

FINISH NOTES

1. INSTALL FINISH MATERIALS IN STRICT ACCORDANCE WITH SPECIFICATIONS AND/OR MANUFACTURER'S INSTALLATION INSTRUCTIONS, WHICHEVER IS MOST STRINGENT.
2. INSPECT SUBSTRATE PRIOR TO INSTALLATION OF ALL FINISHES. ALL SURFACES TO BE PROPERLY PREPARED PRIOR TO INSTALLATION OF FINISH PER SPECIFICATION AND/OR MANUFACTURER'S INSTALLATION INSTRUCTIONS, WHICHEVER IS MOST STRINGENT.
3. PREPARE CONCRETE FLOOR SLAB TO RECEIVE SPECIFIED FLOOR MATERIAL. PROVIDE FLOOR STONING OR LEVELING CONCRETE AS REQUIRED TO INSURE SMOOTH AND LEVEL SURFACE. PATCH ANY CRACKS 1/8" IN WIDTH OR GREATER OR SPRAWLED AREAS GREATER THAN 1/4" DIAMETER PRIOR TO INSTALLATION. COORDINATE WITH FLOORING SUBCONTRACTOR.
4. PROVIDE APPROPRIATE TRIM, CONSISTENT WITH FLOORING TYPE, AND/OR REDUCER STRIPS AT ALL BUTT JOINTS BETWEEN DISSIMILAR FLOORING MATERIALS AND AT ALL FLOORING TERMINATIONS OTHER THAN AT BASE OF PARTITIONS.
5. INSTALL RESILIENT BASE WITH TIGHT BUTT JOINTS. ADHERE TIGHTLY TO WALL SURFACE AND INSURE BASE IS FLAT TO WALL. AT INSIDE AND OUTSIDE CORNERS, PLAN BASE INSTALLATION AND CUT PIECES SO THAT NO PIECE IS SHORTER THAN 2'-0" IN LENGTH. USE STRAIGHT BASE AT CARPET (AS OCCURS) AND COVED BASE AT RESILIENT ROLL FLOORING OR V.C.T. (UNLESS NOTED OTHERWISE). USE OF PERFORMED PIECES IS NOT PERMITTED. REFER TO FINISH SCHEDULE FOR TYPE, LOCATION, AND EXTENT OF SCHEDULED BASE.
6. PREPARE ALL WALL SURFACES AND EXPOSED STRUCTURAL COLUMNS TO PROVIDE SMOOTH, EVEN SUBSTRATE FOR APPLICATION OF SPECIFIED FINISH. SAND, FILL, PATCH, TAPE AND FLOAT SURFACES TO F.L.L. HOLES, REMOVE ALL DUST, ADHESIVE, DRYWALL MUD OR OTHER SUBSTANCES FROM SURFACES, AND REPAIR ALL CONSTRUCTION DAMAGE TO SURFACES PRIOR TO APPLICATION OF FINISHES.

