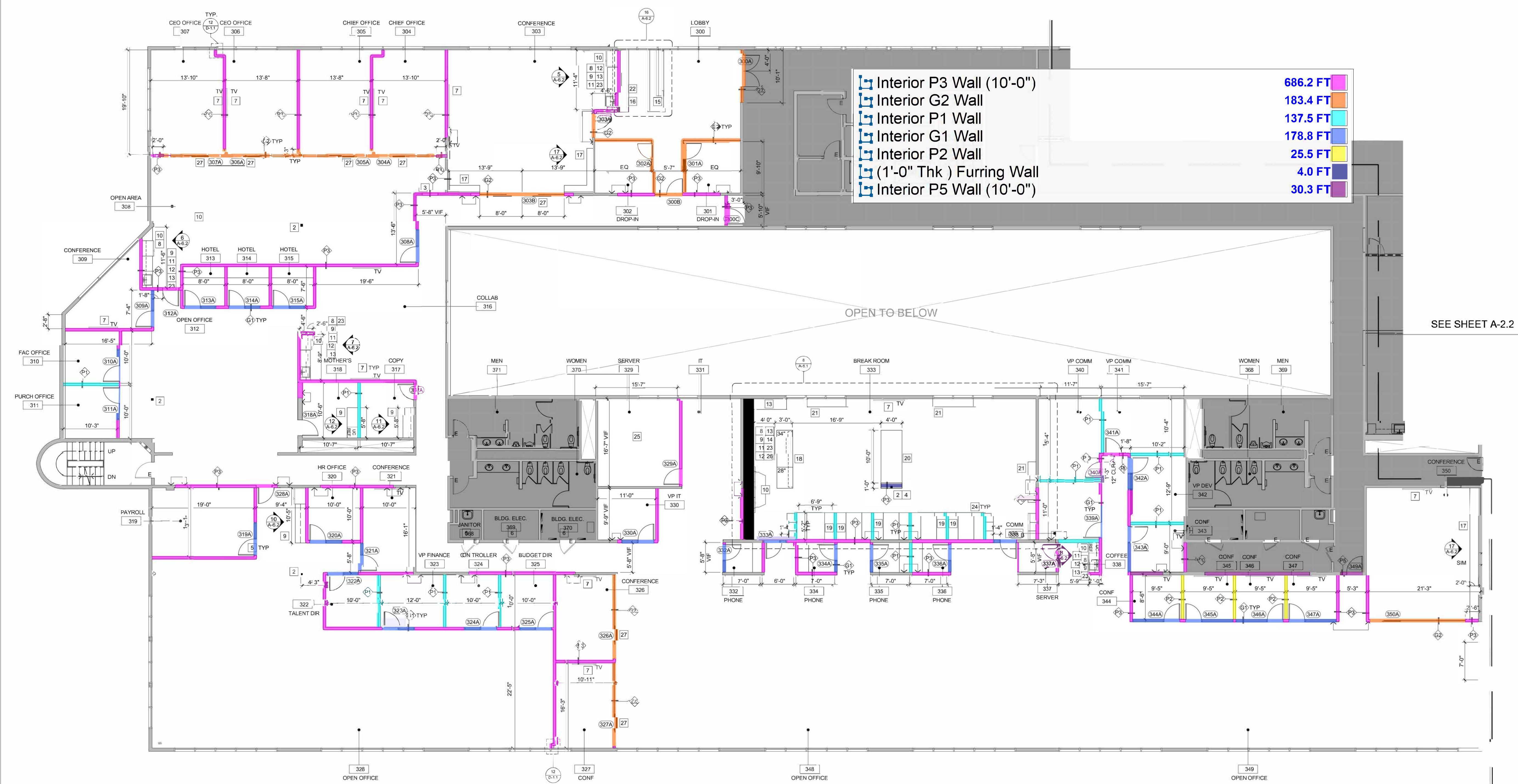


Interior P3 Wall (10'-0")	686.2 FT
Interior G2 Wall	183.4 FT
Interior P1 Wall	137.5 FT
Interior G1 Wall	178.8 FT
Interior P2 Wall	25.5 FT
(1'-0" Thk ) Furring Wall	4.0 FT
Interior P5 Wall (10'-0")	30.3 FT



**1 PARTITION PLAN**  
Scale: 1/8" = 1'-0"

**PARTITION LEGEND**

- EXISTING WALL TO REMAIN.
- NEW INTERIOR PARTITION; FLOOR TO UNDERSIDE OF CEILING; REFER TO DETAIL #1D-1.1
- NEW INTERIOR PARTITION; FLOOR TO 6" ABOVE CEILING; REFER TO DETAIL #2D-1.1
- NEW INTERIOR PARTITION; FLOOR TO STRUCTURE ABOVE; REFER TO DETAIL #3D-1.1
- NOT USED.
- NEW 1-HR FIRE-RATED PARTITION; FLOOR TO STRUCTURE ABOVE; MATCH EXISTING. REFER TO DETAIL #5D-1.1
- NEW FRAMED, TEMPERED GLASS PARTITION; FLOOR TO CEILING; REFER TO DETAIL #7D-1.1
- NEW FRAMELESS, TEMPERED GLASS PARTITION; FLOOR TO CEILING; REFER TO DETAIL #8D-1.1
- INDICATES SOUND ATTENUATION BATT INSULATION BETWEEN STUDS
- INDICATES FIRE RATED CONSTRUCTION
- DOOR DESIGNATION, REFER TO DOOR SCHEDULE ON A 2.2
- TELEPHONE/DATA BACKBOARD, PAINT TO MATCH WALL.
- INDICATES EXISTING
- INDICATES RELOCATED

**PARTITION KEYNOTES**

- CONSTRUCT NEW WALLS, AS INDICATED.
- EXISTING COLUMN TO REMAIN, PROTECT IN PLACE.
- INFILL EXISTING WALL/DOOR OPENING, MATCH EXISTING STUD WIDTH, TAPE (FIRE RATED, IF REQUIRED) SAND SMOOTH & PREP FOR NEW FINISHES.
- FURR OUT WALL AROUND EXISTING COLUMN.
- PROVIDE NEW DOORS PER SCHEDULE. REFER TO A 2.3.
- PROVIDE NEW PAINT FINISH @ EXISTING DOORS. REFER TO A 5.1.
- PROVIDE BACKING BEHIND TENANT'S WALL MOUNTED TV. REFER TO SHEET D-1.1.
- PROVIDE NEW RECESSED BOTTLE FILLER ABOVE COUNTERTOP. REFER TO ELEVATIONS, SHEET A 6.1. SPEC: ELKAY LBW06
- PROVIDE NEW MILLWORK UPPER/LOWER CABINETS. REFER TO ELEVATIONS, SHEET A 6.1 & A 6.2.
- SPACE FOR TENANT'S FULL HEIGHT REFRIGERATOR. COORDINATE W/ APPLIANCE SPECS.
- PROVIDE NEW GARBAGE DISPOSAL W/ ON/OFF SWITCH @ 44" AFF. UNO. SPEC: IN-SINK-ERATOR CONTRACTOR 3333 OR EQUAL.
- PROVIDE NEW UNDERCOUNTER, TANKLESS WATER HEATER. SPEC: INSTA HOT OR EQUAL.
- PROVIDE NEW 1/4" COLD WATER, COPPER LINE FOR TENANT'S APPLIANCE W/ RECESSED SHUT OFF VALVE.
- PROVIDE NEW UNDERCOUNTER ACCESSIBLE DISHWASHER. SPEC: ASKO OR EQUAL, STAINLESS STEEL.
- PROVIDE NEW MILLWORK RECEPTION DESK. REFER TO ELEVATIONS, SHEET A 6.2.
- PROVIDE NEW MILLWORK CREDENZA. REFER TO ELEVATIONS, SHEET A 6.2.
- PROVIDE NEW MILLWORK BANQUETTE. REFER TO ELEVATIONS, SHEET A 6.1.
- PROVIDE NEW ISLAND @ KITCHENETTE W/ ADA SEATING. REFER TO ELEVATIONS, SHEET A 6.1.

