GENERAL NOTES

1. CONTRACTOR SHALL VERIFY AND COORDINATE ALL CONDITIONS AND DIMENSIONS AT JOB SITE FOR COMPARISON WITH DRAWINGS AND SPECIFICATIONS PRIOR TO BIDDING AND START OF AND DURING CONSTRUCTION. IF ANY DISCREPANCIES, INCONSISTENCIES OR OMISSIONS ARE FOUND, THE ARCHITECT SHALL BE NOTIFIED IN WRITING FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

2. PRIOR TO INSPECTION OF THE SITE, THE CONTRACTOR MUST RECEIVE PERMISSION FOR SITE ACCESS FROM THE OWNER OR THE DESIGNATED REPRESENTATIVE.

3. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL RELY ON WRITTEN DIMENSIONS AS GIVEN. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT FOR CLARIFICATION. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTOR AND COORDINATED WITH ALL OF THE WORK OF ALL TRADES. IF DISCREPANCIES ARE FOUND, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING FOR CLARIFICATION BEFORE THE COMMENCEMENT OR RESUMPTION OF WORK.

4. ABBREVIATIONS THROUGHOUT THE PLANS ARE THOSE IN COMMON USE. NOTIFY THE ARCHITECT OF ANY ABBREVIATIONS IN QUESTION.

5. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE VARIOUS TRADE ITEMS WITHIN THE SPACE ABOVE ALL CEILINGS (INCLUDING, BUT NOT LIMITED TO: STRUCTURAL MEMBERS, MECHANICAL DUCTS AND INSULATION, CONDUITS, RACEWAYS, LIGHT FIXTURES, AND ANY SPECIAL STRUCTURAL SUPPORTS REQUIRED) AND SHALL BE RESPONSIBLE FOR MAINTAINING THE FINISHED CEILING HEIGHT ABOVE THE FINISHED FLOOR INDICATED IN THE DRAWINGS AND THE FINISHED SCHEDULE. CEILING HEIGHT DIMENSIONS ARE TO THE FINISHED SURFACE OF CEILING.

6. DIMENSIONS SHOWN ON FLOOR PLAN, SECTIONS, ELEVATIONS, AND DETAILS ARE TO FACE OF STUD, MASONRY, CONCRETE OR COLUMN, GRID LINES, UNLESS OTHERWISE NOTED.

7. IN THE CASE OF A CONFLICT BETWEEN THE DRAWINGS AND THE SPECIFICATIONS, SPECIFICATIONS SHALL TAKE PRECEDENCE. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY CONFLICT BEFORE PROCEEDING WITH THE WORK.

8. ALL DUCT PENETRATIONS THROUGH PARTITIONS AND CEILINGS SHALL BE PROVIDED WITH NECESSARY FRAMES AND BRACING AROUND THE OPENING.

9. THE SPECIFICATIONS AND ALL CONSULTANT DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF ANY OF THE CONSULTANT'S WORK AND TO BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT'S ATTENTION IN WRITING, FOR CLARIFICATION. IMPROPERLY INSTALLED WORK SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT HIS EXPENSE AND AT NO EXPENSE TO THE ARCHITECT, HIS CONSULTANTS, OR THE OWNER.

10. ALL EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT AND SHALL BE ACCESSIBLE BY THE HANDICAP

11. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED THE FOLLOWING:
    A. A 15 LB FORCE SHALL RELEASE A LATCH
    B. A 30 LB FORCE SHALL SET DOOR IN MOTION
    C. A 15 LB FORCE SHALL SWING DOOR FULLY OPEN

12. LEGAL EXITS SHALL NOT BE BLOCKED AT ANY TIME.

13. FINAL CLEAN UP AND DISPOSAL:
    REMOVE DEBRIS, RUBBISH AND WASTE MATERIAL FROM THE OWNER'S PROPERTY TO A LAWFUL DISPOSAL AREA AND PAY ALL HAULING AND DUMPING COSTS. CONFORM TO PERTAINING FEDERAL, STATE AND LOCAL LAWS, REGULATIONS AND ORDERS UPON COMPLETION OF WORK. ALL CONSTRUCTION AREAS SHALL BE LEFT VACUUM CLEANED AND FREE FROM DEBRIS. CLEAN ALL DUST, DIRT, STAINS, HAND MARKS, PAINT SPOTS, DROPPINGS, AND OTHER BLEMISHES.

