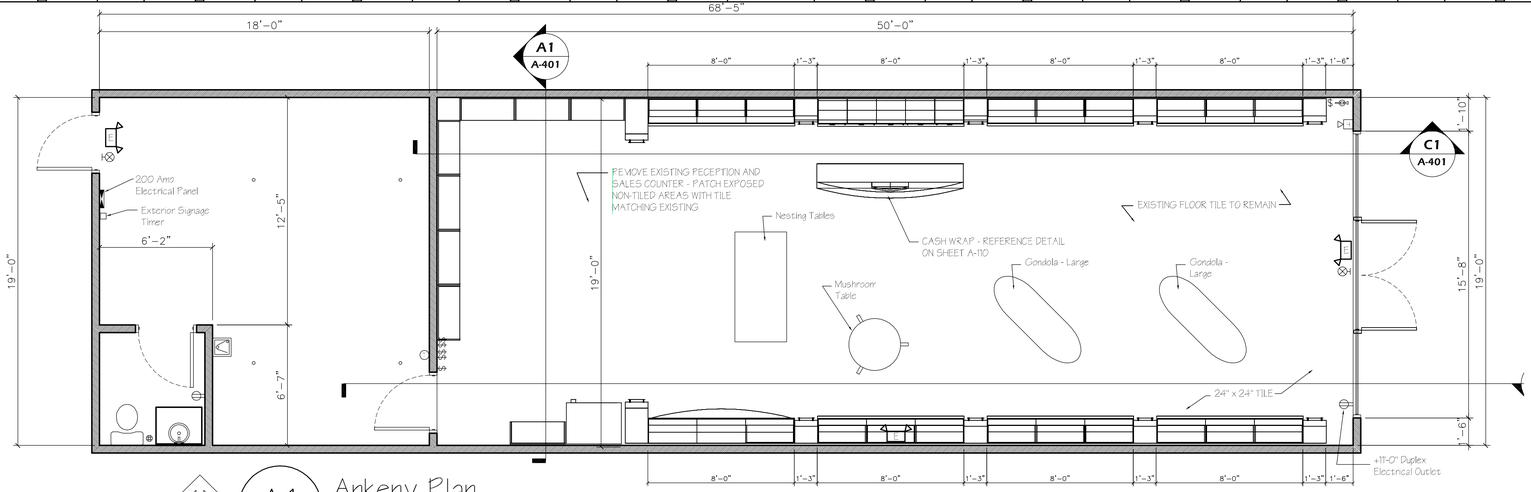


A1 Ankeny Plan

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

GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL CODES.
2. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND SHALL PAY ALL REQUIRED FEES FOR THIS WORK.
3. THE GENERAL CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND REPORT TO SYMPATECO, INC., IN WRITING, ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY.
4. ALL BLOCKING WITHIN PARTITIONS SHALL BE NON-COMBUSTABLE.
5. UNLESS OTHERWISE NOTED, DIMENSIONS FOR ALL NEW WORK ARE MEASURED FROM FACE OF GYPSUM BOARD. DIMENSIONS REFERRING TO EXISTING WORK ARE MEASURED FROM FACE OF EXISTING FINISH.
6. EXISTING WALLS TO REMAIN, SHALL BE REPAIRED AND REFINISHED AS REQUIRED TO PROVIDE A SMOOTH AND UNIFORM SURFACE FOR THE APPLICATION OF NEWLY INDICATED FINISHES.
7. THE GENERAL CONTRACTOR SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY THE WORK. AT THE COMPLETION OF THE WORK CONTRACTOR SHALL REMOVE ALL WASTE MATERIALS AND RUBBISH FROM AND ABOUT THE PROJECT AS WELL AS ALL TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY.
8. ALL SURPLUS EQUIPMENT AND MATERIALS ARE THE PROPERTY OF THEOWNER. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER THE DISPOSAL OF ANY AND ALL SURPLUSES.
9. ALL WORK SHALL BE PERFORMED IN A MANNER WHICH LEAST DISRUPTS THE BUSINESS PROCEDURES OF ANY NEIGHBORING BUSINESSES.
10. THE CONTRACTOR SHALL INDIVIDUALLY WARRANT FOR ONE YEAR ALL MATERIALS AND WORKMANSHIP EXCEPT AS OTHERWISE AGREED.
11. ALL HOLD DIMENSIONS ARE CRITICAL AND TO FINISHED FACE.
12. CONSULT THE COMPLETE NUTRITION DEVELOPMENT MANUAL FOR ADDITIONAL DETAILS, SPECS AND INFORMATION.
13. THIS IS A "BUILDERS" SET OF DRAWINGS AND IS THEREFORE GENERAL IN NATURE AND NOT HEAVILY DETAILED. CONTACT DESIGNER FOR SPECIFIC DETAILING IF REQUIRED.
14. GC TO REVIEW AND VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY INCONSISTENCIES WITHIN THE CONSTRUCTION DOCUMENTS ARE TO BE REPORTED TO THE DESIGNER IMMEDIATELY.
15. GC TO PROVIDE METAL THRESHOLD TO HOLD ANY WATER OVERFLOWS WITHIN THE LAUNDRY OR MECHANICAL ROOM.
16. WALL THICKNESS MAY VARY FROM PLAN AS SHOWN DEPENDING ON LOCAL REQUIREMENTS AND EXISTING CONDITIONS.
17. CHECK WITH OWNER FOR REQUIREMENTS FOR ANY ANY EXTERIOR SIGNAGE, NIGHT LIGHTS OR TIMERS.

General Project Notes:

1. UNLESS OTHERWISE INDICATED, GENERAL NOTES APPLY TO ALL DRAWINGS IN THIS SET.
2. ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS WHICH ARE NECESSITATED BY FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.
3. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TAKEN FROM BUILDING LINES, FACE OF STUD WALLS, FACE OF MASONRY, CENTERLINES, BACK OF CURBS, OR AT OTHER LOCATIONS AS INDICATED.
4. ALL WALLS SHALL EXTEND 6" ABOVE DESIGNATED CEILING HEIGHT UNLESS NOTED OTHERWISE.
5. PROVISIONS SHALL BE MADE AT ALL FULL HEIGHT NONBEARING WALL, FOR 1-INCH VERTICAL MOVEMENT OF THE BUILDING STRUCTURE WITHOUT TRANSFER OF COMPRESSIVE LOADS TO WALL. FILL IRREGULARITIES BETWEEN TOP OF WALL AND DECK ABOVE WITH FIRE SAFING INSULATION OR FIRE STOPPING MATERIALS AS REQUIRED TO MEET FIRE RATING OF RESPECTIVE WALLS.
6. ALL PENETRATIONS THROUGH RATED DEMISING WALLS SHALL BE SEALED WITH FIRE STOPPING MATERIAL AS REQUIRED TO ACHIEVE THE RESPECTIVE FIRE-RESISTIVE RATING AND SMOKE STOPPAGE.
7. THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL WOOD BLOCKING IN WALL PARTITIONS FOR THE PROPER ANCHORAGE OF ALL WALL ATTACHED ITEMS: I.E. TOILET ACCESSORIES, CABINETS, WALL-MOUNTED FIXTURES, CASEWORK, MILLWORK, ETC.
8. GYPSUM BOARD SURFACES SHALL BE ISOLATED WITH CONTROL JOINTS AS PER MANUFACTURERS REQUIREMENTS AND INDUSTRY STANDARDS. ALL GYPSUM BOARD SURFACES ARE TO BE FINISHED SMOOTH. GYPSUM ASSOCIATION GA-214-96 LEVEL 4 FINISH, WITH THE FOLLOWING ADDITION: ANY READILY VISIBLE IMPERFECTIONS IN GYPSUM BOARD SURFACE SHALL BE COATED WITH JOINT COMPOUND AND/OR SKIM-COATED AS REQUIRED.
9. THE GENERAL CONTRACTOR SHALL INCLUDE ALL OWNER FURNISHED AND INSTALLED ITEMS AND OWNER FURNISHED AND CONTRACTOR
10. INSTALLED ITEMS IN THE CONSTRUCTION, AND SHALL COORDINATE WITH THE OWNER TO ACCOMMODATE THESE ITEMS.
11. THE GENERAL CONTRACTOR SHALL VISIT PROJECT SITE PRIOR TO SUBMITTAL OF BID. CONTRACTOR SHALL ESTABLISH SCOPE OF WORK FROM CONSTRUCTION DOCUMENTS AND ACTUAL PROJECT SITE VISIT. ANY OMISSIONS, DISCREPANCIES OR CLARIFICATIONS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTIONS OF THE SYMPATECO, INC. AND OWNER. FAILURE OF CONTRACTOR TO PERFORM IN THIS MANNER DOES NOT ALLOW FOR ADDITIONAL COST TO THE OWNER.
