DALE
PARTNERS

Shuckers Park Renovations
Phase 2

100% CD Set

Biloxi, Mississippi

DPA PN:23076-02

1-29-24

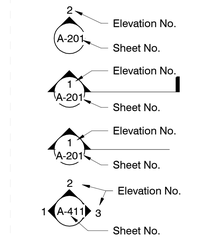
REGISTERED ARCHITECT
10.27.23
Ronald N.
Polen
[illegible]
5172
STATE OF MISSISSIPPI

Team

Owner	Biloxi Shuckers - David Knight
Architect	Dale Partners Architects, P.A.
Contractor	DNP Construction Inc.
Structural	Structural Design Group
Mechanical	Stephens Mechanical LLC.
Electrical	Welcon Consultants

1/30/2024 7:43:10 AM

Graphic Symbols



Building Elevation

Building Section

Wall Section

Interior Elevation

Detail

Center Line

Column Grid

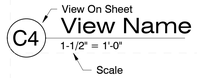
Door Mark

North Arrow

Spot Elevation

Room name
1001

Room Name and Number



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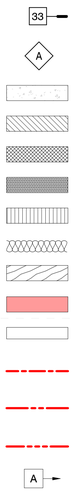

Wall Type

Window Type

Concrete

Brick

CMU (Plan)

Plywood

Rigid Insulation

Batt Insulation

Finished Wood

Existing Wall to be Demolished

Metal Stud Partition

1 Hr Rated Wall Partition (See Floor Plan)

2 Hr Rated Wall Partition (See Floor Plan)

3 Hr Rated Wall Partition (See Floor Plan)

Sheet Keynote

Project Directory

Project Information

Name: 23076 MGM Park Renovations - Demolition Set
Address: 105 Caillavet St., Biloxi, MS 39530

Client

Biloxi Shuckers
105 Caillavet St.
Biloxi, MS 39530
(407) 497-6367
Contact: David Knight
dwknight33@gmail.com

Architect

Dale Partners
161 Lameuse St., Suite 201
Biloxi, MS 39530
(228) 374-1409
Contact: Travis Altsman
TravisAltsman@dalepartners.com
Partner in Charge: Neil Polen
NeilPolen@dalepartners.com

Contractor

DNP Construction Inc.
15465 Hudson Krohn Rd.
Biloxi, MS 39532
Contact: Todd Yarber
tyarber@dnpinconstruction.com

Structural

Structural Design Group
220 Great Circle Rd.
Nashville, TN 37228
Contact: Tom Schaeffer
Toms@sdg-structure.com

Fire Protection, Plumbing, & Mechanical

Stephens Mechanical LLC
925 Tommy Munro Dr., Suite 106
Biloxi, MS 39532
Contact: Lawrence Stephens
les@stephensmecheng.com

Electrical

Welcon Consultants
14116 Customs Blvd., Suite 111
Gulfport, MS 39503
Contact: Greg Wyrosdick
greg@welconconsultants.com

General Project Notes

General Information

1. Do not scale drawings. If dimensions are in question, the contractor shall be responsible for obtaining clarification from the architect before continuing with the construction
2. Contractors shall verify, on the site, all dimensions and equipment locations, and notify architect promptly in writing of any discrepancies
3. Contractors shall be responsible to determine the on site conditions and perform all necessary work to complete the project
4. Contractors shall maintain safe methods of egress for occupied buildings and in site area during construction
5. All casework dimensions shall be field verified before unit fabrication or installation
6. Dimensions, notes, finishes, and fixtures shown on typical floor plans shall apply to similar, symmetrical, or opposite hand plans, sections, or details
7. Typical, or typ., shall mean that condition is representative for similar conditions throughout, U.N.O. Details are usually keyed and noted "Typ." only one time when they first occur
8. Partitions are dimensioned from finish face U.N.O. Dimensions to masonry are to actual finish face U.N.O.
9. Owner to have right of refusal for all materials, furniture, fixtures and good within the limits of the construction contract.

Drawing Index

G-000	Cover Sheet
G-001	Index & General Project Information
AD101	Demolition Plan
AD102	Demolition Plan
A-003	Composite Floor Plan
A-202	Building Elevations
A-301	Building Sections
A-401	Suites Enlarged Plans
A-402	Club Enlarged Plans
A-500	Details
A-600	Details
A-602	Details

Location Map

1/30/2024 7:43:10 AM
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DALE PARTNERS

Architecture
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Shuckers Park Renovations Phase 2

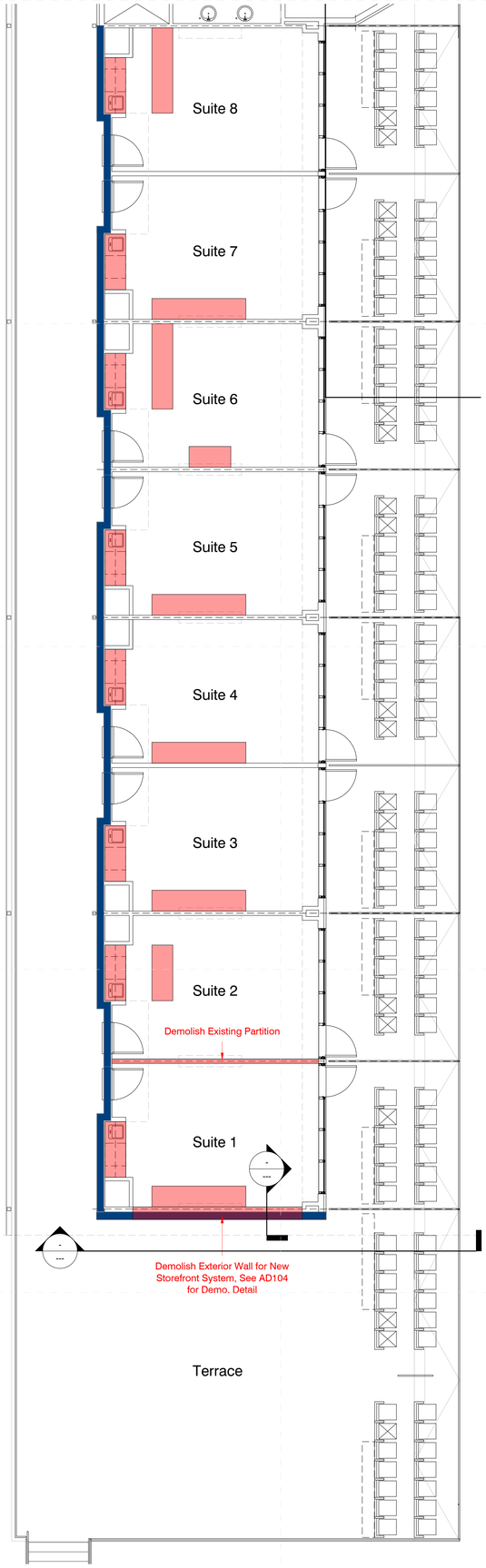
Biloxi, Mississippi

100% CD Set

Project No	23076-02
Date	1-29-24
Drawn	TK
Checked	RTA
Revisions	Rev Date

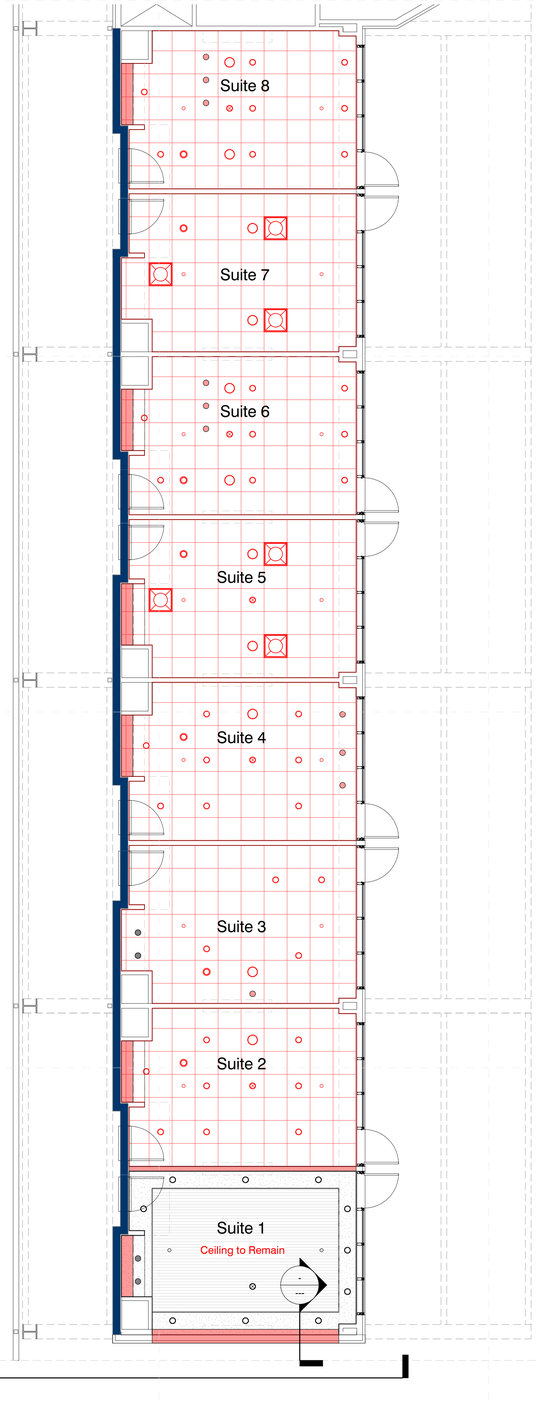
G-001

Index & General Project Information



1 West Suites Demo Plan
3/16" = 1'-0"

2 North Suites Demo Plan
3/16" = 1'-0"



3 West Suites Demo RCP
3/16" = 1'-0"

4 North Suites Demo RCP
3/16" = 1'-0"

Suites Demo. Notes

1. Coordinate demolition with demolition Mechanical and Electrical drawings.
2. Demolish wall base, wall coverings, and ceilings as shown.
3. Demolish all existing flooring.
4. Demolish millwork, any attached upper and lower cabinets, free standing buffets, bars etc.
5. Demolish plumbing fixtures. Coordinate with demolition Plumbing drawings for additional notes.
6. Adjust Mechanical units as shown in Mechanical drawings. Remove grill covers and save for future reinstallation.
7. Remove FFE and turn over to owner. This includes furniture, refrigerators, other freestanding appliances, wall hung or freestanding art piecees, lamps etc.
8. Demolish light fixtures. Coordinate with Electrical.
9. Coordinate fire protection devices with Electrical, Plumbing, and Mechanical documents.

*** Elements in this drawing set shown in red are to be demolished. For full clarity, print this set in full color.**

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Ronald N. Polen
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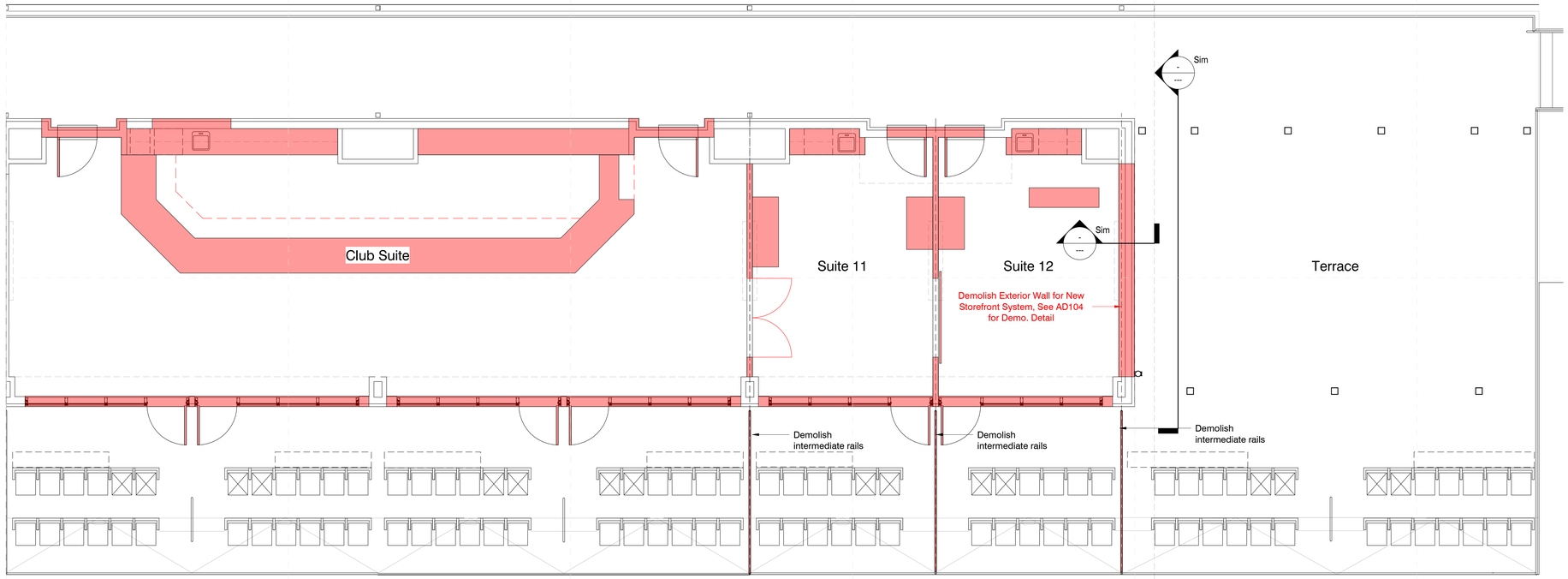
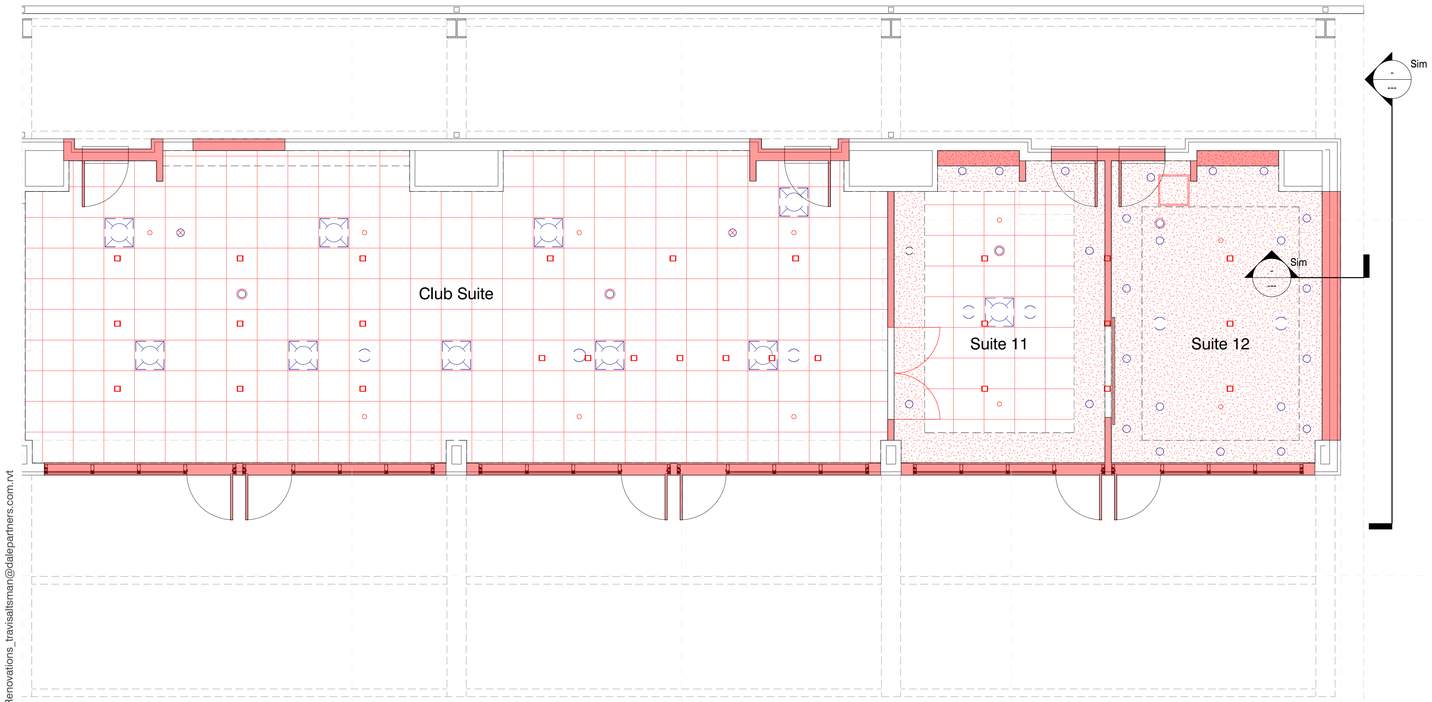
AD101
Demolition Plan

North



1 Yacht Club Demo Plan
1/4" = 1'-0"



2 Yacht Club Demo RCP
1/4" = 1'-0"

Suites Demo. Notes

1. Coordinate demolition with demolition Mechanical and Electrical drawings.
2. Demolish wall base, wall coverings, and ceilings as shown.
3. Demolish all existing flooring.
4. Demolish millwork, any attached upper and lower cabinets, free standing buffets, bars etc.
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8. Demolish light fixtures. Coordinate with Electrical.
9. Coordinate fire protection devices with Electrical, Plumbing, and Mechanical documents.

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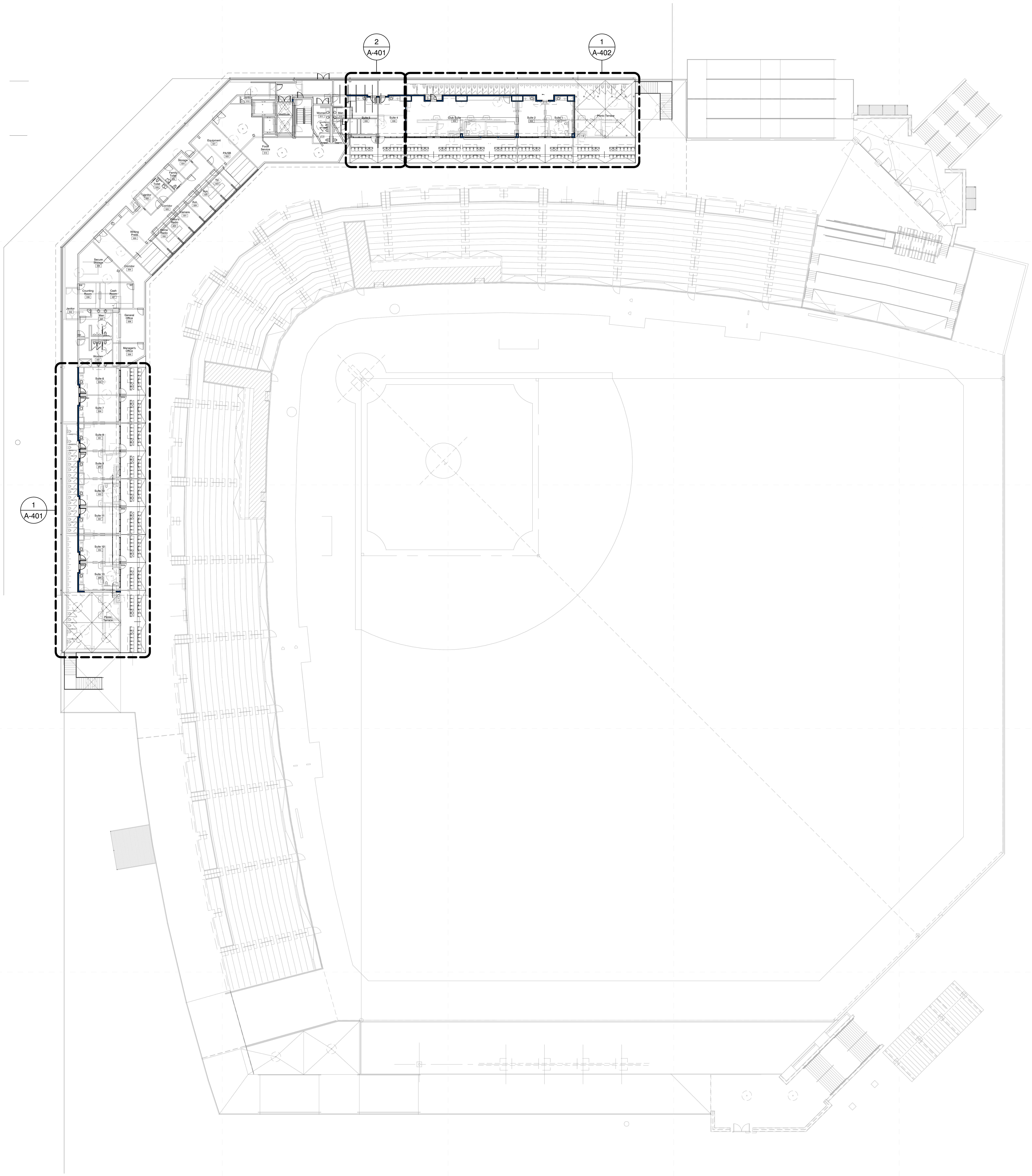
North

AD102
Demolition Plan



1 Suites Level Base Plan Existing

3/64" = 1'-0"

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General Plan Notes

1. Base plans for orientation. Refer to enlarged plans for scope of work.

North

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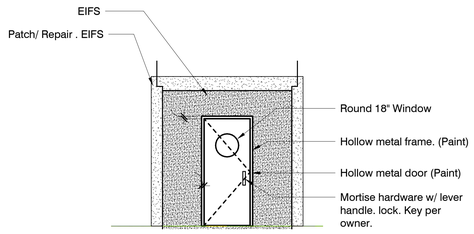
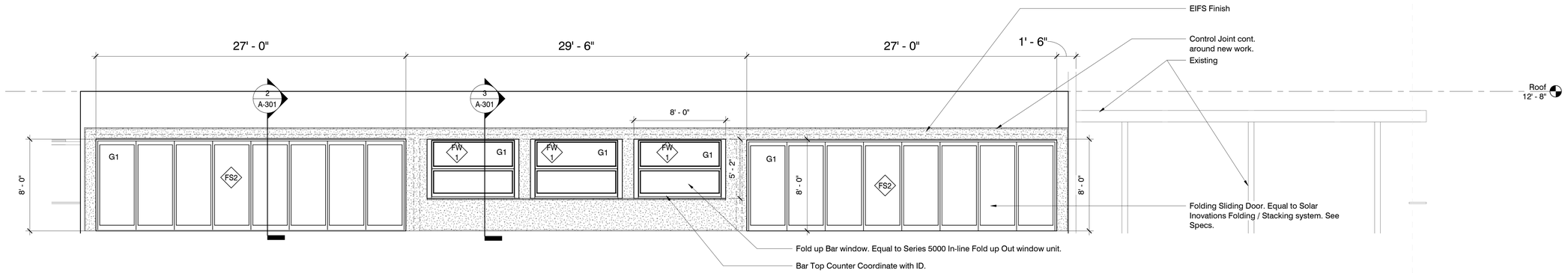
A-003

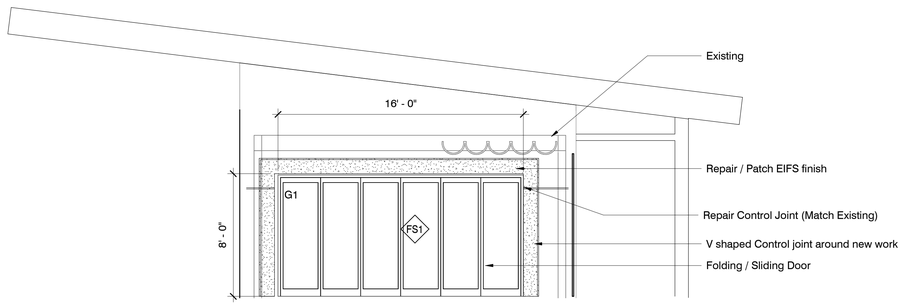
Composite Floor Plan



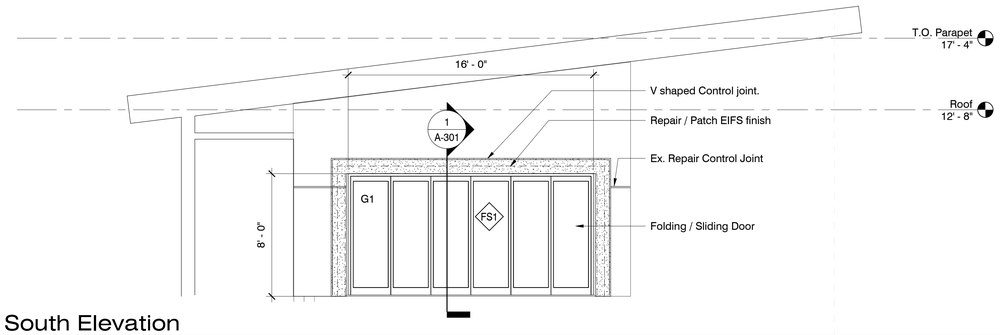
1 Yacht Club Entry Door
1/4" = 1'-0"



