

DEMOLITION NOTES

- D1 THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR HAULING AND LEGALLY DISPOSING OF MATERIALS REMOVED IN DEMOLITION WORK.
D2 THE AMOUNT OF DUST RESULTING FROM DEMOLITION SHALL BE CONTROLLED TO PREVENT THE SPREAD OF DUST TO AVOID CREATION OF A NUISANCE IN THE SURROUNDING AREA USE WATER WILL NOT BE PERMITTED WHEN IT WILL RESULT IN, OR CREATE, HAZARDOUS OR OBJECTIONABLE CONDITIONS SUCH AS FLOODING AND POLLUTION.
D3 THE GENERAL CONTRACTOR SHALL COORDINATE AND VERIFY WITH ALL SUBCONTRACTORS THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, CONDUIT ETC.
D4 IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING THE DEMOLITION, COMPLY WITH APPLICABLE REGULATIONS CONCERNING THE REMOVAL, HANDLING.
D5 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS FOR DEMOLITION. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY CONDITIONS THAT WOULD AFFECT THE STRUCTURAL INTEGRITY OF THE BUILDING PRIOR TO PROCEEDING WITH THE DEMOLITION.
D6 THE GENERAL CONTRACTOR SHALL REMOVE ALL SPECIFIED ITEMS INDICATED ON THESE DRAWINGS AND ALSO REMOVE ANY OTHER ITEMS OR CONSTRUCTION AS REQUIRED TO ACCOMPLISH ALL NEW WORK.
D7 UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE NEW AND BOTH MATERIALS AND WORKMANSHIP SHALL BE OF QUALITY CONSISTENT WITH THAT EXPECTED FOR A CLASS 'A' BUILDING INSTALLATION.
D8 OWNERS MAY BE CONTINUOUSLY OCCUPYING AREA OF THE BUILDING ADJACENT TO THE AREAS OF SELECTIVE DEMOLITION. PROVIDE A MINIMUM OF 48 HOURS ADVANCE NOTICE TO OWNERS OF DEMOLITION THAT WILL IMPACT OWNERS NORMAL OPERATIONS.
D9 CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE THE DEMOLITION. SELECTIVE REMOVAL AND SUBSEQUENT OFF-SITE DISPOSAL OF ALL ITEMS WITHIN THE PROJECT AREA.
D10 CONTRACTOR SHALL PROTECT AT ALL TIMES THE PROPERTY INCLUDING ALL COMMON AREA CORRIDOR FINISHES, REPAIR ANY DAMAGED AREAS AS REQUIRED.
D11 CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS REQUIRED TO PROTECT OWNERS PERSONNEL AND GENERAL PUBLIC FROM INJURY.
D12 GC SHALL PRESENT PROOF OF INSURANCE IN ADVANCE COVERING IN AMOUNTS REQUIRED BY LOCAL LAW, AS STIPULATED BY THE BUILDING, AND AS REQUIRED BY OWNER. PROOF OF INSURANCE SHALL BE SUBMITTED TO OWNER AND THE BUILDING PRIOR TO CONSTRUCTION. CERTIFICATES, PERMITS, ETC, SHALL BE AVAILABLE AT JOBSITE FOR EXAMINATION ON DEMAND.
D13 FIRE ALARM SYSTEM TO REMAIN ACTIVE DURING THE DEMOLITION PROCESS.
D14 CAP ALL EXISTING PLUMBING LINES AT FLOOR LEVEL, MAINTAIN REQUIRED FIRESTOPPING, ALL EXISTING FIRE STANDPIPES, HOSES, ETC.
D15 DEMOLITION SHALL COMPLY WITH FBC SECTION 3303 FOR PROTECTION OF PEDESTRIANS, MEANS OF EGRESS, ETC.
D16 DEMOLITION / CONSTRUCTION SHALL NOT INTERFERE OR HINDER EMERGENCY ACCESS TO THE SAID PROPERTY.

