DIMENSIONS ARE SHOWN FOR OPENINGS FROM EDGE OF R.O. TO EDGE OF R.O. FOR MASONRY CONSTRUCTION OR TO CENTERLINE OF OPENING FOR FRAMED CONSSTRUCTION UNLESS NOTED OTHERWISE

3. TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF THE DESIGN OF THE PROJECT COMPLIES WITH THE APPLICABLE PROVISIONS OR REQUIREMENTS OF LOCAL CODES AND STANDARDS.

4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONARY MEASURES TO PROTECT THE PUBLIC AND ADJACENT PROPERTIES FROM DAMAGE THROUGHOUT

5. ANY EXISTING UTILITIES TO BE ABANDONED SHALL BE PROPERLY DISCONNECTED,

PLUGGED, OR CAPPED AS REQUIRED BY CODE OR SOUND CONSTRUCTION PRACTICE. 6. DISRUPTED ELECTRICAL AND WATER LINES RE-ROUTED DURING PROJECT

CONSTRUCTION ARE TO REMAIN IN CONTINUOUS SERVICE. ALL EXISTING UTILITIES AND CITY SERVICES ARE TO BE MAINTAINED, KEPT IN SERVICE, AND PROTECTED AGAINST DAMAGE DURING CONSTRUCTION.

. THESE DRAWINGS ARE DIAGRAMMATIC AND SHALL NOT BE SCALED. ADDITIONAL DATA SHALL BE FROM THE ARCHITECT THROUGH WRITTEN CLARIFICATION ONLY. VERIFY ALL EXISTING CONDITIONS, ELEVATIONS, AND DIMENSIONS BEFORE PROCEEDING WITH ANY PORTION OF THE WORK.

8. NO CHANGES, MODIFICATIONS, OR DEVIATIONS SHALL BE MADE FROM THE DRAWINGS OR SPECIFICATIONS WITHOUT FIRST SECURING WRITTEN PERMISSION FROM | PRICE.

9. IF THE CONTRACTOR OR SUBCONTRACTOR SHOULD FIND ANY DISCREPANCY AND/OR OMISSIONS FROM THESE DRAWINGS OR IF THE CONTRACTOR SHOULD BE IN QUESTION AS TO THEIR MEANING OR INTENT. THE CONTRACTOR SHOULD CONTACT THE ARCHITECT AT ONCE FOR INTERPRETATION OR CLARIFICATION. WHERE LACK OF INFORMATION OR ANY DISCREPANCY SHOULD APPEAR IN THE DRAWINGS OR SPECIFICATIONS, REQUEST WRITTEN INTERPRETATION FROM THE ARCHITECT BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

10. ALL WORK, AS OUTLINED IN THESE DOCUMENTS, SHALL STRICTLY CONFORM TO ALL APPLICABLE CODES AND ORDINANCES. IN THE EVENT OF A CONFLICT, THE MORE STRINGENT REQUIREMENT SHALL GOVERN AND BE MET.

11. THE CONTRACTOR SHALL PAY FOR ALL FEES, PERMITS, LICENSES, ETC. NECESSARY FOR PROPER COMPLETION OF THE WORK.

12. THE CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OR AS OTHERWISE REQUIRED IN THE SPECIFICATIONS OR CONTRACT.

13. WHEN A SYSTEM OR ASSEMBLY IS CALLED OUT FOR, ALL NECESSARY PARTS AND MATERIALS REQUIRED FOR A COMPLETE INSTALLATION/SYSTEM SHALL BE PROVIDED AND INSTALLED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS AT NO ADDITIONAL COST.

14. IT IS THE INTENT OF THESE CONTRACT DOCUMENTS TO DEFINE A COMPLETE FINISHED FACILITY, ANY MATERIAL, SYSTEM, EQUIPMENT, OR ASSEMBLY THAT NORMALLY WOULD BE REQUIRED SHALL BE PROVIDED AS IF SPECIFICALLY NOTED.

15. WHEN WORK IS NOT CALLED OUT AS REQUIRED TO COMPLETE THE PROJECT, IT SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER AND BE OF THE BEST MATERIALS AND WORKMANSHIP

16. ANY EXTERIOR SIGNS REQUIRED SHALL BE SUBMITTED BY THE CONTRACTOR TO PROPER AUTHORITIES FOR REVIEW AND PERMIT.

17. ALL MATERIALS USED SHALL BE EQUAL TO OR EXCEED ALL APPLICABLE STATE OR LOCAL CODES AND REQUIREMENTS.

18. CONTRACTOR SHALL REMOVE PROMPTLY AND LEGALLY ALL ACCUMULATED DEBRIS. PROTECT ALL EXPOSED PORTIONS OF WORK FROM ELEMENTS, AVOID OVERLOADING STRUCTURE, AND SECURELY STORE ALL ITEMS TO BE USED FOR CONSTRUCTION.

19. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES

20. ALL GLASS IN HAZARDOUS AREAS, ADJACENT TO AND INSTALLED IN DOORS, AND ALL GLASS WITHIN 18" OF FLOOR SHALL BE SAFETY GLASS OR TEMPERED PER IBC

21. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL CONFORM TO "SAFETY GLAZING"

22. ALL CABINETS SHALL BE LAMINATE EXTERIOR WITH MELAMINE INTERIOR UNLESS

23. ALL COUNTERTOPS TO HAVE 2" RADIUS CORNERS, AND BE PLASTIC LAMINATE

24. 5/8" MOISTURE RESISTANT GYPSUM BOARD SHALL BE USED AT ALL WET TOILETS IN

25. 5/8" TYPE "X" GWB WILL BE USED IN ALL RATED WALLS.

MATERIAL UNLESS NOTED OTHERWISE.

26. INSULATE DRAIN PIPE AND HOT WATER PIPE UNDER LAVS AND SINKS PER CODE AND ADA STANDARDS, IF PIPES ARE EXPOSED.

27. ALL FAUCETS SHALL BE LEVER ACTION AND CONFORM TO ADA STANDARDS.

28. ALL IDENTIFICATION SIGNAGE SHALL BE RAISED SANS SERIF AND WILL BE ACCOMPANIED WITH GRADE 2 BRAILLE. PICTORIAL / INTERNATIONAL SIGNS SHALL BE PER 4.30, FIG. 43 OF THE FEDERAL REGISTER AND ADA STANDARDS.

29. IDENTIFIACTION, DIRECTIONAL, AND INFORMATIONAL SIGNS SHALL HAVE A NON-GLARE FINISH AND CHARACTERS SHALL BE OF A SIZE AND FONT AND PROVIDE PROPER CONTRAST WITH THE BACKGROUND OF THE SIGN TO COMPLY WITH ADA

30. ALL PRODUCTS LISTED BY ICBO/NER NUMBER SHALL BE INSTALLED PER THE REPORT AND MANUFACTURER'S WRITTEN INSTRUCTIONS. PRODUCT SUBSTITUTION FOR PRODUCTS LISTED SHALL ALSO HAVE ICBO APPROVED EVALUATION REPORT AND BE APPROVED AND LISTED BY OTHER NATIONALLY RECOGNIZED TESTING AGENCIES.

31. ALL EXITS TO BE OPENABLE FOR THE INSIDE WITHOUT USE OF A KEY OR SPECIAL

32. MANUALLY OPERATED EDGE OR SURFACE MOUNTED FLUSH BOLTS AND SURFACE BOLTS ARE PROHIBITED AT A DOOR OR THE ACTIVE LEAF OF A PAIR OF DOORS.

33. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING THAT ALL SUBCONTRACTORS & MATERIAL SUPPLIERS ACKNOWLEDGE THAT THEY HAVE HAD

ACCESS TO & HAVE REVIEWED A FULL SET OF CONSTRUCTION DOCUMENTS. 34. ALL CARPET, TILE AND SHEET VINYL SHALL BE SECURELY ATTACHED; CARPET SHALL

HAVE NO PAD AND A LEVEL LOOP, TEXTURED LOOP OR LEVEL CUT PILE. THE MAXIMUM PILE THICKNESS SHALL BE 1/2". EXPOSED EDGES OF THE CARPET SHALL BE FASTENED TO THE FLOOR SURFACE AND HAVE TRIM ALONG THE ENTIRE LENGTH OF THE EXPOSED

35. ALL SUBCONTRACTORS & MATERIAL SUPPLIERS ARE REQUIRED TO REVIEW A FULL SET OF THESE CONSTRUCTION DOCUMENTS, INCLUDING SPECIFICATIONS IF APPLICABLE, PRIOR TO SUBMITTING PRICING FOR THE WORK. PRICING BASED ON REVIEW OF PARTIAL SETS OF THESE DOCUMENTS IS DONE @ THE G.C., SUBCONTRACTOR &/OR SUPPLIER'S OWN RISK & DOES NOT RELIEVE THEIR RESPONSIBILITY FOR COORDINATING THEIR WORK & THE PRICING THEREOF WITH

36. ELECTRICAL, MECHANICAL, FIRE PROTECTION, & PLUMBING SUBCONTRACTORS SHALL COORDINATE THEIR WORK W/ THE ARCHITECTURAL DRAWINGS & CIVIL ENGINEERING DRAWINGS & CLARIFY ANY CONFLICTS, DISCREPANCIES OR OMISSIONS AFFECTING THEIR SCOPE OF WORK PRIOR TO SUBMITTING PRICES FOR THEIR WORK.

37. ALL CHANGE ORDERS SHALL BE SUBMITTED WITHIN 21 CALENDAR DAYS OF THE DISCOVERY OF THE ISSUE GENERATING THE CHANGE ORDER OR WITHIN 21 DAYS OF THE REALIZATION THAT THE ISSUE HAS AN IMPACT ON PROJECT TIME OR COST.

38. ALL CHANGE ORDERS SHALL CLEARLY BREAK DOWN INTO THE FOLLOWING

BE EXTENDED DUE TO G.C.'S FAILURE TO FOLLOW THIS FORMAT.

A. LABOR (HOURS X RATES) B. MATERIAL COST (LIST QUANTITY & UNIT COST)

C. TAX & FREIGHT D. SUB MARK UP (IF APPLICABLE)

E. G.C. MARK UP

F. BOND PREMIUM (IF APPLICABLE) CHANGE ORDERS NOT SUBMITTED IN THIS FORMAT WILL NOT BE REVIEWED & WILL BE RETURNED FOR RESUBMITTAL. 21 CALENDAR DAY PERIOD FOR SUBMISSION WILL NOT

39. UNLESS NOTED OTHERWISE, ALL LABOR, EQUIPMENT, MATERIALS, & INSTALLATION EQUIPMENT, AND INSTALLATION OF ITEMS SHOWN ANYWHERE IN THESE DOCUMENTS OF ITEMS SHOWN IN THESE DOCUMENTS (INCLUDING ENGINEERING DOCUMENTS) ARE TO BE PROVIDED BY THE GC UNDER THE COST OF THE BASE BID. IN THE EVENT THERE IS A CONFLICT IN THESE DOCUMENTS INDICATING THAT BOTH THE GC AND OTHERS ARE TO PROVIDE AN ITEM, UNLESS THE GC SPECIFICALLY & CLEARLY EXCLUDES THE ITEM IN QUESTION IN THEIR BID IT WILL BE CONSIDERED TO BE INCLUDED IN THE BASE BID COST 🕴 AN ERROR OR OMISSION IN THESE DOCUMENTS RESULTING IN A CHANGE ORDER FOR AND SCOPE OF WORK. GC WAIVES THE RIGHT TO CLARIFY EXCLUSIONS AFTER WRITTEN | ADDITIONAL COST AND/OR TIME SHALL NOT BE CONSIDERED A HARDSHIP OR DAMAGE AGREEMENT IS ENTERED INTO BETWEEN GC AND OWNER.

40. IF AN ITEM IS NOT CLEARLY SPECIFIED ON THE DRAWINGS, THE CONTRACTOR SHALL | OMISSION IN THE DOCUMENTS AT THE TIME BIDS WERE RECEIVED. THE OWNER INFORM THE ARCHITECT AND REQUEST CLARIFICATION PRIOR TO SUBMITTING A FINAL

11. THE CONTRACTOR SHALL NOT PERFORM ADDITIONAL WORK WITHOUT FIRST RECEIVING APPROVAL FROM THE ARCHITECT/OWNER. ANY WORK PERFORMED BY THE CONTRACTOR WITHOUT SEEKING SUCH APPROVAL SHALL BE CONSIDERED TO HAVE BEEN PERFORMED UNDER THE SCOPE OF WORK INCLUDED IN THE CONTRACTOR'S BASE PRICE AND SHALL NOT BE QUALIFIED FOR SUBMISSION AS A CHANGE ORDER ITEM.

42. TO THE EXTENT THAT AN ITEM IS INDICATED ON THE DRAWINGS AS A PART OF THE SCOPE OF WORK, IT IS ASSUMED THAT ALL APPLICABLE WORK, MATERIALS. ENGINEERING AND INSPECTIONS NECESSARY TO MEET THE REQUIREMENTS OF APPLICABLE CODES WILL BE PERFORMED AS A PART OF THE CONTRACTORS BASIC SCOPE OF WORK TO PROVIDE THE ITEMS INDICATED ON THE DRAWINGS

43. THE ARCHITECT/OWNER SHALL HAVE THE RIGHT TO REVIEW CONDITIONS IN THE FIELD THAT DEVIATE FROM THE CONSTRUCTION DOCUMENTS WITH THE CONTRACTOR AND DETERMINE IF SUCH CONDITIONS ARE ACCEPTABLE OR IF THE WORK SHALL REQUIRE ALTERATION TO BRING IT IN COMPLIANCE WITH THE CONSTRUCTION DOCUMENTS. IF DEVIATING WORK IN PLACE IS ACCEPTED BY THE OWNER/ARCHITECT, THE CONTRACTOR SHALL HAVE THE OPTION OF LEAVING THE WORK IN PLACE OR CORRECTING THE WORK TO ACHIEVE COMPLIANCE WITH THE CONTRACT DOCUMENTS. IF DEVIATING WORK IS ACCEPTED BY THE OWNER/ARCHITECT AND THE CONTRACTOR, NO ADDITIONAL COST SHALL BE INCURRED BY THE OWNER FOR THE DEVIATION FROM THE CONTRACT DOCUMENTS OR FOR ANY ASSOCIATED WORK REQUIRED TO BRING THI WORK IN COMPLIANCE WITH THE OVERALL DESIGN INTENT AS INTERPRETED BY THE OWNER/ARCHITECT.

