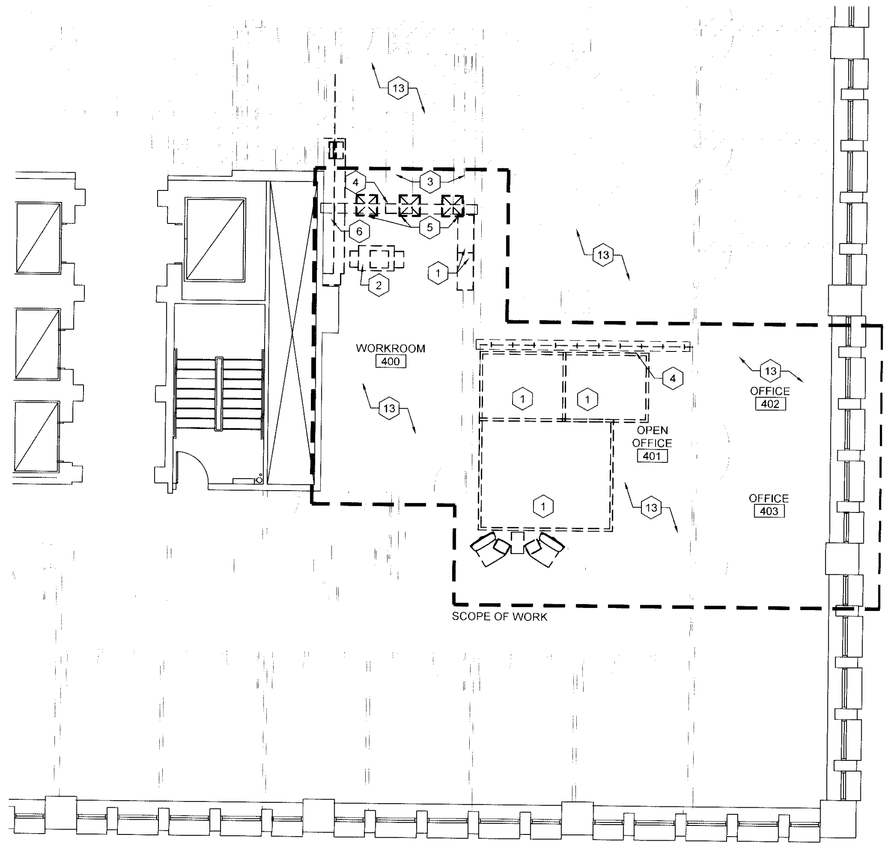
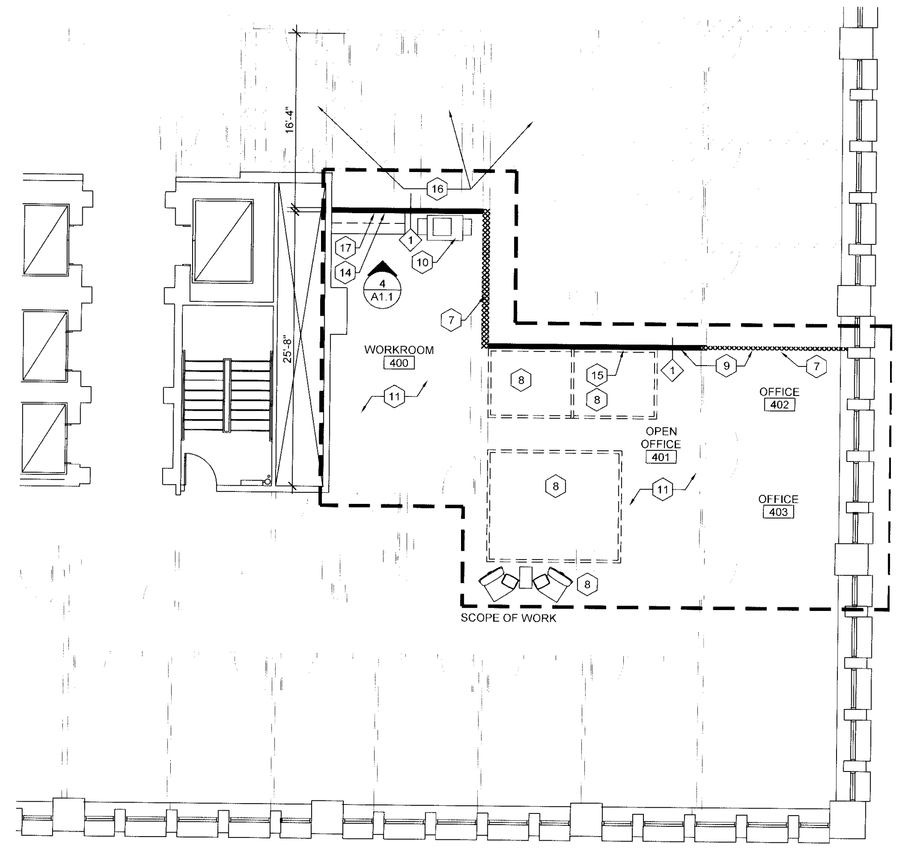
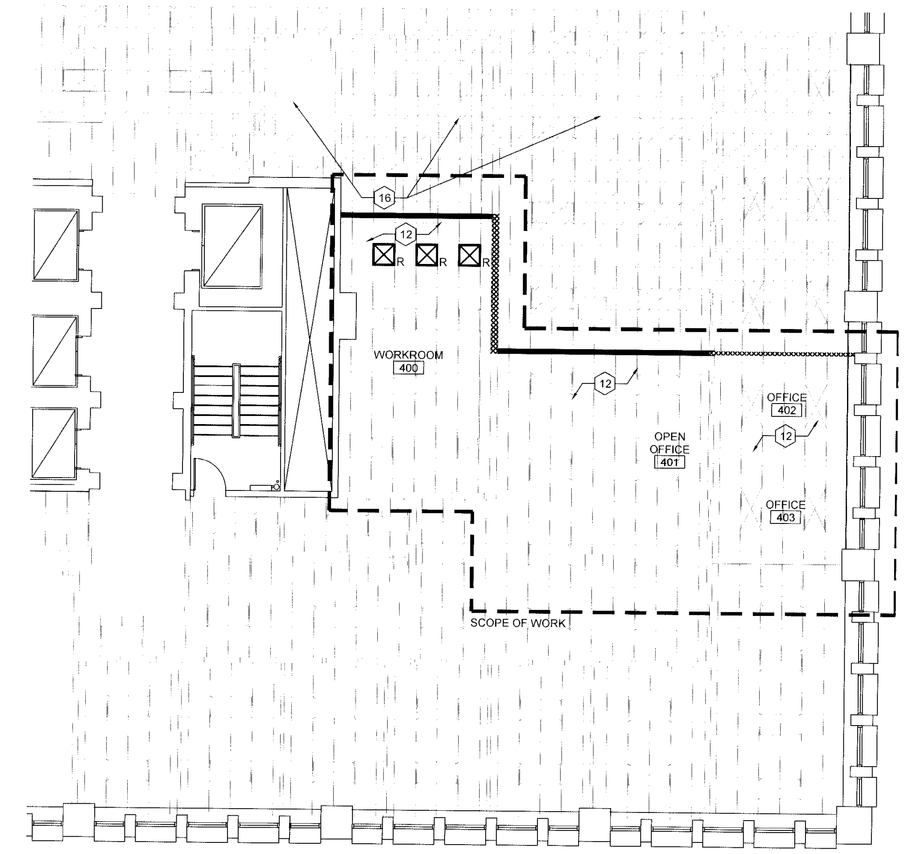