GENERAL NOTES & CONDITIONS

- 11 BASE BUILDING CONSTRUCTION SPECIFICATIONS AND THE CONTRACT DOCUMENTS SHALL GOVERN WORKMANSHIP / MATERIALS / DESIGN EXCEPT AS THESE VARIOUS ELEMENTS MIGHT BE MODIFIED OR AMENDED BY THESE CONSTRUCTION DOCUMENTS (CD'S, HEREINAFTER)
12 THE GENERAL CONTRACTOR (GC, HEREINAFTER) UPON SIGNING THE OWNERS / GC AGREEMENT ACCEPTS THESE CD'S (INCLUDING THESE DRAWINGS W/ THE INCLUDE NOTES & DESCRIPTIVE MATERIAL) AND AGREES TO EXECUTE THE NECESSARY WORK IN MANNER DESCRIBED THEREIN.
A. UPON EXAMINATION / FAMILIARIZATION OF CDS & JOBSITE VISIT, ANY DISCREPANCIES, OMISSIONS, AMBIGUITIES AND/OR CONFLICTS NOTED SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING, FOR CORRECTION.
B. ANY ELEMENTS WHATSOEVER REQUIRED BY THE BUILDING TO BE INCORPORATED IN CONSTRUCTION BUT NOT SPECIFIED CD'S SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REVIEW / ACTION.
C. NO MODIFICATIONS / REVISIONS / CHANGES SHALL BE UNDERTAKEN SPECIFICALLY SO INSTRUCTED AND APPROVED BY THE ARCHITECT IN ADVANCE.
13 EXCEPT AS MAY OTHERWISE BE INDICATED, THE GC SHALL PROVIDE AND PAY FOR ALL MATERIALS, LABOR AND ALL OTHER ITEMS / SERVICES NECESSARY TO ACCOMPLISH, ENTIRELY, THE WORK SET FORTH IN THESE CDS.
A. UNLESS OTHERWISE SPECIFIED, ALL MATERIALS SHALL BE NEW AND BOTH MATERIALS AND WORKMANSHIP SHALL BE OF QUALITY CONSISTENT WITH THAT EXPECTED FOR A CLASS 'A' BUILDING INSTALLATION.
B. ANY WORK NEEDED TO BE ACCOMPLISHED ON AN OVERTIME BASIS SHALL BE PRICED AND PRESENTED AS SUCH IN BID.
C. ALL WORKMEN AND SUBCONTRACTORS SHALL BE SKILLED IN THEIR TRADES.
D. ANY AND ALL GOVERNING LOCAL LABOR LAWS, REGULATIONS AND REQUIREMENTS AND THOSE SET AS BUILDING REQUIREMENTS SHALL BE OBSERVED AND FOLLOWED AS THEY RELATE TO THIS PROJECT. ARRANGEMENTS FOR COMPLIANCE W/ THESE REQUIREMENTS SHALL BE MADE BY GC TO PRECLUDE ANY LABOR-RELATED JOB DISPUTES AND RELATED DELAYS / PROBLEMS AND COSTS.
14 GC SHALL SUBMIT JOB SCHEDULE TO OWNER / ARCHITECT AT TIME OF PRICING / BID SUBMISSION, PRICING SHALL BE IN A COMPLETE BREAKDOWN FORM, LISTING WORK NOT ONLY BY VARIOUS TRADES, BUT ALSO WITH MAJOR SUBCATEGORIES WITHIN EACH TRADE ITEMIZED.
15 GC SHALL BE RESPONSIBLE FOR SECURING CONSTRUCTION SITE DURING CONSTRUCTION FOR PROTECTION OF MATERIALS, TOOLS, ETC. WITHIN.
A. SAFE CONSTRUCTION PRACTICES SHALL BE OBSERVED TO ASSURE WORKMEN'S SAFETY ON JOB AND SAFETY OF ALL PERSONNEL OUTSIDE THE SPACE.