44. AN AMOUNT EQUAL TO 10% OF EACH PAYMENT APPLICATION SHALL BE WITHHELD FROM EACH PAYMENT TO THE CONTRACTOR FOR THE PURPOSE OF RESERVING AN APPROPRIATE AMOUNT OF FUNDS TO COVER THE COST OF PUNCH LIST VALUES WITHHELD AT THE TIME OF FINAL PAYMENT. THIS RETAINAGE INSURES THAT AT THE TIME OF FINAL PAYMENT AN APPROPRIATE AMOUNT OF FUNDS HAVE BEEN RETAINED THAT ARE EQUAL TO OR EXCEED THE VALUE OF POTENTIAL PUNCH LIST ITEMS.

15. THE CONTRACTOR SHALL NOT BILL FOR WORK OR MATERIALS THAT HAVE NOT BEEN | BETWEEN CONFLICTING SCOPES OF WORK WITHOUT INCURRING ADDITIONAL COMPLETED OR PURCHASED AND STORED ON SITE AT THE TIME OF THE CONTRACTOR'S CONTRACT COST OR EXTENSIONS OF CONTRACT TIME. BILLING. THE OWNER/ARCHITECT RESERVES THE RIGHT TO ADJUST THE CONTRACTOR'S BILLING TO REFLECT THE STATE OF COMPLETION IF THE CONTRACTOR'S BILLING APPEARS TO EXCEED THE STATE OF COMPLETION OF THE PROJECT. ANY PROPOSED ADJUSTMENTS TO THE CONTRACTOR'S BILLING WILL BE DISCUSSED WITH THE CONTRACTOR PRIOR TO ISSUANCE OF PAYMENT FOR THAT BILLING CYCLE.

16. PUNCH LIST ITEM VALUES SHALL BE ESTIMATED BY THE ARCHITECT AND THOSE VALUES SHALL BE INCREASED BY A MULTIPLE OF (3) THREE FOR THE PURPOSES OF WITHHOLDING PAYMENT FOR INCOMPLETE PUNCH LIST ITEMS AT THE TIME OF SUBMISSION BY THE CONTRACTOR FOR FINAL PAYMENT.

17. UNLESS SPECIFICALLY EXCLUDED IN TERMS OF THE OWNER/GC AGREEMENT, AIA DOCUMENT A201 "GENERAL CONDITIONS OF THE CONSTRUCTION CONTRACT" IS A PART | MATERIALS, THE CONTRACTOR MUST CHOOSE THE MATERIAL OF HIGHER QUALITY OF THE OWNER/GC AGREEMENT BY REFERENCE OF THIS NOTE.

RELEASE OF FINAL PAYMENT LESS RETAINED AMOUNTS FOR PUNCH LIST ITEMS. AT THE $\; lacksquare$ WORK. END OF 21 CALENDAR DAYS, THE OWNER SHALL RELEASE ALL AMOUNTS WITHHELD FOR PUNCH LIST ITEMS TO THE CONTRACTOR FOR ALL PUNCH LIST ITEMS THAT HAVE BEEN SATISFACTORILY COMPLETED. THE OWNER RESERVES THE RIGHT TO USE ANY RETAINED FUNDS FOR INCOMPLETE PUNCH LIST ITEMS TO CONTRACT INDEPENDENTLY WITH OTHER CONTRACTOR(S) AS NECESSARY TO COMPLETE ANY PUNCH LIST ITEMS REMAINING INCOMPLETE AFTER 21 CALENDAR DAYS. THE OWNER ALSO RESERVES THE RIGHT TO ALLOW THE ORIGINAL CONTRACTOR AN EXTENSION OF TIME TO COMPLETE THE REMAINING PUNCH LIST ITEMS AND RELEASE THE ASSOCIATED RETAINAGE AT SUCH CONDITIONS. THE SUPPLEMENTAL CONDITIONS TAKES PRECEDENT OVER THE

19. NO MATERIAL SUBSTITUTIONS WILL BE PERMITTED UNLESS AUTHORIZATION HAS BEEN GRANTED BY THE OWNER AND ARCHITECT. ANY MATERIAL SUBSTITUTIONS MADE | RELATED DOCUMENTS. ALL BIDS SUBMITTED ARE ASSUMED TO BE BASED ON A WITHOUT AUTHORIZATION WILL SUBJECT THE GENERAL CONTRACTOR TO REPLACEMENT OF SUCH MATERIALS AT THE SOLE EXPENSE OF THE GENERAL CONTRACTOR.

TIME THAT THESE ITEMS ARE COMPLETE.

50. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO SECURE AND PROTECT FROM DAMAGE, ALL ITEMS ON THE PREMISES, INCLUDING BUT NOT LIMITED FO; CONSTRUCTION MATERIALS, LIGHT FIXTURES, FOOD SERVICE EQUIPMENT, EQUIPMENT, AND THE FURNITURE PACKAGE. AFTER RECEIPT ON JOB SITE, ANY LOST, STOLEN, OR ITEMS DAMAGED LATER BY SUBCONTRACTORS OR OTHERS IN THE BUILDING, SHALL BE REPLACED OR REPAIRED AT THE GENERAL CONTRACTOR'S SOLE EXPENSE. THE GENERAL CONTRACTOR SHOULD NOTIFY AND RELATE THIS

INFORMATION AND REQUIREMENT TO ALL TRADES AND SUBCONTRACTORS ON THE SITE.

 IT IS THE RESPOSIBILITY OF THE GENERAL CONTRACTOR TO RECEIVE AND UNLOAD PRODUCT AND MATERIALS SUPPLIED BY OTHERS AT THE JOB SITE. IMMEDIATELY INSPECT DELIVERED PRODUCTS AND EQUIPMENT FOR SHIPPING DAMAGE, INCLUDING CONCEALED DAMAGE PRIOR TO SHIPPER LEAVING PREMISES. ANY PRODUCT OR MATERIALS FOUND TO BE DAMAGED AFTER THE SHIPPER HAS LEFT THE PREMISES, WILL | ARE RESPONSIBLE FOR CONTACTING ALL APPLICABLE LOCAL UTILITY COMPANIES BE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REPLACE. RECORD ANY SHORTAGES, DAMAGED OR DEFECTIVE MATERIALS. SAVE ALL PACKAGING OF DAMAGED PRODUCTS UNTIL CLAIMS ARE FINALIZED. IMMEDIATELY NOTIFY PROJECT MANAGER AND OWNER OF ANY DAMAGED MATERIALS RECEIVED. IMMEDIATELY FILE A DAMAGE CLAIM WITH THE APPROPRIATE SHIPPING COMPANY.

52. THESE DRAWINGS ARE FOR USE IN CONSTRUCTING THE FACILITY MENTIONED ON THE COVER SHEET ONLY.

53. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SET, INSTALL CONNECT AND TEST ALL EQUIPMENT SHOWN IN THESE DOCUMENTS. ALL COSTS ASSOCIATED WTIH THESE SERVICES, LABOR AND MATERIALS SHALL BE INCLUDED IN THE GENERAL CONTRACTOR'S BASE BID PRICE.

1. DESIGN/BUILD COORDINATION

IF THIS PROJECT IS A DESIGN/BUILD PROJECT. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR COORDINATING THE ARCHITECT'S DOCUMENTS WITH ALL DESIGN DOCUMENTS PRODUCED BY OTHERS NOT DIRECTLY ENGAGED BY THE ARCHITECT. THE SCOPE OF THE ARCHITECT'S RESPONSIBILITY TO COORDINATE DESIGN DOCUMENTS IS LIMITED TO DESIGN DOCUMENTS PRODUCED BY THE ARCHITECT AND CONSULTANTS DIRECTLY UNDER CONTRACT WITH THE ARCHITECT.

ALL BIDS SUBMITTED ARE GUARANTEED BY THE CONTRACTOR TO BE VALID FOR (60) SIXTY CALENDAR DAYS FROM THE BID DATE. BIDS SUBMITTED CANNOT BE WITHDRAWN OR QUALIFIED DURING THE (60) SIXTY-DAY PERIOD.

<u>3. CONTRACTOR TO PROVIDE UNLESS NOTED OTHERWISE</u>

ARE TO BE PROVIDED BY THE CONTRACTOR AND INCLUDED IN THE BASE BID PRICE.

4. OWNER NOT ENTITLED TO BENEFIT FROM ERRORS AND OMISSIONS

JNLESS NOTED OTHERWISE IN THESE DOCUMENTS, ALL LABOR, MATERIALS,

TO THE OWNER TO THE EXTENT THAT THE ADDITIONAL COST AND TIME WOULD HAVE INCREASED THE BASE BID PRICE AND/OR TIME HAD THERE BEEN NO ERROR OR ACKNOWLEDGES THAT THE WORK ASSOCIATED WITH THE ERROR OR OMISSION, HAD I' BEEN INCLUDED IN THE BASE BID PRICE, WOULD HAVE AFFECTED THE TIME AND COST OF THE ORIGINAL BASE BID PRICE. THE OWNER IS NOT ENTITLED TO BENEFIT FROM FREE OR REDUCED COSTS OR TIME FOR WORK THAT WOULD HAVE OTHERWISE INCREASED THE CONTRACT TIME AND/OR COST OF THE BASE BID HAD NO ERROR OR

5. CONTRACTOR RESPONSIBILITY TO CLARIFY WORK PROVIDED BY OTHERS

OMISSION BEEN IN THE BID DOCUMENTS.

IN THE EVENT THERE IS A CONFLICT BETWEEN ANY OF THE DESIGN DOCUMENTS THAT INDICATES THAT BOTH THE CONTRACTOR AND OTHERS ARE TO PROVIDE MATERIALS, LABOR, EQUIPMENT OR INSTALLATION: THE CONTRACTOR SHALL CLEARLY AND SPECIFICALLY INDICATE IN WRITTEN FORM WHETHER THE WORK IN QUESTION IS INCLUDED OR EXCLUDED FROM THE SCOPE OF WORK OF THE BASE BID PRICE. IF THE CONTRACTOR FAILS TO CLARIFY HOW THEY ADDRESSED PRICE AND TIME ASSOCIATED WITH THE CONFLICT IN THE BID SUBMITTAL, THE WORK IN QUESTION AND ITS ASSOCIATED COST AND TIME WILL BE CONSIDERED TO BE INCLUDED IN THE BASE BID

6. FORFIETURE OF RIGHT TO QUALIFIY BID UPON ENTERING CONTRACT

ONCE THE CONTRACTOR AND OWNER ENTER INTO A MUTUALLY ACCEPTABLE CONTRACT FOR CONSTRUCITION, THE CONTRACTOR FORFEITS ANY FURTHER RIGHT TO QUALIFY THEIR BID BASED ON CONFLICTS IN THE DESIGN DOCUMENTS. THIS DOES NOT PROHIBIT THE CONTRACTOR FROM REQUESTING ADDITIONAL TIME AND COST FOR ADDITIONAL WORK THAT IS NOT ADDRESSED IN ANY MANNER BY THE DOCUMENTS.

. PRICE TO ADDRESS HIGHER COST & TIME IF CLARIFICATION NOT REQUESTED

IF THERE IS A CONFLICT IN THE DOCUMENTS, THE CONTRACTOR MUST SEEK THE ARCHITECT'S CLARIFICATION PRIOR TO SUBMITTING A BID. IF THE CONTRACTOR DOES NOT SEEK CLARIFICATION, THE WORK IN QUESTION WILL BE CONSIDERED INCLUDED IN THE BASE BID PRICE. IF THE CONFLICT IS BETWEEN SCOPES OF WORK WITH DIFFERING COST, IN THE ABSENCE OF CLARIFICATION, THE BASE BID PRICE WILL BE CONSIDERED TO INCLUDE SUFFICIENT COST AND TIME TO ALLOW THE ARCHTIECT TO CHOOSE

ANY AMENDMENTS TO THE OWNER/GC AGREEMENT WILL NOT BE ENFORCEABLE UNLESS THEY ARE AGREED UPON IN WRITING AND SIGNED BY APPROPRIATE AUTHORIZED PARTIES.

ANYTHING MENTIONED IN THE SPECIFICATIONS AND NOT SHOWN IN THE DRAWINGS, OR SHOWN ON THE DRAWINGS AND NOT MENTIONED IN THE SPECIFICATIONS SHALL BE INTERPRETED AS BEING IN BOTH.

IF THERE IS A CONFLICT BETWEEN THE SPECIFICATIONS AND DRAWINGS REGARDING AND/OR GREATER SIZE FOR THE PURPOSE OF BIDDING IF THE CONTRACTOR DOES NO SEEK AND RECEIVE CLARIFICATION FROM THE ARCHITECT IN WRITING. CLARIFICATION 🗜 ALL PUNCH LIST ITEMS SHALL BE COMPLETED WITHIN 21 CALENDAR DAYS FROM THE 🖊 BY THE ARCHITECT MUST BE SOUGHT PRIOR TO INCORPORATING SUCH ITEMS INTO THE

> IF THERE IS A CONFLICT BETWEEN ANY ENGINEERING DRAWING AND THE ARCHITECTURAL OR CIVIL SITE PLAN REGARDING THE LOCATION OF WORK OUTSIDE THE BUILDING FOOTPRINT, THE ARCHITECTURAL AND CIVIL ENGINEERING SITE PLAN

THE OWNER/CONTRACTOR AGREEMENT TAKES PRECEDENT OVER THE GENERAL GENERAL CONDITIONS.

THE DESIGN DOCUMENTS INCLUDE DRAWINGS, SPECIFICATIONS, ADDENDA AND OTHER COMPLETE SET OF DESIGN DOCUMENTS AVAILABLE AT THE TIME OF BIDDING. THE ARCHITECT WILL NOT ISSUE PARTIAL SETS OF DESIGN DOCUMENTS. PLAN ROOMS, IF AUTHORIZED TO REPRODUCE AND DISTRIBUTE BID DOCUMENTS, ARE NOT AUTHORIZED TO REPRODUCE PARTIAL SETS. THE CONTRACTOR AND HIS SUBCONTRACTORS ARE NOT AUTHORIZED TO REPRODUCE THE DESIGN DOCUMENTS, WHETHER IN WHOLE OR PART, WITHOUT THE EXPRESS CONSENT OF THE ARCHITECT. FAILURE TO EXAMINE A COMPLETE SET OF DESIGN DOCUMENTS DOES NOT RELIEVE THE CONTRACTOR OR ANY SUBCONTRACTOR FROM THE RESPONSIBILITY TO COORDINATE THEIR SCOPE OF WORK WITH OTHER TRADES. ANY CLAIM FOR ADDITIONAL TIME OR COST BASED ON LIMITED KNOWLEDGE DUE TO A REVIEW OF A PARTIAL SET OF DOCUMENTS WILL BE REJECTED.

