

GENERAL NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER DOCUMENTATION FORMING THE CONSTRUCTION CONTRACT. ANY CONFLICTING INFORMATION SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.

2. ALL EXISTING DIMENSIONS / LEVELS ETC. INDICATED ON DRAWINGS ARE TO BE VERIFIED ON SITE.

3. CONTRACTOR TO SUBMIT COORDINATED SHOP DRAWINGS FOR ENGINEER'S APPROVAL AS REQUIRED PRIOR TO COMMENCEMENT OF WORKS AT SITE.

4. DRAWINGS INDICATE MINIMUM STANDARDS FOR ARCHITECTURAL DESIGN INTENT. REFER TO MEDICAL EQUIPMENT DRAWINGS AND SPECIFICATIONS FOR FULL DESIGN REQUIREMENTS AND COORDINATION.

5. ALL ROOMS TO BE READ IN CONJUNCTION WITH ENGINEERING DRAWINGS FOR FULL SPECIFICATIONS FOR EACH ROOM.

6. ALL ELECTRICAL POINTS TO BE COORDINATED ON SITE WITH MEDICAL EQUIPMENT SUPPLIER. ALL SETTING OUT OF ELECTRICAL AND GAS OUTLETS TO BE SET OUT ON SITE AND APPROVED BY LEAD ARCHITECT PRIOR TO INSTALLATION. ELECTRICAL AND GAS REQUIREMENTS SHOWN ARE AT A MINIMUM AND FINAL DESIGN NEEDS TO BE COORDINATED WITH MEDICAL EQUIPMENT SUPPLIER. ALL STRUCTURAL SUPPORTS FOR MEDICAL EQUIPMENT WILL BE PART OF THE CONTRACTORS WORK AND REQUIRES FULL COORDINATION WITH THE MEDICAL EQUIPMENT SUPPLIER. THE ROOMS DO NOT COVER THIS LEVEL OF DESIGN. REFER TO COMPLETE SET OF ISSUED CONTRACT DOCUMENTS FOR APPLICABLE NOTES, ABBREVIATIONS, AND SYMBOLS.

8. DO NOT SCALE THE DRAWING. IF DIMENSIONS ARE IN QUESTION, OBTAIN CLARIFICATION FROM THE ARCHITECT BEFORE CONTINUING.

9. DIMENSIONS SHOWN ON THE FLOOR PLANS FOR NEW CONSTRUCTION ARE TO THE FACE OF FINISH OF INTERIOR WALLS, TO CENTER LINE OF COLUMNS AND TO FACE OF CONCRETE OR MASONRY WALLS, UNLESS OTHERWISE INDICATED. DIMENSIONS IN RENOVATED AREAS ARE FROM FINISH FACE OF EXISTING WALLS AND TO FINISH FACE OF NEW STUD WALLS, UNLESS OTHERWISE INDICATED.

10. FIELD MEASURE AND CONFIRM DIMENSIONS FOR OWNER PROVIDED EQUIPMENT AND FURNISHINGS. COORDINATE WITH THE OWNER ON DELIVERY AND INSTALLATION OF OFFICE EQUIPMENT. MINIMUM REQUIRED OPENINGS AND ACCESSIBLE ROUTES TO THE INSTALLATION AREA SHALL BE COORDINATED WITH THE SUPPLIER.

11. FINISH FLOOR ELEVATIONS ARE TO TOP OF CONCRETE SLAB UNLESS OTHERWISE NOTED. COORDINATE EXACT SIZE AND PLACEMENT OF EQUIPMENT BASE AND HOUSEKEEPING PADS WITH EQUIPMENT TO BE PROVIDED.

12. WHERE NEW GYPSUM BOARD PARTITIONS ARE A CONTINUATION OF AN EXISTING PARTITION OR COLUMN ENCASMENT, THE FACE OF THE NEW GYPSUM BOARD SHALL BE ALIGNED WITH THE FACE OF THE EXISTING SURFACE. WHERE A ONE HOUR PARTITION IS SHOWN AS A CONTINUATION OF A TWO-HOUR PARTITION OR COLUMN ENCASEMENT, THE FACE OF THE GYPSUM BOARD SHALL BE OFFSET AS REQUIRED TO PROVIDE FACE ALIGNMENT OF GYPSUM BOARD ON BOTH SIDES.

14. LEVEL FLOORS SO THAT THEY DO NOT EXCEED A 1/4" VARIANCE IN A 10'-0" RADIUS.

15. PIPING LOCATED ABOVE GRADE AND INSIDE THE BUILDING SHALL BE CONCEALED IN FURRED SPACES WITH THE EXCEPTION OF PIPING IN STAIRWAYS, EQUIPMENT ROOMS AND POWERHOUSE. COORDINATE WITH ALL OTHER TRADES TO PROVIDE FURRING FOR PIPING INSTALLED IN FINISHED AREAS.

16. ALL EXTERIOR STEEL HANDRAILS, GUARDRAILS, AND BOLLARDS SHALL BE GALVANIZED AND PAINTED UNLESS OTHERWISE NOTED.

17. PARTITION TYPES AND FIRE RESISTIVE RATINGS INDICATED ON A WALL ARE TO BE CONTINUOUS FOR THE LENGTH AND HEIGHT OF A PARTITION.

18. APPROVE FLOOR OUTLET LOCATIONS WITH ARCHITECT AND BUILDING MANAGEMENT PRIOR TO CORE DRILLING.

19. CHIMNEYS IN RATED WALL, FLOOR, CEILING AND ROOF ASSEMBLIES SHALL BE SEALED WITH A FIRE RESISTANT JOINT SYSTEMS OR PROTECTED WITH A FIRE RATED CHASE.

