

GENERAL NOTES

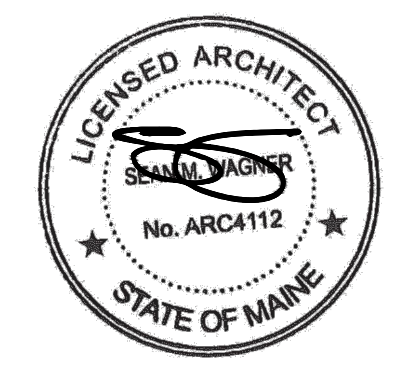
- FOR CLARIFICATION PURPOSES; TENANT, CLIENT AND OWNER ARE THE SAME PARTY. LANDLORD IS THE PARTY LEASING TO THE TENANT, AND THE GENERAL CONTRACTOR, WHETHER WORKING FOR THE LANDLORD OR THE TENANT, WILL BE REQUIRED TO HANDLE ALL WORK IN THESE DOCUMENTS UNLESS SPECIFICALLY NOTED OTHERWISE.
- ALL WORK TO COMPLY WITH LOCAL, STATE AND FEDERAL CODES AND ORDINANCES AS WELL AS ANY OTHER GOVERNING AGENCIES HAVING JURISDICTION.
- THE GENERAL CONTRACTOR IS REQUIRED TO ADHERE TO ALL NEW REQUIREMENTS, WHETHER STATED OR NOT IN THESE CONTRACT DOCUMENTS. FOR THE LATEST A.D.A. LAW EFFECTED MARCH 15, 2012, THIS LAW IS A CIVIL RIGHTS LAW AND THE EXCLUSION OF REQUIREMENTS BY THE LOCAL CODE OFFICIALS DOES NOT RELIEVE THE TENANT OR THE GENERAL CONTRACTOR OF ADHERING TO THE NECESSARY WORK, EITHER DURING CONSTRUCTION OR AFTER OCCUPANCY.
- THE GENERAL CONTRACTOR SHALL COMPLY AND CONFORM TO ALL OF THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), NO EXCEPTIONS WILL BE PERMITTED. THE PROVISIONS OF THE TENANTS LEASE SHALL APPLY IN THE EVENT OF VIOLATION RESULTING IN DAMAGES, CAUSES OF ACTION OR ANY CLAIMS ARISING THEREFROM. IF GENERAL CONTRACTOR AND/OR IS SUBCONTRACTORS DO NOT COMPLY WITH THIS ACT.
- THE ARCHITECT SHALL NOT HAVE CONTROL OVER, CHARGE OF, OR RESPONSIBILITY FOR CONSTRUCTION METHODS, TECHNIQUES, PROCEDURES, SAFETY PRECAUTIONS AND PROGRAMS, INCLUDING ANY AND ALL OSHA REQUIREMENTS, IN CONNECTION WITH THE WORK.
- ALL CONTRACTORS SHALL BE BONDED AND LICENSED CONTRACTORS POSSESSING GOOD LABOR RELATIONS AND MUST BE CAPABLE OF QUALITY WORKMANSHIP. COORDINATING WITH OTHER CONTRACTORS WORKING ON THE PROJECT. IO INCS PROJECT MANAGER IS TO BE NOTIFIED IN WRITING OF THE NAMES, ADDRESSES, DAYTIME PHONE, FAX, AND EMERGENCY PHONE NUMBERS OF ALL SUBCONTRACTORS AND SUPPLIERS WORKING ON THIS PROJECT. GENERAL CONTRACTOR MUST ATTEND TO ALL ISSUES CONTAINING ASBESTOS OR HAZARDOUS MATERIAL, WERE KNOWNLY USED ON THIS PROJECT.
- ALL RULES AND REGULATIONS, SCOPE OF WORK AND PROCEDURES INDICATED WILL BE PERFORMED BY THE GENERAL CONTRACTOR, THEIR AGENTS, SUBCONTRACTORS, AND SUPPLIERS TO PROVIDE A TOTAL AND COMPLETE PROJECT FOR THE TENANT WORK SHOWN IN THESE NOTES IS TO BE PERFORMED BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS, AGENTS AND/OR SUPPLIERS ONLY, WHETHER OR NOT THE WORK IS DELINEATED PROPERLY.
- THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS FOR THE GENERAL CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED FOR THE WORK NOTED ON THESE PLANS AND SPECIFICATIONS. THIS INCLUDES PERMITS REQUIRED FOR FIXTURES SUPPLIED BY TENANT (IF APPLICABLE), AS WELL AS COSTS FOR ALL INSPECTIONS BY AUTHORITIES HAVING JURISDICTION. THE GENERAL CONTRACTOR SHALL PAY FOR THE BUILDING PERMIT AS INSTRUCTED BY THE IO INCS PROJECT MANAGER.
- WHEN BIDDING THIS PROJECT, EACH CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND VERIFYING EXISTING CONDITIONS AS REFLECTED IN THESE CONTRACT DOCUMENTS. ANY EXTRA WORK REQUIRED, BUT NOT INCLUDED IN THE DOCUMENTS SHALL BE REPORTED TO IO INCS PROJECT MANAGER AND ARCHITECT IMMEDIATELY.