THE CONTRACTOR MUST VISIT THE SITE AND OBSERVE EXISTING CONDITIONS AS A REQUIREMENT FOR SUBMITTING A BID. ALL EXISTING UTILITY LOCATIONS AND EQUIPMENT SHOULD BE OBSERVED AND LOCAL UTILITY COMPANIES SHOULD BE IDENTIFIED DURING THE BID PHASE. THE CONTRACTOR AND THEIR SUBCONTRACTORS DURING THE BID PHASE TO DETERMINE SERVICE AVAILABILITY AND CAPACITY AND IDENTIFY STANDARDS OR OTHER REQUIREMENTS THAT LOCAL UTILITY COMPANIES ENFORCE THAT AFFECT THE CONTRACTOR OR SUBCONTRACTORS' SCOPE OF WORK. THE COST OF ALL WORK NECESSARY TO MEET THE STANDARDS ACCEPTABLE TO THE LOCAL UTILITY COMPANIES IN ORDER TO MAKE SERVICE CONNECTIONS IS TO BE INCLUDED IN THE CONTRACT AMOUNT.

THE CONTRACTOR IS RESPONSIBLE FOR INCLUDING ALL TAP FEES, CONNECTION FEES CAPACITY FEES, IMPACT FEES, CONTRIBUTION FEES, METER FEES, AND ALL OTHER APPLICABLE FEES CHARGED BY THE LOCAL UTILITIES FOR MAKING SERVICE CONNECTIONS TO THE PROJECT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND THEIR SUBCONTRACTORS TO CONTACT THE LOCAL UTILITIES AND DETERMINE THE COST OF SUCH FEES DURING THE BID PHASE AND INCLUDE THESE COSTS IN THEIR

ALL ELECTRICAL SERVICE TO THE TRANSFORMER FROM THE LOCAL UTILITY AND FROM THE TRANSFORMER TO THE BUILDING SHALL BE UNDERGROUND UNLESS NOTED OTHERWISE ON THE BID DOCUMENTS.

THE OWNER SHALL BE RESPONSIBLE FOR PAYING FOR THE FOLLOWING TESTS. THE CONTRACTOR SHALL SCHEDULE THE TESTS WITH THE OWNER'S CONSULTANTS TO COINCIDE WITH THE CONSTRUCTION SCHEDULE.

GEOTECHNICAL SOILS TESTING (DONE BY OWNER PRIOR TO START OF CONSTRUCTION) FILL COMPACTION TESTS

FIRE EXTINGUISHER CABINETS TOILET ACCESSORIES

HAZARDOUS MATERIALS TESTING (DONE BY OWNER PRIOR TO START OF

CONSTRUCTION) FIELD TESTING OF WELDS

BOLT/NUT TORQUE VERIFICATION TESTING OTHER TESTS IDENTIFIED IN THE STATEMENT OF SPECIAL INSPECTIONS THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYING ALL TESTING NECESSARY TO

ACHIEVE APPROVAL OF ALL AGENCIES HAVING JURISDICTION IN ORDER TO RECEIVE A CERTIFICATE OF OCCUPANCY EXCEPT TESTS IDENTIFIED IN THE STATEMENT OF SPECIAL INSPECTIONS. THE CONTRACTOR SHALL SCHEDULE THE TESTS TO COINCIDE WITH THE CONSTRUCTION SCHEDULE. IN ADDITION TO TESTS REQUIRED BY LOCAL AUTHORITIES, THE FOLLOWING TESTS ARE ALSO THE RESPONSIBILITY OF THE

HVAC TEST AND BALANCE REPORT KITCHEN HOOD SUPPRESSION SYSTEM TESTING SHUT DOWN TESTING OF HVAC SYSTEMS FABRICATOR'S CERTIFICATIONS

HE CONTRACTOR MUST SEEK OWNER AUTHORIZATION FOR ADDITIONAL WORK PRIOR TO PERFORMING THE WORK IF THE CONTRACTOR REQUIRES A CHANGE IN CONTRACT TIME OR THE CONTRACT AMOUNT. THE CONTRACTOR SHALL SEEK OWNER AUTHORIZATION FOR ADDITIONAL WORK BY SUBMITTING A CHANGE ORDER REQUEST TO THE ARCHITECT. IF THE CONTRACTOR PROCEEDS WITH ADDITIONAL WORK WITHOUT FIRST SUBMITTING A CHANGE ORDER REQUEST, THAT WORK WILL BE CONSIDERED PART OF THE SCOPE OF WORK COVERED BY THE CONTRACT AMOUNT AND THE CONTRACTOR WILL NOT BE AUTHORIZED TO SUBMIT A CHANGE ORDER REQUEST AT A LATER DATE.

THE ARCHITECT WILL RESPOND TO A CHANGE ORDER REQUEST IN TEN (10) CALENDAR DAYS WITH APPROVAL, REJECTION, OR A REQUEST TO THE CONTRACTOR FOR CLARIFICATION. IF A REQUEST IS APPROVED, THE ARCHITECT WILL PREPARE A CHANGE ORDER AND SEND IT TO THE OWNER FOR THEIR REVIEW AND APPROVAL. FINAL CHANGE ORDER APPROVAL COMES FROM THE OWNER.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT CHANGE ORDER REQUESTS IN A FORMAT THAT IS SUFFICIENT FOR THE ARCHITECT'S REVIEW. CHANGE ORDER REQUESTS MUST INCLUDE, AT A MINIMUM, A BREAKDOWN OF MATERIALS WITH UNIT COSTS, BREAKDOWN OF LABOR WITH HOURLY RATES, BREAKDOWN OF APPLICABLE TAXES, AND ITEMIZED MARKUPS FOR THE CONTRACTOR AND SUBCONTRACTOR IF APPLICABLE. THE FAILURE OF THE CONTRACTOR TO PROVIDE SUFFICIENT INFORMATION FOR EVALUATION OF A CHANGE ORDER REQUEST WILL BE RETURNED BY THE ARCHITECT FOR RESUBMITTAL. THE 21-DAY TIME PERIOD FOR SUBMITTING CHANGE ORDER CLAIMS, AS PROVIDED IN AIA DOCUMENT A201 "GENERAL CONDITIONS FOR THE CONTRACT FOR CONSTRUCTION," LATEST EDITION WILL NOT BE EXTENDED FOR INSUFFICIENT CLAIM SUBMITTALS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT A CHANGE ORDER REQUEST IN PROPER FORMAT WITHIN THE 21-DAY WINDOW PROVIDED IN AIA DOCUMENT A201.

CHANGE ORDER MARKUP RATES FOR CONTRACTORS AND THEIR SUBCONTRACTORS ARE LIMITED TO 5.0% EACH, REGARDLESS OF ANY MARKUP THAT MAY BE INCLUDED AND AGREED UPON IN THE BASE CONTRACT AMOUNT.

THE CONTRACTOR PROCEEDS AT HIS OWN RISK IF HE PERFORMS ADDITIONAL WORK ASSOCIATED WITH A CHANGE ORDER REQUEST THAT IS PENDING REVIEW AND APPROVAL BY THE OWNER.

THE NATURE OF THE BID DOCUMENTS IS TO CONVEY THE INTENT OF THE DESIGN. THE BID DOCUMENTS ARE NOT CONSIDERED A COMPREHENSIVE SET OF INFORMATION ADDRESSING ALL ASPECTS OF THE CONSTRUCTION. THE BID DOCUMENTS ARE DIAGRAMMATIC IN NATURE, AND AS SUCH, MAY NOT ACCURATELY REPRESENT A SPECIFIC PRODUCT CALLED FOR IN THE SPECIFICATIONS OR ADDRESSED THROUGH CONTRACTOR SHOP DRAWING SUBMITTALS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUBCONTRACTORS TO VERIFY ALL INFORMATION IN THE FIELD AND AGAINST MANUFACTURER'S REQUIREMENTS THROUGH SHOP DRAWING SUBMITTALS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND HIS SUBCONTRACTORS TO DETERMINE APPROPRIATE TECHNIQUES AND SEQUENCING OF WORK TO ADJUST TO CONDITIONS OBSERVED AT THE SITE DURING THE BID PHASE.

THE CONTRATOR SHALL SUBMIT A CONSTRUCTION SCHEDULE INDICATING ALL CRITICAL PATH DATES AT LEAST (10) CALENDAR DAYS PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES. THE SCHEDULE SHALL SHOW ALL TRADES, INDICATING THEIR START AND COMPLETION DATES. A COMPLETE LIST OF ALL SUBCONTRACTORS, ALONG WITH THEIR CONTACT INFORMATION SHALL ACCOMPANY THE SUBMISSION OF THE CONSTRUCITON SCHEDULE. PAY APPLICATIONS SUBMITTED BY THE GENERAL CONTRACTOR WILL NOT BE REVIEWED UNTIL (30) CALENDAR DAYS AFTER THE ARCHITECT'S RECEIPT OF THE CONTRACTOR'S INITIAL CONSTRUCTION SCHEDULE. THE CONTRACTOR SHALL UPDATE THE CONSTRUCTION SCHEDULE MONTHLY AND SUBMIT IT WITH EACH PAYMENT APPLICATION.

THE CONTRACTOR SHALL SUBMIT A SCHEDULE OF SUBMITTALS TO THE ARCHITECT WITHIN TWO WEEKS OF EXECUTING THE CONSTRUCTION AGREEMENT AND AT LEAST 10) CALENDAR DAYS PRIOR TO BEGINNING CONSTRUCTION. THIS SCHEDULE ESTABLISHES THE SEQUENCE OF PRODUCT SELECTION, SUBMITTAL AND REVIEW SO THAT DECISIONS ARE NOT MADE IN THE ABSENCE OF CRITICAL INFORMATION FOR RELATED PRODUCTS. THE SEQUENCE OF SUBMITTALS IS CRITICAL TO THE CONTRACTOR'S COORDINATION OF THE WORK. THE ARCHITECT WILL NOT REVIEW SUBMITTALS OUTSIDE THE ORDER OF THE CONTRACTOR'S SUBMITTAL SCHEDULE. THE CONTRACTOR MAY REVISE THE SUBMITTAL SCHEDULE AS NEEDED TO MANAGE THE COORDINATION OF THE WORK. PAY APPLICATIONS WILL NOT BE PROCESSED BY THE ARCHITECT UNTIL THE INITIAL SUBMITTAL SCHEDULE HAS BEEN RECEIVED BY THE

AT A MINIMUM, THE CONTRACTOR SHALL PREPARE, COORDINATE, REVIEW AND SUBMIT INFORMATION ON THE FOLLOWING TO THE ARCHITECT.

FOUNDATION REINFORCEMENT ANCHOR BOLTS ASPHALT PAVING MIX LANDSCAPING IRRIGATION SYSTEMS AND CONTROLS STAIRS, INCLUDING ACCESSORIES SUCH AS NOSINGS THROUGH PENETRATION FIRE STOPPING PRODUCTS JOINT SEALANTS CONSTRUCTION ADHESIVES STRUCTURAL AND MISCELLANEOUS STEEL STEEL BOLLARDS PRE-ENGINEERED METAL BUILDING COMPONENTS FABRICATED CONCRETE COMPONENTS

ENGINEERED WOOD PRODUCTS (EXAMPLE: LVL'S AND ENGINEERED JOISTS) WINDOWS GLAZING STOREFRONT DOORS

MASONRY AND MORTAR (BY PREPARING A SAMPLE PANEL ON SITE)

SHELVING **HANDRAILS** ROOFING AND ROOFING ACCESSORIES GUTTERS AND DOWNSPOUTS

WATER AND DAMP PROOFING MATERIALS

DOOR FRAMES

CASEWORK

MILLWORK

DOOR HARDWAR

EIFS (SUBMITTAL AND SAMPLE PANEL ON SITE) VINYL SIDING MISCELLANEOUS PREFINISHED TRIM METALS ALL FLOOR FINISHES ALL WALL FINISHES

RUBBER OR VINYL BASE

SUSPENDED CEILING SYSTEMS, INCLUDING GRID AND TILES FIRE EXTINGUISHERS WINDOW BLINDS SPECIALTIES (EXAMPLE: LOCKERS) DOCK SPECIALTIES (EXAMPLE: DOCK LEVELERS) OTHER EQUIPMENT SPECIFIC TO PROJECT TYPE (EXAMPLE: MEDICAL EQUIPMENT) KITCHEN EQUIPMENT **HVAC EQUIPMENT** PLUMBING FIXTURES LIGHT FIXTURES ELECTRICAL SWITCHGEAR ELECTRICAL GENERATORS ELECTRICAL TRANSFORMERS SECURITY SYSTEMS AUTOMATIC FIRE PROTECTION SYSTEMS (SUBMIT TO FIRE MARSHAL AND ENGINEER OF RECORD)

DUE TO THE NON-PROPRIETARY NATURE OF THE SPECIFICATIONS, THE ARCHITECT'S DESIGN DOCUMENTS ARE NOT SPECIFIC TO A PARTICULAR MANUFACTURE'S REQUIREMENTS. AFTER REVIEW OF THE CONTRACTORS' SUBMITTALS, CLARIFICATIONS AND/OR MODIFICATIONS TO THE DESIGN DOCUMENTS MAY BE NECESSARY TO ACCOMMODATE SUBMITTED PRODUCTS NOT PROPRIETARILY SPECIFIED DURING THE BID PHASE. THE CLARIFICATIONS AND MODIFICATIONS RESPONDING TO THE CONTRACTOR'S SUBMITTALS WILL NOT BE CONSIDERED AS A VALID BASIS FOR A CLAIM FOR A CHANGE OF SCOPE.

ALL PRODUCT APPROVALS AND SUBSTITUTIONS INITIATED BY THE CONTRACTOR OR

THEIR SUBCONTRACTORS SHOULD BE ADDRESSED DURING THE BID PROCESS. PRODUCT INFORMATION SHOULD BE SUBMITTED IN WRITING TO THE ARCHITECT PRIOR TO DEADLINES ESTABLISHED FOR THE BID SCHEDULE IN ORDER TO BE ADDRESSED BY ADDENDA. PRODUCT SUBSTITUTIONS NOT ADDRESSED BY ADDENDA THAT ARE REQUESTED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS AFTER THE BID PHASE WILL BE CONSIDERED ONLY IF OFFERED AS AN UPGRADE FOR NO ADDITIONAL COST, OR IF THE PRODUCT SUBSTITUTION WILL SHORTEN THE PROJECT SCHEDULE AND/OR REDUCE COST. THE CONTRACTOR MUST BE WILLING TO CONTRACTUALLY AGREE TO REDUCTIONS IN TIME AND /OR COST BY CHANGE ORDER FOR CONTRACTOR-INITIATED PRODUCT SUBSTATIONS.