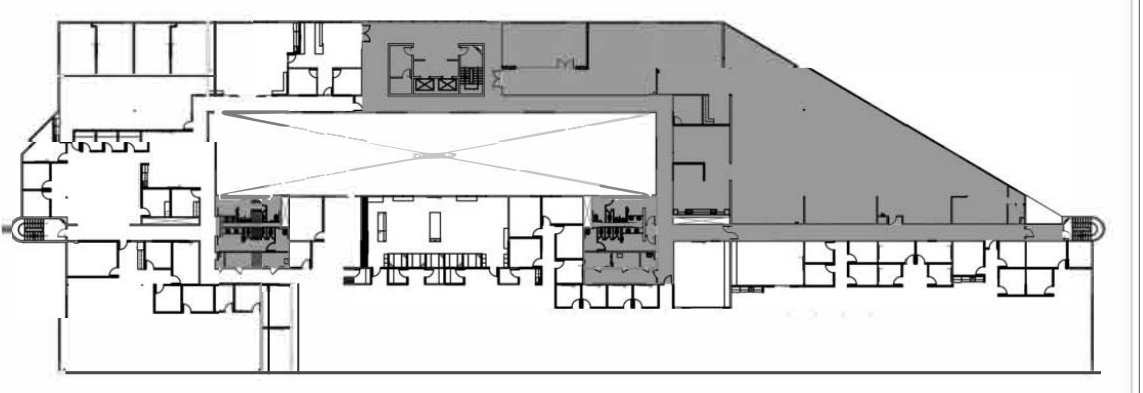
- FULLY UPHOLSTERED BANQUETTE SEAT & BACK WITH DOUBLE STITCH TUFTING AT BOOTH SEATING.
- PROVIDE NEW BAR HEIGHT SEATING SOLID SURFACE COUNTER W/ WATERFALL EDGE (SS-1) AND METAL REST. REFER TO ELEVATIONS, SHEET A 6.1.
- PROVIDE NEW SOLID SURFACE (SS-1) COUNTER W/ WATERFALL EDGE @ 39-1/2"H. PROVIDE CONCEALED SUPPORT AS REQ. SEE ELEVATIONS, SHEET A 6.1.
- PROVIDE NEW ACOUSTIC SLAT PANELS @ RECEPTION WALL. REFER TO ELEVATION, SHEET A 5.2. SPEC: SOELBERG SLATZ. PANEL W/ BLACK BACKING. CONTACT: JENIFER ANDOE | JENIFER@CPGSGARTEN.COM
- PROVIDE NEW ADA COMPLIANT SS UNDERMOUNT DOUBLE-BOWL KITCHEN SINK AND SS KITCHEN FAUCET IN BREAK ROOM 333. SPEC: SINK-KOHLER | VALVT-K-25940 | FAUCET: KRAUS | OLETT TO KPP-2600 SPOT FREE SS FINISH
- PROVIDE DIAGONAL BRACING ABOVE BANQUETTE NICHE.
- PROVIDE 3/4" THICK FIRE RETARDANT TREATED PLYWOOD BACKBOARD FOR TENANT'S TELEPHONE EQUIPMENT. EXACT SIZE TO BE DETERMINED BY TENANT'S TELEPHONE VENDOR
- PROVIDE NEW ADA COMPLIANT UNDERCOUNTER ICEMAKER IN BREAK ROOM 333. SPEC: HOSHIZAKI | C-90BAJ-ADA
- PROVIDE FULL GLASS FRONT WALL W/ SLIDING GLASS PANEL DOOR WITH A TOP TRACK. SPEC: KLEIN | ROLL GLASS + 100 BLACK CONTACT: JENNY GARCIA | J.GARCIA@KLEIN-USA.COM

**PARTITION GENERAL NOTES**

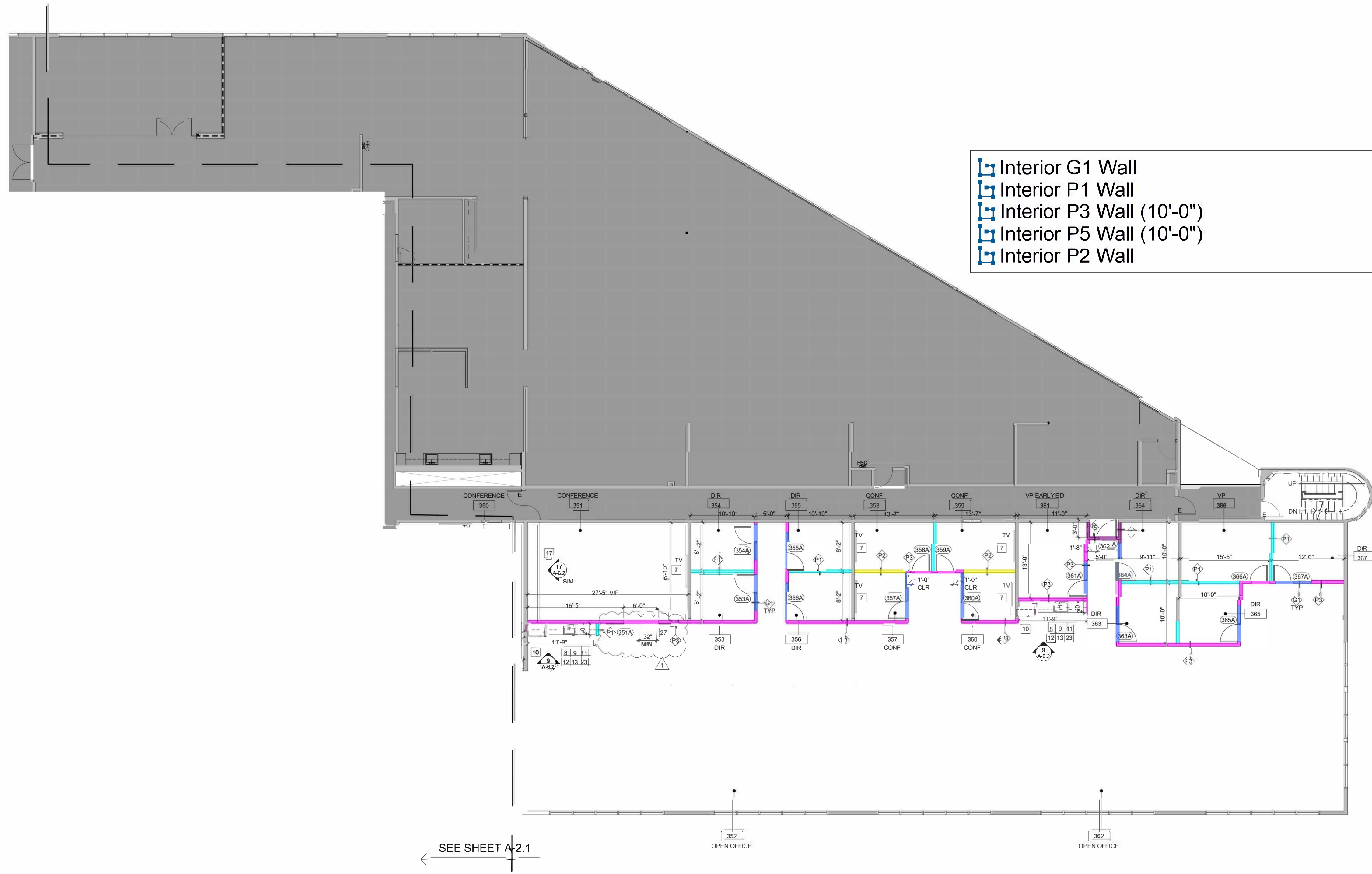
- REFER TO SHEET D-1.1 FOR WALL CONSTRUCTION DETAILS.
- ALL INTERIOR PARTITIONS SHALL BE TYPE P3, UNO, TAPED SMOOTH & SANDED TO RECEIVE NEW FINISH.
- DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO HAVE THE HINGE SIDE LOCATED 4" OFF THE ADJACENT PARTITION.
- REPLACE TINTING ON WINDOWS AS REQUIRED DUE TO DAMAGE. COORDINATE WITH KAMUS + KELLER ON UNITS.
- ALL NEW CONSTRUCTION IN SUITE TO MAINTAIN CONSISTENCY WITH EXISTING (STUD SIZE, ETC).
- USE 5/8" THICK TYPE "X" GYPSUM BOARD THROUGHOUT, UNO.
- ALL GLASS USED IN PROJECT SHALL BE TEMPERED AND ALL EXPOSED EDGES POLISHED
- PROVIDE EXTRA STUDS AS REQUIRED TO MOUNT ELECTRICAL OR MECHANICAL CONTROLS.
- ALL PENETRATIONS THROUGH RATED WALLS MUST BE FIRE SEALED PER UL METHODS.
- CONTROLS AT SINK SHALL COMPLY WITH ACCESSIBILITY STANDARD PER CBC; SHALL BE OPERABLE WITH ONE HAND AND NOT REQUIRE GRASPING, PINCHING, OR TWISTING OF THE WRIST. SHALL NOT REQUIRE MORE THAN 5 LBS. FORCE TO ACTIVATE AND SHALL BE LEVER TYPE HANDLES.
- PROVIDE TACTILE EXIT SIGNAGE THAT COMPLIES WITH CBC 1013.4. REFER TO SHEET A 0.1 FOR LOCATIONS.
- PROVIDE BACKING IN WALLS FOR ALL WALL HUNG FIXTURES, TVS/MONITORS & MILLWORK. REFER TO DETAIL 11D-1.1
- PROVIDE SUBMITTALS OF ALL GC PROVIDED FIXTURES, MATERIALS (FINISHES, PLUMBING FIXTURES, ELECTRICAL COMPONENTS, DOOR/FRAME & HARDWARE, LIGHT FIXTURES, ETC.) AND MILLWORK SHOP DRAWINGS TO ARCHITECT FOR REVIEW, PRIOR TO ORDER PLACEMENT. IF SUBMITTALS ARE NOT PROVIDED & REVIEWED BY ARCHITECT, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COST ASSOCIATED WITH CHANGE ORDER.

