GENERAL NOTES

1. CONTRACT SCOPE OF WORK DELINEATION NOTATIONS IDENTIFIED WITHIN CONTRACT DOCUMENTS HAVE BEEN PREPARED TO SUPPLEMENT ONE ANOTHER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK INDICATED AND INFERRED.
2. COMPLY WITH ALL REGULATORY AGENCIES, CODES AND BUILDING REQUIREMENTS. SECURE ALL NECESSARY PERMITS, REQUIRED INSPECTIONS AND SIGN-OFFS FOR ALL REQUIRED TRADES.
3. EMPLOY MEANS AND METHODS THAT MINIMIZE VIBRATION, NOISE, DUST, POLLUTANTS, AND OTHER DISTURBANCES.
4. KEEP THE JOB SITE FREE OF ALL MATERIALS AND BROOM CLEAN, AND CONTROL THE CONSTRUCTION AREA AT ALL TIMES TO PREVENT DIRT OR DUST FROM LEAVING THE JOB SITE AND INFILTRATING AREAS OUTSIDE THE PROJECT. PROVIDE CLEANUP AND REMOVAL FOR ALL TRADES UNDER HIS JURISDICTION.
5. THE DRAWINGS INCLUDE A NUMBER OF TYPICAL DETAILS THAT ARE NOT CROSS REFERENCED WITHIN THE SET, DUE TO THEIR GENERIC AND WIDESPREAD NATURE. THE DETAILS SHALL APPLY TO ALL CONSTRUCTION AS PROJECT CONDITIONS PRESENT THEMSELVES.
6. VERIFY ALL EXISTING CONSTRUCTION, CONDITIONS AND DIMENSIONS PRIOR TO THE FABRICATION AND INSTALLATION OF ALL MATERIALS AND PRODUCTS. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE START OF THE WORK. COMMENCEMENT OF THE WORK SHALL IMPLY ACCEPTANCE OF ALL EXISTING CONDITIONS.
7. THE TERM "FIN. FLOOR" WHERE INDICATED ON PLANS, ELEVATIONS AND SECTIONS REFERS TO THE TOP OF CARPET. REFERENCE FINISH SCHEDULE FOR THICKNESS OF FLOOR MATERIALS.
8. PROTECT AND BE RESPONSIBLE FOR ADJACENT STRUCTURES AND SPACES WITHIN THE AREA OF OPERATION UNDER THIS CONTRACT. ANY DAMAGE OR DISTURBANCE RESULTING FROM WORK DONE UNDER THIS CONTRACT SHALL BE PROMPTLY RESTORED, REPLACED OR REPAIRED AT NO EXTRA COST TO THE OWNER.
9. DO NOT INTERRUPT EXISTING UTILITIES SERVING EXISTING FACILITIES EXCEPT WHEN AUTHORIZED IN WRITING BY THE OWNER AND ALL AUTHORITIES HAVING JURISDICTION. PROVIDE TEMPORARY SERVICES DURING CONSTRUCTION ACTIVITIES AS ACCEPTABLE TO THE OWNER AND GOVERNING AUTHORITIES.
10. NOTIFY ALL APPLICABLE UTILITY OWNERS AT LEAST 72 HOURS PRIOR TO THE START OF ANY OPERATION OBTAINING ALL NECESSARY PERMITS FROM APPROPRIATE GOVERNING AUTHORITIES, PRIOR TO DEMOLITION AND REMOVAL WORK ON THE SITE. SAID PERMIT AND CERTIFICATIONS SHALL BE DELIVERED TO AND RETAINED BY THE OWNER'S REPRESENTATIVE.
11. DEBRIS AND ADDITIONAL MATERIAL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
12. FIRE DIVISIONS SHALL BE CONTINUOUS THROUGH ANY CONCEALED SPACE IN WALL, FLOOR OR ROOF CONSTRUCTIONS.
13. CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURRED PIPE SPACES, COLUMN ENCLOSURES, ETC., SHALL BE FIRESTOPPED.
14. EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
15. WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE THE OWNER/CONTRACTOR AGREEMENT, THESE SPECIFICATIONS, THE DRAWINGS, AND ALL ADDENDA AND MODIFICATIONS ISSUED.
16. REVIEW BOTH ARCHITECTURAL & ENGINEERING DRAWINGS FOR SCOPE OF WORK. ARCH. DRAWINGS TO BE USED FOR QUANTITY AND FINAL LOCATIONS.
