

April 5, 2018
BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA
IFB Y18-753-RC Addendum No. 1
INTERNAL OPERATIONS CENTER I HUMAN RESOURCES SERVICE CENTER
RENOVATIONS PHASE II & III

This addendum is intended to be incorporated into the bid documents of the project referenced above. The following items are clarifications, corrections, additions, deletions and/or revisions to and shall take precedence over the original documents. Underlining indicates additions, deletions are indicated by ~~strikethrough~~.

A. The Bid Opening Date remains as April 19th, 2018

B. QUESTIONS AND CLARIFICATIONS

1. **Question:** Please clarify note 16 on sheet A01.01B, what is the callout referencing?

Answer: All outlets serving existing TV and computers to remain. Refer to picture 027 attached.



2. **Question:** Please clarify notes 16 and 17 on sheet A01.01B what are the callouts referencing?

Answer: Note 16 refers to power strips and boxes along the windows. Refer to IMG_2036.
Note 17 refers to TV, needs to be removed from the current location to the new Marc Training Room #105.



C. IFB Y18-753-RC BID SCHEDULE

Delete: Delete the ~~IFB Y8-753-RC Bid Schedule~~ in its entirety.

Add: Add in its place REVISED IFB Y8-753-RC BID SCHEDULE, REVISED PAGES D1-D6, attached and labeled this Addendum.

IMPORTANT: Failure to submit your bid with the “Revised Bid Schedule” per this Addendum shall be cause for your bid to be rejected as non-responsive.

D. SPECIFICATIONS & PLANS

1. Delete ~~IFB Y18-753-RC Volume II Technical Drawings~~ and replace in its entirety with revised Volume II Technical Drawings labeled this addendum revised specifications can be found in the plans folder for the solicitation on the County's website.
2. "Planter Foundation Detail" is attached and labeled to this addendum.
3. LVT-1 to be added to HR reception 222 and lobby 223 in lieu of existing carpet to remain. As was seen on site carpet had been removed and replaced with another LVT. GC to remove all existing LVT and carpet in this area.
 - a. LVT-1 (or approved equal)
1200V-Resilient Collection
Highland Forest 4"
Ashwood 20100

E. ACKNOWLEDGEMENT OF ADDENDA

- a. The Bidder shall acknowledge receipt of this addendum by completing the applicable section in the solicitation or by completion of the acknowledgement information on the addendum. Either form of acknowledgement must be completed and returned not later than the date and time for receipt of the bid or proposal.
- b. Receipt acknowledged by:
- c. All other terms and conditions of the IFB remain the same.

Receipt acknowledged by:

Authorized Signature

Date Signed

Title

Name of Firm

OFFICIAL BID FORM
FOR
INTERNAL OPERATIONS CENTER I HUMAN RESOURCES SERVICE CENTER
RENOVATIONS PHASE II & III

Mail or Hand Deliver
ORIGINAL BID FORM AND THREE (3) COMPLETE COPIES
BY 2:00 PM - April 19, 2018

To:
BOARD OF COUNTY COMMISSIONERS
ORANGE COUNTY, FLORIDA
INTERNAL OPERATIONS CENTRE II
PROCUREMENT DIVISION
400 E. SOUTH STREET – 2nd FLOOR
ORLANDO, FLORIDA 32801

Bid Opening:
April 19, 2018, - 2:00 PM
INTERNAL OPERATIONS CENTRE II
PROCUREMENT DIVISION CONFERENCE ROOM, 2nd FLOOR
ORLANDO, FLORIDA

COMPANY NAME

COMPLETE MAILING ADDRESS

CITY, COUNTY, STATE, ZIP CODE

TELEPHONE NUMBER FAX NUMBER

CONTACT PERSON E-MAIL ADDRESS
TIN#: _____

NOTE: COMPANY NAME MUST MATCH LEGAL NAME ASSIGNED TO TIN NUMBER. CURRENT W9 MUST BE SUBMITTED WITH BID/PROPOSAL

PART D

**To the Board of County Commissioners
Orange County, Florida**

The Undersigned, hereinafter called "Bidder", having visited the site of the proposed project and familiarized himself with the local conditions, nature and extent of the work, and having examined carefully the Contract Form, General Conditions, Supplementary Conditions, Plans and Specifications and other Contract Documents, with the Bond requirements herein, proposes to furnish all labor, materials, equipment and other items, facilities and services for the proper execution and completion of: **INTERNAL OPERATIONS CENTER I HUMAN RESOURCES SERVICE CENTER RENOVATIONS PHASE II & III** in full accordance with the drawings and specifications prepared in accordance with the Contract Documents and, if awarded the Contract, to complete the said work within the time limits specified for the following LUMP SUM BID.

TOTAL BASE BID:

_____ DOLLARS
(In Words)

\$ _____

ADDITIVE BID ITEM 001:

(Additive alternate). Double door removal. State the amount to be added to the Base Bid for providing all work including labor, materials, coordination and supervision to provide removal of the double door as noted on sheet A0101B, Door into future Training Room 109.

_____ DOLLARS
(In Words)

\$ _____

ADDITIVE BID ITEM 002:

(Additive alternate). Glass Door. State the amount to be added to the Base Bid for providing all work including labor, materials, coordination and supervision to provide a new 3'-0" frameless glass door, 1/2 inch tempered glass door where double doors were removed at future Training Room.

_____ DOLLARS
(In Words)

\$ _____

ADDITIVE BID ITEM 003:

(Additive alternate). Finishes Marc Training Room. State the amount to be added to the Base Bid for providing all work including labor, materials, coordination and supervision to provide removal of base and carpet and installation of new base (B1) and carpet (C1) in MARC Training area Room 105.

_____ DOLLARS
(In Words)

\$ _____

ADDITIVE BID ITEM 004:

(Additive alternate) Finishes for Training Room. State the amount to be added to the Base Bid for providing all work including labor, materials, coordination and supervision to provide removal of base and carpet and installation of new base (B1) and carpet (C1) in Training Room 109.

_____ DOLLARS
(In Words)

\$ _____

In the event the Contract is awarded to this Bidder, he/she will enter into a formal written agreement with the County in accordance with the accepted bid within ten (10) calendar days after said Contract is submitted to him/her and will furnish to the County a Contract Payment and Performance Bond with good and sufficient sureties, satisfactory to the County, in the amount of 100% of the accepted bid. The Bidder further agrees that in the event of the Bidder's default or breach of any of the agreements of this proposal, the said bid deposit shall be forfeited as liquidated damages.

Failure of the Bidder to provide pricing for all unit priced items and/or the Base Bid and ALL requested additive/deductive bid items, or alternate bids shall be cause for rejection of the bid as non-responsive.

IMPORTANT: Failure to submit your bid with the "Revised Bid Schedule" per this Addendum shall be cause for your bid to be rejected as non-responsive.

The Bidder hereby agrees that there is attached:

- | | | | |
|-----|-----------------------------------------------------------------------------------|-----|-------------|
| 1. | Non-Collusion Affidavit, Attachment A | Yes | ___ |
| 2. | Required Disclosure, Attachment B | Yes | ___ |
| 3. | M/WBE Forms | | |
| | Employment Data, Attachment C-1 | Yes | ___ |
| | Subcontractor/Supplier Page, Attachment C-2 | Yes | ___ |
| | Good Faith Effort, Attachment C-4 | Yes | ___ No ___ |
| 4. | Trench Safety Act Form, Attachment D | Yes | ___ N/A ___ |
| 5. | Drug-Free workplace Form | Yes | ___ |
| 6. | Bid Bond on Form in Exhibit 1 or Cashier's Check
(10% of Base Bid) | Yes | ___ N/A ___ |
| 7. | Original Bid Form (marked "Original") & 3
complete copies with all attachments | Yes | ___ |
| 8. | References, Attachment E | Yes | ___ |
| 9. | Licenses | Yes | ___ N/A ___ |
| 10. | Current W9 | Yes | ___ |
| 11. | Project Expenditure Report, Attachment F | Yes | ___ |
| 12. | Relationship Disclosure Form, Attachment G | Yes | ___ |
| 13. | Verification of Employment Status, Attachment H | Yes | ___ |

ACKNOWLEDGEMENT OF ADDENDA

The Bidder shall acknowledge receipt of any addenda issued to the solicitation by completing the blocks below or by completion of the applicable information on the addendum and returning it not later than the date and time for receipt of the bid. Failure to acknowledge an addendum that has a material impact on the solicitation may negatively impact the responsiveness of your bid. Material impacts include but are not limited to changes to specifications, delivery time, performance period, quantities, bonds, letters of credit, insurance, qualifications, etc.

Addendum No. _____ Dated _____ Addendum No. _____ Dated _____

Addendum No. _____ Dated _____ Addendum No. _____ Dated _____

If awarded this construction Contract, the Bidder agrees to complete the work covered by this Contract as follows:

1. Work shall start at the project site within fourteen (14) days of the effective date of the Notice to Proceed.
2. Substantially complete in **90** consecutive calendar days from date of Official Notice to Proceed.
3. Final completion in **120** consecutive calendar days from date of Official Notice to Proceed.
4. Should the Successful Bidder fail to complete work as specified, the liquidated damage clause will apply (Part E, Contract).

The Bidder hereby agrees that the County reserves the right to waive informalities in any bid and to reject any or all bids, or to accept any bid that in its judgment will be for the best interest of the County.

FLORIDA CONSTRUCTION INDUSTRIES LICENSING BOARD CERTIFICATION:

(NAME OF HOLDER) (CERTIFICATE NO.)

(SIGNATURE OF BIDDER) (CERTIFICATE EXPIRATION DATE)

(NAME TYPED)

IDENTIFICATION OF BUSINESS ORGANIZATION

Complete and submit the following information:

Type of Organization

Sole Proprietorship Partnership

Joint Venture Corporation

State of Incorporation: _____

Principal Place of Business (Florida Statute Chapter 607):
_____ City/County/State

THE PRINCIPAL PLACE OF BUSINESS SHALL BE THE ADDRESS OF THE BIDDER'S PRINCIPAL OFFICE AS IDENTIFIED BY THE FLORIDA DIVISION OF CORPORATIONS

AUTHORIZED SIGNATORIES/NEGOTIATORS

The bidder or proposer represents that the following principals are authorized to sign and/or negotiate Contracts and related documents to which the bidder or proposer will be duly bound. Principal is defined as an employee, officer or other technical or professional in a position capable of substantially influencing the development or outcome of an activity required to perform the covered transaction.

Name	Title	Telephone Number	E-Mail Address
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

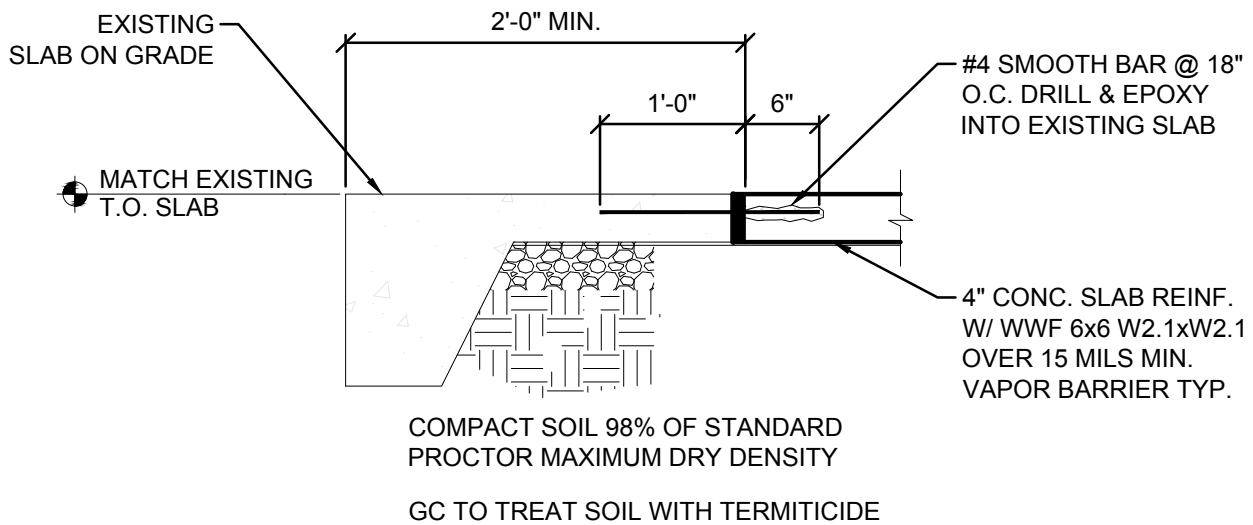
IN WITNESS WHEREOF, THE BIDDER HAS HEREUNTO SET HIS SIGNATURE AND AFFIXED HIS SEAL THIS DAY OF _____, A.D. 20__.

BY _____ (SEAL)

TITLE: _____

PRINT NAME AND TITLE

FEDERAL I.D.# _____



DEMO NOTES:

1. REMOVE EXISTING GRAVEL AND PLASTIC LINER
2. REMOVE EXISTING TILE AND CONCRETE CURB
3. COMPACT SOIL

SCALE: 3/4" = 1'-0"

FOUNDATION DETAIL @ PLANTER AREA

IOC | HUMAN RESOURCES DIVISION

APRIL 3, 2018

ORANGE COUNTY INTERNAL OPERATIONS CENTER I
450 EAST SOUTH STREET
ORLANDO, FL 32801



ORANGE COUNTY MAYOR
HONORABLE TERESA JACOBS

COMMISSIONER DISTRICT 1
BETSY VANDERLEY

COMMISSIONER DISTRICT 2
BRYAN NELSON

COMMISSIONER DISTRICT 3
PETE CLARKE

COMMISSIONER DISTRICT 4
JENNIFER THOMPSON

COMMISSIONER DISTRICT 5
EMILY BONILLA

COMMISSIONER DISTRICT 6
VICTORIA P. SIPLIN

1ST AND 2ND FLOOR ALTERATIONS
HUMAN RESOURCES DIVISION

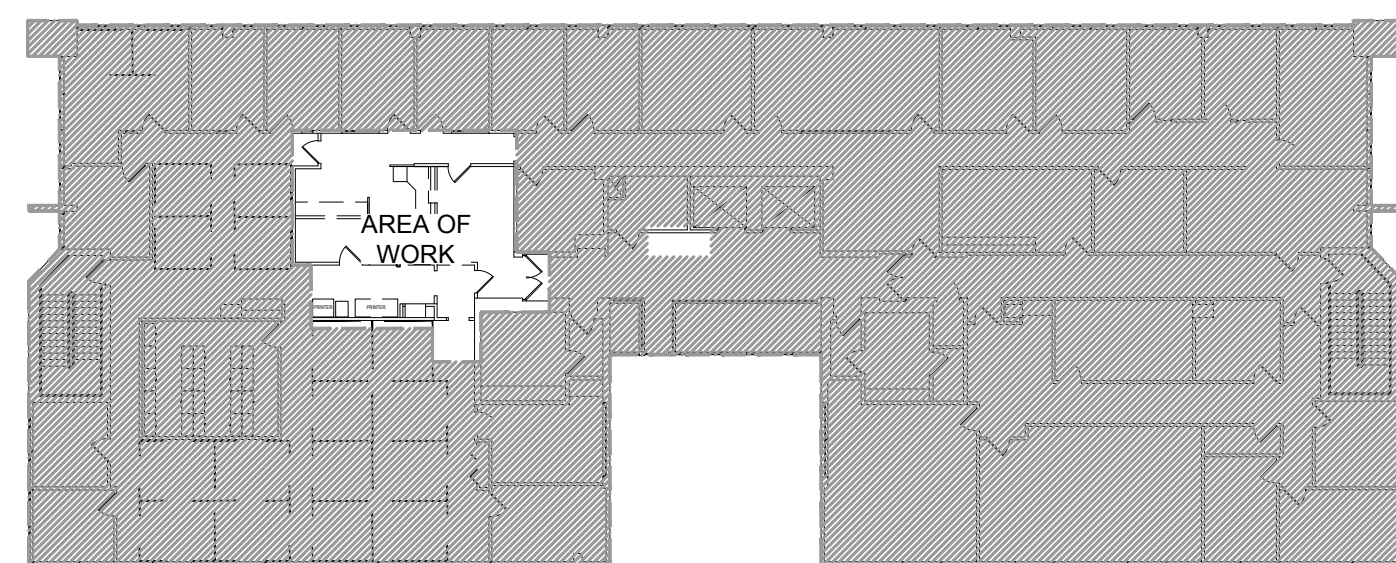
ORANGE COUNTY PROJECT MANAGER: JACK DAVIS



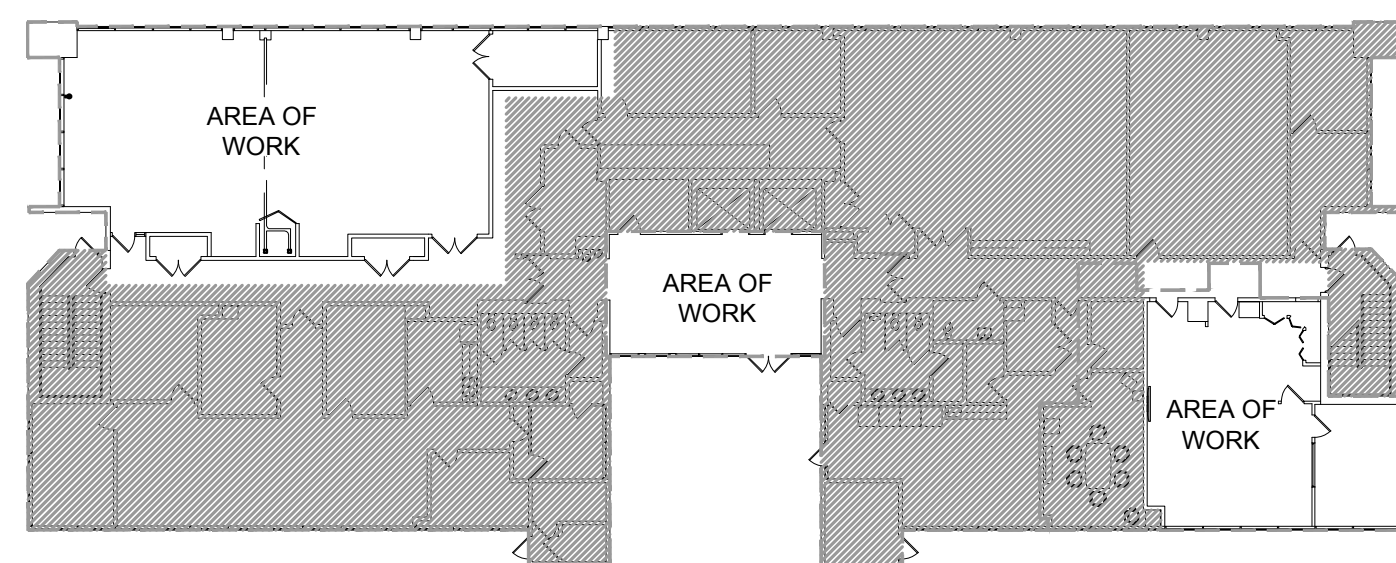
ARCHITECTURAL DESIGN
COLLABORATIVE
ARCHITECT
945 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789
(407) 629-1188
CONTACT: LOURDES FIGUEROA



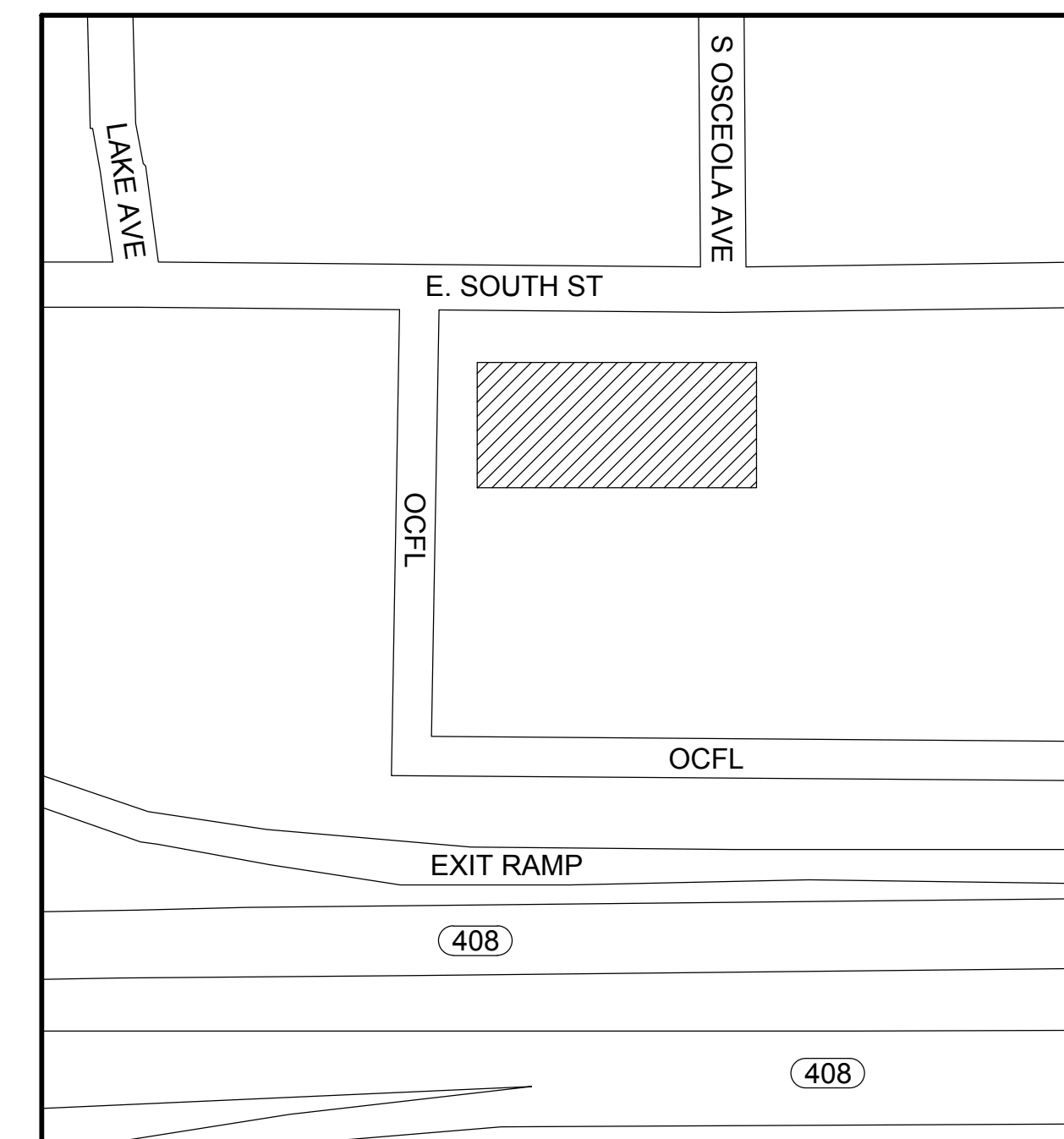
SGM ENGINEERING
MEP ENGINEER
935 LAKE BALDWIN LANE
ORLANDO, FL 32814
(407)767-5188
CONTACT: JOHN J BONOTTO



KEY PLAN 2ND FLOOR
N.T.S.

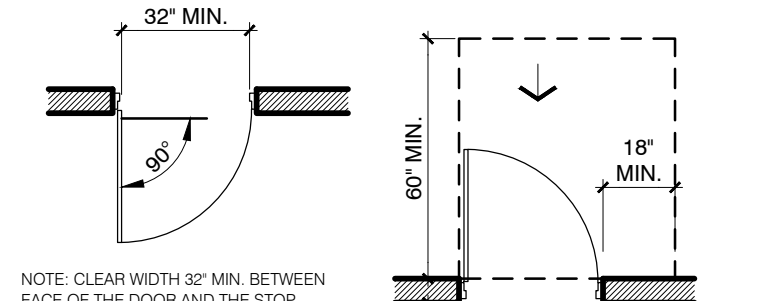


KEY PLAN 1ST FLOOR
N.T.S.

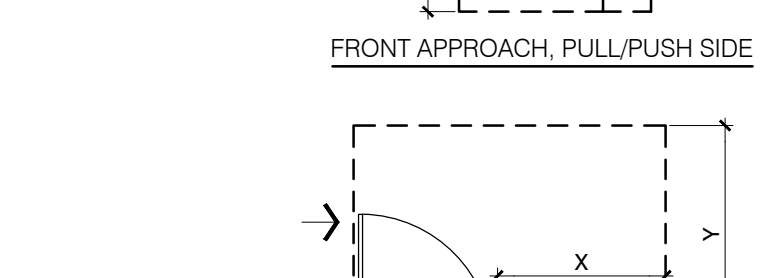


VICINITY MAP
N.T.S.

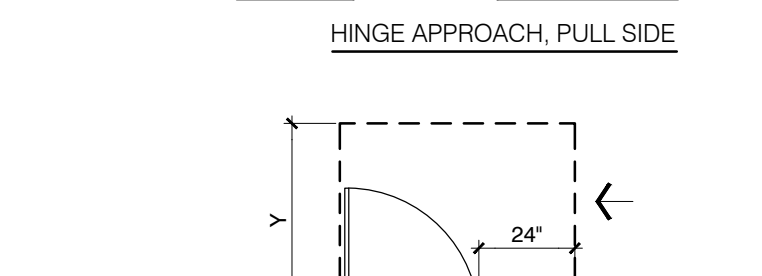
NOTE: IN ALTERATIONS A PROJECTION OF 3/8" MAXIMUM INTO THE REQUIRED CLEAR WIDTH SHALL BE PERMITTED FOR THE LATCH SIDE STOP.



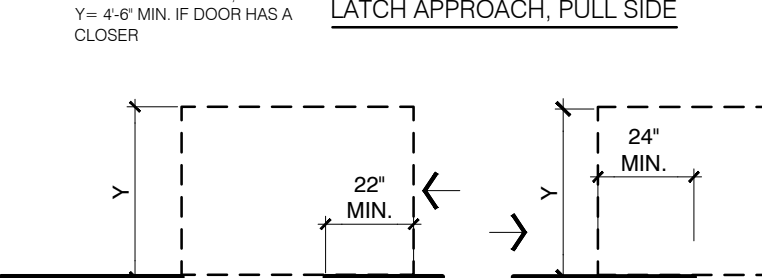
NOTE: CLEAR WIDTH 32" MIN. BETWEEN FACE OF THE DOOR AND THE STOP.
NOTE: OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PUNCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAXIMUM.



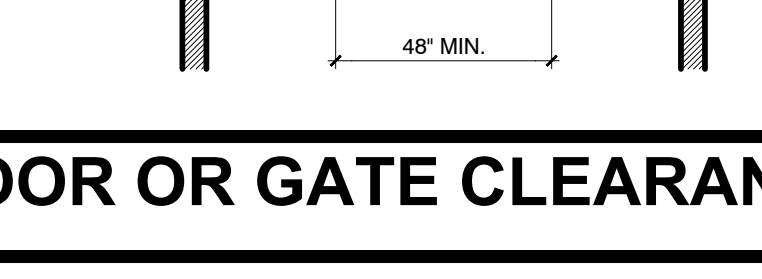
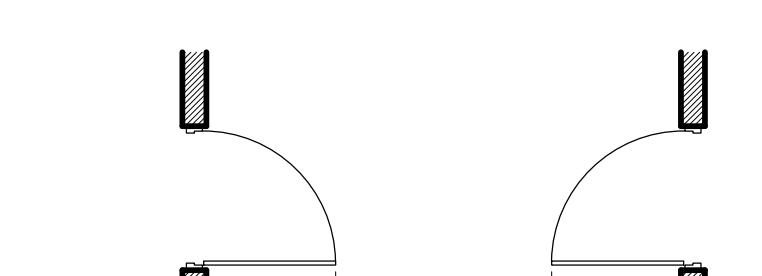
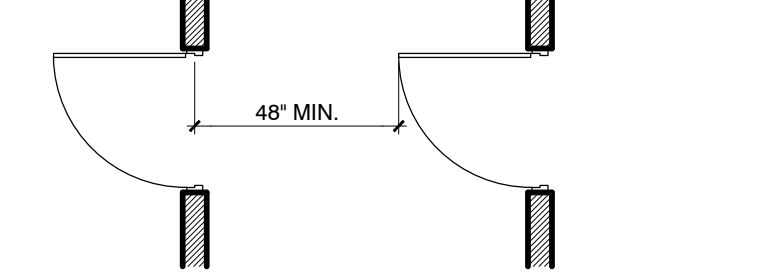
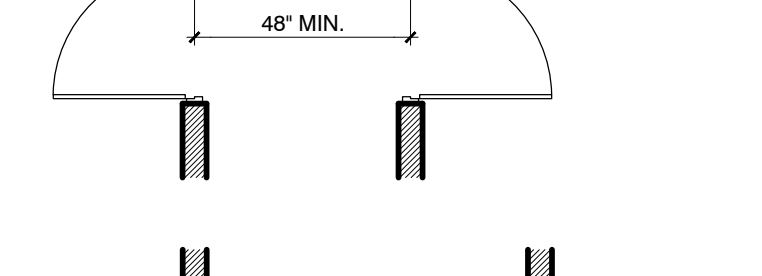
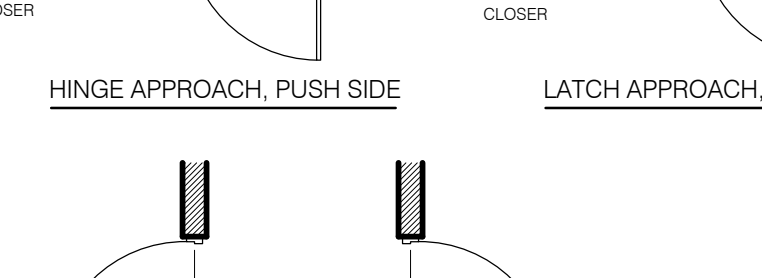
NOTE: X = 3'-0" MIN. IF Y = 0'-0"; X = 3'-6" MIN. IF Y = 4'-0".



