

## GENERAL CONDITIONS

- THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, STANDARD FORM OF THE AMERICAN INSTITUTE OF ARCHITECTS, CURRENT EDITION, SHALL APPLY TO ALL WORK IN THIS CONTRACT, EXCEPT AS SPECIFICALLY MODIFIED BELOW AND/OR BY THE AGREEMENT.
- PRIOR TO BEGINNING WORK, THE GENERAL CONTRACTOR SHALL IDENTIFY ALL CRITICAL DEADLINES REGARDING INFORMATION OR DECISIONS TO BE COORDINATED BY ARCHITECT WHICH MAY AFFECT CONSTRUCTION SCHEDULE. ALSO IDENTIFY ALL LONG LEAD TIMES ON ITEMS THAT WILL AFFECT THE SCHEDULE. GC TO SUGGEST SIMILAR PRODUCTS WHICH WOULD BE A GOOD SUBSTITUTE FOR LONG LEAD TIME ITEMS.
- ALL WORK PERFORMED BY THE CONTRACTOR/SUB-CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, OR FEDERAL AND STATE LAWS AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- WHERE THE CONTRACT, NOTES, OR DRAWINGS CALL FOR ANY WORK OF A MORE STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE OR ANY OTHER DEPARTMENT HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MORE STRINGENT NATURE CALLED FOR BY THE CONTRACT, NOTES, OR DRAWINGS SHALL BE FURNISHED IN ALL CASES.
- THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT, & RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. HE SHALL REPLACE OR REPAIR AS DIRECTED ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH SHALL APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- ALL DRAWINGS AND ALL CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
- THE GENERAL CONTRACTOR IS WHOLLY RESPONSIBLE FOR THE COORDINATION AND SCHEDULING OF THE WORK EFFORT FOR ALL SUB-CONTRACTORS, CRAFTSMAN, AND TRADESMAN REQUIRED TO COMPLETE THE JOB.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR APPLYING AND PAYING FOR ALL PERMITS, FEES, ETC. AND FOR DISPLAYING PERMITS AS PER LOCAL ORDINANCES.
- THE GENERAL CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY IF HE CANNOT COMPLY WITH ALL WORK CALLED FOR IN THE DRAWINGS.
- THE GC SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR OMISSIONS BETWEEN THE DRAWINGS, THESE NOTES, AND FIELD CONDITIONS BEFORE COMMENCING ANY WORK, AND REQUEST CLARIFICATION PRIOR TO COMMENCING ANY WORK.
- BEFORE SUBMITTING A PROPOSAL, ALL CONTRACTORS SHALL VISIT THE PREMISES, FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF THE WORK, AND THE DIFFICULTIES THAT ATTEND ITS EXECUTION.
- THE SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER REQUIRED EQUIPMENT, OR MATERIAL REQUIRED FOR THE WORK, AND ANY DIFFICULTIES ENCOUNTERED, WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.
- EACH CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO FABRICATION AND INSTALLATION, AS IT RELATES TO THEIR WORK.
- ALL CONTRACTORS SHALL CONTACT THE BUILDING OWNER TO DETERMINE THE RULES OF THE BUILDING OWNER FOR CONSTRUCTION TO DETERMINE WHEN AND HOW DELIVERIES CAN BE MADE (SEE BELOW). WHAT PHASE OF CONSTRUCTION CAN BE DONE ON REGULAR OR OVERTIME, AND IN GENERAL, ANY SPECIAL BUILDING REQUIREMENTS WHICH WILL AFFECT THEIR WORK. IF OVERTIME WORK IS REQUIRED BY ANY TRADE, APPROVAL MUST BE OBTAINED PRIOR TO THE EXECUTION OF ANY WORK, INCLUDING COST. THE GENERAL INTENT IS THAT ALL CONSTRUCTION WORK SHALL BE DONE ON REGULAR TIME.
- EACH CONTRACTOR SHALL MAKE ALL REQUIRED ARRANGEMENTS FOR DELIVERY OF EQUIPMENT AND/OR MATERIALS. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK THE RULES AND REGULATIONS GOVERNING ANY WORK ON THE PREMISES.
- THE GC, HIS SUB-CONTRACTOR, AND ANY OTHER CONTRACTOR INVOLVED IN THIS PROJECT SHALL TAKE NOTE THAT ANY COST CAUSED BY DEFECTIVE OR ILL-TIMED WORK, AS A RESULT OF, BUT NOT LIMITED TO, INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE PARTY RESPONSIBLE THEREFOR.
- THE GC SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS, BOTH FROM HIMSELF AND HIS SUB-CONTRACTORS EMPLOYEES, AND PROVIDE FOR ITS REMOVAL FROM THE SITE. ON-SITE SALE OF ITEMS OR MATERIALS IS PROHIBITED.
- THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT WHICH SHALL BE FURNISHED, INSTALLED, AND CONNECTED BY THE CONTRACTOR UNDO.
- WHERE THE TERMS "APPROVED EQUAL," "OTHER APPROVED," "EQUAL TO," "ACCEPTABLE" OR THE OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF THE OWNER/ARCHITECT, AND MUST BE SUBMITTED AS PER NOTE 22 BELOW.
- THE GC SHALL REVIEW DATE, SIGN AND SUPPLY CUT SHEET SPECIFICATIONS OF ALL FIXTURES AND EQUIPMENT CALLED FOR ON DRAWINGS, I.E. LIGHT FIXTURES, HARDWARE, ETC.
- THE GC SHALL HAVE TEN (10) WORKING DAYS FROM AWARD OF THE CONTRACT TO SUBMIT SUBSTITUTIONS OF SPECIFIED PRODUCTS OR WORK FOR REVIEW BY THE OWNER/ARCHITECT. HE SHALL INCLUDE CUT SHEETS WITH SPECIFICATIONS AND REASONS FOR SUBSTITUTION. THE OWNER/ARCHITECT SHALL RESPOND IN TEN (10) WORKING DAYS TO SUBMITTAL. NO SUBSTITUTIONS SHALL BE ACCEPTED AFTER THE INITIAL TIME LIMIT HAS PASSED.
- THE GC SHALL REVIEW DATE, SIGN, AND SUBMIT ALL SHOP DRAWINGS AND FIXTURE CUTS TO OWNER/ARCHITECT FOR REVIEW. THE ARCHITECT SHALL HAVE 40 WORKING HOURS (5 DAYS) FOR SHOP DRAWINGS TURN AROUND TIME FROM DATE OF RECEIPT. ALL SHOP DRAWINGS AND CUTS SIGNED "REVISED" SHALL SUPERSEDE ORIGINAL DRAWINGS IN DESIGN APPEARANCE ONLY. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS IN THEIR DRAWINGS.
- ALL WOODWORK, BLOCKING, GROUNDS, ETC. ARE TO BE FIRE RETARDANT TREATED PROVIDE SOLID BEARING AND BLOCKING WITHIN ALL STUD PARTITIONS AT WALL MOUNTED SHELVES, BASE AND UPPER CABINETS, CHAIR RAILS, FIRE EXTINGUISHER CABINETS, DOORSTOPS, ETC.
- THE GC SHALL EXERCISE STRICT DUST CONTAINMENT CONTROL OVER THE JOB TO PREVENT DIRT OR DUST FROM LEAVING THE JOB SITE.
- THE GC SHALL PROPERLY PROTECT THE PROJECT BUILDING AND ANY ADJOINING PROPERTY OR WORK AND ANY DAMAGE TO SAME CAUSED BY HIS WORK OR WORKMEN MUST BE REPAIRED WITHOUT DELAY. PATCHING AND REPLACING OF DAMAGED WORK SHALL BE DONE BY THE CONTRACTOR WHO IS RESPONSIBLE FOR THE DAMAGE.
- THE GC SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK UNTIL TURNED OVER TO THE OWNER.
- THE CONSTRUCTION NOTES AND/OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN & THE GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO APPLY TO THE FINEST QUALITY OF CONSTRUCTION, MATERIAL, AND WORKMANSHIP THROUGHOUT.
- THE GC SHALL MAINTAIN A CURRENT AND COMPLETE SET OF PERMITTED CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
- THE GC UPON ACCEPTANCE AND APPROVAL OF THE DRAWINGS ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION WORKMANSHIP OF THE WORK DESCRIBED IN THESE NOTES AND IN THE DRAWINGS, AND HE WILL BE EXPECTED TO COMPLY WITH THE SPIRIT, AS WELL AS THE LETTER IN WHICH THEY ARE WRITTEN.
- UPON COMPLETION OF THE WORK, THE GC SHALL:
  - MAKE INSPECTIONS
  - PREPARE RECORD DOCUMENTATION
  - ASSEMBLE OPERATIONS AND MAINTENANCE MANUALS
  - PREPARE AND COORDINATE COMPLETION OF PUNCH LIST
  - COORDINATION OF SYSTEMS AND EQUIPMENT STARTUP
  - ARRANGE SYSTEMS AND EQUIPMENT DEMONSTRATION
  - ASSEMBLE CLOSEOUT DOCUMENTS
  - COMPLETE FINAL CLEANING
  - PROVIDE THE OWNER WITH MARKED-UP AS-BUILT DRAWINGS
- ALL EXISTING APPURTENANCES, NOT BEING REMOVED, SHALL BE REFURNISHED, LOOSE ITEMS TIGHTENED, AND ANY MISSING OR BROKEN PARTS REPLACED BY THE GC TO ACHIEVE A FINISHED, FIRST CLASS INSTALLATION AND "LIKE NEW" APPEARANCE.
- ALL REQUIRED EXITS, WAYS OF APPROACH THERETO, AND WAYS OF TRAVEL FROM THE EXIT INTO THE STREET SHALL CONTINUOUSLY BE MAINTAINED FREE FROM ALL OBSTRUCTIONS AND IMPEDIMENTS FOR UNOBSTRUCTED EGRESS IN THE CASE OF FIRE OR OTHER EMERGENCY. ALL EXIT WAYS SHALL COMPLY WITH ADA AND NCHC CODES.

