

GENERAL PROJECT NOTES

THESE NOTES SHALL APPLY TO ALL BUILDING CONSTRUCTION AND TO ALL TRADES THROUGHOUT THIS PROJECT. ANY CONFLICT AMONG THE DRAWINGS AND ADDITIONAL INFORMATION SHALL BE RESOLVED IN ACCORDANCE WITH THE FOLLOWING ORDER OF PRECEDENCE (IN DESCENDING ORDER OF PRECEDENCE):

- (1) ADDENDA (IN DESCENDING ORDER OF DATE ISSUANCE WITH MOST CURRENT TAKING PRECEDENCE)
(2) PROJECT MANUAL (THE TERM "SPECIFICATIONS" WILL BE DEEMED AS REFERRING TO THE PROJECT MANUAL).
(3) DRAWINGS

DIVISION 1: GENERAL

- 1. THESE DRAWINGS ARE A COMPOSITE SET. NOT TO BE SPLIT. THE CONTRACTOR IS TO REVIEW ALL DRAWINGS AND DISTRIBUTE THE ENTIRE SET TO EACH SUBCONTRACTOR. CONTRACTOR IS TO NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
3. THE CONTRACTOR AND SUBCONTRACTOR(S) SHALL BE RESPONSIBLE FOR BUILDING THIS PROJECT IN ACCORDANCE WITH THE DRAWINGS, SPECIFICATIONS AND STATE AND LOCAL CODES. UNLESS WRITTEN NOTIFICATION IS RECEIVED FROM THE ARCHITECT.
4. ALL WORK SHALL BE IN COMPLIANCE WITH THE BUILDING CODES, RECOGNIZED INDUSTRY STANDARDS, CRAFTSMANSHIP STANDARDS IN THE AREA, AND ALL MANUFACTURER'S RECOMMENDATIONS.
5. ALL WORK PERFORMED TO BE IN STRICT COMPLIANCE WITH GOVERNING FEDERAL, STATE AND LOCAL BUILDING CODE REQUIREMENTS. EXECUTED IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARDS, AND CONFORM TO SPECIFIC REGULATIONS AS MANDATED BY THE OWNER, THE TENANT, AND THE ARCHITECT. IT IS THE GENERAL CONTRACTOR'S RESPONSIBILITY TO ENSURE THE PROCUREMENT OF ALL REQUIRED AND NECESSARY PERMITS AND APPROVALS PRIOR TO THE COMMENCEMENT OF ANY WORK AND CERTIFICATE OF OCCUPANCY UPON COMPLETION OF PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR THE FEES ASSOCIATED WITH PROCURING SUCH PERMITS AND SHALL FURNISH COPIES OF PERMITS, INSPECTIONS AND CERTIFICATES TO OWNER UPON REQUEST.
7. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT PROMPTLY OF ANY ERRORS, OMISSIONS, INCONSISTENCIES, DISCREPANCIES, AND CONFLICTS WITHIN THE DRAWINGS AND FIELD CONDITIONS. THE CONTRACTOR IS NOT TO PROCEED WITH THE WORK AFFECTED BY THE PROBLEM UNTIL IT IS RESOLVED TO THE SATISFACTION OF ALL ASSOCIATED PARTIES.
8. WRITTEN DIMENSIONS TAKE PRECEDENCE IN LAYOUT. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. ALL INTERIOR DIMENSIONS ARE TO COLUMN CENTERLINE, FACE OF STUD, OR FACE OF CMU, UNLESS OTHERWISE NOTED AS A "CLEAR" DIMENSION. ALIGNMENT NOTATIONS ARE TO FINISHED FACE OF GYPSUM BOARD SURFACES OR OTHER SPECIFIED FINISH MATERIAL UNLESS NOTED OTHERWISE. ALL NEW WALLS LOCATED BY ALIGNMENT NOTATIONS AND ALL WALLS NOT SPECIFICALLY DIMENSIONED OTHERWISE ARE TO BE PARALLEL/PERPENDICULAR TO EXISTING BUILDING CORE WALLS UNLESS NOTED OTHERWISE.