B. GC SHALL PRESENT PROOF OF INSURANCE IN ADVANCE COVERING IN AMOUNTS REQUIRED BY LOCAL LAW, AS STIPULATED BY THE BUILDING, AND AS REQUIRED BY OWNER. PROOF OF INSURANCE SHALL BE SUBMITTED TO OWNER AND THE BUILDING PRIOR TO CONSTRUCTION. CERTIFICATES, PERMITS, ETC, SHALL BE AVAILABLE AT JOBSITE FOR EXAMINATION ON DEMAND.
C. GC SHALL BE RESPONSIBLE FOR PROTECTING OWNERS DEMISED PREMISES AND ALL AREAS, CORRIDORS, STAIRS, ELEVATORS, ETC. OUTSIDE OWNERS SPACE, AGAINST DAMAGE DURING THE CONSTRUCTION PROCESS. ANY DAMAGE TO THESE AREAS SHALL BE CORRECTED TO SATISFACTION OF OWNER AND THE BUILDING AT THE GC'S COST.
16 GC SHALL BE RESPONSIBLE FOR ALL LOCAL BUILDING DEPARTMENT FILINGS, PERMITS, APPROVALS, ETC. PAYMENT OF ALL NECESSARY FEES AS REQUIRED BY THE ABOVE AUTHORITIES FOR JOB COMPLETION AND SIGN-OFF SHALL BE INCLUDED IN PRICING TO THE OWNER USE IF LOCAL ARCHITECTURAL PROFESSIONAL OR EXPEDITER IF REQUESTED, SHALL BE REVIEWED WITH THE OWNER AND APPROVED IN ADVANCE.
17 OWNER OR ARCHITECT SHALL BE NOTIFIED OF ANY REVISION TO BE INCORPORATED IN CDS TO COMPLY WITH RULES / REGULATIONS OF ANY AND ALL LOCAL GOVERNING AUTHORITIES HAVING JURISDICTION OVER PROJECT.
18 GC SHALL RE-EXECUTE ANY WORK THAT FAILS TO CONFORM TO THE CONSTRUCTION DOCUMENTS, AND ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP WHICH APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF TENANTS MOVE-IN. THESE PROVISIONS APPLY TO WORK DONE BY SUBCONTRACTORS AS WELL AS WORK DONE BY DIRECT EMPLOYEES OF GC. VENDORS SHALL BE GOVERNED BY THIS STIPULATION.
19 WARRANTY SHALL BE EXTENDED FOR ALL CONSTRUCTION COMPONENTS AND EQUIPMENT AND INSTALLATIONS INCLUDED IN THIS WORK FOR A MINIMUM OF 1 YEAR FROM DATE OF COMPLETION.
110 SHOP DRAWINGS & SUBMITTALS SHALL BE SUBMITTED TO ARCHITECT IN TRIPPLICATE FOR REVIEW. SHOP DRAWINGS ENHANCE THESE SPECIFICATIONS. APPROVAL OF SHOP DRAWINGS SHALL NOT RELEASE GC OF RESPONSIBILITY FOR WORK AS SPECIFIED IN THE CONSTRUCTION DOCUMENTS.
111 CONDITION AND USE OF THE JOB SITE SHALL BE THE RESPONSIBILITY OF THE GC. JOB SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY FASHION. DEBRIS AND TRASH FOR ALL TRADES AND SUB-CONTRACTORS UNDER GC CONTROL AND FOR THOSE UNDER DIRECT CONTRACT WITH THE OWNER SHALL BE REMOVED DAILY. GC SHALL COORDINATE DELIVERIES, INSPECTIONS, SITE VISITS FOR ALL TRADES AND CONTRACTORS AS REQUIRED.
112 FINAL CLEANING AT SUBSTANTIAL COMPLETION SHALL INCLUDE CLEANING OF ALL FINISHED WOOD AND GLASS SURFACES, V-DUSTING OF ALL HORIZONTAL SURFACES, VACUUMING OF ALL CARPETED AREAS AND REMOVAL OF ANY SPOTS, STAINS, SPILLS, ETC. ON ANY SURFACE, INCURRED DURING THE CONSTRUCTION PERIOD.
