I. GENERAL CONDITIONS

GENERAL CONDITIONS FOR THE CONTRACT FOR CONSTRUCTION GOVERNING THE WORK SHALL BE AIA DOCUMENT A201 GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION 1997 EDITION. COPIES OF WHICH ARE AVAILABLE FOR REVIEW AT THE OFFICE OF THE ARCHITECT OR WHICH MAY BE PURCHASED DIRECTLY FROM THE AMERICAN INSTITUTE OF ARCHITECTS ST. LOUIS, CHAPTER 911 WASHINGTON AVE. ST. LOUIS, MO PHONE: 314.621.3484.

1. ANY REFERENCE TO "ARCHITECT" SHALL MEAN IIA, LLC. ANY REFERENCE TO "OWNER" OR "BUILDING MANAGER" SHALL REFER TO THE OWNER OF THE BUILDING, ANY REFERENCE TO G.C. SHALL INDICATE THE GENERAL CONTRACTOR AND/OR SUBCONTRACTORS. ANY REFERENCE TO TENANT MEANS THE END USER.

2. ALL WORK IN THESE CONSTRUCTION DOCUMENTS SHALL BE PERFORMED BY THE GENERAL CONTRACTOR OR HIS/HER SUBCONTRACTORS, UNLESS NOTED OTHERWISE. REFER TO COVER SHEET FOR INDEX OF DRAWINGS THAT ARE INCLUDED IN THE CONSTRUCTION DOCUMENTS.

3. BY SUBMITTING A BID, THE GENERAL CONTRACTOR CERTIFIES THAT HE/SHE AND HIS/HER SUBCONTRACTORS HAVE REVIEWED ALL GENERAL NOTES, SPECIFICATIONS AND DRAWINGS, VISITED THE SITE AND ARE FAMILIAR WITH THE SCOPE OF WORK AND EXISTING CONDITIONS. IF GENERAL CONTRACTOR SEES A DISCREPANCY DURING SITE VISIT, OR DURING BIDDING, HE/SHE SHALL BRING IT TO THE ATTENTION OF THE ARCHITECT BEFORE THE SUBMISSION OF HIS/HER BID.

4. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL CONTRACT DOCUMENTS AND EXISTING FIELD CONDITIONS. GENERAL CONTRACTOR SHALL CONFIRM THAT THE WORK IS BUILDABLE AS SHOWN PRIOR TO PROVIDING CONSTRUCTION BIDS. IF THERE ARE ANY DISCREPANCIES OR QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE SUBMITTING CONSTRUCTION BIDS. GENERAL CONTRACTOR TO INCLUDE PRELIMINARY SCHEDULES OF WORK WITH BID.

5. BY SUBMISSION OF BID CONTRACTORS AND SUBCONTRACTORS CERTIFY THAT THEY AGREE TO ALL BUILDING RULES AND REGULATIONS AS PROVIDED BY OWNER AND BUILDING MANAGER DURING CONSTRUCTION.

6. G.C. SHALL INSPECT ALL EXISTING CONDITIONS IN PROJECT AREAS TO IDENTIFY WORK REQUIRED TO BE REFURBISHED AND/OR REPAIRED FROM "AS-IS" CONDITIONS TO "LIKE NEW" CONDITIONS. FAILURE TO ADEQUATELY IDENTIFY ALL VISIBLE WORK PRIOR TO BIDDING WILL WAIVE ALL FUTURE CLAIMS FOR EXTRA COSTS.

7. NEW CONSTRUCTION SHALL MATCH EXISTING "BUILDING STANDARDS" EXCEPT AS NOTED OTHERWISE. VERIFY EXISTING CONSTRUCTION IN FIELD AND REPORT ANY DISCREPANCIES TO ARCHITECT AND BUILDING OWNER.

8. UPON AWARD OF BID, THE GENERAL CONTRACTOR SHALL SUBMIT A FINAL SCHEDULE COORDINATING CONSTRUCTION TIME FOR ALL SUBCONTRACTORS' AND GENERAL CONTRACTOR'S WORK.

9. DO NOT DISASSEMBLE DRAWING SETS FOR DISTRIBUTION TO SUBCONTRACTORS. SUBCONTRACTORS ARE REQUIRED HAVE A FULL SET OF DRAWINGS FOR BIDDING AND CONSTRUCTION PURPOSES. BY SUBMISSION OF HIS/HER BID THE CONTRACTOR WARRANTS THAT ALL SUB CONTRACTORS HAVE REVIEWED THE ENTIRE DRAWING SET AND IS INTIMATELY FAMILIAR WITH THE ENTIRE SCOPE OF WORK.