9. FOR DIMENSIONS NOT SHOWN OR IN QUESTION, THE CONTRACTOR SHALL REQUEST CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING. CRITICAL DIMENSIONS SHALL BE VERIFIED BY THE CONTRACTOR WITH THE ARCHITECT.
10. WRITTEN DIMENSIONS ON THE DRAWINGS ARE REASONABLY ACCURATE AND SHOULD GOVERN IN SETTING OUT THE WORK. HOWEVER, SHOULD THE CONTRACTOR DISCOVER DISCREPANCIES OR INACCURACIES, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BRING THEM TO THE ATTENTION OF THE ARCHITECT BEFORE MAKING ANY CHANGES. CHANGES SHALL BE MADE ONLY WITH THE APPROVAL OF THE ARCHITECT.
11. SHOULD ANY ERROR OR INCONSISTENCY APPEAR IN THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR, BEFORE PROCEEDING WITH THE WORK, MUST MAKE MENTION OF THE SAME IN WRITING TO THE OWNER FOR PROPER ADJUSTMENT AND IN NO CASE PROCEED WITH THE WORK IN UNCERTAINTY OR WITH INCOMPLETE DRAWINGS. FAILURE TO NOTIFY OWNER BEFORE PROCEEDING WITH THE WORK WILL RESULT IN THE CONTRACTOR PERFORMING WORK AT HIS OWN RISK AND AT HIS OWN COST.
12. THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AT THE JOB SITE PRIOR TO BIDDING THE PROJECT. NO CLAIMS FOR EXTRA COMPENSATION FOR WORK WHICH COULD HAVE BEEN FORESEEN BY AN INSPECTION WHETHER SHOWN ON THE CONTRACT DOCUMENTS OR NOT WILL BE ACCEPTED OR PAID FOR BY THE OWNER. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY WORK INDICATED IN THE CONTRACT DOCUMENTS THAT CANNOT BE PERFORMED IN ACCORDANCE WITH THE DOCUMENTS DUE TO EXISTING FIELD CONDITIONS.
13. FURTHERMORE, IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO FIELD VERIFY ALL EXISTING DIMENSIONS, CONDITIONS, CLEARANCES, SIZES, EXISTING UTILITY LOCATIONS AND EQUIPMENT LOCATIONS AT THE JOB SITE PRIOR TO BEGINNING ANY DEMOLITION, FABRICATION, INSTALLATION, CONSTRUCTION, AND/OR ORDERING OR PURCHASING ASSEMBLIES AND/OR FIXTURES AND/OR MATERIALS FOR CONSTRUCTION WHICH COULD AFFECT THE WORK UNDER THE CONTRACT. NO EXTRA CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO ANY DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE DRAWINGS. ANY SUCH DISCREPANCY IN FIELD DIMENSIONS AND DIMENSIONS INDICATED ON THE DRAWINGS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR THE ARCHITECT'S CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREA.
14. THE CONTRACTOR SHALL VERIFY AND COORDINATE SIZE AND LOCATION OF ALL OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, OR ARCHITECTURAL WORK.
15. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN THE LOCATION OF ANY AND ALL MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL ELEMENTS AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE MET. NOTIFY THE PROJECT COORDINATOR OF ANY CONFLICTS. THE ARCHITECT HAS THE RIGHT TO MAKE MINOR MODIFICATIONS IN THE DESIGN OF THE FACILITY WITHOUT THE CONTRACTOR GETTING ADDITIONAL COMPENSATION.