2 Yacht Club South Elevation
1/4" = 1'-0"



3 East Elevation
1/4" = 1'-0"



4 South Elevation
1/4" = 1'-0"

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Checked	Checker
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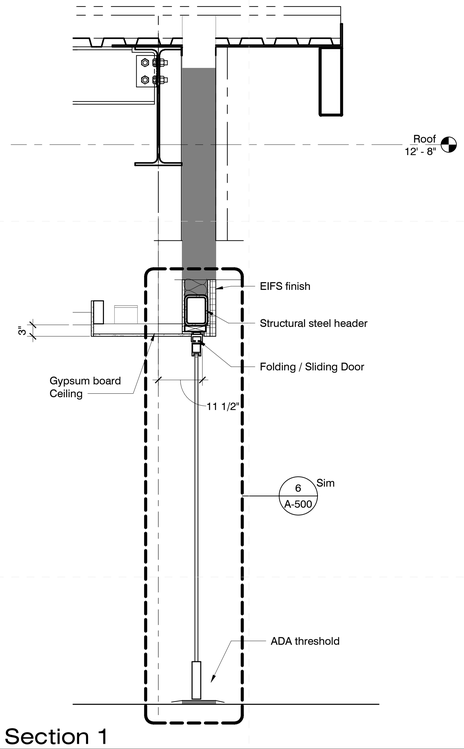
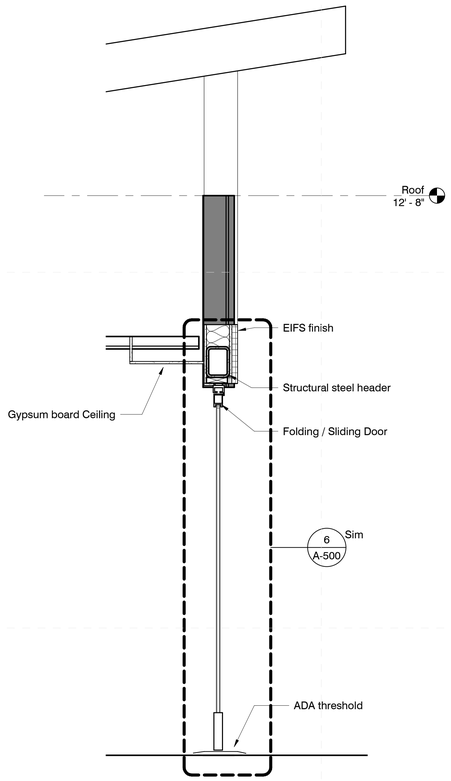
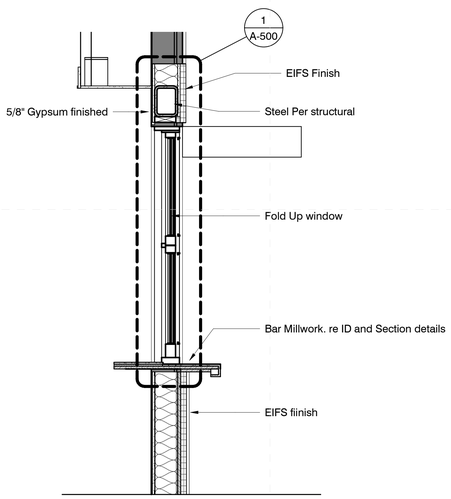
A-202
Building Elevations



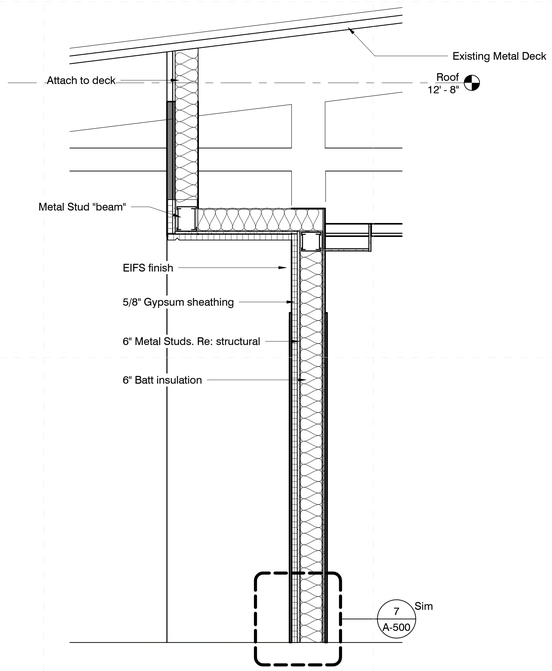
1 Section 1
3/4" = 1'-0"



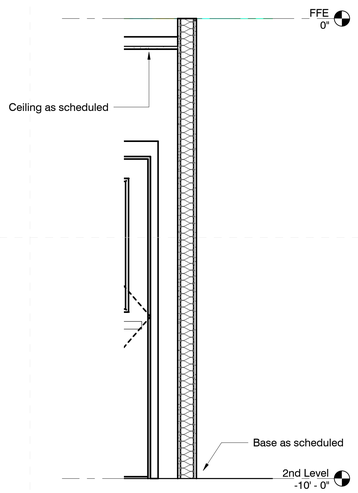
2 Section 2
3/4" = 1'-0"



3 Section 3
3/4" = 1'-0"



8 Section 8
3/4" = 1'-0"



7 Section 7
3/4" = 1'-0"

General Section Notes

1. Exterior air/water barrier and thermal insulation to be installed so as to provide a continuous separation of the building exterior from all interior occupied or conditioned spaces.
2. Wall cavity insulation (rigid insulation) to be 1.5" thick polystyrene unless noted otherwise.
3. See A-400 series interior elevations sheets for descriptive interior information.

General Notes:
1. REFER to ID set for general design intent.

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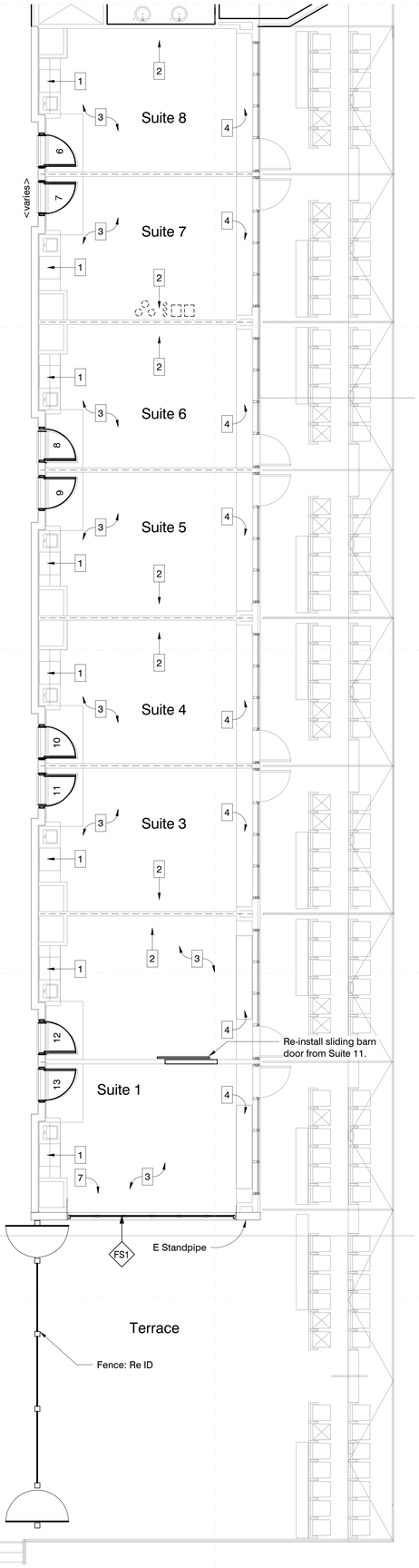
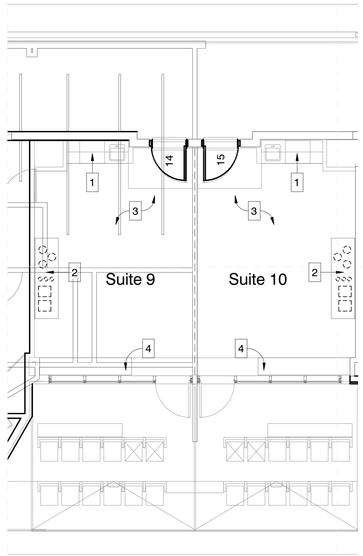
A-301

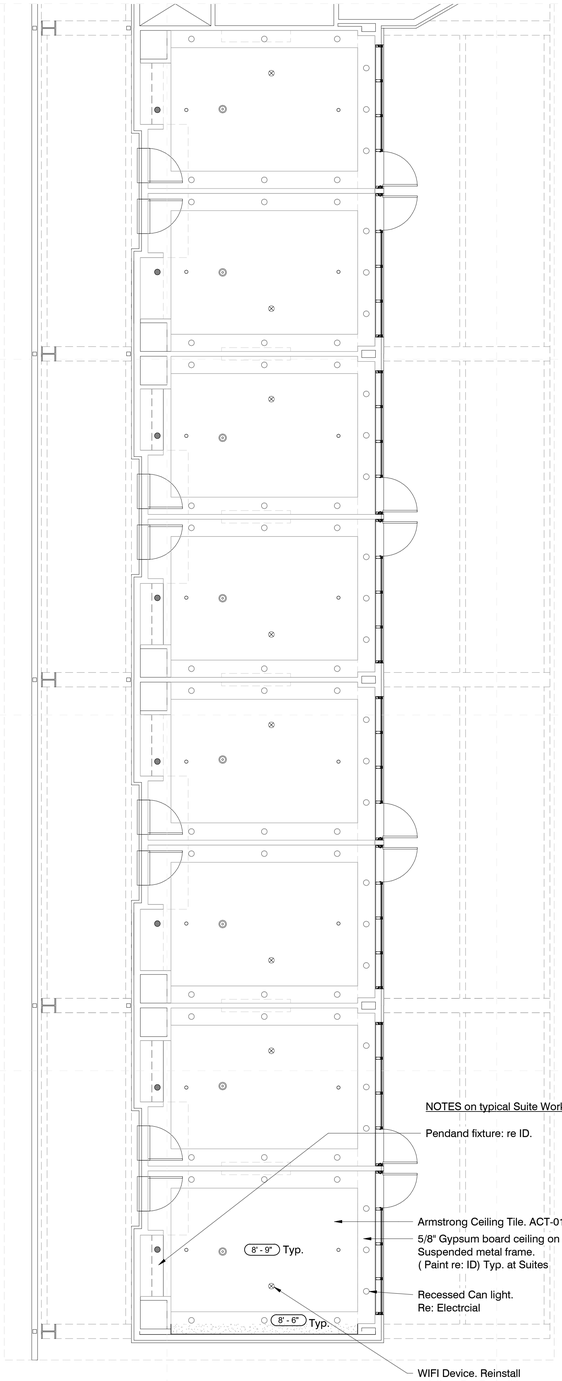
Building Sections



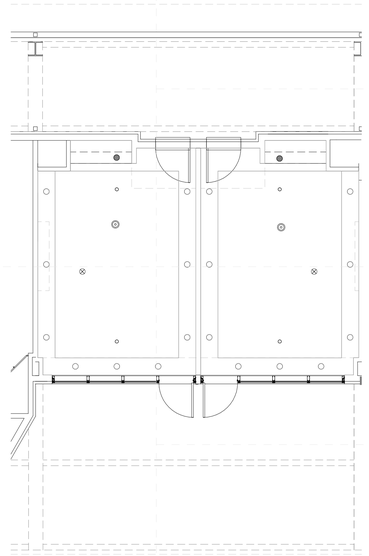
1 West Suites Plan
3/16" = 1'-0"



2 North Suites Plan
3/16" = 1'-0"



3 West Suites RCP
3/16" = 1'-0"



4 North Suites RCP
3/16" = 1'-0"

Suites Sheet Notes

1. New casework, coutertop, sink, and equipment. Coordinate with MC Design.
2. New casework and equipment. Coordinate with MC Design.
3. All FFE (flooring, wall paint, base trim, artwork, furniture) items in suites to be coordinated with MC Design.
4. New countertop.
5. Tent Stucture. NIC. Owner to Rent Tent.
6. HVAC for Tent. NIC. Owner to Rent Portable AC.
7. Folding storefront doors. Coordinate demolition of storefronts and exterior walls with Architect. Design of new exterior sliding door systems is in progress and full scope of supporting structure is not known. Contractor to provide secure weather protection at all times to the interior spaces. Construct Plywood on wood stud temporary enclosure to protect interiors.

DALE PARTNERS

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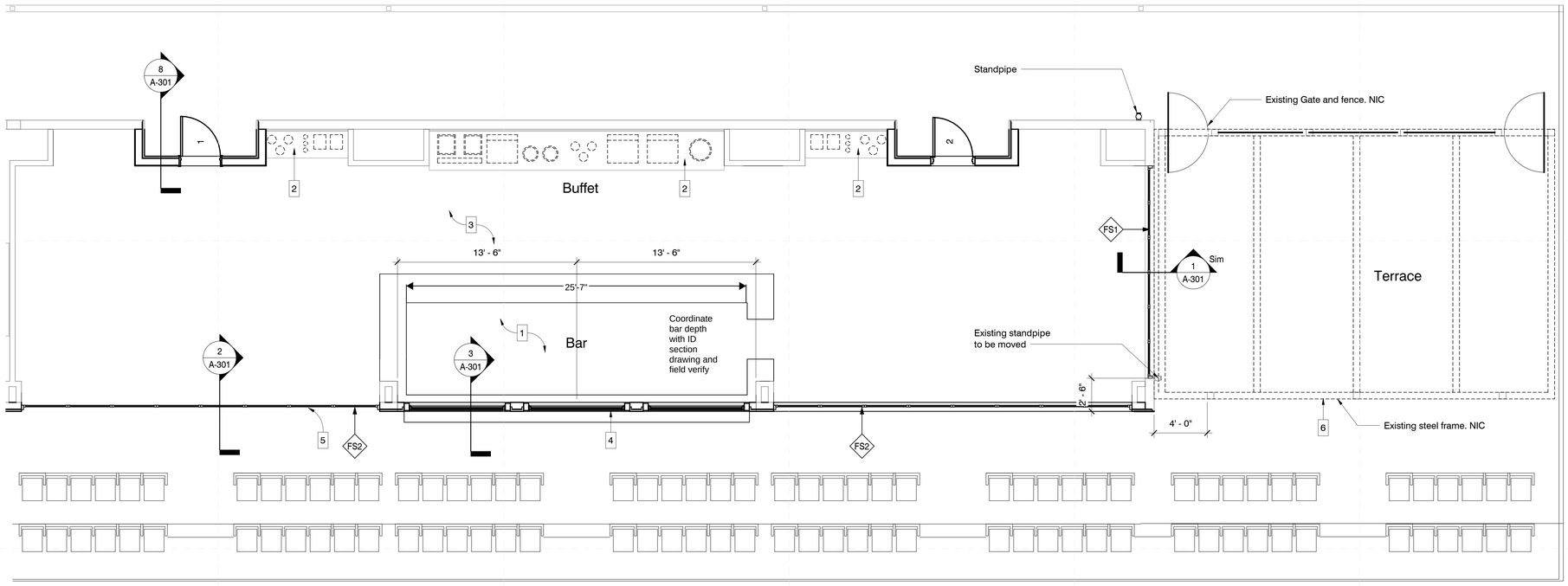
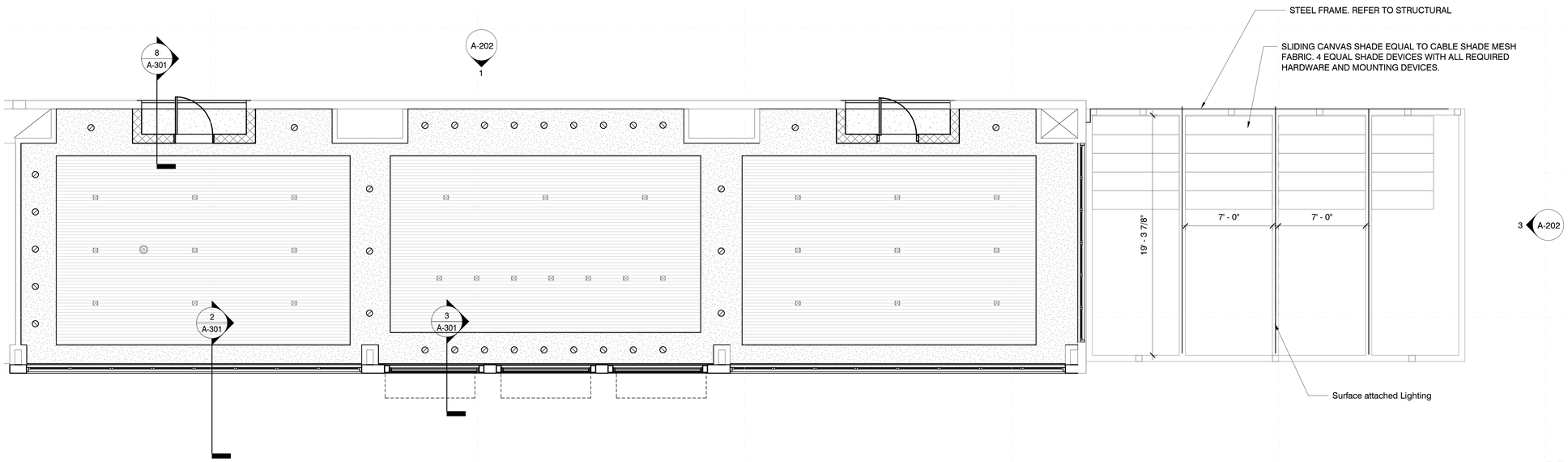
North

A-401
Suites Enlarged Plans



1 Phase 2 Yacht Club Plan

1/4" = 1'-0"



2 Phase 2 Yacht Club RCP

1/4" = 1'-0"

Suites Sheet Notes

1. Bar finishes and final design to be coordinate with MC Design.
2. New casework and equipment. Coordinate with MC Design.
3. All FFE (flooring, wall paint, base trim, artwork, furniture) items in suites to be coordinated with MC Design.
4. Tilt windows above bar to create indoor/outdoor bar condition.
5. Folding sliding doors. Coordinate demolition of storefronts and exterior walls with Architect. Design of new exterior sliding door systems is in progress and full scope of supporting structure is not known. Contractor to provide secure weather protection at all times to the interior spaces. Construct Plywood on wood stud temporary enclosure to protect interiors.
6. Existing. Fixed structural frame with retractable shade structure.

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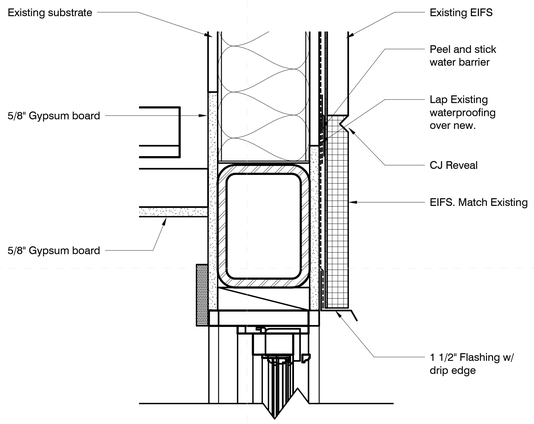
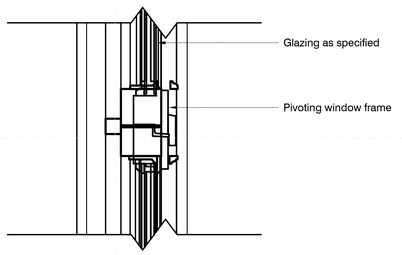
North

A-402

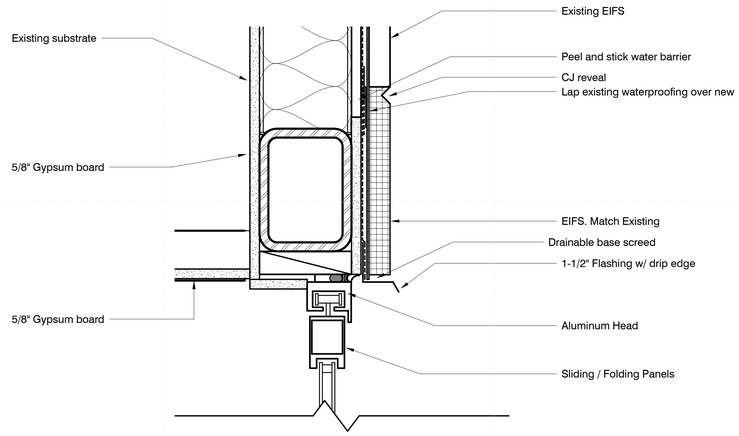
Club Enlarged Plans

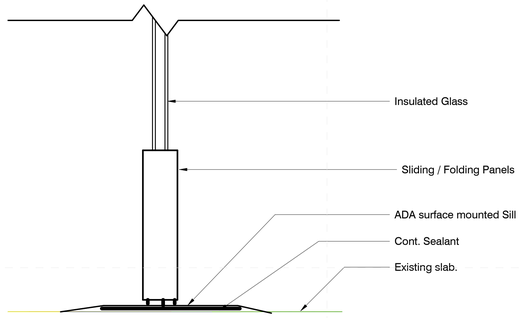




1 Fold Up Window Details

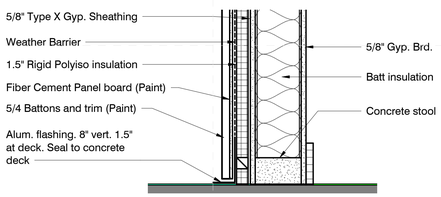
3" = 1'-0"





6 Sliding Folding Details

3" = 1'-0"



7 Wall Base Detail

1 1/2" = 1'-0"

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A-500

Details

1/30/2024 7:43:07 AM
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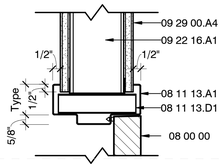
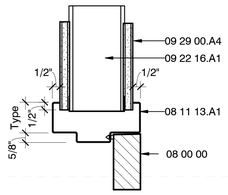
Door Schedule Phase 2

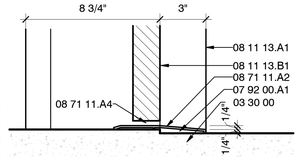
Mark	Door Size Dr W	Door Size PR	Door Size Tot W	Door Size Ht	Door Matl	Door El	Door Glz	Frame Matl	Frame El	Frame Glz	Frame Detail Head	Frame Detail Jamb	Frame Detail Sill	Fire Rating (Min)	Location	Hardware Allowance	Notes
1	3' - 0"		3' - 0"	7' - 0"	HM	4/A-201	GL1	HM	4/A-201	G1				-		500	Panic, closer, threshold. lockset,door stops (3) 5 knuckle hinge. Finish. TBD.
2	3' - 0"		3' - 0"	7' - 0"	HM	D55	GL1	HM	4/A-201	G1				-		500	Panic, closer, threshold. lockset,door stops (3) 5 knuckle hinge. Finish. TBD.
6	3' - 0"		3' - 0"	7' - 0"	HM	4/A-201	GL1	ex	ex	ex				-		500	Lockset, kickplate, closer,door stops, lever action, (3) 5 knuckle hinge.
7	3' - 0"		3' - 0"	7' - 0"	HM	4/A-201	GL1	ex	ex	ex				-		500	Lockset, kickplate, closer,door stops, lever action, (3) 5 knuckle hinge.
8	3' - 0"		3' - 0"	7' - 0"	HM	4/A-201	GL1	ex	ex	ex				-		500	Lockset, kickplate, closer,door stops, lever action, (3) 5 knuckle hinge.
9	3' - 0"		3' - 0"	7' - 0"	HM	4/A-201	GL1	ex	ex	ex				-		500	Lockset, kickplate, closer,door stops, lever action, (3) 5 knuckle hinge.
10	3' - 0"		3' - 0"	7' - 0"	HM	4/A-201	GL1	ex	ex	ex				-		500	Lockset, kickplate, closer,door stops, lever action, (3) 5 knuckle hinge.
11	3' - 0"		3' - 0"	7' - 0"	HM	4/A-201	GL1	ex	ex	ex				-		500	Lockset, kickplate, closer,door stops, lever action, (3) 5 knuckle hinge.
12	3' - 0"		3' - 0"	7' - 0"	HM	4/A-201	GL1	ex	ex	ex				-		500	Lockset, kickplate, closer,door stops, lever action, (3) 5 knuckle hinge.
13	3' - 0"		3' - 0"	7' - 0"	HM	4/A-201	GL1	ex	ex	ex				-		500	Lockset, kickplate, closer,door stops, lever action, (3) 5 knuckle hinge.
14	3' - 0"		3' - 0"	7' - 0"	HM	4/A-201	GL1	ex	ex	ex				-		500	Lockset, kickplate, closer,door stops, lever action, (3) 5 knuckle hinge.
15	3' - 0"		3' - 0"	7' - 0"	HM	4/A-201	GL1	ex	ex	ex				-		500	Lockset, kickplate, closer,door stops, lever action, (3) 5 knuckle hinge.
Grand total: 12																6000	



