GENERAL NOTES

01. THE CONTRACTORS ARE RESPONSIBLE FOR ALL REQUIREMENTS OUTLINED IN THE I.B.C. CODE, STATE UNIFORM CONSTRUCTION CODE, MUNICIPAL CODES AND ORDINANCES, AND SHALL COMPLY WITH GOVERNING CODE AS ADMINISTERED BY MUNICIPAL BUILDING OFFICIALS AND SHALL BE CONSIDERED AS PART OF THESE CONSTRUCTION DOCUMENTS. WHERE DRAWINGS CONFLICT WITH CODES, CODE REQUIREMENTS SHALL TAKE PRECEDENCE.

02. THE CONTRACTOR SHALL INVESTIGATE AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE ORDERING MATERIALS AND PREFABRICATED ITEMS. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR AND MATERIALS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK IN ACCORDANCE WITH THESE PLANS.

03. ALL WORK SHALL BE DONE IN A FIRST-CLASS MANNER BY EXPERIENCED PROFESSIONALS SKILLED IN THEIR TRADE.

04. ALL CONTRACTORS SHALL CARRY INSURANCE AS WILL PROTECT THE OWNER FROM CLAIMS FOR DAMAGES AND PERSONAL INJURIES, INCLUDING DEATH, WHICH MAY ARISE IN CONNECTION WITH THIS PROJECT.

05. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL LOCAL AND STATE PERMITS NEEDED FOR CONSTRUCTION AND COMPLETION OF PROJECT.

06. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO KEEP THE SPACE SECURE AND LOCKED DURING ALL PHASES OF CONSTRUCTION.

07. THE BUILDING AND SITE SHALL BE KEPT CLEAN AT ALL TIMES. AFTER COMPLETION OF THE WORK THE CONTRACTOR SHALL REMOVE ALL EXCESS MATERIALS, ALL TRASH AND DEBRIS CAUSED BY HIS WORK.

08. WHEREVER IN THE SPECIFICATION MAKES REFERENCE TO FEDERAL OR COMMERCIAL STANDARDS OR SPECIFICATIONS IS MADE, THE LATEST AMENDMENT SHALL BE USED.

10. DRAWINGS ARE NOT TO BE SCALED, NOTIFY THIS OFFICE OF ANY DIMENSIONAL DISCREPANCIES.

09. ALL DIMENSIONS ARE MEASURED TO THE FACE OF WALL UNLESS OTHERWISE NOTED.

11. THE ARCHITECT WILL BE, IN THE FIRST INSTANCE, THE INTERPRETER OF THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE ARCHITECT WILL ALSO HAVE THE AUTHORITY TO REJECT WORK WHICH DOES NOT CONFORM TO THE CONTRACT DOCUMENTS.

12. THESE DRAWINGS ARE INTENDED TO PROVIDE COMPLETE FABRICATION AND INSTALLATION OF ALL UNITS DESCRIBED, READY FOR THE OWNER'S USE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER'S ARCHITECT DURING THE BID PERIOD IF, IN HIS OPINION, ANY UNIT IS INCOMPLETE WITH THE INFORMATION GIVEN HEREIN. FAILURE TO SO NOTIFY THE ARCHITECT SHALL MEAN THE CONTRACTOR UNDERSTANDS THE DOCUMENTS AND THEIR INTENT, AND ALL ITEMS WILL BE COMPLETE IN EVERY DETAIL.

13. THE ARCHITECT WILL MAKE PERIODIC VISITS TO THE SITE TO FAMILIARIZE HIMSELF GENERALLY WITH PROGRESS AND QUALITY OF THE WORK AND TO DETERMINE, IN GENERAL, IF THE WORK IS PROCEEDING IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ON THE BASIS OF HIS ON-SITE OBSERVATION AS AN ARCHITECT, HE WILL KEEP THE OWNER INFORMED OF THE PROGRESS OF THE WORK AND WILL ENDEAVOR TO GUARD THE OWNER AGAINST DEFECTS AND RESPONSIBLE FOR CONSTRUCTION MEAN, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, SAFETY PRECAUTIONS, NOR FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

14. IT IS THE INTENT OF THESE PLANS TO PROVIDE A COMPLETE OPERATIONAL BUILDING OR SPACE. THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL ITEMS SHOWN HEREIN UNLESS SPECIFICALLY NOTED AS BEING FURNISHED BY OTHERS. SHOULD THERE BE ANY QUESTIONS CONCERNING RESPONSIBILITY, THEY SHALL BE SETTLED BEFORE BID SUBMISSION AND CONTRACT SIGNING. NO EXTRA CHARGES WILL BE ALLOWED. THE ARCHITECT WILL NOT BE RESPONSIBLE WHERE CONSTRUCTION DEVIATES FROM THESE DRAWINGS.

