GENERAL NOTES

- AN APPROVED SET OF PLANS (BUILDING, FIRE SPRINKLER, FIRE ALARM SHOP DRAWINGS, ETC.) SHALL BE ON THE JOB SITE DURING CONSTRUCTION. NO INSPECTIONS WILL BE MADE WITHOUT COMPLIANCE WITH THE ABOVE.
- ALL METAL STUD PARTITIONS SHALL BE CONSTRUCTED OF METAL STUDS AT 16" O.C. MAXIMUM. SEE PLANS FOR EXCEPTIONS.
- . MAINTAIN A TELEPHONE AND FAX MACHINE WITH WORKING PHONE LINES THROUGHOUT THE PROGRESS OF THE WORK.
- DRAWINGS ARE NOT TO BE SCALED FOR INFORMATION.
- CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS AND CABINETS WITH REQUIRED SIGNAGE AS DIRECTED BY THE FIRE DEPARTMENT.
- CONTRACTOR SHALL PROVIDE CONCEALED BLOCKING AS REQUIRED TO SUPPORT/SECURE WALL-HUNG FIXTURES, WALL STANDARDS, BATH ACCESSORIES, ARCHITECTURAL AND MILLWORK ITEMS, ETC.
- CONTRACTOR'S INSTALLATION OF ALL UTILITIES AND SUBSEQUENT HOOKUP SHALL BE AS NECESSARY TO ASSURE PERFORMANCE WITH UTILITY COMPANY.
- CONTRACTOR SHALL PROVIDE ACCESS PANELS AS REQUIRED BY PLUMBING, AIR CONDITIONING AND OTHER TRADES, AND AS REQUIRED BY CODES. LOCATIONS TO BE
- FIRE DAMPERS ARE REQUIRED IF DUCTS PENETRATE THE CEILING OF A FIRE-RESISTIVE FLOOR-CEILING ASSEMBLY, OR PENETRATE FIRE-RATED CORRIDOR WALLS. PROVIDE AS
- LO. SIGN CONTRACTOR TO OBTAIN SEPARATE APPROVALS AND PERMITS FROM APPLICABLE **GOVERNMENT AGENCIES FOR SIGNS.**
- 11. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING AND OBTAINING ALL INSPECTIONS AND TESTS REQUIRED TO IMPLEMENT THE PLANS AND SPECIFICATIONS. TESTING AND INSPECTION COSTS BY GENERAL CONTRACTOR.
- 12. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK AND REPORT ANY DISCREPANCIES TO ARCHITECT.
- 13. ALL NEW WORK TO BE SQUARE AND TRUE TO THE "REFERENCE LINES", AS SHOWN ON THE PLANS, THE EXISTING STRUCTURE SHOULD NOT BE ASSUMED TO BE SOUARE OR TRUE AND SHOULD NOT BE USED AS A REFERENCE OR CONTROL GUIDELINE FOR LAYOUT UNLESS
- 14. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL AND STATE LAWS AND ALL OTHER GOVERNING AGENCIES HAVING JURISDICTION, WHETHER OR NOT SPECIFIED HEREIN.
- 15. THE CONTRACTOR SHALL ERECT AND MAINTAIN AS REQUIRED BY EXISTING FIELD CONDITIONS, THROUGHOUT THE ENTIRE PROGRESS OF THE WORK, ALL SAFEGUARDS AND BARRICADES FOR SAFETY PER O.S.H.A. STANDARDS INCLUDING (BUT NOT LIMITED TO) POSTING WARNING SIGNS, ENFORCING SAFETY REGULATIONS, AND PROTECTION OF
- 16. UNLESS OTHERWISE NOTED ALL MATERIALS SHALL BE CONSIDERED NEW AND ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR.
- 17. THE CONTRACTOR SHALL COORDINATE WORK BETWEEN ALL TRADES ON JOB SITE.
- 18. G.C. SHALL COORDINATE ALL BUILDING TRADES TO PROVIDE ROUTING AND LOCATION FOR H.V.A.C., PLUMBING, ELECTRICAL, FIRE PROTECTION, STRUCTURAL, ETC. TO PERMIT EXACT LOCATION OF ALL ARCHITECTURAL ELEMENTS. ANY CONFLICTS OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IN WRITING IMMEDIATELY BEFORE PROCEEDING WITH THE WORK.
- 19. REFER TO PLUMBING AND ELECTRICAL DRAWINGS FOR SCOPE OF ALL UNDERGROUND TRENCHING WORK. GENERAL CONTRACTOR SHALL CUT, PATCH AND REPAIR CONCRETE SLAB
- 20. ALL WOOD BLOCKING, SHEATHING, SHIMS, LEDGERS, PLATES, ETC. TO BE FIRE-RETARDANT, TREATED WOOD (TYPICAL UNLESS OTHERWISE NOTED).
- 21. COORDINATE ALL TELEPHONE WORK WITH OWNER'S REPRESENTATIVE AND LOCAL TELEPHONE
- 22. BEFORE CORE DRILLING STARTS, NOTIFY THE BUILDING MANAGEMENT AND TENANTS OF SUCH WORK. MAKE ALL ARRANGEMENTS AND SCHEDULES OF WORK WITH SAME. PROTECT ALL WALLS, FLOORS, CEILINGS, ETC., THAT ARE ADJACENT TO THE CORE DRILLING OPERATIONS.
- 23. FOR WOODWORK INSTALLATION, CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR TO STARTING WORK. PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL OF ALL MILLWORK.

24. ALL FINISHED WORK SHALL BE CONSTRUCTED IN THE MOST CAREFUL AND THOROUGH MANNER IN ACCORDANCE WITH DETAILS, AFTER SHOP DRAWINGS AND THE BEST METHODS KNOWN IN THE INDUSTRY. ALL EXPOSED STRUCTURES SHALL BE FREE FROM MARKS, BLEMISHES, OR DEFECTS OF ANY KIND. PROVIDE ALL CONNECTIONS FOR ELECTRICAL FIXTURES.

25. ALL SURFACES TO BE PAINTED OR TO RECEIVE WALL COVERING SHALL PRESENT A TRUE, SMOOTH, LEVEL FINISH AND SHALL BE CLEANED FREE FROM ALL GRIT, GREASE, DIRT AND LOOSE MATERIALS AND ALL SCRATCHES, CRACKS, OPEN JOINTS, HOLES AND OTHER DEFECTS, SHALL BE PROPERLY CUT OUT, SPACKLED AND BROUGHT TO A SMOOTH EVEN FINISH AND GIVEN A PRIME COAT AS SPECIFIED FOR THE AFFECTED WORK.

- 26. PROVIDE AND MAINTAIN ADEQUATE PROTECTION FOR ALL FLOORING WORK FOR THE DURATION OF CONSTRUCTION.
- 27. FOR COMPLETION, ALL WORK SHALL BE CLEANED, REMOVING ALL SPOTS OF ADHESIVE, SURFACE STAINS AND ALL SCRATCHES.
- 28. SUBMIT TO THE ARCHITECT, SHOP DRAWINGS, PRODUCT DATA, AND SAMPLES FOR REVIEW AND APPROVAL AS LISTED BELOW BUT NOT LIMITED TO: - MECHANICAL DUCT WORK LAYOUT - MECHANICAL LOUVERS, DIFFUSERS, FIRE DAMPERS, DUCT DETECTORS,
- THERMOSTATS, ROOF TOP UNITS, ETC. SPRINKLER SYSTEM DESIGN WITH HYDRAULIC CALCULATIONS - LIGHTING FIXTURES
- EXTERIOR SIGNAGE (GENERAL CONTRACTOR AND OWNER TO COORDINATE) - ELECTRICAL PANELS AND TRANSFORMERS - MILLWORK AND CABINETRY
- SAMPLES OF ALL WOOD FINISHES - FAUX FINISHES - MASONRY AND/OR MASONRY VENEER
- ORNAMENTAL METALS - CERAMIC TILE - STOCK ROOM SHELVING
- DOORS, FRAMES AND HARDWARE PLUMBING FIXTURES
- 29. GENERAL CONTRACTOR SHALL NOTE THAT, UNLESS OTHERWISE AGREED IN WRITING WITH THE ARCHITECT, SHOULD GENERAL CONTRACTOR AND/OR HIS SUBCONTRACTOR(S) COMMENCE FABRICATION AND/OR INSTALLATION ON ANY ITEM LISTED ABOVE PRIOR TO SHOP DRAWING SUBMITTAL AND APPROVAL BY THE ARCHITECT, GENERAL CONTRACTOR SHALL ASSUME ALL RESPONSIBILTY FOR THAT SPECIFIC ITEM (MATERIAL AND LABOR COSTS) AND, SHOULD THE ARCHITECT DETERMINE THAT MODIFICATIONS ARE NECESSARY TO ENABLE THE ITEM OR SYSTEM TO PERFORM TO DESIGN SPECIFICATIONS, THE GENERAL CONTRACTOR SHALL PERFORM OR HAVE PERFORMED THE MODIFICATIONS NECESSARY AT HIS OWN COST.
- 30. THE GENERAL CONTRACTOR MUST SUBMIT THE FOLLOWING ITEMS TO THE OWNER AND ARCHITECT ALONG WITH FINAL CONSTRUCTION INVOICE PRIOR TO FINAL PAYMENT.
- **GENERAL CONTRACTOR PROVIDES:** - GC CERTIFICATION (100% COMPLETE AND 1 YEAR WARRANTY) - CERTIFICATE OF OCCUPANCY
- AS-BUILT DRAWINGS - ALL BUILDING INSPECTION SIGN OFF - COPY OF BUILDING PERMIT - CERTIFICATE OF INSURANCE FROM CONTRACTOR
- SUBCONTRACTOR LIST - MANUFACTURER'S AND SUBCONTRACTOR'S GUARANTEES AND WARRANTIES - AIR BALANCE REPORT

- OWNERS MANUAL OF EQUIPMENT

- 31. GENERAL CONTRACTOR WILL BE FULLY RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH OBTAINING PERMITS, APPROVALS, IMPACT FEES, TIE-IN FEES, ETC. AS REQUIRED BY ALL APPROVING AGENCIES AND LANDLORDS.
- 32. GENERAL CONTRACTOR SHALL PREPARE AND SUBMIT TO FIRE DEPARTMENT AND OTHER REQUIRED APPROVING AGENCIES THE FOLLOWING: FIRE ALARM AND SPRINKLER DRAWINGS SIGNED, SEALED AND PREPARED BY A LICENSED ENGINEER FOR REVIEW AND APPROVAL PRIOR TO OBTAINING PERMITS. REFER TO ADDITIONAL NOTES ON SPRINKLER DRAWINGS AND FIRE ALARM DRAWINGS FOR FURTHER CLARIFICATIONS.
- 33. GENERAL CONTRACTOR TO VERIFY THAT MAXIMUM HEIGHT FOR ALL STAIR RISERS SHALL BE 7" AND MINIMUM STAIR TREAD WIDTH TO BE 11".
- 34. GENERAL CONTRACTOR/ELECTRICIAN IS RESPONSIBLE FOR PROVIDING TYPED LABELS INDICATING PANEL AND CIRCUIT NUMBER FOR ALL OUTLETS AND JUNCTION BOXES. ADDITIONALLY, THOSE OUTLETS DESIGNATED FOR USE BY THE RED DOT NET MUSIC SYSTEM SHALL BE LABELED WITH RDN/PANEL/CIRCUIT AND AN ADHESIVE RED DOT SHALL BE APPLIED AT BOTH THE OUTLET AND PANEL BREAKER.

SMOKE STATION LLC 140 PEACHTREE STREET, ATLANTA, GEORGIA 30303

AS-BUILT DRAWINGS FOR

BUILDING CODE DATA

PROJECT SCOPE: PROPOSED PLANS FOR A RESIDENTIAL RENOVATION

ATLANTA, GA 30303

GOVERNING AGENCIES: CITY OF ATLANTA -**OFFICE OF BUILDINGS** 55 TRINITY AVENUE, 3RD FLR, SUITE 3900 ATLANTA, GA 30303

TEL.: (404) 330-6150

140 PEACHTREE STREET,

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES AND AMENDMENTS PER THEIR ADOPTING ORDINANCES.

