

GENERAL PROJECT NOTES

1. DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY AND INTENDED TO UNDERSTOOD COMPREHENSIVELY. ORGANIZATION OF CONSTRUCTION DOCUMENTS INTO SECTIONS BY DIVISIONS OR PROFESSIONAL DESIGN TRADE SHALL NOT PREVENT OR CONTROL THE CONTRACTOR FROM DIVIDING THE BID OR WORK AMONG SUBCONTRACTORS OR ESTABLISHING THE EXENT OF WORK TO BE PERFORMED BY ANY TRADE, CONTRACTOR OR COMPANY. CONTRACTOR SHALL NOT DIVIDE THE DRAWING SET BETWEEN TRADES OR PROVIDE INCOMPLETE CONSTRUCTION DOCUMENTS TO SUB CONTRACTORS FOR BIDDING OR PERFORMING ANY SCOPE OR WORK.

2. INFORMATION CONTAINED IN DIGITAL FILES MAY NOT REPRESENT THE SAME INFORMATION CONTAINED ON OFFICIAL STAMPED AND RELEASED DOCUMENTS. DIGITAL ELECTRONIC FILES PROVIDED TO CONTRACTOR, OR SUB-CONTRACTORS, ARE FOR CONVENIENCE ONLY AND CANNOT BE USED IN-IEU OF OFFICIALLY RELEASED AND STAMPED CONSTRUCTION DOCUMENTS FOR CONSTRUCTION PURPOSES.

3. INFORMATION NOT PROVIDED IN THESE DRAWINGS DOES NOT CONSTITUTE BASIS FOR A CHANGE ORDER. ANY AND ALL QUESTIONS CONCERNING THE PROJECT MUST BE PRESENTED AS A REQUEST FOR INFORMATION (RFI). ANY ISSUES WITH CONTRACT DOCUMENTS NOT HANDLED VIA THE RFI PROCESS ARE NOT THE RESPONSIBILITY OF THE OWNER OR ARCHITECT.

4. CHANGES OR MODIFICATIONS FROM THE APPROVED PLANS MUST BE MADE IN WRITING AND APPROVED BY OWNER AND/OR ARCHITECT.

5. OWNER AND ARCHITECT ARE NOT RESPONSIBLE FOR COSTS ASSOCIATED WITH THE SUBMITTAL PROCESS, INCLUDING SHOP DRAWING PRODUCTION, STEEL DETAILING OR MATERIAL SAMPLES.

6. DO NOT SCALE THE DRAWINGS. DIMENSIONS SHALL GOVERN ALL DIMENSIONS ON ALL FLOOR PLANS. CONTRACTOR CAN REQUEST ADDITIONAL INFORMATION CONCERNING BUILDING DIMENSIONS AS A REQUEST FOR INFORMATION.

7. CONTRACTOR TO HOLD ON SITE PRE INSTALLATION MEETING FOR ALL MAJOR SYSTEMS AND TRADES. CONTRACTOR ACKNOWLEDGES RESPONSIBILITY FOR ALL THAT WORK PERFORMED WITHOUT PRE INSTALLATION MEETING WITH ARCHITECT, PROJECT TEAM, AND/OR OWNER.

8. CONTRACTOR MAY SUGGEST ALTERNATE MATERIALS AND/OR METHODS FOR CONSTRUCTION OF THE PROJECT. ANY ALTERNATE MUST BE ACCOMPANIED BY A DESCRIPTION OF THE SUGGESTED CHANGE, ITS PERCEIVED BENEFIT AS WELL AS ITS EFFECT ON CONSTRUCTION COST AND SCHEDULE.

9. IN INSTANCES WHERE THE CONSTRUCTION DOCUMENTS SHOW CONFLICTING INFORMATION BETWEEN TRADES, SPECIFICATIONS OR DRAWINGS THEMSELVES, CONTRACTOR MUST PRESENT A REQUEST FOR INFORMATION TO CLARIFY THE DISCREPANCY.