17. IF DOCUMENTS ARE AT VARIANCE WITH ONE ANOTHER ON A PARTICULAR ITEM OR ITEMS, CONTRACTOR SHALL BASE HIS PROPOSAL ON THE BETTER QUALITY OR MORE EXPENSIVE OF THE CONDITIONS. ITEMS OR EQUIPMENT SPECIFIED UNDER ONE TRADE SHALL BE BINDING AS IF SPECIFIED UNDER ALL APPLICABLE TRADES.
18. DRAWINGS OF BASE BUILDING CONDITIONS ARE BASED ON EXISTING BUILDING DRAWINGS, AND ON LIMITED FIELD OBSERVATION. ACTUAL CONDITIONS MAY DIFFER FROM THOSE SHOWN. EACH BIDDER IS TO ARRANGE FOR A FIELD INSPECTION OF ALL AREAS OF WORK PRIOR TO THE SUBMISSION OF THEIR BID. SUBMISSION OF A BID REPRESENTS THE CONTRACTOR UNDERSTANDS ALL EXISTING CONDITIONS AND HAS INCLUDED ALL COSTS NECESSARY TO COMPLETE THEIR SCOPE OF WORK.
19. FILE, OBTAIN, AND PAY FEES FOR BUILDING DEPARTMENT AND OTHER AGENCY APPROVALS AND PERMITS, CONTROLLED INSPECTIONS, AND FINAL WRITE-OFFS FOR PROJECT COMPLETION. COPIES OF TRANSACTIONS ARE TO BE FORWARDED TO THE BUILDING MANAGEMENT PRIOR TO COMMENCING WORK.
20. ARRANGE FOR INSPECTIONS NECESSARY TO OBTAIN A CERTIFICATE OF OCCUPANCY.
21. WORK SHALL CONFORM TO LOCAL BUILDING CODES AND ORDINANCES AND OTHER AGENCIES HAVING JURISDICTION. THE RULES AND REGULATIONS OF OSHA SHALL BE ADHERED TO FOR THE PROJECT.
22. MAINTAIN FOR THE ENTIRE LENGTH OF HIS CONTRACT, EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES AND ALARMS TO CONFORM TO LOCAL BUILDING CODE REQUIREMENTS.
23. BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, DISTORTION, AND/OR MISALIGNMENT IN ACCORDANCE WITH APPLICABLE CODES, STANDARDS, AND GOOD PRACTICE.
24. WORK AND/OR CONSTRUCTION OPERATIONS SHALL NOT UNDERMINE THE STRUCTURAL INTEGRITY OF THE BUILDING.
25. VERIFY THAT DRAWINGS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION.
26. IN CASE OF CONFLICT BETWEEN ARCHITECT'S AND ENGINEER'S DRAWINGS IN LOCATION OF MATERIALS/EQUIPMENT, NOTIFY THE ARCHITECT IN WRITING.
27. "SIMILAR" OR "SIM" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND ORIENTATION ON PLANS AND ELEVATIONS.
28. DIMENSIONS AND NOTES FOR A GIVEN CONDITION ARE TYPICAL FOR SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.
29. COORDINATE WORK WITH BUILDING MANAGEMENT INCLUDING BUT NOT LIMITED TO SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, BUILDING FACILITIES, AND USE AND CLEARANCE OF AVAILABLE ELEVATORS.
30. WORK AREAS SHALL REMAIN SECURE AND LOCKABLE DURING CONSTRUCTION. PROVIDE TEMPORARY LOCKABLE DOORS TO PROVIDE THE TENANT CONSTANT ACCESS TO SPACES NOT UNDER CONSTRUCTION. PROVIDE TENANT WITH KEYS FOR TEMPORARY DOORS.
31. UPON AWARD OF THE CONTRACT FOR CONSTRUCTION, DETERMINE THE DELIVERY SCHEDULE OF MATERIALS NEEDED FOR THE COMPLETION OF THE WORK. PROCURE, DELIVER, AND STORE MATERIALS AND LABOR IN SUFFICIENT QUANTITY AND ON A TIMELY BASIS SO AS TO NOT IMPEDE THE COMPLETION OF THE WORK. SUBMIT CONFIRMATIONS WITH DELIVERY DATES FOR ORDERS OF MATERIALS AND EQUIPMENT AND FOR LONG LEAD ITEMS. IF THE DELIVERY TIME OF ANY PRODUCT IMPEDES THE CONSTRUCTION SCHEDULE, NOTIFY THE ARCHITECT WITHIN BID PROPOSAL, FOR CONSTRUCTION.