CITY OF ATLANTA CONSTRUCTION CODES:

CODE INFORMATION: BUILDING

JOB ADDRESS:

2018 INTERNATIONAL BUILDING CODE w/ GEORGIA AMENDMENTS

MECHANICAL 2018 INTERNATIONAL MECHANICAL CODE w/ GEORGIA AMENDMENTS

2020 NATIONAL ELECTRICAL CODE ELECTRICAL

PLUMBING 2018 INTERNATIONAL PLUMBING CODE w/ GEORGIA AMENDMENTS

FIRE 2018 INTERNATIONAL FIRE CODE w/ GEORGIA AMENDMENTS CONSTRUCTION CLASSIFICATION TYPE 3-B (III B)

OCCUPANCY GROUP **BUSINESS (B)**

PROJECT DIRECTORY

140 PEACHTREE ST ATLANTA, GA 3030

TY AVENUE. , SUITE 3900, , GA 30303 TEL.: (404) 330-6150 EFLECT DESIGN + BUILD GROUP REFLECT DESIGN + BUILD GROUP 900 MARKET STREET, 1900 MARKET STREET, PHILADELPHIA, PA 19103

TEL.: (484) 695-2693 ATTN.: JOSE MORALES ATTN.: PAUL G. JONES

SEPARATE SUBMITTALS

AREA BREAK DOWN

	31 ACE NAME	GROSS AREA BREARDOWN	COMDINED SQ. 11.
9			
ACCESSORY BUILDING			
ACCESS			

	CONSTRUCTION OFFICIA
LC	CITY OF ATLANTA -
ΓREET,	OFFICE OF BUILDINGS
3	55 TRINITY AVENUE,
	3RD FLR, SUITE 3900,
	ATLANTA, GA 30303
	TFL : (404) 330-6150

PHILADELPHIA, PA 19103 TEL.: (484) 866-1266

	SPACE NAIME	GRUSS AREA BREAKDOWN	COMBINED SQ. FI.
9N			
ACCESSORY BUILDING			
ACCES			

REVISIONS

REV. 1

2023.07.20 **AS-BUILT DRAWINGS FOR** 140 PEACHTREE STREET ATLANTA, GA 30303

07/20/2023

SPLASH BLOCK

SECT

SIM SIMILAR

SLP SLOPE

SLV SLEEVE

SQ SQUARE

STD STANDARD

STOR STORAGE

STRUCT STRUCTURAL

TEMP TEMPERED

TS TUBE STEEL

VERT VERTICAL

UNO UNLESS NOTED

VIF VERIFY IN FIELD

WC WATER CLOSET

WH WATER HEATER

WP WORKING POINT

2023

TYP TYPICAL

OTHERWISE

W/ WITH

THK THICK

TO TOP OF

STL STEEL

SPEC SPECIFICATION

SS STAINLESS STEEL

SPKLR SPRINKLER

DocuSigned by: STATE OF GEORGIA

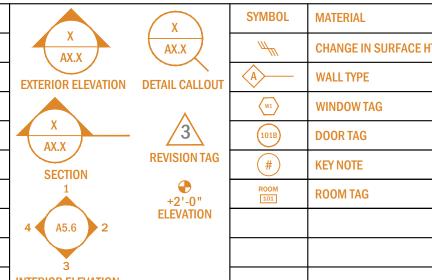
TITLESHEET & PROJECT INFORMATION

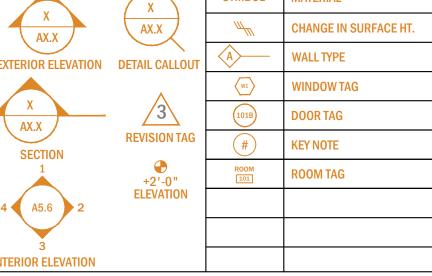
G-100

CHECKED BY:

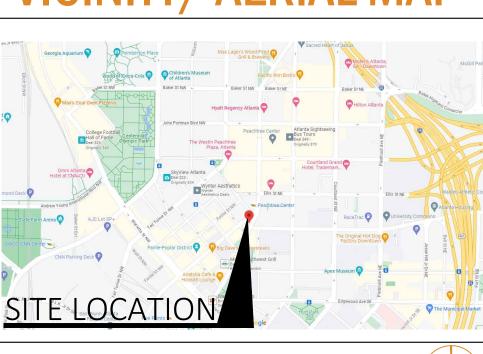
SYMBOLS LEGEND

SYMBOL	MATERIAL	SYMBOL	MATERIAL
	MASONRY		EARTH
	NEW FRAMED WALL (PLAN)		ROUGH LUMBER
	GYPSUM BOARD		BLOCKING
	PLYW00D		UNIT MASONRY
	INSULATION		BRICK (ELEVATION)
	GLASS		CMU (ELEVATION)
	STEEL		ENGINEERED FILL
	CONCRETE		STONE VENEER
<i>\$3,5,5,5,5,5,5</i>	GRAVEL FILL		WOOD





VICINITY/ AERIAL MAP





KEY PLAN



HARMONY CLAUSE

ABBREVIATIONS

DISP DISPENSER

DETAIL

EAST

EACH

ELECT ELECTRICAL

ENCL ENCLOSURE

EQUIP EQUIPMENT

EXIST'G EXISTING

EXP EXPANSION

FD FLOOR DRAIN

FIN FINISH

FL FLASHING

FND FOUNDATION

FLR FLOOR

FO FACE OF

GEN GENERAL

GL GLASS

GR GRADE

GC GENERAL CONTRACTOR

GWB GYPSUM WALL BOARD

GYP BD GYPSUM BOARD

HORIZ HORIZONTAL

HP HIGH POINT

EXT EXTERIOR

EWC ELECTRIC WAT

EQ EQUAL

AND

APP APPROVED

BM BEAM

BLDG BUILDING

BLK BLOCK

BTM BOTTOM

CHK

BOTTOM OF

BUILT-UP

CEILING HEIGH

CONTROL JOIN

CMU CONCRETE MASONRY UNIT

CHECKED CENTER LINE

CEILING

CLOS CLOSURE

CONC CONCRETE

CONST CONSTRUCTION

DIAMETER

DETAIL

DIA DIAMETER

CONT CONTINUOUS

ANGLE

DRAWING INDEX

TITLESHEET & PROJECT INFORMATION

GENERAL NOTES

EXISTING FLOOR PLANS

EXISTING FLOOR PLANS

SHEET

G-100

G-200

A-200

THERE SHALL BE NO MANIFESTATIONS ON THE PROJECT OF ANY DISPUTE BETWEEN ANY LABOR ORGANIZATION AND ANY TENANT CONTRACTOR OR SUBCONTRACTOR, INCLUDING BUT NOT LIMITED TO, ANY AREA STANDARDS PICKETING AGAINST SAID CONTRACTOR OR SUBCONTRACTOR. SHOULD THERE BE ANY MANIFESTATION OF A LABOR DISPUTE BETWEEN ANY TENANT CONTRACTOR OR SUBCONTRACTOR AND ANY UNION, WHICH RESULTS IN A STOPPAGE OF WORK ON THE PART OF SAID CONTRACTOR OF CONTRACTOR'S EMPLOYEES OF ANY OTHER EMPLOYER OR SUPPLIER ON THE PROJECT, WHICH IN THE SOLE JUDGMENT OF THE LANDLORD WILL CAUSE, OR IS LIKELY TO CAUSE, UNREASONABLE DELAY IN THE PROGRESS OF CONSTRUCTION THEN UPON WRITTEN NOTICE FROM LANDLORD, THE TENANT SHALL HAVE THE OBLIGATION AND RIGHT TO DECLARE THE CONTRACTOR OR SUBCONTRACTOR IN DEFAULT OF HIS CONTRACT, AND UPON SUCH NOTICE, THE TENANT SHALL HAVE THE RIGHT TO TAKE SUCH STEPS AS NECESSARY TO FINISH THE UNCOMPLETED PORTION OF THE WORK TO BE PERFORMED BY THE CONTRACTOR OR SUBCONTRACTOR.

HT HEIGHT

INSUL INSULATION

INTER INTERMEDIAT

JOINT

LDG LANDING

LNTL LINTEL

LT LIGHT

LVR LOUVER

MAT MATERIAL

MAX MAXIMUM

MTG MEETING

NOT APPLICABLE

NOT IN CONTRACT

NTS NOT TO SCALE

COOLER LOC LOCATION

JUNCTION BOX

KIP (1000 LB)

ON CENTER

OPNG OPENING

ORIG ORIGINAL

PTN PARTITION

% PERCENT

PERF PERFORATED

PERIM PERIMETER

PERM PERMANENT

PL PLATE

PNL PANEL

PROJ PROJECT

PR PAIR

QUAL QUALITY

REINF REINFORCING

REQ'D REQUIRED

RD ROOF DRAIN

ROOM

RO ROUGH OPENING

RWO ROUGH WALL OPENING

RFG ROOFING

RND ROUND

R RISER

QTY

RM

PLBG PLUMBING

PLUMB PLUMBING

+/- PLUS/MINUS

PERP PERPENDICULAR

OUTSIDE FACE

COPYRIGHT NOTICE: REFLECT DESIGN GROUP LLC

REPRODUCTION OF MATERIAL AND OR QUOTATIONS SHOWN OR DEPICTED ON PLANS OR IN SPECIFICATIONS WITHOUT PERMISSION OF REFLECT DESIGN GROUP LLC VIOLATES THE COPYRIGHT LAWS OF THE UNITED STATES AND WILL BE SUBJECT TO LEGAL PROSECUTION.

OF THE CONTRACTOR TO FAMILIARIZE WITH THE SAME.

1.01 ALL WORK SHALL COMPLY WITH THE REGULATIONS OF THE GOVERNMENTAL AUTHORITIES HAVING JURISDICTION. THE SPECIFICATIONS SHALL BE SUPPLEMENTAL TO ALL LAWS AND CODES OF GOVERNMENTAL REGULATING BODIES RELATING TO BUILDINGS, AND ALL APPLICABLE REQUIREMENTS SPECIFIED IN THESE REGULATIONS SHALL BE FOLLOWED AS NOTED IN THE SPECIFICATIONS OR DRAWINGS. THIS SHALL NOT BE CONSTRUED TO MEAN THAT ANY REQUIREMENTS SET FORTH IN THE SPECIFICATIONS CAN BE MODIFIED BECAUSE THEY ARE NOT COVERED BY

1.02 THE GENERAL CONDITIONS OF THE CONTRACT FOR THE CONSTRICTION OF BUILDINGS, STANDARD FORM OF THE AMERICAN INSTITUTE OF ARCHITECTS, CURRENT EDITION, SHALL APPLY TO ALL WORK IN THIS CONTRACT, EXCEPT AS SPECIFICALLY MODIFIED UNDER SUPPLEMENTARY

1.03 ALL ARCHITECTURAL DRAWINGS AND CONSTRUCTION NOTES ARE COMPLIMENTARY, AND WHAT IS CALLED FOR BY ONE WILL BE BINDING

1.04 CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF HE CANNOT COMPLY WITH ALL NOTES CALLED FOR ON THIS SHEET AND ON

1.05 THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS. THESE NOTES AND FIELD ONDITIONS BEFORE SUBMITTING A PROPOSAL OR COMMENCING ANY WORK AND REQUEST CLARIFICATION.