KAMUS + KELLER SHALL REVIEW PROVIDED SUBMITTALS FOR GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS ONLY. REVIEW OF SUCH SUBMITTALS IS NOT FOR THE PURPOSE OF DETERMINING THE ACCURACY AND COMPLETENESS OF OTHER INFORMATION SUCH AS DIMENSIONS, QUANTITIES AND INSTALLATION OR PERFORMANCE OF EQUIPMENT OR SYSTEMS, WHICH ARE THE CONTRACTOR'S RESPONSIBILITY. THE ARCHITECT'S REVIEW SHALL NOT CONSTITUTE APPROVAL OF SAFETY PRECAUTIONS, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE OF PROCEDURES OF CONSTRUCTION, FABRICATION, TRANSPORTATION OR INSTALLATION. REVIEW OF A SPECIFIC ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.

**KEYPLAN**



SHEET TITLE	FOR REVIEW	DATE	BY
PARTITION PLAN	BLDG CORRECTIONS	09.22.23	AS
SHEET NO.		11.09.23	AS
<b>A-2.1</b>			
	REV	DESCRIPTION	DATE



Interior G1 Wall	71.2 FT
Interior P1 Wall	65.9 FT
Interior P3 Wall (10'-0")	149.3 FT
Interior P5 Wall (10'-0")	11.4 FT
Interior P2 Wall	17.6 FT

**1 PARTITION PLAN**  
Scale: 1/8" = 1'-0"

**PARTITION LEGEND**

- EXISTING WALL TO REMAIN
- P1 NEW INTERIOR PARTITION; FLOOR TO UNDERSIDE OF CEILING; REFER TO DETAIL #1/D-1.1
- P2 NEW INTERIOR PARTITION; FLOOR TO 6" ABOVE CEILING; REFER TO DETAIL #2/D-1.1
- P3 NEW INTERIOR PARTITION; FLOOR TO STRUCTURE ABOVE; REFER TO DETAIL #3/D-1.1
- P4 NOT USED
- P5 NEW 1-HR FIRE-RATED PARTITION; FLOOR TO STRUCTURE ABOVE; MATCH EXISTING; REFER TO DETAIL #5/D-1.1
- P6 NEW FRAMED, TEMPERED GLASS PARTITION; FLOOR TO CEILING; REFER TO DETAIL #7/D-1.1
- P7 NEW FRAMELESS, TEMPERED GLASS PARTITION; FLOOR TO CEILING; REFER TO DETAIL #8/D-1.1
- INDICATES SOUND ATTENUATION BATT INSULATION BETWEEN STUDS
- 1HR INDICATES FIRE RATED CONSTRUCTION
- 2HR
- DOOR DESIGNATION; REFER TO DOOR SCHEDULE ON A 2.2
- TELEPHONE/DATA BACKBOARD; PAINT TO MATCH WALL.
- E INDICATES EXISTING
- R INDICATES RELOCATED

**PARTITION KEYNOTES**

- 1 CONSTRUCT NEW WALLS, AS INDICATED.
- 2 EXISTING COLUMN TO REMAIN, PROTECT IN PLACE.
- 3 INFILL EXISTING WALL/DOOR OPENING, MATCH EXISTING STUD WIDTH, TAPE (FIRE RATED, IF REQUIRED) SAND SMOOTH & PREP FOR NEW FINISHES.
- 4 FURR OUT WALL AROUND EXISTING COLUMN.
- 5 PROVIDE NEW DOORS PER SCHEDULE. REFER TO A 2.3.
- 6 PROVIDE NEW PAINT FINISH @ EXISTING DOORS. REFER TO A-5.1.
- 7 PROVIDE PLYWOOD BACKING BEHIND TENANT'S WALL MOUNTED TV.
- 8 PROVIDE NEW RECESSED BOTTLE FILLER ABOVE COUNTERTOP. REFER TO ELEVATIONS, SHEET A 6.1. SPEC: EKAY LEXWOOD
- 9 PROVIDE NEW MILLWORK UPPER/LOWER CABINETS. REFER TO ELEVATIONS, SHEET A-6.1 & A-6.2.
- 10 SPACE FOR TENANT'S FULL HEIGHT REFRIGERATOR. COORDINATE W/ APPLIANCE SPECS.
- 11 PROVIDE NEW GARBAGE DISPOSAL W/ ON/OFF SWITCH @ +44" AFF. UNO. SPEC: IN-SINK-ERATOR CONTRACTOR 3333 OR EQUAL.
- 12 PROVIDE NEW UNDERCOUNTER, TANKLESS WATER HEATER. SPEC: INSTA HOT OR EQUAL.
- 13 PROVIDE NEW 1/4" COLD WATER, COPPER LINE FOR TENANT'S APPLIANCE W/ RECESSED SHUT OFF VALVE.
- 14 PROVIDE NEW UNDERCOUNTER ACCESSIBLE DISHWASHER. SPEC: ASKO OR EQUAL, STAINLESS STEEL.
- 15 PROVIDE NEW MILLWORK RECEPTION DESK. REFER TO ELEVATIONS, SHEET A 6.2.
- 16 PROVIDE NEW MILLWORK CREDENZA. REFER TO ELEVATIONS, SHEET A 6.2.
- 17 PROVIDE NEW MILLWORK BANQUETTE. REFER TO ELEVATIONS, SHEET A 6.1.
- 18 PROVIDE NEW ISLAND @ KITCHENETTE W/ ADA SEATING. REFER TO ELEVATIONS, SHEET A 6.1.

