

PROJECT INFORMATION:

BUILD-OUT OF 12,377 SQUARE FEET OF LEASE SPACE IN THE EXISTING OUTDOOR MALL OF AMERICA BUILDING FOR PROFESSIONAL OFFICE SPACE.

CODE ANALYSIS :

NOTE 1: ALL CONSTRUCTION TO BE ACCORDING TO ALL PERTINENT CITY OF TEMPLE CODES, INCLUDING THE 2009 INTERNATIONAL BUILDING CODE (IBC).

NOTE 2: LEASE SPACE AREA TO BE SEPARATED FROM ADJACENT SPACE BY 2-HOUR FIRE-RATED PARTITIONS.

OCCUPANCY CLASSIFICATION (902.1): _____ GROUP B (Business)

ACTUAL SQUARE FOOTAGE OF LEASE SPACE: _____ 12,377 Square Feet (23,000 sq Allowable)

FIRE RESISTANCE RATING REQUIREMENTS (TABLE 601): _____ 0 HOURS (Exst. building - Type I/II Construction)

OCCUPANT LOAD (1004) _____ 100 SF / OCCUPANT

MINIMUM WIDTH & NUMBER OF EXITS (TABLES 1005.1 & 1019.1): _____ 2 Exits Required at 36" each

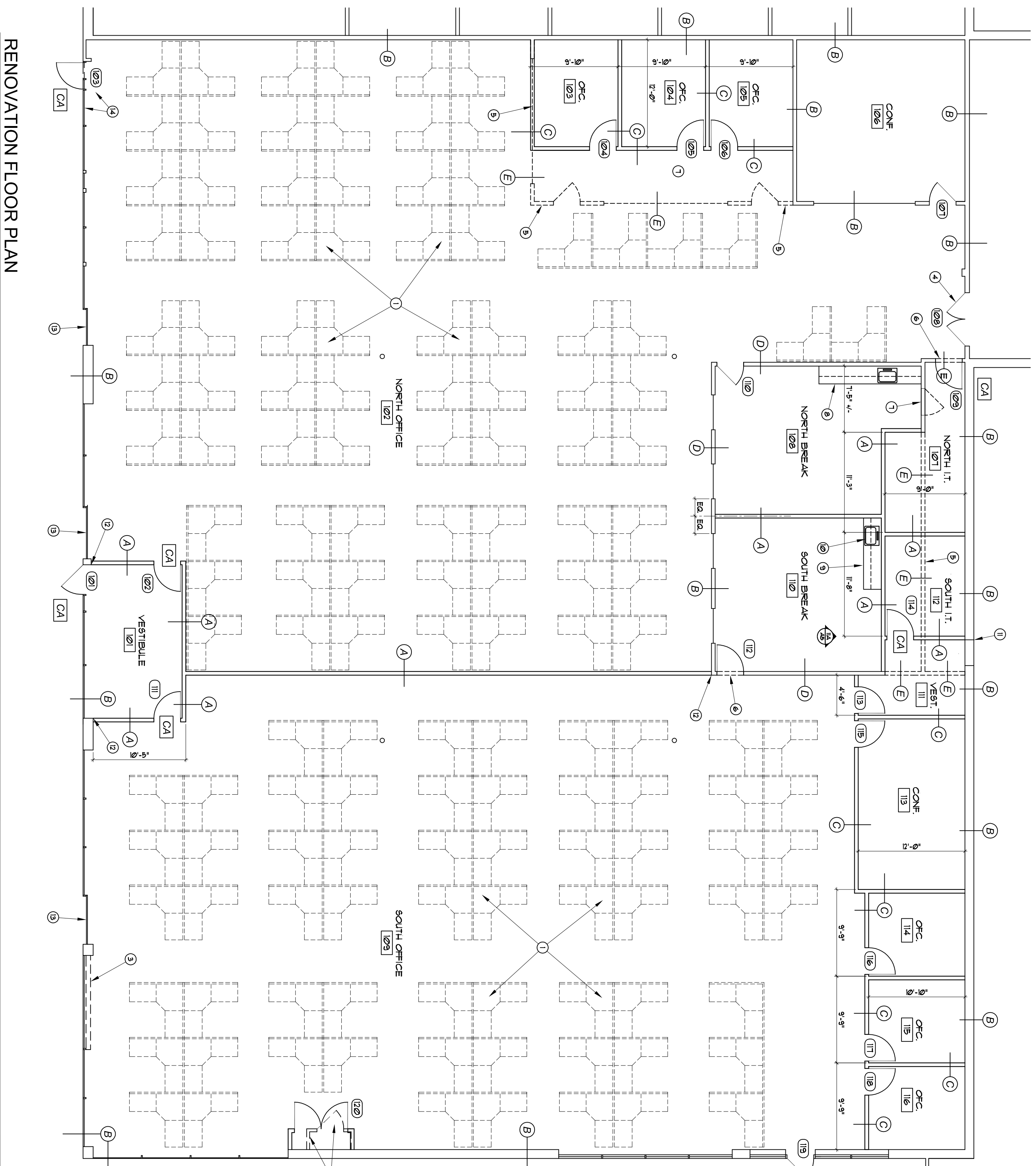
MAX. TRAVEL DISTANCE (1016): _____ 300' (ACTUAL, 139')

