

GENERAL NOTES

- THESE DOCUMENTS INDICATE THE DESIGN INTENT OF THE CONSTRUCTION PROJECT IN ORDER TO ESTABLISH STANDARDS FOR QUALITY AND/OR PERFORMANCE.
- THE CONTRACTOR SHALL INVESTIGATE THE JOBSITE AND COMPARE THE CONTRACT DOCUMENTS WITH THE EXISTING CONDITIONS. THE CONTRACTOR SHALL INCLUDE IN HIS COST ALL WORK DESCRIBED IN THE CONTRACT DOCUMENTS AND THAT IS REQUIRED OR REASONABLY IMPLIED TO ACHIEVE THE DESIGN INTENT OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL NOTIFY THE DESIGNER OF ANY CONFLICTS BETWEEN EXISTING CONDITIONS AND THE NEW WORK, OF ANY OMISSIONS OR CONFLICTS IN THE DRAWINGS AND ANY RESTRICTIONS RELATED TO THE EXECUTION OF THE WORK INCLUDING THE COORDINATION WITH STRUCTURAL AND MEP RELATED WORK.
- THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE A COMPLETE JOB IN EVERY RESPECT THAT ALLOWS FOR THE FULL USE OF THE COMPLETED FACILITY AND CONSISTENT WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, ALL COMPLETE UTILITY CONNECTIONS FOR WATER, SEWER, RAIN WATER LEADERS, DRAINS, POWER (WITH TRANSFORMING TO ACHIEVE APPROPRIATE AND NECESSARY VOLTAGE AND AMPERAGE), GROUNDING, NATURAL OR LP GAS, VENTS, VENTILATION, SMOKE EVACUATION, AND ALL BLOCKING, BRIDGING, STRUCTURAL SUPPORTS, ETC. TO ALLOW FOR THE COMPLETE AND WORKING OF ALL NOTED OR INFERRED EQUIPMENT.
- ALL REASONABLY INFERRED CONDITIONS NOT OTHERWISE INDICATED IN THESE CONSTRUCTION DOCUMENTS SHALL BE INTERPRETED AS HAVING THE SAME MEANING AS THOSE MOST SIMILARLY DETAILED AND MORE FULLY DEFINED ELSEWHERE WITHIN THESE DOCUMENTS. CONTRACTOR IS TO NOTIFY THE DESIGNER IF CLARIFICATIONS ARE REQUIRED. CONTRACTOR SHALL BE LIABLE IF INAPPROPRIATE INTERPRETATIONS CONFLICT WITH OTHER ELEMENTS OF THE WORK.
- THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS INDICATED WITH THE CONTRACT DOCUMENTS AND SHALL NOTIFY THE DESIGNER OF ANY VARIATION PRIOR TO THE PURCHASING OF MATERIALS, FABRICATION OR CONSTRUCTION. CONTRACTOR SHALL BE LIABLE FOR RESTOCKING CHARGES, REPLACEMENT COSTS AND FOR DELAYS IF HE FAILS TO COMPLY WITH THIS PROVISION.
- THE CONTRACTOR, UPON AWARDED CONTRACTS TO SUB-CONTRACTORS, SHALL SUBMIT TO THE DESIGNER AND THE OWNER A LIST OF ALL ITEMS AND THEIR DELIVERY SCHEDULES. THE CONTRACTOR, PRIOR TO ORDERING AN ITEM, SHALL BE RESPONSIBLE FOR NOTIFYING THE DESIGNER AND OWNER OF ANY ITEM WHICH MAY CAUSE THE PROJECT TO BE DELAYED BECAUSE OF LONG LEAD TIME IN OBTAINING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACHIEVING SUBSTANTIAL COMPLETION REGARDLESS OF DELIVERY DATES FOR MATERIALS AND EQUIPMENT.
- THE DESIGNER HAS NOT CONDUCTED NOR INTENDS TO CONDUCT ANY INVESTIGATION AS TO THE PRESENCE OF HAZARDOUS MATERIALS, INCLUDING ASBESTOS, WITHIN THE CONFINES OF THIS PROJECT. THE DESIGNER ACCEPTS NO RESPONSIBILITY FOR THE IDENTIFICATION, THE REMOVAL OR ANY EFFECTS FROM THE PRESENCE OF THESE MATERIALS.
- THE CONTRACTOR SHALL ISSUE COMPLETE SETS OF CONTRACT DOCUMENTS TO EACH OF THE SUB-CONTRACTORS FOR COORDINATION OF THEIR WORK AND DESCRIPTION OF SCOPE OF WORK.
