

NOT FOR
CONSTRUCTION
18 APRIL, 2024

GENERAL PRICING FLOOR PLAN NOTES

- A. NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR CONFLICTS IN THE LOCATION(S) OF NEW CONSTRUCTION AND UPON COMPLETION OF PARTITION LAYOUT, PRIOR TO PARTITION INSTALLATION.
- B. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS SHALL BE AS SHOWN ON FLOOR PLAN. IN CASE OF CONFLICT NOTIFY THE ARCHITECT. FLOOR PLAN BY ARCHITECT TAKES PRECEDENCE OVER ALL OTHER PLANS.
- C. COORDINATE WORK WITH THE OWNER/ LANDLORD/ LANDLORD'S REPRESENTATIVE/ MALL OPERATION MANAGER, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. MINIMIZE DISTURBANCE OF BUILDING/ MALL FUNCTIONS AND OCCUPANTS.
- D. ALL PARTITIONS ARE DIMENSIONED FROM FINISH FACE OF GYPSUM BOARD TO FINISH FACE OF GYPSUM BOARD U.N.O. ALL DIMENSION MARKED "CLEAR" OR "CLF" SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESSES OF ALL WALL FINISHES U.N.O. DIMENSIONS NOTED "CLEAR" OR "CLF" MUST BE ACCURATELY MAINTAINED, AND SHALL NOT VARY MORE THAN 1/8" WITHOUT WRITTEN INSTRUCTION FROM TENANT'S REPRESENTATIVE.
- E. ALL DIMENSIONS TO THE EXTERIOR WINDOW WALL ARE TO THE INSIDE FACE OF SILL, U.N.O.
- F. ALL WORK SHALL BE ERCTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.
- G. "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE.
- H. PATCH, REPAIR OR REPLACE AS REQUIRED ALL FIREPROOFING MISSING OR DAMAGED DUE TO DEMOLITION OR CONSTRUCTION, TYPICAL THRU-OUT.
- I. PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE.
- J. ALL EXPOSED GYPSUM BOARD EDGES TO HAVE METAL EDGE TRIM, EXCEPT WHERE A CORNER GUARD IS SPECIFIED.
- K. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACE TO MATCH ADJACENT OR ADJOINING SURFACES WHERE REQUIRED. ALL SPACE SURFACES SHALL BE ALIGNED AND SANDED SMOOTH.
- L. PROVIDE CONTROL JOINTS AS NEEDED TO AVOID CRACKING ON WALLS AND CEILINGS. COORDINATE WITH ARCHITECT LOCATION.
- M. ALL MILLWORK TO BE FASTENED TO THE PARTITION. PROVIDE BLOCKING FOR ALL MILLWORK NOT SUPPORTED ON FLOOR SLAB. ALL CONCEALED LUMBER & BLOCKING TO BE FIRE TREATED.
- N. ALL DOORS SHALL HAVE 1'-6" CLEARANCE ON STRIKE/PULL SIDE OF DOOR. VERIFY AND ADVISE TENANT'S REPRESENTATIVE OF EXCEPTIONS PRIOR TO CLOSING OUT PARTITIONS.
- O. TRIM THE BOTTOMS OF DOORS TO CLEAR THE TOP OF FINISHED FLOOR, AS APPLICABLE. BY 1/4" INCH MAXIMUM. U.N.O. VERIFY SLAB CONDITIONS. TRIM EACH DOOR TO FIT CONDITION. WHERE RADICAL VARIATION IN FLOOR ELEVATION EXIST, DOOR SHALL BE ORDERED WITH BOTTOM SILL SIZED TO ACCOMMODATE THESE UNDERCUT CONDITIONS.