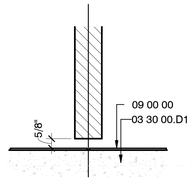
1 Door Jamb J4
3" = 1'-0"



2 Door Head H4
3" = 1'-0"



3 Door Sill S2
3" = 1'-0"



4 Door Sill S1
3" = 1'-0"

General Door & Window Notes

1. Provide blinds at all library, classroom, administration, & office windows. Provide motorized window shades at P.E. & Dining areas.
2. Provide 1" insulated, tinted glass in all exterior windows & storefront, UNO. Provide 1/4" tempered glass in all exterior storefront doors, UNO.
3. Provide 1/4" tempered glass in all interior windows, UNO
4. Typical undercut for to be 5/8" for interior doors & 1/4" above top of threshold for exterior doors.
5. All wood & steel doors to be 1-3/4" thick UNO
6. Coordinate all electrical hardware requirements with electrical drawings & specifications
7. Dimensions given on plans & schedules are nominal. Coordinate dimensions in the field concerning frame & rough openings prior to fabrication & construction
8. Provide rated frames at rated doors. Door frame & hardware shall have the same ratings as the door hung within them. Provide label as required
9. Door handles shall be mounted at 38" AFF UNO
10. All interior doors shall have wall or floor stops to match door hardware finish UNO
11. Doors shall be minimally undercut to accept floor covering or finish
12. Outside of door frames shall be set 4" from adjacent wall or partition UNO
13. Reference finish plans for floor finish transitions at doors
14. Align transition of flooring material changes & graphic patterns with centerline of door. Provide threshold transition where applicable or as noted on floor finish drawings
15. Exit doors hall be accessible, slope finish paving from flush with finish floor to public way not to exceed 1:20 slope
16. Provide weatherstrip at exterior & doors within partitions with acoustic rating
17. Door hardware shall comply with the Americans With Disabilities Act, including but not limited to: a. Max 1/2" threshold with 1:2 slope, b. Push / pull handles or lever handles, c. Door closers meet ADA force & sweep period requirements
18. Locate all door closers on interior room side of door

Abbreviations:

AL	Aluminum
ES	Electric Strike
FG	Fiberglass
GL1	1/4" tempered glass
GL2	1" insulated glass
HCW	Hollow core wood
HM	Hollow metal
MTL	Metal
PR	Pair
PREF	Prefinished
PVC	Polyvinyl chloride
SCW	Solid core wood
SS	Stainless steel
STN	Stained & sealed
TF	Transparent finish
VCF	Vinyl-clad fiberglass
WD	Wood

Sheet Keynote Legend

03 30 00	Cast-in-Place Concrete
03 30 00.D1	Reinforced Concrete Slab
07 92 00.A1	Sealant
08 00 00	Division 08 - Doors and Windows
08 11 13.A1	Hollow Metal Door Frame
08 11 13.B1	Hollow Metal Door
08 11 13.D1	Jamb Anchor
08 71 11.A2	Metal Threshold
08 71 11.A4	Door Sweep
09 00 00	Division 09 - Finishes
09 22 16.A1	Metal Stud Framing
09 29 00.A4	5/8" Gypsum Wallboard

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Shuckers Park Renovations Phase 2
Biloxi, Mississippi

100% CD Set

Project No	23076-02
Date	1-29-24
Drawn	TK
Checked	RTA
Revisions	Rev Date

A-600
Details

Door Schedule Phase 2

Mark	Door Size Dr W	PR	Door Size Tot W	Ht	Door Matl	El	Glz	Frame Matl	El	Glz	Detail Head	Jamb	Sill	Fire Rating (Min)	Location	Hardware Allowance	Notes
1	3' - 0"		3' - 0"	7' - 0"	HM	4/A-201	GL1	HM	4/A-201	G1				-		500	Panic, closer, threshold. lockset,door stops (3) 5 knuckle hinge. Finish. TBD.
2	3' - 0"		3' - 0"	7' - 0"	HM	D55	GL1	HM	4/A-201	G1				-		500	Panic, closer, threshold. lockset,door stops (3) 5 knuckle hinge. Finish. TBD.
6	3' - 0"		3' - 0"	7' - 0"	HM	4/A-201	GL1	ex	ex	ex				-		500	Lockset, kickplate, closer,door stops, lever action, (3) 5 knuckle hinge.
7	3' - 0"		3' - 0"	7' - 0"	HM	4/A-201	GL1	ex	ex	ex				-		500	Lockset, kickplate, closer,door stops, lever action, (3) 5 knuckle hinge.
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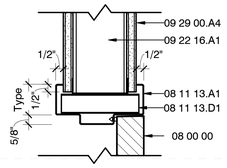
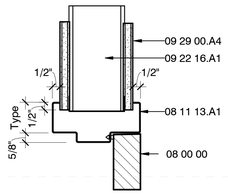


1 Door Jamb J4 Copy 1
3" = 1'-0"



2 Door Head H4 Copy 1
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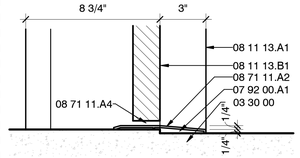
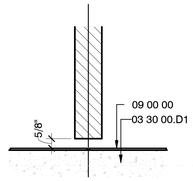


3 Door Sill S2 Copy 1
3" = 1'-0"



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Shuckers Park Renovations Phase 2
Biloxi, Mississippi

100% CD Set

Project No	23076-02
Date	1-29-24
Drawn	TK
Checked	RTA
Revisions	Rev Date

A-602
Details

GENERAL NOTES

A. GENERAL
1. CONTRACTOR SHALL BE RESPONSIBLE FOR FIRE ALARM, AND SPRINKLER SYSTEMS COORDINATION; AND SHALL PROVIDE DESIGN AND INSTALLATION OF THESE SYSTEMS IN ACCORDANCE WITH ALL APPLICABLE CODES, STANDARDS, AND AUTHORITIES HAVING JURISDICTION; AND SHALL SEAL AND SIGN THE DESIGN DOCUMENTS, AND OBTAIN ALL REQUIRED PERMIT(S).
2. HATCHED AREAS INDICATE AREAS NOT IN CONTRACT (NIC).
3. THE TERM "PROVIDE" MEANS TO FURNISH, TRANSPORT, RECEIVE, INSTALL, CONNECT, START UP, AND WARRANTY.
4. ITEMS INDICATED THUS "NIC" ARE NOT IN CONTRACT.
5. ITEMS INDICATED THUS "OFCI" ARE OWNER FURNISHED CONTRACTOR INSTALLED.
6. OWNER'S REP SHALL BE DEFINED AS OWNER'S DESIGNATED REPRESENTATIVE.
7. IN NOTES RELATED TO CONSTRUCTION ADMINISTRATION SERVICES, THE ARCHITECT AND DESIGNER SHALL BE DEFINED AS OWNER'S DESIGNATED REPRESENTATIVE (OWNER'S REP).
8. ALL WORK PERFORMED SHALL BE IN ACCORDANCE WITH ALL CURRENT APPLICABLE LOCAL CODES, REGULATIONS, STANDARDS, ORDINANCES, AND AUTHORITIES HAVING JURISDICTION.
17. ALL WORK SHALL COMPLY WITH AMERICANS WITH DISABILITIES ACT (ADA), AND ICC/ANSI A117.1. CONTRACTOR SHALL MAINTAIN COPIES OF THE ACCESSIBILITY GUIDELINES AND NOTIFY OWNERS REP SHOULD CONFLICTS BETWEEN THE DRAWINGS AND GUIDELINES OCCUR PRIOR TO PURCHASE, FABRICATION, AND INSTALLATION.
18. THE CONTRACTOR SHALL PURCHASE AND MAINTAIN LIABILITY INSURANCE AS REQUIRED BY THE OWNER TO PROTECT THE OWNER AND ARCHITECT FROM CLAIMS.
19. ALL CONSTRUCTION AND MATERIALS FOR THE PROJECT SHALL CONFORM TO BUILDING STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.
20. PLANS AND FINISH SPECIFICATIONS HAVE BEEN PREPARED WITH INFORMATION PROVIDED BY THE OWNER. THE ARCHITECT CLAIMS NO RESPONSIBILITY FOR CORRECTNESS OF SUCH INFORMATION.
21. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF HIS OWN EMPLOYEES AND SUBCONTRACTORS TO ENSURE COMPLIANCE WITH THE SCHEDULE
22. THE CONTRACTOR SHALL SUBMIT CONFIRMATIONS WITH DELIVERY DATES OR ORDERS, MATERIALS, AND EQUIPMENT, OR ANY LONG-LEAD TIME ORDER ITEMS TO THE OWNERS PROJECT MANAGER.
23. ALL REQUESTS FOR SUBSTITUTIONS OF ITEMS SPECIFIED SHALL BE SUBMITTED, IN WRITING TO THE OWNER'S REP. SUBSTITUTIONS WILL ONLY BE CONSIDERED IF IT BETTER SERVES THE FACILITY, IT HAS A MORE ADVANTAGEOUS DELIVERY DATE AND/OR A LESS PRICE (WITH CREDIT TO THE OWNER) WILL BE PROVIDED WITHOUT SACRIFICING QUALITY, APPEARANCE, AND FUNCTION.
24. UNDER NO CIRCUMSTANCES WILL THE OWNER'S REP BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSITUTION IS, OR IS NOT, OF EQUAL QUALITY TO THE PRODUCT ORIGINALLY SPECIFIED.
25. THE GENERAL CONTRACTOR SHALL SUBMIT SAMPLES OF ALL FINISHES TO THE OWNER'S REP FOR APPROVAL PRIOR TO PERFORMING ANY WORK RELATED TO SUCH FINISHES.
26. THE CONTRACTOR SHALL INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS AND INSTRUCTIONS.
27. ALL WORK SHALL COMPLY WITH AMERICANS WITH DISABILITIES ACT (ADA), AND ICC/ANSI A117.1. CONTRACTOR SHALL MAINTAIN COPIES OF THE ACCESSIBILITY GUIDELINES AND NOTIFY OWNERS REP SHOULD CONFLICTS BETWEEN THE DRAWINGS AND GUIDELINES OCCUR PRIOR TO PURCHASE, FABRICATION, AND INSTALLATION.
28. SCHEDULING OF WORK SHALL BE AS OUTLINED IN SUPPLEMENTARY CONDITIONS OF CONTRACT.
29. THE CONTRACTOR SHALL CONTACT BUILDING MANAGEMENT DURING THE BIDDING PROCESS TO OBTAIN AND BECOME FAMILIAR WITH BUILDING RULES AND REGULATIONS AND OPERATIONAL HOURS AND TIMES CONSTRUCTION IS NOT PERMITTED.
30. CONTRACTOR SHALL COORDINATE WITH BUILDING ENGINEER TO INTEGRATE NEW CONSTRUCTION WITH EXISTING ENERGY MANAGEMENT SYSTEM.
31. THE CONTRACTOR SHALL PROTECT EXISTING STRUCTURES SURROUNDING THE CONTRACT AREA. DAMAGE TO EXISTING STRUCTURES OR EQUIPMENT SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
32. EXISTING SURFACES DISTURBED BY DEMOLITION OR NEW CONSTRUCTION SHALL BE PATCHED AND FINISHED TO MATCH ADJACENT SURFACES. EXTEND NEW FINISHES CORNER TO CORNER.
33. ALL ITEMS ARE ASSUMED TO BE CONTRACTOR PROVIDED AND INSTALLED UNLESS NOTED OTHERWISE (UNO)
34. IF DURING THE COURSE OF THE WORK, ANY SUSPECTED HAZARDOUS MATERIAL INCLUDING, BUT NOT LIMITED TO, ASBESTOS, LEAD PAINT, PCB'S, AND ETC. IS ENCOUNTERED, THE CONTRACTOR SHALL CEASE WORK IMMEDIATELY IN THE AREA WHERE THE MATERIAL IS ENCOUNTERED, AND NOTIFY THE OWNER'S REPRESENTATIVE IN WRITING. THE CONTRACTOR SHALL NOT RESUME WORK IN THE AFFECTED AREA UNTIL THE HAZARDOUS MATERIAL HAS BEEN ABATED IN ACCORDANCE WITH GOVERNING LEGAL REGULATIONS.
35. THE USE OF ANY MATERIALS CONTAINING ASBESTOS IN NEW WORK IS PROHIBITED.
36. SALVAGEABLE ITEMS AND EXCESS STOCK SHALL BE RETURNED TO THE OWNER.
37. KEY NOTES WITHOUT ARROWS APPLY THROUGHOUT THE AREAS THEY ARE LISTED UNDER.
38. REMOVE EXISTING SIGNAGE IN PUBLIC AREAS. INSTALL NEW SIGNAGE AS PROVIDED AND REQUIRED BY OWNER TO ASSURE THAT THE NEW SIGNAGE LOCATIONS ARE PER OWNERS STANDARDS.

B. FIELD VERIFICATION
1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY OWNER'S REP OF CONFLICTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.
2. CONTRACTOR SHALL INSPECT ALL ARCHITECTURAL DETAILING IN THE EXISTING SPACE. THE DESIGN INTENT IS THAT THE DETAILING AND MATERIALS OF ALL NEW COMPONENTS OF THE BUILDING SHALL MATCH EXISTING AND SHALL BE CONSTRUCTED ACCORDINGLY (UNLESS NOTED OR DETAILED OTHERWISE). ADDITIONAL DETAILS MAY BE REQUIRED. IN SUCH CASE, CONTRACTOR SHALL SUBMIT PROPOSED DETAIL TO THE OWNER'S REP FOR APPROVAL.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING EXISTING MILLWORK, WOOD SPECIES, AND OTHER DETAILS THAT ARE SPECIFIED AS "MATCH EXISTING" TO INSURE THAT NEW COMPONENTS MATCH EXISTING WHEN SPECIFIED.
4. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL CEILINGS AND PLENUM SPACE TO INSURE THAT RECESSED CEILING LIGHTING, PROJECTION SCREENS AND NEW DUCTWORK OR DEVICES HAVE REQUIRED CLEARANCES PRIOR TO PLACING ORDERS
5. CONTRACTOR SHALL FIELD VERIFY LOCATION OF EXISTING CEILING DEVICES (SUCH AS SPRINKLERS, DIFFUSERS, LIGHTS OR MECHANICAL DUCTWORK) THAT WILL INTERFEREWITH THE INSTALLATION OF NEW LIGHTING AND RELOCATE AS REQUIRED

C. DEMOLITION
1. EXISTING FLOOR, CEILING AND ALL FINISHES TO REMAIN IN ALL AREAS WHERE THERE IS NO CONSTRUCTION. IN AREAS OF CONSTRUCTION, PATCH AND REPAIR SURFACES TO MATCH EXISTING FINISHES AS INDICATED.
2. REMOVAL OF MATERIAL FROM THE BUILDING SHALL BE DONE IN SUCH A MANNER AS TO PREVENT DAMAGE TO EXTERIOR STRUCTURES, ADJACENT STRUCTURES OR STRUCTURES BELOW.
3. CONTRACTOR SHALL NOTIFY THE OWNER'S REP PRIOR TO REMOVAL OF MATERIAL OR EQUIPMENT NOT INDICATED ON THE DRAWINGS TO BE REMOVED.
4. WHERE EXISTING CONSTRUCTION IS REMOVED, REPAIR, PATCH, AND PREPARE REMAINING SURFACES TO PROVIDE A SOUND SUBSTRATE IN AN EVEN PLANE FOR NEW CONSTRUCTION AND FINISHES, PER THE RECOMMENDATIONS OF THE FINISH MANUFACTURER.
5. EXISTING SURFACES DISTURBED BY DEMOLITION SHALL BE PATCHED AND FINISHED TO MATCH ADJACENT SURFACES.

D. CONSTRUCTION ADMINISTRATION
1. CONSTRUCTION ADMINISTRATION SERVICES ARE ADMINISTERED BY THE OWNER'S DESIGNATED REPRESENTATIVE (OWNER'S REP). IF THE TERMS ARCHITECT OR DESIGNER ARE USED IN THESE DOCUMENTS IN ITEMS RELATED TO CONSTRUCTION PHASE, THEY SHALL BE INTERPRETED TO MEAN OWNER'S REP. THE FOLLOWING INCLUDING, BUT NOT LIMITED TO, SHALL BE SUBMITTED TO THE OWNER'S REP: SUBMITALS, SHOP DRAWINGS, AND PRODUCT DATA, RFI'S, REQUESTS FOR SUBSTITUTIONS, APPLICATIONS FOR PAYMENT, AND ETC.
2. SHOP DRAWINGS SHALL BE DRAWN NOT COPIED, FROM THESE DRAWINGS. SHOP DRAWINGS SHALL CLEARLY SHOW FRAMING AND ELEMENTS OF EVERY MILLWORK ITEM. THE CONTRACTOR SHALL REVIEW, APPROVE AND AFFIX STAMP TO SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE OWNER'S REP.
3. OWNER'S REP SHALL REQUIRE AT LEAST THREE WORKING DAYS IN ORDER TO ANSWER RFI'S DURING CONSTRUCTION PERIOD.

E. FLOORS
1. CONTRACTOR SHALL START FULL TILE AT DOOR, UNO CONTRACTOR SHALL SEAL GROUT ACCORDING TO MANUFACTURER'S RECOMMENDATIONS. GROUT TO BE SEALED A MINIMUM OF TWO TIMES.
2. CONTRACTOR SHALL INSPECT AND ACCEPT SUBSTRATE PRIOR TO INSTALLATION OF FLOOR FINISH. INSPECTION SHALL INCLUDE, BUT NOT BE LIMITED TO, MOISTURE, CURING COMPOUNDS, GREASE, OIL, FLATNESS OF FLOOR ACCORDING TO MANUFACTURERS WRITTEN INSTRUCTIONS, CRACKS, AND DAMAGE THAT MAY CAUSE DEFECTS AND NON-ADHERANCE OF FINISHES. INSTALLATION OF FINISHES CONSTITUTES ACCEPTANCE OF SUBSTRATE BY CONTRACTOR.

F. PARTITIONS AND WALLS
1. EXPANSION JOINTS IN FINISHED AREAS EXPOSED TO VIEW SHALL BE COVERED WITH EXPANSION JOINT COVERS APPROPRIATE FOR FINISHED SURFACES WHETHER FLOOR, CEILING, WALL OR JUNCTIONS THEREOF AND SHALL BE SUBMITTED TO AND APPROVED BY OWNERS REP.
2. UNENGAGED COLUMNS WITHIN OPEN SPACES SHALL BE FINISHED WITH SAME MATERIALS SCHEDULED FOR WALLS UNLESS OTHERWISE SHOWN OR DETAILED.
3. ALL WALL SUPPORTED CASEWORK, GRAB BARS, DOOR HARDWARE, ACCESSORIES AND EQUIPMENT SHALL BE ANCHORED TO FIRE RETARDANT TREATED 2X WOOD BLOCKING ANCHORED BETWEEN STUDS. BLOCKING SHALL BE CONTINUOUS AND LOCATED AT BOTH THE BOTTOM AND TOP OF THE ITEM. NO EXTRA MONIES WILL BE AWARDED FOR FAILURE TO PROVIDE SAID BLOCKING, AND THE SUBSEQUENT INSTALLATION AFTER THE WALL FINISHES HAVE BEEN APPLIED. THE CONTRACTOR SHALL VERIFY ANY ITEMS, IN QUESTION WITH THE OWNER'S REP, PRIOR TO CLOSING UP THE WALL.
4. IN ALL AREAS WHERE WORK IS SCHEDULED, PROVIDE UNIT COST FOR REPLACEMENT OF ANY DRYWALL EXHIBITING MAJOR MOISTURE OR OTHER DAMAGE AND TREAT ANY DRYWALL EXHIBITING STAINS & MINOR MOISTURE DAMAGE WITH KILZ, SO AS TO CREATE A SOUND, SMOOTH, AND EVEN SUBSTRATE FOR NEW FINISH.
5. CONTRACTOR SHALL VERIFY IF EXISTING WALLS TO BE DISTURBED OR REMOVED ARE FIRE RATED PARTITIONS. IF SO, REPLACE WITH NEW PARTITION AND DOORS AS REQUIRED TO RETAIN ORIGINAL RATING. PENETRATIONS THROUGH 1 HOUR OR GREATER FIRE RATED CONSTRUCTION WALL AND FLOOR ASSEMBLIES SHALL BE SEALED WITH APPLICABLE LISTED UL THROUGH-PENETRATION FIRE STOP SYSTEMS.
6. ALL PARTITIONS SHALL EXTEND FROM FLOOR TO STRUCTURE ABOVE, EXCEPT WHERE NOTED OR SHOWN OTHERWISE.
7. EXTEND ALL SOUND RATED PARTITIONS TO THE STRUCTURE ABOVE AS INDICATED ON THE DRAWINGS TO PREVENT SOUND TRANSMISSION. FURNISH 4-1/4 POUNDS DENSITY GLASS FIBER INSULATION SHAPED TO FIT THE VOID ABOVE THE PARTITION WHERE AIR-BORNE SOUND CAN PENETRATE SPACES. PROVIDE SEALANT AT TOP AND BOTTOM ON BOTH SIDES OF PARTITION AND AT ALL PENETRATIONS.
8. VERIFY OPENINGS FOR PIPES AND DUCTS WITH MECHANICAL DRAWINGS AND PROVIDE AS REQUIRED.
9. THE CONTRACTOR SHALL COORDINATE LOCATION OF ALL WALL DEVICES INCLUDING THERMOSTATS, STROBES, FIRE ALARMS, LIGHT SWITCHES AND FIRE EXTINGUISHERS WITH INSTALLATION OF ARTWORK. DO NOT CENTER ANY DEVICES ON MAJOR WALLS THAT WILL INTERFERE WITH ARTWORK LOCATIONS. IF THERE IS A CONFLICT WITH A NEW DEVICE AND ARTWORK, THE DEVICE SHALL BE RELOCATED TO ACCOMMODATE THE ARTWORK AT NO ADDITIONAL COST TO THE OWNER.
10. PREPARATION AND PASTE OF VINYL WALL COVERING SHALL BE TREATED WITH APPROPRIATE ANTI MILDEW RESISTANT AGENTS. NOTE: VERTICAL JOINTS OF VINYL WALL COVERING SHALL NOT OCCUR WITH IN 6" OF ANY CORNERS.
11. THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL FIREPROOFING EXISTING IN THE AREAS INCLUDED IN THE SCOPE OF WORK COVERED BY THESE DOCUMENTS. THE CONTRACTOR SHALL FIREPROOF ALL NEW PENETRATIONS GENERATED BY THE WORK DESCRIBED IN THESE DOCUMENTS IN ACCORDANCE WITH CURRENT LOCAL APPLICABLE CODES.
12. THE CONTRACTOR SHALL PROVIDE BLOCKING FOR ALL WALL MOUNTED ITEMS INCLUDING, BUT NOT LIMITED TO, PLUMBING FIXTURES, TOILET ACCESSORIES, CABINETS, SHELVING, LADDERS, LIGHT FIXTURES, AND KITCHEN EQUIPMENT. GRAB BAR SHALL WITHSTAND 300 LBS PULL.

G. DOORS AND FRAMES
1. WHERE LABELED DOORS ARE SCHEDULED, PROVIDE LABELS ON DOORS AND FRAMES.
2. CAULK AROUND METAL FRAMES AFTER INSTALLATION OF VWC. SUBMIT CAULK COLOR TO MATCH VWC FOR APPROVAL.
3. NEW DOOR FRAMES IN STUD PARTITIONS SHALL BE AT MINIMUM HALF-FILLED WITH GROUT FOR SOUND-DAMPENING BEFORE SETTING IN PLACE.
4. VERIFY THAT ALL NEW DOORS FOR PUBLIC ACCESS MEET THE CURRENT HANDICAP ACCESSIBILITY REQUIREMENTS AS FOLLOWS:
5. INTERIOR THRESHOLDS SHALL BE NO HIGHER THAN 1/2" AFF THRESHOLDS HIGHER THAN 1/4" SHALL BE BEVELED @ 1:2.

H. FINISHES
1. VWC NOTES:
   a. WHERE NEW VWC IS TO BE INSTALLED, REMOVE ALL EXISTING VWC & TAPE/BED AND PREPARE WALLS AS REQUIRED TO ACHIEVE A SOUND EVEN SUBSTRATE.
   b. SIZE ALL WALL SURFACES PRIOR TO INSTALLATION OF NEW VWC.
   c. FOR EACH VINYL WALL COVERING PATTERN TYPE, INSTALL THREE FULL-HEIGHT STRIPS IN A SCHEDULED ROOM, AND OBTAIN APPROVAL FORM OWNER'S REP BEFORE PROCEEDING.

