

GENERAL NOTES :			
<u>1. INSTRUCTIONS TO CONTRACTOR:</u> 1.1. PLANS AND DETAILS ARE COMPLEMENTARY AND MUTUALLY EXPLANATORY AND WHAT IS REQUIRED BY ONE, SHALL BE AS BINDING AS IF REQUIRED BY ALL, AND ARE NOT INTENDED TO BE USED AS SHOP DRAWINGS, WHERE VARIANCES, DISCREPANCIES, ETC. OCCUR BETWEEN DRAWINGS AND SPECIFICATIONS, OR WITHIN EITHER DOCUMENTS ITSELF, THE ITEM OR ARRANGEMENT OF BETTER QUALITY AND OR HIGHER COST SHALL BE INCLUDED IN THE CONTRACT. 1.2. THE CONTRACTOR AGREES THAT HE, HIS MANAGEMENT TEAM (ESTIMATOR, PROJECT MANAGER, PROJECT ENGINEERS, SUPERINTENDENTS, AND SUBCONTRACTORS AND PRINCIPAL SUPERVISORY PERSONNEL) HAS VISITED THE SITE, EXAMINED THE SITE AND THE LOCATION OF THE PROPOSED WORK, AND EXISTING IMPROVEMENTS, AND CONDITIONS AND PHYSICAL CHARACTERISTICS OF THE JOB. THE CONTRACTOR(S) SHALL INCLUDE IN HIS BUDGET ALL COSTS ASSOCIATED WITH, AND PERTAINING TO, THE SATISFACTORY COMPLETION OF THE PROJECT AND THE COMPLETE INSTALLATION OF ALL ASSOCIATED SYSTEMS, INCLUDING THE REMOVAL AND RELOCATION OF ANY AND ALL OBJECTS OR OBSTRUCTIONS THAT MAY BE ENCOUNTERED IN THE COMPLETION OF THE WORK THAT MAY NOT HAVE BEEN PREVIOUSLY DOCUMENTED IN THE CONSTRUCTION DOCUMENTS. 1.3. THE WORK DESCRIBED HEREIN INVOLVES THE DESIGN FOR CONSTRUCTION OF A NEW RESIDENCE. THE CONTRACTOR SHALL CORRELATE ALL WORK DESCRIBED ON THE DRAWINGS WITH THE ACTUAL CONDITIONS IN THE FIELD. CONTRACTORS SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY SITUATION WHICH ENDANGERS THE INTEGRITY OF THE BUILDING OR PREVENTS HIM FROM SUCCESSFULLY ATTAINING THE DESIGN INTENT. 1.4. CONTRACTOR SHALL PREPARE A CONSTRUCTION SCHEDULE SUBJECT TO REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE 1.5. THE CONTRACTOR SHALL MAINTAIN A COPY OF ALL APPLICABLE CODES AND STANDARDS RELEVANT TO THIS PROJECT ON SITE AT ALL TIMES, AND SHALL COMPLY WITH ALL REQUIREMENTS OF THE CURRENT FLORIDA BUILDING CODE, AND ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES, STANDARDS, REGULATIONS, AND LAWS. 1.6. THE CONTRACTOR SHALL MAINTAIN A COMPLETE AND CURRENT SET OF PERMIT DRAWINGS ON-SITE AT ALL TIMES ALONG WITH ALL REVISIONS TO THE PERMIT, INCLUDING PERMITTED SHOP DRAWINGS AND CALCULATIONS. SAID DRAWINGS ALONG WITH ALL INSPECTION LOGS, AND PERMITS SHOULD BE MAINTAINED IN AN EASILY ACCESSIBLE SPACE FOR THE OWNER, ARCHITECT, ENGINEERS, AND BUILDING OFFICIALS TO REVIEW. 1.7. THE CONTRACTOR SHALL REVIEW ALL CONTRACT DOCUMENTS, PERMIT DOCUMENTS, DIMENSIONS, JOB-SITE CONDITIONS, AND COORDINATE WITH FIELD DIMENSIONS, AND PROJECT SHOP DRAWINGS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL MAKE NOTE OF ANY AND ALL DISCREPANCIES THAT PREVENT THE INSTALLATION OF ANY ASPECT OF THE CONSTRUCTION TO ACHIEVE THE CHARACTER AND APPEARANCE DEFINED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPORT ANY AND ALL DISCREPANCIES REGARDLESS OF THEIR NATURE TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK, REASONABLY ASSESS THE CONDITION AND DETERMINE AN APPROPRIATE SOLUTION. 