10. TENANT SPACES ADJACENT TO EACH SIDE OF THIS SUITE SHALL BE LEFT IN GOOD CONDITION INCLUDING FINISHES, LIGHTING, POWER, ETC.

11. INCLUDE REQUIRED FLOOR PREP. THIS INCLUDES ANY LEVELING AND PATCHING OF SUB-FLOOR IN BID.

12. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REQUESTING AND COORDINATING ALL BUILDING DEPARTMENT INSPECTIONS, APPROVALS FOR ENTIRE SCOPE OF WORK, AND INDEPENDENT 3RD PARTY TESTING. G.C. SHALL ALSO OBTAIN THE FINAL "CERTIFICATE OF OCCUPANCY".

13. UNLESS NOTED OTHERWISE, GENERAL CONTRACTOR TO PROVIDE AND PURCHASE ALL PERMITS AND CERTIFICATIONS REQUIRED FOR THE FULFILLMENT OF THE WORK. GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL COMPLY WITH ALL LAWS, BUILDING CODES, ORDINANCES, RULES AND REGULATIONS REQUIRED. ALL PERMITS MUST BE ON SITE AND AVAILABLE TO BUILDING INSPECTORS AT ALL TIMES.

14. GENERAL CONTRACTOR SHALL PURCHASE AND MAINTAIN CERTIFICATIONS OF INSURANCE WITH RESPECT TO WORKMAN'S COMPENSATION PUBLIC LIABILITY AND PROPERTY DAMAGE AS REQUIRED BY LAW AND ANY ADDITIONAL BONDS OR INSURANCE REQUESTED BY THE OWNER PRIOR TO BEGINNING WORK. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THIS WORK.

15. DELIVERY OF MATERIALS SHALL ENTER BUILDING AT POINT DESIGNATED BY THE BUILDING OWNER AND FOLLOW PREDETERMINED ROUTE THROUGH BUILDING TO WORKSPACE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE SECURITY, CONDUCT AND DISCIPLINE OF ALL WORKERS, AND SECURITY OF THE WORK SITE AND STORED MATERIALS, ETC. WHILE ON SITE PER BUILDING MANAGER/OWNER.

16. GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION FOR TENANT'S FURNITURE AND EQUIPMENT DURING CONSTRUCTION.

17. WHEN CHANGE ORDERS HAVE BEEN REQUESTED BY TENANT, CONTRACTOR SHALL SUBMIT WRITTEN PRICES WITH UNIT BREAKDOWNS, AND INDICATE IF CONSTRUCTION COMPLETION DATE IS AFFECTED. CONTRACTOR SHALL OBTAIN ARCHITECT, OWNER AND TENANT'S WRITTEN APPROVAL OF CHANGE ORDERS PRIOR TO IMPLEMENTATION. CONTRACTOR SHALL TAKE RESPONSIBILITY FOR FULL PAYMENT OF CHANGE ORDERS, AND LATENESS IN COMPLETING CONSTRUCTION WORK, IF IMPLEMENTED WITHOUT TENANT'S WRITTEN APPROVAL. THE TENANT'S VERBAL INSTRUCTIONS SHALL NOT IMPLY APPROVAL. REVISION TO CONSTRUCTION DOCUMENTS SHALL ONLY BE AUTHORIZED IF IN WRITING BY THE ARCHITECT.

18. IF ANY DISCREPANCIES EXIST IN THE CONTRACT DOCUMENTS/SPECIFICATIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CLARIFYING WITH THE ARCHITECT. THE ARCHITECT ONLY, SHALL INTERPRET THE CONTRACT DOCUMENTS AND SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL RESOLVE FIELD CONDITIONS NOT SHOWN IN CONTRACT DOCUMENTS WITH ARCHITECT.

19. UNDER NO CIRCUMSTANCES SHALL ANY MEASUREMENT BE SCALED FROM THESE DOCUMENTS. ANY DISCREPANCIES/MISSING DIMENSIONS SHOULD BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION.

20. SUBMIT TO THE ARCHITECT WITHIN FIVE (5) DAYS OF COMMENCEMENT OF WORK, CONFIRMATION WITH DELIVERY DATES ON ORDERS OF MATERIALS AND EQUIPMENT WITH LONG LEAD TIMES, WHICH COULD PREVENT MEETING OF SPECIFIED CONSTRUCTION DATES. GENERAL CONTRACTOR SHALL INCUR ADDITIONAL EXPENSES REQUIRED TO PROCURE ITEMS. DELAYING TENANT'S SCHEDULE IF ARCHITECT IS NOT NOTIFIED OF LEADTIME PROBLEMS.