12. THE GENERAL CONTRACTOR SHALL PROVIDE DUST PARTITIONS AS NECESSARY TO CLOSE OFF AREA OF WORK FROM ACTIVE AREAS OF THE BUILDING.
13. THE GENERAL CONTRACTOR SHALL PROVIDE SECURITY PARTITIONS AS NECESSARY TO SECURE AREAS OF THE BUILDING FROM UNAUTHORIZED ENTRY.
14. ALL CONTRACTORS INVOLVED IN THIS PROJECT SHALL REVIEW ALL DRAWINGS INCLUDED IN THIS DRAWING SET AND SHALL COORDINATE THEIR WORK WITH OTHER TRADES ON THIS PROJECT.
15. THE GENERAL CONTRACTOR SHALL REPAIR ALL AREAS DAMAGED OR MODIFIED AS THE RESULT OF CONSTRUCTION ACTIVITIES.
16. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR GENERATING THE CONSTRUCTION SCHEDULE AND ADHERING TO SUCH SCHEDULE AFTER APPROVAL BY THE OWNER.
17. GENERAL CONTRACTOR SHALL COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTORS FOR ADDITIONAL REQUIRED EQUIPMENT AND SIZING. THIS WOULD INCLUDE ALL HVAC AND ELECTRICAL.
18. HE GENERAL CONTRACTOR SHALL ADHERE TO REQUIREMENTS OF SPECIFICATIONS FOR BUILDING SHELL PACKAGE. TO ENSURE CONSISTENCY IN MATERIALS AND WORKMANSHIP.
19. ALL WORK SHALL CONFORM TO THE REQUIREMENTS WITHIN THE CURRENT EDITIONS OF ALL LOCAL, CITY, STATE AND FEDERAL APPLICABLE CODES ADOPTED BY THE LOCAL JURISDICTION. THIS INCLUDES BUT IS NOT LIMITED TO FIRE, SMOKE, AMERICANS WITH DISABILITIES ACT, EGRESS, MEDICAL GASES AND LIFE SAFETY. SCOPE OF PROFESSIONAL SERVICES IS LIMITED TO THE TENANT IMPROVEMENT, AND DOES NOT ADDRESS THE BUILDING SHELL ELEMENTS,ROOF ASSEMBLY, WALL ASSEMBLY, FLOOR ASSEMBLY, ALL PENETRATIONS, INFILL AND ASSOCIATED DETAILING IS THE RESPONSIBILITY OF THE CONTRACTOR OR OTHERS.
20. SCRIBE GYPSUM BOARD OF WALL AND PARTITIONS TO IRREGULARITIES OF DECK ABOVE, SEAL TIGHTLY AROUND ANY PARTITIONS.
21. IN THE EVENT DISCREPANCIES OR CONFLICTS ARISE AMONG DRAWINGS AND/OR OTHER DESCRIPTIONS CONTAINED HEREIN, THE CONTRACTOR SHALL NOTIFY SYMPATECO IMMEDIATELY FOR CLARIFICATION.
22. THE GENERAL CONTRACTOR MUST VERIFY AND COORDINATE ALL OPERATIONAL REQUIREMENTS AND CLEARANCE DIMENSIONS OF PROJECT COMPONENTS; INCLUDING CONTRACTOR SUPPLIED AND OWNER SUPPLIED ITEMS. THIS INCLUDES BUT IS NOT LIMITED TO THE FUNCTIONAL ASPECTS OF THE FOLLOWING:
    - 22.1. APPLIANCE, DISHWASHER, REFRIGERATOR, WASHER, DRYER, MICROWAVE, DISPOSAL, ETC. (I.E., DOOR OPERATION CLEARS ALL DOOR TRIM, CASED OPENING TRIM AND WALL MOUNTED ITEMS).
    - 22.2. ELECTRONIC DEVICES, COPIER, FAX MACHINE, COMPUTER, TELEVISION, VCR, DVD PLAYER, SOUND COMPONENTS, ETC.
    - 22.3. CABINETRY, HARDWARE, PULLS, SLIDES, ETC.
23. COORDINATE AND ENSURE COMPLETE FREE AND CLEAR OPERATION OF DRAWERS AND DOORS. PROVIDE A 11:2" SCRIBE AT THE ENDS OF ALL CABINET RUNS ABUTTING ADJACENT WALL ASSEMBLIES TO ENSURE ADEQUATE CLEARANCES.
24. THE GENERAL CONTRACTOR SHALL ITEMIZE ALL COSTS AND SCOPE OF WORK REGARDING ANY CHANGE ORDER. THIS INFORMATION MUST BE PRESENTED TO THE OWNER FOR APPROVAL PRIOR TO ANY WORK BEING EXECUTED.
25. ALL LIGHT FIXTURES THAT COME INTO CONTACT WITH BUILDING INSULATION MUST BE IC RATED. ALL LIGHT FIXTURES SHALL MEET ALL APPLICABLE CODES FROM NATIONAL ELECTRIC CODE (NEC) TO THE INTERNATIONAL ENERGY CODE (IEC). CONTRACTOR IS TO VERIFY CODE COMPLIANCE OF ALL LIGHT FIXTURES.
26. GENERAL CONTRACTOR SHALL COORDINATE ALL MECHANICAL CHASE SIZES WITH THE MECHANICAL CONTRACTOR.
27. ALL ELECTRICAL SWITCHING TO BE LOCATED AT OPERABLE SIDE OF DOOR OPENINGS AND AS SHOWN ON THE PLANS. THIS INCLUDES SWITCHED OUTLETS AND LIGHT FIXTURES. ITEMS SUCH AS GARBAGE DISPOSAL LOCATED PER PLANS. ANY DEVIATION IS TO BE BROUGHT TO THE ATTENTION OF THE OWNER AND SYMPAETCO, INC. FOR CLARIFICATION.
28. ANY SHUT DOWN OF THE FIRE PROTECTION SYSTEM WILL REQUIRE 24 HOUR NOTICE TO ALL OTHER TENANTS WITHIN THE SYSTEM AND SHALL BE COORDINATED WITH THE LANDLORD.
29. ALL EXCAVATIONS SHALL BE BACKFILLED AND COMPACTED TO 95% DENSITY BEFORE POURING CONCRETE FLOOR. ALL SLAB-ON-GRADE CONCRETE SHALL BE 4000 PSI @ 28 DAYS AND DEVIATIONS SHALL NOT EXCEED 1/4" PER 10'. CONTRACTOR IS RESPONSIBLE FOR DAMAGE CAUSED TO EXISTING CONDUIT, WIRING, PIPING, ETC IN OR BELOW SLAB. CONTRACTOR SHALL USE ONLY SAWS WITH WATER CONNECTION
30. FOR WET SAWING OF SLAB, SAWS SHALL BE PROPERLY GROUNDED. CONTRACTOR IS RESPONSIBLE FOR CONTAINMENT OF WATER WITHIN SPACE AND FOR ANY WATER DAMAGE CAUSED BY WORK.
31. IF A CONFLICT/DISCREPANCIES OCCUR BETWEEN THE DESIGN DRAWINGS, ENGINEER DRAWINGS AND/OR SPECIFICATIONS, THE MORE STRINGENT & EXPENSIVE OPTION SHALL BE PERFORMED BY THE CONTRACTOR.

GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER TO MAINTAIN RETAIL OPERATION DURING BUSINESS HOURS. RETAIL OPERATION SHALL BE NOT SUSPENDED DURING CONSTRUCTION.

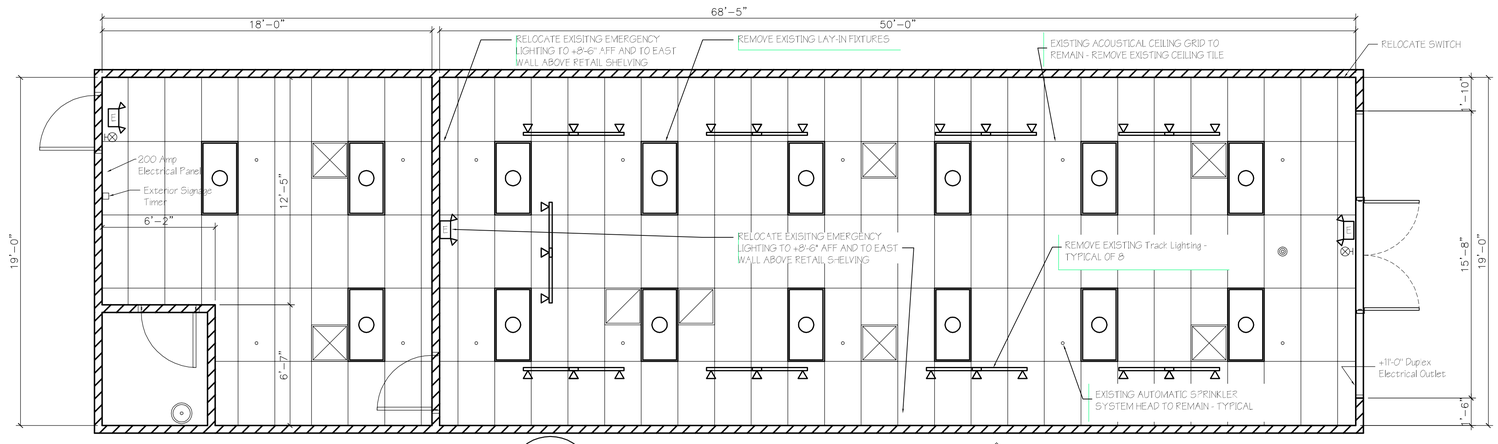
I hereby certify that the portion of this technical submission described herein was prepared by me or under my direct supervision and responsible charge. I am a duly registered Architect under the laws of the State of Iowa.

THOMAS A. McINERNEY

Signature Date

Registration expires: June 30, 2013 Date issued: JANUARY 2001

Pages or sheets covered by this seal: A-101, A-110, A-401



A1 Ankeny Plan - Existing

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

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ITEMS SHOWN ARE DIAGRAMMATIC AND ARE SHOWN FOR THE LIMITED PURPOSE OF INDICATING PROPOSED LOCATIONS OF THE DESIGN. CONTRACTORS SHALL PROVIDE WORK IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF NEW SYSTEMS WITH EXISTING SYSTEMS.

Thomas Mc Inerney Architect reserves the right to determine a fair and equitable solution to any problems, mistakes, oversights or hidden damage. Please do not hesitate to phone our office at 319-331-0365, especially immediately upon discovery a conflict with the Scope of Work.

Please do not instinctively produce a solution or proceed with work that would result in a change order requiring reimbursement by the owner.

Any solutions outside this policy shall be with prior approval and will be at the franchisee's or contractor's expense.

Project :

Complete Nutrition
2010 SE Delaware Ave
Suite 226
ANKENY, Iowa 50021

Contact:
Brian Wehrs
Access Comercial
402-201-9108

Project number: 11.35

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Issue date:

Date	Description
2011.12.28	review

Sheet Title:

PLANS

Sheet Number:

A-101

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