

PROJECT GENERAL NOTES:

1. CONSTRUCTION IS TO BE COMPLIANT WITH ALL LOCAL & FEDERAL BUILDING CODES, INCLUDING ANSI A117.1-2009 AND IBC 2012
2. MECHANICAL, ELECTRICAL, AND FIRE SYSTEMS ARE SHOWN FOR CONVENIENCE; CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK & TO PROVIDE DESIGN/ENGINEERING SERVICES FOR ALL SYSTEMS.
3. CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS IN AS-BUILT CONDITIONS.
4. CONTRACTOR TO PROVIDE DATA, ELECTRICAL, AND PHONE SERVICES TO AREA OF WORK. DATA/ELECTRIC/ PHONE DESIGN IS SHOWN FOR GENERAL INTENT ONLY.
5. NEW SS ELECTRICAL & DATA RECEPTACLE & SWITCH PLATES THROUGHOUT UNO.
6. MAINTAIN POWER & UTILITIES AT ALL TIMES TO ADJACENT TENANTS DURING WORK.
7. NOTIFY PROJECT MANAGER 48 HOURS PRIOR TO SHUT DOWN OF SYSTEMS AFFECTING ADJACENT TENANTS.
8. MINIMIZE DUST, NOISE, & INTERRUPTION TO ADJACENT TENANTS.
9. PATCH, PAINT, REPAIR & RESTORE EXISTING FINISHES TO LIKE NEW CONDITION. PATCH/ REFINISH WALLS WHERE ELECTRICAL & COMMUNICATIONS AND ANY OTHER WALL MOUNTED ITEMS HAVE BEEN REMOVED OR INSTALLED TO LIKE NEW CONDITION. PATCH ALL OTHER HOLES/DAMAGE TO EXISTING WALLS.
10. NEW PARTITION CONSTRUCTION TO ALIGN WITH EXISTING. WHERE NEW CONSTRUCTION IS CONTIGUOUS WITH EXISTING, FINISH JOINT TO BE SEAMLESS & SMOOTH.
11. CONCEAL ALL POWER, CONTROL & SECURITY CONNECTIONS IN WALLS, CEILINGS, OR DOOR FRAMES; EXPOSED CONDUITS OR CONDUCTORS UNLESS EXPLICITLY NOTED, WILL NOT BE ACCEPTED.
12. DIMENSIONS ARE SHOWN FROM FACE OF FINISH UNLESS NOTED OTHERWISE. MAINTAIN CLEARANCES AS SHOWN ON DRAWINGS.
13. ALL DOORS, RELITE & FRAMES NOTED FOR DEMOLITION ARE TO BE REMOVED, SALVAGED, AND REUSED AT LOCATIONS IDENTIFIED FOR REUSE OR TURNED OVER TO THE OWNER.
14. CONTRACTOR TO COORDINATE ALL ASPECTS OF THE WORK INCLUDING CASEWORK, LIGHTING, ELECTRICAL, MECAHNICAL, AV INSTALLATION AND PROVISIONS FOR OWNER IDENTIFIED ITEMS.
15. CONTRACTOR TO PROVIDE BACKING FOR ALL IDENTFLIED ITEMS INCLUDING OWNER FURNISHED ITEMS INCLUDING BUT NOT LIMITED TO AV EQUIP., MARKER BOARDS, CAMERAS, AND TACKBOARDS.
16. MAINTAIN INTEGRITY OF EXISTING 2 HR FIRE SEPARATION BETWEEN FLOORS AND REPAIR WHERE DAMAGED. ENSURE NEW WORK CONNECTS TO EXISTING PROVIDING CONTINUOUS SEPERATIONS WHERE REQUIRED. ENSURE ALL PENETRATIONS MEET FIRE AND SMOKE RATING REQUIREMENTS.
17. SEAL ALL PENETRATIONS IN EXISTING AND NEW WALLS WITH FIRE RESISTANT LOW VOC SPRAY FOAM INSULATION TO PRESERVE ACOUSTIC PERFORMANCE OF PARTITIONS.

PROJECT SUMMARY:

THE TENTANT IMPROVEMENT CONSISTS IN PARTIAL RENOVATION OF APROXIMATELY 2,500 SQ. FT. WITHIN AN EXISTING SUITE AT THE UAA PSB BUILDING.

CONTRACTOR SHALL COMPLY WITH: 2012 EDITION OF INTERNATIONAL BUILDING CODE, 2012 EDITION OF INTERNATIONAL FIRE CODE, NFPA 101, 2010 EDITION OF AMERICAN WITH DISABILITY ACT GUIDELINES, CURRENT EDITION OF OSHA, CURRENT EDITION OF PLUMBING CODE, CURRENT EDITION OF NATIONAL ELECTRIC CODE, MUNICIPALITY OF ANCHORAGE REGULATORY REQUIREMENTS AND AMEMDMENTS.