20. EXIT SIGNS AND SMOKE DETECTORS LOCATED IN CEILINGS SHALL BE POSITIONED AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

21. WHERE MATERIALS ARE APPLIED TO, OR ARE IN DIRECT CONTACT WITH WORK INSTALLED BY ANOTHER SUBCONTRACTOR, COMMENTARY WORK IMPLIES ACCEPTANCE OF THE SUBSTRATE AS SUITABLE FOR THE APPLICATION INTENDED.

22. ISOLATE DISSIMILAR METALS TO PREVENT GALVANIC / BIMETALLIC CORROSION.

23. SEALANTS EXPOSED TO VIEW SHALL BE CUSTOM COLOR AS SELECTED BY THE ARCHITECT.

24. COORDINATE LOCATION OF SEALANT AND COMPATIBILITY OF SEALANTS WITH ADJACENT WORK, INCLUDING MATERIALS AND OTHER CONTIGUOUS SEALANTS.

25. CAULK AT JUNCTURE OF INTERIOR FACES OF DOOR FRAMES, VIEW WINDOW FRAMES, EXTERIOR WINDOW FRAMES, AND CABINET WORK WITH ADJACENT MATERIALS. MAINTAIN THE FIRE RATING OF CONSTRUCTION AROUND CABINETS, PANELS, AND BOXES RECESSED IN FIRE RATED WALL, FLOOR, AND CEILING ASSEMBLIES.

26. ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES INSTALLED WITHIN 2' OF A URINAL, WATER CLOSET, SINK OR LAVATORY SHALL BE MOISTURE SEALED.

27. DO NOT HANG (SUPPORT) ANY ITEMS FROM METAL ROOF DECK. IT IS ACCEPTABLE TO ATTACH, I.E. CEILING SYSTEM WIRE HANGERS FROM JOISTS AND/OR BEAMS. IF NO JOIST OR BEAM, PROVIDE A STEEL STRIP.

CONSTRUCTION NOTES

1. FINAL PLACEMENT OF ALL PARTITIONS TO BE APPROVED IN THE FIELD BY ARCHITECTS' REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY WORK.

2. THE GENERAL CONTRACTOR SHALL LAYOUT PARTITIONS STARTING FROM CONDITIONS WHERE ALIGNMENT WITH EXISTING WALLS IS SHOWN.

3. ALL PARTITION DIMENSIONS ARE FROM FINISHED SURFACE OR FROM FACE OF CONVECTOR ENCLOSURE, UNLESS OTHERWISE NOTED.

4. WHERE A PARTITION MEETS THE WINDOW MULLION, PROVIDE A CONTINUOUS COMPRESSIBLE FILLER. A SOUNDPROOFING FILLER PANEL SHALL BE USED INSIDE THE METAL CONVECTOR ENCLOSURE TO PREVENT SOUND TRANSMISSION BETWEEN OFFICES.

5. ALL METAL TRIMS ON GYPSUM BOARD PARTITIONS SHALL BE TYPE #200 SERIES AS MANUFACTURED BY U.S. GYPSUM OR EQUAL.

6. ALL GYPSUM BOARD PARTITIONS SHALL BE PROPERLY BRACED.

7. ALL GYPSUM BOARD SHALL BE INSTALLED VERTICALLY IN FULL LENGTH SECTIONS.

8. GYPSUM BOARD AT TOILETS AND AROUND PANTRY SINK TO BE WATER-RESISTANT TYPE.

9. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR TAPING AND SPACKLING OF GYPSUM BOARD INSTALLED, AS WELL AS PATCHING AND REPAIRING ALL WALLS, CEILINGS, AND COLUMNS TO REMAIN AS EXISTING.

10. ALIGN PARTITIONS WHERE NEW WALLS ABUT EXISTING COLUMN AND/OR WALLS.

A. EXISTING CORNER BEAD, TAPE AND SPACKLE, JOINT (3 COATS MIN.) EXCEPT AT COLUMN WHERE GYPSUM BOARD WILL PASS OVER FACE.

B. CORNER BEAD, REINFORCE JOINT WITH WIRE MESH AND PLASTER TO FORM A SMOOTH, PLUMB, CONTINUOUS SURFACE.

11. GENERAL CONTRACTOR SHALL CAP ALL EXPOSED EXISTING PIPING NOT BEING USED BEHIND FINISH SURFACE.

12. PROVIDE ACCESS DOORS AS REQ'D FOR PLUMBING, ELECTRICAL, ETC. AS REQUIRED TO ACCESS EQUIPMENT OR CONTROLS. LOCATION TO BE APPROVED BY H+A.

13. ALL FIREPROOFING ON STEEL MUST BE REPLACED IF DAMAGED OR MISSING AT CONTRACTOR'S EXPENSE.

14. ALL DOORS TO BE UNDERCUT TO 3/8" A.F.F. UNLESS OTHERWISE NOTED. ALL DOORS (NEW AND EXISTING) SHALL HAVE DOOR STOPS AND BUMPERS OR SILENCERS. DOOR STOPS TO BE FLOOR MOUNTED TYPE, UNLESS OTHERWISE NOTED.

15. ALL LOCKSETS SHALL BE MASTER KEYED AS REQUIRED BY THE BUILDING MANAGEMENT. SEE DOOR SCHEDULE/HARDWARE SCHEDULE FOR INFORMATION.

16. GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL, WHERE INDICATED, HAT SHELVES AND CHROME HANG ROD IN ALL COAT CLOSETS. HANG RODS SHALL BE 5/8" ABOVE THE FINISHED FLOOR AND 12" OUT FROM WALL, AND ALL SHELVES (2) SHALL BE 18" DEEP, 12" APART, 3" ABOVE ROD. PROVIDE CENTER SUPPORT BRACKETS WHEN SHELVEING IS 3'-0" OR LONGER, UNLESS OTHERWISE NOTED. ALL HAT SHELVES SHALL BE BIRCH, CLEAR LAQUER FINISH, UNLESS OTHERWISE NOTED.

17. CONTRACTOR SHALL FURNISH AND INSTALL FIREPROOF BLOCKING IN CEILINGS OR PARTITIONS AS REQUIRED, OR WHERE WALL-MOUNTED EQUIPMENT OR CABINERY IS INDICATED, FOR A CONCRETE INSTALLATION.

18. THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL BLOCKING AND GROUNDS AS REQUIRED FOR THE INSTALLATION OF WINDOW BLINDS, DRAPERIES, AND CURTAINS, AS REQUIRED, USING FIRE-RETARDANT WOOD.

19. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF EXISTING FLOORING DOWN TO THE SLAB IN ALL AREAS WHERE NEW FLOORING IS SPECIFIED.

20. WHERE METAL AND GLASS PARTITION IS SPECIFIED, G.C. SHALL BE RESPONSIBLE TO PROVIDE FOR ANY LEVELING OF FLOOR SLAB AS MAY BE REQUIRED FOR A PLUMB, LEVEL INSTALLATION.

21. ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PATCHED AND REPAIRED AS REQUIRED AND PREPARED TO RECEIVE NEW FINISHES PER FINISH PLAN.

REFLECTED CEILING NOTES

1. SEE ENGINEER'S DRAWINGS FOR ADDITIONAL NOTES AND GENERAL INFORMATION.

2. SEE ENGINEER'S DRAWINGS FOR ALL LIGHT FIXTURE CIRCUITING, EMERGENCY AND EXIT LIGHTING, SMOKE DETECTORS, STROBE LIGHTING, ALARM SPEAKERS, SWITCHING AND RELATED WORK. LIGHT SWITCHES AND DIMMERS AS INDICATED ON JDS PLANS ARE FOR LOCATION ONLY. CONTRACTOR IS TO VERIFY ALL LIGHT FIXTURE WATTAGE (MAX) AND PROVIDE PROPER NUMBER OF SWITCHES AT THAT LOCATION TO SERVICE INDICATED LIGHT FIXTURES.

3. SEE ENGINEER'S DRAWINGS FOR ALL CEILING DIFFUSERS, DUCTWORK LAYOUTS, TRANSFER DUCTS, FUSIBLE LINK DAMPERS, ETC. JDS DRAWINGS INDICATE DIFFUSERS FOR LOCATION ONLY. WHERE DISCREPANCIES OCCUR BETWEEN ENGINEERING AND ARCHITECTURAL DRAWINGS REGARDING LOCATIONS, ARCHITECTURAL DRAWINGS SHALL GOVERN.

4. GENERAL CONTRACTOR SHALL PROVIDE A COMPOSITE CEILING PLAN AND NECESSARY SHOP DRAWINGS COORDINATING ALL TRADES, SHOWING THE LOCATION OF SUSPENSION MEMBERS, LIGHT FIXTURES, EMERGENCY AND EXIT LIGHTING, HVAC FIXTURES, DRAPERY POCKETS, FIRE DAMPERS, ACCESS DOORS, FASCIAS, SOFFITS AND ALL OTHER ITEMS PENETRATING OR ATTACHED TO THE CEILING.

5. ACCESS DOOR LOCATIONS TO BE REVIEWED IN THE FIELD PRIOR TO INSTALLATIONS, AND THEIR LOCATIONS TO BE APPROVED BY JTD. SEE REFLECTED CEILING PLAN FOR CEILING HEIGHTS. MAINTAIN CEILING HEIGHT THROUGHOUT. NOTIFY ARCHITECT OF ANY COMPLICATIONS WITH HEIGHT.

7. NO CEILING BREAKS WILL BE PERMITTED WITHIN A ROOM, UNLESS OTHERWISE NOTED. G.C. SHALL BE RESPONSIBLE FOR VERIFYING COMPATIBILITY OF LIGHTING FIXTURES WITH THE SPECIFIED CEILING SYSTEM.

8. ALL FLUORESCENT FIXTURES SHALL HAVE WARM WHITE LAMPS (4000K), UNLESS NOTED OTHERWISE. - SEE LIGHTING SCHEDULE. ALL SWITCHES/DIMMERS TO BE MOUNTED AT 3'-2" A.F.F. TO CENTER LINE OF SWITCH/DIMMER. MULTIPLE SWITCHES AND/OR DIMMERS TO BE GANGED AND PROVIDED WITH SINGLE GANG PLATE.

9. GENERAL CONTRACTOR TO PROVIDE INITIAL LAMPING OF ALL FIXTURES AND INSTALL APPROPRIATE LAMPS AS REQUIRED BY SPECIFIED LIGHT FIXTURE.

GENERAL CONTRACTOR TO CLEAN, RELAMP, AND REPLACE ALL FAULTY BALLASTS AND/OR BALLASTS NOT CONFORMING TO THE LATEST LOCAL BUILDING CODE.

12. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL, SHALL LOW RETURN FIXTURES AS FIELD CONDITIONS NECESSITATE, WITH H+A APPROVAL. ALL HVAC RETURN AIR GRILLES SHALL BE LOCATED IN THE CEILING UNLESS OTHERWISE NOTED. LOCATION SUBJECT TO H+A APPROVAL.