- THE GENERAL CONTRACTOR IS REQUIRED TO HAVE ALL SUBCONTRACTORS REVIEW THESE NOTES PRIOR TO BIDDING AND TO FAMILIARIZE ALL PERSONS AND SUBCONTRACTORS WORKING ON THIS PROJECT WITH THESE GENERAL NOTES AND THE CONTRACT DOCUMENTS NOTED. THE EXECUTED LEASE AGREEMENT BETWEEN LANDLORD AND TENANT. ANY DISCREPANCY BETWEEN THESE CONTRACT DOCUMENTS AND THE LEASE INFORMATION IS TO BE REPORTED TO IO INCS PROJECT MANAGER PRIOR TO THE START OF ANY WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY ACCOUNTING THEMSELVES WITH THE CONTENT AND SCOPE OF THESE SPECIFICATIONS, AND SPECIAL ATTENTION SHOULD BE GIVEN THE SPECIFICATIONS THROUGHOUT THE SPAN OF THIS PROJECT BY THIS GENERAL CONTRACTOR, SUPERVISORS AND SUBCONTRACTORS, AS THE STANDARD ESTABLISHED HEREIN SHALL BE APPLIED, WITH EMPHASIS TO ALL WORK CHECK RESPONSIBILITY SCHEDULE FOR ALLOCATION OF SPECIFIC WORK. ALL WORK IS BY TENANTS GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. WORK DECLARED UNACCEPTABLE BY THE TENANT AND LANDLORD SHALL BE CORRECTED IN A MANNER AND TO A DEGREE OF QUALITY AS ACCEPTABLE BY THE TENANT AND LANDLORD.
- THE CONSTRUCTION DRAWINGS LISTED IN THESE CONTRACT DOCUMENTS HAVE BEEN PREPARED BASED ON THE BEST INFORMATION AVAILABLE TO THE TENANT DURING PREPARATION OF THE CONTRACT DOCUMENTS. IN THE EVENT THAT PROBLEMS ARISE DURING THE COURSE OF THE PROJECT, DUE TO UNKNOWN SITE CONDITIONS OR CODE AND LANDLORD REQUIREMENTS (IF ANY) THAT CONFLICT WITH THE CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR SHALL INFORM IO INCS PROJECT MANAGER AND THE TENANT'S ARCHITECT IMMEDIATELY. ANY CHANGES THAT WILL BE REQUIRED WILL BE DELINEATED BY TENANT ARCHITECT.
- PRIOR TO COMMENCEMENT OF ANY WORK, THE GENERAL CONTRACTOR SHALL CONTACT AND MEET WITH LANDLORD'S TENANT COORDINATOR AND IO INCS PROJECT MANAGER REPRESENTATIVE FOR A PRECONSTRUCTION MEETING, AT WHICH TIME, HE/SHE WILL PRESENT TO ALL PARTIES A LIST OF NAMES, ADDRESSES, BUSINESS PHONE, FAX AND EMERGENCY TELEPHONE NUMBERS OF ALL SUBCONTRACTORS FOR THIS PROJECT. THE GENERAL CONTRACTOR WILL COMPLETE THE CHECKLIST FORM (CONTRACTOR INFORMATION FORM) REQUIRED FOR EACH TENANT'S SPACE THAT CONTRACTOR WILL BE WORKING ON AS REQUIRED UNDER LEASE OBLIGATION. THE CHECKLIST FORM INCLUDING SCHEDULE INFORMATION AS WELL AS GENERAL CONTRACTOR AND SUBCONTRACTORS INFORMATION IS TO BE SUBMITTED TO THE LANDLORD'S REPRESENTATIVE UPON ARRIVAL AT THE JOB SITE.
- THE GENERAL CONTRACTOR IS TO COORDINATE WITH THE LANDLORD FOR SITE

- MOBILIZATION INCLUDING, BUT NOT LIMITED TO USE OF PREMISES, MATERIAL STORAGE, SITE ACCESS, HOUSEKEEPING, SECURITY, ETC.
14. ANY SCAFFOLDING, SAFETY RAILINGS, BARRICADES AND/OR PROTECTION DEVICES REQUIRED FOR THE PROJECT WILL BE FURNISHED AND PAID FOR BY THE GENERAL CONTRACTOR. PROTECT WORK FROM DAMAGE AND PROTECT WORK IN PLACE. WORK IN PLACE THAT IS TO BE PROTECTED SHALL BE COVERED, BOARDED UP, OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION. ALL FORMS OF PROTECTION SHALL BE CONSTRUCTED IN A MANNER SUCH THAT, UPON COMPLETION, THE ENTIRE WORK WILL BE DELIVERED TO THE OWNER IN PROPER, WHOLE AND COMPLETE CONDITION. ALL SUCH WORK SHALL BE COORDINATED WITH THE TENANT'S REPRESENTATIVE. THE TENANT'S ARCHITECT IS NOT RESPONSIBLE FOR THE SITE SAFETY OF THE EXISTING CONDITIONS AT THE JOB SITE AND SINCE ALL WORK IS BY GENERAL CONTRACTOR FOR THE TENANT "FIT-OUT", THEIR REPRESENTATIVES WILL BE REQUIRED TO DO ALL SUPERVISION, OBSERVATIONS AND JOB SITE SAFETY.
15. THE GENERAL CONTRACTOR SHALL HAVE AT ALL TIMES, AT THE PREMISES, BUILDING DEPARTMENT APPROVED PERMIT DRAWINGS, HEALTH DEPARTMENT APPROVED PERMIT DRAWINGS (IF APPLICABLE) AND LANDLORD APPROVED CONTRACT DOCUMENTS (WHEN APPLICABLE).
16. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE REQUIRED TO CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AT BUILDING SITE AND PREMISES AND NOTIFY THE LANDLORD, THE LANDLORD'S REPRESENTATIVE, IO INCS PROJECT MANAGER AND PROJECT ARCHITECT OF ANY AND ALL DISCREPANCIES AND LIST ANY WORK NOT YET COMPLETED STARTING WORK.
