A INTENT & USE OF CONSTRUCTION DOCUMENTS

- 1. THE PURPOSE OF THESE DOCUMENTS IS TO CONVEY DESIGN INTENT AND GENERAL SCOPE ONLY. AS SCOPE DOCUMENTS, THE DRAWINGS DO NOT NECESSARILY INDICATE, OR DESCRIBE ALL THE WORK FOR FULL PERFORMANCE AND COMPLETION. THE DESIGNER, PROPERTY MANAGER, AND CONTRACTOR UNDERSTAND THAT THE RESPONSIBILITY FOR SOUND FABRICATION AND SECURE INSTALLATION OF ALL WORK, AS STATED IN THE CONSTRUCTION DOCUMENTS, RESIDES WITH THE CONTRACTOR.
- A) BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.
- B) PROMPTLY NOTIFY THE DESIGNER IF THE CONTRACT DOCUMENTS DRAWINGS AND SPECIFICATIONS ARE AT VARIANCE THEREWITH. OBTAIN CLARIFICATIONS FROM THE DESIGNER BEFORE PROCEEDING WITH WORK IN QUESTION OR WITH RELATED WORK.
- C) OBTAIN ALL REQUISITE BUILDING AND OTHER PERMITS REQUIRED IN CONNECTION WITH THE WORK.
- CONTRACTOR IS RESPONSIBLE TO COMPLY WITH ADA REQUIREMENTS ON ALL NEW AND EXISTING CONSTRUCTION AS REQUIRED BY THE GOVERNMENT AUTHORITIES.
- E) CHECK ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, AND DIMENSIONS FOR ACCURACY AND CONFIRMING THAT WORK IS BUILDABLE AS SHOWN BEFORE
- PROCEEDING WITH CONSTRUCTION. F) VISIT AND CAREFULLY EXAMINE SITE OF PROPOSED WORK AND ACQUAINT THEMSELVES WITH THE CONDITIONS UNDER WHICH WORK WILL BE PERFORMED AND NATURE AND EXTENT OF WORK INVOLVED.
- ALL WORK SHALL COMPLY WITH FEDERAL, STATE, LOCAL CODES, AND ORDINANCES, AND WORK SHALL BE DONE TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN FOR THEIR RESPECTIVE TRADES. CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY AND COMPLETE JOB.
- 2. BY SUBMITTING A BID, THE CONTRACTOR WILL BE CERTIFYING THAT HE HAS INSPECTED THE SITE AND HAS READ AND IS THOROUGHLY FAMILIAR WITH THE CONSTRUCTION DOCUMENT DRAWINGS AND SPECIFICATIONS. THE FAILURE OR OMISSION OF ANY CONTRACTOR TO EXAMINE ANY FORM, INSTRUMENT, OR DOCUMENT PERTAINING TO THE PROJECT SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION IN RESPECT TO HIS WORK. IN THE EVENT OF A CONFLICT BETWEEN EXISTING CONDITIONS AT THE SITE AND THE CONTRACT DRAWINGS, THE GENERAL CONTRACTOR SHALL NOTIFY THE DESIGNER FOR CLARIFICATION PRIOR TO COMMENCEMENT OF THE WORK, FAILURE TO DO SO BY ENTAIL REWORK AT NO COST TO LANDLORD, TENANT, OR DESIGNER. NO COST TO LANDLORD, TENANT, OR DESIGNER.
- CONTRACTOR TO NOTIFY THE DESIGNER DURING PRIOR TO SUBMITTING BID OF ANY REPAIRS NECESSARY TO LEVEL FLOORS OR CEILINGS.
- THE CONSTRUCTION DOCUMENT DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. ON THE BASIS OF THE GENERAL SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. DECISIONS OF THE DESIGNER AS TO THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT SHALL BE FINAL AND BINDING ON THE CONTRACTOR. THE CONTRACTOR SHALL RECOGNIZE THAT THE DESIGNER SHALL HAVE THE RIGHT OF APPROVAL AND/OR REJECTION OF ALL MATERIALS AND EQUIPMENT INSTALLED IN THE PROJECT.
- 5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND ADJACENT ASSEMBLIES OF PARTS OR WORK. BE PREPARED TO GUARANTEE THE DIMENSIONS WHICH MAY BE REQUIRED FOR THE FITTING OR WORK TO SURROUNDING WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PREPARATION, CUTTING, FITTING, ADJUSTING, AND PATCHING THAT IS NECESSARY TO MAKE THE SEVERAL PARTS OF THE WORK TO BE PROPERLY ALIGNED.
- 6. THE GENERAL CONTRACTOR SHALL KEEP ONE SET OF PLANS AT THE JOB SITE FOR THE SPECIFIC PURPOSE OF RECORDING ACTUAL CONSTRUCTION CONDITIONS. SUCH "PROJECT RECORD" DOCUMENTS SHALL BE PROVIDED TO THE PROPERTY MANAGER, TENANT AND BUILDING ARCHITECT OF RECORD UPON
- 7. THE GENERAL CONTRACTOR SHALL SUBMIT ALL APPLICATIONS FOR PAYMENT TO THE DESIGNER FOR REVIEW AND APPROVAL. THE FORM OF THE APPLICATION FOR PAYMENTS SHALL BE AND DOCUMENTS G702, SUPPORTED BE AND DOCUMENT G702A, CONTINUATION SHEET. A 10% RETAINAGE OF EACH APPLICATION FOR PAYMENT SHALL BE WITHHELD BY THE PROPERTY MANAGER UNTIL RELEASE OF FINAL PAYMENT, UNLESS NOTES OTHERWISE IN THE AGREEMENT BETWEEN OWNER AND CONTRACTOR.
- 8. EACH REQUEST FOR PAYMENT BY THE GENERAL CONTRACTOR SHOULD INCLUDE RELEASE OF LIENS FROM EACH AND EVERY SUBCONTRACTOR, MANUFACTURER, AND SUPPLIER OF MATERIAL AND EQUIPMENT FABRICATED AND INSTALLED ON THE PROJECT SITE, AS WELL AS A RELEASE OF LIEN FOR HIS OWN WORK ON THE PROJECT. WITHIN 7 DAY AFTER EXECUTION OF THE CONTRACT, CONTRACTOR SHALL SUBMIT TO THE OWNER AND DESIGNER A PROJECTED WORK PROGRESS SCHEDULE, SHOWING SUBDIVISION OF THE CONTRACT INTO ITEMS OF CONSTRUCTION, WITH QUANTITIES AND PRICES. PROGRESS PAYMENTS WILL BE RECOMMENDED ON THE BASIS OF VALUE TO OWNER OF IN PLACE WORK AT TIME OF REQUESTED PAYMENT. NO PAYMENT WILL BE MADE TO CONTRACTOR UNTIL SCHEDULE HAS BEEN SUBMITTED.
- 9. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT CONTRACT DOCUMENT, OR WHERE REQUIRED, APPROVED SHOP DRAWINGS, PRODUCT DATA OR SAMPLE FOR SUCH
- 10. THE DESIGNER RESERVES THE RIGHT TO REJECT ITEMS INCORPORATED INTO THE WORK WHICH FAIL TO MEET THE SPECIFIED MINIMUM REQUIREMENTS. THE DESIGNER FURTHER RESERVES THE RIGHT, AND WITHOUT PREJUDICE TO OTHER RECOURSE TAKE, ACCEPT NON-COMPLYING ITEMS SUBJECT TO ANY WITHOUT PREJUDICE TO OTHER RECOURSE TAKE, ACCEPT NON-COMPLYING ITEMS SUBJECT TO ANY WITHOUT AS ASSESSED AND THE DESIGNED AND THE DESIG TMENT IN THE CONTRACT AMOUNT AS APPROVED BY THE DESIGNER AND THE PROPERTY MANAGER
- 11. CONTRACT CLOSE-OUT SHALL OCCUR ONLY AFTER THE DESIGNER HAS PREPARED THE CERTIFICATE CONTRACT CLOSE-UUT SHALL OCCOR ONLY ALL SUBMIT TO THE PUNCH LIST TIEMS HAVE BEEN CORRECTED. THE SUBSTANTIAL CONTRACTOR SHALL SUBMIT TO THE DESIGNER ALL MAINTENANCE AND WARRANTY MANUALS, OF LISTS AND RECORD DRAWINGS WITH HIS FINAL APPLICATION OF PAYMENT. THE DESIGNER RELEASE OF LIENS, AND RECORD DRAWINGS WITH HIS FINAL APPLICATION OF PAYMENT. THE DESIGNER SHALL PREPARE ANY NECESSARY CHANGE ORDERS REQUIRED TO FINALIZE THE COST OF THE PROJECT BASED UPON THE CONTRACTOR'S FINAL SUBMITTALS.
- 12. IT IS THE INTENT OF THE DRAWINGS THAT ALL EXPOSED SURFACES RECEIVE FINISHES AS INDICATED ON THE DRAWINGS OR IN THE SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE. ANY SURFACES WHICH DO NOT HAVE A SPECIFIC FINISH NOTED, NOR ARE NOTED TO REMAIN UNFINISHED, SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND FINISHED PER HIS INSTRUCTION WITH NO COST TO
- 13. ALL WORK NOTED "BY OTHERS" OR "N.I.C." IS TO BE ACCOMPLISHED BY A CONTRACTOR OTHER THAN THE GENERAL CONTRACTOR AND IS NOT TO BE PART OF THE CONSTRUCTION AGREEMENT. THE GENERAL CONTRACTOR IS TO COORDINATE WITH "OTHER" CONTRACTORS AS REQUIRED.
- 14. WHILE CARE HAS BEEN TAKEN BY THE DESIGNER AND CONSULTANTS TO COORDINATE THE CONSTRUCTION DOCUMENTS PRODUCED BY EACH OFFICE, THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS ARE TO REFER TO ALL DESIGN DRAWINGS AND ALL RELATED CONSULTANT DRAWINGS. IN THE EVENT OF A CONFLICT BETWEEN THE SETS OF DRAWINGS, THE GENERAL CONTRACTOR SHALL IMMEDIATELY CONTACT THE DESIGNER FOR CLARIFICATION OF THE DISCREPANCY BETWEEN THE SETS OF DOCUMENTS. ITEMS REQUIRING SPECIAL ATTENTION BY THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS INCLUDE, BUT ARE NOT LIMITED TO: ELECTRICAL OUTLETS AND TELEPHONE JACKS, ELECTRICAL OUTLET AND TELEPHONE JACK INSTALLATION HEIGHTS, LIGHTING CONTROLS AND SWITCHED, FIRE ALARM STROBES. WALL MOUNTED EMERGENCY LIGHTS, WALL SCONCES, WALL SCONCE INSTALLATION HEIGHTS, FIRE ALARM SPEAKERS IN THE WALLS OR CEILINGS, FIRE ALARM PULL BOXES, FIRE EXTINGUISHER BOX LOCATIONS, ETC.