THE COST FOR THE ARCHITECT AND/OR THEIR CONSULTANT'S TIME AND REIMBURSABLE COSTS ASSOCIATED WITH EVALUATING PRODUCT SUBSTITUTIONS INITIATED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS AFTER THE BID PHASE WILL BE BORNE BY CONTRACTOR. THE COST OF THESE SERVICES WILL BE BASED UPON THE CURRENT RATE SCHEDULE AND SCHEDULE OF REIMBURSABLE COSTS OF THE ARCHITECT AND THEIR CONSULTANTS. THE CONTRACTOR IS NOT RESPONSIBLE FOR THE EVALUATION COST FOR PRODUCT SUBSTITUTIONS REQUESTED BY THE ARCHITECT OR OWNER.

THE CONTRACT TIME ASSUMES AVERAGE WEATHER CONDITIONS, WHICH WILL INCLUDE TYPICAL RAIN EVENTS. THE CONTACT TIME FOR CONSTRUCTION INCLUDES THE TYPICAL NUMBER OF RAIN DAYS EXPECTED FOR THE DATES OF CONSTRUCTION BASED ON THE FIVE-YEAR AVERAGE RAINFALL FOR THE GIVEN AREA AS DOCUMENTED BY THE NEAREST NATIONAL WEATHER SERVICE REPORTING STATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF THE AVERAGE NUMBER OF DAYS OF RAINFALL INCLUDED IN THE CONTRACT TIME AND SCHEDULE THE WORK ACCORDINGLY.

THE CONTRACTOR SHALL SUBMIT DELAYS DUE TO WEATHER TO THE ARCHITECT WITHIN 30 CALENDAR DAYS OF THE WEATHER EVENT. SUBMITTALS OF WEATHER DELAYS SHALL INCLUDE WEATHER REPORTS, DIGITAL PHOTOGRAPHS, CONSTRUCTION SCHEDULE INDICATING CRITICAL PATH ACTIVITIES AND FIELD LOGS FOR THE DAYS AFFECTED. A MINIMUM OF 0.25" OF RAIN WILL BE THE MINIMUM AMOUNT OF RAINFALL ACCEPTED FOR A QUALIFYING RAIN EVENT. THE CONTRACTOR MAY SUBMIT FOR UP TO ONE (1) ADDITIONAL CALENDAR DAY FOR A RAIN EVENT REQUIRING DEWATERING ACTIVITIES THE FOLLOWING DAY, OR WHERE FIELD LOGS AND PHOTOGRAPHS INDICATE SITE CONDITIONS THAT ARE TOO WET FOR SCHEDULED EXTERIOR CONSTRUCTION ACTIVITIES.

A RAIN EVENT DOES NOT CONSTITUTE A DELAY UNLESS IT DIRECTLY AFFECTS CRITICAL PATH ACTIVITIES AS DOCUMENTED ON THE MOST CURRENT VERSION OF THE CONTRACTOR'S CONSTRUCTION SCHEDULE. WEATHER RELATED DELAYS MAY NOT BE SUBMITTED BY THE CONTRACTOR PRIOR TO SUBMITTING A CONSTRUCTION SCHEDULE. WEATHER EVENTS OCCURRING BEFORE THE INITIAL CONSTRUCTION SCHEDULE IS SUBMITTED WILL NOT BE CONSIDERED.

APPROVED RAIN DELAYS WILL BE DEDUCTED FROM THE AVERAGE NUMBER OF RAIN DAYS INCLUDED IN THE CONTRACT TIME. AT THE POINT WHEN THE ACTUAL NUMBER OF APPROVED RAIN DELAYS EXCEEDS THE NUMBER OF RAIN DAYS EXPECTED DURING THE CONTRACT TIME, THE CONTRACTOR SHALL BE ENTITLED TO AN EXTENSION OF THE CONTRACT TIME.

PRIOR TO REQUESTING AN INSPECTION FOR SUBSTANTIAL COMPLETION, THE CONTRACTOR SHALL PERFORM A PUNCH LIST AND SUBMIT IT TO THE ARCHITECT INDICATING ALL KNOWN INCOMPLETE ITEMS. UPON REVIEW OF THE CONTRACTOR'S PUNCH LIST, THE ARCHITECT WILL DETERMINE IF THE WORK APPEARS TO BE SUFFICIENTLY COMPLETE TO QUALIFY FOR THE ARCHITECT'S INSPECTION FOR SUBSTANTIAL COMPLETION. THE ARCHITECT WILL PERFORM ONE (1) SITE VISIT FOR THE PURPOSES OF DETERMINING SUBSTANTIAL COMPLETION. IF, UPON INSPECTION, THE ARCHITECT DETERMINES THE WORK IS NOT SUBSTANTIALLY COMPLETE AND NOT READY FOR OWNER OCCUPANCY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ARCHITECT'S COSTS FOR ALL ADDITIONAL SITE VISITS REQUIRED TO REVIEW THE WORK AND DETERMINE SUBSTANTIAL COMPLETION.

F THE WORK IS SUBSTANTIALLY COMPLETE AND READY FOR OWNER OCCUPANCY, THE ARCHITECT WILL ISSUE A SUBSTANTIAL COMPLETION FORM THAT INCLUDES THE ARCHITECT'S PUNCH LIST OF INCOMPLETE ITEMS AND THE AMOUNT TO BE WITHHELD FROM RETAINAGE . AS OF THE DATE OF SUBSTANTIAL COMPLETION, ALL WARRANTIES WILL BE CONSIDERED IN AFFECT AND THE CALCULATION OF ACTUAL CONSTRUCTION TIME WILL END.

UPON SUBSTANTIAL COMPLETION, THE CONTRACTOR MAY APPLY FOR THE BALANCE OF THE CONTRACT AMOUNT, INCLUDING RETAINAGE LESS AN AMOUNT FOR INCOMPLETE ITEMS. THE ARCHITECT WILL DETERMINE A MINIMUM AMOUNT TO BE WITHHELD FROM RETAINAGE FOR THE SUBSTANTIAL COMPLETION PUNCH LIST ITEM THAT IS EQUAL TO APPROXIMATELY THREE (3) TIMES THE VALUE OF THE INCOMPLETE WORK. THE PUNCH LIST ITEMS ATTACHED TO THE SUBSTANTIAL COMPLETION FORM MUST BE COMPLETED BY THE CONTRACTOR IN FOURTEEN (14) CALENDAR DAYS OF THE DATE OF SUBSTANTIAL COMPLETION. RETAINAGE WITHHELD FOR THE SUBSTANTIAL COMPLETION PUNCH LIST WILL NOT BE RELEASED, IN WHOLE OR IN PART, UNTIL ALL ITEMS ON THE SUBSTANTIAL COMPLETION PUNCH LIST ARE COMPLETE. AFTER FOURTEEN (14) CALENDAR DAYS PAST SUBSTANTIAL COMPLETION, THE OWNER HAS THE RIGHT TO SPEND THE RETAINAGE TOWARD COMPLETION OF THE ITEMS ON THE SUBSTANTIAL COMPLETION PUNCH LIST.

THE CONTRACTOR'S APPLICATION FOR FINAL PAYMENT MUST INCLUDE THE FOLLOWING DOCUMENTATION BEFORE IT WILL BE REVIEWED AND PROCESSED.

CONTRACTOR'S RELEASE AND WAIVER OF LIENS (ON CONTRACTOR'S LETTERHEAD) AIA G706 FROM GC AND ALL SUBCONTRACTORS

AIA G706A FROM GC AND ALL SUBCONTRACTORS

TYPEWRITTEN LIST OF ALL SUBCONTRACTORS WITH CONTACT NAME, PHONE AND FAX NUMBERS, AND MAILING AND PHYSICAL ADDRESSES. LIST DESCRIPTION OF TRADE WITH EACH SUBCONTRACTOR ENTRY. AIA G707 FROM GC'S SURETY WHERE APPLICABLE COPY OF CERTIFICATE OF OCCUPANCY FROM AHJ

COPY OF APPROVAL LETTERS FROM OTHER AHJ'S SPECIFIC TO PROJECT TYPE

(I.E. SCDHEC, OFFICE OF STATE ENGINEER, STATE FIRE MARSHAL, DEPARTMENT OF SOCIAL SERVICES, ETC.) (2) COPIES OF ALL WARRANTIES AND INSTRUCTION MANUALS BOUND IN A THREE-RING BINDER AND ORGANIZED BY TAB DIVIDERS IDENTIFYING EACH PRODUCT OR SYSTEM.

OF RETAINAGE UNITL ALL OF THE ABOVE DOCUMENTATION HAS BEEN SUBMITTED BY

THE OWNER RESERVES THE RIGHT TO WITHHOLD FINAL PAYMENT AND/OR RELEASE

MB BUILDING MBL MARBLE BLOCK MIN MINIMUM BRIDGING MO **CERAMIC TILE** MR CATCH BASIN MT TYPE OF WOOD MTL METAL CUBIC FEET **CUBIC INCHES** NOM NOMINAL **CONTROL JOINT** ON CENTER CENTER LINE OD CEILING OVERHEAD CLEAR CONCRETE MASONRY UNIT OPNG **OPENING CASED OPENING** OPPOSITE COLUMN PLAM CONCRETE PLYWD CONSTRUCTION PLYWOOD CONTINUOUS CORRUGATED QUARRY TILE R OR RAD RADIUS CARPET ROOF DRAIN CONDENSING UNIT CUBIC YARDS REINF REINFORCING DRINKING FOUNTAIN REQ'D REQUIRED DOWNSPOUT ROOM DOUBLE SCWD DIAMETER SHLV **DIMENSION** SHELVES DOOR SIMILAR **SQUARE FEET** DRYWALL DRAWING SPEC **EXPANSION JOINT** SQUARE ELECTRICAL SSMR ELEVATION STD STANDARD **EMERGENCY LIGHTING UNIT** STEEL EQUAL **EACH WAY** ELECTRIC WATER COOLER TEMP EXIST/EXST TEMPORARY EXISTING EXPANSION FACE OF BRICK TOP OF JOIST TOP OF STEEL FLOOR DRAIN FIRE EXTINGUISHER TOP OF WALL TYPICAL FIRE EXTINGUISHER & CABINET FINISH FLOOR ELEVATION FINISH **FLOOR FLUORESCENT** FOUNDATION VCT FACE OF MASONRY VERT VERTICAL FIRE PROTECTION (SPRINKLER) FACE OF STUD VWC FOOTING FACE OF WALL WINDOW GAUGE WWF GALLON **GALVANIZED** WITH WOOD GRAB BAR GLASS GYPSUM WALL BOARD HCWD HOLLOW CORE WOOD HOLLOW METAL HORIZONTAL HEIGHT HEATING, COOLING & VENTILATION ABBREVIATIONS

NUMBER OR POUND

ABOVE FINISH FLOOR

AIR HANDLING UNIT

APPROXIMATELY

ANCHOR BOLT

ADJUSABLE

ALUMINUM

ANODIZED

NO. OR #

ALUM

ANOD

BLDG

BLK

BRDG

CDX

CMU

COL

APPROX

JUNCTION BOX JOIST LAMINATE LAVATORY LAMINATED VENEER LUMBER MATERIAL MAXIMUM MOISTURE BARRIER MASONRY OPENING MOISTURE RESISTANT MARBLE THRESHOLD NOT IN CONTRACT OUTSIDE DIAMETER POURED IN PLACE PLASTIC LAMIINATE PRESSURE TREATED ROUGH OPENING SOLID CORE WOOD SQUARE INCHES SPECIFCATIONS STAINLESS STEEL STANDING SEAM METAL ROOF SEAMLESS VINYL SQUARE YARDS THICK OR THICKNESS UNDERWRITERS' LABORATORIES UNLESS NOTED OTHERWISE VAPOR BARRIER VERIFY IN FIELD VINYL COMPOSITION TILE VENT TO ROOF VINYL WALL COVERING WATER CLOSET WATER HEATER WELDED WIRE FABRIC

HARDWARE

INSULATION

INTERIOR

JANITOR

INSUL

INT

MAX

INSIDE DIAMETER

98012 LANGLEY GREER, SC

Associates

Greer, SC

THIS IS A LIMITED ARCHITECTURAL SERVICE PROJECT. TO THE BEST OF HIS KNOWLEDGE, THE DESIGNER HAS PREPARED THESE DRAWINGS TO COMPLY WITH THE CLIENT'S PROGRAM. ALTHOUGH EVERY REASONABLE EFFORT HAS BEEN MADE TO AVOID ERRORS, OMISSION, AND MISTAKES, THE CONTRACTOR

AND/OR CLIENT SHALL VERIFY ALL CONDITIONS, DIMENSIONS, DETAILS AND COMPLIANCE WITH ADA AND ALL APPLICABLE CODES AND STANDARDS. THESE DRAWINGS ARE FOR GENERAL LAYOUT ONLY. THE OWNER AND CONTRACTOR HAVE THE RESPONSIBILITY FOR PROVIDING ALL REQUIRED ENGINEERING SERVICES AND DRAWINGS NOT CONTAINED IN THIS SET OF DRAWINGS PREPARED BY THE ARCHITECT AND/OR CONSULTANTS UNDER DIRECT CONTRACT WITH THE ARCHITECT. THE OWNER AND CONTRACTOR ARE RESPONSIBILE FOR ANY INFORMATION NOT CONTAINED HEREIN AND AGREE TO RELEASE THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS FROM ANY AND ALL RESPONSIBILTIES NOT EXPLICITLY LISTED IN THE SCOPE OF THE ARCHITECT'S SERVICES IN THE AGREEMENT WITH THE ARCHTIECT'S CLIENT. (I.E., SPECIAL INSPECTIONS, ENGINEERING COORDINATION, CONTRACT ADMINISTRATION, SHOP DRAWING APPROVALS, ETC. UNLESS SPECIFICALLY REQUESTED BY THE OWNER.) CONTRACTOR SHALL DETERMINE PROPER CONSTRUCTION METHODS AND TECHNIQUES TO COMPLY WITH THE INTENT OF THE DRAWINGS. ALSO,

LIMITED SERVICES PROJECT

BY USE OF THESE DRAWINGS AS INSTRUMENTS OF SERVICE FOR OBTAINING PERMITS AND/OR THE CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED IN THESE DOCUMENTS, THE CLIENT HEREBY ACKNOWLEDGES AND AGREES TO LIMIT THE LIABILITY OF THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS TO \$50,000.00 OR THE TOTAL AMOUNT OF THE ARCHITECT'S FEES AS ENUMERATED IN THE AGREEMENT EXECUTED BETWEEN THE ARCHITECT AND THE CLIENT, WHICHEVER IS THE LESSER. IN THE ABSENCE OF AN AGREEMENT BETWEEN THE ARCHITECT AND THE CLIENT, THE ARCHITECT'S LIABILITY SHALL BE LIMITED TO \$50,000.00 OR THE TOTAL AMOUNT OF PAID TO THE ARCHITECT BY THE OWNER FOR SERVICES RENDERED, WHICHEVER IS THE LESSER.