17. THE GENERAL CONTRACTOR IS REQUIRED TO INSTALL A STOREFRONT BARRICADE DURING THE CONSTRUCTION PHASE OF THIS PROJECT. SUCH BARRICADE TO MEET THE LATEST BARRICADE DESIGN REQUIREMENTS, INCLUDING THE PAINTING OF SUCH BARRICADE AND ANY SIGNAGE. ADDITIONALLY, THIS BARRICADE MUST BE MOVED OUT AS DAYTIME PHONE, FAX, AND EMERGENCY PHONE NUMBERS OF ALL SUBCONTRACTORS AND SUPPLIERS WORKING ON THIS PROJECT. GENERAL CONTRACTOR MUST ATTEND TO ALL ISSUES CONTAINING ASBESTOS OR HAZARDOUS MATERIAL, WERE KNOWNLY USED ON THIS PROJECT.
18. ALL RULES AND REGULATIONS, SCOPE OF WORK AND PROCEDURES INDICATED WILL BE PERFORMED BY THE GENERAL CONTRACTOR, THEIR AGENTS, SUBCONTRACTORS, AND SUPPLIERS TO PROVIDE A TOTAL AND COMPLETE PROJECT FOR THE TENANT WORK SHOWN IN THESE NOTES IS TO BE PERFORMED BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS, AGENTS AND/OR SUPPLIERS ONLY, WHETHER OR NOT THE WORK IS DELINEATED PROPERLY.
19. THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS FOR THE GENERAL CONTRACTOR SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED FOR THE WORK NOTED ON THESE PLANS AND SPECIFICATIONS. THIS INCLUDES PERMITS REQUIRED FOR FIXTURES SUPPLIED BY TENANT (IF APPLICABLE), AS WELL AS COSTS FOR ALL INSPECTIONS BY AUTHORITIES HAVING JURISDICTION. THE GENERAL CONTRACTOR SHALL PAY FOR THE BUILDING PERMIT AS INSTRUCTED BY THE IO INCS PROJECT MANAGER.
20. WHEN BIDDING THIS PROJECT, EACH CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND VERIFYING EXISTING CONDITIONS AS REFLECTED IN THESE CONTRACT DOCUMENTS. ANY EXTRA WORK REQUIRED, BUT NOT INCLUDED IN THE DOCUMENTS SHALL BE REPORTED TO IO INCS PROJECT MANAGER AND ARCHITECT IMMEDIATELY.
21. THE GENERAL CONTRACTOR IS REQUIRED TO HAVE ALL SUBCONTRACTORS REVIEW THESE NOTES PRIOR TO BIDDING AND TO FAMILIARIZE ALL PERSONS AND SUBCONTRACTORS WORKING ON THIS PROJECT WITH THESE GENERAL NOTES AND THE CONTRACT DOCUMENTS NOTED. THE EXECUTED LEASE AGREEMENT BETWEEN LANDLORD AND TENANT. ANY DISCREPANCY BETWEEN THESE CONTRACT DOCUMENTS AND THE LEASE INFORMATION IS TO BE REPORTED TO IO INCS PROJECT MANAGER PRIOR TO THE START OF ANY WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY ACCOUNTING THEMSELVES WITH THE CONTENT AND SCOPE OF THESE SPECIFICATIONS, AND SPECIAL ATTENTION SHOULD BE GIVEN THE SPECIFICATIONS THROUGHOUT THE SPAN OF THIS PROJECT BY THIS GENERAL CONTRACTOR, SUPERVISORS AND SUBCONTRACTORS, AS THE STANDARD ESTABLISHED HEREIN SHALL BE APPLIED, WITH EMPHASIS TO ALL WORK CHECK RESPONSIBILITY SCHEDULE FOR ALLOCATION OF SPECIFIC WORK. ALL WORK IS BY TENANTS GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. WORK DECLARED UNACCEPTABLE BY THE TENANT AND LANDLORD SHALL BE CORRECTED IN A MANNER AND TO A DEGREE OF QUALITY AS ACCEPTABLE BY THE TENANT AND LANDLORD.
22. THE CONSTRUCTION DRAWINGS LISTED IN THESE CONTRACT DOCUMENTS HAVE BEEN PREPARED BASED ON THE BEST INFORMATION AVAILABLE TO THE TENANT DURING PREPARATION OF THE CONTRACT DOCUMENTS. IN THE EVENT THAT PROBLEMS ARISE DURING THE COURSE OF THE PROJECT, DUE TO UNKNOWN SITE CONDITIONS OR CODE AND LANDLORD REQUIREMENTS (IF ANY) THAT CONFLICT WITH THE CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR SHALL INFORM IO INCS PROJECT MANAGER AND THE TENANT'S ARCHITECT IMMEDIATELY. ANY CHANGES THAT WILL BE REQUIRED WILL BE DELINEATED BY TENANT ARCHITECT.
