

GENERAL NOTES

THE TENANT'S CONTRACTOR IS REQUIRED TO HAVE ALL SUBCONTRACTORS REVIEW THESE NOTES PRIOR TO BIDDING AND TO FOLLOW-UP AND EXECUTE AS WRITTEN.

1. FOR CLARIFICATION PURPOSES, TENANT, CLIENT, AND OWNER ARE THE SAME PARTY. FOR CLARIFICATION PURPOSES, THE GENERAL CONTRACTOR, THE TENANT'S CONTRACTOR, AND THE CONTRACTOR ARE THE SAME PARTY. THE GENERAL CONTRACTOR WILL BE REQUIRED TO HANDLE ALL WORK IN THESE DOCUMENTS UNLESS SPECIFICALLY NOTED OTHERWISE.

2. ALL WORK MUST BE PERFORMED IN STRICT ACCORDANCE WITH ALL CODES, SUB-CODES AND BUILDING DEPARTMENTS HAVING JURISDICTION. GENERAL CONTRACTOR TO CONTACT LOCAL BUILDING OFFICIALS FOR SPECIFIC REQUIREMENTS FOR THIS RETAIL USE.

3. THIS SHEET IS PART OF AN ENTIRE SET OF DUCMENTS WHICH CONSISTS OF SHEETS ALL INDICATED ON THE DRAWING LIST. THE TENANT'S CONSTRUCTION MANAGER IS RESPONSIBLE FOR ALL COORDINATION BETWEEN SUBCONTRACTORS BASED ON THE ENTIRE SET OF DOCUMENTS. NO EXTRA COMPENSATION WILL BE GIVEN TO A BIDDER OR SUPPLIER WHO HAS BID FROM AN INCOMPLETE SET OF CONSTRUCTION DOCUMENTS. IN CASE OF INCONSISTENCIES OR DISCREPANCIES BETWEEN DRAWING AND MOST STRINGENT NOTE OR CONDITION SHALL APPLY AND THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF SUCH DISCREPANCIES.

4. DO NO SCALE THESE DRAWINGS.

5. DO NOT ALTER THESE DRAWINGS IN ANY WAY WITHOUT WRITTEN AUTHORIZATION FROM ARCHITECT.

6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO STARTING CONSTRUCTION. CONDITIONS SHOWN ON THESE DOCUMENTS ARE BASED ON INFORMATION OBTAINED FROM SITE VISITS PRIOR TO DEMOLITION.

7. THE GENERAL CONTRACTOR SHALL VISIT AND CAREFULLY EXAMINE THE AREAS AFFECTED BY THIS WORK TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND WITH THE DIFFICULTIES THAT WILL AFFECT THE EXECUTION OF THIS WORK. THE CONTRACTOR SHALL PERFORM THIS PRIOR TO SUBMITTING PROPOSAL. SUBMISSION OF PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT, OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE. THE CONTRACTOR SHALL NOTIFY BARTELUCE ARCHITECTS OF ANY AND ALL DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS VERBALLY AND IN WRITING BEFORE PROCEEDING WITH WORK. FAILURE TO GIVE NOTICE WILL CAUSE THE CONTRACTOR TO BE HELD RESPONSIBLE FOR THE RESULTS OF SUCH ERRORS, DISCREPANICES OR OMISSIONS AND THE COST OF RECTIFYING THE SAME.

8. THE GENERAL CONTRACTOR SHALL HAVE AT ALL TIMES, AT THE PREMISES, OWNER APPROVED WORKING DRAWINGS (IF APPLICABLE) AND BUILDING DEPARTMENT APPROVED PERMIT DRAWINGS.

9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING A CURRENT SET OF CONSTRUCTION DOCUMENTS ON SITE DURING CONSTRUCTION. THE CONTRACTOR SHALL INDICATE ON THESE PLANS ALL APPROVED CHANGES TO THE WORK DESCRIBED ON THESE DRAWINGS. THIS SHALL BE TURNED OVER TO THE OWNER WHEN THE PROJECT IS COMPLETE.

10. THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE A LIST OF ALL SUBCONTRACTORS TO BE USED AND SUBMIT THIS LIST TO THE OWNER AND ARCHITECT WITHIN (10) WORKING DAYS OF CONTRACT AWARD.