1 DEMOLITION PLAN
1/8" = 1'-0"
Project North TRUE NORTH - DOWN



2 CONSTRUCTION PLAN
1/8" = 1'-0"
Project North TRUE NORTH - DOWN



3 REFLECTED CEILING PLAN
1/8" = 1'-0"
(SEE ENGINEER'S DRAWINGS FOR MORE INFORMATION)
Project North TRUE NORTH - DOWN

GENERAL DEMOLITION NOTES

SCOPE OF DEMOLITION (SHOWN ON DWG.1/A1.1)

1.) THE EXISTING CONDITION/DEMOLITION DRAWINGS ARE INTENDED AS A GENERAL GUIDE TO THE DEMOLITION REQUIRED FOR THIS PROJECT. DEMOLITION IS NOT SHOWN IN COMPLETE DETAIL AND IT SHALL BE THE RESPONSIBILITY OF THE DEMOLITION / CONTRACTORS TO REMOVE EXISTING CONSTRUCTION AS REQUIRED TO ACCOMPLISH THE NEW DESIGN INTENT AND/OR WORK SHOWN OR REASONABLY IMPLIED FOR CONSTRUCTION OF THE FLOOR PLAN. REFER TO THE WORK SHOWN ON ALL OTHER DRAWINGS IN THE SET FOR THE EXTENT OF DEMOLITION REQUIRED TO PERFORM WORK INTENT. (i.e.: Mechanical, electrical demolition sheets/notes)

GENERAL CONDITIONS

1.) VISIT THE JOB SITE TO VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BEGINNING ANY WORK. NOTIFY THE ARCHITECT BY FAX (RECORD) AS SOON AS POSSIBLE OF ANY DISCREPANCIES FOR RESOLUTION OF THE ISSUE(S) PRIOR TO THE BEGINNING OF ANY WORK.

2.) TYPICAL: REMOVE ALL ITEMS SHOW ON DEMO-PLANS. INCLUDING BUT NOT LIMITED TO ALL NOTED ITEMS INCLUDING ALL ITEMS SHOWN ON MECHANICAL, PLUMBING, FIRE PROTECTION, & ELECTRICAL DEMOL DRAWINGS IN THE SET. UNLESS OTHERWISE NOTED TO REMAIN OR TO BE RE-USED (SEE ALL TRADES DEMOLITION/DRAWINGS AND NOTES).
   - A. ITEMS FOUND WITHIN WALLS AND CEILING THAT RUN THROUGH THE SPACE FEEDING AND/OR CONNECTING AN ADJACENT AREA(S) ARE REQUIRED TO REMAIN UNLESS OTHERWISE NOTED ON THE DRAWINGS.
   - B. FOR QUESTIONABLE ITEMS INCLUDING, BUT NOT LIMITED TO FOUND/UNKNOWN CONDITIONS AND ITEMS NOT SHOWN/LISTED ON THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS WILL BE COORDINATE WITH THE ARCHITECT BEFORE REMOVING THE ABOVE MENTIONED ITEM.
   - C. REMOVE ALL ABANDONED CONDUIT, DUCTWORK, HANGERS, CEILING TILE, GRID, FRAMING, PIPING, ETC. THROUGHOUT WORK AREA.
   - D. RELOCATE ANY EXISTING J-BOXES, SWITCHES, ETC. THAT ARE BEING RE-USED AND REQUIRED TO BE MOVED TO ACCOMMODATE NEW WALL CONSTRUCTION OR NEW FURRING.

