

GENERAL NOTES

1.

THE CONTRACTOR SHALL PERFORM AND CONSTRUCT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL WORK TO BE PERFORMED SHALL BE IN ACCORDANCE WITH THE COMPLY WITH THE CURRENT BUILDING CODES AS STATED IN THE LIFE SAFETY DRAWINGS AND CODE ANALYSIS, AS WELL AS ALL CITY ORDINANCES, RULES AND REGULATIONS AND THE FLORIDA STATE STATUTES AS LISTED IN THE CONTRACT DOCUMENTS.
2.

THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL CARRY PUBLIC LIABILITY, PROPERTY AND WORKMEN'S COMPENSATION INSURANCE IN SUCH AMOUNTS DEEMED ACCEPTABLE TO THE OWNER. FINANCIAL AGENCIES AND STATE LAW. VALID CERTIFICATES OF ALL POLICIES SHALL BE PROVIDED TO THE OWNER WITH OWNER/CONTRACTOR LISTED AS ADDITIONAL INSURED.
3.

UNLESS OTHERWISE AGREED, THE AIA DOCUMENT A201 - "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" SHALL BE THE BASIS OF THE CONTRACT. THE CONTRACT SET FORTH THAT SETS THE RESPONSIBILITIES OF THE OWNER, CONTRACTOR AND ARCHITECT DURING CONSTRUCTION OF THE PROJECT, ALONG WITH ANY REVISIONS AND SUPPLEMENTAL CONDITIONS AGREED BY THE OWNER AND ARCHITECT.
4.

THE CONTRACT DOCUMENTS ARE ENUMERATED IN THE AGREEMENT BETWEEN THE OWNER AND CONTRACTOR AND CONSIST OF THE AGREEMENT, CONDITIONS OF THE CONTRACT, SUPPLEMENTARY AND OTHER CONDITIONS, DRAWINGS, SPECIFICATIONS, PROJECT MANUALS, TEST REPORTS/STUDIES, ADDENDA ISSUED PRIOR TO EXECUTION OF THE CONTRACT, OTHER DOCUMENTS LISTED IN THE AGREEMENT, DRAWINGS AND SPECIFICATIONS AND ANY MODIFICATIONS ISSUED AFTER THE EXECUTION OF THE CONTRACT.
5.

MODIFICATION TO THE CONTRACT DOCUMENTS WILL BE MADE WITH (1.) WRITTEN AMENDMENTS TO THE CONTRACT, SIGNED BY THE APPROPRIATE PARTIES, (2.) A CHANGE ORDER, (3.) A CONSTRUCTION CHANGE DIRECTIVE (CCD) OR (4.) A WRITTEN ORDER FOR A MINOR CHANGE IN THE WORK ISSUED BY THE ARCHITECT.
6.

THE CONTRACTOR AND THEIR SUB-CONTRACTORS ARE RESPONSIBLE TO REVIEW THE CONTRACT DOCUMENTS, INCLUDING, BUT NOT LIMITED TO THE DRAWINGS, PROJECT MANUAL, SPECIFICATIONS, CONDITIONS AND REPORTS; AND TO ASSURE COORDINATION OF ALL WORK AFFECTING EACH TRADE. FAILURE TO REVIEW ALL CONTRACT DOCUMENTS FOR APPLICABLE ITEMS OF WORK SHALL NOT RELIEVE RESPONSIBLE PARTY FROM PERFORMING ALL WORK REQUIRED. THE GENERAL CONTRACTOR IS RESPONSIBLE TO PERFORM THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND IS RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES FOR PERFORMING THE WORK UNDER THIS CONTRACT.
7.

THE DRAWINGS ARE THE GRAPHIC AND PICTORIAL PORTION OF THE CONTRACT DOCUMENTS SHOWING THE DESIGN INTENT, LOCATION AND DIMENSIONS OF THE WORK. THE DRAWING IS ONLY DIAGRAMMATIC AND IT IS NOT THE INTENT OF THESE DRAWINGS TO SHOW EVERY DETAIL OF CONSTRUCTION. THE GENERAL CONTRACTOR AND ALL OF THEIR SUBCONTRACTORS SHALL FURNISH AND INSTALL ALL ITEMS NECESSARY FOR COMPLETION OF ALL SYSTEMS AND COMPONENTS AS INDICATED IN THE CONTRACT DOCUMENTS.
8.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY COORDINATING ALL ASPECTS OF THE CONSTRUCTION INCLUDING CROSS REFERENCING ALL OBVIOUSLY RELATED DOCUMENTS AND DRAWINGS. SHOULD PROBLEMS ARISE OUT OF A LACK OF COORDINATION IN AREAS THAT COULD HAVE REASONABLY BEEN FORESEEN, NO ADDITIONAL PAYMENT SHALL BE WARRANTED OR APPROVED BY THE OWNER OR THE ARCHITECT. SHOULD THE SERVICES OF THE ARCHITECT AND/OR HIS CONSULTANTS BE REQUIRED TO REMEDY OR REVISE THE CONSTRUCTION DUE TO ERRORS AND/OR OMISSIONS BY THE CONTRACTOR AND SUB-CONTRACTORS, COMPENSATION FOR THESE SERVICES SHALL BE MADE BY THE CONTRACTOR THROUGH THE CHANGE ORDER PROCESS OR BY SEPARATE AGREEMENT WITH THE ARCHITECT AND/OR HIS CONSULTANTS.
9.

THE EXECUTION OF THE CONTRACT BY THE CONTRACTOR, IS A REPRESENTATION THAT THE CONTRACTOR HAS VISITED THE SITE, BECAME FAMILIAR WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATED PERSONAL OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
10.

THE OBLIGATION OF THE CONTRACTOR IS TO ASSURE COORDINATION AND VERIFICATION OF EXISTING CONDITIONS, NOT FOR THE PURPOSE OF DISCOVERING INCONSISTENCIES OR ERRORS IN THE CONTRACT DOCUMENTS. HOWEVER, THE CONTRACTOR SHALL PROMPTLY REPORT ANY DISCREPANCIES WITH THE DRAWINGS INCLUDING DIMENSIONS, CONFLICTS OR OTHERWISE, TO THE ATTENTION OF THE ARCHITECT IN WRITING AND VERIFIED PRIOR TO THE START OF CONSTRUCTION.
11.