11. THE GENERAL CONTRACTOR IS TO ARRANGE WITH THE OWNER OF THE BUILDING, WHERE BUILDING EQUIPMENT AND MATERIALS ARE TO BE LOCATED AND HOW TRUCK TRAFFIC IS TO BE ROUTED TO AND FROM THE BUILDING. EACH CONTRACTOR AND SUBCONTRACTOR PARTICIPATING IN THE PERFORMANCE OF TENANT WORK SHALL MAKE APPROPRIATE ARRANGEMENTS WITH LANDLORD FOR HOISTING MATERIAL AND SHALL OBTAIN APPROVAL FROM OWNER FOR ANY SPACE OUTSIDE OF THE DEMISED PREMISES WITHIN THE BUILDING WHICH SUCH CONTRACTOR OR SUBCONTRACTOR DESIRES TO USE FOR STORAGE, HANDLING AND MOVING OF ITS MATERIALS AND EQUIPMENT AS WELL AS FOR THE LOCATION OF ANY FIELD OFFICE OR FACILITIES FOR ITS PERSONNEL.

12. THE CONTRACTORS AND SUBCONTRACTORS PARTICIPATING IN THE PERFORMANCE OF THE TENANT'S WORK SHALL REMOVE AND DISPOSE OF, AT LEAST ONCE A WEEK AND MORE REQUENTLY AS OWNER MAY DIRECT, ALL DEBRIS AND RUBBISH CAUSED BY OR RESULTING FROM THE PERFORMANCE OFF TENANT'S WORK. UPON COMPLETION THEREOR, ALL TEMPORARY STRUCTURES, SURPLUS MATERIALS, DEBRIS AND RUBBISH OF WHATEVER KIND REMAINING IN THE SHOPPING CENTER OR BUILDING (AS APPLICABLE) WHICH HAS BEEN BROUGHT IN OR CREATED BY THE CONTRACTOR AND SUBCONTRACTORS IN THE PERFORMANCE OF THE TENANT'S WORK MUST BE REMOVED. THE GENERAL CONTRACTOR MUST MAINTAIN A CLEAR PATH OF REGRESS FROM THE PREMISES FREE FROM TRASH AND RUBBISH AT ALL TIMES.

13. ALL REMOVAL OF CONSTRUCTION DEBRIS SHALL BE PLACED IN AN APPROVED DUMPING SITE TO BE INCLUDED IN THE GENERAL CONTRACTOR'S WORK.

14. NO WOD OR COMBUSTIBLE MATERIAL SHALL BE USED ABOVE THE SUSPENDED CEILING UNLESS NONCOMBUSTIBLE LUMBER IS USED AND IS SPECIFICALLY ALLOWED BY LOCAL BUILDING CODES, THE FIRE MARSHALL AND ALL AGENCIES HAVING JURISDICTION. IF FIRE RETARDANT TREATED WOOD IS REQUIRED FOR FIXTURING ITEMS, THE CONTRACTOR IS RESPONSIBLE FOR EXECUTING THIS WORK AS PER BUILDING OFFICIALS' REQUIREMENTS. THE WOOD MUST BEAR THE U.L. APPROVAL AND MILL STAMP INDICATING IT WAS PROPERLY TREATED.

15. NO MATERIAL SUBSTITUTIONS WILL BE ALLOWED UNLESS SUBMITTED IN WRITING TO THE ARCHITECT FOR APPROVAL IN WRITING IN ACCORDANCE WITH SECTION 01600. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SUBMITTING (2) SAMPLES OF EACH SUBSTITUTION. NOTIFICATION OF INTENT TO MAKE SUBSTITUTIONS MUST BE SUBMITTED WITHIN (10) WORKING DAYS OF CONTRACT AWARD.

16. THE GENERAL CONTRACTOR (ON BEHALF OF THE CLIENT) SHALL APPLY FOR OR SWITCH NAME FROM PRIOR TENANT (IF APPLICABLE) FOR ALL UTILITY METERS AND NOTIFY THE UTILITY COMPANY(S) OF THE NAME, ADDRESS AND PHONE NUMBER(S) OF THE CLIENT, FOR PERMANENT OR NEW SERVICE.

17. THE GENERAL CONTRACTOR OR THE MILLWORK FIXTURE CONTRACTOR BASED ON THE SPECIFIC CONTRACTOR SUPPLYING THE MILLWORK OR FITURES IS TO PROVIDE SHOP DRAWINGS OF ALL MILLWORK AND FIXTURES, PRIOR TO START OF CONSTRUCTION, FOR APPROVAL BY THE OWNER'S ARCHITECT.