3.) COORDINATE ALL DEMOLITION FOR OTHER TRADES AS NOTED IN THE MECHANICAL, PLUMBING, FIRE PROTECTION, & ELECTRICAL DEMO-DRAWINGS & NOTES.

BUILDING CONDITIONS

1.) PATCH ALL SURFACES OF EXISTING INTERIOR PARTITIONS THAT ARE NOT BEING DEMOLISHED OR WERE DAMAGED DUE TO THE DEMOLITION PROCEEDINGS.
   - A. FOR TENANT SPACES: PATCH ALL EXTERIOR WINDOW WALLS, BUILDING EXITING STAIRS, AND RESTROOM CORE WALL SURFACES ADJACENT TO DEMOLISHED ITEMS THAT ARE TO BE READY FOR NEW FINISHES. COORDINATE BEFORE JOB STARTS W/ LANDLORD AS POSSIBLE.

2.) REMOVE ALL EXISTING FLOOR FINISHES, ADHESIVE, ETC. AS SHOWN ON THE DRAWINGS (PATCH & REPAIR) TO ACCOMMODATE NEW FLOOR FINISHES. PREPARE FLOOR SURFACE PER MANUFACTURER'S RECOMMENDATIONS. LEVEL AREAS AND FEATHER TO NEW AND DIFFERENT FINISHES TO AVOID TRIP HAZARDS > 1/2". (FEATHER OR SLOPE 1:12)

3.) REMOVE ALL INDICATED WALLS, WALL FURRING, DOOR, FRAMES, ETC. THROUGHOUT THE AREA TO FACILITATE NEW CONSTRUCTION AS SHOWN IN THE CONSTRUCTION DOCUMENTS.

4.) REMOVE ALL EXISTING DRYWALL CEILING(S), SUSPENDED CEILING TILE(S), AND GRID(S), PROVIDE AND INSTALL NEW CEILING(S) AS SHOWN IN SET. COORDINATE BRACING & SUPPORTS FOR LIGHT FIXTURES, ETC.
   - A. WHERE SMALL AREAS OF CEILING ARE AFFECTED BY DEMO AND/OR ARE ADJACENT TO EXISTING CEILING; REPAIR ADJOINING CEILINGS AND PAINT AND/OR INSTALL NEW TILE TO MATCH EXISTING. ROOM OR AREA SHOULD BE CONSISTENT WITH NEW CONSTRUCTION.

5.) EXERCISE CARE SO THAT ONLY THE CONSTRUCTION INDICATED OR REASONABLY IMPLIED TO BE REMOVED SHALL BE DEMOLISHED. THE EXISTING CONSTRUCTION TO REMAIN SHALL BE LEFT INTACT AND UNDAMAGED. TYPICAL. ANY DAMAGE(S) WILL BE REQUIRED TO BE REPAIRED BY THE CONTRACTOR(S) AT NO COST TO THE PROJECT INCLUDING AREAS OUTSIDE THE EXTENTS OF WORK.

HEALTH, SAFETY, & WELFARE

1. TAKE ALL NECESSARY PRECAUTIONS DURING DEMOLITION AND CONSTRUCTION TO PROTECT AND MAINTAIN THE INTEGRITY AND OPERATION OF EXISTING OR TEMPORARY LIFE SAFETY AND EMERGENCY EGRESS AREAS AND SYSTEMS AS REQUIRED BY LOCAL BUILDING CODES.
2. VERIFY WITH THE ARCHITECT ANY EXISTING SECURITY ITEMS TO BE REMOVED AND RE-USED, RE-INSTALL AS DIRECTED.
3. THE CONTRACTORS ARE RESPONSIBLE FOR THE REMOVAL OF ALL DEMOLITION AND CONSTRUCTION DEBRIS GENERATED FROM WORK, TAKING CARE TO PREVENT OVERLOADING OF FLOOR ASSEMBLY AND PROTECTION OF ADJACENT EXISTING CONSTRUCTION.
4. DURING DEMOLITION, TAKE ALL PRECAUTIONS NECESSARY TO PREVENT STRUCTURAL AND OTHER DAMAGE TO THE BUILDINGS EXISTING WALLS AND FINISHES.
5. ALL ITEMS INDICATED TO BE REMOVED AND ITEMS NOT INDICATED TO BE RE-USED SHALL BE DISPOSED OF PROPERLY AS AGREED UPON AND DIRECTED BY THE OWNER OR THEIR AGENT.

CONSTRUCTION WASTE MANAGEMENT

IF REQUESTED BY OWNER PROVIDE PRICING FOR TRANSPORTATION & STORAGE OF RECYCLED CONSTRUCTION & DEMOLITION MATERIAL.

1.) ESTABLISH GOALS FOR DIVERSION OF CONSTRUCTION MATERIAL FROM DISPOSAL IN LANDFILLS AND INCINERATORS AND ADOPT A CONSTRUCTION WASTE MANAGEMENT PLAN TO ACHIEVE THESE GOALS.

A.) CONSIDER RECYCLING CARDBOARD, METAL, BRICK, ACOUSTICAL TILE, CONCRETE, PLASTIC, CLEAN WOOD, GLASS, GYP., CARPET AND INSULATION.

B.) DESIGNATE A SPECIFIC AREA(S) ON THE CONSTRUCTION SITE FOR SEGREGATED OR COMMINGLED COLLECTION OF RECYCLED MATERIAL, AND TRACK RECYCLING EFFORTS THROUGHOUT THE CONSTRUCTION PROCESS.

