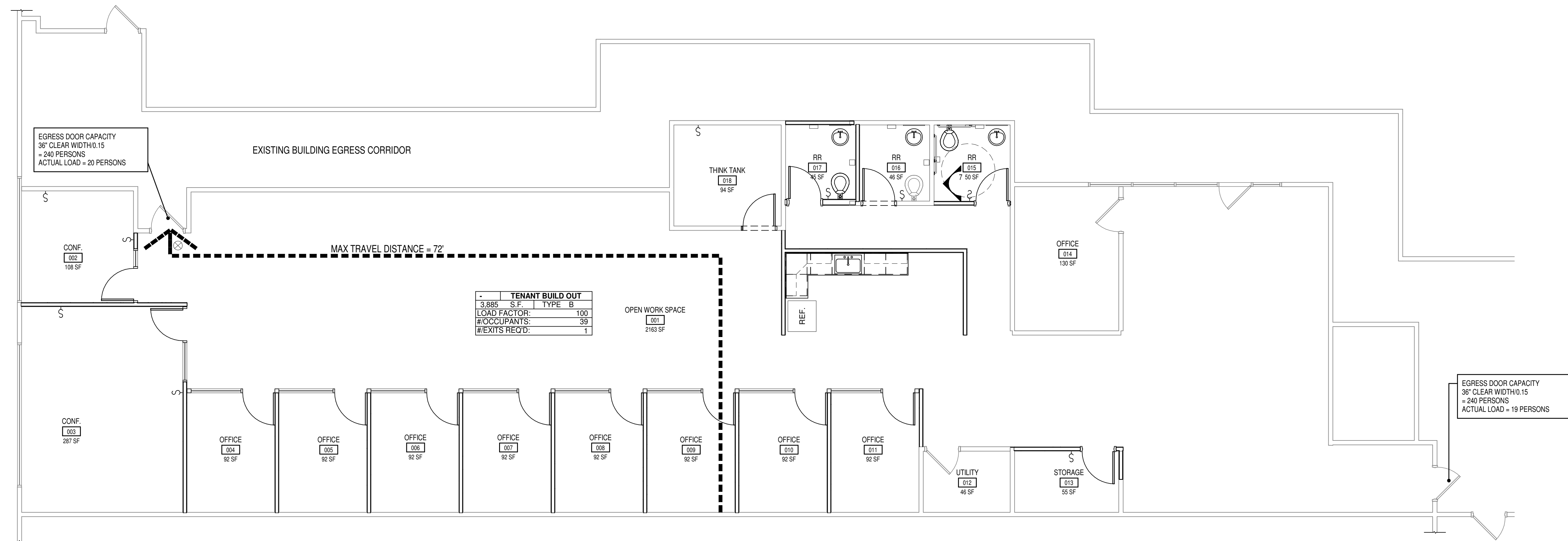


THE EDGE OFFICE SUITE 140-150 TENANT BUILD OUT

8890 EAST 116TH STREET
FISHERS, IN
EXISTING SPRINKLERED MIXED USE BUILDING



2 CODE PLAN
SCALE: 3/16" = 1'-0"
NORTH

GENERAL PROJECT NOTES

- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE EXISTING BUILDING CONSTRUCTION TYPE AS DEFINED BY SECTION 601 OF THE INDIANA BUILDING CODE.
- ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF ALL APPLICABLE STATE AND LOCAL BUILDING CODES. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING THE CURRENT APPLICABLE BUILDING CODES FOR THEIR RESPECTIVE SCOPE OF WORK.
- CONTRACTORS SHALL VISIT THE WORK SITE PRIOR TO COMMENCEMENT. THE DRAWINGS CONTAINED HEREIN MAY NOT BE ALL INCLUSIVE OF EXISTING CONDITIONS OR NEW WORK REQUIREMENTS. CONTRACTORS SHALL MAKE THEMSELVES FAMILIAR WITH THE WORK SITE IN THE FIELD IN ORDER TO BE FULLY AWARE OF THE REQUIREMENTS OF THE SCOPE OF WORK.
- FIELD VERIFY ALL DIMENSIONS AND MEASUREMENTS. INFORM THE GENERAL CONTRACTOR BEFORE BEGINNING ANY CONSTRUCTION IF EXISTING CONDITIONS PREVENTS OBTAINING RESULTS AS SHOWN OR SPECIFIED. DO NOT SCALE DRAWINGS. NOTED DIMENSIONS TAKE PRECEDENCE.
- VERIFY EXISTING CONDITIONS INDICATED ON THE DRAWINGS AND REPORT ANY DISCREPANCY THROUGH THE GENERAL CONTRACTOR TO FORGE ARCHITECTURE.
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER REGARDING ALL ON-SITE ACTIVITIES, SUCH AS, BUT NOT LIMITED TO, WORK SCHEDULE, MATERIALS STORAGE AND HANDLING, DELIVERIES, ACCESS TO THE WORK SITE, TRAFFIC CONTROL, AND BUILDING/PUBLIC SAFETY PROCEDURES DURING CONSTRUCTION. THE CONTRACTOR SHALL ALSO COORDINATE WORK "BY OTHERS" WITH HIS/HER OWN ACTIVITIES AS NECESSARY TO EXECUTE THE OVERALL PROJECT SCOPE.
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE LANDLORD, DAILY WORKING HOURS, WEEKEND HOURS, AND HOURS THAT MAY BE WORKED PRIOR TO AND DURING HOLIDAYS. OWNER RESERVES THE RIGHT TO RESTRICT CONSTRUCTION TO NIGHTS AND WEEKENDS WHEN THAT CONSTRUCTION IS DEEMED TO INTERFERE WITH THE OPERATIONS OF ADJACENT TENANTS.
- FOR THOSE ITEMS TO BE ORDERED REQUIRING LEAD TIME, THE CONTRACTOR SHALL COORDINATE THE PROJECTS SCHEDULE ACCORDINGLY AND COMMUNICATE TO THE OWNER, TENANT, AND FORGE ARCHITECTURE WHEN DECISIONS MUST BE RENDERED IN ORDER FOR THE CONTRACTOR TO MEET THE PROJECT SCHEDULE.
- THE OWNER, TENANT, OR ARCHITECT IS NOT RESPONSIBLE FOR DELAYS RESULTING FROM THE CONTRACTORS FAILURE TO COMMUNICATE MATERIAL LEAD TIMES.