32. REQUESTS FOR SUBSTITUTIONS OF SPECIFIED ITEMS SHALL BE SUBMITTED IN WRITING WITHIN BID PROPOSAL FOR CONSTRUCTION TO THE ARCHITECT, AND WILL BE CONSIDERED ONLY IF THEY PROVIDE BETTER SERVICES, HAVE A MORE ADVANTAGEOUS DELIVERY DATE, OR HAVE A LOWER PRICE PROVIDING A CREDIT TO THE TENANT AND WILL NOT SACRIFICE QUALITY, APPEARANCE OR FUNCTION. UNDER NO CIRCUMSTANCES WILL THE ARCHITECT BE REQUIRED TO PROVE THAT A PRODUCT PROPOSED FOR SUBSTITUTION IS OR IS NOT OF EQUAL QUALITY TO THE SPECIFIED PRODUCT.
33. PROVIDE A FULL-TIME SUPERINTENDENT OR REPRESENTATIVE AT THE JOB SITE AT ALL TIMES, WHO SHALL SUPERVISE AND DIRECT THE WORK ACCORDING TO THE SPECIFIED QUALITY STANDARDS.
34. APPLY, INSTALL, CONNECT, ERECT, CLEAN, AND/OR CONDITION MANUFACTURED ARTICLES, MATERIALS, AND/OR EQUIPMENT PER MANUFACTURER'S INSTRUCTIONS. IN CASE OF CONFLICT BETWEEN MANUFACTURER'S INSTRUCTIONS AND THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING.
35. RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, AND FOR THE COORDINATION OF WORK, AND FOR THE WORK PERFORMED BY HIS SUBCONTRACTORS.
36. COORDINATE AND SCHEDULE WORK BY OTHERS, INCLUDING BUT NOT LIMITED TO TELEPHONE, DATA AND "FURNISHED-AND/OR-INSTALLED-OWNER-PROVIDED" ITEMS. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS AND SHALL DO THE CUTTING, FITTING, AND PATCHING THAT MAY BE REQUIRED TO MAKE THE PARTS OF THE WORK, WHICH WILL RECEIVE THE WORK OF OTHERS, AS SHOWN OR REASONABLY IMPLIED BY THE DRAWINGS AND SPECIFICATIONS.
37. PATCH SURFACES TO MATCH ADJACENT IN A MANNER SUITABLE TO RECEIVE FINISHES.
38. PROTECT THE BUILDING PREMISES AND OCCUPANTS ON THE PROJECT SITE FROM DAMAGE. PROVIDE AND MAINTAIN NECESSARY COVERINGS, BOARDS, TEMPORARY PARTITIONS, AND DOORS, AS REQUIRED TO PROTECT EXISTING WORK, MATERIALS, AND FINISHES TO REMAIN AT THE JOB SITE. BE HELD RESPONSIBLE FOR DAMAGES ATTRIBUTABLE TO HIS OPERATION, REPAIRS, OR REPLACEMENT WITHOUT ADDITIONAL CHARGE TO THE PARTY AFFECTED.
39. SHOP DRAWINGS/SUBMITTALS ARE REQUIRED FOR BUT NOT LIMITED TO THE FOLLOWING: MILLWORK, STRUCTURAL/MISCELLANEOUS STEEL, HARDWARE, WOOD AND METAL DOORS, PLUMBINF FIXTURES, AND EQUIPMENT. SHOP DRAWINGS SHOULD INCLUDE DETAILED FABRICATION AND ERECTION DRAWINGS, SETTING DRAWINGS, AND MATERIAL SCHEDULES. FABRICATION SHALL BEGIN ONLY AFTER ARCHITECT'S REVIEW AND APPROVAL OF SHOP DRAWINGS.
40. IMMEDIATELY PRIOR TO THE OWNER'S OCCUPANCY OF ANY PHASE, CLEAN SURFACES OF DUST, DEBRIS, LOOSE CONSTRUCTION MATERIAL AND EQUIPMENT, AND SHALL LEAVE FLOORS VACUUMED AND CLEAN. REMAINING CONSTRUCTION MATERIAL AND EQUIPMENT, IF ANY, SHALL BE MOVED AND TEMPORARILY SECURED IN AN AREA DIRECTED BY THE OWNER.
41. CLEAN WINDOWS AND WINDOW COVERINGS, AND SHALL VACUUM THE INSIDE OF CONVECTOR ENCLOSURES IMMEDIATELY PRIOR TO OWNER OCCUPANCY.
42. SUBMIT MANUFACTURER'S LITERATURE (OPERATIONAL AND MAINTENANCE) TO ARCHITECT UPON COMPLETION AND PRIOR TO CLOSE OUT FOR EACH APPLIANCE OR PIECE OF EQUIPMENT. SUBMIT MANUFACTURER'S WRITTEN WARRANTY FOR EACH.