1.8. ITEMS AFFECTING ALL TRADES ARE PLACED THROUGHOUT THE DRAWINGS. NO "CHANGE ORDERS" FOR MISSED ITEMS IN OTHER SECTIONS OF THE WORK WILL BE PERMITTED. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF AMBIGUITY, INCONSISTENCY OR ERROR WHICH THEY DISCOVER UPON EXAMINATION OF THE CONTRACT DOCUMENTS, THE SITE, OR LOCAL CONDITIONS. 1.9. THE CONTRACTOR SHALL PERFORM ALL WORK IN A FIRST CLASS WORKMANSHIP LIKE MANNER. 1.10. THE ARCHITECT AND OR ENGINEER(S) SHALL NOT BE RESPONSIBLE FOR, NOR HAVE CONTROL OR CHARGE OVER THE CONSTRUCTION MEANS, METHODS, SEQUENCES, OR PROCEDURES OR FOR THE SAFETY PRECAUTION PROGRAMS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DAMAGES OR INJURIES DUE TO HIS ACT OR NEGLIGENCE. 1.11. NO UTILITIES, DATA OR COMMUNICATION CABLES, POWER OR BUILDING OPERATIONS SHALL BE INTERRUPTED WITHOUT PRIOR APPROVAL OF OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES CAUSED BY UNAUTHORIZED INTERRUPTION OF EXISTING UTILITIES, CONTROLS, COMPUTER LINES, ETC. CAUSED BY THE CONTRACTOR OR SUBCONTRACTOR AND SHALL MAKE IMMEDIATE REPAIR AND THEN NOTIFY THE OWNER'S REPRESENTATIVE. 1.12. PROTECT THE EXISTING BUILDING AND ADJACENT AREAS FROM DAMAGE AND BE LIABLE FOR DAMAGES THEY CAUSE, PROVIDE BARRICADES AND BARRIERS AS REQ'D TO PROTECT ADJACENT AREAS AND PERSONNEL AND PREVENT MIGRATION OF DUST AND EXCESS DEBRIS. PROVIDE FENCE & PROTECTION TO PROTECT ADJACENT BUILDINGS. 1.13. AS-BUILT CONDITIONS MAY NOT COINCIDE WITH THOSE INDICATED ON THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION, BUT NOT LIMITED TO, ALL THE ITEMS LISTED FOR DEMOLITION IN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL INSPECT THE EXISTING CONDITIONS AND SHALL BE RESPONSIBLE FOR DEMOLITION OF EXISTING WORK AS REQUIRED TO COMPLETE THE NEW WORK. <u>2. LICENSING:</u> THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE LICENSED BY THE STATE OF FLORIDA AND VILLAGE OF PINECREST. LICENSES AND CLEARANCES SHALL CONFORM TO ALL BUILDING SECURITY POLICIES AND REGULATIONS. <u>3. ORDINANCES:</u> THE CONTRACTOR SHALL BE RESPONSIBLE FOR ASCERTAINING THE REQUIREMENTS OF AND ADHERING TO ALL NOISE ORDINANCES OR OTHER ORDINANCES THAT MAY RESTRICT THE ACTIVITIES OF THE WORK ON THIS JOB. <u>4. PERMITS:</u> THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF WORK. THE REQUESTING AND COORDINATION OF ALL INSPECTIONS AND APPROVAL OF ALL ASPECTS OF HIS WORK, AND OBTAINING ALL TEMPORARY AND FINAL CERTIFICATES OF OCCUPANCY. <u>5. DEBRIS AND DISPOSAL:</u> THE CONTRACTOR SHALL REMOVE FROM THE SITE AND LEGALLY DISCARD IN A TIMELY MANNER ALL CONSTRUCTION DEBRIS THAT WILL NOT BE REUSED OR RELOCATED ELSEWHERE IN THE PROJECT. <u>6. HAZARDOUS MATERIALS:</u> IF ANY HAZARDOUS MATERIALS, INCLUDING ASBESTOS, ARE