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ALL MEASUREMENTS, DIMENSIONS, AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE GIVEN BY THE PROPERTY OF THE OFFICE, AND WHERE CREATED, EVALUATED, AND DEVELOPED FOR THE USE, AND IN CONNECTION WITH THE SPECIFIED PROJECT, NONE OF WHICH BEING, REVISIONS, AMENDMENTS AND PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON FOR OR IN CONNECTION FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION OF RWB LINARES ARCHITECTURE, INC.

LIFE FELLOWSHIP  
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**RWB**  
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PROJECT # 14-067  
DATE 05-19-16  
SHEET #

A0.1

JUAN C. LINARES

ADDITIONAL NOTES

PARTITIONS TO ALIGN FLUSH WITH EXISTING CONDITION WHERE APPLICABLE.  
DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE, ALSO, LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

THE G.C. SHALL SEE THAT ALL SUBCONTRACTORS RECEIVE COMPLETE SETS OF WORKING DRAWINGS.

CONTRACTOR SHALL VISIT SITE AND VERIFY ALL EXISTING CONDITIONS ABOVE AND BELOW THE CEILING PRIOR TO SUBMISSION OF BID.  
CONTRACTOR SHALL EXAMINE CONSTRUCTION DRAWINGS & SITE FULLY UPON RECEIPT OF PLANS AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES OR OMISSIONS PRIOR TO COMMENCEMENT OF THE WORK.

ALL UNUSED WIRING ABOVE CEILING IS TO BE REMOVED & ALL UNUSED CABLING ABOVE CEILING IS TO BE BUNDLED.

ALL REQUIRED EXITS, WAY OF APPROACH THERETO, AND WAYS OF TRAVEL FROM FROM THE EXIT INTO THE STREET SHALL CONTINUOUSLY BE MAINTAINED FREE FROM ALL OBSTRUCTIONS.

DURING THE ENTIRE PERIOD OF DEMOLITION AND CONSTRUCTION ALL EXISTING EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED AS APPLICABLE.

PROVIDE P.T. WOOD BLOCKING IN WALLS FOR CABINETS, SHELVING AND OTHER BUILT-INS.

MAINTAIN AND PRESERVE THE INTEGRITY OF ANY EXISTING FIRE-RATED ENCLOSURE.

PATCH & REPAIR AND FINISH EXISTING ADJACENT SURFACES AS NEEDED. TOUCH-UP PAINTING SHOULD BE CORNER TO CORNER OR FRAME TO FRAME.

WALL OUTLETS & SWITCHES TOGETHER SHALL BE INSTALLED MINIMUM DISTANCE APART U.N.O. GANGED WHERE POSSIBLE.

PROVIDE 24 HOUR EXIT ILLUMINATION PER LOCAL FIRE & BUILDING CODES.

G.C. TO PROVIDE FIRE PROTECTION SYSTEM PER BUILDING STANDARDS. COORDINATE REQUIREMENTS W/LANDLORD. ALL NEW, EXISTING, OR RELOCATED EXIT SIGNS, FIRE EXTINGUISHERS, SPRINKLERS, ADA COMPLIANT STROBES, ETC. MUST COMPLY WITH ALL APPLICABLE FIRE CODES, BUILDING CODES, & ADA/TAS REQUIREMENTS. PROVIDE MARKUP TO DESIGNER FOR APPROVAL OF STROBE LOCATIONS PRIOR TO INSTALLATION.

ELECTRICIAN TO LABEL ELECTRICAL PANEL & CIRCUIT NUMBERS ON PLATES AT COMPLETION OF PROJECT, USE CLEAR TAPE WITH BLACK LETTERS - ALL NEW AND EXISTING.

KEYING OF ALL LOCKS TO BE PROVIDED BY G.C. COORDINATE AND VERIFY WITH TENANT.