POWER AND COMMUNICATION NOTES

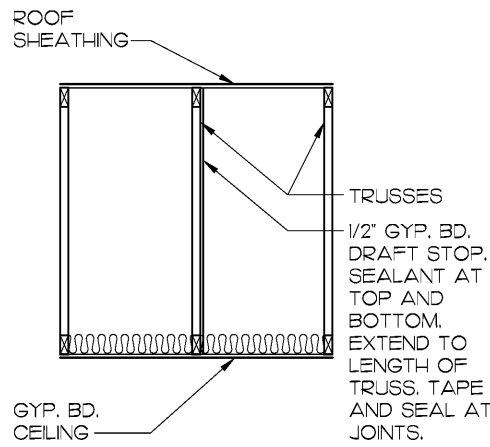
1. STANDARD HEIGHT WALL-MOUNTED ELECTRICAL RECEPTACLES AND TELEPHONE/DATA JACKS SHALL BE MOUNTED VERTICALLY IN COMPLIANCE WITH REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND LOCAL BUILDING ORDINANCES UNLESS NOTED OTHERWISE. WALL SWITCHES SHALL BE MOUNTED IN COMPLIANCE THE SAME.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING INSTALLATIONS OF ALL EQUIPMENT PROVIDED BY OWNER. HE SHALL BE RESPONSIBLE FOR ALL REQUIRED CLEARANCES, ELECTRICAL AND PLUMBING REQUIREMENTS.
3. CONTRACTOR SHALL PROVIDE JUNCTION BOXES WITH PULL STRINGS, STUB OUT CONDUIT 6' ABOVE FINISHED CEILING FOR ALL TELEPHONE, DATA, AND SECURITY CONNECTIONS FOR SYSTEMS AND EQUIPMENT FURNISHED AND INSTALLED UNDER SEPARATE CONTRACT TO TENANT/OWNER.
4. SWITCH PLATE, BOX COVER PLATE AND RECEPTACLE FACE PLATE COLORS SHALL BE WHITE IN THE OFFICE, BLACK ON THE GARAGE SHOP WALLS AND STAINLESS STEEL ON THE GARAGE SHOP CEILING. SWITCHES AND RECEPTACLES SHALL MATCH FACE PLATE COLOR (EXCEPT ISOLATED GROUND OR OTHER SPECIALIZED ELECTRICAL RECEPTACLES ALL ARE WHITE).
5. ADJACENT RECEPTACLES SHALL BE GANGED WHEN POSSIBLE. IF THEY CANNOT BE GANGED, THEY SHALL BE INSTALLED WITH MINIMUM OF DISTANCE BETWEEN UNITS. INSTALL RECEPTACLES AND COVER PLATES SO THAT THEY ARE SQUARE WITH ADJACENT CONSTRUCTION (E.G. WALL CORNERS, INTERIOR GLAZING, DOOR FRAMES) AND HAVE NO GAPS OR VISIBLE EXPOSED WALL SURFACE WHERE COVER PLATES MEET ONE ANOTHER.
6. ELECTRICAL RECEPTACLES AND WALL BOXES SHALL BE SUPPORTED BY STUD AT ALL LOCATIONS.

GENERAL ACCESSIBILITY NOTES

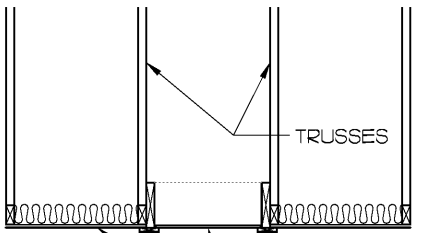
1. AN ACCESSIBLE ROUTE OF TRAVEL SHALL BE PROVIDED FROM BUILDING ENTRY TO AT LEAST ONE BUILDING EXIT. DOORS, OPERATING HARDWARE, CLOSING OR OPENING DEVICES AND OTHER ELEMENTS OF THE ACCESSIBLE ENTRANCE SHALL COMPLY WITH THE RELEVANT STANDARDS CONTAINED WITHIN THE LOCAL CITY LAWS, ORDINANCES AND BUILDING CODES IN FORCE AT THE TIME OF PERMIT. (REFER TO DOOR AND HARDWARE ACCESSIBILITY NOTES BELOW)