18. THE GENERAL CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR THE PREMISES TO BE ALTERED UNTIL COMPLETION AND ACCEPTANCE OF THE WORK. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS AND ASSUMED RESPONSIBILITIES FOR ANY INJURIES OF PERSONS AND DAMAGE TO PROPERTY ON OR ADJACENT TO THE WORK UNDER THIS CONTRACT.

19 THE STRUCTURAL SYSTEM OF THE BUILDING HAS BEEN DESIGNED TO CARRY A MAXIMUM LIVE LOAD AS SPECIFIED IN THE OWNER'S CONSTRUCTION DOCUMENTS. THE LOAD IMPOSED BY ANY OF THE TENANT'S WORK ON A TEMPORARY OR PERMANENT BASIS SHALL NOT EXCEED SUCH SPECIFIED LOADS.

20. THE GENERAL CONTRACTOR SHALL VERIFY WITH THE OWER ALL ITEMS BY OTHERS AND SHALL BE AVAILABLE TO RECEIVE DELIVERY AND ASSIST IN INSTALLATION OF ALL EQUIPMENT AND FIXTURES PROVIDED BY TENANT.

21. CONTRACTOR TO CHECK IN AND VERIFY ALL SHIPMENTS OF OWNER FURNISHED MATERIALS. THIS INCLUDES OPENING ALL BOXES OF EACH SHIPMENT AND VERIFYING THEIR CONTENTS AGAINST PACKING LISTS AND THEN NOTIFYING TENANT OF ALL BACK ORDERS OR SHORT AGES WITHIN 48 HOURS OF RECEIVING SHIPMENT. IF THIS IS NOT DONE THE CONTRACTOR WILL BEAR THE COSTS OF ANY EXPEDITED FREIGHT CHARGES TO MEET CONSTRUCTION SCHEDULE.

22. WORK SCHEDULED TO BE SUPPLIED BY OWNER, BUT INSTALLED UNDER THIS CONTRACT MEANS THAT APPLICABLE ITEMS WILL BE DELIVERED BY OWNER TO THE CONTRACTOR AT THE JOB SITE. THE SUBSEQUENT POSSESSION, PROTECTION, INSURANCE FOR A COMPLETE INSTALLATION OF THE AFFECTED ITEMS IS THE CONTRACTOR'S RESPONSIBILITY. REPORT IMMEDIATELY TO THE OWNWER ANY DEFECT IN DELIVERED ITEMS.

23. WORK SCHEDULED TO BE SUPPLIED AND INSTALLED BY OWNER'S VENDOR UNDER THIS CONTRACT MEANS THAT APPLICABLE ITEMS WILL BE DELIVERED AND INSTALLED AT THE JOBSITE UNDER THE SUPERVISION OF THE GENERAL CONTRACTOR.

24. THE GENERAL CONTRACTOR WILL BE REQUIRED TO PROTECT ALL NEUTRAL PIERS, OWNER'S AND ADJACENT TENANT CONSTRUCTION IF ADJACENT TO THIS TENANT'S WORK, AND MAKE ANY AND ALL REQUIRED REPARIS TO THE STAISFACTION OF THE OWER AND/OR THE TENANT IF THIS WORK IS DAMANGED.

25. PROVIDE PEDESTRIAN PROTECTION BARRICADES AND/OR CANOPIES AS REQUIRED BY THE OWNER, OR AS NECESSARY FOR PEDESTRIAN SAFETY.

26. TENANT'S WORK SHALL BE COORDINATED WITH THAT OF OWNER AND OTHER TENANTS IN THE BUILDING TO SUCH EXTENT THAT TENANT'S WORK WILL NOT INTERFERE WITH OR DELAY COMPLETION OF OTHER CONSTRUCTION WORK IN THE BUILDING.

27. ALL WOOD TO BE USED IN CONSTRUCTION SHALL BE FIRE RETARDANT TREATED WOOD AS REQUIRED BY CODE.

28. THE GENERAL CONTRACTOR SHALL KEEP ALL HANDBOOKS, PAPERWORK, AND KEYS IN A MARKED ENVELOPE; ALL KEYS ARE TO BE TAGGED WITH PROPER LOCATIONS. THIS ENVELOPE SHOULD BE TURNED OVER TO THE OWNER REPRESENTATIVE WITH THE CERTIFICATE OF OCCUPANCY, LIEN WAIVERS, WARRANTIES, GUARANTEES, AND EQUIPMENT OPERATION MANUALS. INCLUDED WITH THIS INFORMATION IS TO BE A LIST OF ALL SUCONTRACTORS WITH TELEPHONE NUMBERS.