23. PRIOR TO COMMENCEMENT OF ANY WORK, THE GENERAL CONTRACTOR SHALL CONTACT AND MEET WITH LANDLORD'S TENANT COORDINATOR AND IO INCS PROJECT MANAGER REPRESENTATIVE FOR A PRECONSTRUCTION MEETING, AT WHICH TIME, HE/SHE WILL PRESENT TO ALL PARTIES A LIST OF NAMES, ADDRESSES, BUSINESS PHONE, FAX AND EMERGENCY TELEPHONE NUMBERS OF ALL SUBCONTRACTORS FOR THIS PROJECT. THE GENERAL CONTRACTOR WILL COMPLETE THE CHECKLIST FORM (CONTRACTOR INFORMATION FORM) REQUIRED FOR EACH TENANT'S SPACE THAT CONTRACTOR WILL BE WORKING ON AS REQUIRED UNDER LEASE OBLIGATION. THE CHECKLIST FORM INCLUDING SCHEDULE INFORMATION AS WELL AS GENERAL CONTRACTOR AND SUBCONTRACTORS INFORMATION IS TO BE SUBMITTED TO THE LANDLORD'S REPRESENTATIVE UPON ARRIVAL AT THE JOB SITE.
24. THE GENERAL CONTRACTOR IS TO COORDINATE WITH THE LANDLORD FOR SITE

- INC'S PROJECT MANAGER AND ARCHITECT. IT IS NOT THE TENANT'S ARCHITECTS RESPONSIBILITY TO FOLLOW UP ON THESE OR ANY OTHER REQUIRED SHOP DRAWINGS.
- THE GENERAL CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL TRADES PRIOR TO FABRICATION AND INSTALLATION, AND SUBMIT SAMPLE MATERIAL, COLOR AND FINISHES TO IO INCS PROJECT MANAGER AND ARCHITECT FOR APPROVAL.
- THE GENERAL CONTRACTOR WILL BE REQUIRED TO PROTECT ALL NEUTRAL PERS, LANDLORDS AND ADJACENT TENANT CONSTRUCTION IF ADJACENT TO THIS TENANT'S WORK AND MAKE ANY AND ALL REQUIRED REPAIRS TO THE SATISFACTION OF THE LANDLORD AND IO INCS PROJECT MANAGER (IF THIS WORK IS DAMAGED).
27. ALL THE FLOOR FINISHES, WITHIN THE PREMISES, OR AT THE TRANSITION BETWEEN LANDLORD FLOOR FINISHES AND TENANT'S FLOOR FINISHES AT ENTRY OR REAR DOOR, IF APPLICABLE, AND LEVEL TO AVOID TRIPPING HAZARDS. ALL PENETRATIONS THROUGH RATED WALLS, WITH DUCTS OR PIPING, TO BE FILLED AT OPENING WITH "FIRESTOPPING" MATERIALS TO MAINTAIN THE INTEGRITY OF THE SPRINKLER RATING OF THE WALL.
28. SHOULD AN EXPANSION JOINT OCCUR IN THE LEASED PREMISES, GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION AFFECTED BY SUCH JOINT INCLUDING FURNISHING AND INSTALLING A LEVEL, SLAB HEIGHT EXPANSION JOINT COVER, INCLUDING FLOOR, WALLS AND CEILING. GENERAL CONTRACTOR SHALL MAINTAIN INTEGRITY OF ALL SUCH EXPANSION JOINTS IN A MANNER CONSISTENT WITH ACCEPTABLE CONSTRUCTION DESIGN PRACTICES.
29. ALL GYPSUM BOARD TO BE 5/8" THICK, FIRE CODE "X" BOTH SIDES (WATER RESISTANT IN TOILET ROOMS) AND ALL METAL STUDS TO BE 3/8" METAL STUDS, MINIMUM GAUGE AS AT 16" O.C. TO UNDERSIDE OF DECK ABOVE, UNLESS OTHERWISE NOTED. DEMISING WALL FIRE RATING TO BE CONFIRMED BY GENERAL CONTRACTOR RESPONSIBLE FOR STOREFRONT WORK AND REMOVED AT THE END OF THE CONSTRUCTION TIME PERIOD. CHECK WITH THE LANDLORD TO VERIFY IF A BARRICADE HAS PREVIOUSLY BEEN INSTALLED ON THESE PREMISES IN ANTICIPATION OF CONSTRUCTION BY THE NEW TENANTS. IF THIS IS THE CASE, DO NOT INCLUDE ANY COST FOR THE ACTUAL BARRICADE, BUT DO INCLUDE COSTS FOR MOVING SUCH BARRICADES IN AND OUT, AND OTHER SPECIFIC LANDLORD REQUIREMENTS REGARDING SUCH BARRICADES, AND THE PAINTING AND/OR REMOVAL OF SUCH BARRICADES AFTER CONSTRUCTION.
30. ALL GYPSUM BOARD TO BE APPLIED VERTICALLY ON WALLS UNLESS OTHERWISE NOTED. ALL GYPSUM BOARD TO BE FIRE RESISTANT AND NONCOMBUSTIBLE AS SPECIFIED BY LOCAL CODES.
31. ALL METAL FRAMING, GYPSUM BOARD, PARTITIONS, SOFFITS AND FACADES BY THE GENERAL CONTRACTOR, UNLESS OTHERWISE NOTED.
32. ALL GYPSUM BOARD TO BE FIRE TREATED AND SPACKLED THREE (3) COATS, SANDED AND READY TO RECEIVE PAINT OR WALL COVERING. ALL EXISTING GYPSUM BOARD TO BE REPAIRED TO "LIKE NEW" CONDITION.
33. ALL DOORS, METAL BUCKS, TRIMMED OPENINGS AND HARDWARE, INCLUDING LOCKS, TO BE PROVIDED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
34. LANDLORD IS RESPONSIBLE FOR ALL EXISTING TO REMAIN AND NEW STOREFRONT SYSTEMS, ENTRY DOORS, GLAZING, AND MUST COMPLY WITH ALL APPLICABLE CODES AND SAFETY GLAZING STANDARDS.