LIMIT OF LIABILITY

CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION SITE SAFETY.

THE CLIENT AGREES, IN ANY CONSTRUCTION CONTRACTS IN CONNECTION WITH THIS PROJECT, TO REQUIRE ALL CONTRACTORS OF ANY TIER TO CARRY STATUTORY WORKERS COMPENSATION, EMPLOYERS LIABILITY INSURANCE AND APPROPRIATE LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL). THE CLIENT FURTHER AGREES TO REQUIRE ALL CONTRACTORS TO HAVE THEIR CGL POLICIES ENDORSED TO NAME THE CLIENT, THE CONSULTANT AND ITS SUBCONSULTANTS AS ADDITIONAL INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED BY THE CONTRACTORS. THE CLIENT SHALL REQUIRE ALL CONTRACTORS TO FURNISH TO THE CLIENT AND THE CONSULTANT CERTIFICATES OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION. IN ADDITION, THE CLIENT SHALL REQUIRE THAT ALL CONTRACTORS WILL, TO THE FULLEST EXTENT PERMITTED BY LAW, INDEMNIFY AND HOLD HARMLESS THE CLIENT, THE CONSULTANT AND ITS SUBCONSULTANTS FROM AND AGAINST ANY DAMAGES, LIABILITIES OR COST, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH THE PROJECT, INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTORS.

CONTRACTOR INSURANCE AND INDEMNITY REQUIREMENTS

THE CLIENT AND CONTRACTOR AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS THE CONSULTANT, ITS OFFICERS, DIRECTORS, EMPLOYEES AND SUBCONSULTANTS (COLLECTIVELY CONSULTANT) AGAINST ALL DAMAGES, LIABILITIES OR COST, INCLUDING REASONABLE ATTORNEYS' FEES AND DEFENSE COST, TO THE EXTENT CAUSED BY THE CLIENT'S NEGLIGENT ACTS IN CONNECTION WITH THE PROJECT AND THE ACTS OF ITS CONTRACTORS, SUBCONTRACTORS OR CONSULTANTS OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE. NEITHER THE CLIENT NOR THE CONSULTANT SHALL BE OBLIGATED TO INDEMNITY THE OTHER PARTY IN ANY MANNER WHATSOEVER FOR THE OTHER PARTY'S OWN NEGLIGENCE.

DESC: FOR CONSTRUCTION

INDEMNIFICATION

GENERAL NOTES

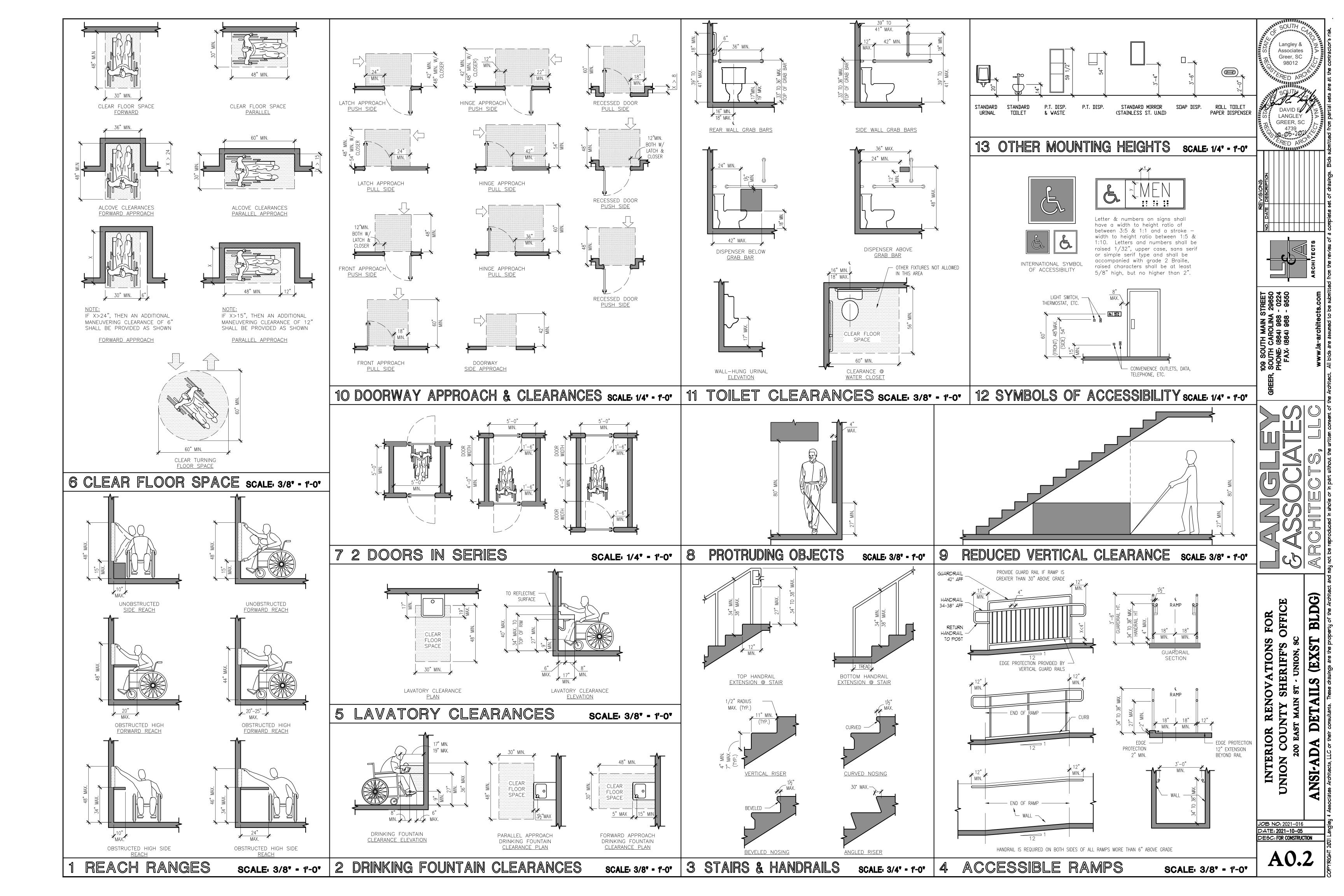
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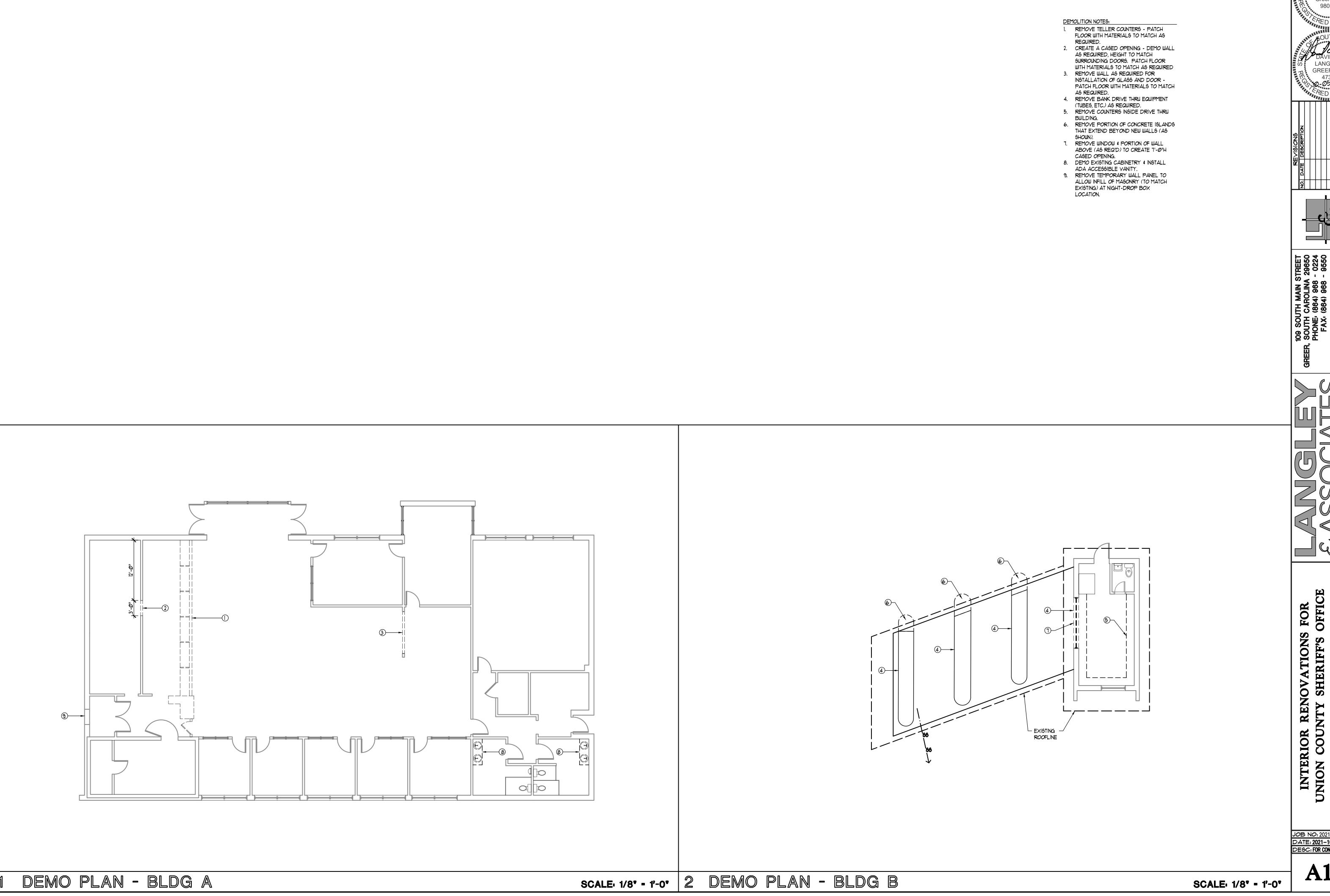
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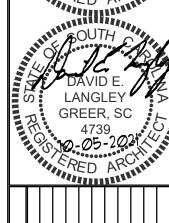
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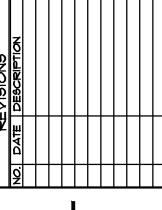
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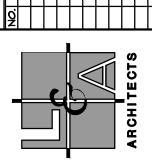




Associates Greer, SC







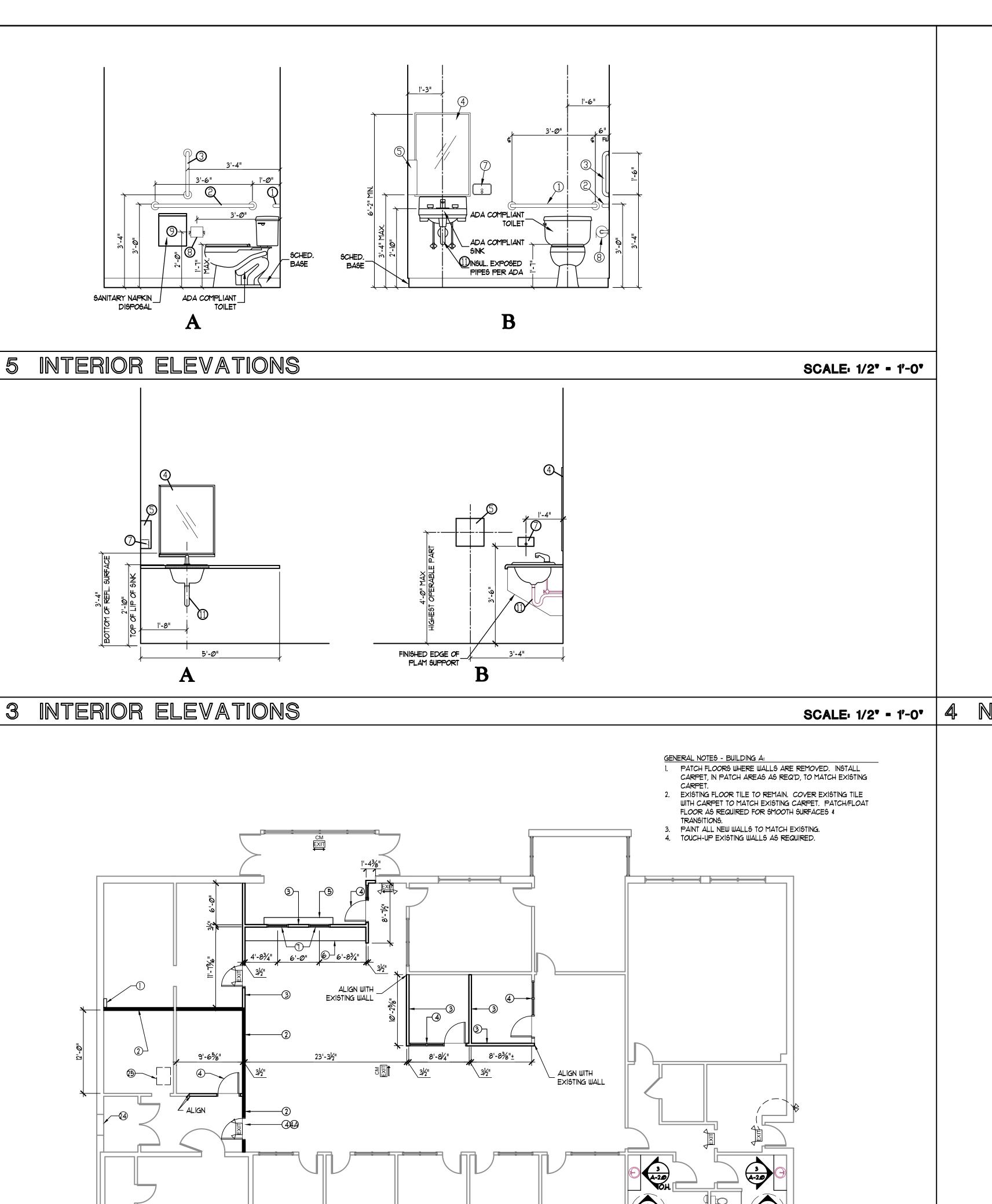
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JOB NO: 2021-016

DATE: 2021-10-05

DESC: FOR CONSTRUCTION

A1.0



FLOOR PLAN - BLDG A

CONSTRUCTION NOTES:

EXISTING I.T. AND PHONE FOR BUILDING TO REMAIN NEW METAL STUD WALL EXTENDING TO BOTTOM OF ROOF DECK WITH METAL MESH OVER METAL STUDS (FOR SECURITY, EACH SIDE) AND FI TYPE "X" FIRE RATED

GYPSUM BOARD EACH SIDE - SEE DETAIL 4A/A3.0. 3. NEW 35" METAL STUD WALL EXTENDING TO BOTTOM OF EXISTING LAY-IN CEILING OR GYPSUM BOARD SOFFIT. ANCHOR METAL STUD TRACK TO SOFFIT FRAMING, OR USE METAL STUD BRACING AT 4'-0" TO EXTEND THRU CEILING TO ANCHOR TO ROOF STRUCTURE ABOVE - SEE DETAIL

4B/A3.0. 4. NEW STOREFRONT GLASS AND STOREFRONT FRAME SIMILAR TO EXISTING OFFICE GLASS.