13. G.C. TO PROVIDE APPROPRIATE SIZED CUT-OUT ABOVE CEILING WHERE PARTITION WALLS EXTEND TO SLAB ABOVE, AS REQUIRED FOR CIRCULATION OF RETURN AIR TO V.A.C. SYSTEM. FURNISH AND INSTALL FIRE DAMPERS AS REQUIRED TO MAINTAIN THE INTEGRITY OF RATED WALLS.

14. GENERAL CONTRACTOR SHALL REMOVE CEILING TILE AS REQUIRED BY THE TELEPHONE COMPANY, OR OTHER COMMUNICATIONS AGENCY AUTHORIZED BY THE ARCHITECT FOR TELEPHONE AND SIGNAL CABLE INSTALLATION, AND REPLACE TILE WHEN WORK IS COMPLETED (FOR A PRE-ESTABLISHED UNIT PRICE PER TILE).

15. SEE ENGINEER'S DRAWINGS FOR ALL SPRINKLER HEADS AND RELATED WORK. H+A DRAWINGS INDICATE SPRINKLER HEADS FOR LOCATION ONLY. WHERE DISCREPANCIES OCCUR BETWEEN ARCHITECTURAL, AND ENGINEERING DRAWINGS REGARDING LOCATIONS, ARCHITECTURAL DRAWINGS SHALL GOVERN.

16. ALL SPRINKLER HEADS AT DROPPED CEILINGS TO BE CONCEALED FLUSH TYPE WITH PREPARED WHITE CAP TO MATCH CEILING. WHERE INDICATED IN ACoustICAL TILE CEILINGS, SPRINKLER HEADS SHALL BE CENTERED IN TILES. UNLESS OTHERWISE NOTED, INSTALL ALL DIRECTIONAL ACoustICAL TILE WITH THE GRAIN IN ONE DIRECTION ONLY IN ANY SINGLE SPACE, AS DIRECTED BY THE ARCHITECT.

17. H+V.C. SUBCONTRACTOR TO SUBMIT A LAYOUT SHOP DRAWING INDICATING ALL DIFFUSER LOCATIONS AND DUCTWORK LAYOUTS TO ARCHITECTS' OFFICE FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OF ANY WORK.

19. SPRINKLER SUBCONTRACTOR TO SUBMIT A LAYOUT SHOP DRAWING TO ARCHITECTS' OFFICE FOR REVIEW AND APPROVAL, OF ALL SPRINKLER HEAD LOCATIONS PRIOR TO FABRICATION OF ANY WORK.

20. ALL EXHAUST FAN EQUIPMENT TO BE LOCATED OUTSIDE THE SPECIFIED ROOM AND DUCTED INTO THE SPACE TO THE CEILING REGISTER. ALL EXHAUST FANS TO BE CONTROLLED BY A (RED) PILOT LIGHT MOUNTED SWITCH.

21. G.C. IS RESPONSIBLE TO BALANCE THE AIR FLOW THROUGH THE INSTALLATION IS COMPLETED AND SUBMIT A WRITTEN REPORT TO THE ARCHITECT'S OFFICE FOR REVIEW AND APPROVAL.

22. ALL WET AREAS TO HAVE MOISTURE RESISTANT CEILING.

23. ALL BLINDS TO HAVE BLIND PELMET BOX AS REQUIRED.

POWER AND COMMS NOTES

1. SEE ENGINEER'S DRAWING FOR ALL CIRCUITING AND RELATED WORK.

2. EXCEPT AS NOTED, ALL ELECTRICAL AND TELEPHONE WALL OUTLETS ARE TO BE MOUNTED AT 15" AFF.

3. IF OUTLET DIMENSION CALLS FOR MORE THAN 24" AFF, OUTLETS (WITH CEILING) SPRINKLER HEADS SHALL BE CENTERED IN TILES. CENTERLINE TO CENTERLINE DIMENSIONS OF ANY OUTLET PAIR SHALL NOT EXCEED 6".

4. ALL BACK-TO-BACK OUTLETS IN ADJOINING ROOMS TO BE STAGGERED.

5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY TO CEILING BREAKERS AT ALL ELECTRICAL CLOSETS ON THE JOB, INCLUDING WORK IN LANDLORDS OR OTHER TENANT'S SPACE.

7. DO NOT INSTALL TELEPHONE AND ELECTRICAL PEDESTAL FLOOR OUTLETS UNTIL CARPET IS INSTALLED.

8. NO FLOOR OR WALL POWER OUTLETS SHALL BE CONNECTED TO LIGHTING CIRCUITS.

9. PROVIDE TAMPER-PROOF CIRCUIT BREAKER CLAMPS ON ALL DEDICATED CIRCUIT BREAKERS.

10. GENERAL CONTRACTOR SHALL REVISE AND UPDATE LABELS FOR ALL CIRCUIT BREAKERS.

11. G.C. SHALL COORDINATE WITH THE ELECTRICAL & WOODWORK CONTRACTORS TO PROVIDE CUTOUTS IN FIELD, AS REQUIRED, FOR EXTENSION OF ELECTRIC OUTLETS, CABLES, ETC. INTO CABINETWORK AS SPECIFIED.