B. DRAWINGS AND SPECIFICATIONS

- SHOULD DRAWINGS AND SPECIFICATIONS DISAGREE IN THEMSELVES, OR WITH EACH OTHER, BIDS SHALL BE BASED ON THE MOST EXPENSIVE COMBINATION OF QUALITY AND QUANTITY OF WORK INDICATED. THE CONTRACTOR SHALL, PRIOR TO PROCEEDING WITH ANY WORK, NOTIFY THE DESIGNER FOR CLARIFICATIONS FOR ANY DISCREPANCY IN DIMENSIONS. FAILURE TO DO SO MAY ENTAIL REWORK AT NO COST TO PROPERTY
- 2. WRITTEN FIGURES TAKE PRECEDENCE OVER SCALE MEASUREMENTS. THE CONTRACTOR SHALL, PRIOR TO PROCEEDING WITH ANY WORK, NOTIFY THE DESIGNER FOR CLARIFICATIONS FOR ANY DISCREPANCY IN DIMENSIONS. FAILURE TO DO SO MAY ENTAIL REWORK AT NO COST TO PROPERTY MANAGER, TENANT, OR
- 3. LARGE SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DETAILS. THE CONTRACTOR SHALL, PRIOR TO PROCEEDING WITH ANY WORK, NOTIFY THE DESIGNER FOR CLARIFICATIONS FOR ANY DISCREPANCY IN DIMENSIONS. FAILURE TO DO SO MAY ENTAIL REWORK AT NO COST TO PROPERTY MANAGER, TENANT, OR
- 4. TERMS SUCH AS "AS SHOWN", "AS INDICATED", OR "AS NOTED" MEAN THERE ARE ADDITIONAL REQUIREMENTS GIVEN ELSEWHERE IN THE CONTRACT DOCUMENTS.
- 5. CONTRACTOR SHALL SUBMIT CONFIRMATIONS WITH DELIVERY DATES OR ORDERS OF MATERIALS AND EQUIPMENT OF ANY LONG LEAD TIME ORDER ITEMS.
- "ALIGN" AS USED IN THESE DOCUMENTS SHALL MEAN TO ACCURATELY LOCATE FINISH FACE IN THE SAME PLANE. INSTALL NEW CONSTRUCTION REQUIRED TO ALIGN WITH THE EXISTING CONSTRUCTION WITHOUT ANY VISIBLE JOINTS OR SURFACE IRREGULARITIES UNLESS NOTED OR DETAILED OTHERWISE.
- 7. "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION OR DIMENSION IS THE SAME OR REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. 8. IT IS THE INTENTION OF THESE CONSTRUCTION DOCUMENTS, UNLESS OTHERWISE NOTED, TO INDICATE A CLEAN, UNIFORM AND PROPERLY ALIGNED RELATIONSHIP BETWEEN FURR DOWNS, FURR OUTS, WALLS AND EQUIPMENT AND FURNITURE TO BE INSTALLED AFTER COMPLETION OF FURR DOWNS, FURR OUTS, AND WALLS, ANY CONDITIONS AT ANY LOCATION WHICH WILL PREVENT THE PROPER AND UNIFORM INSTALLATION OF FURNITURE AND EQUIPMENT SHOULD BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
- 9. GENERAL CONTRACTOR SHALL COORDINATE CHANGES SHOWN ON THE ARCHITECTURAL DRAWINGS THAT APPEAR AFTER THE BID DATE (INDICATED BUBBLE AREAS) WITH THE MEP/ CONSULTANT'S AND/OR SUBCONTRACTOR'S DESIGN BUILD DRAWINGS.

- CONTRACTOR SHALL REMOVE EXISTING WALLS, CARPET, AND ALL OTHER ITEMS AS SHOWN IN THE CONSTRUCTION DRAWINGS. ON OCCASION, CERTAIN ITEMS SUCH AS: ANY OR ALL EXISTING LIGHTING FIXTURES, DOORS, HARDWARE, UNDER COUNTER ICE MAKERS, REFRIGERATORS, ETC., ARE TO BE REUSED.
 ITEMS TO BE REUSED ARE TO BE REMOVED CAREFULLY AS TO NOT DAMAGE THEM, AND ARE TO BE
 CLEANED AND STORED UNTIL NEEDED. CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS OR SURFACES DAMAGED DURING DEMOLITION AND/OR CONSTRUCTION WORK WITHOUT COST TO THE PROPERTY MANAGER,
- 2. ALL LIGHT FIXTURES ARE TO BE REUSED, UNLESS NOTED OTHERWISE. 3. SERVICE CONNECTIONS SHALL BE SAFELY REMOVED, CAPPED OR PLUGGED IN CONFORMITY WITH LOCAL LAWS AND ORDINANCES, REQUIREMENTS OF PUBLIC UTILITY COMPANIES, AND OF THE NATIONAL BOARD OF FIRE UNDERWRITES, AND IN SUCH MANNER AS NOT TO INTERFERE WITH THE USE OF OCCUPIED SPACES IN THE

GENERAL NOTES, CONTINUED

C. DEMOLITION CONTINUED

- 4. THE GENERAL CONTRACTORS SHALL PROTECT ANY FLOOR OR WALL SURFACE DURING DEMOLITION THAT IS SHOWN IN THESE DRAWINGS TO REMAIN.
- 5. THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY PARTITIONS AND/OR DUST BARRIERS AS REQUIRED TO PROTECT EXISTING CONDITIONS AND TO MAINTAIN A CLEAN, SAFE WORKING ENVIRONMENT FOR EMPLOYEES ON SITE. THE GENERAL CONTRACTOR SHALL MAINTAIN CLEAR UNOBSTRUCTED PATHWAYS TO FIRE EVITS AT ALL THATES.
- 6. FOR DEMOLITION PURPOSES, ALL FINISHES AND MATERIAL SHOWN TO BE REMOVED, REFINISHED OR DEMOLISHED SHALL HAVE THEIR SUBSTRATE SURFACES BROUGHT BACK TO BASE BUILDING STANDARD AND READY FOR THE INSTALLATION OF NEW FINISHES.
- 7. PLUMBING CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IN REMODEL AREAS PRIOR TO STARTING
- 8. WHEN EXISTING PLUMBING IS TO BE REMOVED, PLUMBING CONTRACTOR TO REMOVE ALL ABANDONED BACK TO THE SOURCE, OR AS FAR AS POSSIBLE (I.E. DO NOT REMOVE PIPES ASSOCIATED WITH OTHER EXISTING PLUMBING TO REMAIN).

- THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND SHALL COORDINATE ALL PORTIONS OF THE
- 2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO THE PROPERTY MANAGER FOR THE ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR REPRESENTATIVES AND EMPLOYEES, AND ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE
- THE GENERAL CONTRACTOR SHALL SEE THAT ALL SUBCONTRACTORS RECEIVE COMPLETE SETS OF WORKING DRAWINGS OR ASSUME FULL RESPONSIBILITY FOR COORDINATION OF WORK WHEN COMPLETE SETS ARE NOT MADE AVAILABLE TO SUBCONTRACTORS.
- 4. THE GENERAL CONTRACTOR SHALL MAINTAIN AT HIS OWN EXPENSE A TELEPHONE AND FAX MACHINE. THE GENERAL CONTRACTOR SHALL PROVIDE THE TELEPHONE NUMBERS FOR THE TELEPHONE AND FAX MACHINE TO THE PROPERTY MANAGER, TENANT, AND DESIGNER.

E. LABOR AND MATERIALS

- UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT AND MACHINERY, TRANSPORTATION, AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE PROPER EXECUTION AND
- 2. THE CONTRACTOR SHALL AT ALL TIMES ENFORCE STRICT DISCIPLINE AND GOOD ORDER AMONG THE CONTRACTOR'S EMPLOYEES AND SHALL NOT EMPLOY ON THE WORK ANYONE NOT SKILLED IN THE TASK

F. WARRANTY AND INSURANCE

- THE CONTRACTOR WARRANTS TO THE PROPERTY MANAGER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF CONSTRUCTION. ALL WORK NOT CONFORMING TO THESE REQUIREMENTS, INCLUDING SUBSTITUTIONS NOT PROPERLY APPROVED AND AUTHORIZED, MAY BE CONSIDERED DEFECTIVE.
- THE CONTRACTOR SHALL PROVIDE TO THE PROPERTY MANAGER AND TENANT COPIES OF ALL GUARANTEES, WARRANTIES, INSTRUCTIONS, CLEANING INFORMATION, AND MANUALS FOR ALL INSTALLED EQUIPMENT. MATERIALS OR SYSTEMS, BOUND INTO 8 1/2" X 11" IN A 3 RING NOTEBOOKS.
- INSURANCE AND BONDING FOR THE PROJECT SHALL BE AS DIRECTED BY AND TO THE SATISFACTION OF THE PROPERTY MANAGER AND TENANT. THE GENERAL CONTRACTOR SHALL MAINTAIN SUCH INSURANCE AND BONDS IN FORCE AND EFFECT AS REQUIRED BY THE PROPERTY MANAGER AND TENANT OR AS APPLICABLE LAW. THE BONDS SHALL BE IN AMOUNTS EQUAL TO THE FULL VALUE OR COST OF THE WORK BEING DONE BY THE GENERAL CONTRACTOR.

CONTRACTOR SHALL PAY ALL SALES, CONSUMER, USE AND OTHER SIMILAR TAXES FOR THE WORL OR PORTIONS THEREOF PROVIDED BY THE CONTRACTOR WHICH ARE LEGALLY ENACTED AT THE TIME OF

- UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AND FOR ALL OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE
- 3. THE CONTRACTOR SHALL EXERCISE REASONABLE EFFORT TO MAKE CERTAIN THAT THE CONTRAC DOCUMENTS ARE IN ACCORDANCE WITH APPLICABLE LAWS, STATUTES, BUILDING CODES AND REGULATIONS. IF THE CONTRACTOR OBSERVES THAT ANY OF THE CONTRACT DOCUMENTS ARE AT VARIANCE THEREWITH IN ANY RESPECT, HE SHALL PROMPTLY NOTIFY DESIGNER IN WRITING, AND ANY NECESSARY CHANGES SHALL BE ACCOMPLISHED BY APPROPRIATE MODIFICATI
- 4. IF THE CONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO SUCH LAWS, ORDINANCES, RULES AND REGULATIONS, AND WITHOUT SUCH NOTICE TO DESIGNER, HE SHALL ASSUME FULL RESPONSIBILITY THEREFORE AND SHALL BEAR ALL COSTS ATTRIBUTABLE THERETO.
- 5. DURING THE COURSE OF CONSTRUCTION WORK, CONTRACTOR IS TO CARRY WORKER'S COMPENSATION INSURANCE AND OTHER INSURANCE AND BONDS WHICH MAY BE REQUIRED BY LAW TO BE CARRIED BY PROPERTY MANAGER IN CONNECTION WITH CONSTRUCTION.

I. SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES

- 1. ITEMS REQUIRING SHOP DRAWINGS FOR FINISH SAMPLES SUBMITTALS SHALL BE AS INDICATED IN THE LIST OF SUBMITTALS.
- 2. WHERE SUBMITTALS ARE REQUIRED, THE CONTRACTOR IS REQUESTED TO SUBMIT DATA TO THE DESIGNER, MANAGER AND TENANT AFTER THE CONTRACTOR'S REVIEW AND INDICATING ON THE SUBMITTAL THAT SUCH REVIEW HAS TAKEN PLACE BY THE CONTRACTOR. SHOP DRAWINGS ARE TO BE SUBMITTED WITH ONE (3) PRINTS OF EACH SHEET. THE CONTRACTOR SHALL REVIEW, APPROVE, AND SUBMIT TO THE DESIGNER WITH REASONABLE PROMPTNESS AND IN SUCH SEQUENCE AS TO NOT CAUSE TO DELAY IN THE WORK.
- BY APPROVING AND SUBMITTING SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES TO THE DESIGNER, MANAGER AND TENANT THE CONTRACTOR AGREES THAT HE HAS DETERMINED AND VERIFIED ALL MATERIALS, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION CRITERIA RELATED THERETO, OR WILL DO AND THAT HE HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS.
- 4. THE DESIGNER WILL REVIEW AND APPROVE OR TAKE OTHER APPROPRIATE ACTION UPON THE CONTRACTOR'S SUBMITTALS SUCH AS SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES. SUCH ACTION WILL BE ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE WORK AND WITH THE FORMATION GIVEN IN THE CONTRACT DOCUMENTS. SUCH ACTION WILL BE TAKEN WITH REASONABLE PROMPTNESS SO AS TO CAUSE NO DELAY. APPROVAL BY THE DESIGNER OF A SPECIFIC ITEM SHALL NO INDICATE APPROVAL OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.
- 5. NO PORTION OF THE WORK REQUIRING SUBMISSION OF A SHOP DRAWING, PRODUCT DATA, AND SAMPLES SHALL BE PERFORMED UNTIL THE SUBMITTAL HAS BEEN APPROVED. ALL SUCH PORTIONS OF THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SUBMITTALS
- 6. BY APPROVING AND SUBMITTING SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES TO THE DESIGNER, THE GENERAL CONTRACTOR AGREES THAT HE HAS DETERMINED AND VERIFIED THAT ALL MATERIALS AND COMPONENTS WILL PERFORM AS INTENDED IN A SAFE, SECURE MANNER. THIS IS ESPECIALLY APPLICABLE TO ALL SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES SUBMITTED AS SUBSTITUTIONS OF MA/A DRAWINGS, DETAILS, OR SPECIFICATIONS. SUCH SUBSTITUTIONS APPROVED BY THE DESIGNER WITH THE UNDERSTANDING THAT SUCH SUBSTITUTES WILL PERFORM AS THE ORIGINALLY DETAILED OR SPECIFIED ITEMS. SHOULD ANY ITEM OR COMPONENT IN THE JUDGMENT OF THE TENANT OR DESIGNER NOT PERFORM AS REPRESENTED BY THE GENERAL CONTRACTOR AND HIS SUBCONTRACTOR, THEN SUCH ITEM OR COMPONENT SHALL BE REPLACED WITH THE ORIGINALLY SPECIFIED OR DETAILED ITEM AT THE GENERAL CONTRACTOR'S OWN EXPENSE.
- 7. CONTRACTOR SHALL CONFIRM MANUFACTURER'S SPECIFICATIONS OF ALL APPLIANCES, HARDWARE, FIXTURE, ETC., BEFORE ORDERING AND PROVIDE NECESSARY REQUIREMENTS FOR EACH. THE DESIGNER SHALL BE PROMPTLY NOTIFIED WHEN COORDINATION IS REQUIRED OR DISCREPANCIES ARE NOTED. THE CONTRACTOR SHALL REVIEW ALL MA/A PLANS AND DETAILS SHEET FOR ADDITIONAL INFORMATION.
- J. CUTTING AND PATCHING OF WORK
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, FITTING, OR PATCHING THAT MAY BE REQUIRED TO COMPLETE THE WORK OR TO MAKE ITS SEVERAL PARTS FIT TOGETHER PROPERLY.

