

GENERAL CONDITIONS

A. FIELD CONDITIONS
CONTRACTOR SHALL VERIFY ALL CONDITIONS AS WELL AS ALL DIMENSIONS AND CONDITIONS INDICATED IN THE DRAWINGS PRIOR TO ACTUAL CONSTRUCTION.

B. COORDINATION OF WORK
THE CHARACTER AND SCOPE OF THE WORK ARE ILLUSTRATED BY THE WORKING DRAWINGS. CONTRACTOR SHALL CAREFULLY EXAMINE ALL THE DRAWINGS AND BE RESPONSIBLE FOR THE PROPER INSTALLATION OF HIS WORK.

C. BUILDING CODES AND REGULATIONS
ALL WORK SHALL CONFORM TO ALL CODES AND REGULATIONS. CONTRACTOR SHALL FILE, PAY FOR AND OBTAIN ALL REQUIRED PERMITS TO PERFORM THE WORK.

D. INSURANCE
1. CONTRACTOR SHALL SECURE, PAY FOR, AND MAINTAIN DURING CONSTRUCTION FIXTURES WORK WITHIN LEASED PREMISES, ALL OF THE INSURANCE POLICIES REQUIRED AND IN THE AMOUNTS AS SET FORTH HEREIN.

2. GENERAL CONTRACTOR'S AND SUBCONTRACTOR'S REQUIRED MINIMUM COVERAGE AND LIMITS OF LIABILITY.
a) WORKMENS COMPENSATION INSURANCE - IN ACCORDANCE WITH THE GOVERNING LAWS WITH A LIMIT OF NOT LESS THAN \$500,000.

b) CONTRACTOR SHALL PAY FOR AND FURNISH TO TENANT AND LANDLORD, CERTIFICATES OF INSURANCE WHICH WILL PROTECT SAID CONTRACTOR FROM CLAIMS (I) UNDER WORKMANS COMPENSATION ACTS AND OTHER EMPLOYEE BENEFIT ACTS, WITH LIMITS OF NOT LESS THAN \$2,000,000.

3. INDEMNIFICATION - TO THE FULLEST EXTENT PERMITTED BY LAW, THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE LANDLORD, TENANT, AND THE ARCHITECT AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.

E. LIEN WAIVERS AND SWORN AFFIDAVITS
CONTRACTOR SHALL FURNISH WITHIN 30 DAYS AFTER COMPLETION, FINAL WAIVERS OF LIEN FOR ALL WORK PERFORMED AS WELL AS ALL SUBCONTRACTORS AND MAJOR SUPPLIERS.

F. CERTIFICATE OF OCCUPANCY
CONTRACTOR WILL PROVIDE TENANT AND LANDLORD WITH A COPY OF THE CERTIFICATE OF OCCUPANCY.

G. QUALITY STANDARDS
ALL SUCH WORK SHALL BE PERFORMED IN A FIRST CLASS WORKMANLIKE MANNER AND SHALL BE IN GOOD AND USEABLE CONDITION AT THE DATE OF COMPLETION THEREOF. CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED TO BE FREE FROM ANY AND ALL DEFECTS IN WORKMANSHIP AND MATERIALS FOR ONE (1) YEAR FROM THE DATE ALL CONSTRUCTION PUNCH LIST ITEMS HAVE BEEN COMPLETED AND ACCEPTANCE HAS BEEN CONFIRMED IN WRITING BY THE TENANT REPRESENTATIVE.

H. RUBBER WHEEL CARTS
CONTRACTOR'S CARTS, EQUIPMENT BOXES, ETC. MUST BE EQUIPPED WITH RUBBER WHEELS.

I. FIRE EXTINGUISHERS
CONTRACTOR TO VERIFY REQUIRED NUMBER AND LOCATION OF ANY ADDITIONAL EXTINGUISHERS REQUIRED BY FIRE DEPARTMENT AND FURNISH AND INSTALL SAME. INSTALL AFTER FIXTURING.

