

GENERAL CONSTRUCTION NOTES:

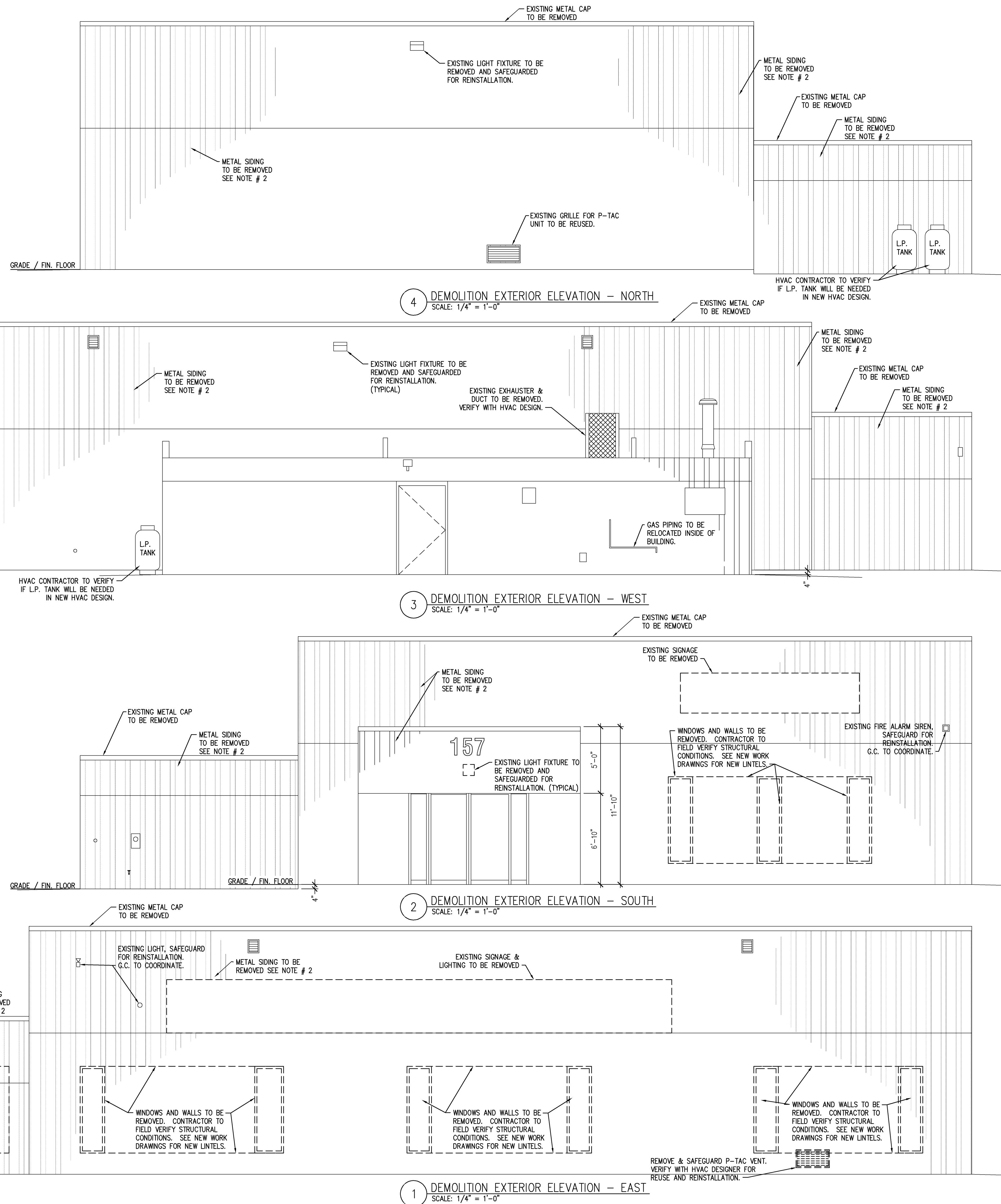
1. GENERAL CONTRACTOR (G.C.) SHALL FIELD VERIFY ALL DIMENSIONS AND COLUMN LOCATIONS AT THE JOBSITE, AND BE RESPONSIBLE FOR THE PROPER FITTING OF WORK THERETO. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. WORK SHALL CONFORM TO APPLICABLE LOCAL CODES & LANDLORDS REQUIREMENTS.
3. SECURE AND PAY FOR ALL PERMITS, TEMPORARY UTILITIES, AND CARRY LIABILITY INSURANCE AS REQUIRED BY THE FRANCHISEE AND LANDLORD.
4. THE CONTRACT FOR CONSTRUCTION SHALL BE BETWEEN THE (G.C.) AND THE TENANT.
5. PRIOR TO THE START OF CONSTRUCTION, (G.C.) SHALL PROVIDE PERFORMANCE, LABOR AND MATERIAL PAYMENT BOND AND GENERAL LIABILITY INSURANCE AS REQUIRED BY THE LANDLORD.
6. CHANGE ORDERS, IF ANY, SHALL BE WRITTEN AND AGREED TO BY THE (G.C.), THE TENANT, AND THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CHANGES TO THE WORK.
7. PROTECT, PRESERVE AND REPAIR AS NECESSARY ALL DEMISING WALLS WHICH EXIST TO REMAIN. PLUMBING WASTE, VENT & WATER LINES, AND ELECTRICAL CONDUITS SHALL BE RUN CONCEALED IN FURRED WALL AS SHOWN OR AS NECESSARY.
8. (G.C.) SHALL COORDINATE INSTALLATION OF SIGNS WITH CONSTRUCTION OF SOFFITS FRAMING ENSURE ACCESS TO BULKHEAD FOR SIGN INSTALLATIONS.
9. (G.C.) SHALL SUBMIT SHOP DRAWINGS TO THE TENANT AND TO THE ARCHITECT FOR REVIEWS AND APPROVALS PRIOR TO FABRICATION OF ALL GLAZING CABINETWORK AND SIGNAGE. SUBMIT SIGNAGE SHOP DRAWINGS TO THE LANDLORD PRIOR TO FABRICATION OF SIGNAGE FOR APPROVAL.
10. (G.C.) SHALL PROVIDE TO TENANT AND TO LANDLORD A MINIMUM ONE-YEAR WARRANTY, NAMING BOTH PENNANT & LANDLORD, AGAINST DEFECTS IN WORKMANSHIP, MATERIALS AND EQUIPMENT.
11. PRIOR TO ANTICIPATED SHIPPING DATE, (G.C.) SHALL VERIFY WITH THE TENANT THE NAME & PHONE NUMBER OF THE TRUCKING COMPANY WHICH WILL DELIVER EQUIPMENT FROM THE EQUIPMENT SUPPLIER INTO THE SPACE.