K. CLEANING UP

- THE CONTRACTOR SHALL TURN OVER WORK TO OWNER AND TENANT IN IMMACULATE CONDITION. THIS
 APPLIES TO INTERIOR, EXTERIOR, AND SITE CLEANING. CLEANING INCLUDES, BUT NOT LIMITED TO, THE
 REMOVAL OF SMUDGES, MARKS, FINGERPRINTS, SOIL, DIRT, PAINT SPOTS, DUST, LINT, RUST, DISCOLORATION, AND ANY FOREIGN MATTER.
- 2. FINAL CLEANUP TO INCLUDE CLEANING OF WINDOW, MULLION, SILLS, AND WINDOW COVERINGS, A/C GRILLES AND REGISTERS, RETURN AIR GRILLES, AND ALL LIGHT FIXTURES.

BUILDING RULES OF CONDUCT

- CONTRACTOR SHALL CONTACT PROPERTY MANAGER FOR RULES PERTAINING TO THE BUILDING PRIOR TO SUBMITTING BID. CONTRACTOR IS RESPONSIBLE FOR ASSURRING THAT ALL HIS SUBCONTRACTORS HAVE
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CLEANUP AND TRASH REMOVAL ASSOCIATED WITH THE WORK ON A DAILY BASIS.
- 3. CONTRACTOR TO CHECK WITH BUILDING MANAGER FOR INVENTORY ITEMS THAT MAY BE PURCHASED THROUGH BUILDING. ALL MATERIAL IS TO BE PURCHASED NEW, UNLESS DOCUMENTS ALLOW REFURBISHED OR RE-USE OF EXISTING MATERIAL. REFURBISHED SHALL MEAM AS CLOSE TO NEW CONDITION AS POSSIBLE. DOORS AND FRAMES WHICH DO NOT MEET ARCHITECTURAL STANDARDS FOR LENGTH OR CLEARANCE SHALL NOT BE USED. NO MATERIAL WILL BE FURNISHED TO CONTRACTOR FROM BUILDING MATERIAL CHAPTER.
- CONTRACTOR IS RESPONSIBLE FOR PURCHASING OR FURNISHING ALL HARDWARE FOR PROJECT, FURNISHED KEY-WAYS SHALL BE THE SAME AS BASE BUILDING.
- 5. AT NO TIME SHALL ANY CONSTRUCTION MATERIAL, FINISH MATERIAL FIXTURES, ETC. BE REMOVED FROM THE PROPERTY WITHOUT PRIOR WRITTEN APPROVAL FROM THE PROPERTY MANAGER.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL PUBLIC AREA FROM DAMAGE. CONTRACTOR SHALL TAKE PROPER PRECAUTIONS TO PROTECT ALL EXISTING OPERATIONS AND PROPERTY WITH WHICH HIS WORK COMES IN CONTACT OR OVER WHICH HE MUST TRANSPORT, HOIST, OR MOVE MATERIALS, EQUIPMENT, DEBRIS, ETC. CLEAN PLYWOOD OR FIBERBOARD SECTIONS WILL BE USED AS RUNNERS ON ALL REQUIRED AREAS WHERE HEAVY EQUIPMENT AND MATERIAL IS BEING MOVED. ALL AREA ALONG ROUTE OF MATERIAL AND TRASH HAULING WILL BE PROTECTED. CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY MANAGER'S SATISFACTION.
- 7. AT NO TIME SHALL EGRESS BE IMPAIRED THROUGH ANY PUBLIC AREAS. THERE SHALL BE NO ROPES, ELECTRICAL CORDS, ETC., LAID OR INSTALLED ON FLOORS IN PUBLIC AREAS, NOR SHALL PROJECTIONS OR ATTACHMENTS BE INSTALLED ON PUBLIC AREA WALLS OR CEILINGS.
- ALL DOORS IN PROJECT AREA ARE TO REMAIN CLOSED TO PUBLIC AREAS AT ALL TIMES. ALL GLASS FRONTS AT PUBLIC AREAS SHALL BE COVERED FROM INSIDE PROJECT SO AS NOT TO ALLOW VISUAL
- CONTRACTOR SHALL COORDINATE ALL WORK TO ALLOW ACCESSIBILITY AND USE OF ANY ADJACENT SPACE WITH THE BUILDING MANAGEMENT.
- 10. EXCESSIVE NOISE DURING CONSTRUCTION MAY REQUIRE PERFORMING CONSTRUCTION AT NIGHT OR ON WEEKENDS. CONTRACTOR SHOULD CONSULT WITH PROPERTY MANAGER PRIOR TO SUBMITTING BID.
- 11. HAZARDOUS TASKS THAT WOULD BE CONSIDERED DISRUPTIVE OR DANGEROUS TO OCCUPIED SUITES ADJACENT TO TENANT'S SUITE WILL BE DONE AFTER HOURS.
- 12. ALL AFTER HOURS AND WEEKEND WORK MUST BE SCHEDULED 24 HOURS IN ADVANCE WITH THE
- 13. CONTRACTORS AND SUBCONTRACTORS ARE TO USE LOADING DOCK AREAS OF BUILDING FOR MATERIAL DELIVERY. ALL WORKMEN MUST ENTER THE BUILDING THROUGH THE LOADING DOCK ENTRY. 14. ALL DELIVERIES MUST BE RECEIVED AT THE PROJECT. AT NO TIME SHALL ANY MATERIALS BE STORED IN ANY LOCATION OTHER THAN THE PROJECT WITHOUT PRIOR WRITTEN APPROVAL FROM THE DESIGNER OR
- 15. DELIVERY VEHICLES MUSTS UTILIZE THE LOADING DOCK PROVIDED AT THE BUILDING AND VACATE THE SPACE IMMEDIATELY UPON COMPLETION OF THE DELIVERY. DELIVERIES DURING NORMAL BUILDING HOURS
- MUST BE SCHEDULED AND APPROVED BY PROPERTY MANAGER.
- 16. USE OF FREIGHT ELEVATOR DURING NORMAL BUSINESS HOURS OR WEEKEND USE MUST BE SCHEDULED WITH THE APPROVED BY PROPERTY MANAGER. 17. PARKING IS NOT ALLOWED IN HANDICAP, VISITORS, RESERVED SPACES OR FIRE ZONES.
- 18. RESTROOMS AND WATER COOLERS FOR CONSTRUCTION PERSONNEL WILL BE RESTRICTED TO THE FLOOR ON WHICH THE PROJECT IS IN PROGRESS. REQUIRED CLEANING OF THESE AREAS BY THE PROPERTY MANAGER WILL BE BACK CHARGED TO THE GENERAL CONTRACTOR.
- 19. EATING OR BREAK AREAS ARE RESTRICTED TO EITHER THE PROJECT, RESTAURANTS (WITH PROPER
- ATTIRE) OR OTHER DESIGNATED EATING AREAS. 20. DURING CONSTRUCTION EACH TRADE SHALL BE RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY THEIR WORK.
- STORAGE (EVEN TEMPORARY) OF TOOLS, EQUIPMENT, MATERIALS, ETC., IN PUBLIC AREA, STAIRWELLS, MECHANICAL, ELECTRICAL, TELEPHONE, OR JANITORIAL AREAS IS NOT ALLOWED.
- 22. CONTRACTOR SHALL TURN OFF ALL LIGHTS TO PROJECT WHEN THERE IS NO WORK IN PROGRESS.
- 23. RADIOS OR UNNECESSARY NOISES ARE NOT ALLOWED
- 24. CONTRACTORS ARE RESTRICTED FROM USING OF PRODUCTS EMITTING NOXIOUS FUMES WITHOUT PRIOR PERMISSION FROM THE PROPERTY MANAGER AND INSTITUTING PROPER SAFETY PRECAUTIONS.
- 25. FIELD APPLICATION OF LACQUER-BASED MATERIALS IS NOT PERMITTED.
- 26. ALL PUNCHLIST ITEMS WILL BE COMPLETED WITHIN TEN (10) DAYS. UPON RECEIPT OF A PUNCH LIST, RETAINAGE WILL BE USED TO COMPLETE ITEMS OUTSTANDING BEYOND TEN (10) DAYS. THIS WILL NOT APPLY ON ITEMS OF LONG DELIVERY.
- 27. NO ASBESTOS CONTAINING PRODUCTS ARE TO BE USED.
- 28. THERE SHALL BE NO SMOKING OR USE OF TOBACCO PRODUCTS ON THE JOB SITE.
- 29. PRESSURIZED GAS BOTTLES MUST BE IN AN UPRIGHT POSITION AND STRAPPED TO ANY IMMOVABLE
- 30. USE OF CUTTING TORCH OR ARC WELDER MUST BE APPROVED BY PROPERTY MANAGER. 31. OVERTIME REQUIRED BY BUILDING PERSONAL TO ALLOW ACCESS, EGRESS, REQUIRED TO CORRECT PROBLEMS CAUSED BY CONSTRUCTION WILL BE BACK CHARGED TO THE GENERAL CONTRACTOR.
- 32. THE CONTRACTOR SHALL STACK AND STORE EXCESS MATERIALS ONLY IN AREAS DESIGNATED BY THE
- 33. THE CONTRACTOR IS RESPONSIBLE FOR PROPER FLOOR EXAMINATION, BY X-RAY, IF NECESSARY, OF ALL FLOOR OUTLET LOCATIONS FOR STRUCTURAL INTEGRITY.