14. WHEN IT IS NECESSARY TO INTERRUPT ANY EXISTING UTILITY SERVICE TO MAKE CORRECTIONS AND/OR CONNECTION, A MINIMUM OF 48 HOURS ADVANCE NOTICE SHALL BE GIVEN THE OWNER. INTERRUPTIONS IN UTILITY SERVICES SHALL BE OF THE SHORTEST POSSIBLE DURATION FOR THE WORK AT HAND AND SHALL BE APPROVED IN ADVANCE BY THE OWNER.

15. IN THE EVENT THE UTILITY SERVICE IS INTERRUPTED WITHOUT THE REQUIRED 48 HOURS NOTICE, THEN THE CONTRACTOR SHALL BE FINANCIALLY LIABLE FOR ALL DAMAGES SUFFERED BY THE OWNER DUE TO THE UNAUTHORIZED INTERRUPTION. RECONNECTION SHALL BE MADE IMMEDIATELY.

16. IF THE CONTRACTOR ASCERTAINS AT ANY TIME THAT REQUIREMENTS OF THIS CONTRACT CONFLICT WITH, OR ARE IN VIOLATION OF, APPLICABLE LAWS, CODES, REGULATIONS AND ORDINANCES, HE SHALL NOT PROCEED WITH WORK IN QUESTION, EXCEPT AT HIS OWN RISK, UNTIL ARCHITECT HAS BEEN NOTIFIED IN WRITING AND WRITTEN DETERMINATION IS MADE BY THE ARCHITECT. WHERE COMPLETED OR PARTIALLY COMPLETED WORK IS DISCOVERED TO BE IN VIOLATION WITH APPLICABLE LAWS, CODES, REGULATIONS AND ORDINANCES, CONTRACTOR SHALL BE REQUIRED TO REMOVE THAT WORK FROM THE PROJECT AND REPLACE SUCH WORK WITH ALL NEW COMPLYING WORK AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.

17. ANY WORK INSTALLED IN CONFLICT WITH THE CONTRACT DOCUMENTS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL EXPENSE TO THE OWNER, ARCHITECT, OR CONSULTANTS.

18. FINISH FLOOR ELEVATIONS ARE AS ESTABLISHED DATUM LINE, UNLESS OTHERWISE NOTED. REFER TO PROJECT SURVEY.

19. THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING FLOOR-TO-FLOOR ELEVATIONS AS PER DRAWINGS.

20. THE CONTRACTOR SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT, TRANSPORTATION AND SERVICES NECESSARY FOR THE SATISFACTORY COMPLETION OF WORK UNLESS DESIGNATED (N.I.C.) OR (O.F.O.I.). ALL EQUIPMENT, WORK AND MATERIALS SHALL COMPLY WITH ALL CURRENT AND LOCAL APPLICABLE CODES AND GOVERNING REGULATIONS, AND THE CONTRACT DOCUMENTS.

21. THE CONTRACTOR SHALL PROTECT ALL FINISH WORK AND SURFACES FROM DAMAGE DURING THE COURSE OF CONSTRUCTION AND SHALL REPLACE AND/OR REPAIR ALL DAMAGED SURFACES CAUSED BY CONTRACTOR OR SUBCONTRACTOR PERSONNEL TO THE SATISFACTION OF THE OWNER AND ARCHITECT AT THE CONTRACTOR'S EXPENSE.

22. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND INSPECTIONS.

23. SIZE OF MECHANICAL AND ELECTRICAL EQUIPMENT PADS AND BASES ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY DIMENSIONS WITH RESPECTIVE EQUIPMENT MANUFACTURER AND PROVIDE THE REQUIRED SIZE PAD(S) OR BASE(S).

24. SPECIAL NOTICE TO CONTRACTORS: ALL CONTRACTORS PERFORMING WORK ON THE PREMISES SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING A REASONABLE AND PRUDENT SAFETY PROGRAM INCLUDING BUT NOT LIMITED TO THE ISOLATION OF WORK AREAS AND THE PROMPT REMOVAL OF ANY DEBRIS, OPEN TRENCHES OR TOOLS WHICH MIGHT ENDANGER VISITORS AND STAFF OF OWNER OR ARCHITECT.

25. CONTRACTOR SHALL PROVIDE AND INSTALL ALL BACKING PANELS, STIFFENERS, BRACING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ACCESSORIES AND OF ALL CABINETRY, FLOOR-MOUNTED OR SUSPENDED MECHANICAL AND ELECTRICAL EQUIPMENT.

26. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES BELOW GRADE WITHIN THE WORK SITE AND RELATED SERVICE CONNECTIONS WITH THE RESPECTIVE UTILITY COMPANIES.

27. THE CONTRACTOR SHALL COORDINATE THE REMOVAL, ABANDONMENT, AND/OR RELOCATION OF EXISTING UTILITIES ABOVE OR BELOW GRADE WITH THE RESPECTIVE UTILITY COMPANIES.

28. THE CONTRACTOR SHALL PERFORM ALL WORK WITHIN PUBLIC RIGHT-OF-WAY ACCORDING TO THE APPLICABLE AUTHORITY OF JURISDICTION OR MUNICIPALITY'S CITY OF STANDARD PLANS AND SPECIFICATIONS. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL REQUIRED PERMITS FROM THE APPROPRIATE AGENCIES.

29. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACES, SHORES AND GUYS REQUIRED TO SUPPORT ALL LOADS TO WHICH THE BUILDING STRUCTURES, UTILITIES AND RIGHT-OF-WAY MAY BE SUBJECTED DURING CONSTRUCTION.

30. THE CONTRACTOR SHALL PROVIDE SANITARY FACILITIES FOR WORKERS' USE FOR ENTIRE DURATION OF THE WORK. EXISTING FACILITIES SHALL NOT BE USED.

31. THE CONTRACTOR SHALL OBTAIN OSHA PERMITS FOR ANY VERTICAL EXCAVATIONS INTO WHICH PERSONS MUST DESCEND, AS REQUIRED BY STATE AND LOCAL MUNICIPALITIES.

32. THE CONTRACTOR SHALL COORDINATE WITH REPRESENTATIVES OF WATER, ELECTRICAL, GAS, TELEPHONE AND TELEVISION COMPANIES TO VERIFY AVAILABLE FACILITIES AND, IF APPLICABLE, TO ESTABLISH TEMPORARY JOB FACILITIES.

33. CONTRACTOR SHALL VERIFY ALL COLUMN COORDINATES AND CHECK THEM AGAINST DIMENSIONS SHOWN ON PLANS AND DETAILS. ARCHITECT AND CONSTRUCTION MANAGER SHOULD BE NOTIFIED OF ANY DISCREPANCIES DURING STAKING OR LAYOUT.

34. CONTRACTOR AND SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL REQUIRED PERMITS AND FEES AS REQUIRED BY ANY AUTHORITY HAVING JURISDICTION, WHICH MAY OR MAY NOT HAVE BEEN A PART NORMALLY COVERED BY THE BUILDING PERMITS.

35. SUBSTITUTIONS:
    A. REFERENCE TO MAKERS, BRAND, MODELS, ETC., IS TO ESTABLISH THE TYPE AND QUALITY DESIRED; SUBSTITUTIONS OF ACCEPTABLE EQUIVALENTS WILL BE PERMITTED IF APPROVED BY THE ARCHITECT AND OWNER PRIOR TO BID SUBMITTAL ONLY. (UNLESS NOTED OTHERWISE).
    B. THE ARCHITECT, ACTING AS THE OWNER'S DESIGNATED AGENT FOR THE DESIGN OF THIS PROJECT, WILL EXERCISE SOLE AUTHORITY FOR DETERMINING CONFORMANCE OF MATERIALS, EQUIPMENT AND SYSTEMS WITH THE INTENT OF THE DESIGN.
    C. ONLY COMPLETE SUBMITTALS WITH ALL RELATED DATA, CATALOG SHEET, PRODUCT APPROVAL NOTICES, WARRANTY, OPTIONS AND ANY OTHER SPECIFICATIONS WILL BE CONSIDERED.

36. ONLY NEW MATERIALS AND EQUIPMENT OF REPUTABLE ESTABLISHED MANUFACTURERS, OF EQUIVALENT OR HIGHER QUALITY OR GRADE SPECIFIED, FREE FROM DEFECTS, WILL BE PERMITTED ON THE WORK.