15. ALL INSTALLATIONS AFTER CONSTRUCTION SHALL BE ACCURATELY FIELD MEASURED BEFORE FABRICATION.

16. ANY FORM OF DIRECT REPRODUCTION OF THESE DRAWINGS AND DESIGN IN WHOLE OR PART IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY PHASE ZERO DESIGN.

17. THE CONTRACTOR SHALL FULLY ACCOUNT HIMSELF WITH THE EXISTING CONDITIONS AND SHALL HAVE VISITED AND INSPECTED THE JOB SITE AND BE FULLY INFORMED AS TO THE NATURE OF EQUIPMENT THE JOB SITE BE FULLY INFORMED AS TO THE NATURE OF EQUIPMENT AND FACILITIES NEEDED FOR THE PROPER EXECUTION OF THE WORK. STARTING OF DEMOLITION AND REMOVAL OPERATIONS WILL BE CONSTRUED AS EVIDENCE THAT THE CONTRACTOR HAS COMPLIED WITH THESE REQUIREMENTS: ANY LATER CLAIMS FOR DIFFICULTIES ENCOUNTERED, WHICH COULD HAVE BEEN FORESEEN, WILL NOT BE RECOGNIZED.

18. VERIFY ALL EXISTING ELEVATIONS, CONDITIONS AND DIMENSIONS AT THE SITE, AGAINST THE DRAWINGS, AND INFORM THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO COMMENCING WITH WORK AND SUBMISSION OF ANY SHOP DRAWINGS.

19. ALL WORK, WHETHER SHOWN OR IMPLIED, UNLESS SPECIFICALLY QUESTIONED, SHALL BE CONSIDERED FULLY UNDERSTOOD IN ALL RESPECTS BY THE CONTRACTOR. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY MISINTERPRETATIONS AND/OR CONSEQUENCES THEREOF, FOR ALL WORK ON ALL DRAWINGS.

20. CONTRACTOR SHALL FOLLOW ACCEPTED TRADE PROCEDURES AND MANUFACTURER'S STANDARDS AND SHALL PRODUCE THE PROJECT IN A GOOD AND WORKMANLIKE MANNER. ALL MATERIALS ARE TO BE NEW, UNLESS OTHERWISE NOTED IN THE DRAWINGS: AND CONTRACTOR SHALL NOT SUBSTITUTE ANY STRUCTURAL GRADE MATERIALS WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARCHITECT.

21. CONTRACTOR SHALL SCHEDULE ALL WORK TO CONFORM TO THE GENERAL CONSTRUCTION SCHEDULE AND SHALL COOPERATE WITH OTHER CONTRACTORS IN THE REQUIRED SEQUENTIAL INSTALLATION SCHEDULE AS APPROVED BY THE ARCHITECT ALL WORK SHALL COMMENCE AND CONTINUE UNTIL COMPLETION WITHOUT UNDUE DELAY.

22. THE CONTRACTOR AND ALL RESPECTIVE TRADES SHALL GIVE THEIR PERSONAL SUPERINTENDENCE TO THE WORK AND SHALL FURNISH ALL LABOR. MATERIALS, TRANSPORTATION, APPARATUS AND EQUIPMENT REQUIRED FOR A COMPLETE INSTALLATION. THE CONTRACTORS SHALL INSTALL ALL MATERIALS IN A MANNER SUBJECT TO APPROVAL OF THE OWNER AND THE ARCHITECT.

23. THE CONTRACTORS SHALL LEAVE THE PREMISES IN A NEAT, CLEAN AND SAFE CONDITION AT THE COMPLETION OF WORK EACH DAY.

24. ALL CONDITIONS WHICH OCCUR AND WHICH ARE NOT IN CONFORMANCE WITH THESE SPECIFICATIONS AND ADJACENT DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR PROMPT RESOLUTION. FAILURE TO DO SUCH SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

25. NO MATERIAL SUBSTITUTIONS SHALL BE MADE. THE ARCHITECT WILL CONSIDER MATERIAL CHANGE REQUESTS ON AN INDIVIDUAL BASIS. CONTRACTOR SHALL SUBMIT SAMPLES AND CUTS FOR WRITTEN APPROVAL BY THE ARCHITECT PRIOR TO THE START OF ANY WORK.

