

KEYNOTES - CONSTRUCTION

1. SEE PROJECT SPECIFICATIONS FOR WORKING 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 CONTRACTOR'S NEGLIGENCE, INADEQUATE PROTECTION, OR INADEQUATE SECURITY MEASURES DURING CONSTRUCTION ARE TO BE CORRECTED AT THE GENERAL CONTRACTOR'S 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. MAINTAIN THE EXISTING FLOOR SLAB RATING AT ALL FLOOR SLAB PENETRATIONS AS REQUIRED BY U.L. DESIGN GUIDELINES.
 6. GENERAL CONTRACTOR TO FLASH 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 2C UNLESS NOTED OTHERWISE. FOR PARTITION DETAILS REFER TO SHEET G2-002.
 11. FRAME AROUND EXISTING DUCTWORK AS REQUIRED AT WALLS TO DECK AND GRID BREAK PARTITIONS.
 12. SOUND LINES TRANSFER FLEXIBLES ARE TO BE PROVIDED AT ALL ROOMS WITH SLAB TO SLAB PARTITIONS FOR RETURN AIR.
 13. ALL PARTITIONS WITHIN 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, FRAMED 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 SECURE INSTALLATION OF ALL WALL MOUNTED ITEMS INCLUDING BUT NOT LIMITED TO MILLWORK, TV'S AND AN EQUIPMENT WALL MOUNTING FURNITURE, CABINETS, ARTWORK, DOORS, WINDOWS, AND ACCESSORIES. REFER TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR SPECIFIC BLOCKING REQUIREMENTS.
 16. ALL DOORS ARE EXISTING TO REMAIN UNLESS OTHERWISE NOTED. REFER TO SHEET G2-001 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. POOLS 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 COLONIZED BY FUNGI EITHER PRIOR TO DELIVERY OR DURING THE CONSTRUCTION PHASE SHALL BE REPAIRED AND REPLACED.
 19. GC TO INSTALL FLUSH IN WALL FIRE EXTINGUISHER CABINET WHERE SHOWN ON THE PLAN. OVAL CRST - 010304 WITH 1/2 WINDOW - WHITE W/ 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 JAN 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 ADDITION 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 IRC FOR CONCEALED COMBUSTIBLE MATERIALS IN CONCEALED SPACES SUCH AS SHAFT WALLS AND NON-LOAD BEARING WALL. SEE SECTIONS 603.1 & 718.5 FOR CONSTRUCTION TYPES I & II.
 25. GC SHALL VERIFY THAT THE EXIT SIGNAGE LOCATED AT THE EXIT STARWAY, EXIT PASSAGE WAY & EXIT DISCHARGE SHALL COMPLY WITH SECTION 1015.4 OF THE BC-2018.

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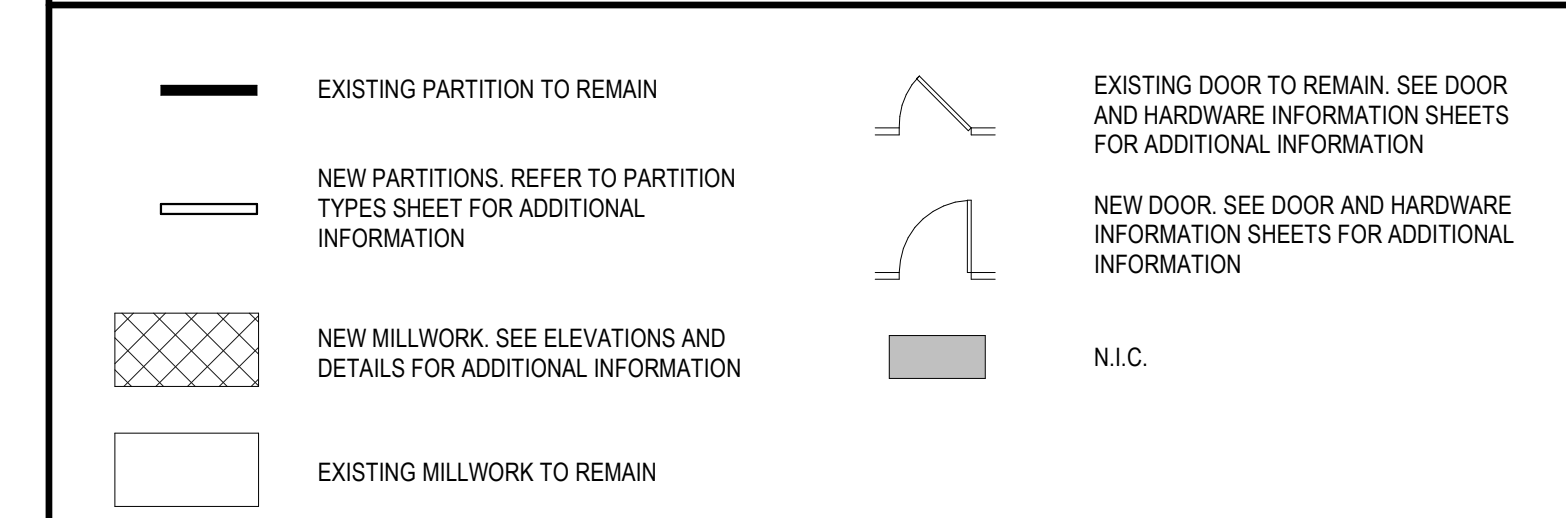
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ISSUE #	DESCRIPTION	DATE
1	ISSUE FOR 50% CDS	12/15/2025
2	ISSUE FOR BID	01/28/2026

LEGEND - CONSTRUCTION



SEAL

PROJECT NAME + ADDRESS
 The Beach Club
 2900 Thomas Ave S
 Minneapolis, MN 55416

PROJECT NUMBER 13205.000
SHEET NAME
 CONSTRUCTION PLAN -
 LEVEL 02 WEST

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

SHEET NUMBER
A1-102

1 CONSTRUCTION PLAN - LEVEL 2 WEST
 1/8" = 1'-0"