FURR OUT ALL COLUMNS & PERIMETER WALLS MINIMAL DISTANCE UP TO 6 INCHES ABOVE CEILING LINE (OR MIN. REQUIREMENT). INSULATE AS REQUIRED.

CONSTRUCTION TYPE REQUIRES ALL BUILDING MATERIALS TO BE NON-COMBUSTIBLE. ALL COMBUSTIBLE MATERIAL TO BE FIRE TREATED OR AS ALLOWED EXCEPTIONS BY F.B.C. 603

GENERAL NOTES

**DIVISION 1.- GENERAL REQUIREMENTS**

NO SIGNS OR ADVERTISEMENTS WILL BE ALLOWED TO BE DISPLAYED ON THE PREMISES UNLESS WRITTEN APPROVAL IS OBTAINED BY BUILDING OWNER/MANAGER.

CONTRACTOR IS TO CONFIRM WITH OWNER AS TO TIMING OF UNLOADING AND INSTALLING EQUIPMENT (EXERCISE, AUDIO VISUAL, ETC) BY OTHERS.

CONTRACTOR SHALL OBTAIN AND PAY FOR THE BUILDING PERMIT AND POST IN A VISIBLE LOCATION AS REQUIRED BY LOCAL JURISDICTIONS. ALL WORK IS TO BE PERFORMED BY CONTRACTOR AND SUBCONTRACTORS LICENSED TO DO WORK WITHIN THE LOCAL JURISDICTION.

CONTRACTOR SHALL REPAIR IN A LIKE MANNER ANY AREAS WHICH ARE DAMAGED DUE TO ALTERNATIONS OR INTERSECTIONS OF NEW AND OLD WORK, INCLUDING REPAIR, PATCH, PAINT, OR REFINISH AS NECESSARY.

SCHEDULE AND COORDINATION

CONTRACTOR SHALL COMPLETE THE WORK IN ACCORDANCE TO THE SCHEDULE AGREED UPON WITH OWNER. CONTRACTOR MAY ADD TASKS AND ADJUST SCHEDULE DATES, PROVIDING CONTRACTOR COORDINATES WITH ALL IMPACTED VENDORS AND THE OVERALL DURATION FROM CONSTRUCTION START TO CONSTRUCTION COMPLETION IS NOT EXTENDED BEYOND THE TOTAL NUMBER OF DAYS SHOWN.

CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF OWNER FURNISHED VENDOR PROVIDED ITEMS AS NOTED ON DRAWINGS

CONTRACTOR TO PROVIDE SUFFICIENT OPENING INTO WORK AREAS FOR DELIVERY OF MILLWORK AND EQUIPMENT, INCLUDING TEMPORARY REMOVAL OF DOORS OR STOREFRONT IF NECESSARY.

CONTRACTOR TO ENSURE COMPLETION OF THE FOLLOWING ITEMS PRIOR TO ARRIVAL OF MILLWORK AND EQUIPMENT:

WALLS, INCLUDING PAINT  
CEILING, INCLUDING CEILING TILE, CANOPY, FIXTURES, REGISTERS, AND GRILLS  
FLOORING, INCLUDING TILE, GROUT, BASE, VCT, AND ANY SEALANTS

ELECTRICAL AND PLUMBING STUBS ARE ROUGHED IN AND READY TO RECEIVE MILLWORK AND EQUIPMENT

1.01 ARCHITECT'S STATUS:

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR AND WILL NOT HAVE CONTROL OR CHARGE OF CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR THE SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND HE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OR CHARGE OVER THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.

IF THERE IS A DISCREPANCY BETWEEN ARCHITECTURAL AND ENGINEERING SPECIFICATIONS OR DRAWINGS, THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY AND DISCREPANCY CLARIFIED PRIOR TO AFFECTED WORK TO CONTINUE.

TOLERANCES SHALL BE PUBLISHED INDUSTRY STANDARDS. FOR SPECIAL CONDITIONS AND ENGINEERING SPECIFICATIONS, SEE ENGINEERING DRAWINGS.

