

ISSUED FOR :

REVIEW
04.28.2025 (REV. 07.14.2025)

PROJECT DIRECTORY		GENERAL NOTES		CODE		LOCUS MAP																																																																																																																																																																																																																																																																																																																																																																															
OWNER: Park Property Management Group LLC 268 Summer Street Boston, MA 02210 Attn: Tina Marie Potvin 617.789.3944 ARCHITECT: SOUSAdesign 81 Boylston Street, 2nd Floor Brookline, MA 02445 Attn: Dennis Greenwood 617.879.9100 MEP ENGINEER: MEA ENGINEERING 8 Water St. Waltham, MA 02453 Attn: Bill Knowles 781.894.6730		1. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECTS OF ALL DISCREPANCIES BETWEEN CONSTRUCTION DOCUMENTS AND EXISTING CONDITIONS. 2. THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REGULATIONS THAT MAY APPLY TO THE CONSTRUCTION OF THE PROJECT. 3. ALL WORK OF THIS PROJECT SHALL COMPLY WITH ACCEPTED BUILDING PRACTICES AND ALL CODES HAVING JURISDICTION OVER THIS PROJECT. 4. REFER TO LIMITS OF WORK DRAWINGS FOR OVERALL DESCRIPTION OF WORK AREAS. 5. THE GENERAL CONTRACTOR SHALL LEAVE THE PROJECT SITE AND ALL SURROUNDING AREAS IN FINAL CLEAR CONDITION INCLUDING THE REMOVAL OF ALL DEBRIS RESULTING FROM CONSTRUCTION. 6. THE CONTRACTOR SHALL AT ALL TIMES DURING THE PROGRESS OF THE WORK REMOVE ALL CONSTRUCTION DEBRIS AND MAINTAIN A DUST FREE ENVIRONMENT FOR ALL ADJACENT AREAS. 7. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES AND VERIFY THAT ALL CUTTING AND PATCHING REQUIRED FOR THE INSTALLATION OF ALL MATERIALS BY ALL TRADES IS PROPERLY EXECUTED. 8. THE CONTRACTOR SHALL UTILIZE THE AREAS WITHIN THE SCOPE OF WORK FOR STORAGE OF MATERIALS AND TOOLS. NO WORK OR STORAGE OF MATERIALS MAY OCCUR OUTSIDE OF THE LEASED PREMISES INCLUDING ANY CORRIDOR, EXTERIOR OF THE SPACE OR LANDLORD COMMON AREAS. 9. ALL WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER ALL OTHERS. DO NOT SCALE DRAWINGS. IF THERE IS A QUESTION OR CONFLICT IN DIMENSIONS, NOTIFY THE ARCHITECT FOR CLARIFICATION. 10. VERIFY FIELD CONDITIONS PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK. THE CONTRACT DRAWINGS ARE COMPLIMENTARY AND WHAT IS REQUIRED BY ONE SHALL BE BINDING AS IF REQUIRED BY ALL. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK. 11. DIMENSIONS ARE TO CENTER LINES, EXISTING BUILDING GRID LINES OR TO FACE OF FINISHED SURFACE UNLESS OTHERWISE NOTED. 12. ALL GYPSUM WALL BOARD CONSTRUCTION SHALL CONFORM TO RECOMMENDATIONS, PRACTICES, STANDARDS AND INSTRUCTIONS PUBLISHED BY U.S. GYPSUM COMPANY IN THE GYPSUM CONSTRUCTION HANDBOOK.		13. NO CHANGES OR SUBSTITUTIONS ARE ALLOWED UNLESS APPROVED BY THE OWNER. 14. ALL FINISHED WORK SHALL BE FREE OF DEFECTS. THE OWNER RESERVES THE RIGHT TO REJECT ANY MATERIALS AND WORKMANSHIP WHICH ARE NOT CONSIDERED TO BE AT THE HIGHEST STANDARDS OF THE VARIOUS TRADES INVOLVED. 15. ALL DATA OUTLETS MUST BE ON A DEDICATED, ISOLATED CIRCUIT. 16. ANY MODIFICATION OF THESE CONSTRUCTION DOCUMENTS MUST BE APPROVED BY SOUSA DESIGN IN WRITING. 17. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, SAMPLES AND SUBMITTALS FOR ALL ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE PROJECT. 18. IN ALL CASES OF CONFLICT, THE ARCHITECTURAL DRAWINGS GOVERN. FOR LAYOUT, ALL CONFLICTS ARE TO BE IMMEDIATELY REPORTED TO THE ARCHITECT. 19. ALL MATERIALS REQUIRE A SUBMITTAL TO THE ARCHITECT FOR APPROVAL.		TENANT SPACE SUMMARY: NEW METAL PANEL SIGNAGE "PORTAL" AT EXISTING EXTERIOR FACADE ENTRY W/ METAL CLADDING AT INTERIOR ARCHWAYS OF EXISTING PILASTERS, EXTERIOR SCONCES & RECESSED LIGHTING. EXISTING EXTERIOR PANEL AND TRIM TO BE PAINTED TO "LIKE-NEW" CONDITION. USE CATEGORY: B - Business (NO CHANGE) CONSTRUCTION TYPE: 1B (ASSUMED) *BUILDING IS FULLY SPRINKLERED* BUILDING CODE: WORK TO BE COMPLETED IN ACCORDANCE TO: IBC - International Building Code 2015 IEBC - International Existing Building Code 2015 IECC - International Energy Conservation Code 2021 IMC - International Mechanical Code 2015 780 CMR: Massachusetts state Building Code (9th Edition) (2015 IBC, amended) 527 CMR: Massachusetts Comprehensive Fire Safety Code (2021 NFPA-1, amended) 521 CMR: Massachusetts Architectural Access Board Regulations (2006) ADA: Americans with disabilities Act (ADAAG 2010) 248 CMR: Massachusetts Plumbing code (2021) FIRE RESISTANCE RATINGS OF STRUCTURAL ELEMENTS: <table><tr><td>PRIMARY STRUCTURAL FRAME</td><td>2 HR</td></tr><tr><td>EXTERIOR BEARING WALLS</td><td>2 HR</td></tr><tr><td>INTERIOR LOAD BEARING WALLS</td><td>2 HR</td></tr><tr><td>NON-BEARING INTERIOR WALLS</td><td>0 HR</td></tr><tr><td>FLOOR CONSTRUCTION</td><td>2 HR</td></tr><tr><td>ROOF CONSTRUCTION</td><td>1 HR</td></tr><tr><td>SEPARATION OF USE*</td><td>1 HR</td></tr></table> *NOTE: CONTRACTOR TO VERIFY AND MAINTAIN MINIMUM 1-HOUR FIRE SEPARATION AT ALL TENANT DEMISING WALLS		PRIMARY STRUCTURAL FRAME	2 HR	EXTERIOR BEARING WALLS	2 HR	INTERIOR LOAD BEARING WALLS	2 HR	NON-BEARING INTERIOR WALLS	0 HR	FLOOR CONSTRUCTION	2 HR	ROOF CONSTRUCTION	1 HR	SEPARATION OF USE*	1 HR																																																																																																																																																																																																																																																																																																																																																																
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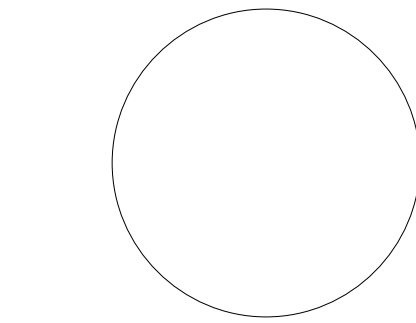
ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL EXCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE CITY OF BOSTON AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL CITY OF BOSTON AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

ISSUED FOR:
REVIEW
04.28.2025 (REV. 07.14.2025)



Job # 202423

Drawn by Ckd by DMG

Date 04.28.2025

Revisions		
1	REVISED	7.14.25

COVER PAGE

ALL WORK EXECUTED AND/OR CALLED FOR ON THE PLANS, IN NOTES AND SPECIFICATIONS, OR AS REQUIRED TO COMPLETE THIS CONTRACT, SHALL COMPLY WITH ALL CODES, RULES AND REGULATIONS OF ALL APPLICABLE FEDERAL, LOCAL AND MUNICIPAL AGENCIES HAVING JURISDICTION OVER THE WORK IN ADDITION TO ALL DEPARTMENT OF BUILDING WORK RULES, FIRE DEPARTMENT, FEDERAL ADA ACCESSIBILITY GUIDELINES, ANSI, OSHA AND STATE AND FEDERAL REQUIREMENTS. THE GENERAL NOTES SHALL APPLY TO ALL DRAWINGS.