1.06 ALL APPROVALS SHALL BE FOR DESIGN APPEARANCE ONLY, CONTRACTOR(S) SHALL BE RESPONSIBLE FOR QUANTITIES, DIMENSION COMPLIANCE WITH CONTRACT DOCUMENTS, AND FOR INFORMATION PERTAINING TO FABRICATION PROCESS OR TECHNIQUES OF FIRST CLASS

1.07 THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS AT THE SITE DURING ALL PHASES OF

1.08 UPON ACCEPTANCE AND APPROVAL OF THE CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS AND WORKMANSHIP OF THE WORK DESCRIBED HEREIN, AND HE SHALL BE EXPECTED TO COMPLY WITH THE SPIRIT, AS WELL AS THE LETTER IN WHICH THEY WERE WRITTEN.

1.09 THE LANDLORD/BLDG. OWNER'S REQUIREMENTS FOR ALL ALTERATIONS SHALL APPLY TO ALL WORK. IT SHALL BE THE RESPONSIBILITY

1.10 ALL CONTRACTORS SHALL CONTACT THE BUILDING MANAGEMENT TO DETERMINE THE RULES OF THE BUILDING OWNER/TENANT FOR CONSTRUCTION, TO DETERMINE WHEN AND HOW DELIVERIES CAN BE MADE (SEE BELOW), WHAT PHASES OF CONSTRUCTION CAN BE DONE DURING REGULÁR TIME OR OVERTIME, AND ANY SPECIAL BUILDING REQUIREMENTS WHICH WOULD AFFECT THEIR WORK. IF OVERTIME WORK IS REQUIRED BY ANY TRADE, APPROVAL MUST BE OBTAINED PRIOR TO EXECUTION OF ANY WORK, INCLUDING COST. THE GENERAL INTENT IS THAT MOST CONSTRUCTION WORK SHALL BE DONE DURING REGULAR HOURS.

1.11 EACH CONTRACTOR SHALL MAKE ALL REQUIRED ARRANGEMENTS FOR DELIVERY OF EQUIPMENT AND/OR MATERIALS. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK THE RULES AND REGULATIONS GOVERNING WORK ON THE PREMISES.

A. DATE AND TIME OF DELIVERY SHALL BE ESTABLISHED IN CONJUNCTION WITH THE PERSON HAVING JURISDICTION OVER THE PREMISES (OVERTIME CHARGES AND/OR CONTRACTOR REQUIRING SERVICES).

B. BUILDING CONDITIONS, INCLUDING SIZE AND LOADING CAPACITY OF ELEVATORS, SIZE OF DOORWAYS, CORRIDORS, WINDOW OPENINGS, ETC. SHALL BE CHECKED FOR ITEMS BEING DELIVERED BY THE CONTRACTOR REQUESTING DELIVERY

C. ALL CHARGES INVOLVING THE INSTALLATION AND/OR OPERATION OF A HOIST SYSTEM, IF REQUIRED, SHALL BE BORNE BY THE CONTRACTOR USING THE SYSTEM. CHARGES INVOLVING THE TÉMPORARY REMOVAL AND REINSTALLATION OF WINDOW SASH AND/OR FIXED PANELS REQUIRED FOR DELIVERY SHALL BE BORNE BY THE CONTRACTOR.

1.12 BEFORE SUBMITTING A PROPOSAL, ALL CONTRACTORS SHALL VISIT THE PREMISES TO FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND THE SCOPE OF WORK.

1.13 THE SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIAL, OR EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.

1.14 ALL CORRESPONDENCE TO THE OWNER/TENANT OR TO THE ARCHITECT SHALL BE FORWARDED IN COPY TO THE OTHER PARTIES.

1.15 THE GENERAL CONTRACTOR, HIS SUBCONTRACTORS, AND ANY OTHER CONTRACTOR INVOLVED IN THIS PROJECT SHALL TAKE NOTE THAT ANY COST CAUSED BY DEFECTIVE OR ILL TIMED WORK, AS A RESULT OF, NOT LIMITED TO INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING OR DELINQUENT ORDERING SHALL BE BORNE BY THE PARTY DEEMED RESPONSIBLE.

1.16 THE GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS INCLUDING BY-PRODUCTS OF CARPET, TELEPHONE COMPANY INSTALLATIONS,

1.17 THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED, IS INTENDED TO MEAN THAT SUCH SHALL BE FURNISHED, INSTALLED, AND CONNECTED WHERE SO REQUIRED.

1.18 THE TERMS "EQUAL" OR "APPROVED EQUAL" IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN THAT SUCH SHALL BE OF EQUAL QUALITY, FINISH AND MATERIAL. THE SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.

1.19 THE GENERAL CONTRACTOR SHALL SUPPLY CUTS OF ALL FIXTURES AND EQUIPMENT CALLED FOR ON THE ARCHITECTURAL DRAWINGS, I.E. LIGHT FIXTURES, HARDWARE, ETC. FOR THE ARCHITECT. REFER ALSO TO GENERAL NOTE #28, DRAWING T-100.00.

1.20 THE GENERAL CONTRACTOR SHALL SUBMIT FOR FABRICATION SHOP DRAWINGS AND FIXTURE CUTS TO THE ARCHITECT FOR REVIEW. ALL RAWINGS AND CUTS SHALL CONFORM TO ORIGINAL DRAWINGS IN DESIGN AND INTENT. CONTRACTORS SHALL ASSUME RESPONSIBILITY TO IDENTIFY DISCREPANCIES (OR ALTERNATES) IN THEIR SUBMITTAL PACKAGE.

1.21 ALL WOODWORK ATTACHED TO PREMISES AND ALL WOOD DOORS, UNLESS NOTED OTHERWISE SHALL BE DOUGLAS FIR AND COMPLY

1.22 THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR FLOORS, WALLS ETC. ANY EXISTING ITEMS TO REMAIN, THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY DAMAGE INCURRED TO THE SAME BY THE TRADES, AND SHALL BE OBLIGATED TO REPLACE OR RESTORE TO ITS ORIGINAL CONDITION, AS DETERMINED BY THE DATE.

1.23 THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION AND SECURITY FOR HIS WORK UNTIL TURNED OVER TO THE

1.24 IN HIS ESTIMATE, THE GENERAL CONTRACTOR OR LANDLORD SHALL INCLUDE ALL COSTS (INCLUDING OVERTIME WORK) FOR REMOVAL, NEW INSTALLATION, REINSTALLATION FOR ANY PLUMBING, CEILING (REMOVAL AND REINSTALLATION), ELECTRICAL, TELEPHONÉ EQUIPMENT, OR H.V.A.C WORK ON FLOOR ABOVE OR BELOW THE OWNER/TENANT SPACE NEEDED TO COMPLETE WORK ON

1.25 PRIOR TO BEGINNING ANY WORK, THE CONTRACTOR SHALL FURNISH A CONSTRUCTION SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF HIS WORK, AND ALL RELATED WORK FOR THE COMPLETION OF THE PROJECT, THIS SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIME, LENGTH OF TIME FOR EACH PHASE, AND THE PROJECTED COMPLETION DATE.

1.26 THE GENERAL CONTRACTOR SHALL FURNISH FIELD PROGRESS REPORTS TO THE ARCHITECT FOR ALL PHASES OF CONSTRUCTION.

1.27 ALL REQUIRED EXITS, WAY OF APPROACH THERETO, AND WAY OF TRAVEL FROM THE EXIT INTO THE STREET SHALL CONTINUOUSLY BE MAINTAINED FREE FROM ALL OBSTRUCTIONS AND IMPEDIMENTS FOR UNOBSTRUCTED EGRESS IN THE CASE OF FIRE OR OTHER EMERGENCY.

1.28 DURING THE ENTIRE PERIOD OF DEMOLITION AND CONSTRUCTION, ALL EXISTING EXITS, EXIT LIGHTINGS, FIRE PROTECTIVE DEVICES, AND

1.29 THE CONTRACTOR, SUBCONTRACTOR AND OWNER/TENANTS CONTRACTORS SHALL SUBMIT CERTIFICATES TO THE ARCHITECTS UPON COMPLETION OF WORK, INCLUDING BUT NOT LIMITED TO THE FOLLOWING,

A. FIREPROOF WOOD TEST REPORT (IF REQUIRED)

B. ELECTRICAL PLUMBING AND AIR CONDITIONING CERTIFICATES ISSUED BY, THE DEPARTMENT OF WATER SUPPLY, GAS, AND ELECTRICITY, BOARD OF UNDERWRITERS OR OTHER APPROPRIATE AGENCY.

1.30 THE CONTRACTOR SHALL PROVIDE REPRODUCIBLE "AS BUILT" DRAWINGS, IN A FORMAT ACCEPTABLE TO THE INDLORD/OWNER/TENANT, SHOWING ALL LIGHTING AND ELECTRICAL CIRCUITRY WORK (INCLUDING NUMBERS) AS ACTUALLY INSTALLED- SEE

1.31 THE CONTRACTOR SHALL PAY FOR ALL VERTICAL AND HORIZONTAL TRANSPORTATION CHARGES ON ALL ITS MATERIAL OR EQUIPMENT TO THE POINT OF USE, AND SHALL BE RESPONSIBLE FOR ALL UNLOADING, CHECKING, AND STORING, OF SAME IN CONNECTION WITH THIS

1.32 THE CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTOR(S)

1.33 UNLESS OTHERWISE NOTED, ALL MATERIAL, EQUIPMENT, ETC. SHALL BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR. 1.34 THE CONTRACTOR SHALL, AT THE OWNER/TENANTS' DISCRETION, ENTER INTO AN AGREEMENT WITH THE OWNER/TENANT(S) UTILIZING THE APPROPRIATE AIA FORM OF AGREEMENT BETWEEN OWNER AND CONTRACTOR.

1.35 THE CONTRACTOR SHALL AT THE OWNER/TENANT'S DISCRETION, UTILIZE THE A.I.A STANDARD FORM FOR REQUEST FOR PAYMENT AND FOLLOW ALL GUIDELINES ASSOCIATED THEREWITH. 1.36 THE CONTRACTOR SHALL OBTAIN A BUILDING PERMIT FROM THE DEPARTMENT OF BUILDINGS, AND POST FOR PUBLIC DISPLAY IN A

REASONABLY CONSPICUOUS LOCATION OR AS DEEMED BY LOCAL LAWS. 1.37 ONE TOILET SHALL BE UTILIZED FOR CONSTRUCTION PERSONNEL. ALL OTHER TOILETS SHALL BE LOCKED FOR THE PERIOD OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL PROVIDE A THOROUGH CLEANING OF ALL TOILET FACILITIES PRIOR TO RELEASING THE

1.38 DO NOT SCALE DRAWINGS WRITTEN DIMENSIONS SUPERSEDE SCALED DIMENSIONS.

CONSTRUCTION NOTES

2.01 THE CONTRACTOR SHALL DO ALL CUTTING, FITTING AND PATCHING WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS COME TOGETHER PROPERLY AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER CONTRACTORS ON, OR REASONABLY IMPLIED BY THE DRAWINGS AND NOTES.

2.02 THE CONTRACTOR SHALL PROVIDE ALL FLOOR CUTOUTS AND PATCHING REQUIRED FOR THE INSTALLATION OF ALL WORK.

2.03 ALL GYPSUM BOARD PARTITIONS SHALL BE ERECTED AS SHOWN ON DRAWINGS SO THAT PANEL EDGES FALL ON THE ALTERNATE STUDS. ALL JOINTS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH TO RECEIVE FINISH TREATMENTS.

2.04 THE CONTRACTOR SHALL PROVIDE LINE AND GRADING ON THE FINISHED SLAB FOR ALL PARTITIONS, TO BE APPROVED BY THE ARCHITECT (LINE AND GRADING SHALL BE SHOWN BY PAINTING PARTITION LOCATIONS OR BY INSTALLING METAL STUD FLOOR CHANNEL.)

2.05 ALL PARTITIONS SHALL BE ANCHORED FIRMLY AS PER MANUFACTURERS SPECIFICATIONS AND AS REQUIRED BY LOCAL BUILDING CODES. CEILING RUNNERS ARE TO BE SECURELY ATTACHED TO STRUCTURE, NOT TO DUCT WORK OR ITEMS OTHERWISE SUSPENDED FROM STRUCTURE.