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ACCESSIBILITY NOTES

- 1) RESTROOMS FOR NEW BUILD-OUT LEASE SPACE ARE TO BE FULLY RENOVATED AND MULTI-FIXTURED/STALLED RESTROOM IN COMMON AREA OF MALL.
- 2) ACCESSIBLE ROUTE FROM LEASE SPACE TO ACCESSIBLE PARKING THEETS T49 REQUIREMENTS FOR CARS AND VANS.
- 3) ACCESSIBLE ROUTE FROM LEASE SPACE TO ACCESSIBLE PARKING THEETS T49 REQUIREMENTS FOR CARS AND VANS.
- 4) PUBLIC TRANSPORTATION HAS AN EXISTING STOP AT BUILD-OUT.



RENOVATION FLOOR PLAN
SCALE: 1/8" = 1'-0"

ROOM FINISH SCHEDULE

ROOM NO.	ROOM NAME	FLOOR	BASE	WALLS	CLG.
101	VESTIBULE	NEW CARPET	SEE NOTE 3 BELOW	PAINT	NONE
102	OFFICE	EXIST. CRT	PAINT	PAINT	NONE
103	OFFICE	EXIST. CRT	PAINT	PAINT	NONE
104	OFFICE	EXIST. CRT	PAINT	PAINT	NONE
105	OFFICE	EXIST. CRT	PAINT	PAINT	NONE
106	CONFERENCE	EXIST. CRT	PAINT	PAINT	NONE
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108	CONFERENCE	EXIST. CRT	PAINT	PAINT	NONE
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198	CONFERENCE	EXIST. CRT	PAINT	PAINT	NONE
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200	CONFERENCE	EXIST. CRT	PAINT	PAINT	NONE

KEYED NOTES - FLOOR PLAN

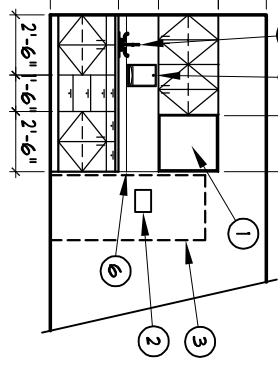
- 1) NEW MODULAR FURNITURE BY QUINER. COORDINATE INSTALLATION OF ELECTRICAL AS PER NOTES ON ELECTRICAL DRAWINGS.
- 2) REMOVE EXISTING ELECTRICAL CLOSET AND DOOR. CONSTRUCT NEW CLOSET WITH NEW PAIR OF 3'-0" X 7'-0" DOORS AS REQUIRED TO HOUSE EXISTING AND NEW ELECTRICAL EQUIPMENT AND TO MEET CURRENT ELECTRICAL CODES.
- 3) REMOVE EXISTING MOTOR AND CONTROL S TO ROLLING DOOR. SECURE DOOR SO THAT IT CANNOT BE OPENED FROM THE OUTSIDE.
- 4) REPLACE EXISTING PAIR OF DOORS WITH NEW SOLID CORE DOORS. NEW PAINT. NEW METAL RESPIRATOR. NEW METAL TO HAVE LOCKS ON BOTH TOP AND BOTTOM. ACTIVE LEAF TO HAVE DEADLOCK WITH ACCESS ONLY FROM OFFICE SIDE.
- 5) REMOVE EXISTING PARTITION, GLASS DOORS AND FRAMES AS SHOWN. PATCH CARPET AS NECESSARY TO BLEND IN WITH EXISTING.
- 6) NEW 3'-0" X 7'-0" DOOR AND FRAME IN EXISTING PARTITION.
- 7) REMOVE EXISTING DOOR AND FRAME. FILL-IN OPENING WITH MATCHING DRYWALL PARTITION.
- 8) REMOVE AND REPLACE EXISTING CABINET TOP WITH NEW TOP. CLEAN EXISTING CABINETS AND SINK. REMOVE EXISTING HARDWARE AS NECESSARY TO LEVEL DOORS AND DRAWERS AND FOR SMOOTH OPERATION.
- 9) NEW BREAK ROOM CABINET (SEE ELEVATION - THIS SHEET).
- 10) NEW 1/2" DEEP STAINLESS STEEL SINK. TIE INTO EXISTING PLUMBING AT EXISTING SINK.
- 11) ALIGN NEW PARTITION WITH EDGE OF FILLED-IN DOOR.
- 12) ALIGN NEW PARTITION WITH CORNER OF EXISTING WALL AS SHOWN.
- 13) SECURE ALL SLIDING / OPERABLE PORTIONS OF STOREROOM SO THAT THEY CANNOT BE OPENED.
- 14) REMOVE PORTION OF EXISTING STOREROOM TO INSTALL NEW 3'-0" X 7'-0" EXIST DOOR.
- 15) EXISTING COMMON ACCESSIBLE BENCH AND WOMEN'S RESTROOMS.

