THESE CONTRACT DOCUMENTS ARE DIAGRAMMATIC ONLY. IT IS NOT THE INTENT OF THESE DOCUMENTS TO SHOW EVERY DETAIL OF CONSTRUCTION. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR COMPLETE SYSTEMS AND COMPLETION AS INDICATED ON THE CONTRACT DOCUMENTS.
 THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE FAMILIAR WITH THE CONTRACT DOCUMENTS PRIOR TO SUBMITTING BIDS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
 CONTRACTOR SHALL VISIT THE SITE TO DETERMINE THE EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY

COMPLETION OF THE WORK. 4. ALL DIMENSIONS, SPECIFICATIONS AND NOTES PROVIDED HEREIN SHALL BE VERIFIED BY THE CONTRACTOR AND SUB-CONTRACTOR PRIOR TO PERFORMANCE OF THE WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT IN WRITING.

5. WHEN TWO OR MORE REQUIREMENTS OR STANDARDS ARE SPECIFIED ESTABLISHING DIFFERENT OR CONFLICTING LEVELS OF QUALITY, THE MOST STRINGENT REQUIREMENT IS INTENDED AND WILL BE ENFORCED. 6. CONTRACTOR SHALL MAKE NO CHANGES OR SUBSTITUTIONS WITHOUT WRITTEN APPROVAL BY ADDENDUM FROM THE

ARCHITECT. 7. REPLIES TO ALL REQUESTS FOR CLARIFICATION WILL BE ISSUED TO ALL PRIME BIDDERS, AS ADDENDA TO THE CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS), AND WILL BECOME PART OF THE CONTRACT. ORAL CLARIFICATION WILL NOT INCLUDED AS PART OF THE CONTRACT DOCUMENTS.

8. ALL WORK SHALL CONFORM TO THE LATEST REQUIREMENTS OF APPLICABLE LOCAL, STATE AND FEDERAL CODES AND ORDINANCES.

9. CONTRACT FOR CONSTRUCTION SHALL BE AIA DOCUMENT A111, STANDARD FORM FOR AGREEMENT BETWEEN OWNER AND CONTRACTOR, COST OF WORK PLUS A FEE, WITH A NEGOTIATED GUARANTEED MAXIMUM PRICE AND SHALL INCORPORATE AIA DOCUMENT A201, GENERAL CONDITIONS. UNLESS OTHERWISE AGREED UPON BY THE OWNER AND THE GENERAL CONTRACTOR.

10. GENERAL CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE TO THE ARCHITECT AND OWNER FOR REVIEW PRIOR TO COMMENCING WORK.

11. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL COORDINATE AND OBTAIN ALL PERMITS REQUIRED TO COMPLETE THE CONSTRUCTION OF THE WORK AS INDICATED ON THE CONTRACT DOCUMENTS.

12. GENERAL CONTRACTOR SHALL INCLUDE IN THE BASE BID ALL FEES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, INCLUDING BUT NOT LIMITED TO PERMIT FEES AND ALL SUBCONTRACTOR PERMIT FEES.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY COORDINATING ALL ASPECTS OF THE CONSTRUCTION INCLUDING CROSS REFERENCING ALL OBVIOUSLY RELATED DOCUMENTS AND DRAWINGS. SHOULD ISSUES ARISE OUT OF A LACK OF COORDINATION IN AREAS THAT COULD HAVE REASONABLY BEEN FORESEEN, NO ADDITIONAL PAYMENT SHALL BE WARRANTED OR APPROVED BY THE OWNER OR THE ARCHITECT. SHOULD THE SERVICES OF THE ARCHITECT AND/OR HIS CONSULTANTS BE REQUIRED TO REMEDY OR REVISE THE CONSTRUCTION DUE TO ERRORS AND/OR OMISSIONS BY THE CONTRACTOR, COMPENSATION FOR THESE SERVICES SHALL BE MADE BY THE GENERAL CONTRACTOR THROUGH THE CHANGE ORDER PROCESS OR BY SEPARATE AGREEMENT WITH THE ARCHITECT AND/OR HIS CONSULTANTS.

14. ALL WORK DETAILED IN THESE CONSTRUCTION DOCUMENTS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR WHO SHALL SUBCONTRACT AND/OR ASSIGN PORTIONS OF THE WORK TO THE MOST QUALIFIED TRADE. FAILURE BY ANY SUBCONTRACTOR TO INCLUDE CERTAIN WORK REQUIRED SHALL NOT RELIEVE THE GENERAL CONTRACTOR OF HIS RESPONSIBILITY AS PART OF THE CONTRACT FOR CONSTRUCTION TO PROVIDE A COMPLETE JOB.