16. ELEVATIONS AND LEVELS ARE SHOWN TO TOP OF FINISHED HARD SURFACES (CONCRETE FLOOR SLAB OR SIMILAR), EXCLUSIVE OF APPLIED FINISHES (CARPET, VCT, OTHER THINSET FINISH MATERIALS).
17. CARE SHALL BE TAKEN TO PROTECT ALL UTILITIES WHICH ARE TO REMAIN.
18. WHERE IT IS OBVIOUS THAT A DRAWING ILLUSTRATES ONLY A PART OF A GIVEN WORK OR OF A NUMBER OF ITEMS, THE REMAINDER SHALL BE DEEMED REPEITIOUS AND SO CONSTRUED.
19. WHERE ONE DETAIL IS SHOWN FOR ONE CONDITION, THIS SHALL APPLY FOR ALL LIKE OF SIMILAR CONDITIONS EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS UNLESS NOTED OTHERWISE.
20. ALL MATERIALS FURNISHED UNDER THIS CONTRACT SHALL BE NEW UNLESS OTHERWISE NOTED. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS AND MATERIAL AND WORKMANSHIP. THE CONTRACTOR SHALL REPAIR OR REPLACE AT HIS EXPENSE ALL WORK THAT MAY DEVELOP DEFECTS MATERIALS OF WORKMANSHIP WITHIN SAID PERIOD OF TIME OR FOR ONE YEAR AFTER THE FINAL ACCEPTANCE OF THE ENTIRE PROJECT, WHICHEVER IS GREATER. THE FINAL ACCEPTANCE FOR THE PROJECT WILL BE ONLY AFTER ALL PUNCH LIST ITEMS ARE COMPLETED AND THE OWNER IS NOTIFIED BY THE CONTRACTOR IN WRITING OF COMPLIANCE WITH THE CONTRACT DOCUMENTS.
21. ALL MANUFACTURER'S RECOMMENDED SPECIFICATIONS, EXCEPT THOSE SPECIFICATIONS HEREIN WHERE MORE STRINGENT, SHALL BE COMPLIED WITH.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEANUP OF ALL TRADES AND REMOVE ALL DEBRIS FROM THE CONSTRUCTION AREA. THE BUILDING AND SITE SHALL BE KEPT IN A CLEAN AND ORDERLY MANNER AT ALL TIMES. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE AREA OF WORK TO NEW CONDITION. FINAL CLEANUP WITHIN SCOPE OF WORK: REMOVE DUST, DEBRIS, OILS, STAINS, FINGERPRINTS AND LABELS FROM ALL EXPOSED FINISHED SURFACES AND CLEAN ALL WINDOWS AND BLINDS. THE CONTRACTOR IS RESPONSIBLE FOR DISPOSING OF DEBRIS IN A CONSISTENT AND LEGAL MANNER.
23. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING, SHORING AND PROTECTING ALL WORK DURING THE CONSTRUCTION PERIOD AGAINST DAMAGE, BREAKAGE, COLLAPSE, ETC., ACCORDING TO APPLICABLE CODES, STANDARDS, AND AS PER RECOGNIZED GOOD WRITTEN CONSTRUCTION PRACTICES. THE CONTRACTOR IS FURTHER RESPONSIBLE FOR ALL TEMPORARY CONSTRUCTION AND ALL STAGING, SCHEDULING, MATERIAL DELIVERIES AND OTHER ITEMS THAT AFFECT THE SEQUENCE OF CONSTRUCTION OR SCHEDULING THE CONSTRUCTION PROJECT.
24. THE CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR INSTALLATIONS.
25. ALL INSURANCE COVERAGE IS TO BE PROVIDED BY THE CONTRACTOR COVERING WORKMEN'S COMPENSATION AND EMPLOYER'S LIABILITY.
26. SHOP DRAWINGS FOR ALL ITEMS ARE TO BE SUBMITTED FOR ARCHITECTS/OWNER'S REVIEW. THE CONTRACTOR AND ASSOCIATED SUB-CONTRACTOR(S) IS TO FIELD VERIFY ALL DIMENSIONS PRIOR TO BEGINNING FABRICATION OF ANY ITEM.

