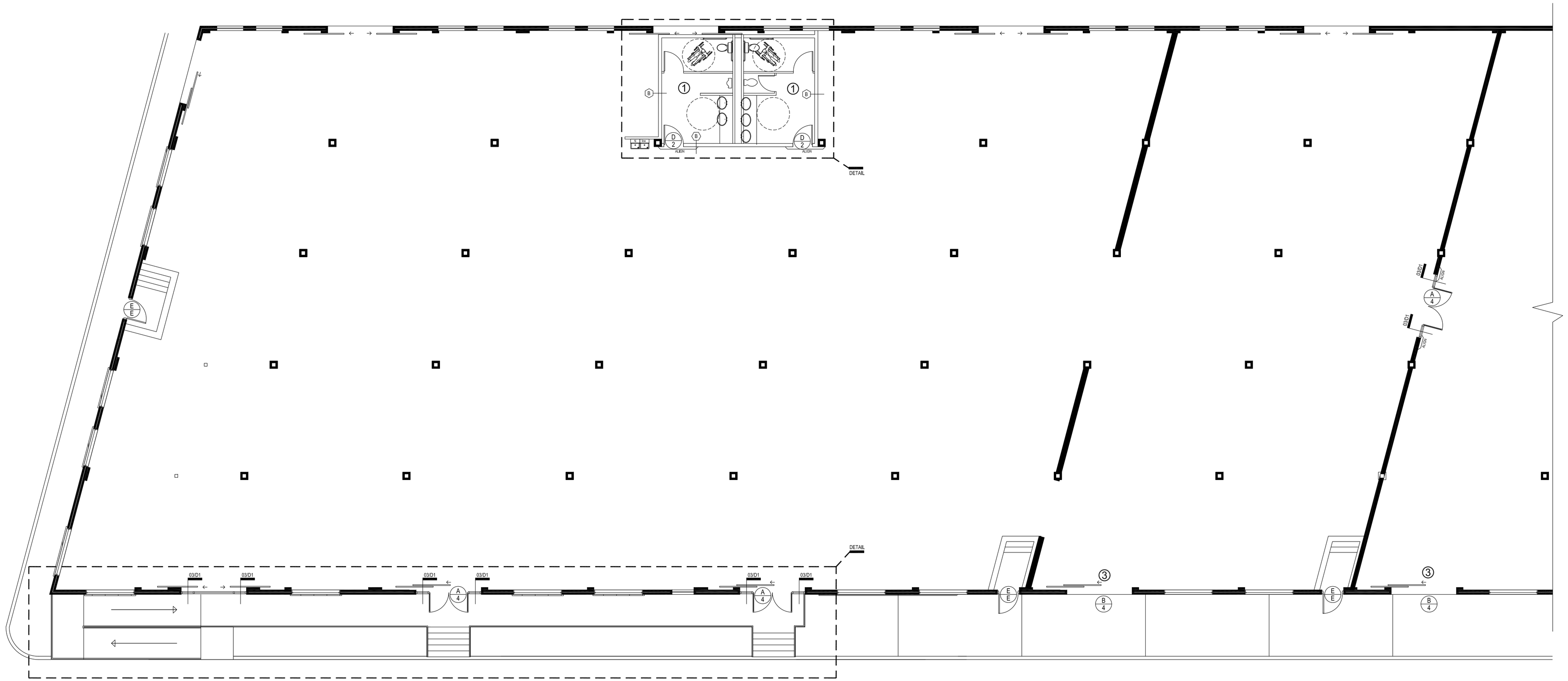

GENERAL CONSTRUCTION NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY IF CITY/STATE CODE COMPLIANCE CONFLICTS OCCUR. FAILURE TO NOTIFY ARCHITECT WILL RESULT IN CONTRACTOR TAKING FULL FISCAL RESPONSIBILITY FOR ANY AND ALL COSTS WHICH ARE INCURRED.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE ENTIRE INSTALLATION WHICH SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL CODES. THIS MAY INCLUDE ADDITIONAL ITEMS NOT INCLUDED IN THIS PLAN.
3. REPAIR GYP. BD. WHERE REQUIRED BY REMOVAL OF ELECTRICAL, TELEPHONE, OR DATA OUTLETS.
4. ALL SINKS AND LAVATORIES THROUGHOUT LEASE SPACE ARE TO BE PROVIDED WITH HOT AND COLD WATER UNO. CONTRACTOR SHALL FIELD VERIFY WORKING CONDITION OF EXISTING HOT WATER HEATER SERVING THIS LEASE SPACE. REPAIR AS REQUIRED TO COMPLY WITH PLUMBING AND BUILDING CODE AND AS REQUIRED TO BRING BACK TO GOOD WORKING CONDITION.
5. ALL NEW INTERIOR PARTITIONS ARE TO MATCH EXISTING BUILDING STANDARD CONSTRUCTION TYPE UNO.
6. ALL NEW INTERIOR DOORS ARE TO MATCH EXISTING BUILDING STANDARD CONDITIONS UNO.
7. ALL NEW CORRIDOR DOORS SHOWN ARE TO BE EITHER RELOCATED FROM CORRIDOR DEMOLITION OR TO BE NEW BLDG. STD. 20 MINUTE LABEL ENTRY DOORS WITH BLDG. STD. LOCKSETS UNO. REPAIR ALL CORRIDOR FINISHES TO MATCH EXISTING AS REQUIRED BY BUILDING MANAGER.
