

	1	2	3	4	5	6		
A	<p>1. The General Contractor Shall Be Responsible For Obtaining All Required Permits Prior To Construction.</p> <p>2. The Contract Documents Consist Of Drawings Listed On Sheet A0.</p> <p>3. The Contract Documents Are Instruments Of Service And Shall Remain The Property Of RM Sovich Architecture (The Architect) Whether The Project For Which They Are Prepared Is Executed Or Not. The Contract Documents Shall Not Be Used By Owner Or Tenant For Other Projects Or Extensions To The Project Nor Are They To Be Modified In Any Manner Whatsoever Except By Agreement In Writing With The Appropriate Compensation To The Architect.</p> <p>4. The Work Will Conform With The Requirements Of All Agencies Having Jurisdiction.</p> <p>5. "Owner" Means As Per Title Block Or Representative.</p> <p>6. "Furnish" Means Supply Only. Installation Is Not Part Of This Contract.</p> <p>7. "Provide" Means Furnish And Install, Complete And In Place.</p> <p>8. "Similar" Means Comparable Characteristics For Conditions Noted. Contractor To Verify Dimensions.</p> <p>9. "Typical" Means Identical For Conditions Noted.</p> <p>10. Do Not Scale Drawings, Dimensions Govern. Verify Dimension With Field Conditions. If Discrepancies Are Discovered Between Field Conditions And Drawings Or Between Drawings, Contact The Architect For Resolution Before Proceeding.</p>	<p>23. Contractor Shall Provide Manufacturer's Specifications Installation Instruction, Shop Drawings & Samples For Review And Approval Of All Materials And Methods To Be Used Prior To Ordering Or Proceeding With The Work.</p> <p>24. Contractor Shall Follow Manufacturer's Recommended Specifications And Installation Procedures. If These Are Contrary To The Contract Documents, Contractor Shall Notify RM Sovich Architecture, In Writing Immediately To Resolve Discrepancies Prior To Proceeding.</p> <p>25. Exercise Extreme Care And Precaution During Construction Of The Work To Minimize Disturbances To Adjacent Tenants And Their Occupants, Property, Public Thoroughfares, Etc. Contractor Shall Take Precautions And Be Responsible For The Safety Of All Building Occupants From Construction Procedures.</p> <p>26. Within Five (5) Days From Contract Date, Prepare And Submit To Owner & RM Sovich Architecture A Progress Schedule For The Work, With Sub-schedules Of Related Activities Which May Affect The Progress.</p> <p>27. Abbreviations Used In Referring To Standards That Apply To The Work Include, But Are Not Necessarily Limited To The Following:</p> <p>A. American Society Of Testing Materials (ASTM) B. American Institute Of Steel Construction (AISC) C. American Welding Society (AWS) D. American Concrete Institute (ACI) E. American National Standards Institute (ANSI) F. Architectural Aluminium Manufacturer's Association (AAMA) G. Aluminium Association, Inc. (AA) H. Concrete Reinforcing Steel Institute (CRSI) I. National Association Of Architectural Metal Manufacturer's (NAAMM) J. National Fire Protection Association (NFPA) K. National Woodwork Manufacturer's Association (NWMA) L. Woodwork Institute Of America (WIA) M. Architectural Woodwork Institute (AWI)</p> <p>28. Dimensions Noted On Drawings Shall Take Precedence Over Scaled Dimensions. Detail Drawings Take Precedence Over Drawings On A Smaller Scale. Should The Contractor At Any Time Discover An Error In A Drawing Or Specification, Or Discrepancy Or Variation Between Dimensions Or Other Information, He Shall Not Proceed With The Work Affected Until Clarification Has Been Made.</p> <p>29. The Finished Work Shall Be Firm Well Anchored, In True Alignment, Plumb, Level, With Smooth, Clean, Uniform Appearance Without Waves, Distortions, Holes, Marks, Cracks, Stains, Or Discolouration. Joints Shall Be Close Fitting, Neat And Well Scribed. The Finish Shall Not Present Hazardous, Unsafe Corners. All Work Shall Have The Provision For Expansion, Contraction, And Shrinkage As Necessary To Prevent Crack, Buckling And Warping Due To Temperature And Humidity Conditions.