- DURING THE ENTIRE PERIOD OF CONSTRUCTION, ALL EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED AND COMPLY WITH ADA AND NCHC CODES.
- WHERE OPENINGS OCCUR IN FIRE RATED AREAS OR PARTITIONS DUE TO DOORS, CONDUIT RUNS, ETC. AND/OR WHERE FIREPROOFING HAS BEEN REMOVED AS A RESULT OF CONSTRUCTION WORK, THE GC SHALL GLOUSE AND/OR PATCH AS REQUIRED. ALL OPENINGS TO MATCH IMMEDIATE ADJACENT AREAS IN MATERIAL, FINISH, AND FIRE RATINGS.
- THE GC SHALL PROVIDE AND INSTALL FIRE EXTINGUISHER 4 CABINETS AS REQUIRED PER FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AND BY FIRE DEPARTMENT REGULATIONS. SUGGESTED LOCATIONS OF SEMI-RECESSED CABINETS ARE INDICATED THIS ON PLANS.
- INSURANCE AND BONDING FOR THE PROJECT SHALL BE AS DIRECTED BY AND TO THE SATISFACTION OF THE OWNER.
- THE GC SHALL VERIFY SIZE, ELECTRICAL REQUIREMENTS, LOCATION AND CHARACTERISTICS OF ALL WORK AND/OR EQUIPMENT SUPPLIED BY THE OWNER OR OTHERS, WITH THE MANUFACTURER OR SUPPLIER PRIOR TO THE START OF RELATED WORK.
- THE GC SHALL SUBMIT ALL APPLICATIONS FOR PAYMENT PER THE "OWNER-CONTRACTOR" AGREEMENT.
- THE GC SHALL SEE THAT ALL SUB-CONTRACTORS RECEIVE COMPLETE SETS OF WORKING DRAWINGS OR ASSUME FULL RESPONSIBILITY FOR COORDINATION OF WORK WHEN COMPLETE SETS ARE NOT AVAILABLE TO SUB-CONTRACTORS.
- MANUFACTURER'S NAME, TRADEMARK, LOGOS, ETC SHALL NOT BE VISIBLE TO THE PUBLIC.
- ALL ASSEMBLIES OR DETAILS INDICATED AS ALTERNATES TO BASE REQUIREMENTS ARE TO BE PRICED INDIVIDUALLY.
- WHERE SPECIAL ITEMS REQUIRE EXTENDED LEAD TIME PREVENTING INSTALLATION BY PROJECTED MOVE-IN DATE, CONTRACTOR IS TO PROPOSE AN AVAILABLE ALTERNATE AND PRICING FOR APPROVAL BY THE OWNER/ARCHITECT, AS WELL AS TO PREPARE PRICING FOR TEMPORARY ASSEMBLIES.
- CONSTRUCTION STAGING AREA SHALL BE LIMITED TO THOSE AREAS AS DEFINED BY THE BUILDING OWNER.
- PROVIDE 2" SOUND ATTENUATION BATTS IN ALL INTERIOR PARTITION WALLS UNLESS NOTED OTHERWISE.
- MINIMUM DIMENSION ON PULL SIDE OF DOORS (LEVER SIDE) IS 18" CLEAR, TYPICAL. MINIMUM DIMENSION ON PUSH SIDE OF DOORS (LEVER SIDE) IS 12" CLEAR, TYPICAL.