- P. FLUSH MOUNTED OR SEMI-RECESSED FIRE EXTINGUISHER CABINETS AS REQUIRED PER CODE. CABINETS MUST MEET ADA GUIDELINES REGARDING PROJECTIONS AND MOUNTING HEIGHT. IF SEMI-RECESSED CABINETS ARE USED MAINTAIN REQUIRED FIRE RATING FOR PARTITION OR STRUCTURAL ELEMENT. CABINETS ARE TO BE PAINTED BLACK. FINAL LOCATIONS ARE TO BE VERIFIED WITH THE CITY FIRE INSPECTOR.
- Q. ALL PARTITIONS AND COLUMNS IN CONTRACT AREA TO RECEIVE RESILIENT BASE PROVIDED BY OWNER UNLESS NOTED OTHERWISE ON THE FINISH PLAN.
- R. NEW WOOD DOORS THRU-OUT (MATCH BUILDING STANDARDS FOR NEW DOOR AND FRAME). REUSE EXISTING DOOR HARDWARE IF ABLE. WHEN NEW HARDWARE IS REQUIRED MATCH EXISTING.
- S. ALL SURFACES SHALL BE PREPARED TO RECEIVE THE SPECIFIED FINISH. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED AND SANDED SMOOTH AND PREPARED TO RECEIVE THE SPECIFIED FINISH. PAINT GRADE WOODWORK SHALL BE HAND SANDED BETWEEN COATS AND DUSTED CLEAN. ALL HOLES, PITCH PICKETS OR SAPPY PORTIONS SHALL BE SCRAPED AND SHELLACED, OR SEALED WITH KNOT SEALER. NAIL HOLES, CRACKS OR DEFECTS SHALL BE PUTTED AFTER FIRST COAT. WITH PUTTY MATCHING COLOR OF STAIN OR PAINT FINISH. REMOVE OIL OR GREASE WITH MINERAL SPIRITS.
- T. INTERIOR GYPSUM BOARD SURFACES SHALL BE WIPED WITH A DAMP CLOTH JUST PRIOR TO APPLICATION OF THE FIRST COAT, IN ORDER TO LAY FLAT ANY MAP WHICH MAY HAVE FORMED IN SANDING PROCESS.
- U. UPON COMPLETION, REMOVE ALL PAINT FROM WHERE IT HAS SPILLED, SPLASHED OR SPATTERED ON EXPOSED ADJACENT SURFACES. EXAMINE ALL FINISH SURFACES AFTER COMPLETION OF WORK, INCLUDING MILLWORK INSTALLATION AND PROCEED WITH TOUCHUP AS REQUIRED.
- V. CONTRACTOR SHALL BE RESPONSIBLE FOR ALLOWING FOR DELIVERY LEAD TIMES FOR ALL FABRICS AND OTHER CUSTOM FINISHES WITHIN THE CONSTRUCTION SCHEDULE. ALL DELIVERY TIMES MUST BE CONFIRMED, AND ANY EXCESSIVE LEAD TIME MUST BE BROUGHT TO THE TENANT'S REPRESENTATIVE ATTENTION IMMEDIATELY TO ALLOW FOR RE-SPECIFICATION IF NECESSARY.
- W. MODIFY EXISTING FLOOR SURFACES AS REQUIRED TO INSTALL NEW FLOORING MATERIALS, THUS PREVENTING NOTICEABLE LUMPS OR DEPRESSIONS. PREPARE FOR FINISH FLOOR INSTALLATION.
- X. PAINT CEILING ACCESS PANELS WHERE THEY OCCUR TO MATCH ADJACENT CEILING FINISH.
- Y. ALL INTERSECTIONS OF FLOOR FINISH MATERIALS SHALL BE LOCATED DIRECTLY UNDER CENTER OF DOOR, WHERE OCCURS. PROVIDE TRANSITION STRIP AT ALL INTERSECTIONS TO MATCH EXISTING BUILDING STANDARD.
- Z. ALL OPEN CABINERY SHALL BE PLASTIC LAMINATE ON ALL EXPOSED SURFACES, U.N.O.
- AA. CLEAN, SEAL & WAX ALL VCT FLOORING IN ALL ROOMS (EXCEPT TELECOMMUNICATIONS) PRIOR TO OCCUPANCY.
- BB. NEW WALLS TO BE 3'-6" METAL STUD WITH 1 LAYER OF GYPSUM BOARD EACH SIDE - FULL HEIGHT TO DECK, TYPICAL U.N.O.
- CC. PROVIDE GENERAL POWER AND DATA AS TYPICALLY REQUIRED BASED ON ROOM TYPE/USE.

