**1.0 GENERAL NOTES AND CONDITIONS**

1.1 Base building construction specifications & the Tenant/Owner/building lease agreement shall govern workmanship /materials/design, except as these various elements might be modified or amended by these construction documents (CD, hereafter). Any note or indication shown or implied which does not conform to the letter or spirit, so defined, shall be brought to the attention of Tenant/Owner or TMA, in writing, for review. Tenant/Owner as referred to shall mean the authorized project manager, Tenant/Owner, TMA (Ted Moudis Associates)

1.2 The (CM/GC, hereafter) upon signing the owner/cm agreement, accepts the CD's (including these drawings w/the included notes & descriptive material) & agrees to execute the necessary work in manner described therein.

a. Upon examination/familiarization of CD & job site visit, any discrepancies, omissions, ambiguities and/or conflicts noted shall be brought to the attention of Tenant/Owner & TMA in writing, for correction.

b. Any element, whatsoever, required by building to be incorporated in construction but not specified in CD shall be brought to attention of Tenant/Owner & TMA for review/action.

c. No modifications/revisions/changes shall be undertaken unless specifically so instructed & approved by Tenant/Owner & TMA.

d. During course of project, Tenant/Owner & TMA shall make every effort to fully inform all concerned parties regarding decisions/actions taken which, in any way, might affect any said parties.

1.3 Except when otherwise indicated, the CM/GC shall provide & pay for all materials, labor, all other items/services necessary to accomplish, entirely, the work set forth in these CD's.

a. Unless otherwise specified, all materials shall be new & both materials & workmanship shall be of quality consistent w/that expected for a class "A" installation.

b. Any work needed to be accomplished on an overtime basis shall be priced and presented as such in bid.

c. All workmen & subcontractors shall be skilled in their trades.

d. Any & all governing local labor laws, regulations & requirements and those set as building requirements shall be observed & followed as they relate to this project. Arrangements for compliance w/these requirements shall be made by CM/GC to preclude any labor-related job disputes & related delays/problems/& costs.

1.4 CM/GC shall submit job schedule to Tenant/Owner & TMA at time of pricing/bid submission. Pricing shall be in a complete breakdown form, listing work not only by various trades, but also with major sub categories within each trade itemized.

1.5 CM/GC shall be responsible for securing Tenant/Owner space during construction for protection of materials, tools, etc. within.

a. Safe construction practices shall be observed to assure workmen's safety on job and safety of all personnel outside Tenant/Owner space.

b. CM/GC shall present proof of insurance covering in amounts required by local law, as stipulated by building, and as required by Tenant/Owner. Proof of insurance shall be submitted to Tenant/Owner and building prior to construction. Certificates, etc., shall be available at job site for examination on demand.

1.6 CM/GC shall be responsible for protecting Tenant/Owner demised premises and all areas, corridors, stairs, elevators, etc. outside Tenant/Owner space, against damage during the construction process. Any damage to these areas shall be corrected to satisfaction of Tenant/Owner and the building at the CM/GC's cost.

1.7 CM/GC shall permit and facilitate observation of work by building, Tenant/Owner their agents, and public authorities, at all times, as requested or needed.

1.8 Tenant/Owner retains the right to let other contractors in connection with the project work. CM/GC shall properly cooperate, coordinate and integrate their schedule with any such contractors' vendors, etc.

1.9 HVAC system engineering/design for this project shall be provided by engineering firm approved by building.

1.10 CM/GC shall be responsible for all local building department filing, permits, approvals, etc. Payment of all necessary fees as required by the above authorities for job completion and sign-off shall be included in pricing. Use of building dept. expediter, if required, shall be reviewed beforehand.

a. Tenant/Owner or architect shall be notified of any revisions to be incorporated in CD to comply with rules/regulations of any and all local governing authorities having jurisdiction over project.

b. Where more than one regulation applies, stricter one shall govern.

c. CM/GC shall be responsible for conformance with any applicable local building codes and shall not knowingly execute work specified which is not in conformance.

1.11 CM/GC shall re-execute any work that fails to conform to the drawings/details as shown, and any defects due to faulty materials or workmanship which appear within a period of one ( ) year from the date of move-in.

1.12 Warranty shall be extended for all construction components and equipment and installations included in this work for a minimum of 1 year from date of substantial completion.

1.13 Shop drawings shall be submitted to Architect in triplicate sets for review. Shop drawings enhance the specifications; therefore approval of shop drawings shall not release contractor of responsibility for work as specified.