ENCOUNTERED DURING DEMOLITION WORK, STOP WORK IMMEDIATELY AND CONTACT MALL MANAGEMENT CONTRACTOR TO VERIFY QUANTITIES AND LOCATION OF EXISTING TELEPHONE OUTLETS, CLEAN-OUTS AND DRAINS AND CONFIRM AVAILABILITY OF REPLACEMENT ITEMS PRIOR TO DEMOLITION WORK. <u>7. MATERIALS AND EQUIPMENT:</u> THE CONTRACTOR IS RESPONSIBLE FOR ALL MATERIALS, EQUIPMENT, AND APPLIANCES THAT ARE TO BE USED. THE CONTRACTOR SHALL PROVIDE PROTECTION FROM VANDALISM, THEFT, WEATHER, DUST, NOISE, AND ANY OTHER SOURCE OF DAMAGE OR LOSS. <u>8. HURRICANE / WINDSTORM PLAN:</u> THE CONTRACTOR SHALL PREPARE AND MAINTAIN A HURRICANE PREPAREDNESS PLAN. THE CONTRACTOR SHALL MAINTAIN SAID PLAN IN A LOCATION THAT IS READILY ACCESSIBLE FOR REVIEW BY THE OWNER AND OR ARCHITECT. <u>8.1 THE HURRICANE PLAN SHALL INCLUDE A LIST OF CONTACTS IN THE EVENT THAT A HURRICANE WATCH IS POSTED AND WILL ALSO ADDRESS WHAT MEASURES ARE TO BE TAKEN TO SECURE THE CONSTRUCTION SITE IN THE EVENT OF NOTIFICATION BY THE NATIONAL WEATHER SERVICE OF AN IMPENDING HURRICANE OR WINDSTORM THAT MAY THREATEN THE JOB.</u> <u>8.2 THE HURRICANE PLAN SHALL ADDRESS HOW THE CONTRACTOR WILL MOBILIZE THE PROJECT FOLLOWING A WIND OR HURRICANE EVENT AND DOCUMENTATION OF DAMAGES AND HOW REPAIRS WILL BE HANDLED IN THE EVENT OF A LOSS.</u>	<u>9. DAMAGES:</u> IN THE EVENT OF DAMAGES TO THE BUILDING WHICH REQUIRE ASSESSMENT FOR AN INSURANCE CLAIM, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER OF THE CIRCUMSTANCES SURROUNDING THE LOSS, DOCUMENT DAMAGES, DETERMINE AND PRICE REPAIRS, DETERMINE IMPACT TO THE PROJECT SCHEDULE, SUBMIT ALL INFORMATION TO THE OWNER WITHIN 72 HOURS OF A LOSS. <u>10. COORDINATION:</u> CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AT THE TIME THE WORK IS PERFORMED. NO ADDITIONAL PAYMENTS SHALL BE MADE FOR THE CONTRACTOR'S FAILURE TO CORRECT CONFLICTING FIELD CONDITIONS AFTER THE WORK HAS BEEN COMPLETED. <u>11. SCHEDULING OF WORK:</u> THE CONTRACTOR SHALL WORK AND RETAIN COOPERATION WITH THE OWNER AND TENANT(S) IN SCHEDULING THEIR WORK IN ORDER TO CAUSE THE LEAST INCONVENIENCE TO PERSONNEL AND PROPERTY. <u>12. TESTS:</u> THE CONTRACTOR SHALL COORDINATE ALL REQUIRED TESTS. PAYMENT OF ALL TEST SHALL BE AS INDICATED IN THE AGREEMENT BETWEEN THE OWNER/CONTRACTOR OR GENERAL CONDITIONS. IF NOT SPECIFICALLY DEFINED, THESE COSTS SHALL BE BORNE BY THE CONTRACTOR. <u>13. TYPICAL DETAILS:</u> CONTRACTOR SHALL RESOLVE QUESTIONS REGARDING APPLICABILITY OF TYPICAL DETAILS WITH THE ARCHITECT/ENGINEER. DETAILS LABELED AS "TYPICAL DETAILS, OR (TYP.) ON THE DRAWINGS APPLY TO ALL SITUATIONS THAT ARE THE SAME OR SIMILAR TO THOSE SPECIFICALLY DETAILED OR EXISTING AT THE SITE. SUCH DETAILS APPLY WHETHER OR NOT THEY ARE KEYED IN AT EACH LOCATION. <u>14. CLEANING:</u> PROVIDE CLEANING AS INDICATED IN THE CONTRACT FOR CONSTRUCTION BETWEEN THE OWNER/CONTRACTOR, THOROUGHLY CLEAN THE PREMISES TO MAKE READY FOR OPENING. CLEAN ALL SURFACES INTERIOR AND EXTERIOR, FREE OF ALL DIRT AND REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADES INCLUDING: 14.1. POLISHING ALL HARDWARE. 