113 THE GC MUST USE A "MEDIA" FOR PROTECTING THE A/C UNITS. THIS FILTER DEVICE CAN BE INSTALLED BY LANDLORD, PROVIDED BY THE GC.

CONSTRUCTION PLAN NOTES

- 21 PRIOR TO START OF CONSTRUCTION, GC SHALL COORDINATE SCHEDULING OF MEETING WITH HIS PROJECT PERSONNEL, THE BUILDING / LANDLORD TO REVIEW OF PROJECT SCOPE, DESIGN INTENT, CONSTRUCTION QUALITY EXPECTED AND FINAL DISCUSSION OF DRAWINGS / DETAILS AND QUESTIONS.
22 DIMENSIONS ON DRAWINGS ARE FINISH FACE TO FINISH FACE OF PARTITIONS, COLUMNS, ETC. OR TO WHERE SHOWN, UNLESS OTHERWISE NOTED.
23 DO NOT SCALE DRAWINGS.
24 WRITTEN DIMENSIONS TAKE PRECEDENCE OVER GRAPHIC REPRESENTATION. DETAIL DIMENSIONS TAKE PRECEDENCE OVER PLAN DIMENSIONS.
25 GC SHALL BE RESPONSIBLE FOR FIELD MEASURING OF EXISTING CONDITIONS PRIOR TO START OF WORK AND DURING CONSTRUCTION, AS NECESSARY, TO ASSURE CONSTRUCTION ADHERENCE TO DRAWINGS BY ENTERING INTO A CONSTRUCTION CONTRACT FOR THIS WORK, GC SHALL INDICATE THEIR FAMILIARITY WITH THE SITE / FIELD CONDITIONS.
A. ALL "HOLD" DIMENSIONS SHALL BE MONITORED TO ASSURE CORRECTNESS.
B. ANY DIMENSION REVISIONS / MODIFICATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR REVIEW / APPROVAL.
26 ALL VERTICAL DIMENSIONS SHALL BE TAKEN FROM "BENCH MARK" OR OTHER SIMILAR GUIDE ESTABLISHED PRIOR TO START OF CONSTRUCTION. HIGH POINTS, LOW POINTS, IRREGULARITIES IN FLOOR SLAB, PARTICULARLY, WHICH COULD IN ANY WAY AFFECT FABRICATION / INSTALLATION WORK OF OTHER TRADES OR VENDORS (E.G. CABINET CONTRACTORS), SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
A. VARIATIONS IN FLOOR LEVEL IN EXCESS OF 1/4" FOR EVERY 10'-0" IN EVERY DIRECTION WILL REQUIRE LEVELING OF SLAB BY GC OR LANDLORD AS PRECIPATED BY FINAL LEASE AGREEMENT. LEVELING OF SLAB TO BE DONE READY TO RECEIVE FLOOR FINISHES (IE: VINYL TILE FLOORS, CARPETING, ETC. GENERAL CONTRACTORS TO VERIFY SLAB CONDITION PRIOR TO BID SUBMISSION.
21 GC SHALL DEMOLISH EXISTING PARTITION AND VARIOUS OTHER ELEMENTS AS INDICATED ON PLAN AND COORDINATE THE REMOVAL OF ALL RELATED ELECTRICAL SERVICE, PLUMBING AND ALL OTHER APPURTENANCES INCLUDED THEREIN.
28 GC SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL CONSTRUCTION DEBRIS AND FOR THE RETURN OF ANY BUILDING STANDARD COMPONENTS IF REQUESTED BY THE BUILDING MANAGEMENT.
