

PROJECT GENERAL NOTES

1. These notes are intended for general reference and information and to augment the Contract and Specification information provided. Refer to the drawings for detailed information and requirements.

2. All Work included in this Contract shall conform to all national, state, and local Codes, Ordinances and Agency requirements including, but not limited to: hazardous material removal, solid waste disposal, seismic design, and life-safety.

3. Definitions:

- **New:** May be used to indicate items which shall be furnished and installed by this Contract. Typically used to ensure clarity between various components of the drawings. Not all items are labeled as "new" when it is obvious by other indication.
- **Existing:** Existing building or site components which are in place at the start of Construction. Not all items are labeled as "existing" when it is obvious by other indication. Consult the Architect for clarification.
- **Repair:** Restore to proper operating and aesthetic condition.
- **Restore:** Bring back to former condition, by repairing or patching as required.
- **Patch:** Restore to condition matching existing adjacent construction, surface texture and finish. After removal of building components as indicated, patch and prepare the remaining existing exposed surfaces to receive new work and finish, including but not limited to: level floors at wall removals; tooth-in new CMU at openings; piece-in new plaster backing and finish flush; piece in new ceiling suspension system.
- **N.I.C. (Not In Contract):** Work which is not included in this Contract, but which may require Contractor coordination.
- **Remove:** Dismantle and/or extract from the premises entirely. Dispose of off site unless noted otherwise.
- **Replace:** Dismantle and/or extract from the premises entirely. Dispose of off site unless noted otherwise. Provide new material as indicated.
- **Damages:** Existing building or site components, not scheduled for work, which are damaged. Such elements and components shall be replaced or restored to original condition by methods approved by the Architect.
- **Demolish:** Dismantle and/or extract from the premises entirely. Dispose of off site unless noted otherwise.
- **Salvage:** Remove and reinstall or remove and deliver to the Owner, as indicated. Salvaged components may be for limited reuse, to match existing conditions or to patch and repair as indicated

4. It is the intent of the drawings and specifications to have the Contractor provide a complete, fully operational building. Provide all labor, materials and incidentals necessary to achieve this intent. Failure of the Drawings or Specifications to indicate each incidental shall not relieve the Contractor from providing the necessary items as part of this Contract. The Drawings show the design and layout, describe the quality level and construction techniques in a general sense only. All details are typical. What is shown in one condition applies to all other similar conditions, unless noted otherwise.

5. Verify the following items and report any discrepancies to the Architect prior to proceeding with Work, and proceed with the Work only after such discrepancies are resolved by the Architect:

- Existing conditions
- The size and location of all existing utilities.
- Discrepancies between or within the Contract Documents.
- Unsuitable soils: report the location of all unsuitable soil materials below anticipated levels of footings or slabs prior to setting forms.
- Mechanical, electrical and plumbing coordination having potential impact on ceiling heights or building appearance
- Dimensional discrepancies.

6. Provide bond-outs, blocking, sleeves and pipes as required for all wall, floor, roof, and ceiling penetrations through structure. Coordinate installation of all structural, mechanical, plumbing and electrical components. Seal all penetrations in fire rated assemblies and smoke assemblies to conform to U.L. rated assemblies and all NFPA and BOCA building Code requirements. All penetrations shall also comply with the acoustical assembly rating required for each wall or floor assembly.

7. Design/Build mechanical, electrical and plumbing coordination: ceiling heights are given. Coordinate the Work to achieve the given visual and performance requirements, and the requirement of including mechanical, electrical and plumbing systems within the indicated space.

8. Do not penetrate structural beams, columns, or shear walls unless specifically detailed otherwise.

9. Coordinate the Work of all Subcontractors.

10. Provide work holes and access holes to install new systems in concealed spaces, as required or indicated.

GENERAL DEMOLITION AND REMOVAL NOTES

1. The demolition drawings provide general coordination information only, and are schematic in nature. They do not identify all individual items to be removed. In instances where walls are indicated for removal, remove all doors, windows, and miscellaneous hardware, electrical and mechanical items contained within the wall. Remove any existing construction which logically is in the way of new construction or prohibits the new construction shown on the Architectural floor plans.

2. Where existing CMU walls are scheduled for removal, remove the wall to 4 inches minimum below the existing slab. Infill the slab with concrete.

3. Verify existing structural conditions prior to demolition or removals.

4. Protect from damage and weather any existing building components, which are exposed as a result of demolition or removals.

5. Coordinate and schedule all work in existing occupied portions of the building with the Owner.

6. The Owner has not conducted an asbestos survey. However, some asbestos-containing material may be encountered, and should be anticipated. The Contractor may discover miscellaneous undiscovered pieces of asbestos which need to be removed by the Owner's asbestos abatement Contractor. Notify the Architect and Owner immediately upon discovery of potentially asbestos containing material.

7. Concrete slab removals may be required throughout the existing building and may not be shown on the demolition drawings. Coordinate the extent of slab removals with Structural, Mechanical and Electrical work.

8. Removal of the materials as indicated shall be done without disturbing adjacent surfaces to remain or the current condition of the building elements.

9. The Owner shall remove furniture and other movable and/or fixed equipment prior to new work in any area, except for mechanical, electrical or minor work not requiring the Owner to completely vacate the premises. Notify the Owner of schedule for new work and extent of Owner removals necessary.

10. Remove all damaged and/or discarded building construction material from concealed spaces. Prior to closing- or sealing-off concealed spaces, the Contractor shall allow for an inspection of components which will not be visible when the spaces have been sealed.

11. Cut trenches in existing concrete floors with no more than a 1:2 slope. Patch concrete to match adjacent thickness and finish prior to the installation of underlayment or new finishes.

12. Provide metal cover plates at all abandoned electrical devices, finished to match wall.

13. All demolition/removal debris is the property of the Contractor, unless noted otherwise.

14. The Contractor may replace salvaged items with new and identical materials only with the Architect's prior approval.

GENERAL PATCHING AND REPAIRING NOTES

1. Where new construction either infills or abuts existing construction, the finished faces shall align, and the surfaces shall be finished to match.

2. Patch and level existing floors to receive new finishes as indicated in the room finish schedule.

3. After removal of building components, any resulting holes shall be patched. Maintain existing fire- or smoke-ratings as indicated. Such patches shall be flush with adjacent surfaces and finished to match.

Ecomaine - Renovation of Office/Break Area

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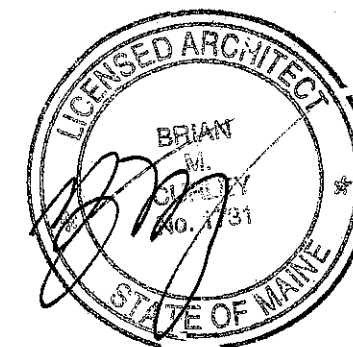
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GENERAL NOTES

JOB # 12122

DATE 05/06/13

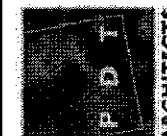
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