

# TENANT IMPROVEMENT PARTNER'S PERSONNEL

3155 DIXIE HIGHWAY - SUITE B  
ERLANGER, KY 41018

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## GENERAL PROJECT NOTES

### DIVISION 01 - GENERAL REQUIREMENTS

#### 013000 - ADMINISTRATIVE REQUIREMENTS

- Contractor shall be responsible for verification and coordination of sub-contractors work to secure compliance with the drawings and specifications.
- Safety:** In accordance with generally accepted construction practices, Contractor will be solely and completely responsible for conditions of job site, including safety of all persons and property during performance of this work. This requirement will apply continuously and not be limited to normal working hours.
- The Architect shall not be responsible for the means, methods, techniques, sequences or procedures of construction selected by the Contractor.

#### 014000 - QUALITY REQUIREMENTS

- The Contractor shall obtain and pay for all required permits and inspections unless indicated otherwise.
- All work shall conform to the current building code, and all applicable laws, rules, regulations and ordinances or governing authorities. In case of conflict the most restrictive shall not limit their applicability.
- The term "provide" when used shall mean "furnish and install" unless noted otherwise.
- Provide blocking in walls, ceilings, etc. wherever items will be attached to these surfaces (i.e. toilet accessories, wall mounted door stops, fixtures, casework, handrails, A/V equipment, etc.).
- Provide firestopping at all locations required by governing codes and authorities. Contact building inspector for inspection of all firestopping prior to installation of any material which may conceal the firestopping.
- All steel exposed to the exterior shall be galvanized and painted, unless noted to be stainless steel or galvanized (unpainted).

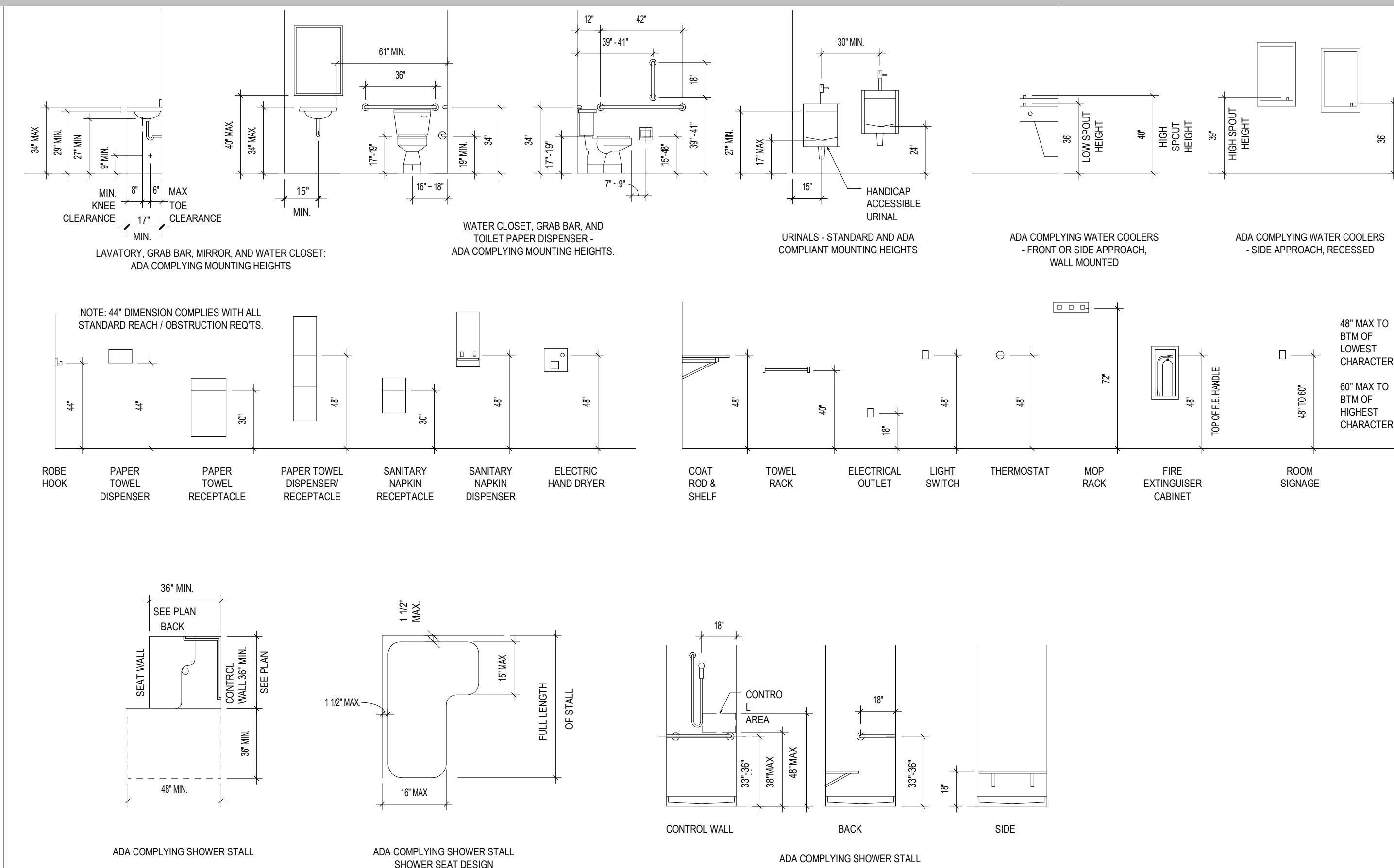
#### 015000 - TEMPORARY FACILITIES AND CONTROLS