MATERIAL SCHEDULE

CONC	CONCRETE FLOOR - BUFF AND CORRECT EXISTING IMPERFECTIONS, KEEP EXISTING CONCRETE COLOR, NO STAIN
CPT	MODULAR 2X2 CARPET TILES. PROVIDE A \$35 ALLOWANCE INSTALLED, INCLUDE PRICE FOR TRANSITION STRIP BETWEEN CARPET TILES AND CONCRETE (THIN PROFILE METAL TRANSITION)
BASE	BASE - COVED RUBBER BASE THROUGHOUT, MATCH BUILDING STANDARD
PLAM	PLASTIC LAMINATE FOR ALL NEW MILLWORK VERTICAL OR HORIZONTAL SURFACES, UPGRADED TYPE - LAB DESIGNS OR EQUAL
PAINT	PAINT (FIELD) AND (3) ACCENT COLORS (LOCATIONS TBD): PITTSBURG PAINT OR EQUAL - EGGSHELL FINISH (COLORS TBD) PRICE ALL WALLS AND COLUMNS TO BE PAINTED.
RUBBER	ATHLETIC RUBBER FLOORING TILES. PROVIDE ALLOWANCE
SS	SOLID SURFACE - HORIZONTAL SURFACE FOR ALL MILLWORK COLOR TBD, PROVIDE ALLOWANCE
TILE	PORCELAIN CERAMIC TILE. PROVIDE ALLOWANCE
WC	MINI BLINDS TO MATCH EXISTING WITHIN EXISTING BUILDING (ON ALL WINDOWS TO EXTERIOR FACING WINDOW ONLY). CONTRACTOR TO VERIFY BEFORE PURCHASING.
VCT	VCT FLOORING. PROVIDE ALLOWANCE FOR STANDARD AND UPCHARGE FOR STATIC DISSIPATIVE PROVIDE PRICING OPTION FOR VCT ON RAISED ACCESS FLOORING

FLOOR PLAN LEGEND:

	EXISTING PARTITION TO REMAIN
	EXISTING PARTITION TO BE REMOVED
	NEW PARTITION
	NEW GLASS STOREFRONT PARTITION
	EXISTING DOOR AND FRAME TO REMAIN
	EXISTING DOOR AND FRAME TO BE REMOVED
	NEW DOOR AND FRAME SIZE VARIES; MATCH SITE STANDARDS HARDWOOD SOLID CORE, PRE-FINISHED DOOR
	RAISED ACCESS FLOOR AREA

1 PRICING PLAN - LEVEL 01 FLOOR PLAN
3/32" = 1'-0"

SQUARE FOOTAGE SUMMARY

EXISTING
LEVEL 01: 30,753 SF
LEVEL 02 (MEZZANINE): 5,168 SF
TOTAL: 35,921 SF

PROPOSED W/ EXPANSION

LEVEL 01: 36,841 SF
LEVEL 02: 11,336 SF
TOTAL: 48,207 SF

Proposed floor plan developed for potential building improvements located at 708 W. Baseline.

Although not intended for the new location, this floor plan shows many of the desired features of a new facility.

The new facility is intended to be a single story building.