10. THE CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCY OR OMISSION HE MAY DISCOVER. THE CONTRACTOR IS RESPONSIBLE FOR CORRECTING ANY ERROR AFTER THE START OF CONSTRUCTION, WHICH HAS NOT BEEN BROUGHT TO THE ATTENTION OF THE ARCHITECT. THE MEANS OF CORRECTING ANY ERROR SHALL FIRST BE APPROVED BY THE ARCHITECT.

11. CONTRACTOR IS RESPONSIBLE FOR PROVIDING SHOP DRAWINGS AND SUBMITTALS FOR REVIEW BY ARCHITECT AND/OR OWNER.

12. THE ARCHITECT SHALL REVIEW SHOP DRAWINGS AND SAMPLES FOR SUBSTANTIAL CONFORMANCE WITH DESIGN CONCEPT OF THE PROJECT. THE ARCHITECT'S REVIEW OF A SEPARATE ITEM SHALL NOT INDICATE REVIEW OF AN ASSEMBLY IN WHICH THE ITEM FUNCTIONS.

13. THE CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO ANY WORK AND SHALL BE RESPONSIBLE FOR ALL WORK AND MATERIALS, INCLUDING THOSE FURNISHED BY SUBCONTRACTORS.

14. ALL CONSTRUCTION SHALL COMPLY WITH THE LATEST EDITIONS OF THE STATE OF GEORGIA BUILDING CODE AND ALL LOCAL CODES AND ORDINANCES

15. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF THE WORK.

16. EXISTING ELEVATIONS AND LOCATIONS TO BE JOINED SHALL BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION. SHOULD THEY DIFFER FROM THOSE SHOWN ON THE BUILDINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT SO THAT MODIFICATIONS CAN BE MADE BEFORE PROCEEDING WITH THE WORK.

17. THE CONTRACTOR SHALL PROVIDE ALL TEMPORARY WATER, POWER, AND TOILET FACILITIES, AS REQUIRED.

18. APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT THE SAME INFORMATION. THE CONTRACTOR SHALL ALSO MAINTAIN IN GOOD CONDITION ONE COMPLETE SET OF DRAWINGS WITH ALL REVISIONS, ADDENDA AND CHANGE ORDERS ON THE PREMISES AT ALL TIMES. THESE ARE TO BE UNDER THE CARE OF THE JOB SUPERINTENDENT.

19. THE GENERAL CONTRACTOR IS TO ENSURE THAT ALL SUBCONTRACTORS ARE TRAINED AND/OR CERTIFIED TO INSTALL BUILDING SYSTEMS BY MANUFACTURER.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE, WHILE CONSTRUCTION IS IN PROGRESS AND UNTIL JOB IS COMPLETE.

21. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES. THE ARCHITECT SHALL BE NOT RESPONSIBLE FOR JOB SITE SAFETY.

22. ANY COMBUSTIBLE INTERIOR TRIM SHALL BE CLASS A, B, OR C MATERIAL WITH A FLAME SPREAD RATING OF 200 OR LESS.

23. ALL EXIT DOORS LOCATED IN THE MEANS OF EGRESS SHALL SWING IN THE DIRECTION OF THE EXIT TRAVEL AND IF ANY LATCHING OR LOCKING DEVICE IS TO BE INSTALLED, ONLY APPROVED PANIC HARDWARE SHALL BE INSTALLED. ALL OTHER DOORS IN THE FACILITY SHALL BE EQUIPPED WITH APPROVED LEVER OR PUSH OPERATED DEVICES.

24. GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY FIRE EXTINGUISHERS DURING CONSTRUCTION AND PERMANENT FIRE EXTINGUISHERS AS REQUIRED BY CODES AND SPECIFICATIONS.

25. FIRE ALARM DESIGN SHALL BE SUBMITTED BY LICENSED SPRINKLER CONTRACTOR UNDER CATEGORY **NFPA 13R**.

26. WHERE REQUIRED, CONTRACTOR SHALL INSTALL COMPLETE FIRE SUPPRESSION OR SPRINKLER SYSTEM. THIS SYSTEM SHALL INCLUDE ALL NECESSARY SUPPLY WATER METERS AND VAULTS, BACK FLOW PREVENTION, SITE PIPING, CONTROL VALVES, SPRINKLER PIPING AND HEADS REQUIRED TO COMPLETE SYSTEM.

27. CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY SHORING DURING CONSTRUCTION AND PERMANENT SHORING.

28. THE CONTRACTOR IS RESPONSIBLE TO INFORM THE OWNER OF AND COORDINATE ALL REQUIRED TESTING AS PER CHAPTER 17 (SPECIAL INSPECTIONS) OF THE INTERNATIONAL BUILDING CODE.

29. ALL WALL AND CEILING FINISHES SHALL BE CLASS A, PER 2018 **NFPA** CHAPTER

30. NO KEYS/LOCKS ARE PERMITTED ON EGRESS SIDE OF EXTERIOR EXIT DOORS.

31. THE CONTRACTOR SHALL PERMANENTLY IDENTIFY ALL FIRE RATED WALLS REQUIRED TO HAVE PROTECTED OPENINGS, CORRIDOR PARTITIONS, SMOKE/TOP PARTITIONS, HORIZONTAL EXIT PARTITIONS AND EXIT ENCLOSURES EITHER BY INSTALLING SIGNS OR STENCILING IN CONCEALED SPACES THE FOLLOWING: FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS. IDENTIFICATION SHALL BE SPACED NO MORE THAN TEN (10) FEET ON CENTER WITH A MINIMUM LETTER SIZE OF ONE (1) INCH IN HEIGHT.

32. FIRE ALARM CONTRACTOR SHALL OBTAIN A FIRE ALARM SYSTEM PERMIT PRIOR TO INSTALLATION. ANY FIRE ALARM PLANS INCLUDED IN THIS SET OF PLANS ARE FOR REFERENCE ONLY. NOT FOR PERMIT.

33. ELEVATORS AND ESCALATORS SHALL BE DESIGNED FOLLOWING THE REQUIREMENTS OF ASME/ANSI A17.1, LIFE SAFETY CODE 2018 EDITION, CHAPTER 607 FOR ELEVATORS.

34. PENETRATIONS, INTO OR THROUGH, OF EITHER VERTICAL OR HORIZONTAL FIRE RATED BARRIERS SHALL BE PROTECTED BY A SYSTEM LISTED BY A RECOGNIZED TESTING AGENCY BY USING A DETAIL AND LISTING NUMBER PER IBC 2018, CHAPTER 711.

35. ASIDE FROM PERMIT REVISIONS REQUIRED BY THE AHJ, THESE DRAWINGS SHALL BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT.

36. CONTRACTORS AND SUB CONTRACTORS ARE RESPONSIBLE FOR SUPPLYING ALL COMPONENTS REQUIRED TO INSTALL BUILDING SYSTEMS FOR PROPER FORM AND FUNCTION. WHILE DESIGN DRAWINGS MAY OR MAY NOT REPRESENT EACH INDIVIDUAL BUILDING MATERIAL, COMPONENT OR ATTACHMENT METHOD, THIS DOES NOT REMOVE THE RESPONSIBILITY OF THE CONTRACTOR OR SUB CONTRACTOR TO PROVIDE ALL NEEDED MATERIALS. COMPONENTS AND LABOR REQUIRED FOR INSTALLATION OF THESE ITEMS.

37. THE OFFICE OF DESIGN CONSTRUCTION SIGN SHALL BE CLEAN, VERTICAL, AND CLEARLY VISIBLE TO THE MOST PUBLIC THOROUGHFARE THROUGHOUT THE ENTIRETY OF CONSTRUCTION. ITS LOCATION AND POSITION SHALL BE COORDINATED BY THE OWNER, ARCHITECT, AND CONTRACTOR. THE ARCHITECT IS DUE \$75 FOR EACH DAY THAT THESE REQUIREMENTS ARE NOT MET. THE COST OF REPLACEMENT FOR ANY DAMAGE OR LOSS OF THE SIGN IS THE FINANCIAL RESPONSIBILITY OF THE GENERAL CONTRACTOR.

38. CONTINGENCY FUNDS HELD BY THE GENERAL CONTRACTOR ON BEHALF OF THE OWNER WILL BE APPLIED TO THE PROJECT AT THE OWNER'S DISCRETION. GENERAL CONTRACTOR MAY NOT USE, SPEND, OR ABSORB CONTINGENCY FUNDS AS PART OF THEIR MANAGEMENT OF THE PROJECT.