- Contractor is responsible for providing any temporary water, electrical service, heating and trash removal as needed to complete the work.
- Contractor shall collect and remove all rubbish, surplus material, tools and scaffolding pertaining to his work on a regular basis throughout the construction in order to maintain an orderly working environment.
- Temporarily brace structural components as required to maintain stability until complete and functioning as a designed unit.
- Fumes and dust shall be controlled so as to prevent any harmful or undesirable effects in the surrounding area.

### DIVISION 02 - EXISTING CONDITIONS

#### 022000 - ASSESSMENT

- Commencement of work by the Contractor or Trade shall signify the acceptance of the site conditions.
- Area and dimensions: It shall be the responsibility of the Contractor(s) or Trade(s) to verify all area takeoffs and dimensions by making their own field measurements before starting work or ordering materials.
- The Contractor shall verify at the job site, all dimensions and conditions shown on the drawings and within the Contract Documents and shall notify the Architect of any discrepancies, omissions and/or conflicts before proceeding with the project. All discrepancies shall be resolved before starting work or ordering materials.
- The Contractor shall not scale drawings, written dimensions shall govern. Large scale drawings shall govern over small scale drawings. Field verify existing conditions where no dimensions exist.
- All dimensions to existing construction are to the finished face. All dimensions to new construction are to face of concrete, face of masonry, face of stud or column centerline unless noted otherwise. Any dimension noted as 'CLEAR' or "CLR" is from finished face to finished face.
- Contractor shall verify location of all existing utilities. Take precautions as necessary to protect them. Repair all utilities damaged during construction at no cost to the Owner.
- Contractor shall replace topsoil and re-seed lawn areas disturbed by construction.
- The removal and installation of mechanical, electrical, plumbing and architectural items may require the penetrations or removal of existing floors, ceilings, and walls. Patch and finish all existing surfaces that are disturbed during construction unless noted otherwise.



