

DIVISION 1 - GENERAL CONDITIONS

A) CONSTRUCTION OBSERVATION SERVICES

1.) DIRECT CONSTRUCTION OBSERVATIONS AND REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INCLUDED AS PART OF THE ARCHITECTS BASIC SERVICES...

B) EXAMINATION

1. DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE COMPLIMENTARY. SPECIFIC INFORMATION MAY BE FOUND IN EITHER OR BOTH. 2. THE CONTRACTOR IS HEREBY SPECIFICALLY DIRECTED, AS A CONDITION OF THE CONTRACT...

C) USE / OWNERSHIP OF DRAWINGS

1. THE ARCHITECT & THE ARCHITECTS CONSULTANTS SHALL BE DEEMED THE AUTHORS & OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE...

D) CONTRACTS

1. THE LATEST EDITION OF THE 'GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION', AIA 201, PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS, ARE HEREBY MADE PART OF THESE DRAWINGS AND SPECIFICATIONS.

E) INSURANCE

1. ALL CONTRACTORS (GENERAL AND SUBCONTRACTORS) SHALL COMPLY WITH THE REQUIREMENTS FOR INSURANCE BONDS AND WRITERS OF LIEN, AS OUTLINED IN THE 'GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION', AIA 201...

F) STANDARDS AND CODES

1. GIVE ALL NOTICES AND COMPLY WITH ALL NATIONAL, STATE AND LOCAL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK...

G) LAYOUT OF WORK

1. EXERCISE PROPER PRECAUTIONS TO VERIFY ALL EXISTING CONDITIONS AND LAYOUT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY ERROR RESULTING FROM FAILURE TO EXERCISE SUCH PRECAUTIONS...

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4. PARTITIONS ARE DIMENSIONED FROM FINISH FACE TO FINISH FACE, UNLESS OTHERWISE NOTED. DIMENSIONS MARKED 'CLEAR' SHALL BE MAINTAINED AND SHALL ALLOW FOR THICKNESS OF FINISHES INCLUDING TILE, FRP, ETC...

H) REFLECTED CEILING PLAN NOTES

1. REFER TO MECHANICAL, ELECTRICAL DRAWINGS AND SPECIFICATIONS FOR DESIGN OF THESE SYSTEMS (DUCT SIZES, CIRCUITING, ETC.) AND FOR ADDITIONAL REQUIREMENTS...

I) OWNER FURNISHED ITEMS

1. PRODUCTS TO BE FURNISHED AND PAID FOR BY THE OWNER AND INSTALLED BY THE CONTRACTOR ARE INDICATED AS 'OWNER SUPPLIED' IN THE EQUIPMENT SCHEDULE...

J) ALTERATIONS (IF APPLICABLE)

1. ARRANGE WITH LANDLORD/OWNER A CONVENIENT TIME TO PERFORM ALL WORK AND INSTALL TEMPORARY PROTECTED MEANS OF EGRESS FROM REQUIRED EXITS...

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3. PERFORM DEMOLITION WORK AND SUCH SPRINKLER WORK, CONCRETE SAW CUTTING, PAINTING AND SIMILAR WORK CAUSING EXCESSIVE NOISE, DUST OR ODORS DISTURBING BUILDING OCCUPANTS...

K) HAZARDOUS MATERIALS

1. ASBESTOS AND HAZARDOUS WASTE EXCLUSION: THE ARCHITECT HEREBY STATES, AND THE OWNER ACKNOWLEDGES, THAT THE ARCHITECT HAS NO PROFESSIONAL LIABILITY OR OTHER INSURANCE...

L) CONTRACTOR USE OF PREMISES

1. CONSTRUCTION OPERATIONS: LIMITED TO AREAS NOTED ON DRAWINGS. 2. TIME RESTRICTIONS FOR PERFORMING WORK: VERIFY WITH LANDLORD/OWNER & LOCAL CODES...

M) TEMPORARY JOB SITE SIGN

1. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL A TEMPORARY JOB SITE SIGN LOCATED AS DIRECTED BY ARCHITECT. SIGN SHALL BE PREPARED BY A PROFESSIONAL SIGN COMPANY...

N) FINISH NOTES

1. ENSURE THAT SURFACE TO RECEIVE FINISHES ARE CLEAN, TRUE AND FREE OF IRREGULARITIES AND ARE ACCEPTABLE TO RECEIVE NEW FINISHES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED...

O) GENERAL CLEANING

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL TRASH REMOVAL, INCLUDING TRASH MADE BY ALL OTHER TRADES, AND SHALL KEEP THE SPACE CLEAN AND CLEAR OF REFUSE AT ALL TIMES...

P) ACCESSIBILITY

1. NOTE: FOLLOWING ARE ADA GUIDELINES AND FOR GENERAL CONTRACTOR INFORMATION ONLY. LISTED ITEMS DO NOT REPLACE OR AMEND FEDERAL, STATE OR LOCAL CODES...

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Q) PUNCH LIST / CLOSE-OUT

1. UPON NOTIFICATION BY THE GENERAL CONTRACTOR THAT THE WORK IS SUBSTANTIALLY COMPLETE, THE OWNER REPRESENTATIVE SHALL PREPARE A PUNCH LIST OF THE PROJECT AND THE GENERAL CONTRACTOR SHALL MAKE GOOD ALL PUNCH LIST ITEMS TO THE SATISFACTION OF THE OWNERS REPRESENTATIVE PRIOR TO FINAL PAYMENT.

R) RECORD DRAWINGS / WARRANTIES

1. THE CONTRACTOR SHALL LEAVE A COPY OF REDLINED AS-BUILT DRAWINGS AT THE STORE NOTING ALL REVISIONS OF WORK UPON COMPLETION OF CONSTRUCTION. DRAWINGS SHALL BE PLACED IN A 36" LONG 4" PVC PIPE WITH A CAP. PVC PIPE SHALL BE ATTACHED TO WALL AT LOCATION AS SPECIFIED BY THE PROJECT MANAGER...

S) GUARANTEE

1. THE GENERAL CONTRACTOR SHALL GUARANTEE IN WRITING ALL MATERIALS & LABOR FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER, AND WILL, AT HIS OWN COST, REPAIR OR REPLACE ALL WORK OR DAMAGES CAUSED BY THE WORK WHICH BECOMES DEFECTIVE DURING THE TERM OF THE GUARANTEE...

T) DEFINITIONS

1. 'FURNISH' - SUPPLY AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION AND SIMILAR OPERATIONS. 2. 'INSTALL' - OPERATIONS AT THE PROJECT SITE INCLUDING THE ACTUAL UNLOADING, UNPACKING, ASSEMBLY, ERECTING, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING AND SIMILAR OPERATIONS...

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GENERAL NOTES

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G002