ALL DIMENSIONS, SPECIFICATIONS AND NOTES PROVIDED HEREIN SHALL BE VERIFIED BY THE CONTRACTOR AND SUB-CONTRACTORS PRIOR TO PERFORMANCE OF THE WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT IN WRITING.
12.

THESE DRAWINGS SHOULD NOT BE SCALED TO OBTAIN DIMENSIONS. REFER TO DIMENSIONS INDICATED AND ANY DIMENSION NOT PROVIDED OR MIS-LABELED SHALL BE VERIFIED WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
13.

THE CONTRACTOR SHALL TAKE APPROPRIATE ACTION TO PROVIDE THE NECESSARY PROTECTION OF THE PUBLIC AND PREVENT ACCESS TO THE PROJECT SITE. CONTRACTOR SHALL PROVIDE THE PROTECTION MEANS OF ALL ADJOINING PROPERTIES. ADJOINING PUBLIC AND PRIVATE PROPERTIES SHALL BE PROTECTED FROM DAMAGES DURING CONSTRUCTION, REMODELING AND DEMOLITION WORK. PROTECTION SHALL BE PROVIDED FOR FOOTINGS, FOUNDATIONS, PARTY WALLS, CHIMNEYS, SKYLIGHTS, WINDOWS, DOORS AND ROOFS. PROVISIONS SHALL BE MADE TO CONTROL WATER RUNOFF AND EROSION DURING CONSTRUCTION OR DEMOLITION ACTIVITIES.
14.

CONTRACTOR SHALL NOTIFY IN WRITING TO THE OWNERS OF ADJOINING PROPERTIES, ADVISING THEM OF THE PROTECTION BEING TAKEN, PRIOR TO ANY EXCAVATION TAKING PLACE. THE NOTICE SHALL BE DELIVERED NOT LESS THAN TEN (10) DAYS PRIOR TO THE PROJECT STARTING DATE OF THE EXCAVATION. THE CONTRACTOR IS TO COORDINATE AND ORGANIZE THE CONSTRUCTION PROCESS AND COMPLETE THE SAME IN A MANNER WHICH IMPACTS THE ADJOINING PROPERTY IN AN ORDER TO MINIMIZE ANY INCONVENIENCE TO THE EXISTING USERS.
15.

THE CONTRACTOR AND THEIR SUB-CONTRACTORS SHALL BE RESPONSIBLE TO EMPLOY THOSE CONTROL MEASURES NECESSARY TO ENSURE THAT NO PROJECT RELATED POLLUTANTS HAVE ENTERED THE STORM WATER SYSTEM OR MIGRATED OFF-SITE. THE CONTRACTOR SHALL PROVIDE A CERTIFIED LETTER TO THE OWNER ON A MONTHLY BASIS, THAT NO PROJECT RELATED POLLUTANTS HAVE ENTERED THE STORM WATER SYSTEM OR MIGRATED OFF-SITE FOR THE REQUIREMENTS OF THE AHJ.
16.

ANY STRUCTURES UNDERGOING CONSTRUCTION, ALTERATION, OR DEMOLITION OPERATIONS, THE CONTRACTOR SHALL COMPLY WITH FBC CHAPTER 33 (SAFEGUARDS DURING CONSTRUCTION) AND THE NFPA 241.
17.

THE CONTRACTOR SHALL CALL 1-800-432-4770 OR 811 (BEFORE YOU DIG), TWO (2) FULL BUSINESS DAYS BEFORE THE START OF ANY DIGGING. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY DISRUPTION TO ANY UTILITY SERVICE DAMAGED.
18.

THE CONTRACTOR WILL KEEP ALL EXITS REQUIRED FOR EGRESS TO REMAIN OPERATIONAL AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR AND THEIR SUB-CONTRACTORS SHALL BE RESPONSIBLE TO EMPLOY CONTROL MEASURES NECESSARY TO ENSURE THAT THE CONSTRUCTION PROCESS WILL NOT HINDER OR INTERFERE WITH EMERGENCY RESPONSE ACCESS TO THE PROPERTY, DEVELOPMENT OR ADJACENT PROPERTIES (STREETS, ALLEYS, FIRE LANES, ETC.).
19.

THE CONTRACTOR WILL PROVIDE AND INSTALL TEMPORARY FIRE EXTINGUISHERS AT ALL TIMES DURING CONSTRUCTION. COORDINATE AND LOCATE AS REQUIRED BY THE LOCAL FIRE MARSHAL PER NFPA 10, NFPA 101, AND NFPA 241.
20.

THE CONTRACTOR SHALL MAINTAIN AT THE SITE FOR THE OWNER ONE COPY OF THE DRAWINGS (INCLUDING ALL PREVIOUS REVISIONS), SPECIFICATIONS, ADDENDA, CHANGE ORDERS AND OTHER MODIFICATIONS, IN GOOD ORDER AND MARKED CURRENTLY TO INDICATE FIELD CHANGES AND SELECTIONS MADE DURING CONSTRUCTION, AND ONE COPY OF APPROVED SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND SIMILAR REQUIRED SUBMITTALS. THESE SHALL BE AVAILABLE TO THE ARCHITECT AND SHALL BE DELIVERED TO THE ARCHITECT FOR SUBMITTAL TO THE OWNER UPON COMPLETION OF THE WORK AS A RECORD OF THE WORK AS CONSTRUCTED. (NOTE: STOP USING THE TERM "AS-BUILTS" - "AS-BUILT" DOCUMENTS HAVE THE CONNOTATION THAT THE WORK AS SHOWN IS EXACTLY AS CONSTRUCTED AND THAT THE PREPARER CERTIFIES THE ACCURACY OF THE DOCUMENTS. AS WE ALL KNOW THROUGH EXPERIENCE WITH A CONSTRUCTION PROJECT KNOWS THERE IS NO WAY THAT MARKED-UP DOCUMENTS CAN BE CERTIFIED AS TO THEIR ACCURACY. THE INFORMATION IS SUPPLIED BY MANY PARTICIPANTS IN THE CONSTRUCTION AND THAT ALL INFORMATION CANNOT BE VERIFIED.
21.