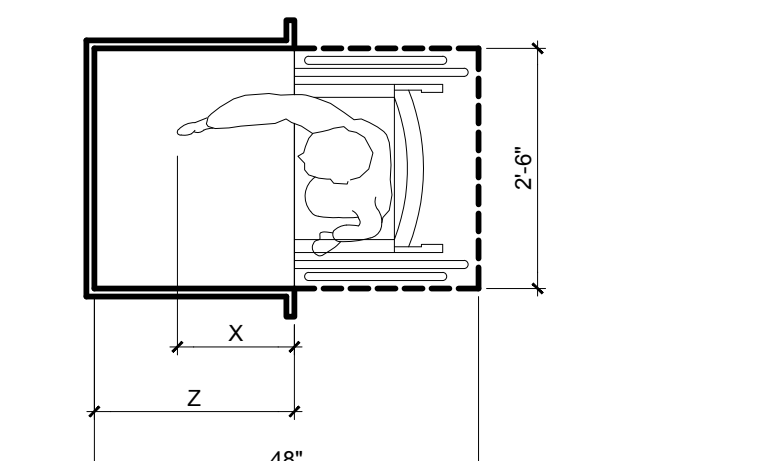
NOTE: Y = 4'-0" MIN. IF DOOR HAS A CLOSER.
Y = 4'-6" MIN. IF DOOR HAS A CLOSER.



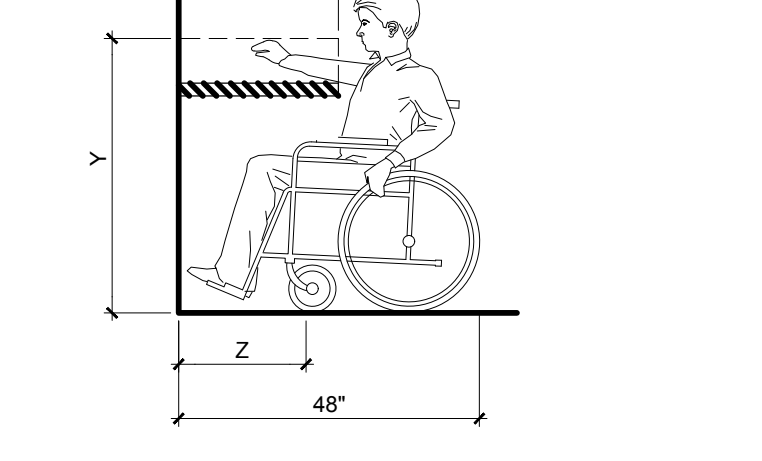
NOTE: Y = 3'-6" MIN. IF DOOR HAS A CLOSER.
Y = 4'-0" MIN. IF DOOR HAS A CLOSER.



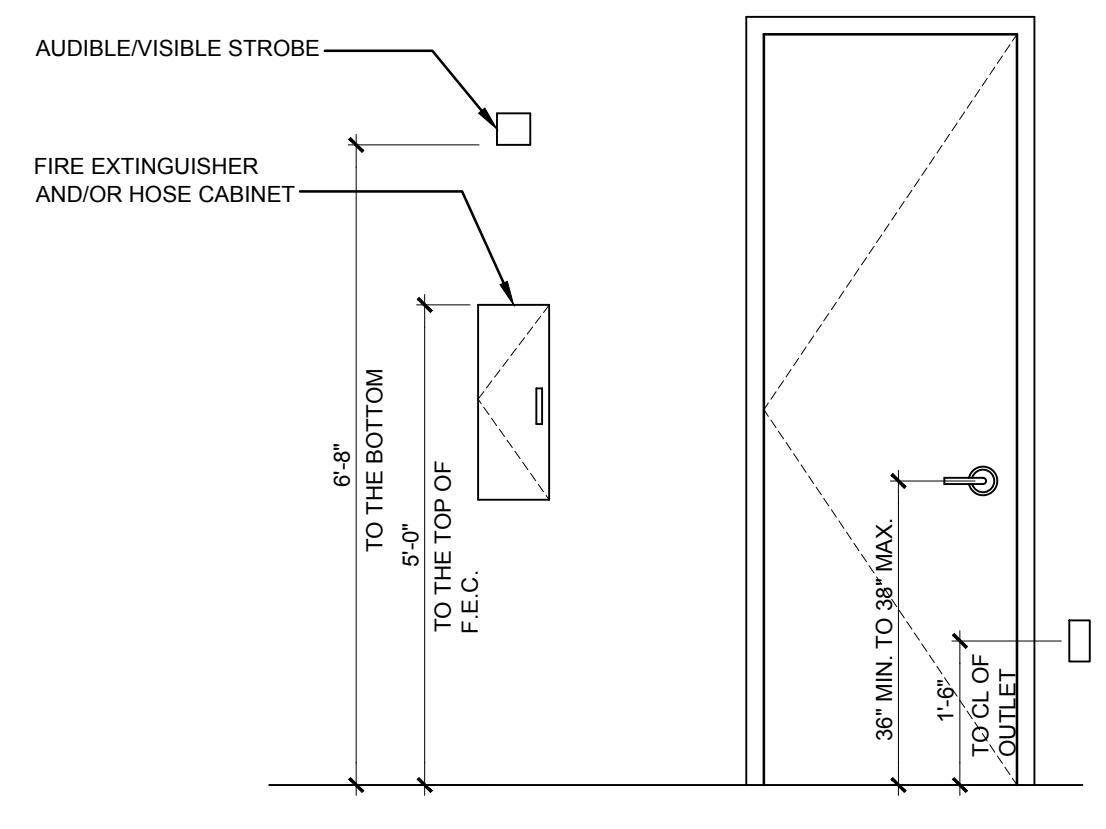
TYPICAL DOOR OR GATE CLEARANCES 9
SCALE: 1/4" = 1'-0"



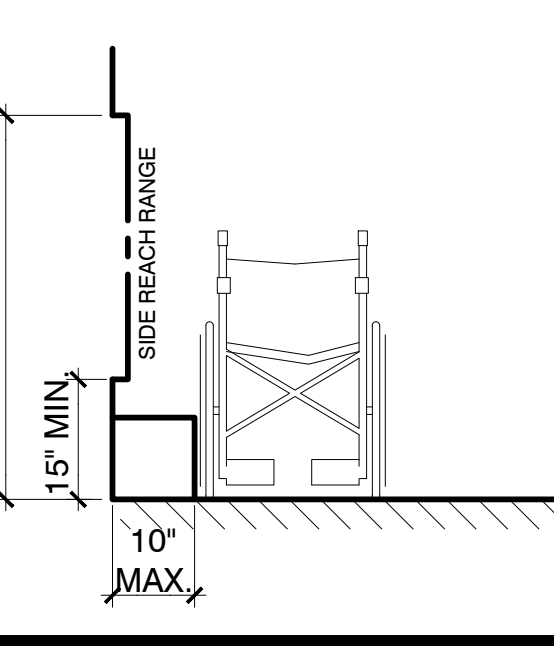
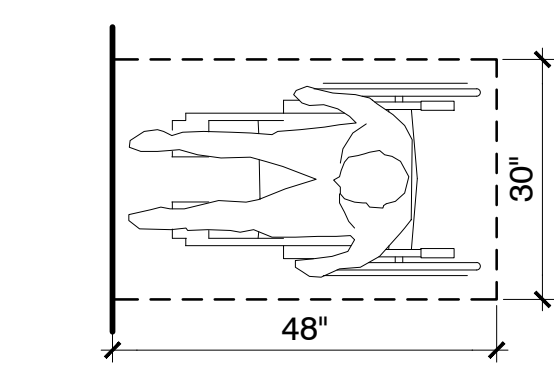
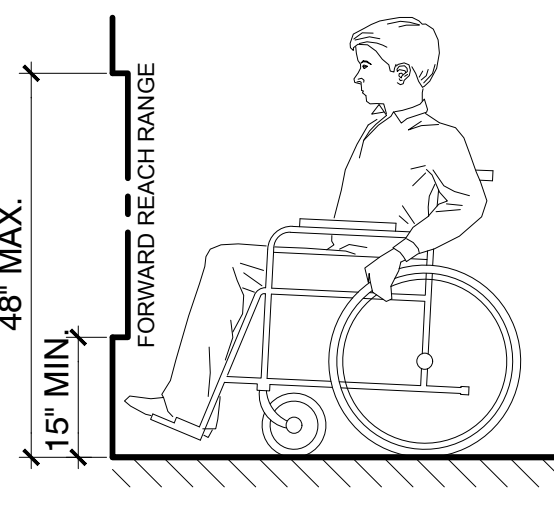
NOTE: X SHALL BE <25in.; Z SHALL BE > X. WHEN X IS <20in. THEN Y SHALL BE 48in. MAXIMUM. WHEN X IS 20 TO 25in., THEN Y SHALL BE 44in. MAXIMUM.



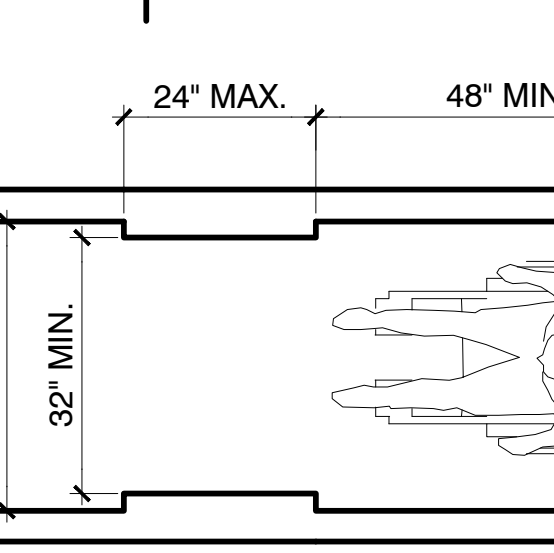
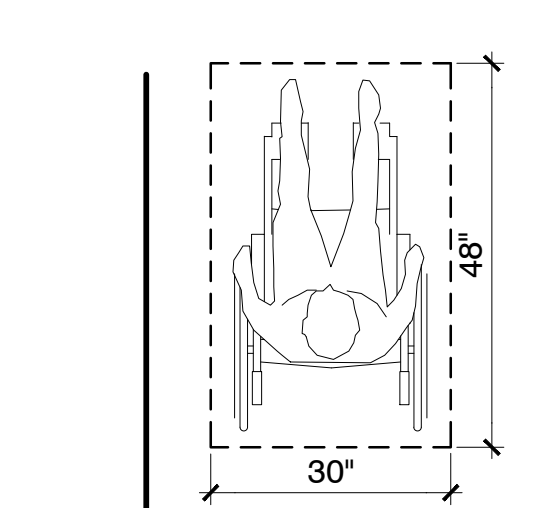
FWD REACH DETAIL 10
SCALE: 1/2" = 1'-0"



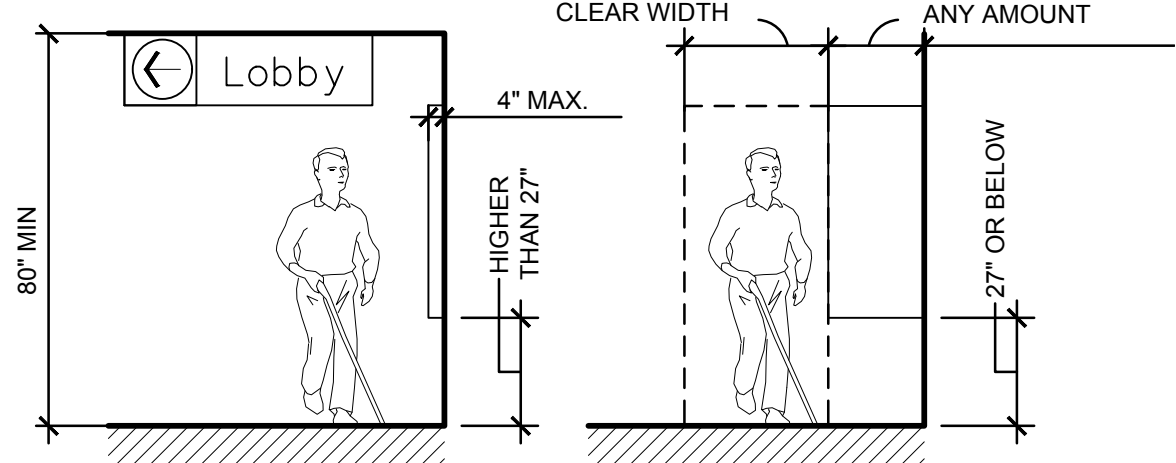
TYPICAL MOUNTING HEIGHT DETAIL 5
SCALE: 1/2" = 1'-0"



REACH RANGE 7
SCALE: 1/2" = 1'-0"



CORRIDOR WIDTH 8
SCALE: 1/2" = 1'-0"



PROTRUDING OBJECTS 1
SCALE: 1/4" = 1'-0"

NOT USED 2
SCALE: 3" = 1'-0"

NOT USED 3
SCALE: 1/2" = 1'-0"

NOT USED 4
SCALE: 1/2" = 1'-0"

ACCESSIBILITY NOTES:

- FOR RESTROOMS ACCESSIBLE TO THE PUBLIC, THE WALLS AND FLOOR OF TOILET, BATHING AND SHOWER ROOMS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTIONS OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE THAT EXTENDS UPWARD ONTO THE WALLS AT LEAST 6". WALLS AND PARTITIONS WITH A SMOOTH, HARD, NONABSORBENT SURFACE SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF 4 FEET ABOVE THE FINISHED FLOOR AND EXCEPT FOR STRUCTURAL ELEMENTS USED IN SUCH WALLS SHALL BE OF A TYPE THAT IS NOT ADVERSELY AFFECTED BY MOISTURE. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
- ALL DIMENSIONS ARE ABOVE FINISHED FLOOR (A.F.F.). DIMENSIONS THAT ARE NOT STATED AS "MAXIMUM" OR "MINIMUM" ARE ABSOLUTE.
- ALL DIMENSIONS ARE TO FINISH SURFACES AND SHALL BE CONSIDERED "CLEAR" DIMENSIONS. THE ACCESSIBLE 5 FOOT TURNING CIRCLE IS A CLEAR DIMENSION CONTIGUOUS FROM THE FLOOR AND UP THE WALLS. THE FINISHED BASE AND/OR TRIM MATERIALS SHALL NOT DIMINISH THE REQUIRED 5 FOOT DIMENSION AT THE FLOOR OR THE WALLS OF THE ROOM. GO SHALL LAY OUT THE WORK TO ACCOMMODATE THE THICKNESS OF MATERIALS AND ALLOW FOR VARIATIONS IN EXISTING AND NEW SURFACES AND MATERIALS TO PROVIDE THE REQUIRED "CLEAR" DIMENSIONS.
- IF TOILETS ARE UPGRADED TO MEET ADA COMPLIANCE, REFER TO SHEET A00.01 FOR ACCESSIBILITY DETAILS. NOTES AND THE ACCESSIBILITY DETAILS.
- DETAILS SUPERSEDE PLANS. IN THE EVENT OF CONFLICTING INFORMATION GO TO CONTACT ARCHITECT IMMEDIATELY.
- FLOOR SURFACES SHALL BE SLIP-RESISTANT.
- EVERY CORRIDOR AND AISLE SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE NOT LESS THAN 44" IN WIDTH.
- ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" IN HEIGHT. LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. BEVEL OTHERS WITH A SLOPE NO GREATER THAN 1:2.
- LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. MOUNT DOOR OPENING HARDWARE BETWEEN 30" AND 44" ABOVE FLOOR FINISH.
- MAXIMUM PULL OR PUSH EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, MEASURED AT RIGHT ANGLES TO HINGED DOORS AND AT CENTER PLANE OF SLIDING OR FOLDING DOORS. CORRESPONDING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. MAXIMUM EFFORT TO OPERATE REQUIRED FIRE DOORS MAY BE INCREASED NOT TO EXCEED 15 POUNDS.
- THE BOTTOM 10" OF ALL DOORS (EXCEPT SLIDING AND AUTOMATIC) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. PROVIDE A 10" HIGH SMOOTH PANEL ON THE PUSH SIDE OF NARROW FRAME DOORS.
- EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE NOT LESS THAN 3' IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32".
- WHERE A PAIR OF DOORS IS PROVIDED, AT LEAST ONE OF THE DOORS SHALL BE UNOBSTRUCTED. UNOBSTRUCTED OPENING WIDTH SHALL BE CAPABLE OF OPENING AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
- IDENTIFY ACCESSIBLE ENTRANCES WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
- THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 44" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION. (REFER TO A.D.A. DRAWING FOR CLEARANCES BASED ON DIFFERENT APPROACHES)
- FLOORS OR LANDINGS SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OF THE DOORWAY. CHANGE IN LEVEL BETWEEN 1/4" AND 1/2" SHALL BE BEVELLED WITH A SLOPE NO GREATER THAN 1:2.
- TO ALERT THE VISUALLY IMPAIRED, MARK THE UPPER APPROACH AND THE LOWER APPROACH TO EACH INTERIOR STAIR WITH A STRIP OF CONTRASTING COLOR AT LEAST 2" WIDE, FULLY EXPOSED AND NOT MORE THAN 1" FROM THE NO. 1 STEP OR LANDING. THE STRIP SHALL BE OF A TYPE THAT IS SLIP RESISTANT AS THE OTHER TREADS OF THE STAIR.
- CENTER ELECTRICAL RECEPTACLE OUTLETS NOT LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORM.
- SANITARY FACILITIES LOCAL TO ACCESSIBLE FLOOR OF A BUILDING SHALL BE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED.
- ENTRY TO SANITARY FACILITIES: A. 44" CLEAR AISLES OR CORRIDORS WHERE OCCUPANT LOAD IS 10 OR MORE. B. DOORWAYS TO SANITARY FACILITIES SHALL BE 48" CLEAR LEVEL. C. ON APPROACH TO SANITARY FACILITIES, 48" CLEAR LEVEL SPACE WITH NO SWINGS TOWARD APPROACH AND 44" SPACE WITH NO SWINGS AWAY FROM APPROACH. REFER TO ADA DRAWING FOR CLEARANCES BASED ON DIFFERENT APPROACHES.
- THE AMERICANS WITH DISABILITIES ACT (A.D.A.) PROVIDES THAT ALTERATIONS TO A FACILITY MUST BE MADE IN SUCH A MANNER THAT, TO THE MAXIMUM EXTENT FEASIBLE, THE ALTERED PORTIONS OF THE FACILITY ARE READILY ACCESSIBLE TO INDIVIDUALS WITH DISABILITIES. OWNER AND GENERAL CONTRACTOR ACKNOWLEDGES THAT THE REQUIREMENTS OF A.D.A. WILL BE SUBJECT TO VARIOUS AND POSSIBLY CONTRADICTORY INTERPRETATIONS. THE ARCHITECT THEREFORE, WILL USE ITS BEST PROFESSIONAL EFFORTS TO INTERPRET A.D.A. REQUIREMENTS AND OTHER FEDERAL, STATE AND LOCAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS AS THEY APPLY TO THE PROJECT. THE ARCHITECT, HOWEVER, CANNOT AND DOES NOT WARRANT OR GUARANTEE THAT ORANGE COUNTY GOVERNMENT WILL COMPLY WITH ALL INTERPRETATIONS OF THE A.D.A. REQUIREMENTS AND/OR THE OTHER FEDERAL, STATE AND LOCAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS AS THEY APPLY TO THE PROJECT.
- THE SCOPE OF WORK INDICATED ON THESE DRAWINGS IS FOR SPECIFIC ITEMS SELECTED BY OWNER FOR CUSTOMER ACCESS TO GOODS AND SERVICES. NOTE THAT SOME AREAS OF ACCESS HAVE NOT BEEN INDICATED TO MEET ACCESSIBILITY REQUIREMENTS. ALL OTHER AREAS OF A.D.A. UPGRADE THAT MAY BE REQUIRED AT THIS TIME ARE NOT IN THIS CONTRACT AND ARE NOT INDICATED ON THESE DOCUMENTS. SEE ORANGE COUNTY GOVERNMENT FOR ADDITIONAL INFORMATION CONCERNING OTHER AREAS OF ACCESSIBILITY SCOPE WORK.
- DETAILS AND INFORMATION ON THESE DRAWINGS MUST BE USED IN CONJUNCTION WITH DETAILS ON SHEET A00.01 FOR COMPLIANCE WITH THE REQUIREMENTS OF THE A.D.A.

NOTE: THE DETAILS ON THIS SHEET SUPERSEDE INFORMATION/DETAILS SHOWN IN THE PLANS. IN THE EVENT OF CONFLICTING INFORMATION CONTACT ARCHITECT IMMEDIATELY.



945 N. PENNSYLVANIA AVENUE
WINTER PARK, FLORIDA 32789
OFFICE: (407) 629-1188
FAX: (407) 388-1220
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STATE OF FLORIDA
ALBERT JOSEPH COOPER III, R.A.
Architect • Seal/Signature
AA-C001315
AR-0010460

Construction Documents for:
ORANGE COUNTY
FLORIDA
at:
ORANGE COUNTY IOC I
HUMAN RESOURCES DIVISION
1ST AND 2ND FLOOR ALTERATIONS
450 EAST SOUTH STREET
ORLANDO, FL 32801

Issue	Date & Issue Description	Drawn By	Checked By
1	09.16.16 60% REVIEW SET	YM	KA
2	01.13.17 TEST-FIT	YM	KA
	NEW SCOPE		
3	08.22.17 60% REVIEW SET_R1	LF	KA
	NEW SCOPE		
4	11.27.17 90% REVIEW SET	LF	KA
	NEW SCOPE		
5	01.24.18 PERMIT/ BID SET	LF	KA
	NEW SCOPE		

• SPACE PLANNING

• INTERIOR DESIGN

• PLANNING

• ARCHITECTURE

Client Information

Project Number	Issue Date
16125	
Drawn By	Project Status
YM/LF	
Checked By	Scale
KA	NTS
File Name	
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Consultant • Seal/Signature

Sheet Title:
ACCESSIBILITY INFORMATION

A00.40

Issue	Date & Issue Description	Drawn By	Checked By
1	09.16.16 60% REVIEW SET	YM	KA
2	01.13.17 TEST-FIT	YM	KA
	NEW SCOPE		
3	08.22.17 60% REVIEW SET_R1	LF	KA
	NEW SCOPE		
4	11.27.17 90% REVIEW SET	LF	KA
	NEW SCOPE		
5	01.24.18 PERMIT/ BID SET	LF	KA
	NEW SCOPE		

Client Information

Project Number	Issue Date
16125	09.22.17
Drawn By	Project Status
YM / LF	60% REVIEW_R1
Checked By	Scale
KA	1/4" = 1'-0"

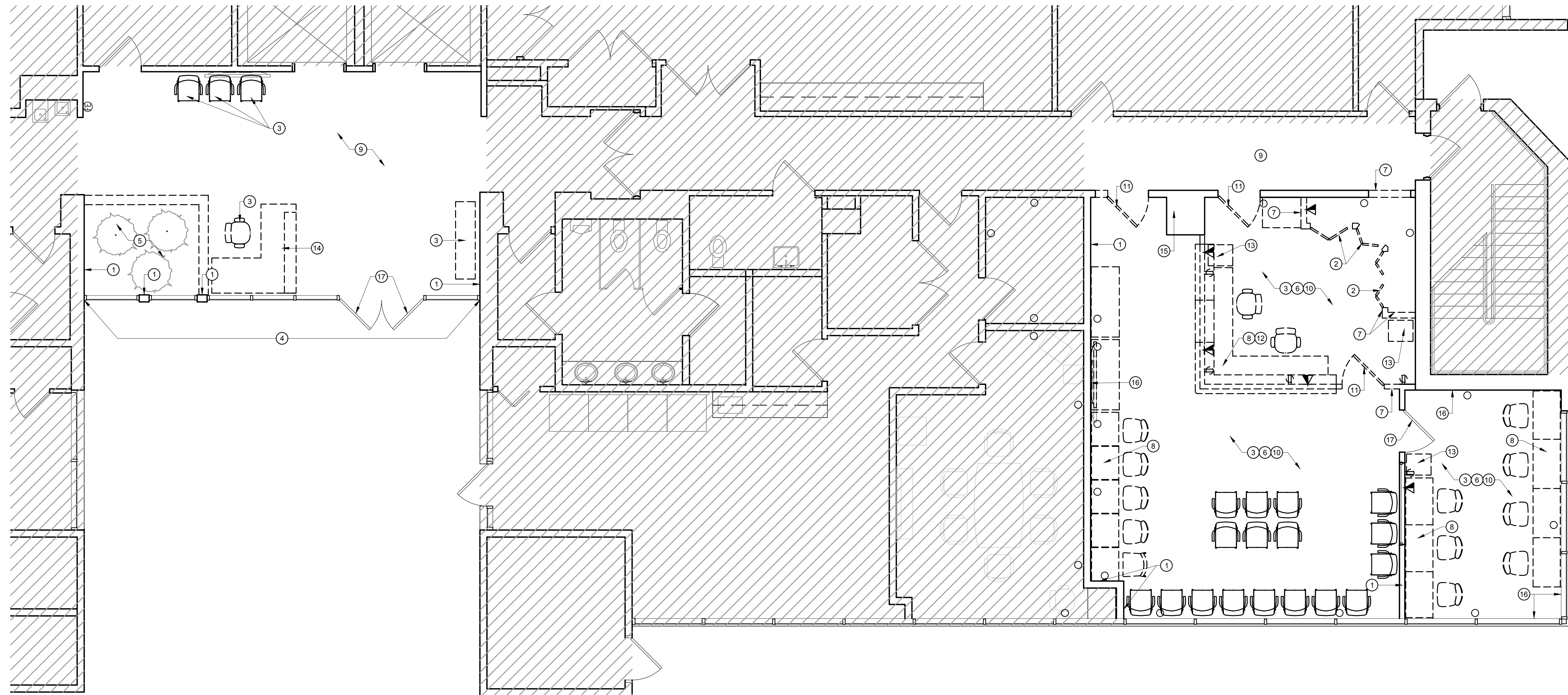
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Consultant • Seal/Signature

Sheet Title:

DEMOLITION PLAN
 1ST FLOOR

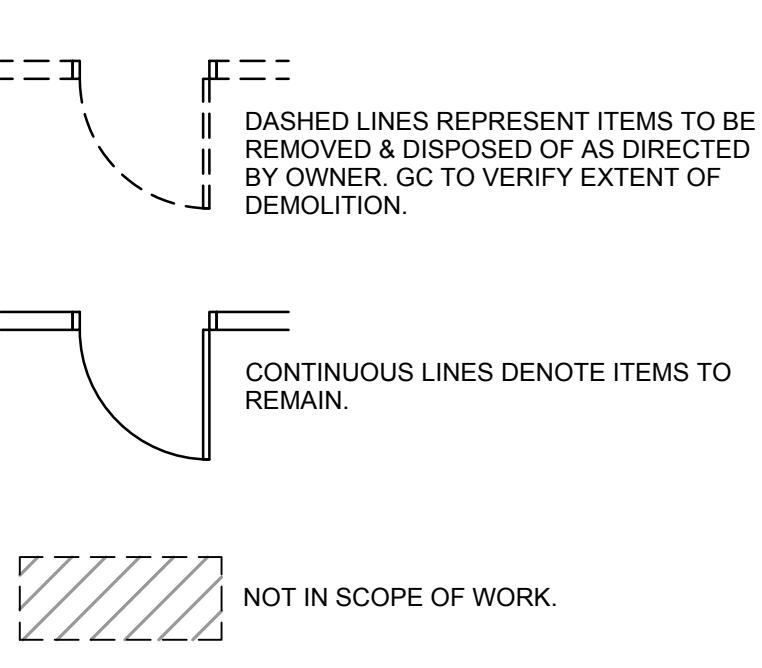
A01.01A



KEY NOTES

- 1 EXISTING WALL PARTITION TO REMAIN. PATCH, REPAIR AND REFINISH WALL AS REQUIRED.
- 2 EXISTING BI-FOLD DOOR AND DOOR FRAMES TO BE REMOVED.
- 3 EXISTING FURNITURE AND/OR EQUIPMENT TO BE REMOVED. GC TO COORDINATE WITH OWNER.
- 4 EXISTING EXTERIOR GLAZING TO REMAIN.
- 5 EXISTING PLANTER TO BE REMOVED. PATCH AND REPAIR FLOOR AS NEEDED.
- 6 EXISTING CEILING GRID TO BE PATCHED AND REPAIRED AS NEEDED. RELOCATE SOME LIGHT FIXTURES, SUPPLY/ RETURN AIR DIFFUSERS, AND FIRE SPRINKLER HEADS.
- 7 PORTION OF EXISTING PARTITION WALL TO BE REMOVED.
- 8 EXISTING MILLWORK TO BE REMOVED.
- 9 EXISTING FLOOR FINISH TO REMAIN. PATCH AND REPAIR AS REQUIRED.
- 10 EXISTING CARPET TILE FLOORING TO BE REMOVED. PREPARE SURFACE TO RECEIVE NEW CARPET TILE. GC TO CAREFULLY REMOVE EXISTING WALL BASE TO PREVENT DAMAGE TO EXISTING WALLS.
- 11 EXISTING DOOR, HARDWARE, AND FRAME TO BE REMOVED AND SALVAGED.
- 12 EXISTING EQUIPMENT TO BE RELOCATED. GC TO COORDINATE RELOCATION WITH OWNER. REFER TO SHEET A02.01A FOR NEW LOCATION.
- 13 EXISTING FILE CABINETS TO BE REMOVED. GC TO COORDINATE WITH OWNER.
- 14 REMOVE EXISTING FURNITURE AND POWER/DATA OUTLETS. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.
- 15 EXISTING COLUMN TO REMAIN. GC TO PROTECT DURING CONSTRUCTION.
- 16 EXISTING WALL OUTLETS TO REMAIN.
- 17 EXISTING DOOR, FRAME AND HARDWARE TO REMAIN. GC TO PROTECT DURING CONSTRUCTION.