- 27. THE ARCHITECT HAS NOT CONDUCTED ANY INVESTIGATION AS TO THE PRESENCE OF ASBESTOS OR OTHER HAZARDOUS SUBSTANCES ON THE PROJECT SITE. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY WITH RESPECT TO THE SAME. IT IS THE RESPONSIBILITY OF THE PROJECT OWNER OR CONTRACTOR TO ENSURE THAT A THOROUGH INSPECTION FOR ASBESTOS AND OTHER HAZARDOUS MATERIALS IS CONDUCTED PRIOR TO THE COMMENCEMENT OF WORK. NO ASBESTOS PRODUCTS OR PRODUCTS CONTAINING UREA FORMALDEHYDE WILL BE ACCEPTED.
28. PRODUCTION DELIVERY, STORAGE, AND HANDLING IS TO BE HANDLED IN THE FOLLOWING MANNER:
A. DELIVERY: DELIVER MATERIALS TO FACILITATE INSPECTION AND TESTING IN MANUFACTURER'S ORIGINAL UNOPENED PACKAGING LABELED FOR IDENTIFICATION.
B. STORAGE: STORE MATERIALS IN PROTECTIVE PACKAGING TO PREVENT DAMAGE PRIOR TO INSTALLATION. COMPLY WITH MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.
C. HANDLING: HANDLE MATERIALS TO PREVENT DAMAGE TO MATERIALS AND TO OTHER SURFACES. ALL WORK IS TO BE FREE OF DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF SUBSTANTIAL COMPLETION. ALL SUCH DEFECTS ARE TO BE CORRECTED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
29. SUBMIT A SCHEDULE FOR CONSTRUCTION TO THE OWNER AND TO THE ARCHITECT PRIOR TO PROCEEDING WITH ANY WORK. REQUIRED DATES FOR SUBMITTALS ARE TO BE INCLUDED WITH THE SCHEDULE FOR CONSTRUCTION. THE CONTRACTOR IS TO SUBMIT CONFIRMATIONS WITH DELIVERY DATES FOR ORDERS AND MATERIALS AND EQUIPMENT HAVING LONG LEAD TIMES.
30. ALL REQUESTS FOR SUBSTITUTIONS OF ANY ITEM ARE TO BE SUBMITTED IN WRITING TO THE ARCHITECT AND WILL BE CONSIDERED ONLY IF THE ALTERNATE ITEM PROPOSED IS PROVEN TO BE MORE ADVANTAGEOUS TO THE OWNER WITH RESPECT TO DELIVERY DATE, QUALITY AND/OR COST. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT AN ITEM PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE ITEM SPECIFIED.
31. CONTRACTOR TO COORDINATE ALL RELATED TRADES AND VENDORS NECESSARY TO THE COMPLETION OF THE JOB ON A TIMELY BASIS.
32. FIELD CHANGES REQUESTED BY THE OWNER MAY AFFECT PRICING AND/OR COMPLETION DATE. THE CONTRACTOR IS TO NOTIFY THE OWNER OF ALL CHANGES - WRITING APPROVAL IS TO BE OBTAINED BEFORE IMPLEMENTATION.
33. ALL VERTICAL PIPING EXPOSED IN ROOMS SHALL BE FURRED AND FINISHED TO MATCH ADJACENT WALL. EXCEPTIONS ARE MECHANICAL AND ELEVATOR EQUIPMENT ROOMS, ELECTRIC AND TELEPHONE CLOSETS.
34. ALL MATERIALS INSTALLED WITHIN PLENUM AREAS ARE TO BE NON-COMBUSTIBLE.
35. FLOOR TOLERANCE: IN LAYING OUT AND DETAILING THE WORK TO BE COMPLETED, CONSIDERATION IS TO BE GIVEN TO VARIATIONS IN THE FLOOR LEVELNESS RESULTING FROM CONSTRUCTION QUALITY PLUS LIVE AND DEAD LOADS IMPOSED ON THE STRUCTURE. FIELD VERIFICATIONS ARE TO BE MADE OF CONDITIONS TO VERIFY CONSTRUCTION TOLERANCES. ALIGNMENT OF DOOR HEADS AND OTHER HORIZONTAL ELEMENTS ARE TO BE MAINTAINED AT A CONSTANT LEVEL AND SHOULD NOT FOLLOW VARIATIONS IN FLOOR PLANE. LEVEL FLOORS AS REQUIRED USING AN APPROVED LEVELING COMPOUND.
36. ALL GLASS WITHIN 12" OF DOORWAYS OR 18" OF WALKING SURFACES IS TO BE TEMPERED PER CODE REQUIREMENTS.
37. UPON NOTIFICATION BY THE CONTRACTOR OF THE PROJECTS SUBSTANTIAL COMPLETION, THE ARCHITECT AND / OR THE OWNER WILL INSPECT THE WORK FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS. ACCOMPANYING SUCH NOTIFICATION, THE CONTRACTOR IS TO PROVIDE A WRITTEN LISTING OF THOSE ITEMS NOT COMPLETE OR IN COMPLIANCE WITH THE CONTRACT DOCUMENTS. THIS LIST WILL CONSTITUTE THE MINIMUM PUNCH LIST OF ITEMS FOR COMPLETION. THE CONTRACTOR WILL COMPLETE ALL OF THESE ITEMS ON THE PUNCH LIST WITHIN (5) DAYS AFTER THE DATE OF ITS ISSUANCE. THE CONTRACTOR WILL RETURN ONE SIGNED COPY OF THE ORIGINAL PUNCH LIST TO THE OWNER AS VERIFICATION THAT ALL ITEMS ARE COMPLETE OR WILL PROVIDE WRITTEN EXPLANATION OF THE STATUS OF ANY INCOMPLETE WORK.