1. ALL WORK EXECUTED AND/OR CALLED FOR ON THE PLANS, IN NOTES AND SPECIFICATIONS, OR AS REQUIRED TO COMPLETE THIS CONTRACT, SHALL COMPLY WITH ALL CODES, RULES AND REGULATIONS OF ALL APPLICABLE FEDERAL, LOCAL AND STATE AGENCIES. THE CONTRACTOR OVER THE WORK IN ADDITION TO ALL DEPARTMENT OF BUILDING WORK RULES, FIRE DEPARTMENT, FEDERAL ADA ACCESSIBILITY GUIDELINES, ANSI, OSHA AND STATE AND FEDERAL REQUIREMENTS. THE GENERAL NOTES SHALL APPLY TO ALL DRAWINGS.
2. THE GENERAL CONDITIONS OF THE AMERICAN INSTITUTE OF ARCHITECTS FOR THE CONTRACT OF THE CONSTRUCTION OF INTERIORS, LATEST EDITION IS HEREBY MADE PART OF THIS CONTRACT AS IF THEY WERE PRINTED HEREIN IN FULL.
3. OWNER AS REFERRED HEREIN REFERS TO THE TENANT MAKING IMPROVEMENTS INCLUDING HIS AGENT(S). LANDLORD REFERS TO THE OWNER OF THE PROPERTY AND HIS MANAGING AGENT(S). ARCHITECT REFERS TO THE ARCHITECT AND/OR DESIGNER AS APPLICABLE.
4. THE TERMS "CONSTRUCTION CONTRACTOR," "GENERAL CONTRACTOR," "G.C.," "CONSTRUCTION MANAGER/MANAGEMENT" AND "CONTRACTOR" SHALL BE UNDERSTOOD TO BE THE SAME UNLESS SPECIFICALLY NOTED OTHERWISE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL SUBCONTRACTORS. "CONTRACTOR" SHALL HEREINAFTER MEAN THE GENERAL CONTRACTOR AND THE ASSOCIATED SUB CONTRACTORS. ALL COORDINATION WITH THE OWNER AND ARCHITECT SHALL BE WITH AND THROUGH THE GENERAL CONTRACTOR. IN NO CASE SHALL THE OWNER OR ARCHITECT BE CALLED UPON TO COORDINATE WITH SUBCONTRACTORS. DIRECTLY UNLESS THE GENERAL CONTRACTOR IS BOTH PRESENT AND ESTABLISHES WRITTEN RECORD.
5. THESE DRAWINGS AND SPECIFICATIONS, INCLUDING THE DESIGN AND IDEAS REPRESENTED THEREON, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT EXCEPT FOR THAT FOR WHICH THEY WERE SPECIFICALLY QUESTIONED, SHALL BE WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.
6. THE "CONTRACT DOCUMENTS" SHALL INCLUDE THESE GENERAL NOTES AND SPECIFICATIONS, THE ATTACHED PLAN(S), ASSOCIATED SCHEDULES AND SKETCHES. THE WRITTEN CONTRACT BETWEEN OWNER AND CONTRACTOR, AND ANY OWNER AGREED ATTACHMENTS TO SAID CONTRACT.
7. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND THESE NOTES AND THE OTHER CONTRACT DOCUMENTS, THE OTHER CONTRACT DOCUMENTS SHALL GOVERN.
8. ALL WORK, WHETHER SHOWN, IMPLIED, OR REASONABLY INFERRABLE FROM THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO: DRAWINGS, GENERAL NOTES AND SPECIFICATIONS PRODUCED BY THE ARCHITECT, AND/OR ENGINEERS, UNLESS SPECIFICALLY QUESTIONED, SHALL BE CONSIDERED FULLY UNDERSTOOD AND PRODUCED BY THE GENERAL AND SUB CONTRACTORS WHO WILL BE RESPONSIBLE FOR ANY MISINTERPRETATIONS OR CONSEQUENCES THEREOF. ALL DRAWINGS, NOTES AND SPECIFICATIONS SHALL BE CONSIDERED TO BE THE PROPERTY OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BY MENTION, NOTE, DETAIL, ITEMIZATION OR IMPLICATION, HOWEVER BRIEF, MEANS THAT THE CONTRACTOR SHALL PROVIDE AND INSTALL SAME. ALL WORK PERFORMED SHALL INCLUDE ALL NECESSARY TRANSITIONS, PENETRATIONS, OPENINGS, ADDED TO BE A PART OF A COMPLETED PACKAGE WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS.
9. THE GENERAL CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS, DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION, AND AS ANTICIPATED OR INFERRED PRIOR TO PRICING OR BIDDING.
10. WHERE THESE NOTES AND SPECIFICATIONS ARE IN CONFLICT WITH THE ARCHITECTURAL OR ENGINEERING DRAWINGS THE CONTRACTOR SHALL REQUEST CLARIFICATION BEFORE PROCEEDING WITH ASSOCIATED WORK.
11. ALL CHANGES FROM THE DRAWINGS NECESSARY TO MAKE THE WORK CONFORM TO THE EXISTING BUILDING AND TO FIT EXISTING CONDITIONS SHALL BE AT THE CONTRACTORS EXPENSE WITHOUT EXTRA COST TO THE OWNER. ANY WORK CALLED FOR IN THE PLANS SHALL INCLUDE SUCH WORK AS WELL AS REASONABLY ANTICIPATED WORK NECESSARY TO THE TOTAL BUILDING SYSTEM AND NECESSARY TO COMPLETE THE SAME.
12. CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY AND REASONABLY INFERRABLE FOR THE PROPER COMPLETION OF THE WORK OF ALL TRADES UNLESS SPECIFICALLY NOTED AS EXCLUDED IN THE DRAWINGS. CONTRACTOR SHALL FURNISH ALL ELEMENTS OF CONSTRUCTION REQUIRED FOR A COMPLETE JOB INCLUDING BUT NOT LIMITED TO ALL FINISHES, BASE, TRIM, FIXTURES, COVER PLATES, GRILL, TERMINALS, TRANSITIONS, PENETRATIONS, OPENINGS, ACCESS DOORS, SEALS, CLOSURES, WIRING, TERMINATIONS, PIPING, FITTINGS, ETC. FOR ANY SUCH ITEM OF CONSTRUCTION NOT SPECIFICALLY NOTED OR SPECIFIED IN THE DRAWINGS THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SUCH WORK EXECUTED WITHOUT PRIOR APPROVAL AND IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS FOR OTHER AREAS OF SIMILAR TYPE AND USE.
13. WORK INCLUDED SHALL BE LIMITED TO THAT SHOWN ON THE PLANS FOR THE SPECIFIED TENANT SPACE HEREIN AND SHALL NOT INCLUDE ANY ALTERATIONS TO ANY EXISTING BASE BUILDING CONSTRUCTION EXCEPT WHERE SPECIFICALLY REQUIRED AND INDICATED FOR THE COMPLETION OF THE SPECIFIED TENANT SPACE.
14. GENERAL CONTRACTOR SHALL REVIEW AND FAMILIARIZE THEMSELVES WITH THE GENERAL NOTES AND SPECIFICATIONS DRAWINGS AND DETERMINE WHICH NOTES APPLY TO THEIR WORK. THE GENERAL CONTRACTOR'S SUB-TRADE WILL BE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF DRAWINGS AND NOTING THEIR WORK AS APPLICABLE. ALL WORK INDICATED OR INFERRED ON THE DRAWINGS WILL BE ACCOUNTED AND INCLUDED IN THE CONTRACTOR'S PRICE. WORK NOT SHOWN OR NOT SHOWN ON THE ARCHITECTURAL OR ENGINEERING DRAWINGS.
15. GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO PICK UP THE BUILDING PERMIT AT THE BUILDING DEPARTMENT OFFICES AND PAY ALL OUTSTANDING FEES, UNLESS OTHERWISE NOTED.
16. GENERAL CONTRACTOR SHALL PROVIDE ALL THE DRAWINGS, COMPLETED PAPERWORK AND CERTIFICATES OF INSPECTION AND SHALL PERFORM ALL THE UNCONTROLLED INSPECTIONS AS REQUIRED FOR BUILDING DEPARTMENT SIGN OFF.
17. UPON COMPLETION OF THE JOB, THE GENERAL CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSPECTION AND A CERTIFICATE OF SUBSTANTIAL COMPLETION (A.I.A. DOCUMENT #G-704) INCLUDING ALL AS-BUILT DRAWINGS.
18. CONTRACTOR SHALL SCHEDULE ALL WORK TO CONFORM TO THE GENERAL CONSTRUCTION SCHEDULE AND SHALL COOPERATE WITH OTHER CONTRACTORS IN THE REQUIRED SEQUENTIAL INSTALLATION SCHEDULE AS APPROVED BY THE ARCHITECT.
19. THE GENERAL CONTRACTOR SHALL SUBMIT IN WRITING ALL PROPOSALS AND REQUESTS FOR ADDITIONAL WORK AND FEES IN THE FORM OF A CHANGE ORDER. INDICATED ON IT MUST BE A CLEAR DESCRIPTION AND FIRM PRICE FOR THE WORK. ANY CHANGE ORDER REQUEST MUST BE SUBMITTED TO THE CLIENT FOR APPROVAL PRIOR TO THE COMMENCEMENT OF WORK. NO WORK IS TO PROCEED UNTIL A SIGNED AUTHORIZATION TO PROCEED IS RETURNED TO THE GENERAL CONTRACTOR. IN NO CASE SHALL REQUESTS FOR ADDITIONAL WORK BE ACCEPTED UNTIL THE REQUEST IS APPROVED BY THE CLIENT. SUCH WORK SHALL REMAIN IN PLACE AND BE AT CONTRACTOR'S EXPENSE.

