

KEYNOTES - CONSTRUCTION

- C1 PAINT & TOUCH UP EXISTING RAILING TO APPEAR LIKE NEW.
- C2 NEW BALLET BAR. SPEC. T80. GC TO PROVIDE CONCEALED BLOCKING FOR SUPPORT AS NEEDED.
- C3 APPLIED WOOD TRIM WITH ED. TAPE. LIGHT FRAMED. REMOVE EXISTING MIRRORS TO REMAIN.
- C4 NEW LOCKERS. SPEC. GRD. SINGLE LOCKER STYLE CL1 AT PERIMETER AND DOUBLE LOCKERS STYLE CL2 ON INTERIOR. QUMAR COMB PRO 4-DAL COMBINATION LOCKS. FINISH: FL01-WILSONART. WALNUT HEIGHTS. SOFTGRAN FINISH. GC TO COORDINATE WITH UPSITTING ABOVE LOCKERS AND AREAS REQUIRING MATCHING IN/FIELD AROUND COLUMNS.
- C5 NEW LOCKERS. SPEC. GRD. DOUBLE LOCKERS STYLE CL2. QUMAR COMB PRO 4-DAL COMBINATION LOCKS. FINISH: FL01-WILSONART. WALNUT HEIGHTS. SOFTGRAN FINISH.
- C6 PROVIDE IN-WALL BLOCKING AS REQUIRED TO SUPPORT MILLWORK OR EQUIPMENT.
- C7 PROVIDE NEW TONEL PARTITIONS TO MATCH EXISTING LAYOUT. NEW PARTITIONS TO BE BOBBICK DURALINE SERIES CCL 1180. STANDARD DOOR 5' PANEL. HEIGHT: STANDARD. GAP: FLOOR MOUNTED WITH OVERHEAD BRACING. COM FINISH: WILSONART. WALNUT HEIGHTS.
- C8 PROVIDE NEW TOILET SHOWER ROOM CHANGING PARTITIONS. PARTITIONS TO BE BOBBICK DURALINE SERIES CCL 1180. STANDARD DOOR 5' PANEL. HEIGHT: STANDARD. GAP: FLOOR MOUNTED WITH OVERHEAD BRACING. COM FINISH: WILSONART. WALNUT HEIGHTS.
- C9 NEW SHOWER PARTITIONS TO BE SCRANTON PRODUCTS - HNY HIDEYS. 70" PANEL HEIGHT. PLASTIC. SOLID. INDIVIDUAL ALUMINUM BRACKETS. PROVIDE FIRE RATED FINISH COLOR SHALE.
- C10 PROVIDE NEW LINEAR DRAINS WITHIN EXISTING FLOOR TROUGH. SPEC TO BE SCHLUTER. KEROLINE. SOLID. COLOR: MATTE BLACK. MAXIMIZE DRAIN LENGTH TO COVER FULL LENGTH OF TROUGH. GC TO VERIFY IN FIELD.
- C11 EXISTING SHOWER FLOOR. PROVIDE NEW SHOWER CURTAIN. SEE SCHEDULES FOR SPEC. WIDTHS VARY. GC TO VERIFY ALL EXISTING CONDITIONS IN FIELD TO CONFIRM CURTAIN SIZES.
- C12 REFINISH & REPAIR EXISTING SAUNA WALLS AND SEATING TO APPEAR LIKE NEW.
- C13 PAINT EXISTING WOOD DOORS & FRAME. FITS EXISTING HARDWARE TO REMAIN.
- C14 REPAIR DAMAGED MIRRORS. REPLACE MISSING.
- C15 PROVIDE NEW LINEAR DRAIN TO REPLACE EXISTING CENTER DRAIN. SPEC TO BE SCHLUTER. KEROLINE. SOLID. COLOR: MATTE BLACK. MAXIMIZE DRAIN LENGTH TO COVER FULL WIDTH OF SHOWER STALL. GC TO VERIFY IN FIELD.
- C16 PROVIDE NEW LINEAR DRAIN AT BACK OF SHOWER STALL. SPEC TO BE SCHLUTER. KEROLINE. SOLID. COLOR: MATTE BLACK. MAXIMIZE DRAIN LENGTH TO COVER FULL WIDTH OF SHOWER STALL. GC TO VERIFY IN FIELD.
- C17 CREATE NEW FRAMED OPENING IN PARTITION TO MATCH SIZE OF EXISTING DOOR REMOVED.
- C18 CENTER GROMMET WITH RECEPTACLE BELOW - SPEC. MCKEET T03 - TO FLIP-TOP SERIES - 2" HOLE DESK GROMMET. BSD. AT COUNTERTOP.
- C19 PROVIDE IN-FILL AROUND COLUMNS OR INACCESSIBLE LOCKER SPACE TO MATCH LOCKERS. BY LOCKER MANUFACTURER.
- C20 PAINT & TOUCH UP EXISTING RAILING TO APPEAR LIKE NEW. SAND AND STAIN WOOD COMPONENTS OF STAIR TO MATCH FLOT.