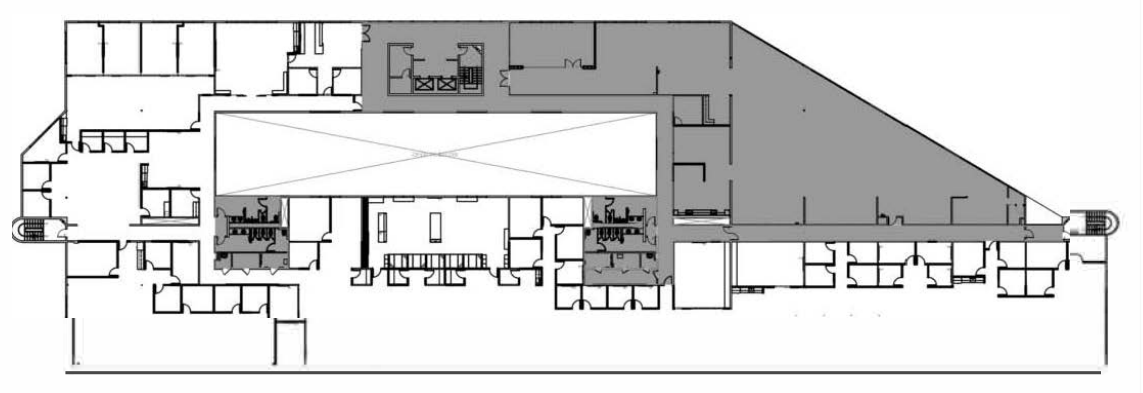
- 19 FULLY UPHOLSTERED BANQUETTE SEAT & BACK WITH DOUBLE STITCH TUFTING AT BOOTH SEATING.
- 20 PROVIDE NEW BAR HEIGHT SEATING SOLID SURFACE COUNTER W/WATERFALL EDGE (SS-1) AND METAL REST. REFER TO ELEVATIONS, SHEET A-6.1.
- 21 PROVIDE NEW SOLID SURFACE (SS-1) COUNTER W/ WATERFALL EDGE @ 39-1/2"H. PROVIDE CONCEALED SUPPORT AS REQ. SEE ELEVATIONS, SHEET A 6.1.
- 22 PROVIDE NEW ACOUSTIC SLAT PANELS @ RECEPTION WALL. REFER TO ELEVATION, SHEET A-5.2. SPEC: SOELBERG SLATZ PANEL W/ BLACK BACKING CONTACT: JENIFER ANDOE | JENIFER@CPGSGARTEN.COM
- 23 PROVIDE NEW ADA COMPLIANT SS UNDERMOUNT DOUBLE-BOWL KITCHEN SINK AND SS KITCHEN FAUCET IN BREAK ROOM 333. SPEC: SINK: KOHLER | VALVE: K-25940 | FAUCET: KRAUS | OLETT TO KPP-2600 SPOT FREE SS FINISH
- 24 PROVIDE DIAGONAL BRACING ABOVE BANQUETTE NICHE.
- 25 PROVIDE 3/4" THICK, FIRE RETARDANT TREATED PLYWOOD BACKBOARD FOR TENANT'S TELEPHONE EQUIPMENT. SIZE TO BE DETERMINED BY TENANT'S TELEPHONE VENDOR.
- 26 PROVIDE NEW ADA COMPLIANT UNDER COUNTER ICE MAKER IN BREAK ROOM 333. SPEC: HOSHIZAKI | C-908A3-ADA
- 27 PROVIDE FULL GLASS FRONT WALL W/ SLIDING GLASS PANEL DOOR WITH A TOP TRACK. SPEC: KLEIN | ROLL GLASS + 100 BLACK CONTACT: JENNY GARCIA | J.GARCIA@KLEIN-USA.COM

**PARTITION GENERAL NOTES**

- A REFER TO SHEET D-1.1 FOR WALL CONSTRUCTION DETAILS.
- B ALL INTERIOR PARTITIONS SHALL BE TYPE P3, UNO, TAPED SMOOTH & SANDED TO RECEIVE NEW FINISH.
- C DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO HAVE THE HINGE SIDE LOCATED 4" OFF THE ADJACENT PARTITION.
- D REPLACE TINTING ON WINDOWS AS REQUIRED DUE TO DAMAGE. COORDINATE WITH KAMUS + KELLER ON UNITS.
- E ALL NEW CONSTRUCTION IN SUITE TO MAINTAIN CONSISTENCY WITH EXISTING (STUD SIZE, ETC.).
- F USE 5/8" THICK TYPE "X" GYPSUM BOARD THROUGHOUT, UNO.
- G ALL GLASS USED IN PROJECT SHALL BE TEMPERED AND ALL EXPOSED EDGES POLISHED.
- H PROVIDE EXTRA STUDS AS REQUIRED TO MOUNT ELECTRICAL OR MECHANICAL CONTROLS.
- I ALL PENETRATIONS THROUGH RATED WALLS MUST BE FIRE SEALED PER UL METHODS.
- J CONTROLS AT SINK SHALL COMPLY WITH ACCESSIBILITY STANDARD PER CBC; SHALL BE OPERABLE WITH ONE HAND AND NOT REQUIRE GRASPING, PINCHING, OR TWISTING OF THE WRIST. SHALL NOT REQUIRE MORE THAN 5 LBS. FORCE TO ACTIVATE AND SHALL BE LEVER TYPE HANDLES.
- K PROVIDE TACTILE EXIT SIGNAGE THAT COMPLIES WITH CBC 1013.4. REFER TO SHEET A 0.1 FOR LOCATIONS.
- L PROVIDE BACKING IN WALLS FOR ALL WALL HUNG FIXTURES, TVS/MONITORS & MILLWORK. REFER TO DETAIL 11/D-1.1.
- M PROVIDE SUBMITTALS OF ALL GC PROVIDED FIXTURES, MATERIALS (FINISHES, PLUMBING FIXTURES, ELECTRICAL COMPONENTS, DOOR/FRAME & HARDWARE, LIGHT FIXTURES, ETC.) AND MILLWORK SHOP DRAWINGS TO ARCHITECT FOR REVIEW, PRIOR TO ORDER PLACEMENT. IF SUBMITTALS ARE NOT PROVIDED & REVIEWED BY ARCHITECT, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL COST ASSOCIATED WITH CHANGE ORDER.

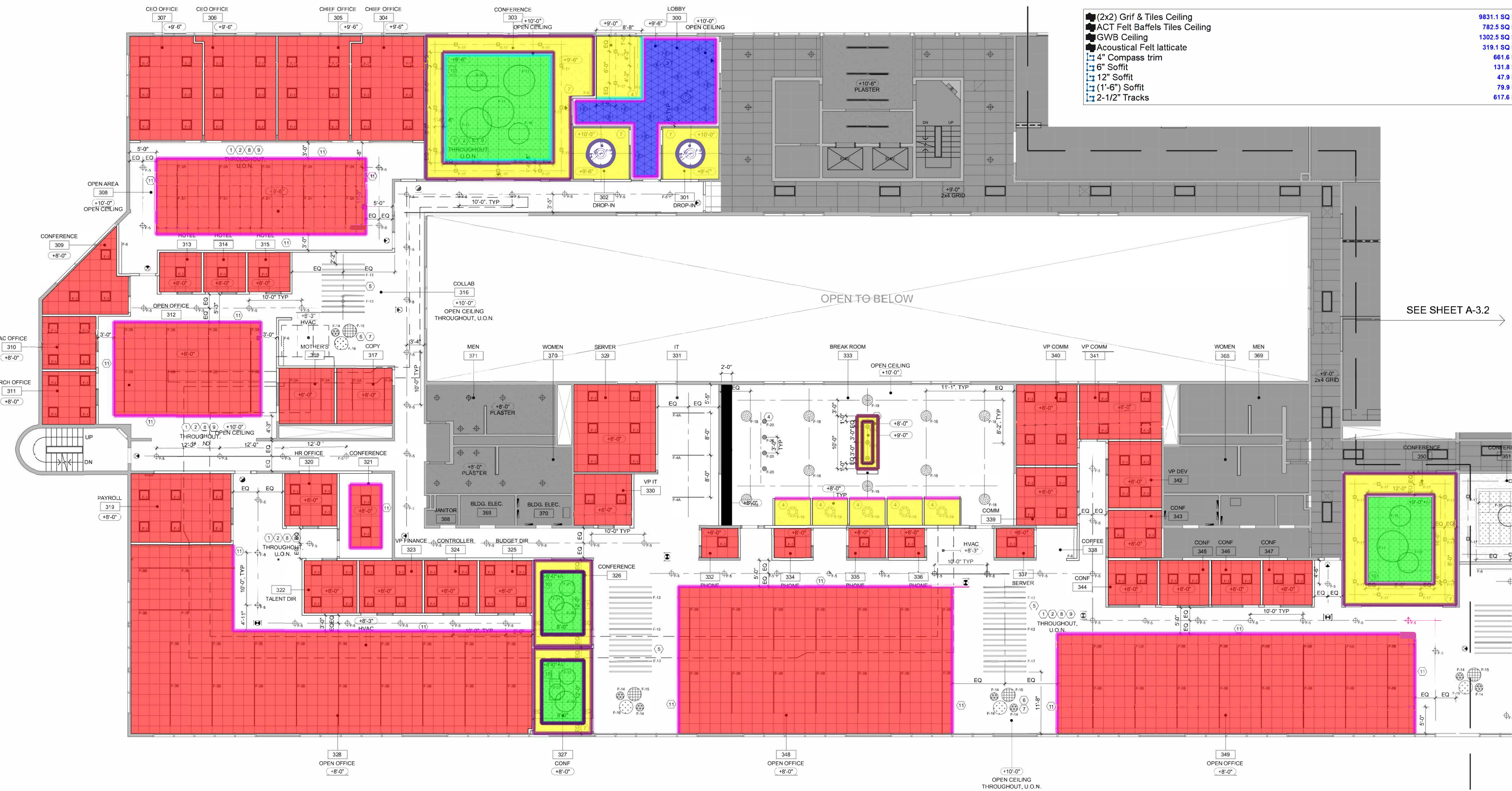
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**KEYPLAN**