21. NOTIFY THE ARCHITECT OF ALL BUILDING ITEMS RELATING TO BOTH WALLS AND CEILING (FIRE HORNS, SPEAKERS, SMOKE DETECTORS, SPRINKLERS, ETC.) NOT INDICATED IN THESE DOCUMENTS FOR EXACT LOCATION/RELOCATION BEFORE PROCEEDING WITH CONSTRUCTION.

22. GENERAL CONTRACTOR TO FURNISH AND INSTALL ALL MANUFACTURED ITEMS, MATERIALS AND EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDED SPECIFICATIONS, OR THE SPECIFICATIONS AS DESCRIBED IN THESE DRAWINGS, WHICHEVER IS MORE STRINGENT.

23. PROVIDE SEPARATE TRASH REMOVAL SERVICES DURING DEMOLITION AND NEW CONSTRUCTION AND PROVIDE THOROUGH CLEANING OF ANY AFFECTED PUBLIC SPACES BEFORE LEAVING THE PREMISES EACH DAY. ALL MATERIALS SHALL BE DISPOSED OF IN A PROPER AND CODE COMPLIANT MANNER. COORDINATE LOCATION OF DUMPSTER IF REQUIRED WITH BUILDING OWNER/MANAGER.

24. THE CONTRACTOR IS TO VERIFY THE SIZE OF ALL LANDLORD/TENANT SUPPLIED ITEMS PRIOR TO THE INSTALLATION AND COMMENCEMENT OF WORK AND ADVISE THE ARCHITECT OR LANDLORD/TENANT OF DISCREPANCIES.

II. CONSTRUCTION

1. LAYOUT THE TOTAL WORK AREA PRIOR TO PROCEEDING WITH CONSTRUCTION TO ALLOW THE ARCHITECT THE OPPORTUNITY TO REVIEW ANY CONFLICTS IN THE FIELD.

2. NO DRILLING, CORING, ETC. IS ALLOWED IN FLOOR SLABS OF THE BUILDING WITHOUT PRIOR CONSENT OF THE BUILDING MANAGER AND REVIEW BY THE OWNER'S STRUCTURAL ENGINEER. X-RAY (OR USE OF OTHER SIMILAR MEANS) FLOOR SLAB AS REQUIRED TO CONFIRM LOCATION OF OBJECTS EMBEDDED IN OR ATTACHED TO SLAB PRIOR TO PENETRATION. NO DRILLING OR POWER WORK SHALL TAKE PLACE DURING NORMAL BUSINESS HOURS AS DIRECTED BY BUILDING OWNER UNLESS SCHEDULED IN ADVANCE.

3. ALL PARTITIONS SHALL BE TYPE "P1" UNLESS NOTED OTHERWISE, AND ALL DIMENSIONS ARE TO FINISH FACE OF PARTITION UNLESS NOTED OTHERWISE.

4. WHERE PARTITIONS TERMINATE AT WINDOW MULLIONS, CENTER THE PARTITION ON THE MULLION UNLESS OTHERWISE NOTED. DO NOT FASTEN INTO MULLIONS. REFER TO DETAILS REFERENCED ON PLANS.

5. DIMENSIONS NOTED "HOLD" ARE CRITICAL AND SHALL SET PRECEDENT FOR LAYOUT OF PARTITIONS.

6. "ALIGN" MEANS SIMILAR COMPONENTS OR CONSTRUCTION, (E.G., WALLS, JAMBS, ETC.) SHALL BE IN LINE ACROSS VOIDS.

7. "TYPICAL" MEANS IDENTICAL FOR ALL APPARENT SAME CONDITIONS. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITION NOTED. "OPPOSITE OR OH" MEANS SIMILAR COMPONENTS OR CONSTRUCTION ON OTHER SIDE.

8. ANY DIMENSION NOTED "VERIFY" OR "AS REQUIRED" MUST BE RE-MEASURED ON SITE AND CONFIRMED WITH THE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

9. ALL HEIGHTS ARE DIMENSIONED FROM FINISH FLOOR UNLESS NOTED OTHERWISE.

10. DOOR FRAMES OCCURRING ADJACENT TO INTERSECTING PARTITIONS SHALL BE INSTALLED 4" FROM THE BACK EDGE OF JAMB TO THE FACE OF THE ADJACENT PARTITION UNLESS NOTED OTHERWISE.

11. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EQUIPMENT SIZES, REQUIREMENTS AND INSTALLATION METHODS WHERE NOTED, "TENANT/OWNER PROVIDED.....GENERAL CONTRACTOR TO INSTALL" PRIOR TO CONSTRUCTION NOTIFY ARCHITECT/TENANT OF ANY DISCREPANCIES)..