15. GENERAL CONTRACTOR SHALL, ON A MONTHLY BASIS, PROVIDE A CERTIFIED LETTER TO THE OWNER THAT NO PROJECT RELATED POLLUTANTS HAVE ENTERED THE STORM WATER SYSTEM OR MIGRATED OFFSITE FOR THE REQUIREMENTS OF THE LOCAL JURISDICTION.

16. GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND PRODUCT DATA TO THE ARCHITECT FOR REVIEW AND COMMENTS. SHOP DRAWINGS SHALL BE PRESENTED IN A CLEAN AND THOROUGH MANNER AND SHALL BE OF SUFFICIENT DETAIL AND SCALE TO INDICATE COMPLIANCE WITH THE CONTRACT DOCUMENTS, MANUFACTURER AND TRADE STANDARDS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING, AT THE TIME OF SUBMISSION, OF ANY DEVIATIONS IN THE SUBMITTALS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS, OR OF ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS. ACCEPTANCE OF A SUBMITTAL DOES NOT WAIVE OR ALTER THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE GENERAL CONTRACTOR IS RESPONSIBLE TO DETERMINE AND VERIFY FIELD DIMENSIONS, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION. THE SUBMITTALS SHALL BE PROPERLY REVIEWED BY THE GENERAL CONTRACTOR PRIOR TO SUBMITTING TO THE ARCHITECT. INCOMPLETE, UNREVIEWED OR UNCERTIFIED (WHEN REQUIRED) SHOP DRAWINGS WILL BE RETURNED TO THE GENERAL CONTRACTOR WITHOUT THE ARCHITECTS REVIEW OR ACCEPTANCE. THE GENERAL SUBMIT A SHOP DRAWING SCHEDULE INDICATING THE CRITICAL DATES FOR SHOP DRAWINGS UND BATES THAT REVIEWED SHOP DRAWINGS AND PRODUCT DATA WILL BE NEEDED. ALLOW SUFFICIENT TIME IN THE SCHEDULE FOR ARCHITECT REVIEW AND POSSIBLE RESUBMITTALS IF REQUIRED.

17. THE RETURN OF SHOP DRAWINGS TO THE GENERAL CONTRACTOR, WITH OR WITHOUT COMMENT, DOES NOT RELIEVE THE GENERAL CONTRACTOR AND THEIR SUB CONTRACTORS OF THE RESPONSIBILITY TO CONSTRUCT THE BUILDING PER THE PLANS AND SPECIFICATIONS, EVEN THOUGH THE SHOP DRAWINGS MAY INCORRECTLY DEVIATE FROM THE CONSTRUCTION DOCUMENTS. IN ADDITION, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DEVIATION FROM THE CONTRACT DOCUMENTS CONTAINED IN THE SHOP DRAWINGS. GS&P, THEIR CONSULTANTS OR THE OWNER ARE NOT RESPONSIBLE FOR ANY CORRECTIVE CONSTRUCTION RESULTING FROM SHOP DRAWINGS THAT DEVIATE FROM THE CONTRACT DOCUMENTS.

18. GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AS-BUILT COPY OF ALL CONTRACT DOCUMENTS AT JOB SITE FOR ARCHITECT'S USE.

19. UPON COMPLETION OF THE WORK SPECIFIED IN THE CONTRACT DOCUMENTS THE GENERAL CONTRACTOR SHALL DEVELOP A PUNCH LIST OF ITEMS THAT NEED TO BE COMPLETED, MODIFIED, CORRECTED OR REPLACED. UPON COMPLETION OF THE WORK ITEMS IDENTIFIED IN THE PUNCH LIST AND IF A CERTIFICATE OF OCCUPANCY HAS BEEN OBTAINED THE ARCHITECT WILL VISIT THE SITE TO REVIEW THE STATUS OF THE WORK. IF THE ARCHITECT DEEMS THE WORK SUBSTANTIALLY COMPLETE THE ARCHITECT WILL DEVELOP A PUNCH LIST OF MINOR WORK ITEMS TO ACCOMPANY THE CERTIFICATE OF SUBSTANTIAL COMPLETION.

20. CONTRACTOR SHALL DELIVER TO OWNER PRIOR TO FINAL PAYMENT ALL GUARANTIES, WARRANTIES AND TWO COPIES OF ALL MANUALS AND OPERATING INSTRUCTIONS AND ARRANGE TO GIVE PHYSICAL DEMONSTRATION OF ALL EQUIPMENT TO OWNER OR HIS REPRESENTATIVE.

21. ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION, EXCEPT LONGER AS REQUIRED IN THE DRAWINGS AND/OR SPECIFICATIONS.