2.06 ALL LAYERS OF GYPSUM BOARD IN MULTI LAYER APPLICATIONS SHALL BE APPLIED WITH SCREWS.

2.07 THERE SHALL BE NO HORIZONTAL JOINTS ON EXPOSED SURFACES OF GYPSUM BOARD WALLS.

2.08 CORNER BEADS SHALL BE USED AT ALL EXPOSED GYPSUM BOARD CORNERS.

2.09 ALL WALLS ABUTTING MULLIONS SHALL CONFORM TO BUILDING REQUIREMENTS.

2.10 WHERE PARTITIONS ABUT THE PERIMETER ENCLOSURE, A SOUND BARRIER SHALL BE INSTALLED WITHIN THE ENCLOSURE TO ELIMINATE THE PASSAGE OF SOUND BETWEEN THE DIVIDED AREAS.

2.11 WHERE NEW AND EXISTING BUILDINGS PARTITIONS ARE SHOWN TO ALIGN, THE JUNCTURE SHALL BE TAPED, SPACKLED AND FINISHED

2.13 THE CONTRACTOR SHALL PROVIDE SUFFICIENT FRAMING FOR ALL OPENINGS FOR DUCT WORK AND RETURN AIR OPENINGS BELOW AND ABOVE THE SUSPENDED CEILING. THESE SHALL BE COORDINATED WITH THE AIR CONDITIONING ENGINEER AND MECHANICAL CONTRACTOR'S

SHOP DRAWINGS. ALL OPENINGS SHALL BE PROPERLY SEALED FOR SOUNDPROOFING AND VIBRATION CONTROL. 2.14 ALL DOORS AND FRAMES SHALL BE FABRICATED AS SPECIFIED ON THE DOOR SCHEDULE AND AS SHOWN ON THE DRAWINGS, OR CALLED FOR ON THE CONSTRUCTION DETAILS, EXCEPT AS NOTED.

2.15 ALL DOORS SHALL HAVE A 3/4" UNDERCUT, UNLESS OTHERWISE NOTED.

2.12 ALL PARTITIONS ARE DIMENSIONED FINISH TO FINISH UNLESS OTHERWISE NOTED.

2.16 ALL DOOR FRAMES SHALL HAVE CONCEALED REINFORCEMENT FOR DOOR JAMBS, AND SHALL BE PUNCHED FOR SILENCERS. DOORS AND DOOR FRAMES ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS, AND SHALL BE WELDED, UNLESS

2.17 ALL NEW HARDWARE SHALL BE FINISHED AS SPECIFIED ON DRAWINGS.

2.18 UNLESS OTHERWISE NOTED, ALL HARDWARE SHALL BE SUPPLIED BY THE GENERAL CONTRACTOR, AS SPECIFIED AND MATCHING THE EXISTING IN STYLE AND MAKE, IF REQUIRED.

2.19 ALL LOCK SETS SHALL BE CODED AND/OR KEYED IN ACCORDANCE WITH THE BUILDING REQUIREMENTS. CODES AND/OR KEYS ARE TO BE DELIVERED TO THE OWNER/TENANT PROPERLY TESTED AND TAGGED. PROVIDE 3 (THREE) MASTER KEYS AND 3 (THREE) PASS KEYS FOR EACH

2.20 DETAILED HOLLOW METAL AND HARDWARE SCHEDULES SHALL BE SUBMITTED TO ARCHITECT FOR REVIEW, AND FABRICATION OF MATERIAL SHALL NOT BE COMMENCED UNTIL SUCH REVIEW (NO EXCEPTIONS NOTED) HAS BEEN RECEIVED. THIS REVIEW SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO SATISFY CONSTRUCTION DRAWINGS INTENT.

2.21 ALL WOOD DOORS AND FRAMES SHALL CONFORM TO THE BUILDING DEPARTMENT STANDARDS AND/OR GOVERNING AGENCIES HAVING

2.22 ALL "EXISTING TO REMAIN," "EXISTING," "RELOCATED" OR "NEW" ITEMS, INSTALLED BY THE CONTRACTOR IN ADDITION TO BEING ${\sf MMPLY}$ protected throughout the period of construction shall be thoroughly cleaned to the satisfaction of the architect

2.23 THE CONTRACTOR SHALL THOROUGHLY CLEAN COVE AND STRAIGHT BASE, VISIBLE WINDOW METAL WORK; ALL DOORS AND CONVECTOR ENCLOSURES ETC. AT THE COMPLETION OF CONSTRUCTION.

2.24 THE CONTRACTOR SHALL REMOVE ALL DEBRIS AND THOROUGHLY CLEAN ALL SURFACES. LIGHT FIXTURES ARE TO BE CLEANED OF DUST

2.25 THE WORDING "SHEATHE OVER TO ALIGN" DENOTES GYPSUM OVER FACE OF BASE BUILDING COLUMNS OR WALL SURFACE AT CONSTRUCTION TO ALIGN THE TWO DISSIMILAR PARTS AND PROVIDE A SMOOTH, CRACK FREE SURFACE.

2.26 ALL GYPSUM BOARD USED IN DRYWALL PARTITIONS SHALL BE FIRE CODE "C".

2.27 THE SPACE AROUND PIPES, DUCTS, ETC. PENETRATING FIRE RATED WALLS, SHALL NOT EXCEED 1/2" AND SHALL BE PACKED SOLID WITH MINERAL WOOL OR EQUAL AND BE CLOSED OFF BY CLOSE FITTING ESCUTCHEONS AT BOTH SIDES OF THIS CONSTRUCTION AS REQUIRED BY LOCAL BUILDING CODES.

2.28 PROVIDE AS MANY AS REQUIRED 4' x 8' x 3/4" THICK PLYWOOD A-C PANELS AROUND ALL TELEPHONE AND COMMUNICATION CLOSETS AS DIRECTED BY THE OWNER/TENANT. MODIFY PANEL SIZES AS REQUIRED BY FIELD CONDITIONS.

2.29 WHERE FIRE RATED WALLS INTERSECT EQUIPMENT ENCLOSURES, INSTALL WITHIN ENCLOSURES A RATED FIRE STOP EQUAL TO THE RATING

2.30 THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD SUPERVISION OF ALL H.V.A.C WORK DURING INSTALLATION AND SHALL INSPECT ALL SYSTEMS FOR PROPER OPERATION AT COMPLETION OF THE JOB.

2.31 SHOP DRAWINGS OF DUCT WORK AND REGISTERS INCLUDING ACCESS PANELS, IF REQUIRED SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO PROCEEDING WITH FABRICATION AND/OR INSTALLATION OR RELOCATION.

2.32 INSTALLATION OF MECHANICAL EQUIPMENT SHALL BE COORDINATED WITH ALL TRADES AS REQUIRED FOR PROPER ASSEMBLY. 2.33 INTERIOR SPACES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE ADMINISTRATIVE CODE PLANS SHOWING THE MECHANICAL VENTILATION SYSTEM WILL BE FILED BY THE MECHANICAL ENGINEER IN ACCORDANCE WITH THE RULES OF THE DEPARTMENT OF

2.34 ANY BUILDINGS SHUT DOWN FOR THIS WORK SHALL BE REQUIRED IN WRITING BY THE CONTRACTOR AT LEAST 12 HOURS IN ADVANCE OF THE SHUT DOWN. THE CONTRACTOR SHALL OBTAIN APPROVAL FROM ALL AUTHORITIES HAVING JURISDICTION PRIOR TO SHUT DOWN ANY SHUTDOWN AFFECTING THE NORMAL H.V.A.C. SERVICE OF OTHER BUILDING OCCUPANTS SHALL BE DONE IN OVERTIME.

2.35 ALL PERIPHERAL SHUTOFF VALVES SHALL BE ACCESSIBLE AT ALL TIMES.

2.36 AFTER COMPLETION OF ALL AIR CONDITIONING WORK, THE CONTRACTOR SHALL BALANCE ALL SYSTEMS, AND SUBMIT DESIGN BALANCING FIGURES TO THE BUILDING MANAGEMENT AFTER APPROVAL FROM THE ARCHITECT'S MECHANICAL ENGINEER.

2.37 THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLUMBING ROUGHING, FIXTURES AND ACCESSORIES SHOWN ON ALL DRAWINGS

2.38 THE CONTRACTOR SHALL SUBMIT CUTS OF ALL NEW FIXTURES, FITTINGS, AND ACCESSORIES TO THE ARCHITECT FOR APPROVAL.

2.39 THE CONTRACTOR SHALL PERFORM THE PLUMBING WORK IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.

2.40 ALL RISER SHUTDOWNS SHALL BE SUPERVISED BY THE GENERAL CONTRACTOR AS DIRECTED BY THE BUILDING MANAGEMENT. NEW WATER RISERS SHALL BE SHUT DOWN DURING BUILDING'S OFFICE HOURS. 2.41 THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF NEW PLUMBING WORK AND CONNECTIONS TO EXISTING WORK, TO INSURE

2.42 ALL PIPE HANGERS AND SUPPORTS SHALL BE CONNECTED TO THE EXISTING BUILDING STRUCTURE. NO CHAIN STRAPS, PERFORATED

BARS, WIRE HANGERS, OR EXPANSION SHIELDS, AS WELL AS FROM WORK OF OTHER TRADES SHALL BE PERMITTED. 2.43 SLEEVES SHALL BE PROVIDED FOR EACH PIPE PASSING THROUGH WALLS, PARTITIONS, FLOORS, AND SLABS.

2.44 THE CONTRACTOR SHALL COORDINATE THE PLUMBING WORK WITH THAT OF THE OTHER TRADES.

DATE SCHEDULE FOR THE TEMPORARY SHUTDOWNS OF THE EXISTING SERVICES, FOR APPROVAL

2.45 BEFORE BEING COVERED OR BUILT IN, ALL PIPING SHALL BE TESTED AND INSPECTED AS PER REQUIREMENTS OF THE AUTHORITIES HAVING

ELECTRICAL & LIGHTING NOTES

3.01 WHERE MORE THAN ONE SWITCH OCCURS IN THE SAME LOCATION, THEY SHALL BE INSTALLED IN A GANG TYPE BOX UNDER ONE COVER

3.02 WALL MOUNTED ELECTRICAL AND TELEPHONE OUTLETS SHALL BE SET 8", CENTER TO CENTER UNLESS OTHERWISE NOTED.

3.03 ALL OUTLET SWITCH PLATES AND FLOOR OUTLET COVERS SHALL BE FINISHED AS SPECIFIED ON DRAWINGS. 3.04 ALL OUTLETS ON COLUMNS SHALL BE CENTERED ON THE FACE AS SHOWN, UNLESS OTHERWISE INDICATED.

3.05 ALL ELECTRICAL WIRING CONCEALED IN RIGID OR FLEXIBLE TUBING IN PARTITIONS OR CEILINGS SHALL RUN AS ALLOWED BY CODE.

3.06 ALL ELECTRIC, TELEPHONE/COMMUNICATION OUTLETS ARE SHOWN FOR LOCATION ONLY. REFER TO THE ENGINEERING DRAWINGS FOR

3.07 ALL ELECTRICAL WORK SHALL BE COORDINATED WITH ALL TRADES, WHERE REQUIRED.

3.08 ALL OUTLETS SHALL BE LOCATED PER ARCHITECTS DRAWINGS AND CIRCUITED PER ENGINEER'S ELECTRICAL/POWER DRAWINGS.

3.09 THE CONTRACTOR SHALL SUPPLY, INSTALL AND PROVIDE SERVICES TO ALL POWER PANELS, DISCONNECT SWITCHES AND SEPARATE CIRCUITS AS INDICATED ON THE DRAWINGS. 3.10 WHERE OUTLETS, JUNCTION BOXES, ETC. ARE LOCATED BEHIND CABINETS, THE CONTRACTOR SHALL PROVIDE ACCESS TO THESE BOXES

IF DESIGN APPEARANCE STRUCTURE OF FUNCTION OF CABINET IS NOT IMPAIRED. WHEREVER A QUESTIONABLE CONDITION ARISES, THE

3.11 LOCATIONS OF ALL TELEPHONE, ELECTRICAL AND SPECIAL OUTLETS ARE TO BE REVIEWED AND APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. ALL ELECTRICAL AND TELEPHONE WIRING CONDUIT SHALL BE CONCEALED IN PARTITIONS, CEILINGS AND/OR RAISED FLOORS.