14.2. THOROUGHLY CLEANING ALL CABINETS INSIDE AND OUT. 14.3. CLEANING SHELVES INSIDE AND OUT. 14.4. ALL MIRRORS, GLASS STOREFRONTS, AND TERRACES, WINDOWS AND, METAL FRAMING TO BE CLEANED INSIDE AND OUT, WHERE POSSIBLE. 14.5. REMOVE ANY SPOTS FROM AND CLEAN ALL CARPETING. 14.6. CLEAN STORE FINISHES AND FLOORING THOROUGHLY INCLUDING BASES. 14.7. CLEAN OR TOUCH UP ALL PAINTED SURFACES WHICH ARE SOILED. THE GENERAL, CONTRACTOR IS TO DELIVER TO THE OWNER A CLEAN BUILDING PRIOR TO OPENING TO THE PUBLIC. <u>15. EXISTING SURFACES / FINISHES:</u> 15.1. WITHIN THE PROJECT SITE AND AT ALL OTHER AFFECTED AREAS, CLEAN PATCH, AND RESTORE ALL FLOOR AND WALL SURFACES INDICATED TO REMAIN, TO A 'LIKE NEW' CONDITION. 15.2. WITHIN THE LIMITS OF THE WORK, CONTRACTOR IS TO REPLACE ALL DAMAGED EXISTING FINISHES AND MATERIALS INDICATED TO REMAIN WITH NEW PRODUCTS TO MATCH EXISTING CONDITIONS. 15.3. FILL, FLOAT AND/OR GRIND CONC. FLOOR SLAB AND/OR ORIGINAL FLOOR TILE PRIOR TO INSTALLATION OF NEW FLOOR FINISH, PROVIDING A LEVEL SUBSTRATE. <u>16. USE OF DRAWINGS:</u> 16.1. THESE DRAWINGS ARE BEING PREPARED FOR THE PURPOSE OF PERMITTING A NEW 2-STORY HOUSE, CONSTRUCTION AT 10639 SW 61 AVE., PINECREST, FL 33156. THESE DRAWINGS ARE NOT TO BE USED FOR MAINTENANCE PURPOSES AS ACTUAL CONDITIONS MAY VARY FROM THOSE SHOWN ON THESE DRAWINGS DUE TO CHANGE ORDERS, ALTERATIONS BY OTHERS, FIELD CONDITIONS, ETC. 16.2. THESE DRAWINGS AND RELATED DOCUMENTS DETAIL WORK FOR THIS SPECIFIC PROJECT INDICATED BY THE PROJECT NUMBER AND LISTED LOCATION. THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF MODIS ARCHITECTS, LLC, AND MAY NOT BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT WRITTEN PERMISSION OF THE ARCHITECT, MODIS ARCHITECTS, LLC. 16.3. THE ARCHITECT AND ENGINEERS WILL NOT PROVIDE TO THE CONTRACTOR OR HIS SUBCONTRACTORS ANY DISKS OR ELECTRONIC MEDIA PREVIOUSLY / CURRENTLY USED IN THE PREPARATION OF THE CONSTRUCTION DRAWINGS. 16.4. DO NOT REPRODUCE THE DRAWINGS FOR USE AS SHOP DRAWINGS. 16.5. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS TAKE PRECEDENCE. <u>17. WALL DIMENSIONS:</u> 17.1. AT INTERIOR, WALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD. ALL EXTERIOR WALL DIMENSIONS ARE TO FACES OF BLOCK WALLS (WHERE APPLICABLE). 17.2. ALL STUDS ARE TO EXTEND TO THE UNDERSIDE OF STRUCTURE ABOVE UNLESS OTHERWISE NOTED. PLEASE REFER TO WALL SECTIONS AND WALL TYPES FOR DETAILED WALL CONSTRUCTION INFORMATION (WHERE APPLICABLE). <u>18. OWNER FURNISHED MATERIALS:</u> 18.1. FOR ANY MATERIAL FURNISHED BY THE OWNER WHICH ARE TO BE INSTALLED BY THE CONTRACTOR (F.O.I.C.) ITEMS: UNPACK AND VERIFY THE QUANTITY AND CONDITION. NOTIFY THE OWNER OF ANY DISCREPANCIES IN QUANTITY AND DAMAGES WITHIN TWELVE HOURS (12) OF RECEIVING SHIPMENT. FAILURE TO DO SO PLACES RESPONSIBILITY ON THE CONTRACTOR. 