THE CONTRACT DOCUMENTS INCLUDED UNDER THIS CONTRACT ARE AN INSTRUMENT OF THE ARCHITECT AND THEIR CONSULTANTS SERVICES AND SHOULD NOT BE REGARDED AS A PRODUCT. THE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT AND THEIR CONSULTANTS.
22.

REPLIES TO ALL REQUESTS FOR INFORMATION (RFI) WILL BE ISSUED TO ALL PRIME BIDDERS, AS ADDENDA TO THE CONTRACT DOCUMENTS (DRAWINGS AND SPECIFICATIONS), AND WILL BECOME PART OF THE CONTRACT FOR CONSTRUCTION. ORAL CLARIFICATION WILL NOT BE INCLUDED AS PART OF THE CONTRACT DOCUMENTS.
23.

ALL BIDDERS SHALL BE FAMILIAR WITH THE CONTRACT DOCUMENTS PRIOR TO SUBMITTING BIDS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT IN WRITING.
24.

CONTRACTOR AND THEIR PRIMARY SUBCONTRACTORS SHALL VISIT THE SITE TO DETERMINE THE EXISTING CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK.
25.

THE CONTRACTOR SHALL SUBMIT A CONSTRUCTION SCHEDULE TO THE ARCHITECT AND OWNER FOR REVIEW PRIOR TO COMMENCING WORK, ALONG WITH A SCHEDULE OF VALUES AND A SHOP DRAWING SUBMITTAL SCHEDULE. THE SHOP DRAWING SUBMITTAL SCHEDULE SHALL INDICATE THE CRITICAL DATES FOR ALL SHOP DRAWING AND SAMPLE SUBMISSIONS. THE SHOP DRAWING SUBMISSION SCHEDULE SHOULD INCLUDE THE DATE FOR SUBMITTAL AND THE DATE OF RETURN OF REVIEWED SHOP DRAWINGS, PRODUCT DATA AND SAMPLES. THE

- CONTRACTOR SHALL ALLOW SUFFICIENT TIME IN THE SCHEDULE FOR THE ARCHITECTS REVIEW, INCLUDING THEIR CONSULTANTS AND POSSIBLE RE-SUBMITTALS IF REQUIRED.
26.

THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, PRODUCT DATA AND SAMPLES TO THE ARCHITECT FOR REVIEW AND COMMENTS. ALL SUBMITTALS SHALL BE PRESENTED IN A CLEAN AND THOROUGH MANNER AND SHALL BE OF SUFFICIENT DETAILS AND SCALE TO INDICATE COMPLIANCE WITH THE CONTRACT DOCUMENTS, MANUFACTURES AND TRADE STANDARDS. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING, AT THE TIME OF SUBMISSION OF ANY DEVIATIONS IN THE SUBMITTAL FROM THE REQUIREMENT OF THE CONTRACT DOCUMENTS, OR OF ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS. ACCEPTANCE OF A SUBMITTAL DOES NOT WAIVE OR ALTER THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE TO DETERMINE AND VERIFY FIELD DIMENSIONS, FABRICATION PROCESSES AND TECHNIQUES OF CONSTRUCTION. THE SUBMITTAL SHALL BE REVIEWED BY THE CONTRACTOR AND STAMPED WITH CONTRACTOR'S APPROVAL THAT IT HAS BEEN REVIEWED AND CONFORMS TO THE CONSTRUCTION DOCUMENTS, PRIOR TO SUBMITTING TO THE ARCHITECT. INCOMPLETE SUBMITTALS, NOT REVIEWED OR SUBMITTALS NOT STAMPED BY THE CONTRACTOR WILL BE RETURNED TO THE CONTRACTOR WITHOUT BEING REVIEWED BY THE ARCHITECT.
27.

SUBSTITUTION REQUESTS BY THE CONTRACTOR SHALL BE MADE BY SUBMITTING THREE COPIES OF EACH REQUEST FOR CONSIDERATION. EACH SUBSTITUTION REQUEST SHALL IDENTIFY PRODUCT OR FABRICATION OR INSTALLATION METHOD TO BE REPLACED. INCLUDE SPECIFICATION SECTION NUMBER AND TITLE AND DRAWING NUMBERS AND TITLES.

a.

SUBSTITUTION REQUEST FORM: USE CSI FORM 13.1A.

b.

DOCUMENTATION: SHOW COMPLIANCE WITH REQUIREMENTS FOR SUBSTITUTIONS AND THE FOLLOWING, AS APPLICABLE:

1)

PROVIDE A STATEMENT INDICATING WHY SPECIFIED PRODUCT OR FABRICATION OR INSTALLATION CANNOT BE PROVIDED, IF APPLICABLE.

2)

COORDINATION INFORMATION, INCLUDING A LIST OF CHANGES OR REVISIONS NEEDED TO OTHER PARTS OF THE WORK AND TO CONSTRUCTION PERFORMED BY OWNER AND SEPARATE CONTRACTORS, THAT WILL BE NECESSARY TO ACCOMMODATE PROPOSED SUBSTITUTION.

3)

DETAILED COMPARISON OF SIGNIFICANT QUALITIES OF PROPOSED SUBSTITUTION WITH THOSE OF THE WORK SPECIFIED. SIGNIFICANT QUALITIES MAY INCLUDE, BUT NOT BE LIMITED TO, PERFORMANCE, WEIGHT, SIZE, DURABILITY, VISUAL EFFECT, SUSTAINABLE DESIGN CHARACTERISTICS, WARRANTIES, AND SPECIFIC FEATURES AND REQUIREMENTS INDICATED. INDICATE DEVIATIONS, IF ANY, FROM THE WORK SPECIFIED.

4)

PRODUCT DATA, INCLUDING DRAWINGS AND DESCRIPTIONS OF PRODUCTS AND FABRICATION AND INSTALLATION PROCEDURES.

5)

SAMPLES, WHERE APPLICABLE OR REQUESTED.

6)

CERTIFICATES AND QUALIFICATION DATA, WHERE APPLICABLE OR REQUESTED.

