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ABBREVIATIONS

ABV	ABOVE	LAV	LAVATORY
APF	ABOVE FINISHED FLOOR	LBL	LABEL
ADJ	ADJACENT		
ALUM	ALUMINUM	MAX	MAXIMUM
&	AND	MTL	METAL
@	AT	MIN	MINIMUM
		MISC	MISCELLANEOUS
BLK	BLOCK	MTD	MOUNTED
BLDG	BUILDING		
BO	BOTTOM OF	NIC	NOT IN CONTRACT
B/S	BOTH SIDES	NTS	NOT TO SCALE
CL	CENTER LINE	OD	OUTSIDE DIAMETER
CLG	CEILING	OC	ON CENTER
CLR	CLEAR	OPG	OPENING
CONC	CONCRETE		
CONT	CONTINUOUS	PTD	PAINTED
		PAR	PARALLEL
DEMO	DEMOLISH	PERF	PERFORATED
DIA	DIAMETER	PWD	PLYWOOD
DIM	DIMENSION	PL LAM.	PLASTIC LAMINATE
DR	DOOR		
		R	RADIUS
EF	EXHAUST FAN	REM	REMOVE
EHD	ELECTRIC HAND DRYER	REV	REVISION
ELEV	ELEVATION	RM	ROOM
EQ	EQUAL	R.O.	ROUGH OPENING
EXIST	EXISTING		
EXG	EXISTING	SHT	SHEET
		SIM	SIMILAR
FT	FEET	SQ	SQUARE
FIN	FINISH	SQ FT	SQUARE FEET
FLR	FLOOR	STD	STANDARD
FLUOR	FLUORESCENT	STOR	STORAGE
FRMG	FRAMING	S/S	STAINLESS STEEL
FBO	FURNISHED BY OWNER		
		TELE	TELEPHONE
GC	GENERAL CONTRACTOR	THK	THICK
GWB	GYPSUM WALL BOARD	TD	TOP OF
		TYP	TYPICAL
HGT	HEIGHT		
HVAC	HEATING/VENTILATION REFRIGERATION	UNF	UNFINISHED
HOR	HORIZONTAL	UON	UNLESS OTHERWISE NOTED
		UR	URINAL
INCL	INCLUDED	VNR	VENEER
INT	INTERIOR	VIF	VERIFY IN FIELD
		VERT	VERTICAL
JT	JOINT		
		WC	WATER CLOSET
KO	KNOCKOUT	W	WITH
		WDD	WOOD
		WOW	WINDOW



SYMBOLS

01

FLOOR PLAN
NEW YORK
100' = 1" = 1/8"

DRAWING TITLE

000

ROOM NAME / NUMBER

03
A-301A

ELEVATION

03
A-301A

1/4" = 1"

DETAIL MARKERS

03
A-301A

SECTION

00

KEY NOTE

0'-0"

ELEVATION MARKER

±0'-0"
FIRST FLOOR

ELEVATION DATUM

↑

NORTH ARROW

DRAWINGS

G-000	COVER SHEET
G-001	PROJECT NOTES
C100	SCHEMATIC GRADING PLAN
A-100	PLAY AREA KEYNOTE PLAN
A-101	PLANTING PLAN
A-400	PLAY AREA TYPICAL DETAILS
A-401	PLAY AREA TYPICAL DETAILS
A-402	PLAY AREA TYPICAL DETAILS
A-404	PLAY AREA PLANTING DETAILS

Project Title:

Spring Creek Elementary
Play Area

Project Address:

217 SCHOLL STREET
STATE COLLEGE, PA 16801

MAD Project No.:

19042

Issue:	Date:
SD Pricing	09-23-19
DD Pricing Set	11-26-19

Sheet Title:

COVER SHEET

Sheet No.:

G-000

Sheet Size:

ARCH D

GENERAL NOTES & SPECIFICATIONS:

THE FOLLOWING NOTES AND SPECIFICATIONS SHALL APPLY UNLESS OTHERWISE INDICATED ELSEWHERE IN THE CONSTRUCTION DOCUMENTS.

SEE OTHER DRAWINGS FOR ADDITIONAL SPECIFICATIONS.

DIVISION 01 - GENERAL REQUIREMENTS

SITE SAFETY:

- 1. THE CONTRACT DOCUMENTS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR HAS THE RESPONSIBILITY FOR THE CONSTRUCTION PROCESSES, SITE CONDITIONS, OPERATIONS, EQUIPMENT AND PERSONNEL. THE OWNER AND CLIENT ARE DIFFERENT ENTITIES. THE SAFETY IN OR ABOUT THE SITE OF WORK, AS MANDATED BY THE OCCUPATIONAL SAFETY AND HEALTH HAZARDOUS ASSOCIATION (OSHA) GUIDELINES.

SUPPLEMENTARY GENERAL NOTES:

- 1. THE TERMS "GENERAL CONTRACTOR," "GC," "CONTRACTOR" AND "SUB-CONTRACTOR" ARE USED INTERCHANGEABLY, BUT MEAN THOSE WHO ARE RESPONSIBLE TO PERFORM WORK AS CONTRACTED BY THE CLIENT.
- 2. THE TERMS "OWNER" AND "CLIENT" ARE USED INTERCHANGEABLY, BUT MEAN THOSE TO WHOM THE GENERAL CONTRACTOR IS CONTRACTED. IN A SITUATION WHERE THE OWNER AND CLIENT ARE DIFFERENT ENTITIES, THE CONTRACTOR IS BEHOLDEN TO THE CLIENT, BUT MUST ADHERE TO ANY RULES, REGULATIONS, OR REQUIREMENTS SET FORTH BY THE OWNER.
- 3. THE TERM "WORK" SHALL REFER TO THE CONSTRUCTION AND SERVICES REQUIRED BY THE CONTRACT DOCUMENTS, AND INCLUDES ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES PROVIDED BY THE CONTRACTOR TO FULFILL THE CONTRACT.
- 4. THE TERM "CONTRACT DOCUMENTS" SHALL REFER TO THOSE DOCUMENTS DESCRIBING THE WORK TO BE PERFORMED BY THE CONTRACTOR, INCLUDING (BUT NOT LIMITED TO) THE CONTRACT SIGNED BY THE OWNER/CLIENT AND THE CONTRACTOR, THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS, ANY SKETCHES OR NOTES SUBSEQUENTLY ISSUED BY THE ARCHITECT, THE CONTRACTOR'S WORK PROPOSAL, AND ANY WRITTEN ORDERS FOR CHANGES ISSUED AFTER EXECUTION OF THE AGREEMENT.
- 5. THESE CONSTRUCTION DRAWINGS, NOTES, AND SPECIFICATIONS ARE SUPPLIED TO ILLUSTRATE THE DESIGN INTENT AND THE GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIALS AND WORKMANSHIP THROUGHOUT.
- 6. THE GENERAL CONTRACTOR, UPON ACCEPTANCE AND APPROVAL OF THE DRAWINGS, ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS, AND WORKMANSHIP OF THE WORK DESCRIBED IN THE DOCUMENTS, AND WILL BE EXPECTED TO COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH DOCUMENTS WERE WRITTEN.
- 7. ALL WORKING DRAWINGS AND ALL CONSTRUCTION NOTES AND SPECIFICATIONS ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATIVE DRAWINGS.
- 8. ALL WORK LISTED ON THE SPECIFICATIONS SHEETS AND SHOWN OR IMPLIED ON ALL DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, UNLESS OTHERWISE AND PREVIOUSLY AGREED UPON. ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER AND ALL MECHANICS AND TRADESMEN SHALL BE SKILLED IN THEIR RESPECTIVE TRADES.
- 9. ALL WORK PERFORMED BY THE CONTRACTOR/SUB-CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, STATE AND FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, INCLUDING OSHA, WHETHER OR NOT SPECIFIED ON THE DRAWINGS. ALL MATERIALS SHALL BE FIRE RATED, FIRE PROOFED OR FIRE RETARDANT AS REQUIRED TO MEET OR EXCEED APPLICABLE LOCAL, STATE, AND NATIONAL CODES.
- 10. WHERE THE CONTRACT, NOTES, SPECIFICATIONS OR DRAWINGS CALL FOR ANY WORK OF A MORE OR LESS STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE OR ANY OTHER DEPARTMENT HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MORE STRINGENT NATURE SHALL BE FURNISHED IN ALL CASES.
- 11. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS, NOTES, SPECIFICATIONS AND FIELD CONDITIONS BEFORE COMMENCING ANY WORK, AND SHALL REQUEST CLARIFICATIONS. THE CONTRACTOR SHALL BEAR ANY COSTS ARISING FROM RECTIFYING WORK KNOWINGLY PERFORMED CONTRARY TO CODE REQUIREMENTS OR BEST ACCEPTED CONSTRUCTION PRACTICES. IF DISCREPANCIES EXIST BETWEEN ANY DRAWINGS, NOTES, OR SPECIFICATIONS WHICH ARE NOT BROUGHT TO THE ARCHITECT'S ATTENTION, THE CONTRACTOR'S FINAL PROJECT COSTS WILL BE ASSUMED TO ACCOMMODATE THE MOST EXPENSIVE OF THE CONDITIONS DRAWN, NOTED, OR SPECIFIED.
- 12. THE DRAWINGS SHALL NOT BE SCALED. THESE PLANS ARE INTENDED TO BE DIAGRAMMATIC ONLY. IF NECESSARY DIMENSIONS OR NOTES ARE OMITTED, THE CONTRACTOR SHALL ASK THE ARCHITECT FOR CLARIFICATION.
- 13. ALL ITEMS DESCRIBED HEREIN SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. IN EACH CASE WHERE A SPECIFIC MANUFACTURER IS MENTIONED IN THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR/SUB-CONTRACTOR SHALL BASE HIS PROPOSAL ON THAT MANUFACTURER.
- 14. ANY REQUEST FOR THE USE OF AN ALTERNATE MATERIAL OR ITEM AS SPECIFIED IN THE DOCUMENTS MUST BE PLACED IN WRITING AND APPROVED BY THE ARCHITECT BEFORE ANY SUBSTITUTION IS MADE.
 - 14.1. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT DUPLICATE SAMPLES OF ALL ITEMS SPECIFIED.
 - 14.2. ALL PROPOSED SUBSTITUTIONS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO AWARDING OF THE CONTRACT. ANY REQUESTS FOR SUBSTITUTIONS AFTER THE AWARDING OF THE CONTRACT SHALL BE ACCOMPANIED BY GUARANTEES OF EQUAL QUALITY AND ANY ADDITIONAL COSTS SHALL BE BORNE BY THE CONTRACTOR.
- 15. THE CONTRACTOR SHALL CONFIRM AVAILABILITY AND DELIVERY TIME OF ALL SPECIFIED ITEMS UPON RECEIVING THE CONTRACT DOCUMENTS. SHOULD ANY OF THE SPECIFIED ITEMS' AVAILABILITY POSE A DELAY TO THE ON-TIME COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER/CLIENT IMMEDIATELY, AND SHALL PROPOSE AN EQUIVALENT SUBSTITUTE IF SUCH A DELAY IS NOT ACCEPTABLE TO THE OWNER/CLIENT.
- 16. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIALS AND EQUIPMENT CALLED FOR AND NECESSARY TO PROPERLY COMPLETE THE WORK.
- 17. THE CONTRACTOR SHALL INCLUDE AND PROVIDE FOR ALL LABOR, MATERIAL, EQUIPMENT, TRANSPORTATION, TAXES, ETC., NECESSARY OR REASONABLY INCIDENTAL TO THE PROPER COMPLETION OF THE ENTIRE PROJECT IN ACCORDANCE WITH BEST ACCEPTED CONSTRUCTION PRACTICES IN STRICT ACCORDANCE WITH THESE DOCUMENTS AND ALL MANUFACTURER'S

RECOMMENDED SPECIFICATIONS. ALL WORK NOTED IN THESE DOCUMENTS SHALL BE PERFORMED/PROVIDED BY THE CONTRACTOR, UNLESS SPECIFIED AS BEING THE WORK OF OTHERS. MATERIALS AND WORKMANSHIP SHALL BE NEW AND TO THE BEST OF THEIR RESPECTIVE KIND, UNLESS NOTED OTHERWISE.

- 18. ALL WORK SHALL BE PLUMB, LEVEL AND TRUE. THE CONTRACTOR SHALL LAY OUT ALL WORK AND ESTABLISH ALL POINTS, GRADES, LINES AND LEVELS, AND SHALL ASSUME RESPONSIBILITY FOR THE SAME.
- 19. THE WORK SHALL COMPLY WITH THE LAW OF UNIVERSAL GRAVITATION, AND ALL OTHER APPLICABLE LAWS OF PHYSICS.
- 20. THE GENERAL CONTRACTOR SHALL PROVIDE SUPERVISION WHILE ANY SUBCONTRACTORS OR WORKMEN ARE ON THE JOB SITE, AND SHALL SUPERVISE AND DIRECT ALL WORK.
- 21. THE GENERAL CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. ANY DAMAGED OR DEFECTIVE MATERIAL OR WORK SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE CLIENT WITHIN A PERIOD OF UP TO ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- 22. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE WORK, NOR FOR THE MEANS AND METHODS OF CONSTRUCTION OF THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTORS, NOR SHALL THEY GUARANTEE THE PERFORMANCE OF THEIR CONTRACTS.
- 23. THE CONTRACTOR/SUB-CONTRACTOR SHALL PROCURE AND PAY ALL FEES FOR ALL LEGALLY REQUIRED PERMITS NECESSARY FOR THE APPROVAL, EXECUTION, AND COMPLETION OF THE WORK, INCLUDING CONTROLLED INSPECTIONS AND EQUIPMENT USE PERMITS, UNLESS OTHERWISE DIRECTED BY THE OWNER/CLIENT.
- 24. WORKMEN'S COMPENSATION AS REQUIRED BY LAW AND PUBLIC LIABILITY SHALL BE CARRIED BY THE CONTRACTOR. PROPERTY DAMAGE, FIRE INSURANCE, AND LIABILITY INSURANCE SHALL BE TAKEN OUT BY THE OWNER/CLIENT PROPORTIONATE TO THE AMOUNT OF WORK COMPLETED AND PAID FOR. SINGLE AND COMBINED LIMITS OF THE LIABILITY AND OTHER TYPES OF INSURANCE SHALL MEET THE MINIMUM REQUIREMENTS OF THE BUILDING OWNER AND THE CLIENT NAMED AS CO-INSURED. THE CONTRACTOR SHALL OBTAIN PRECISE REQUIREMENTS AND LIST OF CONSIGNEES FROM THE BUILDING OWNER AND CLIENT. COPIES OF ALL CERTIFICATES MUST BE FURNISHED AND ALL REQUIREMENTS SATISFIED PRIOR TO THE BEGINNING OF ANY WORK.
- 25. THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL MATERIALS AND WORKMANSHIP FURNISHED OR INSTALLED -- INCLUDING THAT WORK FURNISHED OR INSTALLED BY ANY SUB-CONTRACTORS -- FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE, AND SHALL REPLACE ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSE TO THE OWNER/CLIENT AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING CAUSED BY REPAIR OF THIS WORK. DEFECTS SHALL BE REPORTED IN WRITING WITHIN THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE DEFECTIVE WORK WITHIN FIFTEEN (15) DAYS AFTER IT IS BROUGHT TO ATTENTION. THE CONTRACTOR SHALL FURNISH THE CLIENT WITH ALL MANUFACTURER'S WRITTEN GUARANTEES FOR PERIODS LASTING LONGER THAN ONE YEAR.
- 26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK -- INCLUDING THAT OF ANY SUB-CONTRACTORS -- AND FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS, AND MATERIALS USED IN CONNECTION WITH THE WORK, AND FOR ACTS OF ANY OF THE CONTRACTOR'S EMPLOYEES, AND SHALL PROTECT AND HOLD THE OWNER/CLIENT HARMLESS FROM ALL LIABILITY ARISING FROM DAMAGES THEREWITH.
- 27. THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IN INTENDED TO MEAN (UNLESS OTHERWISE NOTED) THAT SUCH SHALL BE FURNISHED, INSTALLED, AND CONNECTED WHERE SO REQUIRED.
- 28. ALL PROPOSED SUBSTITUTIONS SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT PRIOR TO THE PURCHASING OF ANY SUBSTITUTED MATERIAL OR PRODUCTS. WHERE THE TERMS "APPROVED EQUAL," "EQUAL TO," "EQUIVALENT," "ACCEPTABLE", OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE DOCUMENTS, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF THE ARCHITECT.
- 29. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL OWNER/CLIENT ACCEPTANCE OF THE NEW PREMISES.
- 30. THE GENERAL CONTRACTOR SHALL REPAIR ANY WORK (EITHER NEW OR EXISTING) THAT BECOMES DAMAGED DURING THE COURSE OF CONSTRUCTION, INCLUDING ANY WORK DAMAGED BY SUBCONTRACTORS.
- 31. ALL SUB-CONTRACTORS SHALL BE BOUND BY THE REQUIREMENTS NOTED IN THESE DOCUMENTS AS THEY APPLY TO THEIR PORTION OF THE WORK.

PROJECT SITE & EXISTING CONDITIONS:

- 1. BEFORE SUBMITTING FINAL PROJECT COSTS TO THE OWNER/CLIENT, THE CONTRACTOR SHALL VISIT THE PREMISES AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS, AND BE SATISFIED AS TO THE NATURE AND SCOPE OF THE WORK AND THE DIFFICULTIES THAT MAY ATTEND ITS EXECUTION.
 - 1.1. THE SUBMISSION OF FINAL PROJECT COSTS TO THE OWNER/CLIENT SHALL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR EXTRA LABOR, EQUIPMENT, OR MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR FOR DIFFICULTIES ENCOUNTERED, WILL NOT BE RECOGNIZED.
- 2. THE CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE, TO THE GREATEST EXTENT POSSIBLE, TO THE MOST MINIMAL AREA THAT WILL STILL ALLOW FOR THE PROPER AND FEASIBLE PERFORMANCE OF THE WORK.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE PROJECT SITE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION.
- 4. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE.
- 5. THE GENERAL CONTRACTOR SHALL CONTACT THE OWNER, BUILDING MANAGEMENT AND/OR OTHER CONTROLLING ENTITIES TO DETERMINE ANY RULES OF THE BUILDING AND/OR SITE RELATIVE TO CONSTRUCTION. ALL COSTS RELATED TO ADHERING TO THESE RULES SHALL BE BORNE BY THE GENERAL CONTRACTOR. SUCH RULES MAY INCLUDE, BUT NOT BE LIMITED TO:
 - 5.1. WHEN AND HOW DELIVERIES CAN BE MADE
 - 5.2. THE ALLOWABLE WORK HOURS
 - 5.3. WHICH PHASES OF CONSTRUCTION, IF ANY, MAY BE PERFORMED ON AN OVERNIGHT BASIS
 - 5.4. THE PROCEDURES FOR UTILITY SHUT-DOWNS
 - 5.5. ANY SPECIAL REQUIREMENTS, SPECIFIC TO THE BUILDING/SITE, WHICH WILL AFFECT THE WORK
- 6. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION AND PERMIT DRAWINGS AT THE SITE DURING ALL PHASES OF CONSTRUCTION FOR THE USE OF ALL TRADES, OWNER/CLIENT REPRESENTATIVES, AND THE ARCHITECT.
- 7. THE GENERAL CONTRACTOR SHALL INSTALL AND MAINTAIN ON THE IMMEDIATE SITE A LOCKING ROOM TO BE AVAILABLE STRICTLY FOR JOB RELATED NEEDS AND USES. SUCH ROOM SHALL BE EQUIPPED WITH A COMPUTER, A TELEPHONE, AND AT LEAST ONE 3'-0" x 7'-0" REFERENCE TABLE TO BE USED EXCLUSIVELY FOR A REQUIRED SITE WORKING COPY OF THE DRAWINGS, ALONG WITH ADEQUATE SHELVING/STORAGE SPACE FOR STORAGE OF CATALOG CUTS, SHOP DRAWINGS, AND SAMPLES.

- 8. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR, MAINTAIN, AND PAY ALL COSTS FOR TEMPORARY WATER, PLUMBING, POWER, LIGHTING, HEATING OR VENTILATION AS MAY BE REQUIRED TO PROPERLY CONDUCT THE WORK.
- 9. THE CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTING THROUGHOUT THE AREA OF WORK FOR THE DURATION OF CONSTRUCTION.
- 10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING, SHORING, ENCLOSURES, BARRIERS, SCAFFOLDING, ETC. AS REQUIRED TO PROVIDE A SAFE WORKING ENVIRONMENT, AS DICTATED BY SITE CONDITIONS OR THE PROGRESS OF THE WORK. PROPERTY BELONGING TO THE OWNER/CLIENT IS TO BE PROTECTED THROUGHOUT THE TERM OF THE WORK.
- 11. ALL EXISTING APURTENANCES NOT BEING REMOVED SHALL BE REBURNISHED WHERE REQUIRED -- INCLUDING THE TIGHTENING OF ANY LOOSE ITEMS AND THE REPLACEMENT OF ANY MISSING PARTS -- BY THE GENERAL CONTRACTOR TO ACHIEVE A FINISHED, FIRST CLASS INSTALLATION AND APPEARANCE AT NO ADDITIONAL COST.
- 12. THE GENERAL CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL REQUIRED EXITS, WAYS OF APPROACH THERETO, AND WAYS OF TRAVEL FROM THE EXITS TO THE PUBLIC WAY SO THAT THEY ARE KEPT FREE FROM ALL OBSTRUCTIONS AND IMPEDIMENTS TO ALLOW UNOBSTRUCTED EGRESS IN THE CASE OF FIRE OR OTHER EMERGENCY, IN CONFORMANCE WITH THE LOCAL BUILDING CODE REQUIREMENTS.
- 13. DURING THE ENTIRE CONSTRUCTION PERIOD, THE GENERAL CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL PATHS OF EGRESS, INCLUDING EXIT ACCESS HARDWARE, EXIT LIGHTING, FIRE PROTECTION DEVICES, AND ALARMS, IN CONFORMANCE WITH LOCAL BUILDING CODE REQUIREMENTS.
- 14. WHERE OPENINGS OCCUR IN EXISTING FIRE RATED AREAS OR PARTITIONS DUE TO EXISTING OR NEW CONDUIT RUNS, DUCTWORK, CABLES, PIPING, ETC. AND/OR WHERE EXISTING FIREPROOFING HAS BEEN REMOVED AS A RESULT OF EXISTING OR NEW CONSTRUCTION WORK, THE GENERAL CONTRACTOR SHALL CLOSE AND/OR PATCH AS REQUIRED ALL OPENING TO MATCH IMMEDIATE ADJACENT AREAS IN MATERIAL, FINISH, AND FIRE RATING.
- 15. THE CONTRACTOR SHALL BE AWARE AT ALL TIMES THAT THE PROJECT SITE IS EITHER 1.) IN A BUILDING OCCUPIED BY OTHER TENANCIES, AND/OR 2.) ON PROPERTY ADJACENT TO OTHER PROPERTIES. DURING THE PERFORMANCE OF THE WORK, NO ACTION SHALL BE TAKEN THAT COULD RESULT IN THE DISRUPTION OF THE OPERATION OF OTHER TENANTS/PROPERTY OWNERS, INCLUDING DISRUPTION TO UTILITIES SERVICE OTHER TENANTS/PROPERTY OWNERS, WITHOUT THE PROPER NOTIFICATIONS AND PERMISSIONS -- AS REQUIRED BY THE BUILDING RULES, THE AIA, OR BOTH -- BEING GIVEN.
- 16. UNLESS OTHERWISE NOTED, ALL EXISTING SERVICES AND DEVICES ARE TO REMAIN ACTIVE.
- 17. THE GENERAL CONTRACTOR SHALL PROPERLY PROTECT ANY ADJOINING OR ADJACENT PROPERTY. ANY DAMAGE TO SAME CAUSED BY THE CONTRACTOR'S WORK OR WORKMEN SHALL BE MADE GOOD WITHOUT DELAY. PATCHING AND REPLACING OF DAMAGED WORK SHALL BE DONE AT THE COST AND EXPENSE OF THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL SUBCONTRACTORS.
- 18. ANY DAMAGE TO PROPERTY THAT IS EXISTING-TO-REMAIN WHICH OCCURS DURING THE CONSTRUCTION PROCESS SHALL BE PATCHED OR REPAIRED AS REQUIRED TO MAINTAIN AND MATCH EXISTING MATERIALS, FINISHES, COLORS, FIRE RATINGS, AND OTHER RELEVANT CONDITIONS, BOTH VISIBLE AND INVISIBLE, UNLESS OTHERWISE NOTED.
- 19. ALL FLOORS, MAIL CHUTES AND STAIR DOORS IN PUBLIC AREAS SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE PROPERLY PROTECTED. SHOE-WIPING MATS SHALL BE INSTALLED AT ALL OPENINGS BETWEEN CONSTRUCTION AREAS AND PUBLIC AREAS, AND SHALL BE KEPT CLEAN.
- 20. ON A DAILY BASIS, THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS, INCLUDING THAT GENERATED BY ANY SUBCONTRACTORS, AND INCLUDING THAT WHICH IS A BY-PRODUCT OF ANY MATERIAL INSTALLATION.

PROJECT COORDINATION:

- 1. WHERE APPLICABLE, THE GC SHALL COMPLETE AND SUBMIT A SET OF COMPOSITE DRAWINGS -- A.K.A. COORDINATION DRAWINGS -- TO ILLUSTRATE THE COORDINATION OF MECHANICAL (HVAC), ELECTRICAL, POWER, LIGHTING, LIFE SAFETY, LOW-VOLTAGE (TELEPHONE, COMMUNICATIONS, SECURITY), PLUMBING, AND SPRINKLER WORK. COMPOSITE DRAWINGS SHALL BE SUBMITTED FOR ARCHITECT'S APPROVAL NO LESS THAN TEN (10) DAYS PRIOR TO COMMENCING ANY FABRICATION OR INSTALLATION WORK. SHALL BE TO SCALE, AND SHALL INCLUDE ALL RELEVANT EXISTING CONDITIONS (SUCH AS CONDUITS, STRUCTURE, PIPING, ALARM & EXIT SYSTEMS, ACCESS NEEDS, ETC.) SO AS TO INFORM THE ARCHITECT OF ANY & ALL CONFLICTING CONDITIONS.
- 2. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE THE WORK WITH THAT OF ANY OTHER VENDOR RETAINED BY THE CLIENT TO ASSURE THAT ALL SCHEDULES ARE MET AND WORK PROCEEDS ACCORDINGLY.
- 3. THE CONTRACTOR SHALL PERFORM ALL CUTTING, FITTING, AND PATCH WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS OF THE WORK COME TOGETHER PROPERLY, AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER CONTRACTORS, AS SHOWN UPON, OR REASONABLY IMPLIED BY THE DRAWINGS, NOTES, AND SPECIFICATIONS.
- 4. THE GENERAL CONTRACTOR SHALL BUILD ALL OPENINGS, CHASES, ETC., AS REQUIRED TO COMPLETE THE WORK AND AS MAY BE FURTHER REQUIRED TO COMPLETE THE PLUMBING, ELECTRICAL, AND HVAC WORK.
- 5. THE CONTRACTOR SHALL CHECK CLEARANCES FOR ALL FIXTURES AND EQUIPMENT (INCLUDING LIGHT AND PLUMBING FIXTURES) PRIOR TO ORDERING, AND SHALL REPORT ANY CONFLICTS TO THE ARCHITECT. WHEN FIXTURE/EQUIPMENT INSTALLATION IS READY TO COMMENCE, THE CONTRACTOR SHALL RECHECK CLEARANCES PRIOR TO INSTALLING ANY FIXTURE OR GROUP OF FIXTURES IN A ROOM OR SPACE.

PROJECT SCHEDULE:

- 1. PRIOR TO THE COMMENCEMENT OF ANY WORK, THE GENERAL CONTRACTOR SHALL FURNISH A CONSTRUCTION SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF THE WORK, AND ALL RELATED WORK NECESSARY FOR THE COMPLETION OF THE PROJECT. THIS SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIMES, LENGTH OF TIME FOR EACH PHASE, TARGET DATES FOR THE START AND COMPLETION OF EACH PHASE, AND THE PROJECTED COMPLETION DATE OF THE PROJECT.
- 2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF THE WORK -- AS DETAILED IN THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS -- CANNOT BE COMPLETED WITHIN THE ISSUED AND APPROVED CONSTRUCTION SCHEDULE.
- 3. SUBSTANTIAL COMPLETION IS THE STAGE AT WHICH THE WORK IS SUFFICIENTLY COMPLETE, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, SO THE OWNER/CLIENT CAN OCCUPY OR UTILIZE THE SITE FOR ITS INTENDED USE.
- 4. FINAL COMPLETION IS THE STAGE AT WHICH ALL WORK, INCLUDING ANY ITEMS NOTED IN THE PUNCHLIST TO BE COMPLETED OR CORRECTED, HAS BEEN COMPLETED AND THE CONTRACT FULLY PERFORMED.

PROJECT COST:

- 1. IT IS UNDERSTOOD THAT THE WORK COST SUBMITTED FOR THIS PROJECT IS FURNISHED WITHOUT OBLIGATION AND THAT THE OWNER/CLIENT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY PROPOSAL OR PART OF ANY COST SUBMITTED.
- 2. THE BID/PRICING PROCESS SHALL INCLUDE ALL ITEMS NECESSARY OR PROPER FOR PERFORMING AND COMPLETING THE WORK REQUIRED AS CONTEMPLATED BY THE PLANS AND SPECIFICATIONS TO PROVIDE FINISHED WORK. ANYTHING OMITTED THEREFROM WHICH IS CLEARLY NECESSARY FOR THE COMPLETION OF THE WORK OR ITS APPURTENANCES SHALL BE CONSIDERED A PORTION OF THE WORK ALTHOUGH NOT DIRECTLY SPECIFIED OR SHOWN.
- 3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRANSPORTATION OF ALL MATERIAL AND EQUIPMENT TO THE POINT OF USE, INCLUDING ALL UNLOADING, CHECKING, AND STORAGE OF SAME IN CONNECTION WITH THIS CONTRACT. THE COST OF ALL CHARGES FOR SHIPPING, HANDLING, OR HOISTING OF MATERIAL AND EQUIPMENT TO THE POINT OF USE SHALL BE BORNE BY THE GENERAL CONTRACTOR.

CHANGE ORDERS:

- 1. THE OWNER/CLIENT, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO, OR DEDUCTING FROM THE WORK, WITH THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT ANY CLAIM FOR EXTENSIONS OF THE CONTRACT TIME CAUSED THEREBY SHALL BE ADJUSTED AT THE TIME OF ORDERING SUCH CHANGE.
- 2. SHOULD THE GENERAL CONTRACTOR CLAIM THAT AN ISSUED OR DIRECTED REVISION OR CHANGE TO THE ORIGINAL CONTRACT INVOLVES EXTRA COSTS UNDER THE CONTRACT, WRITTEN NOTICE SHALL BE GIVEN TO THE ARCHITECT AND OWNER/CLIENT WITHIN A REASONABLE TIME AFTER RECEIPT OF SUCH INSTRUCTIONS AND BEFORE PROCEEDING TO EXECUTE THE WORK. NO SUCH CLAIMS SHALL BE VALID UNLESS SUCH NOTICE IS GIVEN. UNLESS OTHERWISE AGREED UPON, NO PAYMENT ON SUCH BILLS WILL BE MADE UNTIL FINAL SETTLEMENT.
- 3. ALL CLAIMS FOR ADDITIONAL WORK SHALL BE SUBMITTED IN WRITING FOR THE ARCHITECT'S AND OWNER'S/CLIENT'S APPROVAL, AND SHALL INCLUDE A COMPLETE, ITEMIZED DESCRIPTION OF THE WORK BEING PERFORMED, MATERIALS BEING USED, THE CONSTRUCTION SPACE NUMBER OR THE AREA IN WHICH THE WORK IS TO OCCUR, AND THE AUTHORIZATION UNDER WHICH THE WORK IS BEING PERFORMED.

PAYMENT PROCEDURES:

- 1. UNLESS OTHERWISE AGREED TO BY THE OWNER/CLIENT AND CONTRACTOR, THE CONTRACTOR SHALL SUBMIT APPLICATIONS FOR PAYMENT FOR CERTIFICATION OF EACH PROGRESS PAYMENT BY THE ARCHITECT PRIOR TO PAYMENT BY THE OWNER/CLIENT.
- 2. APPLICATIONS FOR PAYMENT SHALL BREAK DOWN THE CONTRACT SUM IN ENOUGH DETAIL TO FACILITATE CONTINUED EVALUATION OF PROGRESS OF THE WORK, AND SHALL INCLUDE SEPARATE LINE ITEMS FOR PRINCIPAL SUBCONTRACTS AND ANY CHANGE ORDERS APPROVED TO DATE.
- 3. DRAFT COPIES OF APPLICATIONS FOR PAYMENT SHALL BE SUBMITTED, FOR THE ARCHITECT'S REVIEW, AT LEAST SEVEN (7) DAYS PRIOR TO THE DUE DATE OF CERTIFICATE OF PAYMENT.
- 4. APPLICATIONS FOR PAYMENT WHICH INCLUDE AMOUNTS APPLIED FOR MATERIALS OR EQUIPMENT THAT HAVE BEEN ORDERED, OR FABRICATED, AND ARE STORED BUT NOT YET INSTALLED ON SITE, SHALL BE ACCOMPANIED BY DETAILED DOCUMENTATION ON SUCH PURCHASE OR FABRICATION, AS WELL AS A DESCRIPTION OF THE STORAGE LOCATION.

REQUESTS FOR INTERPRETATION (RFIS):

- 1. IMMEDIATELY UPON DISCOVERY OF THE NEED FOR INTERPRETATION OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PREPARE AND SUBMIT AN RFI TO THE ARCHITECT. RFIS SHALL BE SUBMITTED IN PDF FORMAT ON CSI FORM 13.2A, OR OTHER FORM ACCEPTED BY ARCHITECT.
 - 1.1. INCLUDE AS ATTACHMENTS ANY SKETCHES, PHOTOGRAPHS, PRODUCT DATA, MEASUREMENTS OR DESCRIPTIONS NECESSARY TO FULLY DESCRIBE THE ITEMS IN NEED OF INTERPRETATION.
- 2. ARCHITECT WILL REVIEW EACH RFI, DETERMINE ACTION REQUIRED, AND RESPOND. ALLOW FIVE (5) WORKING DAYS FOR ARCHITECT'S RESPONSE, UNLESS FURTHER COORDINATION OR INVESTIGATION IS REQUIRED.
- 3. CONTRACTOR SHALL INDICATE THE POTENTIAL FOR INCREASE IN CONTRACT SUM OR CONTRACT TIME, IF APPLICABLE, ON THE RFI FORM. IF CONTRACTOR BELIEVES THE RFI RESPONSE WARRANTS CHANGE IN CONTRACT SUM OR CONTRACT TIME, CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING WITHIN FIVE (5) DAYS OF RECEIPT OF THE RFI RESPONSE.
- 4. UPON RECEIPT BY THE CONTRACTOR, THE ARCHITECT'S RFI RESPONSE SHALL BECOME PART OF THE OFFICIAL CONTRACT DOCUMENTS.

SUBMITTAL PROCEDURES:

- 1.1. PROVIDE SUBMITTALS AS NOTED ELSEWHERE IN THESE SPECIFICATIONS AND CONSTRUCTION DRAWINGS.
- 2. THE TERM "SUBMITTALS" INCLUDES THE SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND ANY OTHER WRITTEN OR GRAPHIC INFORMATION THAT IS SUBMITTED TO THE ARCHITECT FOR REVIEW, PRIOR TO THE PROCUREMENT OR INSTALLATION OF THE ASSOCIATED WORK, FOR THE PURPOSES OF COORDINATION AND/OR VERIFICATION OF THE MATERIALS, PRODUCTS, SYSTEMS, AND EQUIPMENT BEING INSTALLED.
- 3. ALL SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT. FOR COORDINATION PURPOSES, ANY SUBMITTAL TO BE REVIEWED BY AN ENGINEER OR OTHER CONSULTANT WILL BE FORWARDED TO THE APPROPRIATE PARTY BY THE ARCHITECT. REVIEWED SUBMITTALS WILL BE COORDINATED AND RETURNED TO THE GC BY THE ARCHITECT. NO SUBMITTALS SHALL BE SENT DIRECTLY TO ANY ENGINEER OR OTHER CONSULTANT WITHOUT PRIOR SEPARATE EXPRESS AGREEMENT WITH THE ARCHITECT AS TO EACH EXCEPTION TO THE RULE.
- 4. SHOP DRAWINGS AND PRODUCT DATA SHALL BE SUBMITTED ELECTRONICALLY IN PDF FORM OR AS HARD COPIES. SAMPLES SHALL BE SUBMITTED AS PHYSICAL SAMPLES OF THE ACTUAL PRODUCT BEING PROVIDED. HARD COPY AND SAMPLE SUBMISSIONS SHALL INCLUDE NO LESS THAN THREE (3) COPIES. THE ARCHITECT WILL RETAIN TWO (2) COPIES OF ANY SUBMITTAL.

- 10. NO WORK REQUIRING A SUBMITTAL SHALL BE COMMENCED -- INCLUDING THE PURCHASE OF RELATED MATERIAL OR EQUIPMENT -- UNTIL THE SUBMISSION HAS BEEN PROCESSED BY THE ARCHITECT. NO SUCH WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROCESSED SUBMITTALS. REFER TO THE SECTION BELOW ON "ARCHITECT'S ACTION ON SUBMITTALS" FOR ADDITIONAL INFORMATION.

- 11. EACH SUBMITTAL SHALL CLEARLY INDICATE THE NAME OF THE FIRM/COMPANY THAT PREPARED THE SUBMITTAL. THE PRODUCT NAME, AND MANUFACTURER BEING SUBMITTED, AND THE PRODUCT OR SYSTEM IN THE WORK TO WHICH THE SUBMITTAL APPLIES.

- 12. THE GC SHALL ASSIGN A DATE AND UNIQUE NUMBER TO EACH SUBMITTAL. RESUBMITTALS SHALL BE ASSIGNED A REVISION NUMBER RELATIVE TO THE ORIGINAL SUBMITTAL AND SHALL BE DATED ACCORDINGLY.
- 13. PRIOR TO TRANSMITTAL TO THE ARCHITECT, THE GC SHALL REVIEW ALL SUBMITTALS FOR COMPLIANCE WITH THE CONTRACT REQUIREMENTS AND FOR COORDINATION WITH OTHER WORK IN THE CONTRACT. THE GC SHALL STAMP ALL SUBMITTALS UPON REVIEW AND APPROVAL. BY APPROVING AND ISSUING SUBMITTALS TO THE ARCHITECT, THE GC THEREBY REPRESENTS THAT ANY APPROPRIATE FIELD MEASUREMENTS OR CONDITIONS HAVE BEEN VERIFIED, THAT THE SUBMITTAL HAS BEEN COORDINATED WITH OTHER RELEVANT ASPECTS OF THE WORK, AND THAT THE SUBMITTAL COMPLIES WITH THE CONTRACT DOCUMENTS. THE ARCHITECT RESERVES THE RIGHT TO REJECT ANY SUBMITTAL NOT BEARING THE GC'S STAMP OF APPROVAL.
- 14. PROCESSING TIME:
 - 14.1. INITIAL REVIEW: ALLOW TEN (10) WORKING DAYS FOR REVIEW OF EACH SUBMITTAL. ALLOW ADDITIONAL TIME IF COORDINATION WITH SUBSEQUENT SUBMITTALS IS REQUIRED.
 - 14.2. RESUBMITTAL REVIEW: ALLOW TEN (10) WORKING DAYS FOR REVIEW OF EACH RESUBMITTAL.
 - 14.3. THE ARCHITECT RESERVES THE RIGHT TO WITHHOLD ACTION ON A SUBMITTAL REQUIRING COORDINATION WITH OTHER SUBMITTALS UNTIL RELATED SUBMITTALS ARE RECEIVED.
- 15. REFER TO SECTIONS ON SHOP DRAWINGS, PRODUCT DATA AND SAMPLES FOR ADDITIONAL REQUIREMENTS SPECIFIC TO THOSE TYPES OF SUBMITTALS.

ARCHITECT'S ACTION ON SUBMITTALS

- 1. ACTION SUBMITTALS -- INCLUDING ANY SUBMITTAL WHERE ACTION AND RETURN IS REQUIRED OR REQUESTED -- WILL BE REVIEWED BY THE ARCHITECT, MARKED TO INDICATE ACTION TAKEN PER THE ACTIONS LISTED BELOW, AND RETURNED TO THE GENERAL CONTRACTOR WITHIN THE PROCESSING TIME LISTED ABOVE.
- 2. INFORMATION SUBMITTALS -- INCLUDING THOSE WHICH ARE SUBMITTED FOR RECORD OR SIMILAR PURPOSES -- MAY NOT BE RETURNED TO THE GENERAL CONTRACTOR IF NO CORRECTION OR FURTHER INFORMATION IS REQUIRED. THE ARCHITECT RESERVES THE RIGHT TO REJECT ANY INFORMATION SUBMITTAL IF IT DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS.
- 3. COMPLIANCE WITH ALL SPECIFIED CHARACTERISTICS, INCLUDING THOSE NOTED BY THE ARCHITECT ON ANY SUBMITTAL, IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 4. THE ARCHITECT WILL AFFIX AN ACTION STAMP TO EACH SUBMITTAL, WHICH WILL BE APPROPRIATELY MARKED, AS FOLLOWS, TO INDICATE THE ACTION TAKEN:
 - 4.1. NO EXCEPTIONS TAKEN -- THE SUBMITTAL COMPLIES WITH THE CONTRACT DOCUMENTS AND FABRICATION, MANUFACTURE, OR CONSTRUCTION MAY PROCEED.
 - 4.2. EXCEPTIONS NOTED -- FABRICATION, MANUFACTURE, OR CONSTRUCTION MAY PROCEED, PROVIDED THE WORK COMPLIES WITH THE ARCHITECT'S NOTES AND THE CONTRACT DOCUMENTS.
 - 4.3. RETURN CORRECTED COPY -- A REVISED COPY OF THE SUBMITTAL, INCORPORATING THE ARCHITECT'S NOTATIONS AND CORRECTIONS, SHALL BE SUBMITTED FOR RECORD.
 - 4.4. REJECTED -- MEANS THAT THE SUBMITTAL DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, AND FABRICATION, MANUFACTURE, OR CONSTRUCTION MAY NOT PROCEED. THE CONTRACTOR SHALL MAKE THE NOTED CORRECTIONS AND RESUBMIT. SUBMITTALS MARKED AS "REJECTED" SHALL NOT BE KEPT OR USED AT THE PROJECT SITE OR ANY PLACE WHERE THE WORK IS BEING PERFORMED.
- 5. EXCEPT FOR INFORMATION SUBMITTALS, DO NOT USE SUBMITTALS THAT DO NOT BEAR THE ARCHITECT'S ACTION STAMP INDICATING AN ACTION TAKEN IN CONNECTION WITH THE WORK.
- 6. THE ARCHITECT'S REVIEW OF SUBMITTALS IS ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED AT THE SITE FOR INFORMATION THAT PERTAINS SOLELY TO THE FABRICATION PROCESSES OR TO THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR COORDINATING THE SUBMITTAL WITH THE WORK OF OTHER TRADES.

- 7. THE ARCHITECT'S PROCESSING OF SUBMITTALS SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE CONTRACT DOCUMENTS, UNLESS THE CONTRACTOR HAS INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMISSION AND THE ARCHITECT HAS GIVEN WRITTEN ACCEPTANCE OF THE SPECIFIC DEVIATION, NOR SHALL THE ARCHITECT'S PROCESSING OF SUBMITTALS RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE SUBMITTALS.

SHOP DRAWING REQUIREMENTS

- 1. SHOP DRAWINGS MAY INCLUDE, BUT NOT BE LIMITED TO FABRICATION AND INSTALLATION DRAWINGS, SETTING DIAGRAMS, SCHEDULES, PATTERNS, TEMPLATES AND SIMILAR DRAWINGS.
- 2. SHOP DRAWINGS SHALL BE NEWLY PREPARED INFORMATION SPECIFIC TO THE WORK INDICATED IN THE CONTRACT DOCUMENTS, AND BE DRAWN AND PRINTED TO SCALE.
- 3. ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE HIGHLIGHTED, ENCIRCLED, OR OTHERWISE INDICATED, AND BE ACCOMPANIED BY AN EXPLANATION FOR THE DEVIATION.
- 4. ALL SHOP DRAWINGS SHALL INCLUDE DIMENSIONS, IDENTIFICATION OF PRODUCTS & MATERIALS, ILLUSTRATION OF COMPLIANCE WITH SPECIFIED STANDARDS, NOTATION OF COORDINATION REQUIREMENTS, AND NOTATION OF ANY FIELD-VERIFIED DIMENSIONS.
- 5. EXCEPT IN THE CASE OF TEMPLATES, PATTERNS, AND SIMILAR FULL-SIZE DRAWINGS, SHOP DRAWINGS SHALL BE SUBMITTED ON SHEETS AT LEAST 8-1/2" x 11", BUT NOT LARGER THAN 36" x 48".
- 6. UPON WRITTEN REQUEST BY THE GC, THE ARCHITECT'S CAD FILES MAY BE MADE AVAILABLE TO ASSIST WITH THE PREPARATION OF SHOP DRAWINGS. IN SUCH CIRCUMSTANCE, THE ARCHITECT'S CAD FILE SHALL ONLY BE USED AS A BACKGROUND, AND SHALL NOT BE REPRODUCED TO CREATE ANY SHOP DRAWING.

PRODUCT DATA REQUIREMENTS

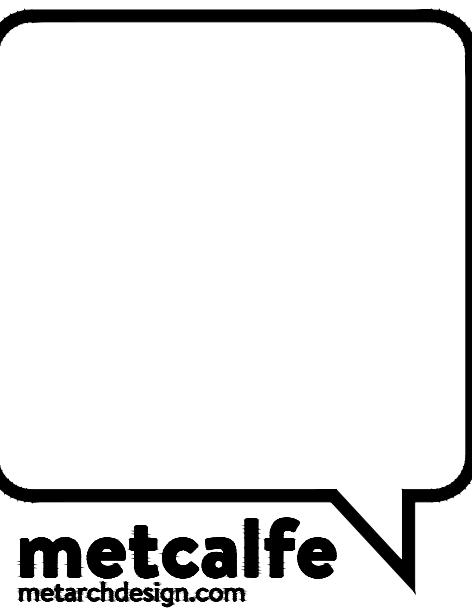
- 1. PRODUCT DATA MAY INCLUDE, BUT NOT BE LIMITED TO PRINTED INFORMATION SUCH AS MANUFACTURER'S INSTALLATION INSTRUCTIONS, CATALOG CUTS, STANDARD COLOR CHARTS, ROUGH-IN DIAGRAMS AND TEMPLATES, STANDARD WIRING DIAGRAMS AND PERFORMANCE CURVES.
- 2. COLLECT ALL PRODUCT DATA INTO A SINGLE SUBMITTAL FOR EACH ITEM, MATERIAL, OR SYSTEM.
- 3. MARK EACH COPY/PAGE TO SHOW APPLICABLE CHOICES AND OPTIONS. WHERE PRODUCT DATA INCLUDES INFORMATION OF SEVERAL PRODUCTS, MARK COPIES/PAGES TO INDICATE THE APPLICABLE INFORMATION AND TO STRIKE THE INFORMATION THAT IS ERRONEOUS.
- 4. ALL PRODUCT DATA SHALL INCLUDE THE ITEM IN THE WORK FOR WHICH THE PRODUCT IS BEING SUBMITTED (IF NOT READILY APPARENT), NAME OF THE MANUFACTURER AND PRODUCT, THE MANUFACTURER'S PRINTED RECOMMENDATIONS, COMPLIANCE WITH RECOGNIZED TRADE ASSOCIATION STANDARDS, COMPLIANCE WITH RECOGNIZED TESTING AGENCY STANDARDS, APPLICATION OF TESTING AGENCY LABELS AND SEALS, NOTATION OF ANY COORDINATION REQUIREMENTS, AND NOTATION OF ANY FIELD-VERIFIED DIMENSIONS.
- 5. DO NOT SUBMIT PRODUCT DATA TO THE ARCHITECT UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS HAS BEEN CONFIRMED.

SAMPLES REQUIREMENTS

- 1. SAMPLES MAY INCLUDE, BUT NOT BE LIMITED TO PARTIAL SECTIONS OF MANUFACTURED OR FABRICATED COMPONENTS, CUTS OR CONTAINERS OF MATERIALS, COLOR RANGE SETS, AND SWATCHES SHOWING COLOR, TEXTURE AND PATTERN.
- 2. SUBMIT FULL SIZE, FULLY FABRICATED SAMPLES, CURED AND FINISHED AS SPECIFIED, AND PHYSICALLY IDENTICAL WITH THE MATERIAL OR PRODUCT PROPOSED.
- 3. MOUNT, DISPLAY OR PACKAGE SAMPLES IN THE MANNER SPECIFIED TO FACILITATE REVIEW OF QUALITIES INDICATED. DESCRIPTIVE INFORMATION SHALL ACCOMPANY EACH SAMPLE, INCLUDING A DESCRIPTION OF THE SAMPLE, THE ITEM WITHIN THE WORK FOR WHICH THE SAMPLE IS BEING SUBMITTED (IF NOT READILY APPARENT), SAMPLE SOURCE, PRODUCT NAME, MANUFACTURER, COMPLIANCE WITH RECOGNIZED STANDARDS, AVAILABILITY AND DELIVERY TIME.
- 4. SUBMIT SAMPLES FOR REVIEW OF KIND, COLOR, PATTERN, AND TEXTURE, FOR A FINAL CHECK OF THESE CHARACTERISTICS WITH OTHER ELEMENTS, AND FOR COMPARISON OF THESE CHARACTERISTICS BETWEEN THE FINAL SUBMITTAL AND THE ACTUAL COMPONENT AS DELIVERED AND INSTALLED.
- 5. WHERE VARIATION IN COLOR, PATTERN, TEXTURE OR OTHER CHARACTERISTICS ARE INHERENT IN THE MATERIAL OR PRODUCT REPRESENTED, SUBMIT MULTIPLE UNITS (NOT LESS THAN THREE), THAT SHOW APPROXIMATE LIMITS OF THE VARIATIONS.
- 6. REFER TO OTHER SPECIFICATION SECTIONS FOR REQUIREMENTS FOR SAMPLES THAT ILLUSTRATE WORKMANSHIP, FABRICATION TECHNIQUES, DETAILS OF ASSEMBLY, CONNECTIONS, OPERATION AND SIMILAR CONSTRUCTION CHARACTERISTICS.
- 7. FOR ANY SAMPLES THAT MUST BE RETURNED TO THE CONTRACTOR FOR INCORPORATION IN THE WORK, SUCH SAMPLES MUST BE UNDAMAGED AT THE TIME OF USE. INDICATE SPECIAL REQUESTS REGARDING DISPOSITION OF SAMPLE SUBMITTALS IN THE TRANSMITTAL, AND PROVIDE FOR APPROPRIATE SHIPPING/PACKAGING TO ENSURE PROTECTION OF SAMPLE DURING TRANSIT.
- 8. WHERE SAMPLES ARE SUBMITTED FOR SELECTION OF COLOR, PATTERN, TEXTURE OR SIMILAR CHARACTERISTICS FROM A RANGE OF STANDARD CHOICES, SUBMIT A FULL SET OF CHOICES.
 - 8.1. PRELIMINARY SAMPLES WILL BE REVIEWED AND RETURNED WITH THE ARCHITECT'S MARK INDICATING SELECTION AND OTHER ACTION.
 - 8.2. SUCH PRELIMINARY SAMPLES MAY SERVE AS THE FINAL SUBMITTAL, UNLESS NON-COMPLIANCE IS NOTED.
- 9. MAINTAIN SETS OF SAMPLES, AS RETURNED, AT THE PROJECT SITE FOR QUALITY COMPARISONS THROUGHOUT THE COURSE OF CONSTRUCTION.
- 10. FIELD SAMPLES SPECIFIED IN INDIVIDUAL SPECIFICATION SECTIONS ARE FULL SIZE MOCK-UPS, ERECTED ON SITE TO ILLUSTRATE FINAL FINISHED PRODUCTS, AND TO ESTABLISH THE STANDARD BY WHICH THE WORK WILL BE JUDGED.

CLOSE-OUT PROCEDURES:

- 1. WHEN THE WORK IS DEEMED BY THE CONTRACTOR TO BE SUBSTANTIALLY COMPLETE, THE OWNER/CLIENT, ARCHITECT, AND CONTRACTOR WILL PERFORM A PUNCHLIST WALKTHROUGH TOGETHER TO DETERMINE ANY REMAINING ITEMS TO BE COMPLETED OR CORRECTED. THE ARCHITECT WILL THEN ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION, ESTABLISHING THE DATE OF SAME.
- 2. UPON SUBSTANTIAL COMPLETION, THE GENERAL CONTRACTOR SHALL SUBMIT TO THE ARCHITECT AND OWNER/CLIENT A MANUAL OF OPERATIONAL AND MAINTENANCE INFORMATION. THE MANUAL SHALL INCLUDE EMERGENCY, OPERATIONS, AND MAINTENANCE INSTRUCTIONS FOR ALL PRODUCTS, SYSTEMS, AND EQUIPMENT INSTALLED ON THE PROJECT, AS WELL AS ALL APPLICABLE MANUFACTURER'S PRODUCT GUARANTEES AND/OR WARRANTIES. SUCH MANUAL SHALL BE SUBMITTED IN BINDER FORM, AND BE CLEARLY CATEGORIZED AND ORGANIZED.
- 3. PRIOR TO LEAVING THE PROJECT, THE CONTRACTOR -- INCLUDING ANY RELEVANT SUBCONTRACTORS -- SHALL ORIENT AND INSTRUCT THE OWNER'S/CLIENT'S DESIGNATED PERSONNEL IN THE OPERATION OF ALL EQUIPMENT AND OPERABLE DEVICES FURNISHED AND INSTALLED IN THE PROJECT.
- 4. ALL ITEMS THAT ARE EXISTING TO REMAIN, EXISTING RELOCATED, OR NEWLY INSTALLED SHALL BE AMPLY PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF THE OWNER/CLIENT PRIOR TO BEING TURNED OVER TO THE OWNER/CLIENT.
- 5. THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN ALL AREAS OF THE PROJECT SITE, INCLUDING ANY WALL BASE, WALL TRIM, VINYL WALL COVERING, DOORS, CASEWORK/MILLWORK, FIXTURES, PERIMETER BASEBOARD HEATING, ETC., PRIOR TO LEAVING THE PROJECT. ALL INTERIOR GLAZING SHALL BE WASHED AND CLEANED JUST PRIOR TO LEAVING THE PROJECT.
- 6. THE GENERAL CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS TO THE OWNER/TENANT AT THE COMPLETION OF THE WORK.
- 7. UPON NOTICE BY THE CONTRACTOR OF FINAL COMPLETION, THE OWNER/CLIENT WILL REVIEW THE WORK TO VERIFY ACCEPTANCE.



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Project Title:
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19042

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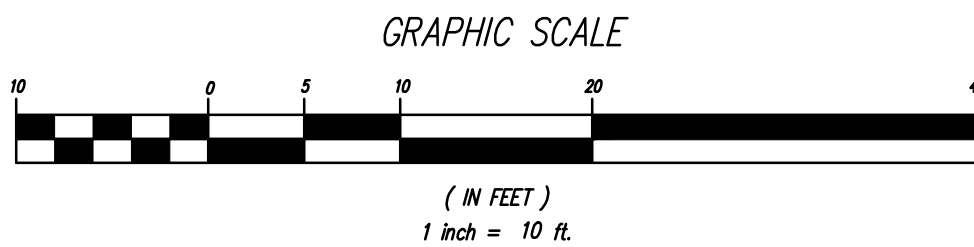
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SD Pricing Set	09-23-19
DD Pricing Set	11-26-19

- 5. THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN ALL AREAS OF THE PROJECT SITE, INCLUDING ANY WALL BASE, WALL TRIM, VINYL WALL COVERING, DOORS, CASEWORK/MILLWORK, FIXTURES, PERIMETER BASEBOARD HEATING, ETC., PRIOR TO LEAVING THE PROJECT. ALL INTERIOR GLAZING SHALL BE WASHED AND CLEANED JUST PRIOR TO LEAVING THE PROJECT.
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Sheet Title:
PROJECT NOTES

Sheet No.:
G-001

Sheet Size: ARCH D



GRADING LEGEND

MINOR CONTOUR	_____1158_____
MAJOR CONTOUR	_____1160_____
SPOT ELEVATION	● 1068.00 TW - TOP OF WALL FG - FINISH GRADE
EX. SPOT ELEVATION	● ±1002.28

SEAL:

SURVEYOR _____ CES
CADD _____ MJH
DESIGNER _____ MJH
PROJ. MANAGER _____ MJH
FILE _____ 18-271 RPE DESIGN

DATE	DESCRIPTION
	REVISIONS

PROJECT NAME

SPRING CREEK ELEMENTARY SCHOOL PLAYGROUND

SHEET NAME

SCHEMATIC GRADING PLAN

PROJECT NO.
SSE 18-27

DATE
NOVEMBER 21, 2019

SCALE	SHEET NO.
1" = 10'	C100



NEW WORK KEYNOTES-SPRING CREEK ELEM.

EXISTING EQUIPMENT TO REMAIN, PROVIDE PROTECTION AS REQUIRED.

- 01 KOMPAN ROBINIA 2 BAY 4 BELT SWING, NR0924 ON MANUFACTURER'S RECOMMENDED FOUNDATIONS.
02 KOMPAN ROBINIA TREE CLIMBER NR0834 PER MANUFACTURER'S RECOMMENDATIONS
03 STUMP STEPS, WHITE OAK OR SIMILAR, 12-18" DIA, 12-18" TALL ON GRAVEL DRAINAGE LAYER, SECURE WITH REBAR DRIVEN TO FROST LINE
04 NEW TREE, SEE PLANTING PLAN
05 STACKED LOG MOUND, WHITE OAK OR SIMILAR, 12-18" DIA, 9" LONG LOGS ON 6" DRAINAGE GRAVEL AND FILTER FABRIC, SECURE LOGS TOGETHER WITH LAG SCREWS, ANCHOR MOUND WITH REBAR DRIVEN TO FROST LINE.
06 LOG SCRAMBLE, (2) 24"x16", (4) 18"x10", (1) 24"x10", CLIMBING LOGS, WHITE OAK OR SIMILAR, ON 6" GRAVEL DRAINAGE LAYER, ANCHOR LOGS TOGETHER, COUNTERSINK FASTENERS

- 08 PALISADES POSTS WITH PALISADES STEPPERS ATTACHED, ROBI DECKING OR SIMILAR, POSTS: 6-10" DIA, 8.5'-10.5' TOTAL HEIGHT, SET IN CONCRETE FOUNDATION TO FROST LINE, PROVIDE GRAVEL DRAINAGE AT BASE. STEPPERS: 6-10" DIA, 1.5'-2' HEIGHT
09 STUMPS, WHITE OAK OR SIMILAR, 12-18" DIA, 12-18" TALL, SET IN CONCRETE FOUNDATIONS TO FROST LINE, PROVIDE GRAVEL DRAINAGE AT BASE
10 THOMAS STEEL WALDEN II FLAT BENCH OR EQ, 6" IPE WOOD, IN GROUND INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS
11 PROVIDE 9" ENGINEERED WOOD FIBER SURFACING OVER FILTER FABRIC AND 3" GRAVEL DRAINAGE, MAX 1:48 SLOPE IN ANY DIRECTION
12 EXISTING 6X6 CCA-FREE PT RETAINING ASSEMBLY TO REMAIN.
13 6X6 CCA FREE PT EDGING ASSEMBLY, SECURE WITH REBAR DRIVEN TO FROST LINE, PROVIDE AS ADD. ALTERNATE
14 6X6 CCA FREE PT RETAINING ASSEMBLY, SECURE WITH REBAR DRIVEN TO FROST LINE. ALIGN WITH ADJACENT RETAINING ASSEMBLY.

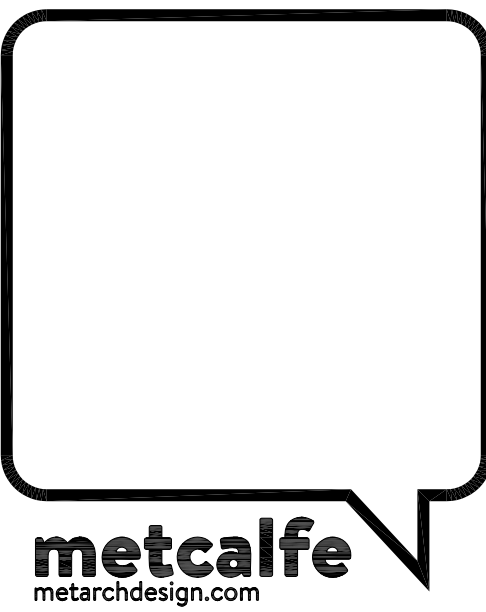
- 15 KOMPAN EMBANKMENT SLIDE, PCM110203-0002, PER MANUFACTURER'S RECOMMENDATIONS
16 NOT USED
17 EXISTING TREE TO REMAIN, PROVIDE PROTECTION AS REQUIRED
18 EXISTING ENGINEERED WOOD FIBER TO REMAIN
19 GRASS MOUND, 35'X35'X5', PROVIDE JUTE SOIL STABILIZATION AND PLANTING ON SLOPES GREATER THAN 1:3.
20 UTILITY EASEMENT

SURFACING LEGEND

- NEW ENGINEERED WOOD FIBER, 9" EWF, 3" CRUSHED STONE, INSTALL PER MANUFACTURER'S RECOMMENDATIONS TO BE ADA COMPLIANT IMMEDIATELY UPON INSTALL
PLANTING MIX OVER JUTE SOIL STABILIZATION, SEE PLANTING PLAN

GENERAL NOTES

-PROVIDE TREE PROTECTION FOR ALL EXISTING TREES, INCLUDING SOIL COMPACTION AT ROOTS



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Play Area**

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MAD Project No.:
19042

Issue:

SD Pricing
DD Pricing Set

Date:

09-23-19
11-26-19

DD PRICING - 2019-11-26

Sheet Title:
**PLAY AREA
KEYNOTE
PLAN**

Sheet No.:

A-100

Sheet Size: ARCH D



PLANTING LEGEND

	PANICUM VIRGATUM 'SHENANDOAH'
	SOD
	ACER SAACHARUM
	BETULA NIGRA

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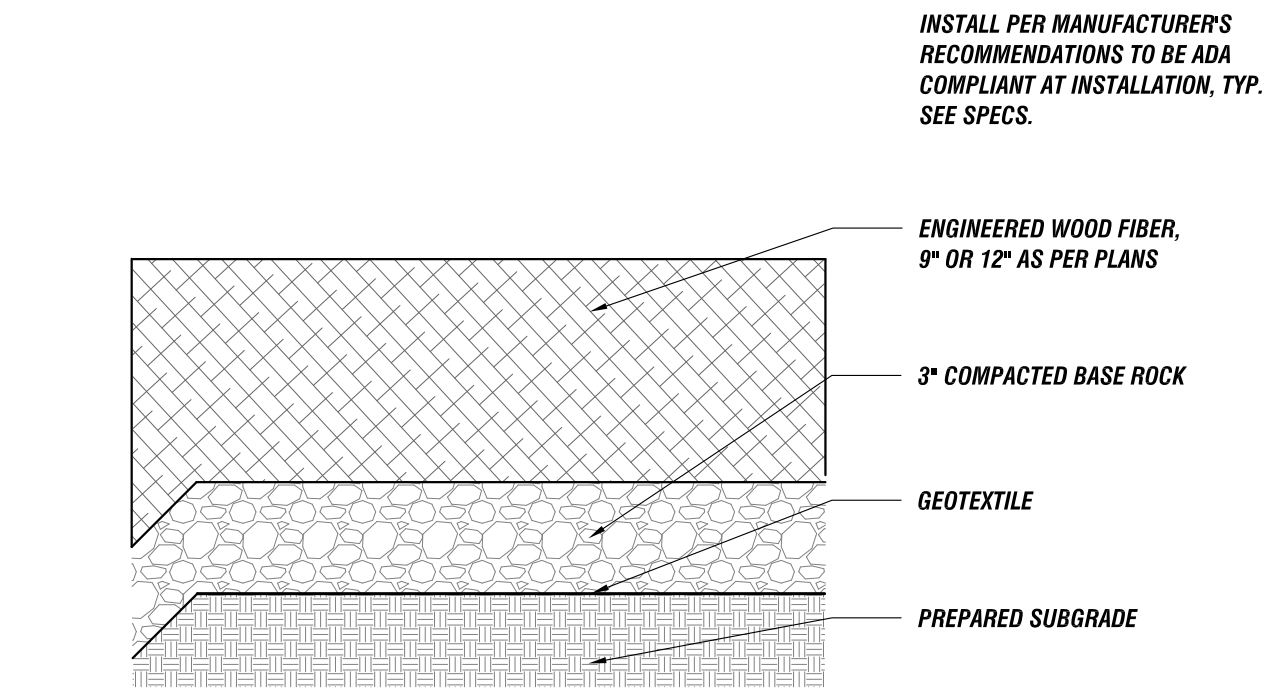
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09-23-19
11-26-19

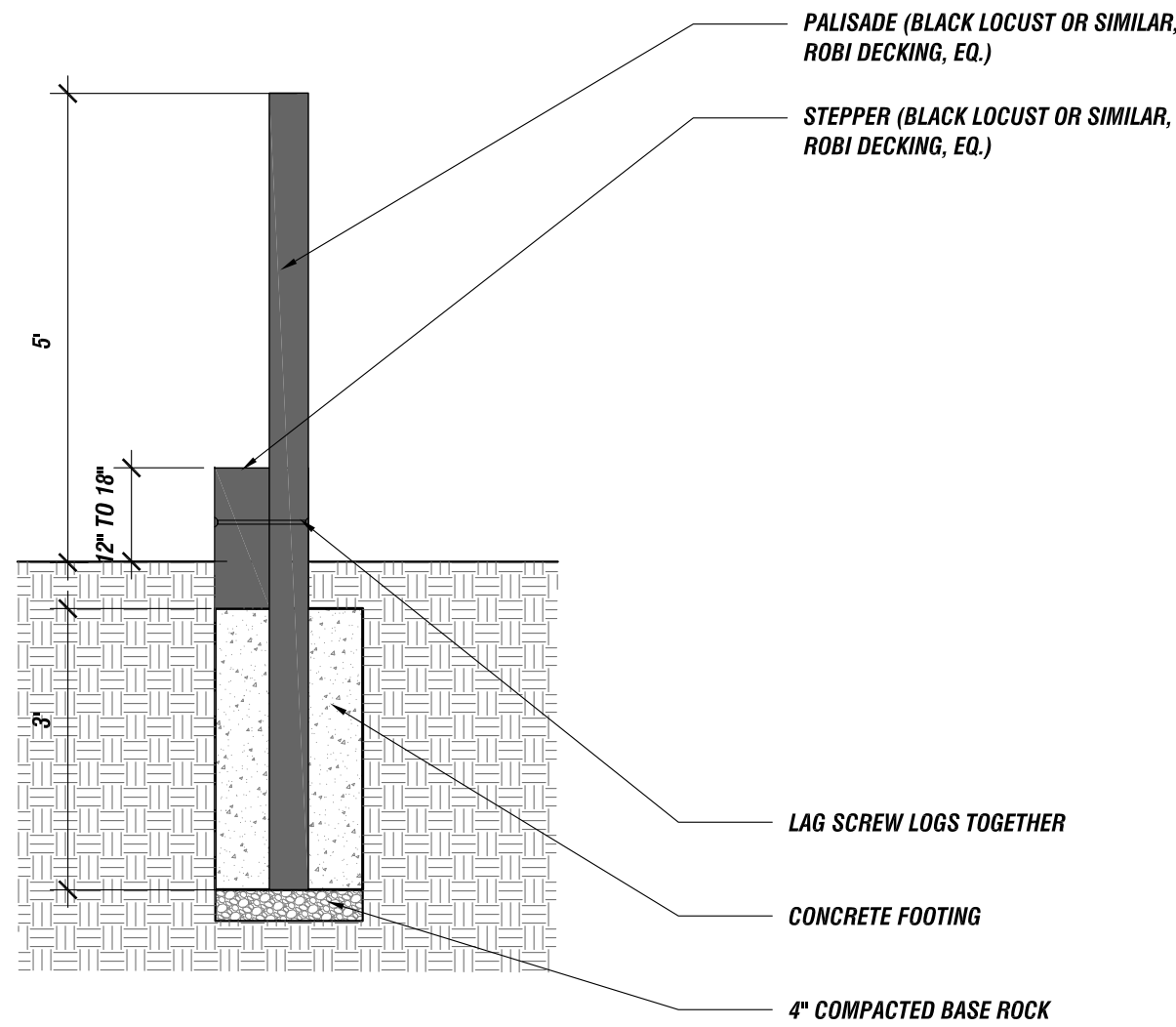
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**PLAY AREA
PLANTING
PLAN**

Sheet No.:
A-100

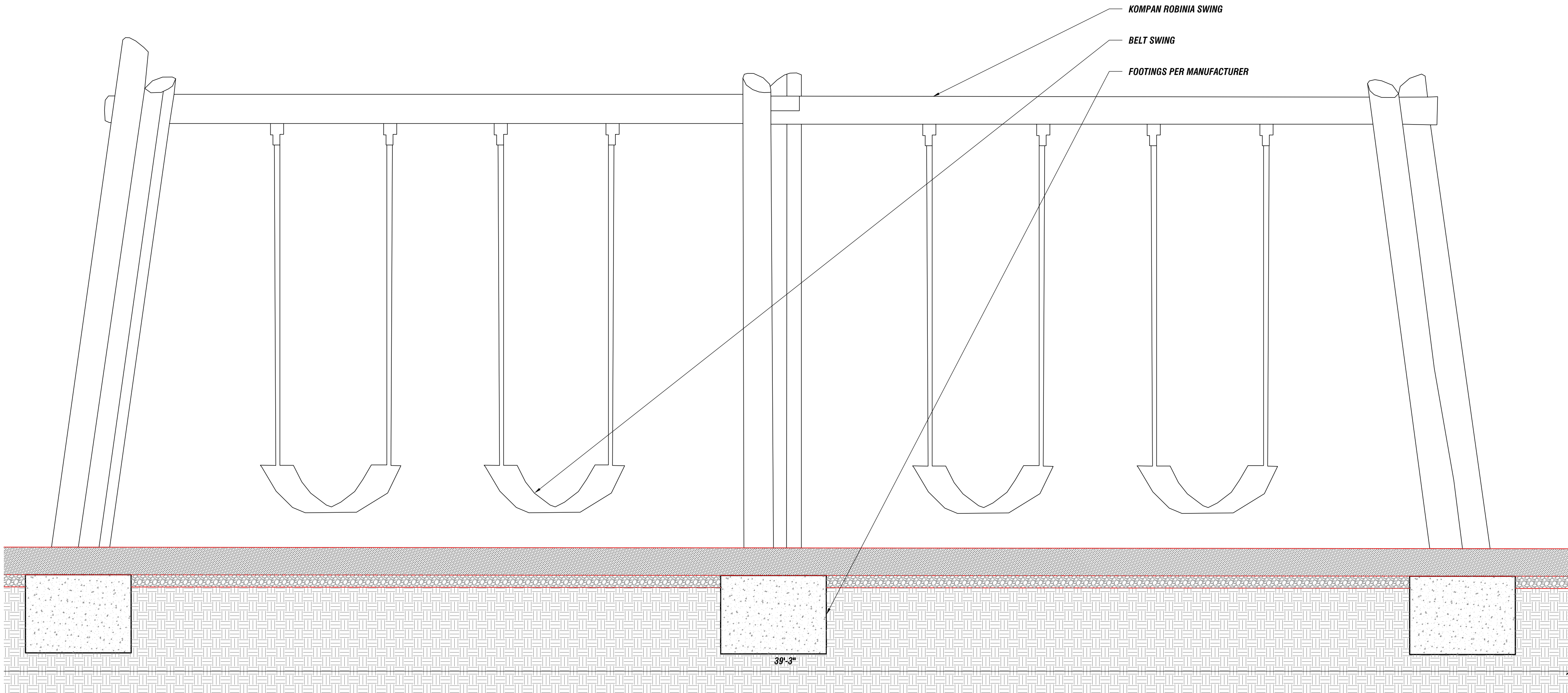
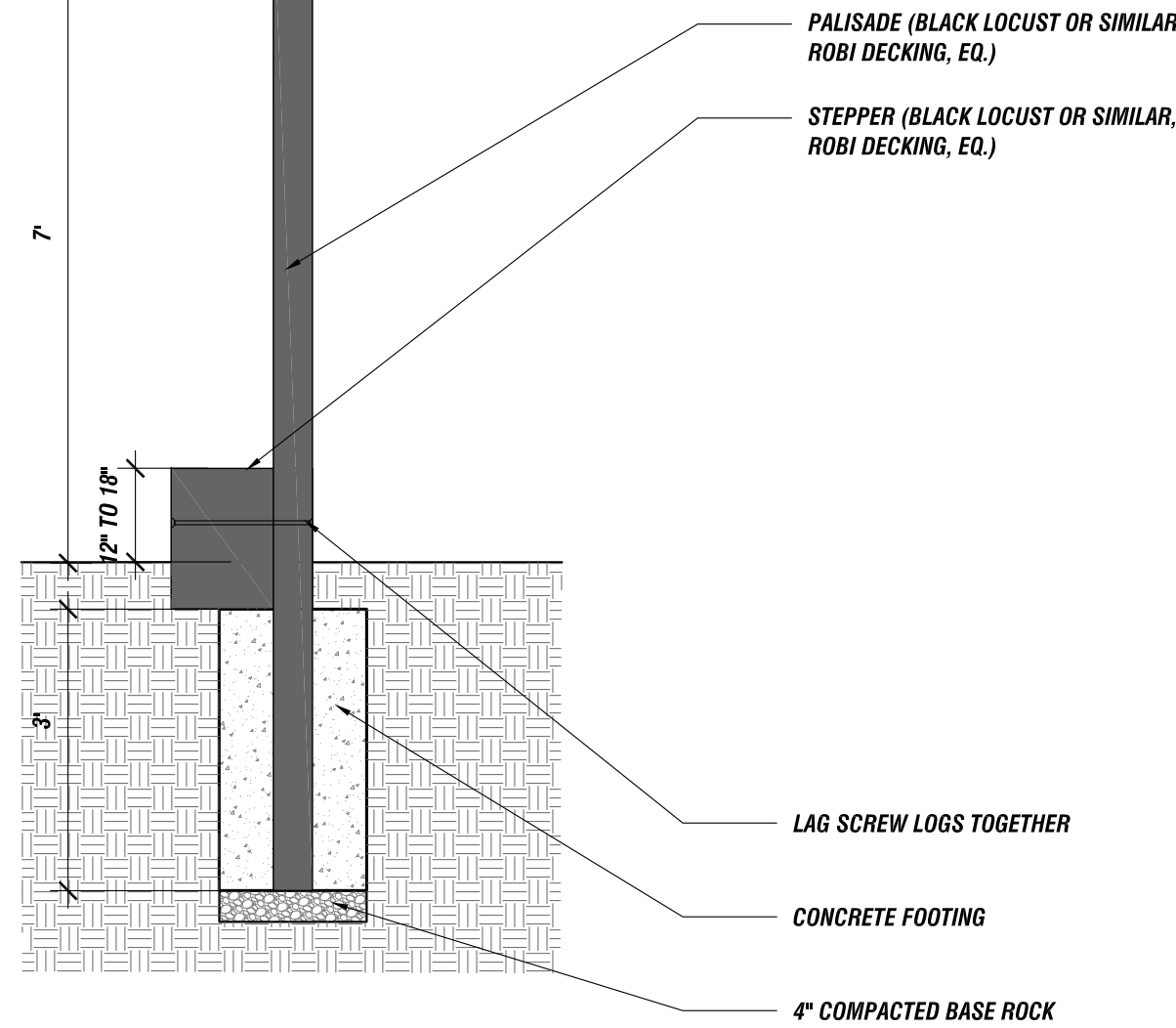
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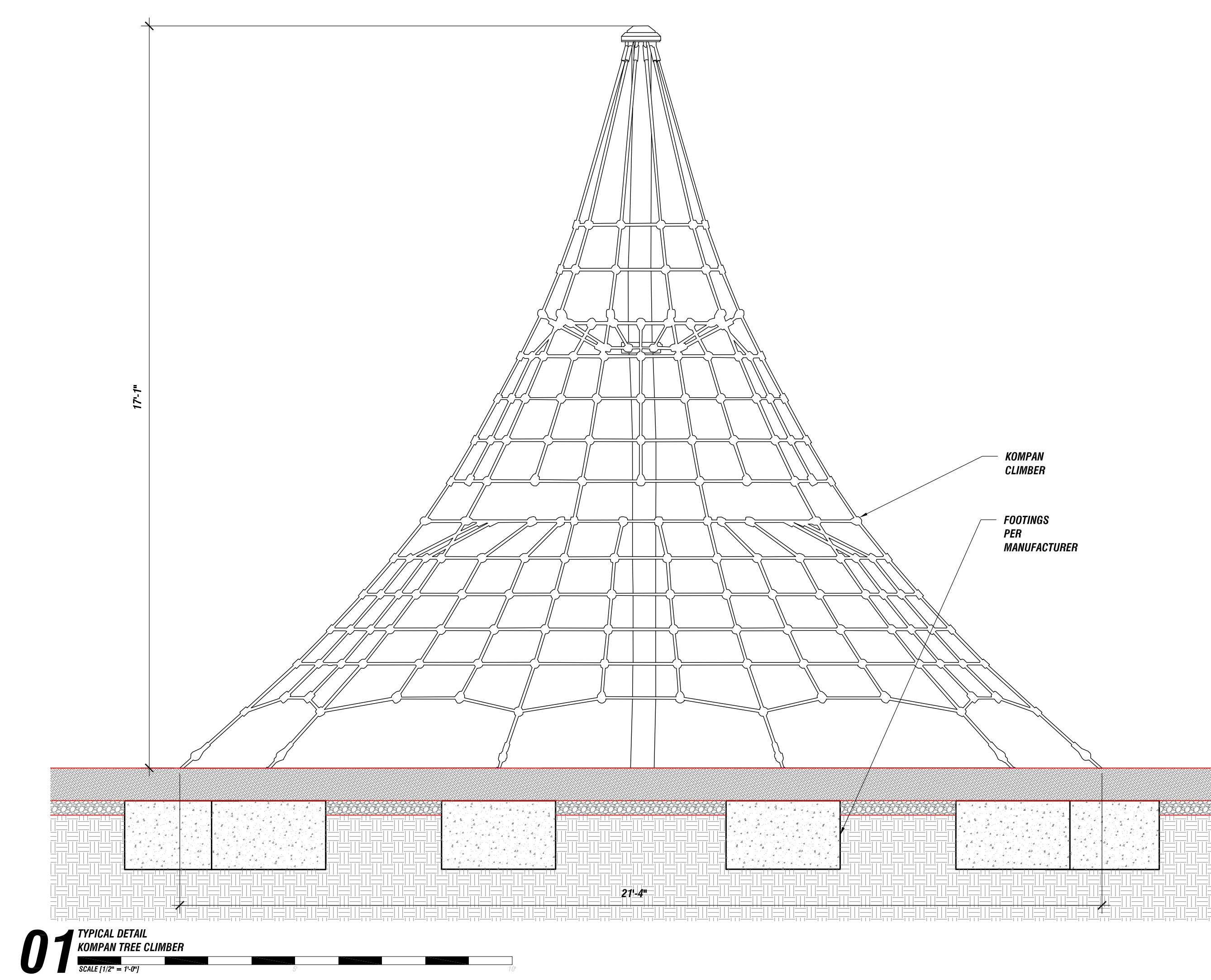
01 TYPICAL SECTION
ENGINEERED WOOD FIBER SURFACING
SCALE (1/12" = 1'-0")



02 TYPICAL SECTION
PALISADE POSTS
SCALE (1/12" = 1'-0")



03 TYPICAL DETAIL
KOMPAN ROBINIA SWING
SCALE (1/12" = 1'-0")



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Project Title:

Spring Creek Elementary
Play Area

MAD Project No.:

19042

Project Address:

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Issue:	Date:
SD Pricing	09-23-19
DD Pricing Set	11-26-19

Sheet Title:

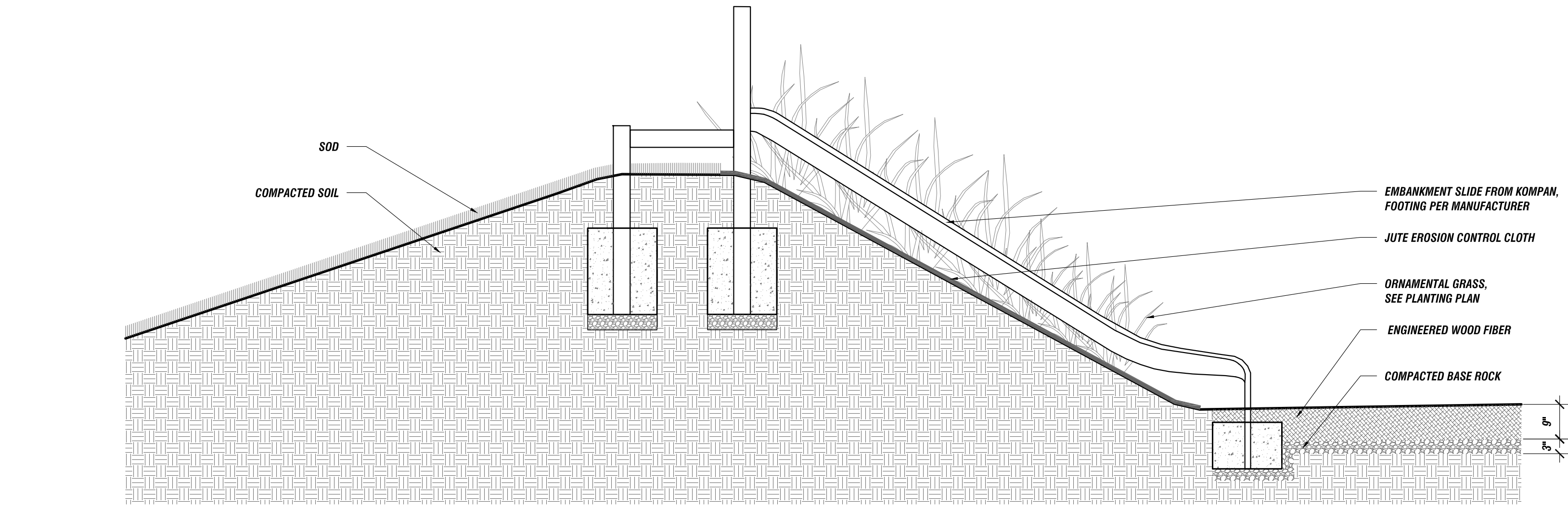
PLAY AREA
TYPICAL DETAILS

Sheet No.:

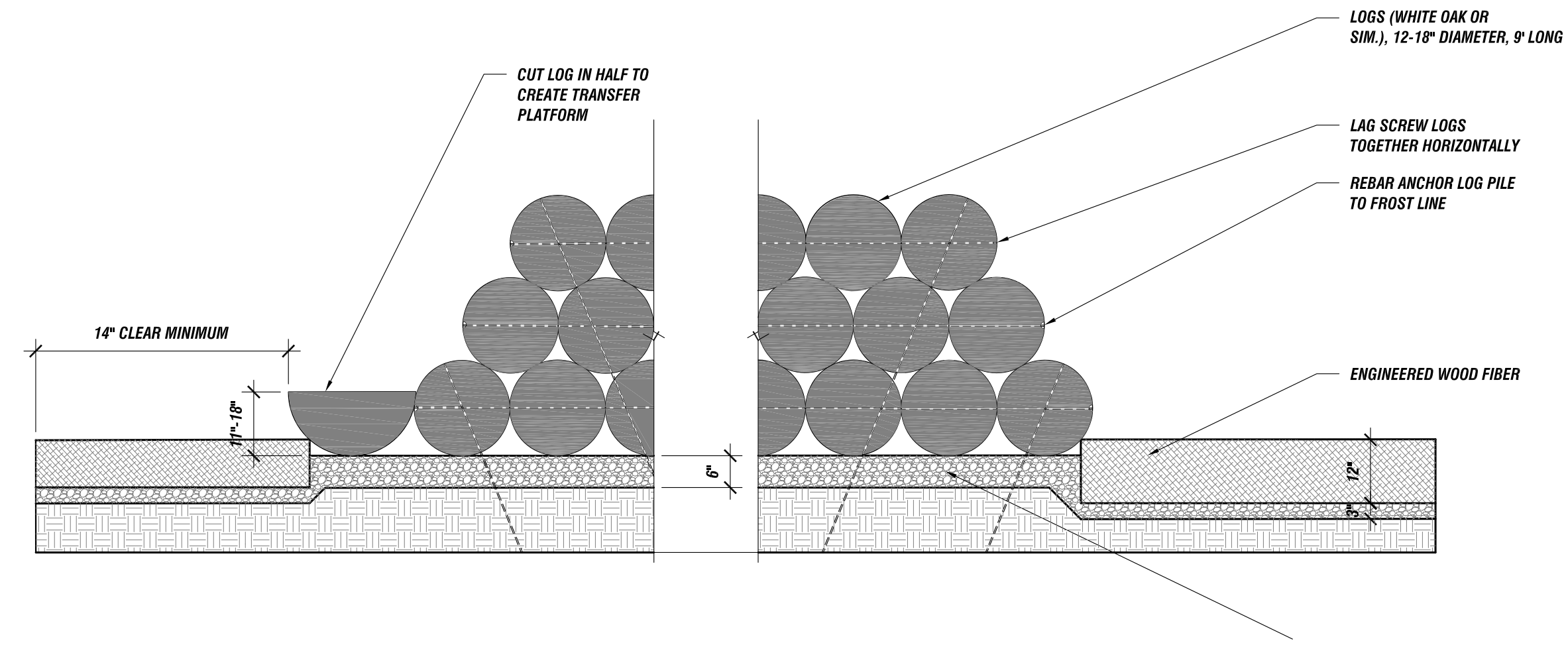
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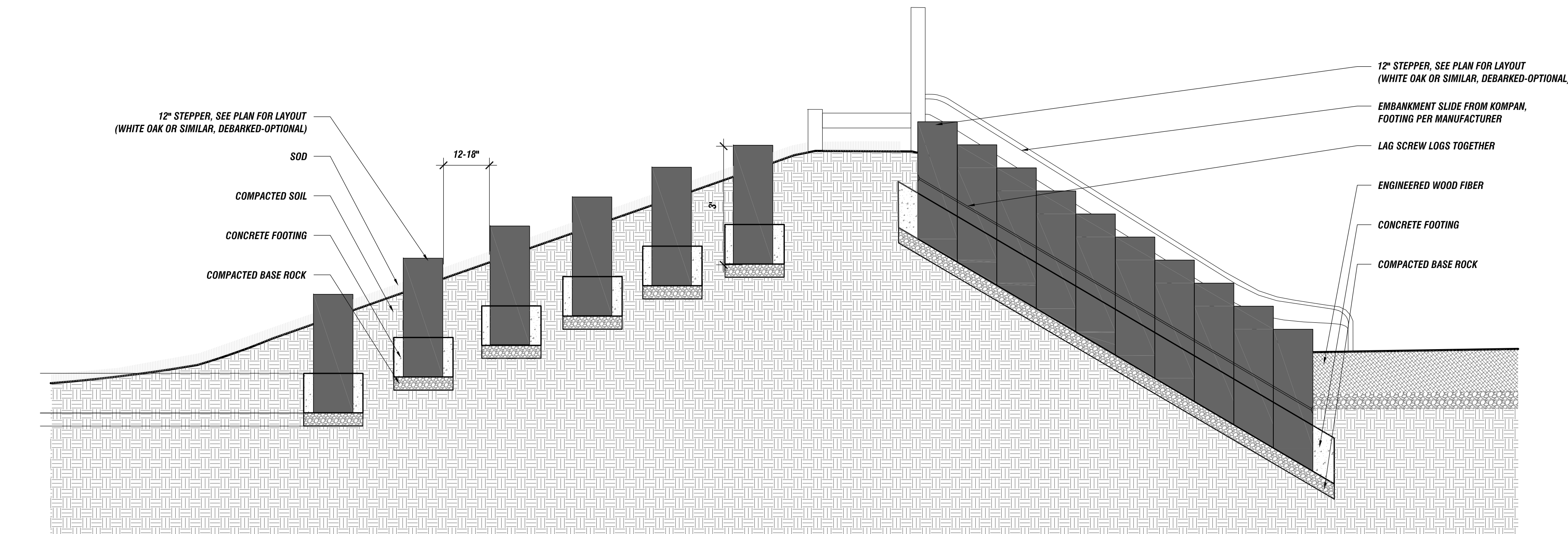
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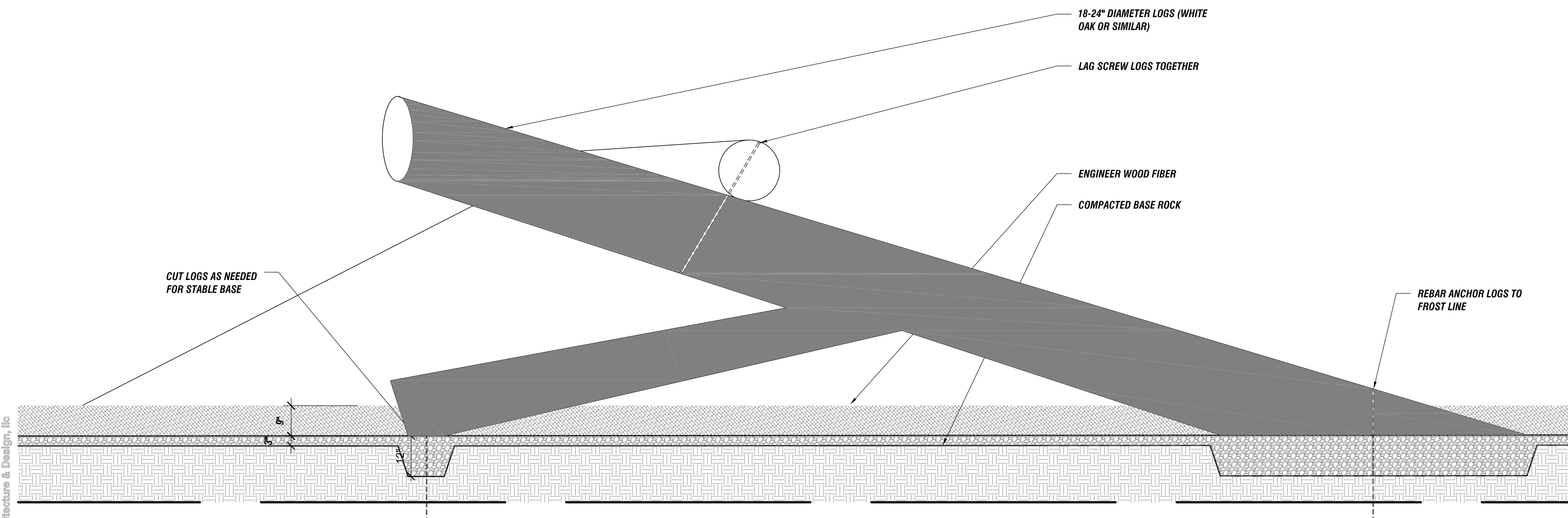
01 TYPICAL SECTION
KOMPAN EMBANKMENT SLIDE
SCALE (1/2" = 1'-0")



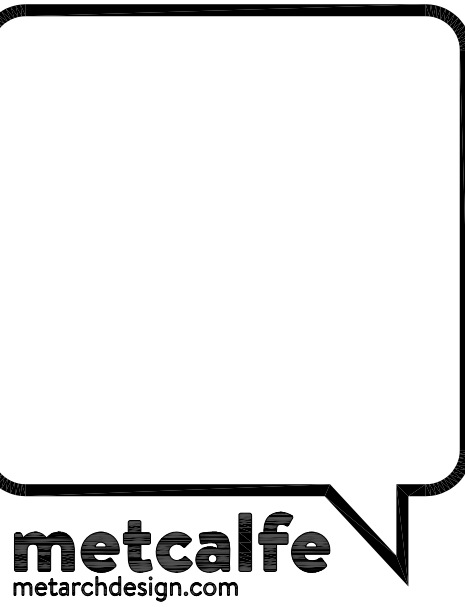
02 TYPICAL SECTION
STACKED LOG MOUND
SCALE (1/2" = 1'-0")



03 TYPICAL SECTION
LOG STEPPERS
SCALE (1/2" = 1'-0")



04 TYPICAL DETAIL
LOG SCRAMBLE
SCALE (1/2" = 1'-0")



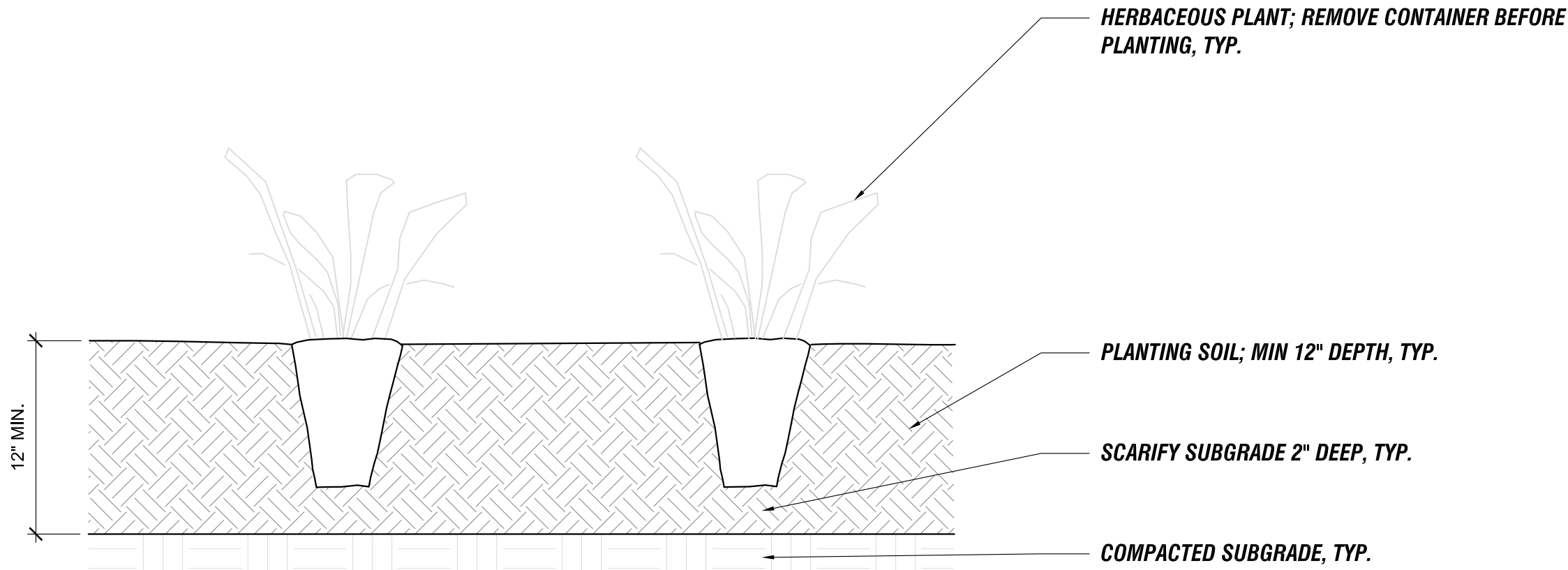
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Issue:	Date:
SD Pricing	09-23-19
DD Pricing Set	11-26-19

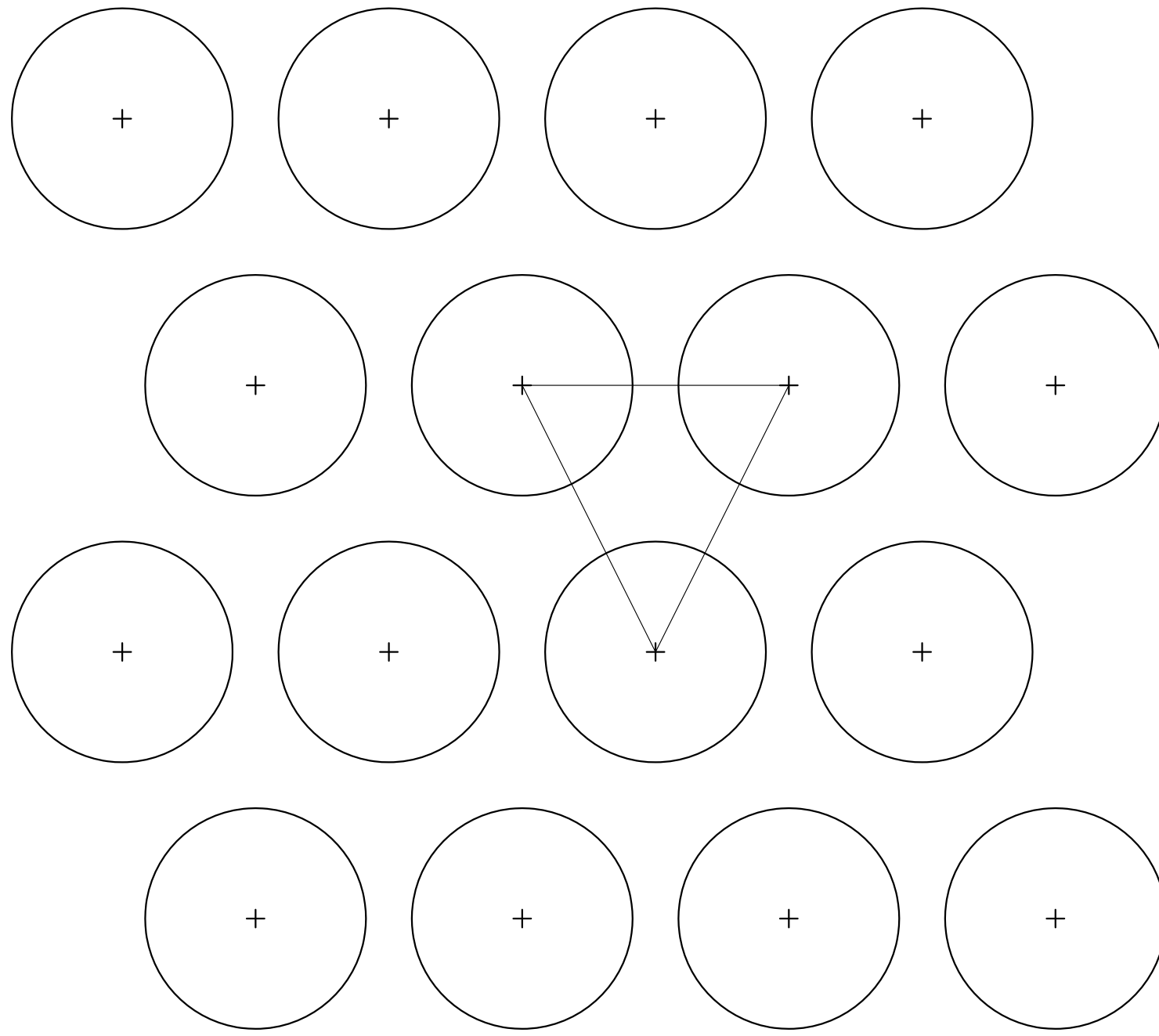
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**PLAY AREA
TYPICAL DETAILS**
Sheet No.:
A-402
Sheet Size: ARCH D

01 TYPICAL DETAIL
PLANTING DETAIL
SCALE (1/2" = 1'-0")

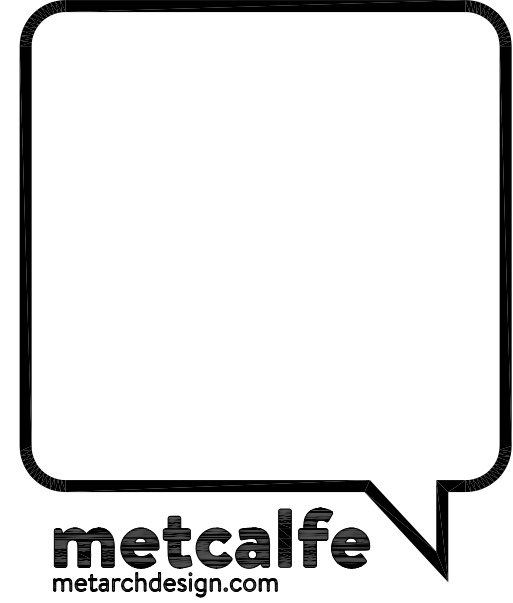
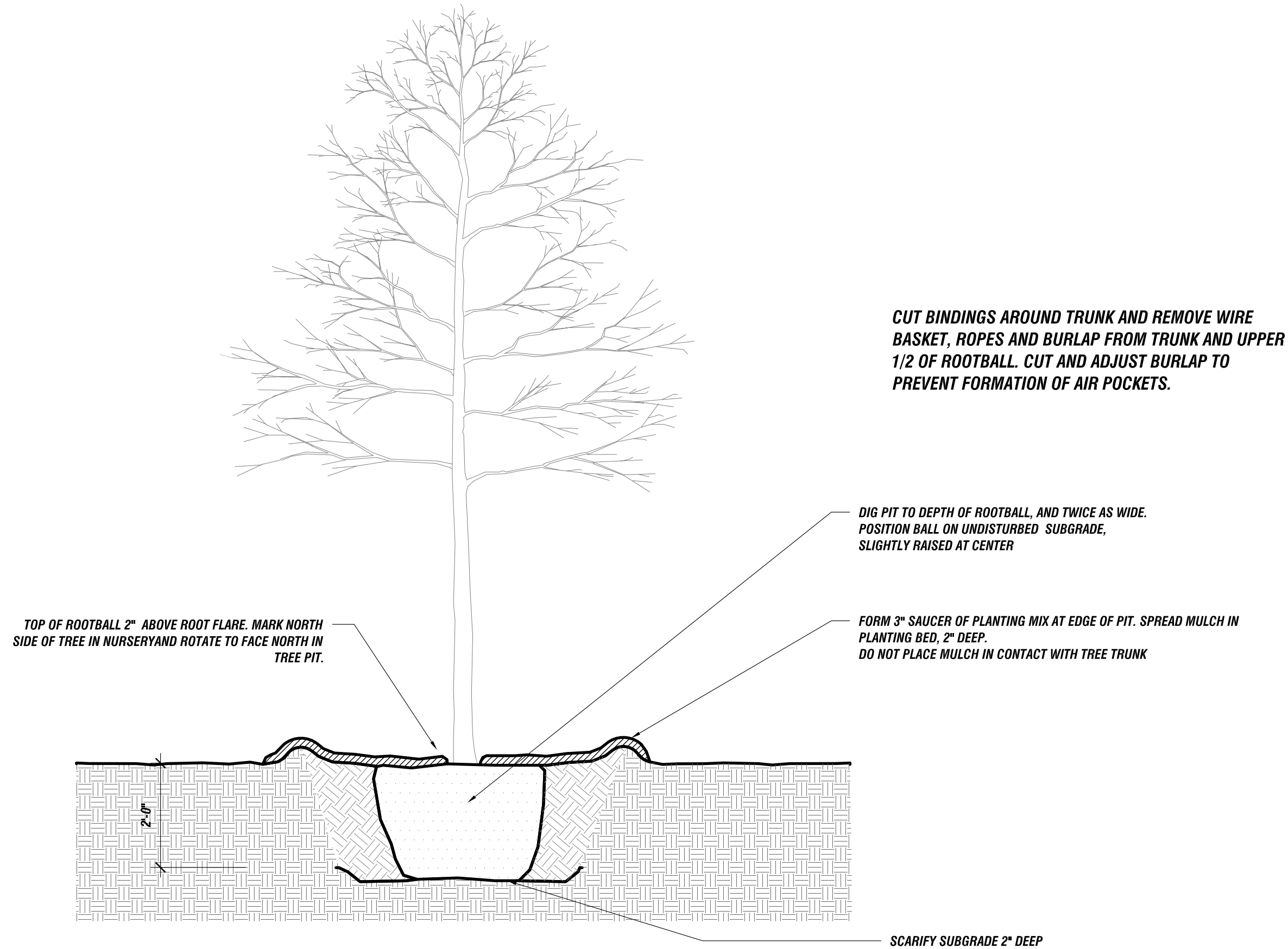


- NOTE:
1. SEPARATE AND SPREAD POT-BOUND ROOTS.
 2. DIP ROOT BALLS INTO SOLUTION OF ROOT DIP GEL BEFORE PLANTING, SEE SPECS.

02 TYPICAL DETAIL
TRIANGULAR PLANT SPACING
SCALE (1/2" = 1'-0")



03 TYPICAL DETAIL
TREE PLANTING DETAIL
SCALE (1/2" = 1'-0")



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MAD Project No.:
19042

Issue:	Date:
SD Pricing	09-23-19
DD Pricing Set	11-26-19

Sheet Title:
**PLAY AREA
PLANTING DETAILS**

Sheet No.:
A-404

Sheet Size: ARCH D

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ABBREVIATIONS

ABV	ABOVE	LAV	LAVATORY
APF	ABOVE FINISHED FLOOR	LBL	LABEL
ADJ	ADJACENT		
ALUM	ALUMINUM	MAX	MAXIMUM
&	AND	MTL	METAL
@	AT	MIN	MINIMUM
		MISC	MISCELLANEOUS
BLK	BLOCK	MTD	MOUNTED
BLDG	BUILDING		
BO	BOTTOM OF	NIC	NOT IN CONTRACT
B/S	BOTH SIDES	NTS	NOT TO SCALE
CL	CENTER LINE	OD	OUTSIDE DIAMETER
CLG	CEILING	OC	ON CENTER
CLR	CLEAR	OPG	OPENING
CONC	CONCRETE		
CONT	CONTINUOUS	PTD	PAINTED
		PAR	PARALLEL
DEMO	DEMOLISH	PERF	PERFORATED
DIA	DIAMETER	PWD	PLYWOOD
DIM	DIMENSION	PL LAM.	PLASTIC LAMINATE
DR	DOOR		
		R	RADIUS
EF	EXHAUST FAN	REM	REMOVE
EHD	ELECTRIC HAND DRYER	REV	REVISION
ELEV	ELEVATION	RM	ROOM
EQ	EQUAL	R.O.	ROUGH OPENING
EXIST	EXISTING		
EXG	EXISTING	SHT	SHEET
		SIM	SIMILAR
FT	FEET	SQ	SQUARE
FIN	FINISH	SQ FT	SQUARE FEET
FLR	FLOOR	STD	STANDARD
FLUOR	FLUORESCENT	STOR	STORAGE
FRMG	FRAMING	S/S	STAINLESS STEEL
FBO	FURNISHED BY OWNER		
		TELE	TELEPHONE
GC	GENERAL CONTRACTOR	THK	THICK
GWB	GYPSUM WALL BOARD	TD	TOP OF
		TYP	TYPICAL
HGT	HEIGHT		
HVAC	HEATING/VENTILATION REFRIGERATION	UNF	UNFINISHED
HOR	HORIZONTAL	UON	UNLESS OTHERWISE NOTED
		UR	URINAL
INCL	INCLUDED	VNR	VENEER
INT	INTERIOR	VIF	VERIFY IN FIELD
		VERT	VERTICAL
JT	JOINT		
		WC	WATER CLOSET
KO	KNOCKOUT	W	WITH
		WDD	WOOD
		WDW	WINDOW



SYMBOLS

01

FLOOR PLAN
NEW YORK
100' = 1" = 12' = 144"

DRAWING TITLE

000

ROOM NAME / NUMBER

03
A-301A

ELEVATION

03
A-301A

DETAIL MARKERS

03
A-301A

SECTION

00

KEY NOTE

0'-0"

ELEVATION MARKER

±0'-0"
FIRST FLOOR

ELEVATION DATUM

↑

NORTH ARROW

DRAWINGS

G-000	COVER SHEET
G-001	PROJECT NOTES
C100	SCHEMATIC GRADING PLAN
A-100	PLAY AREA KEYNOTE PLAN
A-101	PLANTING PLAN
A-400	PLAY AREA TYPICAL DETAILS
A-401	PLAY AREA TYPICAL DETAILS
A-402	PLAY AREA TYPICAL DETAILS
A-404	PLAY AREA PLANTING DETAILS

Project Title:

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Play Area

Project Address:

800 W. CHERRY LANE
STATE COLLEGE, PA 16803

MAD Project No.:

19042

Issue:	Date:
SD Pricing Set	09-23-19
DD Pricing Set	11-26-19

Sheet Title:

COVER SHEET

Sheet No.:

G-000

Sheet Size:

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GENERAL NOTES & SPECIFICATIONS:

THE FOLLOWING NOTES AND SPECIFICATIONS SHALL APPLY UNLESS OTHERWISE INDICATED ELSEWHERE IN THE CONSTRUCTION DOCUMENTS.

SEE OTHER DRAWINGS FOR ADDITIONAL SPECIFICATIONS.

DIVISION 01 - GENERAL REQUIREMENTS

SITE SAFETY:

1. THE CONTRACT DOCUMENTS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR HAS THE RESPONSIBILITY FOR THE CONSTRUCTION PROCESSES, SITE CONDITIONS, OPERATIONS, EQUIPMENT AND PERSONNEL, THE MAINTENANCE OF A SAFE PLACE TO WORK, AND SAFETY IN OR ABOUT THE SITE OF WORK, AS MANDATED BY THE OCCUPATIONAL SAFETY AND HEALTH HAZARDOUS ASSOCIATION (OSHA) GUIDELINES.

SUPPLEMENTARY GENERAL NOTES:

1. THE TERMS "GENERAL CONTRACTOR," "GC," "CONTRACTOR" AND "SUB-CONTRACTOR" ARE USED INTERCHANGEABLY, BUT MEAN THOSE WHO ARE RESPONSIBLE TO PERFORM WORK AS CONTRACTED BY THE CLIENT.
2. THE TERMS "OWNER" AND "CLIENT" ARE USED INTERCHANGEABLY, BUT MEAN THOSE TO WHOM THE GENERAL CONTRACTOR IS CONTRACTED. IN A SITUATION WHERE THE OWNER AND CLIENT ARE DIFFERENT ENTITIES, THE CONTRACTOR IS BEHOLDEN TO THE CLIENT, BUT MUST ADHERE TO ANY RULES, REGULATIONS, OR REQUIREMENTS SET FORTH BY THE OWNER.
3. THE TERM "WORK" SHALL REFER TO THE CONSTRUCTION AND SERVICES REQUIRED BY THE CONTRACT DOCUMENTS, AND INCLUDES ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES PROVIDED BY THE CONTRACTOR TO FULFILL THE CONTRACT.
4. THE TERM "CONTRACT DOCUMENTS" SHALL REFER TO THOSE DOCUMENTS DESCRIBING THE WORK TO BE PERFORMED BY THE CONTRACTOR, INCLUDING (BUT NOT LIMITED TO) THE CONTRACT SIGNED BY THE OWNER/CLIENT AND THE CONTRACTOR, THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS, ANY SKETCHES OR NOTES SUBSEQUENTLY ISSUED BY THE ARCHITECT, THE CONTRACTOR'S WORK PROPOSAL, AND ANY WRITTEN ORDERS FOR CHANGES ISSUED AFTER EXECUTION OF THE AGREEMENT.
5. THESE CONSTRUCTION DRAWINGS, NOTES, AND SPECIFICATIONS ARE SUPPLIED TO ILLUSTRATE THE DESIGN INTENT AND THE GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIALS AND WORKMANSHIP THROUGHOUT.
6. THE GENERAL CONTRACTOR, UPON ACCEPTANCE AND APPROVAL OF THE DRAWINGS, ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS, AND WORKMANSHIP OF THE WORK DESCRIBED IN THE DOCUMENTS, AND WILL BE EXPECTED TO COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH DOCUMENTS WERE WRITTEN.
7. ALL WORKING DRAWINGS AND ALL CONSTRUCTION NOTES AND SPECIFICATIONS ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATIVE DRAWINGS.
8. ALL WORK LISTED ON THE SPECIFICATIONS SHEETS AND SHOWN OR IMPLIED ON ALL DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, UNLESS OTHERWISE AND PREVIOUSLY AGREED UPON. ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER AND ALL MECHANICS AND TRADESMEN SHALL BE SKILLED IN THEIR RESPECTIVE TRADES.
9. ALL WORK PERFORMED BY THE CONTRACTOR/SUB-CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, STATE AND FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, INCLUDING OSHA, WHETHER OR NOT SPECIFIED ON THE DRAWINGS. ALL MATERIALS SHALL BE FIRE RATED, FIRE PROOFED OR FIRE RETARDANT AS REQUIRED TO MEET OR EXCEED APPLICABLE LOCAL, STATE, AND NATIONAL CODES.
10. WHERE THE CONTRACT, NOTES, SPECIFICATIONS OR DRAWINGS CALL FOR ANY WORK OF A MORE OR LESS STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE OR ANY OTHER DEPARTMENT HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MORE STRINGENT NATURE SHALL BE FURNISHED IN ALL CASES.
11. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS, NOTES, SPECIFICATIONS AND FIELD CONDITIONS BEFORE COMMENCING ANY WORK, AND SHALL REQUEST CLARIFICATIONS. THE CONTRACTOR SHALL BEAR ANY COSTS ARISING FROM RECTIFYING WORK KNOWINGLY PERFORMED CONTRARY TO CODE REQUIREMENTS OR BEST ACCEPTED CONSTRUCTION PRACTICES. IF DISCREPANCIES EXIST BETWEEN ANY DRAWINGS, NOTES, OR SPECIFICATIONS WHICH ARE NOT BROUGHT TO THE ARCHITECT'S ATTENTION, THE CONTRACTOR'S FINAL PROJECT COSTS WILL BE ASSUMED TO ACCOMMODATE THE MOST EXPENSIVE OF THE CONDITIONS DRAWN, NOTED, OR SPECIFIED.
12. THE DRAWINGS SHALL NOT BE SCALED. THESE PLANS ARE INTENDED TO BE DIAGRAMMATIC ONLY. IF NECESSARY DIMENSIONS OR NOTES ARE OMITTED, THE CONTRACTOR SHALL ASK THE ARCHITECT FOR CLARIFICATION.
13. ALL ITEMS DESCRIBED HEREIN SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. IN EACH CASE WHERE A SPECIFIC MANUFACTURER IS MENTIONED IN THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR/SUB-CONTRACTOR SHALL BASE HIS PROPOSAL ON THAT MANUFACTURER.
14. ANY REQUEST FOR THE USE OF AN ALTERNATE MATERIAL OR ITEM AS SPECIFIED IN THE DOCUMENTS MUST BE PLACED IN WRITING AND APPROVED BY THE ARCHITECT BEFORE ANY SUBSTITUTION IS MADE.
- 14.1. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT DUPLICATE SAMPLES OF ALL ITEMS SPECIFIED.
- 14.2. ALL PROPOSED SUBSTITUTIONS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO AWARDING OF THE CONTRACT. ANY REQUESTS FOR SUBSTITUTIONS AFTER THE AWARDING OF THE CONTRACT SHALL BE ACCOMPANIED BY GUARANTEES OF EQUAL QUALITY AND ANY ADDITIONAL COSTS SHALL BE BORNE BY THE CONTRACTOR.
15. THE CONTRACTOR SHALL CONFIRM AVAILABILITY AND DELIVERY TIME OF ALL SPECIFIED ITEMS UPON RECEIVING THE CONTRACT DOCUMENTS. SHOULD ANY OF THE SPECIFIED ITEMS' AVAILABILITY POSE A DELAY TO THE ON-TIME COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER/CLIENT IMMEDIATELY, AND SHALL PROPOSE AN EQUIVALENT SUBSTITUTE IF SUCH A DELAY IS NOT ACCEPTABLE TO THE OWNER/CLIENT.
16. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIALS AND EQUIPMENT CALLED FOR AND NECESSARY TO PROPERLY COMPLETE THE WORK.
17. THE CONTRACTOR SHALL INCLUDE AND PROVIDE FOR ALL LABOR, MATERIAL, EQUIPMENT, TRANSPORTATION, TAXES, ETC., NECESSARY OR REASONABLY INCIDENTAL TO THE PROPER COMPLETION OF THE ENTIRE PROJECT IN ACCORDANCE WITH BEST ACCEPTED CONSTRUCTION PRACTICES IN STRICT ACCORDANCE WITH THESE DOCUMENTS AND ALL MANUFACTURER'S

RECOMMENDED SPECIFICATIONS. ALL WORK NOTED IN THESE DOCUMENTS SHALL BE PERFORMED/PROVIDED BY THE CONTRACTOR, UNLESS SPECIFIED AS BEING THE WORK OF OTHERS. MATERIALS AND WORKMANSHIP SHALL BE NEW AND TO THE BEST OF THEIR RESPECTIVE KIND, UNLESS NOTED OTHERWISE.

18. ALL WORK SHALL BE PLUMB, LEVEL AND TRUE. THE CONTRACTOR SHALL LAY OUT ALL WORK AND ESTABLISH ALL POINTS, GRADES, LINES AND LEVELS, AND SHALL ASSUME RESPONSIBILITY FOR THE SAME.
19. THE WORK SHALL COMPLY WITH THE LAW OF UNIVERSAL GRAVITATION, AND ALL OTHER APPLICABLE LAWS OF PHYSICS.
20. THE GENERAL CONTRACTOR SHALL PROVIDE SUPERVISION WHILE ANY SUBCONTRACTORS OR WORKMEN ARE ON THE JOB SITE, AND SHALL SUPERVISE AND DIRECT ALL WORK.
21. THE GENERAL CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. ANY DAMAGED OR DEFECTIVE MATERIAL OR WORK SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE CLIENT WITHIN A PERIOD OF UP TO ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
22. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE WORK, NOR FOR THE MEANS AND METHODS OF CONSTRUCTION OF THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTORS, NOR SHALL THEY GUARANTEE THE PERFORMANCE OF THEIR CONTRACTS.
23. THE CONTRACTOR/SUB-CONTRACTOR SHALL PROCURE AND PAY ALL FEES FOR ALL LEGALLY REQUIRED PERMITS NECESSARY FOR THE APPROVAL, EXECUTION, AND COMPLETION OF THE WORK, INCLUDING CONTROLLED INSPECTIONS AND EQUIPMENT USE PERMITS, UNLESS OTHERWISE DIRECTED BY THE OWNER/CLIENT.
24. WORKMEN'S COMPENSATION AS REQUIRED BY LAW AND PUBLIC LIABILITY SHALL BE CARRIED BY THE CONTRACTOR. PROPERTY DAMAGE, FIRE INSURANCE, AND LIABILITY INSURANCE SHALL BE TAKEN OUT BY THE OWNER/CLIENT PROPORTIONATE TO THE AMOUNT OF WORK COMPLETED AND PAID FOR. SINGLE AND COMBINED LIMITS OF THE LIABILITY AND OTHER TYPES OF INSURANCE SHALL MEET THE MINIMUM REQUIREMENTS OF THE BUILDING OWNER AND THE CLIENT NAMED AS CO-INSURED. THE CONTRACTOR SHALL OBTAIN PRECISE REQUIREMENTS AND LIST OF CONSIGNEES FROM THE BUILDING OWNER AND CLIENT. COPIES OF ALL CERTIFICATES MUST BE FURNISHED AND ALL REQUIREMENTS SATISFIED PRIOR TO THE BEGINNING OF ANY WORK.
25. THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL MATERIALS AND WORKMANSHIP FURNISHED OR INSTALLED -- INCLUDING THAT WORK FURNISHED OR INSTALLED BY ANY SUB-CONTRACTORS -- FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE, AND SHALL REPLACE ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSE TO THE OWNER/CLIENT AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING CAUSED BY REPAIR OF THIS WORK. DEFECTS SHALL BE REPORTED IN WRITING WITHIN THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE DEFECTIVE WORK WITHIN FIFTEEN (15) DAYS AFTER IT IS BROUGHT TO ATTENTION. THE CONTRACTOR SHALL FURNISH THE CLIENT WITH ALL MANUFACTURER'S WRITTEN GUARANTEES FOR PERIODS LASTING LONGER THAN ONE YEAR.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK -- INCLUDING THAT OF ANY SUB-CONTRACTORS -- AND FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS, AND MATERIALS USED IN CONNECTION WITH THE WORK, AND FOR ACTS OF ANY OF THE CONTRACTOR'S EMPLOYEES, AND SHALL PROTECT AND HOLD THE OWNER/CLIENT HARMLESS FROM ALL LIABILITY ARISING FROM DAMAGES THEREWITH.
27. THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IN INTENDED TO MEAN (UNLESS OTHERWISE NOTED) THAT SUCH SHALL BE FURNISHED, INSTALLED, AND CONNECTED WHERE SO REQUIRED.
28. ALL PROPOSED SUBSTITUTIONS SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT PRIOR TO THE PURCHASING OF ANY SUBSTITUTED MATERIAL OR PRODUCTS. WHERE THE TERMS "APPROVED EQUAL," "EQUAL TO," "EQUIVALENT," "ACCEPTABLE", OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE DOCUMENTS, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF THE ARCHITECT.
29. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL OWNER/CLIENT ACCEPTANCE OF THE NEW PREMISES.
30. THE GENERAL CONTRACTOR SHALL REPAIR ANY WORK (EITHER NEW OR EXISTING) THAT BECOMES DAMAGED DURING THE COURSE OF CONSTRUCTION, INCLUDING ANY WORK DAMAGED BY SUBCONTRACTORS.
31. ALL SUB-CONTRACTORS SHALL BE BOUND BY THE REQUIREMENTS NOTED IN THESE DOCUMENTS AS THEY APPLY TO THEIR PORTION OF THE WORK.

PROJECT SITE & EXISTING CONDITIONS:

1. BEFORE SUBMITTING FINAL PROJECT COSTS TO THE OWNER/CLIENT, THE CONTRACTOR SHALL VISIT THE PREMISES AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS, AND BE SATISFIED AS TO THE NATURE AND SCOPE OF THE WORK AND THE DIFFICULTIES THAT MAY ATTEND ITS EXECUTION.
- 1.1. THE SUBMISSION OF FINAL PROJECT COSTS TO THE OWNER/CLIENT SHALL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR EXTRA LABOR, EQUIPMENT, OR MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR FOR DIFFICULTIES ENCOUNTERED, WILL NOT BE RECOGNIZED.
2. THE CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE, TO THE GREATEST EXTENT POSSIBLE, TO THE MOST MINIMAL AREA THAT WILL STILL ALLOW FOR THE PROPER AND FEASIBLE PERFORMANCE OF THE WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE PROJECT SITE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION.
4. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE.
5. THE GENERAL CONTRACTOR SHALL CONTACT THE OWNER, BUILDING MANAGEMENT AND/OR OTHER CONTROLLING ENTITIES TO DETERMINE ANY RULES OF THE BUILDING AND/OR SITE RELATIVE TO CONSTRUCTION. ANY COSTS RELATED TO ADHERING TO THESE RULES SHALL BE BORNE BY THE GENERAL CONTRACTOR. SUCH RULES MAY INCLUDE, BUT NOT BE LIMITED TO:
- 5.1. WHEN AND HOW DELIVERIES CAN BE MADE
- 5.2. THE ALLOWABLE WORK HOURS
- 5.3. WHICH PHASES OF CONSTRUCTION, IF ANY, MAY BE PERFORMED ON AN OVERNIGHT BASIS
- 5.4. THE PROCEDURES FOR UTILITY SHUT-DOWNS
- 5.5. ANY SPECIAL REQUIREMENTS, SPECIFIC TO THE BUILDING/SITE, WHICH WILL AFFECT THE WORK
6. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION AND PERMIT DRAWINGS AT THE SITE DURING ALL PHASES OF CONSTRUCTION FOR THE USE OF ALL TRADES, OWNER/CLIENT REPRESENTATIVES, AND THE ARCHITECT.
7. THE GENERAL CONTRACTOR SHALL INSTALL AND MAINTAIN ON THE IMMEDIATE SITE A LOCKING ROOM TO BE AVAILABLE STRICTLY FOR JOB RELATED NEEDS AND USES. SUCH ROOM SHALL BE EQUIPPED WITH A COMPUTER, A TELEPHONE, AND AT LEAST ONE 3'-0" x 7'-0" REFERENCE TABLE TO BE USED EXCLUSIVELY FOR A REQUIRED SITE WORKING COPY OF THE DRAWINGS, ALONG WITH ADEQUATE SHELVING/STORAGE SPACE FOR STORAGE OF CATALOG CUTS, SHOP DRAWINGS, AND SAMPLES.

8. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR, MAINTAIN, AND PAY ALL COSTS FOR TEMPORARY WATER, PLUMBING, POWER, LIGHTING, HEATING OR VENTILATION AS MAY BE REQUIRED TO PROPERLY CONDUCT THE WORK.
9. THE CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTING THROUGHOUT THE AREA OF WORK FOR THE DURATION OF CONSTRUCTION.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING, SHORING, ENCLOSURES, BARRIERS, SCAFFOLDING, ETC. AS REQUIRED TO PROVIDE A SAFE WORKING ENVIRONMENT, AS DICTATED BY SITE CONDITIONS OR THE PROGRESS OF THE WORK. PROPERTY BELONGING TO THE OWNER/CLIENT IS TO BE PROTECTED THROUGHOUT THE TERM OF THE WORK.
11. ALL EXISTING APPURTENANCES NOT BEING REMOVED SHALL BE REFINISHED WHERE REQUIRED -- INCLUDING THE TIGHTENING OF ANY LOOSE ITEMS AND THE REPLACEMENT OF ANY MISSING PARTS -- BY THE GENERAL CONTRACTOR TO ACHIEVE A FINISHED, FIRST CLASS INSTALLATION AND APPEARANCE AT NO ADDITIONAL COST.
12. THE GENERAL CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL REQUIRED EXITS, WAYS OF APPROACH THERETO, AND WAYS OF TRAVEL FROM THE EXITS TO THE PUBLIC WAY SO THAT THEY ARE KEPT FREE FROM ALL OBSTRUCTIONS AND IMPEDIMENTS TO ALLOW UNOBSTRUCTED EGRESS IN THE CASE OF FIRE OR OTHER EMERGENCY, IN CONFORMANCE WITH THE LOCAL BUILDING CODE REQUIREMENTS.
13. DURING THE ENTIRE CONSTRUCTION PERIOD, THE GENERAL CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL PATHS OF EGRESS, INCLUDING EXIT ACCESS HARDWARE, EXIT LIGHTING, FIRE PROTECTION DEVICES, AND ALARMS, IN CONFORMANCE WITH LOCAL BUILDING CODE REQUIREMENTS.
14. WHERE OPENINGS OCCUR IN EXISTING FIRE RATED AREAS OR PARTITIONS DUE TO EXISTING OR NEW CONDUIT RUNS, DUCTWORK, CABLES, PIPING, ETC. AND/OR WHERE EXISTING FIREPROOFING HAS BEEN REMOVED AS A RESULT OF EXISTING OR NEW CONSTRUCTION WORK, THE GENERAL CONTRACTOR SHALL CLOSE AND/OR PATCH AS REQUIRED ALL OPENING TO MATCH IMMEDIATE ADJACENT AREAS IN MATERIAL, FINISH, AND FIRE RATING.
15. THE CONTRACTOR SHALL BE AWARE AT ALL TIMES THAT THE PROJECT SITE IS EITHER 1.) IN A BUILDING OCCUPIED BY OTHER TENANCIES, AND/OR 2.) ON PROPERTY ADJACENT TO OTHER PROPERTIES. DURING THE PERFORMANCE OF THE WORK, NO ACTION SHALL BE TAKEN THAT COULD RESULT IN THE DISRUPTION OF THE OPERATION OF OTHER TENANTS/PROPERTY OWNERS, INCLUDING DISRUPTION TO UTILITIES SERVICE OTHER TENANTS/PROPERTY OWNERS, WITHOUT THE PROPER NOTIFICATIONS AND PERMISSIONS -- AS REQUIRED BY THE BUILDING RULES, THE AIA, OR BOTH -- BEING GIVEN.
16. UNLESS OTHERWISE NOTED, ALL EXISTING SERVICES AND DEVICES ARE TO REMAIN ACTIVE.
17. THE GENERAL CONTRACTOR SHALL PROPERLY PROTECT ANY ADJOINING OR ADJACENT PROPERTY. ANY DAMAGE TO SAME CAUSED BY THE CONTRACTOR'S WORK OR WORKMEN SHALL BE MADE GOOD WITHOUT DELAY. PATCHING AND REPLACING OF DAMAGED WORK SHALL BE DONE AT THE COST AND EXPENSE OF THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL SUBCONTRACTORS.
18. ANY DAMAGE TO PROPERTY THAT IS EXISTING-TO-REMAIN WHICH OCCURS DURING THE CONSTRUCTION PROCESS SHALL BE PATCHED OR REPAIRED AS REQUIRED TO MAINTAIN AND MATCH EXISTING MATERIALS, FINISHES, COLORS, FIRE RATINGS, AND OTHER RELEVANT CONDITIONS, BOTH VISIBLE AND INVISIBLE, UNLESS OTHERWISE NOTED.
19. ALL FLOORS, MAIL CHUTES AND STAIR DOORS IN PUBLIC AREAS SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE PROPERLY PROTECTED. SHOE-WIPING MATS SHALL BE INSTALLED AT ALL OPENINGS BETWEEN CONSTRUCTION AREAS AND PUBLIC AREAS, AND SHALL BE KEPT CLEAN.
20. ON A DAILY BASIS, THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS, INCLUDING THAT GENERATED BY ANY SUBCONTRACTORS, AND INCLUDING THAT WHICH IS A BY-PRODUCT OF ANY MATERIAL INSTALLATION.

PROJECT COORDINATION:

1. WHERE APPLICABLE, THE GC SHALL COMPLETE AND SUBMIT A SET OF COMPOSITE DRAWINGS -- A.K.A. COORDINATION DRAWINGS -- TO ILLUSTRATE THE COORDINATION OF MECHANICAL (HVAC), ELECTRICAL (POWER, LIGHTING, LIFE SAFETY), LOW-VOLTAGE (TELEPHONE, COMMUNICATIONS, SECURITY), PLUMBING, AND SPRINKLER WORK. COMPOSITE DRAWINGS SHALL BE SUBMITTED FOR ARCHITECT'S APPROVAL NO LESS THAN TEN (10) DAYS PRIOR TO COMMENCING ANY FABRICATION OR INSTALLATION WORK. SHALL BE TO SCALE, AND SHALL INCLUDE ALL RELEVANT EXISTING CONDITIONS (SUCH AS CONDUITS, STRUCTURE, PIPING, ALARM & EXIT SYSTEMS, ACCESS NEEDS, ETC.) SO AS TO INFORM THE ARCHITECT OF ANY & ALL CONFLICTING CONDITIONS.
2. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE THE WORK WITH THAT OF ANY OTHER VENDOR RETAINED BY THE CLIENT TO ASSURE THAT ALL SCHEDULES ARE MET AND WORK PROCEEDS ACCORDINGLY.
3. THE CONTRACTOR SHALL PERFORM ALL CUTTING, FITTING, AND PATCH WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS OF THE WORK COME TOGETHER PROPERLY, AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER CONTRACTORS, AS SHOWN UPON, OR REASONABLY IMPLIED BY THE DRAWINGS, NOTES, AND SPECIFICATIONS.
4. THE GENERAL CONTRACTOR SHALL BUILD ALL OPENINGS, CHASES, ETC., AS REQUIRED TO COMPLETE THE WORK AND AS MAY BE FURTHER REQUIRED TO COMPLETE THE PLUMBING, ELECTRICAL, AND HVAC WORK.
5. THE CONTRACTOR SHALL CHECK CLEARANCES FOR ALL FIXTURES AND EQUIPMENT (INCLUDING LIGHT AND PLUMBING FIXTURES) PRIOR TO ORDERING, AND SHALL REPORT ANY CONFLICTS TO THE ARCHITECT. WHEN FIXTURE/EQUIPMENT INSTALLATION IS READY TO COMMENCE, THE CONTRACTOR SHALL RECHECK CLEARANCES PRIOR TO INSTALLING ANY FIXTURE OR GROUP OF FIXTURES IN A ROOM OR SPACE.

PROJECT SCHEDULE:

1. PRIOR TO THE COMMENCEMENT OF ANY WORK, THE GENERAL CONTRACTOR SHALL FURNISH A CONSTRUCTION SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF THE WORK, AND ALL RELATED WORK NECESSARY FOR THE COMPLETION OF THE PROJECT. THIS SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIMES, LENGTH OF TIME FOR EACH PHASE, TARGET DATES FOR THE START AND COMPLETION OF EACH PHASE, AND THE PROJECTED COMPLETION DATE OF THE PROJECT.
2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF THE WORK -- AS DETAILED IN THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS -- CANNOT BE COMPLETED WITHIN THE ISSUED AND APPROVED CONSTRUCTION SCHEDULE.
3. SUBSTANTIAL COMPLETION IS THE STAGE AT WHICH THE WORK IS SUFFICIENTLY COMPLETE, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, SO THE OWNER/CLIENT CAN OCCUPY OR UTILIZE THE SITE FOR ITS INTENDED USE.
4. FINAL COMPLETION IS THE STAGE AT WHICH ALL WORK, INCLUDING ANY ITEMS NOTED IN THE PUNCHLIST TO BE COMPLETED OR CORRECTED, HAS BEEN COMPLETED AND THE CONTRACT FULLY PERFORMED.

PROJECT COST:

1. IT IS UNDERSTOOD THAT THE WORK COST SUBMITTED FOR THIS PROJECT IS FURNISHED WITHOUT OBLIGATION AND THAT THE OWNER/CLIENT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY PROPOSAL OR PART OF ANY COST SUBMITTED.
2. THE BID/PRICING PROCESS SHALL INCLUDE ALL ITEMS NECESSARY OR PROPER FOR PERFORMING AND COMPLETING THE WORK REQUIRED AS CONTEMPLATED BY THE PLANS AND SPECIFICATIONS TO PROVIDE FINISHED WORK. ANYTHING OMITTED THEREFROM WHICH IS CLEARLY NECESSARY FOR THE COMPLETION OF THE WORK OR ITS APPURTENANCES SHALL BE CONSIDERED A PORTION OF THE WORK ALTHOUGH NOT DIRECTLY SPECIFIED OR SHOWN.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRANSPORTATION OF ALL MATERIAL AND EQUIPMENT TO THE POINT OF USE, INCLUDING ALL UNLOADING, CHECKING, AND STORAGE OF SAME IN CONNECTION WITH THIS CONTRACT. THE COST OF ALL CHARGES FOR SHIPPING, HANDLING, OR HOISTING OF MATERIAL AND EQUIPMENT TO THE POINT OF USE SHALL BE BORNE BY THE GENERAL CONTRACTOR.

CHANGE ORDERS:

1. THE OWNER/CLIENT, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO, OR DEDUCTING FROM THE WORK, WITH THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT ANY CLAIM FOR EXTENSIONS OF THE CONTRACT TIME CAUSED THEREBY SHALL BE ADJUSTED AT THE TIME OF ORDERING SUCH CHANGE.
2. SHOULD THE GENERAL CONTRACTOR CLAIM THAT AN ISSUED OR DIRECTED REVISION OR CHANGE TO THE ORIGINAL CONTRACT INVOLVES EXTRA COSTS UNDER THE CONTRACT, WRITTEN NOTICE SHALL BE GIVEN TO THE ARCHITECT AND OWNER/CLIENT WITHIN A REASONABLE TIME AFTER RECEIPT OF SUCH INSTRUCTIONS AND BEFORE PROCEEDING TO EXECUTE THE WORK. NO SUCH CLAIMS SHALL BE VALID UNLESS SUCH NOTICE IS GIVEN. UNLESS OTHERWISE AGREED UPON, NO PAYMENT ON SUCH BILLS WILL BE MADE UNTIL FINAL SETTLEMENT.
3. ALL CLAIMS FOR ADDITIONAL WORK SHALL BE SUBMITTED IN WRITING FOR THE ARCHITECT'S AND OWNER'S/CLIENT'S APPROVAL, AND SHALL INCLUDE A COMPLETE, ITEMIZED DESCRIPTION OF THE WORK BEING PERFORMED, MATERIALS BEING USED, THE CONSTRUCTION SPACE NUMBER OR THE AREA IN WHICH THE WORK IS TO OCCUR, AND THE AUTHORIZATION UNDER WHICH THE WORK IS BEING PERFORMED.

PAYMENT PROCEDURES:

1. UNLESS OTHERWISE AGREED TO BY THE OWNER/CLIENT AND CONTRACTOR, THE CONTRACTOR SHALL SUBMIT APPLICATIONS FOR PAYMENT FOR CERTIFICATION OF EACH PROGRESS PAYMENT BY THE ARCHITECT PRIOR TO PAYMENT BY THE OWNER/CLIENT.
2. APPLICATIONS FOR PAYMENT SHALL BREAK DOWN THE CONTRACT SUM IN ENOUGH DETAIL TO FACILITATE CONTINUED EVALUATION OF PROGRESS OF THE WORK, AND SHALL INCLUDE SEPARATE LINE ITEMS FOR PRINCIPAL SUBCONTRACTS AND ANY CHANGE ORDERS APPROVED TO DATE.
3. DRAFT COPIES OF APPLICATIONS FOR PAYMENT SHALL BE SUBMITTED, FOR THE ARCHITECT'S REVIEW, AT LEAST SEVEN (7) DAYS PRIOR TO THE DUE DATE OF CERTIFICATE OF PAYMENT.
4. APPLICATIONS FOR PAYMENT WHICH INCLUDE AMOUNTS APPLIED FOR MATERIALS OR EQUIPMENT THAT HAVE BEEN ORDERED OR FABRICATED, AND ARE STORED BUT NOT YET INSTALLED ON SITE, SHALL BE ACCOMPANIED BY DETAILED DOCUMENTATION ON SUCH PURCHASE OR FABRICATION, AS WELL AS A DESCRIPTION OF THE STORAGE LOCATION.

REQUESTS FOR INTERPRETATION (RFIS):

1. IMMEDIATELY UPON DISCOVERY OF THE NEED FOR INTERPRETATION OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PREPARE AND SUBMIT AN RFI TO THE ARCHITECT. RFIS SHALL BE SUBMITTED IN PDF FORMAT ON CSI FORM 13.2A, OR OTHER FORM ACCEPTED BY ARCHITECT.
- 1.1. INCLUDE AS ATTACHMENTS ANY SKETCHES, PHOTOGRAPHS, PRODUCT DATA, MEASUREMENTS OR DESCRIPTIONS NECESSARY TO FULLY DESCRIBE THE ITEMS IN NEED OF INTERPRETATION.
2. ARCHITECT WILL REVIEW EACH RFI, DETERMINE ACTION REQUIRED, AND RESPOND. ALLOW FIVE (5) WORKING DAYS FOR ARCHITECT'S RESPONSE, UNLESS FURTHER COORDINATION OR INVESTIGATION IS REQUIRED.
3. CONTRACTOR SHALL INDICATE THE POTENTIAL FOR INCREASE IN CONTRACT SUM OR CONTRACT TIME, IF APPLICABLE, ON THE RFI FORM. IF CONTRACTOR BELIEVES THE RFI RESPONSE WARRANTS CHANGE IN CONTRACT SUM OR CONTRACT TIME, CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING WITHIN FIVE (5) DAYS OF RECEIPT OF THE RFI RESPONSE.
4. UPON RECEIPT BY THE CONTRACTOR, THE ARCHITECT'S RFI RESPONSE SHALL BECOME PART OF THE OFFICIAL CONTRACT DOCUMENTS.

SUBMITTAL PROCEDURES:

- 1.1. PROVIDE SUBMITTALS AS NOTED ELSEWHERE IN THESE SPECIFICATIONS AND CONSTRUCTION DRAWINGS.
2. THE TERM "SUBMITTALS" INCLUDES THE SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND ANY OTHER WRITTEN OR GRAPHIC INFORMATION THAT IS SUBMITTED TO THE ARCHITECT FOR REVIEW, PRIOR TO THE PROCUREMENT OR INSTALLATION OF THE ASSOCIATED WORK, FOR THE PURPOSES OF COORDINATION AND/OR VERIFICATION OF THE MATERIALS, PRODUCTS, SYSTEMS, AND EQUIPMENT BEING INSTALLED.
3. ALL SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT. FOR COORDINATION PURPOSES, ANY SUBMITTAL TO BE REVIEWED BY AN ENGINEER OR OTHER CONSULTANT WILL BE FORWARDED TO THE APPROPRIATE PARTY BY THE ARCHITECT. REVIEWED SUBMITTALS WILL BE COORDINATED AND RETURNED TO THE GC BY THE ARCHITECT. NO SUBMITTALS SHALL BE SENT DIRECTLY TO ANY ENGINEER OR OTHER CONSULTANT WITHOUT PRIOR SEPARATE EXPRESS AGREEMENT WITH THE ARCHITECT AS TO EACH EXCEPTION TO THE RULE.
4. SHOP DRAWINGS AND PRODUCT DATA SHALL BE SUBMITTED ELECTRONICALLY IN PDF FORM OR AS HARD COPIES. SAMPLES SHALL BE SUBMITTED AS PHYSICAL SAMPLES OF THE ACTUAL PRODUCT BEING PROVIDED. HARD COPY AND SAMPLE SUBMISSIONS SHALL INCLUDE NO LESS THAN THREE (3) COPIES. THE ARCHITECT WILL RETAIN TWO (2) COPIES OF ANY SUBMITTAL.

10. NO WORK REQUIRING A SUBMITTAL SHALL BE COMMENCED -- INCLUDING THE PURCHASE OF RELATED MATERIAL OR EQUIPMENT -- UNTIL THE SUBMISSION HAS BEEN PROCESSED BY THE ARCHITECT. NO SUCH WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROCESSED SUBMITTALS. REFER TO THE SECTION BELOW ON "ARCHITECT'S ACTION ON SUBMITTALS" FOR ADDITIONAL INFORMATION.

11. EACH SUBMITTAL SHALL CLEARLY INDICATE THE NAME OF THE FIRM/COMPANY THAT PREPARED THE SUBMITTAL. THE PRODUCT NAME, AND MANUFACTURER BEING SUBMITTED, AND THE PRODUCT OR SYSTEM IN THE WORK TO WHICH THE SUBMITTAL APPLIES.

12. THE GC SHALL ASSIGN A DATE AND UNIQUE NUMBER TO EACH SUBMITTAL. RESUBMITTALS SHALL BE ASSIGNED A REVISION NUMBER RELATIVE TO THE ORIGINAL SUBMITTAL AND SHALL BE DATED ACCORDINGLY.
13. PRIOR TO TRANSMITTAL TO THE ARCHITECT, THE GC SHALL REVIEW ALL SUBMITTALS FOR COMPLIANCE WITH THE CONTRACT REQUIREMENTS AND FOR COORDINATION WITH OTHER WORK IN THE CONTRACT. THE GC SHALL STAMP ALL SUBMITTALS UPON REVIEW AND APPROVAL. BY APPROVING AND ISSUING SUBMITTALS TO THE ARCHITECT, THE GC THEREBY REPRESENTS THAT ANY APPROPRIATE FIELD MEASUREMENTS OR CONDITIONS HAVE BEEN VERIFIED, THAT THE SUBMITTAL HAS BEEN COORDINATED WITH OTHER RELEVANT ASPECTS OF THE WORK, AND THAT THE SUBMITTAL COMPLIES WITH THE CONTRACT DOCUMENTS. THE ARCHITECT RESERVES THE RIGHT TO REJECT ANY SUBMITTAL NOT BEARING THE GC'S STAMP OF APPROVAL.
14. PROCESSING TIME:
- 14.1. INITIAL REVIEW: ALLOW TEN (10) WORKING DAYS FOR REVIEW OF EACH SUBMITTAL. ALLOW ADDITIONAL TIME IF COORDINATION WITH SUBSEQUENT SUBMITTALS IS REQUIRED.
- 14.2. RESUBMITTAL REVIEW: ALLOW TEN (10) WORKING DAYS FOR REVIEW OF EACH RESUBMITTAL.
- 14.3. THE ARCHITECT RESERVES THE RIGHT TO WITHHOLD ACTION ON A SUBMITTAL REQUIRING COORDINATION WITH OTHER SUBMITTALS UNTIL RELATED SUBMITTALS ARE RECEIVED.
15. REFER TO SECTIONS ON SHOP DRAWINGS, PRODUCT DATA AND SAMPLES FOR ADDITIONAL REQUIREMENTS SPECIFIC TO THOSE TYPES OF SUBMITTALS.

ARCHITECT'S ACTION ON SUBMITTALS

1. ACTION SUBMITTALS -- INCLUDING ANY SUBMITTAL WHERE ACTION AND RETURN IS REQUIRED OR REQUESTED -- WILL BE REVIEWED BY THE ARCHITECT, MARKED TO INDICATE ACTION TAKEN PER THE ACTIONS LISTED BELOW, AND RETURNED TO THE GENERAL CONTRACTOR WITHIN THE PROCESSING TIME LISTED ABOVE.
2. INFORMATION SUBMITTALS -- INCLUDING THOSE WHICH ARE SUBMITTED FOR RECORD OR SIMILAR PURPOSES -- MAY NOT BE RETURNED TO THE GENERAL CONTRACTOR IF NO CORRECTION OR FURTHER INFORMATION IS REQUIRED. THE ARCHITECT RESERVES THE RIGHT TO REJECT ANY INFORMATION SUBMITTAL IF IT DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS.
3. COMPLIANCE WITH ALL SPECIFIED CHARACTERISTICS, INCLUDING THOSE NOTED BY THE ARCHITECT ON ANY SUBMITTAL, IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
4. THE ARCHITECT WILL AFFIX AN ACTION STAMP TO EACH SUBMITTAL, WHICH WILL BE APPROPRIATELY MARKED, AS FOLLOWS, TO INDICATE THE ACTION TAKEN:
- 4.1. NO EXCEPTIONS TAKEN -- THE SUBMITTAL COMPLIES WITH THE CONTRACT DOCUMENTS AND FABRICATION, MANUFACTURE, OR CONSTRUCTION MAY PROCEED.
- 4.2. EXCEPTIONS NOTED -- FABRICATION, MANUFACTURE, OR CONSTRUCTION MAY PROCEED, PROVIDED THE WORK COMPLIES WITH THE ARCHITECT'S NOTES AND THE CONTRACT DOCUMENTS.
- 4.3. RETURN CORRECTED COPY -- A REVISED COPY OF THE SUBMITTAL, INCORPORATING THE ARCHITECT'S NOTATIONS AND CORRECTIONS, SHALL BE SUBMITTED FOR RECORD.
- 4.4. REJECTED -- MEANS THAT THE SUBMITTAL DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, AND FABRICATION, MANUFACTURE, OR CONSTRUCTION MAY NOT PROCEED. THE CONTRACTOR SHALL MAKE THE NOTED CORRECTIONS AND RESUBMIT. SUBMITTALS MARKED AS "REJECTED" SHALL NOT BE KEPT OR USED AT THE PROJECT SITE OR ANY PLACE WHERE THE WORK IS BEING PERFORMED.
5. EXCEPT FOR INFORMATION SUBMITTALS, DO NOT USE SUBMITTALS THAT DO NOT BEAR THE ARCHITECT'S ACTION STAMP INDICATING AN ACTION TAKEN IN CONNECTION WITH THE WORK.
6. THE ARCHITECT'S REVIEW OF SUBMITTALS IS ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED AT THE SITE FOR INFORMATION THAT RELATES SOLELY TO THE FABRICATION PROCESSES OR TO THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR COORDINATING THE SUBMITTAL WITH THE WORK OF OTHER TRADES.

SHOP DRAWING REQUIREMENTS

1. SHOP DRAWINGS MAY INCLUDE, BUT NOT BE LIMITED TO FABRICATION AND INSTALLATION DRAWINGS, SETTING DIAGRAMS, SCHEDULES, PATTERNS, TEMPLATES AND SIMILAR DRAWINGS.
2. SHOP DRAWINGS SHALL BE NEWLY PREPARED INFORMATION SPECIFIC TO THE WORK INDICATED IN THE CONTRACT DOCUMENTS, AND BE DRAWN AND PRINTED TO SCALE.
3. ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE HIGHLIGHTED, ENCIRCLED, OR OTHERWISE INDICATED, AND BE ACCOMPANIED BY AN EXPLANATION FOR THE DEVIATION.
4. ALL SHOP DRAWINGS SHALL INCLUDE DIMENSIONS, IDENTIFICATION OF PRODUCTS & MATERIALS, ILLUSTRATION OF COMPLIANCE WITH SPECIFIED STANDARDS, NOTATION OF COORDINATION REQUIREMENTS, AND NOTATION OF ANY FIELD-VERIFIED DIMENSIONS.
5. EXCEPT IN THE CASE OF TEMPLATES, PATTERNS, AND SIMILAR FULL-SIZE DRAWINGS, SHOP DRAWINGS SHALL BE SUBMITTED ON SHEETS AT LEAST 8-1/2" x 11", BUT NOT LARGER THAN 36" x 48".
6. UPON WRITTEN REQUEST BY THE GC, THE ARCHITECT'S CAD FILES MAY BE MADE AVAILABLE TO ASSIST WITH THE PREPARATION OF SHOP DRAWINGS. IN SUCH CIRCUMSTANCE, THE ARCHITECT'S CAD FILE SHALL ONLY BE USED AS A BACKGROUND, AND SHALL NOT BE REPRODUCED TO CREATE ANY SHOP DRAWING.

PRODUCT DATA REQUIREMENTS

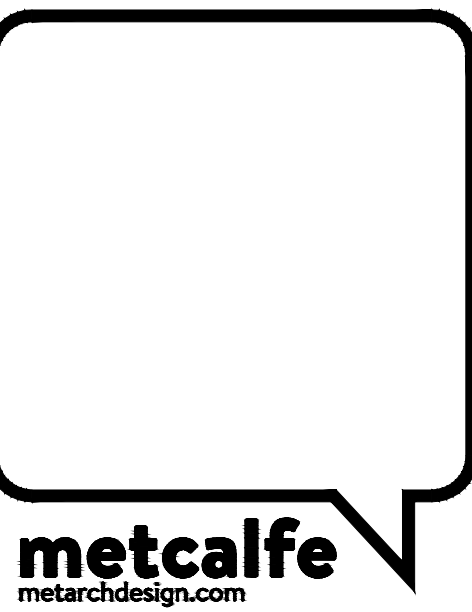
1. PRODUCT DATA MAY INCLUDE, BUT NOT BE LIMITED TO PRINTED INFORMATION SUCH AS MANUFACTURER'S INSTALLATION INSTRUCTIONS, CATALOG CUTS, STANDARD COLOR CHARTS, ROUGH-IN DIAGRAMS AND TEMPLATES, STANDARD WIRING DIAGRAMS AND PERFORMANCE CURVES.
2. COLLECT ALL PRODUCT DATA INTO A SINGLE SUBMITTAL FOR EACH ITEM, MATERIAL, OR SYSTEM.
3. MARK EACH COPY/PAGE TO SHOW APPLICABLE CHOICES AND OPTIONS. WHERE PRODUCT DATA INCLUDES INFORMATION OF SEVERAL PRODUCTS, MARK COPIES/PAGES TO INDICATE THE APPLICABLE INFORMATION AND TO STRIKE THE INFORMATION THAT IS ERRONEOUS.
4. ALL PRODUCT DATA SHALL INCLUDE THE ITEM IN THE WORK FOR WHICH THE PRODUCT IS BEING SUBMITTED (IF NOT READILY APPARENT), NAME OF THE MANUFACTURER AND PRODUCT, THE MANUFACTURER'S PRINTED RECOMMENDATIONS, COMPLIANCE WITH RECOGNIZED TRADE ASSOCIATION STANDARDS, COMPLIANCE WITH RECOGNIZED TESTING AGENCY STANDARDS, APPLICATION OF TESTING AGENCY LABELS AND SEALS, NOTATION OF ANY COORDINATION REQUIREMENTS, AND NOTATION OF ANY FIELD-VERIFIED DIMENSIONS.
5. DO NOT SUBMIT PRODUCT DATA TO THE ARCHITECT UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS HAS BEEN CONFIRMED.

SAMPLES REQUIREMENTS

1. SAMPLES MAY INCLUDE, BUT NOT BE LIMITED TO PARTIAL SECTIONS OF MANUFACTURED OR FABRICATED COMPONENTS, CUTS OR CONTAINERS OF MATERIALS, COLOR RANGE SETS, AND SWATCHES SHOWING COLOR, TEXTURE AND PATTERN.
2. SUBMIT FULL SIZE, FULLY FABRICATED SAMPLES, CURED AND FINISHED AS SPECIFIED, AND PHYSICALLY IDENTICAL WITH THE MATERIAL OR PRODUCT PROPOSED.
3. MOUNT, DISPLAY OR PACKAGE SAMPLES IN THE MANNER SPECIFIED TO FACILITATE REVIEW OF QUALITIES INDICATED. DESCRIPTIVE INFORMATION SHALL ACCOMPANY EACH SAMPLE, INCLUDING A DESCRIPTION OF THE SAMPLE, THE ITEM WITHIN THE WORK FOR WHICH THE SAMPLE IS BEING SUBMITTED (IF NOT READILY APPARENT), SAMPLE SOURCE, PRODUCT NAME, MANUFACTURER, COMPLIANCE WITH RECOGNIZED STANDARDS, AVAILABILITY AND DELIVERY TIME.
4. SUBMIT SAMPLES FOR REVIEW OF KIND, COLOR, PATTERN, AND TEXTURE, FOR A FINAL CHECK OF THESE CHARACTERISTICS WITH OTHER ELEMENTS, AND FOR COMPARISON OF THESE CHARACTERISTICS BETWEEN THE FINAL SUBMITTAL AND THE ACTUAL COMPONENT AS DELIVERED AND INSTALLED.
5. WHERE VARIATION IN COLOR, PATTERN, TEXTURE OR OTHER CHARACTERISTICS ARE INHERENT IN THE MATERIAL OR PRODUCT REPRESENTED, SUBMIT MULTIPLE UNITS (NOT LESS THAN THREE), THAT SHOW APPROXIMATE LIMITS OF THE VARIATIONS.
6. REFER TO OTHER SPECIFICATION SECTIONS FOR REQUIREMENTS FOR SAMPLES THAT ILLUSTRATE WORKMANSHIP, FABRICATION TECHNIQUES, DETAILS OF ASSEMBLY, CONNECTIONS, OPERATION AND SIMILAR CONSTRUCTION CHARACTERISTICS.
7. FOR ANY SAMPLES THAT MUST BE RETURNED TO THE CONTRACTOR FOR INCORPORATION IN THE WORK, SUCH SAMPLES MUST BE UNDAMAGED AT THE TIME OF USE. INDICATE SPECIAL REQUESTS REGARDING DISPOSITION OF SAMPLE SUBMITTALS IN THE TRANSMITTAL, AND PROVIDE FOR APPROPRIATE SHIPPING/PACKAGING TO ENSURE PROTECTION OF SAMPLE DURING TRANSIT.
8. WHERE SAMPLES ARE SUBMITTED FOR SELECTION OF COLOR, PATTERN, TEXTURE OR SIMILAR CHARACTERISTICS FROM A RANGE OF STANDARD CHOICES, SUBMIT A FULL SET OF CHOICES.
- 8.1. PRELIMINARY SAMPLES WILL BE REVIEWED AND RETURNED WITH THE ARCHITECT'S MARK INDICATING SELECTION AND OTHER ACTION.
- 8.2. SUCH PRELIMINARY SAMPLES MAY SERVE AS THE FINAL SUBMITTAL, UNLESS NON-COMPLIANCE IS NOTED.
9. MAINTAIN SETS OF SAMPLES, AS RETURNED, AT THE PROJECT SITE FOR QUALITY COMPARISONS THROUGHOUT THE COURSE OF CONSTRUCTION.
10. FIELD SAMPLES SPECIFIED IN INDIVIDUAL SPECIFICATION SECTIONS ARE FULL SIZE MOCK-UPS, ERECTED ON SITE TO ILLUSTRATE FINAL FINISHED PRODUCTS, AND TO ESTABLISH THE STANDARD BY WHICH THE WORK WILL BE JUDGED.

CLOSE-OUT PROCEDURES:

1. WHEN THE WORK IS DEEMED BY THE CONTRACTOR TO BE SUBSTANTIALLY COMPLETE, THE OWNER/CLIENT, ARCHITECT, AND CONTRACTOR WILL PERFORM A PUNCHLIST WALKTHROUGH TOGETHER TO DETERMINE ANY REMAINING ITEMS TO BE COMPLETED OR CORRECTED. THE ARCHITECT WILL THEN ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION, ESTABLISHING THE DATE OF SAME.
2. UPON SUBSTANTIAL COMPLETION, THE GENERAL CONTRACTOR SHALL SUBMIT TO THE ARCHITECT AND OWNER/CLIENT A MANUAL OF OPERATIONAL AND MAINTENANCE INFORMATION. THE MANUAL SHALL INCLUDE EMERGENCY, OPERATIONS, AND MAINTENANCE INSTRUCTIONS FOR ALL PRODUCTS, SYSTEMS, AND EQUIPMENT INSTALLED ON THE PROJECT, AS WELL AS ALL APPLICABLE MANUFACTURERS' PRODUCT GUARANTEES AND/OR WARRANTIES. SUCH MANUAL SHALL BE SUBMITTED IN BINDER FORM, AND BE CLEARLY CATEGORIZED AND ORGANIZED.
3. PRIOR TO LEAVING THE PROJECT, THE CONTRACTOR -- INCLUDING ANY RELEVANT SUBCONTRACTORS -- SHALL ORIENT AND INSTRUCT THE OWNER'S/CLIENT'S DESIGNATED PERSONNEL IN THE OPERATION OF ALL EQUIPMENT AND OPERABLE DEVICES FURNISHED AND INSTALLED IN THE PROJECT.
4. ALL ITEMS THAT ARE EXISTING TO REMAIN, EXISTING RELOCATED, OR NEWLY INSTALLED SHALL BE AMPLY PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF THE OWNER/CLIENT PRIOR TO BEING TURNED OVER TO THE OWNER/CLIENT.
5. THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN ALL AREAS OF THE PROJECT SITE, INCLUDING ANY WALL BASE, WALL TRIM, VINYL WALL COVERING, DOORS, CASEWORK/MILLWORK, FIXTURES, PERIMETER BASEBOARD HEATING, ETC., PRIOR TO LEAVING THE PROJECT. ALL INTERIOR GLAZING SHALL BE WASHED AND CLEANED JUST PRIOR TO LEAVING THE PROJECT.
6. THE GENERAL CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS TO THE OWNER/TENANT AT THE COMPLETION OF THE WORK.
7. UPON NOTICE BY THE CONTRACTOR OF FINAL COMPLETION, THE OWNER/CLIENT WILL REVIEW THE WORK TO VERIFY ACCEPTANCE.



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MAD Project No.:
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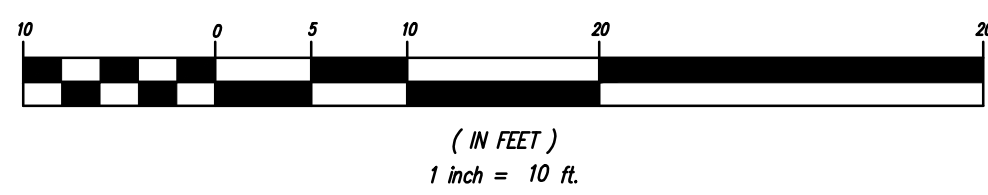
Issue:	Date:
SD Pricing Set	09-23-19
DD Pricing Set	11-26-19

5. THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN ALL AREAS OF THE PROJECT SITE, INCLUDING ANY WALL BASE, WALL TRIM, VINYL WALL COVERING, DOORS, CASEWORK/MILLWORK, FIXTURES, PERIMETER BASEBOARD HEATING, ETC., PRIOR TO LEAVING THE PROJECT. ALL INTERIOR GLAZING SHALL BE WASHED AND CLEANED JUST PRIOR TO LEAVING THE PROJECT.
6. THE GENERAL CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS TO THE OWNER/TENANT AT THE COMPLETION OF THE WORK.
7. UPON NOTICE BY THE CONTRACTOR OF FINAL COMPLETION, THE OWNER/CLIENT WILL REVIEW THE WORK TO VERIFY ACCEPTANCE.

Sheet Title:
PROJECT NOTES

Sheet No.:
G-001

Sheet Size: ARCH D

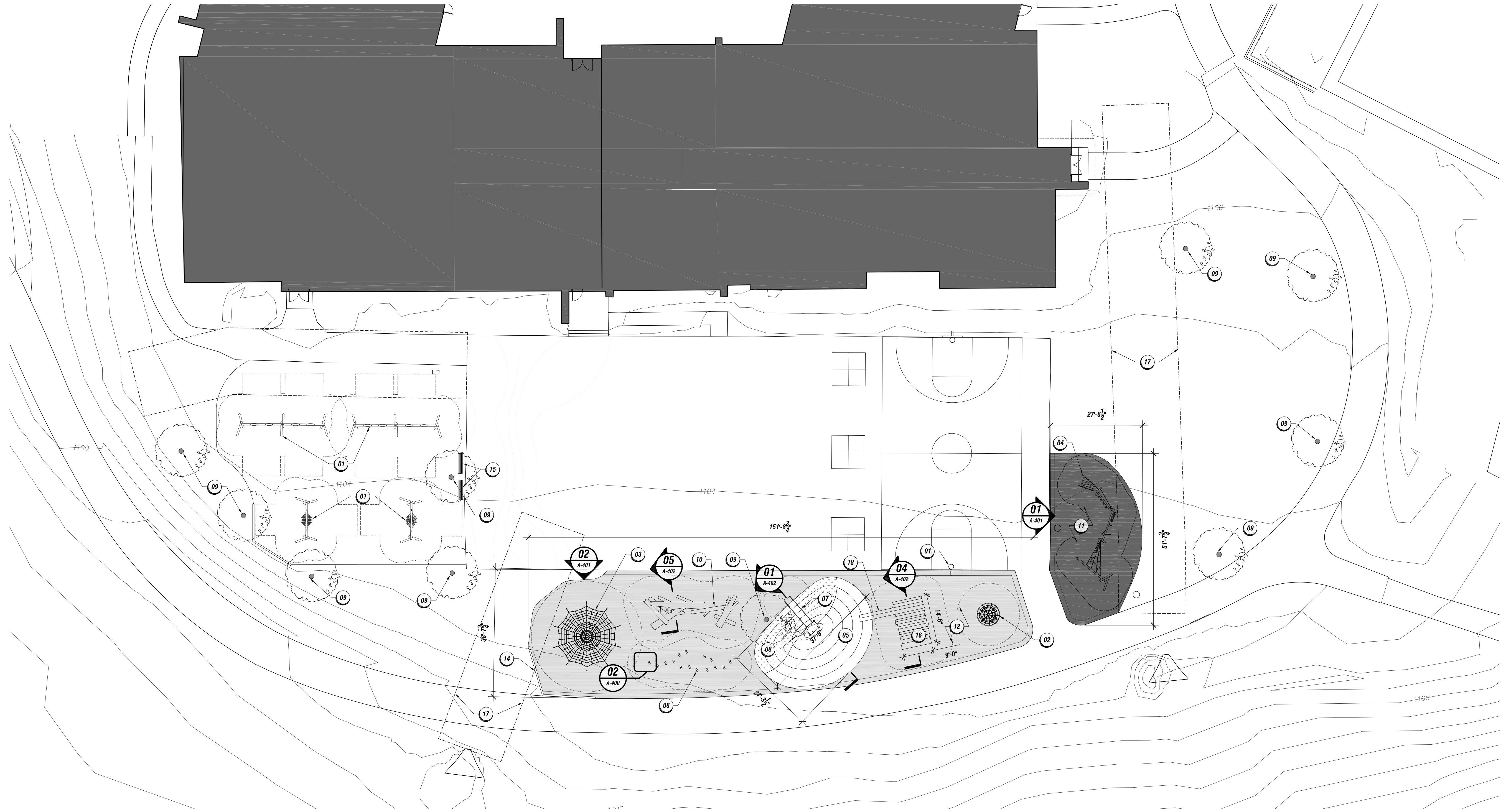


GRADING LEGEND

MINOR CONTOUR	_____1158_____
MAJOR CONTOUR	_____1160_____
SPOT ELEVATION	● 1068.00 TW – TOP OF WALL FG – FINISH GARDE
EX. SPOT ELEVATION	● ±1068.00

PROJECT NAME	
RADIO PARK ELEMENTARY SCHOOL PLAYGROUND	

<h1 style="margin: 0;">SCHEMATIC GRADING PLAN</h1>	
PROJECT NO. <h2 style="margin: 0;">SSE 18-27</h2>	
DATE <h2 style="margin: 0;">NOVEMBER 21, 2019</h2>	
SCALE <h2 style="margin: 0;">1" = 10'</h2>	SHEET NO. <h2 style="margin: 0;">C100</h2>



SURFACING LEGEND

- NEW ENGINEERED WOOD FIBER, 3" EWF, 3" CRUSHED STONE, INSTALL PER MANUFACTURER'S RECOMMENDATIONS TO BE ADA COMPLIANT IMMEDIATELY UPON INSTALL
- NEW ENGINEERED WOOD FIBER, 12" EWF, 3" CRUSHED STONE, INSTALL PER MANUFACTURER'S RECOMMENDATIONS TO BE ADA COMPLIANT IMMEDIATELY UPON INSTALL
- PLANTING MIX OVER JUTE SOIL STABILIZATION, SEE PLANTING PLAN

GENERAL NOTES

-PROVIDE TREE PROTECTION FOR ALL EXISTING TREES, INCLUDING SOIL COMPACTION AT ROOTS

NEW WORK KEYNOTES-RADIO PARK ELEM.

- EXISTING EQUIPMENT TO REMAIN, PROVIDE PROTECTION AS REQUIRED.
- PLAYWORLD CONE SPINNER WITH FLOOR, ZZX0911 ON MANUFACTURER'S RECOMMENDED FOUNDATION.
- KOMPAN ROBINIA TREE CLIMBER NR0834 ON MANUFACTURER'S RECOMMENDED FOUNDATION.
- KOMPAN ROBINIA PARKOUR ON MANUFACTURER'S RECOMMENDED FOUNDATION.
- GRASS MOUND, 38'X27'X5'; PROVIDE JUTE SOIL STABILIZATION AND PLANTING ON SLOPES GREATER THAN 1:3.
- PALISADES POSTS WITH PALISADES STEPPERS ATTACHED, ROBI DECKING OR SIMILAR, POSTS: 6-10" DIA, 8.9'-10.5' TOTAL HEIGHT, SET IN CONCRETE FOUNDATION TO FROST LINE, PROVIDE GRAVEL DRAINAGE AT BASE. STEPPERS: 6-10" DIA, 1.5'-2' HEIGHT
- KOMPAN EMBANKMENT SLIDE, PCM110203, ON MANUFACTURER'S RECOMMENDED FOUNDATION.
- STUMP STEPS, WHITE OAK OR SIMILAR, 12-18" DIA, 12-18" TALL ON GRAVEL DRAINAGE LAYER, SECURE WITH REBAR DRIVEN TO FROST LINE
- NEW TREE, SEE PLANTING PLAN
- LOG SCRAMBLE, (2) 24"X16", (4) 18"X10", (1) 24"X10", CLIMBING LOGS, WHITE OAK OR SIMILAR, ON 6" GRAVEL DRAINAGE LAYER, ANCHOR LOGS TOGETHER, COUNTERSINK FASTENERS
- PROVIDE 12" ENGINEERED WOOD FIBER SURFACING OVER FILTER FABRIC AND 3" GRAVEL DRAINAGE, MAX 1:48 SLOPE IN ANY DIRECTION
- PROVIDE 9" ENGINEERED WOOD FIBER SURFACING OVER FILTER FABRIC AND 3" GRAVEL DRAINAGE, MAX 1:48 SLOPE IN ANY DIRECTION
- 6X6 CCA FREE PT EDGING ASSEMBLY, SECURE WITH REBAR DRIVEN TO FROST LINE
- 6X6 CCA FREE PT RETAINING ASSEMBLY, SECURE WITH REBAR DRIVEN TO FROST LINE
- THOMAS STEELE WALDEN II FLAT BENCH OR EQ, 6" IPE WOOD, IN GROUND INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS
- STACKED LOG MOUND, WHITE OAK OR SIMILAR, 12-18" DIA., 3' LONG LOGS ON 6" DRAINAGE GRAVEL AND FILTER FABRIC, SECURE LOGS TOGETHER WITH LAG SCREWS, ANCHOR MOUND WITH REBAR DRIVEN TO FROST LINE.
- UTILITY EASEMENT AS SHOWN
- BALANCE BEAM LOG, WHITE OAK OR SIMILAR, EXTENDING FROM STACKED LOG MOUND TO GRASS MOUND

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Project Title:
**Radio Park Elementary
Play Area**

Project Address:
**800 W. CHERRY LANE
STATE COLLEGE, PA 16803**

Project Title:

MAD Project No.:

19042

Issue:

SD Pricing Set
DD Pricing Set

Date:

09-23-19
11-26-19

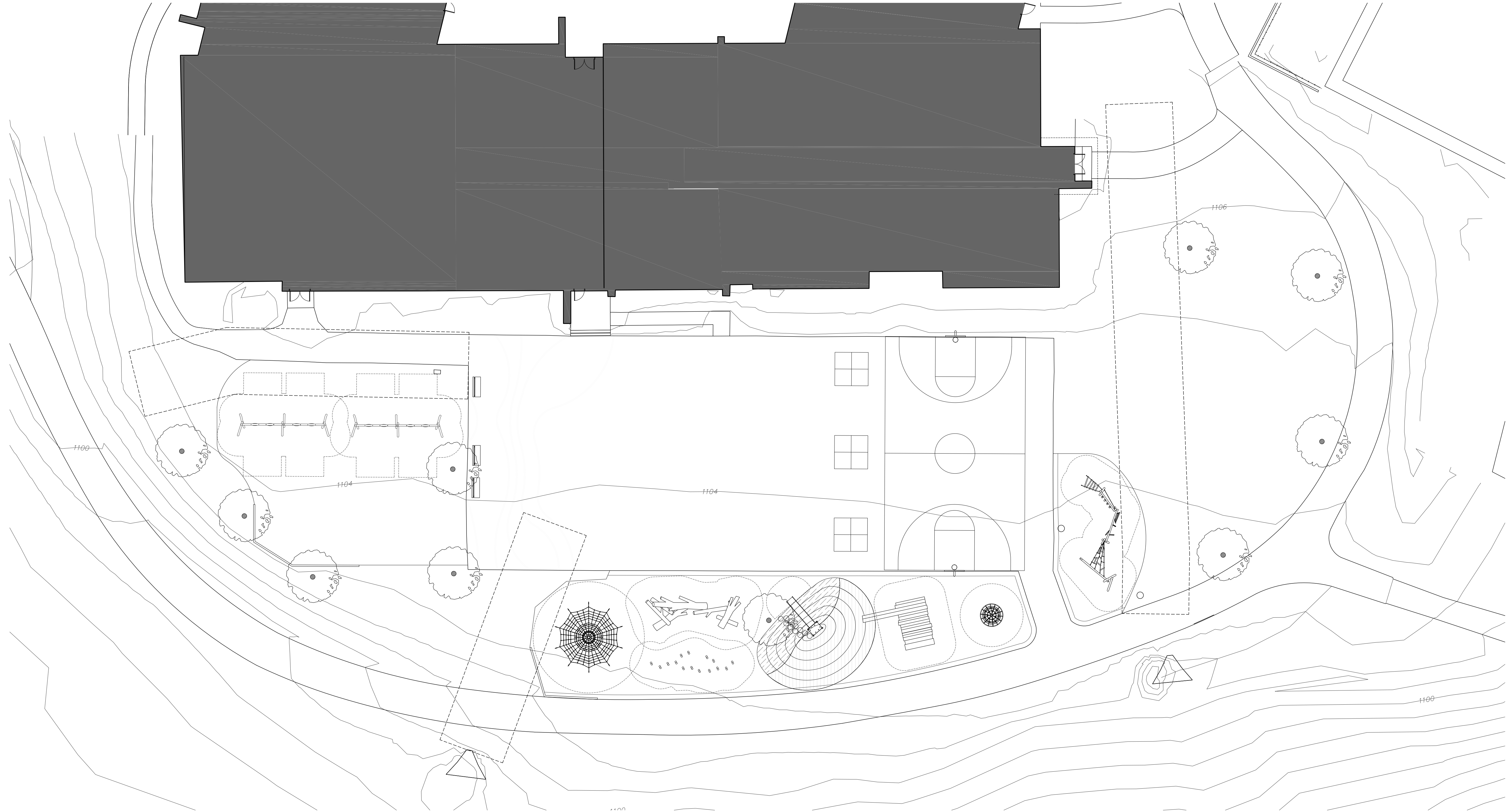
Sheet Title:

**PLAY AREA
KEYNOTE
PLAN**

Sheet No.:

A-100

Sheet Size: ARCH D



PLANTING LEGEND	
	PANICUM VIRGATUM 'SHENANDOAH'
	SOD
	ACER SAACHARUM

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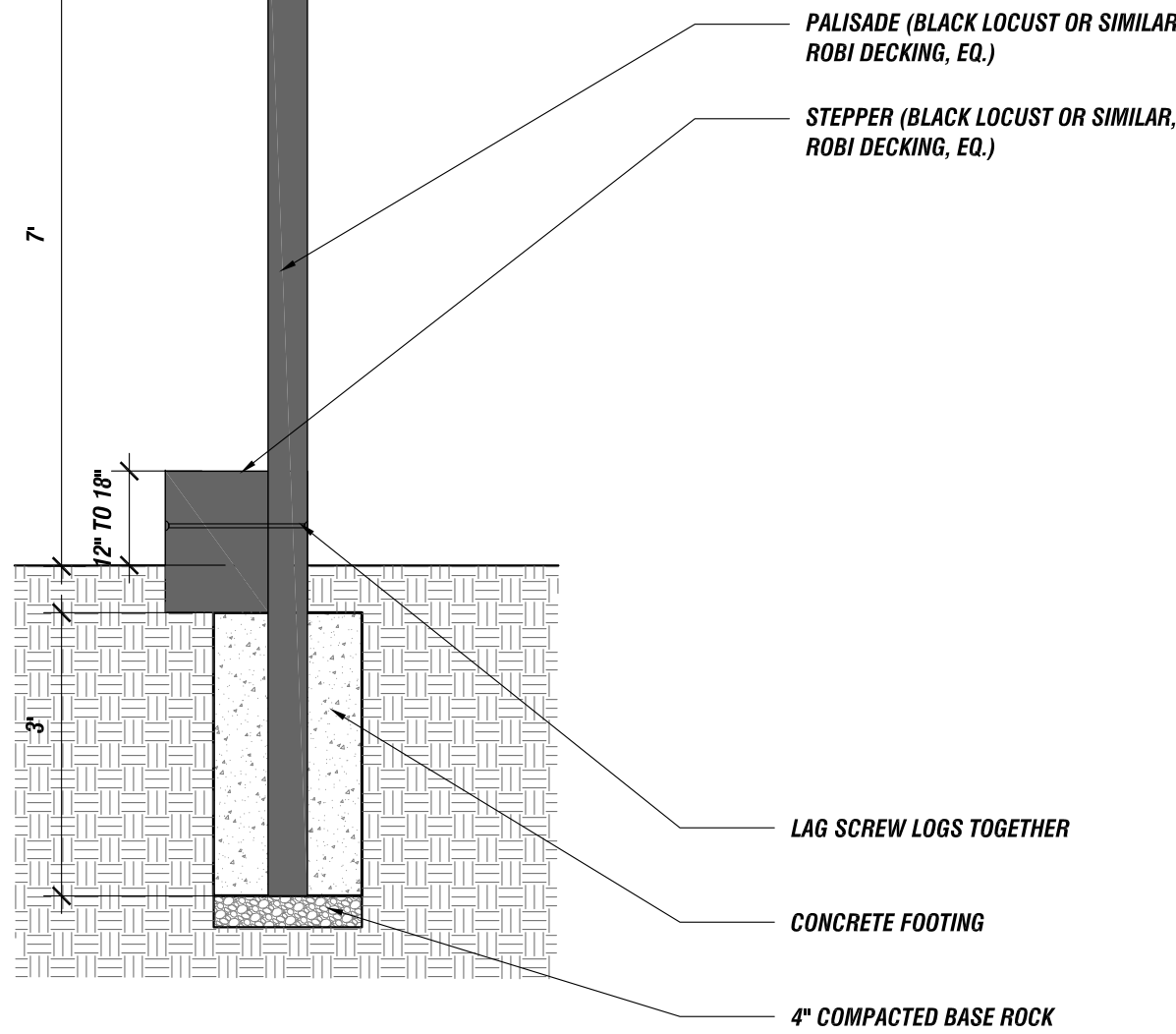
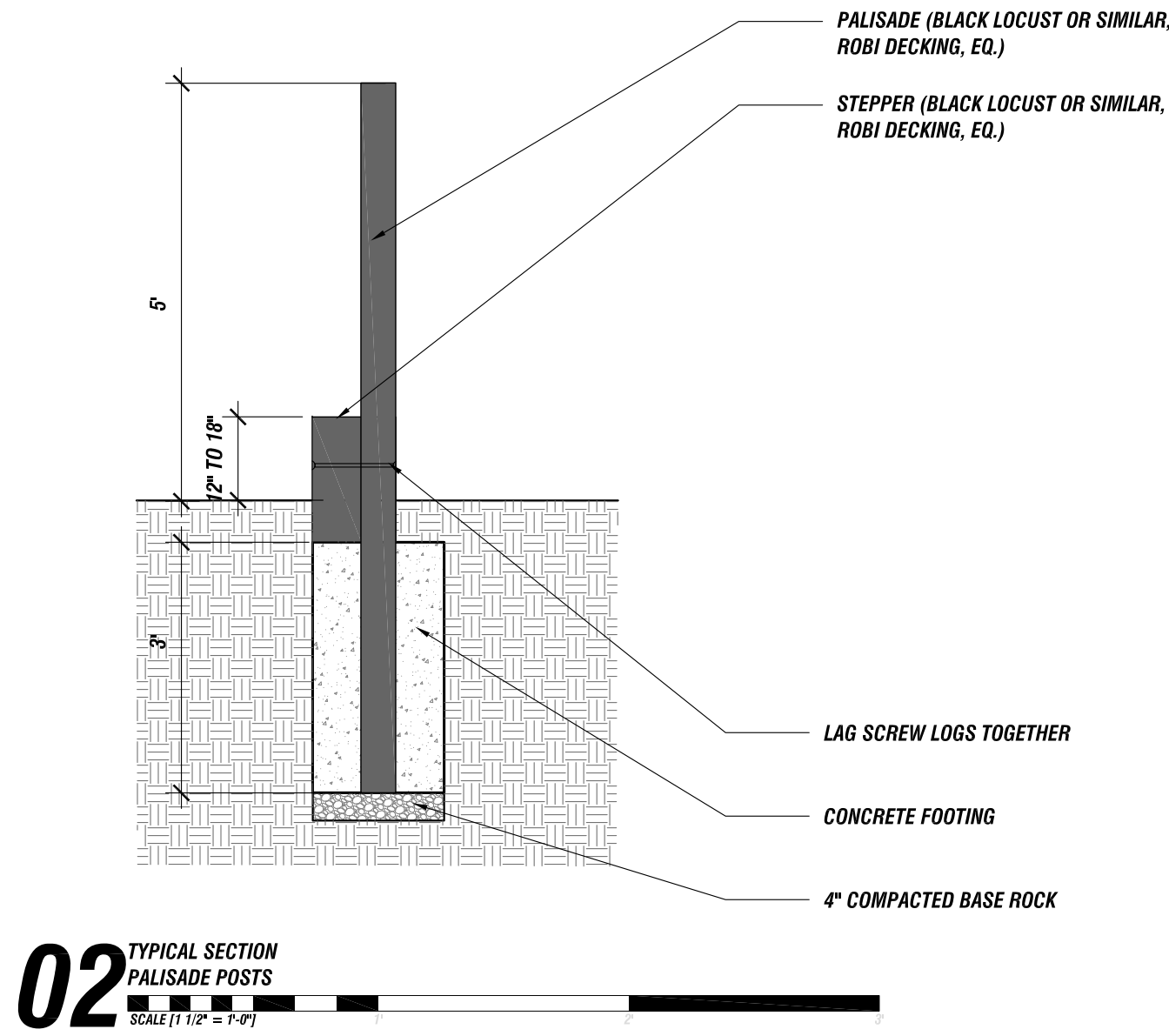
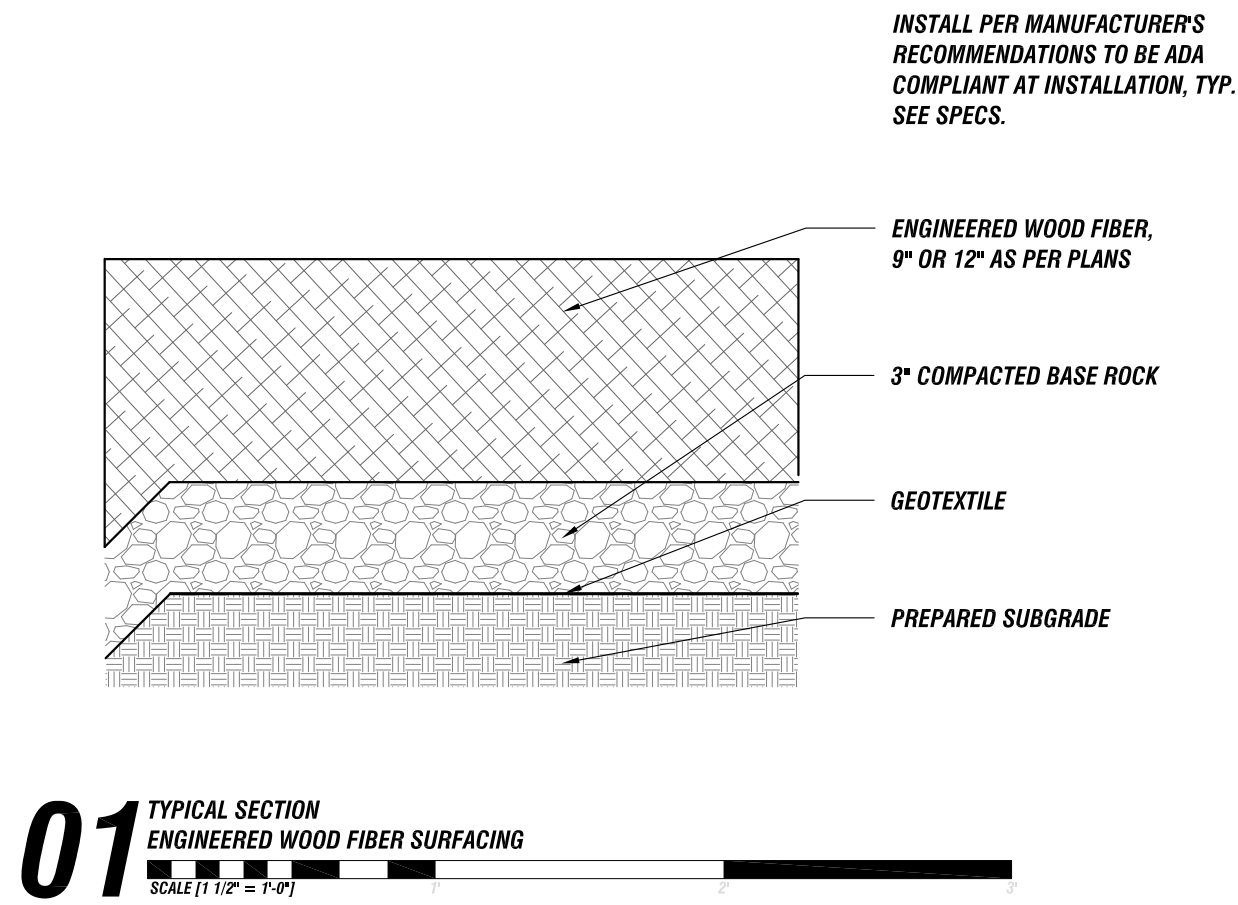
MAD Project No.:
19042

Issue:	Date:
SD Pricing Set	09-23-19
DD Pricing Set	11-26-19

Sheet Title:
**PLAY AREA
PLANTING
PLAN**

Sheet No.:
A-101

Sheet Size: ARCH D



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Date:

09-23-19
11-26-19

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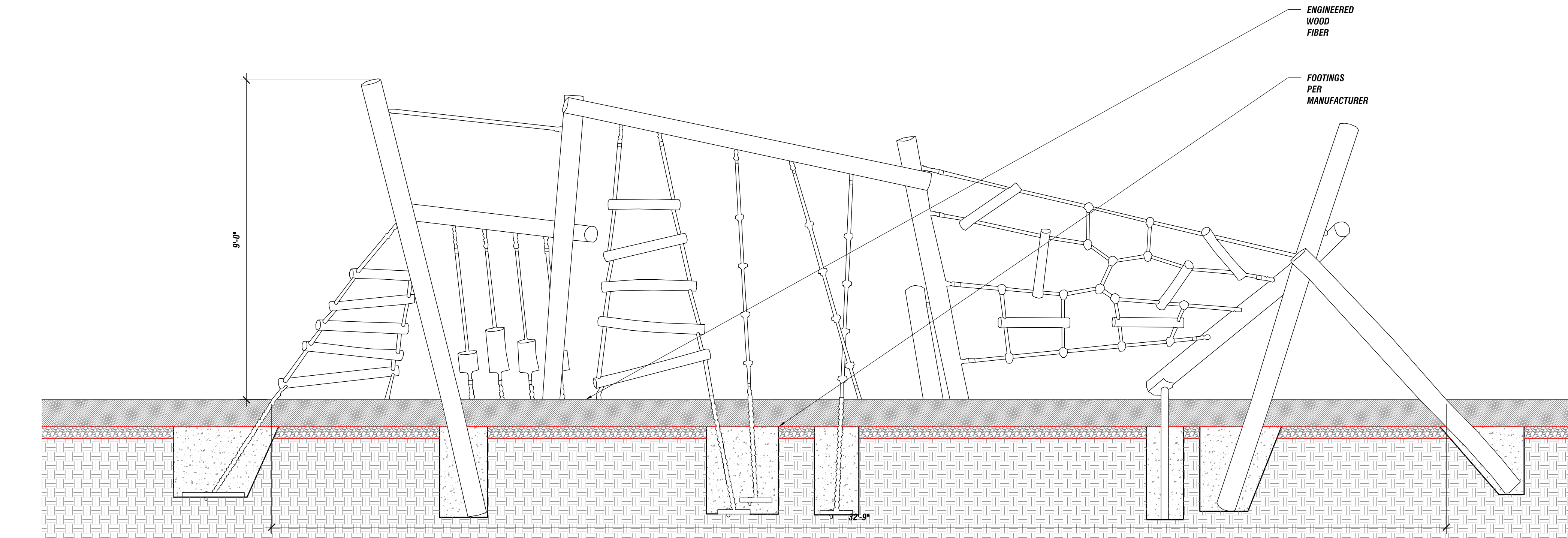
**PLAY AREA
TYPICAL DETAILS**

Sheet No.:

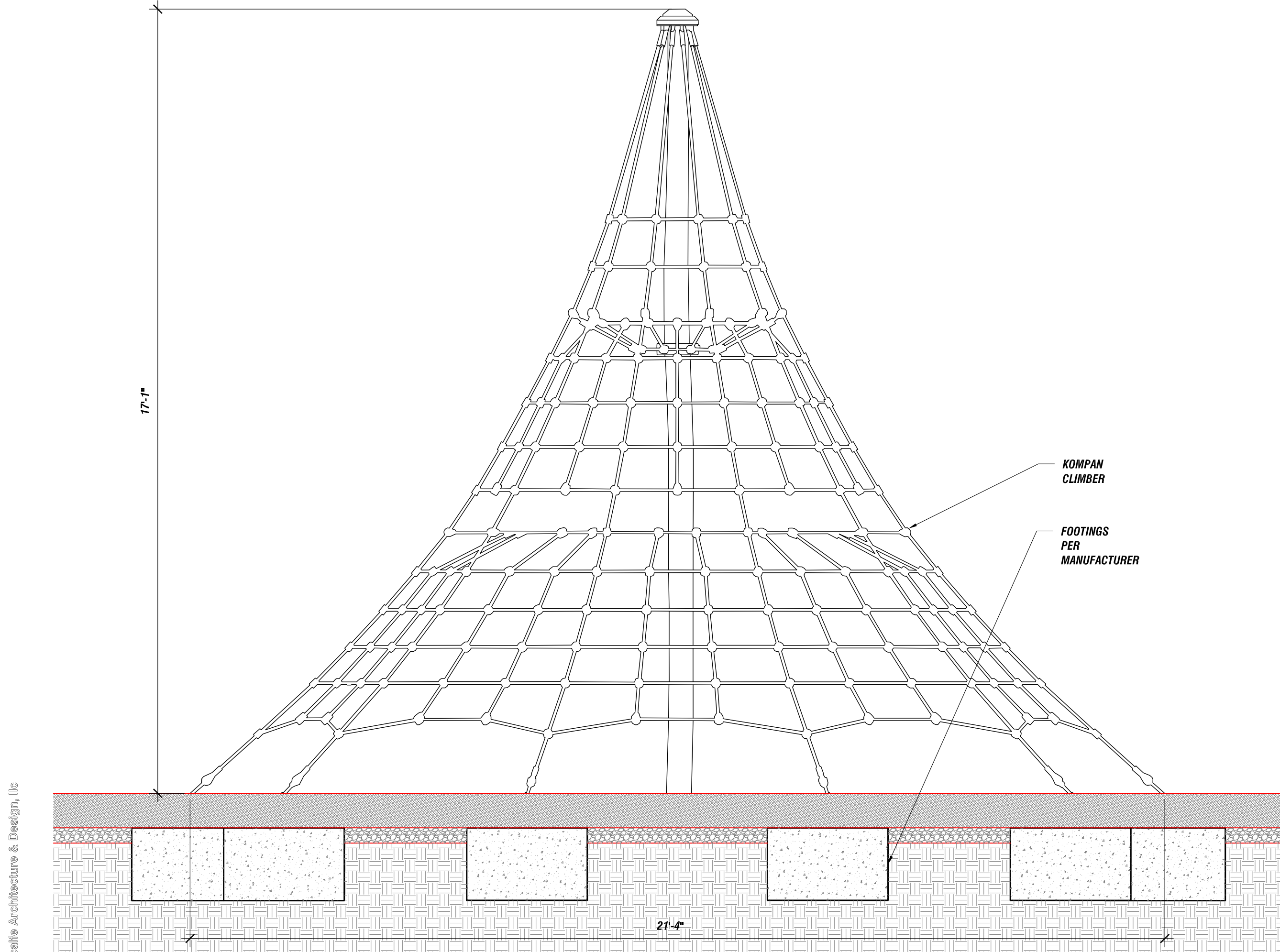
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DD PRICING - 2019-11-26

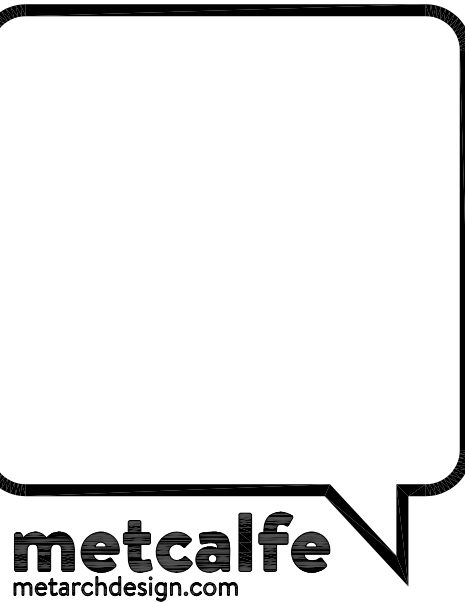


01 TYPICAL DETAIL
KOMPAN PARKOUR
SCALE (1/2" = 1'-0")



02 TYPICAL DETAIL
KOMPAN TREE CLIMBER
SCALE (1/2" = 1'-0")

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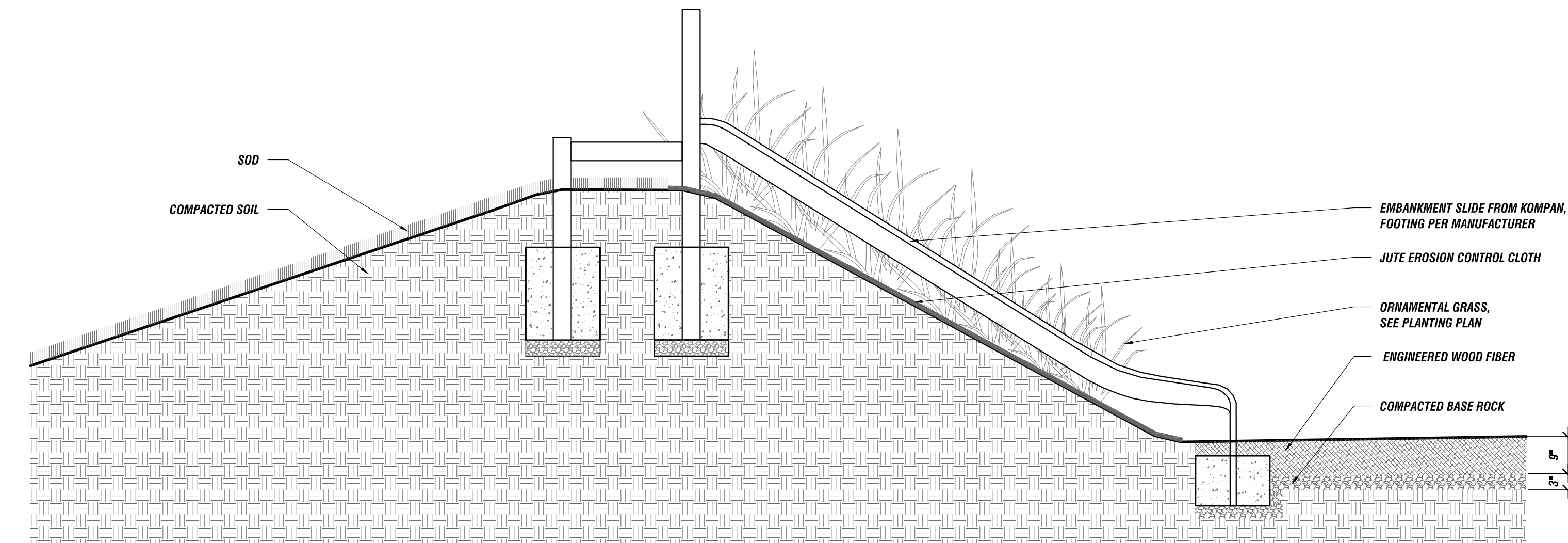
Issue:	Date:
SD Pricing Set	09-23-19
DD Pricing Set	11-26-19

Sheet Title:
**PLAY AREA
TYPICAL DETAILS**

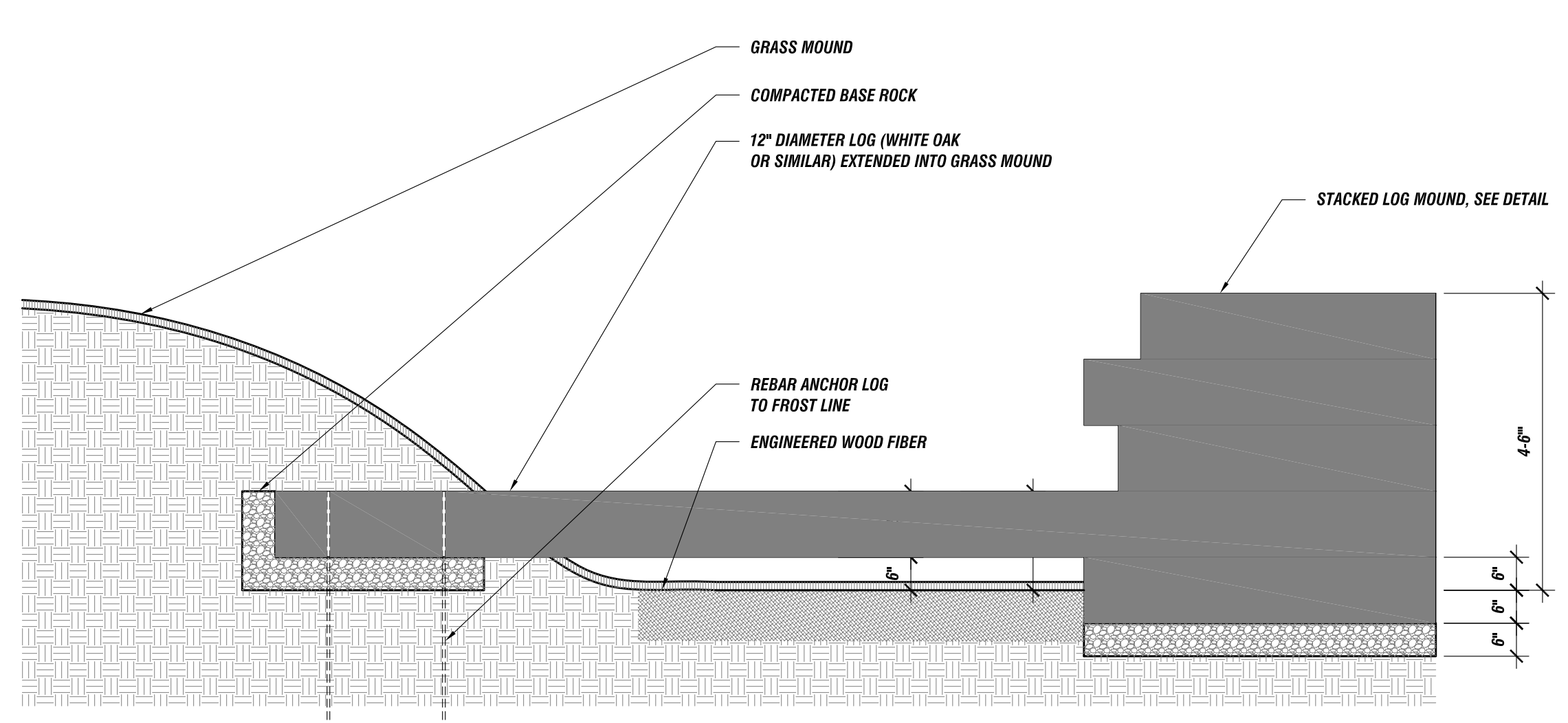
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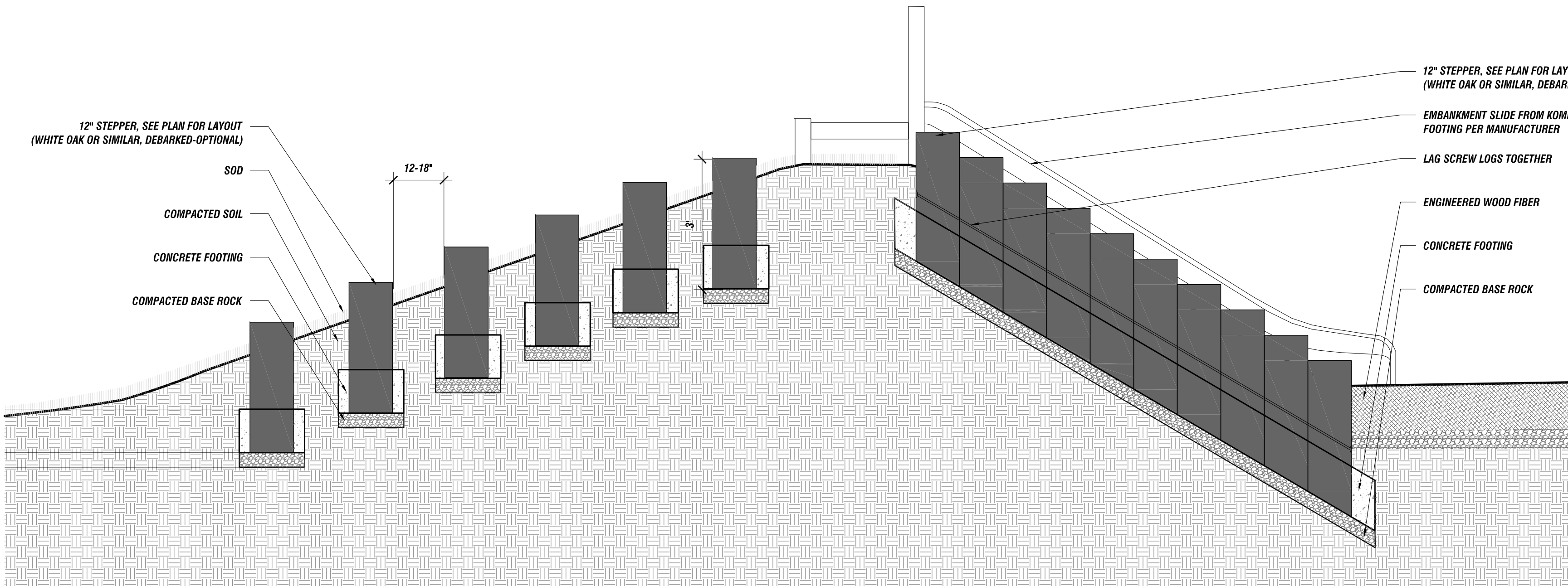
DD PRICING - 2019-11-26



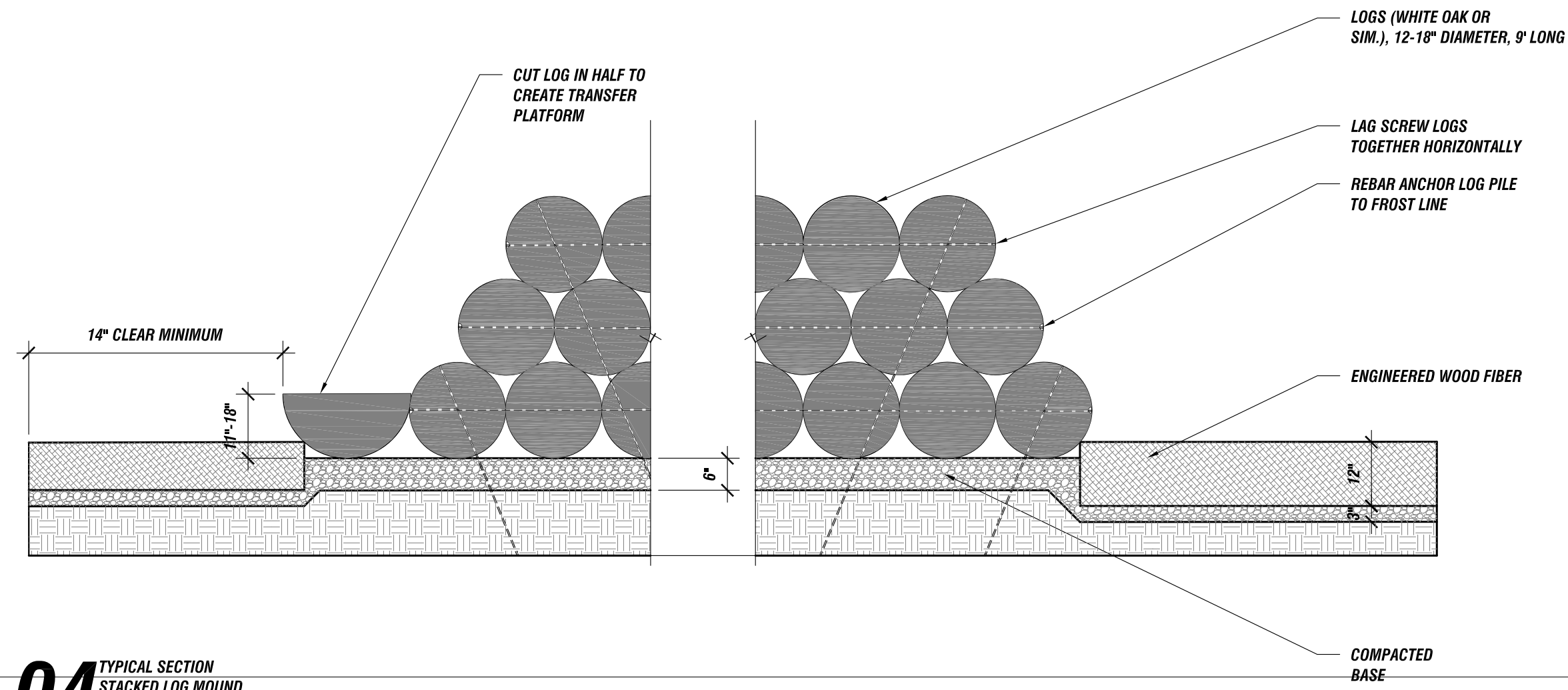
01 TYPICAL SECTION
KOMPAN EMBANKMENT SLIDE
SCALE (1/2" = 1'-0")



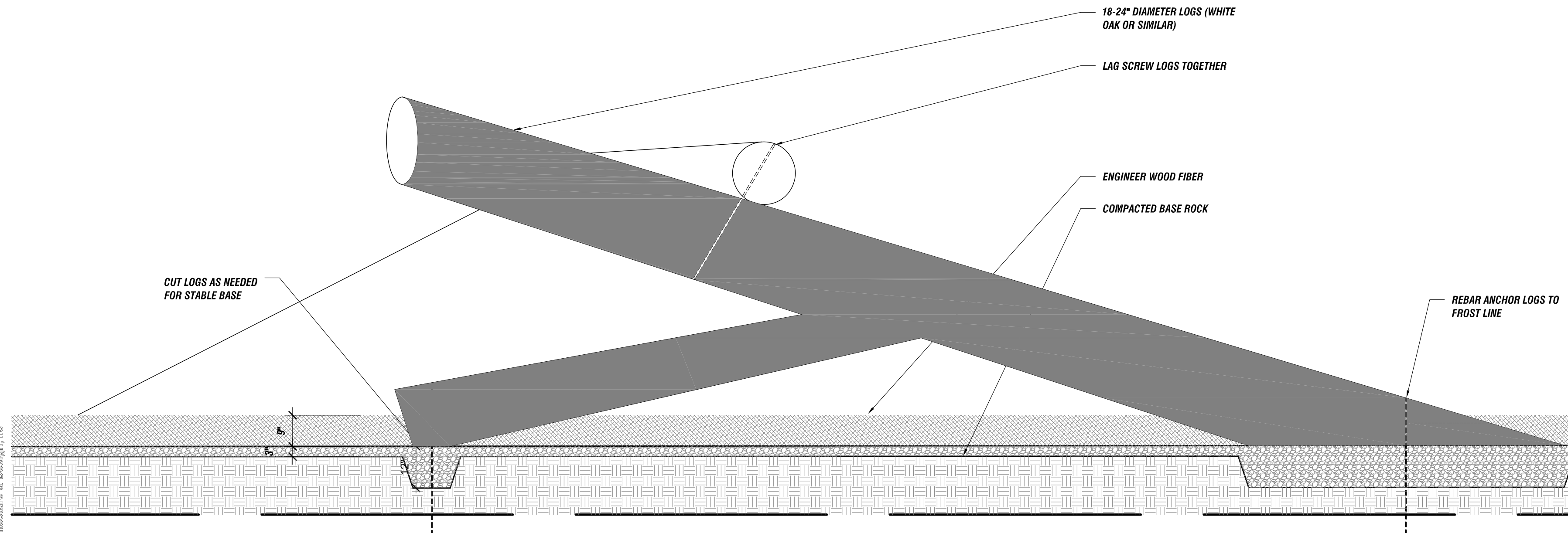
02 TYPICAL DETAIL
LOG MOUND BALANCE BEAM
SCALE (1/2" = 1'-0")



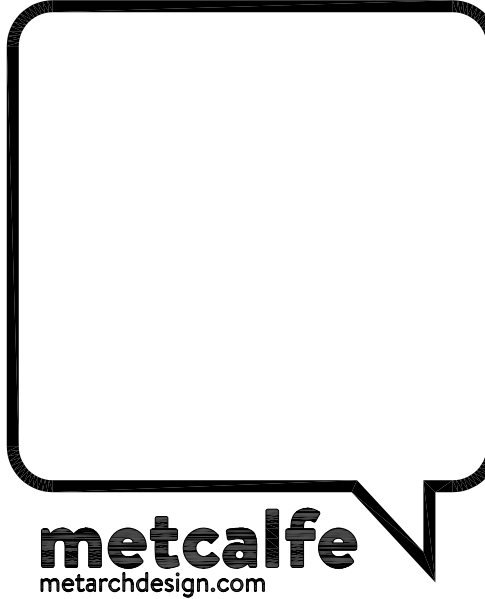
03 TYPICAL SECTION
LOG STEPPERS
SCALE (1/2" = 1'-0")



04 TYPICAL SECTION
STACKED LOG MOUND
SCALE (1/2" = 1'-0")



05 TYPICAL DETAIL
LOG SCRAMBLE
SCALE (1/2" = 1'-0")



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MAD Project No.:
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Issue:	Date:
SD Pricing Set	09-23-19
DD Pricing Set	11-26-19

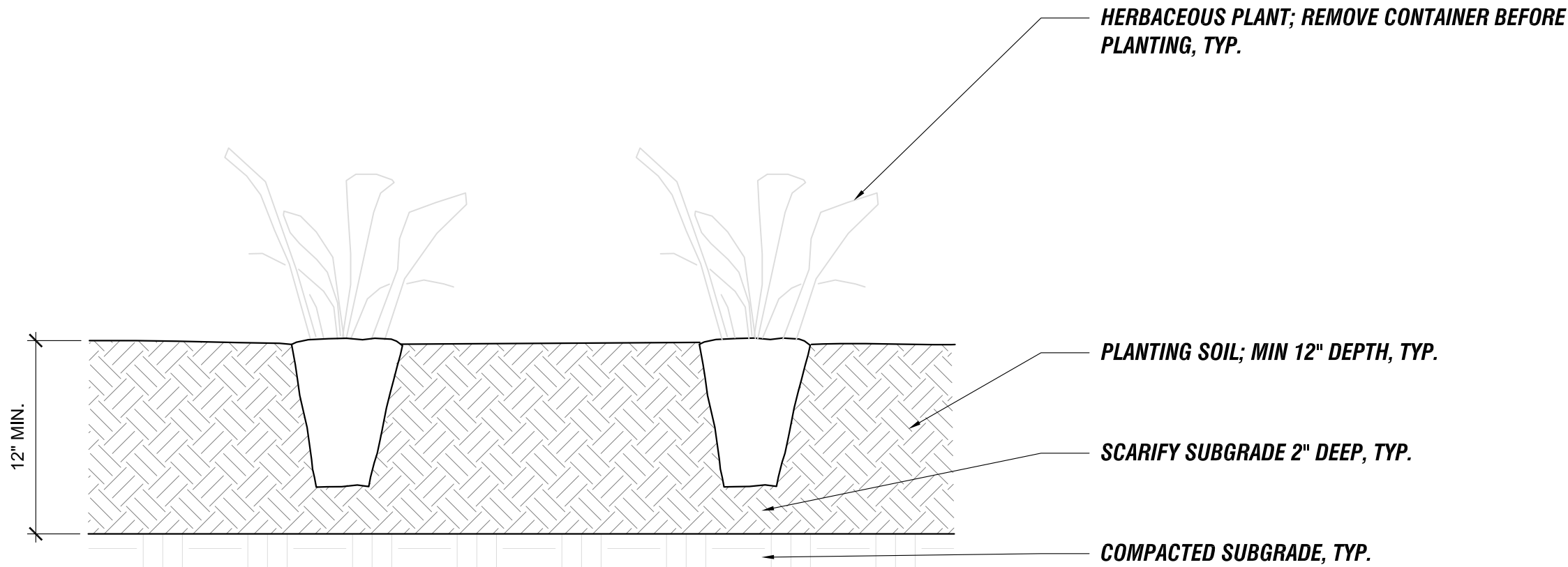
Sheet Title:
**PLAY AREA
TYPICAL DETAILS**

Sheet No.:
A-402

Sheet Size: ARCH D

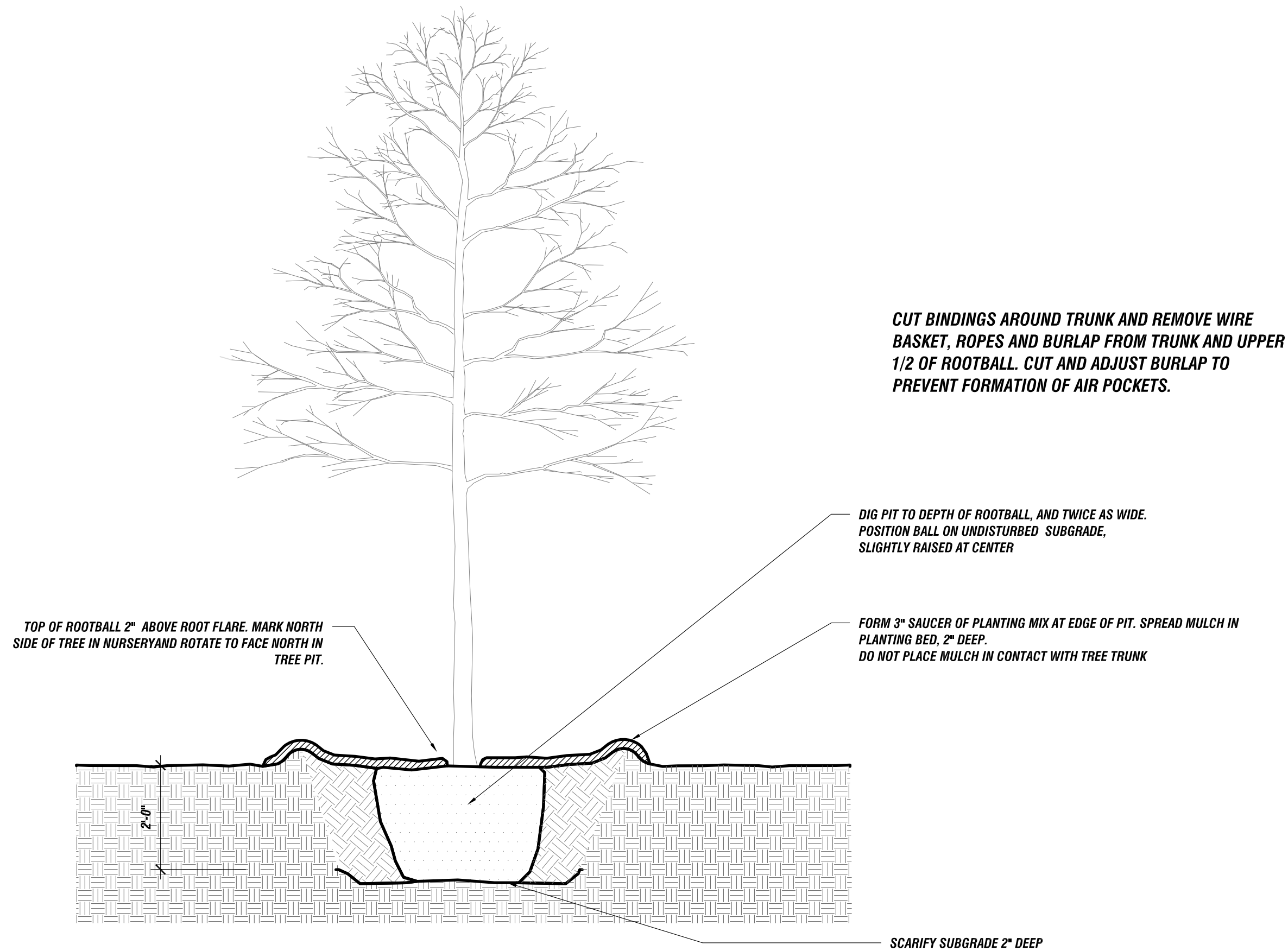
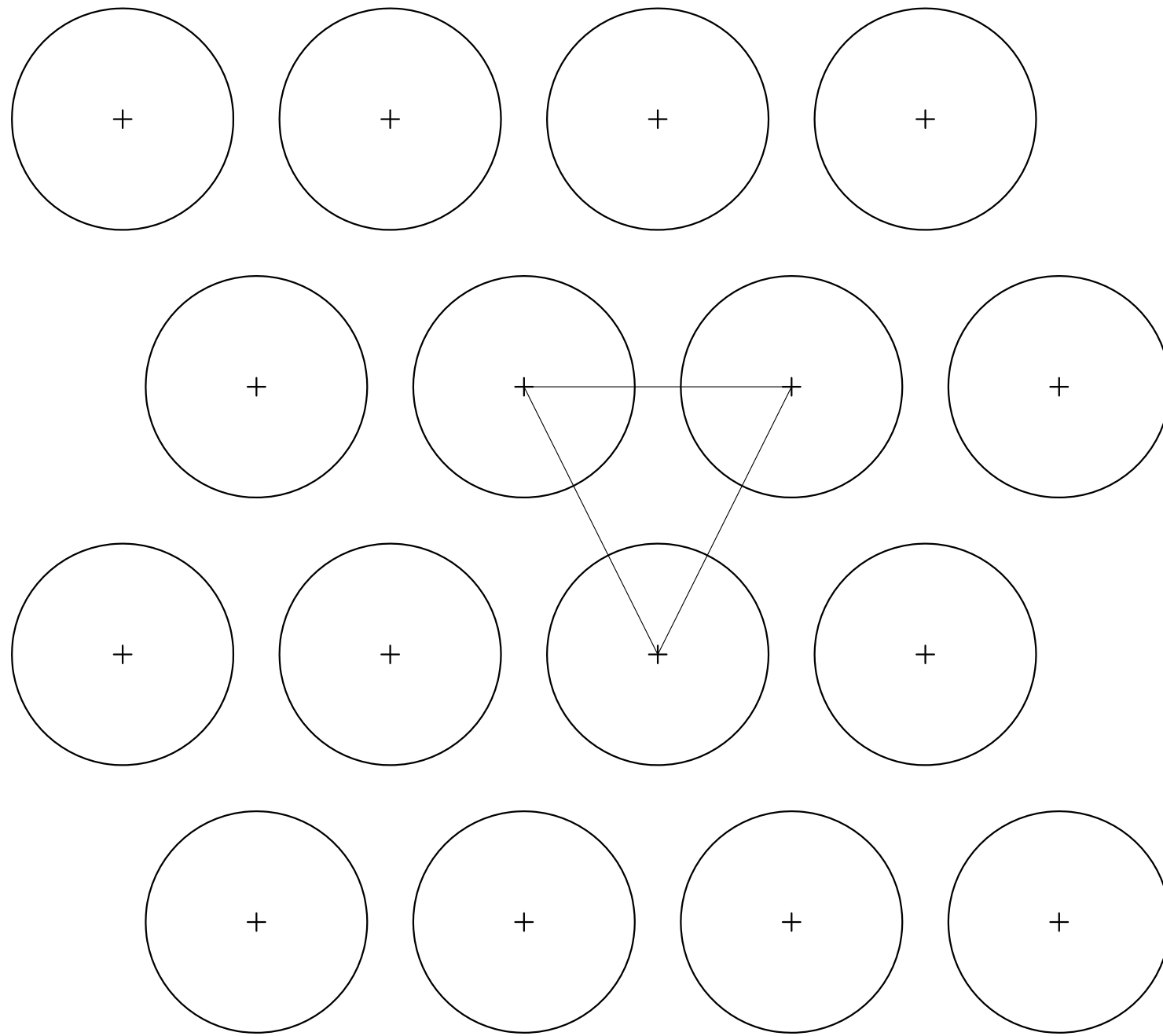
DD PRICING - 2019-11-26

01 TYPICAL DETAIL
PLANTING DETAIL
SCALE (1/2" = 1'-0")



- NOTE:
1. SEPARATE AND SPREAD POT-BOUND ROOTS.
 2. DIP ROOT BALLS INTO SOLUTION OF ROOT DIP GEL BEFORE PLANTING, SEE SPECS.

02 TYPICAL DETAIL
TRIANGULAR PLANT SPACING
SCALE (1/2" = 1'-0")



03 TYPICAL DETAIL
TREE PLANTING DETAIL
SCALE (1/2" = 1'-0")

Project Title:
**Radio Park Elementary
Play Area**

Project Address:
**800 W. CHERRY LANE
STATE COLLEGE, PA 16803**

MAD Project No.:
19042

Issue: SD Pricing Set
DD Pricing Set

Date: 09-23-19
11-26-19

Sheet Title:
**PLAY AREA
PLANTING DETAILS**

Sheet No.:
A-404

Sheet Size: ARCH D

DD PRICING - 2019-11-26

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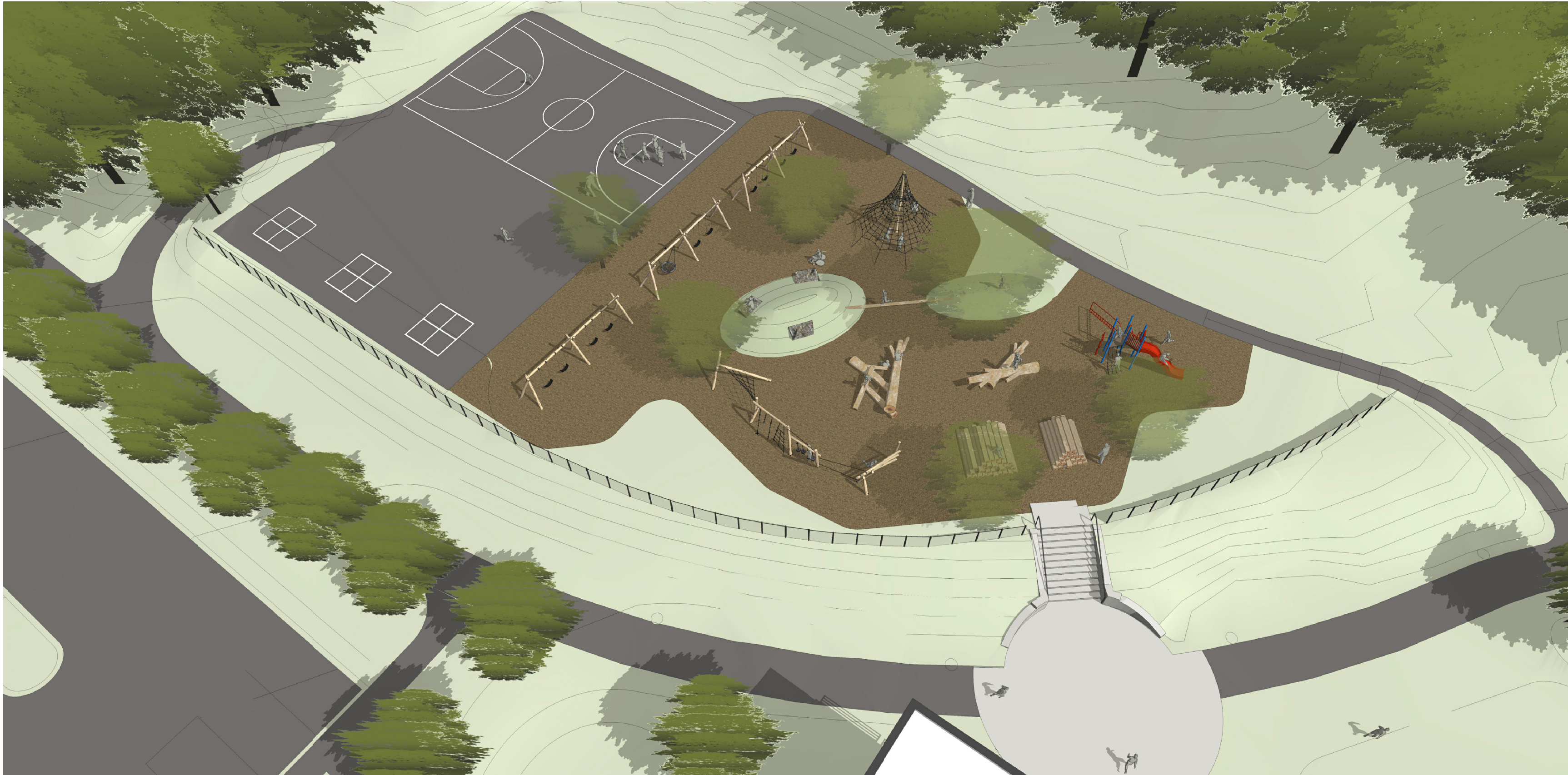
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ABBREVIATIONS

ABV	ABOVE	LAV	LAVATORY
APF	ABOVE FINISHED FLOOR	LBL	LABEL
ADJ	ADJACENT		
ALUM	ALUMINUM	MAX	MAXIMUM
&	AND	MTL	METAL
@	AT	MIN	MINIMUM
		MISC	MISCELLANEOUS
BLK	BLOCK	MTD	MOUNTED
BLDG	BUILDING		
BO	BOTTOM OF	NIC	NOT IN CONTRACT
B/S	BOTH SIDES	NTS	NOT TO SCALE
CL	CENTER LINE	OD	OUTSIDE DIAMETER
CLG	CEILING	OC	ON CENTER
CLR	CLEAR	OPG	OPENING
CONC	CONCRETE		
CONT	CONTINUOUS	PTD	PAINTED
		PAR	PARALLEL
DEMO	DEMOLISH	PERF	PERFORATED
DIA	DIAMETER	PWD	PLYWOOD
DIM	DIMENSION	PL LAM.	PLASTIC LAMINATE
DR	DOOR		
		R	RADIUS
EF	EXHAUST FAN	REM	REMOVE
EHD	ELECTRIC HAND DRYER	REV	REVISION
ELEV	ELEVATION	RM	ROOM
EQ	EQUAL	R.O.	ROUGH OPENING
EXIST	EXISTING		
EXG	EXISTING	SHT	SHEET
		SIM	SIMILAR
FT	FEET	SQ	SQUARE
FIN	FINISH	SQ FT	SQUARE FEET
FLR	FLOOR	STD	STANDARD
FLUR	FLUORESCENT	STOR	STORAGE
FRMG	FRAMING	S/S	STAINLESS STEEL
FBO	FURNISHED BY OWNER		
		TELE	TELEPHONE
GC	GENERAL CONTRACTOR	THK	THICK
GWB	GYP SUM WALL BOARD	TD	TOP OF
		TYP	TYPICAL
HGT	HEIGHT	UNF	UNFINISHED
HVAC	HEATING/VENTILATION REFRIGERATION	UON	UNLESS OTHERWISE NOTED
HOR	HORIZONTAL	UR	URINAL
INCL	INCLUDED	VNR	VENEER
INT	INTERIOR	VIF	VERIFY IN FIELD
		VERT	VERTICAL
JT	JOINT		
		WC	WATER CLOSET
KO	KNOCKOUT	W	WITH
		WDD	WOOD
		WDW	WINDOW



SYMBOLS

01

FLOOR PLAN
DATE: 11-26-19
SCALE: 1/8" = 1'-0"

DRAWING TITLE

000

ROOM NAME / NUMBER

03

A-301A

ELEVATION

03

A-301A

DETAIL MARKERS

03

A-301A

SECTION

00

KEY NOTE

0'-0"

ELEVATION MARKER

±0'-0"

FIRST FLOOR

ELEVATION DATUM

↑

NORTH ARROW

DRAWINGS

G-000	COVER SHEET
G-001	PROJECT NOTES
C100	SCHEMATIC GRADING PLAN
D-100	PLAY AREA DEMOLITION PLAN
A-100	PLAY AREA KEYNOTE PLAN
A-101	PLAY AREA TYPICAL DETAILS
A-400	PLAY AREA TYPICAL DETAILS
A-401	PLAY AREA TYPICAL DETAILS
A-402	PLAY AREA TYPICAL DETAILS
A-404	PLAY AREA PLANTING DETAILS

Project Title:

Corl Street Elementary
Play Area

Project Address:

235 S. CORL STREET
STATE COLLEGE, PA 16801

Project No.:

19042

Issue:	Date:
SD Pricing Set	09-23-19
DD Pricing Set	11-26-19

Sheet Title:

COVER SHEET

Sheet No.:

G-000

Sheet Size:

ARCH D

GENERAL NOTES & SPECIFICATIONS:

THE FOLLOWING NOTES AND SPECIFICATIONS SHALL APPLY UNLESS OTHERWISE INDICATED ELSEWHERE IN THE CONSTRUCTION DOCUMENTS.

SEE OTHER DRAWINGS FOR ADDITIONAL SPECIFICATIONS.

DIVISION 01 - GENERAL REQUIREMENTS

SITE SAFETY:

1. THE CONTRACT DOCUMENTS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR HAS THE RESPONSIBILITY FOR THE CONSTRUCTION PROCESSES, SITE CONDITIONS, OPERATIONS, EQUIPMENT AND PERSONNEL. THE OWNER AND CLIENT ARE DIFFERENT ENTITIES. THE SAFETY IN OR ABOUT THE SITE OF WORK, AS MANDATED BY THE OCCUPATIONAL SAFETY AND HEALTH HAZARDOUS ASSOCIATION (OSHA) GUIDELINES.

SUPPLEMENTARY GENERAL NOTES:

1. THE TERMS "GENERAL CONTRACTOR," "GC," "CONTRACTOR" AND "SUB-CONTRACTOR" ARE USED INTERCHANGEABLY, BUT MEAN THOSE WHO ARE RESPONSIBLE TO PERFORM WORK AS CONTRACTED BY THE CLIENT.
2. THE TERMS "OWNER" AND "CLIENT" ARE USED INTERCHANGEABLY, BUT MEAN THOSE TO WHOM THE GENERAL CONTRACTOR IS CONTRACTED. IN A SITUATION WHERE THE OWNER AND CLIENT ARE DIFFERENT ENTITIES, THE CONTRACTOR IS IN BEHOLDEN TO THE CLIENT, BUT MUST ADHERE TO ANY RULES, REGULATIONS, OR REQUIREMENTS SET FORTH BY THE OWNER.
3. THE TERM "WORK" SHALL REFER TO THE CONSTRUCTION AND SERVICES REQUIRED BY THE CONTRACT DOCUMENTS, AND INCLUDES ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES PROVIDED BY THE CONTRACTOR TO FULFILL THE CONTRACT.
4. THE TERM "CONTRACT DOCUMENTS" SHALL REFER TO THOSE DOCUMENTS DESCRIBING THE WORK TO BE PERFORMED BY THE CONTRACTOR, INCLUDING (BUT NOT LIMITED TO) THE CONTRACT SIGNED BY THE OWNER/CLIENT AND THE CONTRACTOR, THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS, ANY SKETCHES OR NOTES SUBSEQUENTLY ISSUED BY THE ARCHITECT, THE CONTRACTOR'S WORK PROPOSAL, AND ANY WRITTEN ORDERS FOR CHANGES ISSUED AFTER EXECUTION OF THE AGREEMENT.
5. THESE CONSTRUCTION DRAWINGS, NOTES, AND SPECIFICATIONS ARE SUPPLIED TO ILLUSTRATE THE DESIGN INTENT AND THE GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIALS AND WORKMANSHIP THROUGHOUT.
6. THE GENERAL CONTRACTOR, UPON ACCEPTANCE AND APPROVAL OF THE DRAWINGS, ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION, MATERIALS, AND WORKMANSHIP OF THE WORK DESCRIBED IN THE DOCUMENTS, AND WILL BE EXPECTED TO COMPLY WITH THE SPIRIT AS WELL AS THE LETTER IN WHICH DOCUMENTS WERE WRITTEN.
7. ALL WORKING DRAWINGS AND ALL CONSTRUCTION NOTES AND SPECIFICATIONS ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE DRAWING SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATIVE DRAWINGS.
8. ALL WORK LISTED ON THE SPECIFICATIONS SHEETS AND SHOWN OR IMPLIED ON ALL DRAWINGS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR, UNLESS OTHERWISE AND PREVIOUSLY AGREED UPON. ALL WORK SHALL BE EXECUTED IN A WORKMANLIKE MANNER AND ALL MECHANICS AND TRADESMEN SHALL BE SKILLED IN THEIR RESPECTIVE TRADES.
9. ALL WORK PERFORMED BY THE CONTRACTOR/SUB-CONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF MUNICIPAL, LOCAL, STATE AND FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, INCLUDING OSHA, WHETHER OR NOT SPECIFIED ON THE DRAWINGS. ALL MATERIALS SHALL BE FIRE RATED, FIRE PROOFED OR FIRE RETARDANT AS REQUIRED TO MEET OR EXCEED APPLICABLE LOCAL, STATE, AND NATIONAL CODES.
10. WHERE THE CONTRACT, NOTES, SPECIFICATIONS OR DRAWINGS CALL FOR ANY WORK OF A MORE OR LESS STRINGENT NATURE THAN THAT REQUIRED BY THE BUILDING CODE OR ANY OTHER DEPARTMENT HAVING JURISDICTION OVER THE WORK, THE WORK OF THE MORE STRINGENT NATURE SHALL BE FURNISHED IN ALL CASES.
11. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS, NOTES, SPECIFICATIONS AND FIELD CONDITIONS BEFORE COMMENCING ANY WORK, AND SHALL REQUEST CLARIFICATIONS. THE CONTRACTOR SHALL BEAR ANY COSTS ARISING FROM RECTIFYING WORK KNOWINGLY PERFORMED CONTRARY TO CODE REQUIREMENTS OR BEST ACCEPTED CONSTRUCTION PRACTICES. IF DISCREPANCIES EXIST BETWEEN ANY DRAWINGS, NOTES, OR SPECIFICATIONS WHICH ARE NOT BROUGHT TO THE ARCHITECT'S ATTENTION, THE CONTRACTOR'S FINAL PROJECT COSTS WILL BE ASSUMED TO ACCOMMODATE THE MOST EXPENSIVE OF THE CONDITIONS DRAWN, NOTED, OR SPECIFIED.
12. THE DRAWINGS SHALL NOT BE SCALED. THESE PLANS ARE INTENDED TO BE DIAGRAMMATIC ONLY. IF NECESSARY DIMENSIONS OR NOTES ARE OMITTED, THE CONTRACTOR SHALL ASK THE ARCHITECT FOR CLARIFICATION.
13. ALL ITEMS DESCRIBED HEREIN SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. IN EACH CASE WHERE A SPECIFIC MANUFACTURER IS MENTIONED IN THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR/SUB-CONTRACTOR SHALL BASE HIS PROPOSAL ON THAT MANUFACTURER.
14. ANY REQUEST FOR THE USE OF AN ALTERNATE MATERIAL OR ITEM AS SPECIFIED IN THE DOCUMENTS MUST BE PLACED IN WRITING AND APPROVED BY THE ARCHITECT BEFORE ANY SUBSTITUTION IS MADE.
- 14.1. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT DUPLICATE SAMPLES OF ALL ITEMS SPECIFIED.
- 14.2. ALL PROPOSED SUBSTITUTIONS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO AWARDING OF THE CONTRACT. ANY REQUESTS FOR SUBSTITUTIONS AFTER THE AWARDING OF THE CONTRACT SHALL BE ACCOMPANIED BY GUARANTEES OF EQUAL QUALITY AND ANY ADDITIONAL COSTS SHALL BE BORNE BY THE CONTRACTOR.
15. THE CONTRACTOR SHALL CONFIRM AVAILABILITY AND DELIVERY TIME OF ALL SPECIFIED ITEMS UPON RECEIVING THE CONTRACT DOCUMENTS. SHOULD ANY OF THE SPECIFIED ITEMS' AVAILABILITY POSE A DELAY TO THE ON-TIME COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND OWNER/CLIENT IMMEDIATELY, AND SHALL PROPOSE AN EQUIVALENT SUBSTITUTE IF SUCH A DELAY IS NOT ACCEPTABLE TO THE OWNER/CLIENT.
16. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL QUANTITIES OF MATERIALS AND EQUIPMENT CALLED FOR AND NECESSARY TO PROPERLY COMPLETE THE WORK.
17. THE CONTRACTOR SHALL INCLUDE AND PROVIDE FOR ALL LABOR, MATERIAL, EQUIPMENT, TRANSPORTATION, TAXES, ETC., NECESSARY OR REASONABLY INCIDENTAL TO THE PROPER COMPLETION OF THE ENTIRE PROJECT IN ACCORDANCE WITH BEST ACCEPTED CONSTRUCTION PRACTICES IN STRICT ACCORDANCE WITH THESE DOCUMENTS AND ALL MANUFACTURER'S

RECOMMENDED SPECIFICATIONS. ALL WORK NOTED IN THESE DOCUMENTS SHALL BE PERFORMED/PROVIDED BY THE CONTRACTOR, UNLESS SPECIFIED AS BEING THE WORK OF OTHERS. MATERIALS AND WORKMANSHIP SHALL BE NEW AND TO THE BEST OF THEIR RESPECTIVE KIND, UNLESS NOTED OTHERWISE.

18. ALL WORK SHALL BE PLUMB, LEVEL AND TRUE. THE CONTRACTOR SHALL LAY OUT ALL WORK AND ESTABLISH ALL POINTS, GRADES, LINES AND LEVELS, AND SHALL ASSUME RESPONSIBILITY FOR THE SAME.
19. THE WORK SHALL COMPLY WITH THE LAW OF UNIVERSAL GRAVITATION, AND ALL OTHER APPLICABLE LAWS OF PHYSICS.
20. THE GENERAL CONTRACTOR SHALL PROVIDE SUPERVISION WHILE ANY SUBCONTRACTORS OR WORKMEN ARE ON THE JOB SITE, AND SHALL SUPERVISE AND DIRECT ALL WORK.
21. THE GENERAL CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK. ANY DAMAGED OR DEFECTIVE MATERIAL OR WORK SHALL BE REPLACED OR REPAIRED AS DIRECTED BY THE CLIENT WITHIN A PERIOD OF UP TO ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
22. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PERFORMANCE OF THE WORK, NOR FOR THE MEANS AND METHODS OF CONSTRUCTION OF THE GENERAL CONTRACTOR OR ANY SUB-CONTRACTORS, NOR SHALL THEY GUARANTEE THE PERFORMANCE OF THEIR CONTRACTS.
23. THE CONTRACTOR/SUB-CONTRACTOR SHALL PROCURE AND PAY ALL FEES FOR ALL LEGALLY REQUIRED PERMITS NECESSARY FOR THE APPROVAL, EXECUTION, AND COMPLETION OF THE WORK, INCLUDING CONTROLLED INSPECTIONS AND EQUIPMENT USE PERMITS, UNLESS OTHERWISE DIRECTED BY THE OWNER/CLIENT.
24. WORKMEN'S COMPENSATION AS REQUIRED BY LAW AND PUBLIC LIABILITY SHALL BE CARRIED BY THE CONTRACTOR. PROPERTY DAMAGE, FIRE INSURANCE, AND LIABILITY INSURANCE SHALL BE TAKEN OUT BY THE OWNER/CLIENT PROPORTIONATE TO THE AMOUNT OF WORK COMPLETED AND PAID FOR. SINGLE AND COMBINED LIMITS OF THE LIABILITY AND OTHER TYPES OF INSURANCE SHALL MEET THE MINIMUM REQUIREMENTS OF THE BUILDING OWNER AND THE CLIENT NAMED AS CO-INSURED. THE CONTRACTOR SHALL OBTAIN PRECISE REQUIREMENTS AND LIST OF CONSIGNEES FROM THE BUILDING OWNER AND CLIENT. COPIES OF ALL CERTIFICATES MUST BE FURNISHED AND ALL REQUIREMENTS SATISFIED PRIOR TO THE BEGINNING OF ANY WORK.
25. THE CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL MATERIALS AND WORKMANSHIP FURNISHED OR INSTALLED -- INCLUDING THAT WORK FURNISHED OR INSTALLED BY ANY SUB-CONTRACTORS -- FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE, AND SHALL REPLACE ANY DEFECTIVE WORK WITHIN THAT PERIOD WITHOUT EXPENSE TO THE OWNER/CLIENT AND PAY FOR ALL DAMAGES TO OTHER PARTS OF THE BUILDING CAUSED BY REPAIR OF THIS WORK. DEFECTS SHALL BE REPORTED IN WRITING WITHIN THE GUARANTEE PERIOD. THE CONTRACTOR SHALL REPLACE DEFECTIVE WORK WITHIN FIFTEEN (15) DAYS AFTER IT IS BROUGHT TO ATTENTION. THE CONTRACTOR SHALL FURNISH THE CLIENT WITH ALL MANUFACTURER'S WRITTEN GUARANTEES FOR PERIODS LASTING LONGER THAN ONE YEAR.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK -- INCLUDING THAT OF ANY SUB-CONTRACTORS -- AND FOR LOSSES AND DAMAGES TO EQUIPMENT, TOOLS, AND MATERIALS USED IN CONNECTION WITH THE WORK, AND FOR ACTS OF ANY OF THE CONTRACTOR'S EMPLOYEES, AND SHALL PROTECT AND HOLD THE OWNER/CLIENT HARMLESS FROM ALL LIABILITY ARISING FROM DAMAGES THEREWITH.
27. THE USE OF THE WORDS "PROVIDE" OR "PROVIDED" IN CONNECTION WITH ANY ITEM SPECIFIED IN INTENDED TO MEAN (UNLESS OTHERWISE NOTED) THAT SUCH SHALL BE FURNISHED, INSTALLED, AND CONNECTED WHERE SO REQUIRED.
28. ALL PROPOSED SUBSTITUTIONS SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT PRIOR TO THE PURCHASING OF ANY SUBSTITUTED MATERIAL OR PRODUCTS. WHERE THE TERMS "APPROVED EQUAL," "EQUAL TO," "EQUIVALENT," "ACCEPTABLE," OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE DOCUMENTS, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGMENT OF THE ARCHITECT.
29. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL OWNER/CLIENT ACCEPTANCE OF THE NEW PREMISES.
30. THE GENERAL CONTRACTOR SHALL REPAIR ANY WORK (EITHER NEW OR EXISTING) THAT BECOMES DAMAGED DURING THE COURSE OF CONSTRUCTION, INCLUDING ANY WORK DAMAGED BY SUBCONTRACTORS.
31. ALL SUB-CONTRACTORS SHALL BE BOUND BY THE REQUIREMENTS NOTED IN THESE DOCUMENTS AS THEY APPLY TO THEIR PORTION OF THE WORK.

PROJECT SITE & EXISTING CONDITIONS:

1. BEFORE SUBMITTING FINAL PROJECT COSTS TO THE OWNER/CLIENT, THE CONTRACTOR SHALL VISIT THE PREMISES AND FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS, AND BE SATISFIED AS TO THE NATURE AND SCOPE OF THE WORK AND THE DIFFICULTIES THAT MAY ATTEND ITS EXECUTION.
- 1.1. THE SUBMISSION OF FINAL PROJECT COSTS TO THE OWNER/CLIENT SHALL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR EXTRA LABOR, EQUIPMENT, OR MATERIALS REQUIRED TO COMPLETE THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS OR FOR DIFFICULTIES ENCOUNTERED, WILL NOT BE RECOGNIZED.
2. THE CONTRACTOR SHALL CONFINE OPERATIONS AT THE SITE, TO THE GREATEST EXTENT POSSIBLE, TO THE MOST MINIMAL AREA THAT WILL STILL ALLOW FOR THE PROPER AND FEASIBLE PERFORMANCE OF THE WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE PROJECT SITE AT ALL TIMES THROUGHOUT THE DURATION OF CONSTRUCTION.
4. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AT THE PROJECT SITE.
5. THE GENERAL CONTRACTOR SHALL CONTACT THE OWNER, BUILDING MANAGEMENT AND/OR OTHER CONTROLLING ENTITIES TO DETERMINE ANY RULES OF THE BUILDING AND/OR SITE RELATIVE TO CONSTRUCTION. ANY COSTS RELATED TO ADHERING TO THESE RULES SHALL BE BORNE BY THE GENERAL CONTRACTOR. SUCH RULES MAY INCLUDE, BUT NOT BE LIMITED TO:
- 5.1. WHEN AND HOW DELIVERIES CAN BE MADE
- 5.2. THE ALLOWABLE WORK HOURS
- 5.3. WHICH PHASES OF CONSTRUCTION, IF ANY, MAY BE PERFORMED ON AN OVERNIGHT BASIS
- 5.4. THE PROCEDURES FOR UTILITY SHUT-DOWNS
- 5.5. ANY SPECIAL REQUIREMENTS, SPECIFIC TO THE BUILDING/SITE, WHICH WILL AFFECT THE WORK
6. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION AND PERMIT DRAWINGS AT THE SITE DURING ALL PHASES OF CONSTRUCTION FOR THE USE OF ALL TRADES, OWNER/CLIENT REPRESENTATIVES, AND THE ARCHITECT.
7. THE GENERAL CONTRACTOR SHALL INSTALL AND MAINTAIN ON THE IMMEDIATE SITE A LOCKING ROOM TO BE AVAILABLE STRICTLY FOR JOB RELATED NEEDS AND USES. SUCH ROOM SHALL BE EQUIPPED WITH A COMPUTER, A TELEPHONE, AND AT LEAST ONE 3'-0" x 7'-0" REFERENCE TABLE TO BE USED EXCLUSIVELY FOR A REQUIRED SITE WORKING COPY OF THE DRAWINGS, ALONG WITH ADEQUATE SHELVING/STORAGE SPACE FOR STORAGE OF CATALOG CUTS, SHOP DRAWINGS, AND SAMPLES.

8. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR, MAINTAIN, AND PAY ALL COSTS FOR TEMPORARY WATER, PLUMBING, POWER, LIGHTING, HEATING OR VENTILATION AS MAY BE REQUIRED TO PROPERLY CONDUCT THE WORK.
9. THE CONTRACTOR SHALL FURNISH A SYSTEM OF TEMPORARY LIGHTING THROUGHOUT THE AREA OF WORK FOR THE DURATION OF CONSTRUCTION.
10. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING, SHORING, ENCLOSURES, BARRIERS, SCAFFOLDING, ETC. AS REQUIRED TO PROVIDE A SAFE WORKING ENVIRONMENT, AS DICTATED BY SITE CONDITIONS OR THE PROGRESS OF THE WORK. PROPERTY BELONGING TO THE OWNER/CLIENT IS TO BE PROTECTED THROUGHOUT THE TERM OF THE WORK.
11. ALL EXISTING APURTENANCES NOT BEING REMOVED SHALL BE REFINISHED WHERE REQUIRED -- INCLUDING THE TIGHTENING OF ANY LOOSE ITEMS AND THE REPLACEMENT OF ANY MISSING PARTS -- BY THE GENERAL CONTRACTOR TO ACHIEVE A FINISHED, FIRST CLASS INSTALLATION AND APPEARANCE AT NO ADDITIONAL COST.
12. THE GENERAL CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL REQUIRED EXITS, WAYS OF APPROACH THERETO, AND WAYS OF TRAVEL FROM THE EXITS TO THE PUBLIC WAY SO THAT THEY ARE KEPT FREE FROM ALL OBSTRUCTIONS AND IMPEDIMENTS TO ALLOW UNOBSTRUCTED EGRESS IN THE CASE OF FIRE OR OTHER EMERGENCY, IN CONFORMANCE WITH THE LOCAL BUILDING CODE REQUIREMENTS.
13. DURING THE ENTIRE CONSTRUCTION PERIOD, THE GENERAL CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL PATHS OF EGRESS, INCLUDING EXIT ACCESS HARDWARE, EXIT LIGHTING, FIRE PROTECTION DEVICES, AND ALARMS, IN CONFORMANCE WITH LOCAL BUILDING CODE REQUIREMENTS.
14. WHERE OPENINGS OCCUR IN EXISTING FIRE RATED AREAS OR PARTITIONS DUE TO EXISTING OR NEW CONDUIT RUNS, DUCTWORK, CABLES, PIPING, ETC. AND/OR WHERE EXISTING FIREPROOFING HAS BEEN REMOVED AS A RESULT OF EXISTING OR NEW CONSTRUCTION WORK, THE GENERAL CONTRACTOR SHALL CLOSE AND/OR PATCH AS REQUIRED ALL OPENING TO MATCH IMMEDIATE ADJACENT AREAS IN MATERIAL, FINISH, AND FIRE RATING.
15. THE CONTRACTOR SHALL BE AWARE AT ALL TIMES THAT THE PROJECT SITE IS EITHER 1.) IN A BUILDING OCCUPIED BY OTHER TENANCIES, AND/OR 2.) ON PROPERTY ADJACENT TO OTHER PROPERTIES. DURING THE PERFORMANCE OF THE WORK, NO ACTION SHALL BE TAKEN THAT COULD RESULT IN THE DISRUPTION OF THE OPERATION OF OTHER TENANTS/PROPERTY OWNERS, INCLUDING DISRUPTION TO UTILITIES SERVICE OTHER TENANTS/PROPERTY OWNERS, WITHOUT THE PROPER NOTIFICATIONS AND PERMISSIONS -- AS REQUIRED BY THE BUILDING RULES, THE AIA, OR BOTH -- BEING GIVEN.
16. UNLESS OTHERWISE NOTED, ALL EXISTING SERVICES AND DEVICES ARE TO REMAIN ACTIVE.
17. THE GENERAL CONTRACTOR SHALL PROPERLY PROTECT ANY ADJOINING OR ADJACENT PROPERTY. ANY DAMAGE TO SAME CAUSED BY THE CONTRACTOR'S WORK OR WORKMEN SHALL BE MADE GOOD WITHOUT DELAY. PATCHING AND REPLACING OF DAMAGED WORK SHALL BE DONE AT THE COST AND EXPENSE OF THE CONTRACTOR RESPONSIBLE FOR THE DAMAGE. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL SUBCONTRACTORS.
18. ANY DAMAGE TO PROPERTY THAT IS EXISTING-TO-REMAIN WHICH OCCURS DURING THE CONSTRUCTION PROCESS SHALL BE PATCHED OR REPAIRED AS REQUIRED TO MAINTAIN AND MATCH EXISTING MATERIALS, FINISHES, COLORS, FIRE RATINGS, AND OTHER RELEVANT CONDITIONS, BOTH VISIBLE AND INVISIBLE, UNLESS OTHERWISE NOTED.
19. ALL FLOORS, MAIL CHUTES AND STAIR DOORS IN PUBLIC AREAS SUBJECT TO CONSTRUCTION TRAFFIC SHALL BE PROPERLY PROTECTED. SHOE-WIPING MATS SHALL BE INSTALLED AT ALL OPENINGS BETWEEN CONSTRUCTION AREAS AND PUBLIC AREAS, AND SHALL BE KEPT CLEAN.
20. ON A DAILY BASIS, THE GENERAL CONTRACTOR SHALL REMOVE ALL RUBBISH AND WASTE MATERIALS, INCLUDING THAT GENERATED BY ANY SUBCONTRACTORS, AND INCLUDING THAT WHICH IS A BY-PRODUCT OF ANY MATERIAL INSTALLATION.

PROJECT COORDINATION:

1. WHERE APPLICABLE, THE GC SHALL COMPLETE AND SUBMIT A SET OF COMPOSITE DRAWINGS -- A.K.A. COORDINATION DRAWINGS -- TO ILLUSTRATE THE COORDINATION OF MECHANICAL (HVAC), ELECTRICAL (POWER, LIGHTING, LIFE SAFETY), LOW-VOLTAGE (TELEPHONE, COMMUNICATIONS, SECURITY), PLUMBING, AND SPRINKLER WORK. COMPOSITE DRAWINGS SHALL BE SUBMITTED FOR ARCHITECT'S APPROVAL NO LESS THAN TEN (10) DAYS PRIOR TO COMMENCING ANY FABRICATION OR INSTALLATION WORK. SHALL BE TO SCALE, AND SHALL INCLUDE ALL RELEVANT EXISTING CONDITIONS (SUCH AS CONDUITS, STRUCTURE, PIPING, ALARM & EXIT SYSTEMS, ACCESS NEEDS, ETC.) SO AS TO INFORM THE ARCHITECT OF ANY & ALL CONFLICTING CONDITIONS.
2. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE THE WORK WITH THAT OF ANY OTHER VENDOR RETAINED BY THE CLIENT TO ASSURE THAT ALL SCHEDULES ARE MET AND WORK PROCEEDS ACCORDINGLY.
3. THE CONTRACTOR SHALL PERFORM ALL CUTTING, FITTING, AND PATCH WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS OF THE WORK COME TOGETHER PROPERLY, AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER CONTRACTORS, AS SHOWN UPON, OR REASONABLY IMPLIED BY THE DRAWINGS, NOTES, AND SPECIFICATIONS.
4. THE GENERAL CONTRACTOR SHALL BUILD ALL OPENINGS, CHASES, ETC., AS REQUIRED TO COMPLETE THE WORK AND AS MAY BE FURTHER REQUIRED TO COMPLETE THE PLUMBING, ELECTRICAL, AND HVAC WORK.
5. THE CONTRACTOR SHALL CHECK CLEARANCES FOR ALL FIXTURES AND EQUIPMENT (INCLUDING LIGHT AND PLUMBING FIXTURES) PRIOR TO ORDERING, AND SHALL REPORT ANY CONFLICTS TO THE ARCHITECT. WHEN FIXTURE/EQUIPMENT INSTALLATION IS READY TO COMMENCE, THE CONTRACTOR SHALL RECHECK CLEARANCES PRIOR TO INSTALLING ANY FIXTURE OR GROUP OF FIXTURES IN A ROOM OR SPACE.

PROJECT SCHEDULE:

1. PRIOR TO THE COMMENCEMENT OF ANY WORK, THE GENERAL CONTRACTOR SHALL FURNISH A CONSTRUCTION SCHEDULE SHOWING THE CHRONOLOGICAL PHASES OF THE WORK, AND ALL RELATED WORK NECESSARY FOR THE COMPLETION OF THE PROJECT. THIS SCHEDULE SHALL INDICATE ALL ORDERING LEAD TIMES, LENGTH OF TIME FOR EACH PHASE, TARGET DATES FOR THE START AND COMPLETION OF EACH PHASE, AND THE PROJECTED COMPLETION DATE OF THE PROJECT.
2. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF THE WORK -- AS DETAILED IN THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS -- CANNOT BE COMPLETED WITHIN THE ISSUED AND APPROVED CONSTRUCTION SCHEDULE.
3. SUBSTANTIAL COMPLETION IS THE STAGE AT WHICH THE WORK IS SUFFICIENTLY COMPLETE, IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, SO THE OWNER/CLIENT CAN OCCUPY OR UTILIZE THE SITE FOR ITS INTENDED USE.
4. FINAL COMPLETION IS THE STAGE AT WHICH ALL WORK, INCLUDING ANY ITEMS NOTED IN THE PUNCHLIST TO BE COMPLETED OR CORRECTED, HAS BEEN COMPLETED AND THE CONTRACT FULLY PERFORMED.

PROJECT COST:

1. IT IS UNDERSTOOD THAT THE WORK COST SUBMITTED FOR THIS PROJECT IS FURNISHED WITHOUT OBLIGATION AND THAT THE OWNER/CLIENT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY PROPOSAL OR PART OF ANY COST SUBMITTED.
2. THE BID/PRICING PROCESS SHALL INCLUDE ALL ITEMS NECESSARY OR PROPER FOR PERFORMING AND COMPLETING THE WORK REQUIRED AS CONTEMPLATED BY THE PLANS AND SPECIFICATIONS TO PROVIDE FINISHED WORK. ANYTHING OMITTED THEREFROM WHICH IS CLEARLY NECESSARY FOR THE COMPLETION OF THE WORK OR ITS APPURTENANCES SHALL BE CONSIDERED A PORTION OF THE WORK ALTHOUGH NOT DIRECTLY SPECIFIED OR SHOWN.
3. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE TRANSPORTATION OF ALL MATERIAL AND EQUIPMENT TO THE POINT OF USE, INCLUDING ALL UNLOADING, CHECKING, AND STORAGE OF SAME IN CONNECTION WITH THIS CONTRACT. THE COST OF ALL CHARGES FOR SHIPPING, HANDLING, OR HOISTING OF MATERIAL AND EQUIPMENT TO THE POINT OF USE SHALL BE BORNE BY THE GENERAL CONTRACTOR.

CHANGE ORDERS:

1. THE OWNER/CLIENT, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO, OR DEDUCTING FROM THE WORK, WITH THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT EXCEPT THAT ANY CLAIM FOR EXTENSIONS OF THE CONTRACT TIME CAUSED THEREBY SHALL BE ADJUSTED AT THE TIME OF ORDERING SUCH CHANGE.
2. SHOULD THE GENERAL CONTRACTOR CLAIM THAT AN ISSUED OR DIRECTED REVISION OR CHANGE TO THE ORIGINAL CONTRACT INVOLVES EXTRA COSTS UNDER THE CONTRACT, WRITTEN NOTICE SHALL BE GIVEN TO THE ARCHITECT AND OWNER/CLIENT WITHIN A REASONABLE TIME AFTER RECEIPT OF SUCH INSTRUCTIONS AND BEFORE PROCEEDING TO EXECUTE THE WORK. NO SUCH CLAIMS SHALL BE VALID UNLESS SUCH NOTICE IS GIVEN. UNLESS OTHERWISE AGREED UPON, NO PAYMENT ON SUCH BILLS WILL BE MADE UNTIL FINAL SETTLEMENT.
3. ALL CLAIMS FOR ADDITIONAL WORK SHALL BE SUBMITTED IN WRITING FOR THE ARCHITECT'S AND OWNER'S/CLIENT'S APPROVAL, AND SHALL INCLUDE A COMPLETE, ITEMIZED DESCRIPTION OF THE WORK BEING PERFORMED, MATERIALS BEING USED, THE CONSTRUCTION SPACE NUMBER OR THE AREA IN WHICH THE WORK IS TO OCCUR, AND THE AUTHORIZATION UNDER WHICH THE WORK IS BEING PERFORMED.

PAYMENT PROCEDURES:

1. UNLESS OTHERWISE AGREED TO BY THE OWNER/CLIENT AND CONTRACTOR, THE CONTRACTOR SHALL SUBMIT APPLICATIONS FOR PAYMENT FOR CERTIFICATION OF EACH PROGRESS PAYMENT BY THE ARCHITECT PRIOR TO PAYMENT BY THE OWNER/CLIENT.
2. APPLICATIONS FOR PAYMENT SHALL BREAK DOWN THE CONTRACT SUM IN ENOUGH DETAIL TO FACILITATE CONTINUED EVALUATION OF PROGRESS OF THE WORK, AND SHALL INCLUDE SEPARATE LINE ITEMS FOR PRINCIPAL SUBCONTRACTS AND ANY CHANGE ORDERS APPROVED TO DATE.
3. DRAFT COPIES OF APPLICATIONS FOR PAYMENT SHALL BE SUBMITTED, FOR THE ARCHITECT'S REVIEW, AT LEAST SEVEN (7) DAYS PRIOR TO THE DUE DATE OF CERTIFICATE OF PAYMENT.
4. APPLICATIONS FOR PAYMENT WHICH INCLUDE AMOUNTS APPLIED FOR MATERIALS OR EQUIPMENT THAT HAVE BEEN ORDERED OR FABRICATED, AND ARE STORED BUT NOT YET INSTALLED ON SITE, SHALL BE ACCOMPANIED BY DETAILED DOCUMENTATION ON SUCH PURCHASE OR FABRICATION, AS WELL AS A DESCRIPTION OF THE STORAGE LOCATION.

REQUESTS FOR INTERPRETATION (RFIS):

1. IMMEDIATELY UPON DISCOVERY OF THE NEED FOR INTERPRETATION OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL PREPARE AND SUBMIT AN RFI TO THE ARCHITECT. RFIS SHALL BE SUBMITTED IN PDF FORMAT ON CSI FORM 13.2A, OR OTHER FORM ACCEPTED BY ARCHITECT.
- 1.1. INCLUDE AS ATTACHMENTS ANY SKETCHES, PHOTOGRAPHS, PRODUCT DATA, MEASUREMENTS OR DESCRIPTIONS NECESSARY TO FULLY DESCRIBE THE ITEMS IN NEED OF INTERPRETATION.
2. ARCHITECT WILL REVIEW EACH RFI, DETERMINE ACTION REQUIRED, AND RESPOND. ALLOW FIVE (5) WORKING DAYS FOR ARCHITECT'S RESPONSE, UNLESS FURTHER COORDINATION OR INVESTIGATION IS REQUIRED.
3. CONTRACTOR SHALL INDICATE THE POTENTIAL FOR INCREASE IN CONTRACT SUM OR CONTRACT TIME, IF APPLICABLE, ON THE RFI FORM. IF CONTRACTOR BELIEVES THE RFI RESPONSE WARRANTS CHANGE IN CONTRACT SUM OR CONTRACT TIME, CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING WITHIN FIVE (5) DAYS OF RECEIPT OF THE RFI RESPONSE.
4. UPON RECEIPT BY THE CONTRACTOR, THE ARCHITECT'S RFI RESPONSE SHALL BECOME PART OF THE OFFICIAL CONTRACT DOCUMENTS.

SUBMITTAL PROCEDURES:

- 1.1. PROVIDE SUBMITTALS AS NOTED ELSEWHERE IN THESE SPECIFICATIONS AND CONSTRUCTION DRAWINGS.
2. THE TERM "SUBMITTALS" INCLUDES THE SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND ANY OTHER WRITTEN OR GRAPHIC INFORMATION THAT IS SUBMITTED TO THE ARCHITECT FOR REVIEW, PRIOR TO THE PROCUREMENT OR INSTALLATION OF THE ASSOCIATED WORK, FOR THE PURPOSES OF COORDINATION AND/OR VERIFICATION OF THE MATERIALS, PRODUCTS, SYSTEMS, AND EQUIPMENT BEING INSTALLED.
3. ALL SUBMITTALS SHALL BE SUBMITTED TO THE ARCHITECT. FOR COORDINATION PURPOSES, ANY SUBMITTAL TO BE REVIEWED BY AN ENGINEER OR OTHER CONSULTANT WILL BE FORWARDED TO THE APPROPRIATE PARTY BY THE ARCHITECT. REVIEWED SUBMITTALS WILL BE COORDINATED AND RETURNED TO THE GC BY THE ARCHITECT. NO SUBMITTALS SHALL BE SENT DIRECTLY TO ANY ENGINEER OR OTHER CONSULTANT WITHOUT PRIOR SEPARATE EXPRESS AGREEMENT WITH THE ARCHITECT AS TO EACH EXCEPTION TO THE RULE.
4. SHOP DRAWINGS AND PRODUCT DATA SHALL BE SUBMITTED ELECTRONICALLY IN PDF FORM OR AS HARD COPIES. SAMPLES SHALL BE SUBMITTED AS PHYSICAL SAMPLES OF THE ACTUAL PRODUCT BEING PROVIDED. HARD COPY AND SAMPLE SUBMISSIONS SHALL INCLUDE NO LESS THAN THREE (3) COPIES. THE ARCHITECT WILL RETAIN TWO (2) COPIES OF ANY SUBMITTAL.

10. NO WORK REQUIRING A SUBMITTAL SHALL BE COMMENCED -- INCLUDING THE PURCHASE OF RELATED MATERIAL OR EQUIPMENT -- UNTIL THE SUBMISSION HAS BEEN PROCESSED BY THE ARCHITECT. NO SUCH WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROCESSED SUBMITTALS. REFER TO THE SECTION BELOW ON "ARCHITECT'S ACTION ON SUBMITTALS" FOR ADDITIONAL INFORMATION.

11. EACH SUBMITTAL SHALL CLEARLY INDICATE THE NAME OF THE FIRM/COMPANY THAT PREPARED THE SUBMITTAL. THE PRODUCT NAME, AND MANUFACTURER BEING SUBMITTED, AND THE PRODUCT OR SYSTEM IN THE WORK TO WHICH THE SUBMITTAL APPLIES.

12. THE GC SHALL ASSIGN A DATE AND UNIQUE NUMBER TO EACH SUBMITTAL. RESUBMITTALS SHALL BE ASSIGNED A REVISION NUMBER RELATIVE TO THE ORIGINAL SUBMITTAL AND SHALL BE DATED ACCORDINGLY.
13. PRIOR TO TRANSMITTAL TO THE ARCHITECT, THE GC SHALL REVIEW ALL SUBMITTALS FOR COMPLIANCE WITH THE CONTRACT REQUIREMENTS AND FOR COORDINATION WITH OTHER WORK IN THE CONTRACT. THE GC SHALL STAMP ALL SUBMITTALS UPON REVIEW AND APPROVAL. BY APPROVING AND ISSUING SUBMITTALS TO THE ARCHITECT, THE GC THEREBY REPRESENTS THAT ANY APPROPRIATE FIELD MEASUREMENTS OR CONDITIONS HAVE BEEN VERIFIED, THAT THE SUBMITTAL HAS BEEN COORDINATED WITH OTHER RELEVANT ASPECTS OF THE WORK, AND THAT THE SUBMITTAL COMPLIES WITH THE CONTRACT DOCUMENTS. THE ARCHITECT RESERVES THE RIGHT TO REJECT ANY SUBMITTAL NOT BEARING THE GC'S STAMP OF APPROVAL.
14. PROCESSING TIME:
- 14.1. INITIAL REVIEW: ALLOW TEN (10) WORKING DAYS FOR REVIEW OF EACH SUBMITTAL. ALLOW ADDITIONAL TIME IF COORDINATION WITH SUBSEQUENT SUBMITTALS IS REQUIRED.
- 14.2. RESUBMITTAL REVIEW: ALLOW TEN (10) WORKING DAYS FOR REVIEW OF EACH RESUBMITTAL.
- 14.3. THE ARCHITECT RESERVES THE RIGHT TO WITHHOLD ACTION ON A SUBMITTAL REQUIRING COORDINATION WITH OTHER SUBMITTALS UNTIL RELATED SUBMITTALS ARE RECEIVED.
15. REFER TO SECTIONS ON SHOP DRAWINGS, PRODUCT DATA AND SAMPLES FOR ADDITIONAL REQUIREMENTS SPECIFIC TO THOSE TYPES OF SUBMITTALS.

ARCHITECT'S ACTION ON SUBMITTALS

1. ACTION SUBMITTALS -- INCLUDING ANY SUBMITTAL WHERE ACTION AND RETURN IS REQUIRED OR REQUESTED -- WILL BE REVIEWED BY THE ARCHITECT, MARKED TO INDICATE ACTION TAKEN PER THE ACTIONS LISTED BELOW, AND RETURNED TO THE GENERAL CONTRACTOR WITHIN THE PROCESSING TIME LISTED ABOVE.
2. INFORMATION SUBMITTALS -- INCLUDING THOSE WHICH ARE SUBMITTED FOR RECORD OR SIMILAR PURPOSES -- MAY NOT BE RETURNED TO THE GENERAL CONTRACTOR IF NO CORRECTION OR FURTHER INFORMATION IS REQUIRED. THE ARCHITECT RESERVES THE RIGHT TO REJECT ANY INFORMATION SUBMITTAL IF IT DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS.
3. COMPLIANCE WITH ALL SPECIFIED CHARACTERISTICS, INCLUDING THOSE NOTED BY THE ARCHITECT ON ANY SUBMITTAL, IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
4. THE ARCHITECT WILL AFFIX AN ACTION STAMP TO EACH SUBMITTAL, WHICH WILL BE APPROPRIATELY MARKED, AS FOLLOWS, TO INDICATE THE ACTION TAKEN:
- 4.1. NO EXCEPTIONS TAKEN -- THE SUBMITTAL COMPLIES WITH THE CONTRACT DOCUMENTS AND FABRICATION, MANUFACTURE, OR CONSTRUCTION MAY PROCEED.
- 4.2. EXCEPTIONS NOTED -- FABRICATION, MANUFACTURE, OR CONSTRUCTION MAY PROCEED, PROVIDED THE WORK COMPLIES WITH THE ARCHITECT'S NOTES AND THE CONTRACT DOCUMENTS.
- 4.3. RETURN CORRECTED COPY -- A REVISED COPY OF THE SUBMITTAL, INCORPORATING THE ARCHITECT'S NOTATIONS AND CORRECTIONS, SHALL BE SUBMITTED FOR RECORD.
- 4.4. REJECTED -- MEANS THAT THE SUBMITTAL DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, AND FABRICATION, MANUFACTURE, OR CONSTRUCTION MAY NOT PROCEED. THE CONTRACTOR SHALL MAKE THE NOTED CORRECTIONS AND RESUBMIT. SUBMITTALS MARKED AS "REJECTED" SHALL NOT BE KEPT OR USED AT THE PROJECT SITE OR ANY PLACE WHERE THE WORK IS BEING PERFORMED.
5. EXCEPT FOR INFORMATION SUBMITTALS, DO NOT USE SUBMITTALS THAT DO NOT BEAR THE ARCHITECT'S ACTION STAMP INDICATING AN ACTION TAKEN IN CONNECTION WITH THE WORK.
6. THE ARCHITECT'S REVIEW OF SUBMITTALS IS ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND COMPLIANCE WITH THE INFORMATION GIVEN IN THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR DIMENSIONS TO BE CONFIRMED AND CORRELATED AT THE SITE FOR INFORMATION THAT RELATES SOLELY TO THE FABRICATION PROCESSES OR TO THE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF CONSTRUCTION. THE CONTRACTOR IS ALSO RESPONSIBLE FOR COORDINATING THE SUBMITTAL WITH THE WORK OF OTHER TRADES.

SHOP DRAWING REQUIREMENTS

1. SHOP DRAWINGS MAY INCLUDE, BUT NOT BE LIMITED TO FABRICATION AND INSTALLATION DRAWINGS, SETTING DIAGRAMS, SCHEDULES, PATTERNS, TEMPLATES AND SIMILAR DRAWINGS.
2. SHOP DRAWINGS SHALL BE NEWLY PREPARED INFORMATION SPECIFIC TO THE WORK INDICATED IN THE CONTRACT DOCUMENTS, AND BE DRAWN AND PRINTED TO SCALE.
3. ANY DEVIATIONS FROM THE CONTRACT DOCUMENTS SHALL BE HIGHLIGHTED, ENCIRCLED, OR OTHERWISE INDICATED, AND BE ACCOMPANIED BY AN EXPLANATION FOR THE DEVIATION.
4. ALL SHOP DRAWINGS SHALL INCLUDE DIMENSIONS, IDENTIFICATION OF PRODUCTS & MATERIALS, ILLUSTRATION OF COMPLIANCE WITH SPECIFIED STANDARDS, NOTATION OF COORDINATION REQUIREMENTS, AND NOTATION OF ANY FIELD-VERIFIED DIMENSIONS.
5. EXCEPT IN THE CASE OF TEMPLATES, PATTERNS, AND SIMILAR FULL-SIZE DRAWINGS, SHOP DRAWINGS SHALL BE SUBMITTED ON SHEETS AT LEAST 8-1/2" x 11", BUT NOT LARGER THAN 36" x 48".
6. UPON WRITTEN REQUEST BY THE GC, THE ARCHITECT'S CAD FILES MAY BE MADE AVAILABLE TO ASSIST WITH THE FABRICATION OF SHOP DRAWINGS. IN SUCH CIRCUMSTANCE, THE ARCHITECT'S CAD FILE SHALL ONLY BE USED AS A BACKGROUND, AND SHALL NOT BE REPRODUCED TO CREATE ANY SHOP DRAWING.

PRODUCT DATA REQUIREMENTS

1. PRODUCT DATA MAY INCLUDE, BUT NOT BE LIMITED TO PRINTED INFORMATION SUCH AS MANUFACTURER'S INSTALLATION INSTRUCTIONS, CATALOG CUTS, STANDARD COLOR CHARTS, ROUGH-IN DIAGRAMS AND TEMPLATES, STANDARD WIRING DIAGRAMS AND PERFORMANCE CURVES.
2. COLLECT ALL PRODUCT DATA INTO A SINGLE SUBMITTAL FOR EACH ITEM, MATERIAL, OR SYSTEM.
3. MARK EACH COPY/PAGE TO SHOW APPLICABLE CHOICES AND OPTIONS. WHERE PRODUCT DATA INCLUDES INFORMATION OF SEVERAL PRODUCTS, MARK COPIES/PAGES TO INDICATE THE APPLICABLE INFORMATION AND TO STRIKE THE INFORMATION THAT IS ERRONEOUS.
4. ALL PRODUCT DATA SHALL INCLUDE THE ITEM IN THE WORK FOR WHICH THE PRODUCT IS BEING SUBMITTED (IF NOT READILY APPARENT), NAME OF THE MANUFACTURER AND PRODUCT, THE MANUFACTURER'S PRINTED RECOMMENDATIONS, COMPLIANCE WITH RECOGNIZED TRADE ASSOCIATION STANDARDS, COMPLIANCE WITH RECOGNIZED TESTING AGENCY STANDARDS, APPLICATION OF TESTING AGENCY LABELS AND SEALS, NOTATION OF ANY COORDINATION REQUIREMENTS, AND NOTATION OF ANY FIELD-VERIFIED DIMENSIONS.
5. DO NOT SUBMIT PRODUCT DATA TO THE ARCHITECT UNTIL COMPLIANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS HAS BEEN CONFIRMED.

SAMPLES REQUIREMENTS

1. SAMPLES MAY INCLUDE, BUT NOT BE LIMITED TO PARTIAL SECTIONS OF MANUFACTURED OR FABRICATED COMPONENTS, CUTS OR CONTAINERS OF MATERIALS, COLOR RANGE SETS, AND SWATCHES SHOWING COLOR, TEXTURE AND PATTERN.
2. SUBMIT FULL SIZE, FULLY FABRICATED SAMPLES, CURED AND FINISHED AS SPECIFIED, AND PHYSICALLY IDENTICAL WITH THE MATERIAL OR PRODUCT PROPOSED.
3. MOUNT, DISPLAY OR PACKAGE SAMPLES IN THE MANNER SPECIFIED TO FACILITATE REVIEW OF QUALITIES INDICATED. DESCRIPTIVE INFORMATION SHALL ACCOMPANY EACH SAMPLE, INCLUDING A DESCRIPTION OF THE SAMPLE, THE ITEM WITHIN THE WORK FOR WHICH THE SAMPLE IS BEING SUBMITTED (IF NOT READILY APPARENT), SAMPLE SOURCE, PRODUCT NAME, MANUFACTURER, COMPLIANCE WITH RECOGNIZED STANDARDS, AVAILABILITY AND DELIVERY TIME.
4. SUBMIT SAMPLES FOR REVIEW OF KIND, COLOR, PATTERN, AND TEXTURE, FOR A FINAL CHECK OF THESE CHARACTERISTICS WITH OTHER ELEMENTS, AND FOR COMPARISON OF THESE CHARACTERISTICS BETWEEN THE FINAL SUBMITTAL AND THE ACTUAL COMPONENT AS DELIVERED AND INSTALLED.
5. WHERE VARIATION IN COLOR, PATTERN, TEXTURE OR OTHER CHARACTERISTICS ARE INHERENT IN THE MATERIAL OR PRODUCT REPRESENTED, SUBMIT MULTIPLE UNITS (NOT LESS THAN THREE), THAT SHOW APPROXIMATE LIMITS OF THE VARIATIONS.
6. REFER TO OTHER SPECIFICATION SECTIONS FOR REQUIREMENTS FOR SAMPLES THAT ILLUSTRATE WORKMANSHIP, FABRICATION TECHNIQUES, DETAILS OF ASSEMBLY, CONNECTIONS, OPERATION AND SIMILAR CONSTRUCTION CHARACTERISTICS.
7. FOR ANY SAMPLES THAT MUST BE RETURNED TO THE CONTRACTOR FOR INCORPORATION IN THE WORK, SUCH SAMPLES MUST BE UNDAMAGED AT THE TIME OF USE. INDICATE SPECIAL REQUESTS REGARDING DISPOSITION OF SAMPLE SUBMITTALS IN THE TRANSMITTAL, AND PROVIDE FOR APPROPRIATE SHIPPING/PACKAGING TO ENSURE PROTECTION OF SAMPLE DURING TRANSIT.
8. WHERE SAMPLES ARE SUBMITTED FOR SELECTION OF COLOR, PATTERN, TEXTURE OR SIMILAR CHARACTERISTICS FROM A RANGE OF STANDARD CHOICES, SUBMIT A FULL SET OF CHOICES.
- 8.1. PRELIMINARY SAMPLES WILL BE REVIEWED AND RETURNED WITH THE ARCHITECT'S MARK INDICATING SELECTION AND OTHER ACTION.
- 8.2. SUCH PRELIMINARY SAMPLES MAY SERVE AS THE FINAL SUBMITTAL, UNLESS NON-COMPLIANCE IS NOTED.
9. MAINTAIN SETS OF SAMPLES, AS RETURNED, AT THE PROJECT SITE FOR QUALITY COMPARISONS THROUGHOUT THE COURSE OF CONSTRUCTION.
10. FIELD SAMPLES SPECIFIED IN INDIVIDUAL SPECIFICATION SECTIONS ARE FULL SIZE MOCK-UPS, ERECTED ON SITE TO ILLUSTRATE FINAL FINISHED PRODUCTS, AND TO ESTABLISH THE STANDARD BY WHICH THE WORK WILL BE JUDGED.

CLOSE-OUT PROCEDURES:

1. WHEN THE WORK IS DEEMED BY THE CONTRACTOR TO BE SUBSTANTIALLY COMPLETE, THE OWNER/CLIENT, ARCHITECT, AND CONTRACTOR WILL PERFORM A PUNCHLIST WALKTHROUGH TOGETHER TO DETERMINE ANY REMAINING ITEMS TO BE COMPLETED OR CORRECTED. THE ARCHITECT WILL THEN ISSUE A CERTIFICATE OF SUBSTANTIAL COMPLETION, ESTABLISHING THE DATE OF SAME.
2. UPON SUBSTANTIAL COMPLETION, THE GENERAL CONTRACTOR SHALL SUBMIT TO THE ARCHITECT AND OWNER/CLIENT A MANUAL OF OPERATIONAL AND MAINTENANCE INFORMATION. THE MANUAL SHALL INCLUDE EMERGENCY, OPERATIONS, AND MAINTENANCE INSTRUCTIONS FOR ALL PRODUCTS, SYSTEMS, AND EQUIPMENT INSTALLED ON THE PROJECT, AS WELL AS ALL APPLICABLE MANUFACTURER'S PRODUCT GUARANTEES AND/OR WARRANTIES. SUCH MANUAL SHALL BE SUBMITTED IN BINDER FORM, AND BE CLEARLY CATEGORIZED AND ORGANIZED.
3. PRIOR TO LEAVING THE PROJECT, THE CONTRACTOR -- INCLUDING ANY RELEVANT SUBCONTRACTORS -- SHALL ORIENT AND INSTRUCT THE OWNER'S/CLIENT'S DESIGNATED PERSONNEL IN THE OPERATION OF ALL EQUIPMENT AND OPERABLE DEVICES FURNISHED AND INSTALLED IN THE PROJECT.
4. ALL ITEMS THAT ARE EXISTING TO REMAIN, EXISTING RELOCATED, OR NEWLY INSTALLED SHALL BE AMPLY PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF THE OWNER/CLIENT PRIOR TO BEING TURNED OVER TO THE OWNER/CLIENT.
5. THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN ALL AREAS OF THE PROJECT SITE, INCLUDING ANY WALL BASE, WALL TRIM, VINYL WALL COVERING, DOORS, CASEWORK/MILLWORK, FIXTURES, PERIMETER BASEBOARD HEATING, ETC., PRIOR TO LEAVING THE PROJECT. ALL INTERIOR GLAZING SHALL BE WASHED AND CLEANED JUST PRIOR TO LEAVING THE PROJECT.
6. THE GENERAL CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DRAWINGS TO THE OWNER/TENANT AT THE COMPLETION OF THE WORK.
7. UPON NOTICE BY THE CONTRACTOR OF FINAL COMPLETION, THE OWNER/CLIENT WILL REVIEW THE WORK TO VERIFY ACCEPTANCE.

Corl Street Elementary

Project Title:

Play Area

Project Address:

235 S. CORL STREET

STATE COLLEGE, PA 16801

19042

MUD Project No.:

Issue:

SD Pricing Set
DD Pricing Set

Date:

09-23-19
11-26-19

PROJECT
NOTES

Sheet No.:

G-001

Sheet Size: ARCH D

DD PRICING - 2019-11-26

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SEAL:

SURVEYOR _____ CES _____

CADD _____ MJH

DESIGNER MJH

PROJ. MANAGER MJH

FILE 18-271 RPE DESIGN

DATE	DESCRIPTION
	REVISIONS

PROJECT NAME

CORL STREET
ELEMENTARY
SCHOOL
PLAYGROUND

SHEET NAME

SCHEMATIC
GRADING
PLAN

PROJECT NO.

SSE 18-27

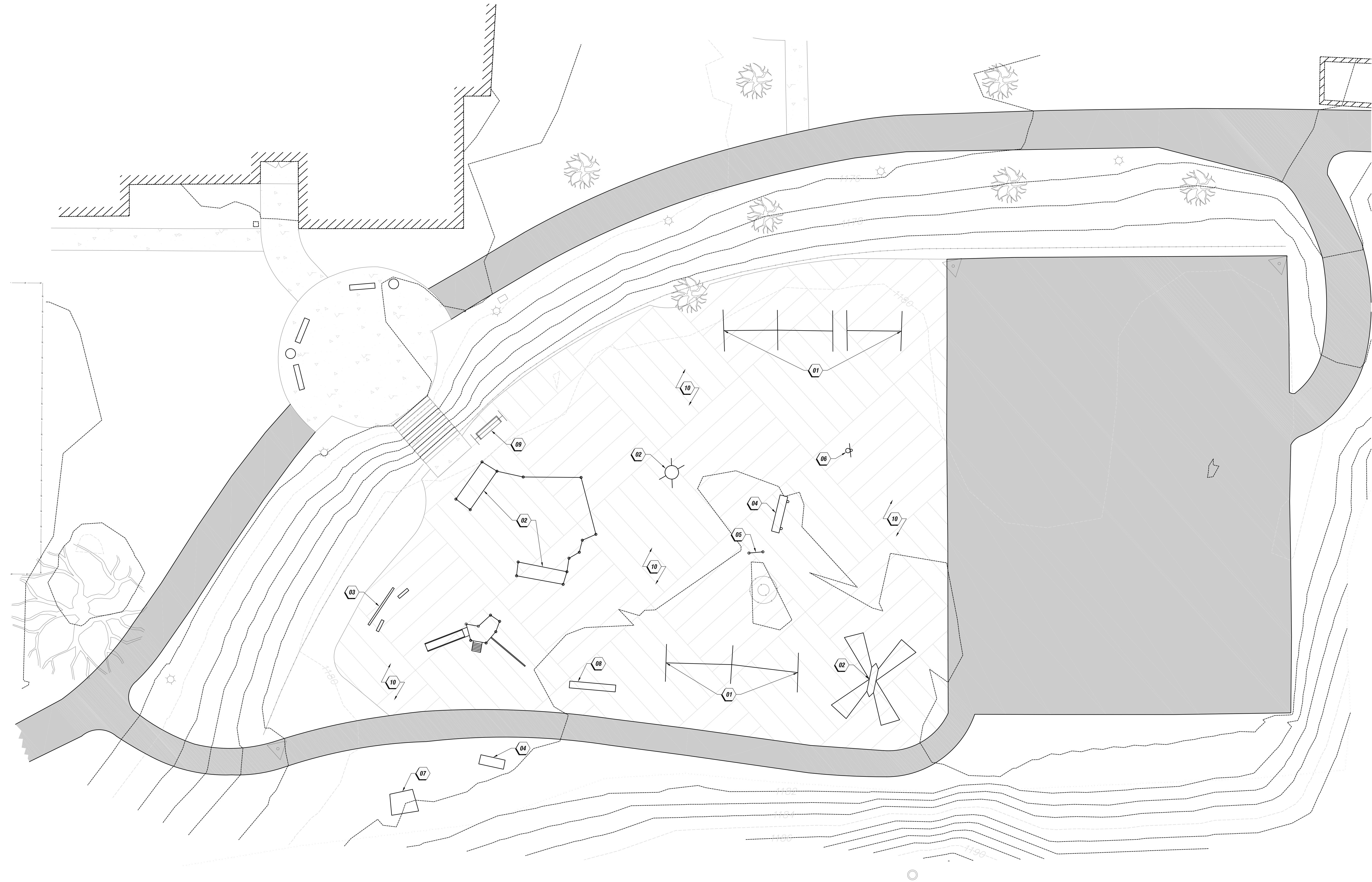
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NOVEMBER 21, 2019

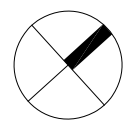
SCALE	SHEET NO.
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1" = 10'	C100
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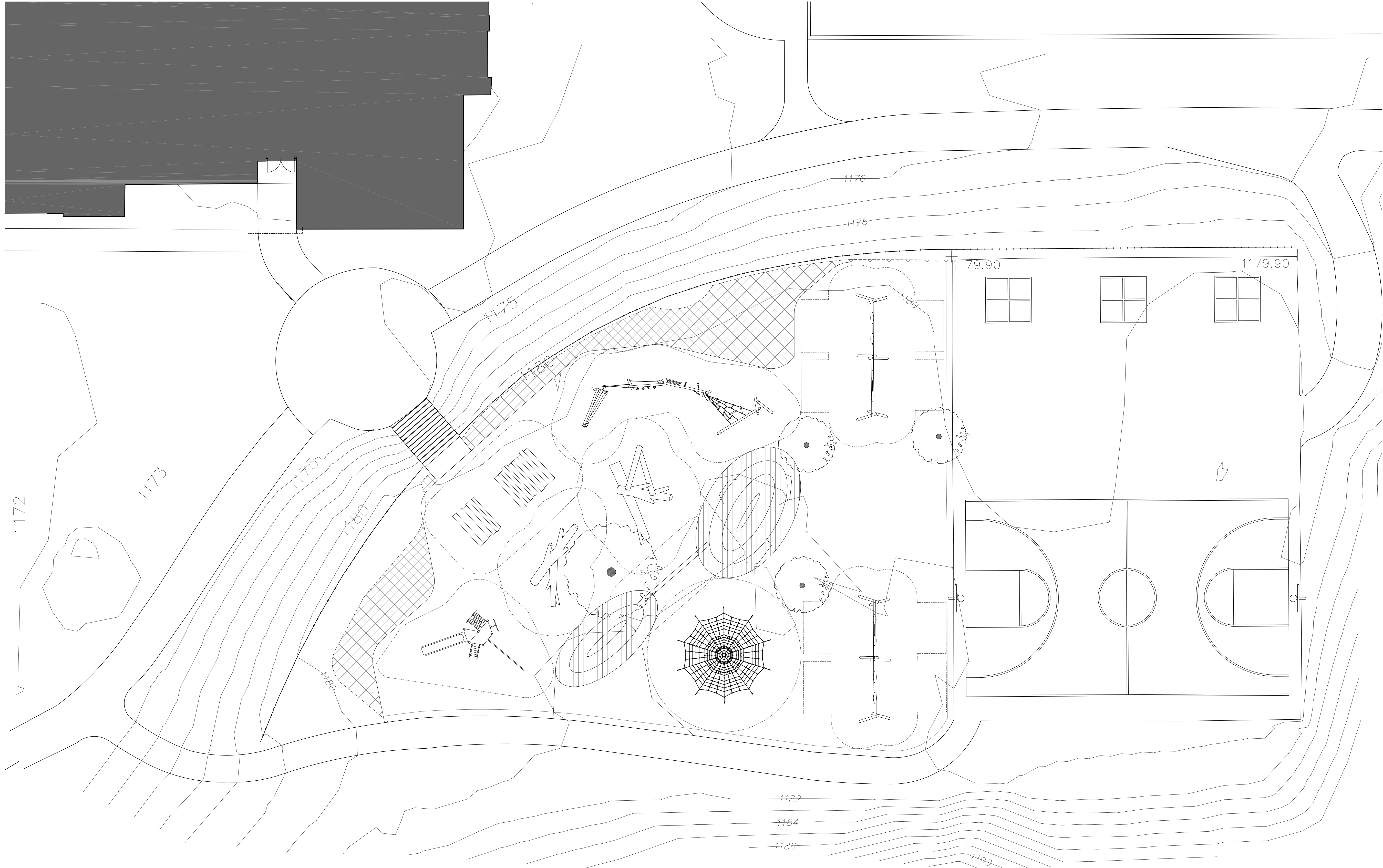




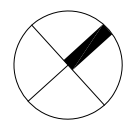
01 DEMO SITE PLAN
PLAY AREA
SCALE (0.5" = 1'-0")



DEMO KEYNOTES-CORL STREET ELEM.	
01	REMOVE EXISTING SWING EQUIPMENT AND FOUNDATIONS
02	REMOVE EXISTING CLIMBER EQUIPMENT AND FOUNDATIONS
03	REMOVE EXISTING GLIDER EQUIPMENT AND FOUNDATIONS
04	REMOVE EXISTING BENCH AND FOUNDATIONS
05	REMOVE EXISTING GAME EQUIPMENT AND FOUNDATIONS
06	REMOVE EXISTING BASKETBALL HOOP AND FOUNDATIONS
07	REMOVE EXISTING MONKEY BARS AND FOUNDATIONS
08	REMOVE EXISTING BALANCE BEAM AND FOUNDATIONS
09	REMOVE EXISTING BENCH SWING AND FOUNDATIONS
10	HATCH INDICATES EXISTING MULCH TO BE REMOVED



01 SITE PLAN
PLAY AREA
SCALE 1/8" = 1'-0"



PLANTING LEGEND

- REMOVE EXISTING MULCH, REPLACE WITH TOPSOIL AND SEED FOR LAWN
- SOD
- ACER SAACHARUM

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Project Title:
Corl Street Elementary
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Project Address:
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STATE COLLEGE, PA 16801

MAD Project No.:
19042

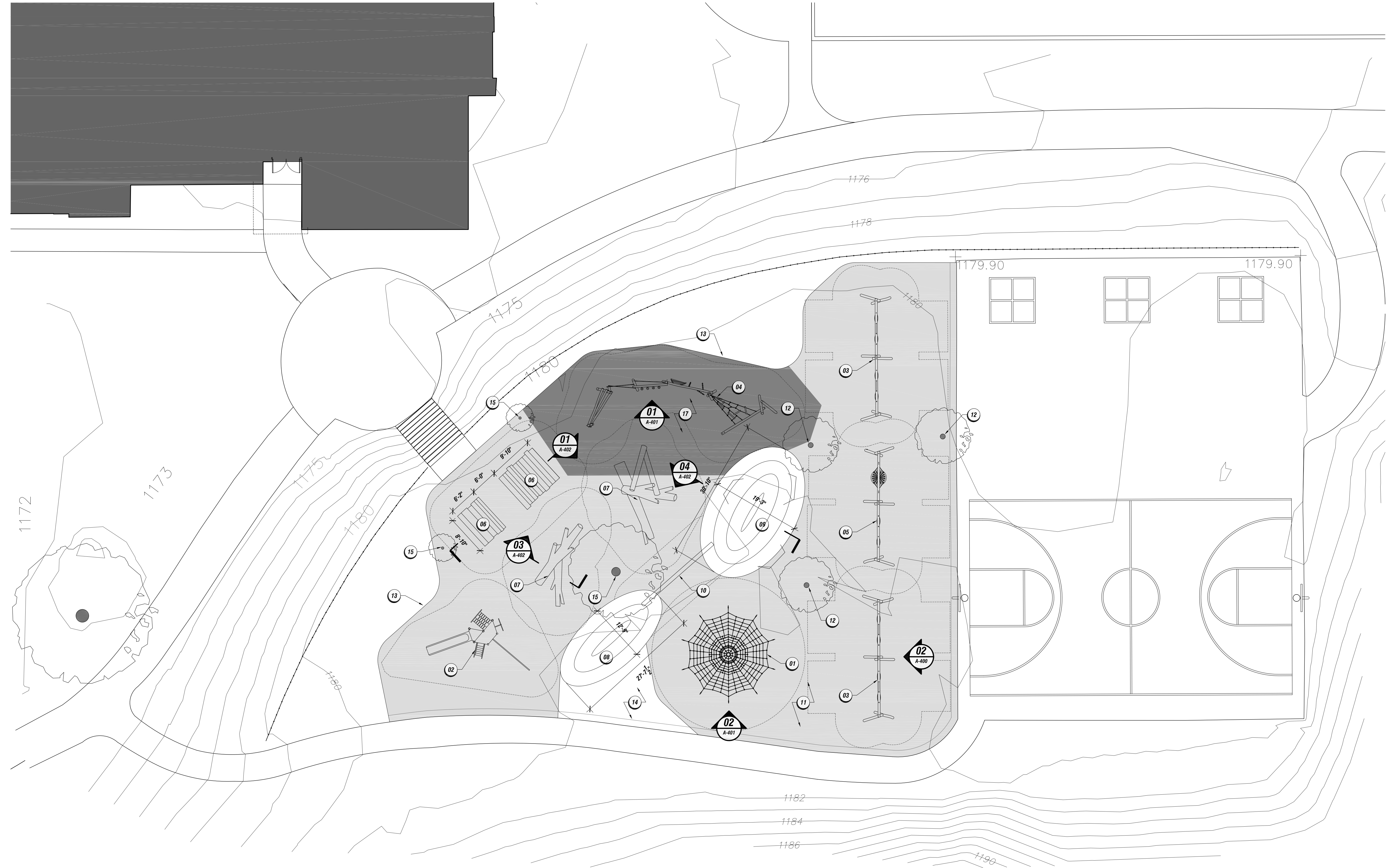
Issue:
SD Pricing Set
DD Pricing Set

Date:
09-23-19
11-26-19

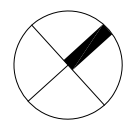
Sheet Title:
PLAY AREA
PLANTING
PLAN

Sheet No.:
A-100

Sheet Size: ARCH D



01 SITE PLAN
PLAY AREA
SCALE (0.5" = 1'-0")



SURFACING LEGEND

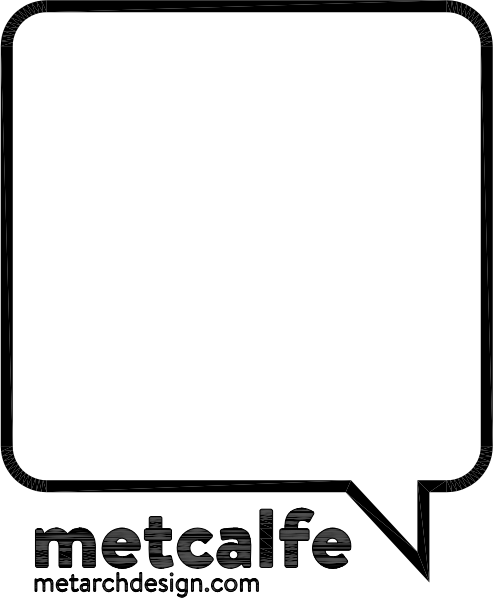
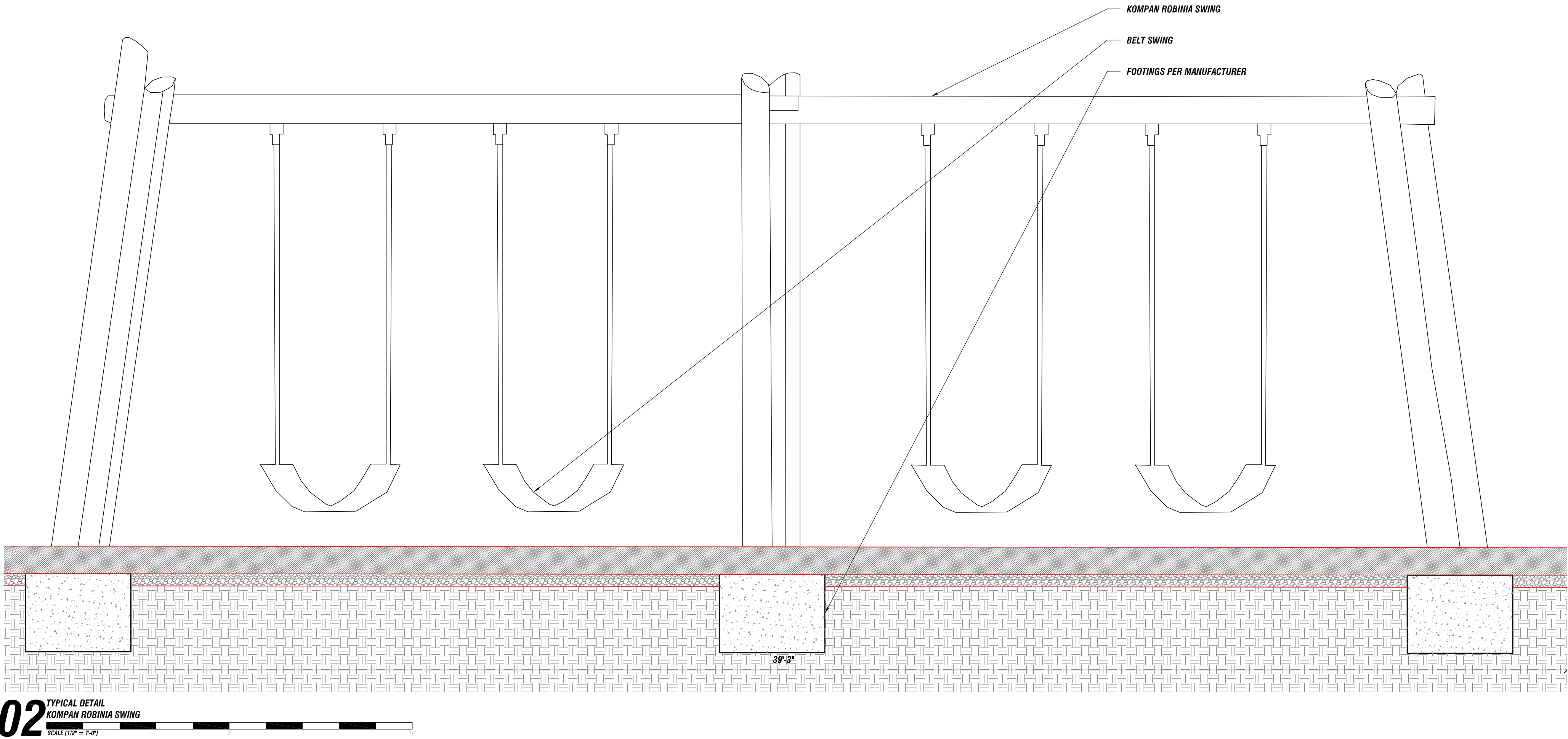
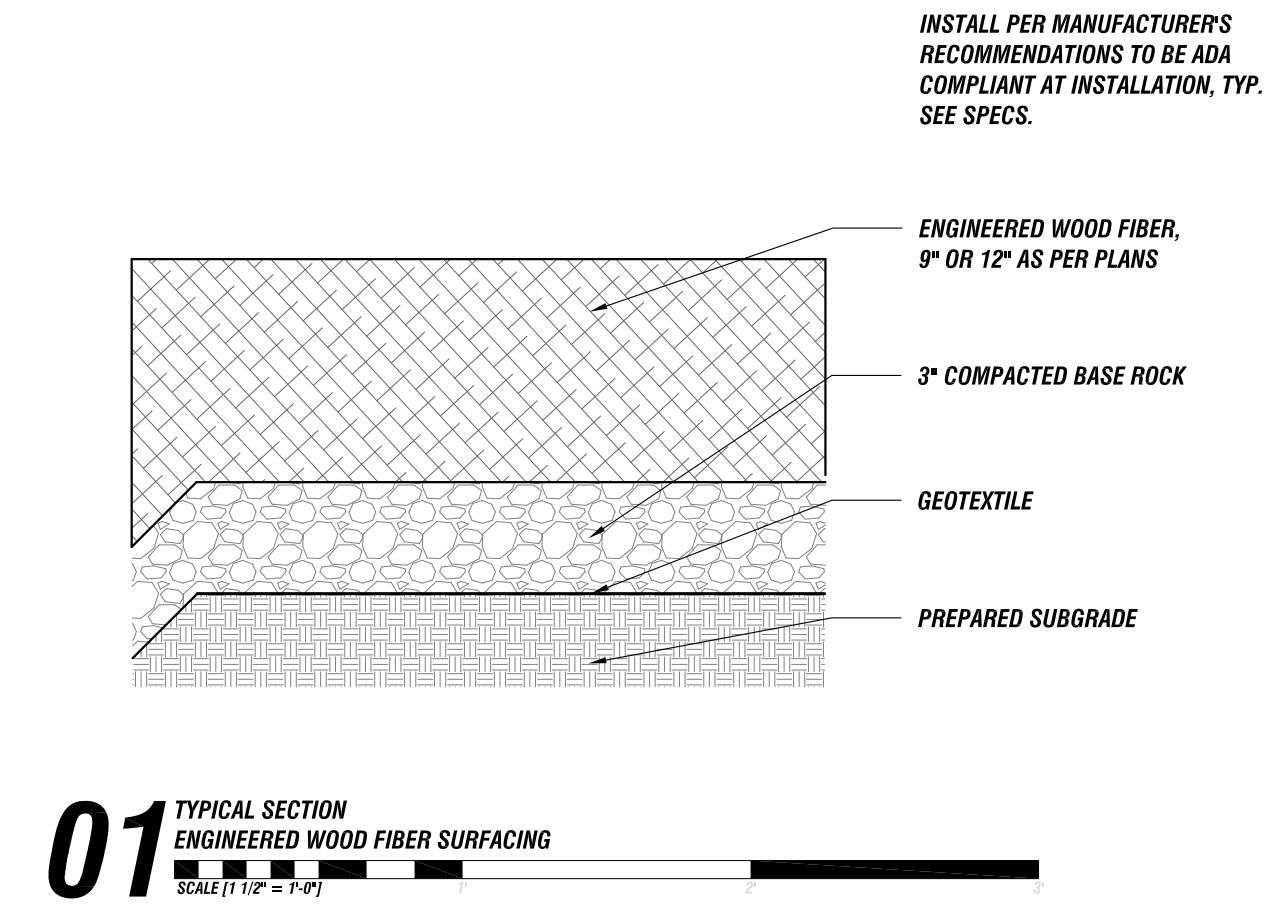
- NEW ENGINEERED WOOD FIBER, 9" EWF, 3" CRUSHED STONE, INSTALL PER MANUFACTURER'S RECOMMENDATIONS TO BE ADA COMPLIANT IMMEDIATELY UPON INSTALL
- NEW ENGINEERED WOOD FIBER, 12" EWF, 3" CRUSHED STONE, INSTALL PER MANUFACTURER'S RECOMMENDATIONS TO BE ADA COMPLIANT IMMEDIATELY UPON INSTALL

GENERAL NOTES

-PROVIDE TREE PROTECTION FOR ALL EXISTING TREES, INCLUDING SOIL COMPACTION AT ROOTS

NEW WORK KEYNOTES-CORL STREET ELEM.

- 01** KOMPAN ROBINIA TREE CLIMBER NR0834 PER MANUFACTURER'S RECOMMENDATIONS
- 02** EXISTING PLAYWORLD CHALLENGER STRUCTURE. REMOVE EXISTING STAIRS, AND CLIMBING NET. REPLACE WITH NEW STAIRS AND CLIMBING NET USING NEW HARDWARE.
- 03** KOMPAN ROBINIA NR0924 DOUBLE BAY SWING FRAME WITH BELT SWINGS. PROVIDE (1) ADA ADJUSTABLE HARNESS SWING, ON MANUFACTURER'S REC. FOUNDATION.
- 04** KOMPAN ROBINIA PARKOUR ON MANUFACTURER'S RECOMMENDED FOUNDATION.
- 05** KOMPAN ROBINIA NR0912 DOUBLE SWING COMBINATION WITH BIRD'S NEST ON MANUFACTURER'S REC. FOUNDATION.
- 06** STACKED LOG MOUND, WHITE OAK OR SIMILAR, 12-18" DIA., 9' LONG LOGS ON 6" DRAINAGE GRAVEL AND FILTER FABRIC, SECURE LOGS TOGETHER WITH LAG SCREWS, ANCHOR MOUND WITH REBAR DRIVEN TO FROST LINE.
- 07** LOG SCRAMBLE, (2) 24"x18" CLIMBING LOGS, (2) 24"x14", (2) 18"x10" CLIMBING LOG, WHITE OAK OR SIMILAR, ON 6" GRAVEL DRAINAGE LAYER, ANCHOR LOGS TOGETHER, COUNTERSINK FASTENERS
- 08** GRASS MOUND, 28'X13'X2'
- 09** GRASS MOUND, 31'X20'X3', WITH (3) 6" STONE SLABS EMBEDDED IN SOIL
- 10** 20' BALANCING LOG EMBEDDED IN GRASS MOUNDS, 12-18" ABOVE GRADE
- 11** PROVIDE 9" ENGINEERED WOOD FIBER SURFACING OVER FILTER FABRIC AND 3" GRAVEL DRAINAGE, MAX 1:48 SLOPE IN ANY DIRECTION
- 12** NEW TREE, SEE PLANTING PLAN
- 13** 6X6 CCA FREE PT EDGING ASSEMBLY, SECURE WITH REBAR DRIVEN TO FROST LINE
- 14** PLANTING AREA, SEE PLANTING PLAN
- 15** EXISTING TREE TO REMAIN, PROVIDE PROTECTION AS REQUIRED
- 16** PROVIDE 12" ENGINEERED WOOD FIBER SURFACING OVER FILTER FABRIC AND 3" GRAVEL DRAINAGE, MAX 1:48 SLOPE IN ANY DIRECTION



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Project Title:
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Play Area**

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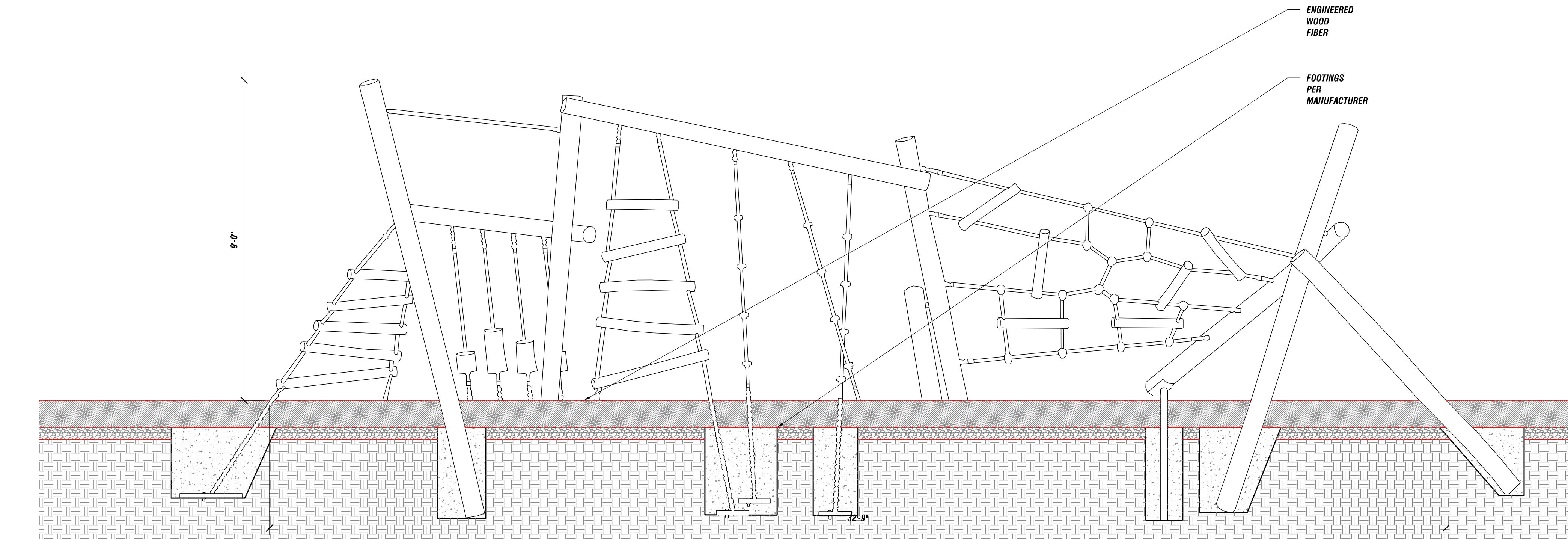
MAD Project No.:
19042

Issue:	Date:
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DD Pricing Set	11-26-19

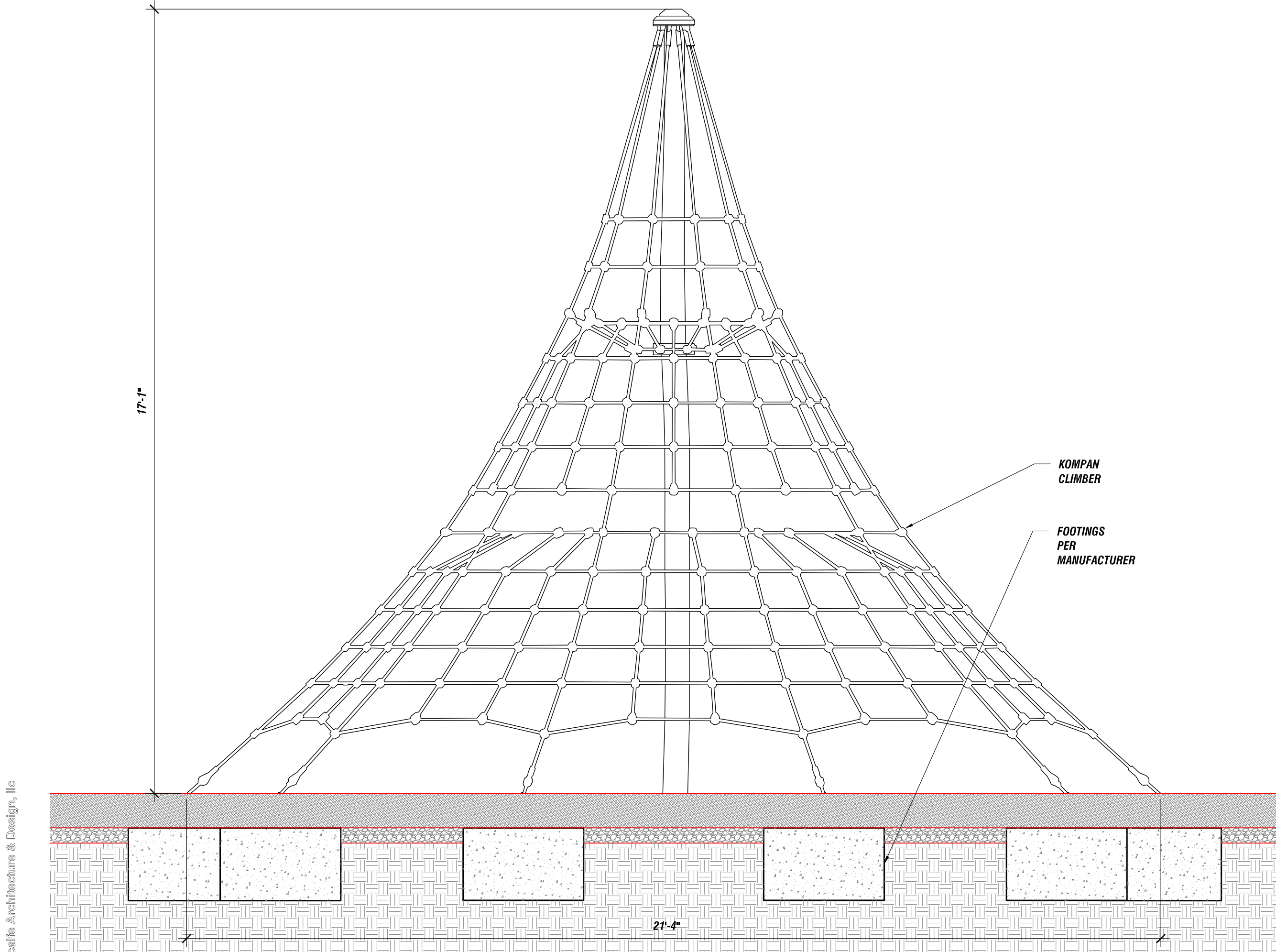
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**PLAY AREA
TYPICAL DETAILS**

Sheet No.:
A-400

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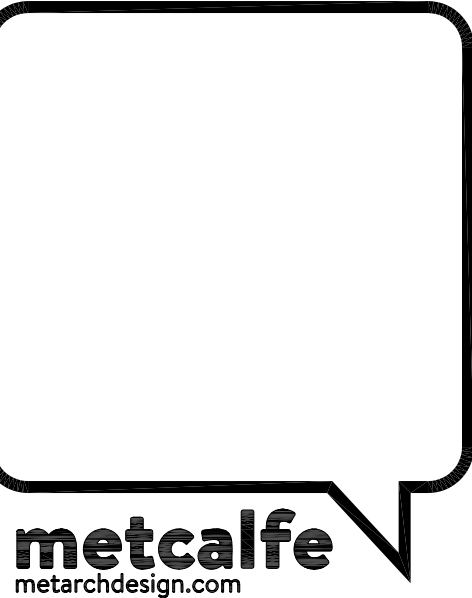


01 TYPICAL DETAIL
KOMPAN PARKOUR
SCALE (1/2" = 1'-0")



02 TYPICAL DETAIL
KOMPAN TREE CLIMBER
SCALE (1/2" = 1'-0")

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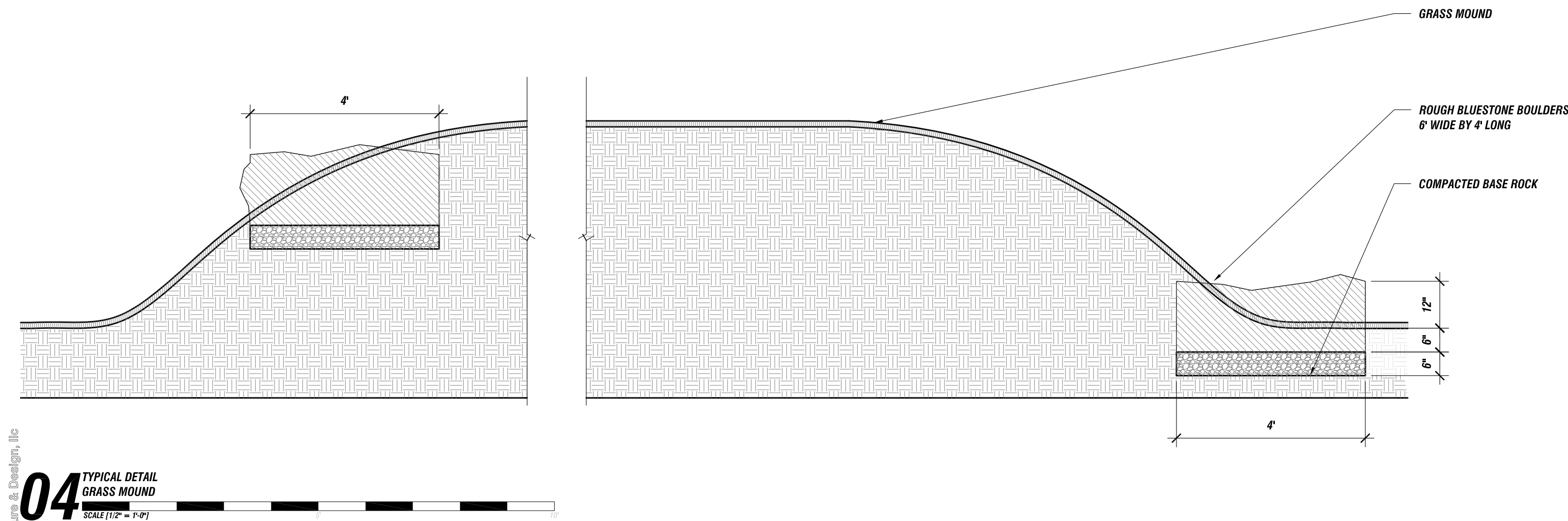
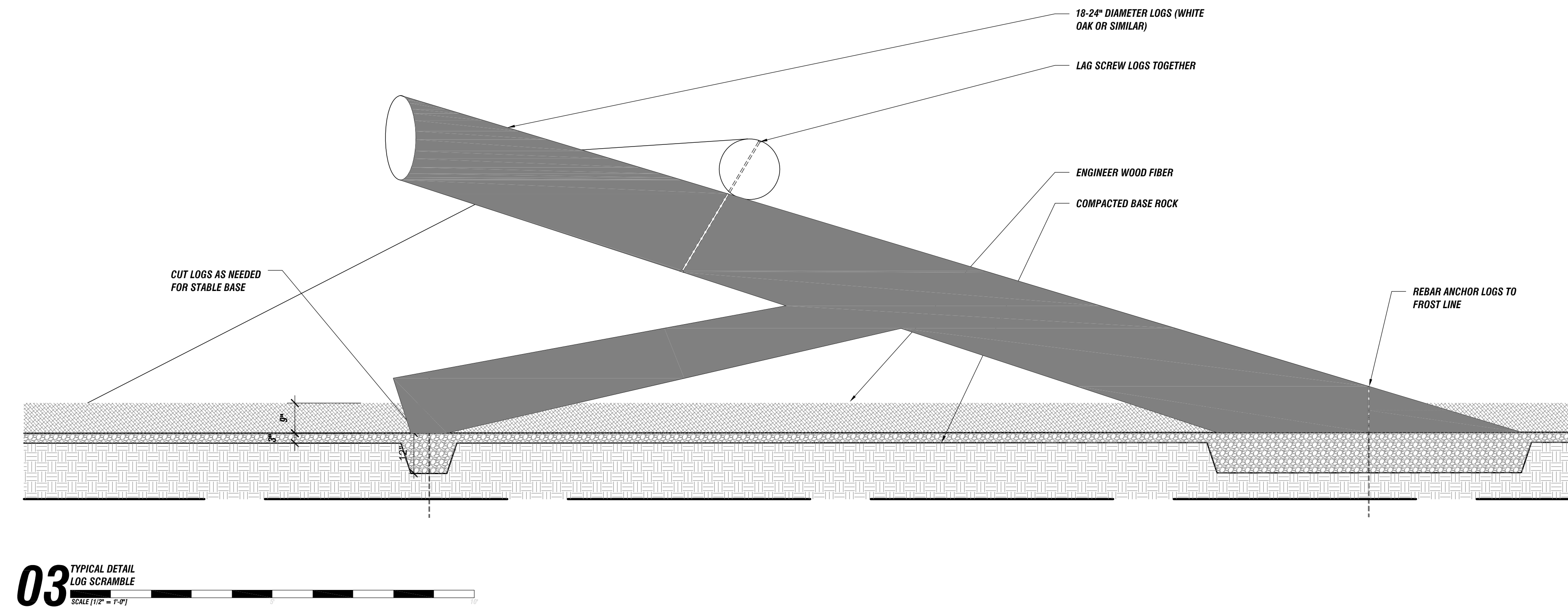
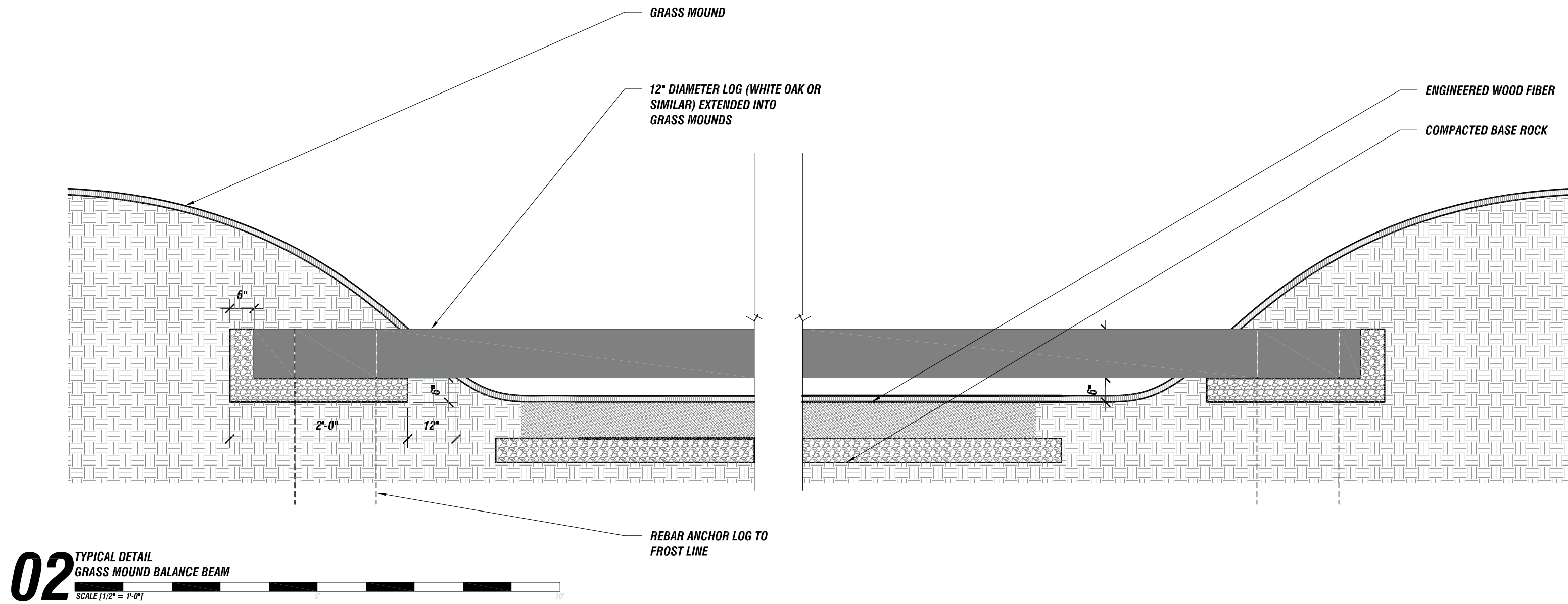
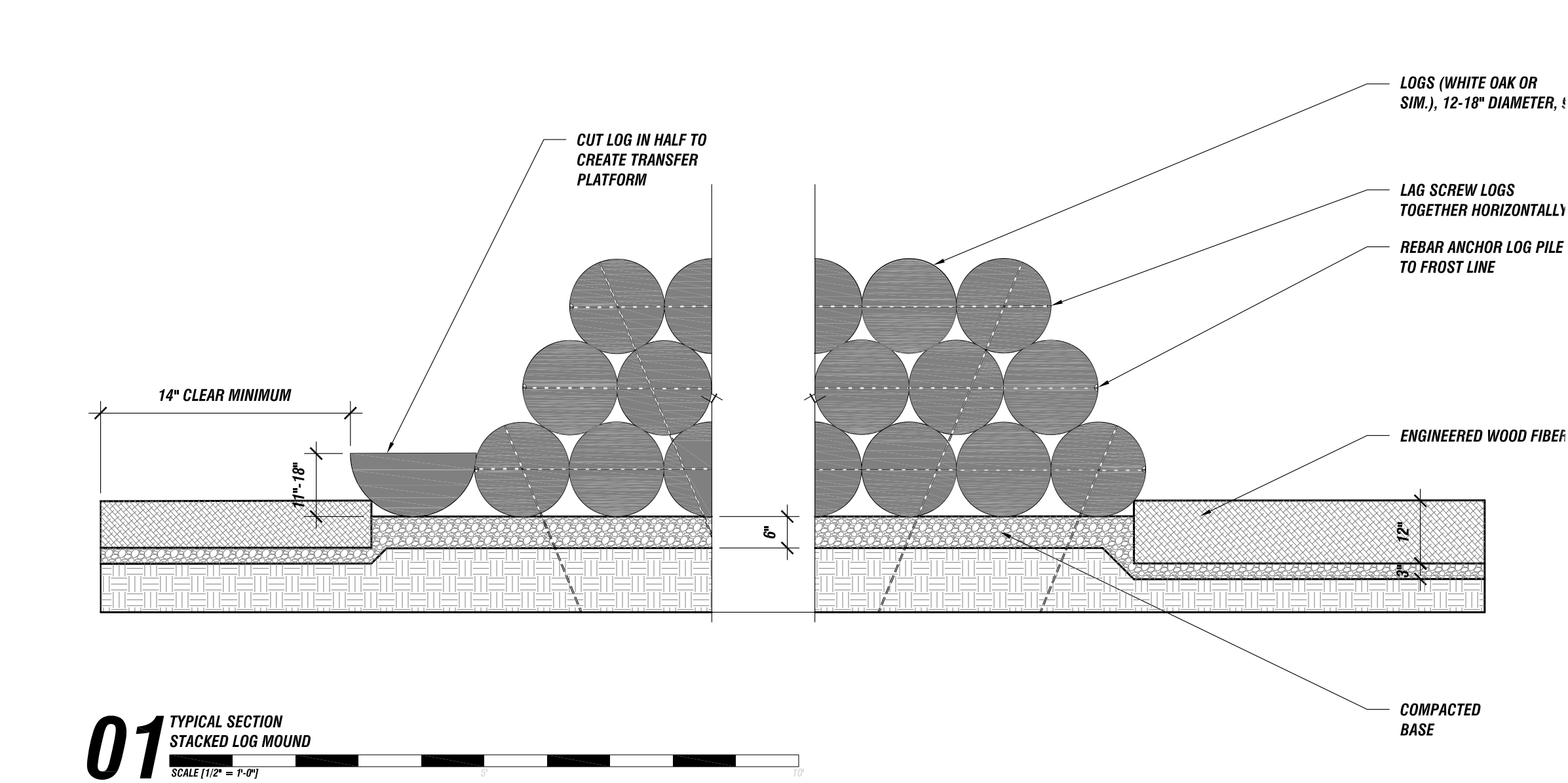
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Sheet Title:
**PLAY AREA
TYPICAL DETAILS**

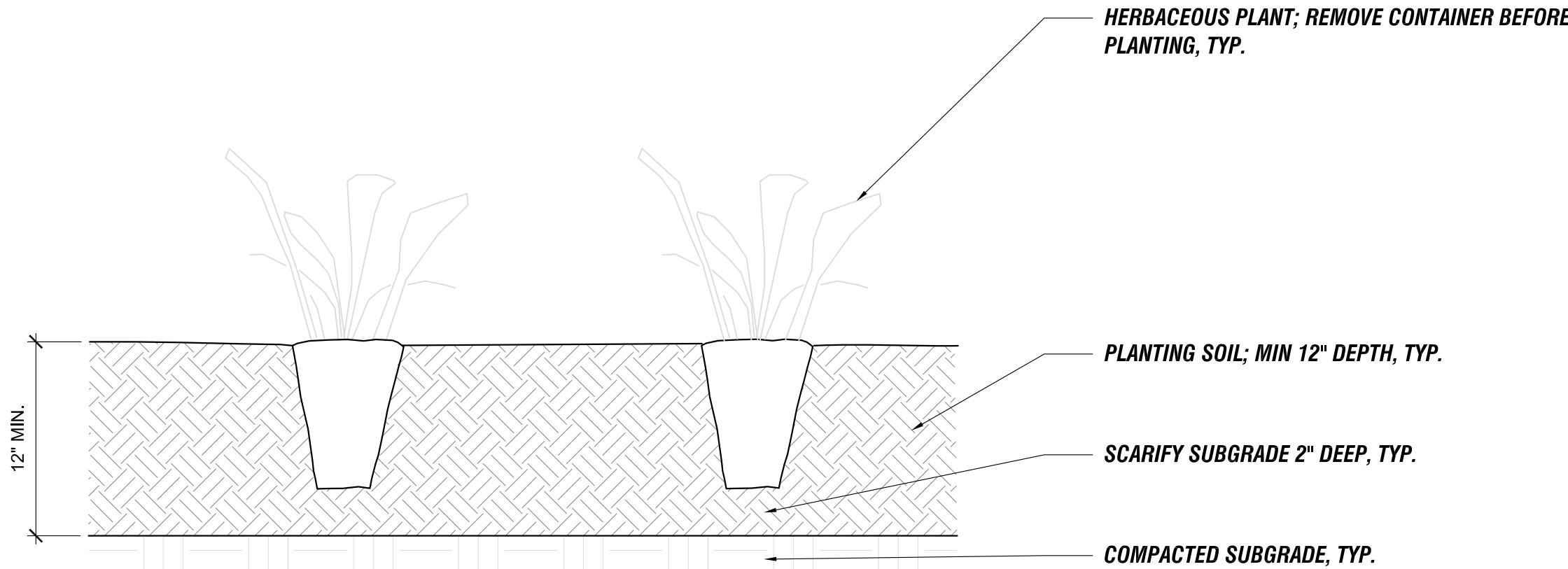
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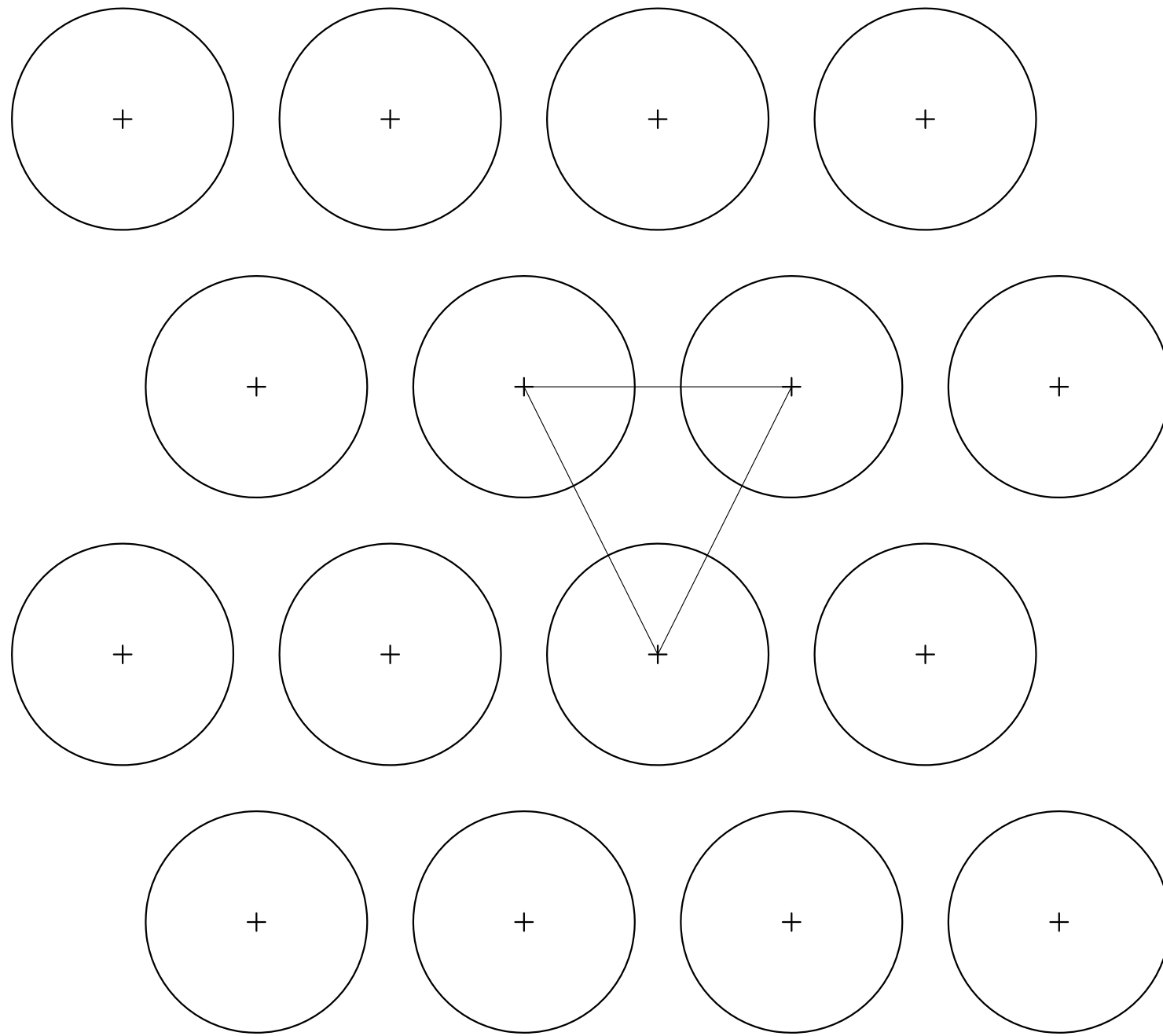


01 TYPICAL DETAIL
PLANTING DETAIL
SCALE (1/2" = 1'-0")



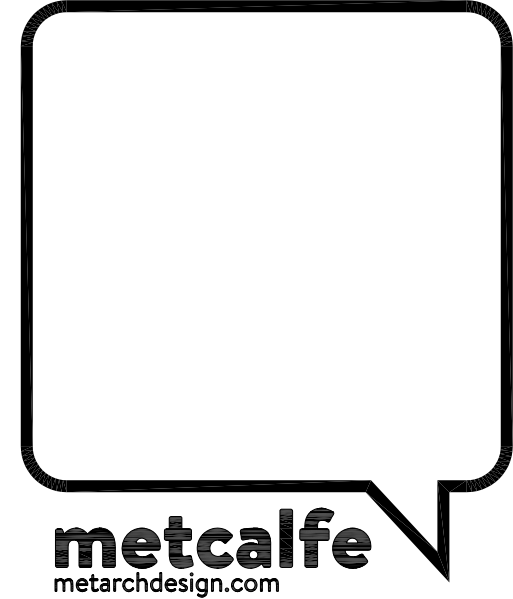
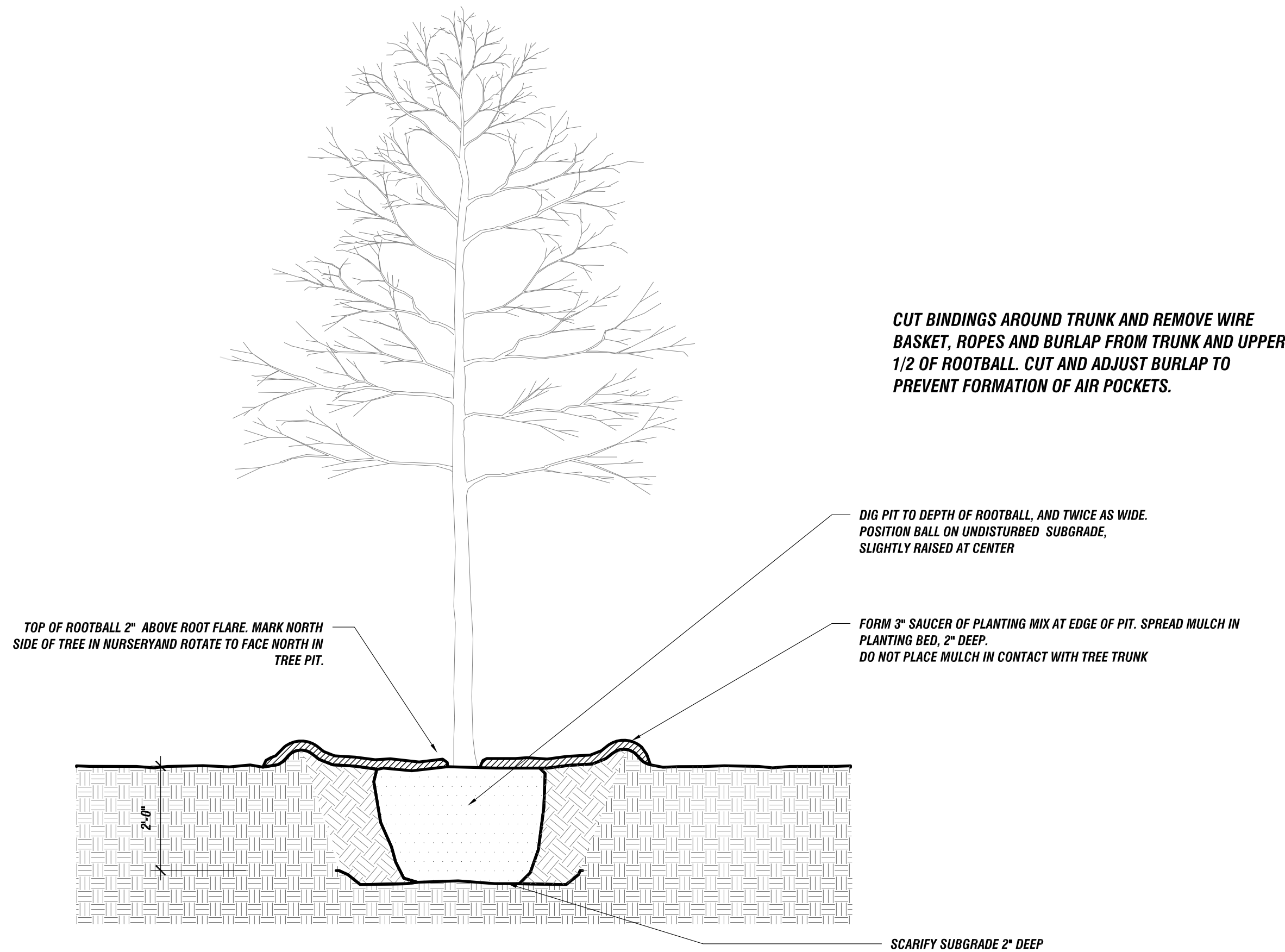
- NOTE:
1. SEPARATE AND SPREAD POT-BOUND ROOTS.
 2. DIP ROOT BALLS INTO SOLUTION OF ROOT DIP GEL BEFORE PLANTING, SEE SPECS.

02 TYPICAL DETAIL
TRIANGULAR PLANT SPACING
SCALE (1/2" = 1'-0")



X = DIMENSION OF PLANT SPACING

03 TYPICAL DETAIL
TREE PLANTING DETAIL
SCALE (1/2" = 1'-0")



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Sheet Title:
**PLAY AREA
PLANTING DETAILS**

Sheet No.:
A-404

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