ABBREVIATIONS

&	AND	DR.	DOOR	HDR.	HEADER	PERIM.	PERIMETER	U	UNDER
∠	ANGLE	D.S.	DOWN SPOUT	HDWD.	HARDWOOD	PL.	PLATE/PROPERTY LINE	U.B.C.	UNIFORM BUILDING CODE
@	AT	D.S.P.	DRY STAND PIPE	HDWR.	HARDWARE	P.LAM.	PLASTIC LAMINATE	U.G.	UNDERGROUND
⌒	CENTERLINE	DWG.	DRAWING	H.M.	HOLLOW METAL	PLAS.	PLASTER	U.L.	UNDERWRITER'S LABORATORY
Ø	DIAMETER OR ROUND			HORIZ.	HORIZONTAL	PLUMB.	PLUMBING	UNF.	UNFINISHED
⊥	PERPENDICULAR	(E.)	EXISTING	HR.	HOUR	PLYWOOD	PLYWOOD	U.N.O.	UNLESS NOTED OTHERWISE
#	POUND OR NUMBER		EAST, ENTRY	HT./HGT.	HEIGHT	PNT.	PAINT(ED)	UR.	URINAL
℄	PROPERTY LINE, PLATE		EACH	HVAC	HEATING VENTILATING/AIR COND.	P.O.C.	POINT OF CONNECTION		
A.B.	ANCHOR BOLT	EJ.	EXPANSION JOINT			PR.	PAIR	V.	VERTICAL
ABV.	ABOVE	EL.	ELEVATION	I.D.	INSIDE DIAMETER/INTERIOR DESIGNER	PROJ.	PROJECTION	VENT.	VENTILATING
A/C	AIR CONDITIONING	ELEC.	ELECTRIC	IN.	INCH	PSL.	PARALLEL STRAND LAMINATE	VERT.	VERTICAL
A.C.	ASPHALT CONCRETE	ELEV.	ELEVATOR	INSUL.	INSULATION	PT.	POINT	VER.	VERIFY
ACOUS.	ACOUSTICAL	EMER.	EMERGENCY	INT.	INTERIOR			V.T.R.	VENT THROUGH ROOF
A.D.	AREA DRAIN	ENCL.	ENCLOSURE	INV.	INVERT/INVERTED	R.A.	RETURN AIR		
ADH.	ADHESIVE	E.P.	ELECTRIC PANEL			RAD.	RADIUS	W.	WEST, WIDE, WIDTH
ADJ.	ADJUSTABLE	EQ.	EQUAL / EQUIVALENT	JAN.	JANITOR	R.D.	ROOF DRAIN	W/	WITH
AL.	ALUMINUM	EQPT./EQPM.	EQUIP/MENT	JT.	JOINT	R.D.L.	ROOF DRAIN LEADER	WD.	WOOD
ALT.	ALTERNATE	E.W.	EACH WAY	JST.	JOIST	RECPT.	RECEPTACLE	W.H.	WATER HEATER
ANOD.	ANODIZED	EXST.	EXISTING			RECT.	RECTANGULAR	W.C.	WATER CLOSET
A.P.	ACCESS PANEL	EXH.	EXHAUST	KIT.	KITCHEN	REF.	REFERENCE	W.I.	WROUGHT IRON
APPX.	APPROXIMATELY	EXPO.	EXPOSED			REFR./ R/F.	REFRIGERATOR	WP.	WATERPROOF
APPR/PD.	APPROVED	EXT.	EXTERIOR	L.	LOW/LINEN	REG.	REGISTER	W.W.M.	WELDED WIRE MESH
ARCH.	ARCHITECTURAL	E.G.	EXISTING GRADE	LAB.	LABORATORY	REINF.	REINFORCEMENT		
ASB.	ASBESTOS			LAM.	LAMINATE	REQD.	REQUIRED		
ASSY.	ASSEMBLY	F.	FIXED	LAV.	LAVATORY	RESIL.	RESILIENT		
AUTO.	AUTOMATIC	F.A.	FIRE ALARM	LBS.	POUNDS	RET.	RETAIN(ING), RETURN		
B.	BATH	FAC.	FACTORY	LFA	LOAD FROM ABOVE	RM.	ROOM		
BD.	BOARD	F.C.O.	FLOOR CLEAN OUT	L.H.	LEFT HAND	R.O.	ROUGH OPENING		
BEL.	BELOW	F.D.	FLOOR DRAIN	LKR.	LOCKER	R.R.	ROOF RAFTER		
BET.	BETWEEN	FDN.	FOUNDATION	LT.	LIGHT	RWD.	REDWOOD		
BITUM.	BITUMINOUS	F.E.	FIRE EXTINGUISHER	LUM.	LUMINOUS				
BLDG.	BUILDING	F.E.C.	FIRE EXTINGUISHER CABINET			S.	SOUTH		
BLK.	BLOCK	F.G.	FINISH GRADE	MAINT.	MAINTENANCE	S.A.	SUPPLY AIR		