7)

LIST OF SIMILAR INSTALLATIONS FOR COMPLETED PROJECTS WITH PROJECT NAMES AND ADDRESSES AND NAMES AND ADDRESSES OF ARCHITECTS AND OWNERS.

8)

MATERIAL TEST REPORTS FROM A QUALIFIED TESTING AGENCY INDICATING AND INTERPRETING TEST RESULTS FOR COMPLIANCE WITH REQUIREMENTS INDICATED.

9)

RESEARCH REPORTS EVIDENCING COMPLIANCE WITH BUILDING CODE IN EFFECT FOR PROJECT.

10)

DETAILED COMPARISON OF CONTRACTOR'S CONSTRUCTION SCHEDULE USING PROPOSED SUBSTITUTION WITH PRODUCTS SPECIFIED FOR THE WORK, INCLUDING EFFECT ON THE OVERALL CONTRACT TIME. IF SPECIFIED PRODUCT OR METHOD OF CONSTRUCTION CANNOT BE PROVIDED WITHIN THE CONTRACT TIME, INCLUDE LETTER FROM MANUFACTURER, ON MANUFACTURER'S LETTERHEAD, STATING DATE OF RECEIPT OF PURCHASE ORDER, LACK OF AVAILABILITY, OR DELAYS IN DELIVERY.

11)

COST INFORMATION, INCLUDING A PROPOSAL OF CHANGE, IF ANY, IN THE CONTRACT SUM.

12)

CONTRACTOR'S CERTIFICATION THAT PROPOSED SUBSTITUTION COMPLIES WITH REQUIREMENTS IN THE CONTRACT DOCUMENTS EXCEPT AS INDICATED IN SUBSTITUTION REQUEST, IS COMPATIBLE WITH RELATED MATERIALS, AND IS APPROPRIATE FOR APPLICATIONS INDICATED.

13)

CONTRACTOR'S WAIVER OF RIGHTS TO ADDITIONAL PAYMENT OR TIME THAT MAY SUBSEQUENTLY BECOME NECESSARY BECAUSE OF FAILURE OF PROPOSED SUBSTITUTION TO PRODUCE INDICATED RESULTS.

28.

THE RETURN OF SHOP DRAWINGS TO THE CONTRACTOR, WITH OR WITHOUT COMMENT, DOES NOT RELIEVE THE CONTRACTOR AND THEIR SUB CONTRACTORS OF THE RESPONSIBILITY TO CONSTRUCT THE BUILDING PER THE PLANS AND SPECIFICATIONS, EVEN THOUGH THE SHOP DRAWINGS MAY INCORRECTLY DEViate FROM THE CONSTRUCTION DOCUMENTS. THE ARCHITECT, THEIR CONSULTANTS OR THE OWNER IS NOT RESPONSIBLE FOR ANY CORRECTIVE CONSTRUCTION RESULTING FROM SHOP DRAWINGS THAT DEVIATE FROM THE CONTRACT DOCUMENTS.

29.

THE CONTRACTOR SHALL MAINTAIN A CURRENT COPY OF ALL OF THE CONTRACT DOCUMENTS WITH ALL REVISIONS AND ADDENDUMS, ALONG WITH THE APPROVED CERTIFIED SET FROM THE AHJ AT THE JOB SITE FOR USE BY THE ARCHITECT, THEIR CONSULTANTS AND INSPECTORS.

30.

THE CONTRACTOR SHALL DELIVER TO OWNER PRIOR TO FINAL PAYMENT ALL GUARANTIES, WARRANTIES AND TWO (2) COPY OF ALL MANUALS AND OPERATING INSTRUCTIONS. CONTRACTOR SHALL ARRANGE TO PROVIDE A LIVE DEMONSTRATION OF ALL EQUIPMENT (OPERATION AND SERVING) TO OWNER OR REPRESENTATIVE.

31.

WHEN TWO (2) OR MORE REQUIREMENTS OR STANDARDS ARE SPECIFIED, ESTABLISHING DIFFERENT OR CONFLICTING LEVELS OF QUALITY, THE CONTRACTOR SHALL SELECT THE MOST STRINGENT REQUIREMENT OR STANDARD AS INTENDED AND WILL BE ENFORCED.

32.

ALL MATERIALS AND SYSTEMS SHALL BE INSTALLED ACCORDINGLY TO THE MANUFACTURER'S WRITTEN SPECIFICATIONS AND INSTALLATION INSTRUCTIONS. DELIVERY AND STORAGE OF MATERIALS AND SYSTEMS SHALL BE ACCEPTABLE AS PER MANUFACTURER'S WRITTEN SPECIFICATIONS AND INSTRUCTIONS.

33.

THE CONTRACTOR SHALL OBTAIN A SPECIALTY ENGINEER WHO SHALL BE RESPONSIBLE FOR ALL GLASS, GLASS, BALCONY GUARDRAILS, AWNINGS, METAL PANEL SYSTEMS/SCREENS AND SUNSHADES SYSTEMS. THE SPECIALTY ENGINEER SHALL BE RESPONSIBLE FOR SYSTEMS ALSO MENTIONED ELSEWHERE IN THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

34.

ANY WORK NOTED OR INDICATED AS "BY OWNER" OR "BY TENANT" IN CONTRACT DOCUMENTS SHALL BE COORDINATED BY THE CONTRACTOR WITH THE OWNER.

35.

CONTRACTOR AND THEIR SUB-CONTRACTORS SHALL COORDINATE WHEREVER DISSIMILAR METALS CONTACT EACH OTHER AND ARE SEPARATED FURTHER THAN THE THIN BY A SINGLE INTERMEDIATE METAL. THE CONTACTING SURFACES SHALL BE INSULATED FROM EACH OTHER BY A BITUMINOUS COATING OR PAD, 15# ASPHALT SATURATED FELT OR OTHER ARCHITECT'S APPROVED MEANS. METAL ARRANGED IN ORDER OF THE GALVANIC ACTIVITY: ALUMINUM, ZINC, GALVANIZED IRON, TIN ON STEEL, LEAD (HARD), STAINLESS STEEL, COPPER AND MODEL.

36.