1	G000	SCALE: 1/4" = 1'-0"
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### DRAWING LIST

G100	COVER SHEET, CODE NOTES, KEY PLAN
A100	FLOOR PLAN, REFLECTED CEILING PLAN

### CODE NOTES

### BUILDING CODE

2018 KBC

### USE GROUP CLASSIFICATION

BUILDING: NON-SEPARATED MIXED USE: BUSINESS AND MERCANTILE

TENANT: BUSINESS

### CONSTRUCTION TYPE

2B NONCOMBUSTIBLE

### AREA

TENANT: 1100 SF

### OCCUPANCY

1100 SF / 100 SF PER PERSON = 11

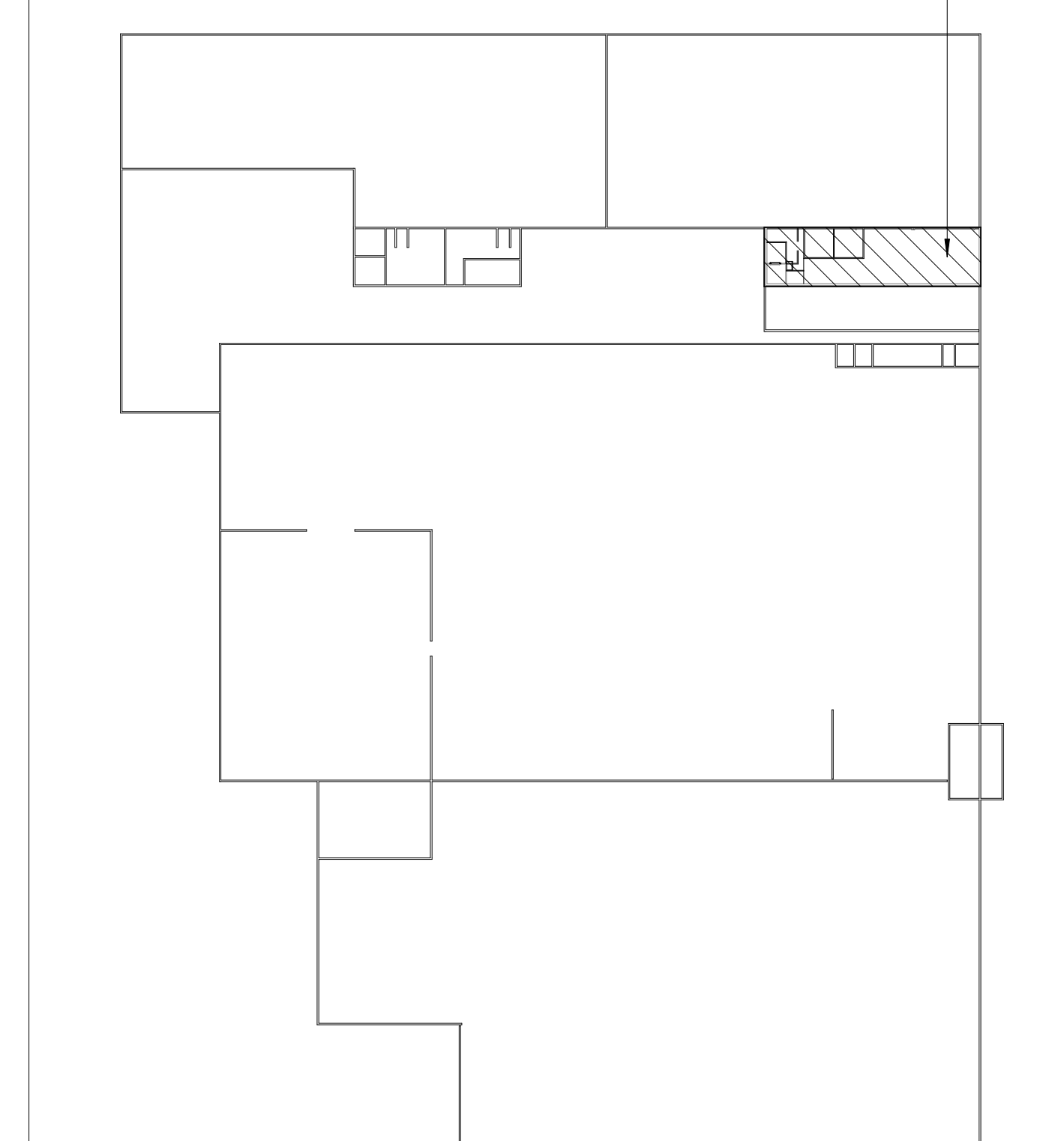
### FIRE SUPPRESSION / FIRE ALARM

BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC FIRE SUPPRESSION SYSTEM. THE EXISTING SYSTEM IS TO BE MODIFIED AS REQUIRED TO MAINTAIN REQUIRED COVERAGE IN ALL WORK AREAS DUE TO NEW CONSTRUCTION.

### MEP DRAWINGS

HVAC, ELECTRICAL, AND PLUMBING DRAWING TO BE SUBMITTED UNDER SEPARATE PERMIT BY DESIGN-BUILD CONTRACTORS.