PARTITION NOTES

- A) NEW SECURITY WALL SEALED TO DECK. ALL PENETRATIONS SEALED.
- B) EXISTING WALL TO BE MADE SECURE. ALL PENETRATIONS SEALED TO DECK.
- C) NEW OFFICE WALL. EXTEND DRYWALL TO DECK DUE TO NO CEILING.
- D) EXISTING WALL TO REMAIN.
- E) EXISTING WALL TO BE REMOVED.

NOTE: NEW PARTITIONS TO BE 5/8" TYPE 'X' GYP. BD. ON 3-5/8" METAL STUDS @ 2' O.C.

NEW SINK CABINET ELEVATION



- 1) FINISHED OPENING FOR QUINER-PROVIDED MICROWAVE OVEN
- 2) WATER SUPPLY FOR ICE-MAKERS
- 3) REFRIG. (BY QUINER)
- 4) PAPER-TOWEL DISPENSER
- 5) NEW SINK
- 6) 4" BACKSPLASH

DOOR AND FRAME SCHEDULE

DOOR NO.	ROOM NAME	WIDTH	HEIGHT	MATL.	FRAME	HOVR. SET	REMARKS
01	VESTIBULE	3'-0"	7'-0"	EXIST.	EXIST.	-	-
02	NORTH OFFICE	3'-0"	7'-0"	MATCH	MATCH	1	-
03	NORTH OFFICE	3'-0"	7'-0"	MATCH	MATCH	1	-
04	NORTH OFFICE	3'-0"	7'-0"	MATCH	MATCH	1	-
05	NORTH OFFICE	3'-0"	7'-0"	MATCH	MATCH	1	-
06	NORTH OFFICE	3'-0"	7'-0"	MATCH	MATCH	1	-
07	NORTH OFFICE	3'-0"	7'-0"	MATCH	MATCH	1	-
08	NORTH OFFICE	3'-0"	7'-0"	MATCH	MATCH	1	-
09	NORTH OFFICE	3'-0"	7'-0"	MATCH	MATCH	1	-
10	NORTH OFFICE	3'-0"	7'-0"	MATCH	MATCH	1	-
11	NORTH OFFICE	3'-0"	7'-0"	MATCH	MATCH	1	-
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15	NORTH OFFICE	3'-0"	7'-0"	MATCH	MATCH	1	-
16	NORTH OFFICE	3'-0"	7'-0"	MATCH	MATCH	1	-
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18	NORTH OFFICE	3'-0"	7'-0"	MATCH	MATCH	1	-
19	NORTH OFFICE	3'-0"	7'-0"	MATCH	MATCH	1	-
20	NORTH OFFICE	3'-0"	7'-0"	MATCH	MATCH	1	-
21	NORTH OFFICE	3'-0"	7'-0"	MATCH	MATCH	1	-
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25	NORTH OFFICE	3'-0"	7'-0"	MATCH	MATCH	1	-
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