26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK AND ESTABLISHING SCHEDULES FOR ALL TRADES. HE SHALL AFFORD OTHER SUB-CONTRACTORS REASONABLE OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF THEIR MATERIALS AND EQUIPMENT AND THE EXECUTION OF THEIR WORK.

27. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED AS DIRECTED BY THE MANUFACTURER, UNLESS OTHERWISE SPECIFIED ON THE DRAWINGS.

28. EACH SUBTRADE WILL BE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF DRAWINGS AND NOTING HIS WORK AS APPLICABLE. WORK INDICATED OR INFERRED ON THE DRAWINGS WILL BE DEEMED AND INCLUDED IN SUB-CONTRACTOR'S COSTS.

29. THE CONTRACTOR SHALL SUBMIT, IN WRITING, ALL PROPOSALS FOR ADDITIONAL WORK TO THE ARCHITECT'S OFFICE FOR REVIEW AND APPROVAL. NO WORK IS TO PROCEED UNTIL A SIGNED PROPOSAL IS RETURNED TO THE GENERAL CONTRACTOR.

30. PERMITS: THE CONTRACTOR WILL SECURE REQUIRED BUILDING PERMITS PRIOR TO START OF WORK. INDIVIDUAL SUBCONTRACTORS TO SECURE NECESSARY PERMITS PRIOR TO START OF THEIR RESPECTIVE WORK.

31. UPON COMPLETION OF THE JOB, THE CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSPECTION AND A CERTIFICATE OF SUBSTANTIAL COMPLETION (A.I.A. DOCUMENT G-704).

32. TEMPORARY PROTECTION: PARTICULAR ATTENTION SHALL BE GIVEN TO THE PROTECTION OF EXISTING STRUCTURE AND FINISHES SO AS TO PREVENT ANY DAMAGE OF EXISTING FINISHES NOT DESIGNATED FOR DEMOLITION. PROVIDE ALL NECESSARY, TEMPORARY CONSTRUCTION AND DUSTPROOF PROTECTION. PROTECTIONS SHALL BE IN COMPLIANCE WITH BUILDING STANDARDS. TYPE AND LOCATION OF PROTECTION SHALL BE REVIEWED WITH OWNER'S CONSTRUCTION REPRESENTATIVE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL FULLY BRACE AND OTHERWISE PROTECT ALL WORK IN PROGRESS UNTIL THE BUILDING IS COMPLETED.

33. PROVIDE FULL AND COMPLETE PROTECTION REQUIRED FOR ALL AREAS REMAINING OPERATIONAL DURING ALL PHASES OF THIS PROJECT. CONTRACTOR TO TAKE ALL NECESSARY MEASURES TO PREVENT DAMAGE TO ANY ADJACENT PROPERTY AND/OR PERSONS.; THE CONTRACTOR SHALL REPAIR AND PATCH ANY AREAS THAT ARE ALTERED OR DAMAGED DURING PROCESS OF ALTERATION.

36. ANY EXISTING WORK DAMAGED BY THE CONTRACTOR OR SUB-CONTRACTORS SHALL BE RETURNED TO ITS ORIGINAL CONDITION AT THE CONCLUSION OF THE PROJECT. AT NO ADDITIONAL COST TO THE OWNER.

35. IT IS THE RESPONSIBILITY OF THE CONTRACTOR & IT'S SUB-CONTRACTORS TO KEEP THE BUILDING WEATHERTIGHT AND MAINTAIN ALL BARRICADES, SHORING, BRACING AND OTHER SAFETY MEASURES REQUIRED TO PROTECT THE BUILDING, WORKMEN AND THE PUBLIC.

36. CLEAN-UP: ALL MATERIALS DEMOLISHED, EXCEPT AS INDICATED ON THE DRAWINGS TO BE SALVAGED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED AND DISPOSED OF, OFF THE SITE WITH SUCH DILIGENCE AS TO CAUSE NO INTERFERENCE WITH SUBSEQUENT BUILDING OPERATIONS, USE OF BUILDING BY OCCUPANTS OR ANY UNSIGHTLY ACCUMULATION OF DEBRIS CONSTRUCTION DEBRIS SHALL BE REMOVED DAILY.