GENERAL NOTES - CONSTRUCTION

- 1 SEE PROJECT SPECIFICATIONS FOR MORE INFORMATION.
- 2 GENERAL CONTRACTOR TO VERIFY EXISTING CONSTRUCTION IN FIELD. GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY AS-BUILT CONDITIONS CONTRARY TO THOSE SHOWN OR INFERRED FROM THE CONSTRUCTION DOCUMENTS PRIOR TO COMMENCEMENT OF WORK.
- 3 ANY DAMAGE TO THE NEW OR EXISTING CONSTRUCTION CAUSED BY THE GENERAL CONTRACTORS NEGLIGENCE, INADEQUATE PROTECTION, OR INADEQUATE SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE GENERAL CONTRACTORS EXPENSE.
- 4 GENERAL CONTRACTOR TO COORDINATE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCY PRIOR TO COMMENCEMENT OF WORK.
- 5 ALL HOLES IN SLABS ARE TO BE FILLED WITH CODE-COMPLIANT FILLER. REFER TO MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR SLAB PENETRATION FIRE STOP LOCATIONS. MATCH THE EXISTING FLOOR SLAB FINISH AT ALL FLOOR SLAB PENETRATIONS AS REQUIRED BY U.I. DESIGN GUIDELINES.
- 6 GENERAL CONTRACTOR TO PATCH ALL FLOORS AS REQUIRED TO RESTORE CONCRETE FLOORING TO LIKE NEW AND LEVEL CONDITION TO SATISFY ALL ASSEMBLY AND INSTALLATION REQUIREMENTS.
- 7 GENERAL CONTRACTOR TO PATCH ALL SURFACES TO MATCH ADJACENT SURFACES IN A MANNER SUITABLE TO RECEIVE FINISHES.
- 8 GENERAL CONTRACTOR TO PATCH AND OR PAINT TO RESTORE TO LIKE NEW CONDITION ALL INTERIOR WALLS ALONG BUILDING PERIMETER.
- 9 ALL NEW DIMENSIONS ARE FROM FINISH SURFACE TO FINISH SURFACE. UNLESS NOTED OTHERWISE.
- 10 ALL PARTITIONS TO BE TYPE GC UNLESS NOTED OTHERWISE. FOR PARTITION DETAILS REFER TO SHEET GC-002.
- 11 FRAME AROUND EXISTING DUCTWORK AS REQUIRED AT WALLS TO DECK AND GRID BREAK PARTITIONS.
- 12 SOUND LINED TRANSFER DUCTS ARE TO BE PROVIDED AT ALL ROOMS WITH SLAB TO SLAB PARTITIONS FOR RETURN AIR.
- 13 ALL PARTITIONS WITH WET AREAS SHALL BE WATER RESISTANT GYPSUM WALLBOARD. I.E. PANTRY SINK AREAS, WATER FOUNTAINS, REST ROOM WALLS TO RECEIVE CONCRETE BOARD AS A SUBSTRATE WHERE WALLS ARE SHOWN TO BE TILED.
- 14 ALL UNFINISHED EXPOSED BASE BUILDING CORE WALLS, PERIMETER WALLS, OR COLUMNS ARE TO BE FURRED OUT WITH GYPSUM BOARD.
- 15 PROVIDE CONCEALED FIRE RETARDANT TREATED WOOD BLOCKING OR METAL BLOCKING IN WALLS AS REQUIRED FOR SEISMIC INSTALLATION OF ALL WALL MOUNTED ITEMS INCLUDING BUT NOT LIMITED TO MILLWORK, TVS AND AV EQUIPMENT, WALL HUNG FURNITURE CABINETS, WORKTOPS, WINDOWS, AND ACCESSORIES. REFER TO MANUFACTURERS INSTALLATION INSTRUCTIONS FOR SPECIFIC BLOCKING REQUIREMENTS.
- 16 ALL DOORS ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED. REFER TO SHEET GC-001 FOR DOOR HARDWARE SCHEDULE.
- 17 ALL DOORS, MILLWORK, DEVICES, ETC. SCHEDULED TO REMAIN ARE TO BE CLEANED, TESTED, SERVICED IF REQUIRED, AND RESTORED TO FULL OPERATING CONDITION. FINISHES TO BE REPAIRED AND RESTORED TO LIKE NEW.
- 18 POROUS OR FIBROUS MATERIALS AND OTHER MATERIALS SUBJECT TO MOISTURE DAMAGE SHALL BE PROTECTED FROM MOISTURE DURING THE CONSTRUCTION PHASE. MATERIAL DAMAGED BY MOISTURE OR THAT ARE VISIBLY COLORED BY FINISHES PRIOR TO DELIVERY OR DURING THE CONSTRUCTION PHASE SHALL BE REMOVED AND REPLACED.
- 19 GC TO INSTALL FLUSH WALL FIRE EXTINGUISHER CABINET WHERE SHOWN ON THE PLAN. OVAL CRST - 010304 WITH 1/2 WINDOW. WHITE VERTICAL DIE-CUT LETTERING. LOW PROFILE FIRE EXTINGUISHER 10J ABC (A-B-C).
- 20 GC TO INSTALL 1/2 SHEET OF 3/4" FRT PAINTED PLYWOOD IN LAUNDRY ROOM, UNLESS OTHERWISE SPECIFIED. COORDINATE LOCATION WITH TENANT. DO NOT CONCEAL THE STAMP.
- 21 SANITARY FACILITIES SHALL BE PROVIDED DURING CONSTRUCTION. REMODELING OR DEMOLITION ACTIVITIES IN ACCORDANCE WITH THE PLUMBING CODE.
- 22 REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. DEMOLITION, REMODELING OR ALTERATIONS AND ADDITIONS TO ANY BUILDING.
- 23 ACCESSORIES SUCH AS GRAB BARS, TOWEL BARS, PAPER DISPENSERS AND SOAP DISHES, PROVIDED ON OR WITHIN WALLS, SHALL BE INSTALLED AND SEALED TO PROTECT STRUCTURAL ELEMENTS FROM MOISTURE.
- 24 GC SHALL COMPLY WITH THE 2018 IBC FOR CONCEALED COMBUSTIBLE MATERIALS IN CONCEALED SPACES SUCH AS SHaft WALLS AND NON LOAD BEARING WALL. SEE SECTIONS 901.1 & 715.1 FOR CONSTRUCTION TYPES I & II.
- 25 GC SHALL VERIFY THAT THE EXIT SIGNAGE LOCATED AT THE EXIT STAIRWAY, EXIT PASSAGE WAY & EXIT DISCHARGE SHALL COMPLY WITH SECTION 1013.4 OF THE IBC 2018.