- THE CONTRACTOR SHALL APPLY FOR, OBTAIN AND PAY FOR ALL PERMITS, FEES, INSPECTIONS AND APPROVALS BY LOCAL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. CONTRACTOR IS TO PROVIDE COPIES OF ALL TRANSACTIONS TO OWNER. NOTIFY DESIGNER OF ANY VARIANCE WITH CODES IN FORCE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REGULATIONS OF ANY AND ALL PUBLIC AUTHORITIES (FEDERAL, STATE, AND LOCAL) HAVING AUTHORITY OVER THE PROJECT.
- CONTRACTOR SHALL PROVIDE AND PAY FOR ANY AND ALL MATERIALS, LABOR EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, WAREHOUSING, TRANSPORTATION AND DELIVERY COSTS, HOISTING, REMOVAL OF TRASH AND DEBRIS, AND OTHER FACILITIES AND SERVICES NECESSARY FOR THE EXECUTION AND COMPLETION OF THE WORK.
- ALL WORK SHALL BE PERFORMED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. ALL REFERENCES TO THE CONTRACTOR SHALL INCLUDE THE GENERAL CONTRACTOR AND THE SUB-CONTRACTORS.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR, AND HAVE CONTROL OVER, ALL CONSTRUCTION MEANS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK REQUIRED BY THE CONTRACT DOCUMENTS.
- THE DESIGNER AND OWNER SHALL NOT BE RESPONSIBLE FOR THE ERRORS, OMISSIONS OR DELAYS RESULTING FROM THE CONTRACTOR'S PERFORMANCE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACTS AND OMISSIONS OF THE CONTRACTORS EMPLOYEES, SUB-CONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND ANY OTHER PERSONS PERFORMING ANY OF THE WORK UNDER A CONTRACT WITH THE CONTRACTOR.
- OTHER CONTRACTORS AND THEIR SUB-CONTRACTORS MAY BE WORKING ON THE PREMISES SIMULTANEOUS WITH THE DURATION OF THIS CONTRACT. NO ACTION SHALL BE TAKEN ON THE PART OF THIS CONTRACTOR OR ANY SUB-CONTRACTOR TO INPEDE THE ACCESS OR OPERATION OF ANY OTHER CONTRACTOR ON THE PREMISES, EITHER UNION OR NON-UNION.
- WORK SHALL BE DONE DURING NORMAL WORKING HOURS. CONTRACTOR SHALL SCHEDULE AND PERFORM ALL WORK SO AS NOT TO UNREASONABLY DISTURB ANY TENANT IN THE BUILDING AND SHALL BE RESPONSIBLE FOR ANY OVERTIME COSTS INCURRED THEREBY.
- THE CONTRACTOR SHALL COORDINATE AND WORK WITH BUILDING OWNER REGARDING HEAT, WATER, ELECTRICITY, DELIVERIES, ACCESS, ELEVATOR AVAILABILITY, STAGING, NOISE CONTROL, TRASH AND DEBRIS REMOVAL, HOISTING, AND ANY OTHER UTILITIES OR OWNERS RULES AND REGULATIONS CONCERNING THE PROJECT SITE. CONTRACTOR SHALL COORDINATE USE OF RESTROOM FACILITIES FOR HIS EMPLOYEES WITH THE OWNER WHERE APPLICABLE.
- THE CONTRACTOR SHALL PROCURE MATERIALS SO AS NOT TO DELAY SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL NOTIFY DESIGNER WITHIN 5 DAYS OF EXECUTION OF CONTRACT OF ANY MATERIAL DELIVERY WHICH WOULD DELAY COMPLETION OF CONTRACT.
- COORDINATE SCHEDULING, PROVISIONS FOR INSTALLATION, LOCATIONS AND THE ACTUAL INSTALLATION OF ITEMS FURNISHED BY THE OWNER AND BY OTHERS. FOR THE PURPOSES OF THIS CONTRACT, THE FOLLOWING DEFINITIONS APPLY:
 OF-O = OWNER FURNISHED-OWNER INSTALLED
 OF-CI = OWNER FURNISHED-CONTRACTOR INSTALLED
 OF-CO = CONTRACTOR FURNISHED-CONTRACTOR INSTALLED
 OF-OI = CONTRACTOR FURNISHED-OWNER INSTALLED