35. ALL CLEARANCES OF PIPES AND DUCT WORK INSTALLED BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS MUST BE MAINTAINED FOR ADEQUATE HEIGHTS REQUIRED FOR CEILING SYSTEM AND LIGHT FIXTURES. CONTRACTOR MUST REVIEW ENTIRE SET OF CONTRACT DOCUMENTS FOR CEILING HEIGHTS. GENERAL CONTRACTOR (OR DESIGNATED AUTHORIZED CONTRACTOR AT GENERAL CONTRACTOR'S EXPENSE) TO REMOVE OR REPLACE AS REQUIRED AND ANY AND ALL EXISTING P.V.C. PIPING WITH LOCAL CODE ALLOWABLE MATERIALS THROUGHOUT LEASED PREMISES.
36. EACH CONTRACTOR AND SUBCONTRACTOR PARTICIPATING IN THE PERFORMANCE OF TENANT'S WORK SHALL (A) MAKE APPROPRIATE ARRANGEMENTS WITH LANDLORD FOR TEMPORARY UTILITIES INCLUDING WATER AND ELECTRICITY, AS AVAILABLE WITHIN THE BUILDING, WHICH CONNECTIONS SHALL BE AT SUCH LOCATIONS AS SHALL BE DETERMINED BY LANDLORD, (B) PAY ALL COSTS OF THE CONNECTIONS AND OF PROPER MAINTENANCE AND REMOVAL OF SAME, AND (C) PAY ALL UTILITY CHARGES INCURRED AT THE PREVAILING RATES OF THE UTILITY COMPANY PROVIDING SUCH SERVICE TO THE BUILDING, DURING THE COURSE OF CONSTRUCTION UP TO AND INCLUDING THE DATE OF "TURN OVER" TO THE TENANT.
37. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS WORKING ON THIS PROJECT ARE RESPONSIBLE FOR CONTRACTING THE PUBLIC UTILITY COMPANIES SUPPLYING UTILITIES TO THE AREA WHERE THE PROJECT IS LOCATED. IN ORDER TO VERIFY LOCATIONS OF UTILITIES, UNDERGROUND OR OVERHEAD, AND SECURE THE PROPER PROCEDURES WHILE WORKING ADJACENT TO, ABOVE OR NEAR SUCH UTILITIES TO AVOID ANY PROBLEMS WITH EXPLOSIONS, DISCONNECTION, REMOVALS, ETC.
38. THE STRUCTURAL SYSTEM OF THE BUILDING HAS BEEN DESIGNED TO CARRY A MAXIMUM LIVE LOAD AS SPECIFIED IN THE LANDLORD'S CRITERIA, AND THE LANDLORDS OR TENANT'S GENERAL CONTRACTOR AND/OR THEIR SUBCONTRACTOR AND/OR ANY AND ALL MATERIAL SUPPLY HANDLERS NOT TO IMPOSE ANY LOADING FOR ANY OF THE TENANT'S WORK ON A TEMPORARY OR PERMANENT BASIS WHICH CAN EXCEED SUCH SPECIFIED LOAD.
39. ANY ALTERATIONS, ADDITIONS, DRILLING, WELDING OR OTHER ATTACHMENT OR REINFORCEMENTS TO LANDLORD'S STRUCTURE TO ACCOMMODATE TENANT'S WORK SHALL NOT BE PERFORMED WITHOUT LANDLORD'S APPROVAL, AND THIS CONTRACTOR SHALL LEAVE LANDLORD'S STRUCTURE AS STRONG AS, OR STRONGER THAN, THE ORIGINAL DESIGN AND WITH FINISHES UNIMPAIRED. ONLY UTILIZE LANDLORD'S DESIGNATED ROOFING CONTRACTOR FOR ALL ROOF PENETRATIONS, FLASHING AND COUNTER FLASHING.

40. AN APPROVAL BY THE TENANT WILL ONLY BE VALID IF IN WRITING AND SIGNED BY THE TENANT OR BY THE TENANT'S DESIGNATED REPRESENTATIVE FOR SUCH PURPOSES. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING APPROVAL FROM TENANT'S ARCHITECT ON ALL STRUCTURAL CHANGES DURING THE COURSE OF THE CONSTRUCTION PHASE OF PROJECT, AS WELL AS VERIFICATION OF CORRECT INSTALLATION AND SELECTION OF ARCHITECT FOR MISCELLANEOUS STEEL OR MECHANICAL SYSTEMS, STEEL FOR MEZZANINES (IF APPLICABLE), DUCTS, ETC. THE LANDLORD'S ARCHITECT AND DESIGNER ARE NOT INVOLVED UNLESS THEY TAKE ANY RESPONSIBILITY FOR TENANT'S STRUCTURE. ANY STRUCTURAL WORK ON PROJECT TO INCLUDE BUT NOT BE LIMITED TO MECHANICAL EQUIPMENT SUPPORTS, HANGING OF THE WALL.
41. THE GENERAL CONTRACTOR IS RESPONSIBLE TO CUT AND FRAME ALL OPENINGS FOR OTHER TRADES, SUCH AS MECHANICAL, SPRINKLER, PLUMBING, ELECTRICAL, FIREWORKS CONTRACTOR, THROUGH PARTITIONS AND THROUGH WALLS. ALL PENETRATIONS THROUGH RATED WALLS, WITH DUCTS OR PIPING, TO BE FILLED AT OPENING WITH "FIRESTOPPING" MATERIALS TO MAINTAIN THE INTEGRITY OF THE SPRINKLER RATING OF THE WALL.