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ISSUES

#	DESCRIPTION	DATE
1	ISSUE FOR 50% CDS	12/15/2025
2	ISSUE FOR BID	01/28/2026

LEGEND - CONSTRUCTION

- EXISTING PARTITION TO REMAIN
- NEW PARTITIONS. REFER TO PARTITION TYPES SHEET OR ADDITIONAL INFORMATION
- NEW MILLWORK. SEE ELEVATIONS AND DETAILS FOR ADDITIONAL INFORMATION
- EXISTING MILLWORK TO REMAIN
- EXISTING DOOR TO REMAIN. SEE DOOR AND HARDWARE INFORMATION SHEETS FOR ADDITIONAL INFORMATION
- NEW DOOR. SEE DOOR AND HARDWARE INFORMATION SHEETS FOR ADDITIONAL INFORMATION
- N.I.C.

SEAL

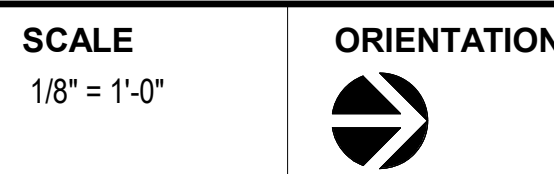
PROJECT NAME + ADDRESS
The Beach Club

2900 Thomas Ave S
Minneapolis, MN 55416

PROJECT NUMBER 13205.000

SHEET NAME
CONSTRUCTION PLAN - LOWER LEVEL

SCALE
1/8" = 1'-0"



SHEET NUMBER
A1-100

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