CONTRACTOR SHALL COORDINATE AND INSTALL ALL NECESSARY BACKING SUPPORTS FOR CABINETRY, SHELVING, TOILET ACCESSORIES, PLUMBING FIXTURES, LIGHT FIXTURES AND ETC. FIRE RETARDANT WOOD BLOCKING, NAILERS OR FURRING STRIPS LOCATED IN CONCEALED SPACES, SUCH AS PARTITIONS OR ABOVE CEILINGS ARE ALLOWED. NO OTHER WOOD OR FIRE RETARDED WOOD IS ALLOWED.

37.

ALL GYPSUM BOARD SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE UNITED STATES GYPSUM "GYPSUM CONSTRUCTION HANDBOOK".

38.

ALL FIRE RATED GYPSUM PARTITIONS AND/OR GYPSUM SOUND CONTROL PARTITION SHALL HAVE AN UL APPROVED TESTING NUMBER AND/OR GA FILE NUMBER FOR THE LATEST EDITION OF THE GA-6000 FIRE RESISTANCE DESIGN MANUAL.

39.

THE FINAL LOCATIONS OF ALL OUTLETS, SWITCHES, THERMOSTATS, ETC. SHALL BE COORDINATED BY THE APPROPRIATE TRADES AND CONTRACTOR. THE FURNITURE LAYOUT SHOULD BE CONSIDERED IN THE PLACEMENTS OF THE DEVICES, ALONG WITH PLACEMENTS OF ART, PICTURES, PLAQUES, ETC. THE ARCHITECT AND OWNER SHALL REVIEW AND APPROVE PRIOR TO INSTALLATION.

40.

THE CONTRACTOR SHALL MAINTAIN A CLEAN PROJECT SITE. ALL REFUSE SHALL BE REMOVE FROM THE SITE DAILY AND PRIOR TO FINAL COMPLETION, AND THE CONTRACTOR SHALL THOROUGHLY CLEAN THE PROJECT SITE INCLUDING ALL SURFACES.

41.

AS PER FBC SECTION 403.4, CONTRACTOR SHALL PROVIDE AN EMERGENCY RESPONDER RADIO COVERAGE. INSTALL A BI-DIRECTIONAL AMPLIFICATION SYSTEM FOR THE FIRE DEPARTMENT RADIO AMPLIFICATION.

42.

CONTRACTOR WILL INFORM THEIR SUB-CONTRACTOR THAT FAILURE BY ANY SUBCONTRACTOR TO INCLUDE CERTAIN WORK REQUIRED FOR A COMPLETE JOB WILL NOT RELIEVE THE SUB-CONTRACTOR OF HIS RESPONSIBILITY AS PART OF THE CONTRACT FOR CONSTRUCTION TO PROVIDE A COMPLETE JOB.

43.

CONTRACTOR AND THEIR SUB-CONTRACTORS SHALL BE RESPONSIBLE TO ENSURE THAT CONSTRUCTION ACTIVITY SHALL BE PERFORMED IN A MANNER SO AS NOT TO ADVERSELY IMPACT THE CONDITION OF ADJACENT PROPERTY, UNLESS SUCH ACTIVITY IS PERMITTED TO AFFECT SAID PROPERTY PURSUANT TO A CONSENT BY THE APPLICABLE PROPERTY OWNER, UNDER TERMS & CONDITIONS AGREEABLE TO THE APPLICABLE PROPERTY OWNER.
44.

CONTRACTOR AND THEIR SUB-CONTRACTORS SHALL BE RESPONSIBLE TO EMPLOY CONTROL MEASURES NECESSARY TO ENSURE THAT CONSTRUCTION RELATED MATERIALS EQUIPMENT AND DEBRIS SHALL NOT REMAIN LOOSE OR OTHERWISE UNSECURED AT A CONSTRUCTION SITE FROM 24 HRS. AFTER A HURRICANE WATCH HAS BEEN ISSUED UNTIL THE HURRICANE WATCH OR WARNING HAS BEEN LIFTED. ALL SUCH CONSTRUCTION MATERIALS, EQUIPMENT AND DEBRIS SHALL BE EITHER REMOVED FROM THE CONSTRUCTION SITE OR SECURED IN SUCH A MANNER AS TO MINIMIZE THE DANGER OF SUCH CONSTRUCTION MATERIALS, EQUIPMENT AND DEBRIS CAUSING DAMAGE TO PERSONS OR PROPERTY FROM HIGH WINDS.

45.

ALL MATERIALS USED DURING CONSTRUCTION SHALL BE NEW AND FREE FROM BLEMISHES. NO USED MATERIALS WILL BE ALLOWED, EXCEPT AS NOTED IN THE CONSTRUCTION DOCUMENTS. ALL MATERIAL AND SYSTEMS SHALL BE INSTALLED ACCORDING TO MANUFACTURERS INSTALLATION INSTRUCTIONS AND SPECIFICATIONS.

46.

UPON COMPLETION OF THE WORK SPECIFIED IN THE CONTRACT DOCUMENTS THE CONTRACTOR AND SUB-CONTRACTORS SHALL DEVELOP A PUNCH LIST OF ITEMS THAT NEED TO BE COMPLETED, MODIFIED, CORRECTED OR REPLACED. UPON COMPLETION OF THE WORK ITEMS IDENTIFIED IN THE PUNCH LIST, THE ARCHITECT WILL VISIT THE SITE TO REVIEW THE STATUS OF THE WORK. IF THE ARCHITECT DEEMS THE WORK SUBSTANTIALLY COMPLETE, THE ARCHITECT WILL DEVELOP A PUNCH LIST OF MINOR WORK ITEMS TO ACCOMPANY THE CERTIFICATE OF SUBSTANTIAL COMPLETION.

47.

THE CONTRACTOR SHALL DELIVER TO OWNER PRIOR TO FINAL PAYMENT ALL GUARANTIES, WARRANTIES AND TWO COPIES OF ALL MANUALS AND OPERATING INSTRUCTIONS AND ARRANGE TO GIVE PHYSICAL DEMONSTRATION OF ALL EQUIPMENT TO OWNER OR HIS REPRESENTATIVE. COORDINATE INSTRUCTION SCHEDULE WITH OWNER'S OPERATIONS PERSONNEL. ADJUST SCHEDULE AS REQUIRED TO MINIMIZE DISRUPTING OWNER'S OPERATIONS AND TO ENSURE AVAILABILITY OF OWNER'S PERSONNEL. COORDINATE CONTENT OF TRAINING MODULES WITH CONTENT OF APPROVED EMERGENCY, OPERATION, AND MAINTENANCE MANUALS. DO NOT SUBMIT INSTRUCTION PROGRAM UNTIL OPERATION AND MAINTENANCE DATA HAS BEEN REVIEWED AND APPROVED BY THE ARCHITECT.