- NEW 3'-0" \times 1'-0" SOLID WOOD DOOR AND METAL FRAME SIMILAR TO EXISTING OFFICE DOORS. - DOORS TO HAVE LEVER HANDLES, 1/2 PAIR OF HINGES AND

- DOOR INTO LOBBY TO HAVE CLOSURE DEVICE. CLOSURE NOT REQUIRED FOR OTHER DOORS. - DOORS TO HAVE KEYED LOCK SETS, WITH OPTION FOR KEYPAD LOCKS.

4A. DOOR TO EVIDENCE AREA TO HAVE KEYPAD LOCK. 5. I'-0" DEPTH P-LAM SERVICE COUNTERTOP SET AT 42" ABOVE FINISHED FLOOR. SUPPORT WITH BRACES BELOW COUNTERTOP AT 36" O.C.

6. 2'-0" DEPTH P-LAM SERVICE COUNTERTOP SET AT 42" ABOVE FINISHED FLOOR. SUPPORT WITH BRACES BELOW COUNTERTOP AT 36" O.C. 1. STOREFRONT SERVICE WINDOWS WITH TEMPERED GLASS AND PASS-THRU ACCESS CUTOUT AT BOTTOM OF WINDOW.

WINDOWS 3'-0" WIDE \times 42" HIGH. 8. NEW $3\frac{1}{2}$ " WOOD STUD WALL WITH BRICK VENEER WALLS TO HAVE $\frac{1}{2}$ " O.S.B. ON PLYWOOD WITH HOUSEWRAP. WALLS TO HAVE $\frac{1}{2}$ " GYPSUM BOARD ON INTERIOR, WALLS TO HAVE R-19 INSULATION.

9. NEW CONCRETE SLAB POURED FOR FLOOR. FLOOR LEVEL TO MATCH EXISTING DRIVE-THRU BUILDING'S FLOOR.

10. NEW INTERIOR WALLS SHALL BE $3\frac{1}{2}$ " WOOD STUDS WITH $\frac{1}{2}$ " GYPSUM BOARD EACH SIDE. EXTEND WALLS TO BOTTOM OF EXISTING CEILING.

11. NEW INTERIOR SOLID-CORE WOOD DOOR IN METAL FRAME, NO GLAZING. PROVIDE 12 PAIR OF HINGES, LEVER HANDLE WITH LOCK SET, AND SILENCERS.

12. NOT USED 13. NEW SEWER LINE TO CONNECT TO SEWER IN STREET, 4" PVC.

HOLES IN CEILING AND REPAINT.

14. NEW EXTERIOR METAL DOOR AND METAL FRAME. PROVIDE LEVER HANDLE WITH LOCKS OR KEYPAD ENTRY DEVICE, $1\frac{1}{2}$ PAIR OF HINGES, DOOR CLOSURE AND SILENCERS. 15. 3'-0"W \times 2'-0"H FIXED WINDOWS SET AT 1'-4" TO TOP OF

MASONRY OPENING. 16. EXISTING CEILING AT DRIVE THRU CANOPY TO REMAIN AS CEILING IN NEW PATROL ROOM. PATCH AND REPAIR ANY

17. NEW LIGHTING IN PATROL ROOM TO BE SURFACE MOUNTED LED STRIP FIXTURE 4'-0" LONG. PROVIDE 1 FIXTURES USE WIRING FROM EXISTING FIXTURES TO POWER NEW LIGHTS.

18. NEW RESTROOM TO MEET ADA REQUIREMENTS. - PROVIDE EXHAUST FAN VENTED THRU WALL TO EXTERIOR IN NEW RESTROOM. - PROVIDE I LED CAN LIGHT.

- PROVIDE SWITCHES ON WALL BESIDE DOOR 19. EXISTING SAFE TO REMAIN

20. EXISTING RESTROOM TO REMAIN

21. EXISTING WINDOW TO REMAIN 22. EXISTING HYAC TO REMAIN IN PATROL OFFICE. RE-WORK

DUCT LOCATIONS IF REQUIRED. 23. INSTALL NEW DUCT-LESS MINI-SPLIT ON WALL IN PATROL ROOM. HVAC SUBCONTRACTOR TO SIZE UNIT ACCORDINGLY. LOCATE OUTSIDE EQUIPMENT ON CONCRETE PAD AS SHOWN.

24. FILL IN WALL WITH BRICK TO MATCH EXISTING. 25. APPROXIMATE LOCATION OF EXISITING ROOF HATCH.

CONTRACTOR TO ADD INTERIOR LOCK TO ROOF HATCH. 26. INSTALL NEW $\frac{1}{2}$ " PVC WATER LINE OVERHEAD FROM EXISTING RESTROOM TO NEW RESTROOM. PROVIDE 6" MIN. UNFACED BATT INSULATION IN ATTIC OVER WATER LINE.

LIFE SAFETY DEVICE KEY:

INDICATES EMERGENCY EXIT LIGHT/SIGN LOCATIONS. CONTRACTOR TO VERIFY IF EXISTING, OR INSTALL NEW. ARROW, IF ANY, INDICATES REQUIRED DIRECTION MARKER

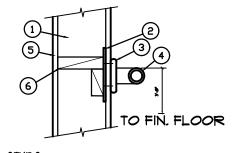
INDICATES CEILING-MOUNTED DOUBLE FACED EMERGENCY EXIT SIGN. CONTRACTOR TO VERIFY IF EXISTING, OR INSTALL NEW. ARROW, IF ANY, INDICATES REQUIRED DIRECTION MARKER.

INDICATES EXTERIOR EMERGENCY LIGHT. TIE INTO BATTERY SUPPLY ON INTERIOR EMERGENCY LIGHT.

INDICATES CEILING-MOUNTED SMOKE DETECTOR

	TOILET ACCESSORY SCHEDULE				
	36" LONG GRAB BAR	ASI 3800P SERIES, TYPE 01 CONFIGURATION, PEENED FINISH (OR APPROVED EQUAL)			
2	42" LONG GRAB BAR	ASI 3800P SERIES, TYPE 01 CONFIGURATION, PEENED FINISH (OR APPROVED EQUAL)			
3	18" LONG GRAB BAR	ASI 3800P SERIES, TYPE 01 CONFIGURATION, PEENED FINISH (OR APPROVED EQUAL)			
4	MIRROR UNIT (24" X 36") (ADA MOUNTING HEIGHT)	ASI 0620 SERIES, STAINLESS STEEL (OR APPROVED EQUAL)			
;	PAPER TOWEL DISPENSER	ASI 0210 C-FOLD, STAINLESS STEEL (OR APPROVED EQUAL)			
5	ELECTRIC HAND DRYER	XLERATOR *XL-9B, STAINLESS STEEL (OR APPROVED EQUAL)			
1	LIQUID SOAP DISPENSER	OWNER FURNISHED, CONTRACTOR INSTALLED			
3	TOILET TISSUE DISPENSER	OWNER FURNISHED, CONTRACTOR INSTALLED			
3	SANITARY NAPKIN DISPOSAL	ASI 0852, St. STEEL (OR APPROVED EQUAL)			
Ø	DIAPER CHANGING STATION	OWNER FURNISHED, CONTRACTOR INSTALLED			
1	UNDERSINK PIPE COVER	LAYGUARD 2EZ SERIES (OR APPR'D EQUAL)			
2	TOILET PARTITIONS	REFER TO SPECIFICATIONS			

NOTE: PROVIDE ANCHORS IN WALLS FOR ACCESSORY ITEMS AS INDICATED. SEE ACCESSORY SCHEDULE FOR MANUF. AND MODEL



I. MTL. STUDS 2. FACTORY SUPPLIED WALL MOUNTING BRACKETS.

3. COVER PLATE 4. GRAB BAR

5. %" GYP. BD. BOTH SIDES OF STUDS. 6. WOOD BLOCKING

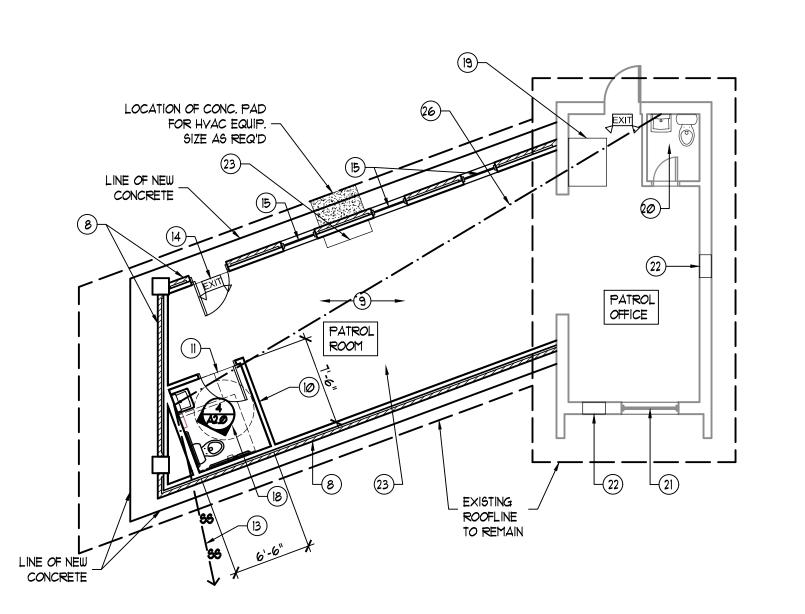
4 NOTES & SCHEDULES

GENERAL NOTES - BUILDING B:

INSTALL FLOOR LEVELING COMPOUND IN NEW PATROL ROOM, AS REQ'D, FOR NEW LVT FLOORING.

INSTALL NEW LYT FLOORING IN ALL AREAS.

3. PAINT ALL INTERIOR WALLS, COLOR SELECTED BY OWNER.
4. TOUCH-UP EXISTING WALLS AS REQUIRED.



SCALE: N/A

FOR

Associates

GREER, SC

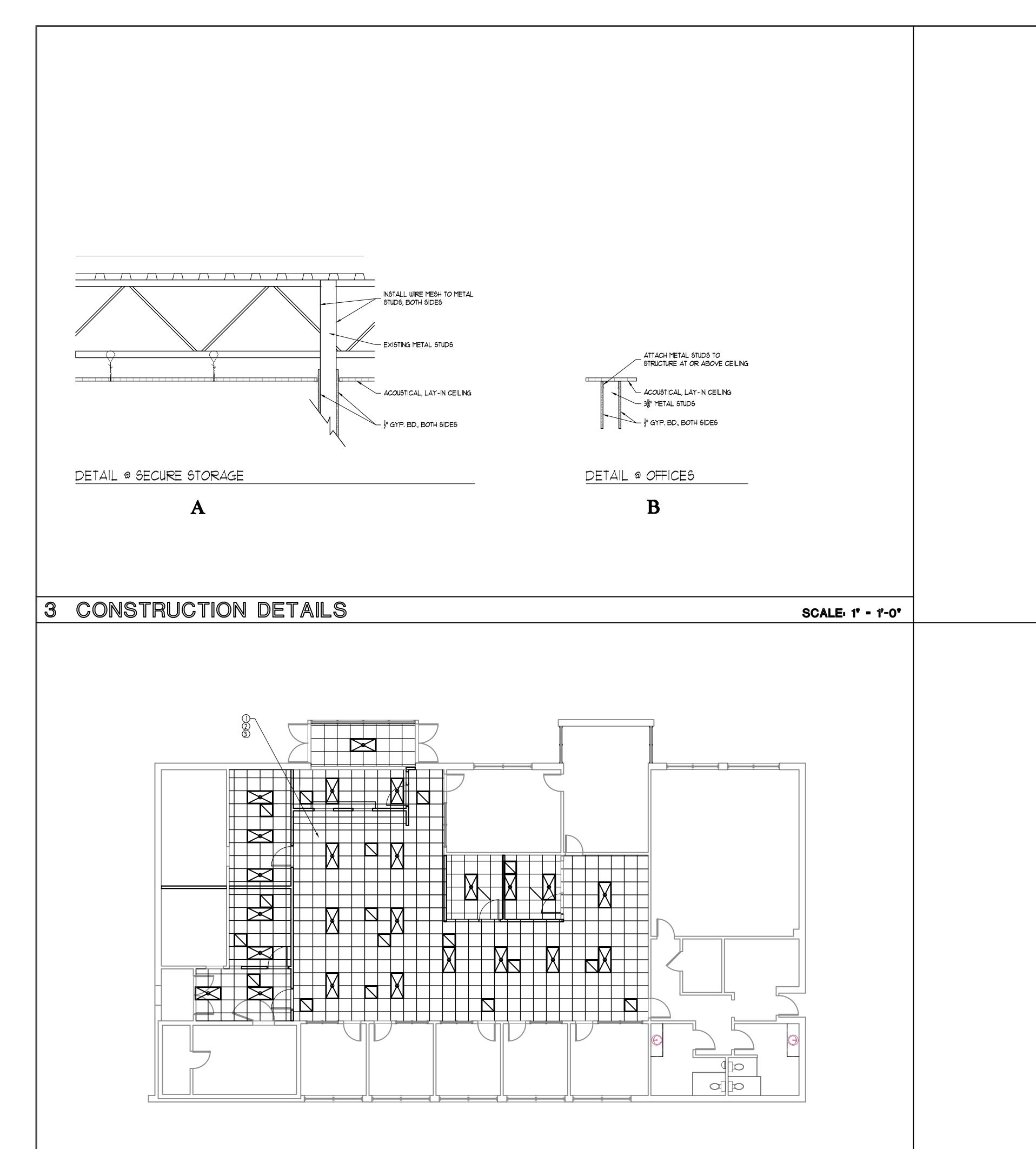
RENOVATIONS INTERIOR

JOB NO: 2021-016 DATE: **2021-10-05** DESC: FOR CONSTRUCTION

A2.0

SCALE: 1/8" - 1'-0" 2 FLOOR PLAN - BLDG B

SCALE: 1/8" - 1'-0"



EXISTING FOOFLINE TO REMAIN

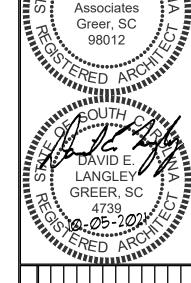
REFLECTED CEILING NOTES & KEY:

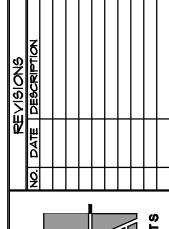
- 1. EXISTING LAY-IN CEILING GRID & TILE TO REMAIN. RE-WORK AS REQUIRED FOR
- NEW ROOMS. TYP. ALL AREAS SHOWN. 2. EXISTING LIGHTING TO REMAIN. RE-WORK/RELOCATE FIXTURES AS REQUIRED FOR NEW ROOMS. TYP. ALL
- 3. EXISTING HYAC SUPPLY & RETURNS TO REMAIN. RE-WORK/RELOCATE AS REQUIRED FOR NEW ROOMS. TYP. ALL
- 4. EXISTING CEILING AT DRIVE THRU CANOPY TO REMAIN AS CEILING IN NEW PATROL ROOM. PATCH AND REPAIR ANY HOLES IN CEILING AND REPAINT.