3.12 ALL ELECTRICAL BOXES SHALL BE FITTED WITH EXTENSION COLLARS, IF REQUIRED.

3.13 CONVENIENCE RECEPTACLES SHALL BE DUPLEX TYPE RATED 15 AMPERES, 123 VOLTS, GROUNDED, UNLESS OTHERWISE NOTED.

3.14 SEE LIGHT FIXTURE SCHEDULE FOR INFORMATION REGARDING TYPE OF BALLASTS FOR FLUORESCENT FIXTURES. 3.15 THE CONTRACTOR AND HIS SUBCONTRACTORS SHALL CHECK ALL CEILING HEIGHTS AND CEILING PLENUM CONDITIONS FOR CLEARANCE OF DUCT WORK, LIGHTING AND OTHER OBSTRUCTION TO ASSURE THE FINISHED CEILING HEIGHT SHOW ON ARCHITECTURAL DRAWINGS. ANY DISCREPANCY WILL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY.

3.16 ALL RECESSED FIXTURES SHALL BE SET FLUSH WITH ACOUSTIC TILE CEILING, AS RECOMMENDED BY MANUFACTURES.

3.17 THE CONTRACTOR SHALL COORDINATE ANY AND ALL ELECTRICAL WORK OR LIGHTING INSTALLATION WITH MILLWORK, AS REQUIRED.

3.18 ALL NEW FLUORESCENT LAMPS AND INCANDESCENT FIXTURES SHALL BE FURNISHED BY THE CONTRACTOR, UNLESS OTHERWISE NOTED. LAMP TYPES SHALL BE AS RECOMMENDED BY THE MANUFACTURER, AND AS SPECIFIED ON DRAWINGS. 3.20 DISCONNECT AND REMOVE ALL EXISTING WIRINGS, JUNCTION BOXES AND EXPOSED CONDUITS NOT BEING RETAINED OR REVISED. WIRES

3.21 PROVIDE DRAG LINES FROM EACH INDIVIDUAL COMMUNICATIONS/DATA OUTLET TO ABOVE HUNG CEILING OR TELEPHONE CLOSET AS

3.22 WHERE INDIVIDUAL COMMUNICATION/DATA LINES RUN ABOVE GYP. BD. CEILINGS PROVIDE EMPTY METAL TUBING FROM ACCESSIBLE

CEILING AREA TO ACCESSIBLE CEILING AREA. SIZE SHALL BE 3/4" MINIMUM. 3.23 ALL TELEPHONE AND DATA LINES SHALL BE PROVIDED BY OWNER/TENANT.

SHOULD BE TERMINATED AT THE NEAREST RECEPTACLE TO REMAIN.

3.24 INCLUDE WITHIN THE ELECTRICAL SCOPE OF WORK ALL COST FOR CLASS 'E' WORK INCLUDING CONNECTIONS, EQUIPMENT, CLASS 'E SYSTEM REPROGRAMMING (BY THE BUILDING'S CLASS 'E' VENDOR ONLY), CONNECTIONS TO ELECTRICAL ITEMS SUPPLIED B OTHER TRADES, AND THE RECEIVING AND THE INSTALLATION OF ELECTRICAL COMPONENTS FOR MODULAR FURNITURE.

4.01 THE CONTRACTOR SHALL PROVIDE A NEW SUSPENDED CEILING SYSTEM AS SPECIFIED AND WHERE SHOWN ON THE ARCHITECT'S DRAWINGS.

4.02 IN ALL AREAS, THE CEILING SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND TO ALL APPLICABLE CODES.

RETURNS, ETC. AS WELL AS THE REQUIRED CUTOUTS. 4.04 THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY POSSIBLE CONFLICTS AND DISCREPANCIES BEFORE PROCEEDING WITH

4.03 THE CONTRACTOR SHALL PROVIDE THE NECESSARY FRAMING AND BRIDGING FOR ALL LIGHT FIXTURES, ALL H.V.A.C DIFFUSERS,

INSTALLATION. 4.05 NO CEILING TILES SHALL BE INSTALLED UNTIL THE A.H.J. HAD AN OPPORTUNITY TO INSPECT THE AREAS, IN ORDER TO ASCERTAIN THAT ALL DUCT WORK, PLUMBING, ELECTRICAL, ETC. HAD BEEN INSTALLED, AND THAT ALL FIREPROOFING HAD BEEN PROPERLY REINSTALLED ON

4.06 PRIOR TO CLOSING OF ANY CEILING AREA, ALL PLENUM SYSTEMS (H.V.A.C PLUMBING AND ELECTRICAL) SHALL BE INSPECTED AND TESTED BY THE CONTRACTORS, ENGINEERS, AND BY THE AUTHORITIES HAVING JURISDICTION OVER THEIR PROPER INSTALLATION AND

4.07 THE CONTRACTOR SHALL COORDINATE TELEPHONE/SIGNAL CABLE INSTALLATION WITH OWNER/TENANTS COMMUNICATIONS CONTRACTOR PRIOR TO COMPLETION OF THE CEILING WORK

4.08 ALL SUSPENSION MEMBERS SHALL BE OF SUFFICIENT STRENGTH AND RIGIDITY TO CARRY ACOUSTICAL UNITS IN A TRUE AND LEVEL PLANE, WITHOUT EXCEEDING A DEFLECTION OF 1/360TH OF THEIR SPAN.

4.09 SOFFITS, FASCIAS, OR ANY BREAK IN THE CEILING HEIGHT CREATED BY THE INSTALLATION AND/OR ALTERATION OF HEATING, VENTILATING, AIR CONDITIONING OR MECHANICAL DUCTS, PIPING OR OTHER EQUIPMENT SHALL BE AS PER DETAILS SHOWN ON THE

4.11 THE CONTRACTOR SHALL CLOSELY COORDINATE THE CEILING WORK WITH THAT OF THE PLUMBING, H.V.A.C, ELECTRICAL WORK AND THE TELEPHONE COMPANY WHEREVER THEIR RESPECTIVE WORK IS CONTIGUOUS.

4.10 THE SUSPENDED CEILING HEIGHTS SHALL BE AS SHOWN ON THE CONTRACT DOCUMENTS. ANY DEVIATION SHALL BE SUBMITTED TO

4.12 THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL CEILING ACCESS PANELS REQUIRED IN PLASTER AND/OR GYPSUM BOARD CEILING AREAS USING "NYSTROM" "RG" SERIES. THE LOCATION AND SIZE OF ACCESS DOORS SHALL BE DETERMINED BY THE CONTRACTORS WHOSE WORK NECESSITATES ACCESS, AND SHALL BE APPROVED BY THE ARCHITECT.

4.13 ALL CEILING TILE JOINTS SHALL BE SQUARE, LEVEL AND ALIGNED WITH THE RECESSED LIGHTING FIXTURES.

4.14 CLOSET CEILINGS SHALL BE OF THE SAME CONSTRUCTION AND HEIGHT AS THE ADJOINING SPACE, UNLESS OTHERWISE NOTED. 4.15 THE CONTRACTOR SHALL PROVIDE CUTOUTS AND OTHER SPECIAL PROVISIONS IN THE ACOUSTICAL TILE WORK AS REQUIRED FOR LIGHTING FIXTURES, REGISTERS, DIFFUSERS AND OTHER INSERTED ITEMS.

MATCHING AND ALIGNED CEILING. THE FINAL CEILING INSTALLATION SHALL BE FREE OF ANY VISUAL DEFECTS. 4.17 THE CONTRACTOR SHALL PROVIDE ANY REQUIRED EXPANSION JOINTS IN THE GYPSUM BOARD CEILING AREAS. WHEREVER POSSIBLE, THE EXPANSION JOINTS SHALL BE CONCEALED BEHIND MOLDINGS. WHEREVER JOINTS ARE UNAVOIDABLE, THEIR LOCATION SHALL BE

4.16 WITHIN EACH AREA, THE CEILING WORK REQUIREMENTS SHALL BE EXECUTED IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS

4.18 ALL RETURN AIR GRILLES SHALL BE SQUARE OR RECTANGULAR TYPE FINISHED AS SPECIFIED ON DRAWINGS AND PLACED IN THE CENTER OF CEILING TILES, UNLESS OTHERWISE NOTED.

4.19 ALL SUPPLY DIFFUSERS AND RETURN AIR GRILLES ARE SHOWN FOR LOCATION ONLY. REFER TO ENGINEERING DRAWINGS FOR

4.20 ALL CEILING MOUNTED SMOKE DETECTORS AND SPEAKERS SHALL BE CENTERED ON THE CEILING TILES, UNLESS OTHERWISE NOTED. 4.21 SEE THE ARCHITECTS DRAWINGS FOR OTHER NOTES PERTAINING TO ACOUSTIC CEILING TILES.

5.01 SEE THE FINISH SCHEDULE AND SPECIFICATIONS FOR ALL INFORMATION.

5.02 ALL DRAPERY POCKETS SHALL BE PAINTED TO MATCH THE CEILING, UNLESS NOTED OTHERWISE.

5.03 WALL AREAS SHALL INCLUDE SURFACES FROM FLOOR TO CEILING, INCLUDING PILASTERS, FASCIAS, DOOR FRAMES, REVEALS, RETURNS, AND ALL VERTICAL SURFACES NOT INCLUDED IN THE CEILING.

5.04 CEILING AREAS CALLING FOR PAINT SHALL INCLUDE THE GENERAL SURFACE OF THE CEILING, BREAKS, DRAPERY POCKETS AND ALL OTHER SURFACES NOT INCLUDED IN THE WALLS. 5.05 Paint colors shall be specified by the architect and the contractor shall submit samples (12" x 12") for approval by

5.06 ALL WALLS AND CEILINGS SHALL BE PROPERLY PREPARED, SPACKLED, SANDED, ETC., TO PROVIDE A PERFECTLY SMOOTH FINISH AND

5.08 ALL METAL DOORS, FRAMES AND EQUIPMENT ENCLOSURES SHALL BE PAINTED IN SEMI-GLOSS ENAMEL FINISH, UNLESS OTHERWISE

5.07 ALL HARDWARE AND DEVICE COVERS SHALL BE REMOVED PRIOR TO PAINTING AND SHALL BE REINSTALLED AFTER COMPLETION OF

5.09 ACCESS PANELS AND DOORS SET INTO WALLS AND COLUMNS SHALL BE PAINTED SAME COLOR AS THE WALL THEY ARE PLACED ONTO,

5.10 UPON COMPLETION, THE CONTRACTORS SHALL REMOVE ALL PAINT FROM WHERE IT WAS NOT INTENDED.

5.11 THE CONTRACTOR SHALL USE LATEX BASE PAINT IN COLORS SELECTED BY THE ARCHITECT, UNLESS OTHERWISE NOTED. HE SHALL PROPERLY PREPARE ALL SURFACES TO RECEIVE (1) PRIME COAT, AND TWO (2) FINISH COATS OF PAINT IN COLORS SELECTED BY THE ARCHITECT. 5.12 ALL EXISTING LOOSE PAINT SHALL BE REMOVED AND SPACKLED. OR PLASTER PATCHED.