- ALL PENETRATIONS THROUGH FIRE WALLS MUST BE UL FIRE PROTECTED TO MAINTAIN RATING.
42. SPRINKLER SYSTEM DESIGN AND/OR LAYOUT MODIFICATION, (IF APPLICABLE) TO BE PROVIDED BY THE DESIGNATED SPRINKLER SUBCONTRACTOR AND ALL SUBMISSIONS TO THE FIRE MARSHAL AND BUILDING INSPECTOR FOR THE NECESSARY APPROVAL. ABE ARE THE RESPONSIBILITY OF THE SPRINKLER SUBCONTRACTOR. GENERAL CONTRACTOR TO VERIFY WITH LANDLORD OR LANDLORDS CRITERIA IF SPRINKLER CONTRACTOR IS TO BE LANDLORDS APPROVED OR DESIGNATED CONTRACTOR. SPRINKLER HEAD SPACING AND HEADS ARE THE LATEST N.F.P.A. STANDARDS (PAMPHLET 13) AND ALL CODES HAVING JURISDICTION. SPRINKLER HEAD BRANCH LINES, DROPS AND HEADS ARE THE RESPONSIBILITY OF THE SPRINKLER SUBCONTRACTOR AND THE DESIGN SHALL BE BASED ON FLOOR LAYOUT AND REFLECTED CEILING PLANS. APPROVALS BY LANDLORD, LANDLORDS INSURANCE AGENT AND THE BUILDING INSPECTOR AND FIRE MARSHAL WILL BE REQUIRED.
43. ALL PLUMBING AND ELECTRICAL ROUGH-IN TO BE NEW AND ELECTRICAL SERVICE CONDUIT AND WIRE TO THE DEMISES PREMISES TO BE EXTENDED TO THE POINT OF NEW PANEL BY THE CONTRACTOR. GENERAL CONTRACTOR TO VERIFY THAT THESE UTILITIES ARE AT OR ADJACENT TO TENANT'S SPACE AS NOTED AND AT THE SAME HEIGHTS. BASED ON GENERAL CONTRACTOR'S OR SUBCONTRACTOR'S PRE-BID REVIEW OF PREMISES, IF THE UTILITIES ARE NOT IN LOCATIONS AS NOTED ON THE CONTRACT DOCUMENTS OR OF A SIZE LARGER OR SMALLER THAN NOTED, THIS CONTRACTOR IS TO MODIFY THE SERVICE ACCORDINGLY WITH EITHER NEW CONDUIT AND /OR NEW CONDUIT SERVICE WIRE EXTENDING BACK TO LANDLORDS ELECTRICAL /METER ROOM SERVICE POINT, AND INCLUDE SUCH COSTS IN THE BID TO THE TENANT.
44. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TOILET ACCESSORIES, AS WELL AS THE NEW TOILET ROOMS), DRINKING FOUNTAIN AND SERVICE SINK, IF APPLICABLE. IN THESE PREMISES UNLESS NOTED OTHERWISE OR EXISTING, TOILET ACCESSORY AND FIXTURE MOUNTING HEIGHTS TO BE THE HEIGHT NOTED ON THE LATEST A.D.A./C.A.B. (ANSI) REGULATIONS AS REQUIRED BY LOCAL BUILDING AGENCIES AND PLUMBING CODES. THE GENERAL CONTRACTOR TO FURNISH AND INSTALL ALL NEW TOILET EXHAUST WITH ASSOCIATED DUCTWORK, ROOF PENETRATIONS, OR HOOK UP TO COMMON EXHAUST DUCT WITH BACKDRAFT DAMPER ETC., INCLUDING ASSOCIATED ELECTRICAL HOOKUP AND PANEL CONNECTIONS, OR REPAIR EXISTING LIGHT / FAN LINES TO LIKE NEW CONDITION, (WHERE NOTED ON THE PLANS) WHERE SUCH WORK IS SHOWN OR NOT SHOWN IN THE CONSTRUCTION DOCUMENTS. THE TOILET ROOM OF THE A.D.A. AND/OR C.A.B. ANSI TYPE AND ALL PLUMBING FIXTURES AND TOILET ACCESSORIES ARE TO BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR, BUT WITH SPECIFICATIONS AND MOUNTING HEIGHTS HAND-DRAWN ACCESSIBLE, UTILIZING ABOVE SPECIFICATIONS ONLY AS A GUIDELINE.
45. THE LANDLORD WILL BE RESPONSIBLE FOR THE INSTALLATION OF ROOFTOP CONDENSERS AND TENANT AIR HANDLER UNITS. SEE PLANS AND WORK LETTER FOR SCOPE. THE GENERAL CONTRACTOR WILL FURNISH AND INSTALL REMAINING MECHANICAL EQUIPMENT AS SPECIFIED IN THIS DRAWING SET. TO BE INSTALLED AND MOUNTED WITH DISCONNECT AND WIRING. REMAINING MECHANICAL EQUIPMENT TO INCLUDE BUT IS NOT LIMITED TO: DUCTWORK, COLLARS, DIFFUSERS, REGISTERS, REGISTER CONTROLS, THESE CHECKS, ETC. WHETHER OR SUCH WORK IS OR IS NOT SHOWN OR DELINEATED IN THE CONTRACT DOCUMENTS. GENERAL CONTRACTOR'S MECHANICAL CONTRACTORS ARE REQUIRED TO COORDINATE WITH ALL OTHER CONTRACTORS ON JOB TO MAINTAIN TENANT'S CEILING HEIGHT, LIGHT FIXTURE LOCATION, SPRINKLER BRANCH LINES, ETC.