- THE CONTRACTOR SHALL COORDINATE AND WORK WITH ALL TRADES ON THE PROJECT NOT UNDER CONTRACT TO THE CONTRACTOR (I.E. TELEPHONE DATA LINES, FIRE ALARM, ETC.). ANY CHANGES OR DELAYS ARISING FROM CONFLICTS BETWEEN SUCH TRADES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
- UNLESS OTHERWISE NOTED WHEN DRAWINGS ARE IN CONFLICT, ENLARGED PLANS AND DETAILS GOVERN. HOWEVER, THE DESIGNER SHALL MAKE THE FINAL DETERMINATION IN THESE MATTERS.
- SUBMIT FOR DESIGNER REVIEW ALL ABOVE BUILDING STANDARD SAMPLES AND LITERATURE, AS WELL AS INTERIOR FINISHES (I.E. WALLCOVERING) SUBMIT FOR DESIGNER'S CONSIDERATION SAMPLES AND PRODUCT LITERATURE AND OTHER PERTINENT DATA OF ANY PROPOSED SUBSTITUTIONS. ANY SUBMISSIONS PROPOSED BY THE CONTRACTOR SHALL BE SUBMITTED TO THE DESIGNER FOR APPROVAL PRIOR TO IMPLEMENTATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO RESEARCH AND QUALIFY THAT THE PERFORMANCE AND CONSTRUCTION SPECIFICATIONS MEET THOSE OF THE ORIGINALLY SPECIFIED ITEM PRIOR TO SUBMISSION FOR APPROVAL. CONTRACTOR SHALL BE LIABLE FOR MATERIALS THAT ARE NOT AVAILABLE DUE TO UNTIMELY ORDERING AND FOR THE COORDINATION OF ALL SUBSTITUTIONS WITH OTHER TRADES AND DISCIPLINES.
- SHOP DRAWINGS (ONE SEPIA COPY AND ONE BLUE LINE PRINT), AS REQUIRED, SHALL BE SUBMITTED FOR REVIEW PRIOR TO FABRICATION OR CONSTRUCTION. SUBMIT FOR DESIGNER'S REVIEW PRIOR TO FABRICATION OR PURCHASE. SHOP DRAWINGS OR SAMPLES FOR ALL MILLWORK, CUSTOM METALWORK, CUSTOM CASEGOODS, AND ALL OTHER ITEMS AS REQUESTED BY DESIGNER FOR ALL ABOVE BUILDING STANDARDS ITEMS.
- CHANGES IN THE WORK SHALL BE ONLY ALLOWED WITH ONE OF THE FOLLOWING WRITTEN DIRECTIVES: 1) DESIGNER'S DIRECTIVE FOR MINOR CHANGES IN WORK, 2) CONSTRUCTION CHANGE DIRECTIVE FROM THE DESIGNER, OR 3) CHANGE ORDER ISSUED BY DESIGNER. ALL CHANGES MUST FOLLOW MODIFICATION PROCEDURES NOTED IN AIA A201 - ARTICLE T. CHANGES REQUIRING A CHANGE IN COST OR TIME, MUST BE EXPLICITLY NOTED AT TIME OF DISCUSSION IN FIELD, NOTIFICATION OF DESIGNER OR AT JOB PROGRESS MEETING AND FOLLOWED WITHIN TWO WORKING DAYS BY WRITTEN CONFIRMATION. IF CHANGE IS AGREED TO WITHOUT EXPLICIT REFERENCE TO CHANGE IN COST OR TIME, A SUBSEQUENT CHANGE ORDER MAY BE JUSTIFIABLY REJECTED.
- GENERAL CONTRACTOR SHALL PROVIDE DESIGNER WITH AN ALTERNATE COST FOR: 1) DEMOLITION OF ENTIRE CEILING GRID & ACOUSTICAL CEILING TILES GIVING THE SUB-CONTRACTORS EASIER ACCESS TO THE PLENUM SPACE, OR 2) DEMOLITION OF THE ACOUSTICAL CEILING TILES ONLY, LEAVING THE EXISTING CEILING GRID IN PLACE & INSTALLING AN IDENTICAL CEILING "T" GRID TO FORM 2'x 2' QUADRANTS.
- PERFORM ALL WORK AND INSTALL MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS AND IN A MANNER CONSISTENT WITH INDUSTRY STANDARD OF WORKMANSHIP.
- ALL GYPSUM WALLBOARD AND METAL STUD CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH RECOMMENDATIONS AND INSTRUCTIONS PUBLISHED BY U.S. GYPSUM COMPANY GYPSUM CONSTRUCTION HANDBOOK. LATEST EDITION. CONSTRUCTION JOINTS MUST OCCUR AT A MAXIMUM OF 25 FEET ON CENTER. PROVIDE DEFLECTION JOINTS AT ALL PARTITIONS CONTINUING TO UNDERSIDE OF ROOF DECK.
- ALL FINISH CARPENTRY AND MILLWORK SHALL BE DONE IN ACCORDANCE WITH THE ARCHITECTURAL WOODWORKS INSTITUTE (AWI) STANDARDS FOR SELECTION OF MATERIALS, HARDWARE, FABRICATION, WORKMANSHIP AND FINISHING.