2. THE BUILDING SHALL BE ACCESSIBLE FROM THE SIDEWALK, ACCESSIBLE PARKING ADJACENT THERETO AND SHALL PROVIDE AN ACCESSIBLE PATH OF TRAVEL FROM THE STREET ACROSS THE SITE TO THE BUILDING ENTRY AND THROUGH THE BUILDING TO THE SECOND REQUIRED EXIT.
3. FIXTURES AND EQUIPMENT PROVIDED AS PART OF THE LEASE CONSTRUCTION SHALL BE ACCESSIBLE AS SPECIFIED IN THE ABOVE REFERENCED STANDARDS. AT LEAST ONE ACCESSIBLE FIXTURE, LOCATED ON AND ACCESSIBLE FROM THE ACCESSIBLE ROUTE OF TRAVEL THROUGH THE BUILDING SHALL ACCOMMODATE PHYSICALLY CHALLENGED INDIVIDUALS. CONTROLS, OPERATING ELEMENTS AND OTHER PHYSICAL CHARACTERISTICS OF THESE FIXTURES OR EQUIPMENT SHALL PERMIT OPERATION BY INDIVIDUALS WITH DISABILITIES OR IMPAIRMENTS.
4. THE NEEDS OF IMPAIRED OR DISABLED INDIVIDUALS SHALL BE ACCOMMODATED IN THE DESIGN AND PROVISION OF THE SYSTEM FOR PUBLIC INFORMATION (E.G. FIRE ALARMS). PROVIDE STRONGS, ANNUNCIATORS AND PULL STATIONS (AS REQUIRED BY BUILDING AND FIRE CODES) WHICH COMPLY WITH RELEVANT SPECIFICATIONS IN THE ABOVE REFERENCED STANDARDS.
5. HANDLES, PULLS, LATCHES, LOOKS AND OTHER OPERATION DEVICES ON DOORS, WINDOWS, CABINETS, AND OTHER FIXTURES OR EQUIPMENT SHALL HAVE LEVER OR OTHER SHAPED HANDLES OR PULLS WHICH WILL PERMIT OPERATION BY WRIST OR ARM PRESSURE AND DOES NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING TO OPERATE. REFER TO NOTES BELOW FOR DOORS.
6. TOILET ROOMS SHALL BE ACCESSIBLE AND PROVIDE PROPER DISTANCES FOR FRONT APPROACH TO WATER CLOSET AND LAVATORY. PROVIDE GRAB BARS, SECURELY ANCHORED TO RESIST A CONCENTRATED LOAD OF 250 LBS. APPLIED IN ANY DIRECTION AT ANY POINT ON THE BAR IN COMPLIANCE WITH A.D.A. REQUIREMENTS LOAD RESISTANCE REQUIREMENTS. PROVIDE ACCESSIBLE LAVATORIES, TOWEL DISPENSERS, MIRRORS, SOAP DISPENSERS AND ROLLED TISSUE DISPENSERS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT SPECIFICATIONS.
7. ALL COUNTERS, RETAIL DISPLAY AND POINT-OF-PURCHASE MERCHANDISE DISPLAY SHALL COMPLY WITH ACCESSIBLE APPROACH REQUIREMENTS AND SIDE OR FORWARD REACH LIMITATIONS AS DOCUMENTED IN THE AMERICANS WITH DISABILITIES ACT STANDARDS.
8. SIGNAGE, AS REQUIRED OR PROVIDED, SHALL COMPLY WITH THE RELEVANT SPECIFICATIONS OF THE STANDARDS.