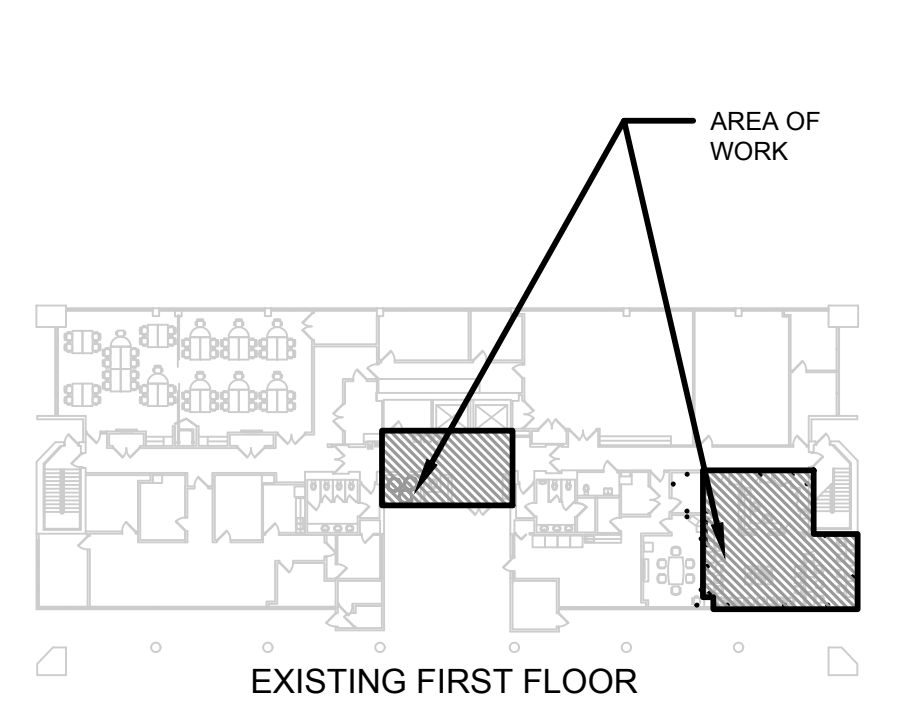
LEGEND



SHEET NOTES

- A. CONTRACTOR TO RESTORE TO ORIGINAL CONDITION ANY FLOOR, WALL, CEILINGS, ETC., DAMAGED DURING CONSTRUCTION OR AFFECTED BY NEW CONSTRUCTION.
- B. NOT USED.
- C. MAINTAIN THE CONTINUITY OF CONSTRUCTION OF ALL FIRE-RATED ASSEMBLIES (I.E. DOORS, GYPSUM ENCLOSURES, SPRAYED FIRE PROOFING, ETC) AT ALL EXISTING & NEW LOCATIONS INCLUDING BUT NOT LIMITED TO STRUCTURAL COLUMNS, BEAMS, AND FLOOR SLAB.
- D. COORDINATE ALL SHUTDOWNS IN UTILITY SERVICE WITH OWNER PRIOR TO PERFORMING SHUTDOWNS IN UTILITY SERVICE PER LANDLORD RULES AND REGULATIONS.
- E. REFER TO ENGINEERING DISCIPLINE DOCUMENTS FOR SCOPE OF DEMOLITION FOR MECHANICAL, ELECTRICAL, FIRE PROTECTION, SPECIAL SYSTEMS, ETC.
- F. PROTECT ALL EXTERIOR WINDOWS (FRAME AND GLAZING), STAIRS, ELEVATORS, AND RESTROOMS FROM DAMAGE DURING DEMOLITION, CONSTRUCTION, AND INSTALLATION PHASES.
- G. GC TO COORDINATE REMOVAL OF EXISTING FREESTANDING AND BUILT IN FURNITURE WITH CLIENT.
- H. ALL EXISTING COLUMNS TO REMAIN. PATCH, REPAIR AND PREPARE FOR NEW FINISH AS REQUIRED.
- I. ALL CONDUITS AND WIRES REMOVED SHALL BE TAKEN BACK TO SOURCE OF SUPPLY. REFER TO ENGINEER'S DRAWINGS.
- J. CONTRACTOR TO PROTECT EXISTING MECHANICAL UNITS AND DUCTWORK TO REMAIN DURING EXTENT OF CONSTRUCTION.

KEY PLAN



Issue	Date & Issue Description	Drawn By	Checked By
1	09.16.16 60% REVIEW SET	YM	KA
2	01.13.17 TEST-FIT	YM	KA
	NEW SCOPE		
3	08.22.17 60% REVIEW SET_R1	LF	KA
	NEW SCOPE		
4	11.27.17 90% REVIEW SET	LF	KA
	NEW SCOPE		
5	01.24.18 PERMIT/ BID SET	LF	KA
	NEW SCOPE		

Client Information

Project Number: 16125 Issue Date: 09.22.17

Drawn By: YM / LF Project Status: 60% REVIEW_R1

Checked By: KA Scale: 1/4" = 1'-0"

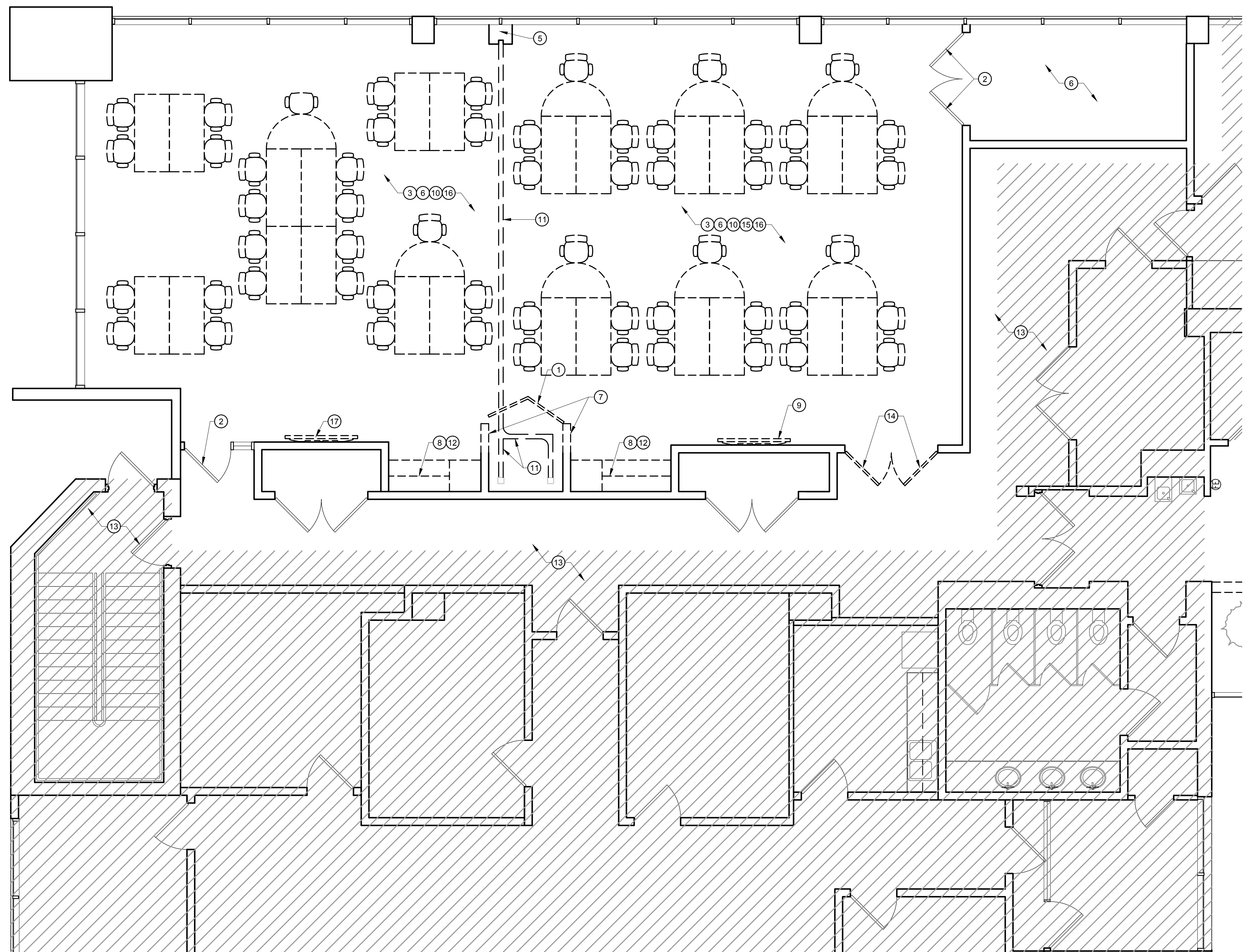
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Consultant • Seal/Signature

Sheet Title:

DEMOLITION PLAN
1ST FLOOR

A01.01B



KEY NOTES

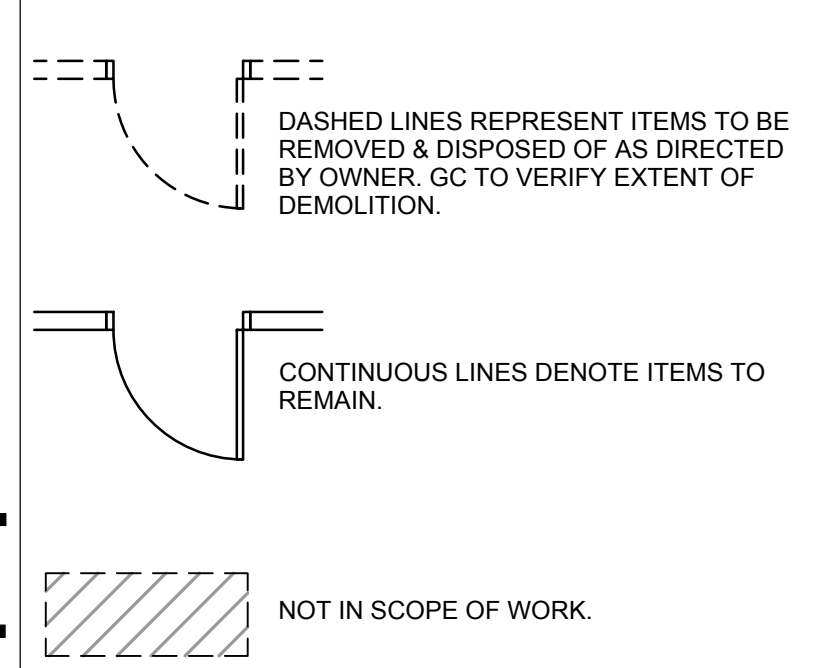
- 1 EXISTING DOOR, FRAME AND HARDWARE TO BE REMOVED.
- 2 EXISTING DOOR AND DOOR FRAMES TO REMAIN.
- 3 EXISTING FURNITURE AND/OR EQUIPMENT TO BE REMOVED. GC TO COORDINATE WITH OWNER.
- 4 NOT USED.
- 5 EXISTING COLUMN TO REMAIN. PATCH AND REPAIR AS NEEDED.
- 6 EXISTING CEILING CONDITIONS TO REMAIN.
- 7 EXISTING PART OF INTERIOR WALL PARTITION TO BE REMOVED.
- 8 EXISTING MILLWORK TO BE REMOVED.
- 9 EXISTING TV TO BE RELOCATED TO PROPOSED MARC TRAINING ROOM. REFER TO SHEET A02.01A FOR MORE INFORMATION.
- 10 EXISTING CARPET TILE FLOORING TO BE REMOVED. PREPARE SURFACE TO RECEIVE NEW CARPET TILE. GC TO CAREFULLY REMOVE EXISTING WALL BASE TO PREVENT DAMAGE TO EXISTING WALLS.
- 11 EXISTING FOLDING WALL SYSTEM AND TRACK TO BE REMOVED. EXISTING STRUCTURAL SUPPORT TO REMAIN.
- 12 EXISTING EQUIPMENT TO BE RELOCATED. GC TO COORDINATE RELOCATION WITH OWNER.
- 13 AREA NOT IN SCOPE OF WORK.
- 14 REMOVAL OF EXISTING DOUBLE DOOR TO BE PRICED AS AN ALTERNATE.

- 15 TRANSFER ALL EXISTING FURNITURE AND EQUIPMENT TO PROPOSED MARC TRAINING ROOM. GC TO COORDINATE WITH OWNER. REFER TO SHEET A02.01A FOR MORE INFORMATION.
- 16 REMOVE POWER STRIP AND FLOOR BOX OUTLETS. PATCH AND REPAIR AS NEEDED.
- 17 EXISTING TV TO BE REMOVED. GC TO COORDINATE WITH OWNER.

ADDITIVE BID ITEMS

- 1. CONTRACTOR TO PRICE OUT INSTALLATION OF DOOR, FRAME & HARDWARE AS AN ADDITIVE BID ITEM.

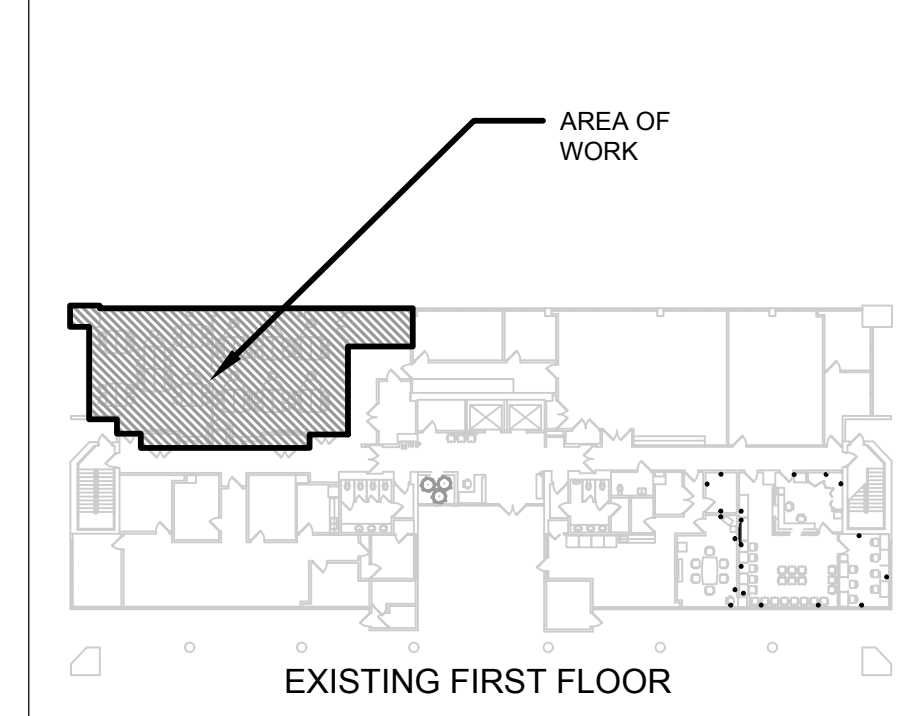
LEGEND



SHEET NOTES

- A. CONTRACTOR TO RESTORE TO ORIGINAL CONDITION ANY FLOOR, WALL, CEILINGS, ETC., DAMAGED DURING CONSTRUCTION OR AFFECTED BY NEW CONSTRUCTION.
- B. ALL EXISTING FLOOR FINISH, ADHESIVES & OTHER FLOOR MATERIALS TO BE REMOVED. GC TO PREP FLOOR TO ALLOW FOR NEW FINISHES IN PROPOSED ENCLOSED SPACE. REFER TO SHEET A05.01B FOR EXTENT OF PROPOSED WORK.
- C. MAINTAIN THE CONTINUITY OF CONSTRUCTION OF ALL FIRE-RATED ASSEMBLIES (I.E. DOORS, GYPSUM ENCLOSURES, SPRAYED FIRE PROOFING, ETC) AT ALL EXISTING & NEW LOCATIONS INCLUDING BUT NOT LIMITED TO STRUCTURAL COLUMNS, BEAMS, AND FLOOR SLAB.
- D. COORDINATE ALL SHUTDOWNS IN UTILITY SERVICE WITH OWNER PRIOR TO PERFORMING SHUTDOWNS IN UTILITY SERVICE PER LANDLORD RULES AND REGULATIONS.
- E. REFER TO ENGINEERING DISCIPLINE DOCUMENTS FOR SCOPE OF DEMOLITION FOR MECHANICAL, ELECTRICAL, FIRE PROTECTION, SPECIAL SYSTEMS, ETC.
- F. PROTECT ALL EXTERIOR WINDOWS (FRAME AND GLAZING), STAIRS, ELEVATORS, AND RESTROOMS FROM DAMAGE DURING DEMOLITION, CONSTRUCTION, AND INSTALLATION PHASES.
- G. GC TO COORDINATE REMOVAL OF EXISTING FREESTANDING AND BUILT IN FURNITURE WITH CLIENT.
- H. ALL EXISTING COLUMNS TO REMAIN. PATCH, REPAIR AND PREPARE FOR NEW FINISH AS REQUIRED.
- I. ALL CONDUITS AND WIRES REMOVED SHALL BE TAKEN BACK TO SOURCE OF SUPPLY. REFER TO ENGINEER'S DRAWINGS.
- J. CONTRACTOR TO PROTECT EXISTING MECHANICAL UNITS AND DUCTWORK TO REMAIN DURING EXTENT OF CONSTRUCTION.

KEY PLAN



Issue	Date & Issue Description	Drawn By	Checked By
1	09.16.16 60% REVIEW SET	YM	KA
2	01.13.17 TEST-FIT NEW SCOPE	YM	KA
3	08.22.17 60% REVIEW SET_R1 NEW SCOPE	LF	KA
4	11.27.17 90% REVIEW SET NEW SCOPE	LF	KA
5	01.24.18 PERMIT/ BID SET NEW SCOPE	LF	KA

• PLANNING

• INTERIOR DESIGN

Client Information

ARCHITECTURE

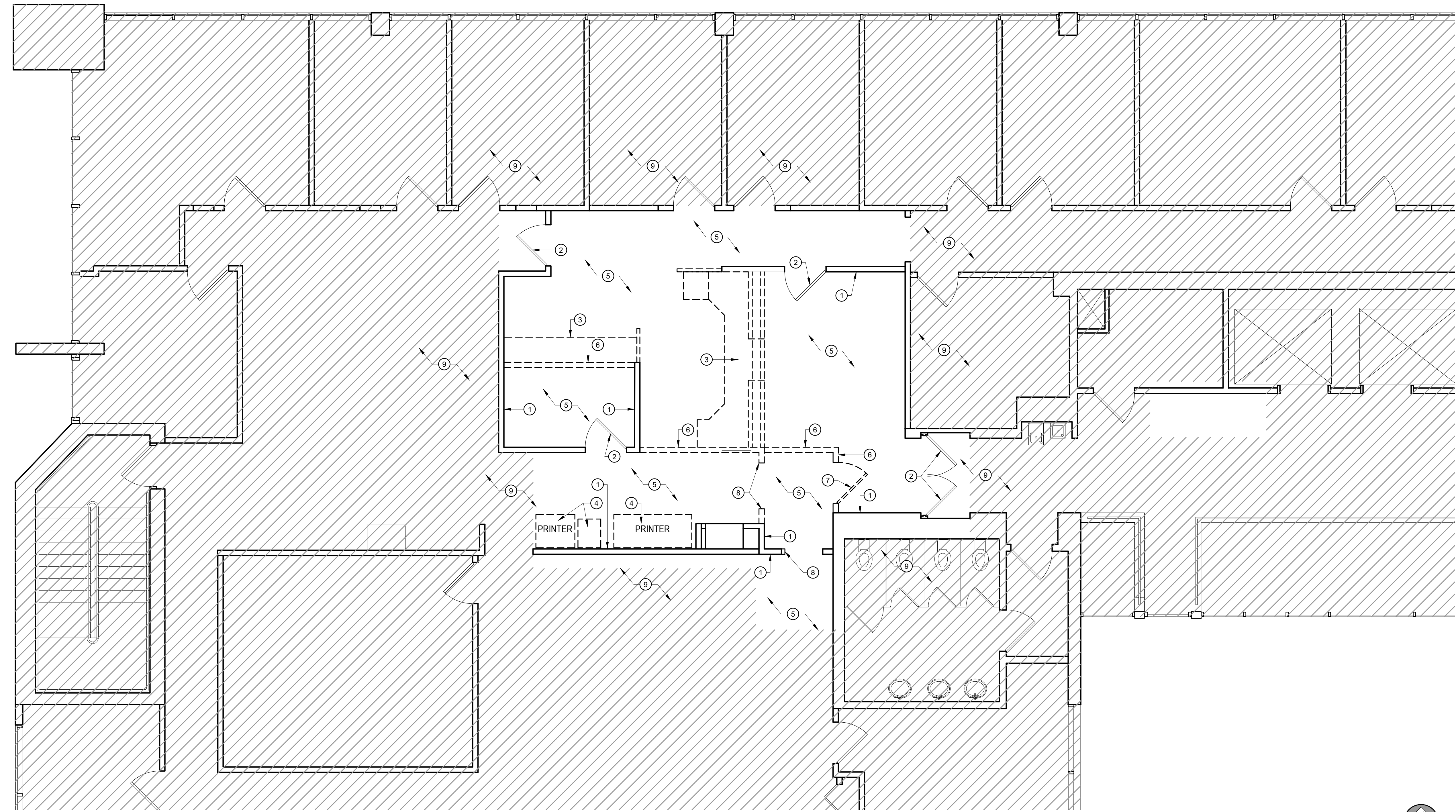
Project Number	Issue Date
16125	09.22.17
Drawn By	Project Status
YM / LF	60% REVIEW_R1
Checked By	Scale
KA	1/4" = 1'-0"

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Consultant • Seal/Signature

Sheet Title:
**DEMOLITION PLAN
2ND FLOOR**

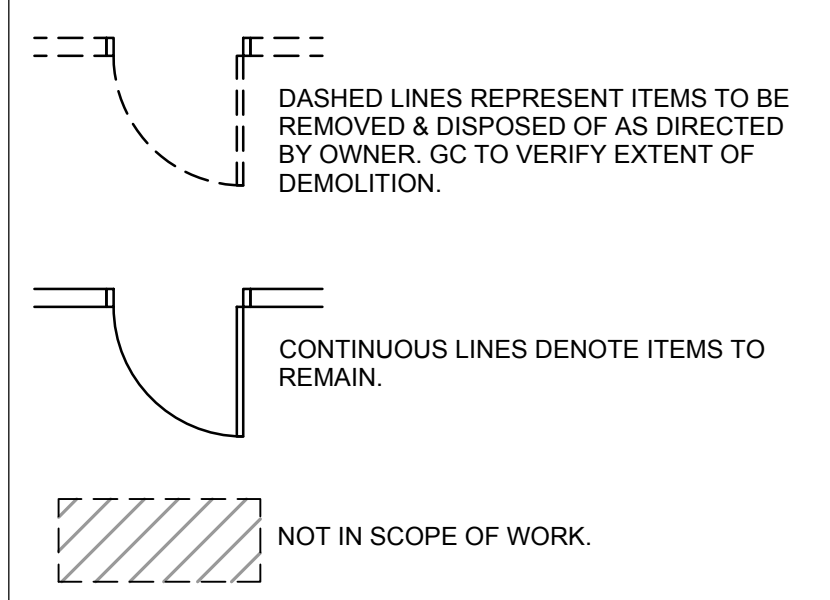
A01.02



KEY NOTES

- ① EXISTING WALL PARTITION TO REMAIN. PATCH, REPAIR AND REFINISH WALL AS REQUIRED. REFER TO SHEET A05.02 FOR MORE INFORMATION.
- ② EXISTING DOOR AND FRAME TO REMAIN.
- ③ EXISTING MILLWORK TO BE REMOVED. GC TO COORDINATE REMOVAL & RELOCATION OF EQUIPMENT AND/OR FURNITURE WITH OWNER.
- ④ GC TO COORDINATE RELOCATION OF EXISTING EQUIPMENT AND/OR FURNITURE WITH OWNER.
- ⑤ EXISTING CARPET TILE FLOORING TO REMAIN. PATCH AND REPAIR AS REQUIRED. REFER TO SHEET A02.02 FOR MORE INFORMATION.
- ⑥ EXISTING INTERIOR WALL PARTITION TO BE REMOVED.
- ⑦ EXISTING DOOR, HARDWARE, AND FRAME TO BE REMOVED AND SALVAGED. REFER TO SHEET A02.02 FOR NEW LOCATION.
- ⑧ PORTION OF EXISTING PARTITION WALL TO BE REMOVED. REFER TO CONSTRUCTION PLAN FOR MORE INFORMATION.
- ⑨ AREA NOT IN SCOPE OF WORK.

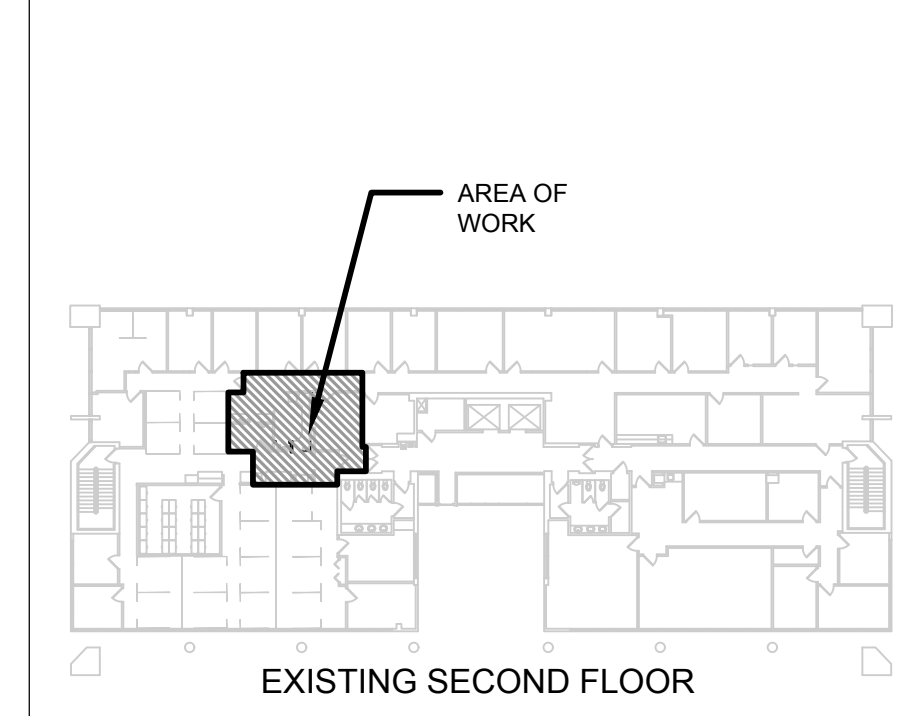
LEGEND



SHEET NOTES

- A. CONTRACTOR TO RESTORE TO ORIGINAL CONDITION ANY FLOOR, WALL, CEILINGS, ETC., DAMAGED DURING CONSTRUCTION OR AFFECTED BY NEW CONSTRUCTION.
- B. NOT USED.
- C. MAINTAIN THE CONTINUITY OF CONSTRUCTION OF ALL FIRE-RATED ASSEMBLIES (I.E. DOORS, GYPSUM ENCLOSURES, SPRAYED FIRE PROOFING, ETC) AT ALL EXISTING & NEW LOCATIONS INCLUDING BUT NOT LIMITED TO STRUCTURAL COLUMNS, BEAMS, AND FLOOR SLAB.
- D. COORDINATE ALL SHUTDOWNS IN UTILITY SERVICE WITH OWNER PRIOR TO PERFORMING SHUTDOWNS IN UTILITY SERVICE PER LANDLORD RULES AND REGULATIONS.
- E. REFER TO ENGINEERING DISCIPLINE DOCUMENTS FOR SCOPE OF DEMOLITION FOR MECHANICAL, ELECTRICAL, FIRE PROTECTION, SPECIAL SYSTEMS, ETC.
- F. PROTECT ALL EXTERIOR WINDOWS (FRAME AND GLAZING), STAIRS, ELEVATORS, AND RESTROOMS FROM DAMAGE DURING DEMOLITION, CONSTRUCTION, AND INSTALLATION PHASES.
- G. GC TO COORDINATE REMOVAL OF EXISTING FREESTANDING AND BUILT IN FURNITURE WITH CLIENT.
- H. ALL EXISTING COLUMNS TO REMAIN. PATCH, REPAIR AND PREPARE FOR NEW FINISH AS REQUIRED.
- I. ALL CONDUITS AND WIRES REMOVED SHALL BE TAKEN BACK TO SOURCE OF SUPPLY. REFER TO ENGINEER'S DRAWINGS.
- J. CONTRACTOR TO PROTECT EXISTING MECHANICAL UNITS AND DUCTWORK TO REMAIN DURING EXTENT OF CONSTRUCTION.

