GENERAL NOTES
1. General Contractor shall verify and be responsible for all dimensions and conditions of the job. The contractor must notify the Owner and Architect of any deviations from the dimensions and details shown on the drawings.
2. General Contractor remains responsible for details and accuracy, for confirming and correlating all qualities and dimensions for selecting fabrication process, and for techniques of assembly.
3. General Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences and procedures for coordination all portions of the work under the contract.
4. General Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the Contract.
5. All Mechanical, Electrical and Plumbing design shall comply with the current building code requirements and any regulations of regulatory bodies having jurisdiction.
6. All permits and licenses that are required by the governing authorities for the performance of the Contractor's and subcontractors work shall be procured and paid for by the Contractor.
7. General Contractor shall guarantee all work executed under their Contract, both as to material and workmanship, for a period of twelve (12) months after the date of the Owner's written acceptance of the work, unless otherwise specifically provided for in the contract. Contractor shall replace with new materials, including the installation thereof, any and all parts giving indication of defective material, or faulty workmanship during the guarantee period. Any replacing or repairing during the guarantee period shall be done at no additional cost to the Owner and at such time as will occasion the least inconvenience to the Owner. in addition, any damage to adjacent area/surfaces caused by faulty materials or workmanship shall be repaired to the Owner's satisfaction at no no additional cost to the Owner.

DEMOLITION
1. Selective demolition shall consist of all demolition indicated on the drawings and as required to complete the new construction. Perform demolition work in a systematic manner, protecting the existing material from damage, weather and dust infiltration. Provide shoring and braces as necessary to support and prevent movement or collapse of the existing structure. Maintain existing utilities without interruption except with previous notifications to the Owner.
2. General Contractor is responsible for verifying that walls/posts to be demolished are not load bearing prior to demolition.
3. Upon completion of the demolition work, remove debris, rubbish, and other materials. Transport and legally dispose of materials off site.

FINISHES
1. All exposed wall areas shall be sanded to provide a smooth finish, ready to receive the specified finish treatment. All gypsum board shall be installed in accordance with ASTM C840 and the manufacturer's recommendations.
2. Paint – All systems shall be assumed to be primed plus two coats unless noted otherwise.
– New and existing gypsum board and concrete masonry units (CMU) use Benjamin Moore Craft paint (egg shell finish).
– Mechanical Grills/Diffusers – Paint all existing painted mechanical grill and diffusers to match ceiling color. Use Benjamin Moore M–24 oil based paint.
3. Base – Provide base as indicated on finish schedule.

DOORS
1. Wood Doors – Provide new wood doors as indicated on the door schedule.

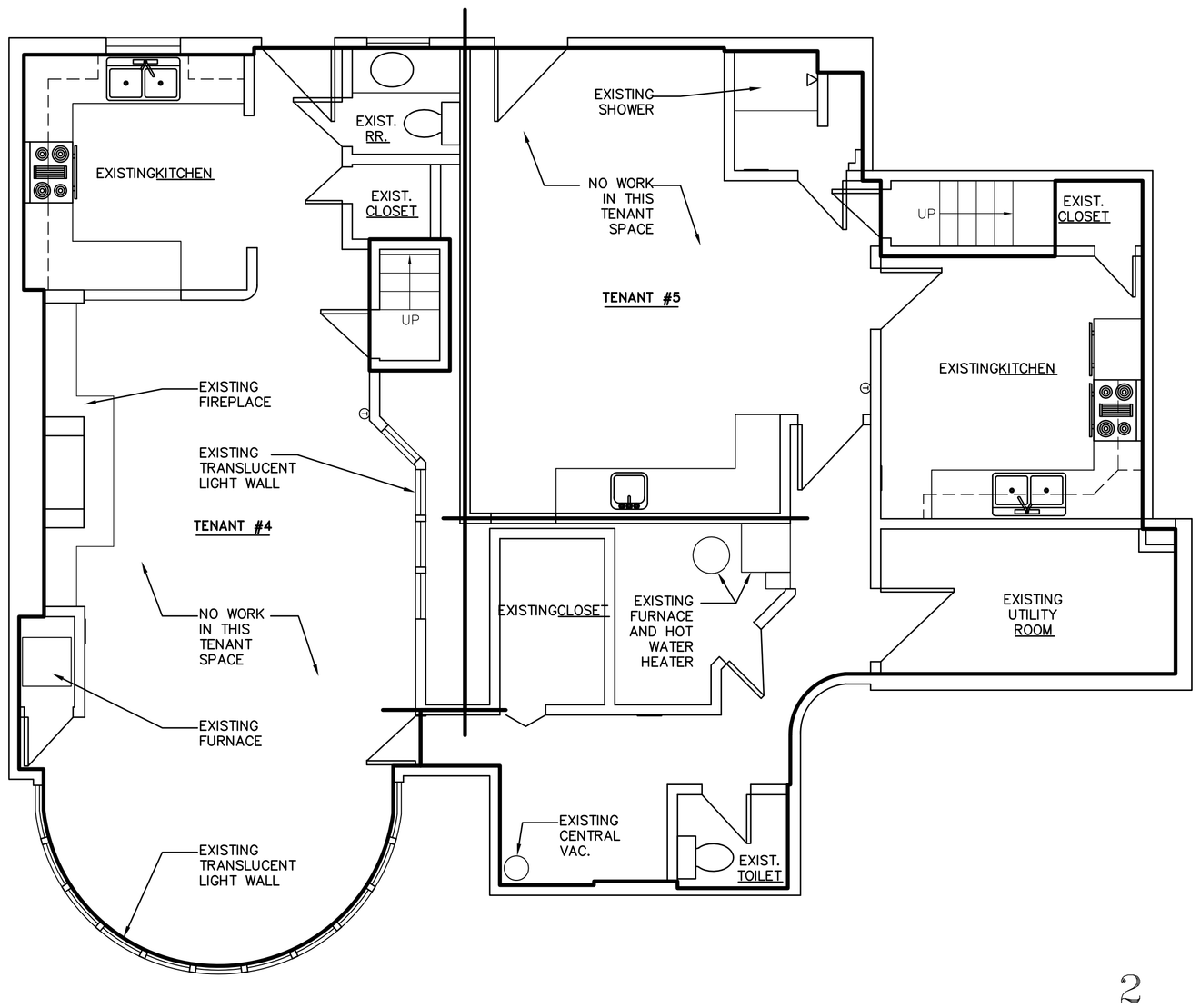
MECHANICAL/ELECTRICAL
General – The Contractor's performance, workmanship and material shall comply with all governing codes, state statutes, city ordinances, and regulations of regulatory bodies having jurisdiction. The contractor shall comply with rules and regulations of public utilities and municipal departments affected by connections of services. Where the National Fire Codes (specifically the 70–National Electrical Code and 90–A Air Conditioning and Ventilating) are more stringent than the above mentioned requirements they shall take precedence