C.) IDENTIFY CONSTRUCTION HAULERS AND RECYCLERS TO HANDLE THE DESIGNATED MATERIALS. DIVERSION MAY INCLUDE DONATION OF MATERIAL TO CHARITABLE ORGANIZATIONS AND SALVAGE OF MATERIALS ON SITE.

GENERAL CONSTRUCTION NOTES

CODES, PERMITS, AND REGULATIONS:

1. SECURE ALL BUILDING PERMITS REQUIRED BY LOCAL GOVERNING AUTHORITIES.
2. MEET ALL LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS OF DEMOLITION, SAFETY AND SANITARY PRECAUTIONS DURING BUILDING OPERATIONS.
3. ALL WORK SHALL COMPLY WITH APPLICABLE CODES, AMENDMENTS, RULES, REGULATIONS, ORDINANCES, LAWS, ORDERS, APPROVALS, ETC., THAT ARE REQUIRED BY PUBLIC AUTHORITIES. IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL GOVERN. REQUIREMENTS INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE CURRENTLY APPLICABLE EDITIONS OR PUBLICATIONS OF THE FOLLOWING:
   - A. MAINE STATE UNIFORM BUILDING
   - B. NATIONAL FIRE PROTECTION ASSOCIATION
   - C. AMERICAN NATIONAL STANDARDS INSTITUTE
   - D. ALL LOCAL AND MUNICIPAL CODES
4. UPON COMPLETION, OWNER IS RESPONSIBLE FOR POSTING OCCUPANT LOAD, LIVE LOAD, USE GROUP AND CONSTRUCTION TYPE ON A PLACARD AS DESIGNATED BY THE BUILDING OFFICIAL.
5. WAIVE "COMMON PRACTICE" AND "COMMON USAGE" AS CONSTRUCTION CRITERIA WHEREVER DETAILS AND CONTRACT DOCUMENTS OR GOVERNING CODES, ORDINANCES, ETC., REQUIRE GREATER QUANTITY OR BETTER QUALITY THAN COMMON PRACTICE OR COMMON USAGE WOULD REQUIRE.
6. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. COORDINATE ALL SITE REQUIREMENTS, ISSUES AND UTILITIES. REVIEW SOILS REPORT, (GEOTECHNICAL)

OWNERSHIP OF DRAWINGS AND CONTRACT ITEMS:

THE CONTRACT DOCUMENTS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT FOR WHICH THEY ARE PREPARED IS EXECUTED OR NOT. THE CONTRACT DOCUMENTS ARE NOT TO BE USED BY OWNER, LANDLORD, OR TENANT FOR OTHER PROJECTS OR EXTENSIONS TO THE PROJECT NOR ARE THEY TO BE MODIFIED IN ANY MANNER WHATSOEVER EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. IF COPIES ARE REQUIRED NOTIFY THE ARCHITECT OF REQUEST FOR INSTRUCTIONS.

2. THE CONTRACT DOCUMENTS CONSIST OF THE FOLLOWING:
   - A. DRAWINGS AND SPECIFICATIONS
   - B. ANY AND ALL ADDENDA
3. IF AT ANY TIME BEFORE COMMENCEMENT OF WORK, OR DURING PROGRESS THEREOF, CONTRACTOR'S METHODS, EQUIPMENT OR APPLIANCES ARE INEFFICIENT, OR INAPPROPRIATE FOR SECURING QUALITY OF WORK, OR RATE OF PROGRESS INTENDED BY CONTRACT DOCUMENTS, OWNERS MAY ORDER CONTRACTOR TO IMPROVE THE QUALITY OR INCREASE THEIR EFFICIENCY. THIS WILL NOT RELIEVE CONTRACTOR OF HIS SURETIES FROM THEIR OBLIGATIONS TO SECURE QUALITY OF WORK AND RATE OF PROGRESS SPECIFIED IN CONTRACT.
4. COORDINATE ALL PORTIONS OF THE WORK AS DESCRIBED IN THE CONTRACT DOCUMENTS. NOTIFY THE ARCHITECT IN WRITING FOR RESOLUTION OF ALL DISCREPANCIES PRIOR TO CONSTRUCTION.

GENERAL COORDINATION OF DRAWINGS:

1. VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF PROPOSED WALLS. COORDINATE ALL MECHANICAL, TELEPHONE, ELECTRICAL, PLUMBING AND SPRINKLER EQUIPMENT TO BE REMOVED, RELOCATED OR INSTALLED (ITEMS TO INCLUDE ARE ALL PIPING, DUCT WORK, STRUCTURAL MEMBERS AND CONDUIT, AND EXISTING CONDITIONS). VERIFY THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED. ELEMENTS TO BE EXPOSED OR CONCEALED SHALL BE DETERMINED AND REVIEWED WITH ARCHITECT PRIOR TO CONSTRUCTION PROCEEDING.
2. COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL PARTITIONS, DOORS, ACCESSORIES, ELECTRICAL/TELEPHONE OUTLETS AND LIGHT SWITCHES WITH ARCHITECTURAL DRAWINGS IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
3. IN THE EVENT OF CONFLICT BETWEEN DATA SHOWN ON DRAWINGS AND DATA SHOWN ON THE SPECIFICATIONS, THE SPECIFICATIONS SHALL GOVERN. DETAIL DRAWINGS TAKE PRECEDENCE OVER DRAWINGS OF LARGER SCOPE. SHOULD THE CONTRACTORS AT ANY TIME DISCOVER AN ERROR IN A DRAWING OR SPECIFICATION, OR A DISCREPANCY OR VARIATION BETWEEN DIMENSIONS OR DRAWINGS AND MEASUREMENTS AT SITE, OR LACK OF DIMENSIONS OR OTHER INFORMATION, HE SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL CLARIFICATION HAS BEEN COMPLETED WITH THE ARCHITECT, OR CONTRACTOR ASSUMES RESPONSIBILITY FOR MODIFICATION OF ALL ASSOCIATED WORK INSTALLED INCORRECTLY AS DETERMINED BY ARCHITECT.
4. THE FINISHED WORK SHALL BE FIRM, WELL ANCHORED, IN TRUE ALIGNMENT, PLUMB, LEVEL, WITH SMOOTH, CLEAN, UNIFORM APPEARANCES WITHOUT WARPS, DISTORTIONS, HOLES MARKS, CRACKS, STAINS, OR DISCOLORATION. JOINTING SHALL BE CLOSE FITTING, NEAT AS WELL SCRIBED. THE FINISH WORK SHALL HAVE NO EXPOSED UNSIGHTLY ANCHORS OR FASTENERS AND SHALL NOT PRESENT HAZARDOUS, UNSAFE CORNERS. ALL WORK SHALL HAVE THE PROVISION FOR EXPANSION, CONTRACTION, AND SHRINKAGE AS NECESSARY TO PREVENT CRACKS, BUCKLING AND WARPING DUE TO TEMPERATURE AND HUMIDITY CONDITIONS.
5. NOTIFY THE ARCHITECT IN WRITING OF ANY DEFICIENCIES IN THE BUILDING SCOPE OF WORK AREAS PRIOR TO THE COMMENCEMENT OF WORK. ANY UNREPORTED DEFICIENCIES WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT.
6. NEW PARTITIONS SHOWN ARE TO ALIGN WITH THE FACE OF ADJACENT EXISTING CONSTRUCTION (ALIGN FINISHED FACE TO FINISHED FACE). PROVIDE AN ADDITIONAL LAYER OF GYP. BD. FROM NEW PARTITION LOCATIONS TO THE EXISTING CONSTRUCTION AS REQUIRED TO PRODUCE A FLUSH APPEARANCE WITH NO VISIBLE JOINTS, IF STUD ALIGNMENT IS NOT OBTAINED.
7. ATTACHMENTS, CONNECTIONS, OR FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH BEST PRACTICE AND THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEM ACCORDINGLY AND TO THESE CONDITIONS. THE DRAWINGS SHOW ONLY SPECIAL CONDITIONS TO ASSIST CONTRACTOR.
   THEY DO NOT ILLUSTRATE EVERY DETAILED CONNECTION.
8. VERIFY THE DIMENSIONS AND ELEVATIONS OF EXISTING CONDITIONS AT THE SITE. THE CONTRACTORS AND SUBS SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL ITEMS IN THE FIELD BEFORE PROCEEDING WITH CONSTRUCTION.
9. COORDINATE AND SCHEDULE ALL DELIVERIES AND DISPOSAL COORDINATION WITH THE ARCHITECT AND SECURITY PERSONAL.
10. CUSTOM MILLWORK, DOTTED LINE INDICATED MILLWORK ABOVE. SEE ELEVATIONS FOR MORE INFORMATION.
11. ALL WORK AND VERIFY ALL DIMENSIONS AT THE JOB AND BE RESPONSIBLE FOR THE PROPER FITTING OF HIS/HER WORK THERE TO.
12. ALL EXISTING MATERIALS, EQUIPMENT, AND CONSTRUCTION ARE IDENTIFIED ON DRAWINGS BY THE WORD "EXISTING" OR "EXIST." UNLESS STATED OTHERWISE, ALL NOTES REFERS TO NEW MATERIALS, EQUIPMENT, AND CONSTRUCTION INSTALLED UNDER EACH CONTRACT.
13. MATERIAL INDICATIONS, NOTES, AND ETC. ARE TYPICAL FOR ALL CONTRACT DRAWINGS (UNO) UNLESS NOTED OTHERWISE.
14. ALIGN MEANS SIMILAR COMPONENTS OF CONSTRUCTION, I.E., WALLS, JAMBS, ETC. SHALL BE IN LINE ACROSS VOIDS.
15. DOTTED LINE INDICATES GYP. BD. SOFFIT ABOVE, SEE REFLECTIVE CEILING PLAN AND/OR DETAILS NOTED FOR EXACT HEIGHT.
16. ALL DIMENSIONS ARE SHOWN FROM FINISH FACE OF GYPSUM BOARD TO FINISH FACE OF GYPSUM BOARD U.O.N.
17. DOORS AND CASED OPENINGS INDICATED ADJACENT TO WALL INTERSECTIONS SHALL BE LOCATED WITH THE EDGE OF FINISH OPENING FOUR (4) INCHES FROM THE ADJACENT WALL UNLESS OTHERWISE INDICATED. ALL OTHER DOORS AND CASED OPENINGS SHALL BE CENTERED BETWEEN NEAREST ADJACENT WALL INTERSECTIONS, UNLESS OTHERWISE DIMENSIONED IN SET.