BLK'G.	BLOCKING	F.H.	FLAT HEAD	MAS.	MASONRY	S.C.	SOLID CORE		
BM.	BEAM	FIN.	FINISH	MAT.	MATERIAL	S.C.D.	SEAT COVER DISPENSER		
B.O.	BY OWNER/BY OTHERS	FIX./FIXT.	FIXTURE	MAX.	MAXIMUM	SCHED.	SCHEDULE		
BOT.	BOTTOM	F.J.	FLOOR JOIST	M.B.	METAL BOLT	S.D.	SUB DRAIN/SOAP DISPENSER		
BR.	BEDROOM	FL.	FLOW LINE	M.C.	MEDICINE CABINET	SEC.	SECTION		
B.W.	BACK OF WALK, BOT. OF WALL	FLASH.	FLASHING	MECH.	MECHANICAL	SEL.	SELECTED		
		FLR.	FLOOR	MEMB.	MEMBRANE	SH.	SHELF		
CAB.	CABINET	FLUOR.	FLUORESCENT	MET./MTL.	METAL	SHT.	SHEET		
C.B.	CATCH BASIN	F.O.C.	FACE OF CONCRETE/FACE OF CURB	MFR./MFGR.	MANUFACTURER	SHT'G.	SHEATHING		
CEM.	CEMENT	F.O.F.	FACE OF FINISH	M.H.	MAN HOLE	SIM.	SIMILAR		
C.G.	CONCRETE GUARD	F.O.S.	FACE OF STUD/FACE OF STRUCTURE	MIN.	MINIMUM	SIMP.	SIMPSON		
CHAN.	CHANNEL	F.O.M.	FACE OF MASONRY	MIR.	MIRROR	S.J.	SOFFIT JOIST		
CHG.	CHANGE	FP.	FIREPLACE	MISC.	MISCELLANEOUS	S.S.	STAINLESS STEEL		
C.I.	CAST IRON	F.S.	FLOOR SINK	M.O.	MASONRY OPENING	S.SK.	SKYWINDOW		
C.J.	CONTROL JOINT/ CONST. JOINT	FT.	FOOT OR FEET	MOS.	MOSAIC	STA.	STATION		
CLG.	CEILING /CEILING JOIST	FTG.	FOOTING	MTD.	MOUNTED	STD.	STANDARD		
CLKG.	CAULKING	FURR.	FURRING	MUL.	MULLION	STL.	STEEL		
CLR.	CLEAR	FUT.	FUTURE	(N.)	NEW	STOR.	STORAGE		
CNTR.	COUNTER	F.V.	FIELD VERIFY	N.	NORTH	STRUCT.	STRUCTURAL		
CONC.	CONCRETE			NAT.	NATURAL	SUSP.	SUSPENDED		
COND.	CONDITION	GA.	GAUGE	N.I.C.	NOT IN CONTRACT	SYM.	SYMMETRICAL		
CONST.	CONSTRUCTION	GALV.	GALVANIZED	N.G.	NATURAL GRADE				
CONT.	CONTRACTOR/ CONTINUOUS	G.B.	GRAB BAR/GRADE BEAM	NO.	NUMBER	T.	TREAD		
CORR.	CORRIDOR, CORROSIVE	G.C.	GENERAL CONTRACTOR	NOM.	NOMINAL	T.C.	TOP OF CURB		
CTSK.	COUNTERSUNK	GEN.	GENERAL	N.T.S.	NOT TO SCALE	T.CL.	TIME CLOCK		
CTR.	CENTER	G.F.I.	GROUND FAULT INTERRUPT			TEL.	TELEPHONE		
		G.I.	GALVANIZED IRON	O/	OVER	TEMP.	TEMPERED		
DBL.	DOUBLE	GL.	GLASS	O.A.	OVERALL	TER.	TERRAZZO		
DECO.	DECORATIVE	GLB.	GLU-LAM BEAM	OBS.	OBSCURE	T.&G.	TONGUE AND GROOVE		
DEPT.	DEPARTMENT	GND.	GROUND	O.C.	ON CENTER	THK.	THICK		
DET.	DETAIL	GR.	GRADE	O.D.	OUTSIDE DIAMETER (DIMENSION)	T.P.	TOP OF PAVING		
D.F.	DRINKING FOUNTAIN/DOUGLASS FIR	GYP.	GYPSUM	O.F.D.	OVERFLOW DRAIN	T.PL.	TOP OF PLATE		
DIA.	DIAMETER	G.P.	GRADE PLANE	OFF.	OFFICE	T.O.S.	TOP OF STRUCTURE/SLAB		
DIAG.	DIAGONAL			OPNG.	OPENING	TRANS.	TRANSFORMER		
DIM.	DIMENSION			OPP.	OPPOSITE	T.S.	TOP OF STEP		
DN.	DOWN	H.	HIGH			T.W.	TOP OF WALL		
		H.B.	HOSE BIB			TYP.	TYPICAL		
		H.C.	HOLLOW CORE						
		HD.	HARD						