37. SHOP DRAWINGS:
    A. COMPLETE DETAILED SHOP DRAWINGS SHALL BE PREPARED AND SUBMITTED FOR FOR APPROVAL FOR ALL SYSTEMS, EQUIPMENT AND MATERIALS WHICH MUST INTERFACE AND COORDINATE WITH OTHERS, WHETHER DETAILED ON THE CONSTRUCTION DOCUMENTS OR NOT.
    B. SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL, WITH A MINIMUM OF THREE COPIES AND A MAXIMUM OF SIX COPIES. IN ADDITION, A COPY SHALL BE SUBMITTED TO THE OWNER FOR REVIEW. THESE SUBMITTALS MUST BE REVIEWED AND APPROVED BY THE CONTRACTOR AS COMPLYING WITH THE SPECIFICATIONS AND DRAWINGS PRIOR TO SUBMITTING TO THE ARCHITECT. A CONTRACT COMPLIANCE CERTIFICATION STAMP SHALL BE AFFIXED ON THE SHOP DRAWING BEARING THE SIGNATURE OF THE CONTRACTOR AND THE DATE OF REVIEW.
    C. ENGINEERED SHOP DRAWINGS REQUIRED TO BE SUBMITTED TO THE BUILDING DEPARTMENT OR REQUIRING STRUCTURAL CALCULATIONS SHALL BE PREPARED SUBMITTED AFFIXED WITH THE SEAL AND SIGNATURE OF A FLORIDA LICENSED SPECIALTY ENGINEER, RETAINED BY THE CONTRACTOR AT HIS COST, AS INCLUDED IN THE BID CONTRACT FOR THE PROJECT.
    D. ANY REQUIRED SHOP DRAWING REVIEWS AFTER THE THIRD REJECTION OF ANY ONE SUBMITTAL, SHALL BE REVIEWED BY THE ARCHITECT AT THE EXPENSE AND DIRECT COMPENSATION BY THE CONTRACTOR, FOR THE ARCHITECT'S REVIEW TIME.

38. TEMPORARY FACILITIES:
    A. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN A STAGING AND MATERIAL STORAGE AREA ADJACENT TO THE AREA OF CONSTRUCTION. LOCATION SHALL BE COORDINATED WITH THE OWNER.
    B. THE CONTRACTOR SHALL MAKE NECESSARY CONNECTIONS TO THE EXISTING UTILITIES FOR TEMPORARY POWER AND WATER SUPPLIES, AND SHALL COORDINATE SUCH USE WITH THE OWNER PRIOR TO CONNECTION.
    C. THE CONTRACTOR SHALL PROVIDE AND INSTALL TEMPORARY BARRICADES TO SEPARATE CONSTRUCTION AREAS FOR PUBLIC SAFETY AROUND ENTIRE PERIMETER OF CONSTRUCTION AREA AS REQUIRED FOR PUBLIC SAFETY.

39. THE CONTRACTOR SHALL PROVIDE A BLANKET ONE YEAR GUARANTEE FOR THE CONTRACT PROJECT WITH SEPARATE GUARANTEES AS SPECIFIED FOR TRADES/EQUIPMENT ITEMS WITH NAMES OF LOCAL REPRESENTATIVES TO BE CONTACTED FOR SERVICE. PROVIDE OPERATING MAINTENANCE BROCHURES, AND GUARANTEES AS REQUIRED.

40. THE CONTRACTOR SHALL PROVIDE ONE COMPLETE SET OF AS-BUILT REPRODUCIBLE DRAWINGS INDICATING ALL DISCREPANCIES, CHANGES, ETC., AND ACTUAL LOCATIONS OF CONCEALED WORK TO THE ARCHITECT AT THE COMPLETION OF WORK PRIOR TO FINAL PAYMENT. CHANGES MUST BE DRAFTED. NO FREEHAND REVISIONS WILL BE ACCEPTED.

41. DRAWINGS OF EXISTING CONDITIONS HAVE BEEN COMPILED FROM EXISTING DATA SUPPLIED BY THE OWNER TO THE ARCHITECT. THE ARCHITECT MAKES NO WARRANTY EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OR COMPLETENESS OF THE EXISTING INFORMATION RECORDED. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS. NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES FOR CLARIFICATION PRIOR TO PROCEEDING WITH WORK.

42. A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS IS REQUIRED FOR A PROTECTION FENCE OR CANOPY ON OR OVER ANY STREET OR PUBLIC SPACE.

43. APPROVED NUMBERS OR ADDRESSES SHALL BE PROVIDED BY OWNER AND INSTALLED BY CONTRACTOR IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM STREET.

44. OPENING PROTECTION INCLUDING FRAMES, SELF-CLOSING DEVICES AND HARDWARE SHALL COMPLY WITH ASTM STANDARD METHODS OF FIRE TESTS OF WINDOW ASSEMBLIES AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA INSTALLATION INSTRUCTIONS AND SHALL BE LABELED CERTIFYING PERFORMANCE RATING.