12. (G.C.) SHALL PROVIDE TO THE TENANT AS-BUILT DRAWINGS FOR THE HVAC AND THE PLUMBING SYSTEMS INCLUDING ANY MODIFICATIONS TO THE DRAWINGS.
13. (G.C.) SHALL CERTIFY THAT NO ASBESTOS CONTAINING MATERIALS (ACM's) WERE USED IN THE CONSTRUCTION OF THE PREMISES.
14. (G.C.) SHALL OBTAIN ALL REQUIRED INSPECTIONS, AND SECURE ALL OFFICIAL APPROVALS OF WORK PERFORMED. THE CONTRACTOR SHALL SUBMIT ALL CERTIFICATES OF INSPECTION AND CERTIFICATE OF OCCUPANCY TO THE FRANCHISEE AND LANDLORD UPON COMPLETION OF THE WORK.
15. (G.C.) SHALL OBTAIN LIEN WAIVERS FROM ALL SUBCONTRACTORS OR SUPPLIERS WHO HAVE A CONTRACT WITH (G.C.) OR PROVIDE SERVICES OR SUPPLIES, AND SHALL DELIVER LIEN WAIVERS AND (G.C.'S) LIEN WAIVER TO FRANCHISEE WITH EACH PAY REQUEST.
16. PROPERLY SEAL ALL FLOORS, WALLS AND CEILINGS AROUND DUCTS, PIPES AND CABLES TO PREVENT VERMIN HARBORAGE. SEAL ALL GAPS, CRACKS, JOINTS AND OPENINGS LESS THAN 1/8" WIDE WITH PAINTABLE CAULK. USE BACKER ROD BEHIND CAULK WHERE JOINTS EXCEED 3/8" PAINT TO MATCH ADJOINING SURFACES. SEAL ALL FLOOR MOUNTED EQUIPMENT TO FLOOR UNLESS EQUIPMENT IS MOUNTED ON LEGS AT LEAST 6" HIGH.
17. (G.C.) SHALL BE RESPONSIBLE FOR ALL FINISH WORK UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ALL PAINTING REQUIRED SHALL BE THREE-COAT SEMI-GLOSS ENAMEL (OVER ONE COAT PRIMER) UNLESS OTHERWISE INDICATED ON DRAWINGS. FOLLOWING THE INSTALLATION OF CONTRACTOR SUPPLIED CABINETS, THE CONTRACTOR SHALL PROVIDE FAUCING AND COVERINGS INDICATED.
18. PROVIDE MINIMUM OF ONE, MAXIMUM OF TWO (2A RATING) FIRE EXTINGUISHER(S), TO COMPLY WITH REQUIREMENTS OF 1) NFPA 10,1994 EDITION, 2) THE REQUIREMENTS OF THE LOCAL FIRE DEPARTMENT, AND 3) THE REQUIREMENTS OF THE LANDLORD'S INSURANCE COMPANY.
19. ALL RESPONSIBILITY OF WORK WILL BE OUTLINED IN THE LEASE AGREEMENT BETWEEN THE TENANT AND THE LANDLORD.