- EXAMINE ALL SURFACES TO DETERMINE THAT THEY ARE SOUND, DRY, CLEAN AND READY TO RECEIVE FINISHES OR MILLWORK PRIOR TO INSTALLATION. START OF INSTALLATION SHALL IMPLY ACCEPTANCE OF SUBSTRATE AND SHALL NOT BE GROUNDS FOR CLAIMS AGAINST IMPROPER PERFORMANCE OF INSTALLED MATERIAL. ADVISE DESIGNER OF ANY DEFECTS PRIOR TO START OF WORK. SMOOTH AND PLUMB WITHIN INDUSTRY STANDARDS PRIOR TO START OF CONSTRUCTION.
- INSTALL AND MAINTAIN ALL NECESSARY COVERINGS, PROTECTIVE ENCLOSURES, TEMPORARY DOORS AND PARTITIONS AND DUST BARRIERS TO PROTECT ALL OCCUPANTS AND EXISTING WORK AND FINISHES TO REMAIN. REPAIR AND REPLACE ANY DAMAGES CAUSED BY IMPROPER PROTECTION AT NO ADDITIONAL CHARGE TO OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGE WHICH MAY OCCUR DURING EITHER THE DEMOLITION OR CONSTRUCTION PHASE TO THE EXISTING BUILDING. CONTRACTOR SHALL REPAIR SAME IMMEDIATELY TO MATCH ADJACENT SURFACES IN GOOD CONDITION.
- WORK DAMAGED DURING CONSTRUCTION OR NOT CONFORMING TO SPECIFIED STANDARDS TOLERANCES OR MANUFACTURER'S INSTRUCTIONS FOR INSTALLATION SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- MAINTAIN ALL EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND LIFE SAFETY SYSTEMS IN WORKING ORDER.
- EXIT DOORS, EGRESS DOORS, AND OTHER DOORS REQUIRED FOR MEANS OF EGRESS SHALL BE OPERABLE FROM THE INSIDE WITHOUT USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
- VERIFY ALL KEYING REQUIREMENTS OF ALL LOCKS WITH OWNER.
- 48 HOURS PRIOR TO OCCUPANCY OF ANY PHASE, THOROUGHLY CLEAN ALL SURFACES OF DUST, DEBRIS, LOOSE CONSTRUCTION MATERIAL AND EQUIPMENT. STEAM CLEAN, VACUUM OR MOP ALL FLOORS AND CLEAN WINDOWS. THE CONTRACTOR, AT THE COMPLETION OF THIS PROJECT, SHALL CLEAN THE ENTIRE TENANT SPACE AND LEAVE IT IN ACCEPTABLE CONDITION. THE CONTRACTOR, AT THE COMPLETION OF THIS PROJECT, SHALL CLEAN THE ENTIRE TENANT SPACE AND LEAVE IT IN AN ACCEPTABLE CONDITION.
- SUBSTANTIAL COMPLETION SHALL BE THE DATE ON WHICH THE PREMISES ARE AVAILABLE FOR OCCUPANCY FROM THE CONTRACTOR AND SHALL BE AS DEFINED IN AIA DOCUMENT A201. ADDITIONAL TOUCH-UP OR MINOR INSTALLATION WORK MAY BE INCOMPLETE, BUT MUST BE COMPLETED WITHIN 15 DAYS.
- WARRANTY TO THE OWNER THAT ALL MATERIALS, AND EQUIPMENT FURNISHED AND INSTALLED UNDER THIS CONTRACT SHALL BE NEW, UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK SHALL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND CONFORMS WITH THE CONTRACT DOCUMENTS.
- FOR A PERIOD OF ONE YEAR, BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION, CONTRACTOR SHALL PROMPTLY CORRECT WORK FOUND NOT TO BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BEAR ALL COSTS OF CORRECTIONS.
- UNLESS OTHERWISE NOTED, ALL FASTENERS AND ATTACHMENTS SHALL BE FULLY CONCEALED FROM VIEW.
- THE ARCHITECT'S SEAL, AFFIXED TO THESE CONTRACT DOCUMENTS, SHALL CERTIFY TO THE BEST OF OUR KNOWLEDGE THAT THESE DRAWINGS MEET THE APPLICABLE STATE AND LOCAL CODES. IF ANY PORTION OF THESE DOCUMENTS IS FOUND TO BE IN CONFLICT WITH STATE OR LOCAL CODES, THE DESIGNER SHALL BE NOTIFIED OF CONFLICTS IN WRITING BY THE CONTRACTOR.
- THE DESIGNER HAS MADE HIS BEST EFFORTS TO COMPLY WITH THE AMERICANS WITH DISABILITY ACT (ADA) OF 1991. IF ANY PORTION OF THIS WORK IS FOUND TO BE IN CONFLICT WITH ADA COMPLIANCE, THE DESIGNER SHALL BE NOTIFIED OF CONFLICTS IN WRITING BY THE CONTRACTOR IMMEDIATELY.
- CONTRACTOR SHALL BE RESPONSIBLE IN PROVIDING THE OWNER A COMPLETE SET OF AS-BUILT OR RECORD DOCUMENTS.
- PROVISIONS THE AIA A201 - GENERAL CONDITIONS APPLY TO THIS CONTRACT BY REFERENCE UNLESS SPECIFICALLY MODIFIED IN WRITING BY THE DESIGNER OR OWNER.