</p> <p>30. Attachments, Connections, Or Fastenings Of Any Nature Are To Be Properly And Permanently Secured In Conformance With Standards Established By, But Not Limited To, Those Referenced In General Note 27. Contractor Is Responsible For Improving Them Accordingly. The Drawings Show Only Special Conditions To Assist The Contractor, They Do Not Illustrate Every Such Detail.</p> <p>31. The Contractor Is Responsible For Verifying The Dimensions And Elevations At The Site. The Contractor And Sub Contractors Shall Co-ordinate The Layout And Exact Location Of All Partitions, Doors, Electrical/Telephone Outlets, Light Switches And Thermostats With The Architect In The Field Before Proceeding With Construction.</p> <p>32. The Contractor Shall Co-ordinate Architectural And Structural Clearances For Accessibility Of Millwork, Equipment And Mechanical And Electrical Systems. No Allowance Of Any Kind Will Be Made For The Contractor's Negligence To Foresee Means Of Installing Equipment Into Position Inside Structures.</p> <p>33. No Work Defective In Construction Or Quality Or Deficient In Any Requirements Of Drawings And/Or Specifications Will Be Acceptable In Consequence Of Owner's Or Architect's Failure To Discover Or To Point Out Defects Or Deficiencies During Construction. Defective Work Revealed Within Required Time Guarantees Shall Be Replaced By Work Conforming With Intent Of Contract. No Payment Whether Partial Or Final, Shall Be Construed As An Acceptance Of Defective Work Or Improper Materials.</p> <p>34. Materials And Workmanship Specified By The Reference To Number Symbol, To Title Of A Specification Such As Commercial Standards, Federal Specification, Trade Association Standard, Or Other Similar Standard, Shall Comply With Requirements In Latest Edition Or Revision Thereof And With Any Amendment Or Supplement Thereto In Effect On Date Of Origin Of This Project's Contract Documents. Such Standard, Except As Modified Herein, Shall Have Full Force And Effects As Though Printed In Contract Documents.</p>	<p>35. Contractor Shall Waive "Common Practice" And Common Usage" As Construction Criteria Wherever Details And Contract Documents Of Governing Codes, Ordinances, Etc. Require Greater Quantity Or Better Quality Than Common Practice Or Common Usage Would Require.</p> <p>36. Contractor Shall Order And Schedule Delivery Of Materials In Ample Time To Avoid Delays In Construction. If An Item Is Found To Be Unavailable, Contractor Shall Notify The Architect Immediately To Allow The Architect A Reasonable Amount Of Time To Select A Suitable Substitute.</p> <p>37. If At Any Time Before Commencement Of Work, Or During Progress Thereof, Contractor's Methods, Equipment Or Appliances Are Inefficient Or Inappropriate For Securing Quality Of Work, Or Rate Of Progress Intended By Contract Documents, Owners May Order Contractor To Improve Their Quality Or Increase Their Efficiency. This Will Not Relieve Contractor Of His Sureties From Their Obligations To Secure Quality Work And Rate Of Progress Specified In Contract.</p> <p>38. With Reference To Ceilings, Contractor Shall Co-ordinate With All Trades Involved And Prepare Composite Shop Drawings To Insure Clearances For Fixtures, Ducts, Ceilings, Etc., Necessary To Maintain The Specified Finish Ceiling Height Above The Finish Floor As Noted On The Drawings. Clarify Conflicts With The Architect.</p> <p>39. RM Sovich Architecture, Acting As The Owner's Designated Agent For Designing This Project, Will Exercise Sole Authority For Determining Conformance Of Materials, Equipment And Systems With The Intent Of The Design. Review And Acceptance Of All Items Proposed By Contractor For Incorporation Into This Work Will Be Completed By The Architect. This Function Of The Architect Will Apply Both To Contract As Initially Signed, And To The Changes To Contract By Modification During Progress Of Work.</p> <p>40. Reference To Makes, Brands, Models, Etc. Is To Establish Type And Quality Desired. Substitution Of Acceptable Equals Will Not Be Permitted Unless Specifically Noted. Substitutions Must Be Submitted To Owner And Architect For Approval.