DIMENSIONAL COORDINATION OF DRAWINGS:

1. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN. VERIFY DIMENSIONS WITH FIELD CONDITIONS. IF DISCREPANCIES ARE DISCOVERED BETWEEN FIELD CONDITIONS AND DRAWINGS OR BETWEEN DRAWINGS CONTACT THE ARCHITECT FOR RESOLUTION BEFORE PROCEEDING.
2. HORIZONTAL DIMENSIONS INDICATED ARE TO/FROM FINISHED FACE OF CONSTRUCTION, EXCEPT AS NOTED
3. VERTICAL DIMENSIONS ARE FROM TOP OF FLOOR SLAB, EXCEPT WHERE NOTED TO BE FROM ABOVE FINISHED FLOOR. (A.F.F.)
4. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT UNLESS OTHERWISE NOTED ON DRAWINGS.
5. CONTINUOUSLY CHECK ARCHITECTURAL AND STRUCTURAL CLEARANCES FOR ACCESSIBILITY OF EQUIPMENT AND MECHANICAL AND ELECTRICAL SYSTEMS. NO ALLOWANCE OF ANY KIND WILL BE MADE FOR THE CONTRACTOR'S NEGLIGENCE TO FORESEE MEANS OF INSTALLING EQUIPMENT INTO POSITION INSIDE STRUCTURES OR PROPOSED CONSTRUCTION ELEVATIONS. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY THE ARCHITECT OF ANY ITEMS THAT MAY CAUSE A CHANGE FROM THE DIMENSIONS OUTLINED IN THE CONSTRUCTION DOCUMENTS FOR INSTRUCTIONS TO CLARIFY OR MODIFY OF THE AREA.
6. FLOOR TO FLOOR FINISHED FLOOR STABS TO BE LEVELED TO A TOLERANCE OF +/- 1/8" SLOPE IN 10 FEET. IMMEDIATELY VERIFY SLOPE AND REPORT ANY DEVIATIONS FROM ABOVE STATED TOLERANCE TO THE ARCHITECT BEFORE COMMENCING THE WORK. ALIGNMENT OF DOOR HEADS AND OTHER CRITICAL HORIZONTAL ELEMENTS SHALL BE MAINTAINED AT A CONSTANT LEVEL AND SHALL NOT FOLLOW VARIATIONS IN FLOOR PLANES. LEVEL FLOOR TO MEET ACCEPTABLE TOLERANCES REQUIRED.
7. LAYOUT ALL PARTITIONS IN CHALK ON FLOOR SLAB FOR APPROVAL BEFORE BEGINNING CONSTRUCTION.
8. ANY DIMENSION NOTED "VERIFY, OR VERIFY IN FIELD (VIF)" MUST BE REVIEWED WITH ARCHITECT BEFORE BEGINNING CONSTRUCTION.
9. DIMENSIONS INDICATED TO BE "CLEAR" SHALL BE MAINTAINED. ANY DISCREPANCIES OR VARIATIONS IN THESE DIMENSIONS SHALL BE REVIEWED WITH THE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE QUESTIONABLE AREA.

PATCHING, REPAIR AND PROTECTION:

1. PATCH AND REPAIR ALL EXISTING FIRE PROOFING DAMAGED OR REMOVED DURING THE PERFORMANCE OF THE WORK. FIREPROOF NEW PENETRATIONS AS REQUIRED BY THE WORK IN AREAS ADJACENT TO FIRE PROOFING.
2. PROVIDE PROTECTION FOR ANY EXISTING FINISHES INCLUDING ELEVATORS, LOBBIES AND CORRIDORS OF THE BUILDING AND STRUCTURE.
3. CUT AND FIT COMPONENTS FOR ALTERATION OF EXISTING WORK AND INSTALLATION OF NEW WORK, PATCH DISTURBED AREAS TO MATCH ADJACENT MATERIALS AND FINISHES.

DOOR NOTES:

1. PARTITION TYPES ABOVE DOORS ARE TO BE SAME AS THE ADJACENT PARTITIONS (U.O.N.)
2. VERIFY DOOR UNDERCUTS WITH ARCHITECT PRIOR TO INSTALLATION.

ADA (AMERICANS WITH DISABILITIES) ITEMS:

1. PROVIDE A MINIMUM DIMENSION OF 18" CLEAR ON THE PULL SIDE AND 12" CLEAR ON THE PUSH SIDE OF ALL H.C. ACCESSIBLE DOORS (TYPICAL). NOTIFY THE ARCHITECT OF CONFLICTS FOR CLARIFICATION.

SCHEDULING ITEMS:

1. ORDER AND SCHEDULE DELIVERY OF MATERIALS IN AMPLE TIME TO AVOID DELAYS IN CONSTRUCTION. IF AN ITEM IS FOUND TO BE UNAVAILABLE OR HAVE A LONG LEAD TIME, CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.

BUILDING REQUIREMENTS AND TENANT ITEMS:

1. REVIEW THE BASE BUILDING CONTRACT DOCUMENTS AND SHALL COMPLY WITH ALL BASE BUILDING REQUIREMENTS AND DESIGN CRITERIA.
2. THE BUILDING OWNER IS RESPONSIBLE FOR BUILDING CODE COMPLIANCE AT PUBLIC CORRIDORS, STAIRWELLS, RESTROOMS AND ELEVATORS OUTSIDE OF TENANT SPACES.
3. ALL PARTITIONS MEETING THE BASE BUILDING PERIMETER SHELL ARE TO INTERSECT AT THE CENTER LINE OF THE MULLION, PLASTER OR COLUMN UNLESS NOTED OTHERWISE.
4. MAKE ALL NECESSARY PROVISIONS FOR ITEMS AS INDICATED ON THE DRAWINGS TO BE FURNISHED OR INSTALLED BY TENANT. PROVIDE PROTECTION FOR THESE PROVISIONS UNTIL COMPLETION OF THE PROJECT. COORDINATE PROVISIONS FOR N.I.C. ITEMS WITH APPROPRIATE TRADES.

