

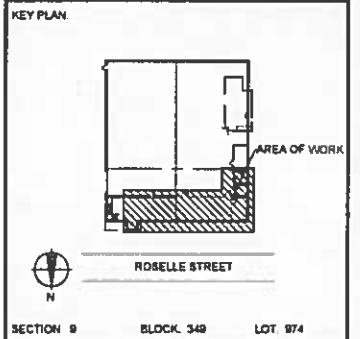
**FIRST FLOOR CONSTRUCTION PLAN**  
SCALE: 3/16" = 1'-0"

**CONSTRUCTION LEGEND**

- PROPOSED GYPSUM BOARD PARTITION
- EXISTING PARTITION TO REMAIN
- PROPOSED LOW HEIGHT GYPSUM BOARD PARTITION
- PROPOSED BRICK PARTITION
- PROPOSED CONCRETE MASONRY UNIT PARTITION
- PROPOSED DOOR
- EXISTING DOOR TO REMAIN
- PROPOSED GLAZING
- EXISTING GLAZING TO REMAIN

**CONSTRUCTION NOTES:**

1. REFER TO TS-1 FOR ADDITIONAL INFORMATION AND LEGENDS.
2. REFER TO ENGINEERING DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
3. WHERE NEW CONSTRUCTION ALIGNS WITH EXISTING CONSTRUCTION, ALIGN STUD TRACK WITH EXISTING FINISHED SURFACE AND APPLY A CONTINUOUS NEW LAYER OF GYPSUM BOARD OVER FACE OF EXISTING CONSTRUCTION. THIS NOTE DOES NOT APPLY TO BUILDING CORE PARTITIONS.
4. EXISTING DOORS AND FRAMES TO REMAIN SHALL BE SANDED SMOOTH FILLED WITH APPROPRIATE FILLER WHERE REQUIRED, RE-BANDED SMOOTH AND PRIMED FOR PAINTING. REMOVE ALL EXISTING SIGNAGE PRIOR TO PREPARATION AND PAINTING OF DOORS. SAVE SIGNAGE FOR RE-USE.
5. CONTRACTOR SHALL NOTIFY ARCHITECT UPON COMPLETION OF PARTITION LAYOUT CHALK LINES. NO STUDS OR TRACK SHALL BE INSTALLED WITHOUT THE APPROVAL OF THE ARCHITECT.
6. AS PART OF THIS CONTRACT, GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO OPEN AND CLOSE ALL EXISTING CONSTRUCTION WITHIN AND OUTSIDE OF THE IMMEDIATE PROJECT SCOPE WHERE REQUIRED IN ORDER TO COMPLETE THE SPECIFIED WORK. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO ELECTRICAL CIRCUITING AND RIGGING, PLUMBING LINES, SPRINKLER LINE, HVAC DUCTWORK AND CONTROLS, ETC.
7. ALL BUILDING PARTITIONS THAT ABUT AN EXTERIOR PERIMETER BUILDING WALL SHALL TERMINATE WITH A 'U' BEAD. DO NOT ATTACH TAPE AND SPACKLE GYPSUM BOARD PARTITION TO PERIMETER WALLINGS.
8. ALL PARTITIONS THAT ABUT THE BUILDING CORE WALLS SHALL BE TERMINATED WITH A FULL RUBBER GASKET. DO NOT SECURE STUD FOR GYPSUM BOARD TO CORE WALLS.
9. BOTTOM TRACK OF ALL PARTITIONS TO BE CAULKED TO SLAB FOR SOUND RATING.
10. CONTRACTOR SHALL FIRE STOP DUCT, PIPE, AND ALL SLAB PENETRATIONS, FLOOR AND CEILING, NEW AND EXISTING WITH APPROVED MATERIAL TO PROVIDE 1 HOUR FIRE RATING. SEE ENGINEERING DRAWINGS FOR LOCATIONS OF NEW PENETRATIONS.
11. CONTRACTOR SHALL FIRE STOP ALL WALL PENETRATION THROUGH CORE WALLS AND SHAFTS, NEW AND EXISTING WITH APPROVED MATERIAL TO PROVIDE 2 HOUR FIRE RATING. SEE ENGINEERING DRAWINGS FOR LOCATIONS OF NEW PENETRATIONS.
12. PROVIDE PROPER BLOCKING IN STUD WALLS WHERE FIXTURES, DEVICES, OR EQUIPMENT ARE TO BE MOUNTED. ALL WOOD BLOCKING TO BE FIRE RESISTANT TREATED. COORDINATE WITH ARCHITECT, AND COMPLY WITH ADA LAW.
13. VERIFY ALL DIMENSIONS, BOTH HORIZONTAL AND VERTICAL, PRIOR TO CONSTRUCTION IN ALL AREAS OF PROJECT. NOTIFY ARCHITECT IF ANY DISCREPANCIES SHOULD OCCUR.
14. ALL DOOR JAMBES TO BE 4" UNLESS OTHERWISE NOTED.
15. ALL TOILET ROOMS WITH EXISTING CERAMIC TILE TO REMAIN SHALL BE ACID WASHED AND RE-GROUTED. SEE FINISH PLAN FOR ADDITIONAL INFORMATION.
16. PREPARE CONVECTOR ENCLOSURES BY FILING DENTS WITH APPROPRIATE FILLER, SANDED SMOOTH AND PRIMED. REMOVABLE SECTIONS OF CONVECTOR ENCLOSURES SHALL BE PAINTED SEPARATELY FROM FIXED SECTION TO ALLOW COVERS TO BE REMOVED WITHOUT DAMAGE TO PAINT FINISH.



CONSULTANTS

COMMENTS

DATE	DESCRIPTION
09/10/13	ISSUED FOR OWNERS REVIEW
09/24/13	REVISIONS AS PER OWNERS
	COMMENTS

REVISIONS

REV	DATE	DESCRIPTION

CLIENT INFORMATION

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THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND AS SUCH ARE THE PROPERTY OF JRS ARCHITECT P.C. ANY INFRINGEMENTS OR ALTERATIONS BY OTHERS ARE PROHIBITED.

DRAWING TITLE: FIRST FLOOR CONSTRUCTION PLAN

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