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GENERAL NOTES CONTINUED

61. CONTRACTOR SHALL PREPARE AND MAINTAIN ALL CONSTRUCTION, AND SURROUNDING AREAS, FREE OF DEBRIS OR HAZARDOUS MATERIALS AT ALL TIMES. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DUST FROM RISING.

62. CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND/OR THE REPLACEMENT OF ANY ITEMS DAMAGED DURING CONSTRUCTION OR CLEAN-UP. ANY DAMAGE TO EXISTING STRUCTURES DURING THE CONSTRUCTION OR THE NEW WORK SHALL BE REPAIRED TO EQUIVALENT OR BETTER THAN ORIGINAL CONDITION AT CONTRACTOR'S EXPENSE.

63. CONSTRUCTION PERSONNEL SHALL BE CONFINED TO THE LIMITS OF THE CONSTRUCTION AREA. ALL OSHA REGULATIONS FOR CONSTRUCTION AREAS SHALL BE STRICTLY FOLLOWED. CONTRACTOR SHALL PROVIDE PROPER SAFEGUARDS DURING ALL PHASES OF CONSTRUCTION.

64. CONTRACTOR TO REMOVE, RELOCATE OR RE-ROUTE, AS NECESSARY, ELECTRICAL, TELEPHONE, WATER, SEWER, GAS OR ANY OTHER UTILITY LINES ENCOUNTERED AND SHALL COORDINATE THIS WORK WILL ALL LOCAL UTILITY COMPANIES.

65. CONTRACTOR SHALL PROVIDE TEMPORARY WEATHER PROTECTION FOR PORTIONS OF THE WORK THAT BECOME EXPOSED TO WEATHER AND SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY INSUFFICIENT PROTECTION.

66. CONTRACTOR TO OBTAIN WRITTEN APPROVAL FROM OWNER AND ARCHITECT PRIOR TO ANY CHANGES OR DEVIATION FROM CONTRACT DOCUMENTS.

67. CONTRACTOR SHALL SUBMIT IN WRITING ALL PROPOSALS FOR ADDITIONAL WORK TO THE OWNER FOR REVIEW AND APPROVAL. NO WORK IS TO PROCEED UNTIL AN AUTHORIZATION TO PROCEED, SIGNED BY THE ARCHITECT & OWNER'S REPRESENTATIVE IS RETURNED TO THE GENERAL CONTRACTOR.

68. CONTRACTOR SHALL BE AWARE THAT SPECIFIC FIRE-RATED SEPARATION WITHIN THE BUILDING'S CONSTRUCTION ARE REQUIRED BY CODE. THE USE OF SPECIFIC MATERIALS AND COMBINATION OF MATERIALS WITHIN FIRE RATED ASSEMBLIES, AS CALLED FOR ON THE DRAWINGS AND SPECIFICATIONS, ARE FOR THE PURPOSE OF ACHIEVING THOSE REQUIRED FIRE SEPARATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ANY CHANGE IN MATERIAL, THAT IS REQUESTED BY OR MADE BY THE CONTRACTOR AND/OR ITS SUBCONTRACTORS, FROM THOSE MATERIALS DRAWN OR SPECIFIED, DOES NOT IN ANY WAY AFFECT OR LESSEN THE REQUIRED CONSTRUCTION ASSEMBLY. SPECIFIC SEQUENCES OR METHODS OF ACHIEVING FIRE RATED ASSEMBLIES REQUIRED BY A "U.L. NO." LISTING SHALL BE FOLLOWED WITHOUT DEVIATION, UNLESS OTHERWISE NOTED OR DETAILED.

69. CONTRACTOR TO FURNISH AND INSTALL ALL BLOCKING REQUIRED FOR WALL MOUNTED OR BRACED FIXTURES, MILLWORK, SHELVES, TOILET FIXTURES, AND ACCESSORIES OR 'BY OTHER' ITEMS DESCRIBED IN INTERIOR DESIGN AND ARCHITECTURAL DRAWINGS. BLOCKING SHALL BE INSPECTED TO INSPECTOR THE IMPOSED LOAD.

70. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE SUPPLIED, INSTALLED, CONNECTED, ERECTED, USED, CLEANED AND CONDITIONED AS DIRECTED BY THE MANUFACTURERS.

71. PRIOR TO CONSTRUCTION, CONTRACTOR TO VERIFY/COORDINATE UTILITY REQUIREMENTS FOR ALL OWNER/VENDOR FURNISHED EQUIPMENT, FIXTURES OR APPLIANCES.

72. CONTRACTOR SHALL PROVIDE ALL NECESSARY FASTENERS, SUPPORTS, SHIMMING, FLASH PATCHING, ETC. FOR THE PROPER INSTALLATION OF SUCH ITEMS AS DIRECTED BY THE MANUFACTURERS.

73. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL GIVE TO THE OWNER A COMPLETE SET OF AS-BUILT CIVIL, LANDSCAPE, ARCHITECTURAL, MECHANICAL, PLUMBING ELECTRICAL AND FIRE PROTECTION DRAWINGS ALONG WITH THE WRITTEN GUARANTEES, OPERATION AND MAINTENANCE MANUALS OF ALL EQUIPMENT AND FINISHES INSTALLED. THE CONTRACTOR SHALL MAINTAIN A CURRENT SET OF AS-BUILT DRAWINGS AND SPECIFICATIONS. INFORMATION SHALL BE RECORDED BY CONTRACTOR AS CONSTRUCTION PROGRESSES AND REVIEWED FOR COMPLETENESS AT EACH PROGRESS MEETING.

74. CONTRACTOR IS RESPONSIBLE TO THOROUGHLY VACUUM CLEAN ALL CARPETED ARES. CLEAN ALL FLOORING, MILLWORK, LIGHT FIXTURES, GLASS, ETC. AND UNCOVER AND VACUUM OUT ALL MECHANICAL UNITS AFTER THE WORK IS COMPLETED AND MAINTAIN CLEAN CONDITIONS THROUGH THE TENANTS MOVE-IN.

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GENERAL NOTES

DEFINITIONS:

(AS USED IN THESE SPECIFICATIONS)

- OWNER SHALL MEAN: MUR-SOL BUILDERS INC.
- CONTRACTOR SHALL MEAN: LICENSED GENERAL CONTRACTOR HIRED TO PERFORM THE WORK UNDER THIS CONTRACT
- ARCHITECT SHALL MEAN: BRANDON ARCHITECTS, INC., CHRISTOPHER BRANDON PRINCIPAL
- SPECIFICATIONS SHALL MEAN: WRITTEN SPECIFICATIONS IN THE PLANS OR THE "PROJECT MANUAL" (IF PROVIDED FOR THIS PROJECT)
- CONTRACT DOCUMENTS SHALL MEAN: WORKING DRAWINGS PROVIDED FOR BUILDING PERMIT, PLUS ANY CHANGE ORDERS OR ADDENDA TO SAME.

1. CODES/GENERAL PROVISIONS:
ALL WORK, CONSTRUCTION AND MATERIALS SHALL COMPLY WITH ALL PROVISIONS OF THE APPLICABLE BUILDING CODES AND OTHER RULES, REGULATIONS AND ORDINANCES GOVERNING THE PLACE OF CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR, SUB-CONTRACTORS, AND ANYONE SUPPLYING LABOR AND/OR MATERIAL TO BRING TO THE ATTENTION OF THE ARCHITECT (VERBALLY AND IN WRITING) ANY KNOWN DISCREPANCIES OR CONFLICT BETWEEN THE REQUIREMENTS OF THESE CODES AND THE CONTRACT DOCUMENTS (DRAWINGS). THE APPLICABLE CODES SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO THOSE AS LISTED IN "CODE REVIEW" BOX (1.1).
THE CONTRACTOR SHALL COMPLY WITH ALL STATE, COUNTY, LOCAL AND INDUSTRY REQUIREMENTS AND STANDARDS INCLUDING THE FOLLOWING:
THE BUILDING CODES, **2016** EDITIONS, AS ADOPTED BY **CALIFORNIA**, ALL APPLICABLE RELATED SPECIALTY CODES.
THE FUNCTIONALITY STANDARDS SET FORTH IN TITLE 7 OF THE CALIFORNIA CIVIL CODE (THE "RIGHT TO REPAIR ACT")
ANY WORK THAT RESTRICTIONS IMPOSED BY THE **CITY OF HUNTINGTON BEACH**
THE MANUFACTURER'S REQUIREMENTS OF RECOMMENDATIONS FOR ANY INCORPORATED PRODUCTS.