1. HVAC – The existing mechanical system shall remain as–is except for rearranging duct work as necessary to accommodate new room layout. The mechanical contractor shall be responsible for developing all drawings as necessary for permits and for assuring proper air distribution of the remodeled space. Also, Mechanical Contractor shall be responsible for determining if heating and cooling capacity of existing system(s) is sufficient for intended use. If not sufficient, Mechanical Contractor shall install additional equipment as necessary to satisfy anticipated loads.

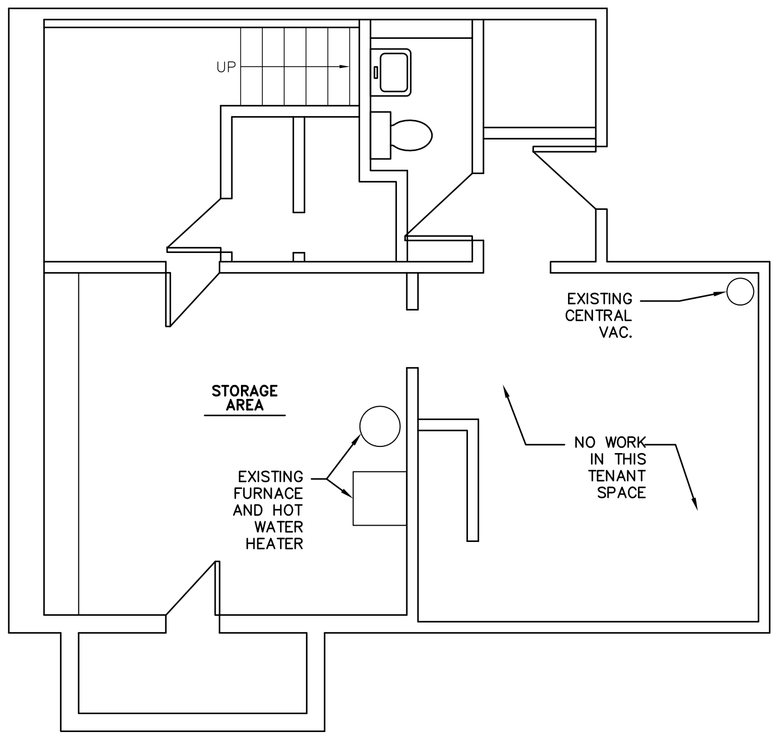
2. Electrical – Recircuiting and/or rerouting of the existing electrical service, to accommodate the new construction, shall be the responsibility of the Contractor. All conductors shall be BX TYPE and be grounded. Conductors shall conform to the most current requirements of the National Electrical Code. All new wiring (conduit) shall be run concealed to the highest extent possible. Wire smaller than No. 12 gage shall not be used unless specifically called for. Electrical Contractor shall be responsible for developing all drawings necessary for permits.