I. MECHANICAL
2. REFER TO GENERAL NOTE NO. 1.

J. ELECTRICAL
1. REFER TO GENERAL NOTE NO.1.

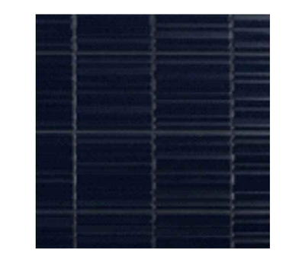
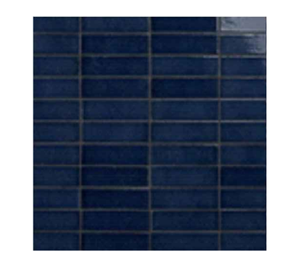
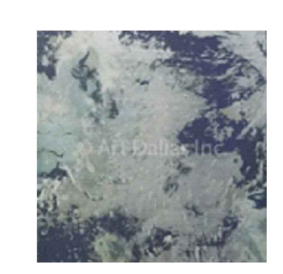
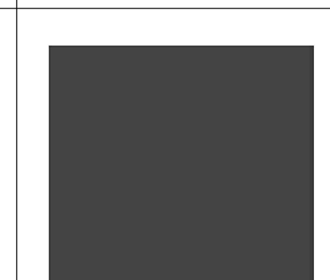
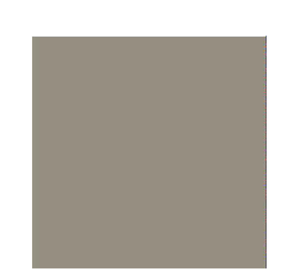
K. LIGHTING
1. REFER TO GENERAL NOTE NO. 1.

L. PLUMBING
1. REFER TO GENERAL NOTE NO. 1.

M. LIFE SAFETY
1. SPRINKLER AND FIRE ALARM SYSTEM REVISIONS AND INSTALLATIONS SHALL BE DESIGNED AND INSTALLED BY A CONTRACTOR LICENSED IN THE STATE OF ARIZONA. NEW INSTALLATIONS SHALL BE COMPATIBLE WITH THE EXISTING SYSTEMS AND SHALL BE DESIGNED IN ACCORDANCE WITH CURRENT LOCAL APPLICABLE CODES, SEALED AND SIGNED, AND APPROVED BY AUTHORITIES HAVING JURISDICTION.

N. FURNITURE, FIXTURES, & EQUIPMENT
1. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH PURCHASING AGENT THE DELIVERY OF OWNER FURNISHED ITEMS.
2. THE FOLLOWING ITEMS ARE OWNER FURNISHED AND CONTRACTOR INSTALLED:
   a. DECORATIVE LIGHTING
   b. CARPET & PAD
   c. WALLCOVERING
   d. MIRRORS

FINISH LEGEND

CODE	DESCRIPTION / LOCATION	REMARKS	IMAGE
	CEILING TILE		
ACT-01	ACOUSTICAL CEILING TILE LOCATION: MANUF: DESCRIPTION: PRODUCT NO: PATTERN: PANEL EDGE: SIZE: THICKNESS: TRIM: GRID: NOTE:	CEILING TILE AT TYPICAL SUITES. ARMSTRONG CEILING SOLUTIONS WOODWORKS LINEAR SOLID WOOD PANELS 8223W09M1 NOMINAL 3" WIDE PLANKS SQUARE 15/16" 12" X 96" ¾" ANTIQUE OAK (GAO) SUSPENDED LEE BAGGETT 972.841.1749	
	FLOOR TILE		
CT-01	CERAMIC TILE LOCATION: MANUF: PRODUCT NO: COLOR: FINISH: SIZE: THICKNESS: BASE: GROUT: NOTE:	WALL TILE AT WET BAR IN TYPICAL SUITES. TILEBAR SYDNEY BLUE GLOSSY AND MATTE 7.78"x 15.74" 9/16" - 1/4"- CUSTOM BUILDING PRODUCTS-#92 ADMIRAL BLUE MELANIE WALKER 214-507-5607	
CT-02	CERAMIC TILE LOCATION: MANUF: PRODUCT NO: COLOR: FINISH: SIZE: THICKNESS: BASE: GROUT: NOTE:	WALL TILE AT SEASON TICKET HOLDER'S RESTROOM. TILEBAR COLOR ONE JEAN BLUE GLOSSY 2" X 8" 3/8" - 1/8"- CUSTOM BUILDING PRODUCTS-#92 ADMIRAL BLUE MELANIE WALKER 214-507-5607	
CT-03	CERAMIC TILE LOCATION: MANUF: PRODUCT NO: COLOR: FINISH: SIZE: THICKNESS: BASE: GROUT: NOTE:	WALL TILE AT SEASON TICKET HOLDER'S RESTROOM. TILEBAR SEAPORT HIBISCUS GRAY POLISHED 2" X 9.8" 3/8" - 1/8"- CUSTOM BUILDING PRODUCTS-#183 CHATEAU MELANIE WALKER 214-507-5607	
CT-04	PORCELAIN TILE LOCATION: NAME: COLOR: SIZE: MANUF: SKU: FINISH: GROUT SIZE: GROUT COLOR:	FLOOR TILE AT TYPICAL SUITES, YACHT CLUB INTERIOR AND SEASON TICKET HOLDERS CLUB. DIGNITARY LUMINARY WHITE 12" X 24" DALTILE - MATTE 1/8" CUSTOM BUILDING PRODUCTS-#183 CHATEAU EMILY ORR 703-475-0393	
CT-05	PORCELAIN TILE LOCATION: NAME: COLOR: SIZE: MANUF: SKU: FINISH: GROUT SIZE: GROUT COLOR:	YACHT CLUB EXTERIOR FLOOR. DIGNITARY LUMINARY WHITE 12" X 24" DALTILE - TEXTURED 1/8" CUSTOM BUILDING PRODUCTS-#183 CHATEAU EMILY ORR 703-475-0393	
GL-01	GLASS LOCATION: COLOR: SIZE: MANUF: TYPE: PRODUCT NAME: NOTES:	MIRROR AT BUFFET WALL AT YACHT CLUB INDIGO BLUE - CUSTOM 12" Sq. - REF PLAN FOR LAYOUT ART DALLAS, INC. ANTIQUE MIRRORED GLASS INDIGO BLUE MICHAEL TELEHA 214-212-8258 MTELEHA@ARTDALLAS.COM	
	PAINT		
PT-01	PAINT LOCATION: MANUF: COLOR: FINISH: NOTE:	WALL PAINT THROUGHOUT SHERWIN WILLIAMS SW 7551 - GREEK VILLA LOW GLOSS EG-SHELL BRETT HUCKELBURY 214.553.3940	
PT-02	PAINT LOCATION: MANUF: COLOR: FINISH: NOTE:	WALLS IN TYPICAL SUITES AND SEASON TICKET HOLDER'S CLUB WALLS, AND BAR DYE WALL AT THE YACHT CLUB SHERWIN WILLIAMS SW 9177 - SALTY DOG LOW GLOSS EG-SHELL BRETT HUCKELBURY 214.553.3940	
PT-03	PAINT LOCATION: MANUF: COLOR: FINISH: NOTE:	LEGS AT DRINK SHELF AT YACHT CLUB SHERWIN WILLIAMS SW 7069 - IRON ORE LOW GLOSS EG-SHELL BRETT HUCKELBURY 214.553.3940	
PT-04	PAINT LOCATION: MANUF: COLOR: FINISH: NOTE:	BUFFET MIRROR WALL CASING AT THE YACHT CLUB, AND WALLS IN SEASON TICKET HOLDER'S CLUB SHERWIN WILLIAMS SW 9171 LOW GLOSS EG-SHELL BRETT HUCKELBURY 214.553.3940	
PT-05	PAINT LOCATION: MANUF: COLOR: FINISH: NOTE:	CEILING PAINT THROUGHOUT SHERWIN WILLIAMS SW 7005- PURE WHITE MATTE BRETT HUCKELBURY 214.553.3940	
	COUNTERTOPS		
ST-01	SOLID SURFACE : LOCATION : TYPE : SUPPLIER : COLOR: FINISH: NOTE:	COUNTERTOPS THROUGHOUT GRANITE ARIZONA TILE BLACK MIST HONED 3 CM	
	WOOD		
WD-07	WOOD: LOCATION: TYPE: SUPPLIER: COLOR: FINISH: SIZE: NOTE:	WOOD THROUGHOUT WHITE OAK CONTRACTOR SOURCED TO MATCH DESIGNER SAMPLE; WILSONART 335 STANDARD LAMINATE;JUBILEE OAK 8242-38 30 GU REFERENCE PLANS AND ELEVATIONS	

PLUMBING LEGEND

CODE	DESCRIPTION / LOCATION	REMARKS	IMAGE
P-01	FAUCET LOCATION: MANUF: DESCRIPTION: PRODUCT NO: FINISH NOTE:	FAUCET AT WET BAR AT SUITES ELKAY ELKAY AVADO SINGLE HOLE BAR FAUCET WITH LEVER HANDLE LKAV3021BK BLACK STAINLESS https://www.elkay.com/products/details/LKAV3021BK	
P-03	SINK LOCATION: MANUF: PRODUCT NO: PRODUCT NAME: FINISH: SIZE: NOTE:	BAR SINK AT SUITES WETBAR ELKAY BCR15 ELKAY CELEBRITY STAINLESS STEEL SINGLE BOWL DROP IN BAR SINK STAINLESS STEEL 15" x 15" x 6-1/8" HTTPS://WWW.ELKAY.COM/PRODUCTS/DETAILS/BCR15	

HARDWARE LEGEND

CODE	DESCRIPTION / LOCATION	REMARKS	IMAGE
H-01	CABINET PULL LOCATION: MANUF: DESCRIPTION: PRODUCT NO: FINISH: SIZE:: NOTE:	CABINET PULLS THROUGHOUT SUITES AND YACHT CLUB SEA DOG LINE QUALITY GEAR CLOSED BASE CLEAT - FLAT HEAD 046104-1/046104 BRASS 4" X 1" https://sea-dog.com/groups/153-closed-base-cleat-flat-head	
H-02	ROPE HARDWARE LOCATION: MANUF: PRODUCT NO: FINISH: SIZE: : NOTE:	YACHT CLUB BAR DYE WALL FACE KNOT AND ROPE 8704-40-G BRASS 1½" HTTPS://WWW.KNOTANDROPE.COM/COLLECTIONS/DECORATIVE-HARDWARE/PRODUCTS/1-1-2-ROPE-BRACKET	
H-03	ROPE LOCATION: MANUF: PRODUCT NO: PRODUCT NAME: FINISH: SIZE: NOTE:	ROPE AT BAR DYE WALL FACE KNOT AND ROPE 3352 TAN - POLY COMBO - SPUN FIBER 1.5" HTTPS://WWW.KNOTANDROPE.COM/COLLECTIONS/POLY-COMBO-ROPE/PRODUCTS/1-1-2-POLYESTER-ROPE-SPUN-FIBER-TAN	
H-04	PORTHOLE LOCATION: MANUF: PRODUCT NO: PRODUCT NAME: FINISH: SIZE: NOTE:	TO BE PROVIDED BY CONTRACTOR	

SHEET INDEX

INTERIOR DESIGN
ID-000 GENERAL NOTES AND FINISH LEGEND
ID-003 SUITE LEVEL PLAN
ID-101 WEST & NORTH SUITES PLAN, FFE PLANS, ELEVATIONS
ID-102 YACHT CLUB PLAN, FF&E, ELEVATIONS
ID-501 SECTIONS & DETAILS

ABBREVIATIONS

ADJ	ADJUSTABLE	DIA	DIAMETER	MFD	MANUFACTURED
AFF	ABOVE FINISH FLOOR	DIM	DIMENSION	MFG	MANUFACTURER
AL	ALUMINUM	DR	DOOR	MUL	MULLION
ARCH	ARCHITECTURAL	DTL	DETAIL	MTL	METAL
BO	BY OTHERS	DWG	DRAWING	NIC	NOT IN CONTRACT
BD	BOARD	EJ	EXPANSION JOINT	NTS	NOT TO SCALE
BLK	BLOCK	EA	EACH	OC	ON CENTER
BLKG	BLOCKING	EL	ELEVATION	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
BRKT	BRACKET	ELECT	ELECTRICAL		
BRZ	BRONZE	ELEV	ELEVATOR	OFOI	OWNER FURNISHED OWNER INSTALLED
BVL	BEVELED	EQ	EQUAL		
CC	CENTER TO CENTER	EQUIP	EQUIPMENT	QT	QUARRY TILE
CIP	CAST IN PLACE	EWC	ELECTRIC WATER CLOSET	RAD	RADIUS
CJ	CONSTRUCTION JOINT	EXIST	EXISTING	REQD	REQUIRED
CLG	CEILING	FA	FIRE ALARM	SECT	SECTION
CMU	CONCRETE MASONRY UNIT	FOF	FACE OF FINISH	SC	SOLID CORE
CT	CERAMIC TILE	FEC	FIRE EXTINGUISHER CABINET	SS	STAINLESS STEEL
CAB	CABINET	FIN	FINISH	ST	STONE
CEM	CEMENT	GA	GAUGE	STL	STEEL
CER	CERAMIC	GALV	GALVANIZED	THK	THICK
CL	CLEAR(ANCE)	GL	GLASS	UNO	UNLESS NOTED OTHERWISE
COL	COLUMN	GYPBD	GYPSUM BOARD	VCT	VINYL COMPOSITION TILE
CONC	CONCRETE	HCP	HANDICAPPED	VIF	VERIFY IN FIELD
CONN	CONNECTION	HRDW	HARDWARE	VIN	VINYL
CONSTR	CONSTRUCTION	HT	HEIGHT	VNR	VENEER
CONT	CONTINUOUS	HVAC	HEATING, VENTILATION & AIR CONDITIONING	WD	WOOD
CONTR	CONTRACTOR			W	WITH
CORR	CORRIDOR	ITF	INFORMATION TO FOLLOW	WM	WALKOFF MAT
CPT	CARPET	INSUL	INSULATION	WO	WITHOUT
CTSK	COUNTERSUNK	MIN	MINIMUM	TZ	TERRAZZO

SYMBOLS

ROOM NAME NUMBER	ROOM NAME & NUMBER	CP	CONTROL PANEL	T	THERMOSTAT
NN/IAX.X	ELEVATION		FLOOR OUTLET	V	VOLUME CONTROL
	GYPSUM BOARD CEILING		FLOOR PHONE	V	VALET CALL BUTTON
	LAY-IN ACOUSTIC TILE		DOOR BUZZER	POS	POINT OF SALE
	ACCESS PANEL	CH	DOOR CHIME		ADJUSTABLE MIRROR
▲	TELEPHONE	AS	ALARM SPEAKER	$	SWITCH
△	DATA	S	SPRINKLER		DIMMER SWITCH
	TELE/DATA	SP	SPEAKER	CO	CLOCK OUTLET
	DUPLEX OUTLET	●	CEILING J BOX		4' POWER STRIP
	QUAD OUTLET	C	CAMERA	J	JUNCTION BOX
T	TELEVISION	SD	SMOKE DETECTOR	C	CABLE / SATELLITE CONNECTION
	SPECIALTY OUTLET	F	EXTRACT FAN	FA	FIRE ALARM / STROBE
	PARTITION TYPE	S	SENSOR		EXIT SIGN
		TYPE SIZE	DOOR TYPE	X11	KEY NOTE

DALE PARTNERS

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Interiors
Planning

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p 601.352.5411

161 Lameuse Street
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Shuckers Park Renovations Phase 2
Biloxi, Mississippi

100% CD SET

Project No	23076
Date	Jan. 29 2024
Drawn	AKM
Checked	RPM

MURPHY CRAMER DESIGN
MC
1825 MARKET CENTER BLVD
STE 150 DALLAS, TX 75207
214.635.1013 MCDESIGN.COM

ID-000
General Project Information

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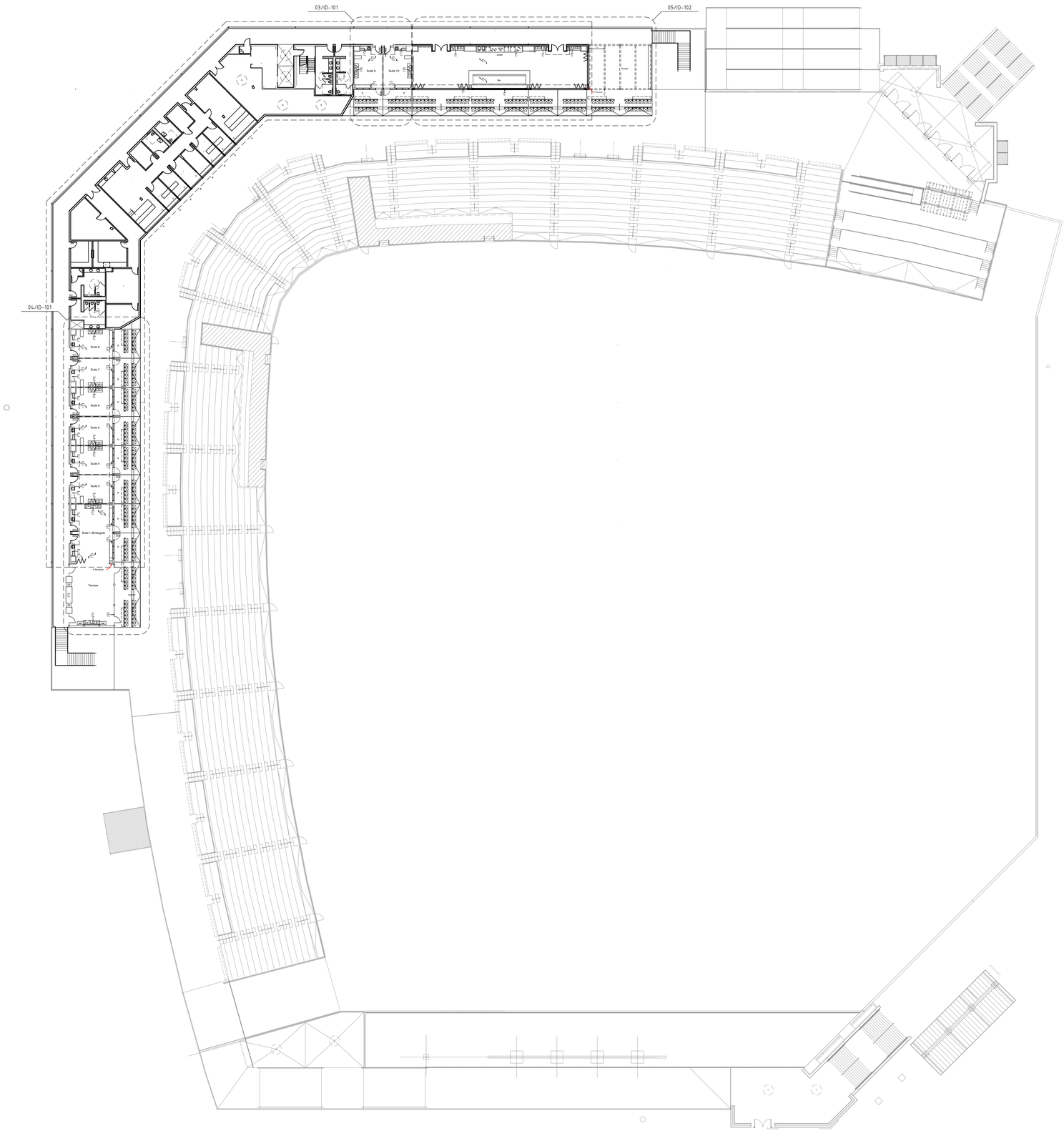

01 Suite Level Plan
SCALE : 3/64" = 1'-0"

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Shuckers Park Renovations Phase 2

Biloxi, Mississippi

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Revision	

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STE 150 DALLAS, TX 75207
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ID-003
KEY PLAN

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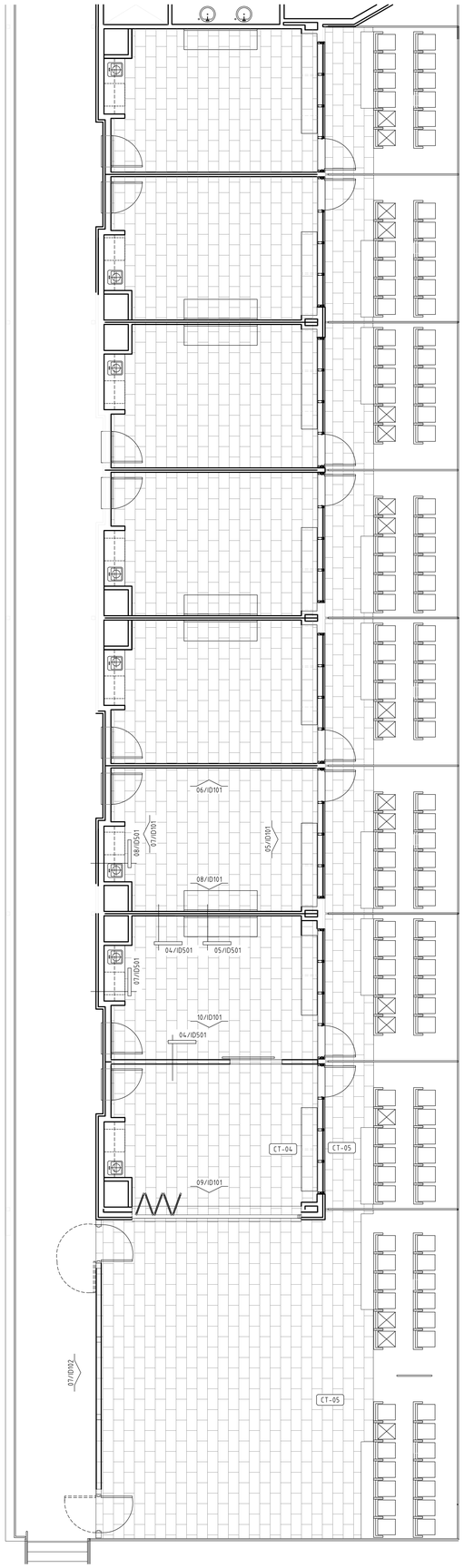
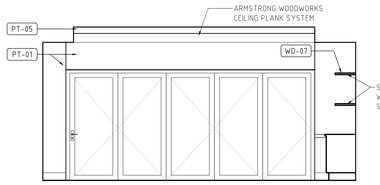
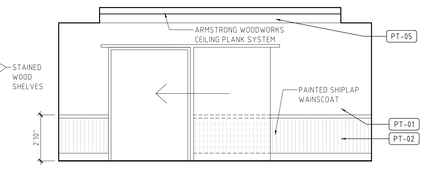


04 West Suites Plan
SCALE : 3/16" = 1'-0"



09 West Suite Elevation
SCALE : 1/4" = 1'-0"



10 West Suite Elevation
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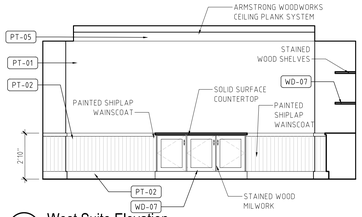

08 West Suite Elevation
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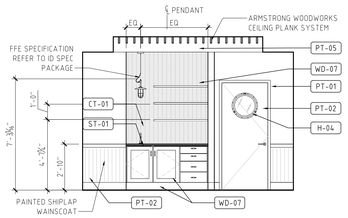
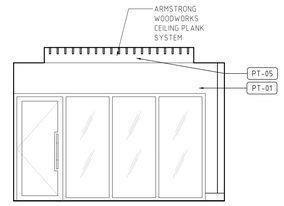


07 West Suite Elevation
SCALE : 1/4" = 1'-0"

06 West Suite Elevation
SCALE : 1/4" = 1'-0"



05 West Suite Elevation
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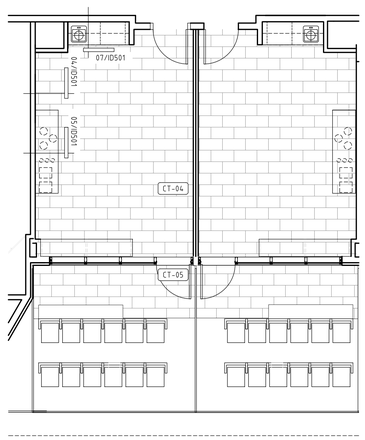
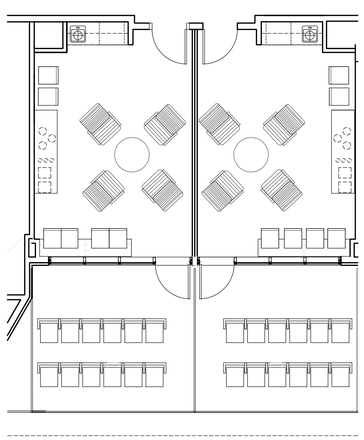
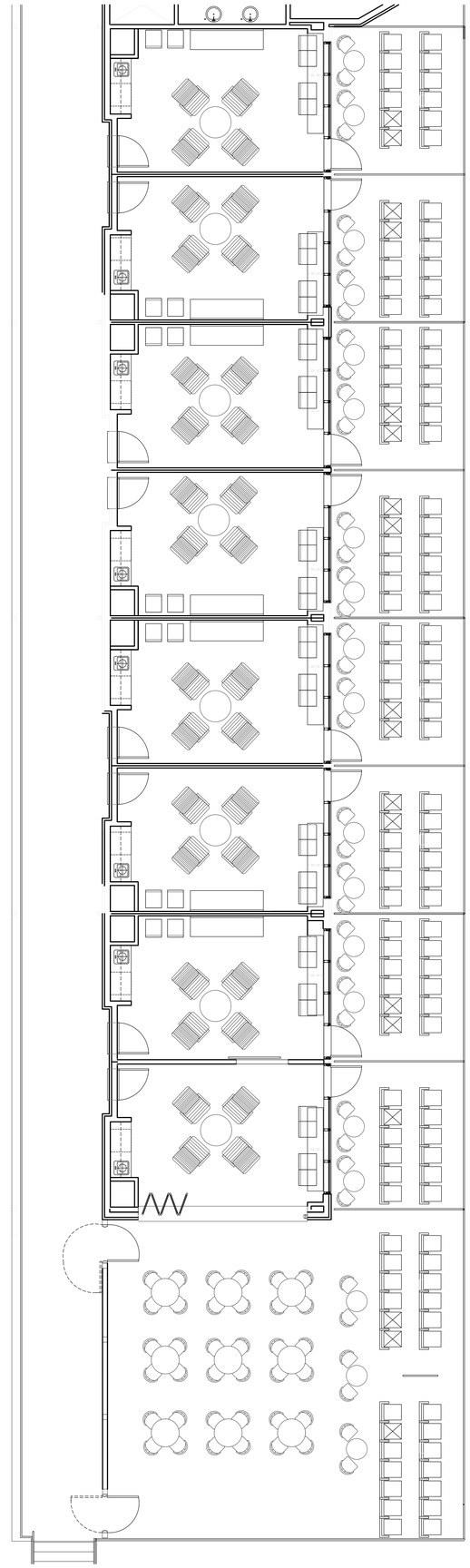