## SUPERVISION

- A REPRESENTATIVE FOR THE GENERAL CONTRACTOR MUST BE PRESENT FOR ALL SYSTEMS SHUTDOWNS AND REACTIVATIONS.
- THE GC'S REPRESENTATIVE SHALL BE THE LAST PERSON AT THE CONSTRUCTION SITE EACH DAY TO CONFIRM ALL LIGHTS ARE OFF AND THE COMMON AREAS ARE CLEAR.
- ALL AFTER HOURS DELIVERIES SHALL BE SUPERVISED BY THE GC.
- THE GC'S REPRESENTATIVE MUST BE PRESENT ON SITE TO SUPERVISE ALL WORK PERFORMED IN OCCUPIED SPACES UNLESS OTHERWISE DIRECTED BY THE OWNER.
- THE GC SHALL HAVE A REPRESENTATIVE ON-SITE EACH MORNING FOR DELIVERIES, UNLOCKING OF DOORS, AND DIRECTING SUB-CONTRACTORS.
- THE GC SHALL HAVE A REPRESENTATIVE ON-SITE TO DIRECT SUB-CONTRACTORS DURING THE PUNCH LIST COMPLETION PROCESS.
- THE GC MUST SPECIFY AND RECEIVE APPROVAL ON HOW LARGE MATERIAL DELIVERIES ARE TO BE ACCOMPLISHED (FOR BEFORE AND AFTER BUILDING IS CLOSED IN) TO SATISFACTION OF OWNER.
- THE GC SHOULD INSPECT THE JOB SITE WITH THE OWNER BEFORE CONSTRUCTION BEGINS TO DOCUMENT ANY PRE-EXISTING CONCERNS AND/OR DAMAGE AS IT RELATES TO THE PROJECT.

## DEMOLITION

- THE GENERAL CONTRACTOR SHALL INSPECT THE SITE AND CALL ATTENTION TO ANY ENVIRONMENTAL HAZARDS WITH THE BUILDING OWNER. ALL SAID HAZARDS ARE TO BE REMOVED AT THE OWNER'S EXPENSE. REMOVAL IS TO ADHERE TO THE ENVIRONMENTAL PROTECTION AGENCY'S (EPA) GUIDELINES.
- THE GC SHALL FURNISH ALL LABOR AND MATERIAL AS REQUIRED TO COMPLETE ALL NECESSARY PROJECT PREPARATION, AND DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED OR AS OTHERWISE DIRECTED BY THE CONSTRUCTION DRAWINGS.
- THE GC SHALL FURNISH BUILDING OWNER WITH A COMPLETE INVENTORY LIST OF ALL ITEMS THAT CAN BE REUSED AND/OR STORED IN BUILDING IF REQUESTED.
- THE GC SHALL EXECUTE ALL WORK WITHIN THE REGULATIONS OF THE BUILDING FOR THE DEMOLITION AND REMOVAL OF DEBRIS, INCLUDING OVERTIME WORK REQUIRED.
- ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE REUSED OR RETURNED TO TENANT OR AS OTHERWISE INDICATED.
- IN ALL AREAS WHERE DEMOLITION (REMOVAL OF TILE, CARPETING, TACK STRIPS, PARTITIONS, ETC.) CAUSES AN UNEVENNESS IN FINISHED FLOOR ELEVATION, THE CONTRACTOR SHALL REMOVE THE FLOOR TO RECEIVE THE SCHEDULED NEW FINISHED FLOORING.

- THE GC SHALL AT ALL TIMES PROTECT THE PROPERTY OF THE BUILDING OWNER, INCLUDING BUT NOT LIMITED TO WINDOWS, CEILING, TILE, DOORS, ELECTRICAL, AND AIR CONDITIONING EQUIPMENT, CONVECTOR ENCLOSURES, ETC.
- THE GC SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTS THROUGHOUT THE SPACE UNDER CONSTRUCTION AS REQUIRED.
- THE GC SHALL CAP AND FLUSH OFF BEHIND FINISH SURFACES ALL PROJECTING PLUMBING, FLOOR ELECTRICAL/TELEPHONE OUTLETS, AND ALL OTHER PROJECTING ITEMS WHICH ARE BEING ABANDONED.
- THE GC IS TO EITHER PATCH WITH SHEETROCK OR CAP WITH BLANK PLATE ABANDONED ELECTRICAL AND DATA OUTLETS ON WALLS. GC TO CONSULT WITH OWNER REGARDING WHICH METHOD HE WOULD LIKE TO USE.
- UPON COMPLETION OF THE DEMOLITION WORK, THE GC SHALL PROVIDE THAT ALL AREAS BE LEFT BROOM CLEAN.