DIVISION 2: SITE CONSTRUCTION

- 1. REFER TO DRAWINGS AND PROJECT MANUAL.

DIVISION 3: CONCRETE

- 1. REFER TO DRAWINGS AND PROJECT MANUAL.

DIVISION 4: MASONRY

- 1. REFER TO DRAWINGS AND PROJECT MANUAL.

DIVISION 5: METALS

- 1. PROVIDE DOUBLE STUDS AT JAMBS OF ALL DOOR FRAMES, END WALL CONDITIONS AND CASED OPENINGS.
2. FOR ALL INTERIOR PARTITIONS INTERSECTING EXTERIOR WINDOW WALL: CENTERLINE OF PARTITION IS TO ALIGN WITH CENTERLINE OF VERTICAL WINDOW WALL CORN. WALL IS TO BE MULLION WITH METAL END CAP WITH CLEAR SILICONE CONNECTION. SEALANT MUST BE ACOUSTICAL.
3. PROVIDE SEPARATION BETWEEN ALL DISSIMILAR METALS, INCLUDING SCREWS, NAILS AND OTHER FASTENING DEVICES.

DIVISION 6: WOOD & PLASTICS

- 1. PROVIDE FIRE RETARDANT WOOD BLOCKING IN PARTITION CAVITIES WHERE CASEWORK, SHELVING, GLAZING, ETC. ARE INDICATED TO BE SUPPORTED ON PARTITION. BLOCKING AND BRACING TO STRUCTURE ABOVE ALL PARTITIONS IS TO BE OF FIRE RETARDANT WOOD OR METAL.
2. SHEET MATERIALS:
A. 3/4" THICK PLYWOOD OR 1 1/16" THICK MDF FOR COUNTERTOP SUBSTRATE.
B. 3/4" THICK PLYWOOD OR 5/8" THICK MDF FOR DOORS, DRAWER FRONTS, MID OR END PANELS
SUBSTRATE:
C. 1/2" THICK PLYWOOD OR 1/2" THICK MDF FOR CABINET BACKS.
D. 1/4" THICK MINIMUM MELAMINE FINISH PLYWOOD FOR DRAWER BOTTOMS.
E. 3/4" THICK PLYWOOD OR 1 1/16" OR 3/8" THICK MDF FOR ALL SHELVING. USE 1-1/2" DEEP NOSE ON ALL APPLICATIONS WHERE SPAN EXCEEDS 30".
3. FINISH WORK IS TO BE SMOOTH, FREE FROM ABRASION, TOOL MARKS, RAISED GRAIN, ETC. ON ALL EXPOSED SURFACES.
4. ALL FASTENINGS AND ATTACHMENTS ARE TO BE FULLY CONCEALED FROM VIEW.
5. FOR ALL STAIN GRADE WOOD, SUBMIT STAIN OR NATURAL FINISH SAMPLE ON ACTUAL WOOD MATERIAL USED FOR ARCHITECTS / OWNER'S APPROVAL PRIOR TO APPLICATION.
6. WHERE CARPENTRY ABUTS OTHER FINISHED WORK, SCRIBE, MITER AND CUT FOR ACCURATE FIT. BEFORE MAKING CUT-OUTS, DRILL PILOT HOLES AT CORNERS.
7. PROJECT CLEANUP IS TO INCLUDE A "VACUUM CLEAN" INTERIOR SPACE WITH RESTORATION TO "LIKE NEW" CONDITIONS OF ALL DAMAGED SURFACES AND ITEMS.

DIVISION 7: THERMAL & MOISTURE PROTECTION

- 1. COORDINATE ALL BUILDING PENETRATIONS WITH OTHER TRADES TO MAINTAIN THE WATERTIGHT CONSTRUCTION AND BUILDING WARRANTIES.

DIVISION 8: DOORS & WINDOWS

- 1. ALL HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES ON ACCESSIBLE DOORS ARE TO HAVE A SHAPE THAT IS EASY TO GRASP WITH ONE HAND AND DOES NOT REQUIRE TIGHT GRASPING, TIGHT FINCHING OR TWISTING OF THE WRIST TO OPERATE.
2. TYPICAL DOOR LOCATION TO BE SET AT SIX INCHES (6") FROM INSIDE JAMB FACE OF DOOR TO FACE OF ADJACENT WALL, UNLESS OTHERWISE NOTED.
3. FLOOR FINISH ON BOTH SIDES OF A DOOR SHALL BE LEVEL FOR A DISTANCE EQUAL TO THE WIDTH OF THE WIDEST SINGLE DOOR.
4. DOORS SHALL MEET THE REQUIREMENTS OF THE NFPA 101 LIFE SAFETY CODE, CHAPTER 7, SEC. 7.2.1, 2024 EDITION OR LATEST ADOPTED.