SITE WORK:

1. CARE SHALL BE TAKEN TO PROTECT THE SITE, EXISTING VEGETATION, EXISTING TREES, AND OTHER ELEMENTS OF THE PROPERTY. THE SITE AREAS AFFECTED SHALL BE RETURNED TO THE CONDITION PRIOR TO BEGINNING THE WORK.

2. FOOTINGS SHALL BE CLEAN-CUT TO THE PROPER SIZE WITH CLEAN, LEVEL, HARD BOTTOMS. THE CONTRACTOR SHALL VERIFY SOIL BEARING CAPACITY AND MODIFY FOOTINGS AS NECESSARY.

3. CONTRACTOR SHALL COORDINATE THE LOCATIONS OF IN GROUND BUILDING ELEMENTS (PLUMBING PIPES, STRUCTURAL FOOTINGS, ELECTRICAL SERVICE, DRAINAGE STRUCTURES, ETC) AS PART OF PROJECT SUPERVISION TO ENSURE NO CONFLICT BETWEEN TRADES OR BUILDING SYSTEMS OCCURS.

4. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING AND CLARIFYING ALL CLEARANCES FOR BUILDING COMPONENTS DURING THEIR PORTION OF THE WORK. OWNER/ARCHITECT NOT RESPONSIBLE FOR ERRORS CONCERNING CONFLICTS WITH PLACEMENT OF SITE OR BUILDING ELEMENTS.

CONCRETE:

1. SEE STRUCTURAL DRAWINGS FOR DETAIL INFORMATION ON CONCRETE REINFORCEMENT. CONSULT ARCHITECTURAL DRAWINGS AND SPECS FOR INFORMATION ON CONCRETE FINISHING.

2. CONCRETE SHALL BE INSTALLED WITHIN THE GUIDE LINES OF INDUSTRY STANDARDS AND SHOULD BE PROTECTED AGAINST FREEZING, RAPID DRYING, AND/OR IMPROPER CURING.

3. CONTRACTOR MUST CARRY A CONTINGENCY EQUAL TO 10% OF THE OVERALL COST OF CONCRETE LABOR AND MATERIALS ON THE PROJECT IN THE PROJECT BUDGET.

4. CONCRETE FLATWORK SHALL MEET ACI 117 AND/OR ACI 302 AND NOT DEFLECT MORE THAN 1/8" IN 10 FEET.

MASONRY:

1. ALL MASONRY WORK SHALL FOLLOW ASTM INTERNATIONAL GUIDELINES.

2. INSTALL MASONRY IN ACCORDANCE WITH STRUCTURAL DRAWINGS.

3. AREAS WITH EXPOSED CMU SHALL BE BUILT WITH UNITS FREE OF DEFECTS. MORTAR JOINTS SHALL BE STRUCK EVENLY AND CONSISTENTLY, WITH NO DEFECTS OR INCONSISTENCIES.

4. EXPOSED CMU WALLS SHALL BE SEALED AGAINST MOISTURE INFILTRATION. USE CLEAR SEALER IN AREAS WHERE BLOCK MAINTAINS NATURAL FINISH.

STEEL:

1. CONTRACTOR MUST CARRY A CONTINGENCY EQUAL TO 10% OF THE OVERALL COST OF STEEL LABOR AND MATERIALS (TONNAGE) ON THE PROJECT IN THE PROJECT BUDGET.

2. ALL EXPOSED STEEL WORK MUST FOLLOW AESS GUIDELINES.

METAL STUD FRAMING:

1. ALL METAL STUD FRAMING WORK MUST FOLLOW THE STEEL FRAMING ALLIANCE (SFA) GUIDELINES, AS WELL AS THE AWCI "STEEL, DOING IT RIGHT" TRAINING CURRICULUM, OR LOCAL EQUIVALENT.

2. CONTRACTOR MUST CARRY A CONTINGENCY EQUAL TO 10% OF THE OVERALL COST OF METAL STUD FRAMING LABOR AND MATERIALS INCLUDING DRYWALL ON THE PROJECT IN THE PROJECT BUDGET.