29. THE OWNER'S ARCHITECT, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK, ALTER, ADD TO, OR DEDUCT FROM THE CONTRACT WORK. THE CONTRACT SUM SHALL BE ADJUSTED ACCORDINLY, AND SUCH COSTS SHALL BE COMPETITIVE WITH LOCAL CONSTRUCTION COSTS.

30. NO OWNER EXTRAS FOR COSTS CAN BE AUTHORIZED UNLESS APPROVED IN WRITING BY THE ARCHITECT, THE OWNER PROJECT MANAGER, OR THE OWNER. ANY ISSUANCE OF CREDITS TO BE CALCULATED BASED ON COMPETITIVE RATES AND EQUIPMENT COSTS APPROVED BY THE ARCHITECT, THE OWNER'S CONSTRUCTION REPRESENTATIVE FOR THE OWNER.

31. THIS PROJECT HAS BEEN DESIGNED AND IS TO BE CONSTRUCTED TO MEET THE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

32. ALL ENTRANCE/EXIT DOORS TO HAVE A SIGN INSTALLED WHICH READS "THIS DOOR MUST REMAIN UNLOCKED + OPENED DURING BUSINESS HOURS."

33. IN THE EVENT OF ASBESTOS, GENERAL CONTRACTOR SHALL TAKE APPROPRIATE CONTINUOUS MEASURES TO PREVENT THE POTENTIAL HAZARD OF EXPOSURE TO AIRBORNE, ASBESTOS, SUCH MEASURES SHALL FOLLOW THE PROCEDURES, METHODS AND REGULATIONS OF APPLICABLE FEDERAL, STATE, AND LOCAL AGENCIES

ABBREVIATIONS

AC	AIR CONDITIONING	FD	FLOOR DRAIN	SC	SEALED CONCRETE
AB	ANCHOR BOLT	FEX	FIRE EXTINGUISHER	SECT	SECTION
ACT	ACOUSTICAL TILE	FFE	FINISHED FLOOR ELEVATION	SS	STAINLESS STEEL
AD	ACCESS DOOR	FHS	FIRE HOSE STATION	SSB	STAINLESS STEEL CEILING
ADD	ADDENDUM	FIN	FINISH (ED)	STL	STEEL
ADH	ADHESIVE	FLCO	FLOOR CLEAN OUT	STRUCT	STRUCTURE
ADJ	ADJACENT	FLG	FLASHING	SUSP	SUSPENDED
ADJUST	ADJUSTABLE	FLR (G)	FLOOR (ING)		
AFF	ABOVE FINISHED FLOOR			T	TOILET
AL	ALUMINUM			TBD	TACKBOARD
ANOD	ANODIZED	GA	GAUGE	TEMP	TEMPORARY
APPROX	APPROXIMATELY (LY)	GALV	GALVANIZED	TT	TERAZZO TILE
ARCH	ARCHITECT (URAL)	GL	GLASS	TWS	TACKLEWALL SURFACE
ASPH	ASPHALT	GYP BD	GYPSPUM BOARD	TYP	TYPICAL
AUTO	AUTOMATIC				
		HDW	HARDWARE	UNO	UNLESS OTHERWISE NOTED
BD	BOARD	HM	HOLLOW METAL	UTL	UTILITY
BET	BETWEEN	HORIZ	HORIZONTAL	UR	URINAL
BLDG	BUILDING	HP	HIGH POINT		
BLK (G)	BLOCK (ING)	HR	HOUR	VCT	VINYL COMPOSITION TILE
BM	BEAM OR BENCH MARK	HVAC	HEATING, VENTILATION, AC	VF	VERIFY IN FIELD
BOT	BOTTOM	HW	HOT WATER		
BRG	BEARING			WC	WATER CLOSET
BS	BOTH SIDES			WD	WOOD
BO	BOTTOM OF	IN"	INCH	WP	WORK PAINT
		INSUL	INSULATION	WR	WATER RESISTANT
CA	COLUMN ABOVE	INT	INTERIOR	WWF	WELDED WIRE FABRIC
CB	COLUMN BELOW				
CIPC	CAST-IN-PLACE CONCRETE	JC	JANITOR CLOSET		
C/JCT	CONTROL JOINT	JT	JOINT		
CLB	CEILING				
CLO	CLOSET	LAM	LAMINATE		
CLR	CLEAR (ANCE)	LAV	LAVATORY		
CMU	(S) CONCRETE MASONRY	LP	LOW POINT		
CNTR	CENTER	LT	LIGHT		
COL	COLUMN				
CONC	CONCRETE	MATL	MATERIAL		
CONST	CONSTRUCTION	MECH	MECHANICAL ROOM		
CONT	CONTINUOUS/CONTINUE	MIN	MINIMUM		
CONTR	CONTRACT (OR)	MTD	MOUNTED		
COORD	COORDINATE				
CORR	CORRUGATED	NOM	NOMINAL		
CPT	CARPET (ED)	NTS	NOT TO SCALE		
CT	CERAMIC TILE				
CW	COLD WATER	OC	ON CENTER		
CWX	CASEWORK	OD	OUTSIDE DIAMETER		
CX	CONNECTION	OH	OVERHEAD		
		OPNG	OPENING		
		OPP	OPPOSITE		
D	DEEP/DEPTH				
DBL	DOUBLE	PA	POST ABOVE		
DIAM	DIAMETER	PAR	PARALLEL		
DN	DIMENSION	PCC	PRECAS CONCRETE		
DL	DEAD LOAD	PE	PORTABLE EXTINGUISHER		
DN	DOWN	PL	PLASTIC LAMINATE		
DP	DAMP PROOFING	PLT	PORCELAIN TILE		
DS	DOWN SPOUT	PLY	PLYWOOD		
DTL	DETAIL	PREFIN	PREFINISHED		
DWG	DRAWING				
		QPP	OPPOSITE		
		QTY	QUANTITY		
E	EXISTING				
EA	EACH	RCF	REFLECTED CEILING PLAN		
EL	EXPANSION JOINT	RD	ROOF DRAIN		
ELEC	ELECTRIC (AL)	RE	REFERS TO		
ENC	ENCLOSE (URE)	RM	ROOM		
ENT	ENTRANCE	RO	ROUGH OPENING		
EP	ELECTRICAL PANEL BOARD				