2. FEES:
CONTRACTOR AND HIS SUB-CONTRACTORS SHALL OBTAIN AND PAY FOR ALL PERMITS, LICENSES, CONSTRUCTION TAXES AND FEES REQUIRED BY CITY, COUNTY AND STATE LAWS EXCEPT THE GENERAL BUILDING PLANCHECK FEE AND REQUIRED REFUNDABLE DEPOSITS WHICH WILL BE PAID BY THE OWNER. CONTRACTOR SHALL ARRANGE FOR ALL METER INSTALLATIONS AND PAY ALL FEES FOR SAID METERS. CONTRACTOR SHALL PROVIDE TEMPORARY TOILET FACILITIES AND EROSION CONTROL MEASURES AS REQUIRED BY STATE AND LOCAL BUILDING CODE.

3. CONTRACTOR'S SURVEY:
CONTRACTOR SHALL VISIT THE JOB SITE AND BE RESPONSIBLE FOR HAVING COMPLETE KNOWLEDGE OF EXISTING CONDITIONS. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS WITH THOSE SHOWN ON THE DRAWINGS AND SHALL VERIFY GRADES, CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING DEMOLITION AND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY VERBALLY AND IN WRITING OF DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THOSE DEPICTED IN THE CONTRACT DOCUMENTS. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY VERBALLY AND IN WRITING OF ANY DISCREPANCIES FOUND WITHIN THE DRAWINGS AND SPECIFICATIONS.

4. COORDINATION OF CONSTRUCTION:
CONTRACTOR IS SOLELY RESPONSIBLE FOR THE ACCURACY OF DETAILS; FOR CONFIRMING AND COORDINATING ALL QUANTITIES AND DIMENSIONS; FOR SELECTING FABRICATION PROCESSES; FOR TECHNIQUES OF ASSEMBLY AND PERFORMANCE OF ALL WORK IN A SAFE AND SATISFACTORY MANNER. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THAT OF THE SUB-CONTRACTORS. CONTRACTOR SHALL PROVIDE SUPERVISION OF THE JOB DURING ALL PHASES OF CONSTRUCTION ACTIVITIES. A COMPETENT SUPERINTENDENT SHALL BE SELECTED BY THE CONTRACTOR AND SHALL BE IN CHARGE OF THE JOB UNTIL ITS COMPLETION. CONTRACTOR AGREES TO BINDE EVERY SUB-CONTRACTOR BY THE TERMS OF THE CONTRACT AS FAR AS SUCH TERMS ARE APPLICABLE TO THE SUB-CONTRACTOR'S WORK.

5. CLEAN-UP:
ALL SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR THE DAILY REMOVAL OF ALL DEBRIS ACCUMULATED AS A RESULT OF THEIR OPERATIONS. ALL SCRAP DEBRIS AND OTHER EXCESS MATERIAL SHALL BE LAWFULLY REMOVED FROM THE SITE, UNLESS OTHERWISE DIRECTED BY THE CONTRACTOR.

6. TESTS AND PERMITS:
CONTRACTOR SHALL ARRANGE FOR, AND SECURE REQUIRED TESTS, PERMITS AND INSPECTIONS, AND SHALL BEAR COSTS FOR SAME.

7. GUARANTEES:
CONTRACTOR SHALL GUARANTEE ALL WORK, MATERIALS AND PRODUCTS FOR ONE YEAR AFTER THE DATE OF ACCEPTANCE OF THE WORK AND CONTRACTOR SHALL REPAIR OR REPLACE, OR CAUSE TO BE REPAIRED OR REPLACED ANY OR ALL SUCH WORK TOGETHER WITH ANY OTHER WORK WHICH MAY BE DAMAGED IN DOING SO, THAT MAY PROVE DEFECTIVE WITHIN ONE YEAR AFTER SUCH ACCEPTANCE, ORDINARY WEAR AND TEAR, UNUSUAL ABUSE OR NEGLECT IS EXCEPTED. EXCEPTIONS TO ONE YEAR GUARANTEE ARE SPECIFIED IN OTHER SECTIONS OF THE PROJECT MANUAL OR DRAWINGS. STATE LAW, OR MANUFACTURER'S GUARANTEE SHALL GOVERN IF LENGTH AND TYPES OF GUARANTEES ARE MORE STRICT OR FOR LONGER PERIODS.
IT IS UNDERSTOOD BY CONTRACTOR THAT IT IS HIS RESPONSIBILITY TO PROVIDE MATERIALS AND CONSTRUCTION WHICH WILL YIELD A REASONABLE VALUE OVER A PERIOD OF TIME WHICH MAY EXCEED THE SPECIFIED GUARANTEE AND WARRANTY PERIODS.
CONTRACTOR SHALL BE RESPONSIBLE FOR A FIVE (5) YEAR GUARANTEE FROM DEFECTS OF MATERIALS AND WORKMANSHIP. EACH SUB-CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE STATING THAT WORK EXECUTED BY HIM IS FREE AND WILL REMAIN FREE FROM DEFECTS OF MATERIALS AND WORKMANSHIP FOR ONE YEAR FROM DATE OF ACCEPTANCE OF HIS WORK BY OWNER, AND THAT REPAIR AND REPLACEMENT OF SUCH DEFECTIVE WORK AND ALL OTHER WORK DAMAGED AS A RESULT THEREBY WILL BE EXECUTED IN A TIMELY MANNER AT THE CONVENIENCE OF THE OWNER AND WITHOUT COST TO OWNER.