3. METAL STUD FRAMING SHALL BE CONSTRUCTED IN A RIGID MANNER, BRACED AS NEEDED TO OTHER WALLS, MEMBERS, OR OVERHEAD STRUCTURE TO PROVIDE A RIGID STRUCTURE.

THERMAL AND MOISTURE PROTECTION:

1. WALL AND ROOF INSULATION SHALL BE FIBERGLASS BATT, BLOW-IN LOOSE-FILL FIBERGLASS OR CELLULOSE INSULATION WITH R-VALUE THAT MEETS OR EXCEEDS WHAT IS REQUIRED BY LOCAL BUILDING CODE.

2. HVAC DUCTS, WATER SUPPLY, AND SEWER LINES SHALL BE INSULATED TO PROTECT FROM FREEZING.

3. ROOFING VALLEYS AND RIDGES SHALL HAVE MEMBRANE APPLIED FLASHING, INSTALLED PER MANUFACTURER'S RECOMMENDED STANDARDS.

4. ALL WALLS WHICH SEPARATE A SPACE FROM AN UNCONDITIONED AREA (E.G. OUTSIDE OF THE BUILDING, OR SOME INTERIOR UNCONDITIONED ROOMS), SHALL HAVE (R-13 FIBERGLASS BATT) INSULATION AS CALLED FOR IN THE SPECIFICATIONS.

PLANTING NOTES:

1. THERE ARE UTILITIES ON THE PROJECT SITE WHERE PLANTS ARE TO BE LOCATED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES, MARKING, PROTECTING, AND INFORMING THE LANDSCAPE CONTRACTOR OF THESE LOCATIONS THROUGHOUT THE DURATION OF THE PLANTING.

2. LANDSCAPE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.

3. EXISTING AND NEW PLANT MATERIAL SHALL BE PROTECTED DURING THE TIME OF CONSTRUCTION PERIOD.

4. ALL UTILITIES SHALL BE PROTECTED DURING THE PERIOD OF CONSTRUCTION AND PLANTING.

5. ALL PLANT MATERIALS, TOTALS, AND VERIFICATION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ALL COST SHALL BE INCLUDED IN THE BID CONTRACT.

6. ALL PLANTING BEDS SHALL BE EDGED WITH 3" DEPTH V SHAPED TRENCH.

7. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" DEPTH OF A MIXTURE OF 50% COMPOST/MANURE, 25% TOPSOIL, 25% SAND.

8. ALL SEEDED AND SODDED AREAS SHALL BE ROLLED WITH A MINIMUM 200 LB ROLLER.

9. ALL INSTALLED PLANT MATERIAL SHALL BE EXACTLY AS SPECIFIED IN SPECIES, SIZE, QUANTITY, AND QUALITY. SUBSTITUTIONS SHALL BE VERIFIED WITH ARCHITECT PRIOR TO ORDERING.

10. ALL PLANTING SHALL BE CONDUCTED IN ACCORDANCE WITH ALL LANDSCAPE INDUSTRY STANDARDS.

11. ALL DISTURBED AREAS NOT DESCRIBED ON THIS DOCUMENT AND NOT RECEIVING PAVEMENT SHALL BE GRADED FLAT AND SEEDED WITH SEED TO MATCH EXISTING GRASS TYPE. SEEDED AREAS TO BE PROTECTED WITH WHEAT STRAW OR SIMILAR PROTECTIVE COVER.

12. ALL TREES AND SHRUBS SHALL BE PLANTED 3' ABOVE FINISHED MULCH RING AND SHALL CONTAIN A 3" HIGH CONTINUOUS BERM RING SURROUND AT THE OUTER EDGE OF MULCH RING.

