BUILDING'S MASTER KEY SYSTEMS AND THE CONTRACTOR SHALL SCHEDULE A FINAL MEETING WITH THE OWNER TO TURN OVER THE KEYS AFTER ALL CONSTRUCTION LOCKSETS HAVE BEEN REMOVED.

PROJECT SPECIFIC NOTES

1. DOOR # 203 TO BE WOOD STANED DOOR TO MATCH EXISTING. DOOR HARDWARE TO BE BUILDING STANDARD LOCKSET. SEE DOOR HARDWARE NOTES FOR ADDITIONAL INFORMATION.
2. ROOM # 203 TO RECEIVE NEW CARPET, WOOD BASE AND PAINT TO MATCH EXISTING.
3. ROOM # 204 TO RECEIVE NEW VINYL BASE AND PAINT TO MATCH EXISTING.



KEY PLAN
N.T.S.

NOTE: THIS DRAWING WAS BASED UPON PLANS RECEIVED BY OUR OFFICE FROM THE BUILDING OWNER AND HAVE NOT BEEN FIELD MEASURED BY MEYER DESIGN, INC. ACTUAL FIELD CONDITIONS MAY VARY.

MEYER DESIGN

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LIVING BEYOND BREAST CANCER

354 WEST LANCASTER AVENUE, SUITE 224
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DEMOLITION, CONSTRUCTION, ELECTRICAL, REFLECTED CEILING PLANS, NOTES AND LEGENDS

SECOND FLOOR

DATE	OPERATION	BY	CHK	DATE	OPERATION	BY	CHK
02/11/13	ISSUE FOR PERMIT/CONSTRUCTION	KMZ	DEK				

SCALE:	AS NOTED
JOB. NO.:	13002
PM:	DEK
PROJECT NORTH	DRAWING NO. A1.01

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