12. NEW GYPSUM CONSTRUCTION MEETING EXISTING CONSTRUCTION IN THE SAME PLANE SHALL BE FLUSH WITH NO VISIBLE JOINTS.

13. ALL GYPSUM BOARD CONSTRUCTION SHALL BE PLUMB AND IN TRUE STRAIGHT LINES AND SHALL CONFORM TO ASTM C840 AND ASTM C475/C475M-02 AS WELL AS MANUFACTURER'S WRITTEN STANDARDS OF CONSTRUCTION.

14. ALL EXTERIOR CORNERS SHALL HAVE METAL CORNER BEADS. ALL PARTITIONS SHALL HAVE FILL BEAD AT TOP OF WALL AS DETAILED.

15. GYPSUM WALLBOARD ON PARTITIONS REQUIRING A RATING OF ONE-HOUR OR MORE SHALL BE TAPED AND THE SCREWS SPOTTED WHETHER OR NOT WALL TREATMENT IS SCHEDULED.

16. DRYWALL SHALL BE SCREWED TO METAL STUDS AND FINISHED WITH THREE (3) COATS OF TAPE/COMPOUND, SANDING BETWEEN COATS AND AFTER FINAL COAT.

17. ALL DRYWALL CEILINGS SHALL BE LEVEL AND WITH NO VISIBLE JOINTS OR IMPERFECTIONS. CONTROL JOINTS WILL ONLY BE LOCATED AS SPECIFICALLY NOTED IN CONSTRUCTION DOCUMENTS. CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY PRIOR TO CONSTRUCTION IF C.J. ARE RECOMMENDED, BUT NOT INDICATE ON THE DRAWINGS.

18. NO ACCESS PANELS SHALL BE ALLOWED IN DRYWALL CEILINGS, UNLESS NOTED OTHERWISE ON PLANS.

19. ALL CEILING PENETRATIONS SHOULD BE CONFIRMED AS BUILDABLE BEFORE CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES OR OTHER COORDINATION QUESTIONS, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THE WORK IN QUESTION OR ANY RELATED/ADJACENT WORK.

20. EXPOSED ITEMS IN THE CEILING THAT REQUIRE RELOCATION DUE TO CONFLICT, SHALL BE INCLUDED IN THIS WORK.

21. SOUND INSULATION USED IN PARTITIONS SHALL BE (SIX) 6 P.C.F. THERMAFIBER, FRICTION FIT. INSULATION SHALL FIT SNUGLY IN PLACE AGAINST STUDS. SOUND INSULATION USED IN WALLS AND PARTITIONS ABOVE THE CEILING AS DETAILED SHALL HAVE A MAXIMUM FLAME SPREAD OF 25, AND SHALL BE 24" X 48", (THREE) 3" UNFACED MINERAL FIBER DESIGNED TO ABSORB SOUND AND SPECIFICALLY MANUFACTURED FOR USE ABOVE SUSPENDED CEILINGS. WHERE SOUND INSULATION IS REQUIRED AT PARTITIONS, GENERAL CONTRACTOR TO ALSO PROVIDE SOUND BATTS AT CEILING AS WELL AS SOUND BOOTS ON RETURN AND SUPPLY DUCTWORK (48" EITHER SIDE OF PARTITION).

22. ALL WOOD BLOCKING SHALL BE FIRE TREATED. PROVIDE WOOD BLOCKING IN ALL PARTITIONS WHICH RECEIVE SHELVING, CABINETS, COUNTERS, FURNITURE, ETC. VERIFY/CONFIRM PRIOR TO SUBMISSION OF BID.

23. COMPLETE THE TAPING, SPACKLING AND SANDING OF ANY UNFINISHED JOINTS AT ALL EXISTING DRYWALL CONSTRUCTION.

III. DOORS, FRAMES AND HARDWARE

1. THE GENERAL CONTRACTOR SHALL PROTECT ALL PREFINISHED DOORS DURING THE CONSTRUCTION PERIOD. DOORS THAT ARE DAMAGED AS A RESULT OF THE GENERAL CONTRACTOR OR HIS SUBCONTRACTORS WORK DURING THIS PERIOD SHALL BE REPAIRED AND REFINISHED BY THE GENERAL CONTRACTOR AT HIS COST.

2. DIMENSIONS GIVEN FOR DOORS AND FRAMES ARE NOMINAL DIMENSIONS ONLY. FRAME TOLERANCES, CEILING CLEARANCES AND UNDERCUTS ARE TO BE COORDINATED WITH DETAILS AND SITE CONDITIONS AS SHOWN.