KEY PLAN



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1	09.16.16 60% REVIEW SET	YM	KA
2	01.13.17 TEST-FIT	YM	KA
	NEW SCOPE		
3	08.22.17 60% REVIEW SET_R1	LF	KA
	NEW SCOPE		
4	11.27.17 90% REVIEW SET	LF	KA
	NEW SCOPE		
5	01.24.18 PERMIT/ BID SET	LF	KA
	NEW SCOPE		

Client Information

ARCHITECTURE

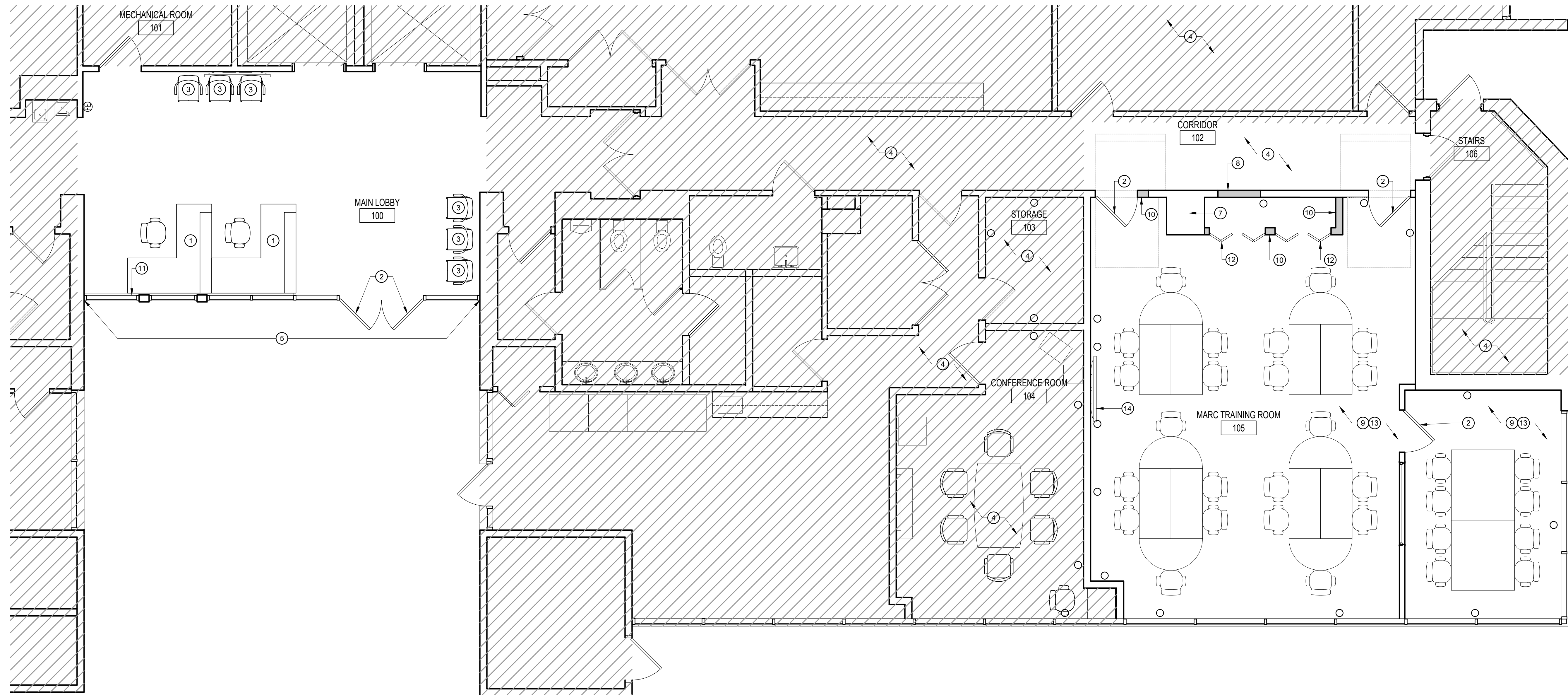
Project Number	Issue Date
16125	09.22.17
Drawn By	Project Status
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Checked By	Scale
KA	1/4" = 1'-0"

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Consultant • Seal/Signature

Sheet Title:
**CONSTRUCTION PLAN
 1ST FLOOR**

A02.01A






• PLANNING
 • INTERIOR DESIGN
 • SPACE PLANNING

KEY NOTES

- ① NEW SECURITY/RECEPTION DESK FURNITURE.
- ② EXISTING TO REMAIN DOOR AND FRAME.
- ③ NEW CHAIRS BY VENDOR.
- ④ AREA NOT IN SCOPE OF WORK.
- ⑤ EXISTING STOREFRONT TO REMAIN.
- ⑥ NEW LOCATION FOR RELOCATED DOOR AND HARDWARE.
- ⑦ EXISTING COLUMN TO REMAIN. PATCH AND REPAIR AS NEEDED.
- ⑧ INFILL OPENING TO MATCH EXISTING CONDITIONS OF WALL PARTITION. PATCH, REPAIR AND PAINT ENTIRE WALL TO MATCH EXISTING CONDITIONS.
- ⑨ TRANSFER EXISTING FURNITURE AND EQUIPMENT FROM PREVIOUS MARC TRAINING ROOM. GC TO COORDINATE WITH OWNER.
- ⑩ NEW WALL PARTITION TO MATCH EXISTING CONDITIONS.
- ⑪ NEW POWER STRIP FOR PROPOSED FURNITURE DESKS.
- ⑫ NEW 4'-0" BI-FOLD DOORS AND FRAME TO BE INSTALLED.
- ⑬ NEW CARPET FINISH, WALL BASE AND WALL PAINT.
- ⑭ NEW LOCATION FOR RELOCATED TV.

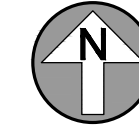
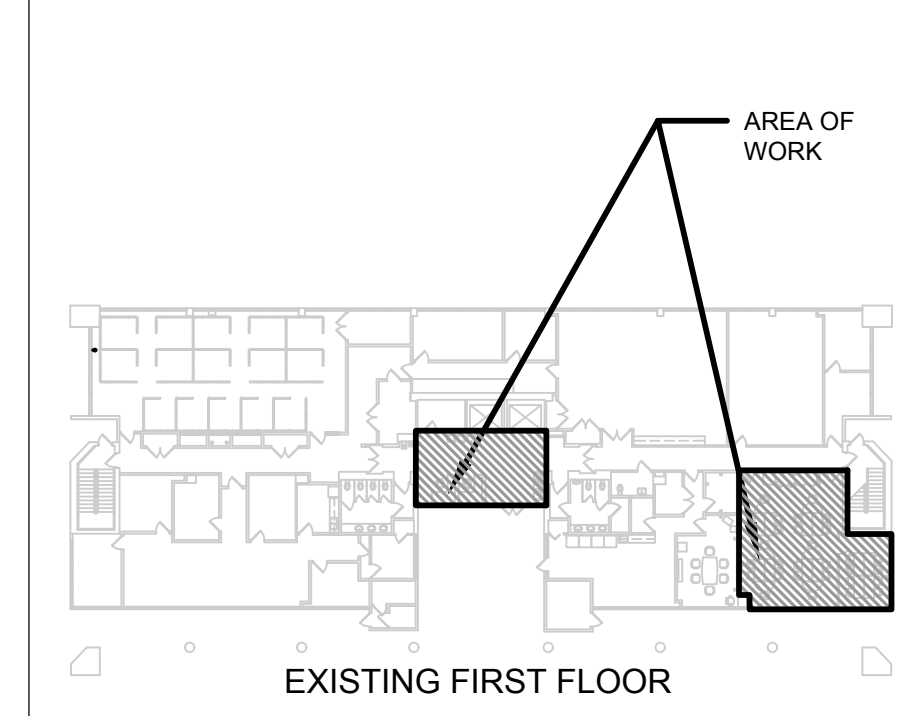
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SYMBOL	REMARKS
	EXISTING WALL
	NEW WALL PARTITION
	NOT IN SCOPE OF WORK

SHEET NOTES

A. SEE FURNITURE PLAN BY ICS - SEPARATE PACKAGE. VERIFY ALL FURNITURE SHOWN WITH VENDOR.

KEY PLAN



Issue	Date & Issue Description	Drawn By	Checked By
1	09.16.16 60% REVIEW SET	YM	KA
2	01.13.17 TEST-FIT	YM	KA
	NEW SCOPE		
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	NEW SCOPE		
4	11.27.17 90% REVIEW SET	LF	KA
	NEW SCOPE		
5	01.24.18 PERMIT/ BID SET	LF	KA
	NEW SCOPE		

• SPACE PLANNING

• INTERIOR DESIGN

• PLANNING

Client Information

ARCHITECTURE

Project Number	16125	Issue Date	09.22.17
Drawn By	YM / LF	Project Status	60% REVIEW_R1
Checked By	KA	Scale	1/4" = 1'-0"

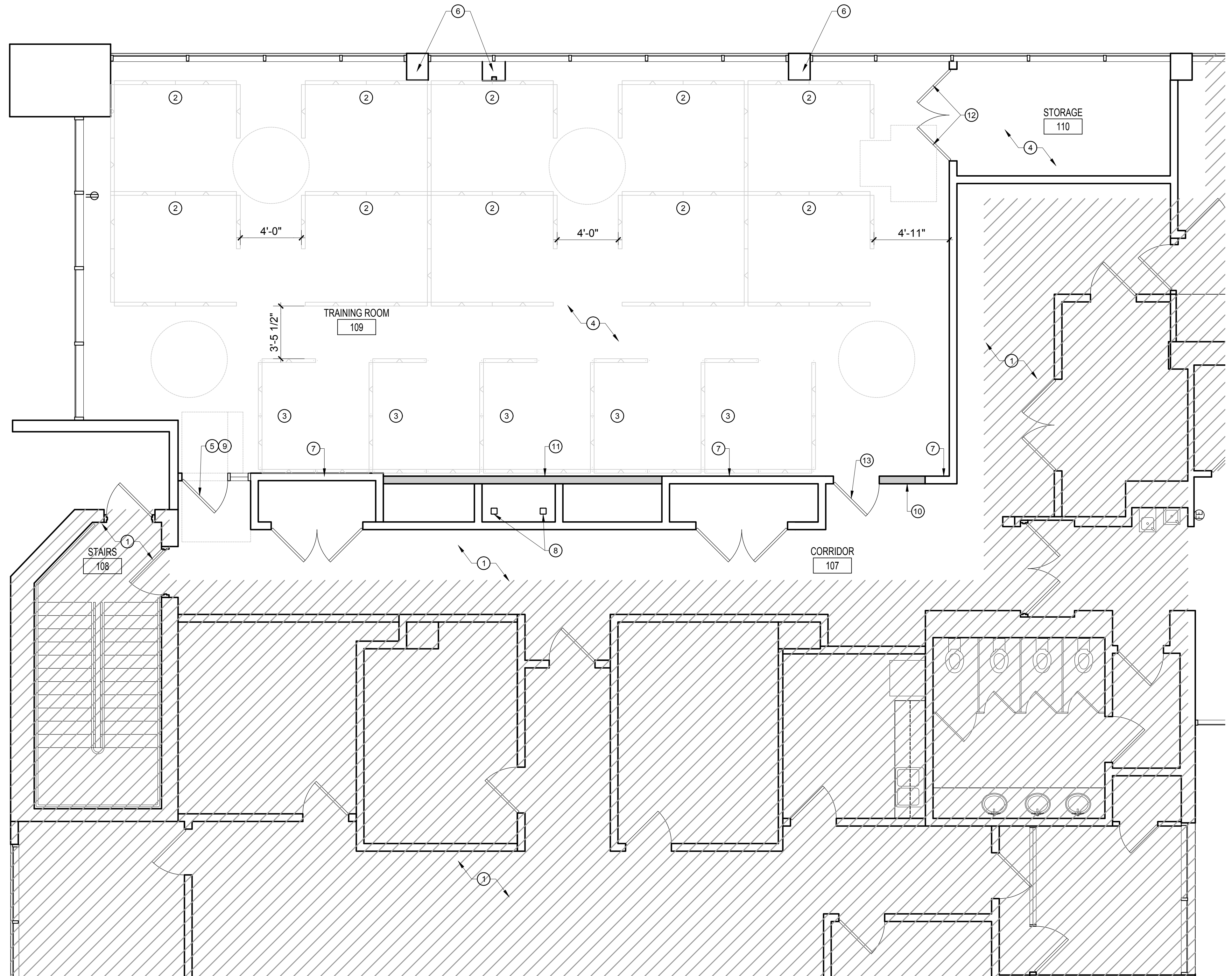
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Consultant • Seal/Signature

Sheet Title:

CONSTRUCTION PLAN
1ST FLOOR




A02.01B



KEY NOTES

- ① AREA NOT IN SCOPE OF WORK.
- ② NEW 7X8 WORKSTATION FURNITURE. GC TO COORDINATE WITH VENDOR.
- ③ NEW 7X7 WORKSTATION FURNITURE. GC TO COORDINATE WITH VENDOR.
- ④ NEW CARPET FINISH, WALL BASE AND WALL PAINT.
- ⑤ EXISTING DOOR TO REMAIN. PROVIDE NEW ELECTRONIC CARD ACCESS (WIRELESS).
- ⑥ EXISTING COLUMN TO REMAIN. PATCH AND REPAIR AS NEEDED.
- ⑦ EXISTING WALL TO REMAIN. PATCH AND REPAIR AS NEEDED.
- ⑧ EXISTING STRUCTURAL COLUMNS TO REMAIN.
- ⑨ G.C. TO COORDINATE WITH Orange County FOR DOOR LOCK AND HARDWARE REQUIREMENTS.
- ⑩ INFILL OPENING TO MATCH EXISTING CONDITIONS OF WALL PARTITION. PATCH, REPAIR AND PAINT ENTIRE WALL TO MATCH EXISTING CONDITIONS.
- ⑪ NEW WALL PARTITION TO MATCH EXISTING CONDITIONS.
- ⑫ EXISTING DOOR TO REMAIN.
- ⑬ NEW 3'-0" GLASS DOOR TO BE INSTALLED WITH "ADAMS RIGHT LOCKSET" AND NEW CARD READER. GC TO PRICE INSTALLATION OF DOOR AND CARD READER AS AN ADDITIVE.

LEGEND

SYMBOL	REMARKS
	EXISTING WALL
	NEW WALL PARTITION
	NOT IN SCOPE OF WORK

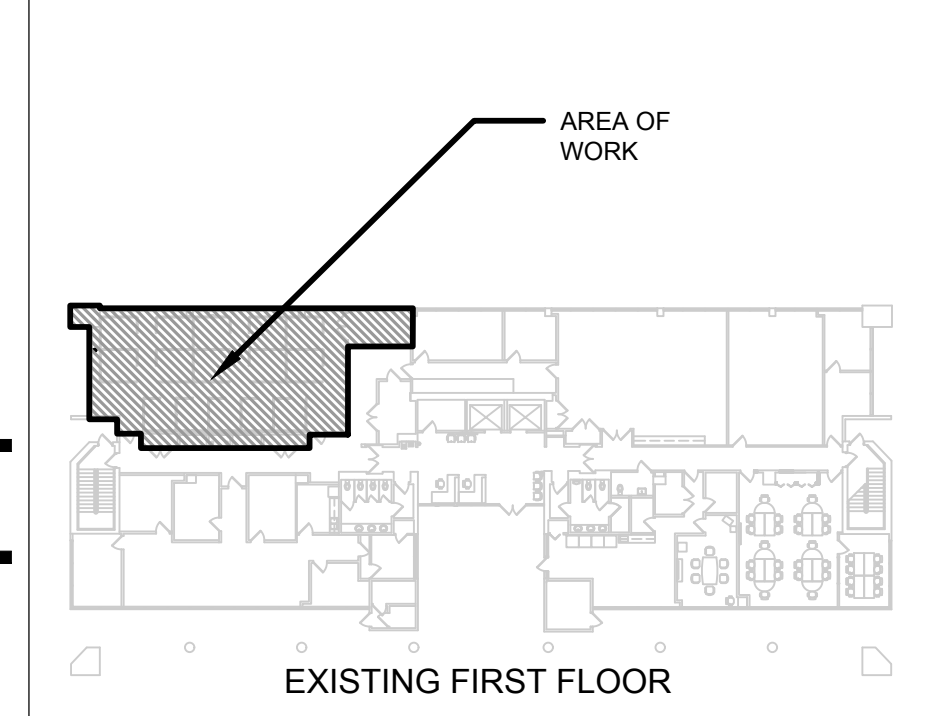
SHEET NOTES

- A. (15) NEW WORKSTATIONS
- B. (10) 7X8 WORKSTATIONS AND (5) 7X7 WORKSTATION. ALL WITH CHAIRS.
- C. SEE FURNITURE PLAN BY ICS - SEPARATE PACKAGE. VERIFY ALL FURNITURE SHOWN WITH VENDOR.

ADDITIVE BID ITEMS

- 1. CONTRACTOR TO PRICE OUT INSTALLATION OF DOOR AND CARD READER AS ADDITIVE BID ITEM.

KEY PLAN



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	NEW SCOPE		
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	NEW SCOPE		
5	01.24.18 PERMIT/ BID SET	LF	KA
	NEW SCOPE		

• SPACE PLANNING

• INTERIOR DESIGN

• PLANNING

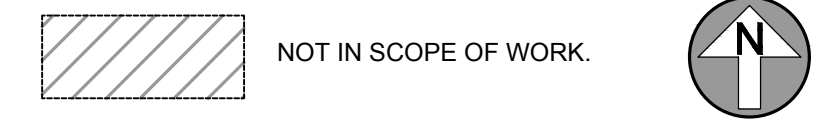
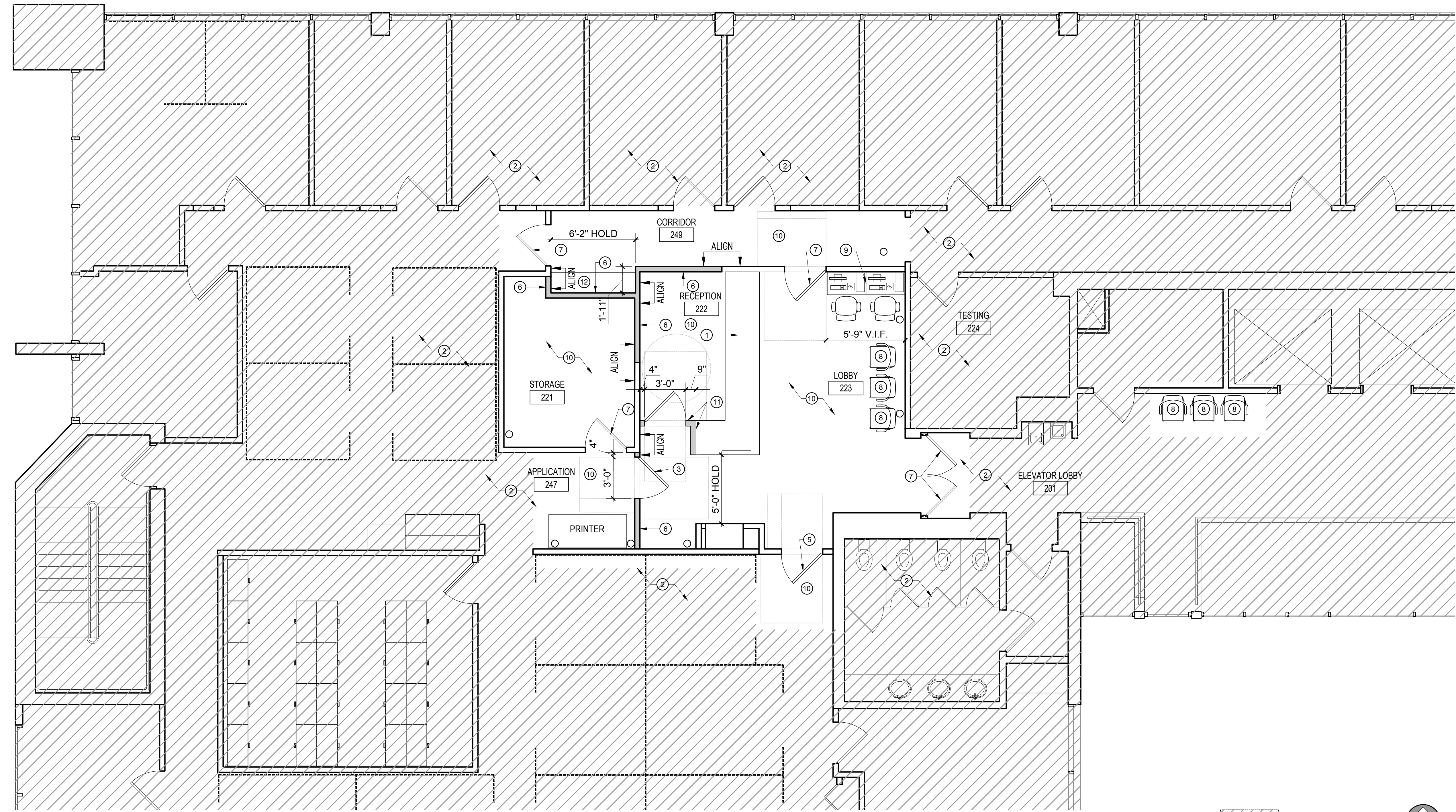
Client Information

ARCHITECTURE

Project Number	16125	Issue Date	09.22.17
Drawn By	YM / LF	Project Status	60% REVIEW_R1
Checked By	KA	Scale	1/4"=1'-0"

File Name
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Consultant • Seal/Signature



KEY NOTE

- ① NEW RECEPTION DESK FURNITURE TO BE COORDINATED WITH VENDOR. GC TO COORDINATE RELOCATION OF EXISTING EQUIPMENT FROM 1ST FLOOR WITH OWNER.
- ② AREA NOT IN SCOPE OF WORK.
- ③ NEW LOCATION FOR EXISTING DOOR AND HARDWARE. GC TO PROVIDE FLOOR DOOR STOP.
- ④ NOT USED.
- ⑤ NEW 3'-0" DOOR. DOOR TO RECEIVE ELECTRONIC CARD ACCESS WITH REMOTE DOOR RELEASE. GC TO COORDINATE HARDWARE REQUIREMENTS WITH OWNER.
- ⑥ NEW WALL PARTITION TO MATCH EXISTING CONDITIONS.
- ⑦ EXISTING DOOR TO REMAIN. DOOR TO RECEIVE ELECTRONIC CARD ACCESS WITH REMOTE DOOR RELEASE. GC TO COORDINATE HARDWARE REQUIREMENTS WITH OWNER.
- ⑧ NEW CHAIRS BY OWNER. GC TO COORDINATE INSTALLATION WITH FURNITURE VENDOR.
- ⑨ NEW COMPUTER STATION BY FURNITURE VENDOR.
- ⑩ EXISTING CARPET TO REMAIN. GC TO PATCH AND REPAIR AREAS AS NEEDED USING EXISTING CARPET IN STOCK. COORDINATE WITH OWNER.
- ⑪ NEW LOW WALL PARTITION TO MATCH EXISTING CONDITIONS. COORDINATE WALL HEIGHT WITH FURNITURE.
- ⑫ NEW MAIL DROP FURNITURE BY VENDOR.

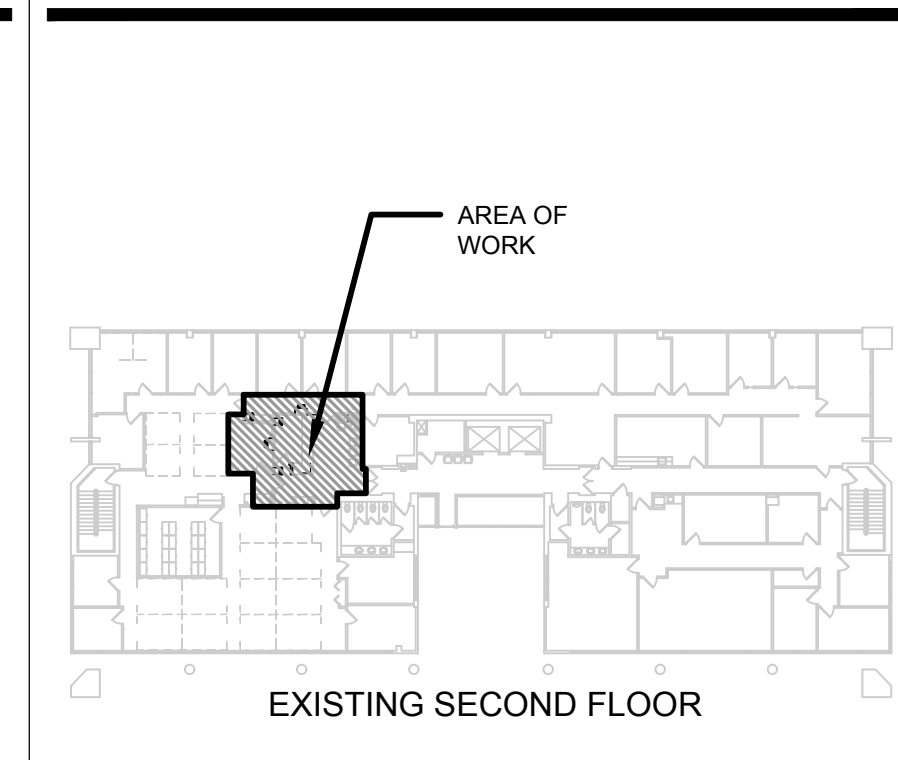
LEGEND

SYMBOL	REMARKS
	EXISTING WALL
	NEW WALL PARTITION
	NOT IN SCOPE OF WORK

SHEET NOTES

- A. SEE FURNITURE PLAN BY ICS - SEPARATE PACKAGE. VERIFY ALL FURNITURE SHOWN WITH VENDOR.
- B. NEW RECEPTION DESK BY VENDOR WITH CHAIRS.


KEY PLAN



Sheet Title:
**CONSTRUCTION PLAN
 2ND FLOOR**

A02.02

Construction Documents for:



at:
ORANGE COUNTY IOC I
HUMAN RESOURCES DIVISION
1ST AND 2ND FLOOR ALTERATIONS
450 EAST SOUTH STREET
ORLANDO, FL 32801

Issue	Date & Issue Description	Drawn By	Checked By
1	09.16.16 60% REVIEW SET	YM	KA
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	NEW SCOPE		
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	NEW SCOPE		
4	11.27.17 90% REVIEW SET	LF	KA
	NEW SCOPE		
5	01.24.18 PERMIT/BID SET	LF	KA
	NEW SCOPE		

Client Information

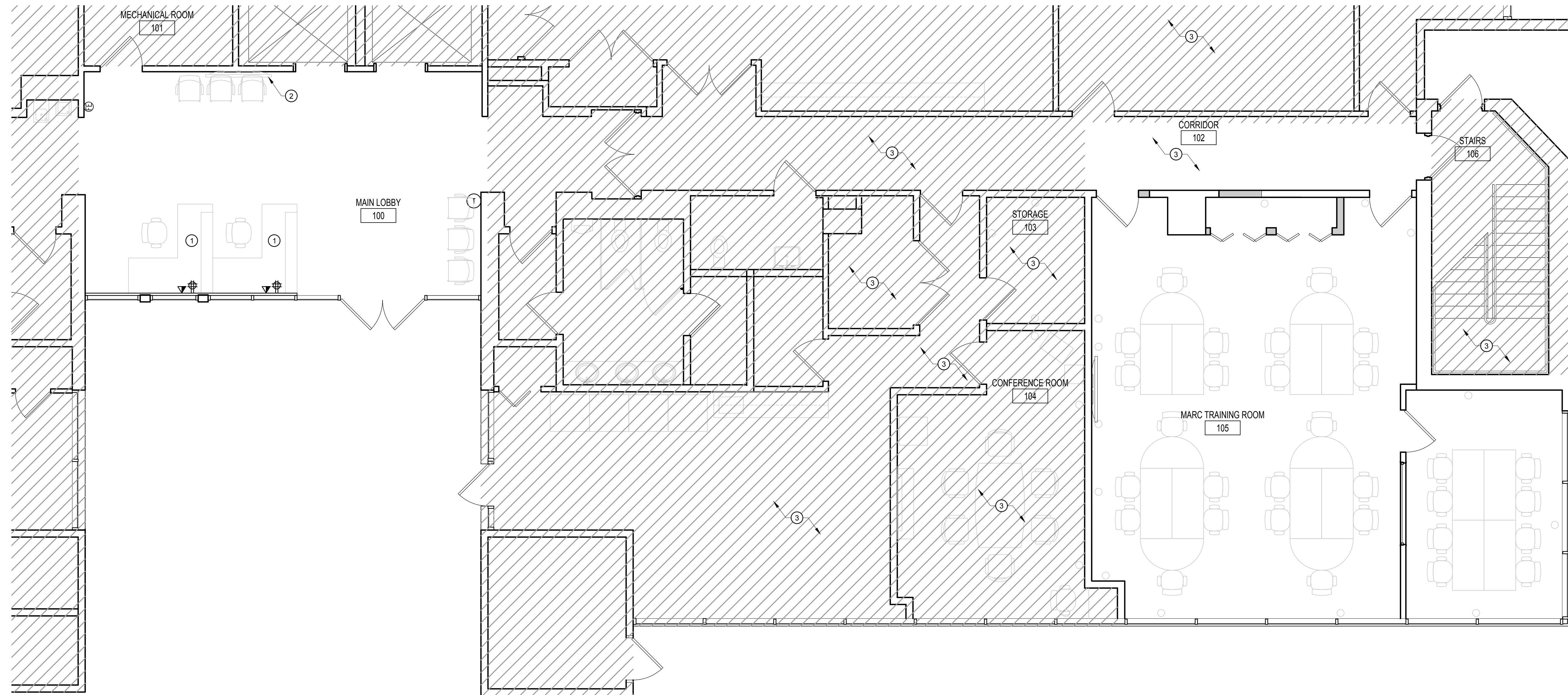
Project Number	Issue Date
16125	09.22.17
Drawn By	Project Status
YM/ LF	60% REVIEW_R1
Checked By	Scale
KA	1/4"=1'-0"

File Name
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Consultant • Seal/Signature

Sheet Title:
**POWER & COMMUNICATION PLAN
1ST FLOOR**

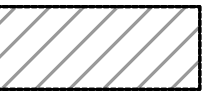
A03.01A



KEY NOTES

- ① CONNECT TO PREWIRED FURNITURE AND PROVIDE WHIPS AS REQUIRED. GC TO COORDINATE WITH APPROVED FURNITURE SHOP DRAWINGS. REFER TO ENGINEER'S DRAWINGS FOR DETAILS.
- ② EXISTING TV TO REMAIN.
- ③ AREA NOT IN SCOPE OF WORK.