1.14 Condition and use of the job site shall be the responsibility of the CM/GC. Job site shall be maintained in a clean and orderly fashion. Debris and trash for all trades and contractors under CM/GC control and for those under direct contract with owner shall be removed daily. CM/GC shall coordinate deliveries, inspection, site visits for all trades and contractors as required.

1.15 Final cleaning at substantial completion shall include cleaning of all finished wood and glass surfaces; dusting of all horizontal surfaces; vacuuming of all carpeted areas and removal of any spots, stains, spills, etc. on any surface, incurred during the construction period.

1.16 Conditions for AIA Document A201, as it may be modified for this job, apply and are a part of this contract.

1.17 SPECIAL REQUIREMENTS: The following additional labor shall be provided by CM/GC for work to be directed by owner to facilitate occupancy:

a.

b.

1.18 Job site cleanup specified in 1.14 shall continue beyond date of substantial completion to move-in day and shall include removal of accumulated debris resulting from work by Telecommunications contractors and other vendors under contract to Tenant/Owner. (Note: furniture packing materials will be removed by Furniture Installer.)

**2.0 CONSTRUCTION PLAN NOTES**

2.1 Prior to start of construction, CM/GC shall coordinate scheduling of meeting with his project personnel, the building/landlord rep(s), owner project manager,others, for review of project scope, design intent, construction quality expectation, & final discussion of drawings/details/ questions.

2.2 Dimensions on drawings are from finish face to finish face of partitions, columns, etc. or to where shown, unless otherwise noted.

a. Do not scale drawing

b. Written dimensions take precedence over graphic representation. Detail dimensions take precedence over plan dimensions. Any Discrepancies, CM/GC to notify TMA.

2.3 CM/GC shall be responsible for field measuring of existing conditions prior to start of work & during construction, as necessary, to assure construction adherence to drawings. By entering into a construction contract for this work, CM/GC shall familiarize himself with the site/field, conditions.

a. All "HOLD" dimensions shall be monitored to assure accuracy.

b. Any dimension revisions/modifications are to be brought to attention of TMA project manager for review/approval.

2.4 All vertical dimensions shall be taken from "bench mark" or other similar guide established prior to start of construction. High points, low points, irregularities in floor slab, particularly, which could substantially affect fabrication/installation work of other trades or vendors (e.g., cabinet contractors), shall be brought to attention of TMA and project manager of Tenant/Owner.

a. Variations in floor level in excess of 1/4" for every 10'-0" in every direction will require leveling of slab by CM/GC or Landlord as predicated by final lease agreement Leveling of slab required to receive Tenant/Owner floor finishes, i.e. vinyl tile floors, carpeting, etc. General contractor to verify slab condition prior to bid submission.

2.5 CM/GC shall demolish existing partition(s) and various other elements as indicated on plan and coordinate the removal of all related electrical service, plumbing and all other appurtenances included therein.

2.6 CM/GC shall be responsible for the removal of all construction debris and for the return of any building standard components if requested to the building management.

2.7 All existing doors designated for removal, including frames, shall be reused where same type door is applicable and/or is called for in new design whenever possible. All existing hardware shall be retained for reuse: coordinate with owner/ project manager.

2.8 All conventional drywall construction, furring, sheathing, shall be as detailed these contract documents.(refer to legend entries, on construction plan). Drywall joints shall be taped/ spackled level. Exterior corners shall receive metal corner reinforcing bead and spackled in conventional manner. No horizontal drywall joints shall be accepted unless approved. Butted, untaped drywall joints are not acceptable. Full height gypsum board sheets shall be used throughout for full height construction.

a. All new drywall construction shall be properly prepared to receive specified finish material's) in manner fully acceptable to Tenant/Owner & TMA.

b. Taped joints, corners, "dimples" or screw heads shall be spackled smooth & level with adjacent gypsum board surface. No bulging or uneven finished drywall will be accepted.

c. All Drywalls including ceiling shall received a skim coat to assure uniformity.

2.9 All existing holes/cracks in slab & those resulting from the construction process shall be filled/repaired & the surface patched smooth & level with adjacent floor surface.