INTERIOR DRAWING LIST

SHEET NUMBERING & DRAWING CATEGORIES

INTERIOR DESIGN DRAWING CATEGORIES

1-0 - GENERAL

1-1 - PLANS (ENLARGED PLANS

1-4 - LARGE SCALE VIEWS

1-5 - DETAILS

1-6 - SCHEDULES / DIAGRAMS

1-7 - MISCELLANEOUS

SHEET NUMBERING

I-XXX

SEQUENTIAL NUMBER IN CATEGORY

DRAWING CATEGORY

INTERIOR DESIGN DRAWING

ELEVATION SYMBOL

Section Designation

Sheet Number

SECTION SYMBOL

Section Designation

Sheet Number

WINDOW / GLAZING NUMBER

MATCH LINE SYMBOL

MATCH LINE

SEE - - -

DRAWING VIEW TITLE

VIEW TITLE

SCALE

Scale

COLUMN GRID DESIGNATION

Column Grid Tag

ROOM TAG

Room Name

2mm Aoid Name

10mm Aoid Name

15mm Aoid Name

FLOOR FINISH TAG

FLOOR FINISH

Floor Finish Designation

CEILING FINISH TAG

CEILING FINISH

Ceiling Finish Designation

DOOR FINISH TAG

DOOR FINISH

DOOR TYPE

DOOR FINISH

INTERNAL DOOR

WALL TYPE TAG

WALL TYPE

WALL FINISH TAG

WALL FINISH

WALL FINISH

ENLARGED PLAN TAG

Enlarged Plan Designation

Sheet Number

DEMOLITION GENERAL NOTES

1. ALL EXISTING TO BE VALIDATED ON SITE BY MAIN CONTRACTOR.

2. DRAWINGS SHOULD BE READ IN CONJUNCTION WITH EXISTING AND PROPOSED PLANS.

3. CLIENT TO PROVIDE CONDITION SURVEY/STUDY TO ASSIST WITH DEMO WORKS AND IDENTIFY AREAS OF THE DESIGN THAT SHOULD BE RETAINED. THIS SHOULD ALSO PICK UP ANY EXISTING DEFECTS THAT THE CLIENT REQUIRES FOR INCLUSION WITHIN THE PROPOSED WORKS.

4. STRUCTURAL ENGINEER TO ADVISE ON ANY TEMPORARY SUPPORTS WHEN ONLY PART OF ARCHITECTURE/ STRUCTURE IS TO BE DEMOLISHED.

5. ALL EXISTING OPENINGS THAT ARE NO LONGER BEING USED TO BE FILLED BY CONTRACTOR.

6. WHERE EXISTING AREAS OF THE PROJECT ARE BEING RETAINED, SPECIALIST CONTRACTOR TO PROVIDE A METHOD STATEMENT ON THEIR PRESERVATION DURING DEMOLITION WORKS. CONTRACTOR TO ALSO PROVIDE METHOD STATEMENT FOR THE PRESERVATION DURING THE CONSTRUCTION WITHIN EXISTING AREAS.

7. DEMOLITION PLANS TO BE READ IN CONJUNCTION WITH ALL DRAWINGS IN RELATION TO THE PROPOSED DESIGN INTENT INCLUSIVE OF STRUCTURE, MEP & LANDSCAPE, FURNISH & PROPOSED WORKS.

8. WHERE POSSIBLE, ALL FINISHES MATERIALS AND FITTING/FIXTURES REQUIRED TO BE REMOVED TO FACILITATE THE PROPOSED WORKS (I.E. DOORS, SIGNAGE, LIGHTING, ETC.) TO BE STORED, PROTECTED AND FULLY SCHEDULED TO ASSIST TEMPORAL REUSE.

9. REFER STRUCTURAL ENGINEER DEMOLITION PACKAGE FOR DETAILED SCOPE OF STRUCTURAL DEMOLITION.

10. REFER MEP STRIP-OUT PACKAGE FOR SCOPE OF MEP STRIP OUT & DIVERSIONS. REFER STRUCTURAL ENGINEER FOR DETAIL DEMOLITION SCOPE OF WALLS.

INTERIOR DESIGN DEMOLITION NOTES

TO BE READ IN CONJUNCTION WITH NBS SPECIFICATION SECTION C - DEMOLITION / ALTERATION / RENOVATION

1. REMOVE WALL OR PARTITION TO EXTENTS AS SHOWN, REMOVE ALL ANCHORS, FASTENERS, ADHESIVES AND OTHER MISCELLANEOUS ITEMS ASSOCIATED WITH THE WALL. MAKE GOOD FLOOR UPON REMOVAL.

2. REMOVE DOOR FRAME, LINTELS, ARCHITRAVES, HARDWARE AND ANCHORS.

3. REMOVE WINDOW FRAME, ARCHITRAVES, HARDWARE AND ANCHORS AND MAKE GOOD TO RECEIVE INFILL WALL OR REPLACEMENT WINDOWS. NEW WINDOWS AS SHOWN ON GENERAL ARRANGEMENT PLAN TO MATCH ADJACENT WINDOWS. SILL AND HEAD HEIGHT TO MATCH ADJACENT WINDOWS. FOR INSTANCES OF OPENINGS TO BE BLOCKED UP BLOCKWORK TO MATCH EXISTING. CONTRACTOR IS TO MAKE GOOD ALL WORKS TO MATCH EXISTING / ADJACENT MATERIALS AND FINISHES.

4. REMOVE ALL CEILING MOUNTED ITEMS INCLUDING MISCELLANEOUS MEP CLIPS AND FASTENERS.

5. REMOVE EXISTING PLUMBING AND RELATED FIXTURES. REMOVE / CAP EXISTING DRAINAGE. REPAIR AND MAKE GOOD SUBSTRATE IN PREPARATION FOR NEW FINISH FLOORING.