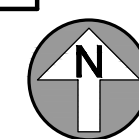
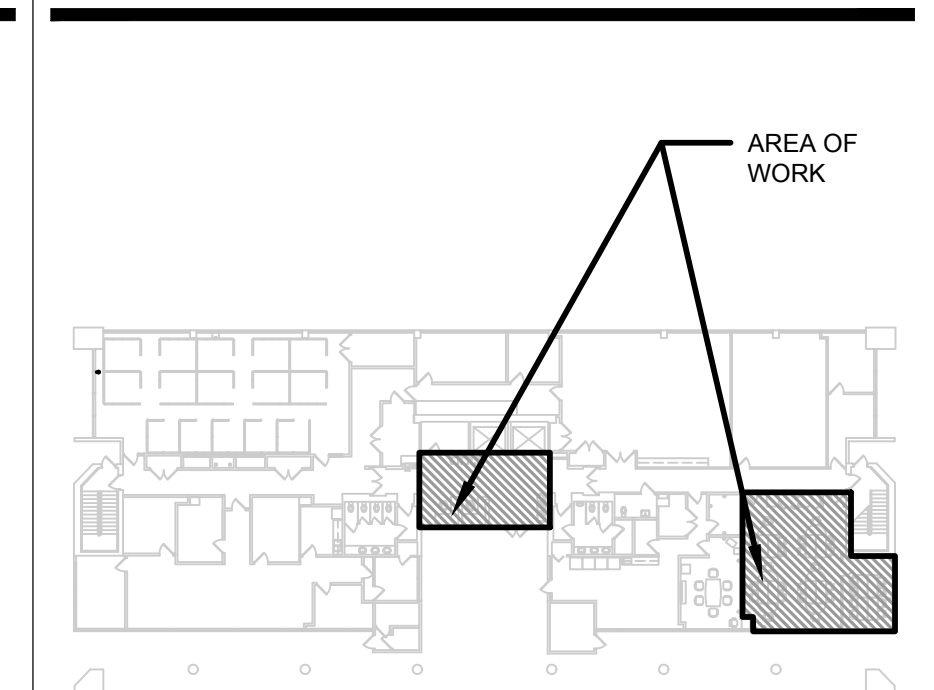
LEGEND

- ⊕ STANDARD DUPLEX OUTLET 18" AFFL/CL
- ⊕ WALL MOUNTED DEDICATED OUTLET
- ▼ TELE/DATA RECEPTACLE 18" AFFL/CL
-  NOT IN SCOPE OF WORK.


SHEET NOTES

- A. NOT USED.
- B. NOT USED.
- C. OUTLETS TO BE 18" AFF U.N.O.
- D. ALL POWER MFP'S SHOULD BE ON DEDICATED CIRCUITS.
- E. REFER TO SHEET A00.40 FOR TYPICAL MOUNTING HEIGHT INFORMATION.
- F. ALL DEVICE COVERPLATES, BOTH DATA JACKS AND POWER OUTLETS, ARE TO BE BRIGHT WHITE U.N.O.
- G. LIGHT SWITCHES TO BE GANGED UNDER A SINGLE COVERPLATE. MULTIPLE SWITCH GROUPINGS ARE TO BE INSTALLED IN GANG BOXES WITH BARRIERS AND COMMON COVER PLATES.
- H. COORDINATE THIS SHEET WITH ENGINEERING DRAWINGS.
- I. ALL EQUIPMENT ENERGY STAR QUALIFIED MUST BE ENERGY STAR COMPLIANT.
- J. ANY ELECTRICAL PLATE, SWITCH & OUTLET THAT IS EXISTING TO REMAIN TO BE REPLACED WITH WHITE AS NEEDED.
- K. GC TO VERIFY PLAN WITH ENGINEERS DRAWINGS TO CONFIRM EXISTING AND NEW LOCATIONS.
- L. NOT USED.

KEY PLAN



Construction Documents for:



at:
 ORANGE COUNTY IOC I
 HUMAN RESOURCES DIVISION
 1ST AND 2ND FLOOR ALTERATIONS
 450 EAST SOUTH STREET
 ORLANDO, FL 32801

Issue	Date & Issue Description	Drawn By	Checked By
1	09.16.16 60% REVIEW SET	YM	KA
2	01.13.17 TEST-FIT	YM	KA
	NEW SCOPE		
3	08.22.17 60% REVIEW SET_R1	LF	KA
	NEW SCOPE		
4	11.27.17 90% REVIEW SET	LF	KA
	NEW SCOPE		
5	01.24.18 PERMIT/BID SET	LF	KA
	NEW SCOPE		

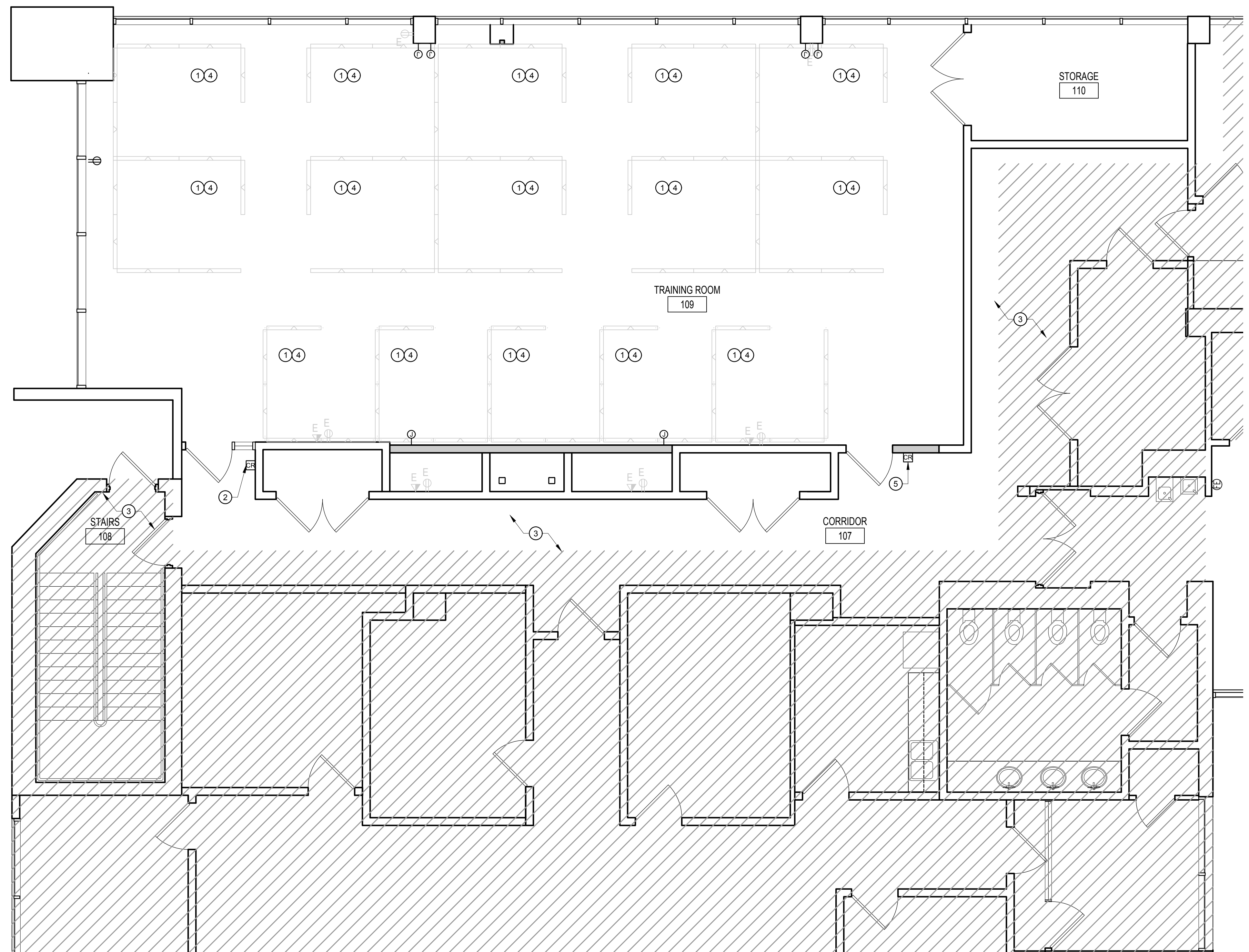
Client Information

Project Number	Issue Date
16125	09.22.17
Drawn By	Project Status
YM/ LF	60% REVIEW_R1
Checked By	Scale
KA	1/4"=1'-0"

File Name
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Consultant • Seal/Signature

Sheet Title:
**POWER & COMMUNICATION PLAN
 1ST FLOOR**



KEY NOTES

- CONNECT TO PREWIRED FURNITURE AND PROVIDE WHIPS AS REQUIRED. GC TO COORDINATE WITH APPROVED FURNITURE SHOP DRAWINGS. REFER TO ENGINEER'S DRAWINGS FOR DETAILS.
- GC TO COORDINATE WITH ORANGE COUNTY FOR DOOR CARD READER REQUIREMENTS.
- AREA NOT IN SCOPE OF WORK.
- CONNECT IN EACH CUBICLE TO PREWIRED FURNITURE FOR DATA. COORDINATE WITH APPROVED FURNITURE SHOP DRAWINGS. PROVIDE FURNITURE WHIPS AS REQUIRED. GC TO INSTALL CONDUIT FOR LOW VOLTAGE AND OCC TO PULL DATA.
- CARD READER FOR THIS DOOR TO BE PRICED AS AN ADDITIVE. GC TO COORDINATE WITH ORANGE COUNTY FOR DOOR CARD READER REQUIREMENTS.

ADDITIVE BID ITEMS

- CONTRACTOR TO PRICE OUT INSTALLATION OF DOOR AND CARD READER AS ADDITIVE BID ITEM.

LEGEND

- ⊕ STANDARD DUPLEX OUTLET 18" AFF/CL
- ⊕ WALL MOUNTED DEDICATED OUTLET
- ▼ TELE/DATA RECEPTACLE 18" AFF/CL
- E EXISTING OUTLET TO REMAIN
- R EXISTING OUTLET TO BE RELOCATED
- ⊕ JUNCTION BOX
- ▨ NOT IN SCOPE OF WORK.

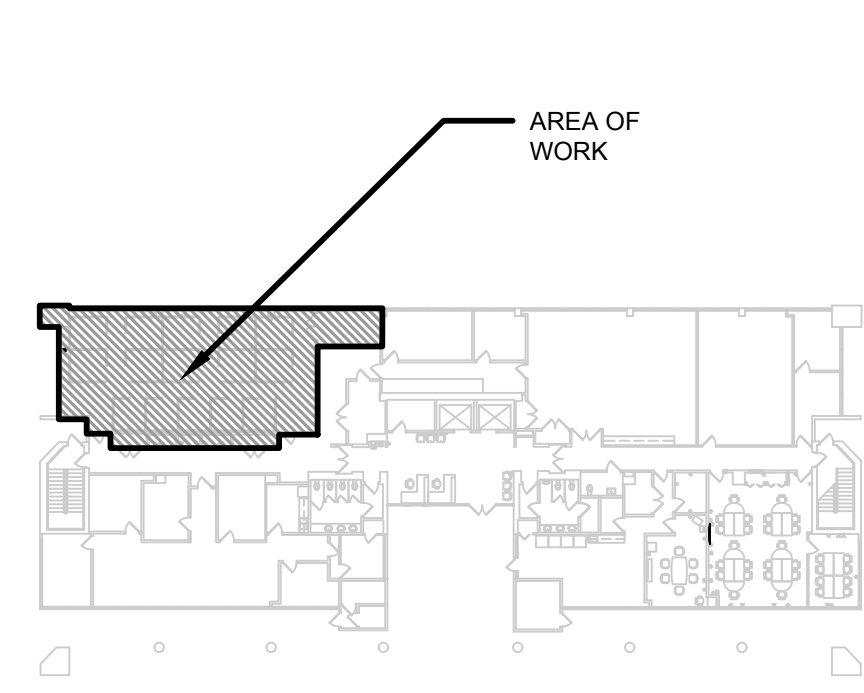
SHEET NOTES

- ALL OUTLETS MOUNTED ABOVE MILLWORK TO BE HORIZONTAL. IF NOTED W/ (+), OUTLET TO BE LOCATED 1" ABOVE COUNTERTOP OR BACKSPLASH.
- NOT USED.
- OUTLETS TO BE 18" AFF U.N.O.
- ALL POWER MFP'S SHOULD BE ON DEDICATED CIRCUITS.
- REFER TO SHEET A00.40 FOR TYPICAL MOUNTING HEIGHT INFORMATION.
- ALL DEVICE COVERPLATES, BOTH DATA JACKS AND POWER OUTLETS, ARE TO BE BRIGHT WHITE U.N.O.
- LIGHT SWITCHES TO BE GANGED UNDER A SINGLE COVERPLATE. MULTIPLE SWITCH GROUPINGS ARE TO BE INSTALLED IN GANG BOXES WITH BARRIERS AND COMMON COVER PLATES.
- COORDINATE THIS SHEET WITH ENGINEERING DRAWINGS.
- ALL EQUIPMENT ENERGY STAR QUALIFIED MUST BE ENERGY STAR COMPLIANT.
- ANY ELECTRICAL PLATE, SWITCH & OUTLET THAT IS EXISTING TO REMAIN TO BE REPLACED WITH WHITE AS NEEDED.
- GC TO VERIFY PLAN WITH ENGINEERS DRAWINGS TO CONFIRM EXISTING AND NEW LOCATIONS.

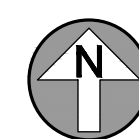
ADDITIVE BID ITEMS

- CONTRACTOR TO PRICE OUT INSTALLATION OF DOOR AND CARD READER AS ADDITIVE BID ITEM.

KEY PLAN



A03.01B



ARCHITECTURE
 PLANNING
 INTERIOR DESIGN
 SPACE PLANNING

Issue	Date & Issue Description	Drawn By	Checked By
1	09.16.16 60% REVIEW SET	YM	KA
2	01.13.17 TEST-FIT	YM	KA
3	08.22.17 60% REVIEW SET_R1	LF	KA
4	11.27.17 90% REVIEW SET	LF	KA
5	01.24.18 PERMIT/ BID SET	LF	KA

• SPACE PLANNING

• INTERIOR DESIGN

• PLANNING

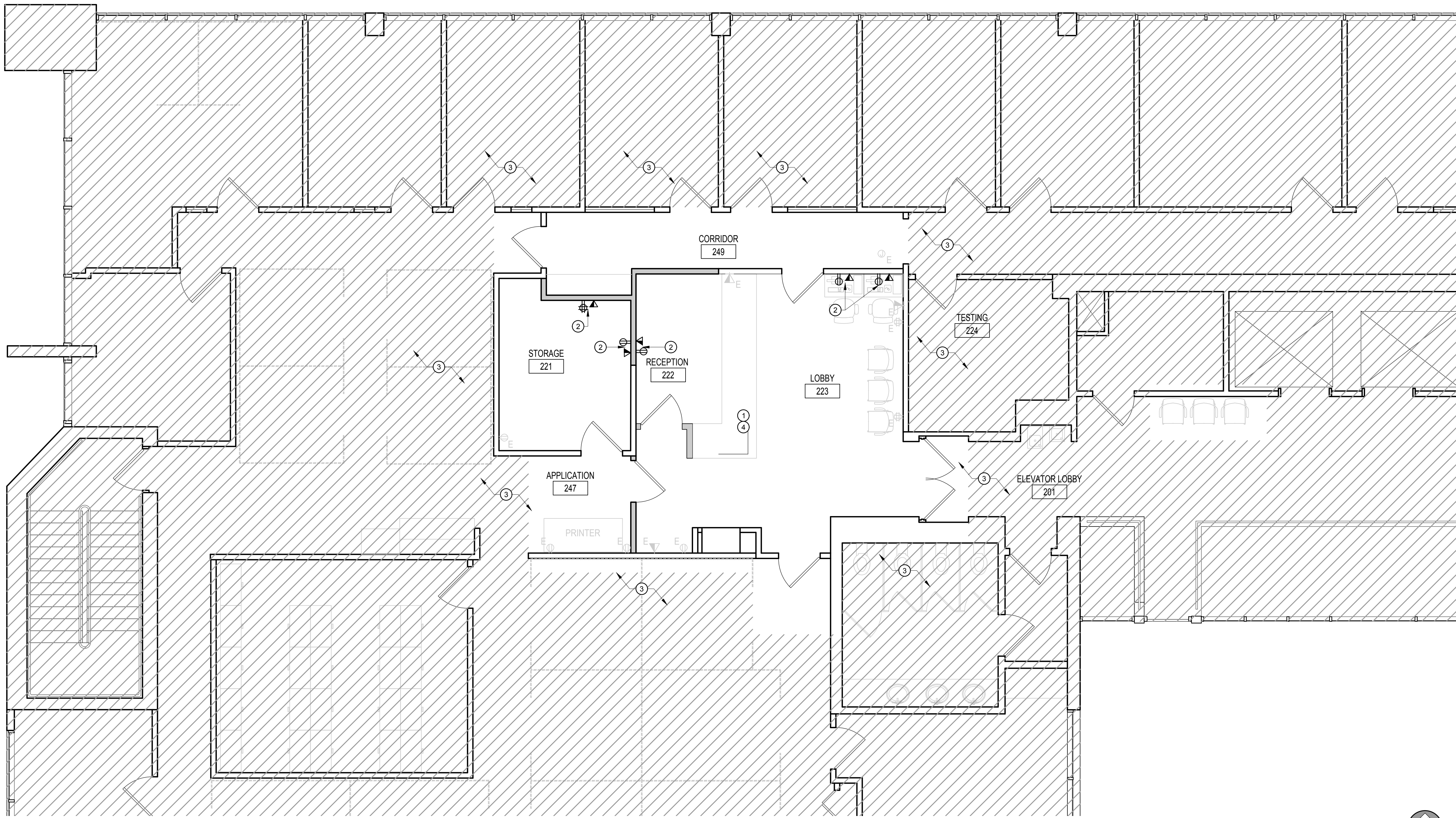
Client Information

ARCHITECTURE

Project Number	16125	Issue Date	09.22.17
Drawn By	YM / LF	Project Status	60% REVIEW_R1
Checked By	KA	Scale	1/4" = 1'-0"

File Name
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Consultant • Seal/Signature



KEY NOTES

- ① CONNECT TO PREWIRED FURNITURE AND PROVIDE WHIPS AS REQUIRED. GC TO COORDINATE WITH APPROVED FURNITURE SHOP DRAWINGS. REFER TO ENGINEER'S DRAWINGS FOR DETAILS.
- ② WALL MOUNTED POWER/DATA. REFER TO ENGINEER'S DRAWINGS FOR DETAILS.
- ③ AREA NOT IN SCOPE OF WORK.
- ④ CONNECT EACH CUBICLE TO PREWIRED FURNITURE FOR DATA. COORDINATE WITH APPROVED FURNITURE SHOP DRAWINGS. PROVIDE FURNITURE WHIPS AS REQUIRED. GC TO INSTALL CONDUIT FOR LOW VOLTAGE AND OCC TO PULL DATA.

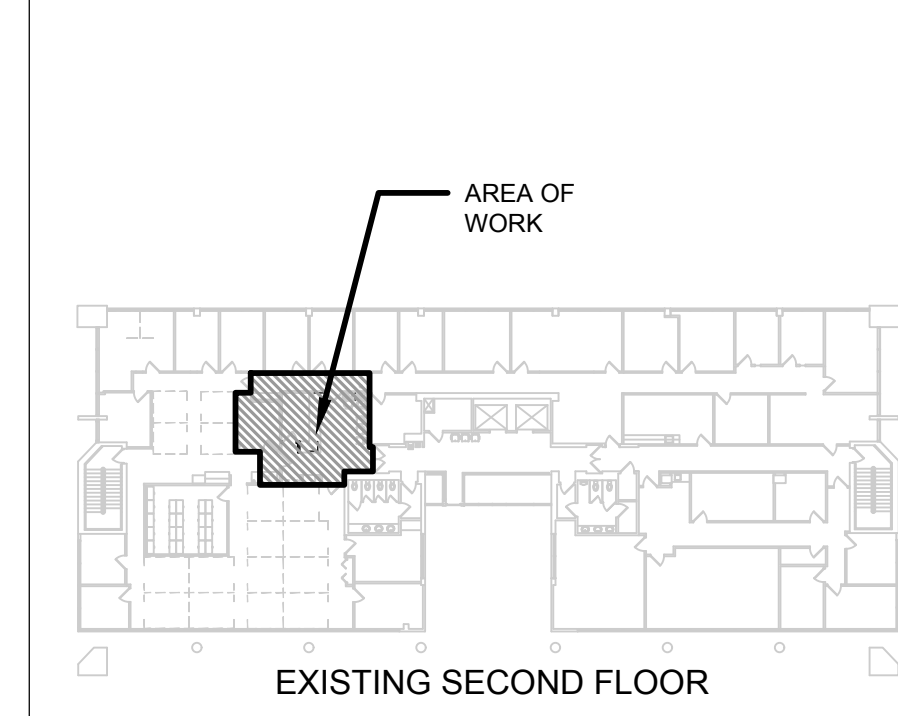
LEGEND

- ⊕ STANDARD DUPLEX OUTLET 18" AFFL/CL
- ⊕ WALL MOUNTED DEDICATED OUTLET TELE/DATA RECEPTACLE 18" AFFL/CL
- ▼ EXISTING OUTLET TO REMAIN
- E EXISTING OUTLET TO BE RELOCATED
- R NOT IN SCOPE OF WORK.

SHEET NOTES

- A. ALL OUTLETS MOUNTED ABOVE MILLWORK TO BE HORIZONTAL. IF NOTED W/ (+), OUTLET TO BE LOCATED 1" ABOVE COUNTERTOP OR BACKSPASH.
- B. NOT USED.
- C. OUTLETS TO BE 18" AFF U.N.O.
- D. ALL POWER MFP'S SHOULD BE ON DEDICATED CIRCUITS.
- E. REFER TO SHEET A00.40 FOR TYPICAL MOUNTING HEIGHT INFORMATION.
- F. ALL DEVICE COVERPLATES, BOTH DATA JACKS AND POWER OUTLETS, ARE TO BE BRIGHT WHITE U.N.O.
- G. LIGHT SWITCHES TO BE GANGED UNDER A SINGLE COVERPLATE. MULTIPLE SWITCH GROUPINGS ARE TO BE INSTALLED IN GANG BOXES WITH BARRIERS AND COMMON COVER PLATES.
- H. COORDINATE THIS SHEET WITH ENGINEERING DRAWINGS.
- I. ALL EQUIPMENT ENERGY STAR QUALIFIED MUST BE ENERGY STAR COMPLIANT.
- J. ANY ELECTRICAL PLATE, SWITCH & OUTLET THAT IS EXISTING TO REMAIN TO BE REPLACED WITH WHITE AS NEEDED.
- K. GC TO VERIFY PLAN WITH ENGINEERS DRAWINGS TO CONFIRM EXISTING AND NEW LOCATIONS.

KEY PLAN



Sheet Title:
**POWER & COMMUNICATION PLAN
2ND FLOOR**

Issue	Date & Issue Description	Drawn By	Checked By
1	09.16.16 60% REVIEW SET	YM	KA
2	01.13.17 TEST-FIT	YM	KA
3	08.22.17 60% REVIEW SET_R1	LF	KA
4	11.27.17 90% REVIEW SET	LF	KA
5	01.24.18 PERMIT/ BID SET	LF	KA

Issue	Date & Issue Description	Drawn By	Checked By
1	09.16.16 60% REVIEW SET	YM	KA
2	01.13.17 TEST-FIT	YM	KA
3	08.22.17 60% REVIEW SET_R1	LF	KA
4	11.27.17 90% REVIEW SET	LF	KA
5	01.24.18 PERMIT/ BID SET	LF	KA

Issue	Date & Issue Description	Drawn By	Checked By
1	09.16.16 60% REVIEW SET	YM	KA
2	01.13.17 TEST-FIT	YM	KA
3	08.22.17 60% REVIEW SET_R1	LF	KA
4	11.27.17 90% REVIEW SET	LF	KA
5	01.24.18 PERMIT/ BID SET	LF	KA

Project Number	Issue Date
16125	09.22.17
Drawn By	Project Status
YM / LF	60% REVIEW_R1
Checked By	Scale
KA	1/4" = 1'-0"

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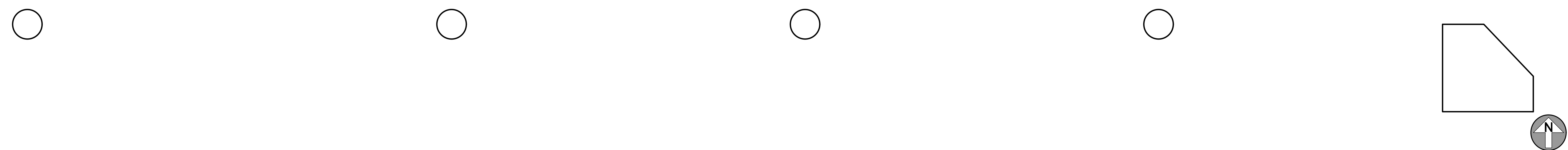
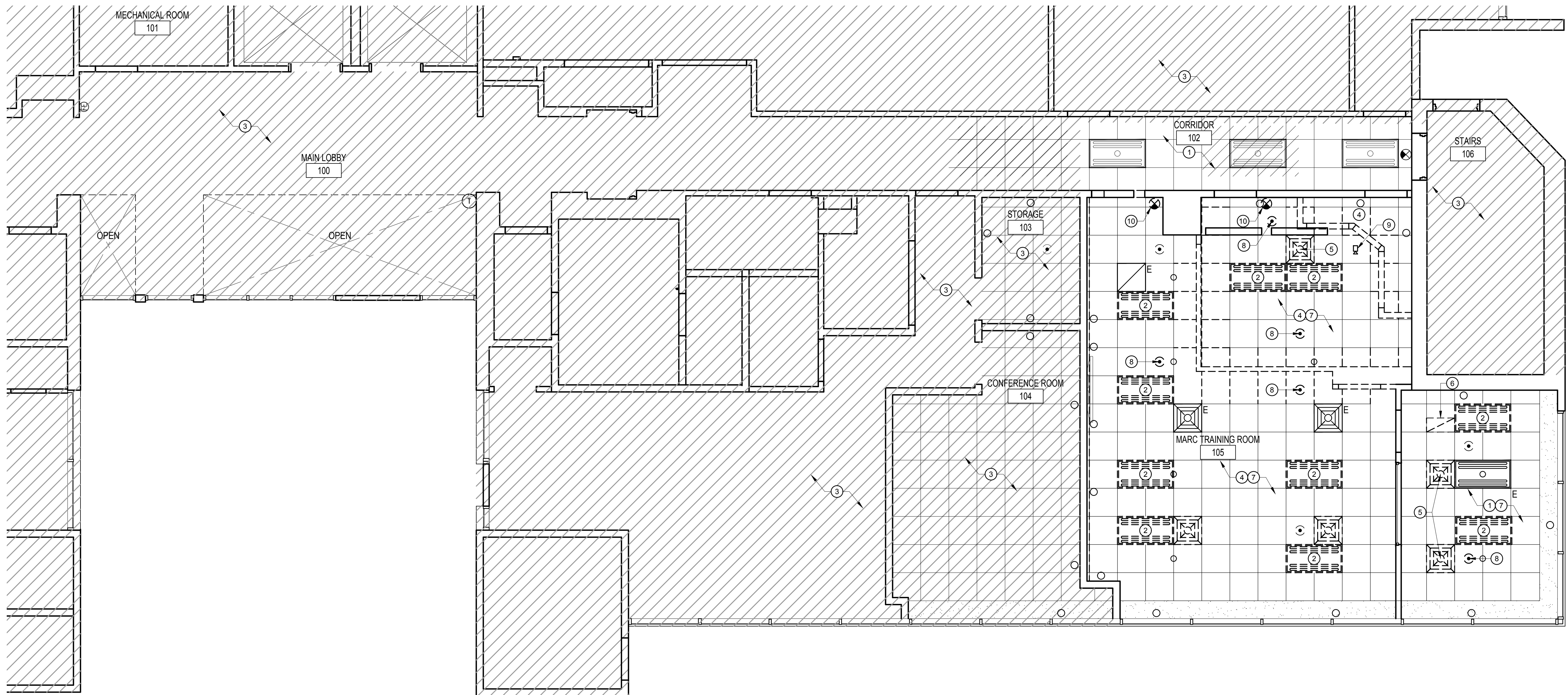
Consultant • Seal/Signature

Project Number
16125
Issue Date
09.22.17
Drawn By
YM / LF
Project Status
60% REVIEW_R1
Checked By
KA
Scale
1/4" = 1'-0"

Shoot Title:
DEMO REFLECTED CEILING PLAN
1ST FLOOR

DEMO REFLECTED CEILING PLAN
1ST FLOOR

A04.01A



KEY NOTES

- ① EXISTING CEILING CONDITIONS TO REMAIN. NO WORK REQUIRED.
- ② EXISTING 2x4 LIGHT FIXTURES TO BE REMOVED. GC TO SALVAGE LIGHT FIXTURES AND RELOCATE AS REQUIRED. REFER TO PROPOSED CEILING PLAN FOR NEW LOCATION.
- ③ AREA NOT IN SCOPE OF WORK.
- ④ EXISTING ACOUSTICAL CEILING TILE TO BE REMOVED/MODIFIED AS REQUIRED. GC TO SALVAGE EXISTING ACOUSTICAL CEILING TILE IF POSSIBLE TO REUSE WHERE APPLICABLE.
- ⑤ EXISTING DIFFUSER TO BE REMOVED AND RELOCATED. REFER TO PROPOSED REFLECTED CEILING PLAN FOR THE NEW LOCATION OF DIFFUSER.
- ⑥ EXISTING RETURN AIR TO BE REMOVED AND RELOCATED. REFER TO PROPOSED REFLECTED CEILING PLAN FOR THE NEW LOCATION OF DIFFUSER.
- ⑦ FIRE SPRINKLER SYSTEM TO REMAIN U.N.O.
- ⑧ EXISTING FIRE SPRINKLER HEAD TO BE REMOVED. REFER TO ENGINEER'S DRAWINGS FOR MORE INFORMATION.
- ⑨ EXISTING CAMERA TO BE RELOCATED BY ORANGE COUNTY ISS SECURITY.
- ⑩ EXISTING EXIT SIGN TO BE RELOCATED AND REPAIRED AND/OR UPDATED BY FACILITIES.