48.

THE CONTRACTOR SHALL DELIVER TO THE OWNER PRIOR TO FINAL PAYMENT, A MAINTENANCE MANUAL OF ALL MATERIALS AND SYSTEMS INSTALLED WITH INSTRUCTION PER MANUFACTURERS AND INSTALLERS. INCLUDE MAINTENANCE SCHEDULE OF REQUIRED TIME TABLE PER MANUFACTURERS' AND INSTALLERS' REQUIREMENTS OF REPLACEMENT AND REPAIRS. SCHEDULE SHOULD BE TAKEN TO 15 - 20 YEARS OUT FROM THE DATE OF SUBSTANTIAL COMPLETION.

49.

ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR A MINIMUM PERIOD OF ONE (1) YEAR FROM DATE OF SUBSTANTIAL COMPLETION, EXCEPT LONGER AS REQUIRED IN THE DRAWINGS AND/OR SPECIFICATIONS AND PER THE FLORIDA STATUTE.

50.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY WORK THAT IS NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR THE CORRECTION OF FAULTY WORKMANSHIP OR EQUIPMENT WITHIN THE WARRANTY PERIOD.

51.

THE CONTRACTOR SHALL WARRANT AND GUARANTEE ALL WORK, EQUIPMENT, FIXTURE, DOORS, WINDOWS, HARDWARE, ETC. FOR A PERIOD OF ONE (1) YEAR FROM DATE OF COMPLETION AS EVIDENCE BY THE CERTIFICATE OF OCCUPANCY UNLESS OTHERWISE REQUIRED, (FIVE (5) YEARS FOR AC COMPRESSORS AND TWENTY (20) YEARS FOR ROOF).

52.

THE CONTRACTOR SHALL COORDINATE ALL NEW MILLWORK WITH THE EQUIPMENT PLANS PRIOR TO FABRICATION OF MILLWORK. COORDINATE ALL ELECTRICAL, GAS AND PLUMBING DEVICES LOCATIONS WITH FIXTURE PLANS PRIOR TO ROUGHING IN THE EQUIPMENT.

53.

MILLWORK NOTES: THE FOLLOWING APPLIES TO ALL MILLWORK ITEMS AND REMAINS TYPICAL UNLESS OTHERWISE NOTED. ALL COUNTERTOP MATERIAL ITEMS SHALL HAVE FINISHED EDGES. ALL CABINETS/DRAWERS INTERIORS ARE TO BE FINISHED. ALL MILLWORK ITEMS SHALL BE CONSTRUCTED IN ACCORDANCE WITH PREMIUM GRADE STANDARDS AS ESTABLISHED BY THE ARCHITECTURAL WOODWORKING INSTITUTE. MATERIAL EQUIPMENT AND WORKMANSHIP SHOULD CONFORM TO INDUSTRY STANDARD PRACTICES, PROCEDURES, CONDITIONS AND RECOMMENDATIONS AS SPECIFIED BY ANSINEMA L03-2005, SECTION DLPA (DECORATIVE LAMINATE PRODUCTS ASSOC.) AND ANSI/SPC 1612 STANDARDS. MILLWORK CONTRACTOR SHALL COMPLY WITH ALL JOB SITE BUILDING CODES AND REGULATIONS.

54.

MILLWORK CONTRACTOR SHALL COORDINATE WITH GENERAL, ELECTRICAL AND PLUMBING CONTRACTORS AND WITH LOCAL COMMUNICATION'S REP. WHERE APPLICABLE. THE ARCHITECT/DESIGNER SHALL BE NOTIFIED OF ANY DISCREPANCIES.

55.

PRE-INSTALLATION CONFERENCES: GENERAL CONTRACTOR SHALL CONDUCT A PRE-INSTALLATION CONFERENCE AT PROJECT SITE BEFORE EACH CONSTRUCTION ACTIVITY THAT REQUIRES COORDINATION WITH MULTIPLE TRADES OF CONSTRUCTION.

a.

ATTENDEES: INSTALLER AND REPRESENTATIVES OF ALL MANUFACTURERS AND FABRICATORS INVOLVED IN OR AFFECTED BY THE INSTALLATION AND ITS COORDINATION OR INTEGRATION WITH OTHER MATERIALS AND INSTALLATIONS THAT HAVE PRECEDED OR WILL FOLLOW, SHALL ATTEND THE MEETING. ADVISE ARCHITECT, AND OWNERS REPRESENTATIVE OF SCHEDULED MEETING DATES.

b.

AGENDA: REVIEW PROGRESS OF OTHER CONSTRUCTION ACTIVITIES AND PREPARATIONS FOR THE PARTICULAR ACTIVITY UNDER CONSIDERATION, INCLUDING REQUIREMENTS FOR THE FOLLOWING:

b.1.

CONTRACT DOCUMENTS.

b.2.

OPTIONS.

b.3.

RELATED RFIs.

b.4.

RELATED CHANGE ORDERS.

b.5.

PURCHASES.

b.6.

DELIVERIES.

b.7.

SUBMITTALS.

b.8.

SUSTAINABLE DESIGN REQUIREMENTS

b.9.

REVIEW OF MOCKUPS.

b.10.

POSSIBLE CONFLICTS.

b.11.

COMPATIBILITY PROBLEMS.

b.12.

TIME SCHEDULES.

b.13.

WEATHER LIMITATIONS.

b.14.

MANUFACTURERS WRITTEN INSTRUCTIONS.

b.15.

WARRANTY REQUIREMENTS.

b.16.

COMPATIBILITY OF MATERIALS.

b.17.

ACCEPTABILITY OF SUBSTRATES.

b.18.

TEMPORARY FACILITIES AND CONTROLS.

b.19.