5.13 EXISTING UNEVENNESS IN ALL PARTITIONS SHALL BE SANDED OR SHIPPED AWAY AND SURFACES PLASTER PATCHED OR SPACKLED TO INSURE A PERFECTLY EVEN SURFACE. THE ARCHITECT SHALL REVIEW AND APPROVE THESE CONDITIONS PRIOR TO THE APPLICATION OF FINISH

5.14 THE CONTRACTOR AND THE ARCHITECT SHALL EXAMINE ALL AREAS OF CONSTRUCTION AFTER COMPLETION OF WORK BY ALL TRADES (INCLUDING TELEPHONE INSTALLATION, FLOORING, ETC.) AND INDICATE ALL NECESSARY "TOUCH UP" PAINTING AND/OR PATCHING.

5.15 THE CONTRACTOR SHALL RESERVE/ORDER THE SPECIFIED MATERIALS UPON BEING AWARDED THE CONTRACT TO AVOID DELAYS. 5.16 ALL DOOR FRAMES TO BE PAINTED AS PER THE FINISH SCHEDULE. 5.17 THE CONTRACTORS SHALL INSTALL WALL COVERING WHERE DESIGNATED. WALL COVERING SHALL BE SMOOTH, WITH NO WRINKLES, BUBBLES, OR LOOSE EDGES. ALL PASTE AND BRUSH MARKS SHALL BE THOROUGHLY REMOVED. WALL COVERINGS ADJOINING WOOD OR METAL

TRIM SHALL BE CUT STRAIGHT AND SQUARE. ALL WORKMANSHIP NOT FOUND AS TOP QUALITY SHALL NOT BE ACCEPTED BY THE ARCHITECT 5.18 WHERE WALL COVERINGS TERMINATE AT AN OUTSIDE CORNER OF A PARTITION, AND MEETS A DISSIMILAR WALL COVERING OR PAINTED SURFACE, A METAL STOP SHALL BE INSTALLED TO INSURE A CLEAN AND PLUMB INSTALLATION.

FLOORING AND WALL BASE NOTES 6.01 THE CONTRACTOR SHALL INSTALL UNDERLAYMENT TO RECEIVE V.C.T AND/OR CARPET WHEN SUB-FLOORING PLANE OR SURFACE VARIES MORE THAN 1/8" IN ANY 6 FEET DISTANCE OR MORE THAN 1/6" IN ONE FOOT DISTANCE.

6.02 THE UNDERLAYMENT PATCHING COMPOUND SHALL BE LATEX TYPE, AS RECOMMENDED IN THE PUBLISHED LITERATURE OF THE FLOORING MANUFACTURER AND APPROVED BY THE ARCHITECT.

6.03 ALL WORKMANSHIP SHALL BE OF THE BEST QUALITY, AND WHEN COMPLETED, FREE FROM BUCKLES, BUBBLES, OPEN JOINTS, OR OTHER IMPERFECTIONS. SEAMS SHALL BE KEPT IN ACCURATE ALIGNMENT ALONG REJECTED, AND IF LAID, SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE TILES AT CONTRACTOR'S EXPENSE. 6.04 ALL TILES SHALL BE IN SQUARE PATTERN WITH COURSES PARALLEL TO WALLS, UNLESS OTHERWISE INDICATED. THE TILES SHALL BE

SECURELY CEMENTED AND LAID WITH TIGHT BUTT JOINTS. THE ADHESIVE SHALL BE AS RECOMMENDED BY THE TILE MANUFACTURER AND APPLIED AS PER THE ADHESIVE MANUFACTURER'S SPECIFICATIONS.

6.05 THE SPACES BEING SURFACED SHALL BE CLOSED TO TRAFFIC AND OTHER WORK DURING THE LAYING OF THE RESILIENT FLOORING. 6.06 THE CONTRACTOR SHALL EXAMINE ALL SUB-FLOORING FOR CONFORMANCE TO FINISH AND CLEANLINESS REQUIREMENTS FOR EXECUTION OF RESILIENT FLOORING.

6.07 THE ADHESIVE FOR RESILIENT FLOORING SHALL BE WATERPROOF TYPE AS RECOMMENDED IN THE PUBLISHED LITERATURE OF THE FLOORING MANUFACTURER AND APPROVED BY THE ARCHITECT.

6.08 THE RESILIENT FLOORING MATERIALS SHALL BE FURNISHED FROM SINGLE RUNS. PLAIN COLORS SHALL BE UNIFORM THROUGHOUT. THE

VARIATIONS FROM PIECE TO PIECE WITH VARIEGATED COLORS SHALL NOT BE SO WIDE AS TO MAR THE DECORATIVE VALUE OF THE FLOOR. 6.09 THE WALL BASE SHALL BE PROVIDED IN 100 FOOT ROLL LENGTHS WITH PREMOLDED EXTERNAL AND INTERNAL CORNERS.

6.10 THE WALL BASE SHALL BE SET IN LONGEST LENGTH POSSIBLE WITH NO PIECES LESS THAN 12" LONG.

6.11 AFTER INSTALLATION, THE CONTRACTOR SHALL CLEAN WORK TO REMOVE SPOTS OF ADHESIVE AND SURFACE STAINS. REMOVE WASTE MATERIAL FROM THE BUILDING AND LEAVE FLOORS BROOM CLEAN AND IN GOOD CONDITION.

6.12 WHEN DIRECTED, AFTER CLEANING, THE CONTRACTOR SHALL STRIP FLOORS OF ANY PROTECTIVE COATING AND APPLY TWO COATS OF

WAX, AS PER MANUFACTURER'S SPECIFICATIONS, TO ALL FLOORING MATERIALS, IF NOT PREFINISHED. 6.15 THE CONTRACTOR SHALL PROVIDE AND MAINTAIN PROTECTION FOR RESILIENT FLOORING INSTALLATION TO PREVENT DAMAGE THE PROTECTION COVER SHALL BE REMOVED WHEN DIRECTED, AND UPON THE FINAL ACCEPTANCE OF THE WORK.

6.16 THE CONTRACTOR SHALL ORDER AND RESERVE THE SPECIFIED TILES UPON BEING AWARDED THE CONTRACT, TO AVOID DELAYS.

SECTION 7 (OMITTED)

MILLWORK NOTES

8.01 THE CONTRACTOR SHALL MAKE PROVISIONS AND COORDINATE WITH INSTALLATIONS OF ITEMS PROVIDED BY OTHER TRADES.

8.02 ALL MILLWORK ATTACHED TO PREMISES SHALL COMPLY WITH THE LOCAL BUILDING CODES AS WELL AS ANY OTHER GOVERNMENTAL

8.03 ALL FINISHED MILLWORK AND FINISHES SHALL BE NOTED ON THE ARCHITECT'S DRAWINGS.

8.04 ALL SANDED WOODWORK SHALL COMPLY WITH REQUIREMENTS OF STANDARDS FOR SPECIFIED GRADE. WOODWORK TO BE PAINTED SHALL BE PRIMED AND SANDED IN THE SHOP.

8.05 ALL BLOCKING REQUIRED SHALL BE SCRIBED TO WALL OR CEILING. THE CONTRACTOR SHALL CHECK THE JOB PROGRESS AND COORDINATE WITH OTHER TRADES INVOLVED. THE CONTRACTOR IS RESPONSIBLE FOR BLOCKING REQUIRED, UNDER NO CIRCUMSTANCES SHALL "EXTRA" WORK BE AUTHORIZED FOR BLOCKING.

8.06 THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW.

8.07 THE CONTRACTOR SHALL SUBMIT STAINED WOOD SAMPLES TO THE ARCHITECT FOR REVIEW.

8.08 THE CONTRACTOR SHALL CHECK AND VERIFY ALL THE DIMENSIONS AND CONDITIONS AT JOB SITE AND SHALL BE RESPONSIBLE FOR

8.09 WHERE COMPONENTS ARE MITERED, BUTTED OR SCARFED, THEY SHALL BE JOINED AND SECURED TO INSURE AGAINST THE OPENING OF

8.10 ALL FINISHED WORK SHALL BE ASSEMBLED AND FINISHED IN THE SHOP AND DELIVERED TO THE BUILDING READY TO BE INSTALLED.

8.11 ALL MILLWORK SHALL BE FABRICATED, ASSEMBLED, FINISHED AND INSTALLED IN THE BEST METHOD KNOWN TO THE CABINET TRADE. ALL HORIZONTAL AND VERTICAL SURFACES SHALL BE TRUE, STRAIGHT AND FREE FROM ALL MACHINE AND TOOL MARKINGS, BRUISES, INDENTATIONS, CHIPS OR ABRASION. THE ARCHITECT RESERVES THE RIGHT TO REJECT WORK IF UNACCEPTABLE.

8.12 WHERE FILES PROVIDED BY OTHERS ARE SHOWN AS BEING SET INTO MILLWORK THE CONTRACTOR SHALL SET AND FASTEN ALL FILES TOGETHER.

8.14 THE CONTRACTOR SHALL MAINTAIN REASONABLE PROTECTION TO SAFEGUARD HIS WORK FROM DAMAGE AND TO PROTECT

8.13 IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO HAVE EXAMINED THE JOB SITE IN CONJUNCTION WITH THE PROJECT DOCUMENTS SO AS TO BE SATISFIED AS TO THE CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED, INCLUDING SUCH MATTERS AS UNLOADING FACILITIES NEEDED PRIOR TO AND DURING THE WORK, AND OTHER CONDITIONS WHICH MAY AFFECT WORK.

OWNER/TENANT'S PROPERTY FROM INJURY OR LESS ARISING IN CONNECTION WITH ALL PROJECT WORK. 8.15 THE CONTRACTOR SHALL GUARANTEE THAT ALL MATERIALS AND WORKMANSHIP IS OF THE QUALITY SPECIFIED AND SHOWN, AND THAT ANY DEFECT DUE TO IMPROPER WORKMANSHIP OR MATERIALS, DISCOVERED AND MADE KNOWN WITHIN ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE INSTALLATION, SHALL BE REPAIRED OR REPLACED WITH REASONABLE PROMPTNESS WITHOUT ADDITIONAL COST TO LANDLORD OR OWNER/TENANT. THE OWNER/TENANT SHALL GIVE NOTICE OF SUCH OBSERVED DEFECTS WITH REASONABLE

8.16 ALL MILLWORK SHALL COMPLY WITH "PREMIUM GRADE" REQUIREMENTS SPECIFIED IN LATEST EDITION OF "ARCHITECTURAL WOODWORK QUALITY STANDARDS AND GUIDE SPECIFICATIONS", AS PREPARED BY THE ARCHITECTURAL WOODWORK INSTITUTE.

8.17 MATERIALS NOT COVERED BY THE SPECIFICATIONS SHALL BE THE BEST OBTAINABLE FOR THE PURPOSE INTENDED.

9.01 THE OWNER/TENANT, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAY MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM WORK, THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINGLY. ALL SUCH WORK SHALL BE EXECUTED UNDER THE OF ORDERING SUCH CHANGE.

9.02 IF THE GENERAL CONTRACTOR CLAIMS THAT ANY REVISION TO DRAWINGS INVOLVES EXTRA COST UNDER THIS CONTRACT, HE SHALL GIVE THE CLIENT, OWNER AND ARCHITECT WRITTEN NOTICE THEREOF, WITHIN A REASONABLE TIME AFTER RECEIPT OF SUCH NOTICE, BEFORE ANY WORK IS BEFORE. NO SUCH CLAIMS SHALL BE VALID, UNLESS SO MADE.

9.03 ALL CLAIMS FOR ADDITIONAL WORK SHALL BE SUBMITTED IN WRITING FOR APPROVAL OF THE OWNER/TENANT AND SHOULD INCLUDE A COMPLETE DESCRIPTION OF THE WORK BEING PERFORMED, MATERIALS BEING USED, THE CONSTRUCTION SPACE NUMBER OF THE AREA BEING WORKED IN, AND THE AUTHORIZATION UNDER WHICH THE WORK IS BEING PERFORMED.

GENERAL CONSTRUCTION

1. ALL EXISTING WALLS & COLUMNS NEED TO BE SCRAPED AND CLEANED TO RECEIVE PAINT FINISH 2. ALL PARTITIONS ARE DIMENSIONED TO THE FINISH FACE OF WALL.