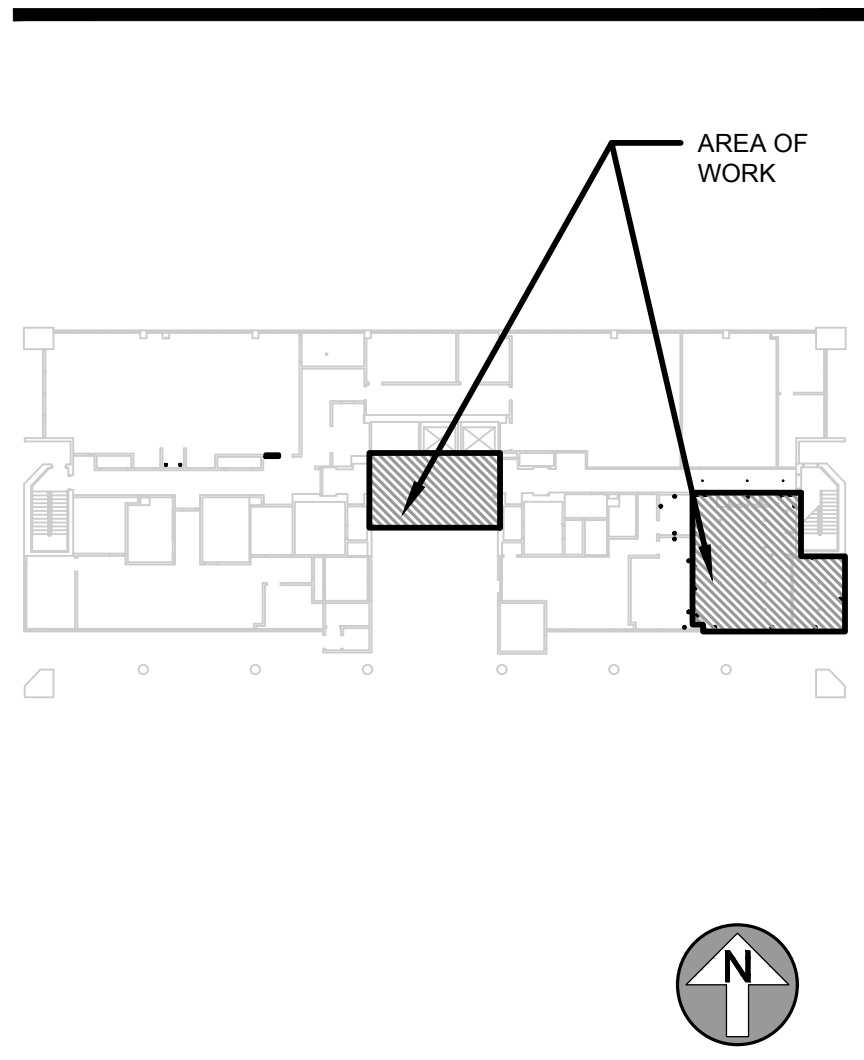
LEGEND

SYMBOL	REMARKS
	EXISTING 2x2' ACOUSTICAL CEILING TILE & GRID. CONTINUOUS LINES DENOTE ITEMS TO REMAIN.
	DASHED LINES REPRESENT ITEMS TO BE REMOVED & RELOCATED OR DISPOSED OF AS DIRECTED BY OWNER. GC TO VERIFY EXTENT OF DEMOLITION.
	EXISTING 2x4 LIGHTS
	DEMO 2x4 LIGHTS
	FIRE SPRINKLER
	SUPPLY AIR DIFFUSER
	RETURN AIR
	EXIT SIGNS/DIRECTIONAL ARROW
E	EXISTING FIXTURE TO REMAIN.
	NOT IN SCOPE OF WORK

SHEET NOTES

- A. MAINTAIN THE CONTINUITY OF CONSTRUCTION OF ALL FIRE-RATED ASSEMBLIES (I.E. DOORS, GYPSUM ENCLOSURES, SPRAYED FIRE PROOFING, ETC) AT ALL EXISTING & NEW LOCATIONS INCLUDING BUT NOT LIMITED TO STRUCTURAL COLUMNS, BEAMS, AND FLOOR SLAB.
- B. COORDINATE ALL SHUTDOWNS IN UTILITY SERVICE WITH OWNER PRIOR TO PERFORMING SHUTDOWNS IN UTILITY SERVICE PER LANDLORD RULES AND REGULATIONS.
- C. REFER TO ENGINEERING DISCIPLINE DOCUMENTS FOR SCOPE OF DEMOLITION FOR MECHANICAL, ELECTRICAL, FIRE PROTECTION, SPECIAL SYSTEMS, ETC.
- D. PROTECT ALL EXTERIOR WINDOWS (FRAME AND GLAZING), STAIRS, AND RESTROOMS FROM DAMAGE DURING DEMOLITION, CONSTRUCTION, AND INSTALLATION PHASES.
- E. ALL CONDUITS AND WIRES REMOVED SHALL BE TAKEN BACK TO SOURCE OF SUPPLY. REFER TO ENGINEER'S DRAWINGS.
- F. CONTRACTOR TO PROTECT EXISTING MECHANICAL UNITS AND DUCTWORK TO REMAIN DURING EXTENT OF CONSTRUCTION.
- G. CONTRACTOR TO RESTORE TO ORIGINAL CONDITION ANY FLOOR, WALL, CEILINGS, ETC., DAMAGED DURING CONSTRUCTION OR AFFECTED BY NEW CONSTRUCTION.
- H. GC TO VERIFY EXISTING ±9'-0" A.F.F. CEILING HEIGHT. REFER ANY DIMENSIONAL INCONSISTENCIES TO THE ARCHITECT FOR RESOLUTION PRIOR TO THE START OF PARTITION CONSTRUCTION.
- I. HATCHED AREAS INDICATE AREA/ITEMS NOT IN SCOPE OF WORK.
- J. CLEAN ALL EXISTING DIFFUSERS THROUGHOUT PROPOSED SPACE.

KEY PLAN



Issue	Date & Issue Description	Drawn By	Checked By
1	09.16.16 60% REVIEW SET	YM	KA
2	01.13.17 TEST-FIT	YM	KA
	NEW SCOPE		
3	08.22.17 60% REVIEW SET_R1	LF	KA
	NEW SCOPE		
4	11.27.17 90% REVIEW SET	LF	KA
	NEW SCOPE		
5	01.24.18 PERMIT/ BID SET	LF	KA
	NEW SCOPE		

• SPACE PLANNING

• INTERIOR DESIGN

• PLANNING

Client Information

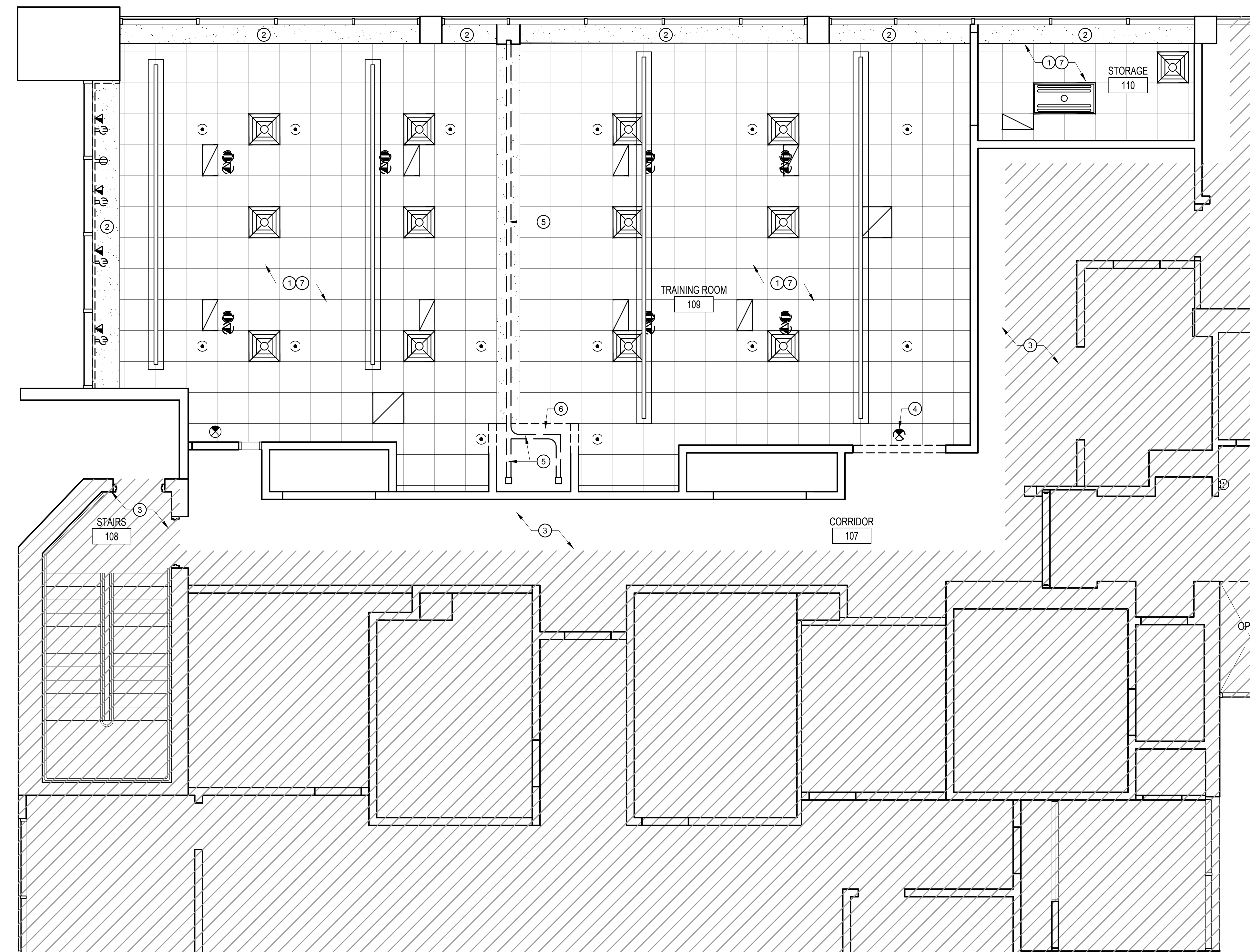
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Drawn By	Project Status
YM / LF	60% REVIEW_R1
Checked By	Scale
KA	1/4" = 1'-0"

File Name
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Consultant • Seal/Signature

Sheet Title:
DEMO REFLECTED CEILING PLAN
1ST FLOOR

A04.01B



KEY NOTES

- ① EXISTING CEILING CONDITIONS TO REMAIN. NO WORK REQUIRED.
- ② EXISTING DRYWALL SOFFIT TO REMAIN. NO WORK REQUIRED.
- ③ AREA NOT IN SCOPE OF WORK.
- ④ EXISTING EXIT SIGN TO BE RELOCATED AND REPAIRED AND/OR UPDATED BY FACILITIES.
- ⑤ EXISTING WALL PANEL SYSTEM TRACK TO BE REMOVED. PATCH AND REPAIR DRYWALL SOFFIT AS NEEDED.
- ⑥ REMOVE PART OF DRYWALL SOFFIT. REFER TO A04.01D FOR MORE INFORMATION.
- ⑦ FIRE SPRINKLER SYSTEM TO REMAIN.

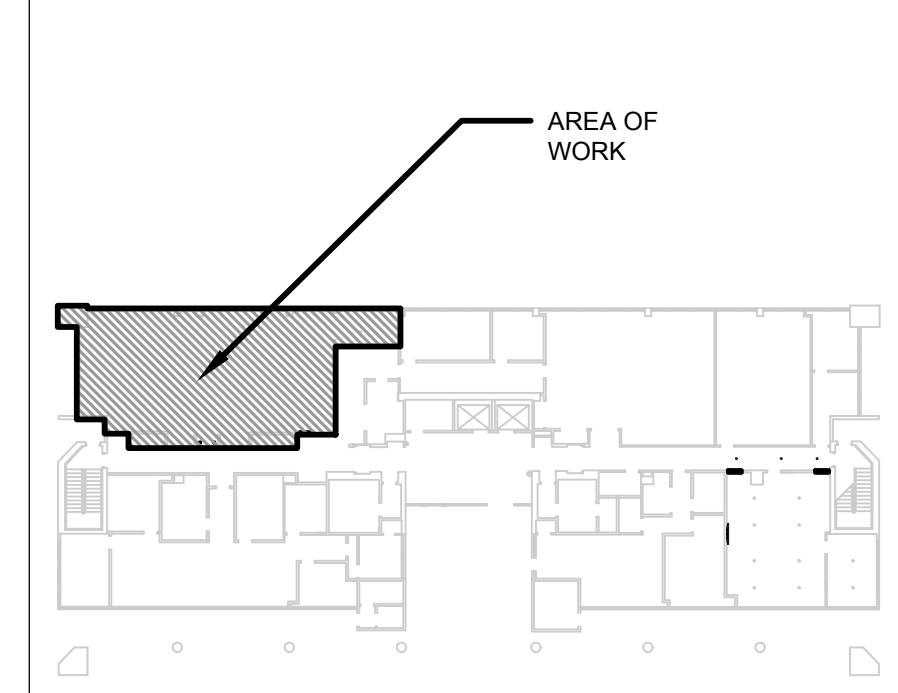
LEGEND

SYMBOL	REMARKS
	EXISTING 2x2' ACOUSTICAL CEILING TILE & GRID. CONTINUOUS LINES DENOTE ITEMS TO REMAIN.
	DASHED LINES REPRESENT ITEMS TO BE REMOVED & RELOCATED OR DISPOSED OF AS DIRECTED BY OWNER. GC TO VERIFY EXTENT OF DEMOLITION.
	EXISTING 2x4 LIGHTS
	DEMO 2x4 LIGHTS
	FIRE SPRINKLER
	SUPPLY AIR DIFFUSER
	RETURN AIR
	EXIT SIGNS/DIRECTIONAL ARROW
E	EXISTING FIXTURE TO REMAIN.
	NOT IN SCOPE OF WORK

SHEET NOTES

- A. MAINTAIN THE CONTINUITY OF CONSTRUCTION OF ALL FIRE-RATED ASSEMBLIES (I.E. DOORS, GYPSUM ENCLOSURES, SPRAYED FIRE PROOFING, ETC) AT ALL EXISTING & NEW LOCATIONS INCLUDING BUT NOT LIMITED TO STRUCTURAL COLUMNS, BEAMS, AND FLOOR SLAB.
- B. COORDINATE ALL SHUTDOWNS IN UTILITY SERVICE WITH OWNER PRIOR TO PERFORMING SHUTDOWNS IN UTILITY SERVICE PER LANDLORD RULES AND REGULATIONS.
- C. REFER TO ENGINEERING DISCIPLINE DOCUMENTS FOR SCOPE OF DEMOLITION FOR MECHANICAL, ELECTRICAL, FIRE PROTECTION, SPECIAL SYSTEMS, ETC.
- D. PROTECT ALL EXTERIOR WINDOWS (FRAME AND GLAZING), STAIRS, AND RESTROOMS FROM DAMAGE DURING DEMOLITION, CONSTRUCTION, AND INSTALLATION PHASES.
- E. ALL CONDUITS AND WIRES REMOVED SHALL BE TAKEN BACK TO SOURCE OF SUPPLY. REFER TO ENGINEER'S DRAWINGS.
- F. CONTRACTOR TO PROTECT EXISTING MECHANICAL UNITS AND DUCTWORK TO REMAIN DURING EXTENT OF CONSTRUCTION.
- G. CONTRACTOR TO RESTORE TO ORIGINAL CONDITION ANY FLOOR, WALL, CEILINGS, ETC., DAMAGED DURING CONSTRUCTION OR AFFECTED BY NEW CONSTRUCTION.
- H. GC TO VERIFY EXISTING ±9'-0" A.F.F. CEILING HEIGHT. REFER ANY DIMENSIONAL INCONSISTENCIES TO THE ARCHITECT FOR RESOLUTION PRIOR TO THE START OF PARTITION CONSTRUCTION.
- I. HATCHED AREAS INDICATE AREA/ITEMS NOT IN SCOPE OF WORK.
- J. CLEAN ALL EXISTING DIFFUSERS THROUGHOUT PROPOSED SPACE.

KEY PLAN



Issue	Date & Issue Description	Drawn By	Checked By
1	09.16.16 60% REVIEW SET	YM	KA
2	01.13.17 TEST-FIT NEW SCOPE	YM	KA
3	08.22.17 60% REVIEW SET_R1 NEW SCOPE	LF	KA
4	11.27.17 90% REVIEW SET NEW SCOPE	LF	KA
5	01.24.18 PERMIT/ BID SET NEW SCOPE	LF	KA

Client Information

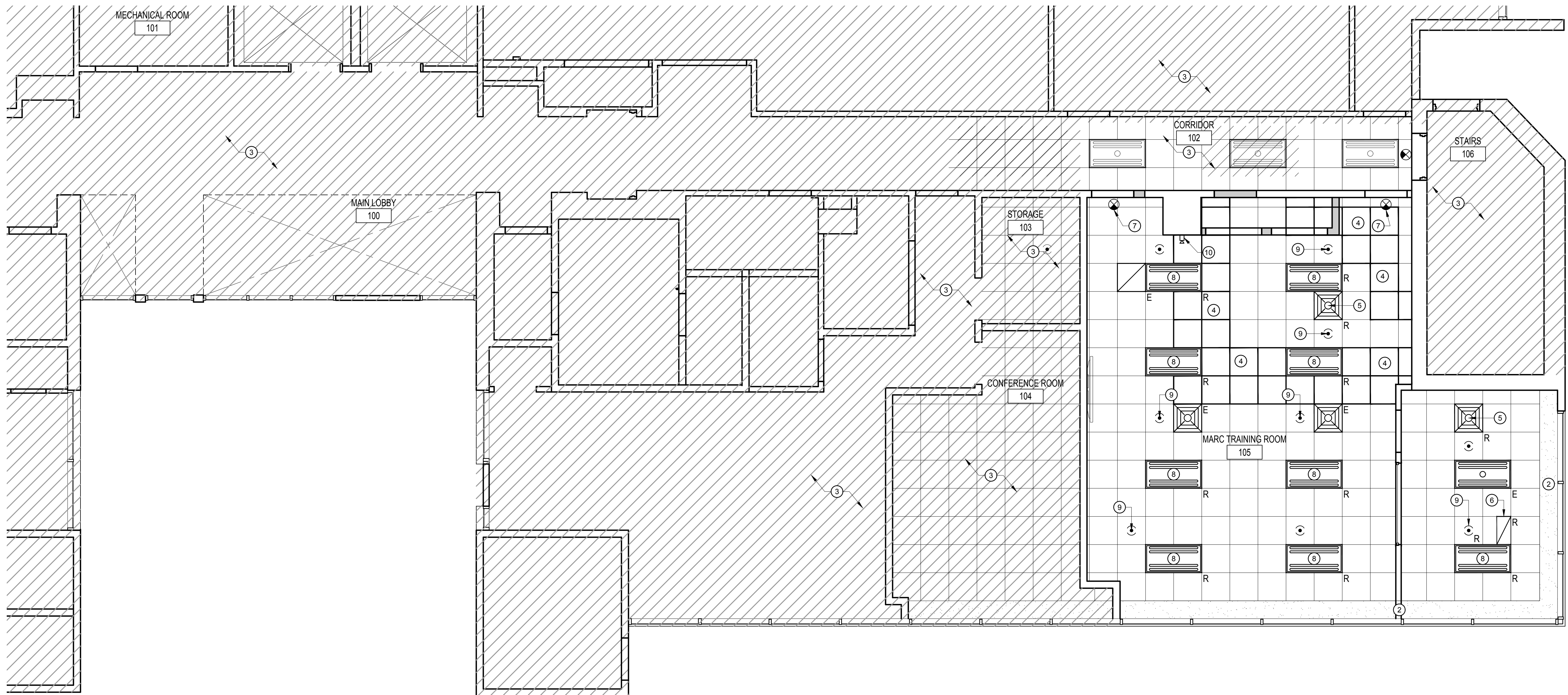
Project Number	Issue Date
16125	09.22.17
Drawn By	Project Status
YM / LF	60% REVIEW_R1
Checked By	Scale
KA	1/4" = 1'-0"

File Name
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A04.01AA REFLECTED CEILING PLAN - FIRST FLOOR.dwg

Consultant • Seal/Signature

Shoot Title:
**NEW REFLECTED CEILING PLAN
1ST FLOOR**

A04.01AA



KEY NOTES

- ① NOT USED.
- ② EXISTING SOFFIT TO REMAIN. PATCH AND REPAIR AS NEEDED.
- ③ AREA NOT IN SCOPE OF WORK.
- ④ NEW ACOUSTICAL CEILING TILE TO MATCH EXISTING. GC TO RE-USE SALVAGED EXISTING ACOUSTICAL CEILING TILE IF POSSIBLE AT THIS LOCATION.
- ⑤ NEW LOCATION OF EXISTING DIFFUSER. REFER TO ENGINEER'S DRAWINGS FOR MORE INFORMATION.
- ⑥ NEW LOCATION OF EXISTING RETURN. REFER TO ENGINEER'S DRAWINGS FOR MORE INFORMATION.
- ⑦ EXIT SIGNS TO BE REPAIRED AND/OR UPDATED BY FACILITIES. NOT IN SCOPE OF WORK.
- ⑧ NEW LOCATION FOR EXISTING LIGHT FIXTURES. REFER TO ENGINEER'S DRAWINGS FOR MORE INFORMATION.
- ⑨ NEW FIRE SPRINKLER HEAD. REFER TO ENGINEER'S DRAWINGS FOR MORE INFORMATION.
- ⑩ NEW LOCATION FOR RELOCATED EXISTING SECURITY CAMERA BY ORANGE COUNTY ISS SECURITY.

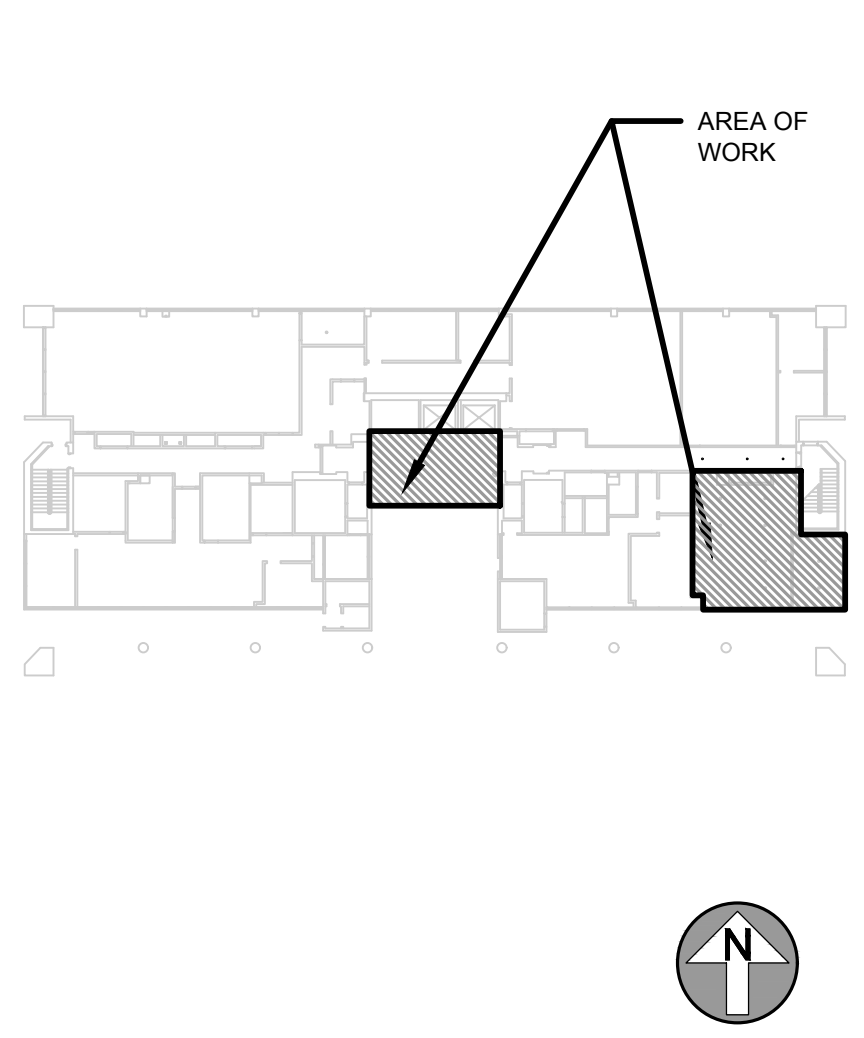
LEGEND

SYMBOL	REMARKS
	EXISTING 2x2' ACOUSTICAL CEILING TILE & GRID. CONTINUOUS LINES DENOTE ITEMS TO REMAIN.
	NEW 2X2' ACOUSTICAL CEILING TILE & GRID TO MATCH EXISTING.
	EXISTING 2x4 LIGHTS
	FIRE SPRINKLER
	SUPPLY AIR DIFFUSER
	RETURN AIR
	EXIT SIGNS/DIRECTIONAL ARROW
E	EXISTING FIXTURE TO REMAIN.
R	EXISTING FIXTURE TO BE RELOCATED.
	NOT IN SCOPE OF WORK

SHEET NOTES

- A. MAINTAIN THE CONTINUITY OF CONSTRUCTION OF ALL FIRE-RATED ASSEMBLIES (I.E. DOORS, GYPSUM ENCLOSURES, SPRAYED FIRE PROOFING, ETC) AT ALL EXISTING & NEW LOCATIONS INCLUDING BUT NOT LIMITED TO STRUCTURAL COLUMNS, BEAMS, AND FLOOR SLAB.
- B. COORDINATE ALL SHUTDOWNS IN UTILITY SERVICE WITH OWNER PRIOR TO PERFORMING SHUTDOWNS IN UTILITY SERVICE PER LANDLORD RULES AND REGULATIONS.
- C. REFER TO ENGINEERING DISCIPLINE DOCUMENTS FOR SCOPE OF DEMOLITION FOR MECHANICAL, ELECTRICAL, FIRE PROTECTION, SPECIAL SYSTEMS, ETC.
- D. PROTECT ALL EXTERIOR WINDOWS (FRAME AND GLAZING), STAIRS, AND RESTROOMS FROM DAMAGE DURING DEMOLITION, CONSTRUCTION, AND INSTALLATION PHASES.
- E. ALL CONDUITS AND WIRES REMOVED SHALL BE TAKEN BACK TO SOURCE OF SUPPLY. REFER TO ENGINEER'S DRAWINGS.
- F. CONTRACTOR TO PROTECT EXISTING MECHANICAL UNITS AND DUCTWORK TO REMAIN DURING EXTENT OF CONSTRUCTION. COORDINATE WITH ENGINEERS DRAWINGS & SPECIFICATIONS NOTED IN THE SET.
- G. SPRINKLERS SHALL BE LOCATED IN CENTERED IN CEILING TILE. CONTRACTOR TO COORDINATE.
- H. CEILING GRID IS EXISTING TO REMAIN. INSTALL NEW CEILING TILE TO MATCH EXISTING AS REQUIRED.
- I. GC TO VERIFY EXISTING CEILING HEIGHT. REFER ANY DIMENSIONAL INCONSISTENCIES TO THE ARCHITECT FOR RESOLUTION PRIOR TO THE START OF PARTITION CONSTRUCTION.
- J. HATCHED AREAS INDICATE AREA/ITEMS NOT IN PROPOSED SCOPE OF WORK. COORDINATE WITH ENGINEERING DRAWINGS FOR FULL EXTENT OF WORK.
- K. CLEAN ALL EXISTING DIFFUSERS THROUGHOUT SPACE.
- L. CONTRACTOR TO RESTORE TO ORIGINAL CONDITION ANY FLOOR, WALL, CEILINGS, ETC., DAMAGED DURING CONSTRUCTION OR AFFECTED BY NEW CONSTRUCTION. GC TO CONNECT EXISTING LIGHTS TO EMERGENCY LIGHTING AS REQUIRED TYP.