20. GENERAL CONTRACTOR TO SEAL ALL ABANDONED CORE HOLES.
21. COORDINATE WITH LANDLORD'S ON-SITE REPRESENTATIVE REGARDING MEANS OF ACCESS IF SPACE DOES NOT HAVE A REAR SERVICE ENTRANCE.
22. POST UPON POSSESSION OF TENANT SPACE, TWO (2) SIGNS AT THE STOREFRONT AND REAR SERVICE AREA TO REMAIN THE DURATION OF THE PROJECT. EACH SIGN SHOULD INCLUDE SPACE #, TENANT NAME, AND G.C. NAME. THIS WILL BE CRITICAL FOR EACH CONTRACTOR TO RECEIVE DELIVERIES OF MATERIALS AND SUPPLIES
23. SPRINKLER SHOP DRAWINGS MUST BE SUBMITTED TO LANDLORD'S INSURANCE UNDERWRITER FOR APPROVAL. ANY DEFICIENCIES FOUND MUST BE CORRECTED TO BE IN FULL COMPLIANCE.
24. FIRE EXTINGUISHERS: EACH TENANT SHALL FURNISH AND INSTALL FIRE EXTINGUISHERS (CERTIFIED BY A STATE LICENSING CO.) THROUGHOUT THE TENANT'S LEASED SPACE. THE REQUIREMENTS IS ONE EXTINGUISHER PER 3000 SQ. FT. OF SPACE WITH A MAX. SEPARATION OF 75' WALKING DISTANCE. TYPE OF EXTINGUISHER SHALL BE CLASS 4-1:40B:C DRY REQUIRED DURING CONSTRUCTION. (DURING CONSTRUCTION, TENANT CONTRACTOR MUST PROVIDE FIRE EXTINGUISHERS IN TENANT SPACE.)

NOTES:

1. G.C. TO REMOVE ALL EXTERIOR LIGHT FIXTURES & SAFEGUARD FOR RE-INSTALLATION IN THE SAME LOCATION AFTER NEW EXTERIOR FINISHES ARE APPLIED.
2. DUE TO WINTER CONDITIONS, G.C. MAY KEEP METAL SIDING ON BUILDING IN PLACE, NEW 5/8" DENS GLASS BOARD OVER EXISTING METAL SIDING (USE HAT CHANNEL VERTICALLY WHERE REQUIRED TO SPAN RIBS).

WALLS TO BE REMOVED. CONTRACTOR TO FIELD VERIFY STRUCTURAL CONDITIONS. SEE NEW WORK DRAWINGS FOR NEW LINTELS.

GRADE / FIN. FLOOR



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PROJECT:	
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JOB NUM:	10173
DRAWN BY:	BJG
CHECKED:	TAP
ISSUED:	12/16/2010
REVISIONS:	01/28/2011
DRAWING TITLE	
DEMOLITION ELEVATIONS	
SHEET NUMBER	
D-2	
10173 D-2.DWG	