22. ALL NEW CONSTRUCTION MUST MEET FEDERAL AND STATE ACCESSIBILITY REQUIREMENTS.

23. MATERIAL OR SYSTEMS SHALL BE INSTALLED ACCORDING TO EXACT MANUFACTURER'S INSTALLATION INSTRUCTIONS.

24. ALL MATERIALS USED DURING CONSTRUCTION SHALL BE NEW AND FREE FROM BLEMISHES, NO USED MATERIALS WILL BE

ALLOWED, EXCEPT AS NOTED HEREIN. COORDINATE WITH ARCHITECT AND OWNER/REPRESENTATIVE IN ADVANCE. 25. DELIVERY AND STORAGE OF ALL MATERIAL SHALL BE IN ACCORDANCE WITH MANUFACTURER'S PRODUCT LITERATURE AND SHALL PROVIDE COMPLETE PROTECTION OF PRODUCT.

26. GENERAL CONTRACTOR SHALL COORDINATE DIRECTLY WITH OWNER/TENANT ALL WORK BY "OWNER" OR "TENANT" AS

INDICATED ON PLANS AND ANY ATTACHED SPECIFICATIONS. 27. GENERAL CONTRACTOR SHALL VERIFY FINAL SELECTION OF ALL FINISHES WITH ARCHITECT AND OWNER/TENANT. SUBMIT

SAMPLES FOR REVIEW. 28. TEMPORARY FIRE EXTINGUISHERS SHALL BE PROVIDED BY GENERAL CONTRACTOR AND LOCATED AS REQUIRED BY

CODE DURING CONSTRUCTION. 29. CONCRETE SLABS SHALL BE LEVELED AND PREPARED TO RECEIVE FLOOR FINISH PER FINISH SCHEDULE.

30. WHEREVER DISSIMILAR METALS CONTACT EACH OTHER, AND ARE SEPARATED FURTHER ON THE BELOW SCALE THAN BY A SINGLE INTERMEDIATE METAL, THE CONTACTING SURFACES SHALL BE INSULATED FROM EACH OTHER BY A BITUMINOUS COATING, 15# ASPHALT SATURATED FELT OR OTHER ARCHITECT APPROVED MEANS. METALS ARRANGED IN ORDER OF GALVANIC ACTIVITY: ALUMINUM, ZINC, GALVANIZED IRON, TIN ON STEEL, LEAD (HARD), STAINLESS STEEL, COPPER, MONEL.

31. GENERAL CONTRACTOR SHALL COORDINATE AND INSTALL ALL NECESSARY BACKING SUPPORTS FOR CABINETRY, SHELVING, TOILET ACCESSORIES, PLUMBING/LIGHTING FIXTURES, ETC.

32. ALL GYPSUM BOARD SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE UNITED STATES GYPSUM "GYPSUM CONSTRUCTION HANDBOOK".

33. ALL GYPSUM BOARD SHALL RECEIVE A SLICK FINISH (LEVEL 4, SMOOTH TEXTURE), UNLESS OTHERWISE NOTED.

34. AT WALLS SCHEDULED TO RECEIVE WALLCOVERING SHALL BE PREPARED TO RECEIVE WALLCOVERING BY APPLYING A FLAT OIL BASE PRIMER TO PROVIDE FULL COVERAGE TO PROHIBIT 'TELEGRAPHING' THROUGH THE WALLCOVERING.

35. GENERAL CONTRACTOR AND THE APPROPRIATE SUBCONTRACTORS SHALL COORDINATE THE LOCATION OF OUTLETS, SWITCHES, THERMOSTATS, ETC. WITH THE FURNITURE LAYOUT AND WITH CONSIDERATION GIVEN TO THE PLACEMENT OF ART, PICTURES, PLAQUES, ETC. THIS SHALL BE REVIEWED WITH THE ARCHITECT AND OWNER.

36. ALL REQUIRED EXITS SHALL BE MAINTAINED DURING CONSTRUCTION.

37. ALL SLABS ON GRADE SHALL BE INSTALLED OVER VAPOR BARRIER OVER TERMITE TREATED COMPACTED FILL. SLABS SHALL BE OF THICKNESS AND REINFORCED PER STRUCTURAL DRAWINGS. VAPOR BARRIER SHALL BE MINIMUM 10 MIL POLYETHYLENE INSTALLED IN ACCORDANCE WITH F.B.C. 1807.2.1. TERMITE TREATMENT SHALL BE APPLIED PER F.B.C. SECTION 1816 OVER PROPERLY PREPARED AND COMPACTED FILL. FILL SHALL BE PREPARED AND COMPACTED PER F.B.C. CHAPTER 18, SECTIONS 1801 THROUGH 1804.