## PATCHING & CUTTING

- THE GENERAL CONTRACTOR SHALL DO ALL CUTTING, FITTING, & PATCHING WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS COME TOGETHER PROPERLY, AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER CONTRACTORS SHOWN UPON OR REASONABLY IMPLIED BY THE DRAWINGS AND NOTES.
- THE GC SHALL SURVEY ALL FINISHED SURFACES TO INCLUDE CORNER BEADS, STOPS, ETC FOR CHIPS, CRACKS, HOLES, DAMAGED SURFACES, AND ANY OTHER DEFECTS CAUSING AN APPEARANCE DIFFERENT FROM A NEW FIRST CLASS FINISHED INSTALLATION. THESE DEFECTIVE SURFACES SHALL BE REPAIRED, OR IF BEYOND REPAIRING THEN THE GC SHALL REMOVE ALL EXISTING AND INSTALL NEW SURFACES TO THE SATISFACTION OF THE OWNER.
- ALL DAMAGED AREAS TO REMAIN AND AREAS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION WORK SHOWN ON DRAWINGS SHALL BE PATCHED AS REQUIRED TO MATCH IMMEDIATE EXISTING ADJACENT AREAS IN MATERIALS, FIRE RATING, FINISH, AND COLOR UNDO.
- ALL FIRE FIXINGS REMOVED FROM BUILDING COMPONENTS DURING THE COURSE OF CONSTRUCTION SHALL BE REPLACED WITH THE SAME MATERIAL AND RATING AS THAT WHICH WAS REMOVED.

## PARTITIONS

- OPENINGS IN FIRE RATED WALLS SHALL HAVE FIRE DAMPERS AS REQUIRED BY LOCAL BUILDING CODES.
- THE GENERAL CONTRACTOR SHALL PROVIDE SUFFICIENT FRAMING FOR ALL WALL PENETRATIONS FOR DUCT WORK. ALL OPENINGS SHALL BE PROPERLY SEALED FOR SOUNDPROOFING AND VIBRATION.
- THE GC WILL NOT BE ENTITLED TO EXTRAS FOR OPENING ANY PARTITIONS BECAUSE OF TELEPHONE INSTALLATION, SECURITY SYSTEMS, OR COMPUTER DATA SYSTEMS. GC TO COORDINATE WITH SUB-CONTRACTORS TO BE IN WALLS WHEN OPEN.

- THE GC SHALL PROVIDE ALL SLEEVES AND FIRE PROOFING AT ANY PENETRATION IN A RATED PARTITION AS REQUIRED BY STATE AND LOCAL CODES.

## CEILING

- THE GENERAL CONTRACTOR SHALL REPAIR AND/OR REPLACE ANY AND ALL DAMAGED CEILING SECTIONS.

## CABINET WORK

- REFERENCE SHEET ARCHITECTURAL PLANS FOR MILLWORK FINISH AND MATERIAL SPECIFICATIONS.
- THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH THAT OF THE CABINET CONTRACTORS.
- ALL "INSTALLED" CABINETS SHALL COMPLY WITH LOCAL BUILDING CODES.
- ALL CABINET FINISHES SHALL BE BUILT AS NOTED ON ARCHITECTURAL PLANS.
- ALL "INSTALLED" CABINETS SHALL BE SCRIBED TO WALL OR CEILING AS REQUIRED. CABINET CONTRACTOR TO CHECK JOB PROGRESS AND COORDINATE WITH OTHER TRADES INVOLVED.
- THE CABINET CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE OWNER/ARCHITECT AS REQUESTED.
- THE CABINET CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT JOB SITE PRIOR TO BEGINNING ANY WORK.
- THE CABINET CONTRACTOR SHALL PROVIDE RUBBER BUMPERS ON ALL MOOD DOORS.
- WHERE MEMBERS ARE MITERED OR BUTTED, THEY SHALL BE JOINED AND SECURED IN A MANNER TO ENSURE AGAINST THE JOINT OPENING.
- ALL FINISHED WORK, AS FAR AS PRACTICAL, SHALL BE ASSEMBLED AND FINISHED IN THE SHOP AND DELIVERED TO THE BUILDING READY TO ERECT IN PLACE.
- ALL THE WORK SHALL BE FABRICATED, ASSEMBLED, FINISHED, AND ERECTED TO MEET CURRENT AIA STANDARDS.
- ALL MILLWORK SHOP DRAWINGS ARE TO CALL OUT ALL MATERIALS AND FINISHES. ALL JOINTS, CORNERS, AND EDGES ARE TO BE DETAILED IN INDIVIDUAL DETAILS. ALL DIMENSIONS, CRITICAL OR OTHERWISE, ARE TO BE CALLED OUT ON THE SHOP DRAWINGS.
- ALL MILLWORK, SPECIAL PRODUCTS, AND SPECIAL ASSEMBLIES ARE SUBJECT TO SUBMITTAL, AND SHOP DRAWINGS PREPARATION FOR REVIEW. SHOP DRAWINGS AND SUBMITTALS SHALL NOT BE MAILED UNLESS WRITTEN PERMISSION TO DO SO IS GIVEN BY THE OWNER/ARCHITECT.
- THE MILLWORK CONTRACTOR SHALL COORDINATE ALL MILLWORK INSTALLATIONS WITH OTHER SUB-CONTRACTORS AND SHALL BEAR ANY COST ASSOCIATED WITH RECONFIGURATION OF MILLWORK IN CONFLICT WITH OTHER TRADES.
- THE CABINET CONTRACTOR SHALL COORDINATE THE DELIVERY OF ALL MILLWORK ITEMS TO ENSURE THAT THEY WILL FIT THROUGH EXISTING DOORS AND INTO EXISTING COMPARTMENTS. MILLWORK SHALL BE FABRICATED, MOLE OR IN COMPONENTS AS NECESSARY TO ACCOMMODATE DELIVERY INTO THE BUILDING.
- NO PARTICLE BOARD IS TO BE USED IN CABINET MILLWORK, TYPICAL. ONLY SOLID WOOD IS TO BE USED PER OWNER DIRECTIVE. ALL COUNTERS ARE TO BE SOLID SURFACE MATERIAL.