18.2. ALL OWNER-FURNISHED MATERIAL, IF ANY, ARE TO BE FURNISHED VIA TAILGATE DELIVERY ONLY. THE CONTRACTOR IS RESPONSIBLE FOR THE UNLOADING, EXAMINATION, AND TRANSPORTATION OF OWNER FURNISHED MATERIALS FROM THE POINT OF OFF-LOADING TO THE JOB-SITE OR STORAGE AREA AS APPLICABLE. MATERIALS WILL BE DELIVERED TO THE CLOSEST AVAILABLE TRUCK DOCK OR ALTERNATE LOCATION AS DIRECTED BY THE OWNER. <u>19. SUBSTITUTIONS:</u> 19.1. SUBSTITUTION OF MATERIALS OR EQUIPMENT OTHER THAN SPECIFIED SHALL BE PERMITTED UPON WRITTEN AUTHORIZATION FROM THE ARCHITECT AND OWNER. 19.2. THE CONTRACTOR SHALL BEAR THE BURDEN OF PROOF THAT SUCH SUBSTITUTION IS EQUAL TO SPECIFIED ITEM AND CAN BE OBTAINED IN A TIMELY MANNER. 19.3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ALL SUBSTITUTE ITEMS WITH ALL ASSOCIATED/IMPACTED TRADES. 19.4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DESIGN COSTS ASSOCIATED WITH A SUBSTITUTION. <u>20. PERMANENT FIRE EXTINGUISHERS:</u> 20.1. FIRE EXTINGUISHERS OF THE TYPE AND QUANTITY APPROVED BY THE LOCAL FIRE OFFICIAL AND THE OWNERS CASUALTY INSURER ARE TO BE PROVIDED IN SURFACE MOUNTED CABINETS. 20.2. ALL FIRE EXTINGUISHER CABINETS LOCATED IN A FIRE RATED WALL ASSEMBLY SHALL BE PROVIDED AS A FIRE RATED CABINET. 20.3. THE CONTRACTOR SHALL PROVIDE SUFFICIENT ALLOWANCE TO INSTALL ALL REQUIRED FIRE EXTINGUISHERS & CABINETS.	20.4 THE CONTRACTOR MAY NOT ALLOCATE ANY TEMPORARY CONSTRUCTION USE FIRE EXTINGUISHERS AS PERMANENT FIRE EXTINGUISHERS. 20.5 ALL FIRE EXTINGUISHERS AND CABINETS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES AND HANDICAP ACCESSIBILITY REQUIREMENTS. <u>21. COATINGS:</u> 21.1. THE CONTRACTOR SHALL ENSURE THAT ALL STRUCTURAL STEEL IS PAINTED WITH ONE COAT OF PRIMER AND ONE COAT OF RUST INHIBITING PAINT PRIOR TO ENCLOSURE. 21.2. ALL EXPOSED EXTERIOR ALUMINUM SHALL BE COATED WITH A HIGH GLOSS, HIGH PERFORMANCE COATING. THE HIGH PERFORMANCE COATING SHALL BE SUFFICIENT TO PREVENT CORROSION OR DEGRADATION OF THE MATERIAL FOR A PERIOD OF 15 YEARS. HIGH PERFORMANCE COATINGS SHALL BE INSTALLED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS OR AS OTHERWISE REQUIRED BY THE MANUFACTURER. <u>22. FLAME SPREAD RATING:</u> ALL MATERIAL USED IN THE INTERIOR OF THE PROJECT MUST MEET THE FLAME SPREAD RATINGS PER THE GOVERNMENT CODE. PROOF OF THESE FLAME SPREAD RATINGS MUST BE INCLUDED AS A PART OF A FINAL INSPECTION PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. <u>23. FIRE RESISTANCE RATING:</u> PROVIDE INFORMATION ADDRESSING THE FIRE RESISTANCE OF EVERY EXISTING CONSTRUCTION COMPONENT OR ASSEMBLY INSIDE OR ADJACENT TO THIS PROJECT. THEY MUST BE IN COMPLIANCE WITH THE 2014 FLORIDA BUILDING CODE WITH ALL CURRENT SUPPLEMENTS. <u>24. FRAMING:</u> 24.1. ALL FRAMING LUMBER AND WOOD BLOCKING SHALL BE FIRE RETARDANT TREATED (F.R.T.) LUMBER. NO F.R.T. MATERIAL MAY BE USED IN THE CEILINGS PLENUM OR ABOVE SPRINKLER COVERAGE, OR AS REQUIRED OR RESTRICTED BY LOCAL GOVERNING CODES. 