8. WAIVER OF LIENS:
CONTRACTOR SHALL PROVIDE CERTIFIED RELEASE OF LIENS BY ALL SUB-CONTRACTORS AND SUPPLIERS, OR ANYONE PROVIDING MATERIALS AND/OR LABOR AS THEY BECOME AVAILABLE.

9. ROLL OF ARCHITECT DURING CONSTRUCTION:
THE ARCHITECT WILL NOT ACT AS THE OWNER'S REPRESENTATIVE DURING CONSTRUCTION. ARCHITECT WILL ADVISE AND CONSULT WITH OWNER. ARCHITECT WILL OBSERVE CONSTRUCTION PER HIS AGREEMENT WITH OWNER AND RENDER INTERPRETATIONS NECESSARY FOR THE PROPER EXECUTION OR PROGRESS OF THE WORK IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS. ARCHITECT WILL NOT BE RESPONSIBLE OR HAVE CONTROL OR CHARGE OVER OR RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS, OF THE CONTRACTOR, SUB-CONTRACTORS, OR ANY OF THEIR AGENTS OR EMPLOYEES, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK.
ANY VERBAL INSTRUCTION OR AUTHORIZATION THAT IS CONFIRMED BY LETTER, MEETING NOTE, MEMORANDA, OR THE LIKE, (WITH A COPY SENT TO THE OWNER, OR THE OWNER'S REPRESENTATIVE) & THERE IS NO EXCEPTION TAKEN WITHIN (10) CALENDAR DAYS, SHALL BE DEEMED EQUIVALENT TO RECEIPT OF WRITTEN INSTRUCTION, APPROVAL AND AUTHORIZATION FROM THE OWNER.

10. A.I.A. GENERAL CONDITIONS:
THE CURRENT GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION PUBLISHED BY THE AMERICAN INSTITUTE OF ARCHITECTS SHALL APPLY AS THOUGH IT WERE PART OF THESE DOCUMENTS UNLESS SPECIFICALLY MODIFIED IN THE OWNER/CONTRACT AGREEMENT. COPY OF SAID GENERAL CONDITIONS MAY BE OBTAINED FROM THE ARCHITECT UPON REQUEST. THE NOTES CONTAINED IN THESE "GENERAL NOTES" ON THIS SHEET ARE INTENDED TO SUMMARIZE AND COMPLIMENT THE A.I.A. GENERAL CONDITIONS. THE A.I.A. GENERAL CONDITIONS SHALL TAKE PRECEDENCE OVER THESE NOTES SHOULD A CONFLICT IN WORDING OCCUR.

11. EXTRAS:
OWNER MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK, THE CONTRACT SUM BEING ADJUSTED TO THE MUTUAL SATISFACTION OF THE OWNER, ARCHITECT AND CONTRACTOR. BEFORE ANY CHANGES ARE BEGUN, THE ADDED OR DEDUCTED SUM SHALL BE PRESENTED TO OWNER IN WRITING FOR APPROVAL.

12. SUBSTITUTIONS:
SUBSTITUTIONS OF MATERIALS OR METHODS PROPOSED BY THE CONTRACTOR OR HIS SUB-CONTRACTORS CONTRARY TO DRAWINGS AND SPECIFICATIONS SHALL BE SUBMITTED TO ARCHITECT IN WRITING FOR APPROVAL OR DENIAL. IF MORE THAN ONE MANUFACTURER IS SPECIFIED IN THE PLANS OR SPECIFICATIONS, IT SHALL BE THE CONTRACTORS OPTION TO SELECT THE ONE WHICH HE MAY PROVIDE. IF MORE THAN ONE FINISH OR STYLE AVAILABLE IN THE MATERIAL SPECIFIED, CONTRACTOR SHALL BE OBLIGATED TO NOTIFY ARCHITECT VERBALLY AND IN WRITING OF THIS FACT FOR ARCHITECT'S AND OWNER'S DECISION. WHERE THE TERM "OR EQUAL" IS USED IN DRAWINGS OR SPECS IT SHALL BE UNDERSTOOD THAT THE REFERENCE IS MADE SUBJECT TO THE RULING AND JUDGMENT OF THE ARCHITECT AND SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL. ACTUAL SAMPLES OF THE SUBSTITUTIONS SHALL ALSO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL.