03 North Suites Plan
SCALE : 3/16" = 1'-0"



02 North Suites FF&E Plan
SCALE : 3/16" = 1'-0"



01 West Suites FF&E Plan
SCALE : 3/16" = 1'-0"

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Shucker's Park Renovations Phase 2

Biloxi, Mississippi

100% CD SET

Project No	23076
Date	Jan. 29 2024
Drawn	AKM
Checked	RPM
Revisions	Rev Date

ID-101

Enlarged Plans

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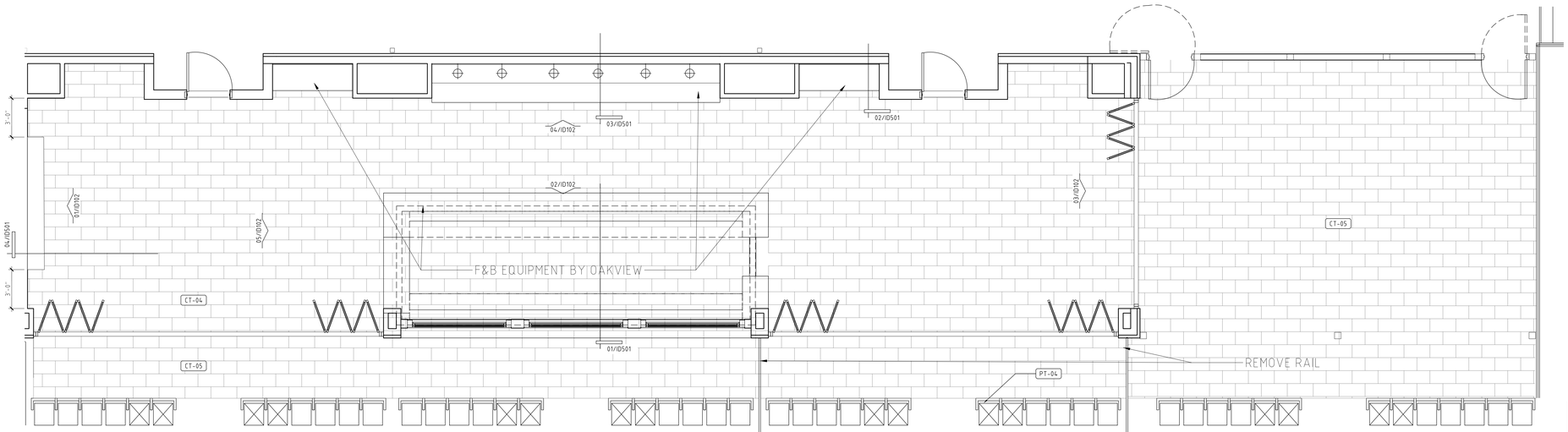
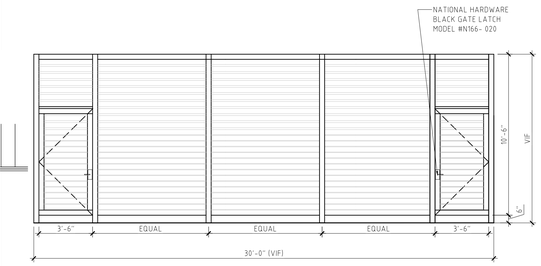


8 YACHT CLUB FLOOR PLAN
SCALE : 1/4" = 1'-0"



07 YACHT CLUB FENCE ELEVATION
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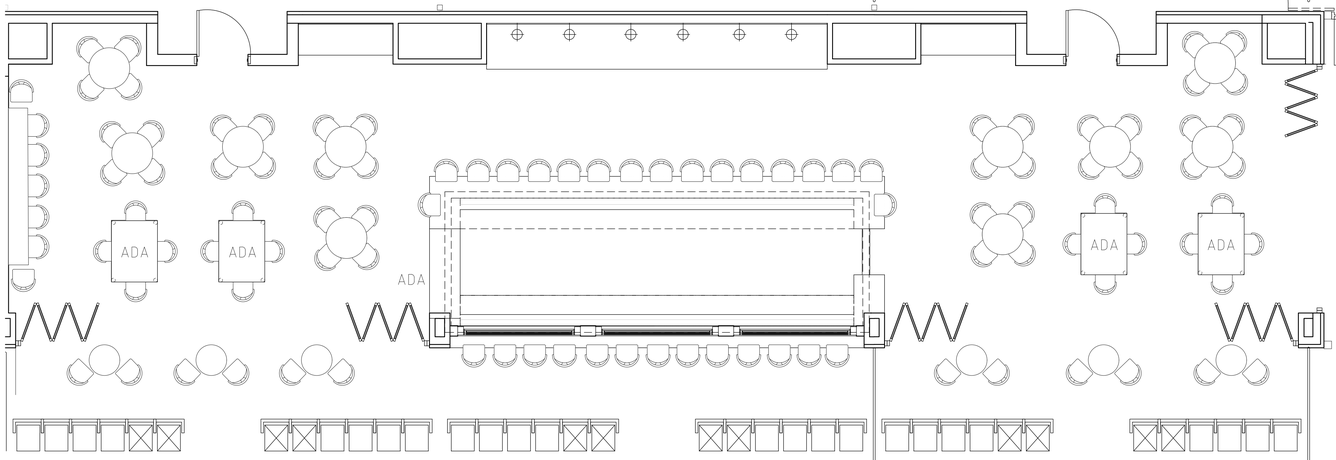
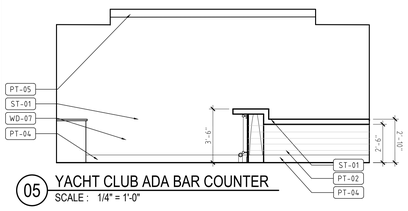
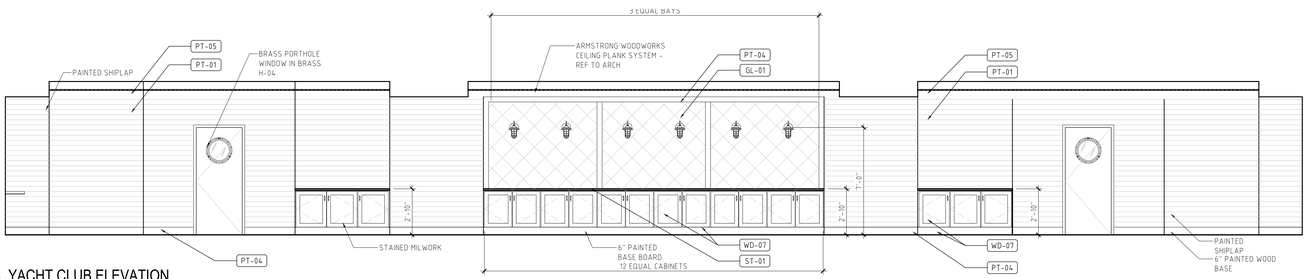


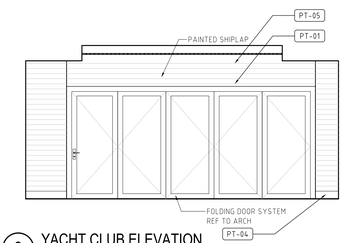
06 YACHT CLUB FF&E PLAN
SCALE : 1/4" = 1'-0"



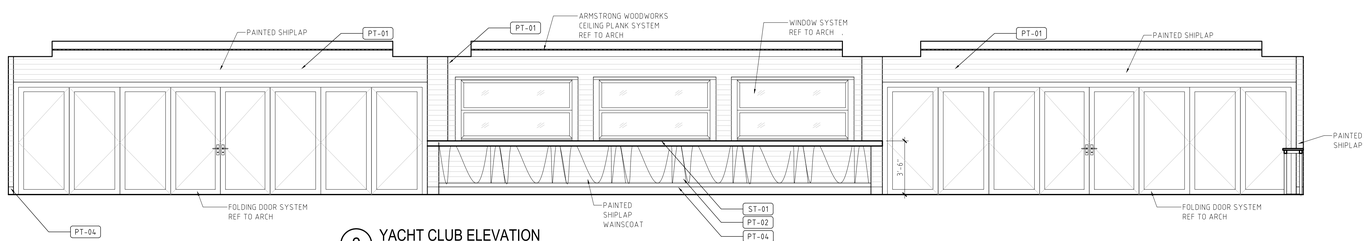
05 YACHT CLUB ADA BAR COUNTER
SCALE : 1/4" = 1'-0"



4 YACHT CLUB ELEVATION
SCALE : 1/4" = 1'-0"



3 YACHT CLUB ELEVATION
SCALE : 1/4" = 1'-0"



2 YACHT CLUB ELEVATION
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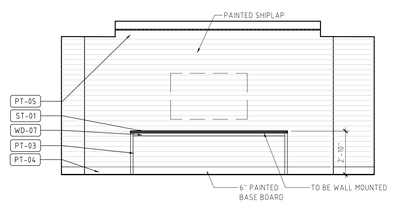

1 YACHT CLUB ELEVATION
SCALE : 1/4" = 1'-0"

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Shucker's Park Renovations Phase 2

Biloxi, Mississippi

100% CD SET

Project No	23076
Date	JAN. 29 2024
Drawn	AKM
Checked	RPM

Revisions

ID-102

Enlarged Plans

MURPHY CRAMER DESIGN

MC

1825 MARKET CENTER BLVD
STE 150 DALLAS, TX 75207
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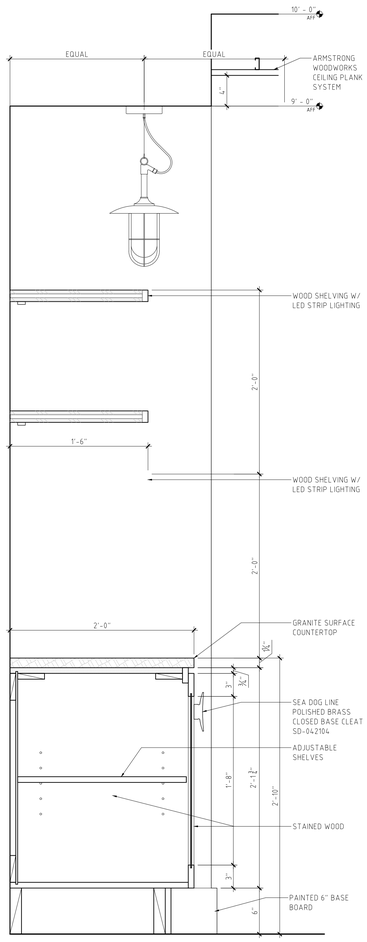
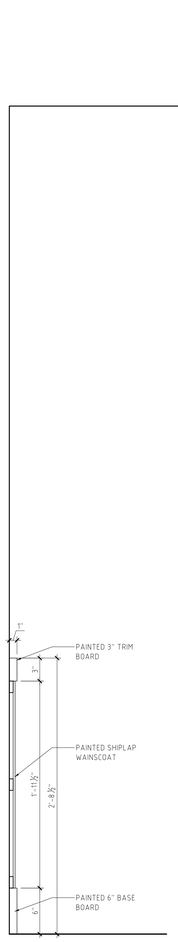


07 SUITE CABINET DETAIL
SCALE : 1 1/2" = 1'-0"



06 SHIPLAP WAINSCOAT DETAIL
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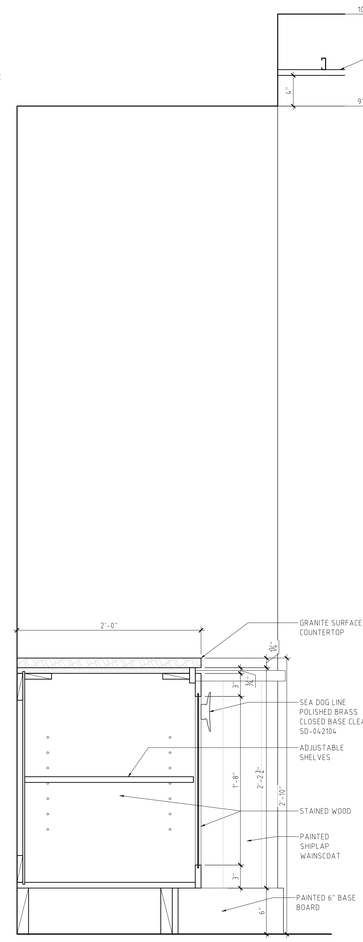
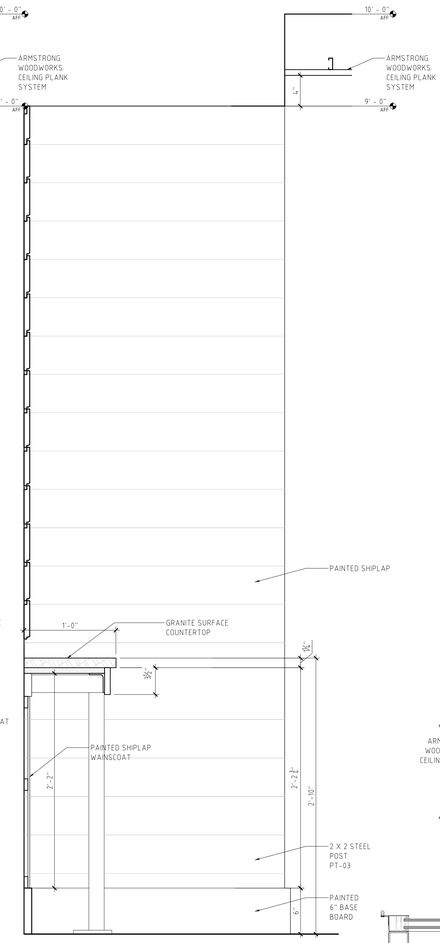
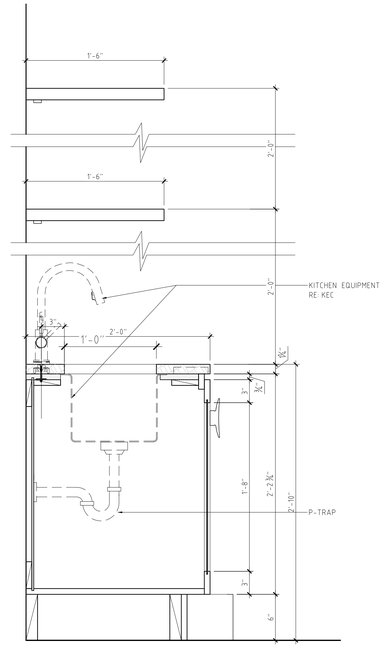


05 SUITE- CABINET DETAIL
SCALE : 1 1/2" = 1'-0"



04 YACHT CLUB DRINK SHELF DETAIL
SCALE : 1 1/2" = 1'-0"



08 SUITE CABINET DETAIL
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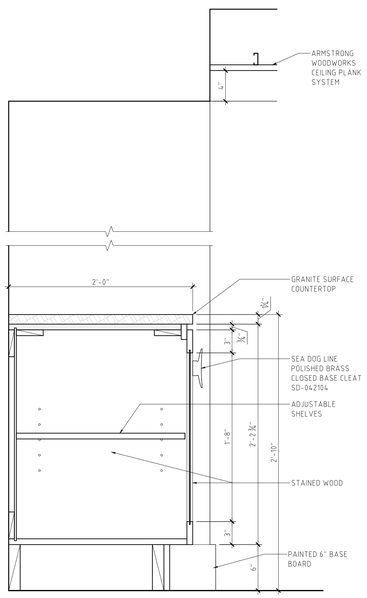

03 YACHT CLUB- CABINET DETAIL
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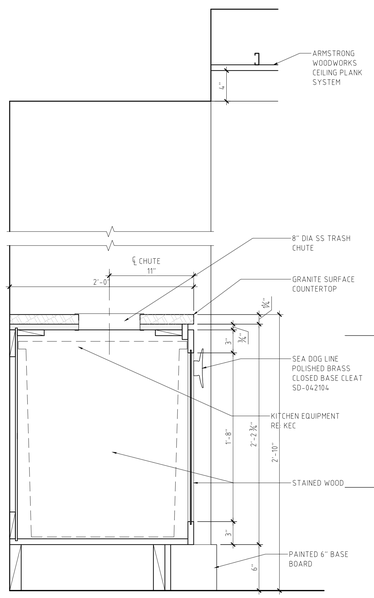
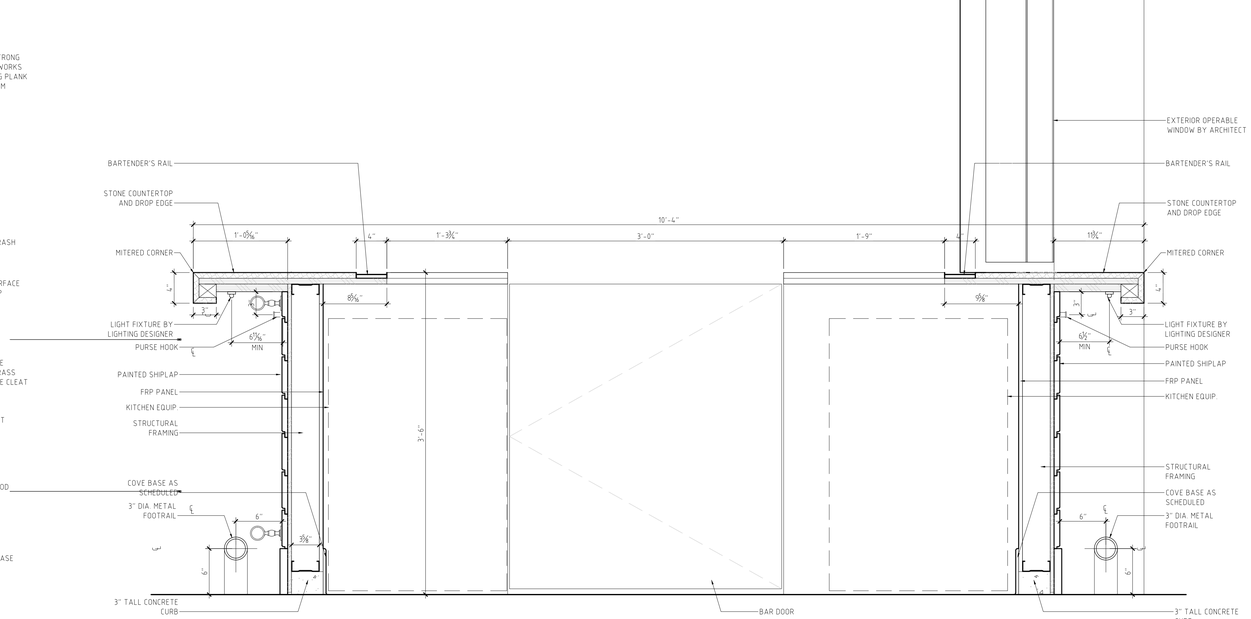


02 YACHT CLUB- CABINET DETAIL
SCALE : 1 1/2" = 1'-0"



01 BACK BAR SECTION @ WINDOW
SCALE : 1 1/2" = 1'-0"

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Shuckers Park Renovations Phase 2
Biloxi, Mississippi

100% CD SET

Project No	23076
Date	Jan 29 2024
Drawn	AKM
Checked	RPM

Revisions

ID-501
Details

MURPHY CRAMER DESIGN
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USERVw: AMCKENNA DESKTOP-UIC2UGO6
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XREF'S: 27 JAN 2024 - 12:52PM

STRUCTURAL NOTES

THE STRUCTURAL NOTES DEFINE GENERAL DESIGN AND MATERIAL REQUIREMENTS AND ARE INTENDED TO SUPPLEMENT, BUT NOT REPLACE, THE PROJECT SPECIFICATIONS

DESIGN CRITERIA

1. Building Code: 2018 International Building Code and ASCE 7-16 (except Chapter 14)

   1.1. Building Risk Category: III

2. Design Loads

   2.1. Uniform Roof Live Load (reduced per Building Code) — 20 psf

   2.2. Wind Loads:
   Basic Wind Speed V(ult) = 180 mph
   Wind Borne Debris Region
   Wind Exposure D
   Internal Pressure Coefficient, GC_{pi} = +/-0.18 (Enclosed Building)
   Directionality Factor, K_d = 0.85

3. Structural Engineer is not responsible for the design of steel stairs, handrails, window wall systems, cold-formed steel framing, or other systems not shown in the Structural Documents. Such systems shall be designed, furnished, and installed as required by other portions of the Construction Documents.

GENERAL

1. Reference to standards or specifications of technical societies, organizations, or associations means the standard or specification referenced by the governing Building Code shown on the Drawings, unless specifically noted otherwise.

2. Material, workmanship, and design shall conform to the referenced Building Code.

3. For dimensions not shown in the Structural Drawings, see the Architectural Drawings.

4. Contractor responsibilities include, but are not limited to, the following:

   4.1 Coordinate the Structural Documents with the Architectural, Mechanical, Electrical, Plumbing, and Civil Documents. Architect/Structural Engineer shall be notified of any discrepancy or omission prior to installation of associated work.

   4.2 Coordinate Structural Documents with Architectural and MPE Documents for location and quantity of miscellaneous framing for items such as suspended or supported mechanical units, etc. Refer to Architectural and MPE Documents for additional miscellaneous structural elements that may not appear in the Structural Documents.

   4.3 The structure is stable only in its completed form. Temporary supports required for stability during all intermediate stages of construction shall be designed, furnished, and installed by the Contractor.

   4.4 Contractor has sole responsibility for jobsite safety and complying with all health and safety precautions as required by any regulatory agency. In performing construction observation visits to the jobsite, the Structural Engineer will have no control over, nor responsibility for, the Contractor's means, methods, sequences, techniques, or Procedures in performing the work.

   4.5 Contractor is responsible for locating concrete reinforcement prior to installation of post-installed anchors, through bolts, or other post-installed items in concrete. Existing reinforcement shall not be cut or otherwise damaged while installing post-installed anchors.

5. Existing and Unforeseen Conditions

   5.1 Contractor shall field verify all existing conditions, elevations, and site conditions prior to construction and fabrication. Contractor shall immediately notify Structural Engineer of any existing conditions that are in conflict with the Structural Documents.

   5.2 Shop drawing submittals shall be based on field verified dimensions and conditions only. Contractor shall clearly show actual field dimensions on shop drawings.

SUBMITTALS

1. Shop Drawings and Submittals

   1.1 Reproduction of Structural Drawings for shop drawings is not permitted.

   1.2 Electronic drawing files will not be provided to the Contractor.

   1.3 Review of shop drawings will be for conformance with the Construction Documents regarding arrangement and sizes of members and the Contractor's interpretation of the design loads, if applicable, and Construction Document details. Such review shall not relieve the Contractor of the full responsibility to comply with the Construction Documents.

2. Submittals

   2.1 The Structural Quality Assurance Plan and Specifications identify the required submittals. Prior to (or with) the first submittal, Contractor shall submit a list of all required submittals for Engineer's review.

3. Deferred Submittals

   3.1 Deferred Submittals include those portions of the project that are furnished by the Contractor and designed by someone other than the Engineer of Record and are submitted at the time of the application. Deferred Submittals shall be submitted to the Building Official prior to fabrication and installation.

   3.2 Submittal documents for Deferred Submittals:

      3.2.1 Shall be included in the Contractor's scope of services and shall be sealed by an Engineer licensed in the project state. Design of Deferred Submittals shall be in accordance with the governing Building Code indicated above.