43. DO NOT SCALE DRAWINGS. CLARIFICATION OR INFORMATION REQUIRED BY THE CONTRACTOR SHALL BE FURNISHED, UPON WRITTEN REQUEST, BY THE ARCHITECT.
44. WOOD MATERIALS SHALL MEET APPLICABLE CODES. THEY SHALL BE FIRE RETARDANT-TREATED WOOD IN ACCORDANCE WITH LOCAL BUILDING CODES.
45. REVIEW REQUIRED SHOP DRAWINGS/SUBMITTALS PRIOR TO SUBMISSION TO THE ARCHITECT AND SHALL INDICATE ON THE SHOP DRAWING/SUBMITTAL THAT SUCH REVIEW HAS TAKEN PLACE. SHOP DRAWINGS SHALL BE SUBMITTED ELECTRONICALLY WITH EXCEPTION OF SAMPLES. EACH SUBMITTAL SHALL CONTAIN THREE (3) COPIES OF PRODUCT DATA OR SAMPLES. REVIEW OF SHOP DRAWINGS/SUBMITTALS BY ARCHITECT IS ONLY FOR GENERAL CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT, AND GENERAL COMPLIANCE WITH THE INFORMATION INCLUDED IN THE CONTRACT DOCUMENTS. BE RESPONSIBLE FOR CORRELATING AND CONFIRMING DIMENSIONS AND QUANTITIES, CHOOSING THE FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES, COORDINATING RELATED TRADES, AND PERFORMING THE WORK IN A SAFE AND SATISFACTORY MANNER. THE ARCHITECT WILL NOT REVIEW SHOP DRAWINGS/SUBMITTALS THAT DO NOT CONTAIN A SIGNED CONTRACTOR REVIEW STATEMENT AND STAMP.
46. "TYPICAL" OR "TYP" SHALL MEAN THAT THE CONDITION IS REPRESENTATIVE FOR SIMILAR CONDITIONS THROUGHOUT, UNLESS OTHERWISE NOTED. DETAILS ARE USUALLY KEYED AND NOTED "TYP" WHEN THEY FIRST OCCUR.
47. DO NOT PROCEED WITH WORK FOR WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE C.M. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE A CLAIM FOR EXTRA COMPENSATION.
48. REVIEW AND COORDINATE THE SCHEDULING OF CONSTRUCTION AND SHALL SUBMIT TO THE C.M. A SCHEDULE OF WORK WITHIN FIVE DAYS AFTER AWARD OF CONTRACT FOR CONSTRUCTION. THE SCHEDULE SHALL INTEGRATE "WORK BY OTHERS" AND SHALL BE REISSUED TO THE C.M. UPON MODIFICATION. SCHEDULE SHALL INDICATE THE PHASE DURING WHICH WORK BY OTHERS SHALL BE PERFORMED, AND SHALL ALLOW SUFFICIENT TIME FOR THE WORK TO BE DONE EFFICIENTLY ON A NON-OVERTIME STATUS.
49. COORDINATE WORK WITH BUILDING MANAGEMENT INCLUDING BUT NOT LIMITED TO SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, BUILDING FACILITIES, AND USE AND CLEARANCE OF AVAILABLE ELEVATORS.
50. PROVIDE FIREMASTER WRAP AT ALL SMOKE DAMPERS. WRAP ALL DAMPERS BACK TO CORE WALLS AS REQ'D. SEE MEP DRAWINGS FOR FURTHER DIRECTION.
51. INFILL SLAB PENETRATIONS AS REQUIRED AND PROVIDE FIRESTOPPING TO MAINTAIN RATING SYSTEM. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
52. WOOD JOISTS AND FRAMING REQUIRING NOTCHING OR DRILLING FOR NEW CONSTRUCTION TO BE SUBMITTED FOR REVIEW AND APPROVAL BY STRUCTURAL ENGINEER PRIOR TO WORK.

DEMOLITION NOTES

1. THE SCOPE OF DEMOLITION WORK HAS GENERALLY BEEN INDICATED ON THE DRAWINGS FOR CONTRACTORS INFORMATION. CONTRACTORS ARE RESPONSIBLE FOR DETERMINING THE FULL SCOPE, EXTENT, NATURE AND MANNER OF DEMOLITION REQUIRED.
2. FURNISH LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION, REMOVAL AND/ OR SALVAGE OF ALL ITEMS. ONLY WORKMEN SKILLED AND KNOWLEDGEABLE IN THEIR RESPECTIVE TRADES SHALL BE EMPLOYED IN THE DEMOLITION OF ANY WORK.