24.2. INSTALL ALL WORK PLUMB, LEVEL, TRUE AND STRAIGHT WITH NO DISTORTIONS. SHIM AS REQUIRED USING CONCEALED SHIMS. <u>25. COMPLETENESS OF WORK:</u> 25.1. ANY MATERIAL OR LABOR, NEITHER SHOWN ON THE DRAWINGS, NOR SPECIFIED, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK OF A SIMILAR NATURE OR TO COMPLY WITH ALL CODES SHALL BE FURNISHED WITHOUT ADDITIONAL COST. 25.2. ALL WORK STARTED BY THE CONTRACTOR SHALL BE COMPLETED IN ITS ENTIRETY TO ITS FINAL COMPLETED STATE WHETHER COMPLETELY DEFINED IN THE DRAWINGS OR NOT. 25.3. THE WORK SHALL INCLUDE THE PROVISIONS OF ALL MATERIALS, CUTTING, EXTENSIONS, CONNECTIONS, PATCHING, PAINTING, REPAIRING, ADAPTING AND OTHER WORK INCIDENTAL THERETO, TOGETHER WITH SUCH TEMPORARY CONNECTIONS AS MAY BE REQUIRED. PROVIDE ALL NECESSARY SEALING OF PENETRATIONS LEFT FROM REMOVED EQUIPMENT OR PRODUCED BY THIS WORK, UNLESS OTHERWISE NOTED. ALL WORK AND MATERIALS SHALL BE NEW AND PROVIDED BY THIS CONTRACTOR. THE WORK SHALL ALSO INCLUDE THE REMOVAL AND DISPOSAL OF MATERIALS FROM THE SITE AS DIRECTED BY MALL MANAGEMENT. 25.4. ANY WORK NOT SHOWN ON THE DRAWINGS BUT CONSIDERED NECESSARY FOR THE COMPLETION OF THE WORK IN A PROPER MANNER SHALL BE PROVIDED BY CONTRACTOR WITHOUT ADDITIONAL CHARGE. 25.5. WHERE PRESENT WORK IS DAMAGED IN THE EXECUTION OF THIS CONTRACT OR WHERE OPENINGS ARE LEFT DUE TO THE REMOVAL OF PIPES, EQUIPMENT OR APPARATUS, THE SAME SHALL BE REPAIRED OR CLOSED UP TO CORRESPOND IN MATERIAL, QUALITY, SHAPE AND FINISH WITH THAT OF SIMILAR AND ADJOINING WORK AND FIRE RATING, UNLESS OTHERWISE CALLED FOR. WHERE DAMAGE IS NOT REPAIRABLE, NEW ITEMS OR EQUIPMENT SHALL BE PROVIDED AT CONTRACTOR'S EXPENSE. <u>26. FINISHED FLOORING:</u> 26.1. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR PROTECTING FINISHED FLOORING SURFACES FROM DAMAGE BY SUB-CONTRACTORS. 26.2. THE CONTRACTOR SHALL EXAMINE THE FLOOR SLAB CONDITION TO DETERMINE TO WHAT EXTENT FLOOR PREPARATION, LEVELING, CHIP HAMMERING, ETC. WILL BE NECESSARY TO FURNISH A SMOOTH, LEVEL SUBSTRATE FOR THE PROPER INSTALLATION OF ALL FLOORING MATERIALS. THE COST OF SUCH WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. UNEVEN SUBSTRATE WILL NOT BE ACCEPTED AS AN EXCUSE FOR POORLY INSTALLED FLOORING MATERIALS. <u>27. TILE:</u> ALL TILES SHOULD MEET OR EXCEED THE FOLLOWING REQUIREMENTS: TEST INDUSTRY STANDARDS A. ABRASIVE HARDNESS ASTM C-501 > 100 B. BOND STRENGTH ASTM C-482 > 50 PSI C. BREAK STRENGTH ASTM C-648 > 250 LBS. D. COEFFICIENT OF FRICTION ASTM C-1028 > 0.6 (DRY) E. COEFFICIENT OF FRICTION ASTM C-1028 > > 0.6 (WET) F. WATER ABSORPTION ASTM C-373 IMPERVIOUS G. FACIAL