FOR REVIEW  
BUILD CORR. & I-P-R  
09-22-23 AS  
11-09-23 AS  
DATE BY  
REV. DESCRIPTION

SHEET TITLE  
PARTITION PLAN  
SHEET NO.  
**A-2.2**



**1 REFLECTED CEILING PLAN**  
Scale: 1/8" = 1'-0"

**REFLECTED CEILING LEGEND**

- EXISTING 2x2@4' CEILING GRID, TILES AND FLS EQUIPMENT TO REMAIN.
- NEW 2X2 CEILING GRID & TILES. SPEC: ARMSTRONG XL 916" BOLT SLOT - SILHOUTTE 14" REVEAL: #7601 & ARMSTRONG OPTIMA 916" REGULAR TILE #254. EXTEND & REWORK EXISTING FLS EQUIPMENT AS REQUIRED BY LOCAL FIRE DEPARTMENT. REF. #RD-2.1
- NEW DRYWALL CEILING. REF. #RD-2.1
- NEW ACOUSTIC FELT BAFFLES CEILING TILE.
- NEW DECORATIVE ACOUSTIC FELT LATTICE-LIKE STRUCTURE.
- INDICATES CEILING HEIGHT
- ILLUMINATED DIRECTIONAL EXIT SIGN. SPEC: LITHONIA LIGHTING | LRP-1 / 2-GMR-XX-277-X2

**REFLECTED CEILING KEYNOTES**

1. PROVIDE LIGHTING LAYOUT AS SHOWN. REWORK EXISTING SWITCHING AS REQUIRED. REFER TO LIGHTING SCHEDULE ON A-3.3.
2. CONFIRM LOCATION OF SWITCHING FOR OPEN OFFICE AREAS. SWITCHING SHOULD BE LOCATED NEAR ENTRY/EXIT DOORS. RELOCATE IF REQUIRED.
3. PROVIDE (N) DECORATIVE ACOUSTIC FELT LATTICE-LIKE STRUCTURE (FP-2) W/ PENDANT TRIANGULAR LIGHT BOX FIXTURE (F-7). LIGHT FIXTURE TO BE FLUSHED W/ FACE OF LATTICE. SPEC: ARKUTURA | SOFTGRID TRELLA - WOOD TEXTURE T8D. CONTACT: PAMELA ADAMS | PAMELA@ARCHITYPE.NET
4. PROVIDE (N) DECORATIVE PENDANT FIXTURE ABOVE COUNTER @ 7'-0" AFF. FIXTURE TO BE CENTERED @ COUNTER SURFACE.
5. PROVIDE 8 FT ACOUSTIC BAFFLES @ 8'-0" AFF. SPEC: LUMATO | ACOUSTIC BOX MINI-08. CONTACT: IVIS PARADA | IPARADA@LIGHT-CA.COM
6. ACOUSTIC PENDANT LIGHT FIXTURES IN OPEN AREA TO BE CENTERED AT FURNITURE. GC TO COORDINATE EXACT LOCATION AND HEIGHT W/ ARCHITECT.
7. PROVIDE NEW DIMMER SWITCHES AT ALL PENDANT FIXTURE IN CONFERENCE ROOMS AND ANCILLARY FURNITURE AREAS IN OPEN AREAS.
8. EXTEND & REWORK EXISTING FLS EQUIPMENT AS REQUIRED BY LOCAL FIRE DEPARTMENT.
9. AT OPEN CEILING CONDITIONS, GC TO CLEAN/REPAIR STRUCTURE ABOVE. ALL FLEX CONDUIT SHALL BE REPLACED WITH RIGID. ALL NEW SPIRAL DUCTWORK TO REMAIN EXPOSED. GRILLS TO BE CURVED, FACTORY FINISH, WHITE. ALL DUCT WORK, CONDUIT, CABLING, SPRINKLER & PLUMBING LINES MUST BE SECURE, AS REQUIRED, MAINTAINING 90 DEGREE TURNS ON THE HORIZONTAL PLANE AND PAINTED P-# (INCLUSIVE OF EXPOSED CEILING, EXCLUDING CABLING).
10. 2X2 & 2X4 WOODEN COLOR ACOUSTIC FELT BAFFLES CEILING TILE SYSTEM TO BE FLUSHED W/ DRYWALL CEILING AROUND WHERE IT OCCURS. CLG TO MAX HOT ALLOWABLE. SPEC: SOELBERG | BINARIO 02 V (204) S BINARIO 02 (2X2) - WOODEN COLOR T8D. CONTACT: STACEY CLEBOSKI | STACEY@LGSGROUP.COM
11. PROVIDE 4" COMPASSO TRIM @ ALL EXPOSED CEILING EDGE LOCATIONS.
12. DRY WALL CEILINGS TO BE PAINTED P-1, FLAT FINISH THROUGHOUT
13. OPEN CEILINGS TO BE PAINTED THROUGHOUT, COLOR T8D

**REFLECTED CEILING GENERAL NOTES**

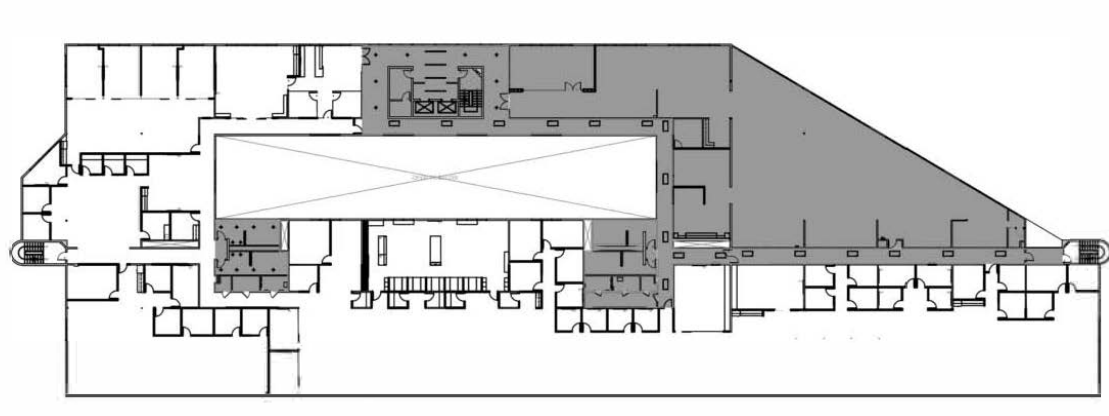
- A. THE GENERAL CONTRACTOR (GC) SHALL NOTIFY KAMUS + KELLER INC OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, ELECTRICAL OR MECHANICAL DRAWINGS AND OBTAIN CLARIFICATION BEFORE COMMENCING WORK.
- B. LOCATIONS OF CEILING PENETRATIONS SUCH AS EXHAUST FANS, PROJECTION SCREENS, LIGHT FIXTURES, ETC., SHALL APPEAR ON ARCHITECTURAL REFLECTED CEILING PLAN. LOCATIONS OF CEILING PENETRATIONS SUCH AS AIR DIFFUSERS AND GRILLES, ETC. SHALL APPEAR ON MECHANICAL ENGINEERING PLANS. WHERE DISCREPANCIES OCCUR, THE ARCHITECTURAL PLAN SHALL GOVERN.
- C. ALL CEILING INTERRUPTIONS, SUCH AS FURR DOWNS OR PARTITIONS, SHALL BE CHECKED AND THEIR CONTRACTIBILITY CONFIRMED BEFORE ANY RELATED ELEMENTS ARE CONSTRUCTED. IF THERE ARE ANY QUESTIONS REGARDING THESE OR ANY OTHER COORDINATION QUESTIONS, THE GC IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM KAMUS + KELLER INC BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK.
- D. THERE SHALL BE NO COMBUSTIBLE MATERIALS USED IN THE PLENUM SPACE INCLUDING ALUMINUM FLEX, ALUMINUM CONDUITS AND POT METAL CONNECTORS. ALL CONNECTORS SHALL BE STEEL.
- E. CONDUIT MUST BE SECURED A MINIMUM OF 6" CLEAR ABOVE THE CEILING GRID.
- F. LIGHTING, SWITCHES & LIGHT SENSORS SHALL MEET TITLE 24 REQTS, SEE ELECTRICAL PLANS FOR MORE INFORMATION.
- G. LOCATE ANY RECESSED DOWNLIGHTS, WALL WASHERS AND SPOTLIGHTS IN THE CENTER OF CEILING TILE AND SO THAT FIXTURE IS NOT LESS THAN 1'-6" OR MORE THAN 2'-6" FROM FACE OF WALL U.O.N. EARTHQUAKE CLIPS AND WIRES SHALL BE USED.
- H. CENTER OF SWITCH SHALL BE LOCATED BETWEEN 36" AND 48" AFF.
- I. GC SHALL PROVIDE RECORD DOCUMENTS TO OWNER AT COMPLETION OF TENANT CONSTRUCTION PRIOR TO APPLICATION FOR FINAL PAYMENT.
- J. CEILING SUSPENSION SYSTEMS SHALL BE CONNECTED AND BRACED DIRECTLY TO THE STRUCTURE AT THE MEANS OF EGRESS SERVING AN OCCUPANT LOAD OF 30 OR MORE. SPACING OF VERTICAL HANGERS SHALL NOT EXCEED 2'-0" ON CENTER ALONG THE ENTIRE LENGTH OF THE MEANS OF EGRESS OR LOBBY WHEN THE DISTANCE BETWEEN THE STRUCTURAL DECK AND THE SUSPENDED CEILING EXCEEDS 4'-0".
- K. POSITIVE BRACING TO THE STRUCTURE SHALL BE PROVIDED AT CHANGES IN THE CEILING PLANE ELEVATION OR AT DISCONTINUITIES IN THE CEILING GRID SYSTEM.