2.10 All necessary wood blocking/grounds, etc, are to be supplied as factory treated fireproofed elements. CM/GC shall coordinate setting/placement of these elements as required by local codes/building or surrounding construction conditions.

a. Grounds/blocking may not be wholly shown on drawings & good construction practice shall govern/determine/ said use when a question arises. (Cabinets, shelving, etc.)

b. CM/GC to pay particular attention to all locations of drywall partition construction that abut or receive millwork or cabinetwork construction. Internal wood blocking shall be supplied for sturdy anchorage at intersections of wood/ glass partitions and adjacent drywall construction.

c. Blocking for all millwork installations but not limited to built-in items, drapery tracks, projection screen boards, etc. shall be provided by CM/GC. Refer to furniture plan and finish plan for complete scope. Refer to mechanical plan for block requirements for wall mounted HVAC equipment in telephone equipment room.

2.11 CM/GC shall provide general carpentry as required for work which may not fall into jurisdiction of a specific trade, but is required for proper job execution & completion of construction.

2.12 Install all plumbing necessary for the indicated plumbing fixtures/appurtenances. Said units shall be as specified. (Refer to Architectural drawing and Engineering drawings)

2.13 Any access panels required in any construction in these contract documents shall be approved as to specific size, location, finish, etc., by the Architect. All Access panels (frameless) shall be provided where, valves, controls and electrical connections are located. See Engineering drawings.

2.14 CM/GC, subcontractors and all vendors are to verify all clearances (corridors, stairs, elevators, etc.) required for deliveries and passage of all job materials/equipment.

a. CM/GC shall schedule for & include costs/fees necessary for use of building elevator or any special cartage, rigging, hoisting, deliveries, transportation, etc. connected with contract work if required.

b. CM/GC shall coordinate closely with various Tenant/Owner vendors or contractors, regarding information in part "a" in this note, above.

2.15 Existing gypsum board sheathing in any area of this project (including core & perimeter columns & walls) shall be patched, spackled, as required, if damaged in any manner, during construction, to satisfaction of Tenant/Owner & the building.

**3.0 REFLECTED CEILING NOTES**

3.1 SCOPE: CM/GC shall furnish and install continuous grid suspended acoustical tile ceiling material as specified and as indicated on plan and provide cut outs and other provisions for other trades as required.

3.2 SPECIFICATION: Hung ceiling shall be Armstrong or approved equal (See RC Legend and Symbols) in conformance with ASTM with general practices and applicable state and local ordinances. Installation in conformance with manufacturer recommendations and ASTM C636. See RC Legend for ceiling type.

3.3 CM/GC must conform with local and state codes and building standards before submitting bids.

3.4 Ceiling plane shall be level and true, and in alignment with all lighting, sprinkler, HVAC, and other elements incorporated in its construction.

3.5

3.6 Fascias/Soffits shall be level and true, free of surface distortion and dimensioned according to details shown.

3.7 Mechanical, HVAC and Plumbing elements shall at no time come in contact with ceiling construction except where necessary penetrations may occur.

3.8 Frameless Access Panels shall be provided by CM/GC as required for installation and maintenance of mechanical, electrical and other elements within ceiling plenum and as required by code. Locations for special access doors, hatches, etc. shall be coordinated with other trades and approved by TMA. As-built reference plans shall be provided.

3.9 Inspections, as required by local authorities shall be coordinated by CM/GC prior to closing of ceiling.

3.10 Shop dwgs. for all related trades (plumbing, sprinkler, HVAC) shall be submitted to TMA for review/approval prior to manufacturing and installation. A coordinated shop drawing for all visible ceiling elements shall be submitted.

3.11 HVAC supply, return, exhaust grills shall be as specified in mechanical drawings or "building standard" if not specified. CM/GC to verify conformance of spec with building standards. All HVAC elements shall be white (to match ceiling) installed flush and true and centered within the ceiling grid. Locations shall be per approved mechanical plans. (Omni diffuser shall be used or approved equal)

3.12 Engineering Services for design of mechanical systems shall be provided by CM/GC if no engineering documents are issued as part of this set. Provider of engineering services shall submit complete construction documents to Tenant/Owner for review/approval prior to start of work.

3.13 Mechanical and Electrical Engineer shall coordinate work with Architectural drawings. Architectural Ceiling Plan shall govern with respect to locations for ceiling penetrations as aesthetic and functional considerations dictate. Mechanical documents shall take precedence with respect to overall scope of work.

3.14 Ductwork, when continuous through more than one room, shall be acoustically lined to diminish sound transmission through ducts.

3.15 Clearances for all related ceiling plenum installations, shall be coordinated by CM/GC at no additional cost.

3.16 Attachments of various HVAC elements to structure shall be approved in writing by structural consultant or authorized landlord representative.