3. THE GENERAL CONTRACTOR SHALL CONFIRM THAT ALL HINGES, ETC. CONFORM TO THE WEIGHT LOADS OF SCHEDULED DOORS PRIOR TO ORDERING DOORS AND FRAMES. FRAMES SHALL BE ADEQUATELY REINFORCED FOR ALL HARDWARE.

4. THE GENERAL CONTRACTOR SHALL PROVIDE HARDWARE FOR FIRE-RATED OPENINGS IN COMPLIANCE WITH NFPA STANDARD NO. 80.

5. ALL DOORS IN THE MEANS OF EGRESS SHALL PROVIDE HARDWARE NOT REQUIRING A KEY OR SPECIAL KNOWLEDGE FOR EXIT OPERATION FROM THE EGRESS SIDE OF THE DOOR. ALL DOOR HARDWARE SHALL MEET OR EXCEED ALL APPLICABLE CODE COMPLIANCE. ALL DOORS EQUIPPED WITH SPECIAL LOCKING HARDWARE SHALL COMPLY WITH CRITERIA ESTABLISHED IN CURRENT APPLICABLE CODES. REFER TO CODE DATA BLOCK.

6. THE GENERAL CONTRACTOR SHALL PROVIDE ALL MISCELLANEOUS PIECES, SILENCERS, SEALS, DOOR STOPS, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION OF ALL DOORS. ALL DOORSTOPS TO BE FLOOR MOUNTED AT A 90-DEGREE ANGLE TO THE DOOR OPENING, UNLESS NOTED OTHERWISE. ALL FRAMES SHALL HAVE 3 SILENCERS ON THE STRIKE JAMB.

7. ALL KEYING SHALL BE BY THE GENERAL CONTRACTOR. GENERAL CONTRACTOR SHALL MEET WITH OWNER AND TENANT REPRESENTATIVE TO COORDINATE AND DETERMINE KEYING REQUIREMENTS. ALL LOCKS SHALL BE KEYED TO THE BUILDING MASTER SYSTEM. FURNISH TWO (2) MASTER AND ONE (1) GRAND MASTER AND KEYING SCHEDULE TO OWNER/BUILDING MANAGER.

8. ALL DOOR LEVERS SHALL BE MOUNTED 42" A.F.F., UNLESS NOTED OTHERWISE.

9. FRAME SUPPLIER SHALL VERIFY ALL WALL ASSEMBLIES PRIOR TO SPECIFYING FRAME ANCHORS. FRAMES SHALL RECEIVE ONE COAT OF RUST INHIBITATIVE PRIMER.

10. FRAMES FOR 1 3/4" THICK DOORS SHALL BE PREPARED FOR 4 1/2" X 4 1/2" STANDARD OR HEAVYWEIGHT TEMPLATE HINGES AND ANSI 115.1 UNIVERSAL STRIKE. DOOR FRAME AND HARDWARE SUPPLIER TO VERIFY ALL MATING HARDWARE IS COMPATIBLE. DOORS UP TO 7'-2" SHALL BE PREPARED FOR 1 1/2" PAIRS OF HINGES AND DOORS UP TO 9'-0" SHALL BE PREPARED FOR 2 PAIRS OF HINGES.

11. PROVIDE LOUVERS ON DOORS AT TOILET ROOMS IF NO EXHAUST FAN IS USED.

IV. MILLWORK

1. THE GENERAL CONTRACTOR SHALL PROVIDE FINISH SAMPLES OF ALL MILLWORK FINISHES/MATERIALS, PROFILE SAMPLES OF ALL WOOD BASES/TRIM PIECES AND SHOP DRAWINGS FOR ALL MILLWORK PRIOR TO CONSTRUCTION IN A TIMELY MANNER SO NOT TO DELAY PROJECT COMPLETION DATE.

2. ALL MILLWORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH AWI STANDARDS' MOST RECENT EDITION FOR "PREMIUM GRADE" MILLWORK AND CABINETRY QUALITY AND DETAILING.

3. ALL HARDWARE SHALL BE HEAVY DUTY CONSTRUCTION AND AS INDICATED BY ARCHITECT. ALL HINGES SHALL BE CONCEALED, SELF-CLOSING AND ALL DRAWER GLIDES SHALL BE FULL EXTENSION, UNLESS NOTED OTHERWISE. ALL MILLWORK DOORS SHALL BE SECURED WITH MAGNETIC CATCHES AND HAVE SCHEDULED LOCKS AND DOOR PULLS. REFER TO TYPICAL ELEVATION FOR FINISH AND LOCATION. .