- SUBSTITUTIONS FOR SPECIFICALLY NAMED PRODUCTS WILL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DESIGNER. SUBMIT REQUESTS FOR SUBSTITUTIONS WITH APPROPRIATE SUPPORT INFORMATION TO THE DESIGNER. ALLOW REASONABLY SUFFICIENT TIME FOR THE DESIGNER TO REVIEW THE REQUEST AND RENDER AND DECISION.
- FORGE ARCHITECTURE SHALL NOT HAVE CONTROL OVER, OR BE IN CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR A CONTRACTORS CONSTRUCTION MEANS, METHODS, SCHEDULES, SEQUENCES, OR SAFETY. THE CONTRACTORS SHALL BE RESPONSIBLE FOR MAINTAINING A SAFE ENVIRONMENT FOR WORKERS AND THE PUBLIC AT ALL TIMES.
- THE GENERAL CONTRACTOR SHALL ESTABLISH WITH THE LANDLORD CLEANUP PROCEDURE AND GUIDELINES TO BE FOLLOWED ON A DAILY BASIS IN ORDER TO CONDUCT BUSINESS IN A SAFE AND CLEAN ENVIRONMENT.
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE LANDLORD AN AREA FOR STAGING OF CONSTRUCTION MATERIALS, EQUIPMENT, DUMPSTER AND PARKING CONSTRUCTION AND DELIVERY VEHICLES. THE USE OF EXISTING RESTROOM FACILITIES SHALL BE APPROVED BY THE LANDLORD. ONLY THOSE DESIGNATED AREAS SHALL BE USED BY CONSTRUCTION CREWS.
- CONTACT THE DESIGNER IMMEDIATELY IF, IN THE FIELD, CONFLICTS ARE DISCOVERED BETWEEN COMPONENTS OF DIFFERENT SYSTEMS THAT PREVENT THE INSTALLATION OF THOSE COMPONENTS AS INDICATED ON THE DRAWINGS.
- FORGE ARCHITECTURE IS NOT RESPONSIBLE FOR THE IDENTIFICATION, DISCOVERY, PRESENCE, HANDLING, REMOVAL, DISPOSAL OF, OR EXPOSURE TO ANY PERSONS, OF HAZARDOUS MATERIALS IN ANY FORM ON THE PROJECT SITE.
- PROVIDE FIRE TREATED WOOD BLOCKING IN WALL FOR ALL WALL HUNG ITEMS INCLUDING MILLWORK, WALL STOPS, CABINETS, ETC.
- EXPEDITE PREPARATION AND SUBMITTAL OF ALL SHOP DRAWINGS TO ALLOW SUFFICIENT TIME FOR CHECKING, APPROVAL, ORDERING, FABRICATION, AND DELIVERY OF MATERIALS AND EQUIPMENT.
- ENSURE THAT ALL MATERIALS AND LABOR ARE IN ACCORDANCE WITH THE BEST QUALITY STANDARDS OF EACH RESPECTIVE TRADE WHETHER SPECIFIED OR NOT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL WORK IS IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL BUILDING CODES, AND STANDARDS FOR GENERAL, MECHANICAL, AND ELECTRICAL CONSTRUCTION.
- REVIEW AND COORDINATE ALL NEW WORK AND EXISTING CONDITIONS WITH ALL OTHER TRADES. FIELD WORK ORDERS AND CHANGE ORDERS WILL NOT BE APPROVED FOR ANY CONDITIONS OR CONFLICTS THAT COULD HAVE BEEN ACCOUNTED FOR BY THE BIDDER DURING PRE-BID FIELD INSPECTION AND AFTER AWARD OF CONTRACT.