3.17 Domestic Hot Water shall be provided at all sinks and lavatories. If building systems do not provide hot water, CM/GC to provide water heater.

3.18 Water heater shall be specified on related mechanical plans. If no plans are issued, CM/GC shall submit spec for approval along with bid.

a. Heater shall be an under-counter or above hung ceiling, storage tank type with all necessary piping, accessories and safety features.

b. All hot water pipes shall be insulated.

3.19 Fire Protection systems as specified or required by code, shall be provided by CM/GC. Minimum sprinkler installation must meet requirements of NFPA 13.

3.20 Sprinkler head location shall be coordinated with other trades by CM/GC and shall be as specified by engineer or as required by code. Sprinklers shall be centered within each ceiling tile to provide a unified, consistent and aesthete arrangement. Heads shall be white flush type or building standard of equal value or better.

3.21 Lighting fixtures, exit lights, switching, etc. shall be provided by CM/GC. Architectural plan shall govern location, Engineering plans shall take precedent over questions of circuiting and scope.

3.22 Cut Sheets for all fixtures shall be submitted by CM/GC for review/approval. Substitutions must be approved by Tenant/Owner & TMA

3.23 Emergency Lighting and Annunciator/Alarm systems shall be specified by engineer. If engineering documents are not issued, CM/GC shall provide these systems as required by code and coordinate locations with Tenant/Owner & TMA.

3.24 All incandescent down lights and wall washers shall be on dimmer controls (see spec.).

3.25 Multiple switches shall be ganged with single common cover plate.

3.26 New switches shall match those existing to remain.

3.27 Thermostats shall be mounted at 4'-0" AFF. Locations per Mech Plan and to be coordinated by CM/GC with other trades and furniture vendor for panel height and approved by building management representative and Architect. Mount to align vertically with light switches.

3.28 Electrical work shall be performed in accordance with the latest "National Electrical Code" and any and all applicable state and local codes/ordinances.

**4.0 TELEPHONE**

4.1 Scope: CM/GC shall provide all electrical work as shown or implied in these drawings and related engineering drawings (if any) including all conduit runs for power and signal; drag lines; pull boxes; wiring; receptacles and switching devices; core drilling and patching; etc.; as specified or implied or as required by code or building standards.

4.2 Alternate scope of telephone/data cable and of terminations as called for in Alternate 1. Owner may contract work with other conductors; CM/GC shall provide for coordination with other contractors.

4.3 Equipment; Telephone and data equipment, terminals, etc., except as specifically called for, shall be provided by others. CM/GC shall provide for coordination with vendors/ installers regarding deliveries, schedules, as directed.

4.4 Locations and dimensions shall be per architectural drawings; engineering documents (if any) shall prevail in case of variation in specifications. Discrepancies must be brought to the attention of owner / TMA before start of work. Furniture indicated on plans is for reference only.

4.5 Variations from work specified due to availability of materials; field conditions, variations in equipment specs, etc., may be made with the approval of authorized Tenant/Owner project manager and TMA only. Tenant/Owner Telecommunications Dept. shall not initiate such changes.

4.6 Field Verifications: CM/GC and subcontractors shall be responsible to verify field conditions and dimensions before beginning work. Sizes of conduits and pull boxes should be adequate for cables/service specified.

a. CM/GC shall provide 1" Dia conduit for all data/telephone outlets.U.O.N.

4.7 Adjacent Tenants: CM/GC shall include repairs to adjacent tenant spaces when work affects those areas. Work in adjacent tenant spaces shall not be scheduled during normal working hours.

4.8 Compliance: All work shall be performed in complete compliance with the National Electrical Code and/all Federal state or local codes and ordinances having jurisdiction.

4.9 Compatibility: All devices, wiring, etc., shall be compatible, each with one another and with existing work and building standards.

4.10 Circuiting shall be as shown on engineering documents (if issued) or in accordance with applicable codes and standard practice. CM/GC shall present circuiting diagram to owner for approval if engineering documents are not issued.

4.11 Engineering: Provider of electrical engineering services shall submit final drawings to owner for approval, two (2) black & white prints. If no engineering documents are issued as part of this contract, CM/GC shall include fees for this service in his bid.

4.12 Wall Outlets: Electrical subcontractor shall provide appropriate metal service boxes and junction boxes for all power and signal outlets along with appropriate cover plate and devices as specified. Heights shall be as called for or as follows:
Typical office receptacles 15" AFF. UON.
Typical light switch 38" AFF. UON.