### KEY PLAN



2	G000	SCALE: 1" = 50'-0"
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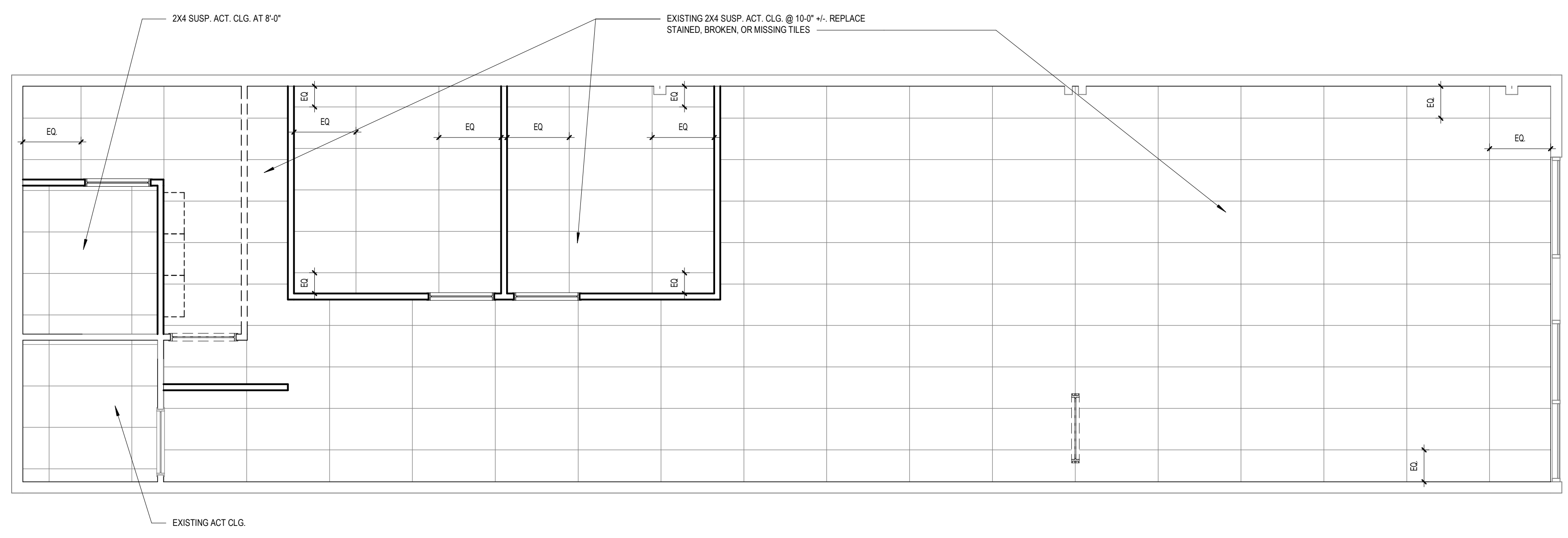
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NO.	DESCRIPTION	DATE
1	PERMIT	03-23-2022

### FLOOR AND REFLECTED CEILING PLANS

22-028

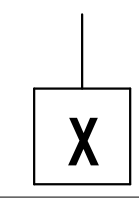
# A100



### GENERAL NOTES:

1. DEMO ALL EXISTING FLOORING AND BASE IN THE SPACE

### WALL TYPES:



A1: 3 - 5/8" X 20 GAGE METAL STUD AT 16" O.C. W/ MIN. 1/2" GYPSUM BOARD EACH SIDE. PROVIDE SOUND BATT IN STUD CAVITIES. EXTEND ASSEMBLY TO UNDERSIDE OF SUSPENDED CEILING. TYPICAL INTERIOR WALL UNLESS NOTED OTHERWISE.