## DOORS & HARDWARE

- THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL DOORS AS SPECIFIED ON DRAWINGS, UNDO.
- CONTRACTOR IS TO COORDINATE KEYING REQUIREMENTS WITH BUILDING OWNER PRIOR TO ORDERING CYLINDERS FOR LOCKSETS. KEYING INFORMATION SHALL INCLUDE HIERARCHY OF SECURITY, NUMBER OF MASTER KEYS.
- ALL LOCK SETS SHALL BE COPIED AND/OR KEYED IN ACCORDANCE WITH THE BUILDING REQUIREMENTS. CODES AND/OR KEYS ARE TO BE DELIVERED TO OWNER PROPERLY TESTED AND/OR TAGGED. THE NUMBER OF MASTER AND PASS KEYS SHALL BE COORDINATED WITH THE OWNER.
- WHEN REQUESTED BY OWNER/ARCHITECT DETAILED HARDWARE SCHEDULES SHALL BE SUBMITTED FOR REVIEW. FABRICATION OF MATERIAL SHALL NOT BE COMENCED UNTIL SUCH REVIEW HAS BEEN RETURNED.

## PAINTING & WALLCOVERING

- WALLS SHALL INCLUDE SURFACES FROM FLOOR TO CEILING, INCLUDING PLASTER, FASCIA, JAMBES, BUCKS, REVEALS, RETURNS, AND ALL VERTICAL SURFACES NOT INCLUDED IN CEILING.
- ALL GYPSUM BOARD WALLS AND CEILING SHALL BE PROPERLY PREPARED, SPECKLED, SANDED, ETC. TO PROVIDE A PERFECTLY SMOOTH FINISH AND SURFACE READY FOR PRIME AND PAINT.
- ALL WOOD SHELVING AND PAINTED DOORS SHALL RECEIVE PRIMING, SANDING, AND TWO FULL COATS OF SEMI-GLOSS ENAMEL FREE OF BRUSH MARKS.
- THE CONTRACTOR SHALL REMOVE ALL ELECTRICAL SWITCH PLATES AND OUTLET PLATES, SURFACE HARDWARE, ETC PRIOR TO PAINTING, PROTECTING AND REPLACING SAME WHEN PAINTING IS COMPLETE.
- THE CONTRACTOR SHALL USE A LATEX BASE PAINT UNDO. COLORS AND FINISHES AS SELECTED BY OWNER/ARCHITECT. HE SHALL PROPERLY PREPARE ALL SURFACES TO RECEIVE ONE (1) PRIMER COAT AND TWO (2) FINISH COATS OF PAINT.
- THE GC SHALL INSTALL WALL COVERINGS AS PER MANUFACTURER'S SPECIFICATIONS WHERE DESIGNATED. ALL WALL COVERINGS SHALL BE SMOOTH WITH NO WRINKLES, BUBBLES, OR LOOSE EDGES. ALL BRUSH MARKS AND BRUSH MARKS SHALL BE THOROUGHLY REMOVED. WALLCOVERING ADJOINING WOOD OR METAL TRIM SHALL BE CUT STRAIGHT AND SQUARE. ALL WORKMANSHIP WHICH IS NOT JUDGED TO BE FIRST QUALITY BY THE OWNER/ARCHITECT WILL NOT BE ACCEPTED.
- ALL LOOSE PAINT SHALL BE REMOVED AND SPECKLED.
- ALL EXISTING UNEVENNESS IN ALL PARTITIONS SHALL BE SANDED OR CHIPPED AWAY TO ENSURE A PERFECTLY EVEN SURFACE.
- THE CONTRACTOR SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF WORK BY ALL TRADES (INCLUDING TELEPHONE INSTALLATION, FLOORING, ETC.) AND INDICATE ALL NECESSARY TOUCHUP PAINTING AND/OR PATCHING.
- IT IS THE INTENT OF THE DRAWINGS THAT ALL EXPOSED SURFACES RECEIVE FINISHES AS INDICATED ON THE DRAWINGS AND SPECIFICATIONS UNLESS SPECIFICALLY NOTED OTHERWISE. ANY SURFACE WHICH DOES NOT HAVE A SPECIFIC FINISH NOTED OR ARE NOTED TO REMAIN UNFINISHED SHALL BE BROUGHT TO THE OWNER/ARCHITECT AND FINISHED PER THE OWNER'S/ARCHITECT'S INSTRUCTIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL LOCAL VOLATILE ORGANIC COMPOUND (VOC) REGULATIONS FOR PRIMERS, PAINTS, SOLVENTS, AND ADHESIVES.

## FLOORING

- THE GENERAL CONTRACTOR SHALL FLASH PATCH ALL CRACKS, HOLES, OR OTHER IMPERFECTIONS (PROJECTIONS SHALL BE REMOVED AND PATCHED) TO PROVIDE A CONTINUOUS SMOOTH FLOOR SURFACE. LEVEL NOT TO EXCEED 1/4" IN 10'-0" OR MANUFACTURER'S SPECIFICATIONS.
- THE GC SHALL NOTIFY THE OWNER AFTER FLOOR PATCHING IS DONE AND RECEIVE THEIR REVIEW PRIOR TO INSTALLATION OF FINISHED FLOORING.
- THE NEW FLOORING IS TO BE INSTALLED BY GC AND SHALL BE AS SPECIFIED ON THE CONSTRUCTION DOCUMENTS.
- ALL FLOORING TO BE INSTALLED IN ACCORDANCE TO MANUFACTURER'S SPECIFICATIONS FOR INSTALLATION. THE CONTRACTOR SHALL INSPECT THE ASSOCIATED SURFACES AND PROVIDE ALL NECESSARY SURFACE PREPARATIONS REQUIRED.
- ALL WORKMANSHIP SHALL BE OF THE BEST QUALITY AND WHEN THE WORK IS COMPLETE, IT SHALL BE KEPT FREE FROM BUCKLES, BUBBLES, OPEN JOINTS, OR OTHER IMPERFECTIONS. SEAMS SHALL BE KEPT IN ACCURATE ALIGNMENT ALONG BOTH COORDINATES. TILE HAVING CHIPPED OR ROUNDED CORNERS WILL BE REJECTED AND IF LAID, SHALL BE REMOVED AND REPLACED WITH AN ACCEPTABLE TILE.
- TILE SHALL BE LAID WITH PATTERN IN ONE DIRECTION AND COURSES PARALLEL TO WALLS UNLESS NOTED OTHERWISE. THE TILE SHALL BE SECURELY GEMENTED AND SHALL BE LAID WITH TIGHT JOINTS.
- SPACES BEING SURFACED SHALL BE CLOSED TO TRAFFIC AND OTHER WORK DURING THE LAYING OF FLOORING.

- UPON COMPLETION, ALL WORK SHALL BE CLEANED BY THE CONTRACTOR, REMOVING ALL SPOTS OF ADHESIVE AND SURFACE STAINS AND ALL SCRAPS. CARTONS AND CONTAINERS SHALL BE REMOVED FROM THE BUILDING.
- THE GC SHALL CLEAN AND GIVE RESILIENT TILE FLOOR TWO (2) APPLICATIONS OF AN APPROVED NON-SLIP MAX WHICH IS TO BE THOROUGHLY MACHINE BUFFED AND LEFT IN CONDITION ENTIRELY SATISFACTORY TO OWNER/ARCHITECT.
- THE GC SHALL PROVIDE AND MAINTAIN ADEQUATE PROTECTION FOR ALL RESILIENT FLOORING WORK FOR THE DURATION OF THE CONTRACT, AND REMOVE ALL PROTECTION PRIOR TO PUNCH LIST.
- TILE FLOORING CONTRACTOR TO SUBMIT ACTUAL DIMENSIONED PLAN FOR APPROVAL PRIOR TO CONSTRUCTION.
- CARPET CONTRACTOR TO PROVIDE SEAMING DIAGRAM TO OWNER/ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. IF REQUESTED, SEAMS ARE TO BE MINIMIZED AND KEPT OUT OF MAIN SIGHT LINES WHEREVER POSSIBLE.
- CONTRACTOR TO COORDINATE ALL FLOORING CONTRACTORS INVOLVED TO ASSURE FLUSH INSTALLATION OF ALL VARYING FLOOR MATERIALS USED. ALL TRANSITIONS SHALL BE CENTERED ON DOORS AND THE METHODS APPROVED BY THE OWNER/ARCHITECT.
- CONTRACTOR SHALL PROVIDE AND INSTALL TRANSITION STRIPS AT VGT AND CARPET TRANSITIONS. IF TRANSITION OCCURS AT A DOOR LOCATION THE TRANSITION SHALL BE CENTERED ON THE DOOR. COLOR IS TO MATCH ADJACENT FLOORINGS BASE TRIM.

## CHANGES IN THE WORK

- THE OWNER WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK. THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT ANY CLAIM FOR EXTENSIONS OF TIME CAUSED THEREBY SHALL BE ADJUSTED AT THE TIME OF ORDERING SUCH CHANGE.

## CLEANING

- ALL NEW ITEMS INSTALLED BY THE GENERAL CONTRACTOR, IN ADDITION TO BEING AMPLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF OWNER/ARCHITECT PRIOR TO BEING TURNED OVER TO THE OWNER.
- THE GC SHALL THOROUGHLY CLEAN ALL BASE, ALL WALL COVERINGS INSTALLATIONS, ALL DOORS AND FRAMES, ETC. TO THE SATISFACTION OF THE OWNER/ARCHITECT PRIOR TO BEING TURNED OVER TO THE OWNER.
- ALL BUILDING FACILITIES & SYSTEMS SHALL BE AMPLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION AND ALL DAMAGED OR MALFUNCTIONING ITEMS SHALL BE REPAIRED, REPLACED, AND/OR THOROUGHLY CLEANED TO THE SATISFACTION OF THE OWNER/ARCHITECT PRIOR TO BEING TURNED OVER TO THE OWNER.

## TRANSPORTATION

- THE GENERAL CONTRACTOR AGREES TO PAY ALL TRANSPORTATION CHARGES ON ALL HIS MATERIAL OR EQUIPMENT TO THE POINT OF USE AND SHALL BE RESPONSIBLE FOR ALL UNLOADING, CHECKING, AND STORING OF SAME IN CONNECTION WITH THIS CONTRACT.

## CLAIMS FOR EXTRA WORK

- IF THE GENERAL CONTRACTOR CLAIMS THAT ANY REVISION TO DRAWINGS INVOLVE EXTRA COST UNDER THIS CONTRACT, HE SHALL GIVE THE OWNER/ARCHITECT WRITTEN NOTICE THEREOF WITHIN A REASONABLE TIME AFTER RECEIPT OF SUCH INSTRUCTIONS, IN ANY EVENT BEFORE PROCEEDING TO EXECUTE THE WORK AND THE PROCEDURE SHALL THEN BE AS PROVIDED FOR IN THE "CHANGES IN THE WORK". NO SUCH CLAIMS SHALL BE VALID UNLESS SO MADE UNLESS OTHERWISE AGREED, NO PAYMENT ON SUCH BILLS WILL BE MADE UNTIL FINAL SETTLEMENT.
- ALL CLAIMS FOR ADDITIONAL WORK WILL BE SUBMITTED IN WRITING FOR REVIEW BY THE OWNER OR ARCHITECT AND SHOULD INCLUDE A COMPLETE DESCRIPTION OF THE WORK BEING PERFORMED, MATERIALS BEING USED, THE CONSTRUCTION SPACE NUMBER OF THE AREA BEING WORKED IN, AND THE AUTHORIZATION UNDER WHICH THE WORK IS BEING PERFORMED.

## STORED ITEMS

- UPON COMPLETION OF NEW CONSTRUCTION ALL EXISTING ITEMS REMAINING SHALL BE TOUCHED-UP, REPAIRED, OR REPLACED AND CLEANED TO HAVE A "LIKE NEW" CONDITION FOR FINAL PUNCH. ALL EXISTING CONSTRUCTION SHALL BE PROTECTED FROM SUBSEQUENT CONSTRUCTION DAMAGE AND DIRT.
- ALL ITEMS STORED FOR CONSTRUCTION SHALL BE STORED IN A SECURE AND PROTECTED AREA UNTIL NEEDED. UPON COMPLETION OF THE NEW INSTALLATION THE ITEM SHALL BE CLEANED, REPAIRED, AND TOUCHED-UP TO "LIKE NEW" CONDITION FOR FINAL PUNCH.

## ROOF

- REVIEW CONSTRUCTION DRAWINGS FOR ALL ROOF TOP FIXTURES, ITEMS, ETC. AND COORDINATE AS NECESSARY FOR ALL REQUIRED ROOF PENETRATIONS. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED COORDINATION AMONGS AND BETWEEN THE DIFFERENT TRADES.
- ROOF, ROOF FLASHING, AND ROOF PENETRATIONS SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND INSTALLATION DETAILS TO INSURE A PROFESSIONAL, CLEAN, PLUMB, WEATHER TIGHT APPLICATION.
- WHEREVER ELECTRICAL OR TELEPHONE APPEAR BACK-TO-BACK, THE OUTLET BOXES SHALL BE STAGGERED SO AS TO REDUCE NOISE TRANSMISSION THROUGH THE PARTITIONS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE BUILDING CODES.
- ALL WALL AND CEILING BOXES MUST HAVE COVERS (INCLUDING ALL TELEPHONE BOXES).
- THE CIRCUIT DIRECTORY FOR ALL ELECTRICAL PANELS INVOLVED IN CONSTRUCTION MUST BE UPDATED TO CORRECT CIRCUIT CHANGES.
- ALL LIGHT FIXTURES MUST BE REPAIRED AND FULLY OPERATIONAL, BEFORE OWNER OCCUPIES. ALL LAMPS MUST BE CONSISTENT IN LIGHT COLOR AS DIRECTED BY OWNER.
- SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION, DETAILS, & INSTRUCTIONS.

## HVAC & DUCTWORK

- REMOVE EXPOSED EQUIPMENT, DUCTWORK, AND PIPING ABANDONED DURING THE COURSE OF RENOVATION.
- ALL DUCTWORK SHALL BE FABRICATED AND INSTALLED IN ACCORDANCE WITH NCSBGA STANDARDS FOR APPLICABLE PRESSURE AND CLASS.
- SUB-CONTRACTOR TO BALANCE FANS AND AIR DISTRIBUTION SYSTEM IN ALL AFFECTED AREAS TO PROVIDE INDICATED AIR QUANTITIES, PROVIDE TEST AND BALANCE REPORT BY INDEPENDENT THIRD PARTY WITH FINAL REQUEST FOR PAYMENT.
- SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION, DETAILS, & INSTRUCTIONS.

## PLUMBING

- REMOVE ALL FIXTURES ABANDONED DURING THE COURSE OF RENOVATION, AND NOT SCHEDULED TO BE REUSED OR RETURNED TO OWNER.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL LOCAL AND STATE BUILDING CODES.
- SEE PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION, DETAILS, & INSTRUCTIONS.

## DRYWALL SAFETY ISSUE

- GLASS-ACTION LAMINATE ARE CURRENTLY BEING PURSIED IN OTHER STATES REGARDING HEALTH CONCERNS AND OFF-GASING OF DRYWALL PRODUCTS IMPORTED FROM CHINA. NO DRYWALL PRODUCTS IMPORTED FROM CHINA SHALL BE USED ON THIS PROJECT UNTIL IT HAS BEEN DETERMINED THROUGH OFFICIAL TESTING MEANS THAT SUCH PRODUCTS DO NOT POSE ADVERSE HEALTH CONCERNS TO INSTALLERS OR END-USEERS.

## MASTER PLAN NOTES

- WHERE ACRONYMS OR ABBREVIATIONS ARE USED ON THE PLANS, THEY ARE DEFINED TO MEAN THE RECOGNIZED NAME OF THE PERSON, OBJECT, MATERIAL, TYPICALLY USED IN THE CONSTRUCTION INDUSTRY. INCLUDED (BUT NOT LIMITED TO):

CMU - CONCRETE MASONRY UNIT  
GYF. BD. - GYPSUM BOARD  
G.C. - GENERAL CONTRACTOR  
ELECT. CONTR. - ELECTRICAL CONTRACTOR  
PLUMB. CONTR. - PLUMBING CONTRACTOR  
HVAC - HEATING, VENTILATING AND AIR CONDITIONS  
WVF - WELDED WIRE FABRIC (ALSO WVM)  
RE-BAR - REINFORCING BAR  
X - WITH  
X O.C. - AT "X" DISTANCE ON CENTER  
UN OR UN LON - UNLESS NOTED OTHERWISE  
C1 - CAST IRON  
TC - TERRA COTTA  
PVC - POLYVINYL CHLORIDE  
MT - METAL  
NO - NUMBER  
FEC - FIRE EXTINGUISHING CABINET  
EWC - ELECTRIC WATER COOLER  
HM - HOLLOW METAL  
D.O. - DITTO OPPOSITE  
F.D. - FLOOR DRAIN  
HFB - HALL PUSH BUTTON (ELEVATOR)  
FMB - PRE-ENGINEERED METAL BUILDING

- IF CONTRACTOR SUSPECTS LESSEER SOIL BEARING CAPACITY THAN THAT SPECIFIED BY THE ARCHITECT, PROMPTLY NOTIFY THE ARCHITECT AND STRUCTURAL ENGINEER.
- GENERAL CONTRACTOR TO ACT AS PROJECT COORDINATOR.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL SITE VISITS REQUIRED TO THOROUGHLY FAMILIARIZE HIMSELF WITH THE SITE BUILDING CONDITIONS, VERIFY LOCATION OF ALL PROPERTY BOUNDARIES, ELEVATIONS, EXISTING UTILITIES, STORM LINES, CATCH BASINS, PRIOR TO BEGINNING WORK.
- APPLY AND PAY FOR ALL PERMITS, FEES, ETC. AND DISPLAY PERMITS AS PER LOCAL ORDINANCES.
- CONSTRUCTION STAGING AREAS SHALL BE LIMITED TO THE AREAS DESIGNATED BY PROPERTY LINES AND THE DIRECTOR OF THE OWNERS. OTHER AREAS OF THE SITE SHALL REMAIN UNOCUPMENTED WITH CONSTRUCTION MATERIALS OR EQUIPMENT.
- ALL REFUSE FROM DEMOLITION AND/OR CONSTRUCTION SHALL BE REGULARLY REMOVED FROM THE SITE.
- REGRASS OR RESEED ALL AREAS OF THE SITE DAMAGED DUE TO CONSTRUCTION.
- PROVIDE BARRIERS AT ALL PLACES ON SITE WHERE REQUIRED TO PROTECT THE PUBLIC.
- GRADE LINES AND SPOT ELEVATIONS SHOWN FOR PAVING, WALKS, FINISH FLOORS SHALL BE FINISH ELEVATIONS. GRADE OUT THICKNESS OF GRAVEL, CONCRETE SLABS, PAVING, ETC.
- PITCH EXTERIOR LANDINGS WALKS FOR SURFACE WATER RUNOFF. SLOPE AWAY FROM BUILDING STRUCTURE.
- THOROUGHLY TAMP ALL PIPE TRENCHES TO FORM SOLID BEARING.
- EACH TRADE IS RESPONSIBLE FOR MAKING NECESSARY FLOOR, WALL, AND ROOF PENETRATIONS REQUIRED FOR THEIR WORK. SUCH PENETRATIONS WILL BE COORDINATED WITH THE G.C. ROOFING SUB-CONTRACTOR SHALL MAKE ALL PENETRATIONS WATER TIGHT.
- TREES SHALL REMAIN UNLESS NOTED OTHERWISE. PROTECT AGAINST DAMAGE DURING CONSTRUCTION.
- DIMENSIONS ARE TO FACE OF FINISH MATERIAL. CONTRACTOR SHALL ADJUST DIMENSIONS AS REQUIRED TO REFLECT ACTUAL DEPTH OF WALL COMPOSITION. ALL DIMENSIONS REFERENCED TO EXTERIOR OF THE BUILDING ARE CALLED TO FACE OF BUILDING.
- PROVIDE LINTELS FOR ALL MASONRY OPENINGS IN ALL WALL OPENINGS INDICATED ON PLAN. INSTALL LINTELS APPROPRIATE FOR SPAN AND IMPOSED LOAD. SEE ALSO STRUCTURAL DRAWINGS FOR LINTEL SCHEDULE.
- INTERIOR WALLS SHALL BE 5 5/8" METAL STUD FRAMING TYPICAL UNLESS NOTED OTHERWISE OR SHOWN BY SYMBOLS TO BE OTHERWISE.
- DO NOT APPLY CONCRETE SEALER ON FLOORS TO RECEIVE HARD TILE FINISHES.
- MINIMUM DIMENSION ON PULL SIDE OF DOORS (KNOB SIDE) IS 18" CLEAR FOR EXTERIOR DOORS & 18" CLEAR FOR INTERIOR DOORS.
- MINIMUM DIMENSION ON PUSH SIDE OF DOORS (KNOB SIDE) IS 12" CLEAR, TYPICAL.
- VERIFY ALL DIMENSIONS PRIOR TO INSTALLATION OF ANY WORK.
- FIRE EXTINGUISHER CABINETS ARE LOCATED WHERE SHOWN THIS ON PLANS.
- PROVIDE 2" SOUND ATTENUATION BATTS IN ALL INTERIOR WALLS UNLESS NOTED OTHERWISE.
- PROVIDE KEEP HOLES ABOVE ALL THRU-WALL FLASHING CONDITIONS @ 32" O.C. BY OMITTING MASONRY HEAD JOINTS.
- NEW CONSTRUCTION IS SHOWN ON PLANS AS HATCHED OR POCHED.
- PROVIDE CONTINUOUS HANDRAILS EACH SIDE ALONG STAIRS, RAMPS, AND LANDINGS, TYPICAL UNLESS NOTED OTHERWISE.
- PROVIDE SOLID BEARING AND BLOCKING WITHIN ALL STUD PARTITIONS AT WALL MOUNTED SHELVES, BASE & WALL CABINETS, CHAIR RAILS, HANDICAPPED RAILS, TOILET ACCESSORIES, ETC. FIRE EXTINGUISHER CABINETS, DOOR STOPS, ETC.
- ISOLATED COLUMNS SHALL BE FINISHED TO MATCH TYPICAL ROOM FINISH OF THE ROOM CONTAINING THE COLUMN(S). SEE ROOM FINISH SCHEDULE FOR DETAILS.
- EXISTING STRUCTURAL STEEL SYSTEM IS TO REMAIN

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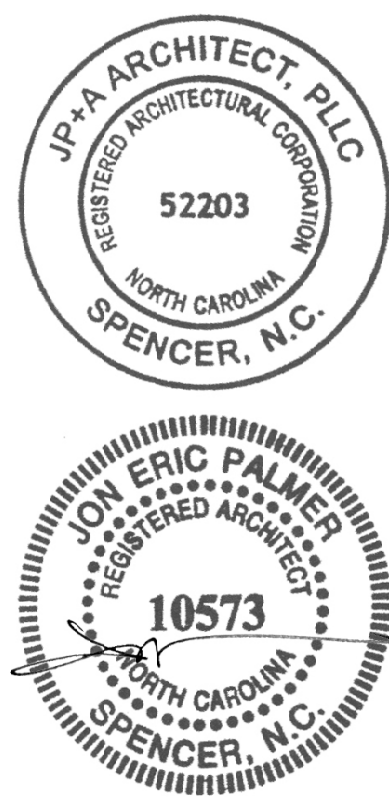


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