29 ALL EXISTING DOORS DESIGNATED FOR REMOVAL, INCLUDING FRAMES, SHALL BE REUSED WHERE SAME TYPE DOOR IS APPLICABLE AND / OR IS CALLED FOR IN NEW DESIGN WHENEVER POSSIBLE. ALL EXISTING HARDWARE SHALL BE RETAINED FOR REUSE. COORDINATE WITH ARCHITECT.
210 ALL CONVENTIONAL DRYWALL CONSTRUCTION, FURRING SHEATHING, THIS CONTRACT, SHALL BE AS DETAILED (REFER TO LEGEND ENTRIES, ON CONSTRUCTION PLAN). DRYWALL JOINTS SHALL BE TAPED AND SPACKLED LEVEL, EXTERIOR CORNERS SHALL RECEIVE METAL CORNER REINFORCING BEAD AND BE SPACKLED IN CONVENTIONAL MANNER.
A. ALL NEW DRYWALL CONSTRUCTION SHALL BE PROPERLY PREPARED TO RECEIVE SPECIFIED FINISHED MATERIAL(S) IN MANNER FULLY ACCEPTABLE TO ARCHITECT.
B. TAPED JOINTS, CORNERS, "DIMPLES" OR SCREW HEADS SHALL BE SPACKLED SMOOTH AND LEVEL WITH ADJACENT GYPSUM BOARD SURFACE. NO BULGING OR UNEVEN FINISHED DRYWALL WILL BE ACCEPTED.
C. INSTALL GYPSUM PANELS WITH FACE SIDE OUT. DO NOT INSTALL IMPERFECT, DAMAGED, OR DAMP PANELS. BUTT PANELS TOGETHER FOR A LIGHT CONTACT AT EDGES AND ENDS WITH NOT MORE THAN 1/8" OF OPEN SPACE BETWEEN PANELS. DO NOT FORCE INTO PLACE.
D. LOCATE BOTH EDGES OR END JOINTS OVER SUPPORTS, EXCEPT IN CEILING APPLICATIONS WHERE INTERMEDIATE SUPPORTS OR GYPSUM BOARD BACK BLOCKING IS PROVIDED BEHIND END JOINTS. DO NOT PLACE TAPERED EDGES AGAINST CUT EDGES OR ENDS. STAGGER VERTICAL JOINTS OTHER THAN CONTROL JOINTS AT CORNER OF FRAMED OPENINGS WHERE POSSIBLE.
211 ALL EXISTING HOLES / CRACKS IN SLAB AND THOSE RESULTING FROM THE CONSTRUCTION PROCESS SHALL BE FILLED / REPAIRED AND THE SURFACE PATCHED SMOOTH AND LEVEL WITH ADJACENT FLOOR SURFACE, IN A MANNER ACCEPTABLE TO THE ARCHITECT.
212 ALL NECESSARY WOOD BLOCKING / GROUNDS, ETC. ARE TO BE SUPPLIED AS FACTORY TREATED FIRE-PROOFED ELEMENTS. GC SHALL FULLY COORDINATE SETTING / PLACEMENT OF THESE ELEMENTS AS REQUIRED BY LOCAL CODE / BUILDING OR SURROUNDING CONSTRUCTION CONDITIONS.
213 ANY ACCESS PANELS REQUIRED IN ANY CONSTRUCTION THIS CONTRACT SHALL BE APPROVED AS TO SPECIFIC SIZE, LOCATION, FINISH, ETC. BY ARCHITECT.
214 ALL SUBSTITUTIONS (IE, "EQUALS") MUST BE SUBMITTED TO ARCHITECT FOR WRITTEN APPROVAL PRIOR TO SUBSTITUTION BEING MADE.
215 INTERIOR WALL AND CEILING FINISHES SHALL MEET CLASS 'A' SPECIFICATIONS WITH A FLAME SPREAD RANGE OF 0-25 (NEW) SMOKE DEVELOPED 0-450. INTERIOR FLOOR FINISHES SHALL MEET CLASS 1 CRITICAL RADIANT FLUX, MINIMUM 0.45 WATTS PER SQ. FT.

