

GENERAL NOTES

A. INTENT & USE OF CONSTRUCTION DOCUMENTS

- 1. THE PURPOSE OF THESE DOCUMENTS IS TO CONVEY DESIGN INTENT AND GENERAL SCOPE ONLY... THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR COMPLIANCE WITH ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK.

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.

D. SUPERVISION

- 1. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION.
- 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 CONTRACTOR.

F. WARRANTY AND INSURANCE

- 1. THE CONTRACTOR WARRANTS TO THE PROPERTY MANAGER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT ARE NEW UNLESS OTHERWISE SPECIFIED AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM 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.
- 2. THE CONTRACTOR SHALL PROVIDE TO THE PROPERTY MANAGER AND TENANT COPIES OF ALL WARRANTIES, INSTRUCTIONS, CLEANING INFORMATION, AND MANUALS FOR ALL INSTALLED EQUIPMENT.

L. SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES

- 1. ITEMS REQUIRING SHOP DRAWINGS FOR FINISH SAMPLES SUBMITTED 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 AT THE CONTRACTOR'S REVIEW AND INDICATING ON THE SUBMITTAL THAT SUCH REVIEW HAS TAKEN PLACE BY THE DATE THE SHOP DRAWINGS ARE TO BE SUBMITTED WITH ONE (1) PRINTS OF EACH SHEET.

J. CUTTING AND PATCHING OF WORK

- 1. 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

- 1. 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 SANDS, MARKS, FINGERPRINTS, SOOT, DIRT, PAINT SPOTS, DUST, LINT, RUST, DISCOLORATION, AND ANY FOREIGN MATTER.
- 2. FINAL CLEANUP TO INCLUDE CLEANING OF WINDOW, MULLION, SILLS, AND WINDOW COVERS, A/C GRILLES AND REGISTERS, RETURN AIR GRILLES, AND ALL LIGHT FIXTURES.

BUILDING RULES OF CONDUCT

- 1. CONTRACTOR SHALL CONTACT PROPERTY MANAGER FOR RULES PERTAINING TO THE BUILDING PRIOR TO SUBMITTING BID. CONTRACTOR IS RESPONSIBLE FOR ASSURING THAT ALL HIS SUBCONTRACTORS HAVE ACKNOWLEDGED THESE RULES.
- 2. 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 THROUGHOUT BUILDING. ALL MATERIAL IS TO BE PURCHASED NEW. THESE DOCUMENTS ALLOW REUSE OF EXISTING MATERIAL. REFURBISHED SHALL MEAN AS CLOSE TO NEW CONDITION AS POSSIBLE.

DRYWALL CONSTRUCTION NOTES

- 1. 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.
- 2. DRAWINGS ARE NOT TO BE SCALED, ANY DIMENSIONS WHICH HAVE NOT BEEN SPECIFICALLY NOTED SHALL BE REVIEWED WITH THE DESIGNER.
- 3. NOTIFY DESIGNER OF ANY DIMENSION DISCREPANCIES, IMMEDIATELY.
- 4. PROVIDE FILL HEIGHT NON-COMBUSTIBLE WOOD STUD BLOCKING TO UNDERSIDE OF STRUCTURE AT ALL WALL HUNG MILLWORK UNITS.

PAINT AND WALLCOVERING NOTES

- 1. ALL EXPOSED METAL SCHEDULED TO RECEIVE A PAINT FINISH, SHALL BE PAINTED WITH TWO (2) COATS OF OIL-BASED ALLOY INTERMETAL PRIMER PAINT, UNLESS OTHERWISE NOTED OTHERWISE IN APPLICATION TO THE BUILDING PERMIT AND FOR ALL OTHER PERMITS AND GOVERNMENTAL FEES, LICENSES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
- 2. ALL OYSUM BOARD WALLS SCHEDULED TO RECEIVE A PAINT FINISH SHALL RECEIVE AN ORANGE PEEL TEXTURE (OR AS SCHEDULED).
- 3. ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH THE SPECIFIED MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE TO BE PAINTED.

MILLWORK NOTES

- 1. FABRICATE AND INSTALL MILLWORK AND CABINET WORK FLAME, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS OR GAPS. SHALL AS REQUIRED USING CONCEALED SHIMS TO A TOLERANCE OF 1/8" IN "0" FOR FLAME OR LEVEL WORK. ANALYST DOORS AND DRAWERS TO CENTER PANELS AND HARDWARE, TO PROVIDE UNIMPEDED OPERATION.
- 2. SUPPLY AND INSTALL HARDWARE AS SPECIFIED AND AS NECESSARY TO PROVIDE COMPLETE AND USABLE MILLWORK.
- 3. COORDINATE EXACT PLACEMENT OF ELECTRICAL FIXTURES, SWITCHES, AND OUTLETS TO BE INSTALLED WITHIN MILLWORK.

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 SCREWED TO WALLS, PARTITIONS, CEILINGS AND FLOORS.

GENERAL WINDOW TREATMENT NOTES

- 1. 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)

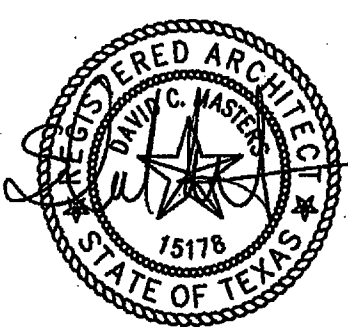
- 1. ANY WORK AFFECTING BUILDING LIFE SAFETY AND INGRESS SYSTEMS MUST BE COORDINATED WITH PROPERTY MANAGER. CONTRACTOR WILL FURNISH FIRE EXTINGUISHERS. ANY FIRE ALARM SET OFF BY CARELESSNESS BY CONTRACTOR WILL RESULT IN A CHARGE TO GENERAL CONTRACTOR.
- 2. SMOKE DETECTOR UNITS MUST BE PROTECTED DURING 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.

TELEPHONE AND ELECTRICAL NOTES

- 1. 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.
- 3. 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 INSTALLATION OF HIS WORK.
- 5. FINAL EXIT SIGN AND EMERGENCY LIGHT LOCATIONS ARE SUBJECT TO THE APPROVAL OF THE LOCAL CODE OFFICIALS AND/OR FIRE MARSHAL.



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SHEET NAME GENERAL NOTES

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