4.13 Special service box is required for switch installation frames.

4.14 All outlets shown side-by-side shall be ganged together unless otherwise noted.

4.15 Surface mounted wiring devices shall not be used by CM/GC, subcontractors, electrical vendors or installers, except as specified. All work to be coordinate with furniture/millwork installation.

4.16 Terminations of signal cable shall be made with device as specified; or else installer shall provide 10'-0" min. slack to allow for connection to equipment. Cover plate with grommet shall be provided.

4.17 Coordination of electrical work with HVAC, cabinet work, carpentry, furniture, shall be assured by CM/GC.

4.18 Raceways provided by others within custom cabinetry and millwork or office landscape partition systems shall be used for electrical installations.

4.19 Office Landscape Partitions: Modular power ways and receptacle devices for electrical service in landscape partitions shall be provided by furniture vendor (except where prohibited by code). Electrical subcontractor to provide for service to point of interface with landscape panels and to install devices in accordance with manufacturer's specifications.

4.20

4.21 Availability of adequate power service shall be verified by electrical contractor. Costs for additional circuit panels, transformers, etc., if required, shall be included in base bid.

4.22 Connection of Services: Electrical contractor shall provide metal conduit for connection of tenant telephone room with building telephone closet as required.

4.23 Night Bells: May be specified and installed by others. No such installation shall be made without written approval by Tenant/Owner or TMA.

4.24 Wall clocks, if shown, do not require electrical service.

4.25 Existing signal cables, if in use by residing tenants, may not be disturbed or cut. CM/GC shall be responsible to restore any services which are inadvertently interrupted.

4.26 Raised floor areas, when specified, shall be provided with power grid of junction boxes mounted to slab with flexible connections made to floor mounted service. Provide suitable recessed service box with access lid to accept receptacle devices and cable termination devices.

4.27 Domestic Hot Water: Electric water heater shall be provided by CM/GC for lounge/kitchen areas unless building systems provide domestic hot water.

4.28 Refer to scope of mechanical and HVAC installations for related electrical work to be included.

4.29 Cable Management: Base electrical bid shall include all cable management hardware as specified or as may be required by code including cable trays under raised floor areas.

4.30 Receptacle devices and switches shall be Leviton Decora Series with matching cover plates (coordinate device insert and cover plate color with architect)

4.31 Back-to-back electrical outlets shall be staggered to avoid sound transmission.

4.32 Sleeves shall be provided by CM/GC to allow data/telephone cables to pass through fire rated partitions and shall be fire stopped by CM/GC as required.

4.33 Electric strike and buzzer release as indicated in Dwgs.

4.34 Electrical Panel: Tenant/Owner shall have its own electrical panel, located in the Telecommunications equipment room. This electrical panel is for the sole use of Tenant/Owner. All electrical lines originating from the base building electrical closet serving Tenant/Owner shall terminate at the Tenant/Owner electrical panel.

**5.0 FURNITURE PLAN NOTES**

5.1 Furnishings are specified by owner and indicated on furniture plan by architect.

5.2 Scope: All furniture shown is to be provided by vendors other than CM/GC. Scope of work by CM/GC include to coordination of installation with vendors as noted.

5.3 All furniture and equipment shall be new, U.O.N.

5.4 Furniture supplier is to provide and install all furnishings specified as shown with no substitutions. Prices are to include shipping and freight charges and fees, license, permits and installation by qualified labor during normal business hours. Overtime deliveries, if required by Building Management are to be coordinated with and approved by owner.

5.5 Vendor shall allow for any building elevator use fees, loading dock fees, etc. and shall coordinate delivery schedules with building management and owner.

5.6 Vendor to verify capacities, dimensions of Freight Elevators and delivery path to assure adequate passage.

5.7 Compliance with local codes and ordinances shall be the responsibility of furniture vendor (including payment of any fines for noncompliance).

5.8 Building landlord requirements with respect to labor agreements and proof of insurance will be met by Vendor.

5.9 Protection shall be provided by vendor for all surfaces susceptible to damage during delivery. Vendor shall be responsible to correct any damages caused by delivery.

5.10 Built-in files and cabinets require coordination with CM/GC and work by other trades specified in other sections. Furniture vendor shall assemble, place and level cabinets with no damage provided.

5.11 Freestanding file banks shall be leveled and bolted together by vendor.

5.12 Locks are specified for all file cabinets. Cabinets within one bank shall be keyed alike but each bank keyed differently.