45. DRAWINGS OF ALL TEMPORARY BARRICADES AND SCAFFOLDS USED TO PROTECT PERSONNEL OR REQUIRED FOR FABRICATION SHALL BE PREPARED FOR THE CONTRACTOR BY FLORIDA LICENSED ENGINEERS. THESE DRAWINGS SHALL INDICATE THE LOCATIONS, EXTENT, CALCULATIONS AND CONSTRUCTION DETAILS.

46. PENETRATIONS THROUGH WALLS SHALL ALL BE CONCEALED U.O.N.:
    A. FOR OPENINGS IN WALLS NOT SHOWN ON ARCHITECTURAL DRAWINGS, SEE MECHANICAL, PLUMBING, SPRINKLER AND ELECTRICAL DRAWINGS.
    B. PROVIDE CONCRETE LINTELS IN MASONRY WALLS AS REQUIRED TO ACCOMMODATE OPENINGS FOR MECHANICAL AND ELECTRICAL WORK.
    C. FOR INSTALLATION DETAILS OF SLEEVES PENETRATING MASONRY WALLS, SEE MECHANICAL PLUMBING AND SPRINKLER DRAWINGS.
    D. PROVIDE FIRE-SAFING OF FIRE-SEALANT AS REQUIRED BY CODE.

47. PROVIDE VAPOR BARRIER AND WATERPROOFING PER SPECIFICATION. THE WATERPROOFING AND VAPOR BARRIER MATERIALS SHALL BE INSTALLED TO MAKE THE FLOORS AND WALLS OF THE SPACES BELOW THE BASE FLOOD ELEVATION IMPERMEABLE TO THE PASSAGE OF WATER INCLUDING ALL UTILITY AND OTHER PENETRATIONS.

48. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE APPROPRIATE CONSTRUCTION OF ALL PARTITION TYPES ACCORDING TO INDICATIONS ON THE DRAWINGS, AND WITH THE COORDINATION OF ALL MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS. THE CONTRACTOR SHALL SUPERVISE AND INSPECT CONSTRUCTION OF ALL PARTITIONS TO VERIFY THAT CONSTRUCTION IS PERFORMED ACCORDING TO SPECIFICATIONS, CODE REQUIREMENTS, AND INDUSTRY STANDARDS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IN WRITING.

49. PROVIDE BACKING SUPPORT AT ALL PARTITION TYPES WHERE EQUIPMENT, ACCESSORIES, OR CASEWORK ARE INDICATED TO BE MOUNTED. PROVIDE A MINIMUM OF 20 GA GALVANIZED SHEET METAL BACKING AND/OR 2 INCH NOMINAL FIRE RATED WOOD BLOCKING DEPENDING UPON SIZE AND WEIGHT OF ITEM TO BE MOUNTED. REFER TO SPECS FOR WALL MOUNTED PLUMBING FIXTURE CARRIERS.

50. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES TO REMAIN IN PLACE DURING CONSTRUCTION. DAMAGE TO UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

51. PROVIDE DOUBLE FRAMING MEMBERS AT ALL DOOR JAMBS AND CASED OPENINGS.

52. THE CONTRACTOR WILL PERFORM DAILY CLEANING OF THE SITE. THE CONTRACTOR WILL REMOVE FROM SITE ALL EXCESS MATERIALS, DEBRIS, AND EQUIPMENT. THE CONTRACTOR WILL HAUL FROM SITE AND LEGALLY DISPOSE OF WASTE MATERIALS, INCLUDING UNSUITABLE EXCAVATED MATERIALS, TRASH, ETC...

53. THE CONTRACTOR SHALL INCLUDED IN HIS BID THE COST OF A PRINTED PROJECT SIGN WITH INSTALLATION, (NOT TO EXCEED 4 SQ. FT.) GRAPHICS SHALL BE PROVIDED BY THE ARCHITECT, BEARING THE ARCHITECT'S LOGO AND CONTACT INFORMATION. THE CONTRACTOR SHALL PROVIDE ADEQUATE SUPPORT AND LOCATE NEAR THE STREET EDGE OF THE PROPERTY WHERE IT WILL BE VISIBLY UNOBSTRUCTED, BUT SAFE FROM VANDALISM. IF ANY OF THE ABOVE CONDITIONS ARE COMPROMISED, OR THE SIGN IS LOST OR DAMAGED, THE CONTRACTOR SHALL REPLACE THE SIGN IMMEDIATELY AT HIS EXPENSE.