- REPAIR GYPSUM WALLBOARD WHERE DEMOLITION HAS OCCURRED AT REMAINING WALLS. REPAIR ANY GYPSUM WALLBOARD DAMAGED BY DEMOLITION. PROVIDE EXPANSION JOINTS IN DRYWALL WHERE NEW WALLS MEET OR ADJOIN TO EXISTING CORE WALLS.
- PATCH ALL GYPSUM WALLBOARD AT AREAS OF ELECTRICAL, DATA, AND SWITCH DEVICES BEING REMOVED. PATCH HOLE WITH DRYWALL, TAPE, SPACKLE, AND PREPARE FOR FINISH.
- WHEN REQUIRED BY STATE BUILDING CODE, THE CONTRACTORS SHALL PROVIDE DESIGN/BUILD DRAWINGS FOR MECHANICAL, ELECTRICAL, PLUMBING, OR FIRE SUPPRESSION. DRAWINGS SHALL BE CERTIFIED BY A LICENSED ENGINEER AND SUBMITTED BY THE CONTRACTOR FOR STATE DESIGN REVIEW.
- ALL EQUIPMENT AND/OR FIXTURES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR INSTRUCTIONS.
- EXECUTE A THOROUGH FINAL CLEAN AND INSPECTION OF THE SPACE UPON COMPLETION OF THE PROJECT. ALL SURFACES AND EQUIPMENT SHALL BE CLEAN AND THE SPACE SHALL BE TURNED OVER TO THE OWNER IN A CONDITION THAT REPRESENTS THE HIGHEST LEVEL OF CARE AND PROFESSIONALISM. ENSURE ALL GENERAL CONTRACTOR INSTALLED APPLIANCES WORK AND DO NOT LEAK.
- PROVIDE TO THE OWNER ALL OPERATION AND/OR MAINTENANCE MANUALS OR INSTRUCTIONS FOR ALL EQUIPMENT AND SYSTEMS AND THE COMPLETION OF THE PROJECT.
- ALL PLAN DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE REQUIREMENTS REGARDING LOCAL, PLAN REVIEW, PERMITS, INSPECTIONS, AND FEES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SUBMITTING ALL REQUIRED DRAWINGS AND SUPPORTING DOCUMENTS TO THE LOCAL BUILDING OFFICIAL, AND/OR PERMIT DEPARTMENT. ALL REQUIRED LOCAL PERMIT FEES SHALL BE PAID BY THE GENERAL CONTRACTOR UNLESS STIPULATED OTHERWISE IN THE OWNER/CONTRACTOR AGREEMENT.
- FIRE SEAL ALL PENETRATIONS THROUGH RATED WALLS, FLOORS, AND CEILING WITH APPROVED FIRE-RATED CAULK AS DIRECTED BY LOCAL JURISDICTION.
- WHERE STRUCTURAL BEAMS, DUCTWORK, ETC. PENETRATE SOUND OR FIRE RATED PARTITIONS, GYPSUM WALLBOARD WALL TO BE SCURRED TO FIT TIGHT, CAULKED, AND FIRE DAMPERED IF REQUIRED.
- CONTRACTOR TO ALLOW FOR UNEVEN FLOOR CONDITIONS. ALL EXISTING FLOOR AND WALL SUBSTRATES SHALL BE LEVELED AND PATCHED AS REQUIRED TO RECEIVE NEW CONSTRUCTION AND FINISHES. ADJUST DOORS AND FRAMES AS REQUIRED.
- FIRE EXTINGUISHERS: CONTRACTOR TO ENSURE ALL NEW AND EXISTING FIRE EXTINGUISHERS ARE INSTALLED ACCORDING TO NFPA 10. COORDINATE WITH OWNER/LANDLORD ON EXTINGUISHER TYPE AND HOUSING. MAXIMUM TRAVEL DISTANCE OF 75 FEET FROM ANY POINT TO A VISIBLE EXTINGUISHER.