BLOCKING AND BRACING:

1. COORDINATE AND PROVIDE BLOCKING/BACKING IN PARTITIONS OR CEILINGS BEHIND ALL MOUNTED ITEMS. ALL CONCEALED WOOD TO BE FIRE TREATED. WALLS TO RECEIVE TILE PROVIDE CEMENT BACKER BOARD FOR SECURE MOUNTING. PROVIDE BLOCKING AT ALL SIDES OF RECESSED ITEMS THAT REQUIRE FINISHED EDGE TREATMENT.
2. ALL PARTITIONS ARE TO BE SECURED OR BRACED TO STRUCTURE, AT A MINIMUM OF 8'-0" ON CENTER WITH TWO (2) BRACES PER SECTION, UNLESS NOTED OTHERWISE. (U.N.O.)
3. ALL PARTITIONS TO STRUCTURE ARE FOR ACOUSTICAL SEPARATION AND/OR SECURITY, NOT FOR FIRE RATING, UNLESS OTHERWISE NOTED (U.O.N.)
4. PROVIDE AND INSTALL FIRE RETARDANT WOOD BLOCKING AS REQUIRED AT ALL WALL HUNG SHELVING, CABINETS, WOOD PANELS, EQUIPMENT, LIGHT FIXTURES, ETC. USE FIRE RETARDANT VERIFY SHOP STANDARD WITH MILLWORK SUBCONTRACTOR AND REVIEW WITH ARCHITECT FOR ACCEPTANCE PRIOR TO INSTALLATION.

M E P COORDINATION ITEMS:

1. ALL TELEPHONE AND DATA WORK SHALL BE COORDINATED BY THE CONTRACTOR WITH THE APPROPRIATE REPRESENTATIVES.
2. PROVIDE RETURN AIR OPENINGS ABOVE CEILING IN PLENUM TO ROOMS WITH SLAB TO DECK PARTITIONS. AS SIZED AND LOCATED ON ENGINEERING DRAWINGS. REPORT ANY CONFLICTS OR DISCREPANCIES TO ARCHITECT PRIOR TO PROCEEDING. IF THE SIZE OF THE OPENING IS NOT CALLED OUT ON THE ENGINEERING DRAWINGS PROVIDE A MINIMUM OPENING SIZE OF ONE (1) SQUARE INCH TO EACH 10 SQUARE FEET OF SPACE IN THE ROOM.
3. COORDINATE AND REVIEW WITH ARCHITECT THE SIZE AND LOCATION OF ALL SLAB PENETRATIONS PRIOR TO BEGINNING ANY WORK. SEAL OPENINGS AS DETAILED ON MECHANICAL DRAWINGS AND AS REQUIRED TO MEET ALL APPLICABLE RATINGS AND CODES.
4. PROVIDE AND INSTALL 3/4" FIRE RATED PLYWOOD SHEATHING OVER 5/8" DRYWALL IN EQUIPMENT ROOM.

SUBMITTALS AND SHOP DRAWING QUALITY:

1. MECHANICAL, ELECTRICAL, PLUMBING & FIRE PROTECTION SYSTEMS, SHOP DRAWINGS AND LAYOUTS SHALL BE SUBMITTED AS SOON AS POSSIBLE AFTER AWARD OF CONTRACT TO ARCHITECT. NO CONSTRUCTION SHALL PROCEED UNTIL REVIEW OF THESE DRAWINGS. ALL OF THE TRADES NOTED ABOVE SHALL SUBMIT DRAWINGS IN SAME TIME FRAME FOR ARCHITECT TO REVIEW DOCUMENTS FOR COORDINATION ITEMS AND ISSUES.
2. PROVIDE MANUFACTURER'S SPECIFICATIONS INSTALLATION INSTRUCTIONS, SHOP DRAWINGS, SAMPLES FOR REVIEW & APPROVAL OF ALL MATERIALS, METHODS, AND TRADES TO BE USED PRIOR TO ORDERING OR PROCEEDING WITH THE WORK.
3. PROVIDE MANUFACTURER'S RECOMMENDED SPECIFICATIONS AND INSTALLATION PROCEDURES. IF THESE DOCUMENTS ARE CONTRARY TO THE CONTRACT DOCUMENTS, CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING IMMEDIATELY TO RESOLVE DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
4. ONLY NEW ITEMS OF RECENT MANUFACTURER, OF STANDARD QUALITY, FREE FROM DEFECTS, WILL BE PERMITTED ON THE WORK. REJECTED ITEMS SHALL BE REMOVED IMMEDIATELY FROM THE WORK AND REPLACED WITH ITEMS OF THE QUALITY SPECIFIED. FAILURE TO REMOVE REJECTED MATERIALS AND EQUIPMENT SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR QUALITY AND CHARACTER OF ITEMS USED NOR FROM ANY OTHER OBLIGATION IMPOSED ON HIM/HER BY THE CONTRACT.
5. NO WORK DEFECTIVE IN CONSTRUCTION OR QUALITY OR DEFICIENT IN ANY REQUIREMENTS OF THE CONTRACT DRAWINGS AND THE SPECIFICATIONS WILL BE ACCEPTABLE IN CONSEQUENCE OF ARCHITECT'S FAILURE TO DISCOVER OR TO POINT OUT DEFECTS OR DEFICIENCIES DURING CONSTRUCTION; NOR WILL PRESENCE OF OTHER PARTIES ON SITE, RELIEVE CONTRACTORS FROM RESPONSIBILITY FOR SECURING QUALITY AND PROGRESS OF WORK AS REQUIRED BY CONTRACT. DEFECTIVE WORK REVEALED WITHIN REQUIRED TIME GUARANTEES SHALL BE REPLACED BY WORK CONFORMING WITH INTENT OF CONTRACT. NO PAYMENT WHETHER PARTIAL OR FINAL, SHALL BE CONSTRUED AS AN ACCEPTANCE OF DEFECTIVE WORK OR OF IMPROPER MATERIALS.
6. MATERIALS AND WORKMANSHIP REFERENCE TO NUMBER, SYMBOL, TO TITLE OF A SPECIFICATION SUCH AS COMMERCIAL STANDARDS, FEDERAL SPECIFICATION, TRADE ASSOCIATION STANDARD, OR OTHER SIMILAR STANDARD, SHALL COMPLY WITH REQUIREMENTS IN LATEST EDITION OR REVISION THEREOF AND WITH ANY AMENDMENT OR SUPPLEMENTAL THERETO IN EFFECT ON DATE OF ORIGIN OF THIS PROJECT CONTRACT DOCUMENTS. SUCH STANDARD, EXCEPT AS MODIFIED HEREIN, SHALL HAVE FORCE AND EFFECTS AS THOUGH PRINTED IN CONTRACT DOCUMENTS.
7. REFERENCES TO MAKES, BRANDS, MODELS, ETC., IS TO ESTABLISH TYPE AND QUALITY DESIRED; SUBSTITUTION OF ACCEPTABLE EQUALS WILL NOT BE PERMITTED UNLESS SPECIFICALLY NOTED OTHERWISE WHEN MADE ACCORDINGLY TO PROCEDURES FOR SUBSTITUTIONS.
8. CUSTOM MILLWORK, UNLESS OTHERWISE NOTED, ARCHITECTURAL MILLWORK SHALL COMPLY WITH ARCHITECTURAL WOODWORK INSTITUTE (AWI) QUALITY STANDARDS PREMIUM GRADE. SEAL ALL WOOD SURFACES NOT RECEIVING PAINT OR PLASTIC LAMINATE, TO PREVENT MOISTURE PENETRATION.