13. INSURANCE:
CONTRACTOR SHALL CARRY GENERAL LIABILITY INSURANCE WITH BROADFORM PROPERTY DAMAGE ENDORSEMENT AND CONTINGENT LIABILITY ENDORSEMENT. OWNER AND ARCHITECT SHALL BE LISTED AS ADDITIONAL INSURERS UNDER THE POLICY WITH WAIVER OF SUBROGATION. CONTRACTOR SHALL FURNISH OWNER WITH A CERTIFICATE OF INSURANCE WITH A 30 DAY NOTICE OF CANCELLATION. OWNER SHALL OBTAIN A BUILDER'S RISK POLICY WITH ARCHITECT NAMED AS AN ADDITIONAL INSURED WITH WAIVER OF SUBROGATION.

14. SCOPE OF DRAWINGS AND SPECIFICATIONS:
THESE DRAWINGS AND SPECIFICATIONS SHALL BE INTENDED TO SHOW AND DESCRIBE DETAILS FOR A CONSTRUCTIBLE BUILDING. PARTS AND DETAILS NOT FULLY SHOWN OR DESCRIBED SHALL BE DETAILED AND EXECUTED ACCORDING TO STANDARD FIRST CLASS PRACTICE AND IN SIMILAR MANNER AND SPIRIT OF THE DETAILS WHICH ARE SHOWN ON THE DRAWINGS AND/OR DESCRIBED IN THE PROJECT MANUAL. IF CONTRACTOR OR SUB-CONTRACTOR FINDS ANY DETAILS WHICH, IN HIS OPINION, ARE UNSOUND, UNSAFE, OR NOT WATERPROOF, IT IS HIS DUTY TO NOTIFY ARCHITECT IN WRITING OF THIS FACT. IF WORK IS PERFORMED AS DETAILED, IT WILL BE ASSUMED THAT THERE ARE NO OBJECTIONS TO THE DETAIL. ACCURACY OF ALL DIMENSIONS SHALL BE CHECKED. NO EXTRA COMPENSATION WILL BE ALLOWED FOR DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THOSE INDICATED ON THE DRAWINGS.
IN USING THESE PLAN FOR BIDDING OR CONSTRUCTION PURPOSES, ALL CONTRACTORS ARE REQUIRED TO REVIEW AND TREAT THEM AS A WHOLE IN ORDER TO IDENTIFY ALL REQUIREMENTS THAT DIRECTLY OR INDIRECTLY AFFECT THEIR PORTION OF THE WORK, EVEN REQUIREMENTS LOCATED IN SECTIONS DESIGNATED AS APPLICABLE TO OTHER TRADES. IN CAS OF CONFLICTS, THE AFFECTED CONTRACTOR IS REQUIRED TO EITHER OBTAIN DIRECTION FROM AN APPROPRIATE REPRESENTATIVE OF THE OWNER, OR OTHERWISE TO APPLY THE MORE STRINGENT STANDARD.
THESE PLANS ARE INTENDED TO SET FORTH THE REQUIREMENTS FOR CONSTRUCTION IN ONLY AN INDUSTRY-STANDARD LEVEL OF QUALITY AND DETAIL AND THE ARE INTENDED TO BE SUPPLEMENTED BY APPROPRIATE REQUESTS FOR ADDITIONAL DETAILS AND/OR HIGHER QUALITY WORK WHERE THE CONTRACTOR, OR ANY OF HIS SUBCONTRACTORS, MAY ANTICIPATE THAT THE ARCHITECT'S DRAWINGS MAY BE INCOMPLETE OR ERRONEOUS. THESE ERRORS AND OMISSIONS TO THE ATTENTION OF A APPROPRIATE OWNER & ARCHITECT IN WRITING IN A TIMELY MANNER, AND ANY CONTRACTOR WHO FAILS TO DO SO BEFORE BIDDING OR OTHERWISE PROCEEDING ASSUMES THE RISK OF ANY CONSEQUENCES. SCALED DIMENSIONS SHOULD BE CONSIDERED ONLY APPROXIMATE; AND IN ANY DIMENSIONS BEFORE PROCEEDING WITH ANY REFERENCED PROCUREMENT, FABRICATION OR CONSTRUCTION. SCHEMATIC PLANS ARE INTENDED ONLY TO DEMONSTRATE THE RELATIONSHIP AMONG COMPONENT PARTS, AND NOT TO DEPICT SPECIFIC LOCATIONS (e.g. SCHEMATIC ELECTRICAL PLANS).