3. TAKE SPECIAL CARE TO DEMOLISH ONLY THAT WORK WHICH IS REQUIRED TO BE DEMOLISHED AND NOT TO DISTURB ANY WORK WHICH IS TO REMAIN. IF IN THE COURSE OF DEMOLITION, CONTRACTORS DESTROY OR DISTURB ANY WORK WHICH IS TO REMAIN, THEN THEY SHALL AT THEIR OWN EXPENSE, REPAIR OR REPLACE SUCH WORK AS NECESSARY.
4. CUTS AND PENETRATIONS IN EXISTING WORK REQUIRED TO ACCOMPLISH NEW WORK SHALL BE KEPT TO AN ABSOLUTE MINIMUM AND SHALL BE DONE NEATLY AND WITHOUT DISTURBANCE TO ADJACENT WORK TO REMAIN.
5. DEMOLITION WORK TO BE DONE DURING HOURS DESIGNATED BY CITY OF NEW YORK.
6. DO NOT SCALE DRAWING.
7. VERIFY DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS AND REPORT TO THE CITY OF NEW YORKS REPRESENTATIVE ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF WORK.
8. REMOVE AND DISCARD DEMOLISHED ITEMS IN A MANNER FULLY APPROVED BY LOCAL CODES AND ANY GOVERNING AUTHORITY.
9. WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE SALVAGED OR AS OTHERWISE DIRECTED. THIS MAY INCLUDE CARPET, LIGHT FIXTURES, CEILING TILE, DOORS, HARDWARE, GLASS CLERESTORY, ETC.
10. REMOVE EXISTING CARPET, CARPET TILE, UNDERLAY, VINYL TILES FROM ALL AREAS REQ'D U.O.N..
11. REMOVE WALL CONDUITS AND WIRING LEFT AFTER WALL DEMOLITION, INCLUDING SWITCH BOXES, JUNCTION BOXES, PLATES, BRIDGES, OR ANY
OTHER TELEPHONE OR ELECTRICAL WIRING OR EQUIPMENT. PULL BACK TO ELECTRIC PANELS. REMOVE AND CLEAR OUT ALL EXISTING ELECTRIC RACEWAYS.
12. REMOVE EXISTING CEILING, AND ABOVE CEILING CONSTRUCTION U.O.N.
13. DEMOLISH CEILING AND WALL CONSTRUCTION TO FACILITATE INSTALLATION OF ALL NEW MEP WORK. REFER TO MEP DRAWINGS FOR ROUTING.
14. BUILDING PERMITS SHALL BE OBTAINED PRIOR TO COMMENCEMENT OF ANY WORK.
15. AREAS DESIGNATED AS NOT IN CONTRACT ARE TO REMAIN FULLY FUNCTIONAL, WITH ALL SERVICES IN OPERATION AND FULL ACCESS TO EGRESS DURING DEMOLITION. PROTECT THESE AREAS AND COORDINATE PHASING OF ALL WORK WITH THE COMMISSIONER.
16. COMMISSIONER TO CONFIRM IF ALL EXISTING WINDOWS, EXTERIOR DOORS, INTERIOR DOORS, KITCHEN EQUIPMENT AND AIR CONDITIONING UNITS ARE TO BE SALVAGED FOR DONATION TO CHARITY.
17. UNUSED & ABANDONED PIPING AND CONDUIT TO BE REMOVED & CAPPED BACK TO MAIN

CONSTRUCITION NOTES

1. REVIEW GENERAL NOTES BEFORE COMMENCING WORK.
2. PROVIDE AIR TRANSFER OPENINGS AS SIZED AND INDICATED ON HVAC DRAWINGS AT ALL FULL HEIGHT WALLS. LOCATE IN WALLS ABOVE DOORS IN CLG. AS NOTED ON HVAC DRAWINGS. CONTRACTOR SHALL FRAME DUCTWORK AT PARTITION LOCATIONS AND BRACE STUDS AS REQUIRED FOR RIGID CONSTRUCTION. NOTIFY ARCHITECT IF TRANSFER DUCT IS IN CONFLICT WITH AN ARCHITECTURAL CONDITION.
3. PATCH AND REPAIR FIREPROOFING MATERIAL WHERE NECESSARY TO MAINTAIN REQUIRED FIRE RATING.
4. DIMENSIONS ARE TO FINISH FACE OF WALL U.O.N.
5. WORK IS NEW UNLESS OTHERWISE NOTED AS EXISTING.
6. WHERE A WALL IS SHOWN IN ALIGNMENT WITH MORE THAN ONE COLUMN OR CORE ELEMENT WHICH ARE NOT ALIGNED, THE CONTRACTOR SHALL LAY OUT PARTITIONS ALONG THE ENTIRE LENGTH ALIGNING WITH THE FURTHEST PROJECTION. UNLESS OTHERWISE NOTED, OTHER SURFACES ALONG THE ALIGNMENT SHALL BE FURRED TO THIS LINE AFTER THE ARCHITECT IS NOTIFIED.