LIFE SAFETY GENERAL NOTES

- PROVIDE EMERGENCY LIGHTING IN TENANT SPACE AS REQUIRED PER NEMA AND IBC. EMERGENCY BATTERY PACKS OR LIGHTS CONNECTED TO AN EMERGENCY POWER SOURCE ARE REQUIRED IF THE SPACE CONTAINS 50 PERSONS OR MORE. FIXTURES SHOWN ON PLAN ARE FOR REFERENCE ONLY.
- THE DESIGN/BUILD CONTRACTORS SHALL COMPLY WITH THE INDIANA BUILDING CODE AND THE INDIANA FIRE CODE AND ALL OTHER APPLICABLE LAWS, CODES, RULES, AND REGULATIONS THAT APPLY TO DESIGN AND INSTALLATION OF FIRE SPRINKLER / FIRE SUPPRESSION SYSTEMS.
- PROVIDE NEW OR RELOCATED EXISTING FIRE SPRINKLER HEADS AS REQUIRED. PROVIDE MISSING COVER / ESCUTCHEON PLATES FOR SPRINKLER HEADS WHERE APPLICABLE. FIELD VERIFY EXISTING CONDITIONS PRIOR TO THE START OF WORK.
- SEE SHEET A200 FOR WALL ASSEMBLIES, RATINGS, AND CONSTRUCTION.
- SEE OVERALL PLANS FOR WALL TYPE DESIGNATIONS.

APPLICABLE CODES, STANDARDS, AND GUIDES

ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, A.D.A., AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED. ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR.

- BUILDING CODES**
- 2014 INDIANA BUILDING CODE (2012 INTERNATIONAL BUILDING CODE & STATE AMENDMENTS)
 - 2014 INDIANA FIRE PREVENTION CODE (2012 INTERNATIONAL FIRE CODE & STATE AMENDMENTS)
 - 2009 INDIANA ELECTRIC CODE (2008 NATIONAL ELECTRICAL CODE & STATE AMENDMENTS)
 - 2014 INDIANA MECHANICAL CODE (2012 INTERNATIONAL MECHANICAL CODE & STATE AMENDMENTS)
 - 2012 INDIANA PLUMBING CODE (2006 INTERNATIONAL PLUMBING CODE & STATE AMENDMENTS)
 - 2010 INDIANA ENERGY CONSERVATION CODE (2007 ASHRAE STANDARD 90.1)

HANDICAP DESIGN REQUIREMENTS
INDIANA BUILDING CODE 2014, CHAPTER 11 ICC/ANSI A117.1-2003

DRAWINGS INDEX

A001 - COVER SHEET / CODE PLAN / NOTES

A100 - DEMO PLAN

A200 - FLOOR PLAN / REFLECTED CEILING PLAN

A201 - FINISH PLAN / DOOR SCHEDULE

A300 - DETAILS / ENLARGED RESTROOM PLAN / ELEVATIONS

E100 - POWER AND LIGHTING

E200 - SCHEDULES

M100 - MECHANICAL PLANS AND DETAILS

P100 - PLUMBING PLANS AND DETAILS

OCCUPANCIES

- B OFFICE AND BUSINESS OCCUPANCIES (SEC. 304)
PER TABLE 1004.1.1 B OCCUPANCY = 39 PERSONS AT 100 S.F. PER PERSON

BUILDING CONSTRUCTION AREA

TOTAL (GROSS AREA) = 3,885 S.F.



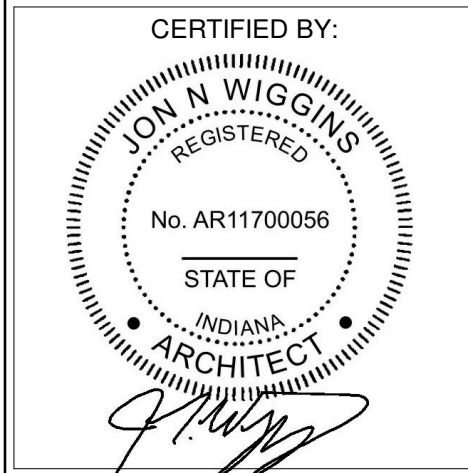
PROJECT:
THE EDGE
SUITE 140-150
TENANT BUILD OUT
8890 EAST 116TH STREET, FISHERS, IN