KEY PLAN



Issue	Date & Issue Description	Drawn By	Checked By
1	09.16.16 60% REVIEW SET	YM	KA
2	01.13.17 TEST-FIT	YM	KA
	NEW SCOPE		
3	08.22.17 60% REVIEW SET_R1	LF	KA
	NEW SCOPE		
4	11.27.17 90% REVIEW SET	LF	KA
	NEW SCOPE		
5	01.24.18 PERMIT/ BID SET	LF	KA
	NEW SCOPE		

• SPACE PLANNING

• INTERIOR DESIGN

• PLANNING

Client Information

ARCHITECTURE

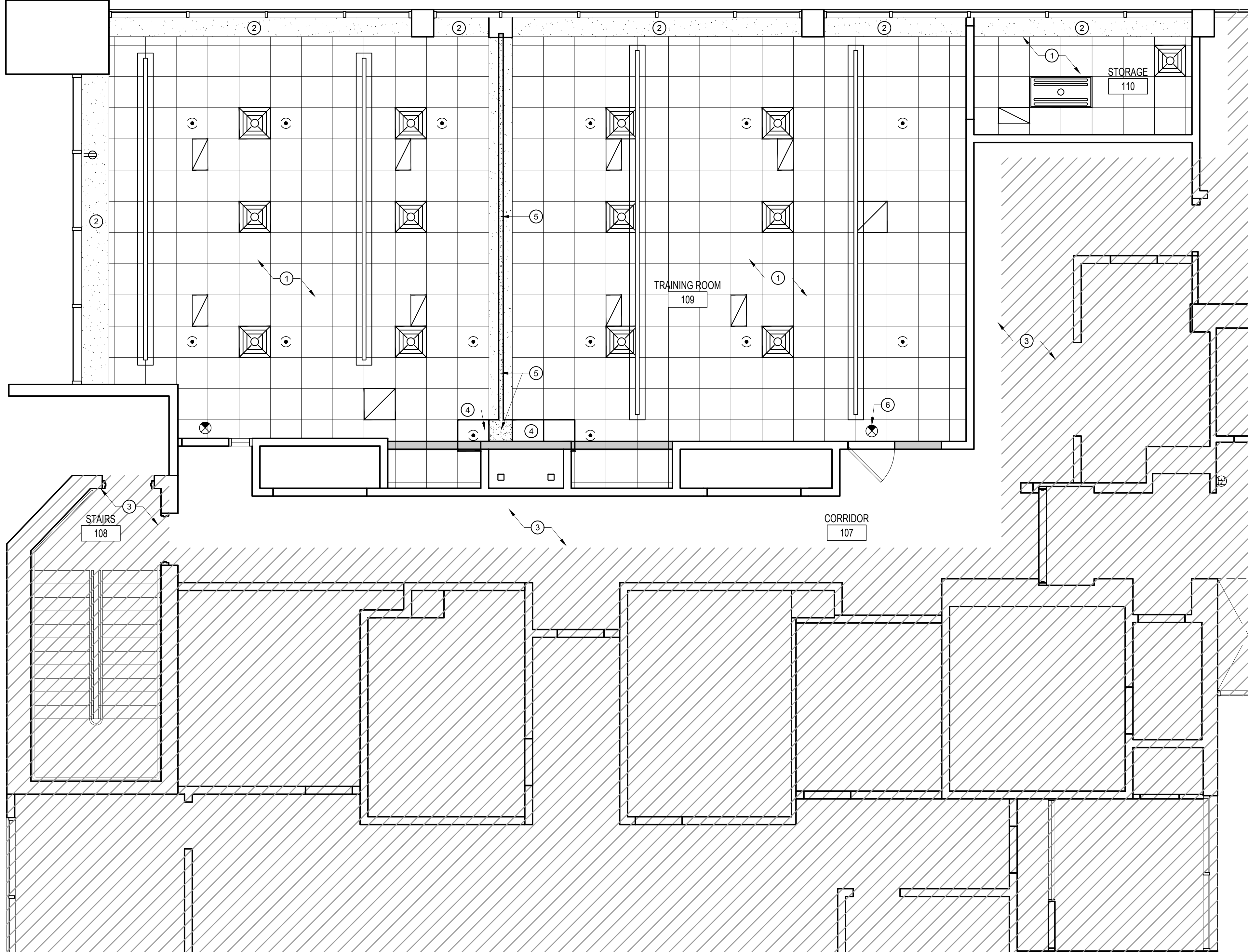
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Drawn By	YM / LF	Project Status	60% REVIEW_R1
Checked By	KA	Scale	1/4" = 1'-0"

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A04.01BB REFLECTED CEILING PLAN - FIRST FLOOR.dwg

Consultant • Seal/Signature

Shoot Title:
NEW REFLECTED CEILING PLAN
1ST FLOOR

A04.01BB



KEY NOTES

- ① EXISTING CEILING CONDITIONS TO REMAIN. NO WORK REQUIRED.
- ② EXISTING SOFFIT TO REMAIN. PATCH AND REPAIR AS NEEDED.
- ③ AREA NOT IN SCOPE OF WORK.
- ④ NEW ACOUSTICAL CEILING TILE TO MATCH EXISTING. GC TO RE-USE SALVAGED EXISTING ACOUSTICAL CEILING TILE IF POSSIBLE AT THIS LOCATION.
- ⑤ PATCH AND REPAIR EXISTING DRYWALL SOFFIT AFTER REMOVAL OF FOLDING WALL SYSTEM CEILINGTRACK.
- ⑥ EXIT SIGNS TO BE REPAIRED AND/OR UPDATED BY FACILITIES. NOT IN SCOPE OF WORK.

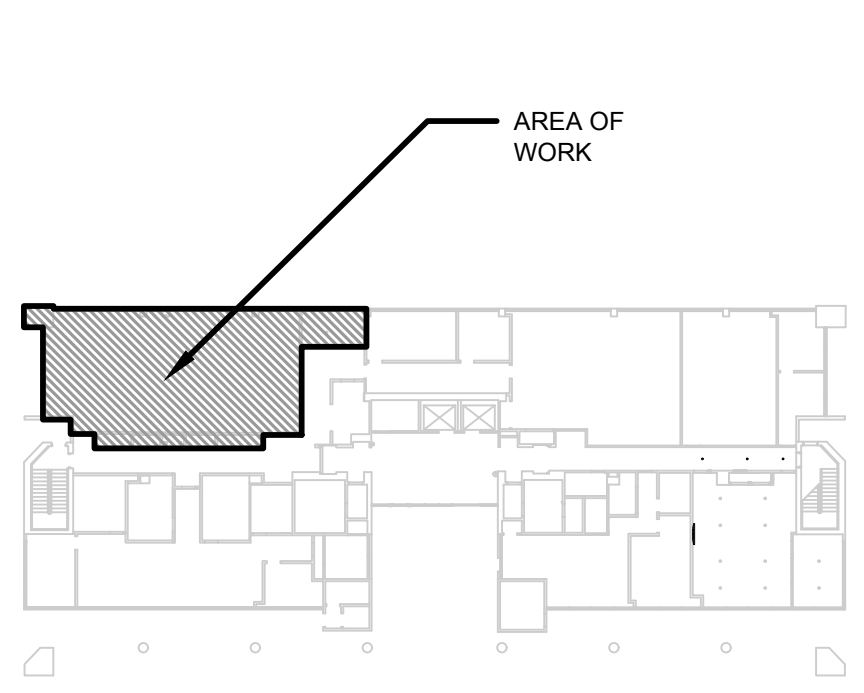
LEGEND

SYMBOL	REMARKS
	EXISTING 2x2' ACOUSTICAL CEILING TILE & GRID. CONTINUOUS LINES DENOTE ITEMS TO REMAIN.
	NEW 2x2' ACOUSTICAL CEILING TILE & GRID TO MATCH EXISTING.
	LINEAR LIGHT
	FIRE SPRINKLER
	SUPPLY AIR DIFFUSER
	RETURN AIR
	EXIT SIGNS/DIRECTIONAL ARROW
	NOT IN SCOPE OF WORK

SHEET NOTES

- A. MAINTAIN THE CONTINUITY OF CONSTRUCTION OF ALL FIRE-RATED ASSEMBLIES (I.E. DOORS, GYPSUM ENCLOSURES, SPRAYED FIRE PROOFING, ETC) AT ALL EXISTING & NEW LOCATIONS INCLUDING BUT NOT LIMITED TO STRUCTURAL COLUMNS, BEAMS, AND FLOOR SLAB.
- B. COORDINATE ALL SHUTDOWNS IN UTILITY SERVICE WITH OWNER PRIOR TO PERFORMING SHUTDOWNS IN UTILITY SERVICE PER LANDLORD RULES AND REGULATIONS.
- C. REFER TO ENGINEERING DISCIPLINE DOCUMENTS FOR SCOPE OF DEMOLITION FOR MECHANICAL, ELECTRICAL, FIRE PROTECTION, SPECIAL SYSTEMS, ETC.
- D. PROTECT ALL EXTERIOR WINDOWS (FRAME AND GLAZING), STAIRS, AND RESTROOMS FROM DAMAGE DURING DEMOLITION, CONSTRUCTION, AND INSTALLATION PHASES.
- E. ALL CONDUITS AND WIRES REMOVED SHALL BE TAKEN BACK TO SOURCE OF SUPPLY. REFER TO ENGINEER'S DRAWINGS.
- F. CONTRACTOR TO PROTECT EXISTING MECHANICAL UNITS AND DUCTWORK TO REMAIN DURING EXTENT OF CONSTRUCTION. COORDINATE WITH ENGINEERS DRAWINGS & SPECIFICATIONS NOTED IN THE SET.
- G. SPRINKLERS SHALL BE LOCATED IN CENTERED IN CEILING TILE. CONTRACTOR TO COORDINATE.
- H. CEILING GRID IS EXISTING TO REMAIN. INSTALL NEW CEILING TILE TO MATCH EXISTING AS REQUIRED.
- I. GC TO VERIFY EXISTING CEILING HEIGHT. REFER ANY DIMENSIONAL INCONSISTENCIES TO THE ARCHITECT FOR RESOLUTION PRIOR TO THE START OF PARTITION CONSTRUCTION.
- J. HATCHED AREAS INDICATE AREA/ITEMS NOT IN PROPOSED SCOPE OF WORK. COORDINATE WITH ENGINEERING DRAWINGS FOR FULL EXTENT OF WORK.
- K. CLEAN ALL EXISTING DIFFUSERS THROUGHOUT SPACE.
- L. CONTRACTOR TO RESTORE TO ORIGINAL CONDITION ANY FLOOR, WALL, CEILINGS, ETC., DAMAGED DURING CONSTRUCTION OR AFFECTED BY NEW CONSTRUCTION. GC TO CONNECT EXISTING LIGHTS TO EMERGENCY LIGHTING AS REQUIRED TYP.

KEY PLAN



Issue	Date & Issue Description	Drawn By	Checked By
1	09.16.16 60% REVIEW SET	YM	KA
2	01.13.17 TEST-FIT	YM	KA
3	08.22.17 60% REVIEW SET_R1	LF	KA
4	11.27.17 90% REVIEW SET	LF	KA
5	01.24.18 PERMIT/ BID SET	LF	KA

• SPACE PLANNING

• INTERIOR DESIGN

• PLANNING

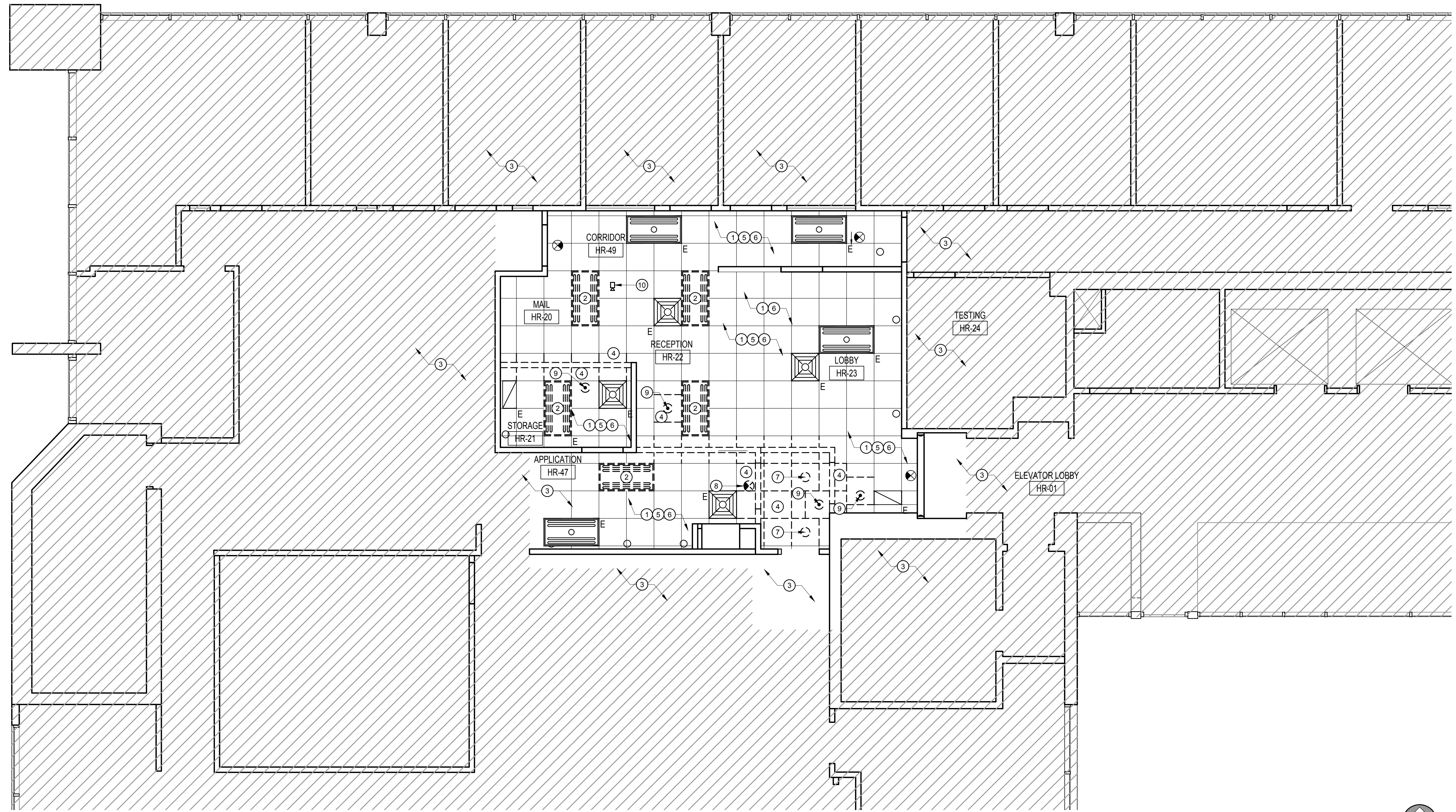
Client Information

ARCHITECTURE

Project Number	Issue Date
16125	09.22.17
Drawn By	Project Status
YM/ LF	60% REVIEW_R1
Checked By	Scale
KA	1/4" = 1'-0"

File Name
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Consultant • Seal/Signature



KEY NOTES

- ① EXISTING CEILING GRID AND CEILING TILE TO REMAIN. PATCH, AND REPAIR ANY CEILING DAMAGE DURING CONSTRUCTION AS REQUIRED.
- ② EXISTING 2x4 LIGHT FIXTURE TO BE REMOVED. GC TO SALVAGE LIGHT FIXTURES AND RELOCATE AS REQUIRED. REFER TO PROPOSED REFLECTED CEILING PLAN FOR THE NEW LOCATION OF THE FLUORESCENT LIGHT FIXTURES.
- ③ AREA NOT IN SCOPE OF WORK.
- ④ EXISTING ACOUSTICAL CEILING TILE TO BE REMOVED/MODIFIED AS REQUIRED. GC TO SALVAGE EXISTING ACOUSTICAL CEILING TILE IF POSSIBLE TO REUSE WHERE APPLICABLE.
- ⑤ EXISTING DIFFUSERS TO REMAIN.
- ⑥ FIRE SPRINKLER SYSTEM TO REMAIN.
- ⑦ EXISTING CAN LIGHTS TO BE REMOVED.
- ⑧ EXISTING EXIT SIGN TO BE REMOVED.
- ⑨ EXISTING FIRE SPRINKLER HEAD TO BE REMOVED. REFER TO ENGINEER'S DRAWINGS FOR MORE INFORMATION.
- ⑩ EXISTING CAMERA TO BE RELOCATED BY ORANGE COUNTY ISS SECURITY.

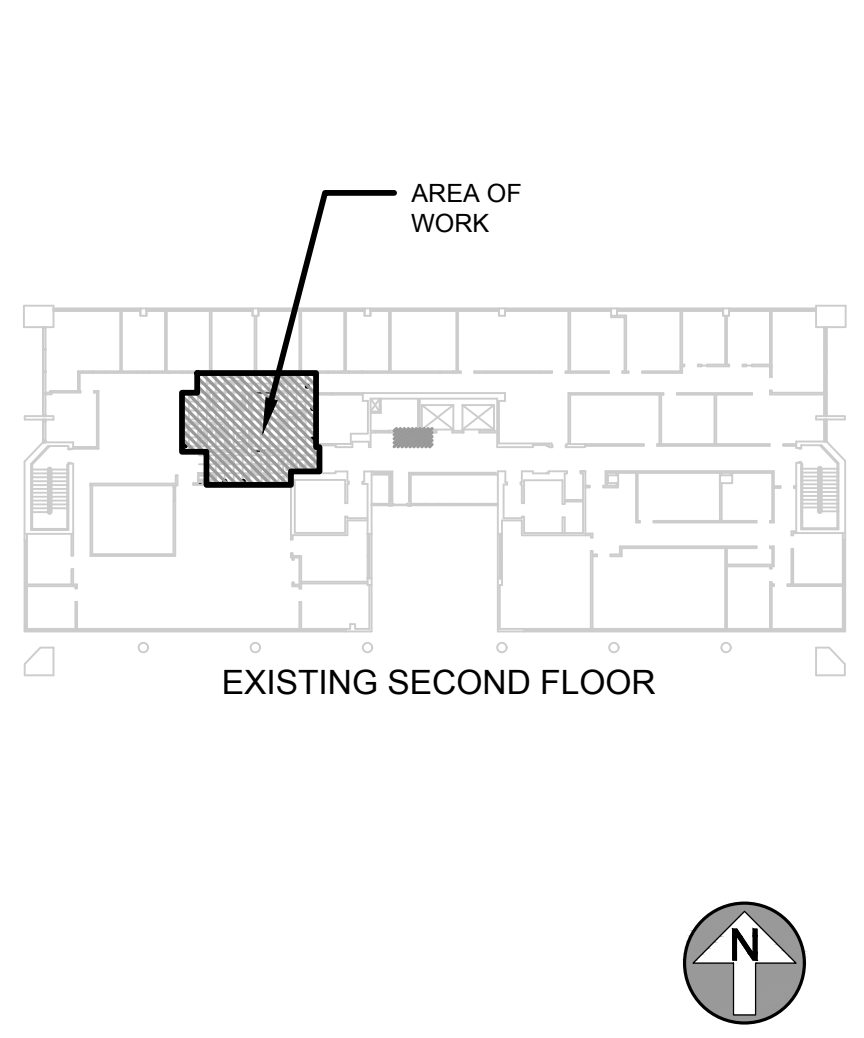
LEGEND

SYMBOL	REMARKS
	EXISTING 2'x2' ACOUSTICAL CEILING TILE & GRID. CONTINUOUS LINES DENOTE ITEMS TO REMAIN.
	DASHED LINES REPRESENT ITEMS TO BE REMOVED & RELOCATED OR DISPOSED OF AS DIRECTED BY OWNER. GC TO VERIFY EXTENT OF DEMOLITION.
	EXISTING 2x4 LIGHTS
	DEMO 2x4 LIGHTS
	DEMO CAN LIGHT
	FIRE SPRINKLER
	SUPPLY AIR DIFFUSER
	RETURN AIR
	EXIT SIGNS/DIRECTIONAL ARROW
	EXISTING FIXTURE TO REMAIN.
	NOT IN SCOPE OF WORK.

SHEET NOTES

- A. MAINTAIN THE CONTINUITY OF CONSTRUCTION OF ALL FIRE-RATED ASSEMBLIES (I.E. DOORS, GYPSUM ENCLOSURES, SPRAYED FIRE PROOFING, ETC) AT ALL EXISTING & NEW LOCATIONS INCLUDING BUT NOT LIMITED TO STRUCTURAL COLUMNS, BEAMS, AND FLOOR SLAB.
- B. COORDINATE ALL SHUTDOWNS IN UTILITY SERVICE WITH OWNER PRIOR TO PERFORMING SHUTDOWNS IN UTILITY SERVICE PER LANDLORD RULES AND REGULATIONS.
- C. REFER TO ENGINEERING DISCIPLINE DOCUMENTS FOR SCOPE OF DEMOLITION FOR MECHANICAL, ELECTRICAL, FIRE PROTECTION, SPECIAL SYSTEMS, ETC.
- D. PROTECT ALL EXTERIOR WINDOWS (FRAME AND GLAZING), STAIRS, AND RESTROOMS FROM DAMAGE DURING DEMOLITION, CONSTRUCTION, AND INSTALLATION PHASES.
- E. ALL CONDUITS AND WIRES REMOVED SHALL BE TAKEN BACK TO SOURCE OF SUPPLY. REFER TO ENGINEER'S DRAWINGS.
- F. CONTRACTOR TO PROTECT EXISTING MECHANICAL UNITS AND DUCTWORK TO REMAIN DURING EXTENT OF CONSTRUCTION.
- G. CONTRACTOR TO RESTORE TO ORIGINAL CONDITION ANY FLOOR, WALL, CEILINGS, ETC., DAMAGED DURING CONSTRUCTION OR AFFECTED BY NEW CONSTRUCTION.
- H. CEILING GRID IS EXISTING TO REMAIN. INSTALL NEW CEILING TILE TO MATCH EXISTING AS REQUIRED.
- I. GC TO VERIFY EXISTING 8'-8" A.F.F. CEILING HEIGHT. REFER ANY DIMENSIONAL INCONSISTENCIES TO THE ARCHITECT FOR RESOLUTION PRIOR TO THE START OF PARTITION CONSTRUCTION.
- J. HATCHED AREAS INDICATE AREA/ITEMS NOT IN SCOPE OF WORK.
- K. CLEAN ALL EXISTING DIFFUSERS THROUGHOUT PROPOSED SPACE.

KEY PLAN



Sheet Title:
 DEMO REFLECTED CEILING PLAN
 2ND FLOOR

A04.02A

Issue	Date & Issue Description	Drawn By	Checked By
1	09.16.16 60% REVIEW SET	YM	KA
2	01.13.17 TEST-FIT	YM	KA
3	08.22.17 60% REVIEW SET_R1	LF	KA
4	11.27.17 90% REVIEW SET	LF	KA
5	01.24.18 PERMIT/ BID SET	LF	KA

• SPACE PLANNING

• INTERIOR DESIGN

• PLANNING

Client Information

ARCHITECTURE

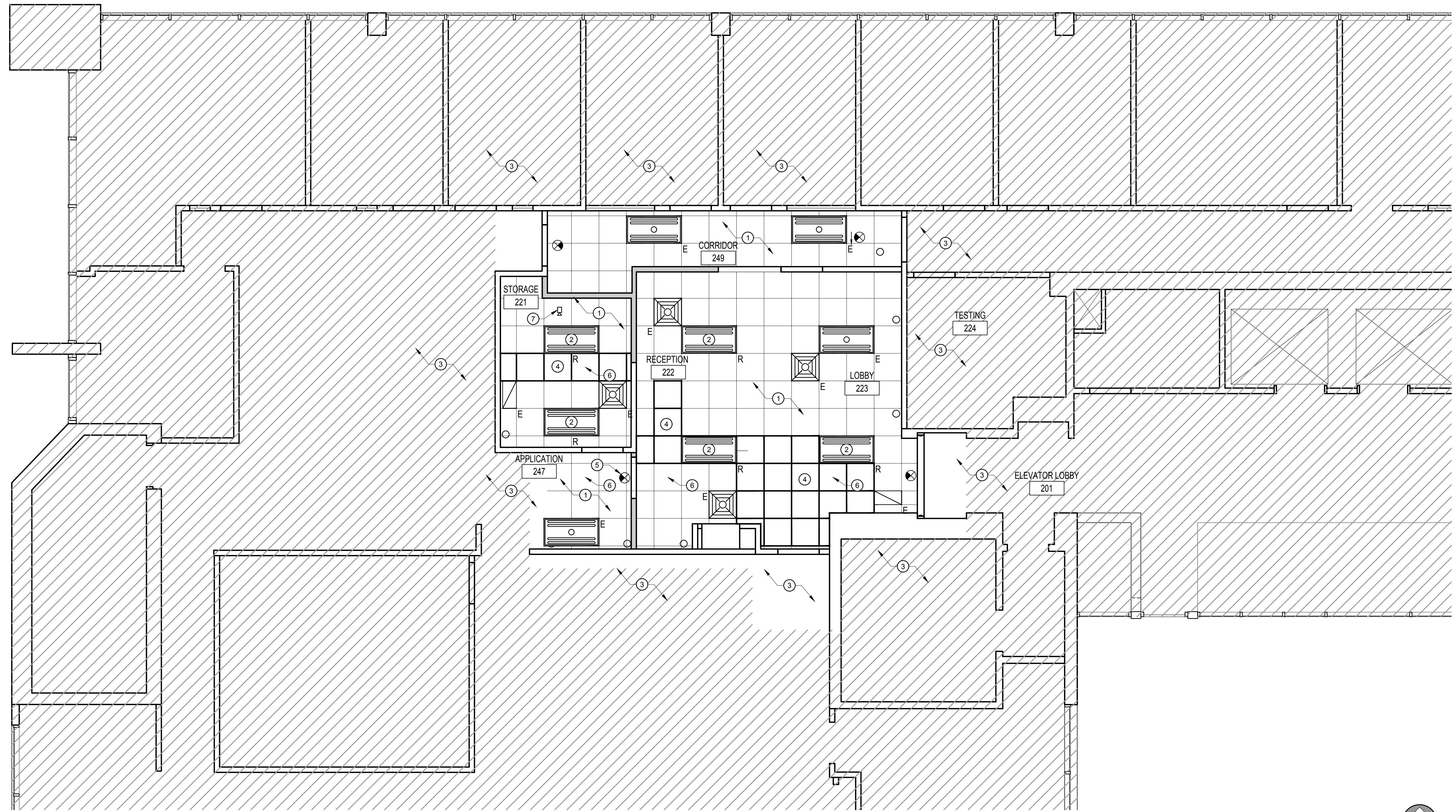
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Drawn By	YM / LF	Project Status	60% REVIEW_R1
Checked By	KA	Scale	1/4" = 1'-0"

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Consultant • Seal/Signature

Sheet Title:
**NEW REFLECTED CEILING PLAN
2ND FLOOR**

A04.02B



KEY NOTES

- ① EXISTING CEILING GRID AND CEILING TILE TO REMAIN. PATCH, PAINT AND REPAIR ANY CEILING DAMAGE DURING CONSTRUCTION AS REQUIRED.
- ② NEW LOCATION OF EXISTING LIGHT FIXTURE. REFER TO ENGINEER'S DRAWINGS FOR MORE INFORMATION.
- ③ AREA NOT IN SCOPE OF WORK.
- ④ NEW ACOUSTICAL CEILING TILE TO MATCH EXISTING. GC TO RE-USE SALVAGED EXISTING ACOUSTICAL CEILING TILE IF POSSIBLE AT THIS LOCATION.
- ⑤ EXIT SIGNS TO BE REPAIRED AND/OR UPDATED BY FACILITIES. NOT IN SCOPE OF WORK.
- ⑥ NEW FIRE SPRINKLER HEADS. REFER TO ENGINEER'S DRAWINGS FOR MORE INFORMATION.
- ⑦ NEW LOCATION FOR RELOCATED EXISTING SECURITY CAMERA BY ORANGE COUNTY ISS SECURITY.

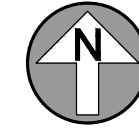
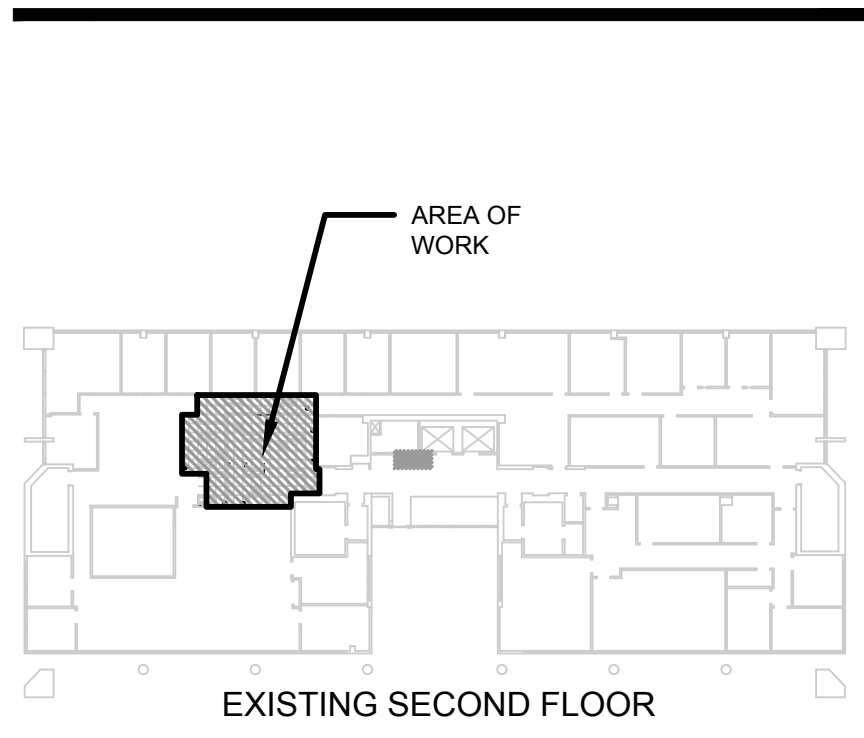
LEGEND

SYMBOL	REMARKS
	EXISTING 2x2' ACOUSTICAL CEILING TILE & GRID. CONTINUOUS LINES DENOTE ITEMS TO REMAIN.
	NEW 2X2 ACOUSTICAL CEILING TILE & GRID TO MATCH EXISTING.
	EXISTING 2x4 LIGHTS
	FIRE SPRINKLER
	SUPPLY AIR DIFFUSER
	RETURN AIR
	EXIT SIGNS/DIRECTIONAL ARROW
E	EXISTING FIXTURE TO REMAIN.
R	EXISTING FIXTURE TO BE RELOCATED.
	NOT IN SCOPE OF WORK

SHEET NOTES

- A. MAINTAIN THE CONTINUITY OF CONSTRUCTION OF ALL FIRE-RATED ASSEMBLIES (I.E. DOORS, GYPSUM ENCLOSURES, SPRAYED FIRE PROOFING, ETC) AT ALL EXISTING & NEW LOCATIONS INCLUDING BUT NOT LIMITED TO STRUCTURAL COLUMNS, BEAMS, AND FLOOR SLAB.
- B. COORDINATE ALL SHUTDOWNS IN UTILITY SERVICE WITH OWNER PRIOR TO PERFORMING SHUTDOWNS IN UTILITY SERVICE PER LANDLORD RULES AND REGULATIONS.
- C. REFER TO ENGINEERING DISCIPLINE DOCUMENTS FOR SCOPE OF DEMOLITION FOR MECHANICAL, ELECTRICAL, FIRE PROTECTION, SPECIAL SYSTEMS, ETC.
- D. PROTECT ALL EXTERIOR WINDOWS (FRAME AND GLAZING), STAIRS, AND RESTROOMS FROM DAMAGE DURING DEMOLITION, CONSTRUCTION, AND INSTALLATION PHASES.
- E. ALL CONDUITS AND WIRES REMOVED SHALL BE TAKEN BACK TO SOURCE OF SUPPLY. REFER TO ENGINEER'S DRAWINGS.
- F. CONTRACTOR TO PROTECT EXISTING MECHANICAL UNITS AND DUCTWORK TO REMAIN DURING EXTENT OF CONSTRUCTION. COORDINATE WITH ENGINEERS DRAWINGS & SPECIFICATIONS NOTED IN THE SET.
- G. SPRINKLERS SHALL BE LOCATED IN CENTERED IN CEILING TILE. CONTRACTOR TO COORDINATE.
- H. CEILING GRID IS EXISTING TO REMAIN. INSTALL NEW CEILING TILE TO MATCH EXISTING AS REQUIRED.
- I. GC TO VERIFY EXISTING CEILING HEIGHT. REFER ANY DIMENSIONAL INCONSISTENCIES TO THE ARCHITECT FOR RESOLUTION PRIOR TO THE START OF PARTITION CONSTRUCTION.
- J. HATCHED AREAS INDICATE AREA/ITEMS NOT IN PROPOSED SCOPE OF WORK. COORDINATE WITH ENGINEERING DRAWINGS FOR FULL EXTENT OF WORK.
- K. CLEAN ALL EXISTING DIFFUSERS THROUGHOUT SPACE.
- L. CONTRACTOR TO RESTORE TO ORIGINAL CONDITION ANY FLOOR, WALL, CEILINGS, ETC., DAMAGED DURING CONSTRUCTION OR AFFECTED BY NEW CONSTRUCTION. GC TO CONNECT EXISTING LIGHTS TO EMERGENCY LIGHTING AS REQUIRED TYP.