DIMS. RANGE ASTM C-499 < 1.5% H. RANGE OF THICKNESS ASTM C-499 < 0.040 I. WARPAGE (ALONG EDGE) ASTM C-485 < 1.00% J. WARPAGE (DIAGONAL) ASTM C-485 < 0.75% K. WEDGING ASTM C-502 < 1.00% L. FROST RESISTANCE ASTM C-1026 RESISTANT M. CHEMICAL RESISTANCE ASTM C-650 UNAFFECTED N. UNAFFECTED TOLERANCE ASTM C-609 3.0 JUDDS O. COLOR DIFFERENCE <u>28. DELEGATED ENGINEERS:</u> 28.1. AS A MINIMUM, THE FOLLOWING SYSTEMS AND COMPONENTS REQUIRE FABRICATION AND ERECTION DRAWINGS WITH ENGINEERED SIGNED & SEALED SHOP DRAWINGS & CALCULATIONS, BY DELEGATED PROFESSIONAL REGISTERED ENGINEER, FOR ARCHITECT, CLIENT & BUILDING DEPARTMENT'S REVIEW. 28.1.1. CUSTOM WINDOWS, DOORS, & MULLION SYSTEMS 28.1.2. ELEVATORS, ESCALATORS, & LIFTS 28.1.3. EXTERIOR AWNINGS & CANOPIES 28.1.4. EXTERIOR DECKS 28.1.5. EXTERIOR FRAMING SYSTEMS: LIGHT GAUGE SYSTEMS, WALLS, CEILINGS, PARAPETS, & SOFFITS 28.1.6. EXTERIOR GREEN LATTICE WALLS 28.1.7. EXTERIOR LIGHT GAUGE METAL FRAMING OR COLD FORM METAL FRAMING: WALLS, CEILING, EYEBROWS, PARAPETS, OVERHANGS, ROOF DECKS 28.1.8. EXTERIOR METAL CLADDING 28.1.9. EXTERIOR SCREEN WALLS FOR ART WORK 28.1.10. EXTERIOR SIGNAGE 28.1.11. GLAZED EXTERIOR WALL SYSTEMS 28.1.12. JOIST, GIRDERS, OPEN WEB 28.1.13. METAL FABRICATIONS: CUSTOM DECORATIVE PANELS (BAHAMA STYLE PANELS), CUSTOM FENCES, CUSTOM GATES, CUSTOM LOUVERS, CUSTOM GRILLS, CUSTOM TRELLISES, CUSTOM SCREEN & SCREEN ENCLOSURES 28.1.14. POST TENSION CABLE LAYOUT & FINAL EFFECTIVE STRESSING CALCULATIONS 28.1.15. PRE-CAST CONCRETE ELEMENTS 28.1.16. PRE-FABRICATED CANOPIES & EYEBROWS 28.1.17. PRE-FABRICATED POLES: SITE LIGHTING, LIGHTNING, FLAGS 28.1.18. PRE-FABRICATED RAMPS, WOOD, METAL, & CONCRETE 28.1.19. PRE-FABRICATED TRUSSES: METAL & WOOD 28.1.20. RAILINGS SYSTEMS 28.1.21. ROOF DECKS 28.1.22. SHORING 28.1.23. TRAILERS	<u>29. THRESHOLD ENGINEER:</u> IF A THRESHOLD ENGINEER IS PRESENT ON SITE AND NOT THE ENGINEER OF RECORD, ALL QUESTIONS AND DIRECTIVE MUST BE ADDRESSED WITH THE ENGINEER OF RECORD. <u>30. STRUCTURAL ALUMINUM:</u> THE DESIGN, FABRICATION, AND ASSEMBLY OF STRUCTURAL ALUMINUM FOR BUILDINGS OR STRUCTURES SHALL CONFORM TO SPECIFICATIONS FOR ALUMINUM STRUCTURES, ALUMINUM CONSTRUCTION MANUAL, SECTION 1, OF ALUMINUM ASSOCIATION. <u>31. PRODUCT SPECIFICATIONS AND CUT SHEETS:</u> 31.1. THE CONTRACTOR SHALL SUBMIT PRODUCT SPECIFICATIONS AND CUT SHEETS, COMPLYING WITH ALL THE CONTRACT DOCUMENTS AND ALL APPLICABLE BUILDING CODES AND OTHER LOCAL REGULATIONS, FOR OWNER AND ARCHITECT'S REVIEW AND APPROVAL BEFORE PURCHASE AND INSTALLATION. CONTRACTOR SHALL SUBMIT THIS SPECIFICATIONS AND CUT SHEETS TO OWNER AND ARCHITECT WITH SUFFICIENT TIME TO BE REVIEWED AND PROCESSED SO AS TO CAUSE NO DELAY IN CONSTRUCTION. THE FOLLOWING IS A PARTIAL LIST OF SUBMITTALS REQUIRED: A. HARDWARE B. TILES AND GROUT C. SEALERS, AND COATINGS D. PAINT E. SEALANTS F. SIGNAGE G. PLUMBING