46. THE MECHANICAL SUBCONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE PRIOR TO SUBMITTING A BID FOR THE WORK ON THIS PROJECT. THE CONTRACTOR MUST BECOME FAMILIARIZED WITH THE FIELD CONDITIONS, AND THE SCOPE OF WORK. CONTRACTOR TO ENGINEER (UNLESS A FIRM DRAWING IS SUBMITTED AS A PART OF THESE CONTRACT DOCUMENTS), FURNISH AND INSTALL ANY / ALL REQUIRED FIRE ALARM, SMOKE EVACUATION, SMOKE DETECTION SYSTEMS, INCLUDING ANY / ALL PARTS AND LABOR (OR MONEY EXISTING AS REQUIRED), TO MEET LOCAL CODES, LANDLORD REQUIREMENTS AND FIRE MARSHAL SPECIFICATION. WHETHER SUCH WORK IS OR IS NOT SHOWN IN THE CONSTRUCTION DOCUMENTS, IF A SMOKE EVACUATION AND /OR DETECTION SYSTEM OCCURS FOR THIS SPACE, IT SHALL BE LEFT INTACT DURING CONSTRUCTION AND ANY NEW MODIFICATION AND REPAIRING TO BE COMPLETED DURING CONSTRUCTION. POINT OF NEW PANELS, IF SMOKE DETECTORS ARE REQUIRED TO BE HARD WIRED TO LANDLORD FIRE ALARM SYSTEM, THEY ARE TO BE PER LANDLORDS SYSTEM. CONTRACTOR TO CONTACT LANDLORD OR APPROVED AGENTS FOR PURCHASE AND INSTALLATION OF DETECTORS AT G.C. EXPENSE. G.C. AND/OR ITS FIRE ALARM SUBCONTRACTOR TO CONTACT LANDLORD FOR FINAL POINT OF CONNECTION TO LANDLORD'S FIRE ALARM JUNCTION BOX AND PERFORM WORK AT CONTRACTORS EXPENSE.
47. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL SUBCONTRACTOR FOR EXTENDING AND INSTALL ALL NECESSARY MISC. STRUCTURAL SUPPORTS TO THE GENERAL CONTRACTOR AND INSTALL ALL NECESSARY MISC. STRUCTURAL

- STEEL SHAPES, SHAPES TO BE INSTALLED WHERE DIRECTED BY THE LANDLORD'S REPRESENTATIVE FOR ADDITIONAL MECHANICAL UNIT ROOF TOP SUPPORT AND THE SUPPORT OF INTERIOR MECHANICAL EQUIPMENT, DUCTWORK, COLLARS, DIFFUSERS, REGISTERS, EXHAUSTS, FANS, ETC.
48. THE GENERAL CONTRACTOR AND /OR IS ELECTRICAL SUBCONTRACTOR SHALL VERIFY ALL EQUIPMENT SPECIFICATIONS AND REQUIREMENTS WITH IO INCS PROJECT MANAGER PRIOR TO START OF CONSTRUCTION. THIS CONTRACTOR TO VERIFY AMPERAGE, VOLTAGE SPECIFICATIONS, WIRING SIZES AND REQUIREMENTS (SERVICE AND PANEL SPECIFICATION) WITH THE EQUIPMENT SUPPLIERS, AND CHECK THE CONTRACT DOCUMENTS FOR MISCALCULATION. IN COORDINATION WITH EQUIPMENT SPECIFICATIONS FOR EQUIPMENT SUPPLIED BY THE TENANT, THE CONTRACTORS OR OTHER SOURCES (AS SPECIFIED BY THE ARCHITECT) AS A DOUBLE CHECK TO ASCERTAIN PROPER INSTALLATION OF EQUIPMENT AT THE CORRECT AMPERAGE /VOLTAGE AND WIRING SIZE, NO LIGHT FIXTURES ARE TO BE ORDERED UNTIL THIS "DOUBLE CHECK" TAKES PLACE.
49. THE GENERAL CONTRACTOR AND /OR ELECTRICAL SUBCONTRACTOR IS TO INSTALL EMERGENCY AND EXIT LIGHTING, AS REQUIRED BY LOCAL CODE OR AGENCIES HAVING JURISDICTION OVER THE PROJECT UNLESS NOTED OTHERWISE IN THE APPLICABLE "RESPONSIBILITY SCHEDULE". THE EXIT EMERGENCY LIGHTING SHOULD BE PROPERLY LABELED AND APPROVED TYPE LOCKOUTS INSTALLED.
50. THE ELECTRICAL SUBCONTRACTOR IS TO PROVIDE A CIRCUIT DIRECTORY WITH PROPER PHASING AND BALANCING, WHICH IS TO CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND UNDERWRITERS CODE. THE BONES JUNCTION BOX PERMIT IS TO BE INCLUDED IN THE WORK FOR THE ELECTRICAL SUBCONTRACTOR AND THE BOX IS TO BE SUPPLIED BY THIS CONTRACTOR AND PROPERLY LABELED.
51. ALL SWITCH / OUTLET PLATES / COVERS TO BE FINISHED IN SAME COLOR / WALL COVERING AS ADJACENT WALL FINISHES, UNLESS NOTED OTHERWISE. FACTORY PAINTED GRILLES, DIFFUSERS, METAL TRIM (BLOCKS, ETC.), ACCESSORIES, SWITCH AND OUTLET PLATES, ETC., ARE TO BE PAINTED TO MATCH ADJACENT



ARCHITECTS
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Maine.