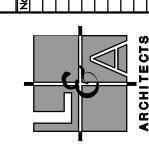


INDICATES LOCATION OF EXISTING, RELOCATED OR NEWLY REPLACED 2X4 FIXTURE. EXISTING & RELOCATED FIXTURES ARE FLUORESCENT.
REPLACEMENT FIXTURES TO BE LED, COLOR-MATCH TEMP TO EXISTING FLUORESCENTS.

INDICATES CEILING-MOUNTED SMOKE DETECTOR







CEILING PLAN

6. These drawings are the property of the Arch

INTERIOR RENOVATIONS FOR UNION COUNTY SHERIFF'S OFFICE 200 EAST MAIN ST - UNION, SC REFLECTED

ates Architects, LLC or their consultant

JOB NO: 2021-016

DATE: 2021-10-05

DESC: FOR CONSTRUCTION

A3.0

INTERIOR RENOVATIONS FOR UNION COUNTY SHERIFF'S OFFICE 200 EAST MAIN ST - UNION, SC 29379

IBC 2018 BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

Name of Project: UNION COUNTY SHERIFF'S OFFICE Address: 200 EAST MAIN ST - UNION, SC 29379

Proposed Use: **B-BUSINESS** Owner or Authorized Agent: **JERRY BRANNON** Phone: 864-426-4022 E-Mail: jbrannon@countyofunion.com

Owned By: ■ City/County □ Private □ State

Code Enforcement Jurisdiction: ☐ City _____ ■ County of Union

LEAD DE	LEAD DESIGN PROFESSIONAL: David E. Langley, AIA					
Design Discipline	Firm Name	Individual Name	Ind. License	Firm License	Contact Information	
	Langley &	D ::E ! !	4720	00012	Phone:	(864) 968-0224
Architect:	Associates	David E. Langley, AIA	4739 (SC)	98012 (SC)	Fax:	(864) 968-9550
	Architects, LLC			,	Email:	dlanlgey@la-architects.com
Civil	N/A				Phone:	
Engineer:					Fax:	
					Email:	
Ctm.cotumal	N/A				Phone:	
Structural Engineer:					Fax:	
					Email:	
11)/40	N/A				Phone:	
HVAC Engineer:					Fax:	
					Email:	
Diverse la inc					Phone:	
Plumbing Engineer:	N/A				Fax:	
1 ~						

Email:

| Phone: |

Email:

Phone:

Fax:

Fax:

YEAR EDITION OF CODE: 2018 IBC, 2018 IFC, 2009 IEC, 2017 ANSI A117.1 2018 IPC, 2018 IMC 2017 NEC(ANSI/NFPA 70),

☐ NEW CONSTRUCTION ■ RENOVATION ☐ UPFIT **BUILDING DATA**

Construction Type:

Electrical

Engineer:

Protection

Engineer:

 \square I-A \square I-B \square II-A \square III-B \square III-B \square IV \square V-A \blacksquare V-B

Mixed construction: ■No □Yes Types

■No \square Yes \square NFPA-13 \square NFPA-13R \square NFPA-13D

■No □Yes Class: □ I □ II □ III □ Wet □ Dry Standpipes:

Fire District:

Number of Stories 1 Unlimited per N/A Building Height: EXST

High Rise: Central Reference Sheet # (if provided)

Previous Occupancy: Business (Bank)

GROSS BUILDI	NG AREA	(Per	Floor)

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	TOTAL/BLDG
BLDG A Level 1	5442 SF	N/A	5442 SF
BLDG B Level 1	336 SF	588 SF	924 SF

ALLOWABLE AREA - **EXISTING BUILDING**

Primary Occupancy: \square Assembly \square A-1 \square A-2 \square A-3 \square A-4 \square A-5 ■ Business □ Education □ Factory-Industrial (F1-F2?) □ □ Hazardous (H1-H5?)

☐ Institutional (Unrestrained) (I1-I5?) ☐ Institutional (restrained) Use Condition (1-5?) ☐ Mercantile

☐ Residential (R1-R4?) ☐ Storage (S1-S2?) ☐ ☐ Utility & Misc.

☐ Parking Garage (Open-Enclosed Repair?) _____

Secondary Occupancy: None

Mixed Occupancy: ■ No □ Yes Separation: N/A Hour Exception:

☐ Non-Separated Mixed Occupancy: (IBC Section 508.3.2) The allowable building area and height of the building or portion thereof shall be based on the most restrictive allowances for the occupancy groups under consideration for the type of construction of the building in

accordance with Section 503.1. ☐ Separated Mixed Occupancy:

> Allowable Area: (IBC Section 508.4.2) - See table below for area calculations In each story, the building area shall be such that the sum of the ratios of the actual building area of each separated occupancy divided by the allowable building area of each separated occupancy shall not exceed one.

Allowable Height: (IBC Section 508.4.3)

TORY	DESCRIPTION	(A)	(B)	(C)	(D)	(E)	(F)
NO.	AND USE	BLDG. AREA	TABLE	AREA FOR	AREA FOR	ALLOWABLE	MAXIMUM
		PER STORY	506.2	OPEN SPACE	SPRINKLER	AREA FOR	BUILDING
		(ACTUAL)	AREA	INCREASE 1	INCREASE ²	UNLIMITED ³	AREA 4
1	BLDG A: OFFICES	5442	9,000	2,250	NA	NA	11,250
1	BLDG B: OFFICES	924	9,000	2,250	NA	NA	11,250
1			9,000	2,250	NA	NA	11,250

- 1 Open space area increases from Section 506.3.1-506.3.3 are computed thus: a. Perimeter which fronts a public way or open space having 20 feet minimum width = n/a (F)
- b. Total Building Perimeter = $\underline{n/a}(P)$
- c. Ratio (F/P)= ____n/a__ (F/P)
- d. W = Minimum width of public way = $\underline{\underline{n/a}}$ (W)
- e. Percent of frontage increase If = $100 [F/P 0.25] \times W/30 = n/a (\%)$ ² The sprinkler increase per Section 506.3 is as follows:
- a. Multi-story building Is = 200 percent b. Single story building Is = 300 percent
- Unlimited area applicable under conditions of Sections 507.3, 507.4, 507.5, 507.6, 507.7 for Group B, F, M, S, A-3, and A-4
- Group A motion picture (507.12); Malls (507.13); and H-2 aircraft paint hangers (507.10).
- Maximum Building Area = total number of stories in the building x D but not greater than 3 x D. The maximum area of parking garages must comply with 406.5.4

	ALLOWABLE (TABLE 504.3)	INCREASE FOR SPRINKLERS	SHOWN ON PLANS	CODE REFERENCE
Type of Construction	Type: V-B, Unspr.	N/A	Type: V-B	IBC2018-602
Building Height In Feet	40'	Feet=H+20'=N/A	Exist	IBC2018-504.3
Building Height in Stories	Stories 1	Stories $+1 = N/A$	Stories 1	IBC2018-504.4

ALLOWABLE HEIGHT

FIRE PROTECTION REQUIREMENTS					
Occupancy Group: B-Business	1 Story	Type: V-B Unsprinklered			

Occupancy Group: B-Business		1 Story	i ype: v-B Unsprinkiered		
	FIRE SEPARATION	RATING		DETAIL #	DEGION # 5
BUILDING ELEMENT	DISTANCE (feet)	REQ'D	W/SPRINKLER REDUCTION	AND SHEET#	DESIGN # for RATED ASSEMBLY
Structural frame, including columns, girders trusses		0	N/A	N/A	N/A
Bearing walls					
Exterior					
North	30	0	N/A	N/A	N/A
East	30	0	N/A	N/A	N/A
West	30	0	N/A	N/A	N/A
South	30	0	N/A	N/A	N/A
Interior		0	N/A	N/A	N/A
Nonbearing walls/partitions	based on fire separation				
Exterior	Separation				
North	30	0	N/A	N/A	N/A
East	30	0	N/A	N/A	N/A
West	30	0	N/A	N/A	N/A
South	30	0	N/A	N/A	N/A
Interior		0	N/A	N/A	N/A
Floor Construction					
Including supporting beams & joists		N/A	N/A	N/A	N/A
Roof Construction					
Including supporting beams & joists		N/A	N/A	N/A	N/A
Shaft - Exit	N/A	N/A	N/A	N/A	N/A
Shaft - Other	N/A	N/A	N/A	N/A	N/A
Corridor Separation (# <11)	N/A	N/A	N/A	N/A	N/A
Corridor Separation (10< # <30)	N/A	N/A	N/A	N/A	N/A
Corridor Separation (# >30)	N/A	N/A	N/A	N/A	N/A
Occupancy Separation	N/A	N/A	N/A	N/A	N/A
Party/Fire Wall Separation	N/A	N/A	N/A	N/A	N/A
Smoke Barrier Separation	N/A	N/A	N/A	N/A	N/A
	+	 		+	1

LIFE SAFETY SYSTEM	

Fire Barrier between Fire Areas

Emergency Lighting:	\square No	Yes
Exit Signs:	\square No	Yes
Fire Alarm:	■No	□Yes
G 1 D 4 4' G-4	■ NT	

Smoke Detection System:	No	□Yes
Panic Hardware:	■No	□Yes

	Wate	Waterclosets		Waterclosets		Lavatories S		Shower/Tubs		Drinking	Fountains	Service
	Male Female		Urinals	Male	Female	Male	Female	Regular	Accessible	Sink		
	(Requirements: 1 per 25 for 1st 50 ppl, 1 for every 50 after)		1 ` '		1 per 40 fo	irements: or 1st 80 ppl, ery 80 after)				irements: er 100)		
	1	= 2 TOTAL		= 1 TOTAL		0 0		= 1 TOTAL		1		
BLDG. A: BUSINESS - 37 Occupants	1 Provided	2 Provided	1 Provided	2 Provided	2 Provided	0	0	1 High/Lo	W Provided	1 Provided		
BLDG. B: BUSINESS - 7 Occupants	2 Provided	2 Provided	0	2 Provided	2 Provided	0	0	N/A <15 (Occupants	N/A <15 Occupa		

N/A

N/A

N/A

N/A

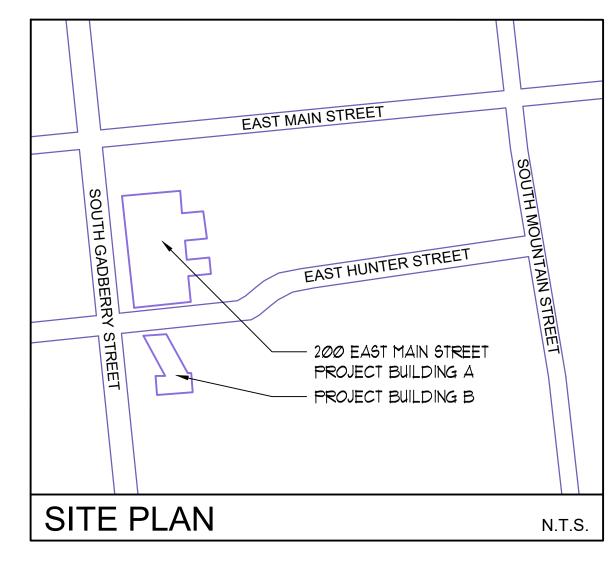
N/A

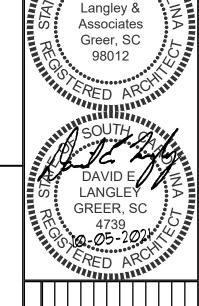
EXIT REQUIREMENTS NUMBER & ARRANGEMENT OF EXITS									
Floor, Room or Space Designation	Tables 1006	1006.2.1, 1006.3.2, Tables 1017.2,		inimum Number of Exits ables 1006.2.1, 1006.3.2, 106.3.3(1) and 1006.3.3(2) Travel Distance Tables 1017.2, 1006.2.1, 1006.3.3(1) and 1006.3.3(2)		Arrangement of Means of Egress (1007.1)			
	Required	Shown on Plans	Allowable Travel Distance	Actual Travel Distance Shown on Plans	Required Distance Between Exit Doors	Actual Distance Btw. Doors Shown on Plans			
BLDG. A: BUSINESS - 37 Occupants	2	3	200'	84'-3"	1/2 DIAG = 55'-1"	82'-8"			
BLDG. B: BUSINESS - 7 Occupants	1	2	200'	44'-7"	1/2 DIAG = 25'-8"	37'-0"			

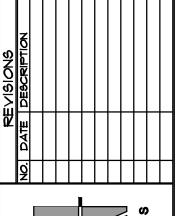
	1.)	Corridor Dead Ends (Sec. 1020.4)
_	2.)	Single Exits (Table 1006.2.1)