FIXTURES AND DRAINS H. LIGHTING FIXTURES I. A/C GRILLS J. ELECTRICAL SWITCHES AND OUTLETS K. ELECTRICAL PANELS L. ELECTRICAL EQUIPMENT M. MILLWORK N. INTERIOR FINISHES <u>32. PENETRATIONS AND CUTTING:</u> 32.1. CUTTING OR DRILLING OF ANY STRUCTURAL MEMBER IS NOT PERMITTED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE ARCHITECT. THE ARCHITECT SHOULD BE GIVEN ADVANCE NOTICE TO ALLOW ADEQUATE TIME TO REVIEW AND EVALUATE EACH OF THE CONTRACTOR'S PROPOSALS. 32.2. ALL FLOOR SLAB PENETRATIONS, INCLUDING THOSE REQUIRED FOR MECHANICAL, PLUMBING, ELECTRICAL UTILITIES MUST BE PACKED WITH APPROVED FIRE SAFE MATERIAL AND SEALED BETWEEN EDGES OF SLAB OPENINGS AND DUCT PIPE, CONDUIT, ETC., AS REQUIRED TO MAINTAIN THE FLOOR INTEGRITY AND HOURLY FIRE RATINGS SPECIFIED AND/OR AS REQUIRED BY CODE. <u>33. SAFETY OSHA AND LABOR LAWS :</u> 33.1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE AND INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THIS INCLUDES THE ADDITION OF WHATEVER SHORING, TEMPORARY BRACING, ETC. THAT MAY BE NECESSARY. SUCH MATERIAL SHALL REMAIN THE CONTRACTOR'S PROPERTY AFTER COMPLETION OF THE PROJECT. 33.2. THE STRUCTURAL ENGINEER/ARCHITECT OF RECORD DOES NOT POSSES, NOR PRESUMES TO POSSES ANY KNOWLEDGE OR EXPERTISE IN MATTERS TO JOB SITE EMPLOYEE SAFETY, OSHA OR LABOR LAW REQUIREMENTS FOR A CONSTRUCTION PROJECT. SAFETY AND COMPLIANCE WITH OSHA AND LABOR LAWS ARE THE ABSOLUTE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND THOSE CONSULTANTS HE HIRES TO ADDRESS THESE MATTERS. THE STRUCTURAL ENGINEER/ARCHITECT OF RECORD SPECIALIZES IN STRUCTURAL DESIGN/ARCHITECTURE ONLY, AND THE BOARD OF PROFESSIONAL REGULATION FORBIDS HIM/HER FROM ASSUMING RESPONSIBILITY OUTSIDE HIS/HER AREA OF EXPERTISE. <u>34. APPLICABLE CODES :</u> 34.1 (F.B.C.) FLORIDA BUILDING CODE, 2014 EDITION 34.2 (F.R.C.) FLORIDA RESIDENTIAL CODE, 2014 EDITION 34.3 (F.E.B.C.) FLORIDA EXISTING BUILDING CODE, 2014 EDITION 34.4 (F.M.C.) FLORIDA MECHANICAL CODE, 2014 EDITION 34.5 (F.E.C.) FLORIDA ELECTRICAL CODE, 2014 EDITION 34.6 (F.P.C.) FLORIDA PLUMBING CODE, 2014 EDITION 34.7 (F.F.P.C.) FLORIDA FIRE PREVENTION CODE (5TH EDITION) 34.8 (N.F.P.A.) LIFE SAFETY CODE HANDBOOK - LATEST EDITION 34.9 (F.A.C.) FLORIDA ACCESSIBILITY CODE, 2014 EDITION
THE GENERAL CONTRACTOR SHALL CALL "SUNSHINE STATE ONE CALL", 811 OR 1-800-432-4770, 48 HOURS BEFORE DIGGING IN FLORIDA TO COORDINATE LOCATION OF UTILITIES WITHIN THE PUBLIC AREAS OF THE PROJECT. NO DIGGING SHALL COMMENCE UNTIL ALL OF THE UTILITY COMPANIES HAVE BEEN CONTACTED AND LOCATION OF UTILITY LINES TOOK PLACE.			

REVISIONS	Description	
	Rev.	Date

FIDANZA'S FAMILY HOUSE

PERMIT SET

11041 SW 77TH AVE, PINECREST, FL 33156



VILLA & ASSOCIATES INC.

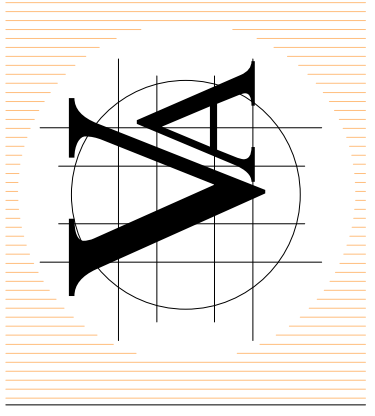
ARCHITECTURE PLANNING INTERIOR DESIGN

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