37. UPON COMPLETION OF ALL DEMOLITION AND REMOVAL WORK, REMOVE ALL TOOLS AND APPARATUS FROM THE PREMISES. REMOVE FROM THE AREA OF WORK ALL DEMOLISHED MATERIAL NOT DESIGNATED FOR RE-USE. REMOVE ALL TEMPORARY SHORING, BRACING, LINTELS PROTECTION, ETC., AS DIRECTED. LEAVE THE AREA OF WORK, BROOM-CLEAN, NEAT AND ORDERLY, TO THE SATISFACTION OF THE OWNER. STORAGE OF MATERIALS SHALL NOT INTERFERE WITH THE MEANS OF EGRESS OF THE EXISTING CORRIDOR SPACES.

38. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, A.I.A. DOCUMENT 1-201, ARE INCLUDED AS A PART OF THE REQUIREMENTS OF THIS PROJECT. A COPY MAY BE INSPECTED AT THE ARCHITECT'S OFFICE.

39. THE CONTRACTOR SHALL OBTAIN AND PAY FOR COMPREHENSIVE LIABILITY INSURANCE COVERING THE ENTIRE WORK AND COMPENSATION INSURANCE, IN ACCORDANCE WITH APPLICABLE CURRENT LAWS, PRIOR TO THE COMMENCEMENT OF THE WORK. THE SUB-CONTRACTOR SHALL SUBMIT TO THE CONTRACTOR COPIES OF ALL REQUIRED CERTIFICATES OF INSURANCE.

40. SHOPS DRAWINGS: THE CONTRACTOR SHALL CHECK AND VERIFY ALL FIELD MEASUREMENTS AND SUBMIT, WITH PROMPTNESS, SHOP DRAWINGS, SAMPLES, MANUALS AND SCHEDULES REQUIRED FOR APPROVAL. THE ARCHITECT'S APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR DEVIATIONS AT THE TIME OF SUBMISSION, NOR SHALL IT RELIEVE HIM FROM RESPONSIBILITY FOR ERRORS IN SHOP DRAWINGS. THIS SHALL BE DONE PRIOR TO FABRICATION AND REVIEWED BY THE ARCHITECT.

41. WHEN REQUIRED BY THE ARCHITECT, SHOP DRAWINGS OF FABRICATED WORK SHALL BE SUBMITTED.

42. ALL SUBCONTRACTOR'S SHOP DRAWINGS SHALL BE SUBMITTED TO ARCHITECT FOR APPROVAL, THROUGH THE CONTRACTOR, PRIOR TO WORK BEING PERFORMED, UNLESS OTHERWISE NOTED. THE SHOP DRAWINGS SHALL BE REVIEWED BY THE CONTRACTOR AND VISIBLY INDICATED AS SUCH ON THE DRAWINGS, PRIOR TO SUBMISSION FOR THE ARCHITECT'S REVIEW.

43. HARDWARE AND DOOR SCHEDULES TO BE SUBMITTED TO AND APPROVED BY ARCHITECT PRIOR TO FABRICATION. WHERE CONTENTS OF MANUALS INCLUDE MANUFACTURERS' CATALOG PAGES, CLEARLY INDICATED THE PRECISE ITEMS INCLUDED IN THIS INSTALLATION AND DELETE, OR OTHERWISE CLEARLY INDICATE ALL MANUFACTURERS' DATA, WITH WHICH THIS INSTALLATION IS NOT CONCERNED. UNLESS OTHERWISE SPECIFICALLY DIRECTED BY THE ARCHITECT, DELIVER SIX (6) COPIES OF THE MANUFACTURER'S MANUAL TO THE ARCHITECT AND ONE (1) COPY TO THE OWNER.

44. APPROVALS: THE ARCHITECT WILL REVIEW SUBMITTAL WITH REASONABLE PROMPTNESS, SO AS TO CAUSE NO DELAY, BUT ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS.

45. NO PORTION OF THE WORK REQUIRING A SUBMISSION SHALL BE COMMENCED BY THE CONTRACTOR, UNTIL THE SUBMISSION HAS BEEN REVIEWED AND NOTED BY THE ARCHITECT IN WRITING. ALL SUCH PORTIONS OF THE WORK SHALL BE IN CONTRACT DOCUMENTS, WHENEVER A CHOICE OF COLOR OR PATTERN IS CONTRACTOR'S OWN RISK.