SCOPE DRAWINGS:
These drawings indicate the general scope of the project. The drawings are not intended to be a substitute for the design of structural, mechanical, and electrical systems. The drawings are not necessarily intended to describe all work required for the performance and completion of the project. On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

REVISIONS:

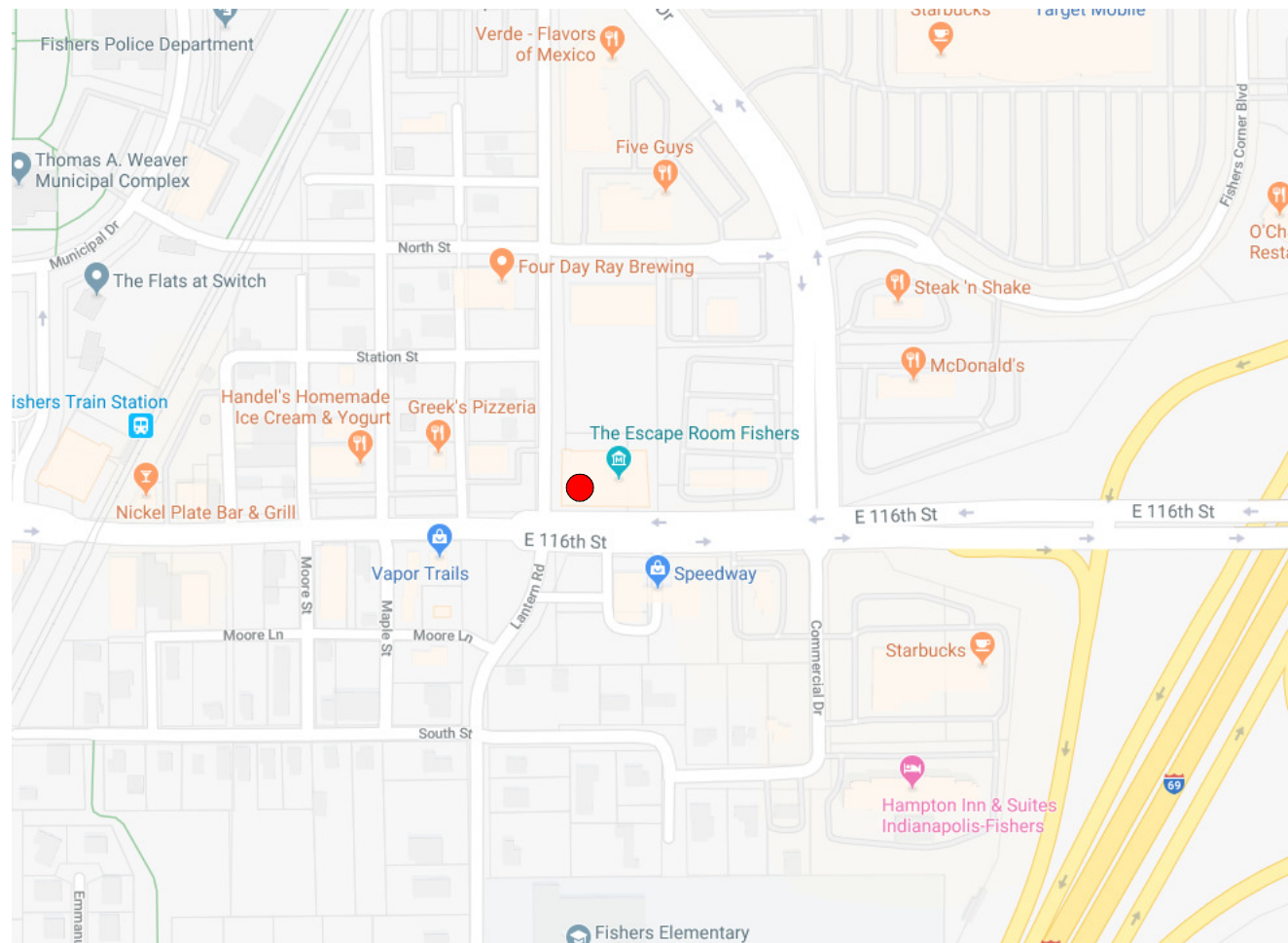
ISSUE DATE DRAWN BY CHECKED BY
04/25/22 JNW JNW

DRAWING TITLE:
COVER / CODE
PLAN / NOTES



DRAWING NUMBER
A001

PROJECT NUMBER
21019



VICINITY MAP