8. ALL DOOR SWINGS AND CLEARANCES MUST MEET 2015 INTERNATIONAL BUILDING CODE SECTIONS 1010 & 1016.
9. ALL EXISTING DOORS, HARDWARE AND FRAMES TO REMAIN OR BE RELOCATED SHOULD MATCH BLDG. STD. IF ANY VARIANCE TO BLDG. STD. REPLACE WITH BLDG. STD. FINISH AND COLOR.
10. FILL AND/OR PATCH ALL FLOOR DRAINS AND OUTLETS TO BE DEMOLISHED. REMOVE OR FLOAT AT EXISTING V.C.T. NOT TO REMAIN.
11. **ALL PARTITIONS ARE TYPE A UNLESS NOTED OTHERWISE**.
    - A. PARTITIONS BETWEEN LEASED AND UN-LEASED SPACE SHALL RECEIVE GYPSUM BOARD ON LEASED SIDE ONLY IF CONSISTENT WITH BUILDING CODE FIRE SEPARATION REQUIREMENTS.
    - B. ALL PARTITIONS AT THE BUILDING PERIMETER ARE LOCATED ON THE CENTERLINE OF THE COLUMN OR MULLION UNLESS INDICATED OTHERWISE.
    - C. THE CONTRACTOR SHALL PROVIDE SOLID BLOCKING INSIDE PARTITIONS BEHIND ALL ADJUSTABLE SHELF STANDARDS.
    - D. DOORS, FRAMES AND HARDWARE SHALL COMPLY WITH THE REQUIREMENTS OF APPLICABLE CITY AND STATE BUILDINGS CODES.
12. PLUMBING PIPE PENETRATIONS THROUGH FLOOR SLABS AS SHOWN SHALL BE PROTECTED BY AN APPROVED FIRESTOP SYSTEM, INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E 814 OR UL 1479 PER THE PROVISIONS OF SECTION 712. THE MATERIALS AND THE METHOD OF CONSTRUCTION DESIGNED TO PROTECT PENETRATIONS SHALL HAVE ANF-RATING AND T-RATING OF NOT LESS THAN 1-HR. RE: ENGINEERED PLUMBING PLANS FOR FURTHER INFORMATION.

CONSTRUCTION SPECIAL NOTES:

1. **WRITEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS. DO NOT SCALE DRAWING.**
2. **CONTRACTOR TO FIELD VERIFY EXISTING FIRE RATING OF ALL GLASS INCLUDING DOORS AND SIDELITES WITH CITY OF HOUSTON FIRE MARSHAL. CONTRACTOR SHALL PROVIDE ALL ADDITIONAL FIRE SPRINKLER HEADS, FIRE RATED GLASS AND/OR ANY OTHER REQUIREMENTS AS MAY BE INDICATED BY FIRE MARSHAL SO AS TO COMPLY WITH FIRE RATED SEPARATION OF MINIMUM ONE HOUR REQUIREMENT BETWEEN TENANT LEASE SPACE AND COMMON CORRIDOR AREA.**
3. **PROVIDE CODE REQUIRED SIGNAGE ADJACENT TO DOOR THAT STATES, "THESE DOORS SHALL REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."**
4. **PROVIDE A SEPARATE LINE ITEM PRICE TO UPGRADE ALL EXISTING HARDWARE TO MEET ADA AND/OR CITY OF HOUSTON ACCESSIBILITY REQUIREMENTS. ALL NEW DOOR HARDWARE SHALL INCLUDE ADA APPROVED LEVER HANDLES. ALL DOORS REQUIRING CLOSERS SHALL HAVE ADA APPROVED CLOSERS.**
5. **IF SPACE IS BEING DEMISED AND REMAINING SPACE WILL BE VACANT, CONTRACTOR TO PROVIDE SEPARATE PRICE TO LANDLORD TO INCLUDE CODE COMPLIANT ENTRANCES FOR LIFE SAFETY EGRESS, SEPARATE LIGHT SWITCHING FOR ANY UNUSED SPACE AND PROVIDE EMERGENCY EXIT LIGHTING AND STROBES AS REQUIRED BY CODE. THIS WORK IS TO BE INCLUDED EVEN IF NOT INCLUDED OR SHOWN ON MEP PAGES. CONTRACTOR TO CONTACT PROPERTY MANAGEMENT FOR FINAL VERIFICATION/APPROVAL FOR THIS WORK.**
6. **CONTRACTOR TO PROVIDE AND INSTALL NEW INSTANTANEOUS HOT AND COLD WATER HEATER CHRONOMITE-CM-39L/277 MOUNTED BELOW THE SINK WITH ALL CODE REQUIRED CONNECTIONS AND STRUCTURAL SUPPORTS ONLY IF EXISTING HOT AND COLD WATER HEATER IS BEYOND REPAIR OR MISSING.**
7. **ENSURE ALL DOORS OPERATE SMOOTHLY. MODIFY DOOR AS NEEDED TO AVOID GRAZING FINISHED FLOOR AND CEILING. DOORS SHALL NOT HAVE ANY GAPS GREATER THAN 1/2".**
8. **EXISTING SPACE IS OCCUPIED. CONTRACTOR TO TAKE SPECIAL CARE NOT TO INTERRUPT ANY ELECTRICAL OR PHONE SERVICE AT CONSTRUCTION. CONTRACTOR TO PROVIDE ALL PROTECTION AGAINST DAMAGES DURING CONSTRUCTION AND TAKE SPECIAL CARE FOR ALL EXISTING CONDITION TO REMAIN.**

CONSTRUCTION KEYED NOTES:

1. CONTRACTOR TO PROVIDE AND INSTALL A NEW A.D.A RESTROOM THIS LOCATION. RE:DETAIL 01/D3 FOR MORE DETAILS
2. CONTRACTOR TO PROVIDE AND INSTALL A NEW A.D.A RAMP THIS LOCATION. RE:DETAIL 01/D4 FOR MORE DETAILS
3. CONTRACTOR TO PROVIDE AND INSTALL A NEW ROLL UP OVER HEAD DOOR THIS LOCATION. RE: DOOR SCHEDULE FOR SPECIFICATIONS

PARTITION SCHEDULE:

1. EXISTING	EXISTING PARTITION TO REMAIN. $ $
2. NEW PARTITION	2 1/2" MTL. STUDS 16" O.C. 20 GA. WITH 5/8" TYPE "X" GYP. BD. FLOOR TO CEILING OR UNDER SIDE OF FLOOR ABOVE. RE: SHEET D1 FOR PARTITION TYPES. $ $

CONSTRUCTION PLAN

SCALE: 1/8" = 1'-0"

CDI Douglass • Pye, Inc.

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ISSUE:	DATE:	NO:
PRICING PLANS	03.05.2024	1

3901 CAPITOL RENOVATION

3901 CAPITOL
HOUSTON, TX 77023

N

NOT IN CONTRACT

THESE DOCUMENTS ARE NOT FOR CONSTRUCTION. THEY ARE FOR REVIEW AND COMMENT PURPOSES ONLY

PROJECT MANAGER: M. DOUGLASS	PROJECT DRAFTER: C.CROCHET
APPROVED BY:	CLIENT APPROVAL:
AREA CALCULATION: 17,491 NUA	PLOT SCALE: 1/8"=1'-0"
PROJECT INFORMATION: 3901 CAPITOL RENOVATION 3901 CAPITOL	
DRAWING NAME: CONSTRUCTION DOCUMENT CONSTRUCTION PLAN	
PROJECT # 223548.03	A2