7. BASE BUILDING COLUMN CENTER LINES (OR GRID LINES) ARE SHOWN FOR DIMENSIONING; VERIFY EXACT LOCATIONS IN FIELD.
8. DIMENSIONS SHOWN AS V.I.F. SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD BY LAYING OUT THE PARTITIONS. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCY IN DIMENSIONS PRIOR TO PROCEEDING WITH THE WORK IN THAT AREA.
9. NEW GYPSUM BOARD CONSTRUCTION ADJOINING EXISTING CONSTRUCTION IN THE SAME PLANE SHALL BE FLUSH WITH NO VISIBLE JOINTS, UNLESS OTHERWISE NOTED.
10. INSTALL DRYWALL FURRING TO ACCOMMODATE DEPTH OF FIRE EXTINGUISHER CABINETS/HOSE CABINETS AND OTHER ITEMS INDICATED ON DRAWING AS BUILT INTO DRYWALL CONSTRUCTION. CONTRACTOR SHALL COORDINATE DEPTH AND SIZES OF RECESS REQUIRED WITH SPECIFIED EQUIPMENT.
11. DRYWALL FINISHING: COMPLY WITH MANUFACTURER'S PRINTED INSTRUCTIONS AND SPECIFICATIONS, EXCEPTION: COMPLY WITH MORE STRINGENT REQUIREMENTS OF GYPSUM ASSOCIATION GA-216 RECOMMENDED SPECIFICATION FOR THE APPLICATION AND FINISHING OF GYPSUM BOARD.
12. EXPOSED GYPSUM BOARD EDGES SHALL HAVE METAL TRIM. PROVIDE CORNER BEADS ALONG FULL LENGTH OF OUTSIDE CORNERS, AND J BEADS ALONG ENDS OF GYPSUM BOARD, UNLESS OTHERWISE SPECIFICALLY NOTED. TAPE, SPACKLE, AND SAND JOINTS. PARTITIONS SHALL HAVE A SMOOTH FINISH CONDITION READY FOR PAINT AND FINISH MATERIAL APPLICATION, UNLESS OTHERWISE NOTED.
13. COORDINATE PLACEMENT OF BLOCKING FOR MILLWORK, LIGHTS, A/V EQUIPMENT, ETC. PRIOR TO CLOSING WALLS.
14. PENETRATIONS IN GYPSUM BOARD CONSTRUCTION ABOVE FINISHED CEILING SHALL BE EFFECTIVELY SEALED TO PREVENT SOUND LEAKAGE AT ACOUSTICAL PARTITIONS AND AT DEMISING PARTITIONS, UNLESS OTHERWISE NOTED.
15. PATCH AND RE-PAINT ALL WALLS, CEILINGS AND COLUMNS TO REMAIN AS EXISTING U.O.N. NOTE: CUT OUTS FOR ELECTRICAL DEVICES MUST BE PROPERLY TAPED AND/OR SPACKLED TO INSURE COMPLETE COVERAGE OF OPENINGS BY DEVICE PLATES. PATCH FLOORING AS REQUIRE PER EXISTING STANDARDS.
16. COORDINATE STUD LOCATIONS W/OUTLET DIMENSIONS PRIOR TO CLOSING WALLS W/ G.W.B.
17. WALLS WHICH BUTT MULLIONS ARE CENTERED ON THE MULLION.
18. AT STOREFRONT GLASS OR ANY GLASS WALL, FURNISH AND INSTALL DIAGONAL BRACING ABOVE IN CONCEALED LOCATION (IF EXPOSED, CONFIRM LOCATION SIDE WITH ARCHITECT) TO SUPPORT SCHEDULED GLASS WALL BELOW WITH A LIMITING DEFLECTION CRITERIA OF L/240 OR 3/4" MAXIMUM (WHICHEVER IS SMALLER) AND CAPABLE OF WITHSTANDING A UNIFORMLY DISTRIBUTED LOAD OF 5 PSF OR A POINT LOAD OF 300 LBF APPLIED AT ANY POINT ON THE WALL.
19. IN ALL AREAS WHERE DEMOLITION (REMOVAL OF TILE, CERAMIC TILE, CARPETING TACKLES, PARTITIONS, ETC) CAUSES UNEVENNESS OF SLAB. THE CONTRACTOR SHALL PATCH TO LEVEL THE SLAB TO RECEIVE NEW FINISHED FLOORING.