K. RESPONSIBILITY FOR MATERIALS ON SITE
CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS SHIPPED TO THE JOB SITE INCLUDING MATERIALS FURNISHED BY OTHERS. COST OF ALL MISSING MATERIALS WILL BE DEDUCTED FROM THE CONTRACT PRICE AND FINAL PAYMENT.

L. RUBBISH REMOVAL
CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY REMOVAL FROM THE PROJECT, ALL TRASH, RUBBISH AND SURPLUS MATERIALS RESULTING FROM CONSTRUCTION, FIXTURING AND MERCHANDISING OF THE DEMISED PREMISES. COORDINATE REMOVAL OF DEBRIS WITH SHOPPING CENTER MGMT./LANDLORD.

M. TEMPORARY UTILITIES
CONTRACTOR SHALL ARRANGE FOR TEMPORARY UTILITIES AS REQUIRED, AND SHALL PAY FOR THE UTILITY CHARGE.

NOTES:
ALL QUESTIONS AND CORRESPONDENCE WITH THE EXCEPTION OF CODE AND PLAN REVIEW ARE TO BE DIRECTED TO THE VITAMIN SHOPPE PROJECT MANAGER AND NOT THE PROJECT ARCHITECT.
NO CHANGE ORDERS WILL BE ACCEPTED AFTER START OF WORK UNLESS DUE TO HIDDEN CONDITIONS OR CHANGES DIRECTED BY TENANT REPRESENTATIVE. ALL CHANGE ORDERS MUST BE APPROVED PRIOR TO START OF WORK.

SCOPE OF WORK

1. CONCRETE SLAB - SEE RESPONSIBILITY CHART
A SMOOTH AND LEVEL CONCRETE FLOOR SLAB WITH NOT MORE THAN ONE-EIGHTH (1/8") VARIATION IN TEN FEET (10'-0") AND ALL REQUIRED EXPANSION AND CONTR.

2. DEMISING WALL
ANY INTERIOR WALL SEPARATING THE PREMISES FROM OTHER SPACE (DEMISING WALLS) SHALL BE CONSTRUCTED WITH METAL STUDS, INSULATED (R4 MINIMUM), COVERED WITH DRYWALL ON BOTH SIDES.

3. INTERIOR PARTITION WALLS
THE INTERIOR OF PERIMETER WALLS SHALL BE CONSTRUCTED OR FURRED WITH STUDS AS INDICATED ON PROTOTYPE PARTITION LEGEND (AS REQUIRED BY LOCAL CODE).

4. GYPSUM BOARD CURTAIN WALLS AND SOFFITS
IF GYP. BOARD CURTAIN WALLS AND/OR SOFFITS OCCUR ON A SITE SPECIFIC PROJECT THEY SHALL BE CONSTRUCTED WITH 5/8" X 20 GA. METAL STUDS SPACED AT 24" O.C. (UNLESS REQUIRED OTHERWISE) SCREWED TO TOP AND BOTTOM TRACKS.

A. RATINGS - MINIMUM UL RATING AS REQUIRED BY LOCAL AUTHORITIES.
B. GYP. BOARD - 5/8" SCREEN ATTACHED BELOW GRID, TAPED & SPACKLED AS REQUIRED TO RECEIVE NEW FINISHES. PROVIDE F.G. GYP. ED. WHERE FIRE RATING IS REQUIRED BY LOCAL AUTHORITIES.

C. SUSPENSION SYSTEM - RIGID CEILING GRID SYSTEM WITH CROSS FURNISH CHANNELS @ 2'-0" O.C. DIRECT SUSPENSION SYSTEMS BY U.S. GYPSUM CO. OR DRYWALL SUSPENSION SYSTEM BY DONN CORP.

D. HANGERS - #12 AWG GALV. WIRE SPACED ALONG MAIN RUNNERS @ 4'-0" O.C. MAX. SECURED TO BUILDING STRUCTURAL MEMBERS ONLY. PROVIDE ADDITIONAL SUPPORT HANGERS AT LIGHTING FIXTURES. PROVIDE PERICH ROD HANGERS & APPROVED CLIPS WHERE REQUIRED BY LOCAL CODE.