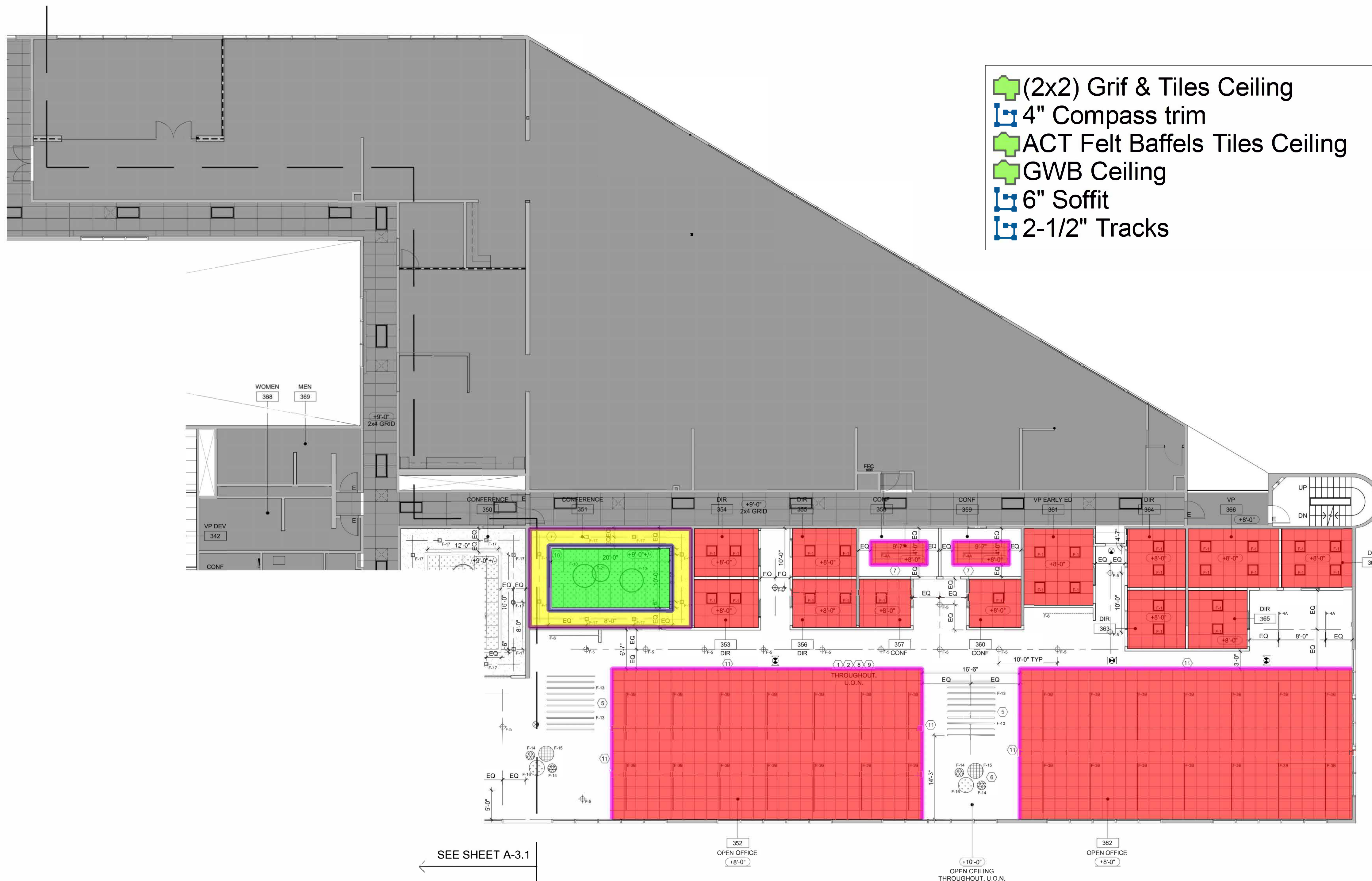
- L THE MEANS OF EGRESS SERVING A ROOM OR A SPACE SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED. CBC1008.2.
- M THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN ONE FOOT CANDLE AT THE WALKING SURFACE. CBC1008.2.1.

**REFLECTED CEILING GENERAL NOTES CONTINUED**

- L CABLE TRAYS, ELECTRICAL CONDUITS AND PIPING SHALL BE INDEPENDENTLY SUPPORTED AND INDEPENDENTLY BRACED FROM THE STRUCTURE.
- M HVAC PERFORMANCE IS BASED UPON OCCUPANCY DENSITY OF NO MORE THAN ONE PERSON PER 100 SF OF USABLE AREA PREMISES. EQUIPMENT SHALL CONSIST OF NEW-LIKE NEW WORKING CONDITION ROOF MOUNTED PACKAGE UNITS SERVING TENANT SPACE ONLY AND PROVIDING 1 TON PER 250 SF OF COOLING. PROVIDE DISTRIBUTION AS REQUIRED. SUPPLY AND RETURN AIR SHALL EACH BE DUCTED TO AND FROM THE ROOF TOP EQUIPMENT. SCOPE OF WORK SHALL INCLUDE CODE REQUIRED SMOKE AND FIRE DAMPERS, THERMOSTATS, CONDENSATION LINES, DRAINS AND GAS LINES AS REQUIRED TO SUPPORT TENANT'S MECHANICAL SYSTEM. LATERAL EXTENSION DOWNSSTREAM OF THE POINTS OF ENTRIES AND STUBS, INCLUDING DUCTWORK AND ASSOCIATED VAV BOXES, PIPING, CONTROLS, POWER, ETC. SHALL BE INCLUDED. HVAC TO BE A COMPLETE TURN KEY SYSTEM.
- N ALL EMERGENCY LIGHTING AND EXIT SIGNS TO BE ON 90 MIN BATTERY BACK-UP OR TIED INTO BUILDING'S BACK-UP GENERATOR. GC TO CONFIRM APPLICABLE APPLICATION WITH BUILDING ENGINEER.