6. REMOVE EXISTING CABLES AND PROTECTION SCREED. PREPARE SUB-FLOOR FOR SCHEDULED SURFACE.

7. REMOVE AND SALVAGE EXISTING FIRE EXTINGUISHERS AND ALL ASSOCIATED ANCHORS AND FASTENERS FOR POSSIBLE RE-USE IN PROJECT.

8. THE MEP CONTRACTOR SHALL SURVEY THE AREA UNDER REDEVELOPMENT AND SHALL IDENTIFY THE MEP SERVICES TO BE REMOVED, RETAINED AND RELOCATED IN COORDINATION WITH BUILDING OPERATION TEAM AND THE ENGINEER.

9. APPROVAL IN WRITING TO BE OBTAINED FROM BUILDING OPERATION TEAM PRIOR TO REMOVING OR RELOCATING EXISTING MEP SERVICES.

10. CONTINUITY OF MEP SYSTEM SERVICES SERVING THE AREAS WHICH ARE NOT UNDER REDEVELOPMENT SHOULD NOT BE INTERRUPTED WHILE CARRYING OUT DISMANTLING WORK.

11. THE MEP CONTRACTOR SHALL CARRYING OUT ALL JOINTING WORKS OR PIPING, DUCTING CABLING WORKS AS REQUIRED TO ENSURE THE CONTINUITY OF SERVICES WHILE RELOCATING THE EXISTING MEP SERVICES.

12. RELOCATION OR REMOVAL OF EXISTING MEP SERVICES SHALL BE CARRIED OUT FULLY MEETING LOCAL AUTHORITY REGULATIONS / INTERNATIONAL STANDARDS.

13. ALL EXISTING REDUNDANT MEP SERVICES IN LINE UNITS TO BE STRIPPED OUT BACK TO LANDLORD PROVISION/CONNECTION POINTS.

14. ANY SHUT DOWN REQUIRED FOR REMOVAL OF ANY IDENTIFIED SERVICES SHALL BE AGREED WITH BUILDING OPERATOR IN ADVANCE.

15. ALL REMOVED EXISTING EQUIPMENTS SHOULD BE HANDED OVER TO BUILDING OPERATOR TEAM.

16. METHOD STATEMENTS FOR ALL ACTIVITIES AND SHUT DOWNS SHALL BE SUBMITTED TO THE ENGINEER/BUILDING OPERATOR FOR APPROVAL.

17. ALL REMOVED SERVICES SHALL BE DISPOSED OF IN ACCORDANCE WITH ADM REQUIREMENTS BY THE MEP CONTRACTOR.

18. THE MEP CONTRACTOR SHALL PROVIDE A FULL SET OF AS BUILT DRAWINGS FOR THE AREAS UNDER REDEVELOPMENT. THESE DRAWINGS SHALL INDICATE ALL NEW AND EXISTING MEP SERVICES.

19. THE MEP CONTRACTOR SHALL PROVIDE IDENTIFICATION FOR ALL NEW AND EXISTING MEP SERVICES IN THE REDEVELOPMENT AREAS.

20. ALL REMOVED EQUIPMENTS SHOULD BE HAND OVER TO BUILDING OPERATION TEAM.

21. ALL EXISTING LANDLORD MEP SERVICES RUNNING THROUGH THE AREAS UNDER REDEVELOPMENT SHALL BE IDENTIFIED BY THE MEP CONTRACTOR AND SHALL BE PROTECTED DURING THE WORKS. THESE EXISTING SERVICES SHALL BE KEPT LIVE UNLESS OTHERWISE AGREED WITH ENGINEER/BUILDING OPERATOR. THESE SERVICES SHALL BE REPAINTED WHERE NECESSARY, SUPPORTS UPGRADED TO MEET CURRENT SPECIFICATION FOR THE PROJECT AND PROVIDED WITH IDENTIFICATION LABELS AS PER THE PROJECT SPECIFICATION.

NBS SPECIFICATION CLAUSE GUIDANCE

*** THE NBS SPECIFICATION CONTAINS THE MINIMUM PERFORMANCE REQUIREMENTS FOR BOH MATERIALS. ONLY PLEASE REFER TO INTERIOR DESIGN SCHEDULES FOR SPECIFIC INFORMATION RELATING TO FOH FINISHES. REFER TO NBS SPECIFICATION FOR FOH FINISHES ONLY, PLEASE ***

B COMPLETE BUILDINGS/ STRUCTURES/ UNITS

B05 WHOLE BUILDING FIRE SAFETY

B10 CONSERVATORIES

B50 GENERAL STRUCTURAL REQUIREMENTS

B91 BUILDINGS IN THE LANDSCAPE

C DEMOLITION / ALTERATIONS / RENOVATION

C10 SITE SURVEY

C11 SITE INVESTIGATION

C20 DEMOLITION

C30 SHORING / FACADE / RETENTION

C40 CLEANING MASONRY / CONCRETE

C41 REPAIRING / RENOVATING / CONSERVING MASONRY

C42 REPAIRING / RENOVATING / CONSERVING CONCRETE

C45 DAMP PROOF COURSE RENEWAL / INSERTION

C46 CAVITY WALL TIE RENEWAL / INSERTION

C51 REPAIRING / RENOVATING / CONSERVING TIMBER

C52 FUNGUS / BEETLE ERADICATION

C90 ALTERATIONS - SPOT ITEMS (GUIDANCE ONLY)