10. DRAWINGS ARE NOT TO BE SCALED; DIMENSIONS GOVERN.
21. ALL WORK IS TO CONFORM TO THE ARCHITECT'S DRAWINGS AND SPECIFICATIONS AND SHALL BE NEW AND BEST QUALITY OF THE KINDS SPECIFIED.
22. NO MATERIAL SUBSTITUTIONS SHALL BE MADE. THE DESIGNER WILL CONSIDER MATERIAL CHANGE REQUESTS ON AN INDIVIDUAL BASIS. CONTRACTOR SHALL SUBMIT SAMPLES AND CUTS FOR WRITTEN APPROVAL PRIOR TO THE START OF ANY WORK.
23. ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE SUPPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED AS DIRECTED BY THE SUPPLIER/ MANUFACTURER, IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARD PRACTICE AND IN COMPLIANCE WITH PRODUCT WARRANTY.
24. CONTRACTOR SHALL COMPLY WITH ALL THE RULES AND REGULATIONS OF THE LANDLORD, OWNER AND/OR BUILDING MANAGEMENT REGARDING SITE ACCESS, DISPOSAL, CONTAINER LOCATION, SECURITY, ETC. AND PAY ANY ASSOCIATED FEES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SUCH REGULATIONS FROM THE LANDLORD. IN THE EVENT OF CONFLICT BETWEEN BUILDING REGULATIONS AND OTHER CONTRACT DOCUMENTS, THE DESIGNER SHALL BE CONSULTED PRIOR TO PROCEEDING.
25. ALL WORK SHALL BE PERFORMED ONLY DURING THE HOURS ALLOWED BY THE LANDLORD.
26. DEMOLITION AND OTHER WORK WHICH CREATES DISTURBING NOISE MUST BE SCHEDULED WITH BUILDING MANAGEMENT AND PERFORMED DURING PERMITTED HOURS. THE DELIVERY, HANDLING, AND INSTALLATION OF MATERIALS, EQUIPMENT, AND DEBRIS MUST BE ARRANGED TO AVOID ANY INCONVENIENCE.
27. THE CONTRACTOR SHALL CONFORM TO BUILDING STANDARD PRECAUTIONS FOR THE SCHEDULING OF THE DEMOLITION AND CORE DRILLING, AND FOR THE CARTING OF RUBBISH THROUGH THE BUILDING. ANY OVER TIME COST FOR SUCH WORK SHALL BE BORNE BY THE G.C.
28. PRIOR TO REMOVING ANY BUILDING STANDARD MATERIALS, T.E. DOOR BUCKS, METAL PARTITIONS, & LIGHTING FIXTURES, A PROPER RELEASE MUST BE SECURED FROM THE BUILDING MANAGER.
29. THE CONTRACTOR SHALL MAINTAIN AND OPERATE AN ONSITE FIELD OFFICE TELEPHONE AND EMAIL ACCESS AT ALL TIMES DURING THE COURSE OF CONSTRUCTION WORK.
30. WORKERS WILL BE ASSIGNED ONE TOILET AREA WHICH THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING, MAINTAINING AND, UPON COMPLETION OF THE WORK, RESTORING TO ITS ORIGINAL CONDITION.
31. CONSTRUCTION PERSONNEL MUST CARRY PROPER IDENTIFICATION AT ALL TIMES.
32. ALL LADDERS, BAKERS, SCAFFOLDING, AND/OR OTHER CONSTRUCTION TOOLS/ EQUIPMENT SHALL BE IN GOOD OPERATING CONDITION. ALL DAMAGED LADDERS, BAKERS, ROLLING SCAFFOLDING, AND/OR CONSTRUCTION TOOLS/ EQUIPMENT WILL BE IMMEDIATELY REMOVED FROM THE JOB SITE.
33. ALL ELECTRIC HAND TOOLS MUST BE GROUNDED PROPERLY.
34. PROTECTIVE EYE GOGGLES, CONSTRUCTION HARD HATS AND PROPER CLOTHING MATERIALS MUST BE WORN DURING ANY CUTTING, WHETHER BY HAND OR BY MECHANICAL MEANS, OF FLOORS AND WALLS.
35. ALL WINDOWS SHALL BE KEPT CLOSED IN THE WORK AREAS.
36. ALL FIRE EXITS SHALL BE KEPT CLEAR AND ACCESSIBLE AT ALL TIMES.
37. FIRE EXTINGUISHERS MUST BE KEPT ON THE JOB SITE DURING CONSTRUCTION. PLUS, CONTRACTOR TO HAVE PROPER MEDICAL EMERGENCY KIT AVAILABLE AT JOB SITE PER ALL APPLICABLE CODES AND REGULATIONS.
38. CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PREVENT, AND ASSUMES ALL RISKS FOR DAMAGE TO, THE BUILDING RESULTING FROM THE WORK, INCLUDING BUT NOT LIMITED TO ALL PUBLIC AREAS SUCH AS ELEVATOR LOBBIES, CORRIDORS, TOILETS, SERVICE HALLS, EQUIPMENT AND OTHER PROPERTY BELONGING TO THE BUILDING. ANY DAMAGE TO SAME CAUSED BY CONTRACTORS OR SUBCONTRACTORS WORKMEN SHALL BE PATCHED, REPLACED AND/OR REPAIRED IMMEDIATELY BY CONTRACTOR TO SATISFACTION OF THE BUILDING MANAGEMENT. THE REPAIRING AND/OR DAMAGED WORK SHALL BE DONE BY THE GENERAL CONTRACTOR AT HIS OWN EXPENSE. GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL THE SAME IS TURNED OVER TO THE OWNER.
39. CONTRACTOR IS RESPONSIBLE TO PROTECT, AS REQUIRED, ALL TENANT OCCUPIED AREAS WHERE FINISH WORK OR GENERAL CONSTRUCTION IS TO BE PERFORMED. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN PROTECTION OF BUILDING PAPER, MASONRY OR OTHER APPROVED MATERIAL ON ALL FINISHED SURFACES AS DIRECTED BY THE DESIGNER PRIOR TO THE OWNER'S MOVING DATE, AND SHALL REMOVE SAME FOLLOWING COMPLETION OF THE MOVE.
40. CONTRACTOR IS RESPONSIBLE AT THE END OF EACH DAY TO REMOVE PROTECTIVE COVERINGS AND REMOVE ANY DUST OR REMAINING DEBRIS FROM COMMON PAVING, FLOOR, DOORS, STAIRS AND HANDRAILS. CONTRACTOR IS RESPONSIBLE FOR ANY FINES ASSESSED AGAINST OWNER FOR FAILURE TO COMPLY WITH BUILDING REQUIREMENTS FOR MAINTAINING PUBLIC AREAS IN A CLEAN AND ORDERLY CONDITION.
41. GENERAL CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE WORK AREA AND THE AREAS INVOLVED IN THE DELIVERY OF THEIR MATERIALS AND TO CLEAN UP AND REMOVE FROM THE PREMISES ALL WASTE MATERIALS, RUBBISH, SCRAPINGS, AND SALVAGES AS GENERATED BY THE CONSTRUCTION, DEMOLITION AND/OR THE DELIVERY AND INSTALLATION OF ANY PRODUCTS, MATERIALS, OR EQUIPMENT WHICH IS PART OF THEIR CONTRACT. CONTRACTOR SHALL PROVIDE AND BE RESPONSIBLE FOR CONTAINERS TO BE USED FOR THE DEPOSIT AND REMOVAL OF ALL DEBRIS RESULTING FROM THE WORK. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CLEAN-UP AND SHALL PLACE DEBRIS FROM HIS WORK IN THE CONTAINER(S) PROVIDED BY THE GENERAL CONTRACTOR. ALL WORK DONE SHALL COMPLY WITH THE REQUIREMENTS OF THE BUILDING CODES. ALL DEBRIS, INCLUDING BUT NOT LIMITED TO DUMPSTERS, CANS, BAGS, ETC., BE LEFT IN FRONT OF THE BUILDING, IN THE SERVICE ALLY, REAR YARD OR CELLAR. THE JOB SITE SHALL BE KEPT BROOM CLEAN AT ALL TIMES.
42. SELECTION OF SUBCONTRACTORS IS SUBJECT TO THE OWNER'S REVIEW PRIOR TO AWARDING OF THE CONTRACT. THE GENERAL CONTRACTOR MUST SUBMIT A LIST OF THEIR PROPOSED SUBCONTRACTORS TO THE OWNER WITHIN 10 BUSINESS DAYS OF AWARD. LIST OF REFERENCES, AND LIST OF PROJECTS THAT ARE SIMILAR IN SCOPE TO THE WORK OF THIS SECTION, AS WELL AS EVIDENCE THAT THOSE SUBCONTRACTORS REQUESTED TO BE AFFORDED THE OPPORTUNITY TO BID, SHALL BE THEIR OWN. COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY THEIR OPERATION.
43. ALL WORK, COMPLETED OR OTHERWISE, SHALL BE PROPERLY PROTECTED AT ALL TIMES. CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AND PROVIDE ALL FENCES, BARRICADES, ETC. AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY AND AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THIS WORK. THEY SHALL REPAIR AT THEIR OWN COST ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY THEIR OPERATION.

- THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT THROUGH INSPECTION OF THE SITE DRAWINGS, AND SPECIFICATIONS, SO AS TO THOROUGHLY UNDERSTAND THE WORK, ANY AND ALL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK. BIDS AND WORK SHALL BE BASED ON THESE PLANS AND THE CONTRACTOR'S FIELD VERIFICATION OF THE SAME AND EXISTING DIMENSIONS. THE CONTRACTOR SHALL NOTIFY THE DESIGNER AS TO ANY DISCREPANCIES, VARIANCE, INCONSISTENCY OR OMISSIONS THAT INTERFERE WITH THESE PLANS AND OBTAIN CLARIFICATION PRIOR TO ORDERING MATERIALS OR PROCEEDING WITH ANY WORK ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED WITH THE CONTRACTOR'S MATERIALS AND LABOR AT THE COST OF THE CONTRACTOR. THE SHALL VERIFY ALL DIMENSIONS FOR COORDINATION. ALL WORK SHALL BE IN COMPLIANCE WITH BUILDING STANDARD REQUIREMENTS. COORDINATE BUILDING STANDARD REQUIREMENTS WITH BUILDING OWNER.
45. BEFORE COMMENCING WITH ANY WORK, THE CONTRACTOR SHALL FILE WITH THE LANDLORD AND OWNER CURRENT INSURANCE CERTIFICATES IN THE AMOUNTS OF SUCH INSURANCE COVERAGE REQUIRED BY THE LANDLORD AND OWNER FOR WORKER'S COMPENSATION, GENERAL COMPREHENSIVE LIABILITY INSURANCE, GENERAL COMPREHENSIVE LIABILITY INSURANCE OF \$1,000,000.00, PROPERTY DAMAGE LIABILITY INSURANCE OF \$2,000,000.00 AND WORKMEN'S COMPENSATION AND EMPLOYEES LIABILITY INSURANCE INCLUDING ALL EMPLOYER'S LIABILITY MINIMUMS. THE CONTRACTOR SHALL SUBCONTRACTOR THE PREMIUM COSTS AND CHARGES FOR SUCH INSURANCE SHALL BE PAID BY EACH CONTRACTOR, AND SUBCONTRACTOR. THE OWNER, LANDLORD, DESIGNER & ARCHITECT SHALL BE NAMED" ADDITIONAL INSURED" ON ALL CERTIFICATES OF INSURANCE.
46. THE DESIGNER, ARCHITECT, AND THEIR AGENTS ASSUME NO RESPONSIBILITY FOR THE EXISTING CONDITIONS, EXISTING SYSTEMS, EQUIPMENT, MATERIALS, METHODS, ETC. THE LANDLORD, OWNER, AND THEIR AGENTS AND CONTRACTOR SHALL BE RESPONSIBLE FOR THE HARM TO THE DESIGNER, ARCHITECT, AND THEIR AGENTS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK OR FROM ANY PRE-EXISTING CONDITIONS. THE DESIGNER AND ARCHITECT ASSUME RESPONSIBILITY ONLY FOR THEIR PLANS WITHIN THE LIMITS OF THE WORK ESTABLISHED THEREIN AND ANY ERRORS AND OMISSIONS THEREON.
47. THE CONTRACTOR SHALL ASSUME THE FULL RESPONSIBILITY FOR THE INSTALLATION OF ALL TRADE CONTRACTS ASSIGNED BY THE CLIENT, INCLUDING GENERAL CONDITIONS, OVERHEAD AND PROFIT.
48. CONTRACTOR SHALL SUBMIT TO THE OWNER FOR LANDLORD'S APPROVAL, THE CONTRACTOR'S WRITTEN AGREEMENT WAIVING THE RIGHT TO FILE ANY MECHANICS LIENS OR OTHER LIENS, ATTACHMENT OR ENCUMBRANCE AGAINST THE LANDLORD'S PROPERTY INCLUDING BUT NOT LIMITED TO BURNING, LAND FILLING AND PERSONAL PROPERTY WHICH MAY ARISE OUT OF OR CONNECTION WITH THE INSTALLATION OF THE WORK. THAT THE CONTRACTOR HAS OBTAINED SIMILAR WAIVERS FROM ALL SUBCONTRACTORS SHALL BE PROVIDED TO OWNER FOR FILING WITH THE LANDLORD BEFORE SUCH SUBCONTRACTORS COMMENCE THEIR WORK.
49. THE CONTRACTOR SHALL ENSURE THAT THERE ARE NO TRADE OR JURISDICTIONAL DISPUTES THROUGH USE OF LABOR OR METHODS OF INSTALLATION, INCLUDING THOSE OF CONTRACTORS WHICH HAVE BEEN SEVERELY CONTINGENT ON THE INSTALLATION OF THE WORK. THAT THE CONTRACTOR WILL REIMBURSE THE OWNER FOR ALL COSTS AND DAMAGES.
50. THE CONTRACTOR IS TO PROVIDE A FULL-TIME, TIME COMPETENT SUPERINTENDENT ON THE PROJECT TO COORDINATE ALL SUBCONTRACTORS' WORK AND SUPERVISE THE DAILY ACTIVITY OF THE PROJECT AS WELL AS MAINTAIN THE SITE IN A SAFE, CLEAN MANNER.
51. ALL CONSTRUCTION LABORERS PERFORMING UNDER THIS WORK SHALL BE SKILLED WORKERS WITH IN THEIR RESPECTIVE TRADES.
52. GENERAL CONTRACTOR TO CONVENE MEETING AT PROJECT SITE WITHIN ONE WEEK OF SCHEDULED START OF CONSTRUCTION WITH REPRESENTATIVES OF THE FOLLOWING IN ATTENDANCE: OWNER, ARCHITECT, DESIGNER, MEP & STRUCTURAL ENGINEERS, CONTRACTOR, AND PRIMARY SUBCONTRACTORS THROUGHOUT THE CONSTRUCTION PROCESS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING WEEKLY SITE MEETINGS AND SHALL PREPARE AND DISTRIBUTE MINUTES RECORDING ITEMS OF DISCUSSION INCLUDING NOTATION OF RESPONSIBILITIES OF VARIOUS PARTIES. CONTRACTOR SHALL PREPARE AND DISTRIBUTE ALL JOB MEETING MINUTES, WITHIN 72 HOURS OF MEETING.
53. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT MAY SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER OR THE ARCHITECT.
54. ALL CONTRACTORS WORK SHALL BE PERFORMED IN A FIRST-CLASS, SKILLFUL MANNER. THE CONTRACTOR SHALL CLEAN ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT AND REPAIR CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADE. ALL ADJACENT SURFACES TO THE WORK SHALL BE LEFT IN THE SAME CONDITION AS PRIOR TO THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO BE DONE. THE CONTRACTOR SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF THIS INSTALLATION. ALL NEW AND EXISTING GLASS, HARDWARE, AND/OR CONSTRUCTION SHALL BE THOROUGHLY CLEANED IN A MANNER ACCEPTABLE TO THE OWNER.
55. THE CONTRACTOR SHALL CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS REGARDING THE LOCATIONS AND EXTENT OF BLOCKING OF WALLS, AS WELL AS THE STRUCTURAL METALS. BLOCKING OF WALLS MAY BE REQUIRED INSIDE WALLS FOR PURPOSES OF SUPPORTING MILLWORK. THE GENERAL CONTRACTOR SHALL ENSURE THAT THE COSTS OF SUCH BLOCKING, GROUNDS, AND/OR STRUCTURAL SUPPORTS ARE CARRIED IN THE CONTRACTING OR ARCHITECTURAL METALS SUBCONTRACTORS' SCOPE OF WORK.
56. BOTH THE ARCHITECT AND THE OWNER'S REPRESENTATIVE SHALL HAVE ACCESS TO THE DEMISED AREAS AT ALL TIMES, AND TO THE FACTORY OR SHOP OF ANY OF THE SUBCONTRACTORS.
57. ANY INFERIOR MATERIAL OR WORKMANSHIP SHALL BE REMOVED UPON DEMAND AND WORK SHALL BE RECONSTRUCTED AS APPROVED BY THE ARCHITECT OR THE OWNER AT THE CONTRACTORS SOLE EXPENSE.
58. CONTRACTOR SHALL MAINTAIN A COMPLETE AND UP-TO-DATE SET OF CONTRACT DRAWINGS AND SPECIFICATIONS ON THE JOB SITE FOR REVIEW BY THE DESIGNER AND/OR ARCHITECT AT ALL TIMES.
59. ALL REQUISITIONS FOR PAYMENTS FROM THE CONTRACTOR TO THE OWNER SHALL BE SUBMITTED TO THE ARCHITECT FOR PRIOR APPROVAL.
60. SUBSTITUTIONS FOR MATERIALS, METHOD AND/OR SEQUENCE OF CONSTRUCTION SHALL BE REVIEWED WITH THE ARCHITECT AND OWNER PRIOR TO AWARDING OF THE CONTRACT AND ALL SUCH SUBSTITUTIONS MUST RECEIVE WRITTEN APPROVAL FROM THE ARCHITECT/OWNER.
61. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OF THEIR OWN SCHEDULING, TEMPORARY LIGHTING, WATER, ELECTRICAL POWER, LIGHTING, AND HOISTING, IF NEEDED, FOR THE SERVICES WITH THE BUILDING MANAGEMENT.