DRAWING LIST

GENERAL INFORMATION

T001 TITLE SHEET
T002 SYMBOLS + DRAWING LIST

CONCEPT

C001 SITE + ENVIRONMENTAL ANALYSIS
C002 PROGRAM DIAGRAMS
C003 EXTERIOR RENDERING
C004 INTERIOR RENDERING
C005 INTERIOR RENDERING
C006 RENDERINGS

ARCHITECTURAL

A001 SITE PLAN - URBAN MORPHOLOGY
A002 FIELD PLAN
A003 SITE PLAN
A101 LEVEL -2 FLOOR PLAN
A102 LEVEL 1 FLOOR PLAN
A103 LEVEL 2 FLOOR PLAN
A104 ROOF PLAN + DRAINAGE
A105 LEVEL -1 RCP
A106 LEVEL 1 + 2 RCP
A200 BUILDING ELEVATIONS
A300 BUILDING SECTIONS
A301 WALL SECTIONS
A400 WALL + ROOF SECTION DETAILS
A401 WALL + ROOF SECTION DETAILS
A500 MATERIAL MAP

STRUCTURAL

S100 STRUCUTRAL AXONOMETRIC
S101 STRUCTURAL PLAN LEVEL -2
S102 STRUCTURAL PLAN LEVEL 1 + 2
S200 STRUCTURAL BUILDING SECTIONS
S300 STRUCTURAL DETAILS

MECHANICAL

MEP100 RISER DIAGRAMS
M100 MECHANICAL NOTES + SECTION
M102 MECHANICAL PLAN LEVEL -2
M103 MECHANICAL PLAN LEVEL 1 + 2

EGRESS

E 101 EGRESS PLAN LEVEL -2
E 102 EGRESS PLANS LEVEL 1 + 2

SYMBOLS LEGEND

ANNOTATIONS

	SECTION NUMBER		ROOM TAG
	ELEVATION NUMBER		VERTEX LABEL WITH COORDINATES
	DETAIL NUMBER		STRUCTURE ELEVATION CHANGE
	ELEVATION MARKER		CEILING FINISH CEILING HEIGHT

COMMON HATCHES

	STEEL		GRAVEL
	CONCRETE		EARTH
	RIGID INSULATION		DRAINAGE