4. ALL CASEWORK SHALL ADHERE TO MOST CURRENT AWI SECTION 400-PREMIUM QUALITY; FLUSH OVERLAY CONSTRUCTION, AND MEDIUM DENSITY "FIBERBOARD" SUBSTRATE (NOT PARTICLEBOARD) FOR PLASTIC LAMINATE AND WOOD VENEER.

5. AWI SECTION 200 SHALL GOVERN ALL WOOD WALL PANELING. VENEERED TWO (2) SIDES TO CONTROL CONTRACTION AND EXPANSION.

6. ALL RUNNING TRIM SHALL BE ADHERE TO AWI SECTION 300-PREMIUM GRADE.

7. AWI SECTION 1500 SHALL GOVERN ALL CASEWORK CONCERNING WALL PANELING AND RUNNING TRIM. CUSTOM GRADE CATALYZED LACQUER AWI SYSTEM TR-2, TRANSPARENT FINISH, 40 SATIN 30-50 SHEEN, OPEN PORE: NO WASH COAT, INCLUDE STAIN, SEALER, SAND AND TWO (2) TOP COATS.

8. FOR PLASTIC LAMINATE PRODUCTS, ALL EXPOSED SURFACES, ALL SEMI-EXPOSED SURFACES AND ALL BALANCING FACES OF LAMINATED PANELS SHALL BE PLASTIC LAMINATE. FOR WOOD PRODUCTS, ALL EXPOSED SURFACES AND ALL SEMI-EXPOSED SURFACES SHALL BE WOOD VENEER WITH VENEERED OR SOLID WOOD EDGES (INCLUDING BOTH SIDES OF DOORS AND DRAWER FRONTS). FOR ALL OTHER INTERIOR, SURFACES SHALL BE "MELAMINE" OR APPROVED EQUAL CABINET LINER. MINIMUM VENEER AND OVERLAY THICKNESS. TOP AND SHELF EDGE: 0.050" THICK MINIMUM; VERTICAL SURFACES: 0.028" THICK MINIMUM; HORIZONTAL SURFACES: 0.050" THICK MINIMUM; CABINET LINER: 0.020" THICK MINIMUM. REFER TO FINISH ELEVATIONS FOR COLOR SPECIFICATIONS.

9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL APPLIANCE, VENDING AND EQUIPMENT DIMENSIONS PRIOR TO PRODUCTION OF MILLWORK.

10. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING, LOCATING AND INSTALLING ALL FIRE RETARDANT BLOCKING REQUIRED TO ADEQUATELY SUPPORT MILLWORK PIECES AND THE RELATED LOADING.

11. THE HEADS OF ALL FASTENERS IN WOOD FRAMES, TRIM, ETC. SHALL BE SUNK, FILLED SMOOTH AND BLENDED WITH FINAL FINISH.

12. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY REQUIREMENTS FOR STRUCTURAL STABILITY AND INTEGRITY OF THE CASEWORK. ANY DISCREPANCIES IN THE DESIGN INTENT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE COMMENCEMENT OF THE WORK.

13. THE ARCHITECT SHALL REVIEW SHOP DRAWINGS SOLELY FOR THEIR CONFORMANCE WITH DESIGN INTENT, AND INFORMATION GIVEN IN THE CONSTRUCTION DOCUMENTS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ASPECTS OF SHOP DRAWING SUBMISSIONS THAT AFFECT OR ARE AFFECTED BY WORKMANSHIP AND MATERIALS THAT ARE DEFECTIVE OR FAIL TO CONFORM THE REQUIREMENTS OF THE DRAWINGS, SPECIFICATIONS OR RELATED DOCUMENTS.

V. GLASS AND GLAZING

GLAZING PUBLICATIONS: COMPLY WITH PUBLISHED RECOMMENDATIONS OF GLASS PRODUCT MANUFACTURERS AND ORGANIZATIONS BELOW, UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED. REFER TO THESE PUBLICATIONS FOR GLAZING TERMS NOT OTHERWISE DEFINED IN THIS SECTION OR IN REFERENCED STANDARDS.

GANA'S "LAMINATED GLASS DESIGN GUIDE"
1. GANA PUBLICATIONS: GANA'S "GLAZING MANUAL" AND "LAMINATED GLASS DESIGN GUIDE."

2. AAMA PUBLICATIONS: AAMA GDSG-1, "GLASS DESIGN FOR SLOPED GLAZING," AND AAMA TIR-A7, "SLOPED GLAZING GUIDELINES."

3. SIGMA PUBLICATIONS: SIGMA TM-3000, "VERTICAL GLAZING GUIDELINES," AND SIGMA TB-3001, "SLOPED GLAZING GUIDELINES."

2. ALL GLASS SHALL BE ORDERED WITHOUT MANUFACTURERS STAMP AND FREE OF BLEMISHES AND TONG MARKS.

3. PROVIDE TEMPERED OR FIRE RATED GLASS AS SHOWN ON PLAN AND REQUIRED BY CODE. ALL LABELS MUST BE VISIBLE AFTER INSTALLATION FOR VERIFICATION BY AUTHORITIES, AND REMOVED DURING FINAL CLEAN UP.