15. DIMENSIONS ON DRAWINGS:
FIGURED DIMENSIONS SHALL BE FOLLOWED IN PREFERENCE TO SCALE, AND DETAIL DRAWINGS IN PREFERENCE TO SMALL SCALE DRAWINGS. SUB-CONTRACTOR AND CONTRACTOR SHALL CHECK ACCURACY OF ALL DIMENSIONS IN THE FIELD PRIOR TO ANY WORK BEING CONSTRUCTED OR MATERIALS OR PRODUCTS FABRICATED OR ORDERED. SPECIFICATIONS AND WRITTEN NOTES AND SCHEDULES ON DRAWINGS SHALL BE FOLLOWED IN PREFERENCE TO INFORMATION FURNISHED IN THE FORM OF LINE DRAWINGS. DETAILED DRAWINGS FURNISHED DURING CONSTRUCTION OR APPROVED BY CONTRACTOR OR ARCHITECT ARE TO BE CONSIDERED EXPLANATORY AND NOT AS CHANGES TO DRAWINGS AND SPECIFICATIONS. NOTES, FIGURES DETAILS ON SAID DRAWINGS SHALL BE FOLLOWED AND EXECUTED AS IF PART OF THESE DOCUMENTS.
DRAWINGS ARE NOT TO BE SCALED UNLUESS PERMITTED BY THE ARCHITECT. DIMENSIONS SHALL GOVERN. ALL EXTERIOR DIMENSIONS ARE BASED ON NOMINAL SIZES OF MEMBERS AND ARE GIVEN TO THE OUTER FACE OF SUCH MEMBERS, UNLESS OTHERWISE NOTED ON DRAWINGS. INTERIOR PARTITIONS ARE DIMENSIONED FROM FACE OF STRUCTURE TO FACE OF STRUCTURE UNLESS OTHERWISE NOTED ON DRAWINGS. WHERE DIMENSION IS LABELED "CLEAR" IT IS TAKEN FROM THE FACE OF FINISH TO FACE OF FINISH OF EACH MATERIAL. PLUS OR MINUS (+/-) DIMENSIONS SHALL NOT VARY BY MORE THAN 2" WITHOUT APPROVAL BY ARCHITECT. WALL ANGLES ARE EITHER 90° OR 45° UNLESS NOTED OTHERWISE.

16. SUBMITTALS, MEETING NOTES, BULLETINS, AND MEMOS:
SUBMITTALS WILL BE REVIEWED BY THE ARCHITECT, IF AT ALL, ONLY PURSUANT TO THE INDUSTRY-STANDARD PROCESS SET FORTH IN AIA DOCUMENT A201-1997, AND IN NO EVENT WILL THE SUBMITTAL REVIEW PROCESS RELIEVE OR LESSEN THE SUBMITTING CONTRACTOR'S RESPONSIBILITY FOR AN INAPPROPRIATE SUBMITTAL.
ARCHITECT, FROM TIME TO TIME, WILL ISSUE CONSTRUCTION NOTES OR MEMOS REGARDING CONSTRUCTION ISSUES THAT HAVE ARISEN SINCE THE DRAWINGS AND SPECIFICATIONS WERE COMPLETED. CONTRACTOR SHALL REVIEW THESE WRITTEN DOCUMENTS AND INCORPORATE THEM INTO THE PROJECT. ANY QUESTIONS OR OBJECTIONS AS TO THE INTENT OF THE WRITTEN DOCUMENT ITEMS WILL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR DISCUSSION AND CLARIFICATION. ANY ITEM THAT RESULTS IN A CHANGE TO THE COST OR TIMING OF THE PROJECT SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE OWNER & ARCHITECT PRIOR TO EXECUTING.
CONTRACTOR SHALL SUBMIT FABRICATION SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO ORDERING AND/OR FABRICATION. CONTRACTOR SHALL SUBMIT MANUFACTURER'S CUTS FOR ALL FIXTURES AND EQUIPMENT CALLED FOR ON THE DRAWINGS, PLUMBING FIXTURES, KITCHEN EQUIPMENT, ETC. BY SUBMITTING SHOP DRAWINGS AND/OR MANUFACTURER'S CUTS, CONTRACTOR REPRESENTS TH