Print Name: Sean M. Wagner, AIA

Date: 08-01-2014 License #: ARCA112

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ABBREVIATIONS

A	Architect and/or Engineer	C	Cabiner	D	Diffuser	F	FLASH	Flashing	I	Inside Diameter	
AB	Anchor Bolt	CAB	Conference	DM	Dimmer	FL	Flash	Flashed	ID	Inside Diameter	
ABV	Above	CAT	Catch	DSP	Dispenser	FLR	Flooring	INCL	Including	MD	Masonry Opening
AC	Air Conditioning	CAV	Ceiling	DST	Distribution	FLOR	Floor	INCL	Including	MTM	Metallic
ACFL	Access Floor	CB	Ceiling Basin	DV	Division or Divider	FN	Face	INSL	Insulation	MW	Metallic
ACOU	Acoustical	CCTV	Closed Circuit Television	DL	Dead-Load	FR	Frame	INT	Invent	QA	Quality Assurance
AD	Accidental Calling Title	CE	Civil Engineer	DN	Down	FC	Face of Concrete	INV	Invent	Q	Quantity
ADJ	Access Door	CEM	Cement	DR	Detail	FCB	Face of Concrete Block	JAN	Janitor	QTY	Quantity
ADL	Additional	CF	Cable Feet	DRL	Draw	FD	Face of Stud/Steel	JBX	Junction Box	NA	Not Applicable
ADOL	Additional	CFE	Cable Feet per Second	DRT	Draw	FD	Face of Stud/Steel	JCT	Joint	NC	Not in Contact
ADP	Adjacent	CG	Corner Guard	DSE	Draw	FF	Finish	JCC	Janitor's Closet	ND	Not in Contract
ADT	Alarm	CSNL	Cable Feet per Second	DTH	Dumpeater	FRP	Fiberglass Reinforced Plastic Panel	JF	Joint	NOM	Notional
ADMN	Administration	CI	Cable Feet	DWS	Dumpeater	FR	Fire Retardant Treated	JT	Joint	NR	Not to Scale
AFP	Alternate	CM	Construction Manager	DWT	Dumpeater	FTG	Footing	K	Kitchen	OA	Overall
ALUM	Aluminum	CMJ	Construction Manager	E	East	FTF	Furring	KT	Kitchen	OD	Overall
ALND	Amendment	CMO	Construction Manager	EA	East	FR	Furring	KR	Kitchen	OE	Overall
ALN	Anchor	CLNG	Ceiling	EB	East	FR	Furring	KT	Kitchen	OF	Overall
AMCO	Architectural Mechanical Controls	CMU	Concrete Masonry Unit	EC	Emergency egress	FR	Furring	KT	Kitchen	OH	Overhead
AP	Access Panel	CLD	Ceiling	EFS	Exterior Finish System	FR	Furring	KT	Kitchen	OD	Overhead
APC	Architectural Precast Concrete	CLR	Ceiling	EF	Exterior Finish	FR	Furring	KT	Kitchen	OE	Overall
APPROX	Approximately	CMU	Concrete Masonry Unit	EJ	Emergency egress	FR	Furring	KT	Kitchen	OD	Overhead
AUTO	Automatic	CLW	Ceiling	EKS	Exterior Finish	FR	Furring	KT	Kitchen	OD	Overhead
AV	Audio Visual	CLW	Ceiling	ELV	Elevation	FR	Furring	KT	Kitchen	OD	Overhead
AVS	Average	CLW	Ceiling	EMER	Emergency	FR	Furring	KT	Kitchen	OD	Overhead
AWT	Accidental Wall Treatment	CLW	Ceiling	ENR	Entrance	FR	Furring	KT	Kitchen	OD	Overhead
B	Bulkhead	CLW	Ceiling	EO	Electrical Outlet	FR	Furring	KT	Kitchen	OD	Overhead
BAB	Bulkhead and Bulkhead	CLW	Ceiling	EOP	Edge of Slab	FR	Furring	KT	Kitchen	OD	Overhead
BA	Building Accessory	CLW	Ceiling	EP	Edge of Slab	FR	Furring	KT	Kitchen	OD	Overhead
BB	Bulkhead	CLW	Ceiling	EQ	Equipment	FR	Furring	KT	Kitchen	OD	Overhead
BBT	Bulkhead	CLW	Ceiling	ER	Emergency egress	FR	Furring	KT	Kitchen	OD	Overhead
BL	Brick Ledger	CLW	Ceiling	ES	Exterior Insulation & Finish System	FR	Furring	KT	Kitchen	OD	Overhead
BLD	Building	CLW	Ceiling	ES	Exterior Insulation & Finish System	FR	Furring	KT	Kitchen	OD	Overhead
BLKS	Blocking	CLW	Ceiling	ES	Exterior Insulation & Finish System	FR	Furring	KT	Kitchen	OD	Overhead
BLM	Brick Masonry	CLW	Ceiling	ES	Exterior Insulation & Finish System	FR	Furring	KT	Kitchen	OD	Overhead
BO	Bottom of Beam	CLW	Ceiling	ES	Exterior Insulation & Finish System	FR	Furring	KT	Kitchen	OD	Overhead
BOB	Bottom of Beam	CLW	Ceiling	ES	Exterior Insulation & Finish System	FR	Furring	KT	Kitchen	OD	Overhead
BOB	Bottom of Beam	CLW	Ceiling	ES	Exterior Insulation & Finish System	FR	Furring	KT	Kitchen	OD	Overhead
BOB	Bottom of Beam	CLW	Ceiling	ES	Exterior Insulation & Finish System	FR	Furring	KT	Kitchen	OD	Overhead
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BO											