BUILDING CODE COMPLIANCE

- THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, LOCAL AUTHORITY REGULATION AND LOCAL CODE OFFICIAL'S DIRECTIVES.
- THE CONTRACTOR SHALL PROVIDE APPROVED AUTOMATIC FIRE SUPPRESSIONS SYSTEM WITH CENTRAL STATION MONITORING (IF REQUIRED).
- ALL PENETRATIONS THROUGH FIRE RATED CONSTRUCTION SHALL BE PROTECTED WITH APPROPRIATE FIRE DAMPERS, FIRE SAFING OR FIRE DOORS AS REQUIRED BY LOCAL CODE OFFICIALS. THE INTEGRITY OF ALL APPROPRIATE FIRE SEPARATIONS SHALL BE MAINTAINED DURING AND AFTER THE SCOPE OF WORK OF THIS CONTRACT IS COMPLETED.
- HARDWARE SCHEDULED FOR INSTALLATION ON DOORS AND FRAMES WHICH REQUIRE A FIRE-RATED LABEL SHALL COMPLY WITH ALL CODE REQUIREMENTS COVERING HARDWARE TYPE AND INSTALLATION METHODS FOR RATED ASSEMBLIES. PANIC HARDWARE WILL BE USED WHERE APPLICABLE. FREE ACCESS TO EXITWAYS SHALL BE MAINTAINED.
- PROVIDE EMERGENCY LIGHTING WITH A MINIMUM VALUE OF ONE FOOT CANDLE AT FLOOR LEVEL THROUGHOUT.

PARTITION NOTES

- ALL CLEAR (CLR) DIMENSIONS MUST BE HELD. DIMENSIONS NOTED AS CLEAR OR CRITICAL SHALL BE MEASURED FROM FINISHED FACE TO FINISHED FACE.
- ALL DRAWING DIMENSIONS ARE TO THE FACE OF STUD SURFACE UNLESS NOTED AS CLEAR OR OTHERWISE NOTED.
- MAKE NO MECHANICAL ATTACHMENTS TO EXTERIOR STOREFRONT OR WINDOW WALL MULLIONS IN ANY WAY.
- PROVIDE 3/4" EXTERIOR GRADE FIRE RETARDANT PLYWOOD FOR ELECTRICAL AND TELEPHONE PANELS IN EQUIPMENT ROOMS AS REQUIRED.
- CONSTRUCT PARTITIONS AND CEILINGS PER MANUFACTURER'S RECOMMENDATIONS WITH DEFLECTIONS NOT TO EXCEED 1/240 OF THE SPAN. PROVIDE FIRE RATINGS AS REQUIRED BY CODE - SEE BOCA AND LOCAL CODE MODIFICATIONS FOR SPECIAL FIRE STOPPING REQUIREMENTS. SEE BOCA ARTICLE 9 FOR STANDARD FIRE STOPPING REQUIREMENTS.
- INSTALL BLOCKING OR GROUNDS AT ALL PARTITIONS TO RECEIVE HANGING CABINERY OR SHELVING.
- INSTALL MOISTURE RESISTANT SUBSTRATE (WATER RESISTANT-TYPE GYPSUM BOARD OR WONDERBOARD) WHERE CERAMIC TILE IS INDICATED.
- INSTALL STEEL FRAMING FOR PARTITIONS TO COMPLY WITH ASTM C-754 AND THE GYPSUM CONSTRUCTION HANDBOOK BY U.S. GYPSUM, LATEST EDITION.
- INSTALL AND FINISH GYPSUM BOARD TO COMPLY WITH ASTM C-840, GA-216 BY GYPSUM ASSOCIATION AND GYPSUM CONSTRUCTION HANDBOOK BY U.S. GYPSUM, LATEST EDITION. PREPARE SURFACE AS REQUIRED FOR FINAL SURFACE AS RECOMMENDED BY GYPSUM CONSTRUCTION HANDBOOK.
- PROVIDE FIRE RESISTANCE RATED PARTITION ASSEMBLIES IDENTICAL TO U.L. DESIGNATIONS (UNDERWRITERS LABORATORY) SHOWN IN THE FIRE RESISTANCE DIRECTORY OR LISTED BY OTHER TESTING AGENCIES ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.