FLOOR FINISH NOTES

- CONCRETE FLOOR SLAB TO BE FILLED AND/OR GROUND AS REQUIRED TO A SMOOTH UNIFORM CONDITION PRIOR TO FINISH INSTALLATION.
- 2. WHERE FILE CABINETS OR OTHER FURNITURE IS TO BE BUILT-IN, FLOOR SLAB IS TO BE MADE LEVEL FOR PROPER OPERATION OF DRAWERS AND FIT WITHIN DRYWALL CONSTRUCTION.
- WHERE FLOOR FINISHES OF DIFFERENT THICKNESSES MEET, FLOOR IS TO BE FILLED TO A MINIMUM SLOPE OF 1/4" PER 10'-0" TO ALLOW A SMOOTH TRANSITION BETWEEN SURFACES.
- 4. PROVIDE RUBBER TRANSITION STRIP TO MATCH BASE COLOR WHERE CARPET AND RESILIENT VINYL FLOOR MEET, UNLESS NOTED OTHERWISE. ALL JOINTS OF TRANSITION STRIPS TO BE WELDED JOINTS. TRANSITION STRIPS SHALL COMPLY WITH ADA STANDARDS.
- 5. ALL FLOOR FINISHES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. FLOORING CONTRACTOR IS RESPONSIBLE FOR INSPECTION OF SLAB CONDITION PRIOR TO FLOOR FINISH
- 6. THE CONTRACTOR SHALL PROVIDE ALL ACCESSORIES IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR A FULL AND COMPLETE INSTALLATION OF ALL FLOOR FINISHES.
- 7. IF CARPET OR CARPET TILE IS USED AS A FLOOR SURFACE. THE MAXIMUM PILE THICKNESS SHALL BE 1/2". EXPOSED EDGES OF CARPET SHALL BE FASTENED TO FLOOR SURFACES AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED EDGE.
- COVE VINYL BASE SHALL BE USED WITH CARPET AND COVE VINYL BASE SHALL BE USED WITH VCT, UNLESS OTHERWISE NOTED.
- 9. WHERE FLOOR MOUNTED OUTLETS AREA SHOWN IN AREAS WITH CARPET, CUT AN "X" IN THE CARPET ABOVE THE ROUGH IN HOLE. FOLD THE CARPET FLAPS UNDER (DO NOT CUT OFF THE FLAPS). COORDINATE THE SIZE OF THE CUT WITH THE DIMENSIONS OF THE COVER PLATE, BOX, OR FLANGE OR
- 10. ALL FLOOR PENETRATIONS MUST BE SEALED WITH AN APPROVED FIRE STOP MATERIAL.
- 11. SUBCONTRACTOR IS RESPONSIBLE FOR ORDERING SUFFICIENT QUANTITIES OF ALL MATERIAL TO ENSURE A
- 12. PROVIDE CUT-OUTS AT ALL FLOOR PENETRATIONS. SUBCONTRACTOR IS RESPONSIBLE FOR VACUUMING ALL CARPET AFTER CARPET HAD BEEN LAID.
- 13. EXTEND CARPET UNDER OPEN BOTTOMED OBSTRUCTIONS AND UNDER REMOVABLE FLANGES AND
- 14. RUBBER BASE SHALL BE SCORED ON THE BACK SIDE AND BENT AROUND CORNERS AND RUN AT LEAST 12" FROM THE CORNER ALL LENGTHS OF BASE SHALL BE A MINIMUM OF 12". SHORTER LENGTHS WILL NOT BE ACCEPTED.
- 15. WORKMANSHIP SHALL BE OF THE VERY HIGHEST STANDARD BY SKILLED MECHANICS. CARPET IS TO BE LAID IN AS LARGE OF PIECES AS POSSIBLE WITHOUT SEAMS, EXCEPT AT SIDE LAPS OF 12'-0" WIDE PIECES. WHERE SEAMS AREA REQUIRED, THEY SHALL BE SECURITY JOINED AND INDISTINGUISHABLE FROM ADJOINING SURFACES. CARPET SHALL BE SECURELY ANCHORED, STRETCHED, WRINKLE—FREE ANI SMOOTH. WHERE CARPET ABUTS OTHER SURFACES, JOINTS SHALL BE NEAT, TRUE AND CLOSE FITTING.
- 18. ALL AREAS TO HAVE CARPET, CPT-1, UNLESS NOTED OTHERWISE.
- 17. ALL AREAS TO HAVE VINYL BASE, VB-1, UNLESS NOTED OTHERWISE

DRYWALL CONSTRUCTION NOTES

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY DESIGNER, OF ANY ERROR, INCONSISTENCY OR OMISSIONS PRIOR TO PROCEEDING WITH THE WORK, GENERAL CONTRACTOR SHALL NOTIFY DESIGNER WHEN PARTITION CHALK MARKS ARE AVAILABLE FOR APPROVAL PRIOR TO INSTALLATION OF STUDS.
- DRAWINGS ARE NOT TO BE SCALED, ANY DIMENSIONS WHICH HAVE NOT BEEN SPECIFICALLY NOTED SHALL BE REVIEWED BY THE DESIGNER, ANY INCONSISTENCY BETWEEN PLAN DIMENSIONS AND DETAILS SHALL BE REVIEWED WITH THE DESIGNER.
- 3. NOTIFY DESIGNER OF ANY DIMENSION DISCREPANCIES, IMMEDIATELY.. PROVIDE FULL HEIGHT NON-COMBUSTIBLE WOOD STUD BLOCKING TO UNDERSIDE OF STRUCTURE AT ALL WALL HUNG MILLWORK UNITS. ADJUSTABLE SHELLING OR AN OTHER ITEM REQUIRING ADDITIONAL
- AT ALL SOUND INSULATED PARTITIONS SCHEDULED TO EXTEND TO STRUCTURE ABOVE CEILING, PROVIDE SOUND BOOTED OPENINGS FOR RETURN AIR. CAULK AT STRUCTURE AND AT ALL DUCTS AND PIPES WHICH PASS THROUGH THE PARTITIONS.
- 6. ALL WALLS MEETING THE EXTERIOR WALL MULLIONS ARE TO HAVE SOUND ATTENUATION BLOCK AT SLOT DIFFUSERS.
- ALL WALLS DIMENSIONS ARE TO FACE OF STUD FOR NEW WALLS AND ACE OF FINISH FOR EXISTING WALLS UNLESS OTHERWISE NOTED. CENTER LINE OF WALL EQUALS CENTERLINE OF MULLION, UNLESS OTHERWISE NOTED.
- 9. FULL HEIGHT WALLS TO EXTEND TO HUNG CEILING GRID (TYPICAL), REGULAR CEILING TILES WHICH ABUTT DRYWALL SHOULD BE KERFED GENERAL CONTRACTOR SHALL NOTIFY DESIGNER REGARDING ANY