   3.3 The following shall be considered Deferred Submittals:
   Steel Connections - See "Structural Steel" Section
   Cold-Formed Exterior Steel Stud Framing
   Cold-formed Steel Framing
   Pre-engineered Canvas Canopy Roof

REINFORCEMENT

1. Reinforcing Bars: ASTM A615, Grade 60

2. Welded Wire Reinforcement (WWR): ASTM A1064

CAST-IN-PLACE CONCRETE

1. Concrete Properties: Normal Weight Structural Concrete — 4,000 psi

2. Special Finishes: Refer to Architectural Drawings for molds, grooves, ornaments, clips or grounds required to be encased in concrete and for location of floor finishes and slab depressions.

3. Defect Repair: Honey-combing, spalls, cracks, etc. shall be repaired. Extent of defective area to be determined by the Structural Engineer.

NON-SHRINK GROUT

1. Non-shrink grout under steel base plates shall be a packaged hydraulic cement grout and conform to ASTM C1107.

2. Mixing of grout, surface preparation of concrete substrate, placement, thermal control, and curing of grout shall conform to the manufacturer's instructions.

3. Work related to the grout under steel base plates shall conform to all requirements of ACI 351.4-14, "Specification for Installation of Cementitious Grouting between Foundations and Equipment Bases".

4. The required minimum compressive strength at 28 days is 6,000 psi.

5. Mix grout to its flowable, self-leveling consistency, and place under base plate in a flowable state.

6. Use forms to contain grout. Forms shall be set at a distance from the edge of the baseplate on all sides equal to at least the thickness of the grout bed, and no less 1.5-in.

7. Non-shrink grout used for patching, repair, and other specific applications shall be submitted for review and approval by engineer.

STRUCTURAL STEEL

1. Steel Shapes

   1.1 W-Shapes: ASTM A992 (Grade 50)

   1.2 Angles, Channels, Plates, UNO: ASTM A36

   1.3 Square/Rectangular/Round Hollow Structural Sections (HSS): ASTM A500, Grade B

   1.4 Pipe Structural Sections: ASTM A53, Grade B

2. Anchor Rods and Bolts

   2.1 Anchor Rods: ASTM F1554, Grade 36.

   2.2 Bolts: 3/4" Diameter A325 minimum. All connections may be bearing type, UNO. Design bearing type connections for load values with threads included in the shear plane. Submit proposed bolt tightening procedure for review.

3. Structural steel shall be fabricated and erected according to the "Specification for Structural Steel Buildings" referenced in the referenced Building Code.

4. Connections shall be detailed based on the design information provided in the Structural Documents.

   4.1 Standard Shear Connections: Detail as bolted or welded double-angle, single-plate, single-angle, or tee connections in accordance with the connection tables in the "Manual of Steel Construction" referenced in the referenced Building Code.

      4.1.1 Shear connections not defined in the AISC Manual shall be designed by an Engineer licensed in the project state. This design service shall be included in the Contractor's scope of services. Shop drawings of such connections shall be sealed by the Engineer, completed prior to and submitted with the Structural Steel Shop Drawings.

   4.2 Welded Connections: Prequalified welded joints in accordance with AISC and the Structural Welding Code of the American Welding Society; "Non-prequalified joints" shall be qualified prior to fabrication.

   4.3 Factored Design Forces/Reactions: As shown on the Structural Drawings or, if not shown, the factored design reaction shall be half of the "Maximum Total Uniform Load (LRFD)" tabulated in the "Manual of Steel Construction" referenced in the referenced Building Code.

5. Shop Drawings: Submittal shall adequately depict structural members and connections.

6. Welders shall be qualified for the work performed in accordance with AWS D1.1. Welder qualifications shall be certified by the local building authority and verified by the Contractor and the Special Inspector.

7. Architecturally Exposed Structural Steel (AESS): Conform to AISC Code of Standard Practice, Section 10. AESS shall be sandblasted (SSPC-SP6) prior to primer coat application. Primer shall be compatible with final paint coat and shall be approved by finish paint contractor. Steel deck shall be painted after installation. See Architectural Documents for paint specifications. AESS includes the following:

   Structural steel members exposed to view
   Structural steel members identified as AESS in the Structural or Architectural Drawings

8. Galvanizing

   8.1 Galvanize environmentally exposed steel.

   8.2 Galvanized members shall have proper treatment performed to accept paint.

   8.3 Touch-up welds and abrasions in galvanized members in accordance with ASTM A780

POST-INSTALLED ANCHORS

1. Post-installed anchors shall only be installed where indicated on the structural drawings, unless approved by engineer of record.

2. The below products are the design basis for this project. Product diameter and embedment shall be as shown in the details. Install products in accordance with manufacturer's printed installation instructions (MPII). Refer to the project building code and/or evaluation report for special inspections and proof load requirements. Substitution requests for products other than those listed below may be submitted by the contractor to the Engineer-of-Record (EOR) for review. Substitutions will only be considered for products having a research report recognizing the product for the appropriate application under the project building code. Substitution requests shall include calculations that demonstrate the substituted product is capable of achieving the equivalent performance values of the design basis product.

3. For Anchoring into Concrete

   3.1 Expansion Anchors: Hilti Kwik Bolt TZ (ICC-ES ESR-1917), Simpson Strong-Bolt 2 (ICC-ES ESR-3037), DeWalt/Powers Power-Stud+ SD1 (ICC_ES ESR-2818), or DeWalt/Powers Power-Stud+ SD2 (ICC-ES ESR-2502). Minimum embedment = 6 times anchor diameter, UNO.

   3.2 Screw Anchors: Simpson Titen-HD (ICC-ES ESR-2713), DeWalt Screw-Bolt+ (ICC-ES ESR-3889) or Hilti Kwik HUS-EZ (ICC-ES ESR-3027). Minimum Embedment = 6 times anchor diameter, UNO.

   3.3 Adhesive Anchors for Rebar Only

      3.3.1 Adhesive anchors shall be installed in concrete having a minimum age of 21 days at time of anchor installation.

      3.3.2 Adhesive anchors identified in the drawings as installed in a horizontal or upwardly inclined orientation to resist sustained tensile loads shall be installed by certified installers.

      3.3.3 Adhesive for rebar anchors shall have been tested in accordance with ACI 355.4 and ICC-ES AC308 for cracked concrete and seismic applications. Design bond strength has been based on CRACKED CONCRETE, ACI 355.4 temperature category B, and installations into dry holes drilled using a hammer drill into concrete that has cured for at least 21 days. Adhesive anchors shall be installed by a certified adhesive anchor installer where indicated on the contract documents. Installations requiring certified installers shall be inspected per ACI 318.

      3.3.4 Adhesive conforming to Simpson AT-XP (IAPMO-UES ER-263), Simpson SET-XP (ICC-ES ESR-2508), DeWalt/Powers Pure110+ (ICC-ES ESR-3298), DeWalt AC200+ Adhesive (ICC-ES ESR-4027), Hilti HIT-HY 200 SAFE Set Fast Cure Adhesive (ICC-ES ESR-3187), Hilti HIT-RE 500 V3 Safe Set Adhesive (ICC-ES ESR-3814). Minimum Embedment = 12 times anchor diameter, UNO.

4. Contractor shall arrange for an anchor manufacturer's representative to provide onsite installation training for all of their anchoring products specified. The structural Engineer of record must receive documented confirmation that all of the contractor's personnel who install anchors are trained prior to the commencement of anchor installation.

COLD-FORMED STEEL FRAMING

1. Cold-Formed Steel Design, Fabrication and Erection: Conform to AISI S100/SI "North American Specification for the Design of Cold-formed Steel Structural Members" referenced in the referenced Building Code.

2. Cold-Formed Steel Framing shall conform with the following

   2.1 Galvanized studs: 33 & 43 mil (f_y = 33 ksi) ASTM A1003 (Grade ST33H)
   54, 68 & 97 mil (f_y = 50 ksi) ASTM A1003 (Grade ST50H)

   2.2 Galvanized Tracks, bridging and accessories ASTM A1003

3. Cold-Formed Steel Studs and Accessories: As shown in the Structural Documents.

4. Connections: Welds or screws. Welds shall conform to AWS D1.3.

5. Splices: Not permitted in studs and joists.

6. Design of cold-formed steel members and their connections not specified in the structural drawings shall be the responsibility of the contractor. Submitted shop drawings with members and their connections designed by contractor shall be sealed by an Engineer licensed in the project state.

COLD-FORMED EXTERIOR STEEL STUD FRAMING

1. Design of cold-formed exterior steel non-load bearing studs and their connections shall be the sole responsibility of the Contractor. Design and shop drawing submittals shall comply with the Specifications. Shop drawings shall be sealed by an Engineer licensed in the Project state.

2. Cold-Formed Steel Design, Fabrication and Erection: Conform to AISI S100, "North American Specification for Design of Cold-Formed Steel Structural Members" referenced in the referenced Building Code.

DRAWING INDEX	
Sheet Number	**Sheet Name**
S-001	Structural Notes & Drawing Index
S-002	Structural Quality Assurance Plan
S-101	Framing Plans
S-201	Framing Sections & Details

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PHASE 2

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SDG Project No. 2023-194.00

S-001
Structural Notes & Drawing Index

STRUCTURAL QUALITY ASSURANCE PLAN

GENERAL

This Structural Quality Assurance Plan includes:

1. The Statement of Special Inspections which defines the scope of testing and inspection that is required for this project.
2. The responsibilities of the Contractor.
3. Structural Observations

Refer to other portions of the Construction Documents for Special Inspections required of architectural, mechanical, electrical, or other building components.

Special Inspector will be hired by the Owner.

Special Inspector shall maintain records of inspections in accordance with Chapter 17 of the Building Code and shall distribute these records to the Building Official, Architect, and Structural Engineer on a weekly basis, unless noted otherwise below. Reports shall indicate that work inspected/tested was done in conformance to the Construction Documents. Discrepancies shall be brought to the immediate attention of the Contractor for correction. If the discrepancies are not corrected, they shall be brought to the attention of the Building Official, Architect, and Structural Engineer prior to completion of that phase of the work.

At the conclusion of the project, the Special Inspector shall submit a final report documenting required special inspections and correction of any discrepancies noted in the inspections.

STATEMENT OF SPECIAL INSPECTIONS

Special Inspector shall perform the following tests and inspections of all structural elements included within this Statement of Special Inspections.

1. The structures or components of the structure requires observation of the structural system by a licensed design professional for general conformance to the construction documents and shall undergo periodic structural observation.

2. The following tables contain material, components and work that require special inspection or testing:
   a. Inspection Frequency, C - Continuous special inspection. Special inspection by the special inspector who is present when and where the work to be inspected is being performed.
   b. Inspection Frequency, P — Periodic special inspection. Special inspection by the special inspector who is intermittently present where the work to be inspected has been or is being performed. For structural steel observe the items on a random basis.
   c. See Steel section for additional information for inspection tasks.

STRUCTURAL STEEL	Inspection Frequency		Remarks
1. Inspection of steel framing to verify compliance with details shown on the approved construction documents including member locations, bracing, stiffening application of joint details at each connection, proper fasteners, etc.	-	P	-
2. Verify material identification markings and manufacture certificates/test reports conform to material standards in construction documents for:	-	-	-
a. Structural steel	-	P	-
b. Weld filler material	-	P	-
3. Inspection of high strength Bolts	-	-	-
a. Snug-tight joints.	-	P	Visually inspect. Verify that the connected plies are drawn into firm contact. Torque test (180 ft-lb) a minimum of 10% bolted connections.
4. Inspection of welds shall be in accordance with AWS D1.1.	-	-	Review and verify compliance of written welding procedures with AWS requirements and that welding procedures are being adhered to during field welding.
a. Verify welder certification. Conduct welder's qualifications on site.	-	-	-
b. Plug and slot welds.	C	-	-
c. Single-pass fillet welds less than or equal to 5/16".	-	P	-

COLD-FORMED EXTERIOR STEEL STUDS	Inspection Frequency		Remarks
1. Verify that installation of cold-formed members complies with the Construction Documents and the approved shop drawings.	-	P	-

COLD-FORMED STEEL (CFS) FRAMING	Inspection Frequency		Remarks
1. Verify that installation of cold-formed members complies with the Construction Documents and the approved shop drawings.	-	P	-

CONTRACTOR RESPONSIBILITIES

1. Contractor shall submit to the Building Official, Owner, and the Architect a written statement of responsibility that contains the following:
   a. Acknowledgment of awareness of the special requirements contained in the Statement of Special Inspections for the main wind- or seismic force-resisting system or a wind- or seismic-resisting component listed in the statement of special inspections.
2. Contractor shall pay for any additional structural testing/inspection required for work or materials not complying with the Construction Documents due to negligence or nonconformance and shall pay for any additional structural testing/inspection required for his convenience.
3. Contractor is responsible to ensure that the Special Inspector is on site as required to perform all tasks required by Statement of Special Inspection. Any work that requires special inspection and is performed without the Special Inspector being present is subject to being demolished and reconstructed.
4. Contractor has the following responsibilities to the Special Inspector:
   a. Provide copy of Construction Documents to Special Inspector and latest addenda (include change orders and field orders prior to inspection of work contained therein).
   b. Notify Special Inspector sufficiently in advance of operations to allow assignment of personnel and scheduling of tests.
   c. Cooperate with Special Inspector and provide access to work.
   d. Provide samples of materials to be tested in required quantities.
   e. Provide storage space for Special Inspector's exclusive use, such as for storing and curing concrete testing samples.
   f. Provide labor to assist Special Inspector in performing tests/inspections.
5. Contractor shall perform the following:
   a. CAST-IN-PLACE CONCRETE
      i. Submit manufacturer's certification that reinforcing materials comply with Construction Documents.
      ii. Establish concrete mix design proportions in accordance with the specifications and ACI 301.
      iii. Submit manufacturer's certification that concrete materials meet the requirements of the Construction Documents.
      iv. Submit manufacturer's data for tension and compression splicers.
   b. STRUCTURAL STEEL
      i. All welds requiring non-destructive test (NDT) that are performed in the shop shall be tested in the shop. Provide NDT reports performed in shop by fabricator. Fabricator is responsible for cost of NDT performed in shop. Reports shall identify the tested weld by piece mark and location in the piece.
   c. COLD-FORMED STEEL FRAMING
      i. Submit manufacturer's certification that the supplied cold-formed members comply with the Construction Documents.
   d. COLD-FORMED EXTERIOR STEEL STUDS
      i. Submit manufacturer's certification that the supplied cold-formed members comply with the Construction Documents.

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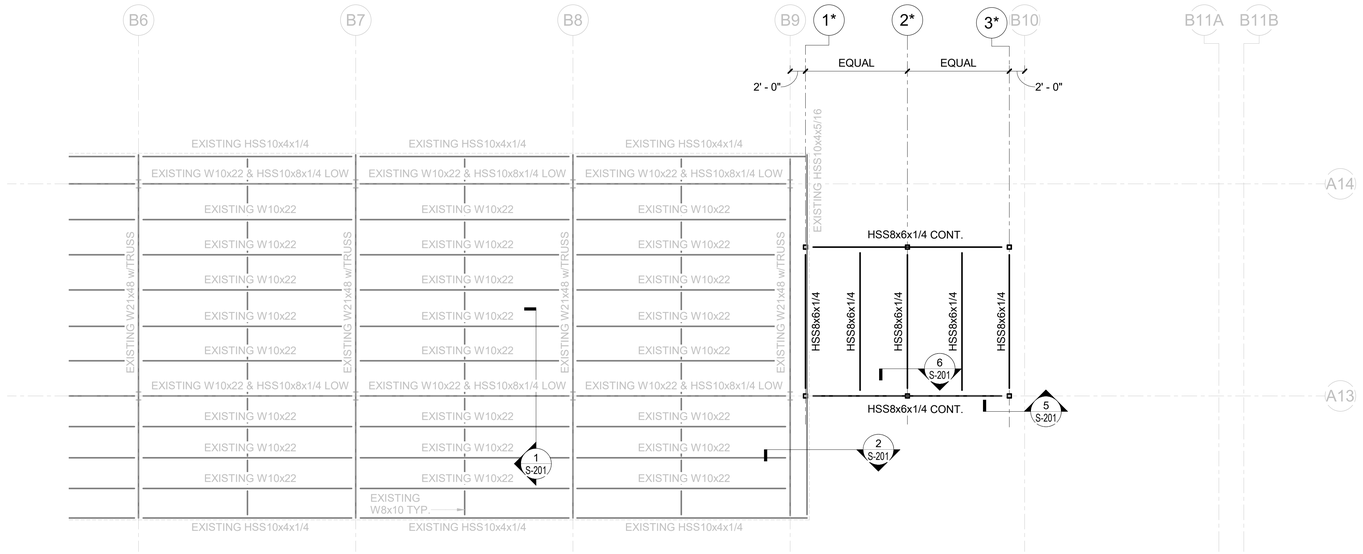
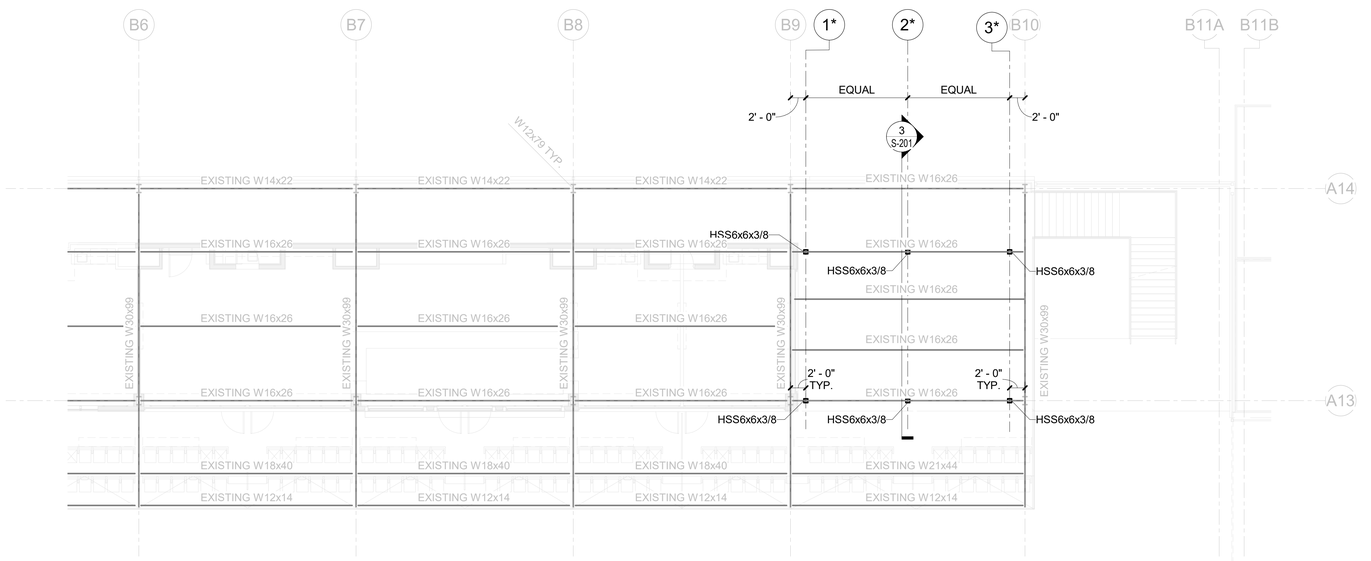
S-002
Structural Quality Assurance Plan



2 Roof Framing Plan

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

North



1 Suites Level Framing Plan

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

North

PLAN NOTES

1. ALL DIMENSIONS ARE TO BE VERIFIED WITH ARCHITECTURAL DRAWINGS BEFORE DETAILING AND CONSTRUCTION ARE TO BEGIN. FOR DIMENSIONS NOT SHOWN, SEE ARCHITECTURAL DRAWINGS DIMENSIONS SHOWN ARE TO FACE OF STUD OR EDGE OF SLAB.
2. CONTRACTOR SHALL FIELD VERIFY SIZES AND LOCATIONS OF ALL EXISTING SHOWN PRIOR TO START OF WORK OR FABRICATION. NOTIFY ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCY.
3. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ADEQUATELY SHORE EXISTING STRUCTURE UNTIL ALL NEW STEEL MEMBERS ARE IN PLACE.
4. CONTRACTOR SHALL SUBMIT THE LOCATIONS OF ALL THE MECHANICAL WALL OPENINGS FOR REVIEW AND APPROVAL BEFORE THE START OF WALL CONSTRUCTION.

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MGM Park Renovations

Biloxi, Mississippi

100% CD Set

Project No	23076
Date	JAN-29-24
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Revisions	Rev Date

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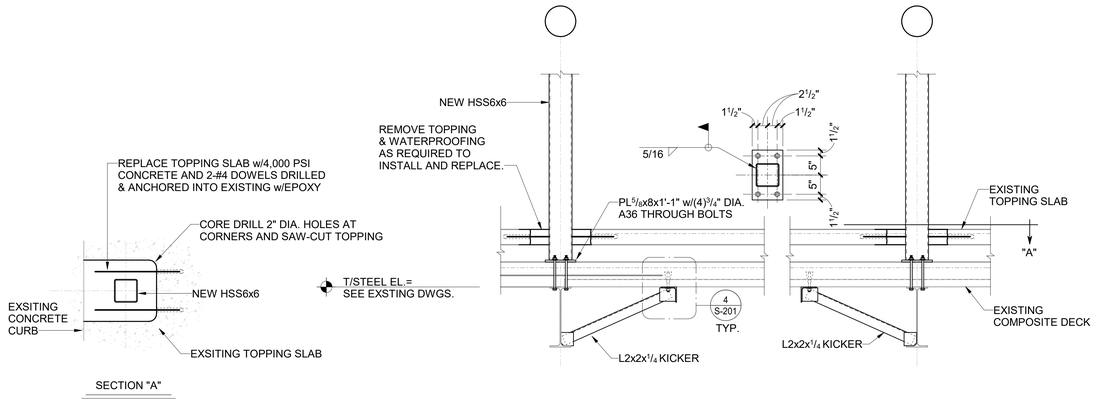
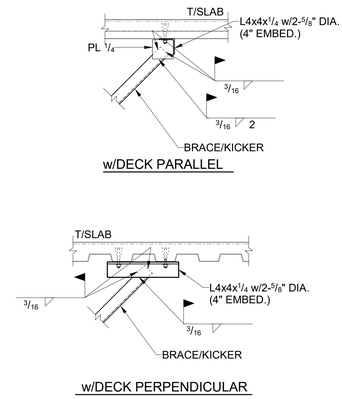
SDG Project No. 2023-194.00

S-101

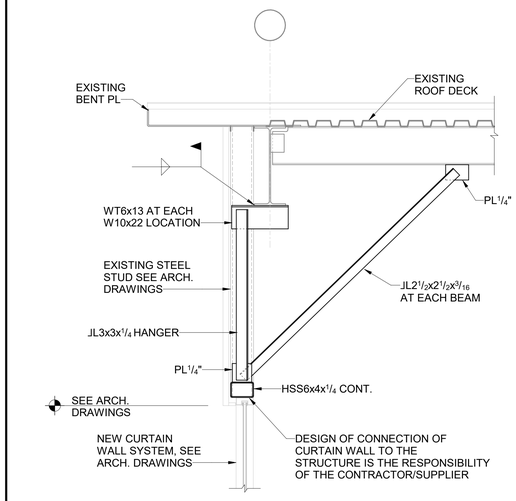
Framing Plans



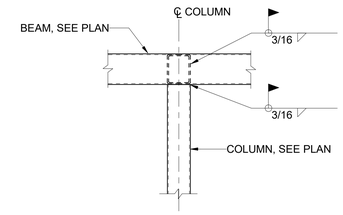
3 SECTION AT NEW COLUMN



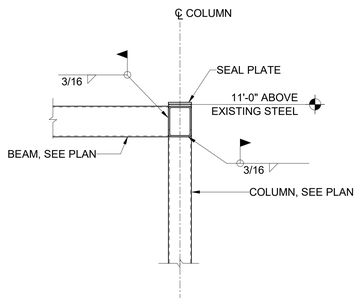
4 DETAIL - KICKER ANCHORAGE TO COMPOSITE SLAB



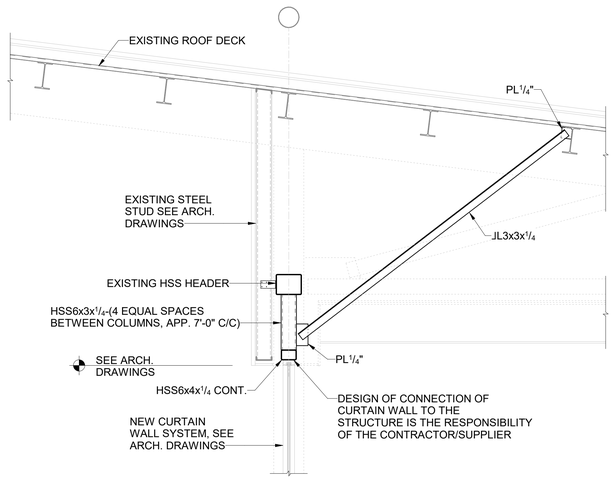
2 SECTION AT NEW CURTAIN WALL



6 CONTINUOUS BEAM OVER COMLUMN DETAIL



5 SECTION AT COLUMN



1 SECTION AT NEW CURTAIN WALL

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S-201
Framing Sections & Details