5.13 Locks, when specified for office suites and component assemblies, shall be keyed alike within each work station.

5.14 Two keys shall be provided for each lock.

5.15 Identification numbers/tags shall be provided for all locks and keys.

5.16 Power and data wiring by CM (including furniture systems)

**6.0 FINISH PLAN NOTES**

6.1 All finished materials indicated to be by CM/GC unless otherwise noted in finish schedules(s), on finish plan.

6.2 CM/GC and vendors shall determine availability of all finish materials. Any delivery schedule that potentially may cause coordination problems during the final stages of construction/installation shall be brought to attention of owner, early on, for possible re-evaluation of material designation.

6.3 A minimum quantity of two (2) 1'x 0" x 1' 0" finish samples of all specified finishes and current stock cuttings of all specified wall coverings shall be provided for approval prior to ordering.

6.4 Paint for wall finishes shall be provided as a three (3) coat eggshell latex enamel paint installation (one ( ) prime and two (2) finish coat, colors as specified. Metal elements and door and window frames shall have a three-coat semi-gloss alkyd enamel finish.

6.5 CM/GC shall assure that no electric receptacle or telecommunications outlet coverplates have been installed prior to completion of application of any wall finish materials. Any such coverplates or surface hardware, etc., in place shall be removed prior to wall finish application.

6.6 Upon completion of finish phase of job, CM/GC shall remove all paint, wall covering paste, etc., from where it has spilled, splashed, or spattered.

6.7 CM/GC shall install all wall coverings where designated. All wall covering shall be smooth with no wrinkles, bubbles, blisters, or loose edges. All excess paste shall be thoroughly removed. wall covering adjoining wood or metal partitions shall be cut straight and square. Wall covering at all reveals shall return into reveal. All workmanship which is not judged to be first quality by Tenant/Owner will not be accepted. No wall covering shall terminate on a flat surface or on an outside corner. All wall covering shall terminate at an appropriate reveal/break or inside corner. If wall cavity terminated on an outside corner flush alum edge reveal to be used.

6.8 All wall surfaces receiving wall covering shall be primed with a suitable strippable priming material. No "one step" primer/adhesive shall be used. Said primer shall be compatible with the recommended adhesive for respective wall covering being used. Installation in conformance with manufacturer recommendation and ASTM Standards

6.9 All partitions shall receive vinyl base installation except where otherwise noted. All surfaces receiving base shall be prepared as required,

a. Areas indicated as receiving carpet floor finish shall have straight base applied, prior to carpet installation.
b. Areas indicated as receiving vinyl composition tile floor finish shall have coved rubber base applied after vinyl composition tile installation.

6.10 Vinyl composition tile installation shall be uni-directional. Seams shall be tight/invisible. CM/GC shall provide and maintain adequate protection for all new installed vinyl composition tile for the duration of construction and remove protection only immediately before job completion, floor will be thoroughly cleaned of all adhesive/construction stains and receive an appropriate two (2) coat non-slip wax application which is to be thoroughly machine buffed to satisfaction of Tenant/Owner. (Clean/wax by CM/GC.)

a. CM/GC to supply and install vinyl composition tile and vinyl base. (Unless otherwise noted)

b. CM/GC is responsible for all flash patching and to have floor in condition.

**7.0 MILLWORK AND CABINETRY NOTES**

7.1 Design Criteria as set forth in sections 5.1 and 5.2 shall govern of millwork and cabinetry

7.2 Scope: All finished millwork, woodworking, and cabinetry including wood doors, jambs, frames, window frames, trim, counters, panels, moldings, cabinet reveals, file platforms, blocking and installation of related hardware is to be completed by Millwork contractor (MC) as subcontractor to CM/GC unless otherwise noted.

7.3 Scheduling and coordination with other trades will be the responsibility of the CM/GC whether millwork is included in his work or not.

7.4 Furniture as shown on Furniture Plan is by others. MC refer to Furniture Plan for scope of work related to furniture installation (file platforms, reveals, etc.)

7.5 Detailing of millwork shall be as shown. MC shall submit shop drawings for review to verify conformance to specs.

7.6 Field measurements shall be verified by MC as required. Owner will not verify field conditions and dimensions on shop drawings.

7.7 Coordination of Millwork with existing and new construction and with mechanical, furniture and other related elements should be the responsibility of the CM/GC.