SPACE AND ACCESS LIMITATIONS.

b.20.

REGULATIONS OF AUTHORITIES HAVING JURISDICTION.

b.21.

TESTING AND INSPECTING REQUIREMENTS.

b.22.

INSTALLATION PROCEDURES.

b.23.

COORDINATION WITH OTHER WORK.

b.24.

REQUIRED PERFORMANCE RESULTS.

b.25.

PROTECTION OF ADJACENT WORK.

b.26.

PROTECTION OF CONSTRUCTION AND PERSONNEL.

c.

RECORD SIGNIFICANT CONFERENCE DISCUSSIONS, AGREEMENTS, AND DISAGREEMENTS, INCLUDING REQUIRED CORRECTIVE MEASURES AND ACTIONS. DISTRIBUTE MINUTES OF THE MEETINGS TO EACH PARTY PRESENT AND TO OTHER PARTIES REQUIRING INFORMATION.

d.

DO NOT PROCEED WITH INSTALLATION IF THE CONFERENCE CANNOT BE SUCCESSFULLY CONCLUDED. INITIATE WHATEVER ACTIONS ARE NECESSARY TO RESOLVE IMPEDIMENTS TO PERFORMANCE OF THE WORK AND RECONVENE THE CONFERENCE AT EARLIEST FEASIBLE DATE.
56.

REQUEST FOR INFORMATION (RFI) :

a.

IMMEDIATELY UPON DISCOVERY OF THE NEED FOR ADDITIONAL INFORMATION, CLARIFICATION OR INTERPRETATION OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PREPARE AND SUBMIT AN RFI IN THE FORM SPECIFIED.

a.1.

ARCHITECT WILL RETURN WITHOUT THOSE RFIs SUBMITTED TO ARCHITECT BY OTHER ENTITIES CONTROLLED BY CONTRACTOR.

a.2.

COORDINATE AND SUBMIT RFIs IN PROMPT MANNER SO AS TO AVOID DELAYS IN CONTRACTOR'S WORK OR WORK OF SUBCONTRACTORS.

b.

CONTENT OF THE RFI: INCLUDE A DETAILED, LEGIBLE DESCRIPTION OF ITEM NEEDING INFORMATION OR INTERPRETATION AND THE FOLLOWING:

b.1.

PROJECT NAME.

b.2.

PROJECT NUMBER.

b.3.

DATE.

b.4.

NAME OF CONTRACTOR.

b.5.

NAME OF ARCHITECT.

b.6.

RFI NUMBER, NUMBERED SEQUENTIALLY.

b.7.

RFI SUBJECT.

b.8.

SPECIFICATION SECTION NUMBER AND TITLE AND RELATED PARAGRAPHS, AS APPROPRIATE.

b.9.

DRAWING NUMBER AND DETAIL REFERENCES, AS APPROPRIATE.

b.10.

FIELD DIMENSIONS AND CONDITIONS, AS APPROPRIATE.

b.11.

CONTRACTOR'S SUGGESTED RESOLUTION. IF CONTRACTOR'S SUGGESTED
- SOLUTION IMPACTS THE CONTRACT TIME OR THE CONTRACT SUM, CONTRACTOR SHALL SPECIFICALLY STATE THE IMPACT IN THE RFI.

57.

CONTRACTOR'S SIGNATURE.

58.

ATTACHMENTS: INCLUDE SKETCHES, DESCRIPTIONS, MEASUREMENTS, PHOTOS, PRODUCT DATA, SHOP DRAWINGS, COORDINATION DRAWINGS, AND OTHER INFORMATION NECESSARY TO FULLY DESCRIBE ITEMS NEEDING INTERPRETATION. INCLUDE DIMENSIONS, THICKNESSES, STRUCTURAL GRID REFERENCES, AND DETAILS OF AFFECTED MATERIALS, ASSEMBLIES, AND ATTACHMENTS ON ATTACHED SKETCHES.

a.

RFI FORMS: SOFTWARE-GENERATED FORM WITH SUBSTANTIALLY THE SAME CONTENT AS INDICATED ABOVE, ACCEPTABLE TO ARCHITECT.

a.1.

ATTACHMENTS SHALL BE ELECTRONIC FILES IN PDF FORMAT.

b.

ARCHITECT'S ACTION: ARCHITECT WILL REVIEW EACH RFI, DETERMINE ACTION REQUIRED, AND RESPOND. ALLOW SEVEN (7) WORKING DAYS PER REVIEW CYCLE FOR ARCHITECT'S RESPONSE FOR EACH RFI. RFIs RECEIVED BY ARCHITECT AFTER 1:00 PM WILL BE CONSIDERED AS RECEIVED THE FOLLOWING WORKING DAY.

c.

THE FOLLOWING CONTRACTOR GENERATED RFIs WILL BE RETURNED WITHOUT ACTION:

c.1.

REQUESTS FOR APPROVAL OF SUBMITTALS.

c.2.

REQUESTS FOR APPROVAL OF SUBSTITUTIONS.

c.3.

REQUESTS FOR APPROVAL OF CONTRACTOR'S MEANS AND METHODS.

c.4.

REQUESTS FOR COORDINATION OF INFORMATION ALREADY INDICATED IN THE CONTRACT DOCUMENTS.

c.5.

REQUESTS FOR ADJUSTMENTS IN THE CONTRACT TIME OR THE CONTRACT SUM.

c.6.

REQUESTS FOR INTERPRETATION OF ARCHITECT'S ACTION ON SUBMITTALS.

c.7.

INCOMPLETE RFIs OR INACCURATELY PREPARED RFIs.

c.8.

FRIVOLOUS RFIs THAT DO NOT REQUEST INTERPRETATION OF THE CONTRACT DOCUMENTS OR REQUESTING INFORMATION THAT HAS BEEN DISCUSSED IN THE FIELD MEETINGS.

d.

IF THE ARCHITECT RECEIVES MULTIPLE FRIVOLOUS REQUESTS AS NOTED OR CAN IDENTIFY WHERE THE INFORMATION IS CLEARLY SHOWN IN THE DOCUMENTS, THE OWNER WILL DEDUCT THE HOURLY RATE OF THE ARCHITECT'S TIME FROM THE CONTRACT SUM TO REIMBURSE THE ARCHITECT. THE ARCHITECT WILL SUBMIT AN INVOICE TO THE OWNER FOR THE PAYMENT.

e.