54. ANY WORK, USE OF EQUIPMENT, AND/OR IMPROVEMENTS WITHIN THE RIGHT-OF-WAY, INCLUDING LANDSCAPE AND IRRIGATION, REQUIRES A SEPARATE PUBLIC WORKS' DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT, WHICH SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

55. LANDSCAPE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY, REQUIRE PRELIMINARY APPROVALS FROM THE PLANNING DEPARTMENT AND THE PARKS & RECREATION DEPARTMENT PRIOR TO APPLYING FOR A PUBLIC WORKS DEPARTMENT RIGHT-OF-WAY CONSTRUCTION PERMIT.

57. REMOVE AND REPLACE ADJACENT SIDEWALKS AND RECONSTRUCT SWALES WITHIN PUBLIC RIGHTS -OF-WAY AND EASEMENTS ADJACENT TO PROPERTY LINES.

58. MILL AND RESURFACE THE DRIVING LANE ALONG THE PROPERTY OR THE ENTIRE ALLEY ADJACENT TO THE PROPERTY AN AVERAGE OF 2 INCHES (USING TYPE S-III ASPHALT MIX DESIGN).

59. ACCESS PANELS SHALL BE PROVIDED AND INSTALLED WHERE SHOWN ON THE REFLECTED CEILING AND/OR AS REQUIRED BY BUILDING CODE OR FOR THE PROPER OPERATION OR MAINTENANCE OF ANY MECHANICAL OR ELECTRICAL EQUIPMENT, WHETHER OR NOT INDICATED ON THE DRAWINGS. CONTRACTOR SHALL COORDINATE SIZE, LOCATION, AND TYPE OF ACCESS PANEL WITH OTHER CONTRACTORS' WORK AND RECEIVE APPROVAL OF THE ARCHITECT. ACCESS PANEL SHALL BE AS SPECIFIED. NO ACCESS PANEL SHALL BE LOCATED, FRAMED OR INSTALLED WITHOUT THE EXPRESSED APPROVAL OF THE ARCHITECT.

60. THE SPECIFICATIONS AND ALL CONSULTANT DRAWINGS ARE SUPPLEMENTAL TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF ANY OF THE CONSULTANT'S WORK AND TO BRING ANY DISCREPANCIES OR CONFLICTS TO THE ARCHITECT'S ATTENTION IN WRITING, FOR CLARIFICATION. IMPROPERLY INSTALLED WORK SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT HIS EXPENSE AND AT NO EXPENSE TO THE ARCHITECT, HIS CONSULTANTS, OR THE OWNER.

61. THE CONTRACTOR SHALL PROVIDE A BLANKET ONE YEAR GUARANTEE FOR THE CONTRACT PROJECT WITH SEPARATE GUARANTEES AS SPECIFIED FOR TRADES/EQUIPMENT ITEMS WITH NAMES OF LOCAL REPRESENTAITVES TO BE CONTACTED FOR SERVICE. PROVIDE OPERATING MAINTENANCE BROCHURES, ONE COMPLETE SET OF AS-BUILT REPRODUCIBLE DRAWINGS INDICATING ALL DISCREPANCIES, CHANGES, ETC. AND GUARANTEES AS REQUIRED.

GENERAL CONSTRUCTION REQUIREMENTS

1. ALL SINGLE LAYER GYPSUM BOARD WALLS CONTINUOUS AND CONTIGUOUS WITH DOUBLE LAYER GYPSUM BOARD WALLS SHALL MAINTAIN ONE CONTIGUOUS OUTER LAYER OF GYPSUM BOARD AT THE SAME FACE OF FINISH. STUDS AND FURRING CHANNELS SHALL BE OFFSET ACCORDINGLY.

2. CEILING SYSTEMS SHALL PROVIDE FOR LIGHTING FIXTURES AND AIR CONDITIONING DIFFUSERS. INDEPENDENT FRAMING AND ATTACHMENTS TO THE STRUCTURE SHALL BE ADEQUATE TO SUPPORT THE CEILING SYSTEM WHERE DUCTWORK INTERFERES WITH NORMAL SUSPENSION ATTACHMENT OF HANGERS OR FRAMING TO DUCTWORK IS PROHIBITED.