</p> <p>41. With Regard To Core Drilled Slab Openings, Contractor Shall Submit A Drawing Showing The Location And Size Of All Openings To The Building Owner's Representative For Review By The Owner's Structural Engineer. The Following Procedure Shall Be Effected:</p> <p>A. Openings Shall Not Be Closer Than 2'-0" From The Face Of Any Column.</p> <p>B. Openings Shall Be A Maximum Of 6" In Diameter And Shall Not Be Placed Closer Than 2'-0" On Center.</p> <p>C. Openings Shall Not Be Permitted Either Horizontally Or Vertically Through Beams.</p> <p>D. Openings Shall Not Be Cored Until It Is Determined That The Reinforcing Or Tendons Will Not Be Damaged.</p> <p>E. Openings And/Or Damaged Areas Shall Then Be Patched With Non-shrink Grout. In Areas Subject To Moisture Such As Restrooms, Pantries, Janitor Closets, Garages, Etc. The Non Shrink Grout Shall Be Placed At The Lower Half Of The Opening And The Upper Half Of The Opening Then Filled Joint Sealer As Used In Base Building Construction. Be Co-ordinated With The Owner.</p>	<p>47. Contractor To Ensure That All Gas Lines Are Turned Off Before Removing, Cutting Or Capping Existing Piping.</p> <p>48. Contractor To Determine Adequacy Of The Existing Hvac Units. Upon Completion Of Construction, G.c. To Rebalance Entire Space If Applicable.</p> <p>49. Contractor Shall Provide Maintenance Spec For All Finishes.</p> <p>50. Contractor Shall Provide 1 Year Warranty On All Work.</p> <p>51. Contractor Shall Submit To RM Sovich Architecture All Equipment Cut Sheets, Custom Millwork Shop Drawings, Design Build And Ordinances And Shall Receive Verification Of Inspection And Approval Drawings, Hardware Etc To Be Used On This Project For Approval.</p> <p>52. If Applicable, Contractor To Ensure That Fire Suppression System Shall Comply With All Applicable Codes And Ordinances And Shall Receive Verification Of Inspection And Approval.</p> <p>53. Contractor Is Responsible For The Safety, Actions And Conduct Of His Employees And His Subcontractors' Employees While In The Project Area, Adjacent Areas And In The Building And Its Vicinity.</p> <p>54. Requests To Substitute Any Product, Technique, Or Material Shall Be Submitted In Writing To Architect For Approval. Samples, Product Information, And Drawings Shall Be Required Prior To Substitution Approval. Proposed Substitution Shall Be Of Equal Quality And Performance Specification To That Originally Specified.</p> <p>55. All Workmanship, Material, And Equipment Shall Be Guaranteed For One Year From Date Of Owner Acceptance. Any Failure Or Deterioration Within This Period Shall Be Corrected By The Contractor At The Contractor's Expense.</p>	<p>The following general notes shall be adhered to during construction:</p> <p>1. Guards for stairs, landings, balconies, corridors, passageways, floor or roof openings, ramps, aisles, porches or mezzanines that are more than 30 inches above grade shall be provided with guardrails which are at least 42 inches high as per section 7-2.2.4.5.2, NFPA 101.</p> <p>2. Guards for the landing higher than 30 inches above the floor shall conform to 42 inch minimum height so that a 4 inch diameter sphere cannot pass per section 7-2.2.4.5.2, NFPA 101.</p> <p>3. Ramp(s) shall conform to the slope, integrity and handrail requirements of section 7-2.5, NFPA 101.</p> <p>4. HVAC systems greater than 2000 CFM and 25,000 cubic feet in volume shall comply with the duct detecting provisions of section 4-4 of NFPA 90A. Installing contractor shall provide all necessary equipment/materials necessary for final acceptance testing.</p> <p>5. Every bathroom door lock shall be designed to permit opening of the locked door from the outside in an emergency. The opening device shall be readily accessible to the staff.</p> <p>6. Minimum clear width of corridors and passageways shall be 72 inches.</p> <p>7. Provide portable fire extinguishers as per NFPA 10.