3. FOR PARTITION TYPE, REFER TO SHEET A-101.00.

WHERE THERE IS A PARTITION TAG ON AN EXISTING WALL, GC TO VERIFY AND UPGRADE EXISTING WALL TO MATCH FIRE RATING INDICATED BY WALL TAG. 5. ALL EXISTING & NEW STRUCTURAL STEEL COLUMNS AND BEAMS TO RECEIVE APPROPRIATE RATED SPRAYED ON FIREPROOFING W/

SHOP DRAWINGS/SUBMITTALS 1. THE GENERAL CONTRACTOR SHALL SUBMIT FABRICATION SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO ORDERING OR FABRICATION. REFER ALSO TO GENERAL NOTE #28, DRAWING T-100.00.

RATED GWB. ENCLOSURES, UNLESS OTHERWISE NOTED. ALL EXISTING FIREPROOFING DAMAGED OR OTHERWISE COMPROMISE DUE TO

DEMOLITION OR CONSTRUCTION TO RECEIVE NEW FIREPROOFING OF EQUAL OR GREATER VALUE TO THAT WHICH WAS DAMAGED OR

2. THE GENERAL CONTRACTOR SHALL SUBMIT MANUFACTURER'S CUTS FOR ALL FIXTURES AND EQUIPMENT CALLED FOR ON THE CONSTRUCTION DOCUMENTS TO ARCHITECT INCLUDING BUT NO LIMITED TO LIGHT FIXTURES HARDWARE, PLUMBING FIXTURES, KITCHEN EOUIPMENT, ETC.

3. BY SUBMITTING SHOP DRAWINGS AND PRODUCT DATA, THE CONTRACTOR REPRESENTS THAT HE/SHE HAS VERIFIED FIELD CONDITIONS, DIMENSIONS, AND RELATED CONSTRUCTION AND HAS COORDINATED THE SUBMISSION CONSTRUCTION WITH THE REQUIREMENTS OF ALL

OTHER RELATED WORK IN CONSTRUCTION DOCUMENTS. CONFLICTS AND DISCREPANCIES

1. BRING ANY DISCREPANCIES BETWEEN DIFFERENT DRAWINGS, BETWEEN THE DRAWINGS AND FIELD CONDITIONS OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR ANY APPARENT OMISSIONS, TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO SUBMISSION OF ANY BID. AFTER AWARD OF CONTRACT, THE INTERPRETATION OF ANY CONFLICT WILL BE MADE BY THE ARCHITECT AND SHALL BE ACCEPTED AS FINAL.

2. THE FAILURE TO QUESTION ANY CONTROVERSIAL ITEM WILL CONSTITUTE ACCEPTANCE BY THE BIDDER, WHO SHALL EXECUTE SAME TO THE SATISFACTION OF THE ARCHITECT/ENGINEER AFTER BEING AWARDED THE CONTRACT.

3. SUBMIT DETAILS OF ANY DESIRED DEPARTURES FROM THE CONTRACT DOCUMENTS AS MAY BE DEEMED NECESSARY, AND THE REASONS THEREFORE, WITHIN 15 DAYS AFTER AWARD OF THE CONTRACT. MAKE NO DEPARTURES WITHOUT WRITTEN APPROVAL.

4. IF MENTION HAS BEEN OMITTED PERTAINING TO DETAILS, ITEMS OR RELATED ACCESSORIES REQUIRED FOR THE COMPLETION OF ANY ELECTRICAL, PLUMBING, HVAC OR OTHER SYSTEM, INCLUDE SUCH ITEMS AND ACCESSORIES IN THE CONTRACT WITHOUT

5. AFTER THE CONTRACT IS AWARDED, CLAIMS BASED ON INSUFFICIENT DATA OR INCORRECTLY ASSUMED CONDITIONS, OR

CLAIMS BASED ON MISUNDERSTANDING THE NATURE OR CHARACTER OF THE WORK OR THE CONDITIONS UNDER WHICH IT MUST BE

PERFORMED, WILL NOT BE RECOGNIZED. 6. PRIOR TO SUBMITTING THE BID, RESOLVE ANY APPARENT CONFLICTS IN REGARD TO LOCATIONS, INTERFERENCE AND JURISDICTION.

7. THE CONTRACTOR SHALL NOT INTERPRET THIS PROJECT TO BE A "MINIMUM CODE DESIGN", OR AN "INDUSTRY STANDARD DESIGN", WHERE MATERIALS OR METHODS SHOWN ON THE DRAWINGS, OR SPECIFIED HEREIN, INDICATE A PREMIUM MATERIAL OR METHOD. THE CONTRACTOR IS EXPECTED TO PROVIDE SAME, AND PROPOSE ALTERNATE METHODS OR MATERIALS AS A SIDE ITEM. EXCUSES SUCH AS "IT MEETS NEC REQUIREMENTS" OR "THIS IS THE INDUSTRY STANDARD" WILL NOT BE RECOGNIZED AS JUSTIFICATION FOR ACCEPTANCE OF ITEMS NOT CONFORMING TO THE INTENDED DESIGN.



2023.07.20

140 PEACHTREE STREET.

07/20/2023

PROJECT NO.: 23-0031 REVISION

ATLANTA, GA 30303

NOTES:

 DocuSigned by No. PE042864 PROFESSIONAL 7/24/2023

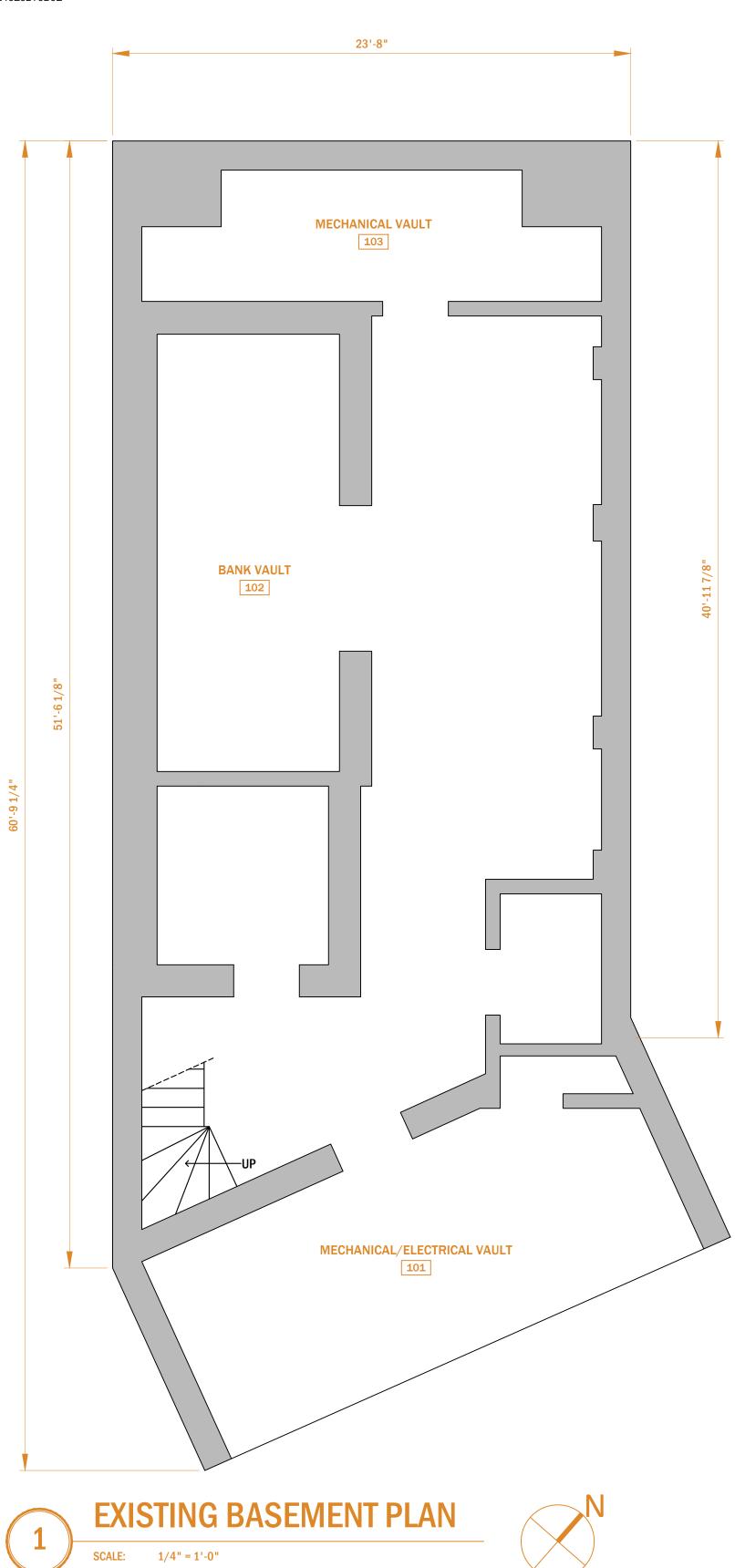
GENERAL NOTES

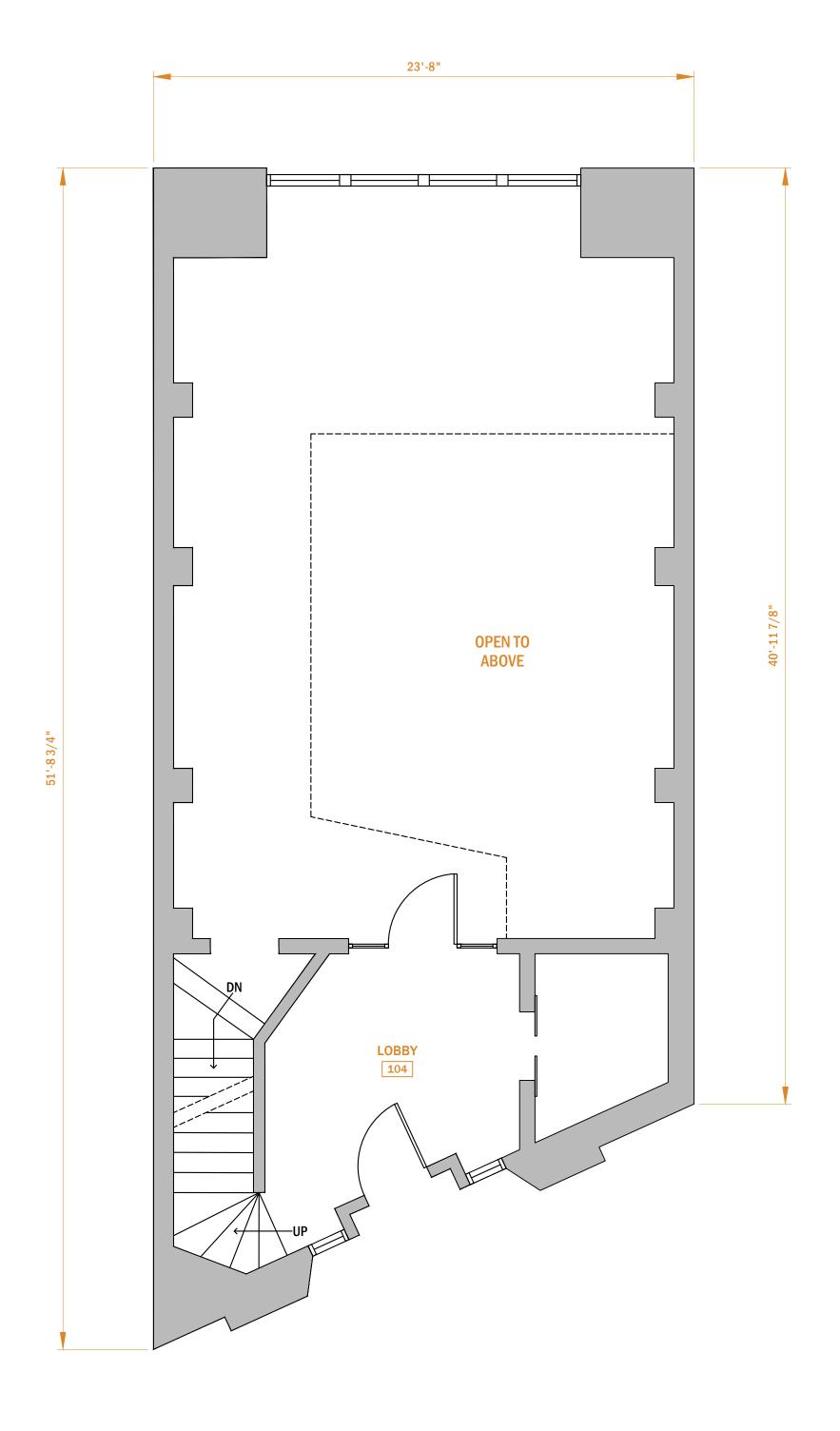
STATE OF GEORGIA

SCALE: AS NOTED

DRAWN BY:

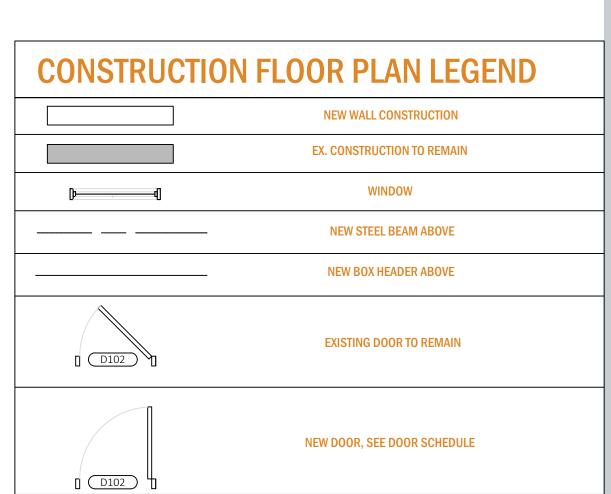
CHECKED BY:





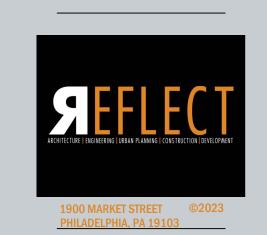






ROOM TAG

ROOM #



AS-BUILT
DRAWINGS FOR
SMOKE STATION LLC

140 PEACHTREE STREET,
ATLANTA, GA 30303

DATE: 07/20/2023
PROJECT NO.: 23-0031

REVISION DATE

2023.07.20

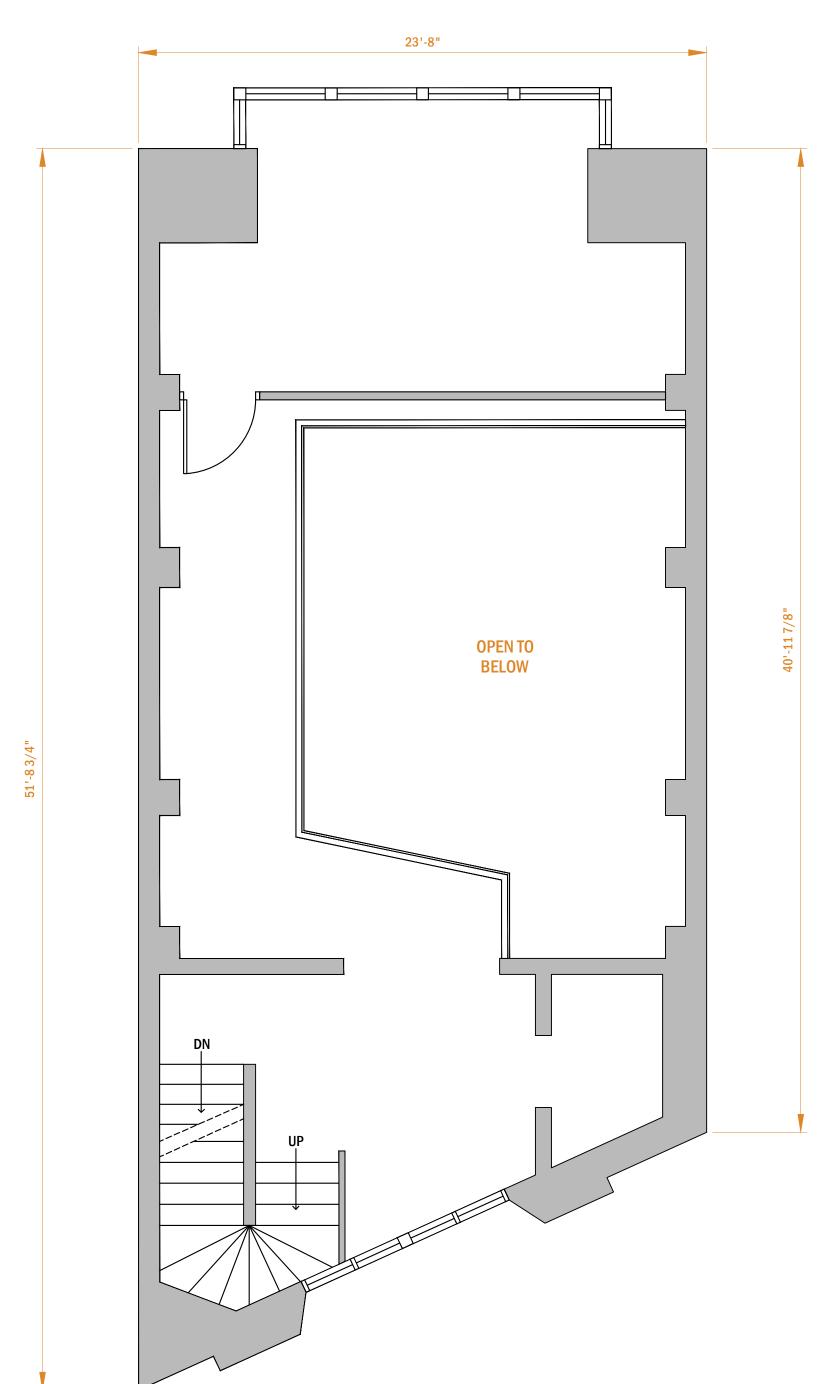


EXISTING FLOOR PLANS

SCALE: AS NOTED

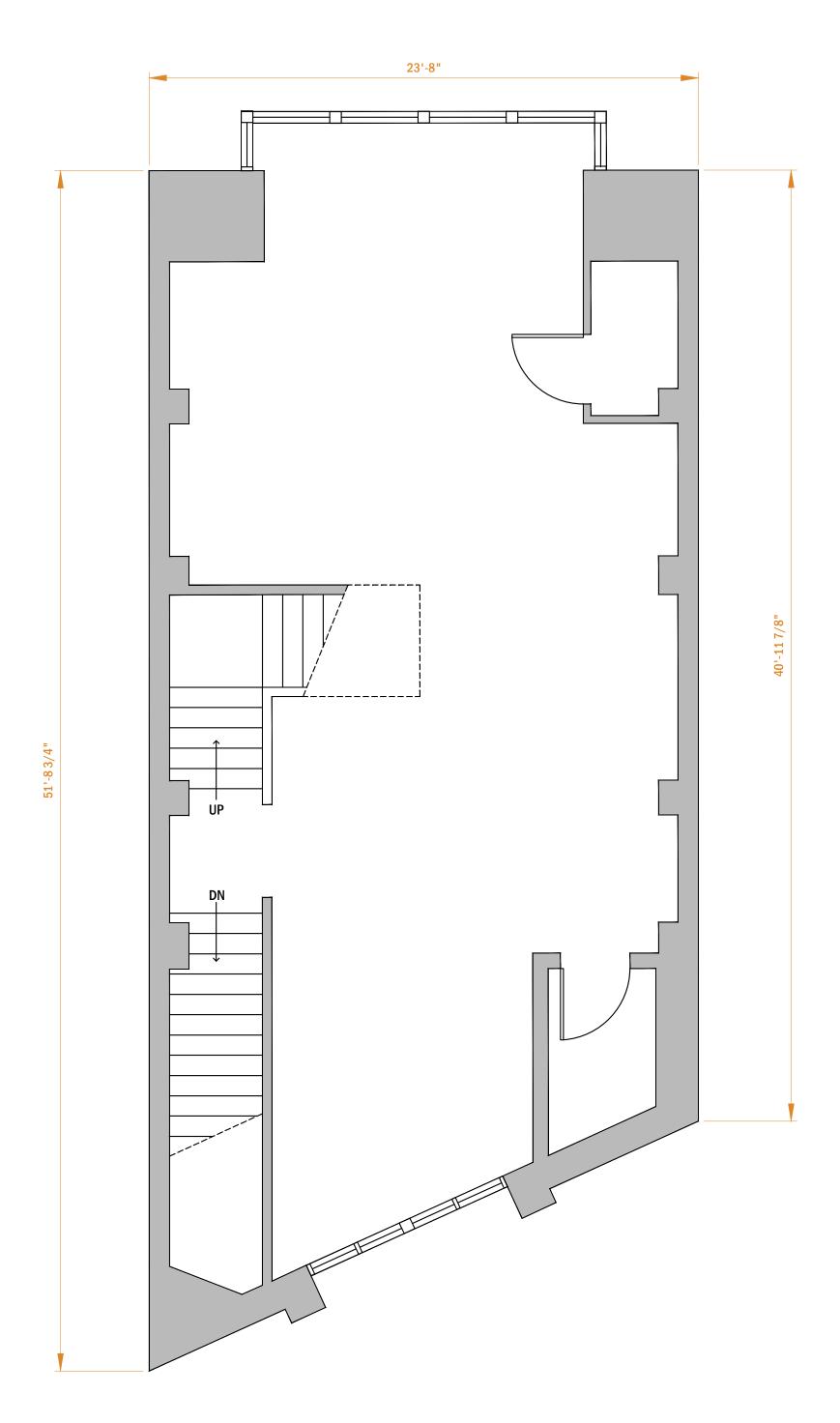
A-100

DRAWN BY: JM
CHECKED BY: JM



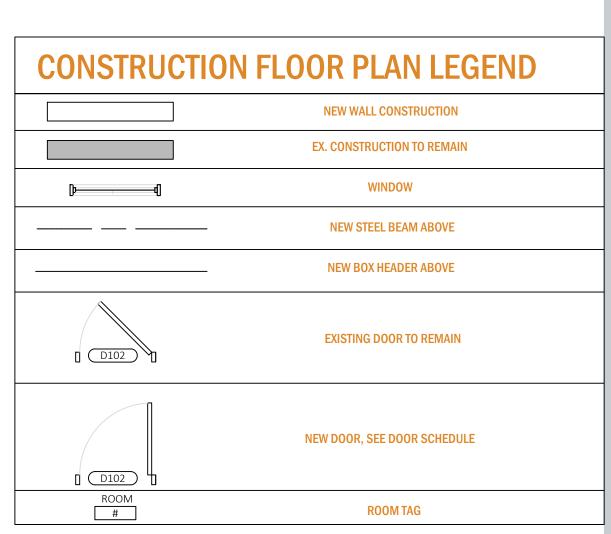


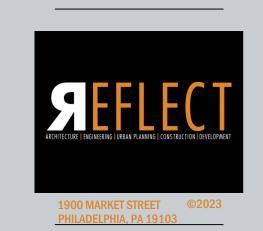


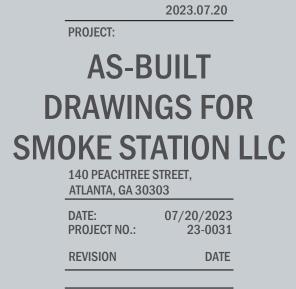














EXISTING FLOOR PLANS

CHECKED BY: