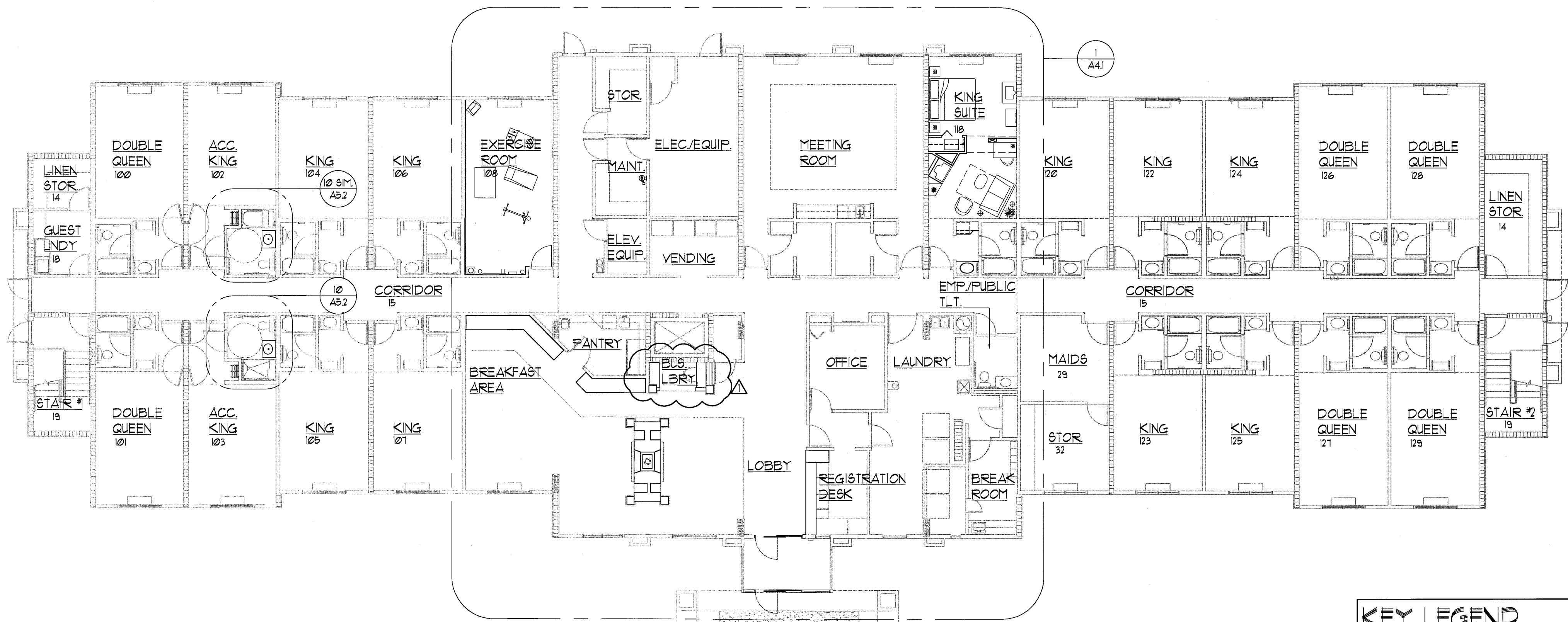


GROUND FLOOR DEMOLITION PLAN

SCALE: 3/32" = 1'-0"



GROUND FLOOR PLAN

SCALE: 3/32" = 1'-0"

DEMOLITION NOTES:

- ALL DIMENSIONS TO BE VERIFIED IN FIELD.
- DEMOLITION OF A WALL INCLUDES THE DISCONNECTION AND REMOVAL OF UTILITIES, ELECTRICAL OUTLETS, SWITCHES, FIXTURES, ETC.
- EXISTING CONDITIONS SHOWN ARE BASED ON THE ORIGINAL PLANS AND PHOTOGRAPHS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSPECT THE EXISTING CONDITIONS AND TO INCLUDE IN THE CONTRACT ALL WORK NECESSARY TO PROVIDE AND INSTALL THE DESCRIBED SYSTEMS WHETHER OR NOT THESE DRAWINGS INDICATE ALL EXISTING CONDITIONS AFFECTING THE WORK.
- OPERATION OF EXISTING FACILITIES MUST CONTINUE DURING CONSTRUCTION STAGES. CONTRACTOR MUST COOPERATE WITH OPERATING PERSONNEL TO AVOID OPERATIONAL DISRUPTIONS. GIVE ADEQUATE NOTICE BEFORE NECESSARY DISRUPTION OF SERVICES.
- THE INTENT OF THE DEMOLITION SHOWN ON THE PLANS IS TO HELP THE CONTRACTOR LOCATE AND IDENTIFY MAJOR ELEMENTS OF THE EXISTING BUILDING WHICH NEED TO BE DEMOLISHED, RELOCATED, OR OTHERWISE REWORKED TO ACCOMPLISH THE REMODELING OF THIS PROJECT. IT IS NOT A COMPLETE LIST OF DEMOLITION ITEMS. CONTRACTOR IS RESPONSIBLE FOR LOCATING OTHER ITEMS WHICH NEED TO BE DEMOLISHED, REMOVED, RELOCATED OR REWORKED TO COMPLETE THE PROJECT.
- PRIOR TO CONSTRUCTION GENERAL CONTRACTOR SHALL VERIFY ALL ITEMS SHOWN AS EXISTING ON THESE DRAWINGS AND NOTIFY THIS OFFICE OF ANY DISCREPANCIES.
- CONTRACTOR MUST TAKE PRECAUTIONS TO PROTECT OWNER'S PROPERTY FROM CONSTRUCTION OPERATIONS. BOUNDARY OF CONTRACTOR'S WORK AND STORAGE AREAS WILL BE DEFINED TO MUTUAL AGREEMENT BY CONFERENCE.
- SHOULD FIELD CONDITIONS DIFFER FROM PLANS TO THE EXTENT UNNECESSARY COSTS ARE INCURRED OR DELAYS ARE ANTICIPATED, THE OWNER AND ARCHITECT SHALL BE CONSULTED. AN ALTERNATE SCHEME, IF POSSIBLE WILL BE ESTABLISHED TO ATTEMPT TO SOLVE THE PROBLEM DISCOVERED.

GENERAL NOTES:

- ALL DIMENSIONS ARE TO CENTERLINE OR TO FACE OF FINISHED WALL UNO.
- SEE SHEET A3.1 FOR WALL TYPES.
- ALL OUTSIDE CORNERS OF INTERIOR WALLS TO HAVE FULL HEIGHT OPAQUE CORNER GUARDS TO MATCH WALL VINYL COLOR, FROM THE TOP OF THE BASE TO THE CEILING.
- SECURITY CLEAT ALL ARTWORK TO WALLS.
- PROVIDE FAIRFIELD INN LOGO WALK-OFF MAT OUTSIDE ENTRANCE DOORS.
- PATCH AND REPAIR ALL GYPSUM BOARD WALLS AND PREPARE FOR NEW FINISH.
- PROVIDE BLOCKING FOR ALL ACCESSORIES, BUILDING ITEMS, AND OWNER FF&E ITEMS THAT ARE WALL OR CEILING MOUNTED.
- PROVIDE FIREPROOFING MATERIALS AT ALL EXISTING PENETRATIONS THROUGH EXISTING WALLS AND FLOORS TO MAINTAIN FIRE RATING.