FINISH PLAN NOTES

- 31 ALL FINISH MATERIALS INDICATED TO BE BY GC UNLESS OTHERWISE NOTED IN FINISH SCHEDULE (S) ON FINISH PLAN GC INCLUDE COORDINATION AND GENERAL CONDITIONS.
32 GC AND VENDORS SHALL DETERMINE AVAILABILITY OF ALL FINISH MATERIALS. ANY DELIVERY SCHEDULE THAT POTENTIALLY MAY CAUSE COORDINATION PROBLEMS DURING THE FINAL STAGES OF CONSTRUCTION / INSTALLATION SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, EARLY ON FOR POSSIBLE REEVALUATION OF MATERIAL DESIGNATION.
33 A MINIMUM QUANTITY OF TWO (2) 1'-0" X 1'-0" FINISH SAMPLES OF ALL SPECIFIED FINISHES SHALL BE PROVIDED FOR APPROVAL PRIOR TO ORDERING.
34 GC SHALL ASSURE THAT NO ELECTRIC RECEPTACLES OR TELECOMMUNICATIONS OUTLETS COVER PLATES HAVE BEEN INSTALLED PRIOR TO COMPLETION OF APPLICATION OF ANY WALL FINISH MATERIALS. ANY SUCH COVER PLATES OR SURFACE SQUARES, ETC. IN PLACE, SHALL BE REMOVED PRIOR TO WALL FINISH APPLICATION.
35 UPON COMPLETION OF FINISH PHASE OF JOB, GC SHALL REMOVE ALL PAINT, WALLCOVERING PASTE, ETC. FROM WHERE IT HAS SPILLED, SPLASHED, OR SPATTERED.
36 GC SHALL INSTALL ALL WALLCOVERING WHERE DESIGNATED. ALL WALLCOVERING SHALL BE SMOOTH WITH NO WRINKLES, BUBBLES, BLISTERS, OR LOOSE EDGES. ALL EXCESS PASTE SHALL BE THOROUGHLY REMOVED. WALLCOVERING ADJOINING WOOD OR METAL PARTITIONS SHALL BE CUT STRAIGHT AND SQUARE. WALLCOVERING AT ALL REVEALS SHALL RETURN TO REVEAL. ALL WORKMANSHIP WHICH IS NOT JUDGED TO BE FIRST QUALITY BY ARCHITECT WILL NOT BE ACCEPTED. NO WALLCOVERING SHALL TERMINATE ON A FLAT SURFACE OR ON AN OUTSIDE CORNER. ALL WALLCOVERING SHALL TERMINATE AT AN APPROPRIATE REVEAL / BREAK OR INSIDE CORNER.
37 ALL WALL SURFACES RECEIVING WALLCOVERING SHALL BE PRIMED WITH A SUITABLE STRIPPABLE PRIMING MATERIAL, NO "ONE STEP" PRIMER / ADHESIVE SHALL BE USED. SAID PRIMER SHALL BE COMPATIBLE WITH THE RECOMMENDED ADHESIVE FOR RESPECTIVE WALLCOVERING BEING USED.
38 ALL PARTITIONS SHALL RECEIVE VINYL BASE INSTALLATION EXCEPT WHERE OTHERWISE NOTED. ALL SURFACES RECEIVING BASE SHALL BE PREPARED AS REQUIRED.
A. AREAS INDICATED AS RECEIVING VINYL COMPOSITION TILE FLOOR FINISH SHALL HAVE COVERED VINYL BASE APPLIED AFTER VINYL COMPOSITION TILE INSTALLATION.