**KEYPLAN**





	(2x2) Grif & Tiles Ceiling	4078.0 SQ FT
	4" Compass trim	240.1 FT
	ACT Felt Baffles Tiles Ceiling	199.8 SQ FT
	GWB Ceiling	226.3 SQ FT
	6" Soffit	64.1 FT
	2-1/2" Tracks	152.3 FT

SEE SHEET A-3.1

**1 REFLECTED CEILING PLAN**  
Scale: 1/8" = 1'-0"

**REFLECTED CEILING LEGEND**

- EXISTING 2x2 ceiling grid, tiles and fLS equipment to remain.
- NEW 2x2 ceiling grid & tiles. SPEC: ARMSTRONG XL 9/16" BOLT SLOT - SILHOUTTE 1/4" REVEAL- #7601 & ARMSTRONG OPTIMA 9/16" REGULAR TILE #3254
- EXTEND & REWORK EXISTING FLS EQUIPMENT AS REQUIRED BY LOCAL FIRE DEPARTMENT. REF. #RD-2.1
- NEW DRYWALL CEILING. REF. #RD-2.1
- NEW ACOUSTIC FELT BAFFLES CEILING TILE.
- NEW DECORATIVE ACOUSTIC FELT LATTICE-LIKE STRUCTURE.
- INDICATES CEILING HEIGHT
- ILLUMINATED DIRECTIONAL EXIT SIGN. SPEC: LITHONIA LIGHTING | LRP-1 / 2-GMR-XX-27.7X2

**REFLECTED CEILING KEYNOTES**

- 1 PROVIDE LIGHTING LAYOUT AS SHOWN. REWORK EXISTING SWITCHING AS REQUIRED. REFER TO LIGHTING SCHEDULE ON A-3.3.
- 2 CONFIRM LOCATION OF SWITCHING FOR OPEN OFFICE AREAS. SWITCHING SHOULD BE LOCATED NEAR ENTRY/EXIT DOORS. RELOCATE IF REQUIRED.
- 3 PROVIDE (N) DECORATIVE ACOUSTIC FELT LATTICE-LIKE STRUCTURE (FP-2) W/ PENDANT TRIANGULAR LIGHT BOX FIXTURE (F-7). LIGHT FIXTURE TO BE FLUSHED W/ FACE OF LATTICE. SPEC: ARKUTURA | SOFTGRID TRELLA - WOOD TEXTURE TBD CONTACT: PAMELA ADAMS | PAMELA@ARCHITYPE.NET
- 4 PROVIDE (N) DECORATIVE PENDANT FIXTURE ABOVE COUNTER @ 7'-0" AFF. FIXTURE TO BE CENTERED @ COUNTER SURFACE.
- 5 PROVIDE 8FT ACOUSTIC BAFFLES @ 8'-0" AFF. SPEC: LUMATO | ACOUSTIC BOX MINI-08 CONTACT: IVIS PARADA | IPARADA@LIGHT-CA.COM
- 6 ACOUSTIC PENDANT LIGHT FIXTURES IN OPEN AREA TO BE CENTERED AT FURNITURE. GC TO COORDINATE EXACT LOCATION AND HEIGHT W/ ARCHITECT.
- 7 PROVIDE NEW DIMMER SWITCHES AT ALL PENDENT FIXTURE IN CONFERENCE ROOMS AND ANCILLARY FURNITURE AREAS IN OPEN AREAS.
- 8 EXTEND & REWORK EXISTING FLS EQUIPMENT AS REQUIRED BY LOCAL FIRE DEPARTMENT.
- 9 AT OPEN CEILING CONDITIONS, GC TO CLEAN/REPAIR STRUCTURE ABOVE. ALL FLEX CONDUIT SHALL BE REPLACED WITH RIGID. ALL NEW SPIRAL DUCTWORK TO REMAIN EXPOSED. GRILLS TO BE CURVED, FACTORY FINISH, WHITE. ALL DUCTWORK, CONDUIT, CABLING, SPRINKLER & PLUMBING LINES MUST BE SECURE, AS REQUIRED, MAINTAINING 90 DEGREE TURNS ON THE HORIZONTAL PLANE AND PAINTED P-# (INCLUSIVE OF EXPOSED CEILING, EXCLUDING CABLING).
- 10 2x2 & 2x4 WOODEN COLOR ACOUSTIC FELT BAFFLES CEILING TILE SYSTEM TO BE FLUSHED W/ DRYWALL CEILING AROUND WHERE IT OCCURS. CG TO BE MAX HOT ALLOWABLE. SPEC: SOELBERG | BINARIO 02 V (2x4) & BINARIO 02 (2x2) - WOODEN COLOR TBD CONTACT: STACEY CLEBOSKI | STACEY@GSGROUP.COM
- 11 PROVIDE 4" COMPASSO TRIM @ ALL EXPOSED CEILING EDGE LOCATIONS.
- 12 DRY WALL CEILINGS TO BE PAINTED P-1, FLAT FINISH THROUGHOUT
- 13 OPEN CEILINGS TO BE PAINTED THROUGHOUT, COLOR TBD