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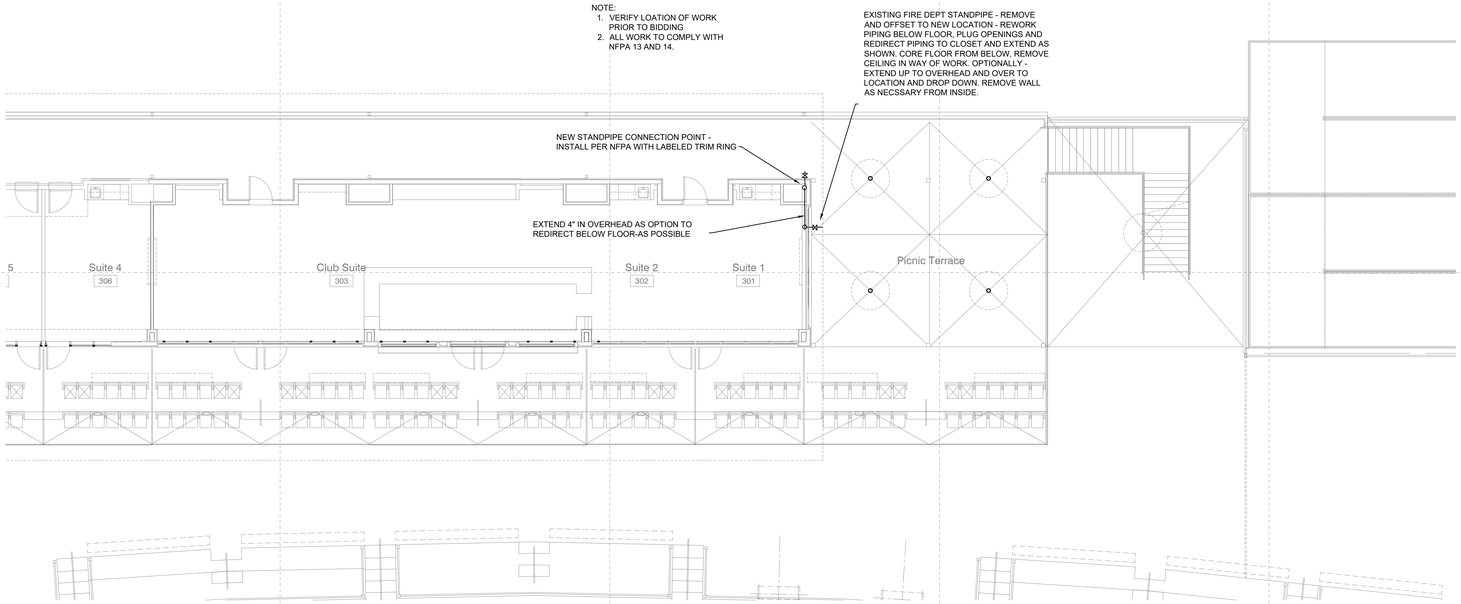
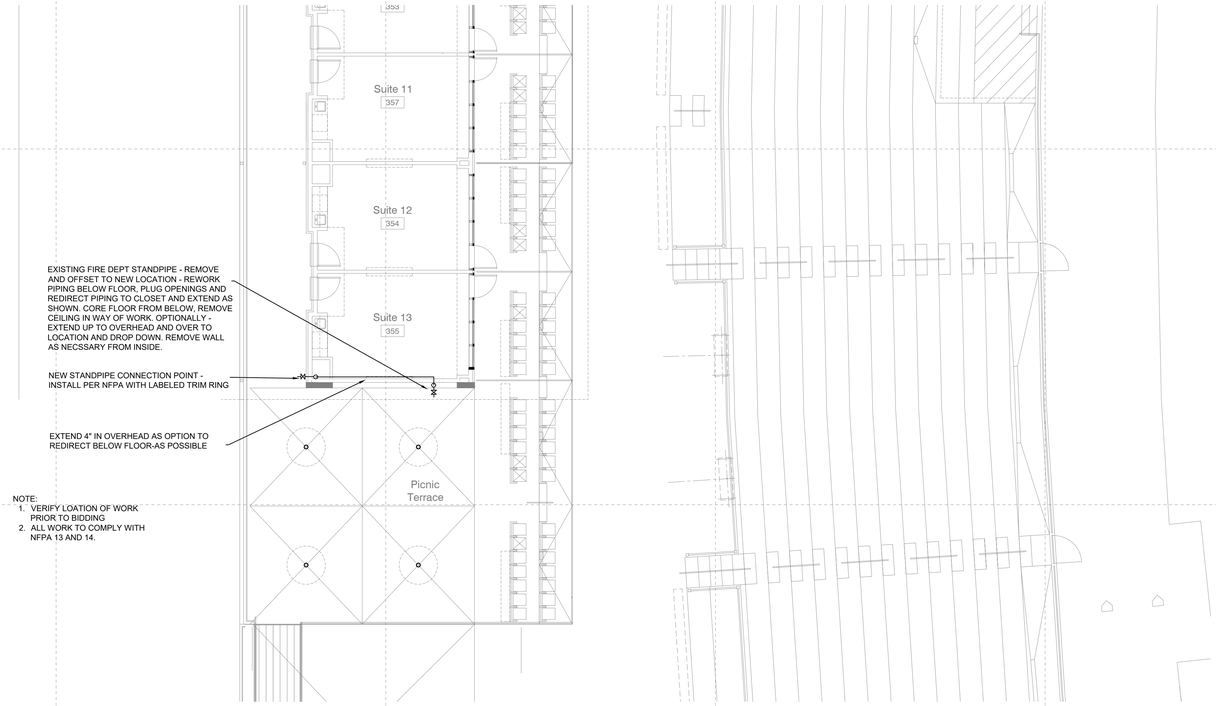


1 EAST END STANDPIPE ALTERATION
1/8" = 1'-0"

FIRE SPRINKLER NOTES

1. COMPLY WITH NFPA STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEM.
2. COMPLY WITH NFPA 14 FOR THE INSTALLATION OF STANDPIPE AND HOSE SYSTEMS
3. INSTALL AND OFFSET AS REQUIRED ALL PIPING BELOW DUCTWORK, STRUCTURAL BEAMS ETC.
4. PIPING LAYOUT IS FOR GENERAL COMPLIANCE OF BASIC SYSTEM. CONTRACTORS SHOP DRAWING LAYOUT AND HYDRAULIC CALCULATIONS WILL DETERMINE THE FINAL SPRINKLER SYSTEM.
5. CONTRACTOR TO COORDINATE ALL DESIGNS WITH ARCHITECTURAL SECTIONAL PLANS. ALL AREAS MUST BE ACCOUNTED FOR IN OVERALL FIRE PROTECTION DESIGN. IT IS THE RESPONSIBILITY OF THE FIRE PROTECTION CONTRACTOR TO COORDINATE WITH AUTHORITY HAVING JURISDICTION FOR LOCATION AND SPECIFIC TYPE OF ANY AND ALL POST INDICATOR VALVES, BELLS, ALARMS, WATER FLOW DEVICES, FIRE DEPARTMENT CONNECTIONS, ETC. CONTRACTOR SHALL ALSO INCLUDE ANY ADDITIONAL ITEMS NOT SHOWN ON THESE PLANS NOR CALLED FOR IN THE SPECIFICATIONS MANUAL THAT SHALL BE REQUIRED BY THE AUTHORITY HAVING JURISDICTION.
6. THE FIRE SPRINKLER CONTRACTOR SHALL HAVE A FIRM CONTRACTUAL AGREEMENT WITH A REGISTERED FIRE PROTECTION ENGINEER (FPE) OR AN FPE ON STAFF. THE CONTRACTOR SHALL PROVIDE FPE'S NAME AND COPY OF STAMP AND A COPY OF THE AGREEMENT TO THE ARCHITECT/ENGINEER AT THE TIME OF THE PRE-CONSTRUCTION MEETING. THE FPE SHALL ASSIST WITH THE SHOP DRAWING DESIGN, REVIEW AND APPROVE ALL SUBMITTALS AND SHALL WITNESS THE FINAL ACCEPTANCE TEST. THE FPE SHALL HAVE OBTAINED PROFESSIONAL REGISTRATION IN THE FIELD OF FIRE PROTECTION AND WORK EXCLUSIVELY IN THIS FIELD. THE FPE WILL BE REQUIRED TO STAMP ALL FIRE SPRINKLER DRAWINGS BEFORE SUBMISSION TO ARCHITECT/ENGINEER FOR FINAL REVIEW. THE FPE SHALL FORWARD SIX COPIES OF EACH SUBMITTAL WITH REVIEW/APPROVAL COMMENTS AND ANNOTED TRANSMITTAL SHEET TO THE CONTRACTOR IMMEDIATELY UPON COMPLETION OF HIS REVIEW/APPROVAL AND AT LEAST 45 CALENDAR DAYS PRIOR TO ACTUAL CONSTRUCTION. ARCHITECT/ENGINEER SHALL REVIEW FINAL FIRE PROTECTION SUBMITTALS BEFORE CONSTRUCTION BEGINS.
7. CONTRACTOR SHALL HAVE AUTHORITY HAVING JURISDICTION REVIEW ALL SHOP DRAWINGS AND MAKE ADJUSTMENTS IN ACCORDANCE WITH HIS/HER REVIEW.



2 WEST END STANDPIPE ALTERATION
1/8" = 1'-0"

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Biloxi, Mississippi

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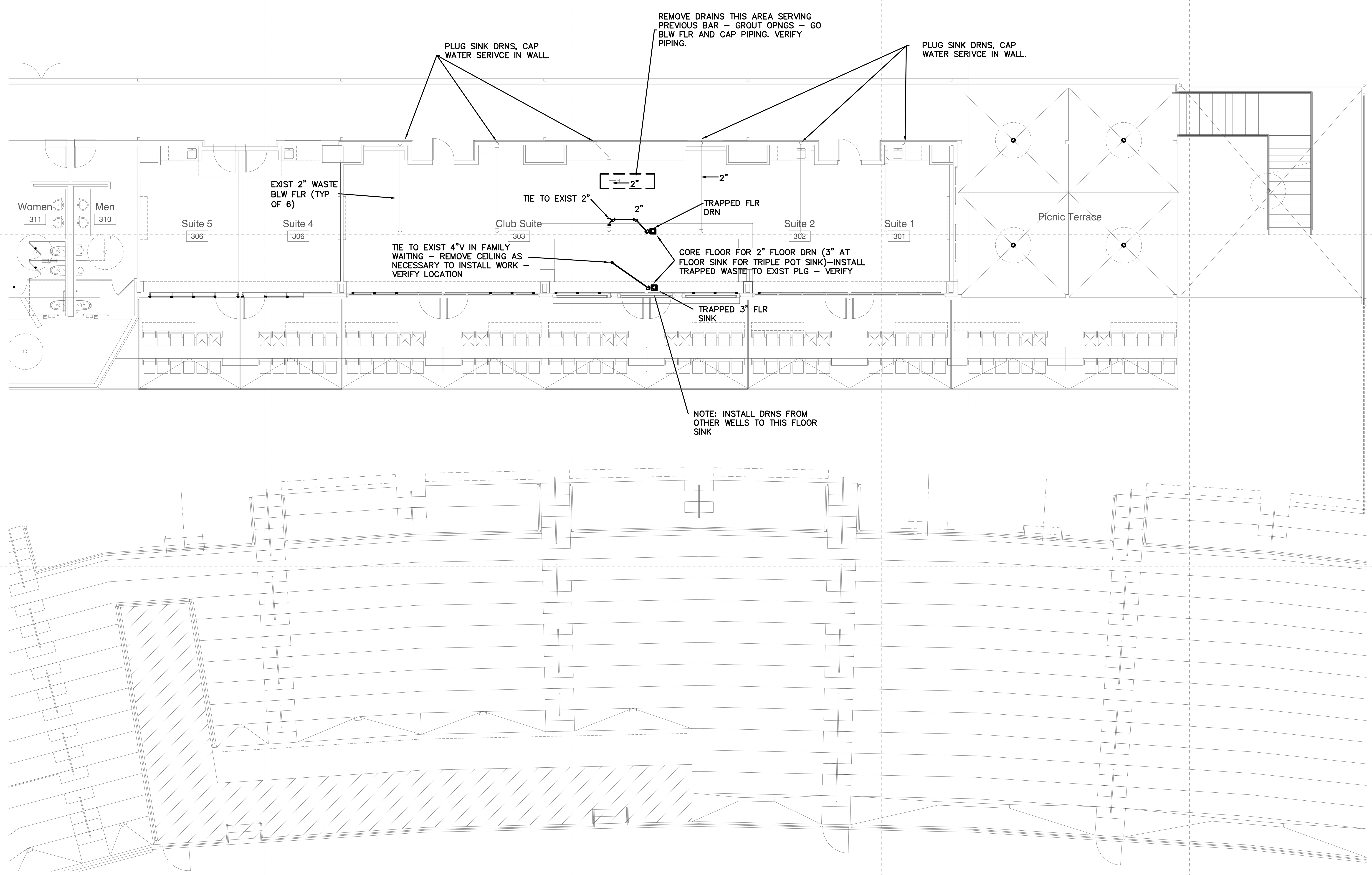
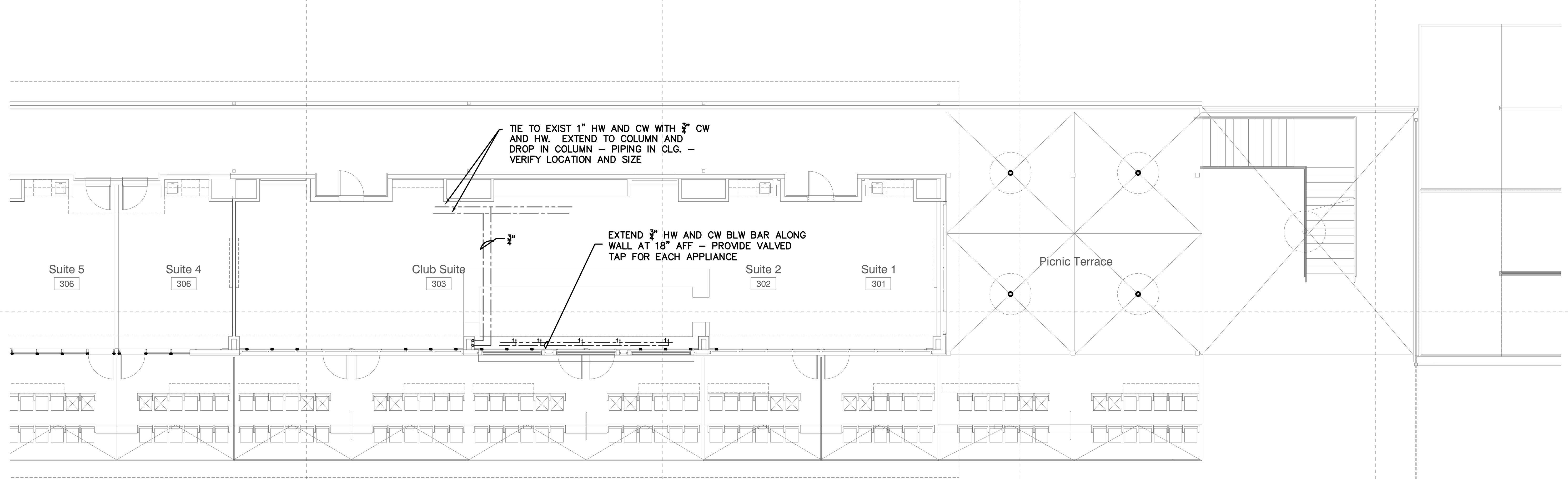
FP200
PARTIAL STANDPIPE PLAN



1 PLUMBING PLAN WASTE PLAN - YACHT CLUB
1/8" = 1'-0"



2 PLUMBING PLAN - DOMESTIC WATER YACHT CLUB
1/8" = 1'-0"

PLUMBING LEGEND

———	SOIL OR WASTE PIPING (W.)
—— - ——	COLD WATER PIPING (CW)
—— - - ——	HOT WATER PIPING (HW)
VTR	VENT THRU ROOF
EXIST.	EXISTING
ABV.	ABOVE
CLG.	CEILING
FIN.	FINISH
(TYP.)	TYPICAL
DWN	DOWN
SAN.	SANITARY
AFF.	ABOVE FINISH FLOOR

PLUMBING NOTES

INTENT: REMOVE EXISTING WASTE AND WATER SERVING EXISTING BAR AND RELOCATE AND REROUTE AS REQUIRED A NEW WATER AND WASTE SERVICE FOR THE NEW BAR PER DRAWINGS. All NEW APPLIANCES SHALL BE SERVED WITH WATER AND WASTE AS REQUIRED FOR CORRECT FUNCTION.

1. LOCATE IN THE FAMILY TOILET BELOW THE BAR THE 4" VENT AND TIE TO IT TO SERVICE THE NEW FLOOR SINK. OPTIONALLY, LOCATE ALTERNATE WASTE CONNECTION TO AS THERE ARE SEVERAL PLUMBING CHASES BELOW. WORK IS BEST IN THE FAMILY TOILET TO MINIMIZE DISRUPTIONS AND CONFINE WORK.
2. ECTEND THE WASTE TO THE NEW FLOOR SINK, BORE HOLE IN FLOOR, CHECK LOCATION, AND SET NEW FLOOR DRAIN FLUSH WITH FLOOR TO ALLOW CLEANUP UP FROM SPILLAGE. SAWCUT AND SET AS REQUIRED AND INSURE GOOD SEAL AROUND FLOOR SINK. THE FLOOR DRAIN AT THE BEER BOXES ARE INCIDENTAL DRAINAGE BUT THE FLOOR SINK WILL ACCOMODATE A TRIPLE BASIN BAR SINK, TWO WET WELLS, AND POSSIBLE ICE BIN.
3. EXTEND ¾" FROM EXISTING HW AND CW PIPING IN CEILING AND EXTEND TO COLUMN WRAP AND DROP DOWN TO APPROX 18" AFF. EXTEND BELOW BAR A ¾" MANIFOLD WITH ½" VALVED CONNECTIONS FOR EACH APPLIANCE.

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PHASE 2

MGM Park Renovations
Biloxi, Mississippi

Project No	23076
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Drawn	LS
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Revisions	Rev Date

P100
PARTIAL PLUMBING PLAN -YACHT CLUB

ELECTRICAL LEGEND

DEMOLITION

- $ EXISTING SWITCH TO BE REMOVED
- EXISTING RECEPTACLE TO BE REMOVED
- EXISTING QUADRAPLEX RECEPTACLE TO BE REMOVED
- EXISTING TV RECEPTACLE TO BE REMOVED
- F EXISTING FIRE ALARM HORN/STROBE TO BE REMOVED

LIGHTING

- RECESSED CEILING FIXTURE
- RECESSED CEILING FIXTURE – SPOT LIGHT
- SURFACE/PENDANT MOUNTED
- SURFACE/PENDANT MOUNTED – WALL WASH
- EXIT BATTERY BACKUP EMERGENCY/EXIT FIXTURE
- EXIT BATTERY BACKUP COMBO EMERGENCY/EXIT FIXTURE

SWITCHES

- $ SINGLE POLE SWITCH – 20A, 120/277V, +48" AFF, UNLESS NOTED
- $3 THREE WAY SWITCH – 20A, 120/277V +48" AFF, UNLESS NOTED
- $D DIMMER SWITCH +48" AFF, UNLESS NOTED
- $OC MOTION SENSOR SWITCH, WALL MOUNT 48" AFF

SWITCHGEAR

- JUNCTION BOX
- NON FUSED SAFETY SWITCH NEMA 3R AT WET LOCATIONS
- F FUSED SAFETY SWITCH NEMA 3R AT WET LOCATIONS
- EXISTING PANELBOARD TO REMAIN
- SPECIAL ELECTRICAL CONNECTION
- EF EX. FAN ELECTRICAL CONNECTION

DEVICES

- DUPLEX RECEPTACLE – 20A, 120V
- QUADRAPLEX RECEPTACLE – 20A, 120V
- G GFI DUPLEX RECEPTACLE – 20A, 120V
- USB DUPLEX RECEPTACLE – 20A, 120V, WITH USB CHARGING PORTS
- DUPLEX FLOOR RECEPTACLE

MOUNT ALL DEVICES AT +18" AFF, UNLESS NOTED OTHERWISE.

* – DEVICES MOUNTED ABOVE COUNTER HEIGHTS SHALL BE 6" ABOVE BACKSPLASH.

CONDUIT AND WIRE

- FLEXIBLE CONDUIT, SEALTITE AT WET LOCATIONS
- CONDUIT CONCEALED IN WALL OR ABOVE CEILING
- CONDUIT BELOW FLOOR OR CONCEALED IN WALL
- CONDUIT EXPOSED
- CIRCUIT CONDUCTORS IN CONDUIT
- MULTIPLE CIRCUIT CONDUCTORS IN CONDUIT WITH NEUTRALS
- GROUND CONDUCTORS IN CONDUIT
- CONDUIT UP
- CONDUIT DOWN
- XX–XX CIRCUIT HOMERUN TO PANEL BOARD. XX–XX DENOTES PANEL NAME AND CIRCUIT NUMBER
- CONTINUATION OF CONDUIT RUN

COMMUNICATIONS

- DATA OUTLET +18" AFF, UNLESS NOTED
- TELEPHONE OUTLET +18" AFF, UNLESS NOTED
- TELEVISION OUTLET +18" AFF, UNLESS NOTED
- COMBO DATA/TELEPHONE OUTLET +18" AFF, UNLESS NOTED
- COMBO DATA/TELEPHONE FLOOR OUTLET
- TELEPHONE/TELEVISION TERMINAL BOARD 3/4" 4'x8' FIRE RATED PLYWOOD
- W WIRELESS ACCESS POINT TO BE REINSTALLED

FIRE ALARM

- F FIRE ALARM PULL STATION +48" AFF, UNLESS NOTED
- F FIRE ALARM HORN/STROBE – WALL +96" AFF TO TOP OF DEVICE, UNLESS NOTED
- F FIRE ALARM STROBE – WALL +96" AFF TO TOP OF DEVICE, UNLESS NOTED