E INSITU CONCRETE CONSTRUCTION GENERALLY

E05 INSITU CONCRETE CONSTRUCTION GENERALLY

E10 MIXING / CASTING / CURING INSITU CONCRETE

E11 SPRAYED INSITU CONCRETE

E20 FORMWORK FOR INSITU CONCRETE

E30 REINFORCEMENT FOR INSITU CONCRETE

E40 DESIGNED JOINTS IN INSITU CONCRETE

E41 WORKED FINISHES TO INSITU CONCRETE

E42 ACCESSORIES CAST INTO INSITU CONCRETE (GUIDANCE ONLY)

E60 PRECAST / COMPOSITE CONCRETE FLOORS / ROOF DECKS

D GROUNDWORK

D20 EXCAVATING AND FILLING

D21 GROUND GAS COLLECTION AND VENTING SYSTEMS

D30 PILING

D41 CRIB WALLS, GABIONS AND OTHER GRAVITY RETAINING WALLS

D45 SOIL NAILING

D50 UNDERPINNING

F MASONRY

F10 BRICK/ BLOCK WALLING

F11 GLASS BLOCK WALLING

F20 NATURAL STONE RUBBLE WALLING

F21 NATURAL STONE / ASHLAR WALLING/ DRESSINGS

F22 CAST STONE ASHLAR WALLING/DRESSINGS

F30 ACCESSORIES/ SUNDRY ITEMS FOR BRICK/ BLOCK/ STONE WALLING

F31 PRECAST CONCRETE SILLS / LINTELS/ COPINGS/ FEATURES

F42 STRAW BALE WALLING SYSTEMS

G STRUCTURAL/CARSSING METAL/TIMBER

G10 STRUCTURAL STEEL FRAMING

G12 ISOLATED STRUCTURAL METAL MEMBERS

G20 CARPENTRY /TIMBER FRAMING/ FIRST FIXING

G30 METAL PROFILED SHEET DECKING

H CLADDING/COVERING

H10 PATENT GLAZING

H11 CURTAIN WALLING

H13 STRUCTURAL GLASS ASSEMBLIES

H14 PRECAST CONCRETE /PAVER ROOFLIGHTS/ FLOOR LIGHTS/ PAVEMENT LIGHTS

H20 RIGID SHEET CLADDING

H21 TIMBER WEATHERBOARDING

H30 FIBRE CEMENT PROFILED SHEET CLADDING/ COVERING

H31 METAL PROFILED/ FLAT SHEET CLADDING/ COVERING

H32 PLASTIC PROFILED SHEET CLADDING/ COVERING

H40 GLASS FIBRE REINFORCED CONCRETE CLADDING/ COMPONENTS

H42 GLASS FIBRE REINFORCED PLASTICS CLADDING/ FEATURES

H43 PRECAST CONCRETE PANEL CLADDING/ FEATURES

H43 METAL COMPOSITE PANEL CLADDING/ COVERING

H51 NATURAL STONE SLAB CLADDING/ LININGS/ FEATURES

H60 PLAIN ROOF TILING

H61 FIBRE CEMENT SLATING

H62 NATURAL SLATING

H64 WOOD SHINGLE/ SHAKE ROOFING

H65 SINGLE LAP ROOF TILING

H67 METAL SINGLE LAP ROOF TILING

H71 LEAD SHEET COVERINGS/ FLASHINGS

H72 ALUMINIUM STRIP SHEET COVERINGS/ FLASHINGS

H73 COPPER STRIP SHEET COVERINGS/ FLASHINGS

H74 ZINC STRIP SHEET COVERINGS/ FLASHINGS

H75 STAINLESS STEEL STRIP SHEET COVERINGS/ FLASHINGS

H90 TENSILE FABRIC COVERINGS

H92 RAINSCREEN CLADDING

J WATERPROOFING

J10 CEMENTITIOUS MORTAR TANKING/ DAMP PROOFING

J20 MASTIC ASPHALT TANKING/ DAMP PROOFING

J21 MASTIC ASPHALT ROOFING/ INSULATION FINISHES

J30 LIQUID APPLIED TANKING/ DAMP PROOFING

J31 LIQUID APPLIED WATERPROOF ROOF COATINGS

J40 FLEXIBLE SHEET TANKING/ DAMP PROOFING

J41 REINFORCED BITUMEN MEMBRANE ROOF COVERINGS

J42 SINGLE LAYER POLYMERIC SHEET ROOF COVERINGS

J44 SHEET LININGS FOR POOL/SALAKES/WATERWAYS

K LININGS/SLAUGHTERING PARTITIONING

K10 THERMOBOARD DRY LININGS/ PARTITIONS/ CEILINGS

K11 RIGID SHEET FLOORING/ SHEATHING/ DECKING/ SARKING/ LININGS/ CASINGS

K13 RIGID SHEET FINE LININGS AND PANELLING

K20 TIMBER BOARD FLOORING/ SARKING/ LININGS/ CASINGS

K21 WOOD STRIP/ BOARD FINE FLOORING/ LININGS

K30 PANEL PARTITIONS

K32 PANEL CUBICLES

K40 DEMOUNTABLE SUSPENDED CEILINGS

K41 RAISED ACCESS FLOORS

L WINDOWS/DOORS/STAIRS

L10 WINDOWS/ ROOFLIGHTS/ SCREENS/ LOUVRES

L20 DOORS/ SHUTTERS/ HATCHES

L30 STAIRS/ LADDERS/ WALKWAYS/ HANDRAILS/ BALUSTRADES

L35 FIXED UTILITARIAN ACCESS SYSTEMS