46. ALL COLOR SELECTIONS SHALL BE MADE AND COORDINATED THROUGH THE OFFICE OF THE ARCHITECT, EXCEPT AS OTHERWISE DIRECTED BY THE OWNER. COLORS: UNLESS THE PRECISE COLOR AND PATTERN IS SPECIFICALLY DESCRIBED IN THE CONTRACT DOCUMENTS, WHENEVER A CHOICE OF COLOR OR PATTERN IS AVAILABLE IN A SPECIFIED PRODUCT, SUBMIT ACCURATE COLOR CHARTS AND PATTERN CHARTS TO THE ARCHITECT FOR HIS REVIEW AND SELECTION.

47. THE GENERAL CONTRACTOR SHALL SUBMIT FINAL "AS BUILT" DRAWINGS - TWO (2) SEPIA REPRODUCTIONS AND SIX (6) PRINTS OF EACH TRADE AS PART OF THE CONTRACT.

48. THE CONTRACTOR SHALL SUBMIT THE SAMPLES IN SUFFICIENT TIME TO PERMIT CHECKING, RESUBMISSION, RECHECKING, APPROVAL FABRICATION AND DELIVERY. FAILURE TO DO SO WILL NOT JUSTIFY A DELAY IN THE TIME OF COMPLETION OF WORK.

49. DETAILS SHOWN IN ANY SECTION APPLY TO ALL SIMILAR SECTIONS UNLESS OTHERWISE NOTED.

50. WHEN CERTAIN ITEMS OF EQUIPMENT AND OTHER WORK ARE INDICATED AS "NIC" (NOT IN CONTRACT) OR TO BE FURNISHED AND INSTALLED UNDER OTHER CONTRACTS, ANY REQUIREMENTS FOR PREPARATION OF OPENINGS, PROVISION OF BACKING, ETC.,. FOR RECEIPT OF SUCH "NIC" WORK, SHALL BE PROVIDED TO THE GENERAL CONTRACTOR, WHO SHALL PROPERLY FORM AND OTHERWISE PREPARE HIS WORK IN A SATISFACTORY MANNER TO RECEIVE SUCH "NIC" WORK.

51. UPON WRITTEN REQUEST OF CONTRACTOR, THE OWNER WILL FURNISH TO THE GENERAL CONTRACTOR A SCHEDULE INDICATING DELIVERY DATES AND INSTALLATION REQUIREMENTS OF EQUIPMENT TO BE FURNISHED AND INSTALLED UNDER SEPARATE CONTRACTS.

52. IT WILL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO SEE THAT THE BUILDING AREAS ARE MADE READY TO RECEIVE AND INSTALL THE OWNER'S EQUIPMENT, IN ACCORDANCE WITH THE DELIVERY SCHEDULE AND SPECIFIC REQUIREMENTS FURNISHED. FAILURE TO MEET THE SCHEDULE ON ITEMS OF THE OWNER-FURNISHED EQUIPMENT WILL BE CONSIDERED AS IMPORTANT TO THE COMPLETION SCHEDULE AS ANY OTHER PART OF THE WORK.

53. ALL OPENINGS IN PARTITIONS OR BLOCK WALLS INCLUDING, BUT NOT LIMITED TO, DUCTWORK, PENETRATIONS, DOOR OPENINGS, ETC. SHALL BE SUPPORTED BY STEEL LINTEL UNLESS OTHERWISE INDICATED. CONTRACTOR IS TO FURNISH AND INSTALL ALL ANGLES, STRUTS, BRACKETS, TOGGLES, EYE BOLTS, ETC. WHEREVER NECESSARY TO PROPERLY SUPPORT, BRACE OR REINFORCE ALL FINISHES. FRAMES, EQUIPMENT, ETC.

54. SEE PLANS FOR LOCATIONS OF ALL EXPANSION AND CONTROL JOINTS. PROVIDE EXPANSION JOINT COVERS (RECESSED) AT ALL FLOOR, WALL AND CEILING CONNECTIONS TO EXISTING CONSTRUCTION TO CONTROL JOINTS/FINISH CRACKING PROVIDE CONTINUOUS EXPANSION CONTROL AT STRUCTURE AND BUILDING FINISHES. SEE PLANS FOR WIDTH/TYPE.

55. ALL BLOCK AND ADJACENT RATED WALL CONSTRUCTION SHALL MEET THE FIRE RESISTIVE RATINGS AND OTHER REQUIREMENTS OF BUILDING CODE AND REGULATIONS, LOCAL LAWS, ORDINANCES, REGULATIONS AND AUTHORITIES HAVING JURISDICTION.