13. ALL DECIDUOUS TREES SHALL BE AT LEAST 2" CALIPER & 6'-0" IN HEIGHT WITH A SINGLE STEM TRUNK.

14. CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO REMAIN DURING THE ENTIRETY OF CONSTRUCTION.

15. ALL PLANTED AREAS NEW AND EXISTING SHALL BE MULCHED AT COMPLETION OF LANDSCAPING.

DOORS:

1. PANIC HARDWARE TO BE PROVIDED @ ALL EXIT/EGRESS DOORS WHERE REQUIRED FOR CODE.

2. SEE DOOR SCHEDULE FOR RATED DOOR LOCATIONS. COORDINATE WITH PLANS RATED WALLS MUST HAVE RATED DOORS.

3. FIELD VERIFY ALL EXISTING DOOR SETS. CONFIRM EXISTING HARDWARE MATCHES DRAWINGS AND/OR SPECIFICATIONS INCLUDING RATED ASSEMBLIES AND SIZE.

4. GC TO COORDINATE MFR'S DOOR, FRAME, AND HARDWARE REQUIREMENTS FOR NEW AND EXISTING DOOR SETS.

5. MAINTAIN UL LABEL FOR ALL EXISTING RATED ASSEMBLIES.

6. ADJUST DOORS AND FRAMES FOR PROPER FIT AND FUNCTION.

7. CONTRACTOR TO COORDINATE SIZE OF DOOR WITH ARCHITECT TO ENSURE COMPLIANCE WITH ADA. DOORS MAY HAVE TO BE SHORTER WITH TRANSOMS ADDED ABOVE. PRICE ACCORDINGLY TO MEET ADA.

8. UNLESS SPECIFIED ELSEWHERE, INCLUDE A \$450 PER LEAF ALLOWANCE FOR DOOR HARDWARE.

9. UNLESS SPECIFIED ELSEWHERE, ASSUME FOR PRICING THAT WOOD DOORS TO MATCH WD-1 OR ARE STAIN GRADE.

10. UNLESS SPECIFIED ELSEWHERE, ASSUME LEVERS TO BE SCHLAGE NEPTUNE LEVER, BRUSHED CHROME FINISH.

11. PROVIDE POWER AT ALL DOORS FEATURING ELECTRIC STRIKE, KEYPAD, REMOTE ACCESS OR SIMILAR NON-KEY ACCESS DOORS. GC TO COORDINATE WITH ELECTRICAL CONTRACTOR.

12. DOOR SCHEDULE AND PLANS FOR REFERENCE AND PRICING - GC TO COORDINATE FINAL HARDWARE AND KEYING/SECURITY REQUIREMENTS WITH OWNER.

FINISHES:

1. ALL FINISHES TO BE INSTALLED ON PROPER WALL BACKING AND STRUCTURAL FRAMING IN ACCORDANCE WITH THEIR PRODUCT REQUIREMENTS.

2. FINISHED CONCRETE SHALL BE MACHINE TROWELED.

3. CONTRACTOR TO PROVIDE ON-SITE SAMPLES OF ALL FINISH MATERIALS (MOCK-UP) FOR APPROVAL PRIOR TO FULL INSTALLATION.

4. ALL INTERIOR FINISHES SHALL COMPLY WITH NFPA SECTION 24.3.3 - FINISHES CAN BE OF CLASS A, B, OR C.

PAINT:

1. TYPICAL FINISH REQUIREMENTS PER LOCATION AS FOLLOWS:

- FLAT AT ALL CEILING LOCATIONS
- SEMI-GLOSS AT ALL DOOR AND TRIM U.N.O.
- EGGSHELL AT WALL SURFACES U.N.O.

2. G.C. TO ENSURE ARCHITECTURAL PAINTS AND COATINGS DO NOT EXCEED VOC LIMITATIONS OUTLINED GS-11, ED. 1 FROM 1993.

3. G.C. TO ENSURE ANTI-CORROSIVES AND ANTI-RUST PATENTS APPLIED TO INTERIOR METAL SUBSTRATES DO NOT EXCEED VOC CONTENT LIMIT OF 250 g/L.

4. G.C. TO ENSURE CLEAR WOOD FINISHES, FLOOR COATINGS, STAINS, PRIMERS, AND SELLACES DO NOT EXCEED VOC CONTENT LIMITS OUTLINED IN SCQMD RULE #1113.