5. SALES AREA
A. RATINGS - CLASS A NONCOMBUSTIBLE
B. PANELS - (CLASS 'A' RATINGS OR AS OTHERWISE REQUIRED BY CODE) SEE FINISH LEGEND, DRAWING A20.

D. HANGERS - #12 AWG GALV. WIRE SPACED ALONG MAIN RUNNERS @ 4'-0" O.C. SECURED TO JOISTS ONLY. PROVIDE ADDITIONAL SUPPORT HANGERS AT LIGHTING FIXTURES. PROVIDE ADDITIONAL OR ALTERNATE BRACINGS OF CEILING AS REQUIRED BY LOCAL CODES AND SEISMIC BRACING REQUIREMENTS.

STORE ROOM CEILING
A. RATINGS - CLASS A NONCOMBUSTIBLE
B. PANELS - (CLASS 'A' RATINGS OR AS OTHERWISE REQUIRED BY CODE) SEE FINISH LEGEND, DRAWING A20.

D. HANGERS - #12 AWG GALV. WIRE SPACED ALONG MAIN RUNNERS @ 4'-0" O.C. SECURED TO JOISTS ONLY. PROVIDE ADDITIONAL SUPPORT HANGERS AT LIGHTING FIXTURES. PROVIDE ADDITIONAL OR ALTERNATE BRACINGS OF CEILING AS REQUIRED BY LOCAL CODES AND SEISMIC BRACING REQUIREMENTS.

GENERAL NOTE
CONTRACTOR SHALL COORDINATE CEILING INSTALLATION WITH HVAC INSTALLATION & ALL RESPECTIVE WORK WITH MECHANICAL AND ELECTRICAL CONTRACTORS. G.C. SHALL REPLACE ALL DAMAGED PANELS AFTER WORK IS COMPLETE. LEAVE ONE FULL CARTON OF EACH TYPE OF CEILING TILES AT COMPLETION OF WORK.

7. PAINTING
PAINT ALL EXPOSED GYP. ED. DOORS, & TRIM IN STRICT ACCORDANCE WITH THE PUBLISHED INSTALLATION SPECIFICATIONS OF THE MFR. OF THE MATERIALS USED. APPLY MINIMUM OF ONE PRIME COAT AND TWO FINISH COATS. SCHEDULE OF PAINTING TO BE AS INDICATED ON FINISH LEGEND, DRAWING A20. A LEVEL 4 FINISH WILL ONLY BE REQUIRED AT AREAS NOT COVERED BY FULL HEIGHT PERIMETER FIXTURES.

8. RESILIENT TILE and BASE
RESILIENT TILE & VINYL BASE SHALL BE INSTALLED IN ACCORDANCE WITH MFR'S PUBLISHED RECOMMENDATIONS & TENANT'S STANDARD SPECS. BEFORE TURNING STORE OVER TO TENANT, CONTRACTOR SHALL MAX & BUFF ALL V.C.T. FLOORS.

9. CERAMIC TILE
A. CERAMIC TILE SHALL BE INSTALLED IN AREAS SHOWN ON DRAWING A20.
B. IF FLOOR FINISHES EXIST WHERE CERAMIC TILE IS DESIGNATED, REMOVE EXISTING FINISH FLASH PATCH OR GRIND DOWN EXISTING SLAB TO PROVIDE LEVEL WORKABLE SURFACE.
C. ALL CERAMIC TILE TO BE LAIN PER SHEET A20.
D. TILE BASE ON ALL EXPOSED WALLS, AFTER MILLWORK, PER A20. BASE TO BE FINISHED WITH ALUM. SCHLUTER TRIM.

10. SIGNS
TENANT SIGN VENDOR SHALL COORDINATE & DRILL AND/OR CUT ANY OPENINGS REQUIRED FOR INSTALLATION. G.C. SHALL FURNISH & INSTALL ALL REQUIRED "J" BOXES, ELEC. OUTLETS & ACCESS DOORS. SIGN CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO ARCHITECT, TENANT, & LANDLORD FOR APPROVALS PRIOR TO FABRICATION. ALL BUILDING DEPT. APPROVALS MUST BE SECURED BY SIGN CONTRACTOR PRIOR TO FABRICATION.