MILLWORK NOTES

- ALL MILLWORK AND CASEWORK SHALL COMPLY WITH ARCHITECTURAL WOODWORK QUALITY STANDARDS, GUIDE SPECIFICATIONS AND QUALITY CERTIFICATION PROGRAM. LATEST EDITION, CUSTOM GRADE UNLESS OTHERWISE NOTED.
- INSTALL FIRE RETARDANT TREATED WOOD PRODUCTS WHERE REQUIRED TO COMPLY WITH BUILDING CODE.
- COORDINATE INSTALLATION OF IN-WALL STEEL ANCHORAGE, GROUNDS, AND MISCELLANEOUS BLOCKING WITH OTHER TRADES FOR PRECISE LOCATION.
- THE MILLWORK CONTRACTOR SHALL OBTAIN AND VERIFY ALL FIELD MEASUREMENTS AND CONDITIONS AFFECTING HIS WORK AND SHALL BE RESPONSIBLE FOR ALL DETAILS AND DIMENSIONS ASSURING PRECISIONS AND PROPER ASSEMBLY OF HIS PRODUCTS.
- COORDINATE ALL ITEMS TO INSURE DELIVERY TO THE PROPER LOCATION AND VERIFY ACCOMMODATION WITHIN FREIGHT ELEVATOR (AS REQUIRED).
- SET WORK PLUMS, LEVEL AND SQUARE, SCRIBED TIGHTLY AND ACCURATELY ADJACENT SURFACES, SECURELY ANCHORED IN POSITION INDICATED ON DRAWINGS TO HIGHEST QUALITY STANDARD.
- LAMINATE EDGES OF COUNTER TOPS AND EDGES OF DOORS PRIOR TO FACING COUNTER TOPS OR DOORS.
- COORDINATE EXACT PLACEMENT OF PLUMBING AND ELECTRICAL FIXTURES, SWITCHES, AND OUTLETS TO BE INSTALLED WITHIN THE MILLWORK.
- REPAIR, REPLACE OR OTHERWISE MAKE GOOD TO SATISFACTION OF DESIGNER ALL DAMAGE INCURRED TO MILLWORK DURING CONSTRUCTION.
- ADJUST DOORS, DRAWERS AND ALL HARDWARE FOR PROPER OPERATION AND CLEAN ALL SURFACES, INSIDE AND OUT.
- COMPLY WITH MILLWORK MANUFACTURERS AND INSTALLERS RECOMMENDED OPTIMUM TEMPERATURE AND HUMIDITY CONDITIONS FOR STORAGE AND INSTALLATION OF MILLWORK.
- COMPLY WITH ARCHITECTURAL WOODWORK QUALITY STANDARDS, GUIDE SPECIFICATIONS AND QUALITY CERTIFICATION PROGRAM, SECTION 1500 FACTOR FINISHING SYSTEMS FOR FINISHES NOTED.

FINISH NOTES

- INSPECT ALL MATERIALS FOR DEFECTS, FLAWS, SHIPPING DAMAGE, CORRECT COLOR AND PATTERN, INFORM DESIGNER OF ANY DEFECTIVE MATERIALS AND COORDINATE WITH THE MANUFACTURER FOR AN ACCURATE SHIPPING DATE FOR THE REPLACEMENT MATERIAL.
- FLOOR COVERINGS SHALL BE REPAIRED IN RENOVATION WORK TO MATCH ADJACENT SURFACES. FLOOR COVERING IN CLOSET(S) SHALL MATCH ADJACENT ROOM UNLESS OTHERWISE NOTED.
- VCT SHALL BE INSTALLED AS A SOLID PATTERN CONFIGURATION UNLESS OTHERWISE NOTED.
- INSTALL VINYL COVE BASE FOR RESILIENT TILE FLOOR AREAS UNLESS OTHERWISE NOTED. DESIGNER SHALL CHOOSE COLOR.
- INSTALL RUBBER TRANSITION STRIP AT ALL POINTS WHERE CARPET AND RESILIENT TILE FLOORING MEET.

- DIRECT GLUE CARPET UNLESS OTHERWISE NOTED. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AN APPROPRIATELY LEVEL AND SMOOTH CONCRETE OR OTHER SUBSTRATE TO MEET THE CARPET INDUSTRY'S STANDARDS PRIOR TO INSTALLATION.
- ALL CARPET SHALL BE INSTALLED IN SAME DIRECTION.
- SEAM CARPET AT DOORS ON CENTERLINE OF DOORS, TYPICAL. UNLESS OTHERWISE NOTED.