3. DOOR OPENING NOT LOCATED BY DIMENSION SHALL BE LOCATED IN WALLS AS SHOWN OR LOCATED 4" FROM FINISH WALL TO FINISH JAMB UNLESS OTHERWISE NOTED.

4. REFER TO DOOR SCHEDULE, DETAILS, AND SPECIFICATIONS FOR DOOR, DOOR FRAME, AND DOOR HARDWARE REQUIREMENTS.

5. ALL DISSIMILAR METALLIC MATERIALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO PREVENT GALVANIC ACTION.

6. REFER TO SPECIFICATIONS AND FINISH SCHEDULE FOR TYPE OF PAINT FINISHES, METAL FINISHES, CEMENT FINISHES, WEATHER AND SOUND SEALANTS.

7. ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE SHALL BE PRESSURE TREATED WITH AN APPROVED PRESERVATIVE OF LOW VOC VALUE.

8. ELECTRICAL OUTLET BOXES IN OPPOSITE FACES OF SOUND-RATED WALLS SHALL BE SEPARATED HORIZONTALLY BY A MINIMUM 24". BACKS AND SIDES OF BOXES TO BE SEALED WITH 1/8" RESILIENT SEALANT AND BACKED WITH 2" MINERAL FIBER INSULATION.

9. ALL RIGID CONDUIT, DUCTS, PLUMBING PIPES, AND APPLIANCE VENTS LOCATED IN SOUND ASSEMBLIES SHALL BE ISOLATED FROM THE BUILDING CONSTRUCTION BY MEANS OF RESILIENT SLEEVES, MOUNTS, OR 1/4" MINIMUM THICKNESS APPROVED RESILIENT MATERIALS.

10. APPROVED PERMANENT AND RESILIENT ACOUSTICAL SEALANT SHALL BE PROVIDED ALONG THE JOINT BETWEEN THE FLOOR AND ALL SEPARATION WALLS.

11. ANY GLAZING MATERIAL ADJACENT TO A DOOR WITHIN 48 INCHES OF THE DOOR IN THE CLOSED POSITION AND BELOW THE TOP OF THE DOOR OR IN DOORS SHALL BE SAFETY GLAZING AND SHALL COMPLY WITH RFBC 2020 R308.3.1 IMPACT TEST.

12. WINDOWS AND OPENINGS WITHIN 12 FEET OF GROUND LEVEL WITH OVER 96 SQ. IN. AREA ARE DEEMED "ACCESSIBLE". GLAZING AND GLAZED ASSEMBLIES FOR "ACCESSIBLE" OPENINGS SHALL BE CERTIFIED AS MEETING TEST PROVISION OF LOCAL JURISDICTION PRODUCT APPROVAL SYSTEM.

13. GLAZING IN EXTERIOR DOORS OR WITHIN 40 INCHES OF ANY LOCKING MECHANISM SHALL BE TEMPERED AND/OR BURGLAR RESISTANT.

14. ALL INSULATION MATERIALS SHALL BE CERTIFIED BY THE MANUFACTURER AS COMPLYING WITH THE FLORIDA QUALITY STANDARDS FOR INSULATING MATERIALS.

15. DUCTS SHALL BE CONSTRUCTED, INSTALLED, AND INSULATED ACCORDING TO THE CURRENT FBC MECHANICAL SECTION. ALL JOINTS OF THE DUCT SYSTEM SHALL BE TIGHTLY SEALED WITH APPROVED MASTIC OR TAPE.

16. DOORS AND WINDOWS BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL BE DESIGNED TO LIMIT AIR LEAKAGE INTO OR FROM THE BUILDING ENVELOPE.

    A. MANUFACTURED DOORS AND WINDOWS SHALL HAVE AIR INFILTRATION RATES CERTIFIED BY THE MANUFACTURER AS NOT EXCEEDING THOSE SHOWN IN THE CURRENT FBC.

17. CABINETS AND CASEWORK ARE SHOWN ON PLANS AND SECTIONS.

    A. PLASTIC LAMINATE: MODULAR CASEWORK SHALL BE CONTRACTOR FURNISHED AND CONTRACTOR INSTALLED.

    B. WOOD: MILLWORK SHALL BE CONTRACTOR FURNISHED AND CONTRACTOR INSTALLED.

    C. THE CONTRACTOR MUST SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR REVIEW. PRIOR TO SUBMISSION TO THE ARCHITECT, THE CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS TO CERTIFY THAT THEY MEET ALL THE REQUIREMENTS ON THE CONSTRUCTION DOCUMENTS.