KEYNOTES - PRICING FLOOR PLAN

NO.	Description
1	2X2 MODULAR CARPET (REFERENCE MATERIAL SCHEDULE "CPT" FOR ADDITIONAL INFORMATION)
2	CONCRETE FINISHED FLOOR (REFERENCE MATERIAL SCHEDULE "CONC" FOR ADDITIONAL INFORMATION)
3	ALL OFFICE AND CONFERENCE ROOM FRONTS WHERE APPLICABLE TO HAVE FULL HEIGHT CLEAR BUTT GLAZED GLASS WITH ANODIZED ALUMINUM FRAME, PIVOT GLASS DOOR (SOFT CLOSE), LOCKING. INCLUDE PRICE FOR CUSTOM GRAPHIC FILM. OFFICE FRONT ALTERNATE PRICING: MODULAR WALL SYSTEM WITH CLEAR BUTT GLAZED GLASS AND PIVOT GLASS DOOR (SOFT CLOSE), LOCKING FRONTS ONLY, DIVIDING WALL WILL BE GYP. BD.). INCLUDE PRICE FOR CUSTOM GRAPHIC FILM.
4	PLASTIC LAMINATE MILLWORK WITH QUARTZ SOLID SURFACE TOP, UNDERCOUNTER SINK AND FULL HEIGHT GLASS TILE BACKSPLASH, INCLUDE UPPER AND LOWER CABINETS AND BAR PULLS. IF IN CENTER OF SPACE, LOWER CABINETS ONLY WITH QUARTZ TOP. REFERENCE MATERIAL SCHEDULE "SS"/"PLAM".
5	EXISTING FINISHES TO REMAIN. TOUCH-UP/REPAIR TO LIKE-NEW CONDITION, TYP.
6	PROVIDE POWER AND/OR PLUMBING FOR EQUIPMENT
7	PROVIDE RAISED ACCESS FLOORING WITH 2X2 CARPET TILE. (REFERENCE MATERIAL SCHEDULE "CPT" FOR ADDITIONAL INFORMATION)
9	PROVIDE ALLOWANCE FOR POWER AND DATA. EQUIPMENT REQUIREMENTS TBD.
10	OPERABLE PARTITION - MODERN-OLD ACOUSTI-SEAL - ENCORE WITH COM AND ELECTRIC
11	PLASTIC LAMINATE MILLWORK WITH PLASTIC LAMINATE SURFACE TOP, LOWER CABINETS WITH BAR PULLS. BUILT IN MAIL SLOTS IF MILLWORK ON WALL. REFERENCE MATERIAL SCHEDULE "PLAM" FOR ADDITIONAL INFORMATION
12	CUSTOM DESIGNED RECEPTION DESK OR BUFFET, INCLUDE ALLOWANCE - DESIGN TBD. (SOLID SURFACE TOP AND INTEGRATED POWER)

KEYNOTES - PRICING FLOOR PLAN

NO.	Description
13	NEW RESTROOM - MATCH BUILDING STANDARD FIXTURES. IF NO BUILDING STANDARD APPLICABLE, PROVIDE NEW SINK WITH FAUCET AND INTEGRATED SOAP DISPENSER, FULL HEIGHT 12X24 TILE ON WALLS, QUARTZ SOLID SURFACE COUNTERTOP, FULL LENGTH MIRROR WITH BACKSPLASH TILE. TILE FLOORS AND STAINLESS STEEL TOILET PARTITIONS. REFERENCE MATERIAL SCHEDULE "SS" FOR ADDITIONAL INFORMATION
14	CARD READER ENTRANCE - PROVIDE REQUIRED POWER
15	INTERIOR OVERHEAD GARAGE DOOR - APPROX. 12'-0" WIDE
16	INFILL SPACES WHERE DOCK OR ENTRY DOORS WERE REMOVED WITH WINDOWS TO MATCH BUILDING STANDARD
17	PROVIDE NEW EXTERIOR STAIR TO EXISTING DOOR FOR ACCESS TO RAISED FLOOR WORK SPACE
18	PROVIDE CERAMIC TILE FLOORING. (REFERENCE MATERIAL SCHEDULE "TILE" FOR ADDITIONAL INFORMATION)
19	PROVIDE VCT FLOORING. (REFERENCE MATERIAL SCHEDULE "VCT" FOR ADDITIONAL INFORMATION)
20	EXISTING STEEL COLUMN TO REMAIN
21	EXISTING STAIR TO REMAIN, REPAINT TO COORDINATE WITH FUTURE FINISHES
22	NEW PROPOSED STEEL COLUMN. SEE STRUCTURAL FOR DETAILS.

** REFERENCE MATERIAL SCHEDULE FOR DETAILED INFORMATION AND DIRECTION FOR PAINT, WINDOW COVERINGS AND BASE (NOT INCLUDED IN ABOVE KEYNOTES)

** REFERENCE BUILDING STANDARD SPECIFICATIONS FOR FURTHER INFORMATION ON LOCKS, KEYING AND BUILT IN MILLWORK REQUIREMENTS.

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	EXISTING PARTITION TO BE REMOVED
	NEW PARTITION
	NEW GLASS STOREFRONT PARTITION
	EXISTING DOOR AND FRAME TO REMAIN
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