56. ALL CUTTING AND PATCHING OF OPENINGS SHALL BE POINTED UP, AND SURFACE REPAIRED FOR AN AIRTIGHT SEAL.

57. ALL EXISTING WALL FINISHES OR EQUIPMENT, ETC. WHICH ARE DISTURBED DURING CONSTRUCTION AND PROVE NOT TO BE NECESSARY AND NOT BE SPECIFICALLY INDICATED "TO REMAIN", SHALL BE REMOVED, PATCHED, REPAIRED OR COVERED. EITHER AS INDICATED ON THE PLANS OR TO CREATE A FLUSH, UNIFORM SURFACE HAVING THE INTEGRITY OF SUCH.

58. ALL WALLS AND/OR PARTITIONS, INCLUDING COLUMN AND RATED WALL CONSTRUCTION, SHALL EXTEND FROM FLOOR SLAB TO UNDERSIDE OF DECK CONSTRUCTION ABOVE, UNLESS OTHERWISE NOTED.

59. ALL OUTSIDE CORNERS AT MASONRY AND DRYWALL PARTITIONS SHALL HAVE METAL CORNER BEADS TAPE AND SPACKLE SMOOTH WHERE REQUIRED.

60. ALIGNMENT OF NEW CONSTRUCTION TO EXISTING WALLS AND COLUMNS SHALL HAVE BE DONE IN A MANNER AS TO VISIBLY ELIMINATE THE POINT OF CONTACT OR JOINT OF NEW AND EXISTING MATERIALS. NEW CONSTRUCTION SHALL BE FLUSHED WITH EXISTING.

61. ALL WOOD PRODUCTS, FURRING STRIPS, BLOCKING ETC., SHALL BE FIRE RATED, IN ACCORDANCE WITH APPLICABLE STATE, CITY AND LOCAL BUILDING CODES.

62. PLASTIC LAMINATE COUNTERS, WALL HUNG SHELVES, CLOSET SHELVES AND COAT BARS, AND DIVIDERS IN CLOSETS BY GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE.

63. PARTITIONS SHALL BE CONTINUOUS OVER ALL BUILT-IN EQUIPMENT, WHERE SHOWN ON PLANS AND DETAILS. FURNISH NECESSARY ANGLES, HANGERS, ETC. TO CARRY THESE PARTITIONS AND PROVIDE NECESSARY CLOSURE STRIPS AND TRIM AS NOTED.

64. PATCH ALL FLOOR AND WALL CRACKS AND SURFACE IRREGULARITIES AS REQUIRED, PRIOR TO FINISH INSTALLATION SHOWN. FLASH PATCH AREAS AS REQUIRED TO PROVIDE A SMOOTH FLUSH SURFACE FOR SAME.

65. ALL NEW PIPING, DUCTWORK, AND ELECTRICAL CONDUITS SHALL BE CONCEALED WITHIN NEW PARTITIONS: OR THE GENERAL CONTRACTOR IS TO PROVIDE FURRING, SOFFITS, CHASES, ETC., FOR ALL DUCTWORK, PIPING, CONDUIT, ETC., UNLESS INDICATED TO BE EXPOSED. 66. ALL INFILL PATCHING SHALL BE FURRED OUT AS REQUIRED AND FINISHED FLUSH WITH EXISTING.

67. THE GENERAL CONTRACTOR SHALL PATCH ALL CUTTING BY MECHANICAL AND ELECTRICAL TRADES AND ALL ADDITIONAL CUTTING BY OTHERS. COORDINATE THE WORK PRIOR TO THESE TRADES PROCEEDING. NO EXTRAS WILL BE ALLOWED. DUE TO FAILURE TO COORDINATE SUCH, OR PROCEEDING WITH WORK THAT COULD HAVE BEEN AVOID WITH SUCH/PROPER PLANNING. REQUIRED.

68. ALL PIPE SPACES AND DUCT SPACES SHALL BE ENCLOSED AND FIRE STOPPED BY A PARTITION OF THE REQUIRED RATING.

69. ANY COLUMN FIREPROOFING WHICH IS DAMAGED, LOOSE OR HAS CHIPPED-OFF, SHALL BE REPLACED PRIOR TO THE ENCLOSURE OF ANY COLUMNS TO MAINTAIN THE FIRE INTEGRITY OF SUCH.