PAINTED SURFACES

- ALL PAINTED FINISH METAL SHALL BE SEMI-GLOSS ALKYD ENAMEL UNLESS OTHERWISE NOTED. ALL OTHER SURFACES SHALL BE LATEX, EGGSHELL FINISH. ALL PAINTED FINISHES WITHIN BATHROOMS AND KITCHEN/GALLEYS SHALL BE SEMI-GLOSS ALKYD ENAMEL.
- PREPARE FOR AND APPLY ALL PAINT IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE, ONE COAT PRIME AND 2 FINISH COAT MINIMUM APPLICATION. FOLLOW INDUSTRY STANDARDS FOR SURFACE PREPARATION AND APPLICATION ENVIRONMENT (TEMPERATURE AND HUMIDITY).

WALLCOVERING

- INTERIOR FINISH MATERIALS SHALL COMPLY WITH LOCAL CODES, WHEN REQUIRED BY BUILDING OFFICIALS, APPLY FLAME PROOFING TO FABRIC WALLCOVERINGS.
- WALLCOVERINGS SHALL BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS FOR THE PARTICULAR SURFACE APPLICATION, INCLUDING TEMPERATURE AND DUST CONTROL. WALLCOVERING REQUIRING BACKING SHALL BE SO PROVIDED. APPLY WALL PRIMER PRIOR TO APPLYING ADHESIVE FOLLOWING MANUFACTURER'S INSTRUCTION.
- INSTALL SEAMS PLUMB AND NOT LESS THAN 6 INCHES FROM CORNERS. HORIZONTAL SEAMS NOT PERMITTED.
- REMOVE EXCESS ADHESIVE PROMPTLY, REPLACE PANELS WHICH CANNOT BE COMPLETELY CLEANED.
- INSTALLATION OF PATTERNED FABRIC WALLCOVERING SHALL BE MATCHED AT EDGE TO ADJACENT FABRIC PANEL.
- REMOVE SWITCH PLATES AND ALL SURFACE MOUNTED FIXTURES TO PERMIT WALLCOVERING INSTALLATION AND REINSTALL UPON COMPLETION.
- ALL WALLCOVERING SHALL BE FROM CONSISTENT DYE LOTS.
- NO SUBSTITUTION OF ANY SPECIFIED WALLCOVERING OR FINISH MAY BE MADE WITHOUT PRIOR APPROVAL OF DESIGNER.

TILE

- INSTALL TILE IN ACCORDANCE WITH TILE COUNCIL OF AMERICA HANDBOOK FOR CERAMIC TILE INSTALLATION METHODS.
- CONTRACTOR RESPONSIBLE FOR PROVIDING APPROPRIATE SUBSTRATE (I.E. WATER RESISTANT GYPSUM BOARD, WONDERBOARD, ETC.)