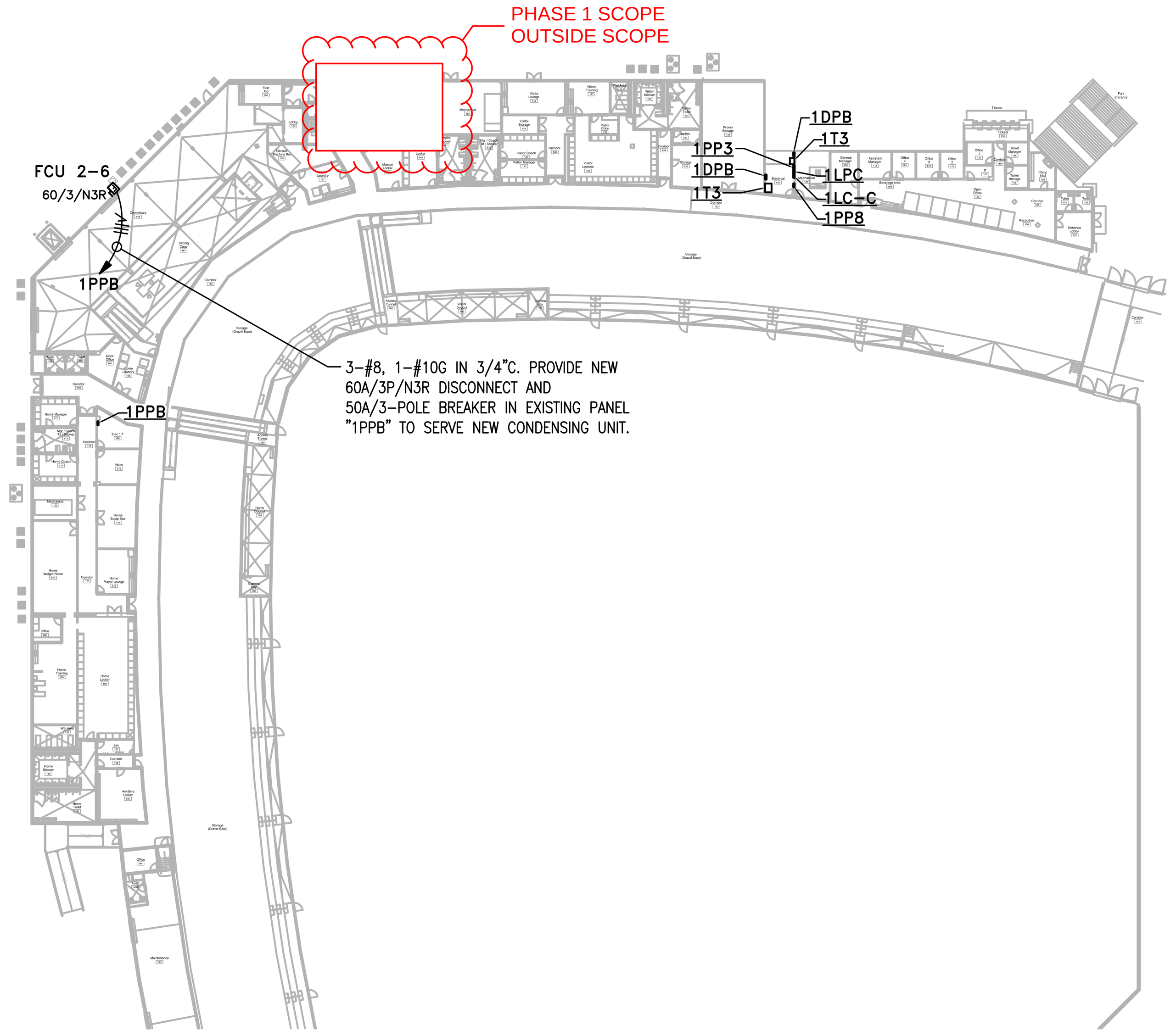
SPECIAL SYSTEMS

- S CEILING MOUNTED SPEAKER
- S WALL MOUNTED SPEAKER

LUMINAIRE SCHEDULE

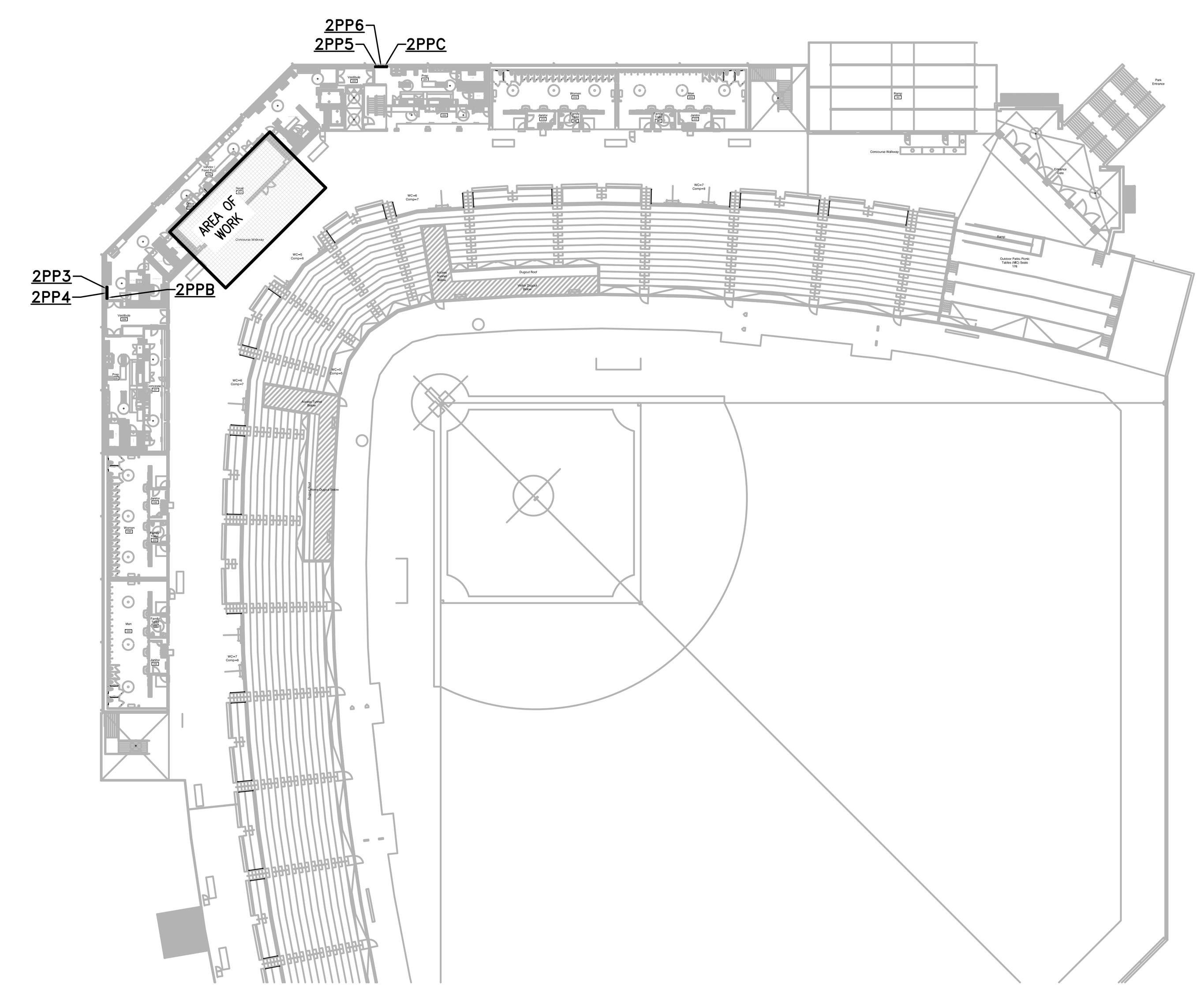
MARK	LAMPS	MOUNTING	DESCRIPTION	MANUFACTURER	EQUALS
C1	LED	RECESSED CEILING	LED, 4" RECESSED CAN	GOTHAM EVO4-35/15-AR-MWD-LSS-MVOLT-EZ10	OR APPROVED EQUAL
C1E	LED	RECESSED CEILING	LED, 4" RECESSED CAN, W/ EMERGENCY	GOTHAM EVO4-35/15-AR-MWD-LSS-MVOLT-EZ10-ELSD	OR APPROVED EQUAL
C2	LED	RECESSED CEILING	LED, 4" RECESSED CAN, WALL WASH	GOTHAM EVO4WW-35/15-AR-LSS-MVOLT-EZB	OR APPROVED EQUAL
C3	LED	RECESSED CEILING	LED, 2" SQUARE RECESSED CAN	WAC/DESTINATION LIGHTING R2BSD-11-N927-BN	OR APPROVED EQUAL
P1	LED	PENDANT; VERIFY	LED, CYLINDER PENDANT	Lightology MLW 1200686. see cut sheet included with document set	OR APPROVED EQUAL
P2	LED	PENDANT; VERIFY	LED, CYLINDER PENDANT	OWNER PURCHASED / CONTRACTOR INSTALLED	OR APPROVED EQUAL
TL	LED	SURFACE TRACK	ONE CIRCUIT TRACK SYSTEM	JUNO TRAC-LITES R SERIES (LENGTH AS REQUIRED)	OR APPROVED EQUAL
TH	LED	SURFACE TRACK	LED, TRACK HEAD	JUNO T689-BL-75W-PAR30	OR APPROVED EQUAL
THF	LED	SURFACE TRACK	LED, TRACK WALL WASH / FLOOD	JUNO T257L-35K-80CRI-PDIM-BL	OR APPROVED EQUAL
W1	LED	WALL; VERIFY	LED, EXTERIOR WALL PACK, W/ PHOTOCELL	LITHONIA WDGE1 LED-P2-40K-80CRI-VF-MVOLT-SRM-PE-DDBXD	OR APPROVED EQUAL
W1E	LED	WALL; VERIFY	LED, EXTERIOR WALL PACK, W/ PHOTOCELL, W/ EMERGENCY	LITHONIA WDGE1 LED-P2-40K-80CRI-VF-MVOLT-SRM-PE-E4WH-DDBXD	OR APPROVED EQUAL
X1	RED LED	WALL/CEILING	EXIT EGRESS - 1 SIDE - ALUMINUM HOUSING	ISOLITE EDC-EM-R-1-BA-BA-MTEBP-SD	OR APPROVED EQUAL

NOTE: LUMINAIRES WITH "E" DESIGNATION SHALL HAVE INTEGRAL EMERGENCY BALLAST. CONNECT EMERGENCY BALLAST ONLY AHEAD OF ANY SWITCHING. NORMAL BALLAST TO BE SWITCHED AS INDICATED, UNLESS NOTED OTHERWISE.



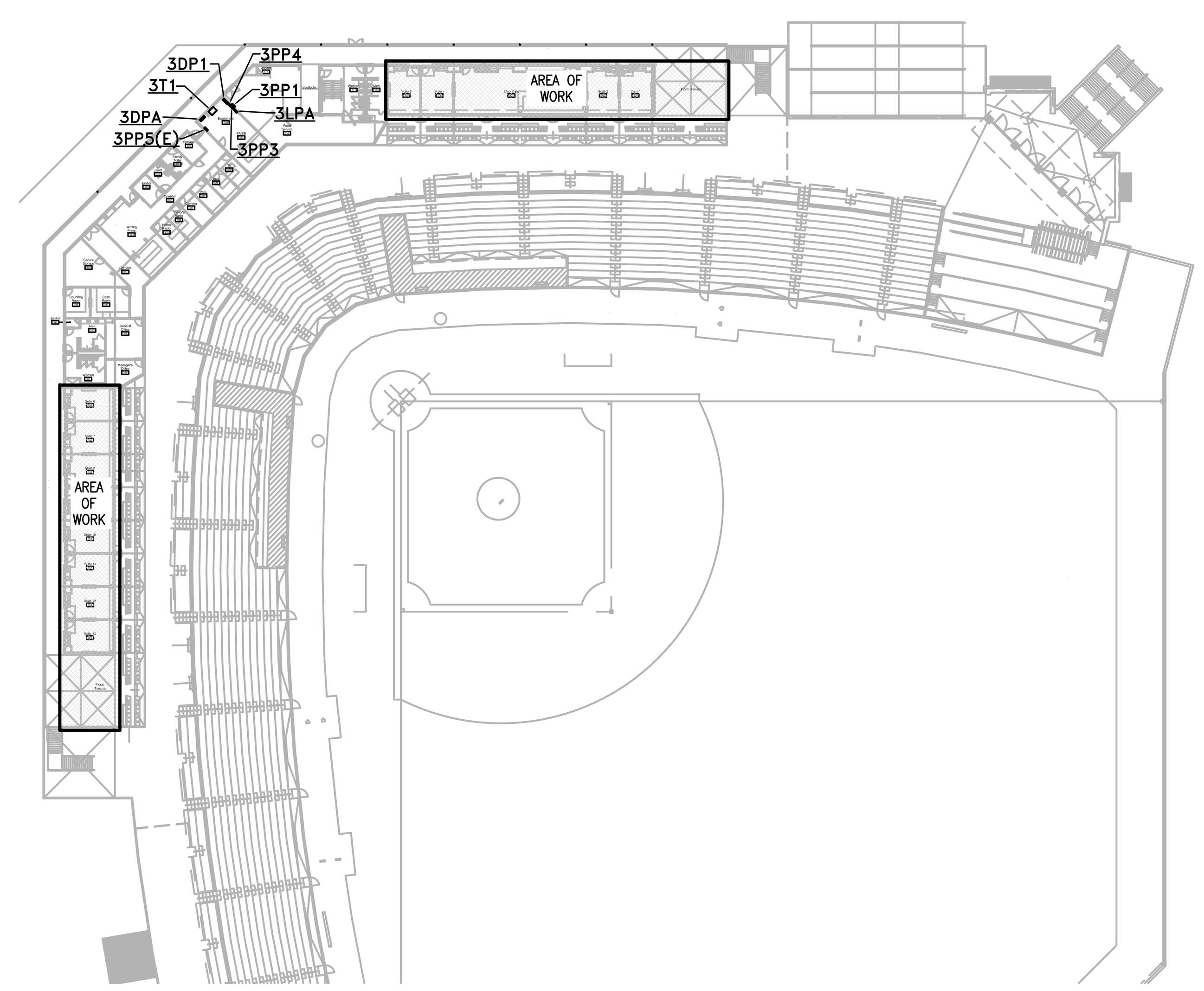
1 1ST FLOOR (GROUND LEVEL) REFERENCE PLAN

1" = 50'-0"



2 2ND FLOOR (CONCOURSE LEVEL) REFERENCE PLAN

1" = 50'-0"



3 3RD FLOOR (SUITES LEVEL) REFERENCE PLAN

1" = 50'-0"

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MGM Park Renovations

Biloxi, Mississippi

Renovation Set

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Revisions	Rev Date

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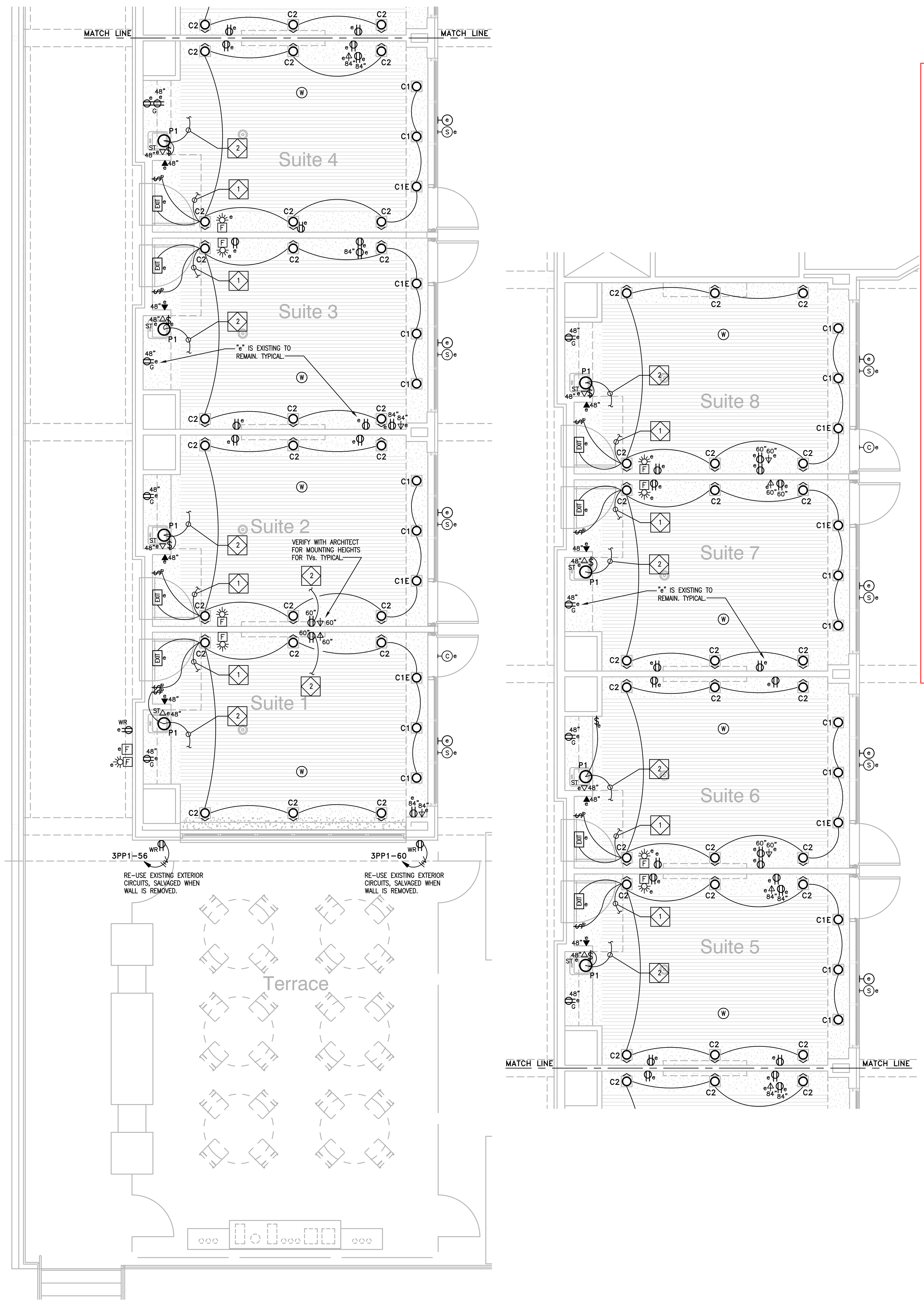
WEC PROJECT #: 23-DPA-04

E-000

ELECT. LEGEND & GEN. SPECIFICATIONS

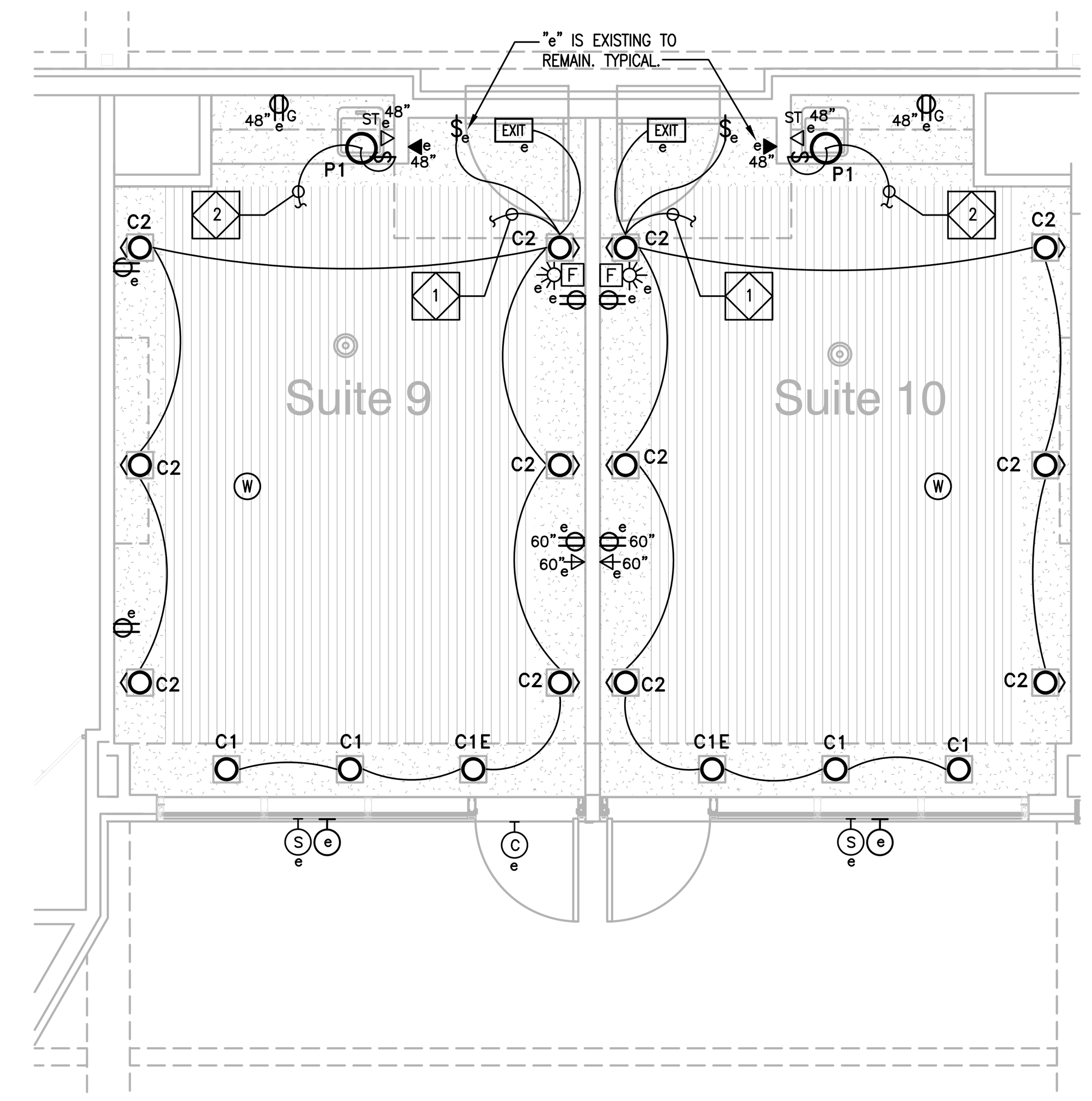


1 PARTIAL 3RD FLOOR WEST SUITES ELECTRICAL PLAN

1/4" = 1'-0"

SPECIFIC NOTES:

1. 2–#12, 1–#12G IN 1/2"C. CONNECT INTO EXISTING LIGHTING CIRCUIT.
2. 2–#12, 1–#12G IN 1/2"C. CONNECT INTO EXISTING 120 VOLT CIRCUIT THIS ROOM.
3. 2–#12, 1–#12G IN 1/2"C. ROUTE TO EXISTING PANEL "1PP4". INSTALL NEW 20A/1–POLE BREAKER.



2 PARTIAL 3RD FLOOR NORTH SUITES ELECTRICAL PLAN

1/4" = 1'-0"

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WEC PROJECT #: 23-DPA-04

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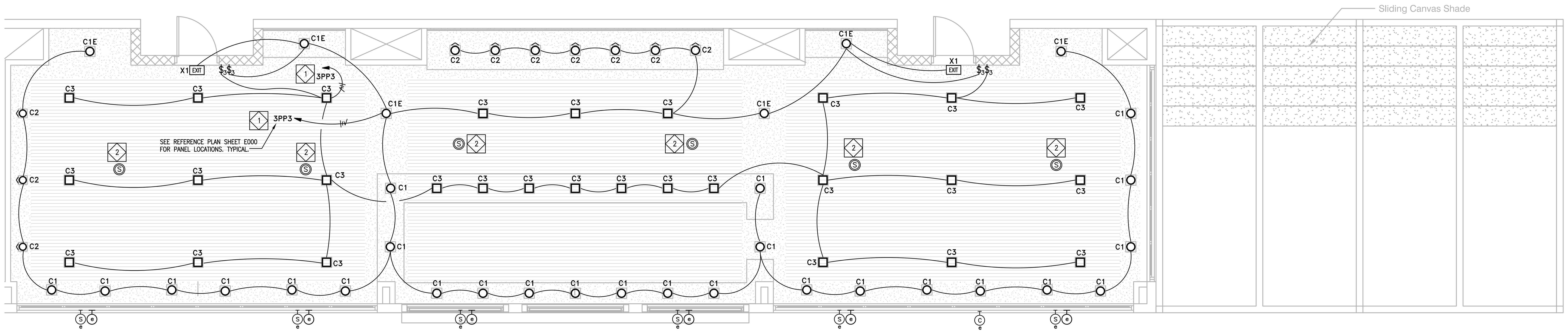
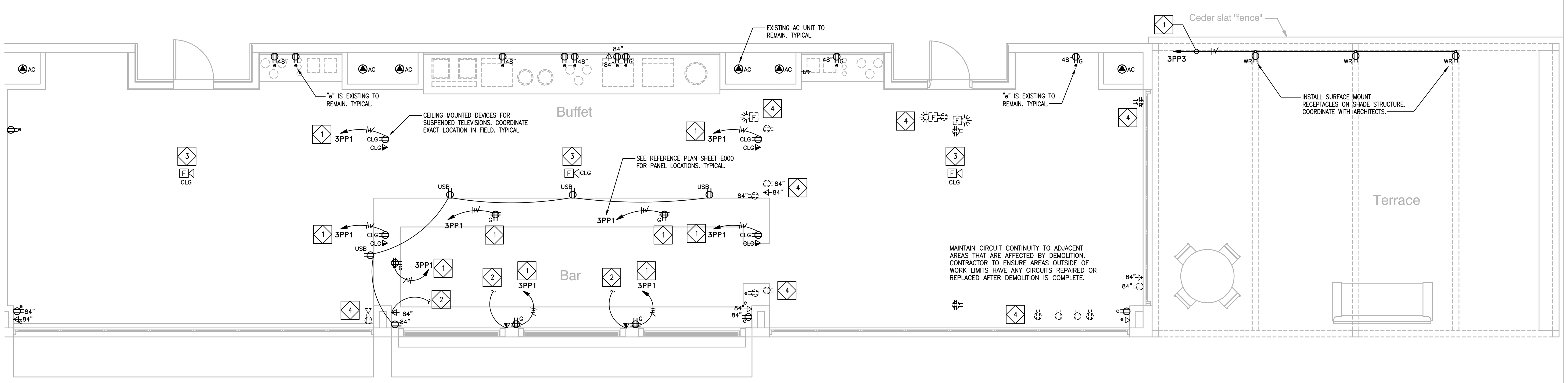
PARTIAL 3RD FLOOR ELECTRICAL PLANS



1 PARTIAL 3RD FLOOR YACHT CLUB LIGHTING PLAN
1/4" = 1'-0"



2 PARTIAL 3RD FLOOR YACHT CLUB POWER AND COMMUNICATIONS PLAN
1/4" = 1'-0"

SPECIFIC LIGHTING NOTES:

1. 2-#12, 1-#12G IN 1/2"C. ROUTE TO EXISTING SPARE 20A/1-POLE BREAKER IN PANEL "3PP3".
2. REINSTALL EXISTING CEILING SPEAKER IN NEW CEILING. RECONNECT TO EXISTING WIRING.

SPECIFIC POWER AND COMMUNICATIONS NOTES:

1. 2-#12, 1-#12G IN 1/2"C. ROUTE TO EXISTING PANEL "3PP1" OR "3PP3". INSTALL NEW 20A/1-POLE BREAKER.
2. INSTALL (1) 1"C. ROUTE THROUGH BAR AND CONCEALED IN COLUMN TO ABOVE ACCESSIBLE CEILING.
3. CONNECT NEW FIRE ALARM DEVICE TO EXISTING FIRE ALARM CIRCUIT.
4. DEMOLISH EXISTING ELECTRICAL, LOW VOLTAGE, AND FIRE ALARM DEVICES WHERE WALL ARE BEING REMOVED.

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