FIRE-RATED WINDOW ASSEMBLIES: ASSEMBLIES COMPLYING WITH NFPA 80 THAT ARE LISTED AND LABELED BY A TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION, FOR FIRE RATINGS INDICATED, BASED ON TESTING ACCORDING TO NFPA 257.

SAFETY GLASS: CATEGORY II MATERIALS COMPLYING WITH TESTING REQUIREMENTS IN 16 CFR 1201 AND ANSI Z97.1.

4. FIELD VERIFY GLAZING OPENINGS PRIOR TO ORDERING GLASS.

VI. FINISHES

1. THE GENERAL CONTRACTOR SHALL SUBMIT FOR THE ARCHITECT'S APPROVAL, SAMPLES OF ALL REVEALS, TRIM PIECES, ETC. AND 12" X 12" FINISH SAMPLES OF ALL SPECIFIED MATERIALS PRIOR TO ORDERING. PROVIDE SAMPLES IN A TIMELY MANNER AS NOT TO DELAY THE PROJECT COMPLETION DATE.

2. THE GENERAL CONTRACTOR SHALL PROVIDE PROTECTIVE COVERINGS FOR CARPETS, FURNISHINGS AND EXISTING FINISHES IN AREAS OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE CAUSED BY THE WORK OF THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS.

3. ALL SURFACES SHALL BE PROPERLY PREPARED AS REQUIRED TO RECEIVE SPECIFIED FINISH INCLUDING WALLCOVERING, FLOORING, PAINT, STONE, ETC. EACH FINISH SUBCONTRACTOR SHALL INSPECT SURFACES TO RECEIVE FINISHES AND REPORT UNFAVORABLE CONDITIONS AND SUBSTRATES TO THE GENERAL CONTRACTOR BEFORE PROCEEDING WITH THE WORK. GENERAL CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR REWORK OF ANY SUBSTRATES SEEMED UNACCEPTABLE FOR FINISH APPLICATION.

4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE SELECTION AND APPLICATION OF THE APPROPRIATE PAINT/STAIN/SEAL FOR SPECIALTY APPLICATIONS, I.E. METAL, CONCRETE, STRUCTURE, ETC. AND THE CONFIRMATION OF THESE TYPES WITH THE ARCHITECT PRIOR TO ORDERING/APPLICATION.

5. NO FINISH/MATERIAL SUBSTITUTIONS WILL BE ACCEPTED, UNLESS REVIEWED BY ARCHITECT AND APPROVED IN WRITING.

6. ALL WALL/CEILING REVEALS AND TRIM SHALL BE PAINTED TO MATCH ADJACENT SURFACES, UNLESS NOTED OTHERWISE.

7. ALL WALLS SHALL BE SMOOTH ROLLED EGGSHELL LATEX ENAMEL UNLESS NOTED OTHERWISE. ALL PAINT SHALL BE MANUFACTURERS PREMIUM GRADE WASHABLE LATEX FINISH. CEILINGS SHALL BE SMOOTH ROLLED WITH FLAT LATEX ENAMEL UNLESS OTHERWISE NOTED ON PLANS. REFER TO FINISH SPECIFICATIONS AND REFLECTED CEILING PLAN FOR PAINT TYPE AND COLOR.

8. ALL DOORS AND FRAMES SHALL BE FINISHED PER THE FINISH PLAN AND SPECIFICATIONS. ALL PAINTED METAL DOOR FRAMES TO RECEIVE THREE (3) FINISH COATS SEMI-GLOSS ALKYD ENAMEL, SPRAYED IN THE FIELD.

9. PERFORM PREPARATION AND CLEANING PROCEDURES IN STRICT ACCORDANCE WITH PAINT MANUFACTURER'S INSTRUCTION. APPLY PAINT IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. USE APPLICATORS AND TECHNIQUES BEST SUITED FOR THE SUBSTRATE AND TYPE OF MATERIAL BEING APPLIED AS SPECIFIED BY THE MANUFACTURER.

VI. FINISHES - CONTINUED

10. PROVIDE PRIMERS AND OTHER UNDERCOAT PAINT PRODUCED BY THE SAME MANUFACTURER AS FINISH COATS. USE ONLY THINNERS APPROVED BY THE PAINT MANUFACTURER, AND USE ONLY WITHIN RECOMMENDED TEMPERATURE AND HUMIDITY LIMITS.