20. PROVIDE WATERPROOFING AT ALL WET AREAS.

REFLECTED CEILING PLAN

1. IF CODE CALLS FOR ADDITIONAL HEADS OR RELOCATION OF HEADS, CONTRACTOR TO INCLUDE THE COST FOR THIS WORK IN HIS BASE PROPOSAL. CONTRACTOR TO FURNISH ARCH. W/ A STAMPED SPRINKLER DWG. FOR FILING BY OTHERS.
2. HVAC CONTRACTOR SHALL PROVIDE SHOP DWG. AS PART OF HIS CONTRACT AND SHALL SUBMIT THEM TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL CONSTRUCTION DEBRIS AND "BROOM CLEAN" PREMISES AT THE END OF EACH DAY.
4. AIR CONDITIONING DIFFUSERS, REGISTERS, RETURN AIR GRILLES, EXHAUST FANS AND ACCESS DOORS SHALL BE SIZED BY MECHANICAL ENGINEER. CUTS AND SHOP DWGS. OF SAME TO BE SUBMITTED TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING OF FABRICATION.
5. SURVEY FIELD CONDITIONS AND VERIFY THAT WORK IS BUILDABLE AS SHOWN. REFER TO MECHANICAL, ELECTRICAL, AND FIRE SPRINKLER DRAWINGS AND SPECIFICATIONS FOR DESIGN OF THESE SYSTEMS (DUCT SIZE, CIRCUITING, ETC.). LOCATIONS OF DEVICES SHALL BE AS SHOWN ON ARCHITECTURAL REFLECTED CEILING PLANS. IN CASES WHERE CONFLICTS ARISE BETWEEN THE LIGHTING AND THE DUCTWORK, THE CONTRACTOR SHALL OBTAIN WRITTEN CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK IN QUESTION OR ANY RELATED WORK.
6. VERIFY FIELD CONDITIONS AND LOCATIONS OF ELECTRICAL, MECHANICAL, PLUMBING, AND STRUCTURAL ELEMENTS, IN ADDITION TO OTHER APPLICABLE ITEMS. ARRANGE AND MODIFY NON-VISIBLE ITEMS TO INSURE ADEQUATE CLEARANCES FOR CEILING LAYOUT AS SHOWN, BEFORE RELATED ELEMENTS ARE CONSTRUCTED. IF THERE ARE QUESTIONS REGARDING THESE OR OTHER COORDINATION PROBLEMS, THE CONTRACTOR SHALL OBTAIN A WRITTEN CLARIFICATION FROM THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK IN QUESTION OR WITH RELATED WORK. REFER TO ARCHITECTURAL REFLECTED CEILING PLAN FOR LOCATION OF CEILING ELEMENTS. UNLESS OTHERWISE NOTED, SCHEDULED DOWNLIGHTS, WALLWASHERS, SMOKE DETECTORS, EXIT SIGNS AND OTHER VISIBLE CEILING ELEMENTS SHALL BE CENTERED IN THE CEILING TILE (OR IN ONE-HALF OF A SCORED TILE) OR CENTERED ON THE JOINT BETWEEN TWO CEILING TILES OR CENTERED ON THE INTERSECTION OF FOUR CEILING TILES. CONTRACTOR SHALL NOTIFY ARCHITECT OF CONFLICTS WITH THE CEILING SYSTEM AND OBTAIN WRITTEN CLARIFICATION PRIOR TO FIXTURE INSTALLATION.
7. SUBMIT FIRE SPRINKLER LAYOUT FOR COORDINATION/APPROVAL BY ARCHITECT. PATTERN OF SPRINKLER LAYOUT SHALL COORDINATE WITH PATTERN OF LIGHTING LAYOUT AND SHALL COORDINATE WITH OTHER CEILING COMPONENTS.
8. CEILING TILE/GRID/HANGERS ARE NOT DESIGNED TO SUPPORT THE WEIGHT OF ADDITIONAL EQUIPMENT OR MATERIALS. CABLES, CONDUIT, FIXTURES, ETC. SHALL BE INDEPENDENTLY SUPPORTED FROM THE STRUCTURE.
9. PLACEMENT OF REQUIRED WALL OR CEILING ACCESS PANELS SHALL BE REVIEWED BY ARCHITECT PRIOR TO FRAMING. ARCHITECT SHALL BE ALERTED AS EARLY AS POSSIBLE OF ACCESS PANELS REQUIRED WHICH ARE NOT INDICATED ON ARCHITECTURAL REFLECTED OR ENGINEERING CEILING PLAN. PANELS SHALL BE PAINTED TO MATCH ADJACENT SURFACE, OR AS DETAILED BY ARCHITECT.