1.02 CODES:

A- ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN THE CONSTRUCTION OF THE PROJECT, INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING, LIFE SAFETY AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.

B- CONSTRUCTION DOCUMENTS SHALL COMPLY WITH **IBC 2014** AND ALL GOVERNING CODES.

1.03 PERMITS:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED BUILDING AND TRADE PERMITS AND FOR THEIR RESPECTIVE COSTS. PERMIT COST SHALL BE INCLUDED IN BID COST. A NOTICE OF COMMENCEMENT SHALL BE SUPPLIED ON THE JOB SITE.

BUILDING PERMIT WILL BE EXPEDITED THROUGH A PERMIT EXPEDITER (JUDI WITKINS) PROVIDED AND MANAGED BY OWNER AT OWNERS EXPENSE. HOWEVER, PERMIT COSTS SHALL BE INCLUDED IN PROJECT BID.

1.04 JOB CONDITIONS:

C.- IF WORK IS BEING PERFORMED IN AN EXISTING BUILDING AND/OR AS AN ADDITION OR ALTERATION(S) TO AN EXISTING BUILDING, THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS WITH REFERENCE TO ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. ANY DISCREPANCIES BETWEEN THESE EXISTING CONDITIONS AND CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO THE SUBMISSION OF BIDS OR CONTRACT NEGOTIATIONS. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE WORK BY TRADES, SUPPLIERS, SUBCONTRACTORS AND OTHER PROVIDERS TO INSURE THAT THE WORK, WHEN COMPLETED, WILL BE IN ACCORDANCE WITH THE INTENT OF THE CONSTRUCTION DOCUMENTS.

1.10 SAFETY AND FIRST AID:

THE CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY MEASURES AND MUST CONFORM TO OSHA REQUIREMENTS. JOB SITE SAFETY IS THE RESPONSIBILITY OF THE CONTRACTOR. IT IS THE CONTRACTORS RESPONSIBILITY TO CORDON OFF ALL AREAS OF CONSTRUCTION, WEAR PROPER SAFETY EQUIPMENT AND CLOTHING, AND TO HAVE PROPERLY TRAINED EMPLOYEES AWARE OF THE TOOLS AND SAFETY PROCEDURES AT ALL TIMES. FOR SAFETY PURPOSES AREAS SHALL BE CORDONED OFF THAT WILL BE UNDERGOING CONSTRUCTION AND DEMOLITION. THE CONTRACTOR SHALL COORDINATE WITH THE PROPERTY MANAGER FOR THE POSTING OF SIGNS AND WARNINGS TO ALL THE RESIDENCE.

EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY AND WELL BEING OF HIS EMPLOYEES, AND HIS WORK SHALL BE KEPT SAFE TO VISITORS AND OTHER JOB SITE WORKERS. HE SHALL INITIATE AND MAINTAIN ALL SAFETY PROGRAMS, INCLUDING THAT AS GOVERNED BY O.S.H.A.

**DIVISION 6.- CARPENTRY**

6.00 FINISH CARPENTRY:  
MILLWORK MANUFACTURER MILLWORK AND CASEWORK SHALL BE STAIN GRADE UNLESS NOTED OTHERWISE.

CONTRACTOR TO INSTALL ALL SHELVING, CASEWORK, MILLWORK, SILLWORK, DOORS, HARDWARE, RAILING, TRIM, COUNTERS, UTILITY BACKBOARDS AND OTHER FINISH CARPENTRY.

WOOD IN CONTACT WITH CONCRETE, MASONRY, SOIL, EXTERIOR OR HUMID CONDITIONS SHALL BE PRESSURE TREATED.

PROVIDE SHOP DRAWINGS FOR ALL CABINET WORK AND STAIRS

ROUGH CARPENTRY  
BLOCKING SHALL BE PROVIDED AT ALL WALL MOUNTED SINKS, TOILET PARTITIONS, WALL CABINETS, SHELVES, HANDRAILS, AND TOILET AND BATH ACCESSORIES.

ARCHITECTURAL MILLWORK  
ALL FINISHED MILLWORK IS TO BE PROVIDED BY AN APPROVED MILLWORK VENDOR.

**DIVISION 7.- THERMAL AND MOISTURE PROTECTION**

7.01 INSULATION:

INSULATION SHALL BE PROVIDED AND INSTALL AS PER FLORIDA MODEL ENERGY CODE. UNLESS NOTED OTHERWISE, PROVIDED THERMAL INSULATION AT ALL WALLS, EXTENDED FULL HEIGHT OF WALLS FITTED TIGHTLY FURRING STRIPS. VERIFY REQUIRED INSULATION VALUE TO BE INSTALLED AGAINST FLORIDA MODEL ENERGY CODE AS SUBMITTED. COORDINATE WITH CONSTRUCTION DOCUMENTS.

7.20 SEALANTS:

SEALANTS SHALL BE PAINTABLE, COLOR MATCHED TO PAINT, SILICONIZED R.T.V. ACRYLIC. PROVIDE "CUT" SHEETS FOR ARCHITECT'S REVIEW. AS MANUFACTURED BY TREMCO, POLYSEAMSEAL OR EQUAL.

**DIVISION 8.- DOORS AND WINDOWS**

8.01 WOOD DOORS:

A- PROVIDE 1 3/4" SOLID WOOD CORE, STAIN GRADE DOOR OR INDICATED ON PLANS.  
B- PROVIDE 1 3/8" STAIN GRADE, BI-FOLD AND POCKET DOORS OR AS INDICATED ON PLANS.

8.02 GLASS: GLASS SHALL BE SIZED IN CONFORMANCE WITH FBC 2014. TEMPERED GLASS SHALL BE INSTALLED WHEN REQUIRED BY THE FBC 2014. SINGLE GLAZED, OR AS INDICATED IN PLANS.

8.04 HARDWARE: THE CONTRACTOR SHALL PROVIDE A DETAIL LIST OF ALL HARDWARE MANUFACTURER AND CATALOG NUMBERS OF HARDWARE TO BE USED ON THE JOB. THIS SCHEDULE SHALL BE PREPARED BY THE HARDWARE SUPPLIER AND SUBMITTED TO THE GENERAL CONTRACTOR NOT LATER THAN 15 DAYS AFTER THE AWARDED OF THE FINISH HARDWARE CONTRACT. PROVIDE (5) COPIES FOR DISTRIBUTION. THE MANUFACTURER OF THE HARDWARE SHALL BE SCHLAGE OR PROVEN EQUAL.

**DIVISION 9.- FINISHES**

9.00 FLAME SPREAD:

FINISHES SHALL NOT EXCEED FLAME AND SMOKE CONTRIBUTION RATINGS AS SPECIFIED IN NFPA 101, FBC 2014, AND LOCAL CODES.  
ALL INTERIOR FINISHES INCLUDING WALLS, PARTITIONS, CEILING AND OTHER EXPOSED INTERIOR SURFACES, COMPRISING BOTH OF PLASTER, WOOD OR OTHER INTERIOR FINISH MATERIAL AND ANY SUBRECKING MATERIAL SUCH AS PAINT OR WALL PAPER APPLIED THEREOF SHALL HAVE A FLAME SPREAD CLASSIFICATION OF PROCESSING AND STORAGE ROOMS CLASS A OFFICES, ROOMS CLASS B

9.01 GYPSUM DRYWALL CONSTRUCTION:

A- STANDARDS: ALL WORK SPECIFIED HEREIN SHALL BE IN ACCORDANCE WITH THE "AMERICAN STANDARD SPECIFICATIONS FOR THE APPLICATION AND FINISHING OF GYPSUM WALLBOARD", AS APPROVED BY THE AMERICAN STANDARDS ASSOCIATION, LATEST EDITION. APPLICABLE HEREOF ARE HEREBY MADE A PART OF THIS SPECIFICATION EXCEPT WHERE MORE STRINGENT REQUIREMENTS ARE CALLED FOR IN THIS SPECIFICATION, IN LOCAL CODES, OR BY THE MANUFACTURER OR THE GYPSUM WALLBOARD, WHOSE REQUIREMENTS SHALL BE FOLLOWED.