7.8 Materials shall be as specified and of highest quality by accepted commercial standards and as stated in AWA.

7.9 Suitable moisture resistant/waterproof substrate shall be used for plastic laminate pieces to prevent failure due to moisture.

7.10 Substrate for veneered and laminated panels shall be furniture grade plywood for all horizontal surfaces and shelves. (High-density particleboard may be used for vertical elements.)

7.11 Edges of veneered panels shall match surface. Edges less than 1" shall be hardwood.

7.12 Wood veneers shall be single sheet 1/20" thick with no splices (except as called for). Joints and grain direction shall be indicated on shop drawings. Adjacent jointed veneers shall be book matched unless otherwise noted.

7.13 Wood Veneers shall be plain sliced, narrow heart, flitch matched minimal sap and sugar marks acceptable. Solid wood selected from F.A.S. grade for all-clear (where exposed). Stain to match sample.

7.14 All Veneers shall be stained to match standard sample.

7.15 Typical wood finish shall be shop applied demi-pore rubbed lacquer. Entry door and frame shall be full filled rubbed lacquer unless otherwise noted. All wood finish shall include: wash coat, sand, stain, sealer (two coat vinyl), two-coat top-coat (AWI system #2)

7.16 Finish samples shall be submitted for approval prior to fabrication.

7.17 Plastic laminate shall be shop applied according to manufacturers specifications.

7.18 Plastic laminate shall be one single sheet on any one surface. Joints, if required, shall be indicated on shop drawings for approval. All joints shall be tight with no separation.

7.19 Wood door and window frames, etc., shall be secured to solid wood grounds/blocking provided as part of ceiling and wall construction.

7.20 Dimensions for wood frames shall be field verified by MC after related adjacent construction is complete.

7.21 Wood reveal filler strips shall be provided by MC for all built-in cabinets. Fillers shall be of close-grained stock, filled, sanded and painted (semi-gloss) to match adjacent construction (except as noted). Fillers shall be included for all built-in files, storage cabinets, bookcases, etc.

7.22 Installation of reveal strips shall be executed in a neat, workmanlike manner without damage to adjacent cabinets or surfaces. Pieces shall be scribed to fit and fastened to blocking.

7.23 Wood platforms shall be provided by MC under all built-in cabinets and files; 1 1/2" thick plywood shall be cut to allow 1/2" deep reveal at bottom of cabinet. Platforms shall be shimmed level and painted black. See Furniture Plan and detail at file endosure If any V.O.N.

7.24 Metal over-file storage cabinets, when wall-hung, shall be installed by Furniture vendor (See Furniture Plan.)

7.25 Glazing for wood/glass partitions shall be 3/8" thick tempered clear glass tinted, installed as shown using friction-fit black gasket and open joints. Glass panels shall be free of distortion. A deflection of more than 1/8" relative to adjacent panels will be ejected. All joints 1/8" maximum fill with black sealant.

a. If safety glass is required by code, glazing shall be as mfg. by PPG or approved equal.

7.26 Glass panel sizes and joints shall be approved by TMA.

7.27 Door hardware shall be supplied by CM/GC. (See door schedule)

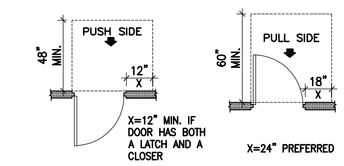
7.28 All hardware finish is to be US26D unless otherwise noted in dwgs.

7.29 Glass Entry Doors - when specified, shall be 1/2" clear glass.

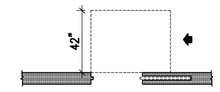
7.30 Glass Entry Doors hardware finish is to be US26D unless noted otherwise in drawings.

7.31 The interior finish in all pantry/copy room plastic laminated cabinetry shall be melamine u.o.n.

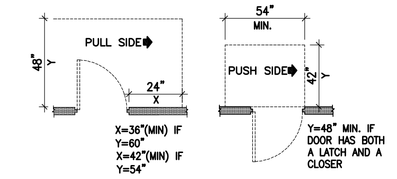
7.32 All wood used on this project, including blocking, is to be fire retardant.