</p> <p>8. Stairs shall conform to the requirements of section 7-2.2, NFPA 101 which include, but are not limited to the following:</p> <p>A. Riser height - 7 inch maximum B. Tread Depth - 11 inch minimum (clear of nosing) C. Head Room - 6 feet 8 inch minimum. D. Handrails - 34 inches to 38 inches above tread surface. E. Width - 44 inches minimum. F. Guardrails - 42 inches high.</p> <p>9. Exit door locks, if provided, shall not require the use of a key, tool, special knowledge or effort for operation within a building, per section 7-2.1.5.2, NFPA 101.</p> <p>10. A separate permit is required for any alterations to the sprinkler system. Four (4) sets of shop drawings of the proposed automatic sprinkler system or alterations shall be submitted to and approved by this office prior to installation per section 1-7.1, NFPA 72.</p>	A		
B	<p>11. Horizontal Dimensions Indicated Are To/From Finish Face Of Construction, Unless Otherwise Noted.</p> <p>12. Vertical Dimensions Are From Top Of Floor Slab, Except Where Noted To Be From Above The Finish Of Floor (A.F.F.)</p> <p>13. Dimensions Are Not Adjustable Without Approval Of The Architect Unless Noted (+/-).</p> <p>14. All Work Shall Be Erected And Installed Plumb, Level Space And True, And In Proper Alignment.</p> <p>15. Cut And Fit Components For Alterations Of Existing Work And Installation Of New Work. Patch Disturbed Areas To Match Adjacent Materials And Finishes.</p> <p>16. Patch And Repair All Fireproofing Damaged Or Removed During Performance Of The Work. Fireproof</p> <p>17. Co-ordinate And Provide Blocking/Backing In Partitions Behind All Wall Mounted Millwork, Shelving, And Standards. All Concealed Wood To Be Fire Rated.</p>						B	
C	<p>18. Contractor Shall Be Responsible To Coordinate Construction With Owner Furnished Items. Contractor Shall Provide Necessary Protection Of Owner Items.</p> <p>19. Contractor Shall Be Responsible For Checking Contract Documents, Field Conditions And Dimensions For Accuracy And Confirming That Work Is Buildable As Shown Before Proceeding With Construction. Clarifications Regarding Any Conflicts Shall Be Approved Prior To Related Work Being Started. The Contractor Shall Notify The Owner In Writing Of Any Deficiencies In Base Building Work Prior To The Commencement Of This Work. Any Unreported Deficiencies Will Become The Responsibility Of The Contractor To Correct.</p>						C	
D	<p>20. Contractor Shall Verify That No Conflicts Exist In Locations Of Any And All Mechanical, Telephone, Electrical, Plumbing And Sprinkler Equipment (To Include All Piping, Ductwork And Conduit) And That All Required Clearances For Installation And Maintenance Of The Above Equipment Are Provided. Elements To Be Exposed Or Concealed Shall Be Determined And Reviewed By The Architect Prior To Proceeding With Construction.</p> <p>21. General Contractor Is Responsible For And Shall Provide Protection For Any Existing Finishes Including Elevators, Lobbies And Corridors Of The Base Building. Any Repair To Existing Areas Are Not Part Of This Project Or Contract Unless Noted.</p> <p>22. Mechanical, Electrical, Plumbing & Fire Protection Systems, Shop Drawings And Layouts Shall Be Submitted As Soon As Possible After Award Of Contract To The Owner & RM Sovich Architecture. Allowing 5 Working Days For Review. No Construction Shall Proceed Until Approval Of These Drawings Has Been Received By Contractor.</p>						D	
	GENERAL NOTES					D6		
E						MOUNTING HEIGHTS OF FIXTURES SCALE: 3/8" = 1'-0"		E6
	1	2	3	4	5	6		

RM SOVICH ARCHITECTURE

3600 O'DONNELL STREET SUITE 240 BALTIMORE MARYLAND 21224
TEL 410.327.7971
FAX 410.327.7972

Design Team

Architect:
RM Sovich Architecture
3600 O' Donnell street, Suite 240
Baltimore, MD 21224
T: 410 327 7971
F: 410 327 7972
office@rmsarchitecture.com

Contractor

St. Paul
Episcopal Church
201 Allison Street, NW
Wahsington, DC 20011

NO.	DATE	REVISION
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PROJECT #13038

General Notes

A0001

NOTE:
DO NOT SCALE DRAWINGS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE INSTALLATION.

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Bid set: 01/09/2014