WHERE DROPPED FURR DOWNS ARE INDICATED, GYPSUM BOARD SOFFITS ARE TO BE RETURNED TO WALL

- 10. WHERE NEW WALLS ALIGN AND ABUTT EXISTING COLUMN AND/OR WALL:
- A. DRYWALL TO PLASTER OR DRYWALL-REMOVE EXISTING CORNER BEAD, TAPE AND
- PLASTER TO PLASTER-REMOVE EXISTING CORNER BEAD, REINFORCE JUNCTURE WITH WIRE MESH PLASTER TO FORM A SMOOTH PLUMB CONTINUOUS SURFACE.
- 11. FLOOR TO DECK PARTITIONS ARE TO BE COORDINATED WITH EXISTING DUCTWORK AND STEEL TO PROVIDE COMPLETE CLOSURE. 12. ALL WALLS THAT INTERSECT EXTERIOR WINDOW MULLIONS SHALL HAVE ACOUSTICAL SOUND SEAL TAPE AT THE JOINT BETWEEN THE WALL AND THE WINDOW MULLION. PROVIDE BUILDING STANDARD VERTICAL WALL END TRIM THAT IS USED AT WALL AND MULLION INTERSECTION.
- 13. WHERE A WALL IS SHOWN ALIGNED WITH MORE THAN ONE COLUMN OR CORE WALL, WHICH ARE NOT ALIGNED, THE CONTRACTOR SHALL ALIGN WITH THE FURTHEST PROJECTION AND ALL OTHER SURFACES ALONG THE ALIGNMENT SHALL BE FURRED TO THIS LINE.
- 14. ALL DOOR ARE TO BE LOCATED WITH THE JAMB SIDE OF THE DOOR LOCATED 6" FROM THE WALL THAT INTERSECTS THE WALL IN WHICH THE DOOR IS LOCATED, UNLESS OTHERWISE DIMENSIONED.
- 15. WHERE RECESSED ITEMS ARE LOCATED, THEY ARE TO BE RECESSED FLUSH WITH THE FINISH FACE OF THE PARTITION, UNLESS OTHERWISE NOTED. 16. CORNER BEADS ARE TO BE USED AT ALL GYPSUM BOARD CORNERS AND ENDS. CORNER BEADS SHALL
- 17. ALL DOORS AND BUCKS SHALL BE PROPERLY ALIGNED AND LEVELED WITH THEIR RESPECTIVE SURFACES.
- 18. ALL FURR DOWNS SHALL BE CONSTRUCTED EXACTLY PARALLEL TO FLOOR AT EACH LOCATION; FLOOR SHALL BE CAREFULLY EXAMINED AND BROUGHT WITHIN SPECIFICATIONS OF THE BUILDING, BUT SHALL

NEVER EXCEED \$" IN 10'-0" OF HORIZONTAL RUN. PROVIDE FLOOR LEVELING AS REQUIRED TO ACCOMPLISH THESE SPECIFICATIONS.

19. ALL FIRE WALL PENETRATIONS SHALL BE SEALED WITH AN APPROVED FIRE STOP MATERIAL

20. ALL PARTITIONS TO BE TYPE "A", UNLESS NOTED OTHERWISE. PAINT AND WALLCOVERING NOTES

- 1. ALL EXPOSE METAL SCHEDULED TO RECEIVE A PAINT FINISH, SHALL BE PAINTED WITH TWO (2) COATS OF OIL-BASED ALKYD INDUSTRIAL ENAMEL PAINT, SEMI-GLOSS FINISH; UNLESS NOTED OTHERWISE, APPLICATION
- TO BE ELECTROSTATIC INDUCTION SPRAY APPLICATION. 2. ALL GYPSUM BOARD WALLS SCHEDULED TO RECEIVED A PAINT FINISH SHALL RECEIVED AN ORANGE PEEL
- ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH THE SPECIFIED MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE, PRIMER AND TWO COATS OF PAINT APPLICATION. 4. CONTRACTOR TO INSPECT DRYWALL AND VERIFY THAT CONDITIONS ARE SUITABLE FOR THE APPLICATION OF WALLCOVERING PRIOR TO INSTALLATION.
- 5. ALL WALLS SHALL BE THOROUGHLY DRY BEFORE PAINTING. WALL FINISH CONTRACTOR IS RESPONSIBLE
- 6. THE GENERAL CONTRACTOR SHALL USE PRIMER COLORS AS CALLED FOR BY THE PAINT MANUFACTURER.
- 7. ALL INTERIOR FINISH MATERIALS TO BE IN COMPLIANCE WITH LOCAL CODES. WHEN REQUIRED BY BUILDING OFFICIALS, APPLY FLAME PROOFING TO FABRIC WALLCOVERINGS. CONTRACTOR TO PROVIDE FLAME PROOF CERTIFICATE TO PROPERTY MANAGER, TENANT, AND DESIGNER. 8. ALL WALLCOVERINGS TO BE INSTALLED ACCORDING TO MANUFACTURERS SPECIFICATIONS, INCLUDING TEMPERATURE AND DUST CONTROL. ANY WALLCOVERING REQUIRING BACKING SHALL BE PROVIDED BY PAINTING CONTRACTOR. INSTALLATION OF PATTERNED FABRIC WALLCOVERING SHALL BE MATCHED AT EDGE
- TO ADJACENT FABRIC PANEL. ANY FABRIC NOT PROPERLY HUNG OR SEAMED WILL NOT BE ACCEPTED 9. THE CONTRACTOR IS RESPONSIBLE FOR ANY WALLCOVERING CUT WHICH HAS DEFECTS THAT ARE
- 10. APPLICATION OF LACQUER, VARNISH OR PAINT THINNER, FOR PURPOSES OTHER THAN CLEAN UP, IS TO TAKE PLACE AWAY FROM THE BUILDING SITE.
- 11. WALL FINISH CONTRACTOR TO PATCH AND PREPARE EXISTING WALL AS REQUIRED PRIOR TO FINISH TYPE.
- 12. INSPECTION OF PATTERNED WALL COVERING SHALL MATCH AT THE SEAMS/EDGES TO ADJACENT PANEL ANY WALL COVERING NOT PROPERLY HUNG OR SEAMED WILL NOT BE ACCEPTED. 13. THE CONTRACTOR SHALL EXAMINE ALL EXISTING WALLS, CORE WALLS, AND COLUMNS THAT ARE SHOWN TO REMAIN AND DETERMINE THE CONDITION OF SAME FOR THE INSTALLATION OF NEW FINISHES. IF THE EXISTING SUBSTRATE IS NOT SATISFACTORY IN PROVIDING A "LIKE NEW" CONDITION WITH THE NEW FINISHES, THE GENERAL CONTRACTOR SHALL INCLUDED IN HIS PRICING THE DEMOLITION AND REPLACEMENT OF THE
- EXISTING SUBSTRATES FOR NEW FINISHES. SUBSTRATES FOR NEW FINISHES SHOULD BE SMOOTH, AND BLEND WITH NEW CONSTRUCTION WITHOUT A DETERMINABLE DIFFERENCE BETWEEN NEW AND OLD SURFACES.

UNACCEPTABLE BY DESIGNER FOR INSTALLATION.

14. PAINT FINISHES AT CURVED WALLS SHALL BE SPRAY APPLIED. 15. WHEN WORK OCCURS IN BUILDING COMMON AREAS, PAINTING AND OTHER EXISTING FINISHES ARE REQUIRED TO BE INSTALLED CORNER TO CORNER.