ACCESSIBILITY NOTES- DOORS AND HARDWARE

1. DOORS ENTERING SPACES SHALL BE PART OF AN ACCESSIBLE ROUTE OF TRAVEL AS DEFINED IN THE ABOVE REFERENCED STANDARDS. ENSURE THAT THE OPEN FLOOR AREA AT BOTH SIDES OF THE ENTRANCE DOOR PROVIDES ADEQUATE SPACE FOR FRONT OR SIDE APPROACH AND THAT THE SURFACES COMPRISING THE APPROACH ARE FIRM, SLIP RESISTANT AND FREE OF IRREGULARITIES.
2. PROVIDE AT LEAST 1 DOOR INTO EACH ACCESSIBLE SPACE WHICH COMPLIES WITH THE STANDARDS REFERENCED ABOVE. EACH DOOR THAT IS AN ELEMENT OF THE ACCESSIBLE ROUTE WITHIN THE BUILDING AND ALL DOORS WHICH ARE REQUIRED FOR EGRESS SHALL COMPLY WITH THE STANDARDS. ALL DOORS SHALL BE PROVIDED WITH A CLEAR FLOOR SPACE WHICH ALLOWS A FORWARD OR SIDE APPROACH AND ACCESS TO ALL CONTROLS OR HARDWARE.
3. ALL DOOR HARDWARE IS BRUSHED CHROME FINISH.
4. ALL SWINGING DOORS SHALL BE EQUIPPED WITH LEVER HANDLES OPERATING LATCH OR LOCK. INTERIOR DOORS SHALL HAVE PULL OR PUSH HARDWARE WHICH IS EASY TO GRIP AND PERMITS DIFFERENTIALLY ABLED INDIVIDUALS TO READILY OPEN THE DOOR FOR PAIRS OF DOORS, THE ACTIVE LEAF SHALL COMPLY WITH THE RELEVANT SPECIFICATIONS OF THE STANDARDS REFERENCED ABOVE.
5. FLOORING SHALL NOT BE MORE THAN 1/2" BELOW THRESHOLDS AT DOOR THRESHOLDS. ACCESSIBLE FLOORING MATERIALS SHALL NOT EXCEED 1/2" DIFFERENCE IN HEIGHT AT THE LINE OF TRANSITION IN COMPLIANCE WITH THE ABOVE REFERENCED STANDARDS. (STANDARD BUILDING CODE) RAISED THRESHOLDS AND FLOOR LEVEL CHANGES AT ACCESSIBLE DOORWAYS SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1:2.
6. LANDINGS AT DOORS SHALL BE LEVEL, EXCEPT FOR EXTERIOR DOORS WHERE THE LANDING MAY BE SLOPED AT NO GREATER THAN 1/4" PER FOOT. LANDINGS SHALL COMPLY WITH THE STANDARD BUILDING CODE. NO EXIT SHALL HAVE A SLOPE EXCEEDING 1 VERTICAL IN 12 HORIZONTAL. LANDING DIMENSION IN THE DIRECTION OF TRAVEL SHALL NOT BE LESS THAN 5'-0" IN LENGTH. DOORS IN ANY POSITION SHALL NOT REDUCE THE REQUIRED EXIT CORRIDOR WIDTH TO LESS THAN 42" AND SHALL NOT HAVE THE REQUIRED WIDTH BY MORE THAN 3-1/2" WHEN IN FULLY OPEN POSITION. RAMP AND/OR EXIT CORRIDOR SURFACES SHALL HAVE SLIP RESISTANT SURFACES.
7. MAXIMUM OPENING FORCE FOR DOORS LOCATED ALONG AN ACCESSIBLE ROUTE OF TRAVEL, REQUIRED BY ABOVE REFERENCED STANDARDS, SHALL NOT EXCEED 5 LBS. FOR INTERIOR HINGED DOORS AND 7.5 LBS FOR EXTERIOR HINGED DOORS. 5 POUNDS OF SLIDING OR FOLDING DOORS, OR 5 LBS FOR INTERIOR HINGED DOORS. FORCES SHALL BE MEASURED WHEN APPLIED TO THE LATCH SIDE OF THE DOOR. ALL DOORS INSTALLED SHALL BE TESTED FOR CONFORMANCE. ADJUST CLOSER TENSION AND CLOSING SPEED TO COMPLY WITH OPENING FORCE REQUIREMENTS AND ENSURE SAFETY OF PATRONS.
8. FOR DOORS EQUIPPED WITH CLOSERS, THE CLOSING SPEED SHALL BE ADJUSTED SO THAT THE DOOR WILL REQUIRE A MINIMUM OF 3 SECONDS TO CLOSE FROM AN OPEN POSITION AT 70 DEGREES TO A POINT 3' FROM THE LATCH. REFER TO THE HARDWARE SCHEDULE FOR CLOSERS REQUIRED.
9. DOORS WHICH SERVE AS REQUIRED EXITS SHALL BE CLEARLY MARKED WITH SIGNAGE MOUNTED ON DOOR WHICH STATES "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS". LETTERS SHALL NOT BE LESS THAN 1" HIGH AND LOCATED ON A CONTRASTING BACKGROUND. WHEN UNLOCKED, THE SINGLE EXIT DOOR SHALL BE FREE TO SWING IN THE DIRECTION OF EXIT TRAVEL, WITHOUT THE OPERATION OF ANY LATCHING DEVICE.