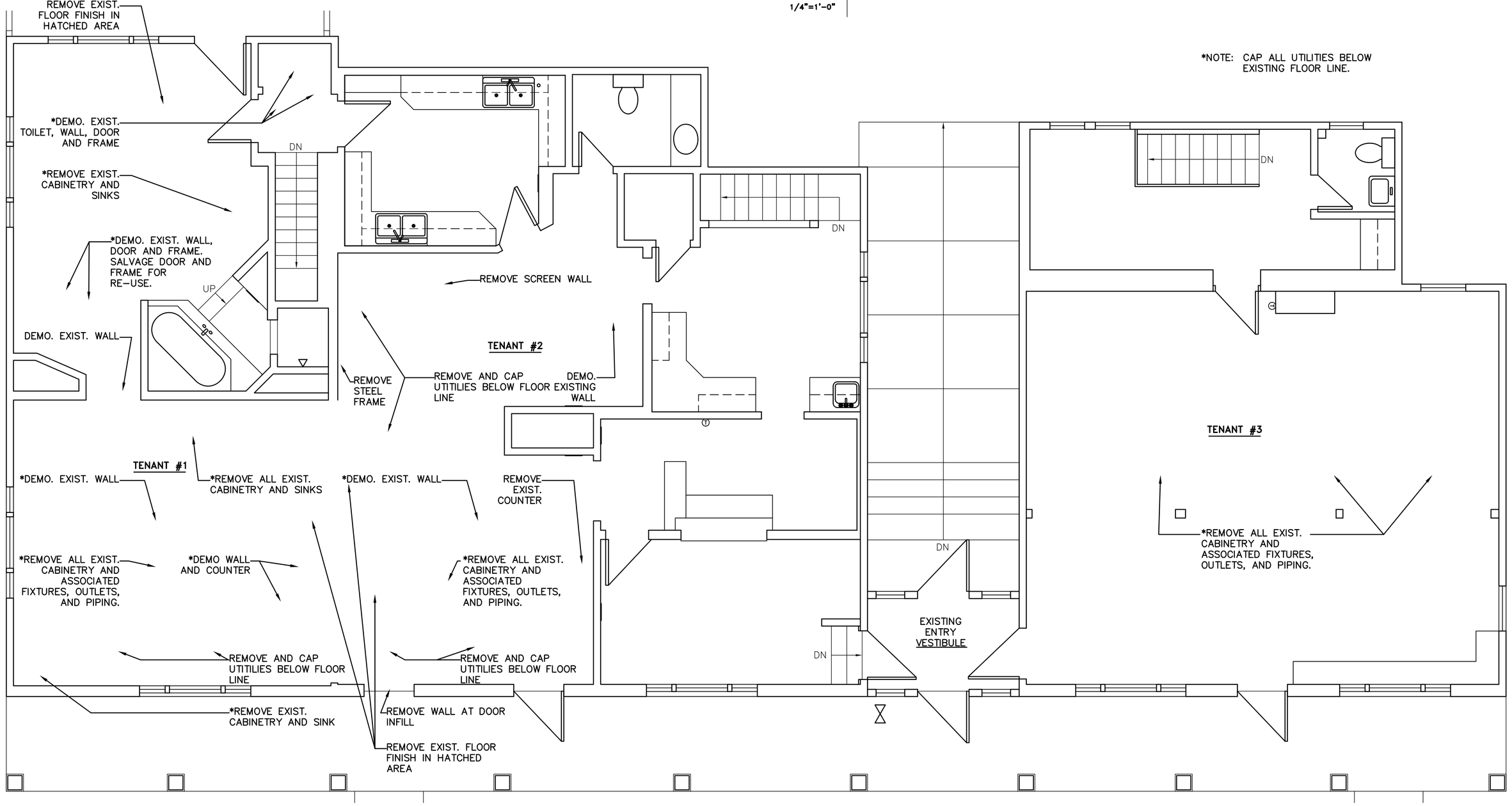
All receptacles shall be duplex convenience, 20 amp, NEMA WD–2 standard 5–20R (250 volt service shall be grounding type, 20 amp, NEMA WE–2 standard 6–20R unless noted otherwise). Receptacles with ground fault protection shall be duplex, feed–through type, 20 amp, NEMA WD–2 standard 5–20R with 5 milliampere sensitivity to ground leakage. Mounting height shall be no less than 15" above finished floor, and no greater than 44" above finished floor at counters.

3 **GENERAL NOTES**



2 **BASEMENT DEMOLITION PLAN** 1/4"=1'-0"





1 **FIRST FLOOR DEMOLITION PLAN** 1/4"=1'-0"

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4803 RAINBOW
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FOR PERMIT

PROJECT NO.	
DATE	JULY 7, 2003
DRAWN BY	LMS
CHECKED BY	
CHECKED BY	
REVISED DATE	DESCRIPTION

SHEET TITLE & NUMBER
FIRST FLOOR & BASEMENT DEMOLITION PLANS
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