10. WORK IS NEW U.O.N. AS EXISTING.
11. THIS DRAWING SHALL BE USED IN CONJUNCTION WITH ENGINEERING DRAWINGS. IF ANY DISCREPANCIES BETWEEN ENGINEERS AND ARCHITECTS DRAWINGS FOR CEILING COMPONENTS & SWITCH LOCATIONS, CONTACT ARCHITECT FOR VERIFICATION
12. REVIEW WORKING POINTS FOR LOCATION OF CEILING GRID WITH ARCHITECT PRIOR TO COMMENCING WORK. GRIDS ARE CENTERED IN ROOMS U.O.N.
13. FOR SPRINKLER HEAD AND HVAC LOCATIONS AND SPECS SEE MEP DRAWINGS.
14. SPRINKLER HEADS, DOWNLIGHTS, EXIT SIGNS, AND OTHER COMPONENTS, SHALL BE CENTER OF CEILING TILE U.O.N..
15. DIFFUSERS AND RETURNS SHALL HAVE FRAMES COMPATIBLE WITH CEILING SYSTEM FOR FLUSH FIT.
16. REFER TO LIGHTING FIXUTRE SPECIFICATIONS FOR DOWNLIGHT FLANGE INFORMATION.
17. MULTIPLE LIGHTING SWITCHES SHALL BE SET IN COMMON GANG PLATE. MAX 2 GANG BOX IN RATED WALLS.
18. LIGHTING SWITCHES SHALL BE SET AT 3'-2" A.F.F. U.O.N..
19. PROVIDE ACOUSTIC BATT INSULATION ABOVE CEILING AT A/C UNITS. INSULATION SHALL BE UNDER UNIT AND 5'-0" BEYOND ALL (4) SIDES OF UNIT.
20. REFER TO DRAWINGS FOR SUSPENDED CEILING DETAILS.
21. VERIFY LIGHT FIXTURE TRIM FRAMES ARE COMPATIBLE WITH CEILING SYSTEM FOR FLUSH FIT.
22. ALL SWITCHES, TO BE WHITE BY DECORA.
23. LOCATIONS OF THERMOSTATS SHALL BE VERIFIED W/ARCHITECT PRIOR TO INSTALLATION.
24. REFER TO DWGS FOR TYPICAL CEILING HEIGHTS AND UNDERSIDE OF SLAB FINISH.

POWER COMMUNICATION NOTES

1. DIMENSIONS ARE TYPICAL, U.O.N.
2. MAINTAIN A MIN. 1'-0"+ OFFSET DISTANCE BETWEEN OUTLETS ON ADJACENT SIDES OF OFFICE PARTY WALLS. PACK BATT SOUND INSULATION AROUND ALL ABOVE MENTIONED OUTLET BOXES.
3. RECEPTACLES/DEVICES LOCATED ON COLUMNS ARE CENTERED
4. COORDINATE WITH FURNITURE INSTALLER AND ELECTRICIAN FOR POWER & TEL/DATA INFEED LOCATIONS IN OFFICE FURNITURE AND CONFERENCE ROOM TABLE. ANY DISCREPANCIES TO BE COORDINATED WITH ARCHITECT.
5. WALL MOUNTED DEVICES TO BE MOUNTED AS PER TYPICAL DEVICE LOCATION ELEVATION ON DRAWING A006.
6. SEE ENGINEERS DRAWINGS FOR POWER/DATA REQUIREMENTS.

FINISH NOTES

GENERAL:

1. WALLS AND COLUMNS TO RECEIVE SCHEDULED VINYL BASE, U.O.N.
2. FLOORS TO RECEIVE SCHEDULED CARPET, U.O.N.
3. WALLS TO RECEIVE SCHEDULED PAINT, EGGSHELL FINISH U.O.N.
4. PAINTED WOOD AND METAL SURFACES TO RECEIVE SEMI-GLOSS FINISH, U.O.N..
5. GYP. BD. CEILING AND SOFFIT FASCIAS TO BE PAINTED SCHEDULED PAINT FLAT FINISH, U.O.N..
6. PROVIDE VINYL REDUCER STRIP AT ALL RESILIENT FLOORING/CARPET TRANSITIONS. COLOR TO MATCH RESILIENT FLOORING.
7. SUBMIT SAMPLES FOR ARCHITECT'S REVIEW OF FINISH MATERIALS. CONSULT ARCHITECT'S SPECIFICATIONS FOR SUBMITTAL REQUIREMENTS. PLACE FULL ORDERS ONLY UPON RECEIPT OF ARCHITECT'S WRITTEN ACCEPTANCE