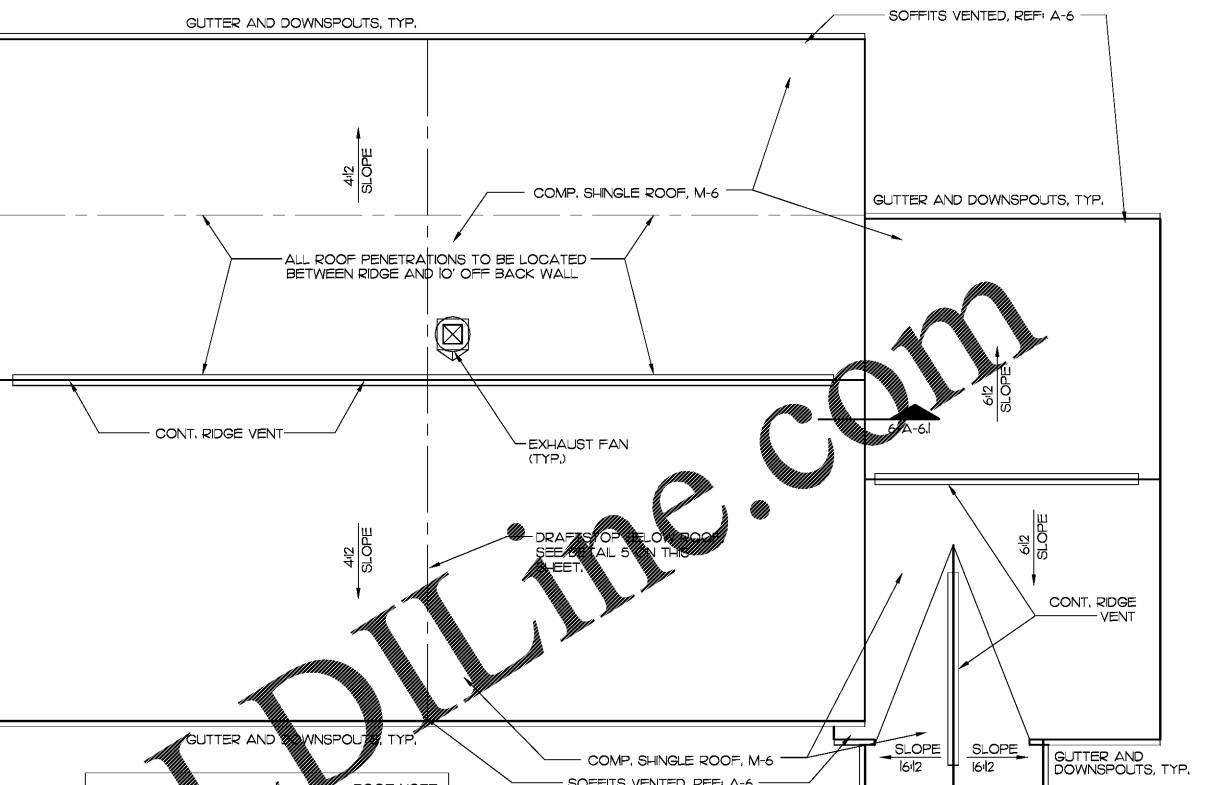
5 DRAFT STOP DETAIL
SCALE: 3/4" = 1'-0"



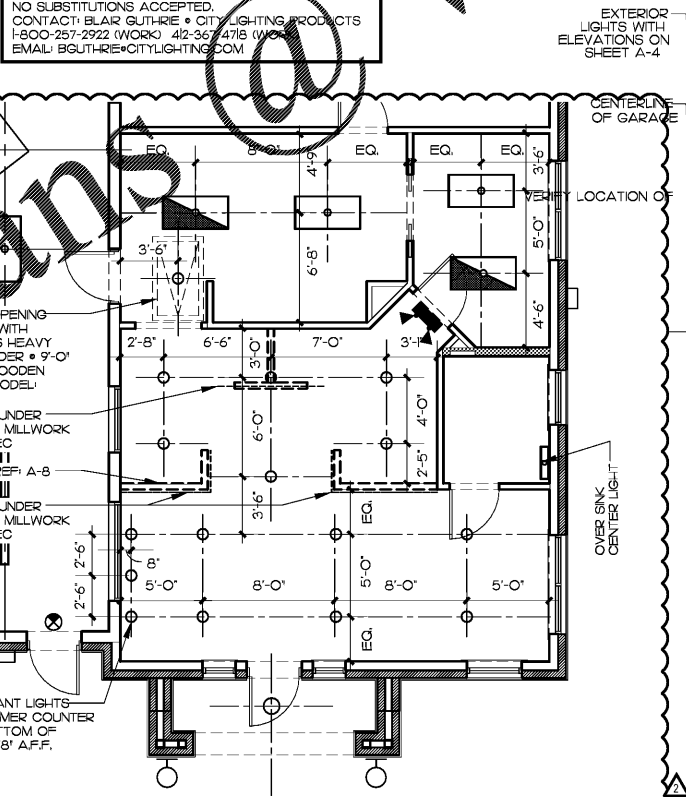
4 ATTIC ACCESS SECTION
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LIGHTING NOTE

