



KEYNOTE LEGEND

- --- INDICATES KEYNOTE ON PLAN
- MARK**
- AE 01 REMOVE INSULATED VISION GLASS, INSTALL BRANDED BACK-PAN, PROVIDE FIELD APPLIED SPANDREL COATING ON EXISTING VISION GLASS, AND RE-INSTALL VISION GLASS
 - AE 03 PROVIDE HIGH AND LOW TRANSFER GRILL FOR PASSIVE AIR TRANSFER INTO DEAD SPACE ALONG EXTERIOR WALL
 - AE 05 REMOVE INSULATED VISION GLASS, INSTALY ALUMINUM STOREFRONT HORIZONTAL MULLIONS TO HOUSE NEW SWING DOOR
 - AE 18 OPEN KNEE SPACE BELOW COUNTER
 - AE 23 WATERLAL COUNTERTOP ISLAND
 - AE 25 WORK WITHIN THIS AREA TO BE FUTURE FIT-UP
 - AE 27 3/4"X24"X11/2" FIBERGLASS MGP SPINE

GENERAL NOTES

- 1 ALL WORK PERFORMED SHALL COMPLY WITH THE CONTRACT DOCUMENTS, DRAWINGS, AND SPECIFICATIONS, INCLUDING THESE GENERAL NOTES.
- 2 NO DEVIATION FROM THE CONTRACT DOCUMENTS, DRAWINGS, AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN ACCEPTANCE BY THE DESIGN TEAM.
- 3 THE ORGANIZATION OF THE DRAWINGS AND SPECIFICATIONS SHALL NOT CONTROL THE CONTRACTOR IN DETERMINING THE WORK AMONG SUB-CONTRACTORS OR IN ESTABLISHING THE EXTENT OF THE WORK TO BE PERFORMED BY ANY TRADE UNLESS SPECIFICALLY REQUIRED.
- 4 THE ARCHITECTURAL DRAWINGS SHOW PRINCIPAL AREAS WHERE WORK MUST BE ACCOMPLISHED UNDER THIS CONTRACT. INCIDENTAL WORK MAY ALSO BE NECESSARY IN AREA NOT SHOWN ON ARCHITECTURAL DRAWINGS IN ORDER TO PROPERLY INSTALL OR EXECUTE THE WORK AS SHOWN OR TO ACCOMMODATE STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND OTHER SYSTEMS. SUCH INCIDENTAL WORK SHALL BE CONSIDERED A PART OF THE CONTRACT REQUIREMENTS AT NO ADDITIONAL COST. IT SHALL BE THE RESPONSIBILITY OF ALL CONTRACTORS TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING, ELECTRICAL, AND CIVIL WORK SHOULD THERE BE A DISCREPANCY BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS THAT WOULD CAUSE AND AVOID OR DEFERENT INSTALLATION. IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION BEFORE INSTALLATION OF SUCH WORK. THE CONTRACTOR, AT NO ADDITIONAL COST, SHALL CORRECT ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS.
- 5 ALL MATERIALS NOTED ON THE DOCUMENT ARE TO BE NEW, UNLESS SPECIFICALLY NOTED OTHERWISE.
- 6 IN ADDITION TO ANY WARRANTIES OR GUARANTEES REQUIRED BY VARIOUS SECTIONS OF THE SPECIFICATIONS, THE CONTRACTOR GUARANTEES BY THE ACCEPTANCE OF THE CONTRACT, THAT ALL WORK INSTALLED WILL BE FREE FROM ANY AND ALL DEFECTS IN WORKMANSHIP AND/OR MATERIALS, AND ALL APPARATUS WILL DEVELOP CAPACITIES AND CHARACTERISTICS SPECIFIED, AND IF DURING THE PERIOD OF ONE YEAR, OR AS OTHERWISE SPECIFIED, AND IF, FROM DATE OF CERTIFICATE OF COMPLETION AND ACCEPTANCE OF THE WORK, ANY SUCH DEFECTS IN WORKMANSHIP, MATERIALS, OR PERFORMANCE APPEAR, THE CONTRACTOR WILL, WITHOUT COST TO THE OWNER, REMEDY SUCH DEFECTS TO BE A REASONABLE TIME TO BE SPECIFIED IN NOTICE FROM THE ARCHITECT IN DEFAULT THEREOF. THE OWNER MAY HAVE SUCH WORK DONE AND CHARGED COST TO THE CONTRACTOR.
- 7 CONTRACTORS SHALL PROPERLY AND LEGALLY DEPOSE OF ALL WASTE MATERIALS. THE CONTRACTORS SHALL MAINTAIN THE BUILDING AND SITE AN ACCEPTABLE STANDARD OF CLEANLINESS, CONSTRUCTION DEBRIS AND FOOD AND BEVERAGE CONTAINERS SHALL BE REMOVED ON A REGULAR BASIS.
- 8 IF DO NOT SCALE DRAWINGS DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALES DEPICTED ON DRAWINGS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, GRADES AND CONDITIONS AT THE SITE PRIOR TO COMMENCING WITH THE WORK, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING.
- 9 FLOOR ELEVATIONS ARE TO TOP OF FINISH, UNLESS OTHERWISE NOTED. CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACE, UNLESS OTHERWISE NOTED.
- 10 WHERE A TYPICAL CONDITION IS DETAILED, IT SHALL BE UNDERSTOOD THAT ALL LIKE OR SIMILAR CONDITIONS ARE THE SAME UNLESS SPECIFICALLY NOTED OR DETAILED.
- 11 THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACES, BACK-UP PLATE, AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ACCESSORIES, HANDRAILS, CHAIR RAILS, FIXTURES AND PENETRATIONS, AND ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL, OR MISCELLANEOUS EQUIPMENT AND FINISHES.
- 12 ALL WALLS TO BE AS, UNLESS OTHERWISE NOTED.

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CLIENT
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PROJECT DESCRIPTION
 THE BEACON BLDG I '1923'
 684 NORTH 1ST AVE
 GRAND FORKS, ND
 58203

CITY GRAND FORKS
STATE ND

ISSUE DATES

1 PERMIT SET - PR 01	07/16/2025
2 PERMIT SET	11/25/2025
MAKE DESCRIPTION	DATE

PROJECT NO: 20253690
DRAWN BY: AJS
CHECKED BY: CLH

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STAMP

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Registered Architect under the laws of the State of North Dakota.

Signature:
 Date: 11/25/2025 REG. NO.: 3331

DRAWING TITLE
 1923 - FIRST FLOOR PLAN

A201