38. PRIOR TO FINAL COMPLETION, CONTRACTOR SHALL THOROUGHLY CLEAN ALL SURFACES.

39. GENERAL CONTRACTOR SHALL PROVIDE INTERIOR AND EXTERIOR CODE COMPLIANT SIGNAGE.

40. ALL CONSTRUCTION ACTIVITY REGULATED BY THIS CODE SHALL BE PERFORMED IN MANNER SO AS NOT TO ADVERSELY IMPACT THE CONDITION OF ADJACENT PROPERTY, UNLESS SUCH ACTIVITY IS PERMITTED TO AFFECT SAID PROPERTY PURSUANT TO A CONSENT BY THE APPLICABLE PROPERTY OWNER, UNDER TERMS & CONDITIONS AGREEABLE TO THE APPLICABLE PROPERTY OWNER.

41. IT SHALL BE UNLAWFUL FOR ANY PERSON TO ALLOW CONSTRUCTION RELATED MATERIALS EQUIPMENT AND DEBRIS TO REMAIN LOOSE OR OTHERWISE UNSECURED AT A CONSTRUCTION SITE FROM 24 HRS. AFTER A HURRICANE WATCH HAS BEEN ISSUED UNTIL THE HURRICANE WATCH OR WARNING HAS BEEN LIFTED. ALL SUCH CONSTRUCTION MATERIALS, EQUIPMENT AND DEBRIS SHALL BE EITHER REMOVED FROM THE CONSTRUCTION SITE OR SECURED IN SUCH A MANNER AS TO MINIMIZE THE DANGER OF SUCH CONSTRUCTION MATERIALS, EQUIPMENT AND DEBRIS CAUSING DAMAGE TO PERSONS OR PROPERTY FROM HIGH WINDS. ANY PERSONS WHO FAILS TO COMPLY TO REMOVE OR SECURE THE CONSTRUCTION MATERIALS EQUIPMENT AND DEBRIS WITHIN 24 HRS AFTER A HURRICANE WATCH HAS BEEN ISSUED SHALL BE SUBJECT TO A FINE NOT TO EXCEED \$500.00. IN ADDITION TO THE ABOVE, A LICENSED CONTRACTOR WHO VIOLATES THIS SECTION SHALL BE SUBJECT TO DISCIPLINE PURSUANT TO SECTION 113 OF THIS CHAPTER.

42. STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS SHALL COMPLY WITH NFPA 241. 43. THE SCOPE OF WORK SHALL NOT HINDER OR INTERFERE WITH EMERGENCY RESPONSE ACCESS TO THE PROPERTY/DEVELOPMENT OR VICINITY THEREOF (INCLUDING STREETS, ALLEYS, FIRE LANES).

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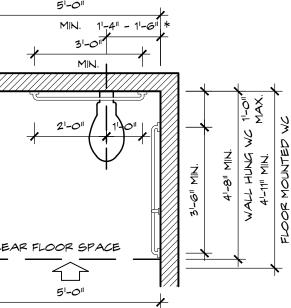
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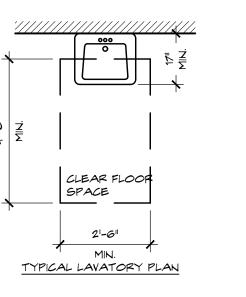
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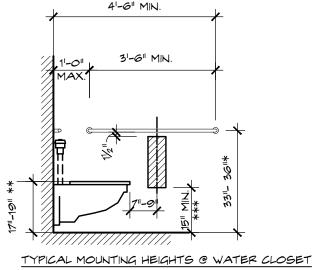
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CESSIBLE WATER CLOSET PLAN 12" AT CHILDREN'S TOILETS

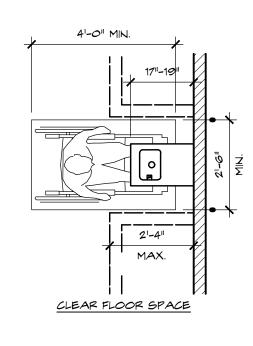


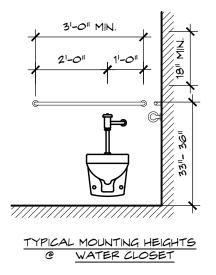
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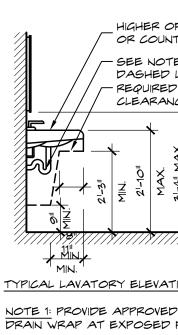


\* ALL GRAB BAR HEIGHTS ARE TO TOP OF BAR (18" - 20" AT CHILDREN'S TOILETS)

\*\* TO TOP OF THE TOILET SEAT (11"- 12" AT CHILDREN'S TOILETS) \*\*\* TO BOTTOM OF DISPENSER (14" AT CHILDREN'S TOILETS)







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