11. PREVIOUSLY UNFINISHED SURFACES SHALL RECEIVE ONE COAT-TINTED PRIMER AND TWO COATS FINISH PAINT. ALL OTHER SURFACES SHALL RECEIVE TWO COATS FINISH PAINT.

INTERIOR PAINT SYSTEMS:
IP-1 (DRYWALL WALLS): EGGSHELL FINISH U.N.O.
1ST COAT - PRIMER/SEALER TINTED TO FINAL COLOR.
2ND COAT - EGGSHELL LATEX ENAMEL.
3RD COAT - EGGSHELL LATEX ENAMEL.
QUALITY: - TOP OF THE LINE

IP-2 (DRYWALL CEILINGS): FLAT FINISH U.N.O.
1ST COAT - PRIMER/SEALER TINTED TO FINAL COLOR.
2ND COAT - FLAT LATEX CEILING PAINT.
QUALITY: - HIGH

IP-3 (EXPOSED FERROUS AND GALVANIZED METAL):
ALKYD - SEMI-GLOSS FINISH U.N.O.
1ST COAT - SHOP PRIMED; FOR TOUCH-UP USE ALKYD PRIMER TINTED TO MATCH FINAL COATS.
2ND AND 3RD COATS: - ALKYD SEMI-GLOSS ENAMEL.
QUALITY: - TOP OF THE LINE

IP-4 (OPEN OR CLOSED GRAIN CATALYZED LACQUER A.W.I. SYSTEM TR-2 CUSTOM GRADE SATIN WOOD, TRANSPARENT FINISH); FINISH, PARTIALLY FILLED PORE.

STAIN 1ST COAT - WATER REDUCED SEALER
SAND - 220 GRIT
2ND AND 3RD COATS - WATER REDUCIBLE ACRYLIC LACQUER

EXTERIOR PAINT SYSTEMS:

EP-1 (GALVANIZED METALS): ALKYD- GLOSS FINISH U.N.O.
1ST COAT - GALVANIZED AND ALUMINUM PRIMER.
2ND COAT - GLID-GUARD RED OXIDE PRIMER.
3RD AND 4TH COATS - ALKYD INDUSTRIAL ENAMEL.

EP-2 (FERROUS METALS): LOW-GLOSS FINISH U.N.O.
1ST COAT - GLID-GUARD RED OXIDE PRIMER.
2ND AND 3RD COATS - SERIES SPREAD LUSTER ENAMEL.

12. ALL SCHEDULED WALLCOVERING SHALL BE DIRECT GLUED. FABRIC WALLCOVERINGS SHALL HAVE GLUE APPLIED TO WALL AND NOT TO FABRIC. SEE MANUFACTURER'S WRITTEN INSTRUCTIONS.

13. CONTRACTOR SHALL OBTAIN MANUFACTURER'S SPECIFICATIONS AND ADHERE STRICTLY TO THE WRITTEN INSTALLATION PROCEDURES.

14. IN THE EVENT OF IMPERFECTIONS IN THE MATERIAL, PATTERN OR COLOR MATCH, THE SUBCONTRACTOR SHALL IMMEDIATELY CONTACT THE GENERAL CONTRACTOR AND ARCHITECT. DO NOT RESUME INSTALLATION WITHOUT SPECIFIC DIRECTION FROM THE ARCHITECT AND GENERAL CONTRACTOR.

15. ALL WALLCOVERINGS MUST MEET LOCAL, COUNTY, STATE AND FEDERAL FLAMMABILITY REGULATIONS.

16. ALL SEAMS SHALL BE OF HIGH QUALITY STANDARDS, PATTERNED MATCHED AND INCONSPICUOUS. MUST USE A NEW RAZOR BLADE FOR EACH NEW CUT ON FABRIC WALLCOVERING.

17. CLEAN ALL JOINTS AND EDGES AFTER COMPLETION OF INSTALLATION.

18. FIELD TOUCH-UP SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL INCLUDE THE FILLING AND TOUCH-UP OF EXPOSED JOB MADE NAIL OR SCREW HOLES, REFINISHING OF RAN SURFACES RESULTING FROM JOB FITTING, REPAIR OF JOB INFLICTED SCRATCHES AND MARS, AND FINAL CLEANING UP OF THE FINISHED SURFACES.

19. CONTRACTOR SHALL MEET WITH ARCHITECT TO REVIEW AND APPROVE ALL STONE SLAB MATERIALS AND JOINT LINES PRIOR TO ORDER PLACEMENT. CONTRACTOR TO COORDINATE WITH ARCH