GENERAL CEILING NOTES

1. IT IS ASSUMED THAT THE EXISTING AVAILABLE BUILDING MECHANICAL SYSTEMS ARE SUFFICIENT FOR THIS PROJECT. VERIFICATION OF EXISTING CAPACITIES IN RELATION TO THE NEEDS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND HIS MECHANICAL SUBCONTRACTOR. THE SUBCONTRACTOR SHALL VISIT THE SITE BEFORE COMMENCEMENT OF WORK TO DETERMINE THE EXTENT OF HVAC WORK.
2. ARCHITECTURAL REFLECTED CEILING PLANS ARE FOR THE PURPOSE OF INDICATING THE DESIGN INTENT ONLY. INDICATIONS OF HVAC DIFFUSERS, GRILLES, UNITS, ETC., ARE SHOWN ONLY FOR COORDINATION OF THE DESIGN INTENT. REFER TO ENGINEERING DRAWINGS FOR SPECIFIC DESIGN INFORMATION. NOTIFY VOCON, DESIGN, INC. OF ANY DISCREPANCIES PRIOR TO INSTALLATION.
3. ACCESS PANELS SHALL BE INSTALLED AT ANY LOCATION REQUIRING FUTURE ACCESS, I.E. JUNCTION BOXES, PIPING VALVES, VALVE CONTROLS, ETC., WHETHER OR NOT INDICATED ON DRAWINGS. ANY ACCESS PANELS REQUIRED IN GYPSUM BOARD CEILINGS SHALL BE VERIFIED WITH ARCHITECT PRIOR TO INSTALLATION.
4. PROVIDE ALL OFFICES AND INTERIOR SPACES WITH HVAC SUPPLY AND RETURN DIFFUSERS AS REQUIRED.
5. PROVIDE, AS NECESSARY, ALL MECHANICAL SYSTEMS, AND CONTROLLED INSPECTION REPORTS AS REQUIRED BY REGULATORY AGENCIES AT PROJECT LOCATION. RECOMMENDATIONS OF UL, NBFU, FM, AND ASHRAE SHALL BE RIGIDLY FOLLOWED.
6. MECHANICAL CONTRACTOR TO COORDINATE WITH ELECTRICAL CONTRACTOR TO ASSURE ELECTRICAL HOOK-UP FOR ALL MECHANICAL EQUIPMENT.
7. ALL THERMOSTATS TO BE MOUNTED ABOVE LIGHT SWITCHES AT 48" AFF TO CENTERLINE OF DEVICE UNLESS OTHERWISE NOTED.
8. GC TO VERIFY AND COORDINATE DEVICE LOCATIONS WITH MILLWORK.
9. IF THERE IS AN EXISTING BUILDING SPRINKLER SYSTEM THAT IS AFFECTED BY THE WORK, THE MECHANICAL CONTRACTOR SHALL PROVIDE DRAWINGS SHOWING THE PROPOSED REVISIONS TO THE SYSTEM. THESE DRAWINGS MUST BE PREPARED BY A LICENSED INSTALLER AND APPROVED BY THE LOCAL FIRE MARSHALL OR GOVERNING AUTHORITIES PRIOR TO INSTALLATION.
10. SEE ENGINEER'S LIGHTING PLAN FOR CIRCUITING OF EMERGENCY EXIT SIGNS AND 24-HOUR FIXTURE PLACEMENT. FINAL EXIT SIGN AND EMERGENCY LIGHT LOCATIONS ARE SUBJECT TO THE APPROVAL OF THE LOCAL AUTHORITY AND FIELD INSPECTOR.
11. SEE ELECTR