- THE OWNER RESERVES THE RIGHT TO LET OTHER CONTRACTORS TO PERFORM WORK IN CONNECTION WITH THE PROJECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF SUCH WORK AND ESTABLISHING A SCHEDULE OF WORK. THE OWNER SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF THEIR MATERIALS AND EQUIPMENT AND THE EXECUTION OF THEIR WORK. CONTRACTORS SHALL CONFER WITH OTHER CONTRACTORS CONCERNING WORK WHICH MAY AFFECT THEIR WORK AND SHALL MAKE PROPER ARRANGEMENTS TO AVOID INTERFERING WITH AND/OR CONSTRUCTION CONFLICT. CHANGES MADE NECESSARY THROUGH NEGLIGENCE BY A CONTRACTOR TO PROVIDE FOR THE ABOVE SHALL BE MADE AT THE EXPENSE OF THE NEGLIGENT CONTRACTOR.
63. THE OWNER RESERVES THE RIGHT TO REQUEST AND APPROVE OVERTIME AT THEIR DISCRETION. OVERTIME REQUESTED BY THE OWNER WILL BE PAID AT THE ADDITIONAL HOURLY RATE, PLUS INSURANCES AND BENEFITS WITHOUT OVERTIME AND PROTECTIVE EQUIPMENT. OVERTIME SHALL BE PAID SUCH TIME PORTION WITH INSURANCES, ETC., OF THE OVERTIME INVOLVED. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE BUILDING MANAGEMENT TO CONFORM BUILDING RULES, REGULATIONS, AND CONDITIONS WHICH MIGHT REQUIRE OVERTIME, AND INCLUDE THAT COST.
64. THE OWNER RESERVES THE RIGHT TO MAKE CHANGES IN THE DRAWINGS AND SPECIFICATIONS AS THE WORK PROGRESSES. BULLETINS, CHANGE ORDERS, DRAWINGS AND SPECIFICATIONS, TRADE SECTIONS, OR BRANCH CHANGES WILL BE ISSUED TO THE CONTRACTOR WHOSE RESPONSIBILITY IT WILL BE TO DISTRIBUTE THESE IMMEDIATELY AND TO NOTIFY THE FIELD OFFICE AND ALL SUBCONTRACTORS AFFECTED TO TAKE SUCH MEASURES AS WILL BE NECESSARY TO AVOID CONSTRUCTION DELAYS OR INTERFERENCE DUE TO THE USE OF SUPERSEDED DRAWINGS. WORK AFFECTED BY CHANGES PROPOSED IN ANY REVISED DRAWINGS OR OTHER DOCUMENTS ISSUED TO THE CONTRACTOR SHALL NOT BE EXECUTED UNLESS CHANGES ARE COMPANIED BY LETTER OR WORK NOTIFICATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROVISION OF ANY CHANGES TO THE WORK. ANY CHANGES ACCOMPANYING ANY ISSUE OF REVISED DRAWINGS OR SPECIFICATIONS REQUEST ESTIMATES OF COST INVOLVED. SUCH ESTIMATES SHALL BE PREPARED AND SUBMITTED PROMPTLY IN ORDER TO BE USED TO PACE THE PROGRESS OF THE WORK. CHANGES IN CALCULATIONS OF INSTALLATION OF NEW EQUIPMENT, FIXTURES AND FINISH MATERIALS, IF AUTHORIZED PRIOR TO ROUGH-IN, SHALL BE DONE WITHOUT INVOLVING ADDITIONAL COSTS BY THE CONTRACTOR.
65. CONTRACTOR SHALL PREPARE AND SUBMIT SHOP DRAWINGS TO THE ARCHITECT AND/OR DESIGNER FOR ALL OFF-SITE FABRICATION INCLUDING BUT NOT LIMITED TO MILLWORK, ORNAMENTAL METALS, GLASS, DOORS AND HINGES AND JOINTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR SHALL CHECK SHOP DRAWINGS BY SUBCONTRACTORS PRIOR TO SUBMISSION AND NO MATERIAL SHALL BE ORDERED AND NO WORK SHALL BE STARTED UNTIL SHOP DRAWINGS ARE APPROVED IN WRITING. ALL SHOP DRAWINGS SHALL SHOW CONSTRUCTION OR INSTALLATION OF CLEARANCE AND DIMENSIONS IN FEET AND INCHES AND SHALL INDICATE ALL TOLERANCES REQUIRED. DRAWING SUBMITTALS SHALL BE SCALE DRAWINGS, IN PDF DIGITAL FILE FORMAT, OF EACH DRAWING SUBMITTED VIA EMAIL WHEN POSSIBLE AND FILE VISIT. OTHERWISE.
66. CONTRACTOR SHALL PREPARE AND SUBMIT CUTS, SAMPLES AND FINISHES INCLUDING BUT NOT LIMITED TO ALL SPECIFIED AND UNSPECIFIED HARDWARE, FIXTURES, FINISHES, CONSTRUCTION OR INSTALLATION OF DEVICE CUTSHEETS, IN PDF DIGITAL FILE FORMAT, TO THE ARCHITECT AND/OR DESIGNER FOR WRITTEN APPROVAL PRIOR TO ORDERING OR SHIPPING. SAMPLES, MINIMUM 6"x6", OF ALL FINISH ITEMS ARE TO BE SUBMITTED FOR WRITTEN APPROVAL PRIOR TO ORDERING MATERIALS.
67. ALL SUBMITTALS SHALL CONFORM TO GOOD AND CURRENT TRADE PRACTICES, BUILDING STANDARDS AND ALL GOVERNMENTAL CODES ALL ITEMS TYPICALLY CONSIDERED PART OF THE WORK BUT NOT INCLUDED SHALL BE NOTED.
68. SUBMITTALS ARE TO BE MADE IN A TIMELY MANNER, ALLOWING SUFFICIENT TIME FOR REVIEW BY OWNER, ARCHITECT, ENGINEER, AND/OR DESIGNER. APPROVALS ARE NOT TO BE CONSIDERED DELAYED UNLESS THE CONTRACTOR SHALL ALLOW ANY TIME REQUIRED FOR THE PROCESS OF SUBMITTAL AND COMMENT, AND IF REQUIRED RESUBMITTAL AND COMMENT UNTIL THE SUBMITTAL IS DEEMED COMPLETE OR ACCURATE ENOUGH TO BE APPROVED. APPROVALS SHALL BE IN WRITING. APPROVALS IN WRITING SHALL BE INCOMPLETE, INACCURATE, OR INSUFFICIENT SUBMITTALS WILL BE AT THE CONTRACTORS EXPENSE. APPROVALS SHALL INDICATE ONLY THAT SUCH SUBMITTALS GENERALLY EXPRESS THE INTENT OF THE CONTRACT DOCUMENTS AND SHALL NOT BE CONSTRUED AS A COMPLETE CHECK NOR RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR QUANTITIES AND DIMENSIONS.
69. THE CONTRACTOR AND SUBCONTRACTOR SHALL GUARANTEE THEIR WORK (MATERIAL INSTALLATION AND LABOR) IN WRITEN FORM AS ACCEPTABLE TO THE OWNER, FOR A PERIOD OF NOT LESS THAN ONE(1)YEAR FROM THE DATE OF ACCEPTANCE. THE WORK BY THE OWNER EXCEPT AS MODIFIED HEREIN AND ANY OTHER DRAWINGS, UNLESS THE CONTRACTOR PROVIDES A LONGER GUARANTEE PERIOD, SHALL THEN BE USED AS THE BASIS FOR THE GUARANTEE/WARRANTY PERIOD. THE CONTRACTOR SHALL, UPON NOTICE BY THE OWNER, PROMPTLY CORRECT ALL WORK FOUND AS DEFICIENT OR FAIL TO CONFORM TO THE CONTRACT DOCUMENTS DURING THE CONSTRUCTION AND/OR GUARANTEE PERIODS AT NO ADDITIONAL COST TO THE OWNER.
70. ALL APPLICABLE PERMITS, INSPECTIONS/APPROVALS, SIGNOFFS AND CONTROLLED INSPECTIONS SHALL BE APPLIED FOR AND PAID BY THE SUBCONTRACTORS IN ALL FIELDS OF THEIR WORK AS REQUIRED PER BUILDING DEPARTMENTS CODE, INCLUDING COORDINATION OF INSPECTIONS APPROVAL AND PICKING UP OF BUILDING PERMITS BY THE CONTRACTOR, UNLESS OTHERWISE NOTED.
71. UPON COMPLETION OF THE WORK, THE GENERAL CONTRACTOR SHALL PROVIDE A FULLY CLEANED, DUST SCUFF, AND STAIN FREE SPACE, HARD SURFACE FLOORS WITH NO STAINS, MARKS, OR DISCOLORATIONS, AND MOPPED DOWN, MILLWORK, BASE WINDOWS, EQUIPMENT, FIXTURES, ETC. ARE TO BE DUSTED AND WIPED DOWN. ALL WINDOWS SHALL BE CLEANED. ALL ELEMENTS SHALL BE FREE OF ANY SCUFF MARKS OR STAINS ALL EQUIPMENT AND WORK TO BE FREE OF ANY STAINS, MARKS, OR DISCOLORATIONS. ALL CARPETED AREAS ARE TO BE VACUUM CLEAN, ALL LIGHT FIXTURES, HVAC SUPPLY RETURN AND CONVECTOR UNITS ARE TO BE OPENED AND VACUUMED AFTER THE INSTALLATION IS COMPLETED.
72. PROTECT ALL CONSTRUCTION MATERIALS, FIXTURES, FITINGS, HARDWARE, ETC. FROM CONTACT WITH MOISTURE, DUST, AND DAMAGE. DELIVER TO PROJECT SITE IN MANUFACTURER'S UNOPENED CONTAINERS OR BUNDLES, FULLY IDENTIFIED WITH NAME BRAND, TYPE, GRADE, AND QUANTITY. THE WATERPROOF COVERINGS, SEASONED LUMBER, FINISHED MILLWORK, GYPSUMWALL BOARD, FIRE RETARDANT TREATED MATERIALS AND ALL OTHER MOISTURE SENSITIVE MATERIALS TO BE STORED IN HUMIDITY CONTROLLED ENVIRONMENT AND NOT SUBJECTED TO WET OR DAMP CONDITIONS.
73. THE SAFETY AND PRESERVATION OF ALL ITEMS DELIVERED WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
74. SEE ARCHITECTURAL REFLECTED CEILING PLAN. ELEVATIONS, SECTIONS AND DETAILS FOR CEILING, SOFFIT AND FASCIA HEIGHTS AND CONFIGURATIONS. NOTIFY ARCHITECT OF ANY CONFLICTS OR CORRECTIONS IN HEIGHTS AND CONFIGURATIONS REPRESENTED IN THE DRAWINGS PRIOR TO EXECUTION OF ANY ASSOCIATED WORK. DEVIATIONS FROM THE DRAWINGS, CONSTRUCTED WITHOUT APPROVAL BY ARCHITECT AND FOUND TO BE IN CONFLICT WITH THE DESIGN INTENT, ARE TO BE RECONSTRUCTED AS DIRECTED BY ARCHITECT AT CONTRACTORS EXPENSE.