- 5. PANIC HARDWARE SHALL BE PROVIDED FOR ALL EXIT DOORS PER THE REQUIREMENTS OF NFPA 101 LIFE SAFETY CODE, CHAPTER 7, SEC. 7.2.1.7, 2024 EDITION OR LATEST ADOPTED.
6. PROVIDE 1'-0" MINIMUM CLEARANCE FOR HANDICAPPED ACCESS FROM EDGE OF ALL DOORS ON "PUSH" SIDE TO THE ADJACENT FINISHED WALL SURFACE. PROVIDE 1'-4" MINIMUM CLEARANCE FOR HANDICAPPED ACCESS FROM EDGE OF ALL DOORS ON THE "PULL" SIDE TO THE ADJACENT FINISHED WALL. REFER TO DIAGRAMS ON DRAWING G130.

DIVISION 9: FINISHES

- 1. ALL SUBCONTRACTORS AND FINISH INSTALLERS ARE RESPONSIBLE FOR FIELD VERIFYING CONDITIONS PRIOR TO ORDERING MATERIALS, AND FOR PROPER SUBSTRATE PREPARATIONS PRIOR TO APPLICATION/ INSTALLATION OF SCHEDULED FINISH MATERIALS. SURFACE TO DO SO WILL NOT BE GROUNDS FOR CHANGE ORDER.
2. ALL MISCELLANEOUS GRILLES, PLATES, ETC. ARE TO BE PAINTED TO MATCH THE SURFACES ON WHICH THEY OCCUR UNLESS NOTED OTHERWISE. ALL METAL SURFACES ARE TO BE PRIMED PRIOR TO PAINTING. INSIDE OF VISIBLE DUCT WORK IS TO BE PAINTED FLAT BLACK.
3. SUPPLY AND INSTALL ALL FLOOR FINISHES AND WALL BASE. ALL SURFACES TO RECEIVE FLOOR COVERING ARE TO BE SMOOTH, EVEN AND FREE OF DEFECTS. SURFACES NOT MEETING SUBSTRATE CONDITIONS ARE TO BE REPAIRED, PATCH AND LEVELED.
4. ALL PAINTED SURFACES ARE TO RECEIVE ONE (1) PRIME COAT AND A MINIMUM OF TWO (2) FINISH COATS WITH 3/8" NAP ROLLER OR AS REQUIRED FOR PROPER COVERAGE/UNIFORM APPEARANCE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. APPLY ADDITIONAL COATS WHEN UNDERCOATS OR OTHER CONDITIONS SHOW THROUGH FINAL COAT OF PAINT. UNTIL PAINT FILM IS OF UNIFORM FINISH, COLOR AND APPEARANCE. GENERAL CONTRACTOR IS TO SUBMIT (5) 8" X 10" PAINT SAMPLES SHOWING COLOR AND FINISH TO ARCHITECT FOR APPROVAL PRIOR TO PAINTING. GYPSUM BOARD SURFACES ARE TO RECEIVE INTERIOR EGGSHELL LATEX FINISH (OR TO MATCH EXISTING ADJACENT PAINT FINISH - NOTIFY ARCHITECT IF PAINT FINISH IS ANYTHING OTHER THAN EGGSHELL); DOOR FRAMES AND METAL TRIM ARE TO RECEIVE (2) COATS INTERIOR SEMI-GLOSS FINISH ENAMEL PAINT, UNLESS OTHERWISE NOTED.
5. ALL INTERIOR FINISHES SHALL BE CLASS "A" OR BETTER.
6. REFER TO ELEVATIONS AND SECTIONS FOR FURTHER LOCATIONS OF SCHEDULED FINISHES.
7. PREPARE ALL SURFACES TO MEET MANUFACTURE'S INSTALLATION SPECIFICATIONS.

09510 - CEILING NOTES

- 1. CEILING AND ACCESS PANELS SHALL BE PROVIDED IN NON-ACCESSIBLE CEILINGS BELOW THE FOLLOWING MECHANICAL AND PLUMBING DEVICES:
A. VALVES
B. FLOW MEASURING DEVICES
C. MIXING BOXES
D. POWER OPERATED DAMPERS
E. ACCESS PANELS IN DUCTWORK
F. VOLUME AND BALANCING DEVICES
G. WATER FLOW SWITCHES
H. SPRINKLER SYSTEM DRAINS AND TEST CONNECTIONS (IF REQUIRED)
I. PRESSURE SWITCHES

DIVISION 10: SPECIALTIES

- 10520 - FIRE PROTECTION SPECIALTIES
1. INSTALL FIRE EXTINGUISHERS PER CODE. ONE PER 3000 USABLE SQ.FT. OR 75 FT. OF TRAVEL IS RECOMMENDED AT A MINIMUM. REFER TO DRAWING G200.