39 VINYL COMPOSITION TILE INSTALLATION SHALL BE UN-DIRECTIONAL. SEAMS SHALL BE TIGHT / INVISIBLE. GC SHALL PROVIDE AND MAINTAIN ADEQUATE PROTECTION FOR ALL NEW INSTALLED VINYL COMPOSITION TILE FOR THE DURATION OF CONSTRUCTION AND REMOVE PROTECTION ONLY IMMEDIATELY BEFORE JOB COMPLETION. FLOOR WILL BE THOROUGHLY CLEANED OF ALL ADHESIVE / CONSTRUCTION STAINS AND RECEIVE APPROPRIATE TWO (2) COATS NON-SLIP WAX APPLICATION WHICH IS TO BE THOROUGHLY MACHINE BUFFED TO SATISFACTION OF ARCHITECT. (CLEAN WAX BY GC.)
A. GC TO SUPPLY AND INSTALL ALL FLOORING AND BASE (UNLESS OTHERWISE NOTED).
B. GC IS RESPONSIBLE FOR ALL FLASH PATCHING AND TO HAVE FLOOR IN CONDITION TO RECEIVE EITHER CARPET AND / OR VINYL COMPOSITION TILE.
39 GC SHALL PROVIDE AND MAINTAIN COMPLETE PROTECTION FOR ALL NEW INSTALLED FLOOR FINISHES (INCLUDING CARPET) UNTIL ALL CONSTRUCTION WORK IS COMPLETE. PROTECTION SHALL BE REMOVED ONLY IMMEDIATELY PRIOR TO JOB COMPLETION.
310 CARPET SUPPLIER / INSTALLER SHALL PROVIDE CURRENT STOCK SAMPLES OF SPECIFIED CARPET FINISHES FOR APPROVAL PRIOR TO ORDERING. PROVIDE VINYL TRANSITION STRIPS AS SPECIFIED OR NEARER (IF NOT SPECIFIED).
311 GC, ALL VENDORS / SUBCONTRACTORS ARE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS, QUANTITIES ETC. OF THEIR RESPECTIVE WORK.
312 SHELFSTOCK - WALLCOVERING CONTRACTOR SHALL PROVIDE ADDITIONAL WALLCOVERING TO BE STORED BY TENANT FOR FUTURE PATCHING / REPAIR WORK.

REFLECTED CEILING AND MECHANICAL SYSTEMS NOTES

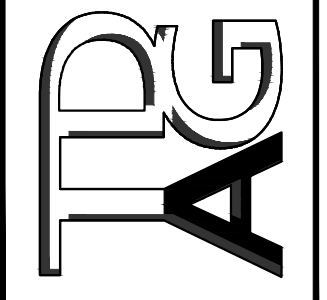
- 41 CEILING PLANE SHALL BE LEVEL AND TRUE, AND IN ALIGNMENT WITH ALL LIGHTING, SPRINKLER, HVAC AND OTHER ELEMENTS INCORPORATED IN ITS CONSTRUCTION. GRID SHALL BE CONTINUOUS THROUGHOUT THE DEMISED AREA EXCEPT WHERE NOTED ON CD'S.
42 FASCIAS / SOFFITS SHALL BE LEVEL AND TRUE, FREE OF SURFACE DISTORTION AND DIMENSIONED ACCORDING TO DETAILS SHOWN.
43 ACCESS SHALL BE PROVIDED BY GC AS REQUIRED FOR INSTALLATION AND MAINTENANCE OF MECHANICAL, ELECTRICAL AND OTHER ELEMENTS WITHIN CEILING PLenum AND AS REQUIRED BY CODE. LOCATIONS FOR SPECIAL ACCESS DOORS, HATCHES, ETC. SHALL BE COORDINATED WITH OTHER TRADES AND APPROVED BY ARCHITECT.
44 SHOP DRAWINGS FOR ALL RELATED TRADES (PLUMBING, SPRINKLER, HVAC) SHALL BE SUBMITTED TO THE OWNER FOR REVIEW / APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION. A COORDINATED SHOP DRAWING FOR ALL VISIBLE CEILING ELEMENTS SHALL BE SUBMITTED.
45 FIRE PROTECTION SYSTEMS AS SPECIFIED OR REQUIRED BY CODE, SHALL BE PROVIDED BY GC. MINIMUM SPRINKLER INSTALLATION MUST MEET REQUIREMENTS OF NFPA 13.