B- GYPSUM WALLBOARD: ASTM-C36 WITH RECESSED LONGTUDINAL EDGES; THICKNESS SHALL BE AS CALLED FOR ON THE DRAWINGS.  
C- NAILS: ANNULAR RINGED NAILS, ASTM C-380 1 3/8" OR 1 1/2". NAILING SHALL BE INSPECTED AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO TAPING JOINTS. GRABBER SCREW FASTENERS ARE ACCEPTABLE AS A SUBSTITUTE IN APPROPRIATE AREAS AND AS ACCEPTED BY THE FBC 2007 IBC AND LOCAL GOVERNING AGENCIES.

9.02 PLASTIC LAMINATE FINISHES:

A- STANDARDS: NEMA PUBLICATIONS -LDI-1964, TYPE 2, CLASS I  
B- PLASTIC LAMINATE: FORMICA, WILSONART, NEVAMAR OR APPROVED EQUAL. 1/16" GENERAL PURPOSE, GRADE 10.  
C- APPLICATION: PLASTIC LAMINATE SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION. BACKSPASHES SHALL BE FULLY FORMED. RANGE CUTS AND COUNTERS SHALL BE SELF-EDGED.

9.05 PAINTING:

APPLICATION:

A- APPLICATION OF PAINT OR OTHER COATING SHALL BE IN STRICT ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. READY-MIXED PAINT SHALL NOT BE THINNED, EXCEPT AS PERMITTED IN THE APPLICATION INSTRUCTIONS.  
B- ALL EXTERIOR AND INTERIOR SURFACES SHALL RECEIVE THE PAINTERS FINISH EXCEPT COLOR COORDINATED FACTORY FINISH SURFACES.  
C- ALL SURFACES TO BE FINISHED SHALL BE CLEAN AND FREE OF FOREIGN MATERIALS (DIRT, GREASE, ASPHALT, RUST, ETC.).  
D- APPLICATION SHALL BE IN A WORKMANLIKE MANNER PROVIDING A SMOOTH SURFACE. APPLICATION RATE SHALL BE THAT RECOMMENDED BY THE MANUFACTURER. APPLICATION MAY BE BY BRUSH OR ROLLER OR BY SPRAY IF PAINT IS FORMULATED FOR SPRAY APPLICATION.  
E- NO "ONE-COAT" SYSTEMS ARE ACCEPTED.

B.- MATERIALS:

PAINT: BENJAMIN MOORE OR APPROVED EQUAL WITH MANUFACTURER'S DIRECTIONS. READY-MIXED PAINT SHALL NOT BE THINNED.

C.- FINISHES:

INTERIOR FINISHES: 1 FINISH COAT OVER (2) BASE COATS. COLOR: AS SELECTED BY OWNER AND OR ARCHITECT

**DIVISION 12.- FURNISHINGS**

12.01 FURNITURE AND ACCESSORIES:

A.1 ALL FURNITURE AND ACCESSORIES TO BE SELECTED BY OWNER  
A.2 CONTRACTOR TO COORDINATE WITH OWNER WITH DELIVERY AND OR STORAGE OF SELECTED FURNITURE AND ACCESSORIES  
A.3 CONTRACTOR TO COORDINATE AND INSTALL ACCESSORIES SELECTED BY OWNER

**DIVISION 15.- MECHANICAL / PLUMBING**

REFER TO ENGINEERING DRAWINGS

**DIVISION 16.- ELECTRICAL**

REFER TO ENGINEERING DRAWINGS