DIVISION 11: EQUIPMENT

- 1. REFER TO DRAWINGS AND PROJECT MANUAL.

DIVISION 12: FURNISHINGS

- 1. REFER TO DRAWINGS AND PROJECT MANUAL.

DIVISION 13: SPECIAL CONSTRUCTION

- 1. REFER TO DRAWINGS AND PROJECT MANUAL.

DIVISION 14: CONVEYING SYSTEMS

- 1. REFER TO DRAWINGS AND PROJECT MANUAL.

DIVISION 15: MECHANICAL

- 1. REFER TO DRAWINGS AND PROJECT MANUAL.
15410 - PLUMBING
1. REFER TO DRAWINGS AND PROJECT MANUAL.
15500 - FIRE PROTECTION
1. FIRE SEAL ALL PENETRATIONS THROUGH RATED WALLS, FLOORS, AND CEILINGS WITH APPROVED FIRE RATED CALKUL AS DIRECTED BY LOCAL JURISDICTIONS.

DIVISION 16: ELECTRICAL

- 1. ALL ELECTRICAL WORK TO BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (LATEST APPLICABLE EDITION), AND ALL GOVERNING LOCAL CODES.
2. COORDINATE NUMBER AND POSITION OF EXIT LIGHTS AND SPRINKLER HEADS (IF REQUIRED) REQUIRED BY ALL APPLICABLE CODES, ORDINANCES AND LAWS WITH ARCHITECT BEFORE INSTALLATION. ALSO REFER TO ENGINEER'S CONTRACT DOCUMENTS AND SPECIFICATIONS.
3. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL CONDUIT DISTRIBUTION AND POWER CIRCUITRY REQUIREMENTS INCLUDING WORK WITHIN WALLS, ABOVE CEILING, BELOW FLOOR SLAB, AND CONNECTIONS TO OWNERS FURNITURE. PROVIDE ACCURATE IDENTIFICATION OF CIRCUITS WITHIN ELECTRICAL PANEL BOX.
4. ELECTRICAL CIRCUITING, WIRING SIZE, CONDUIT SIZE AND LOCATION ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. PROVIDE FINAL CONNECTION TO OWNER'S EQUIPMENT AND WORKSTATIONS.
5. ALL ELECTRICAL MATERIALS ARE TO BE NEW AND LISTED BY UNDERWRITERS LABORATORIES.
6. COORDINATE ENGINEERING PLANS WITH ARCHITECTURAL PLANS. NOTIFY ARCHITECT OF ANY DISCREPANCIES. DO NOT PROCEED WITH WORK IN CONFLICT UNTIL ISSUE IS RESOLVED TO THE SATISFACTION OF ALL ASSOCIATED PARTIES.
7. PROVIDE ALL ELECTRICAL POWER REQUIRED TO INSTALL APPLIANCES/EQUIPMENTS INDICATED AS PER MANUFACTURER'S RECOMMENDATION. COORDINATE ALL ELECTRICAL OUTLET LOCATIONS WITH APPLIANCE/EQUIPMENT SIZES / CABINETWORK AND SHOP DRAWINGS.

ELECTRICAL DEVICES AND COVER PLATES

- 1. REFER TO DRAWINGS AND PROJECT MANUAL.
2. UNLESS NOTED OTHERWISE SOCKET AND SWITCH COLORS ARE TO MATCH COVER PLATE.

16500 - LIGHTING

- 1. REFER TO DRAWINGS AND PROJECT MANUAL.