46 LIGHTING FIXTURES, EXIT LIGHTS, SWITCHING, ETC. SHALL BE PROVIDED BY GC. ARCHITECTURAL PLAN SHALL GVERN LOCATION. ENGINEERING PLANS SHALL PREVAIL IN QUESTIONS OF CIRCUITING AND SCOPE.
47 CUT SHEETS FOR ALL FIXTURES SHALL BE SUBMITTED TO ARCHITECT BY GC FOR REVIEW / APPROVAL. SUBSTITUTIONS MUST BE APPROVED BY ARCHITECT.
48 CLEANING: BEFORE JOB COMPLETION THE FOLLOWING SHALL BE SATISFIED:
A. ALL LIGHT FIXTURE INTERIORS AND LENSES SHALL BE WIPED CLEAN OF ALL CONSTRUCTION DUST, GRIME, FINGERMARKS, ETC. AND BE FULLY FUNCTIONING, MECHANICALLY AND ELECTRICALLY.
B. ALL LAMPING WILL BE NEW AND FUNCTIONAL.
C. RECESSED INCANDESCENT FIXTURES SHALL BE SIMILARLY CLEANED AND BE FUNCTIONAL AND SHALL BE AIMED, IF CALLED FOR, PER REFLECTED CEILING PLAN.

MILLWORK & CABINETRY NOTES

- 51 DETAILING OF MILLWORK SHALL BE AS SHOWN. GC SHALL SUBMIT SHOP DRAWINGS AND FINISH SAMPLES FOR REVIEW TO VERIFY CONFORMANCE TO SPECS. PROVIDE ALL NECESSARY WOOD BLOCKING IN FOR SUPPORTING OF CABINETRY (UPPER).
52 FIELD MEASUREMENTS SHALL BE VERIFIED BY GC AS REQUIRED. ARCHITECT WILL NOT VERIFY FIELD CONDITIONS AND DIMENSIONS ON SHOP DRAWINGS.
53 COORDINATION OF MILLWORK WITH EXISTING AND NEW CONSTRUCTION AND WITH MECHANICAL, FURNITURE AND OTHER RELATED ELEMENTS SHALL BE THE RESPONSIBILITY OF THE GC.
54 MATERIALS SHALL BE AS SPECIFIED AND OF HIGHEST QUALITY BY ACCEPTED COMMERCIAL AND INDUSTRY STANDARDS.
55 SUITABLE MOISTURE RESISTANT / WATERPROOF SUBSTRATE SHALL BE USED FOR PLASTIC LAMINATE PIECES TO PREVENT FAILURE DUE TO MOISTURE CONDITIONS.
56 EDGES OF VENEERED PANELS SHALL MATCH SURFACE. EDGES LESS THAN 1" SHALL BE HARDWOOD.
57 WOOD VENEERS SHALL BE SINGLE SHEET 3/8" THICK WITH NO SPLICES EXCEPT AS CALLED FOR. JOINTS AND GRAIN DIRECTION SHALL BE INDICATED ON SHOP DRAWINGS. ADJACENT JOINED VENEERS SHALL BE BOOK MATCHED UNLESS OTHERWISE NOTED.
58 ALL VENEERS SHALL BE STAINED TO MATCH APPROVED FINISH SAMPLE.
59 FINISH SAMPLES SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION AND FINISHING PROCESS.
510 PLASTIC LAMINATE SHALL BE SHOP APPLIED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
511 PLASTIC LAMINATE SHALL BE ONE SINGLE SHEET ON ANY ONE SURFACE. JOINTS IF REQUIRED, SHALL BE INDICATED ON SHOP DRAWINGS FOR APPROVAL. ALL JOINTS SHALL BE TIGHT WITH NO SEPARATION.

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PETMEDS 420 SOUTH CONGRESS AVE., SUITE 100 DELRAY BEACH, FL GENERAL NOTES