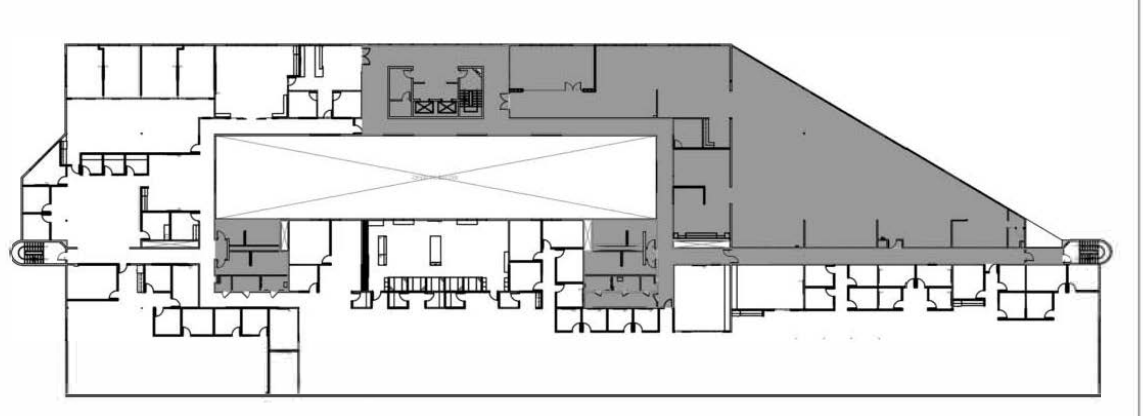
**REFLECTED CEILING GENERAL NOTES**

- A THE GENERAL CONTRACTOR (GC) SHALL NOTIFY KAMUS + KELLER INC OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, ELECTRICAL OR MECHANICAL DRAWINGS AND OBTAIN CLARIFICATION BEFORE COMMENCING WORK.
- B LOCATIONS OF CEILING PENETRATIONS SUCH AS EXHAUST FANS, PROJECTION SCREENS, LIGHT FIXTURES, ETC., SHALL APPEAR ON ARCHITECTURAL REFLECTED CEILING PLAN. LOCATIONS OF CEILING PENETRATIONS SUCH AS AIR DIFFUSERS AND GRILLES, ETC. SHALL APPEAR ON MECHANICAL ENGINEERING PLANS. WHERE DISCREPANCIES OCCUR, THE ARCHITECTURAL PLAN SHALL GOVERN.
- C ALL CEILING INTERRUPTIONS, SUCH AS FURR DOWNS OR PARTITIONS, SHALL BE CHECKED AND THEIR CONTRACTIBILITY CONFIRMED BEFORE ANY RELATED ELEMENTS ARE CONSTRUCTED. IF THERE ARE ANY QUESTIONS REGARDING THESE OR ANY OTHER COORDINATION QUESTIONS, THE GC IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM KAMUS + KELLER INC BEFORE PROCEEDING WITH WORK IN QUESTION OR RELATED WORK.
- D THERE SHALL BE NO COMBUSTIBLE MATERIALS USED IN THE PLENUM SPACE INCLUDING ALUMINUM FLEX, ALUMINUM CONDUITS AND POT METAL CONNECTORS. ALL CONNECTORS SHALL BE STEEL.
- E CONDUIT MUST BE SECURED A MINIMUM OF 6" CLEAR ABOVE THE CEILING GRID.
- F LIGHTING, SWITCHES & LIGHT SENSORS SHALL MEET TITLE 24 REQTS, SEE ELECTRICAL PLANS FOR MORE INFORMATION.
- G LOCATE ANY RECESSED DOWNLIGHTS, WALL WASHERS AND SPOTLIGHTS IN THE CENTER OF CEILING TILE AND SO THAT FIXTURE IS NOT LESS THAN 1'-6" OR MORE THAN 2'-6" FROM FACE OF WALL U.O.N. EARTHQUAKE CLIPS AND WIRES SHALL BE USED.
- H CENTER OF SWITCH SHALL BE LOCATED BETWEEN 36" AND 48" AFF.
- I GC SHALL PROVIDE RECORD DOCUMENTS TO OWNER AT COMPLETION OF TENANT CONSTRUCTION PRIOR TO APPLICATION FOR FINAL PAYMENT.
- J CEILING SUSPENSION SYSTEMS SHALL BE CONNECTED AND BRACED DIRECTLY TO THE STRUCTURE AT THE MEANS OF EGRESS SERVING AN OCCUPANT LOAD OF 30 OR MORE SPACING OF VERTICAL HANGERS SHALL NOT EXCEED 2'-0" ON CENTER ALONG THE ENTIRE LENGTH OF THE MEANS OF EGRESS OR LOBBY WHEN THE DISTANCE BETWEEN THE STRUCTURAL DECK AND THE SUSPENDED CEILING EXCEEDS 4'-0".
- K POSITIVE BRACING TO THE STRUCTURE SHALL BE PROVIDED AT CHANGES IN THE CEILING PLANE ELEVATION OR AT DISCONTINUITIES IN THE CEILING GRID SYSTEM.

**REFLECTED CEILING GENERAL NOTES CONTINUED**

- L CABLE TRAYS, ELECTRICAL CONDUITS AND PIPING SHALL BE INDEPENDENTLY SUPPORTED AND INDEPENDENTLY BRACED FROM THE STRUCTURE.
- M HVAC PERFORMANCE IS BASED UPON OCCUPANCY DENSITY OF NO MORE THAN ONE PERSON PER 100 SF OF USABLE AREA PREMISES. EQUIPMENT SHALL CONSIST OF NEW LIKE NEW WORKING CONDITION ROOF MOUNTED PACKAGE UNITS SERVING TENANT SPACE ONLY AND PROVIDING 1 TON PER 250 SF OF COOLING. PROVIDE DISTRIBUTION AS REQUIRED. SUPPLY AND RETURN AIR SHALL EACH BE DUCTED TO AND FROM THE ROOF TOP EQUIPMENT. SCOPE OF WORK SHALL INCLUDE CODE REQUIRED SMOKE AND FIRE DAMPERS, THERMOSTATS, CONDENSATION LINES, DRAINS AND GAS LINES AS REQUIRED TO SUPPORT TENANT'S MECHANICAL SYSTEM. LATERAL EXTENSION DOWNSTREAM OF THE POINTS OF ENTRIES AND STUBS, INCLUDING DUCTWORK AND ASSOCIATED VAV BOXES, PIPING, CONTROLS, POWER, ETC. SHALL BE INCLUDED. HVAC TO BE A COMPLETE TURN KEY SYSTEM.
- N ALL EMERGENCY LIGHTING AND EXIT SIGNS TO BE ON 90 MIN BATTERY BACK-UP OR TIED INTO BUILDING'S BACK-UP GENERATOR. GC TO CONFIRM APPLICABLE APPLICATION WITH BUILDING ENGINEER.

**KEYPLAN**



BID RECAP										
DIVISION	DESCRIPTION	MATERIAL COST	LABOR COST	MATERIAL TAX	LABOR TAX	TOTAL COST	OVERHEADS	PROFIT	ADDITIONAL COST (If Any)	TOTAL PRICE
GENERAL REQUIREMENTS SUBGROUP WORK										
	GENERAL REQUIREMENTS	US\$ -	US\$ -	US\$ -	US\$ -	US\$ -	US\$ -	US\$ -	US\$ -	US\$ -
FACILITY CONSTRUCTION SUBGROUP WORK										
	FINISHES	US\$ 165,326.94	US\$ 253,897.71	US\$ -	US\$ -	US\$ 419,224.65	US\$ 41,922.47	US\$ 41,922.47	US\$ -	US\$ 503,069.58
<b>TOTALS</b>		<b>US\$ 165,327</b>	<b>US\$ 253,898</b>	<b>US\$ -</b>	<b>US\$ -</b>	<b>US\$ 419,225</b>	<b>US\$ 41,922</b>	<b>US\$ 41,922</b>	<b>US\$ -</b>	<b>US\$ 503,070</b>
BID SUMMARY				MAN-LOADING AND SUPERVISION ANALYSIS						
1	<b>TOTAL MATERIAL COST</b>		<b>US\$ 165,326.94</b>	1	TOTAL MANHOURS WITH SUPERVISION					3,405
	MATERIAL SALES TAX		US\$ -	2	NUMBER OF MAN-DAYS					425.60
	JOB EXPENSE			3	MAN LOAD					5
2	<b>TOTAL LABOR COST</b>		<b>US\$ 253,897.71</b>	4	JOURNEYMAN RATE		3			
	LABOR TAX		US\$ -	5	SUPERVISOR RATE		1			
3	<b>TOTAL COST</b>		<b>US\$ 419,224.65</b>	6	UNSKILLED LABOR RATE		1			
	OVERHEADS @	10%	US\$ 41,922.47	7	COMPOSITE LABOR RATE				US\$ -	
	PROFIT @	10%	US\$ 41,922.47	8	PREVAILING WAGE RATE				US\$ 74.57	
4	<b>TOTAL COST W/ OVERHEADS + PROFIT</b>		<b>US\$ 503,069.58</b>	INSERT VALUES IN YELLOW HIGHLIGHTED CELLS WHERE APPLICABLE						
	BOND & INSURANCE		US\$ -		Project GSF:	34700	SF			
	PROJECT SUPERVISION & PROJECT MANAGEMENT		US\$ -							
	SUBMITTALS, SAMPLES, SHOP DRAWINGS, SITE SAFETY PLAN, ETC.		US\$ -							
	TEMPORARY FACILITIES & CONTROLS		US\$ -							
	PROJECT SCHEDULE (Primavera P3 or P6)		US\$ -							
	OFFICE OVERHEADS		US\$ -							
	CLOSEOUT PROCEDURES		US\$ -							
	PERMITS		US\$ -							
	ALLOWANCES		US\$ -							
	MOBILIZATION / DEMOBILIZATION		US\$ -							
	SUB-CONTRACTS		US\$ -							
	BOND PREMIUM		US\$ -							
5	<b>BASE BID PRICE</b>		<b>US\$ 503,069.58</b>							





O\*\*\*\*\* LEARNING

PROJECT COST US\$ 419,224.65

OVERHEAD COST US\$ 41,922.47

Project Scope: DRYWALL

PROFIT COST US\$ 41,922.47

Addendum: N/A

ADDITIONAL COST (If Any) US\$ -

Date: Monday, October 28, 2024

TOTAL BID COST US\$ 503,069.58

Table with columns: SR. NO., DWG. NO., DETAIL NO., CSI NO., DESCRIPTION, QUANTITY, UNIT, WASTAGE %, QTY W/WASTAGE, UNIT MATERIAL COST, MATERIAL COST, MAN HOUR RATE, UNIT MANHOURS, TOTAL MANHOURS, MANHOURS COST, TOTAL COST

GENERAL REQUIREMENTS SUBGROUP WORK

US\$ 74.57

Summary table for General Requirements Subgroup Work with columns: DIVISION, 01 00 00, GENERAL REQUIREMENTS, SUBTOTAL MATERIAL, SUBTOTAL LABOR, SUBTOTAL HOURS

FACILITY CONSTRUCTION SUBGROUP WORK

US\$ 74.57

Main table for Facility Construction Subgroup Work with columns: DIVISION, 09 00 00, FINISHES, and detailed material descriptions with quantities and costs.