PROJECT ADDRESS:

2553 PROVIDENCE DRIVE;
ANCHORAGE, ALASKA 99508

ZONING INFORMATION:

UAA TR1, ZONE:PL1,
GRID SW1634

CONSTRUCTION TYPE:

IIIB FULLY SPRINKLERED

OCCUPANCY GROUP:

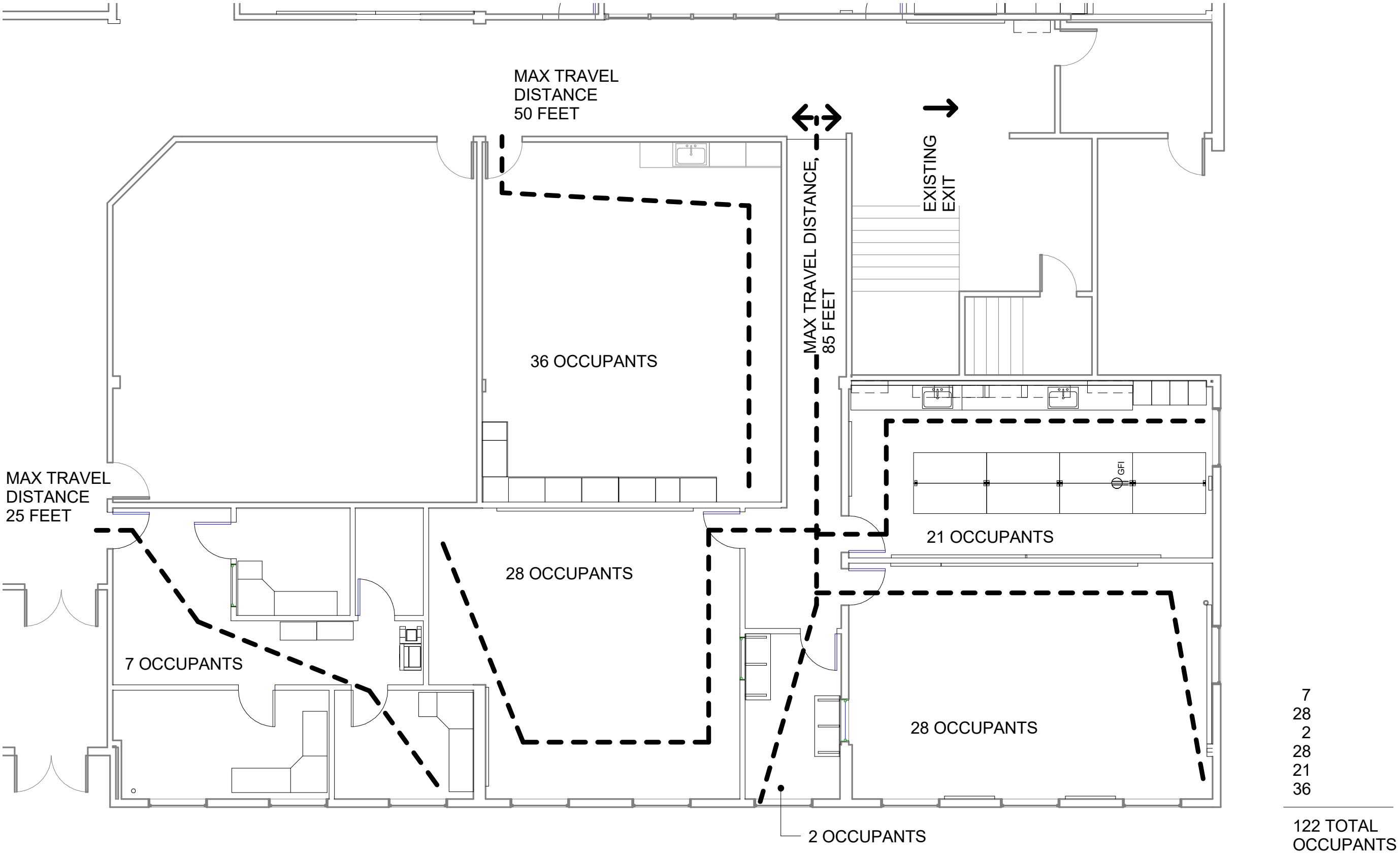
B

GENERAL:

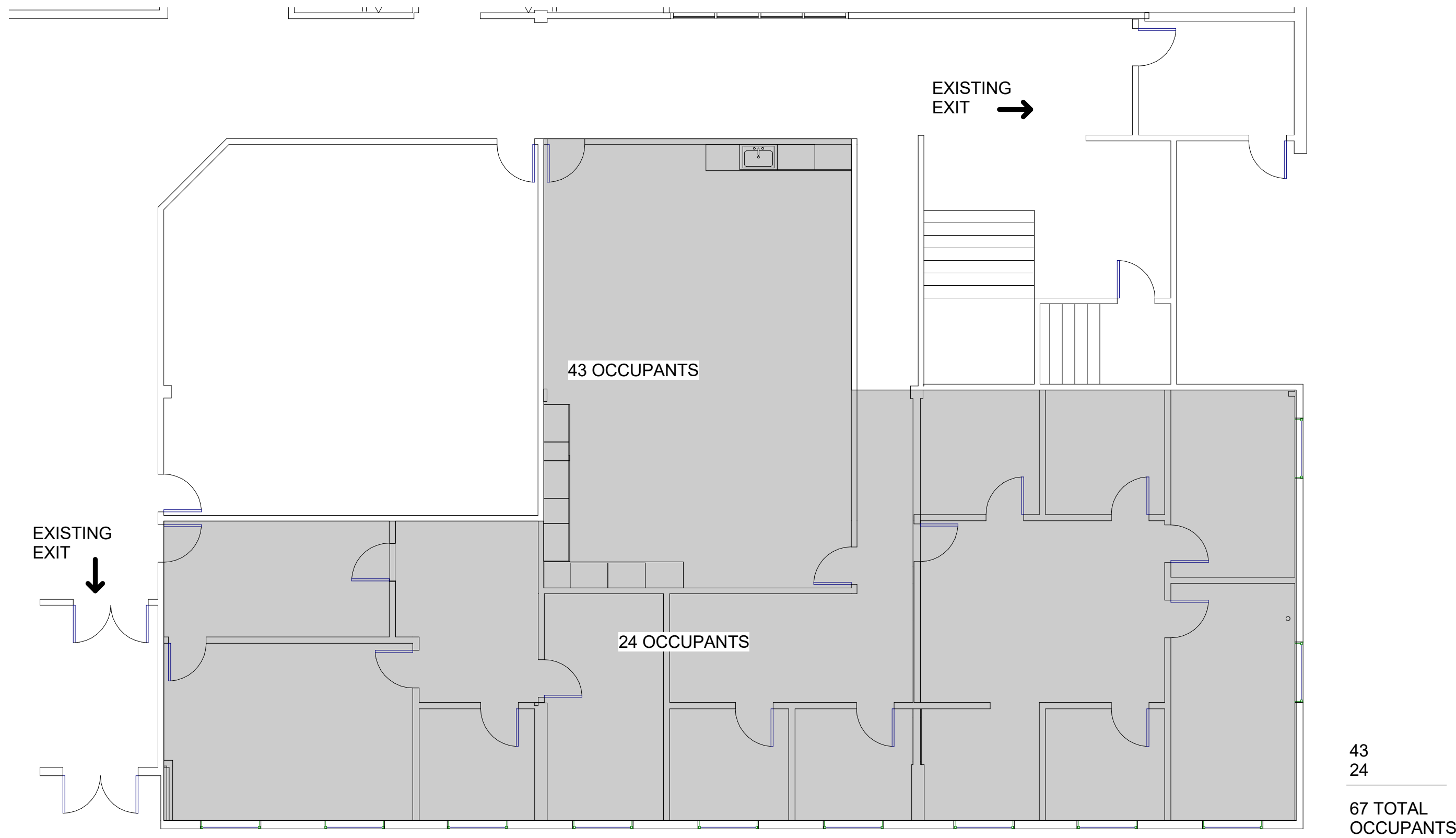
1. NO CHANGE IN OCCUPANCY.

2. PROJECT DOES MAINTAINS ALL EXIT ACCESSAND MEANS OF EGRESS.

3. EXTERIOR EXIT DOORS TO REMAIN IN PLACE.



NEW EXITING PLAN



EXISTING OCCUPANT LOAD

FULL SIZE PRINTED ON 22 x 34

PROJECT SUMMARY AND GENERAL NOTES

AUTHOR: Author
OWNER PROJECT #:
ISSUE DATE: 03-14-17
CHECKED: Checker
REVISION:

UAA/ISU

Phase II Doctor of Pharmacy Program
Tenant Improvements at the PSB Building
CONSTRUCTION DOCUMENTS

ECI/HYER ARCHITECTURE + INTERIORS
3909 Arctic Boulevard, Suite 103
ANCHORAGE, ALASKA 99503 907.561.5543
PROJECT NO. 13-008.11