11. STOREFRONT - SEE RESPONSIBILITY CHART
STOREFRONT TO BE PROVIDED COMPLETE AND INSTALLED PER MANUFACTURER'S SPECIFICATIONS AND CODE REQUIREMENTS INCLUDING ONE PAIR OF EXIT SINGLE ACTING NARROW SILE DOORS WITH ALL REQUIRED HARDWARE. SEE DRAWINGS ON SHEET ALSO PRIOR TO PROVIDING BID. CONTRACTOR TO VERIFY CONDITION OF EXISTING STOREFRONT SYSTEM AND, IF NEEDED, PROVIDE ALLOWANCE IN BID AS REQUIRED TO BRING COMPLETE STOREFRONT SYSTEM TO LIKE NEW CONDITION.

12. CLEANING and TOUCH UP
UPON COMPLETION & BEFORE LEAVING JOB, G.C. SHALL TOUCHUP & RESTORE ALL DAMAGED FINISHES & CLEAN & POLISH ALL PLASTIC LAMINATE, MIRROR, & POLISHED ALUMINUM ETC. SURFACES. CONTRACTOR IS RESPONSIBLE FOR POWER WASHING SIDEWALKS, BUILDING EXTERIOR, AWNINGS, ETC.

13. TEMPORARY STOREFRONT BARRICADE
CONTRACTOR SHALL PROVIDE TEMPORARY BARRICADE AT STOREFRONT DURING CONSTRUCTION IF/AS REQUIRED BY LANDLORD OR LOCAL AUTHORITIES SUCH BARRICADE SHALL BE OF TYPE AND DESIGN APPROVED BY THE LL. MANAGEMENT. CONTRACTOR TO COORDINATE WITH LANDLORD AND LOCAL AUTHORITIES.

RESPONSIBILITY OF WORK

1. IT IS THE RESPONSIBILITY OF THE G.C. TO FIELD VERIFY ALL CONDITIONS AND DIMENSIONS WITHIN THE SCOPE OF WORK FOR THIS PROJECT. G.C. SHALL REPORT ANY PROBLEMS AND/OR DISCREPANCIES TO ARCHITECT AND TENANT PRIOR TO STARTING WORK.
2. NO CHANGE ORDERS WILL BE ACCEPTED AFTER START OF WORK UNLESS DUE TO HIDDEN CONDITIONS OR CHANGES DIRECTED BY TENANT REPRESENTATIVE.
3. THE RESPONSIBILITY SCHEDULE ON SHEET T3.0 SUPERSEDES ALL OTHER DRAWINGS IN THE PLAN SET WHERE A CONFLICT IN SCOPE OCCURS.

Table with 7 columns: Item, Landlord, Tenant, Contractor, Existing, etc. Rows include: GENERAL (SITE, DEMOLITION, FIRE PROOFING, INSULATION, FLOOR LEVELING, CONCRETE SLAB, etc.), STOREFRONT, SALES AREA, and TOILET ROOM.

Table with 7 columns: Item, Landlord, Tenant, Contractor, Existing, etc. Rows include: ELECTRICAL (ELECTRICAL METER, SERVICE CONDUIT, MAIN PANEL, etc.), MECHANICAL (EQUIPMENT, DUCTING, CONTROLS, etc.), PLUMBING (WASTE, WATER, FIXTURES, etc.), and TOILET ROOM.

NOTE: ALL WORK SPECIFIED AS EXISTING ARE PER LANDLORD'S SHELL DRAWINGS AND ARE UNDER SEPARATE PERMIT.

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REGISTRATION SEAL

Table with columns: REVISIONS, DATE, COMMENTS. Shows revision 1 on 06/29/16 for OWNER COMMENTS.

Table with 2 columns: Item, Value. Includes PROJECT NO. 150310, DATE 10/14/15, SALES AREA 2,420 S.F., GROSS AREA 3,008 S.F.

RESPONSIBILITY OF WORK + SPECS

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T3.0