5. ALL DOOR AND TRIM PAINT TO BE HEAVY DUTY COMMERCIAL GRADE.

6. ALL SURFACES TO BE PAINTED S.W.7005 "PURE WHITE" U.N.O.

STAINED CONCRETE:

1. INSTALLER TO FOLLOW MANUFACTURERS INSTALLATION GUIDELINES AND RECOMMENDATIONS. CLIENT AND/OR ARCHITECT TO CONFIRM ON-SITE MOCK-UP SAMPLE MEETS QUALITY AND COLOR EXPECTATIONS PRIOR TO INSTALLATION.

TILE:

1. G.C. TO CONFIRM FINAL QUANTITIES PRIOR TO PURCHASING.

2. G.C. TO CONFIRM ALL ADHESIVES, SEALANTS, AND SEALANT PRIMERS COMPLY W/ REQUIREMENTS PROVIDED BY RULE #1168 OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT.

3. ALL TILE INSTALLATION TO MEET OR EXCEED TILE COUNCIL OF AMERICA STANDARDS HANDBOOK REGS.

COUNTER SURFACES:

1. G.C. TO CONFIRM FINAL QUANTITIES PRIOR TO PURCHASING.

2. G.C. TO CONFIRM ALL ADHESIVES, SEALANTS, AND SEALANT PRIMERS COMPLY W/ REQUIREMENTS PROVIDED BY RULE #1168 OF THE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT.

TRIM:

1. ALL SOLID WOOD ELEMENTS SHALL BE CLEAR, STRAIGHT-GRAIN LUMBER OF THE BEST GRADE OF SPECIFIED SPECIES AS LISTED BY THE NHLA. LUMBER SHALL BE FREE OF ANY DEFECT WHICH MIGHT IMPAIR SERVICEABILITY, AESTHETICS, AND/OR FINISH.

2. INSTALL TRIM IN SINGLE, UNJOINTED LENGTHS FOR OPENINGS AND FOR RUNS LESS THAN MAXIMUM LENGTH OF LUMBER AVAILABLE. STAGGER JOINTS IN ADJACENT MEMBERS.

3. COPE TRIM AT RETURNS, MITER INTERIOR ANGLES AND CORNERS.

PLASTIC LAMINATE:

1. PLASTIC LAMINATE EDGES SHALL BE SQUARE, SELF-EDGED, OR POSTFORMED EDGES SHALL BE NEATLY BEVELED. JOINTS SHALL BE MINIMIZED IN QUANTITY AND BE MADE TO A SMOOTH HARLINE AND PUTTIED.

2. INSTALL TRIM IN SINGLE, UNJOINTED LENGTHS FOR OPENINGS AND FOR RUNS LESS THAN MAXIMUM LENGTH OF LUMBER AVAILABLE. STAGGER JOINTS IN ADJACENT MEMBERS.

3. COPE TRIM AT RETURNS, MITER INTERIOR ANGLES AND CORNERS.

4. THE JOINT SPACINGS SHOULD MEET THE FOLLOWING CRITERIA
- NO LENGTH SHOULD BE GREATER THAN 18 FEET IN EITHER DIRECTION.
- NO PANEL SHOULD EXCEED 144 SQUARE FEET OR VERTICAL APPLICATIONS
- NO PANEL SHOULD EXCEED 100 SQUARE FEET FOR HORIZONTAL, CURVED, OR ANGULAR SECTIONS
- NO LENGTH-TO-WIDTH RATIO SHOULD EXCEED 2:1/2 TO 1 IN ANY GIVEN PANEL.

5. GENERAL CONTRACTOR AND ROOFING CONTRACTOR ARE RESPONSIBLE FOR INCLUDING THE COST OF LABOR AND MATERIALS NEEDED TO INSTALL SPECIFIED SYSTEM INCLUDING BUT NOT LIMITED TO BLOCKING, FLASHING, SHEATHING, TERMINATIONS / TRANSITIONS, FASTENERS, COPINGS AND EDGE METAL.

6. CONSULT ROOFING SPECIFICATIONS AS WELL AS ROOFING INSTALLATION GUIDELINES PRIOR TO INSTALLATION - NOTIFY ARCHITECT IF MANUFACTURER SYSTEM INSTALLATION REQUIREMENTS DIFFER FROM ROOFING SPECIFICATION REQUIREMENTS.

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