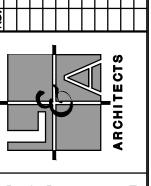
			EXIT W	/IDTH					
Use Group or Space	(A)	(A) (B)		(D) Egress Width Per Occupant (Sec. 1005.3)		EXIT WIDTH (in)			
Description	Area Area Sq. Ft. Per Occupant (Table 1004.5)		Number of Occupants			Required Width (Sec. 1005.3 & Table 1020.2) C x D		Actual Width Shown on Plans	
				Stair	Level	Stair	Level	Stair	Level
BLDG. A: OFFICES	5442	150 Gross	37	.30	.20	36	36	N/A	36 & 72
BLDG. B: OFFICES	924	150 Gross	7	.30	.20	36	36	N/A	36

INDEX OF DRAWINGS						
SHEET NUMBER	SHEET NAME	REV	DATE			
	ARCHITECTURAL DRAWINGS					
A-0.0	COVER SHEET AND CODE REVIEW	0	10/05/21			
A-0.1	NOTES AND SUPPLEMENTAL CONDITIONS	0	10/05/21			
A-0.2	GENERAL ANSI/ADA DETAILS	0	10/05/21			
A-1.0	DEMO PLAN	0	10/05/21			
A-2.0	FLOOR PLAN & INTERIOR ELEVATIONS	0	10/05/21			
A-3.0	REFL. CEILING PLAN & DETAILS	0	10/05/21			









SHEE COVER

FOR

RENOVATIONS INTERIOR

JOB NO: 2021-016 DATE: 2021-10-05 DESC: FOR CONSTRUCTION

INTERIOR RENOVATIONS FOR UNION COUNTY SHERIFF'S OFFICE 200 EAST MAIN ST - UNION, SC 29379

IBC 2018 BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

Name of Project: UNION COUNTY SHERIFF'S OFFICE Address: 200 EAST MAIN ST - UNION, SC 29379

Proposed Use: **B-BUSINESS** Owner or Authorized Agent: **JERRY BRANNON** Phone: 864-426-4022 E-Mail: jbrannon@countyofunion.com

Owned By: ■ City/County □ Private □ State

Code Enforcement Jurisdiction: ☐ City _____ ■ County of Union

LEAD DE	SIGN PROFESSIONA	L: David E. Langley	, AIA			
Design Discipline	Firm Name	Individual Name	Ind. License	Firm License		Contact Information
	Langley &	D ::E ! !	4720	00012	Phone:	(864) 968-0224
Architect:	Associates	David E. Langley, AIA	4739 (SC)	98012 (SC)	Fax:	(864) 968-9550
	Architects, LLC		, ,	,	Email:	dlanlgey@la-architects.com
Civil					Phone:	
Engineer:	N/A				Fax:	
					Email:	
Ctm.cotumal	N/A	N/A			Phone:	
Structural Engineer:					Fax:	
					Email:	
11)/40					Phone:	
HVAC Engineer:	N/A				Fax:	
					Email:	
Diverse la inc					Phone:	
Plumbing Engineer:	N/A				Fax:	
1 ~	l	1	1			

Email:

| Phone: |

Email:

Phone:

Fax:

Fax:

YEAR EDITION OF CODE: 2018 IBC, 2018 IFC, 2009 IEC, 2017 ANSI A117.1 2018 IPC, 2018 IMC 2017 NEC(ANSI/NFPA 70),

☐ NEW CONSTRUCTION ■ RENOVATION ☐ UPFIT **BUILDING DATA**

Construction Type:

Electrical

Engineer:

Protection

Engineer:

 \square I-A \square I-B \square II-A \square III-B \square III-B \square IV \square V-A \blacksquare V-B

Mixed construction: ■No □Yes Types

■No \square Yes \square NFPA-13 \square NFPA-13R \square NFPA-13D

■No □Yes Class: □ I □ II □ III □ Wet □ Dry Standpipes:

Fire District:

Number of Stories 1 Unlimited per N/A Building Height: EXST

High Rise: Central Reference Sheet # (if provided)

Previous Occupancy: Business (Bank)

GROSS BUILDI	NG AREA	(Per	Floor)

FLOOR EXISTING (SQ FT)		NEW (SQ FT)	TOTAL/BLDG
BLDG A Level 1	5442 SF	N/A	5442 SF
BLDG B Level 1 336 SF		588 SF	924 SF

ALLOWABLE AREA - **EXISTING BUILDING**

Primary Occupancy: \square Assembly \square A-1 \square A-2 \square A-3 \square A-4 \square A-5 ■ Business □ Education □ Factory-Industrial (F1-F2?) □ □ Hazardous (H1-H5?)

☐ Institutional (Unrestrained) (I1-I5?) ☐ Institutional (restrained) Use Condition (1-5?) ☐ Mercantile

☐ Residential (R1-R4?) ☐ Storage (S1-S2?) ☐ ☐ Utility & Misc.

☐ Parking Garage (Open-Enclosed Repair?) _____

Secondary Occupancy: None

Mixed Occupancy: ■ No □ Yes Separation: N/A Hour Exception:

☐ Non-Separated Mixed Occupancy: (IBC Section 508.3.2) The allowable building area and height of the building or portion thereof shall be based on the most restrictive allowances for the occupancy groups under consideration for the type of construction of the building in

accordance with Section 503.1. ☐ Separated Mixed Occupancy:

> Allowable Area: (IBC Section 508.4.2) - See table below for area calculations In each story, the building area shall be such that the sum of the ratios of the actual building area of each separated occupancy divided by the allowable building area of each separated occupancy shall not exceed one.

Allowable Height: (IBC Section 508.4.3)

TORY	DESCRIPTION	(A)	(B)	(C)	(D)	(E)	(F)
NO.	AND USE	BLDG. AREA	TABLE	AREA FOR	AREA FOR	ALLOWABLE	MAXIMUM
		PER STORY	506.2	OPEN SPACE	SPRINKLER	AREA FOR	BUILDING
		(ACTUAL)	AREA	INCREASE 1	INCREASE ²	UNLIMITED ³	AREA 4
1	BLDG A: OFFICES	5442	9,000	2,250	NA	NA	11,250
1	BLDG B: OFFICES	924	9,000	2,250	NA	NA	11,250
1			9,000	2,250	NA	NA	11,250

- 1 Open space area increases from Section 506.3.1-506.3.3 are computed thus: a. Perimeter which fronts a public way or open space having 20 feet minimum width = n/a (F)
- b. Total Building Perimeter = $\underline{n/a}(P)$
- c. Ratio (F/P)= ____n/a__ (F/P)
- d. W = Minimum width of public way = $\underline{\underline{n/a}}$ (W)
- e. Percent of frontage increase If = $100 [F/P 0.25] \times W/30 = n/a (\%)$ ² The sprinkler increase per Section 506.3 is as follows:
- a. Multi-story building Is = 200 percent b. Single story building Is = 300 percent
- Unlimited area applicable under conditions of Sections 507.3, 507.4, 507.5, 507.6, 507.7 for Group B, F, M, S, A-3, and A-4
- Group A motion picture (507.12); Malls (507.13); and H-2 aircraft paint hangers (507.10).
- Maximum Building Area = total number of stories in the building x D but not greater than 3 x D. The maximum area of parking garages must comply with 406.5.4

	ALLOWABLE (TABLE 504.3)	INCREASE FOR SPRINKLERS	SHOWN ON PLANS	CODE REFERENCE
Type of Construction	Type: V-B, Unspr.	N/A	Type: V-B	IBC2018-602
Building Height In Feet	40'	Feet=H+20'=N/A	Exist	IBC2018-504.3
Building Height in Stories	Stories 1	Stories $+1 = N/A$	Stories 1	IBC2018-504.4

ALLOWABLE HEIGHT

FIRE PROTECTION REQUIREMENTS							
Occupancy Group: B-Business	1 Story	Type: V-B Unsprinklered					

Occupancy Group: E	s-Business	1 Story	ı ype: v	/-B Unspri	nsprinkierea		
	FIRE SEPARATION		RATING	DETAIL #	DESIGN # for		
BUILDING ELEMENT	DISTANCE (feet)	REQ'D	W/SPRINKLER REDUCTION	AND SHEET#	RATED ASSEMBLY		
Structural frame, including columns, girders trusses		0	N/A	N/A	N/A		
Bearing walls							
Exterior							
North	30	0	N/A	N/A	N/A		
East	30	0	N/A	N/A	N/A		
West	30	0	N/A	N/A	N/A		
South	30	0	N/A	N/A	N/A		
Interior		0	N/A	N/A	N/A		
Nonbearing walls/partitions	based on fire separation						
Exterior	- separation						
North	30	0	N/A	N/A	N/A		
East	30	0	N/A	N/A	N/A		
West	30	0	N/A	N/A	N/A		
South	30	0	N/A	N/A	N/A		
Interior		0	N/A	N/A	N/A		
Floor Construction							
Including supporting beams & joists		N/A	N/A	N/A	N/A		
Roof Construction							
Including supporting beams & joists		N/A	N/A	N/A	N/A		
Shaft - Exit	N/A	N/A	N/A	N/A	N/A		
Shaft - Other	N/A	N/A	N/A	N/A	N/A		
Corridor Separation (# <11)	N/A	N/A	N/A	N/A	N/A		
Corridor Separation (10< # <30)	N/A	N/A	N/A	N/A	N/A		
Corridor Separation (# >30)	N/A	N/A	N/A	N/A	N/A		
Occupancy Separation	N/A	N/A	N/A	N/A	N/A		
Party/Fire Wall Separation	N/A	N/A	N/A	N/A	N/A		
Smoke Barrier Separation	N/A	N/A	N/A	N/A	N/A		
	+	-		+	+		

LIFE SAFETY SYSTEM	

Fire Barrier between Fire Areas

Emergency Lighting:	□No	Yes
Exit Signs:	□No	Yes
Fire Alarm:	■No	□Yes
C1 D-44: C4	■NI-	□ v

Smoke Detection System:	No	□Yes
Panic Hardware:	■No	□Yes

	Waterclosets Male Female Urin			Lava	Lavatories Shower/Tubs Drinking		Fountains Serv			
			Urinals	Male	Female	Male	Female	Regular	Accessible	Sink
	(Requirements: 1 per 25 for 1st 50 ppl, 1 for every 50 after)			(Requirements: 1 per 40 for 1st 80 ppl, 1 for every 80 after)				(Requirements: 1 per 100)		
	1	ÓTAL		1	TÓTAL Ó	0	0	= 1 TOTAL		1
BLDG. A: BUSINESS - 37 Occupants	1 Provided	2 Provided	1 Provided	2 Provided	2 Provided	0	0	1 High/Low Provided		1 Provided
BLDG. B: BUSINESS - 7 Occupants	2 Provided	2 Provided	0	2 Provided	2 Provided	0	0	N/A <15 Occupants		N/A <15 Occupa

N/A

N/A

N/A

N/A

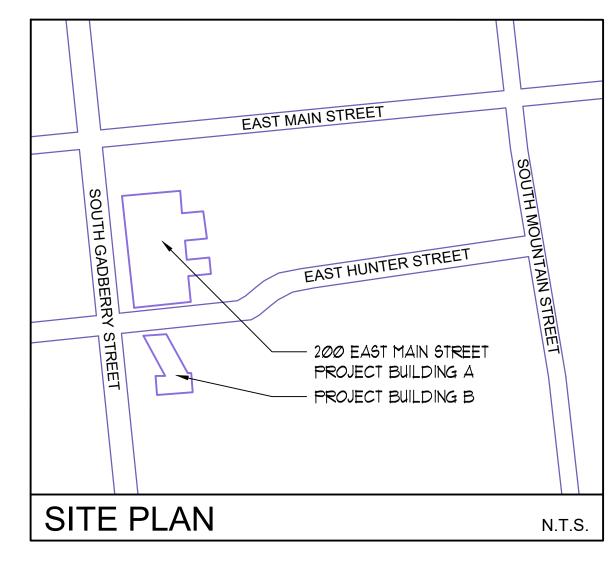
N/A

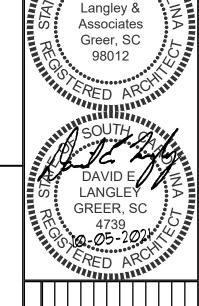
			T REQUIREMENT ARRANGEMENT				
Floor, Room or Space Designation	Minimum Number of Exits Tables 1006.2.1, 1006.3.2, 1006.3.3(1) and 1006.3.3(2)		Tables 1017.2,	1006.2.1,	Arrangement of Means of Egress (1007.1)		
	Required	Shown on Plans	Allowable Travel Distance	Actual Travel Distance Shown on Plans	Required Distance Between Exit Doors	Actual Distance Btw. Doors Shown on Plans	
BLDG. A: BUSINESS - 37 Occupants	2	3	200'	84'-3"	1/2 DIAG = 55'-1"	82'-8"	
BLDG. B: BUSINESS - 7 Occupants	1	2	200'	44'-7"	1/2 DIAG = 25'-8"	37'-0"	

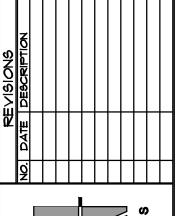
	1.)	Corridor Dead Ends (Sec. 1020.4)
_	2.)	Single Exits (Table 1006.2.1)

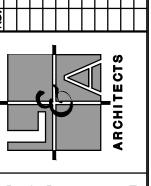
			EXIT W	/IDTH						
Use Group	(A)	(B)	(C)	(1	D)		EXIT W	VIDTH (in)		
or Space Description	Area Sq. Ft.		Number of Occupants	Per Oc	Width ecupant 1005.3)	cupant (Sec. 1005.3 &			ll Width on Plans	
				Stair	Level	Stair	Level	Stair	Level	
BLDG. A: OFFICES	5442	150 Gross	37	.30	.20	36	36	N/A	36 & 72	
BLDG. B: OFFICES	924	150 Gross	7	.30	.20	36	36	N/A	36	

INDEX OF DRAWINGS								
SHEET NUMBER	SHEET NAME	REV	DATE					
	ARCHITECTURAL DRAWINGS							
A-0.0	COVER SHEET AND CODE REVIEW	0	10/05/21					
A-0.1	NOTES AND SUPPLEMENTAL CONDITIONS	0	10/05/21					
A-0.2	GENERAL ANSI/ADA DETAILS	0	10/05/21					
A-1.0	DEMO PLAN	0	10/05/21					
A-2.0	FLOOR PLAN & INTERIOR ELEVATIONS	0	10/05/21					
A-3.0	REFL. CEILING PLAN & DETAILS	0	10/05/21					









SHEE COVER

FOR

RENOVATIONS INTERIOR

JOB NO: 2021-016 DATE: 2021-10-05 DESC: FOR CONSTRUCTION