MILLWORK NOTES

- DISTORTIONS OR GAPS. SHIM AS REQUIRED USING CONCEALED SHIMS TO A TOLERANCE OF 1/8" IN 8'-0" FOR PLUMB AND LEVEL WORK. ADJUST DOORS AND DRAWERS TO CENTER PANELS AND HARDWARE, TO PROVIDE UNENCUMBERED OPERATION. CAULK JOINTS BETWEEN ADJOINING SURFACES WITH MATCHING
- COLORED CAULK, AS DIRECTED. ALL WOOD SHALL BE BALANCED PER A.W.I. TO PREVENT WARPING. 2. SUPPLY AND INSTALL HARDWARE AS SPECIFIED AND AS NECESSARY TO PROVIDE COMPLETE AND USABLE
- 3. COORDINATE EXACT PLACEMENT OF ELECTRICAL FIXTURES, SWITCHES, AND OUTLETS TO BE INSTALLED WITHIN
- 4. WHERE WOOD SURFACES ARE PAINTED, WOOD IS TO BE PROPERLY SEALED, SANDED, PRIMED AND TO RECEIVE 2 COATS, MINIMUM, SHOP FINISH SPRAYED PAINT.
- 5. ALL WOODWORK, BLOCKING, GROUNDS, ROUGH BUCKS, AND MISCELLANEOUS BLOCKING TO BE OF U.L. APPROVED NON-COMBUSTIBLE MATERIAL IN ACCORDANCE WITH LOCAL MUNICIPAL CODES, PLACEMENT TO BE COORDINATED WITH MILLWORK REQUIREMENTS. ALL BLOCKING IN WALL MUST WITHSTAND 250 POUND FORCE 6. WOOD STUDS USED AT SHELVING SYSTEM ARE TO BE GRADE "A" TO INSURE SMOOTH CONTINUOUS CONDITIONS FOR SHELVING SYSTEM. CONCEALED WOOD STUDS AND BLOCKING SHALL BE FIRE TREATED.
- 7. PROVIDE ADEQUATE PROTECTION OF CASEWORK DURING CONSTRUCTION. 8. COUNTERTOPS ARE TO BE CONSTRUCTED WITH A MINIMUM NUMBER OF JOINTS. JOINTS WHERE NECESSARY, JOINTS SHOULD OCCUR AT THE CENTER OF THE COUNTER. PROVIDE JOINT FASTENERS EQUAL TO "K & V
- 9. QUALITY ASSURANCE
 ALL WORK IS TO BE IN ACCORDANCE WITH A.W.I. CUSTOM AND PREMIUM QUALITY STANDARDS. CONTRACTOR TO KEEP COPY OF STANDARDS AT JOB SITE AND AT MILLWORK SHOP. ALL TRANSPARENT FINISH MILLWORK SHALL BE FACTORY FINISHED AND WILL CONFORM TO A.W.I. PREMIUM GRADE STANDARDS FOR CONSTRUCTION. TRANSPARENT FINISH MILLWORK SHALL BE FINISHED IN ACCORDANCE TO A.W.I. FINISH SYSTEM TR-2. PREMIUM GRADE, FULL FILLED & STAINED FINISH. HARDWOOD VENEERS SHALL CONFORM TO THE HARDWOOD PLYWOOD AND VENEER ASSOCIATION BY (HPVA) CLASSIFICATION FOR GRADE "AA". AFFIX THE A.W.I. QUALITY GRADE STAMP TO EACH UNIT OF PRODUCT. THE A.W.I. GRADE STAMP SHALL. DISPLAY CUSTOM OR PREMIUM GRADE AS SPECIFIED FOR EACH SECTION OF WORK.

MILLWORK NOTES, CONTINUED

- 10. DIMENSIONS SHOWN ON ELEVATIONS AND SECTIONS, WHICH REFER TO HEIGHTS FROM FLOOR, SHALL BE THE DIMENSION FROM FINISH FLOOR (ie CARPETING, TILE, ETC.).
- 11. ALL FINISHED MILLWORK SHALL BE SCRIBED TO WALLS, PARTITIONS, CEILINGS AND FLOORS.

GENERAL WINDOW TREATMENT NOTES

CONTRACTOR SHALL PROTECT ALL BUILDING STANDARD BLINDS AT EXTERIOR WINDOWS. BLINDS ARE TO BE DRAWN UP AND WRAPPED IN PLASTIC DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING BLINDS DAMAGED DURING CONSTRUCTION.

LIFE SAFETY (SMOKE DETECTORS, SPEAKERS, & STROBES)

- ANY WORK AFFECTING BUILDING LIFE SAFETY AND INGRESS SYSTEMS MUST BE COORDINATED WITH PROPERTY MANAGER. CONTRACTOR WILL FURNISH FIRE EXTINGUISHERS. ANY FIRE ALARM SET OFF BY CARELESSNESS BY CONSTRUCTOR WILL RESULT IN A CHARGE TO GENERAL CONTRACTOR.
- 2. SMOKE DETECTOR UNITS MUST BE PROTECTED DURING PROJECT CONSTRUCTION. PROTECTION SHALL BE CHECKED IN AND OUT DAILY WITH SECURITY AND REMOVED UPON FINAL COMPLETION OF JOB.
- 3. FURNISH AND INSTALL FIRE ALARM SPEAKERS TO INTERFACE WITH BUILDING FIRE ALARM SYSTEM.

4. FURNISH AND INSTALL ALL SPRINKLER HEADS AND PIPING PER ALL APPLICABLE CODE REQUIREMENTS.

- TYPICAL SPRINKLER HEADS TO MATCH EXISTING, CONTRACTOR TO COORDINATE LOCATION WITH DESIGNER PRIOR TO INSTALLATION.
- 6. SPRINKLER HEADS LOCATED IN AREAS SCHEDULED TO RECEIVE GYPSUM BOARD CEILING SHALL BE
- 7. FURNISH AND INSTALL ADA STROBES TO INTERFACE WITH BUILDING SYSTEM. COORDINATE MOUNTING LOCATIONS WITH DESIGNER PRIOR TO INSTALLATION. COLOR TO MATCH EXISTING, UNLESS NOTED OTHERWISE.
- 8. FIRE EXTINGUISHERS SHALL BE INSTALLED AS PER ALL CODES AND REGULATIONS. VERIFY THE QUANTITIES AND LOCATIONS WITH LOCAL CODE OFFICIALS AND/OR FIRE MARSHAL, COORDINATE INSTALLATION LOCATIONS
- 9. ALL FIRE ALARM PULL AND SIGNAL STATIONS AND LIFE SAFETY STATIONS SHALL CONFORM AS REQUIRED TO LOCAL, MUNICIPAL, AND FIRE PREVENTION CODES IN ACCORDANCE WITH TENANT'S LAYOUT.
- 10. FINAL EXIT SIGN AND EMERGENCY LIGHT LOCATION ARE SUBJECT TO APPROVAL OF LOCAL CODE OFFICIALS AND/OR FIRE MARSHAL. 11. CEILING INSTALLED ITEMS THAT WILL BE VISIBLE IN A PRIMARY SPACE OR ROOM AND AFFECT THE AESTHETICS OF THE PRIMARY SPACE OR ROOM WHICH ARE SPECIFIED ON A CONSULTANT'S DRAWING AND DO NOT ALSO APPEAR ON THE DESIGNER'S DRAWINGS; THE GENERAL CONTRACTOR IS NOT TO ROUGH IN OR INSTALL SUCH ITEM WITHOUT THE DESIGNER'S APPROVAL. ITEMS TO BE REVIEWED OR APPROVED BY THE DESIGNER INCLUDE, BUT ARE NOT LIMITED TO: ANY FIRE ALARM STROBE, WALL MOUNTED EMERGENCY LIGHT

FIRE ALARM SPEAKER, SOUND SYSTEM SPEAKER. FAILURE TO DO SO MAY ENTAIL REWORK AT NO COST TO

- PROPERTY MANAGER, TENANT, OR DESIGNER. 12. THE TYPE AND ASSOCIATED PARTS OF THE COMPLETE FIRE PROTECTION SYSTEM AS SPECIFIED BY THE M.E.P. CONSULTANT SHALL ADHERE TO BUILDING SPECIFICATIONS AS WELL AS ALL GOVERNING AUTHORITIES. WHEN APPLICABLE, THE CONTRACTOR IS REQUIRED TO PROVIDE FIRE SPRINKLER/FIRE ALARM SHOP DRAWINGS FOR APPROVAL TO THE FIRE INSPECTION OFFICIALS OR ANY OTHER REQUIRED GOVERNING
- 13. SPRINKLER HEADS SHALL NOT BE PLACED CLOSER THAN SIX (6) INCHES TO ANY CEILING GRID.

TELEPHONE AND ELECTRICAL NOTES

INSTALLATION OF HIS WORK.

FURNITURE SYSTEM POWER PANELS.

REQUIREMENTS AND LOCAL CODES.