TELEPHONE/DATA/ELECTRICAL/ILLUMINATION NOTES

- WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE NATIONAL, STATE AND LOCAL ELECTRICAL CODES.
- IN MEP DESIGN-BUILD PROJECTS, MECHANICAL AND ELECTRICAL ENGINEERING DRAWINGS SHALL BE SUBMITTED TO DESIGNER FOR REVIEW PRIOR TO START OF CONSTRUCTION. CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR COORDINATING VARIOUS TRADES. CONTRACTOR SHALL CONTROL INSTALLATION SEQUENCE OF VARIOUS ITEMS TO ACCOMMODATE DIMENSIONAL REQUIREMENTS OF TOTAL ASSEMBLY, INCLUDING MECHANICAL, ELECTRICAL, PLUMBING, FIRE ALARM, DATA, TELEPHONE AND SPRINKLER PIPING AND EQUIPMENT.
- ANY DISCREPANCY BETWEEN THE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING ENGINEER'S OR OTHER CONSULTANT'S DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CLARIFICATION. WORK INSTALLED IN CONFLICT WITH THE DESIGNER'S DRAWINGS OR CREATING CONFLICTS BECAUSE OF INSUFFICIENT COORDINATION OF WORK SHALL BE CORRECTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AND SHALL NOT IMPACT SCHEDULE.
- REFER TO ENGINEERING DRAWINGS FOR CIRCUITING AND SPECIFICATIONS. MECHANICAL AND ELECTRICAL ENGINEER'S DRAWINGS DO NOT SPECIFY LOCATIONS OF FIXTURES, OUTLETS OR EQUIPMENT - REFER TO DESIGNER'S DRAWINGS.
- SEPARATE JUNCTION BOXES BY ONE STUD WHERE TELEPHONE AND ELECTRICAL OUTLETS APPEAR BACK TO BACK.
- ALL OUTLETS, SWITCHES AND JUNCTION BOXES LOCATED IN ACOUSTICAL PARTITIONS SHALL RECEIVE EQUIVALENT INSULATION BEHIND BOXES.
- WHERE WALL MOUNTED OUTLETS ARE INDICATED SIDE BY SIDE, THE MAXIMUM SEPARATION SHALL BE 6 INCHES CENTER-TO-CENTER, UNLESS OTHERWISE NOTED.
- GANG ELECTRICAL OUTLETS AND SWITCHES WHERE POSSIBLE.
- ALL WALL MOUNTED TELEPHONE, ELECTRICAL AND DATA OUTLETS SHALL BE INSTALLED AT +18 INCHES ABOVE FINISHED FLOOR, UNLESS OTHERWISE NOTED.
- INSTALL LIGHT SWITCHES AT +42 INCHES A.F.F. AND WITHIN 8 INCHES OF DOOR FRAME, UNLESS OTHERWISE NOTED. FOLLOW ADA REGULATION IN ALL CIRCUMSTANCES.
- THERMOSTATS SHALL BE INSTALLED AT +60 INCHES A.F.F. ADJACENT TO LIGHT SWITCHES, UNLESS OTHERWISE NOTED.
- ALL INCANDESCENT LIGHT FIXTURES TO BE ON DIMMERS, UNLESS OTHERWISE NOTED.
- WHERE LIGHTS AND SWITCHES ARE NOT NOTED WITH A LOWER CASE LETTER DESIGNATION, THE SWITCHES ARE TO BE CONNECTED ONLY TO THOSE LIGHT FIXTURES WITHIN THAT SPECIFIC ROOM.
- ALL FLOOR MOUNTED OUTLETS ARE DIMENSIONED FROM THE CENTERLINE OF THE OUTLET TO THE FINISHED FACE OF THE PARTITION AND/OR COLUMN UNLESS OTHERWISE NOTED.
- ALL ELECTRICAL ITEMS INDICATED IN OR ON CABINRY SHALL BE SUPPLIED, INSTALLED AND COORDINATED BY THE CONTRACTOR, UNLESS OTHERWISE NOTED.
- ELECTRICAL CONTRACTOR SHALL MAKE FINAL CONNECTIONS FOR FLOOR OR WALL OUTLETS TO FURNITURE SYSTEM POWER PANELS, WHERE APPLICABLE FOLLOWING MANUFACTURER'S STANDARDS FOR INSTALLATION AND APPLICABLE CODES.
- TELEPHONE AND DATA OUTLETS SHALL BE SINGLE OUTLET BOX WITH PULL STRING AND RING FOR WIRING. WIRING OR CABLING SHALL BE BY OTHERS UNLESS OTHERWISE NOTED.
- THE SIZE OF ALL NEW TELEPHONE AND DATA LINE CONDUITS SHALL BE PER SUPPLIER'S SPECIFICATIONS. VERIFY REQUIREMENTS WITH OWNER.
- INSTALL BRUSHED CHROME COVER PLATES AT ALL OUTLET AND SWITCH LOCATIONS.
- ALL EXHAUST FANS SHALL BE SILENT RUNNING AND SHALL HAVE A MINIMUM 8'-0" DUCT BETWEEN THE RETURN GRILLE AND THE FAN MOTOR. DUCT SHALL BE NON-FIRE WRAPPED. DO NOT LOCATE FAN MOTOR ABOVE CEILING OF ROOM SERVED BY FAN; LOCATE MOTOR ABOVE CORRIDOR OR OPEN AREA CEILINGS. PROVIDE SPARK PROOF MOTORS OR EXPLOSION PROOF MOTORS FOR LOCATIONS INVOLVING FLAMMABLE MATERIALS (BATTERY CHARGING ROOM, ETC.)
- ACCESS PANELS AS REQUIRED SHALL BE INSTALLED FLOUSH IN CEILING AND FINISHED TO MATCH THE ADJACENT CEILING FINISH. LOCATIONS OF ALL ACCESS PANELS ARE TO BE REVIEWED WITH THE DESIGNER.
- CEILING HEIGHT SHALL BE STANDARD UNLESS OTHERWISE NOTED.

REVISIONS:	RELEASED FOR:	DRAWN BY: LAM/VAK
REV #1: 09-14-00	● PRELIMINARY ONLY	JOB NO.:
	● BIDDING	CADD NO.: DOBBIN-RD-BANKDWG
	● PERMITS	
	○ CONSTRUCTION	

ALLFIRST BRANCH BANK
DOBBIN CENTER
COLUMBIA, MARYLAND

SHEET TITLE	DATE: 09.05.00	DWG. NO.
BIDDER INSTRUCTION NOTES	SCALE: 1/8" = 1'-0"	CD-INST

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 INTERIOR DESIGN PROJECT MANAGEMENT
 INTERIOR ARCHITECTURE COMMERCIAL SPACE PLANNING
 8930 ROUTE 108, SUITE "N" COLUMBIA, MARYLAND 21045
 (410) 995-0191 (410) 995-0507 (FAX)