TYPICAL FF&E NOTES:

- PROVIDE ALL NEW FF&E, (CHAIRS, SOFA, TABLES, TABLE LAMPS, ARTWORK, FLORALS, ETC.) AT ALL PUBLIC AREAS.
- REMOVE ALL MISCELLANEOUS ITEMS NOT IDENTIFIED IN THE FAIRFIELD INN SYSTEM STANDARDS MANUAL SUCH AS PLAQUES, MESSAGE BOARDS, WALL HANGINGS, ETC. FROM LOBBY.
- PROVIDE NEW TRASH RECEPTACLES PER STANDARDS AT ALL PUBLIC AREAS.
- PROVIDE NEW "PROMISE" POSTER AND "HERITAGE" POSTER IN LOBBY.
- RE-POT ALL LIVE PLANTS IN LOBBY. ENSURE PLANTS ARE HEALTHY AND FOLIAGE IS DENSE.
- PROVIDE NEW STANDARD DRAPERY TREATMENT AT ALL PUBLIC AREAS INCLUDING GUESTROOM CORRIDORS.

GUESTROOM FF&E NOTES:

- PROVIDE ALL NEW FURNITURE AND FURNISHINGS PER STANDARD TO INCLUDE SOFT SEATING, LIGHTING, ARTWORK AND DRAPERY.
- PROVIDE 9" MATTRESS PER NEW STANDARD.
- PROVIDE NEW 25" TELEVISION MOUNTED ON SUIVEL FOR ALL GUESTROOMS.
- TOUCH UP CASEGOODS TO LIKE-NEW CONDITION.
- ALL CASEGOOD PULLS ARE TO MEET ACCESSIBILITY STANDARDS. REPLACE AS REQUIRED.
- KING GUESTROOM LOUNGE CHAIRS ARE TO HAVE MATCHING OTTOMANS, WHERE SPACE ALLOWS.
- PROVIDE 3" TRACK DRAPERY SYSTEM PER STANDARDS WITH OVER-DRAPE/BLACKOUT LINING, SHEERS AND SIDE PANELS.
- PROVIDE 25" TELEPHONE CORDS IF NOT EXISTING.
- PROVIDE 2 TELEPHONES IN ALL KING SUITE ROOMS.
- PROVIDE FULL LENGTH FRAMED MIRRORS (IF NOT EXISTING) IN ALL KING SUITE ROOMS.
- HAIR DRYERS AND COFFEE SERVICE ARE REQUIRED IN ALL KING SUITE ROOMS.
- INSTALL NEW RUBBER THRESHOLD AT ALL ENTRY DOORS AND CONNECTING DOORS TO MATCH WIDTH OF EXISTING FRAME.
- PROVIDE SPLIT CLOSET RACK IN ACCESSIBLE GUESTROOM CLOSETS.
- PROVIDE ERGONOMIC DESK CHAIR IN ACCESSIBLE GUESTROOMS.
- REPLACE ALL LAVATORY FAUCETS AT ALL GUESTROOM BATHS. (MUST HAVE HOT & COLD WATER INDICATORS)
- REMOVE AND REPLACE ANY HARDWARE IN BATHS THAT IS BENT OR DAMAGED. DEEP CLEAN ALL ITEMS TO REMAIN.
- REPLACE ANY GUESTROOM PTAC UNITS THAT ARE NOT IN GOOD WORKING ORDER.
- PROVIDE MINI-HORNES AND SPRINKLERS IN ALL GUESTROOMS WHERE THEY DO NOT EXIST.
- CONFIRM ALL SMOKE DETECTORS MEET MARRIOTT INTERNATIONAL FIRE PROTECTION STANDARDS, MODULE 14.
- ALL OUTSIDE CORNERS OF INTERIOR WALLS TO HAVE FULL HEIGHT OPAQUE CORNER GUARDS FROM TOP OF BASE TO CEILING.
- SECURITY CLEAT ALL ARTWORK TO WALLS.
- HIGH-SPEED INTERNET SERVICE MUST BE PROVIDED AT ALL GUESTROOMS.
- TOUCH UP ALL EXISTING GUESTROOM DOORS TO LIKE NEW CONDITION.
- REPAIR ALL EXISTING FLOOR TILE IN BATHS TO LIKE NEW CONDITION. RAKE AND RE-GROUT AS REQUIRED.
- EXISTING BATH EXHAUST FAN NOISE SHALL NOT EXCEED 15 DBONES. REPLACE FANS AS REQUIRED.