70. HEAT DETECTORS ARE TO BE PROVIDED WHERE SHOWN AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S ACTUAL INSTRUCTIONS AND NFPA 70.

71. FIRE ALARM AND EMERGENCY LIGHTING ARE TO BE PROVIDED, MEETING ALL CODE REQUIREMENTS. ALL EXIT AREAS SHALL BE PROPERLY IDENTIFIED AND SUPPLIED WITH EMERGENCY EXIT LIGHTING TO MAINTAIN A MINIMUM OF ONE (1) FOOTCANDLE IN ACCORDANCE WITH BOCA SECTION 823.0.

72. CONTRACTOR IS TO LOCATE AND COORDINATE EGRESS DOOR HARDWARE WITH ALARM SYSTEM AND MAKE ALL NECESSARY CONNECTIONS/REWIRE AS REQUIRED.

73. ALL "B" LABEL DOORS ARE TO BE EQUIPPED WITH AN AUTOMATIC SELF-CLOSER AND BE UL LABELED.

74. THE ELECTRICAL OUTLETS AND PLUMBING SHOWN ON THE ARCHITECTURAL DRAWING ARE ONLY THOSE WHICH HELP TO CLARIFY THE SUGGESTED FUNCTIONAL PATTERNS OF THE ROOMS. IN ALL CASES THE CONTRACTOR SHALL REFER TO THE MECHANICAL AND ELECTRICAL DRAWINGS FOR THE COMPLETE LAYOUT OF EACH RESPECTIVE SERVICE. IN ALL CASES, OR IN THE EVENT OF A CONFLICT, THE ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE.

75. PROVIDE NEW ELECTRICAL WIRING/LIGHTING AS CLOSE AS POSSIBLE TO LAYOUTS SHOWN ON PLANS, UNLESS OTHERWISE DIRECTED BY ARCHITECT ELECTRICAL WIRING AND DEVICES TO MEET ALL CODE REQUIREMENTS. SUB-CONTRACTOR TO PROVIDE ALL HOOKUPS TO EXISTING, AS REQUIRED AFTER VERIFYING IF MAIN SERVICE IS SUFFICIENT TO CARRY INCREASED LOAD. REPLACE AS REQUIRED AND /OR UPGRADE IF NOT ADEQUATE.

76. COORDINATE NEW CONSTRUCTION WITH ALL REQUIRED MECHANICAL DUCTWORK AND PIPE PENETRATIONS. PROVIDE THROUGH WALL SLEEVES AS REQUIRED, TYPICAL ALL LOCATIONS. PENETRATING SUB-CONTRACTOR TO PROVIDE SHEETMETAL SLEEVE WITH THERMO FIBER AND FIRE RATED CAULK SYSTEM.

77. ALL HVAC, ELECTRICAL AND PLUMBING EQUIPMENT UNCOVERED DURING DEMOLITION THAT IS NOT SHOWN TIED INTO NEW CONSTRUCTION OR TO RELOCATED UNITS, IS TO BE "CAPPED OFF", COVERED AND LOCATION NOTED FOR FUTURE USE, OR REMOVED WHERE NO FUTURE USE IS INTENDED.

78. CEILING SUB-CONTRACTOR SHALL SUBMIT REFLECTED CEILING PLANS FOR ALL AREAS. PLANS SHALL INDICATE CEILING TILE GRID, CEILING DIFFUSERS, ELECTRICAL LIGHTING FIXTURES, STARTING POINTS, ETC. CAULK JOINTS AT VERTICAL INTERSECTIONS TO ALLOW FOR A CLEAN SHARP APPEARANCE.

79. ELECTRICAL SUBCONTRACTOR SHALL SUBMIT CATALOG CUTS OF ALL FIXTURES TO ARCHITECT FOR APPROVAL OF COLOR AND STYLE.

80. FLOOR DRAINS AND ROOF DRAINS INDICATED ON PLUMBING DRAWINGS TAKE PRECEDENCE OVER THOSE INDICATED ON ARCHITECTURAL PLANS. NOTIFY ARCHITECT OF CONFLICT, IF ANY, PRIOR TO PROCEEDING.

81. PROVIDE ACCESS TO EXISTING ELECTRICAL AND TELEPHONE PANELS WHERE REQUIRED.

82. PHONE JACKS BY TELEPHONE SUB-CONTRACTOR. ARCHITECT IS TO COORDINATE WITH ALL TRADES. INCOMING SERVICE TO BE BY NEW JERSEY BELL OR THE REGIONAL TELEPHONE UTILITY COMPANY.