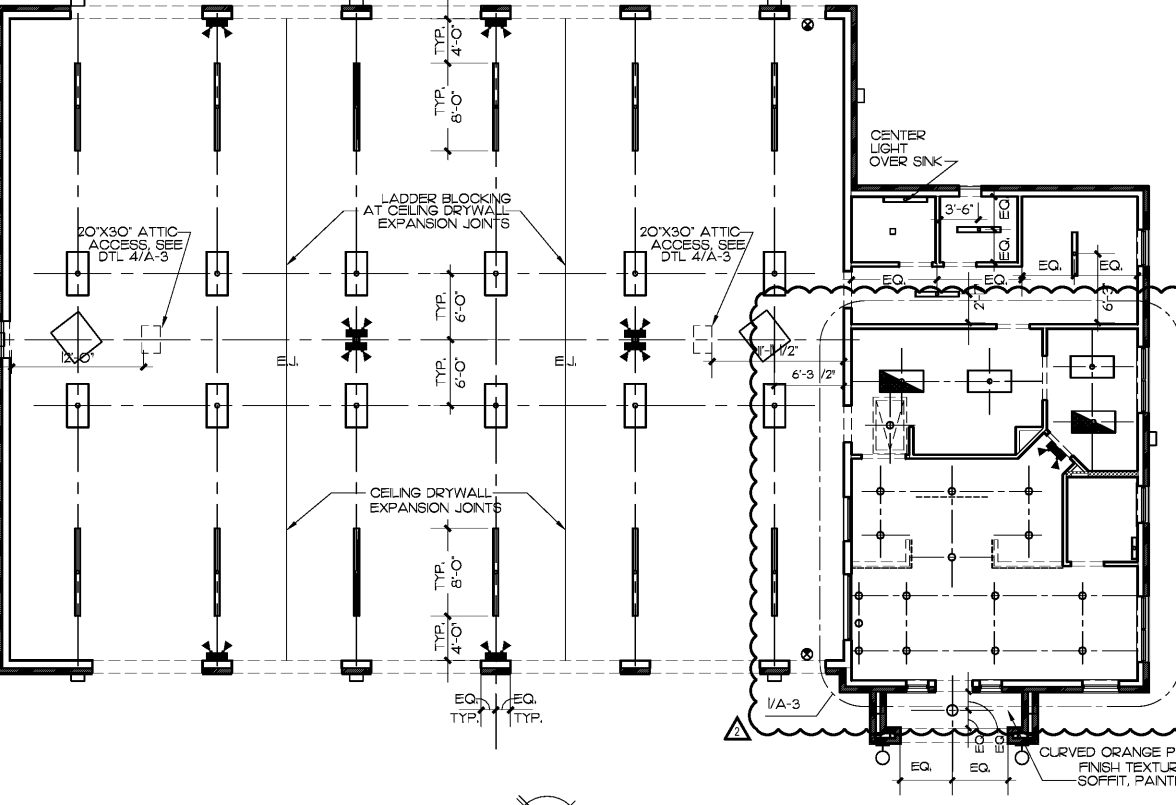
1. G.C. TO CONTACT CITY LIGHTING PRODUCTS FOR PRICING ON ALL SWITCH-GEAR AND LIGHTING. NO SUBSTITUTIONS ACCEPTED. CONTACT: BLAIR GUTHRIE • CITY LIGHTING PRODUCTS 1-800-257-2922 (WORK) 412-267-4715 (W.O.) EMAIL: BGUTHRE@CITYLIGHTING.COM



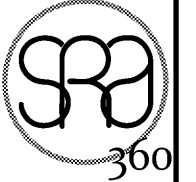
3 ROOF PLAN
SCALE: 1/8" = 1'-0"



1 OFFICE REFLECTED CEILING PLAN
SCALE: 3/16" = 1'-0"



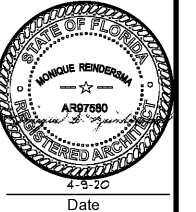
2 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"



STEWART REINHERM ARCHITECTURE, PLLC
5450 E. High Street, Suite 200
Phoenix, Arizona 85054
P: 480.515.5123
www.sra360.com

Christian Brothers Automotive
Wickham Road
Melbourne, Florida

Christian Brothers Automotive
17725 Katy Freeway, St. 200
Houston, TX 77094



Revisions

1/23/20 - Prototype Update
4/1/20 - City Comments
4/9/20 - T2 Client Rev.

Project No. 19-097
Drawn By:
Date: 03/06/20
Sheet Title:

ROOF AND REFLECTED CLG. PLAN
Drawing No.

A-3
10RHS-11-2019