MULTIPLE FRIVOLOUS, OR LATE IN THE CONSTRUCTION ADMINISTRATION SCHEDULE RFIs WILL BE AN INDICATION THAT THE CONTRACTOR HAS NOT PERFORMED THE DUTIES AS DESCRIBED IN THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION FOR PROPER COORDINATION AND CORRELATION.

e.1.

REQUESTS TO CLARIFY NON-COORDINATED FIELD CONDITIONS.

e.2.

REQUESTS TO CONFIRM INFORMATION ON CONTRACT DOCUMENTS OR INDICATED IN A REVIEWED SHOP-DRAWING.

f.

ARCHITECT'S ACTION MAY INCLUDE A REQUEST FOR ADDITIONAL INFORMATION, IN WHICH CASE ARCHITECT'S TIME FOR RESPONSE WILL DATE FROM TIME OF RECEIPT BY ARCHITECT OF ADDITIONAL INFORMATION.

g.

ARCHITECT'S ACTION ON RFIs THAT MAY RESULT IN A CHANGE TO THE CONTRACT TIME OR THE CONTRACT SUM MAY BE ELIGIBLE FOR CONTRACTOR TO SUBMIT CHANGE PROPOSAL ACCORDING TO CONTRACT MODIFICATION PROCEDURES. IF CONTRACTOR BELIEVES THE RFI RESPONSE WARRANTS CHANGE IN THE CONTRACT TIME OR CONTRACT SUM, NOTIFY THE ARCHITECT IN WRITING WITHIN 10 DAYS OF RECEIPT OF THE RFI RESPONSE.

h.

RFI LOG: PREPARE, MAINTAIN, AND SUBMIT A TABULAR LOG OF RFIs ORGANIZED BY THE RFI NUMBER. SUBMIT LOG WEEKLY. INCLUDE THE FOLLOWING:

h.1.

PROJECT NAME.

h.2.

NAME AND ADDRESS OF CONTRACTOR.

h.3.

NAME AND ADDRESS OF ARCHITECT.

h.4.

RFI NUMBER INCLUDING RFIs THAT WERE RETURNED WITHOUT ACTION OR WITHDRAWN.

h.5.

RFI DESCRIPTION.

h.6.

DATE THE RFI WAS SUBMITTED.

h.7.

DATE ARCHITECT'S RESPONSE WAS RECEIVED.

h.8.

IDENTIFICATION OF RELATED MINOR CHANGE IN THE WORK, CONSTRUCTION CHANGE DIRECTIVE, AND PROPOSAL REQUEST, AS APPROPRIATE.

i.

ON RECEIPT OF ARCHITECT'S ACTION, UPDATE THE RFI LOG AND IMMEDIATELY DISTRIBUTE THE RFI RESPONSE TO AFFECTED PARTIES. REVIEW RESPONSE AND NOTIFY ARCHITECT WITHIN SEVEN (7) DAYS IF CONTRACTOR DISAGREES WITH RESPONSE.

GENERAL NOTE - LIFE SAFETY (AREA OF REFUGE OR RESCUE ASSISTANCE)

1.

AN AREA OF REFUGE USED AS PART OF THE A REQUIRED ACCESSIBLE MEANS OF EGRESS HAS BEEN PROVIDED IN ACCORDANCE WITH NFPA 101; SECTION 7.5.4. THE BUILDING IS PROTECTED THROUGHOUT BY AN APPROVED, SUPERVISED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 101; SECTION 9.7, AND HAS AN ACCESSIBLE STORY THAT IS ONE OR MORE STORIES ABOVE OR BELOW A STORY OF EXIT DISCHARGE.

2.

THE DESIGNATED AREAS OF REFUGE SHALL ALL BE IDENTIFIED BY A SIGN THAT READS AS FOLLOWS: "AREA OF REFUGE" AS PER NFPA 101; SECTION 7.2.12.3.5. THE SIGN SHALL CONFORM TO THE REQUIREMENT OF ICC/ANSI A117.1 AND THE FBC - ACCESSIBILITY CODE.

3.

SIGNS SHALL ALSO BE LOCATED AS FOLLOWS:

a.

AT EACH DOOR OPENING PROVIDING ACCESS TO THE AREA OF REFUGE.

b.

AT ALL EXITS NOT PROVIDING AN ACCESSIBLE MEANS OF EGRESS AS DEFINED PER NFPA 101; SECTION 3.3.170.1.

c.

WHERE IT IS NECESSARY TO INDICATE CLEARLY THE DIRECTION TO AN AREA OF REFUGE.

4.

ALL AREAS OF REFUGE SHALL BE PROVIDED WITH A TWO-WAY COMMUNICATION SYSTEM FOR COMMUNICATION BETWEEN THE AREA OF REFUGE AND THE CENTRAL CONTROL POINT AND INSTALLED AS PER NFPA 72; SECTION 24.10.

5.

THE AREA OF REFUGE EMERGENCY COMMUNICATION SYSTEM SHALL HAVE A PATHWAY SURVIVABILITY OF LEVEL 1 (FOR LESS THAN 2 HOUR FIRE RATED CONSTRUCTION), LEVEL 2 OR LEVEL 3 AS PER NFPA 72; SECTION 24.3.13.9.1.

6.

WHEN THE AREA OF REFUGE IS NOT LOCATED WITHIN THE STAIRWELL, A TELEPHONE OR OTHER TWO-WAY COMMUNICATION SYSTEM CONNECTED TO AN APPROVED STATION SHALL BE INSTALLED AT THE DESIGNATED TRANSFER FLOORS IF THE DOORS TO THE STAIRS ARE LOCKED. REFER TO LIFE SAFETY DRAWINGS FOR ADDITIONAL INFORMATION.

The Architect of this subject is responsible to ensure that the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with this section and Chapter 635, Florida Statutes.

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BOCA WEST COUNTRY CLUB
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GENERAL NOTES

A0.01
100% DD
PLOT DATE: JANUARY 15, 2021
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