75. CONTRACTOR SHALL PROVIDE A COMPOSITE CEILING PLAN AND NECESSARY SHOP DRAWINGS COORDINATING ALL TRADES, SHOWING THE LOCATION OF SUSPENSION MEMBERS, LIGHT FIXTURES, EMERGENCY AND EXIT LIGHTING, HANGERS, DAMPERS, OR SPACE ROCKERS, FIRE DAMPERS, ACCESS DOORS, SPRINKLERS AND PIPES, FASCIES, SOFFITS AND ALL OTHER ITEMS PENETRATING OR ATTACHED TO THE CEILING AS REQUIRED FOR A FULLY COORDINATED PROJECT.
76. CONTRACTOR SHALL PROVIDE NAMES, FABRICATION SHOP ADDRESSES AND LISTS OF REFERENCES FOR PROJECTS OF SIMILAR SIZE AND LOCATION FOR SUBCONTRACTORS PROPOSED FOR DECORATIVE CONCRETE, MILLWORK, DECORATIVE METALWORK, AND OTHER SPECIALTY FIXTURES. FABRICATION SHOPS FOR THESE TRADES MUST BE LOCATED WITHIN ONE HOUR TRAVEL TIME BY CAR FROM THE SITE TO FACILITATE PROGRESS VISITS DURING FABRICATION.
77. CONTRACTOR SHALL FURNISH, COORDINATE, AND INSTALL ALL BLOCKING IN CEILINGS, SOFFITS OR PARTITIONS AS REQUIRED FOR THE SUPPORT OR INSTALLATION OF ANY AND ALL ELEMENTS ATTACHED THERE TO, INCLUDING BUT NOT LIMITED TO LIGHT FIXTURES, DAMPERS, SPACE ROCKERS, RAILINGS, METAL WORK, WINDOW BLINDS, DRAPERIES, CURTAINS, DECORATIVE ELEMENTS, ARTWORK, AND ANY HANGING OBJECTS AS REQUIRED WHETHER OR NOT SUCH ELEMENTS ARE SHOWN IN THE CURRENT DRAWINGS. ALL BLOCKING TO BE FIRE-RETARDANT AND SIZED ADEQUATELY TO SUPPORT THE WEIGHT OF THE ELEMENT FOR WHICH IT IS INSTALLED.
78. GENERAL CONTRACTOR SHALL INCLUDE A COPY OF ALL SUBSUBCONTRACTORS CHANGE ORDER REQUESTS ON THE SUBCONTRACTORS LETTERHEAD WITH ALL CHANGE ORDERS SUBMITTED. CHANGE ORDERS WITHOUT THIS BACKUP WILL NOT BE CONSIDERED.
79. GENERAL CONTRACTOR SHALL NOT LEAVE ANY ABANDONED MATERIALS OR EQUIPMENT ABOVE CEILINGS, BEHIND WALL, OR STRUCTURE AND/OR ON DECK, INCLUDING ANY WIRING, FASTENERS, CEILING HANGERS, EMPTY PIPING, EMPTY CONDUIT, ETC.

1. CONTRACTOR SHALL SUBMIT THREE TWELVE (12) INCH SQUARE SAMPLES, SHOWING FULL RANGE OF VISUAL AND TEXTURAL VARIATION WHERE APPLICABLE, OF EACH FINISH SHOWN IN THE FINISH SCHEDULE OR AS REQUIRED TO COMPLETE THE PROJECT.
2. ALL WALLS AND COLUMNS (NEW AND EXISTING) SHALL BE PROPERLY CLEANED AND PREPARED (SPACKLED, SANDED, ETC.) FOR PRIMING, SEALING, PAINTING AND/OR WALL COVERINGS AS PER FINISH PLAN AND MANUFACTURER'S SPECIFICATIONS.
3. ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PATCHED AND REPAIRING, AS REQUIRED AND PREPARED TO RECEIVE NEW FINISHES PER FINISH PLAN.
4. ALL SURFACES OF THE PROJECT ARE TO RECEIVE FINISHES AS SHOWN IN THE DRAWINGS AND SCHEDULES. FOR ANY SURFACE FINISH NOT SPECIFICALLY NOTED OR SPECIFIED IN THE DRAWINGS THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING A FINISH OF A QUALITY AS MAY BE INFERRED FROM THE DRAWINGS AND SPECIFICATIONS FOR OTHER AREAS OF SIMILAR TYPE AND USE.
5. FLOORS MUST BE FREE OF DUST, OIL AND ALL FOREIGN MATTER. BUILDING MUST BE PREHEATED TO A MINIMUM OF 65°, 24 HOURS PRIOR TO INSTALLATION OF FLOOR COVERING. CRACKS 1/16" OR MORE, HOLES, AND OTHER UNEVENNESS MUST BE REPAIRED WITH ALUMINUM FLOOR FILLER; HIGH SPOTS MUST BE LEVELED. FLOOR MUST BE SWEEP CLEAN, WET MOPPED WITH WARM WATER AND SWEEP AGAIN. IF SWEEPING LEAVES A RESIDUE, FLOORS SHALL BE VACUUMED.
6. WHERE STONE, MARBLE, LIMESTONE AND HARD SURFACES FLOORING IS SPECIFIED, G.C. SHALL BE RESPONSIBLE FOR PROVIDING/APPLYING SEALANT AS SPECIFIED. NO SUBSTITUTION WILL BE ACCEPTABLE WITHOUT PRIOR WRITTEN CONSENT BY FLOOR MATERIAL SUPPLIER AND ARCHITECT.
7. UPON COMPLETION OF EACH PORTION OF FINISH WORK, THE CONTRACTOR IS TO DELIVER TO THE OWNER AN EXTRA ATTIC STOCK OF EACH FINISH MATERIAL EQUIVALENT TO 2% OF AMOUNT INSTALLED. LIQUIDS AND POWDERS ARE TO BE TIGHTLY SEALED CLEARLY LABELED CONTAINERS. TILES TO BE FULL SIZE UNITS.

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ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL EXCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

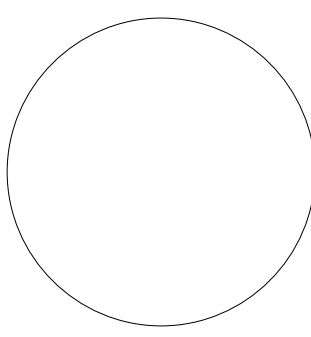
EACH CONTRACTOR SHALL SUBMIT TO SOUSA DESIGN ARCHITECTS FOR APPROVAL: SHOP DRAWINGS, SAMPLES, CUTS OF ALL THE ITEMS OF WORK PRIOR TO THEIR INCLUSION IN THE CONSTRUCTION. ALL ITEMS TO BE INCLUDED SHALL BE APPROVED FOR USE IN THE CITY OF BOSTON AND SHALL HAVE AN ASTM AND UL NUMBER WHEN SUCH ITEMS REQUIRE THIS DESIGNATION. EACH CONTRACTOR SHALL CO-ORDINATE HIS WORK WITH ALL OTHER CONTRACTORS.

THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL CITY OF BOSTON AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

ISSUED FOR:
REVIEW
04.28.2025 (REV. 07.14.2025)

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GENERAL NOTES

A-001

PAINTING

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT & SERVICES NECESSARY TO COMPLETE THE PAINTING AND FINISHING AS SHOWN ON THE DRAWINGS AND/OR SPECIFIED HEREIN, INCLUDING BUT NOT LIMITED TO, THE PAINTING OF THE FOLLOWING (E.T.V. = EXPOSED TO VIEW):
- PRIMING UNPAINTED SURFACES TO BE PAINTED
 - PAINTING ALL ITEMS FURNISHED WITH A PRIME COAT, INCLUDING TOUCHING UP OF OR REPAIRING OF ABRASION, DAMAGED OR RUSTED PRIME COATS APPLIED BY OTHERS.
 - PAINTING ALL FERROUS METAL (EXCEPT STAINLESS STEEL), INCLUDING GALVANIZED E.T.V.
 - PAINTING INTERIOR CONCRETE BLOCK E.T.V.
 - PAINTING NEW AND EXISTING GYPSUM DRYWALL E.T.V.
 - PAINTING PLASTER SURFACES.
 - PAINTING OF WOOD E.T.V., EXCEPT ITEMS WHICH ARE SPECIFIED TO BE PAINTED OR FINISHED UNDER OTHER SECTIONS OF THESE SPECIFICATIONS.
 - BACK PAINTING OF ALL WOOD IN CONTACT WITH CONCRETE, MASONRY OR OTHER MOISTURE AREAS.
 - PAINTING E.T.V. PIPES, COVERINGS, CONDUIT, DUCTS, INSULATION, HANGERS, SUPPORTS AND OTHER MECHANICAL AND ELECTRICAL ITEMS AND EQUIPMENT.
 - PAINTING SURFACES ABOVE, BEHIND OR BELOW GRILLES, GRATINGS, DIFFUSERS, LOUVERS, LIGHTING FIXTURES, ETC., E.T.V. THROUGH THESE ITEMS.
 - INCIDENTAL PAINTING AND TOUCHING UP AS REQUIRED TO PRODUCE PROPER FINISH FOR PAINTED SURFACES, INCLUDING TOUCHING UP OF FACTORY FINISHED ITEMS.
 - PAINTING OF ANY SURFACE NOT SPECIFICALLY MENTIONED TO BE PAINTED HEREIN OR ON DRAWINGS, BUT FOR WHICH PAINTING IS OBVIOUSLY NECESSARY TO COMPLETE THE JOB OR WORK WITHIN THE INTENT OF THESE SPECIFICATIONS. SHALL BE INCLUDED AS THOUGH SPECIFIED.
 - PAINTING OF ALL GRILLES, DIFFUSERS, LIGHT FIXTURE TRIMS, ELECTRICAL COVERS, ETC.
2. "EXPOSED TO VIEW SURFACES" IS DEFINED AS THOSE AREAS VISIBLE WHEN PERMANENT OR BUILT-IN FIXTURES, CONVECTOR COVERS, COVERS FOR FINNED TUBE RADIATION, GRILLES, ETC., ARE IN PLACE.
3. CONTRACTOR SHALL DELIVER, STORE, MIX, PREPARE, APPLY AND PROTECT FINISHED APPLICATION OF ALL PRIMERS, PAINTS, VARNISHES, ENAMELS, LACQUERS, STAINS AND SIMILAR MATERIALS IF FULLY COMPLIANCE WITH THE PAINT MANUFACTURER'S PRINTED DIRECTIONS AND INSTRUCTIONS. ALL MATERIALS MUST BE DELIVERED IN THE ORIGINAL CONTAINERS WITH THE MANUFACTURER'S INSTRUCTIONS PRINTED THEREON.
4. WORK OF THIS SECTION IS TO BE BY QUALIFIED JOURNEYMAN PAINTERS ONLY FOR THE MIXING AND APPLICATION OF PAINT ON EXPOSED SURFACES.
5. SAMPLES OF ALL FINISHES SPECIFIED SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL, IN TRIPLICATE, PRIOR TO COMMENCEMENT OF THE WORK. FINISH SAMPLES TO BE 36" X 36" ON SAME SUBSTRATE AS FINISH INSTALLATION.
6. IN ADDITION TO THE SAMPLES TO BE SUBMITTED FOR APPROVAL, CONTRACTOR SHALL APPLY IN THE FIELD AT THEIR FINAL LOCATION, EACH TYPE AND COLOR OF APPROVED PAINT MATERIALS APPLIED ON 4"x4" WALL SURFACES, DOORS AND FRAMES AS DIRECTED BY ARCHITECT, BEFORE PROCEEDING WITH THE REMAINDER OF THE WORK. REPAINT INDIVIDUAL AREAS WHICH ARE NOT APPROVED, UNTIL APPROVAL IS RECEIVED.
7. CONTRACTOR SHALL REMOVE AND PROTECT HARDWARE, ACCESSORIES, DEVICE PLATES, LIGHTING FIXTURES, AND FACTORY FINISHED WORK, AND SIMILAR ITEMS, OR PROVIDE AMPLE IN PLACE PROTECTION. UPON COMPLETION OF EACH SPACE, CAREFULLY REPAIR AND REMOVE ITEMS BY WORKMEN SKILLED IN THE TRADES INVOLVED. REMOVE ELECTRICAL PANEL BOX COVERS AND DOORS BEFORE PAINTING WALLS. PAINT SEPARATELY AND RE-INSTALL AFTER ALL PAINT IS DRY.
8. CONTRACTOR SHALL PERFORM ALL SURFACE PREPARATION AND CLEANING PROCEDURES IN STRICT ACCORDANCE WITH THE PAINT MANUFACTURER'S INSTRUCTIONS AND AS HEREIN SPECIFIED, FOR EACH PARTICULAR SUBSTRATE CONDITION, INCLUDING BUT NOT LIMITED TO CLEANING, SANDING, AND TOUCHING-UP OF ALL SPACKLING, PRIME COATS, ETC. APPLIED UNDER OTHER SECTIONS OF THE WORK. ALL SURFACES TO BE PAINTED OR FINISHED SHALL BE PERFECTLY DRY, CLEAN AND SMOOTH. CONTRACTOR SHALL TEST ALL PLASTER, MASONRY, DRYWALL SURFACES AND ANY FILLERS FOR MOISTURE CONTENT USING A RELIABLE ELECTRONIC MOISTURE METER AND SHALL NOT APPLY ANY PAINT OR SEALER WHERE THE MOISTURE CONTENT EXCEEDS SEVEN (7) PERCENT.
9. THE CONTRACTOR SHALL BROOM CLEAN ALL SPACES BEFORE PAINTING IS STARTED AND SHALL PROGRAM THE CLEANING AND PAINTING SO THAT DUST AND OTHER CONTAMINANTS FROM THE CLEANING PROCESS WILL NOT FALL IN WET, NEWLY PAINTED SURFACES.
10. SHOP PRIMING IS REQUIRED ON SOME, BUT NOT ALL OF THE ITEMS SCHEDULED TO BE FIELD PAINTED. REFER TO OTHER SECTIONS OF WORK FOR COMPLETE DESCRIPTION. ALL ITEMS OF EQUIPMENT FURNISHED WITH PRIME COAT FINISH SHALL BE FINISH PAINTED UNDER THIS SECTION.
11. CONTRACTOR SHALL RE-COAT PRIMED AND SEALED WALLS AND CEILINGS WHERE THERE IS EVIDENCE OF SUCTON SPOTS OR UNPAINTED AREAS IN FIRST COAT, TO ASSURE A FINISH COAT WITH NO BURN-THROUGH OR OTHER DEFECTS DUE TO INSUFFICIENT SEALING.
12. CONTRACTOR SHALL PROVIDE FINISH COATS WHICH ARE COMPATIBLE WITH THE PRIME PAINTS USED. REVIEW OTHER SECTIONS OF THOSE SPECIFICATIONS IN WHICH PRIME PAINTS ARE TO BE PROVIDED TO ENSURE COMPATIBILITY OF THE TOTAL COATINGS SYSTEM FOR THE VARIOUS SUBSTRATES. PROVIDE BARRIER COATS OVER INCOMPATIBLE PRIMERS OR REMOVE AND RE-PRIME AS REQUIRED. NOTIFY THE ARCHITECT IN WRITING OF ANY ANTICIPATED PROBLEMS USING THE COATING SYSTEMS AS SPECIFIED WITH SUBSTRATES PRIMED BY OTHERS.
13. PAINT SHALL NOT BE BADLY SETTLED, CAKED OR THICKENED IN THE CONTAINER. SHALL BE READILY DISPERSED WITH A PADDLE TO A SMOOTH CONSISTENCY AND SHALL HAVE EXCELLENT APPLICATION PROPERTIES. PAINT SHALL ARRIVE ON THE JOB COLOR-MIXED, ALL THINNING AND TINTING MATERIALS SHALL BE AS RECOMMENDED BY THE MANUFACTURER FOR THE PARTICULAR BASE MATERIAL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SEE THAT ALL MIXED COLORS MATCH THE COLOR SELECTION MADE BY THE ARCHITECT PRIOR TO APPLICATION OF THE COATING.
14. CONTRACTOR SHALL USE HEAT RESISTANT PAINT WHEN APPLYING PAINT TO HEATING LINES, EQUIPMENT, AND ALL OTHER ELEMENTS AND SURFACES AS REQUIRED TO ESTABLISH A STABLE FINISH.
15. ALL MATERIALS MUST CONFORM TO THE VOLATILE ORGANIC COMPOUNDS (VOC) STANDARDS OF PREVAILING CODES AND ORDINANCES.
16. ALL MATERIALS SHALL BE APPLIED UNDER ADEQUATE ILLUMINATION, EVENLY SPREAD AND FLOWED ON SMOOTHLY TO AVOID RUNS, SAGS, HOLIDAYS, BRUSH MARKS, AIR BUBBLES AND EXCESSIVE ROLLER STIPPLE COVERAGE AND HDI SHALL BE COMPLETE. WHEN COLOR, STAIN, DIRT OR UNDERCOATS SHOW THROUGH FINAL COAT OF PAINT, THE SURFACE SHALL BE COVERED BY ADDITIONAL COATS UNTIL THE PAINT FILM IS OF UNIFORM FINISH, COLOR, APPEARANCE AND COVERAGE, AT NO ADDITIONAL COST TO THE OWNER.
17. APPLY PAINT BY BRUSH OR ROLLER IN ACCORDANCE WITH THE MANUFACTURER'S DIRECTIONS. USE CRUSHES BEST SUITED FOR THE TYPE OF MATERIAL BEING APPLIED. USE ROLLERS OF CARPET, VELVET BACK, OR HIGH PILE SHEEPS WOOL AS RECOMMENDED BY THE PAINT MANUFACTURER FOR MATERIAL AND TEXTURE REQUIRED AND/OR AS APPROVED BY ARCHITECT.