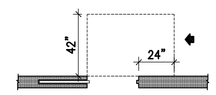

4 FRONT APPROACHES SWINGING DOORS
SCALE: NO SCALE



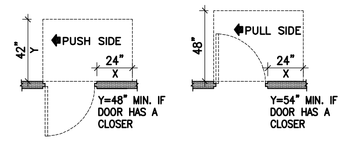

8 FRONT APPROACHES SLIDING/FOLDING DOORS
SCALE: NO SCALE



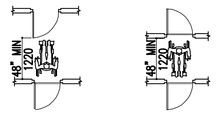

5 HINGE-SIDE APPROACHES-SWINGING DOORS
SCALE: NO SCALE



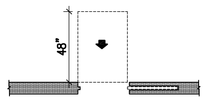

9 LATCH-SIDE APPROACHES SLIDING/FOLDING DOORS
SCALE: NO SCALE



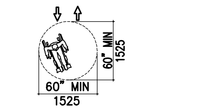

6 LATCH-SIDE APPROACHES - SWINGING DOORS
SCALE: NO SCALE



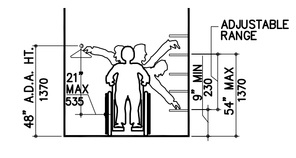

10 TWO HINGE DOORS - IN SERIES
SCALE: NO SCALE



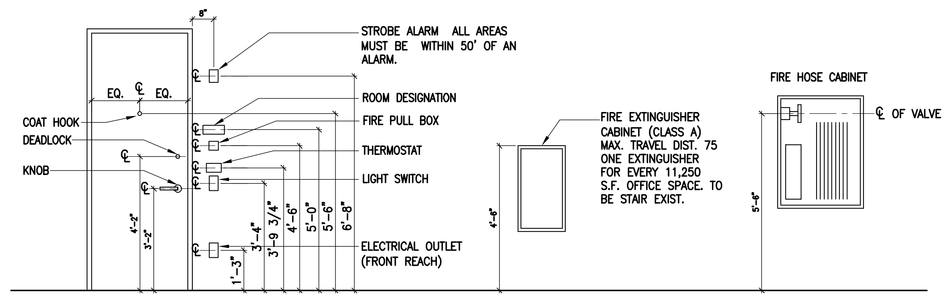

7 FRONT APPROACHES SLIDING/FOLDING DOORS
SCALE: NO SCALE



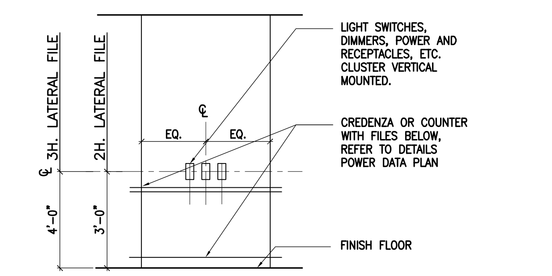

11 WHEELCHAIR TURNING RADIUS
SCALE: NO SCALE



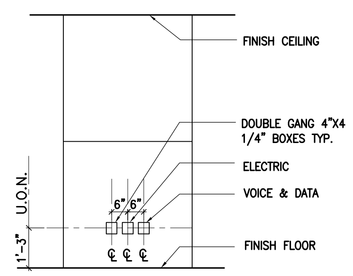

12 STORAGE SHELVES & CLOSET REACH RANGES
SCALE: NO SCALE




1 TYPICAL DEVICE LOCATIONS
SCALE: 3/8"=1'-0"




2 TYPICAL LOCATION FOR SWITCHES/THERMOSTATS, AND OUTLETS, ETC AT COUNTER
SCALE: 3/8"=1'-0"




3 TYPICAL LOCATION FOR COMBINED OUTLETS AT VISIBLE AREAS
SCALE: 3/8"=1'-0"

UBS

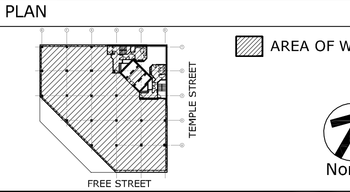
REVISIONS

| NO. | DATE | DESCRIPTION |
|---|---|---|
| 2 | 07.13.07 | ISSUE FOR BID |
| 1 | 07.13.07 | ISSUE FOR PERMIT |
| | 06.26.07 | ISSUE FOR CLIENT REVIEW |
| | 06.13.07 | ISSUE TO ENGINEER |

| NO. | DATE | COPIES | TO WHOM |
|---|---|---|---|

ISSUE

KEY PLAN

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| PROJECT NUMBER | 107126.01 |
| SCALE | AS NOTED |
| DATE | 07.13.07 |
| PROJECT MANAGER | |
| PROJECT ARCHITECT | |
| DRAWN BY | AE |
| CHECKED BY | |
| CADD FILE | R:\2007\107126.01\CD |

GENERAL NOTES & SPECS

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