- 14. FLUSH, WHITE CAPPED, SPRINKLER ESCUTCHEON CAPS SHALL BE USED IN ALL 12" X 12" CONCEALED SPLINE, AS WELL AS ALL GYPSUM BOARD CEILING. CAPS TO BE WHITE, UNLESS NOTED
- 15. ALL FIREPROOFING REMOVED FROM THE COLUMNS AND BEAMS DURING THE COURSE OF CONSTRUCTION SHALL BE REPLACED WITH THE SAME MATERIAL AND RATING.
- WHERE TELEPHONE AND ELECTRICAL OUTLETS APPEAR BACK TO BACK, OUTLET BOXES ARE TO BE STAGGERED TO REDUCE NOISE TRANSMISSION THROUGH PARTITION.
- 2. ALL SEPARATE CIRCUITS ARE TO BE FURNISHED WITH DISCONNECT SWITCHES AS REQUIRED BY CODES
- ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY ELECTRICAL CODES AND ALL OTHER STATE AND LOCAL CODES THAT HAVE AUTHORITY OVER THIS PROJECT. 4. ELECTRICAL CONTRACTOR TO BE RESPONSIBLE FOR THE CUTTING AND PATCHING REQUIRED FOR THE
- 5. FINAL EXIT SIGN AND EMERGENCY LIGHT LOCATIONS ARE SUBJECT TO THE APPROVAL OF THE LOCAL CODE OFFICIALS AND/OR FIRE MARSHAL 6. ALL TELEPHONE AND DATA OUTLETS TO BE PROVIDED BY COMMUNICATIONS CONTRACTOR. GENERA
- CONTRACTOR IS TO PROVIDE PULL STRING AND RING AT ALL DATA/TELEPHONE OUTLET IN FULL HEIGHT
- ALL FIRE ALARM PULL AND SIGNAL STATIONS AND LIFE SAFETY SYSTEMS SHALL CONFORM AS REQUIRED TO LOCAL, MUNICIPAL AND FIRE PREVENTION CODES IN ACCORDANCE WITH DESIGNERS LAYOUT. 8. ALL ELECTRICAL OUTLETS AND SWITCHES SHALL BE GANGED TOGETHER (WHEN THEY APPEAR TIGHTLY
- TOGETHER) PROVIDE MULTIGANG JUNCTION BOX AND COVER PLATE. 9. SYMBOLS FOR ELECTRICAL, TELEPHONE, AND DATA FLOOR OUTLETS SHOWN ON TELEPHONE/ELECTRICAL PLAN INDICATE FUNCTION ONLY AND DO NOT NECESSARILY DEFINE THE TYPE, QUANTITY OF EXACT LOCATION OF
- 10. ALL CORE LOCATIONS SHALL BE CHALKED ON THE FLOOR BY THE CONTRACTOR FOR COORDINATION WITH THE SYSTEM FURNITURE INSTALLER. OBTAIN THE PROPERTY MANAGER'S AND DESIGNER'S APPROVAL PRIOR TO THE DRILLING OF FLOOR OUTLETS. ANY CORE DRILL WITHOUT AN APPROVAL MAY NOT BE ACCEPTED. 11. THE ELECTRICAL CONTRACTOR SHALL MAKE FINAL CONNECTIONS FOR FLOOR OR WALL OUTLETS FEEDING
- 12. WHERE NOTED "PHONE BOARDS", CONTRACTOR SHALL INSTALL PLYWOOD BACKBOARD (4' X 4' X 3/4" -UNLESS OTHERWISE NOTED) FOR TELEPHONE EQUIPMENT. PLYWOOD SHALL BE SMOOTH AND PAINTED TO MATCH ADJACENT WALL. INSTALL PLYWOOD ABOVE COUNTER, CENTERED ON WALL.

CONTRACTOR TO LABEL ALL ELECTRICAL CIRCUITS AND PANELS ON PROJECT, OR UPDATE PANEL SHEETS AS REQUIRED DUE TO ELECTRICAL INSTALLATIONS.

- 13. EXHAUST FANS TO BE DUCTED FOR SILENT OPERATIONS. WALL MOUNTED ELECTRICAL, TELEPHONE, AND DATA COVER PLATES TO MATCH EXISTING, UNLESS OTHERWISE 15. ALL CORE DRILLED PENETRATIONS IN CONCRETE FLOORS TO BE FIRE CAULKED PER UL-G-243 ASSEMBLY
- 16. COORDINATE PLACEMENT OF ELECTRICAL SWITCHES, OUTLETS, AND FIXTURES IN MILLWORK IN UL LISTED 17. ALL ABANDONED CIRCUITS, CONDUIT, COMPUTER CABLES, TELEPHONE CABLES, ETC., ARE TO BE REMOVED FROM THE PROJECT CEILING PLENUM.
- 19. UNLESS OTHERWISE NOTED, ALL SWITCHES SHALL BE INSTALLED AT 4'-0" A.F.F. FROM CENTERLINE OF PLATE TO FLOOR AND 5" FROM DOOR BUCK OPENING TO CENTERLINE OF FIRST TOGGLE, OR 5" FROM EDGES OR OPENED DOOR TO CENTERLINE OF FIRST TOGGLE WHICHEVER IS INDICATED ON PLAN.
- 20. TELEPHONE LOW VOLTAGE OR COMMUNICATIONS SYSTEMS WORK IS INTENDED FOR "FREE WIRE" INSTALLATION UNDER SEPARATE CONTRACT. PROVIDE PREPARATORY OR SUBSTRATE WORK UNDER THIS CONTRACT, AS SHOWN OR NOTED. 21. OUTLET BOX CONDUIT SHALL BE STUBBED TO ABOVE CEILING, UNLESS OTHERWISE NOTED.
- 22. VERIFY LOCATION OF ALL BEAMS, JOISTS, ETC. BEFORE PROCEEDING WITH FLOOR DRILLING OPERATION. NOTIFY PROPERTY MANAGER OF ANY CONFLICTS. 23. IT IS THE INTENT OF THESE DRAWINGS TO INDICATE LOCATIONS WHERE OUTLETS ARE NEEDED. ALL NEW OUTLETS SHOWN AREA IN IDEAL LOCATIONS. EXISTING OUTLETS MAY REMAIN UNLESS REQUIRED TO MOVE FOR CONSTRUCTION OR AS NOTED ON THE DRAWINGS.
- 25. MAA IS NOT RESPONSIBLE FOR ENGINEERING THESE PLANS. 26. ALL WORK TO COMPLY WITH LOCAL CITY, STATE AND NATIONAL CODES AND SPECIFICATIONS. 27. IF AN EXISTING OUTLET IS LOCATED 2' OR LESS FROM A NEW OUTLET LOCATION, EXISTING OUTLET IS TO

24. THE CONTRACTOR IS CONFIRM MANUFACTURER'S ELECTRICAL REQUIREMENTS FOR ALL APPLIANCES AND EQUIPMENT AND PROVIDE REQUIRED SERVICE TO SAME.

- REMAIN IN PLACE OF NEW. 28. ALL OUTLETS LOCATED ABOVE COUNTERTOP WORK SURFACES ARE TO BE POSITIONED VERTICALLY
- 29. ALL NEW OUTLETS ARE TO BE MOUNTED AT 18" A.F.F. U.N.O.
- 30. ALL EXISTING ELECTRICAL, TELEPHONE AND DATA OUTLETS ARE TO REMAIN U.N.O. 31. ALL OUTLETS LOCATED IN WET AREAS TO BE G.F.I. 32. NEW TELEPHONE & ELECTRICAL OUTLETS ARE SHOWN FOR DESIGN INTENT & APPROXIMATE LOCATION ONLY. CONTRACTOR TO VERIFY EXACT LOCATIONS OF OUTLETS, CORE DRILLS, FURNITURE WHIPS & JACKS
- 33. ALL EXPOSED CONDUIT WIRING & ACCESSORY UTILITY BOXES CONNECTED TO EXPOSED CONDUIT OR WIRING SHALL BE REMOVED & DISCARDED. 34. ALL TELEPHONE & COMPUTER CABLING BY OTHERS.
- 35, ALL FLOOR PENETRATIONS LARGER THAN 1" ARE TO BE COREDRILLED.
- 36. ALL EXPOSED CABLING TO BE PLENUM RATED OTHERWISE CONDUIT RUNS WILL BE REQUIRED. 37. WHERE REQUIRED BY CODE, WALL SWITCH OCCUPANCY SENSORS ARE TO BE UTILIZED AS STANDARD MATERIALS.

architects

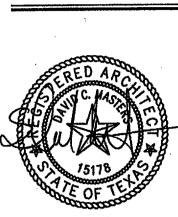
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