KEY PLAN



Issue	Date & Issue Description	Drawn By	Checked By
1	09.16.16 60% REVIEW SET	YM	KA
2	01.13.17 TEST-FIT	YM	KA
	NEW SCOPE		
3	08.22.17 60% REVIEW SET_R1	LF	KA
	NEW SCOPE		
4	11.27.17 90% REVIEW SET	LF	KA
	NEW SCOPE		
5	01.24.18 PERMIT/ BID SET	LF	KA
	NEW SCOPE		

• SPACE PLANNING

• INTERIOR DESIGN

• PLANNING

Client Information

ARCHITECTURE

Project Number	Issue Date
16125	
Drawn By	Project Status
YM/ LF	
Checked By	Scale
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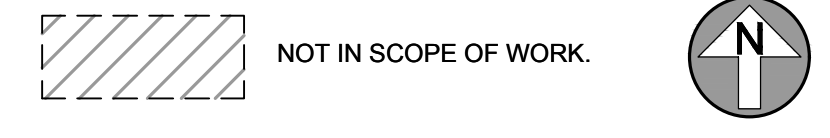
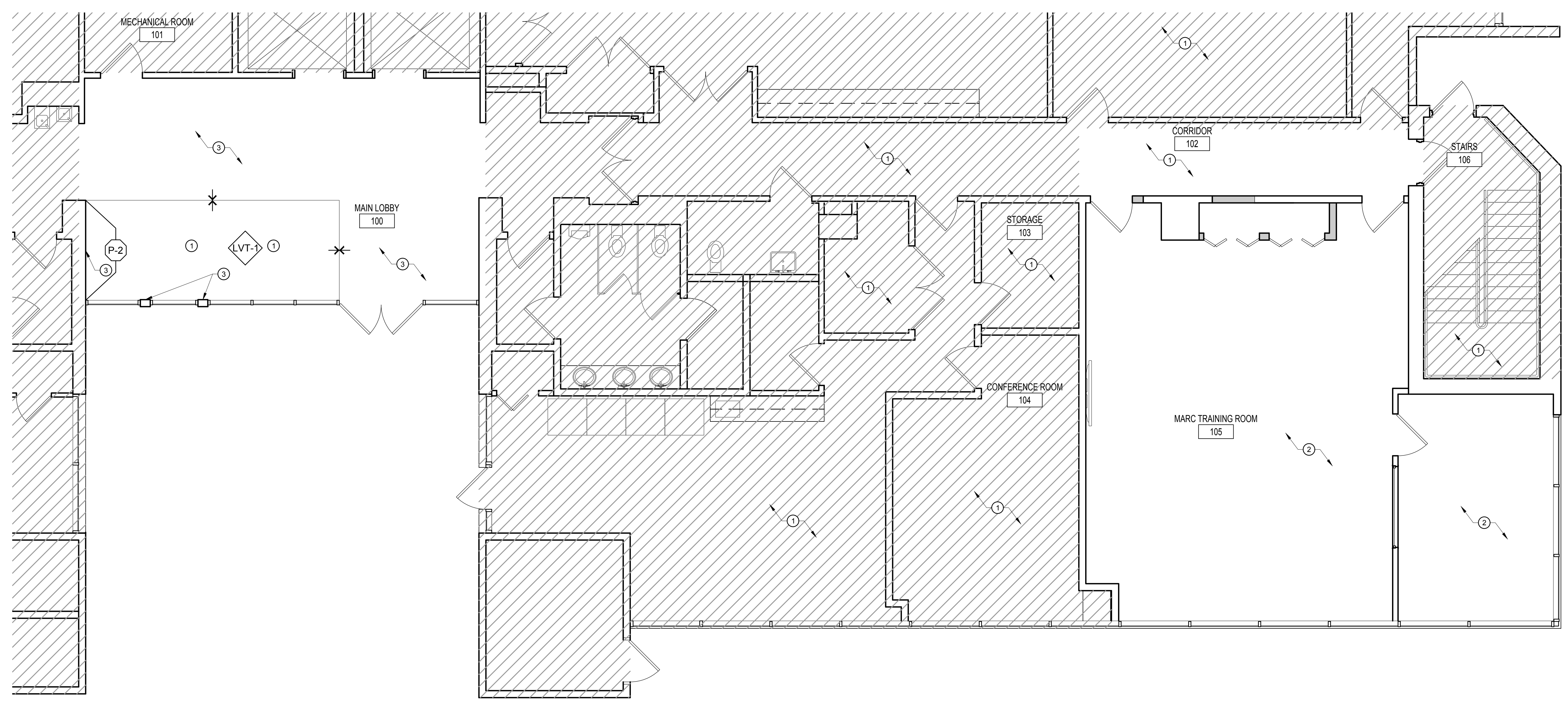
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Consultant • Seal/Signature

Sheet Title:

FINISH PLAN
1ST FLOOR

A05.01A



KEY NOTES

- ① EXISTING TO REMAIN. NO WORK REQUIRED.
- ② EXISTING CARPET AND WALL BASE TO BE REMAIN. GC TO PATCH AND REPAIR AREAS AS NECESSARY. FINISHES C-1 AND B-1 TO BE PRICED AS ALTERNATE FOR THESE LOCATIONS.
- ③ GC TO PATCH AND REPAIR WALL AS NEEDED AND REPLACE BASE WITH NEW B-2. MATCH EXISTING PAINT COLOR.

LEGEND - BASIS OF DESIGN - SEE SPECS

<p>P-1 MANUF: SHERWIN WILLIAMS STYLE: INTERIOR SATIN LATEX COLOR: SW 7028 INCREDIBLE WHITE AREA: GENERAL WALL PAINT FINISH: EGGSHELL FINISH NOTES: GC MAY PROVIDE APPROVED EQUAL UNDER SUBSTITUTION REQUEST. FLAME SPREAD RATING CLASS A</p> <p>P-2 MANUF: SHERWIN WILLIAMS STYLE: INTERIOR SATIN LATEX COLOR: SW 6711 PARAKEET AREA: ACCENT PAINT FINISH: EGGSHELL FINISH NOTES: GC MAY PROVIDE APPROVED EQUAL UNDER SUBSTITUTION REQUEST. FLAME SPREAD RATING CLASS A</p> <p>C-1 MANUF: SHAW CONTRACT GROUP STYLE: VISIBLE TILE 5T002 COLOR: GLARE 01595 AREA: CARPET TILE OVERALL INSTALLATION: MONOLITHIC NOTES: GC MAY PROVIDE APPROVED EQUAL UNDER SUBSTITUTION REQUEST.</p>	<p>B-1 MANUF: FLEXCO FLOORS STYLE: VINYL WALL BASE, 4" COVE COLOR: 024 STONE AREA: GENERAL WALL BASE NOTES: GC MAY PROVIDE APPROVED EQUAL UNDER SUBSTITUTION REQUEST.</p> <p>B-2 MANUF: WOOD BASE STYLE: 4" COLOR: TO MATCH LVT-1 COLOR AREA: GENERAL WALL BASE NOTES: GC MAY PROVIDE APPROVED EQUAL UNDER SUBSTITUTION REQUEST.</p> <p>LVT-1 MANUF: I200V - RESILIENT COLLECTION STYLE: HIGHLAND FOREST 4" COLOR: ASHWOOD 20100 AREA: MAIN LOBBY NOTES: GC MAY PROVIDE APPROVED EQUAL UNDER SUBSTITUTION REQUEST.</p>
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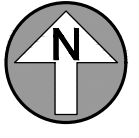
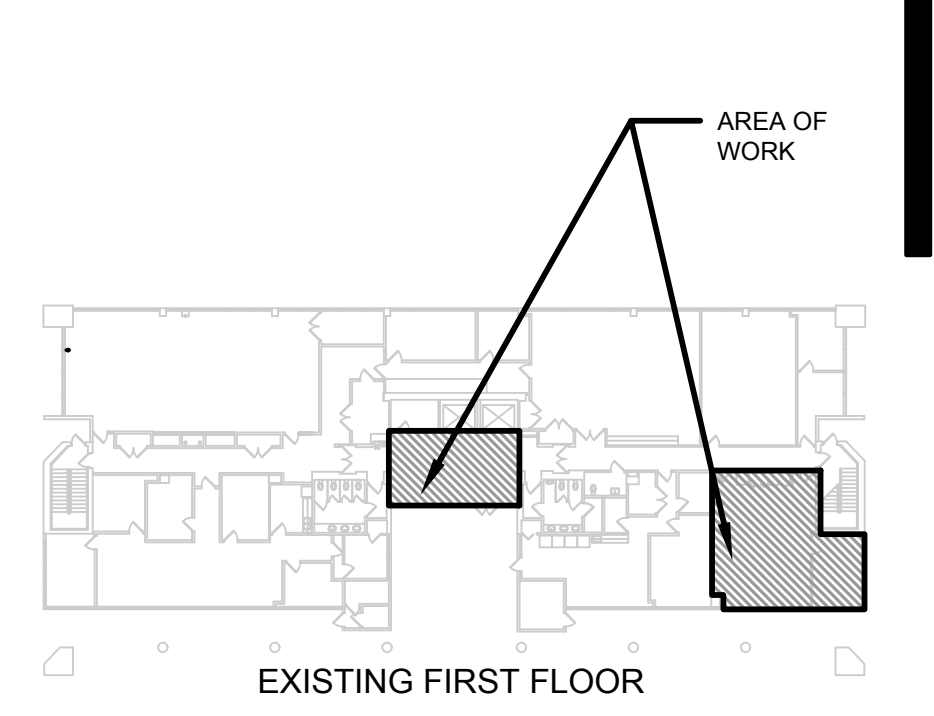
ADDITIVE BID ITEMS

1. CONTRACTOR TO PRICE OUT INSTALLATION OF NEW FINISHES WALL BASE B1 AND CARPET C1 AS ADDITIVE BID ITEM ON MARC TRAINING ROOM 105.

SHEET NOTES

- A. HATCHED AREAS INDICATE AREA NOT IN SCOPE OF WORK.
- B. ALL WALLS SHALL BE PAINTED P-1 U.N.O. THROUGHOUT
- C. GC TO CLEAN, REPAIR AND PAINT EXISTING WINDOW FRAMES AND SILLS AS REQUIRED.
- D. PATCH, REPAIR & PAINT ALL DAMAGED OR RENOVATED AREAS.
- E. REPAIR AND/OR REPLACE ANY DAMAGED FLOORING/CARPETING AS NECESSARY TO MATCH EXISTING.
- F. PATCH, PAINT AND REPAIR ANY CEILING DAMAGE DURING CONSTRUCTION AS REQUIRED.
- G. PROTECT ALL WINDOWS AND FRAMES DURING CONSTRUCTION. PATCH AND REPAIR EXISTING FRAMES AS REQUIRED.

KEY PLAN



Issue	Date & Issue Description	Drawn By	Checked By
1	09.16.16 60% REVIEW SET	YM	KA
2	01.13.17 TEST-FIT	YM	KA
	NEW SCOPE		
3	08.22.17 60% REVIEW SET_R1	LF	KA
	NEW SCOPE		
4	11.27.17 90% REVIEW SET	LF	KA
	NEW SCOPE		
5	01.24.18 PERMIT/ BID SET	LF	KA
	NEW SCOPE		

• SPACE PLANNING

• INTERIOR DESIGN

• PLANNING

Client Information

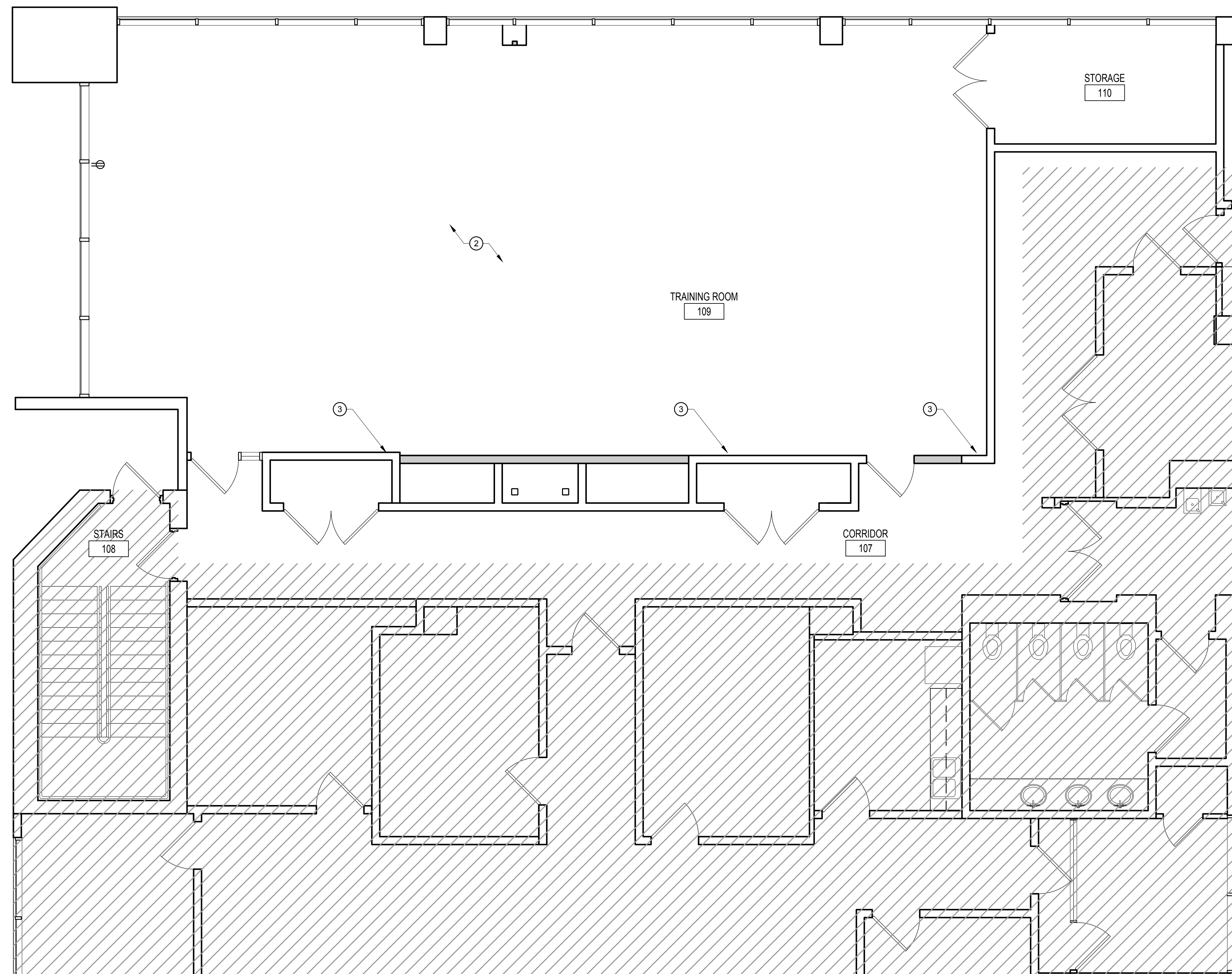
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Drawn By	Project Status
YM/ LF	
Checked By	Scale
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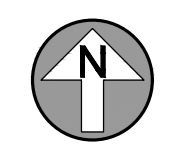
Consultant • Seal/Signature

Sheet Title:
**FINISH PLAN
1ST FLOOR**

A05.01B



 NOT IN SCOPE OF WORK.



KEY NOTES

- ① EXISTING TO REMAIN. NO WORK REQUIRED.
- ② EXISTING CARPET AND WALL BASE TO BE REMAIN. GC TO PATCH AND REPAIR AREAS AS NECESSARY. FINISHES C-1 AND B-1 TO BE PRICED AS ALTERNATE FOR THESE LOCATIONS.
- ③ GC TO PATCH AND REPAIR WALL AS NEEDED AND REPLACE BASE WITH NEW B-1. MATCH EXISTING PAINT COLOR.

LEGEND - BASIS OF DESIGN - SEE SPECS

P-1	MANUF: SHERWIN WILLIAMS STYLE: INTERIOR SATIN LATEX COLOR: SW 7028 INCREDIBLE WHITE AREA: GENERAL WALL PAINT FINISH: EGGSHELL FINISH NOTES: GC MAY PROVIDE APPROVED EQUAL UNDER SUBSTITUTION REQUEST. FLAME SPREAD RATING CLASS A
P-2	MANUF: SHERWIN WILLIAMS STYLE: INTERIOR SATIN LATEX COLOR: SW 6711 PARAKEET AREA: ACCENT PAINT FINISH: EGGSHELL FINISH NOTES: GC MAY PROVIDE APPROVED EQUAL UNDER SUBSTITUTION REQUEST. FLAME SPREAD RATING CLASS A
C-1	MANUF: SHAW CONTRACT GROUP STYLE: VISIBLE TILE 5T002 COLOR: GLARE 01595 AREA: CARPET TILE OVERALL INSTALLATION: MONOLITHIC NOTES: GC MAY PROVIDE APPROVED EQUAL UNDER SUBSTITUTION REQUEST.

B-1	MANUF: FLEXCO FLOORS STYLE: VINYL WALL BASE, 4" COVE COLOR: 024 STONE AREA: GENERAL WALL BASE NOTES: GC MAY PROVIDE APPROVED EQUAL UNDER SUBSTITUTION REQUEST.
B-2	MANUF: WOOD BASE STYLE: 4" COLOR: TO MATCH LVT-1 COLOR AREA: GENERAL WALL BASE NOTES: GC MAY PROVIDE APPROVED EQUAL UNDER SUBSTITUTION REQUEST.
LVT-1	MANUF: I200V - RESILIENT COLLECTION STYLE: HIGHLAND FOREST 4" COLOR: ASHWOOD 20100 AREA: MAIN LOBBY NOTES: GC MAY PROVIDE APPROVED EQUAL UNDER SUBSTITUTION REQUEST.

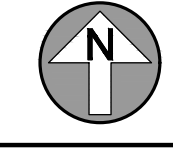
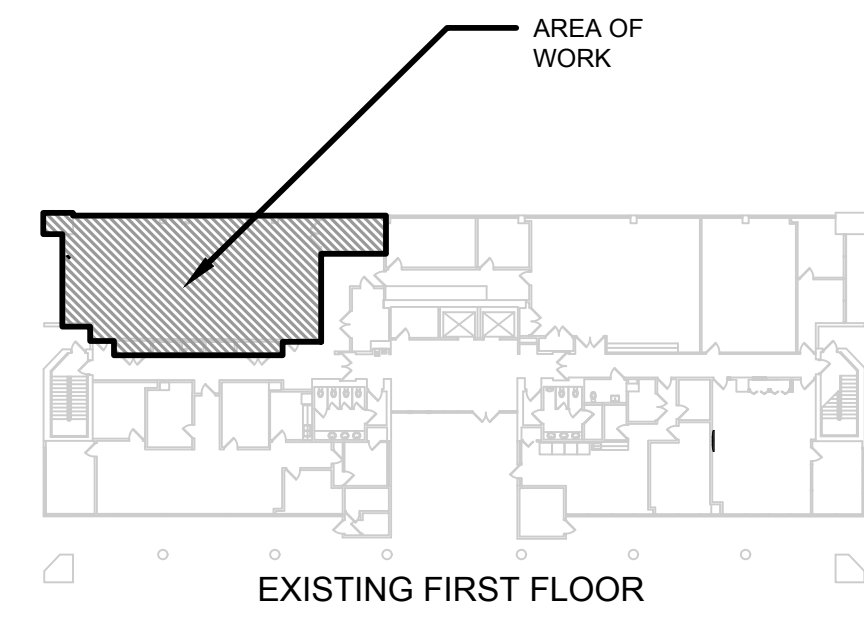
ADDITIVE BID ITEMS

1. CONTRACTOR TO PRICE OUT INSTALLATION OF NEW FINISHES WALL BASE B1 AND CARPET C1 AS ADDITIVE BID ITEM ON TRAINING ROOM 109.

SHEET NOTES

- A. HATCHED AREAS INDICATE AREA NOT IN SCOPE OF WORK.
- B. ALL WALLS SHALL BE PAINTED P-1 U.N.O. THROUGHOUT
- C. GC TO CLEAN, REPAIR AND PAINT EXISTING WINDOW FRAMES AND SILLS AS REQUIRED.
- D. PATCH, REPAIR & PAINT ALL DAMAGED OR RENOVATED AREAS.
- E. REPAIR AND/OR REPLACE ANY DAMAGED FLOORING/CARPETING AS NECESSARY TO MATCH EXISTING.
- F. PATCH, PAINT AND REPAIR ANY CEILING DAMAGE DURING CONSTRUCTION AS REQUIRED.
- G. PROTECT ALL WINDOWS AND FRAMES DURING CONSTRUCTION. PATCH AND REPAIR EXISTING FRAMES AS REQUIRED.

KEY PLAN



Issue	Date & Issue Description	Drawn By	Checked By
1	09.16.16 60% REVIEW SET	YM	KA
2	01.13.17 TEST-FIT	YM	KA
3	08.22.17 60% REVIEW SET_R1	LF	KA
4	11.27.17 90% REVIEW SET	LF	KA
5	01.24.18 PERMIT/ BID SET	LF	KA

• SPACE PLANNING

• INTERIOR DESIGN

• PLANNING

Client Information

ARCHITECTURE

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Drawn By	Project Status
YM/ LF	
Checked By	Scale
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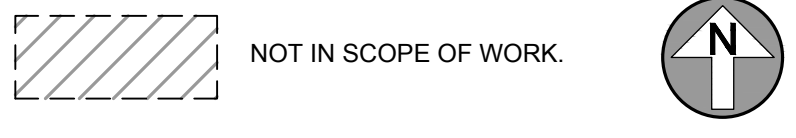
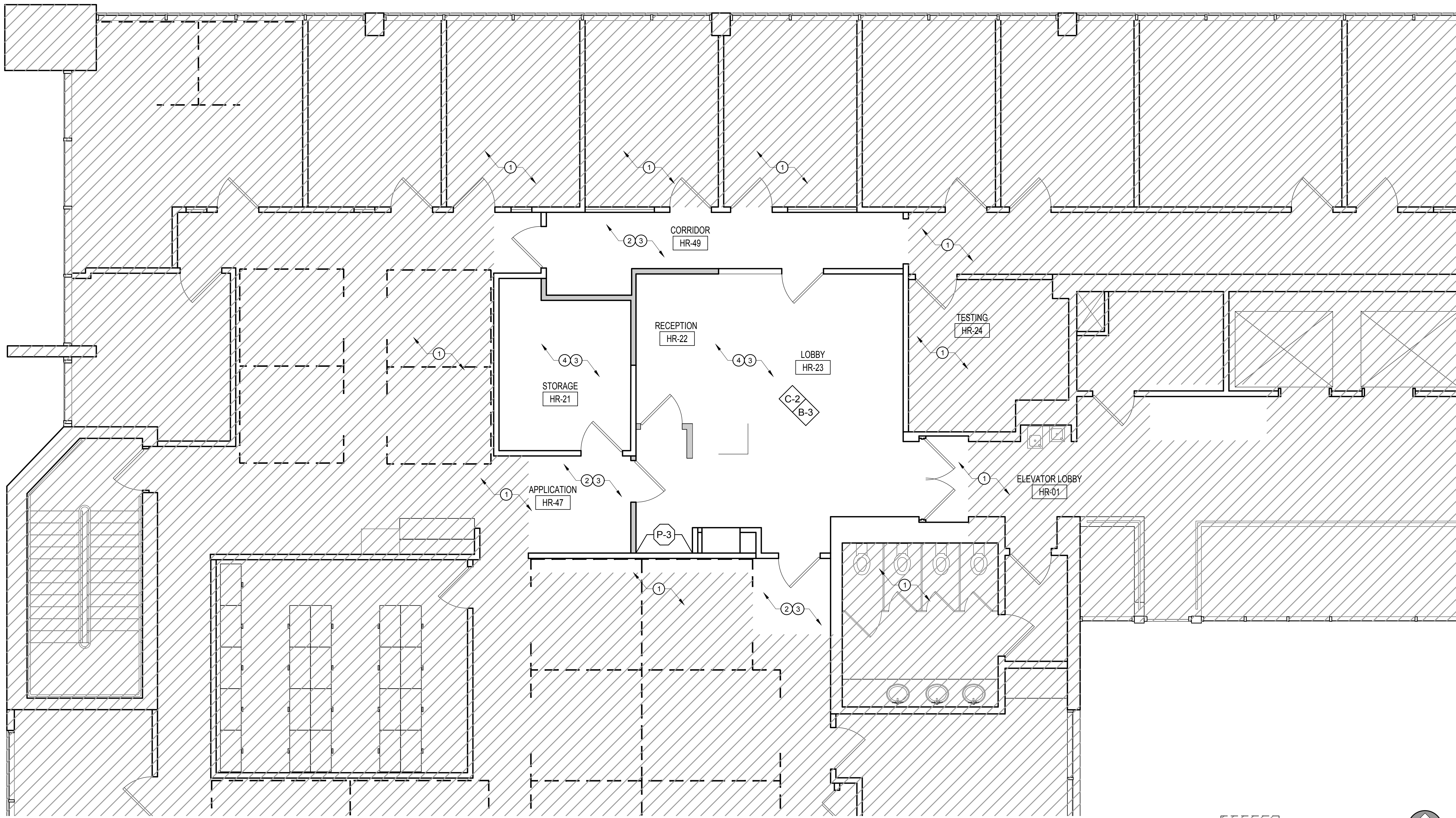
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Consultant • Seal/Signature

Shoot Title:

FINISH PLAN
2ND FLOOR

A05.02



KEY NOTES

- ① EXISTING TO REMAIN. NO WORK REQUIRED.
- ② P-4 PAINT TO MATCH EXISTING COLOR THROUGHOUT TENANT SPACE U.N.O.
- ③ EXISTING CARPET AND WALL BASE TO REMAIN. GC TO PATCH AND REPAIR AREAS AS NECESSARY USING C-2 AND B-3.
- ④ P-1 PAINT THROUGHOUT SPACE.

LEGEND - BASIS OF DESIGN - SEE SPECS

P-1	MANUF: SHERWIN WILLIAMS STYLE: INTERIOR SATIN LATEX COLOR: SW 7028 INCREDIBLE WHITE AREA: GENERAL WALL PAINT FINISH: EGGSHELL FINISH NOTES: GC MAY PROVIDE APPROVED EQUAL UNDER SUBSTITUTION REQUEST. GC TO PROVIDE PAINT SAMPLE FOR ARCHITECT'S APPROVAL. FLAME SPREAD RATING CLASS A	P-4	MANUF: MATCH EXISTING STYLE: MATCH EXISTING COLOR: MATCH EXISTING AREA: GENERAL WALL PAINT FINISH: MATCH EXISTING NOTES: GC MAY PROVIDE APPROVED EQUAL UNDER SUBSTITUTION REQUEST. GC TO PROVIDE PAINT SAMPLE FOR ARCHITECT'S APPROVAL. FLAME SPREAD RATING CLASS A
P-3	MANUF: SHERWIN WILLIAMS STYLE: INTERIOR SATIN LATEX COLOR: SW6487 CLOUDBURST AREA: ACCENT WALL PAINT FINISH: EGGSHELL FINISH NOTES: GC MAY PROVIDE APPROVED EQUAL UNDER SUBSTITUTION REQUEST. GC TO PROVIDE PAINT SAMPLE FOR ARCHITECT'S APPROVAL. FLAME SPREAD RATING CLASS A	C-2	MANUF: EXISTING CARPET IN STOCK STYLE: MATCH EXISTING COLOR: MATCH EXISTING AREA: CARPET TILE OVERALL INSTALLATION: MATCH EXISTING NOTES: GC TO COORDINATE WITH OWNER
		B-3	MANUF: MATCH EXISTING STYLE: MATCH EXISTING COLOR: MATCH EXISTING AREA: GENERAL WALL BASE NOTES: GC MAY PROVIDE APPROVED EQUAL UNDER SUBSTITUTION REQUEST.

SHEET NOTES

- A. HATCHED AREAS INDICATE AREA NOT IN SCOPE OF WORK.
- B. ALL WALLS SHALL BE PAINTED P-1 U.N.O. THROUGHOUT
- C. GC TO CLEAN, REPAIR AND PAINT EXISTING WINDOW FRAMES AND SILLS AS REQUIRED.
- D. PATCH, REPAIR & PAINT ALL DAMAGED OR RENOVATED AREAS.
- E. REPAIR AND/OR REPLACE ANY DAMAGED FLOORING/CARPETING AS NECESSARY TO MATCH EXISTING.
- F. PATCH, PAINT AND REPAIR ANY CEILING DAMAGE DURING CONSTRUCTION AS REQUIRED.
- G. PROTECT ALL WINDOWS AND FRAMES DURING CONSTRUCTION. PATCH AND REPAIR EXISTING FRAMES AS REQUIRED.

KEY PLAN