L40 GENERAL GLAZING

M SURFACE FINISHES

M10 CEMENT BASED LEVELLING/ WEARING SCREEDS

M11 MASTIC ASPHALT FLOORING/ FLOOR UNDERLAYS

M12 RESIN FLOORING

M13 CALCIUM SULFATE BASED LEVELLING SCREEDS

M20 PLASTERED/ RENDERED/ ROUGHCAST COATINGS

M21 INSULATION WITH RENDERED FINISH

M22 SPRAYED MONOLITHIC COATINGS

M30 METAL LATHING/ MESH REINFORCEMENT FOR PLASTERED/ RENDERED COATINGS

M40 STONE/ CONCRETE/ QUARRY/ CERAMIC TILING/ MOSAIC

M41 TERRAZZO TILING/ IN SITU TERRAZZO

M42 WOOD BLOCK/COMPOSITION BLOCK/MOSAIC PARQUET FLOORING

M50 RUBBER/ PLASTICS/ CORK/ LINOL/ CARPET TILING/ SHEETING

M51 EDGE FIXED CARPETING

M52 DECORATIVE PAPERS/ FABRICS

M60 PAINTING/CLEAR FINISHING

M61 INTUMESCENT COATINGS FOR FIRE PROTECTION OF STEELWORK

N FURNITURE/EQUIPMENT

N10 GENERAL FIXTURES/ FURNISHINGS/ EQUIPMENT

N11 DOMESTIC KITCHEN FITTINGS, FURNISHINGS AND EQUIPMENT

N12 COMMERCIAL CATERING FITTINGS, FURNISHINGS AND EQUIPMENT

N13 SANITARY APPLIANCES AND FITTINGS

N14 GENERAL SIGNAGE SYSTEMS

N15 FIRE AND SAFETY SIGNAGE SYSTEMS

N16 BIRD AND VERMIN CONTROL SYSTEMS

N17 PORTABLE FIRE FIGHTING SYSTEMS

N25 PERMANENT ACCESS AND SAFETY EQUIPMENT

N91 EXTERNAL SIGNAGE AND INTERPRETATION

P BUILDING FABRIC SUNDRIES

P10 SUNDRY INSULATION/ PROOFING WORK

P11 FOAMED/ FIBRE/ BEAD CAVITY WALL INSULATION

P12 FIRE STOPPING SYSTEMS

P20 UNFURRED ISOLATED TRIMS/ SKIRTINGS/ SUNDRY ITEMS

P21 DOOR/ WINDOW IRONMONGERY

P30 TRENCHES, PIPEWAYS AND PITS FOR BURIED ENGINEERING SERVICES

P31 HOLES, CHASES, COVERS AND SUPPORT FOR SERVICES

Q PAVING/PLANTING/FENCING/SITE FURNITURE

Q10 KERBS/ EDGINGS/ CHANNELS/ PAVING ACCESSORIES

Q20 GRANULAR SUB-BASE TO ROAD/ DRIVE

Q21 IN SITU CONCRETE ROADS/ PAVING/ BASE

Q22 ASPHALT ROADS/ PAVING

Q23 GRAVEL/ HOOGIN/ WOODCHIP ROADS/ PAVING

Q24 INTING OF CONSTRUCTION SURFACE/ ROADS/ PAVING

Q25 SLAB/ BRICK/ SETT/ COBBLE PAVING

Q26 SPECIAL SURFACINGS/ PAVING FOR SPORT/ GENERAL AMENITY

Q28 TOPSOIL AND GROWING MEDIA

Q30 SEEDING/ TURFING

Q31 EXTERNAL PLANTING

Q32 INTERNAL AND ARTIFICIAL PLANTING

Q35 LANDSCAPE MAINTENANCE

Q37 GREEN ROOFS

Q40 FENCING

Q41 BARRIERS/ GUARDRAILS

Q50 SITE/ STREET FURNITURE/ EQUIPMENT

Q52 PLAY AND SPORTS EQUIPMENT SYSTEMS

Q55 EXTERNAL DECKS, BOARDWALKS AND PERGOLAS

R DISPOSAL SYSTEMS

R10 RAINWATER DRAINAGE SYSTEMS

R11 ABOVE GROUND FOUL DRAINAGE SYSTEMS

R12 BELOW GROUND DRAINAGE SYSTEMS

R13 LAND DRAINAGE

R16 LANDWATER PRESSURE RELIEF DRAINAGE

R17 SOAKAWAY, SEPTIC TANK AND WASTE TREATMENT UNITS

R18 PUMPING STATIONS AND PRESSURE PIPELINES

S PIPED WATER SYSTEMS

S14 IRRIGATION

S16 FOUNTAINS AND WATER FEATURES

S17 WATER RECLAMATION SYSTEMS

S90 HOT AND COLD WATER SUPPLY SYSTEMS - DOMESTIC

S91 NATURAL SWIMMING SYSTEMS - DOMESTIC

S92 SPRINKLER SYSTEMS - DOMESTIC

T MECHANICAL HEATING / COOLING / REFRIGERATION SYSTEMS

T90 HEATING SYSTEMS - DOMESTIC

U MECHANICAL HEATING / COOLING / REFRIGERATION SYSTEMS

U90 GENERAL VENTILATION - DOMESTIC

V ELECTRICAL SUPPLY POWER / LIGHTING SYSTEMS

V90 ELECTRICAL SYSTEMS - DOMESTIC / LANDSCAPE

W ASSISTANCE CALL SYSTEMS, COMMUNICATIONS AND SECURITY

W53 ASSISTANCE CALL SYSTEMS COMMUNICATIONS AND SECURITY SYSTEMS

X TRANSPORT SYSTEMS

X12 VERTICAL PLATFORM LIFT SYSTEMS

X13 INCLINED STAIRLIFT SYSTEMS

Z