### FINISH NOTES

1. ALL FINISHES SHALL COMPLY WITH 2018 KENTUCKY BUILDING CODE.

OPEN OFFICE #100  
FLOOR: CARPET  
BASE: 4" RESILIENT COVE BASE  
WALLS: PAINT

OFFICE #101  
FLOOR: CARPET  
BASE: 4" RESILIENT COVE BASE  
WALLS: PAINT

OFFICE #102  
FLOOR: CARPET  
BASE: 4" RESILIENT COVE BASE  
WALLS: PAINT

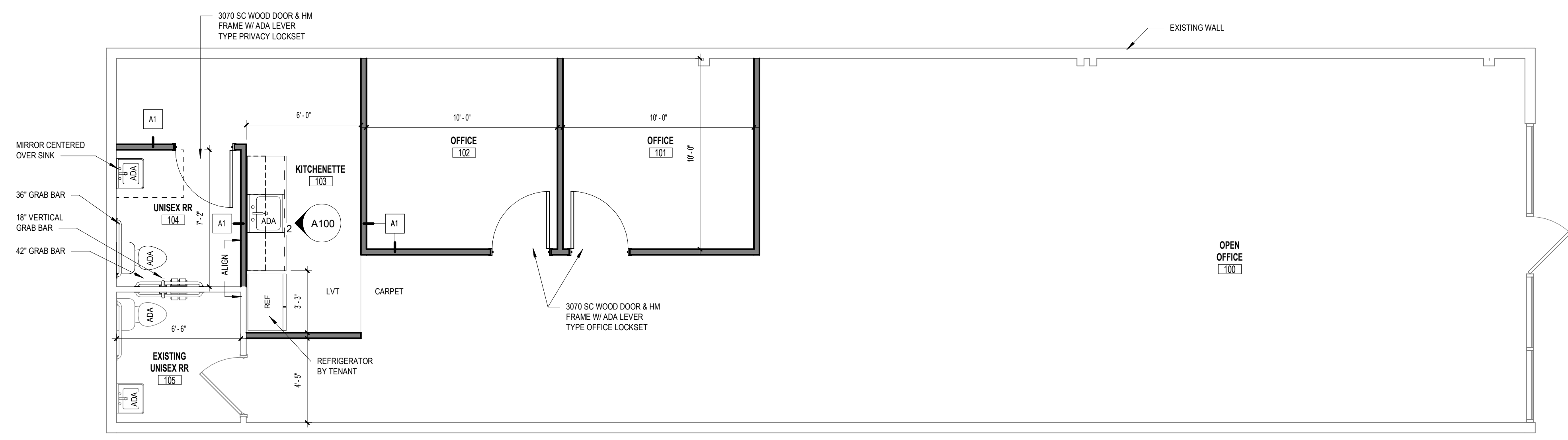
KITCHENETTE #103  
FLOOR: LUXURY VINYL TILE  
BASE: 4" RESILIENT COVE BASE  
WALLS: PAINT

UNISEX RESTROOM #104  
FLOOR: LUXURY VINYL TILE  
BASE: 4" RESILIENT COVE BASE  
WALLS: PAINT

UNISEX RESTROOM #105  
FLOOR: LUXURY VINYL TILE  
BASE: 4" RESILIENT COVE BASE  
WALLS: PAINT

### 3 REFLECTED CEILING PLAN

A100 SCALE: 1/4" = 1'-0"



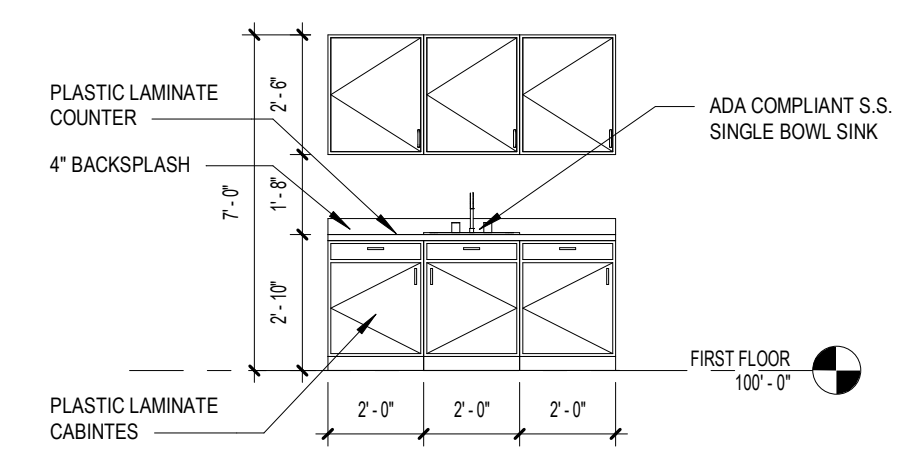
### 1 FLOOR PLAN

A100 SCALE: 1/4" = 1'-0"



### 4 DEMOLITION PLAN

A100 SCALE: 3/16" = 1'-0"



### 2 ELEVATION

A100 SCALE: 1/4" = 1'-0"