HANDLING EXISTING CONDITIONS

- 1. COORDINATE ALL WORK SCHEDULES TO MINIMIZE DISRUPTION OF NORMAL OWNER AND/OR ADJACENT OWNER ACTIVITIES AND TO AVOID INTERFERENCE WITH BUILDING OPERATIONS. TAKE ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS AND EXISTING FINISHES THROUGHOUT ALL PHASES OF CONSTRUCTION AREAS AND OCCUPIED OR PUBLIC AREAS ARE TO BE MAINTAINED.
2. TAKE ADEQUATE PRECAUTIONS TO PROTECT BUILDING OCCUPANTS, MATERIALS AND EXISTING FINISHES THROUGHOUT ALL PHASES OF CONSTRUCTION. AREAS OCCUPIED OR PUBLIC AREAS ARE TO BE MAINTAINED BY THE GENERAL CONTRACTOR. ANY DAMAGE TO EXISTING-TO-REMAIN CONSTRUCTION, MATERIALS OR EQUIPMENT MUST BE RESTORED TO THEIR ORIGINAL CONDITION.
3. ERECT ALL NECESSARY PLASTIC, DROP CLOTH PARTITIONS TO PROTECT ADJACENT BUILDING PROPERTY WHILE DEMOLITION AND CONSTRUCTION IS IN PROGRESS.
4. ALL EXISTING WORK, FURNISHINGS, EQUIPMENT OR MATERIAL TO REMAIN THAT ARE DAMAGED BY CONTRACTOR'S OPERATION UNDER THIS CONTRACT SHALL BE RECTIFIED OR REPAIRED AT NO ADDITIONAL COST TO THE OWNER TO ORIGINAL CONDITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING CONSTRUCTION AND REPAIR ALL DAMAGES TO NEW CONSTRUCTION STANDARDS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DAMAGE TO THE BUILDING SITE OR ADJACENT STRUCTURES AROUND THE PROJECT. ANY ADDITIONAL MODIFICATIONS WHICH MUST BE MADE, SHALL BE MADE AT THE CONTRACTORS EXPENSE.
5. THE CONTRACTOR SHALL MODIFY THE EXISTING FLOORS, WALL, CEILING, AND OTHER CONSTRUCTION AS REQUIRED TO GAIN ACCESS TO AREAS FOR ALL MECHANICAL, PLUMBING, ELECTRICAL AND/OR STRUCTURAL MODIFICATIONS, WHERE THE EXISTING CONSTRUCTION, DOORS, PARTITIONS, CEILINGS, ETC. ARE TO BE REMOVED, MODIFIED, REARRANGED, OR WHERE THE GENERAL CONTRACTOR SHALL REPAIR, PATCH AND MATCH ALL EXISTING CONSTRUCTION AND FINISHES OF ALL FLOORS, WALLS AND CEILINGS.
6. INSURE THAT ALL CONNECTIONS TO BASE BUILDING EXTERIOR WALLS ARE CONSTRUCTED TO MINIMIZE CRACKING AT WALL JUNCTIONS. REPAIR ALL EXISTING CONNECTIONS TO EXTERIOR WALLS.
7. FURNISH ALL LABOR AND MATERIALS REQUIRED TO COMPLETE DEMOLITION, REMOVAL AND RE-USE OF ALL ITEMS SHOWN ON DRAWINGS.
8. STRUCTURAL INTEGRITY: COORDINATE AND SEQUENCE DEMOLITION WORK TO MAINTAIN THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING. ALL BRACING AND SHORING FOR DEMOLITION IS THE RESPONSIBILITY OF THE CONTRACTOR.
9. CUTTING AND PATCHING THE EXISTING FLOOR SLAB: WHEN IT IS NECESSARY TO CUT THE FLOOR SLAB FOR UTILITY INSTALLATION, REFINISH THE CUT AREA TO MATCH THE SURROUNDING SURFACES. DO NOT CUT ELEVATED SLABS WITHOUT ARCHITECT COORDINATION.
10. ALL NEW DOORS TO MATCH EXISTING UNLESS NOTED OTHERWISE ON DOOR SCHEDULE.
11. EXISTING FINISHES TO REMAIN: TAKE ALL NECESSARY PRECAUTIONS TO PROTECT FINISHES TO REMAIN IN NEW AND EXISTING AREAS.
12. BUILDING CORRIDORS AND LOBBIES SHALL BE KEPT CLEAN AND CLEAR OF MATERIALS AND EQUIPMENT. JANITORS SINK MAY BE USED AS A WATER SOURCE, BUT MUST BE KEPT CLEAN. SPECIFIC TOILET FACILITIES IDENTIFIED BY THE OWNER MAY BE USED, BUT MUST BE KEPT CLEAN. CONTRACTOR IS RESPONSIBLE FOR CLEANING AND REPAIR OF DAMAGE CAUSED BY CONSTRUCTION PERSONNEL.
13. FINISH FACE OF NEW WALL PARTITION IS TO ALIGN WITH FINISH FACE OF ADJACENT SURFACE AS INDICATED.

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PROJECT

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