83. NEW WORK IS TO MEET OR EXCEED THE BOCA ENERGY CODE, NATIONAL ELECTRIC CODE NEC, NATIONAL STANDARD PLUMBING CODE (NSP), BOCA MECHANICAL CODES, OSHA (WHERE APPLICABLE), AND ALL UL REQUIREMENTS. THE MOST RECENT PUBLICATION DATE OF ALL AFOREMENTIONED CODES SHALL APPLY.

84. HANDICAP NOTE: THE REQUIREMENTS OF THE "BARRIER-FREE SUBCODE" SHALL BE STRICTLY ADHERED TO.

85. GUARANTEES: ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS SPECIFIED OTHERWISE FOR A LONGER PERIOD OF TIME FOR SPECIFIC ITEMS. EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS INCIDENTAL THERETO. INCLUDING DAMAGE TO OTHER WORK, FURNISHINGS OR EQUIPMENT IF THE SUB-CONTRACTOR, AFTER NOTICE IN WRITING FROM THE CM AND ARCHITECT, FAILS TO PROCEED PROMPTLY TO COMPLY WITH THE TERMS OF THE GUARANTEE. THE CM MAY HAVE THE DEFECTS CORRECTED AND THE SUB-CONTRACTOR WILL BE RESPONSIBLE FOR ALL EXPENSES INCURRED.

86. THESE DRAWINGS ARE FOR COORDINATION PURPOSES AND ARE TO BE USED IN CONJUNCTION WITH THE STRUCTURAL PLANS AND BUILDING SYSTEMS MANUFACTURERS' DETAILS/SHOP DRAWINGS. COORDINATE THESE SYSTEMS PRIOR TO COMMENCEMENT OF ANY WORK.

87. AUDIOVISUAL EQUIPMENT: GENERAL CONTRACTOR TO PROVIDE AND INSTALL FRONT PROJECTION SCREEN AND OVERHEAD PROJECTOR BRACKET AND ALL REQUIRED STRUCTURAL WORK, WALL OR CEILING OPENING, ROUGH AND FINISHED TRIM, PAINTING, PATCHING, CONDUIT, RACEWAYS, POWER WIRING, WIRING OF ELECTRICAL PROJECTION SCREENS AND RECEPTACLES FOR EQUIPMENT.

88. ALL CEILING (I.E. LIGHTING, SUSPENDED CEILING, DUCTS, DIFFUSERS, FIRE ALARM DETECTION DEVICES, ETC.) SHALL BE COORDINATED BY THE GC AS TO EXACT LOCATIONS, HEIGHTS, ETC. NO ONE SYSTEM SHALL INTERFERE WITH ANOTHER SYSTEM IN THE COMPLETED CEILING SYSTEM. THE GC SHALL NOTIFY THE A/E OF ANY CONFLICTS PRIOR TO THE INSTALLATION OF ANY COMPONENT.

89. A CONTRACTOR MAKING A BID FOR WORK ON THIS PROJECT IS MADE AWARE BY THIS NOTE THAT IT IS THE INTENT OF THE OWNER TO HAVE A COMPLETELY INSTALLED JOB. THE CONTRACTOR MAKING A BID FOR THIS WORK FOR EQUIPMENT SHOWN AND / OR DETAILED ON ANY PROJECT DRAWINGS OR SPECIFICATIONS AND NOT JUST THOSE COMMONLY REFERRED TO AS A SINGLE TRADE DRAWING UNLESS SPECIFICALLY IDENTIFIED ELSEWHERE AS WORK OF OTHER TRADES. WHERE EQUIPMENT REQUIRING WIRING IS SPECIFIED OR SHOWN ON SHOP DRAWINGS SUBMITTED LATER, THE CONTRACTOR CAN AND SHALL REQUEST DIRECTION REGARDING CIRCUIT SIZING PROTECTION AND ROUTING WHERE NECESSARY BUT SHALL UNDERSTAND ALL NECESSARY WORK TO COMPLETE THE INSTALLATION SHALL BE PERFORMED AT NO ADDITIONAL COST TO THE OWNER OF THE PROJECT.

90. ACCEPTANCE OF BID WILL BE CONSTRUED AS EVIDENCE THAT THE SUB-CONTRACTOR HAS COMPLIED WITH ALL REQUIREMENTS STATED ABOVE.

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