18. CEMENTITIOUS BOARD BACKING FOR CERAMIC TILE INSTALLED IN BATHROOMS SHALL BE ½" MIN. USG PANELS, OR EQUAL.

19. ALL INSULATION NOTED ON PLANS SHALL BE NON-COMBUSTIBLE AND MAINTAIN THERMAL MOISTURE PROTECTION.

20. TERMITE SHIELDS SHALL BE INSTALLED IN ALL AREAS WHERE WOOD MAY BE EXPOSED AND ACCESSED BY TERMITES.

21. CONTRACTOR TO RUN ALL ELECTRICAL CONDUITS AND PLUMBING SUPPLY LINES AND A/C CONDENSATE LINES AND INSTALL ALL ELECTRICAL BOXES INSIDE STRUCTURE. COORDINATE WITH ARCHITECTURAL, STRUCTURAL & M/E/P DRAWINGS.

22. ALL EXPOSED CONCRETE WALLS & SLABS TO HAVE A FINISH AS INDICATED (SMOOTH TROWEL/NO SEAMS, BOARD-FORMED, ROCK SALT) ON THE ARCHITECTURAL PLANS, ELEVATIONS AND SECTIONS. CONTRACTOR TO USE REQUIRED MIXES AND FORM WORK IN EXPOSED AREAS TO ACHIEVE THESE FINISHES. PROVIDE 24" X 24" SAMPLE AREA OF EACH CONCRETE FINISH FOR ARCHITECTURAL APPROVAL PRIOR TO COMMENCING WORK. PROVIDE CONCRETE SEALER WITH SATIN FINISH.

23. ALL PLUMBING AND HVAC PIPES AND DUCTS EXPOSED TO BE LOCATED AS CLOSE TO THE SLAB & JOISTS AS POSSIBLE. HANGER TYPE AND SPACING SHALL BE APPROVED BY THE ARCHITECT IN ADVANCE OF WORK COMMENCING.

24. PROVIDE FLUID APPLIED WATERPROOFING ON EXTERIOR WALLS

25. DOORS, BATH AND SHOWER ENCLOSURES, AND SLIDING GLASS DOORS CONTAINING GLAZING MATERIAL GREATER THAN 9 SQUARE FEET (0.84 M2) IN SURFACE AREA SHALL BE CLASSIFIED AS CATEGORY II SAFETY GLAZING PRODUCTS AND SHALL COMPLY WITH RFBC 2020 R308.3.1

26. ALL ROOFS, WALLS, AND FLOORS THAT ENCLOSE AIR CONDITIONED SPACE SHALL HAVE INSULATION AS PER DESIGN ENERGY CALCULATIONS SUBMITTED BY MEP.

27. WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD CLASSIFICATION OF NOT GREATER THAN 200 AND A SMOKE-DEVELOPED INDEX OF NOT GREATER THAN 450 AS PER ASTM E-84 OR UL273.

28. INSULATION MATERIALS, INCLUDING FACINGS, SUCH AS VAPOR RETARDERS AND VAPOR-PERMEABLE MEMBRANES INSTALLED WITHIN FLOOR-CEILING ASSEMBLIES, ROOF-CEILING ASSEMBLIES, WALL ASSEMBLIES, CRAWL SPACES AND ATTICS SHALL HAVE A FLAME SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E 84 OR UL 723.

29. APPLIANCES:

    A. CONTRACTOR SHALL COORDINATE AND VERIFY FIELD CONDITIONS, ROUGH-IN LOCATIONS, TIE-INS, DIMENSIONS, UTILITY SERVICES, CABINET PENETRATIONS OF ALL APPLIANCES, PRIOR TO SUBMITTING SHOP DRAWINGS.

    B. ALL APPLIANCES TO BE SUPPLIED BY OWNER AND INSTALLED BY CONTRACTOR.

30. FOAM PLASTIC TO HAVE A FLAME-SPREAD INDEX NOT MORE THAN 75, SMOKE-DEVELOPED INDEX NOT MORE THAN 450 AS PER ASTM E 84 OR UL 723

TERMITE PROTECTION STATEMENT

TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITCIDES, INCLUDING SOIL APPLIED PESTICIDES, BAITING SYSTEMS, AND PESTICIDES APPLIED TO WOOD, OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTATIVE TREATMENT TO NEW CONSTRUCTION. UPON COMPLETION OF THE APPLICATION OF THE TERMITE PROTEC