18. ALL SURFACES WHICH ARE TO BE PAINTED SHALL RECEIVE (1) COAT OF PRIMER AND (2) COATS OF FINISH PAINT. (3) COATS TOTAL. ALL WALLS, GYPSUM BOARD CEILINGS, AND SOFFITS TO BE PAINTED SHALL BE PAINTED WITH A LATEX BASE EGGSHELL FINISH UNLESS OTHERWISE NOTED. ALL DOORS, DOOR FRAMES, WINDOW FRAMES, AND CONVECTOR ENCLOSURES SHALL BE PAINTED WITH AN ALKYD BASE EGGSHELL FINISH PAINT UNLESS OTHERWISE NOTED.
19. ARCHITECT MAY CHANGE THE FINISHES WITHIN THE RANGE OF FLAT TO GLOSS, PRIOR TO INSTALLATION, WITHOUT ADDITIONAL COST TO THE OWNER.
20. CONTRACTOR SHALL APPLY THE FIRST COAT TO SURFACES THAT HAVE BEEN CLEANED, PRE-TREATED OR OTHERWISE PREPARED FOR PAINTING AS SOON AS PRACTICABLE AFTER PREPARATION AND BEFORE SUBSEQUENT SURFACE DETERIORATION. SUFFICIENT TIME SHALL BE ALLOWED BETWEEN SUCCESSIVE COATINGS TO PERMIT PROPER DRYING. DO NOT RE-COAT UNTIL PAINT HAS DRIED TO WHERE IT FEELS FIRM, DOES NOT DEFORM OR FEEL STICKY UNDER MODERATE THUMB PRESSURE, AND THE APPLICATION OF ANOTHER COAT OF PAINT DOES NOT CAUSE LIFTING OR LOSS OF ADHESION.
21. MATERIALS AND EQUIPMENT NOT TO BE PAINTED UNLESS OTHERWISE NOTED OR SPECIFIED INCLUDING ITEMS OF EQUIPMENT FURNISHED WITH COMPLETE FACTORY FINISH, FACTORY FINISHED TOILET PARTITIONS, FACTORY FINISHED ACOUSTICAL TILE, NON-FERROUS METALS, FINISHED HARDWARE EXCEPTING HARDWARE THAT IS FACTORY PRIMED. SURFACES NOT TO BE PAINTED SHALL BE LEFT COMPLETELY FREE OF DROPPINGS AND ACCIDENTALLY APPLIED MATERIALS RESULTING FROM THE WORK OF THIS SECTION.
22. PAINT ALL INTERIOR SURFACES OF DUCTS, AND OTHER OTHERWISE CONCEALED AREAS, WHERE VISIBLE THOUGH REGISTERS OR GRILLES WITH FLAT, NON-SPECULAR PAINT TO MATCH SURROUNDING AREAS OR BLACK AS DIRECTED BY THE ARCHITECT FOR EACH CONDITION, BEFORE FINAL INSTALLATION OF EQUIPMENT.
23. PAINT THE BACK SIDES OF ACCESS PANELS, REMOVABLE OR HINGED COVERS TO MATCH THE EXPOSED SURFACES.
24. ALL CONVECTOR ENCLOSURES TO BE PAINTED SHALL HAVE THE GRILLES AND DAMPERS REMOVED AND PAINTED SEPARATELY AND REINSTALLED WHEN THOROUGHLY DRY.
25. UNLESS OTHERWISE SPECIFIED OR SHOWN, MATERIALS WITH A FACTORY FINISH SHALL NOT BE REPAINTED AT THE TIME OF THE PROJECT SITE. TO "TOUCH-UP", THE CONTRACTOR SHALL USE THE FACTORY FINISHED MATERIAL MANUFACTURER'S RECOMMENDED PAINT MATERIALS TO REPAIR ABRASION, CHIPPED, OR OTHERWISE DEFECTIVE SURFACES.
26. THE CONTRACTOR SHALL PROTECT HIS WORK AT ALL TIMES, AND SHALL PROTECT ALL ADJACENT WORK AND MATERIALS BY SUITABLE COVERING OR OTHER METHOD DURING PROGRESS OF HIS WORK. UPON COMPLETION OF THE WORK, HE SHALL REMOVE ANY AND ALL PRIMER, PAINT, STAIN, VARNISH, ETC. SPOTS FROM FLOORS, GLASS AND OTHER SURFACES BY PROPER METHODS OF WASHING AND SCRAPING, USING CARE NOT TO SCRATCH OR OTHERWISE DAMAGE FINISHED SURFACES.
27. ALL WALLS, CEILINGS, OFFSH AND SURFACES WHICH HAVE BEEN PAINTED WITH AN EGGSHELL FINISH AND MUST BE TOUCHED UP AS A PUNCH LIST ITEM SHALL BE REPAINTED ENTIRELY BETWEEN THE (3) CLOSEST BREAK POINTS.
28. AT THE COMPLETION OF WORK OF OTHER TRADES, CONTRACTOR SHALL TOUCH-UP AND RESTORE ALL DAMAGED OR DEFACED PAINTED SURFACES. PAINT TOUCH-UP TO INCLUDE ANY DAMAGE DONE DURING CONSTRUCTION AS CAUSED BY NO FAULT OF THE PAINTER OR HIS SUBCONTRACTOR BUT WHICH MIGHT HAVE BEEN CAUSED BY OTHER TRADES, INCLUDING BUT NOT LIMITED TO CONSTRUCTION TRADES, VOICE/DATA AND SECURITY CONTRACTOR AND INCLUDING FURNITURE INSTALLERS AND MOVERS. CONTRACTOR INCLUDE ANY AND ALL PAINT TOUCH-UP WITHIN THEIR SCOPE OF WORK WITHOUT EXCEPTION OR EXCLUSION.
29. ALL REGISTERS, GRILLES AND DIFFUSERS LOCATED IN CEILING/WALL ASSEMBLIES WITH PAINTED FINISH ARE TO RECEIVE SAME PAINTED FINISH TO MATCH UNLESS OTHERWISE NOTED.

MILLWORK:

GENERAL NOTES:

1. ALL THE QUALITY STANDARDS OF THE ARCHITECTURAL WOODWORK INSTITUTE, LATEST EDITION, SHALL APPLY TO ALL WORKMANSHIP FOR MILLWORK AND BY REFERENCE ARE MADE PART OF THIS SPECIFICATION. ALL WORK SHALL CONFORM TO "PREMIUM" GRADE REQUIREMENTS OF THE AWI QUALITY STANDARDS, UNLESS OTHERWISE MODIFIED HEREIN. IN THE EVENT OF A DISPUTE AS TO THE QUALITY GRADE (OR GRADES), ALL PARTIES INVOLVED WILL (1) CALL UPON THE ARCHITECTURAL WOODWORK INSTITUTE FOR AN INSPECTION UNDER AWI'S ESTABLISHED INSPECTION PROCEDURES, AND (2) AGREE TO ABIDE BY THE DECISION OF AWI. THE COST OF SAID INSPECTION SHALL BE BORNE BY THE CONTRACTOR.
2. ALL ITEMS OF MILLWORK CONSTRUCTION AND INSTALLATION INDICATED ON THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE PERFORMED BY SKILLED CRAFTSMEN USING THE BEST TECHNIQUES KNOWN TO THE TRADE AND IN CONFORMANCE WITH ALL TRADE STANDARDS. ALL MILLWORK SHALL BE PROVIDED BY A FABRICATION COMPANY HAVING A MINIMUM OF FIVE (5) YEARS EXPERIENCE ON PROJECTS OF SIMILAR SIZE AND QUALITY TO THAT SPECIFIED AND SHOWN. THE FABRICATION SHOP IS TO BE WITHIN A MAXIMUM ONE HOUR TRAVEL DISTANCE BY CAR FROM THE SITE TO FACILITATE PROGRESS OBSERVATION.
3. CONTRACTOR SHALL SUBMIT SCALE PDF FILES OF SHOP DRAWINGS OF ALL WOODWORK SPECIFIED AND INDICATED ON THE DRAWINGS. SHOP DRAWINGS SHALL INDICATE ROOM PLANS AND ELEVATIONS AT 3/4" = EQUALS 1'-0" SCALE AND TYPICAL CONSTRUCTION DETAILS AT 3/4" EQUALS 1'-0" SCALE. SHOP DRAWINGS SHALL INDICATE ALL MATERIALS THICKNESSES AND FINISHES. SHOP DRAWINGS SHALL BE COMPLETE AND SHOW ALL ASPECTS OF FABRICATION INCLUDING ALL GEOMETRIES, CONNECTIONS, DETAILS, FINISH HARDWARE, ANCHORS, FASTENINGS AND ACCESSORIES. SHOP DRAWINGS SHALL SHOW ALL JOINTING, JOINT TREATMENT AND BUTT JOINTING IN VENEERS AND PLASTIC LAMINATE. SHOP DRAWINGS FOR WOOD PANELING MUST SHOW COMPLETE ELEVATIONS OF ROOMS TO RECEIVE PANELING AS WELL AS PANEL MATCHING REQUIRED BY THESE SPECIFICATIONS. IN NO CASE SHALL CONTRACTOR TRACE OR USE AS BACKGROUNDS ARCHITECT'S DRAWINGS. IN NO CASE SHALL INCOMPLETE SHOP DRAWINGS BE SUBMITTED OR ACCEPTED BY ARCHITECT. DELAYS TO THE SCHEDULE CAUSED BY LATE OR INCOMPLETE SHOP DRAWINGS SUBMITTAL WILL BE AT THE EXPENSE OF THE CONTRACTOR. THE CONTRACTOR SHALL CHECK FIELD DIMENSIONS AND VERIFY ALL OPENINGS AND ACTUAL FIELD CONDITIONS AS POSSIBLE PRIOR TO SUBMISSION OF SHOP DRAWINGS.
4. CONTRACTOR SHALL SUBMIT THREE TWELVE (12) INCH SQUARE SAMPLES, SHOWING FULL RANGE OF VISUAL AND TEXTURAL VARIATION WHERE APPLICABLE, OF EACH FINISH SHOWN IN THE FINISH SCHEDULE OR AS REQUIRED TO COMPLETE THE PROJECT INCLUDING BUT NOT LIMITED TO:
- A. PLASTIC LAMINATE, TWELVE (12) INCHES SQUARE, INCLUDING A SECTION OF OUTSIDE CORNER.
 - B. FINISH FOR EACH SPECIES OF SOLID WOOD, AND WOOD VENEER TO MDF, FOR EACH FINISH SPECIFIED OR SHOWN.
 - C. EACH TYPE AND FINISH OF EACH TYPE OF WOOD CORNICE, TRIM MOLDING, ETC., EIGHT (8) INCHES LONG, FINISH AS SPECIFIED.
 - D. SPECIAL ASSEMBLIES OR INTERSECTION DETAILS.
 - E. CABINET HARDWARE.
5. ANY MATERIALS OR HARDWARE PURCHASED OR FABRICATION WORK COMPLETED BY THE CONTRACTOR WITHOUT THE RECEIPT OF AN APPROVED SHOP DRAWINGS OR SAMPLES FROM THE ARCHITECT AND NOT COMPLIANT WITH THE DESIGN INTENT SHALL BE REPLACED AT THE CONTRACTORS EXPENSE.
6. THE CONTRACTOR SHALL CHECK FIELD DIMENSIONS AND VERIFY ALL OPENINGS AND ACTUAL FIELD CONDITIONS PRIOR TO FABRICATION OF WORK. ANY ELEMENTS OF MILLWORK THAT DO NOT FIT WITHIN FIELD CONDITIONS ARE TO BE REPLACED AT CONTRACTORS EXPENSE.
7. ARCHITECTURAL DRAWINGS SHOW DESIGN INTENT AND ARE FOR DIMENSIONAL AND AESTHETIC PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING DESIGN, DETAILING AND EXECUTION OF MILLWORK AS REQUIRED FOR RIGIDITY AND STRUCTURAL STABILITY. MODIFICATIONS TO CONFORM TO THESE REQUIREMENTS THAT DEViate FROM THE PROFILES SHOWN IN THE DRAWINGS ARE TO BE REVIEWED FOR APPROVAL WITH THE ARCHITECT PRIOR TO SUBMITTING SHOP DRAWINGS.
8. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING SCHEDULE AND WORK OF MILLWORK SUBCONTRACTOR WITH OVERALL PROJECT SCHEDULE AND WORK OF OTHER TRADES AND SUBCONTRACTORS TO ENSURE PROPER SCHEDULING FOR FABRICATION AND INSTALLATION OF THE WORK SPECIFIED HEREIN AND TO ENSURE THAT PROPER PROVISIONS ARE MADE FOR THE INSTALLATION OF THE WORK SPECIFIED HEREIN.
9. MILLWORK SUBCONTRACTORS SHALL COORDINATE MILLWORK DETAILING AND SCHEDULING WITH THE WORK OF ALL OTHER TRADES WHOSE WORK COMES INTO CONTACT WITH THE MILLWORK, INCLUDING BUT NOT LIMITED TO PARTITION AND FINISHING TRADES, AUDIO/VISUAL, TELECOM AND ELECTRICAL WIRING AND DEVICES TO ENSURE THAT PROPER PROVISIONS ARE MADE FOR THE INSTALLATION OF THE WORK SPECIFIED HEREIN, AND VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO FABRICATION OF ALL ARCHITECTURAL WOODWORK TO ASSURE PROPER FIT.
10. WHERE ELECTRICAL WORK IS SPECIFIED AT ENTRY PORTAL FIXTURES ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR. CUTOUT FOR ENTRY PORTAL WIRING DEVICES TO BE INSTALLED IN THE FIELD ARE BY THE WOODWORK CONTRACTOR AND ARE TO BE COORDINATED WITH THE GENERAL CONTRACTOR.
11. MILLWORK SUBCONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR ON THE LOCATION AND INSTALLATION OF ALL GROUNDS AND BLOCKING INSIDE THE WALL CONSTRUCTION RELATED TO ENTRY PORTAL.
12. ALL MATERIALS AND WORK OF THIS SECTION SHALL BE PROTECTED FROM DAMAGE OF SHARPNESS FROM SHOP TO FINAL LOCATION. ALL WORK OF WORK COVER VENTILATE, AND PROTECT WORK OF THIS SECTION FROM DAMAGE CAUSED BY WEATHER, MOISTURE, HEAT, STAINING, DIRT, ABRASIONS, ANY OTHER CAUSES WHICH MAY ADVERSELY AFFECT APPEARANCE OF USE, OR WHICH MAY CAUSE DAMAGE TO THE TIME OF THE PROJECT SITE. TO "TOUCH-UP", THE CONTRACTOR SHALL USE THE FACTORY FINISHED MATERIAL MANUFACTURER'S RECOMMENDED PAINT MATERIALS TO REPAIR ABRASION, CHIPPED, OR OTHERWISE DEFECTIVE SURFACES.
13. JOB CONDITIONS: HUMIDITY AND TEMPERATURE CONTROLS: ADVISE CONTRACTOR OF REQUIREMENTS FOR MAINTAINING HEATING, COOLING AND VENTILATION IN INSTALLATION AREAS AS REQUIRED TO REACH RELATIVE HUMIDITY NECESSARY TO MAINTAIN OPTIMUM MOISTURE CONTENT SPECIFIED FOR WOODWORK. DETERMINE EQUILIBRIUM MOISTURE CONTENT SPECIFIED FOR WOODWORK. MAINTAIN REQUIRED TEMPERATURE AND RELATIVE HUMIDITY AS REQUIRED FOR A TOLERANCE OF PLUS OR MINUS ONE (1) PERCENT OF THE SPECIFIED OPTIMUM MOISTURE CONTENT. PROTECT SUCH WORK FROM DAMAGE IN TRANSIT, DURING ERECTION, AND AFTER ERECTION UNTIL ACCEPTANCE OF BUILDING. USE ALL SUCH METHODS TO PROVIDE THE PROPER PROTECTION. REMOVE SUCH PROTECTION WHEN DIRECTED BY THE ARCHITECT. DELIVER FINISH MILLWORK IN A DRY STABLE CONDITION. PROTECT SAME AGAINST INJURY AND DAMPNESS, DAMAGED OR DEFECTIVE ITEMS OR WORK OF THIS SECTION ARE SUBJECT TO REJECTION AND REPLACEMENT WITH NEW BY CONTRACTOR, AT NO COST TO THE OWNER.
14. ALL MILLWORK SHALL HAVE A FINE, SMOOTH FINISH, FREE FROM MACHINE OR TOOL MARKS, ABRASIONS OR RAISED GRAIN ON EXPOSED SURFACES. JOINTS SHALL BE TIGHT AND SO FORMED AS TO CONCEAL SHRINKAGE. MITERS OR SPARE FROM HEEI TO POINT SHALL BE GLUED 4" AND FEATHERED, LOCKED, SPLINED AND DOWELED. TAIL JOINTS AND DOVEELS SHALL BE HAND GLUED AND SPACED NOT LESS THAN 3" ON CENTER. JOINTS SHALL BE MADE WITH WATER-RESISTANT GLUE OR HOT GLUED UNDER PRESSURE.
15. PRODUCTS: WOOD MOISTURE CONTENT: WOOD-KILN DRIED (KD) LUMBER WITH AN AVERAGE MOISTURE CONTENT RANGE OF NINE (9) TO TWELVE (12) PERCENT FOR EXTERIOR WORK AND SIX (6) TO ELEVEN (11) PERCENT FOR INTERIOR WORK. MAINTAIN TEMPERATURE AND RELATIVE HUMIDITY DURING FABRICATION, STORAGE AND FINISHING OPERATIONS SO THAT MOISTURE CONTENT VALUES FOR WOODWORK AT TIME OF INSTALLATION DO NOT EXCEED SEVEN (7) PERCENT. COMPATIBILITY OF GRAIN AND COLOR: ARCHITECT RESERVES THE RIGHT TO SELECT MATERIALS FOR BEST COMPATIBILITY BETWEEN VISUALLY RELATED MEMBERS AND VENEERS.
16. INSPECT EACH PIECE OF LUMBER AND PLYWOOD OR EACH UNIT OR EACH UNIT OF WOODWORK AFTER DRYING, DO NOT USE TWISTED, WARPED, BOWED OR OTHERWISE DAMAGED OR DEFECTIVE WOOD ORK.
17. SOFTWOOD LUMBER SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF AMERICAN LUMBER STANDARDS SIMPLIFIED PRACTICE RECOMMENDATIONS. ALL LUMBER SHALL CONFORM TO THE GRADING RULES OF THE ASSOCIATION HAVING JURISDICTION.
18. FRAMING AND ROUGH LUMBER: NO. 1 KD GRADE SOUTHERN PINE OR DENSE CONSTRUCTION GRADE DOUGLAS FIR, HAVING EXTREME FIBER IN GRAIN, STRESS OF AT LEAST 1700 PSI, SURFACED FOUR SIDES (S4S), PROVIDE FIRE RETARDANT TREATMENT MEETING REQUIREMENTS IN ACCORDANCE WITH GOVERNING CODES.
19. GROUNDS, BLOCKING, NAILERS, FOOTING: SOUTHERN PINE, DOUGLAS FIR OR SITKA SPRUCE, GRADE TO SUIT PARTICULAR PURPOSE AND TO BE STRAIGHT, SQUARE EDGED, STRAIGHT GRAINED, SURFACED FOUR SIDES (S4S) AND SHALL WILL RETAIN NAILS AND SCREWS WITHOUT SPLITTING. PROVIDE FIRE RETARDANT TREATMENT.
20. LUMBER-AWI SECTION 100 WITH THE FOLLOWING REQUIREMENTS- HARDWOOD FOR TRANSPARENT FINISH SHALL BE PREMIUM GRADE AS SHOWN IN THE FINISH SCHEDULE. HARDWOOD FOR OPAQUE AND STAIN FINISH SHALL BE ANY HARDWOOD WHICH, WHEN FINISHED, WILL NOT SHOW ANY GRAIN, IMPERFECTION OR OTHER SURFACE DEFECTS WHEN USED WITH OPAQUE FINISH SPECIFIED. MILLWORK CONTRACTOR SHALL USE ONLY FIRE-RETARDANT WOOD.
21. PLYWOOD: AWI SECTION 200; VENEER CORE, PARTICLE OR PLYWOOD CORE UNLESS OTHERWISE SPECIFIED. HARDWOOD FOR OPAQUE AND STAIN FINISH SHALL BE PLYWOOD SHALL BE ASSEMBLED USING PHENOL FORMALDEHYDE ADHESIVE IN LIEU OF UREA FORMALDEHYDE.
22. METAL: STRUCTURAL STEEL SHAPES AND PLATES TO BE A36, HOT-ROLLED CARBON STEEL SHEETS TO BE COMMERCIAL QUALITY, ASTM A569, AND MAY BE USED FOR CONCEALED PARTS ONLY. ZINC CHROMATE PRIMER FINISH FOR UNEXPOSED METAL ONLY. EXPOSED METAL TO BE SHOWN IN THE FINISH SCHEDULE.
23. FASTENERS: -WOOD SCREWS: FS FF-S-111, TYPE, SIZE, MATERIAL AND FINISH AS REQUIRED FOR THE CONDITION OF USE. -NAILS: FS FF-N-105, TYPE, SIZE, MATERIAL AND FINISH AS REQUIRED FOR THE CONDITION OF USE. -ANCHORS: TYPE, SIZE, MATERIAL AND FINISH AS REQUIRED FOR THE CONDITION OF USE. -NAILS: FS FF-N-105, TYPE, SIZE, MATERIAL AND FINISH AS REQUIRED FOR THE CONDITION OF USE. -ANCHORS: TYPE, SIZE, MATERIAL AND FINISH AS REQUIRED FOR THE CONDITION OF USE.
24. FABRICATION: FABRICATE ALL MILLWORK TO THE "PREMIUM GRADE" STANDARDS OF THE AWI.

25. AFFORD ARCHITECT EVERY FACILITY FOR SINPECTION OF WORK AT SHOP OR MILL AT SUCH TIMES AS THE ARCHITECT MAY SELECT.
26. BEFORE PROCEEDING WITH FABRICATION OF WOODWORK REQUIRED TO BE FITTED TO OTHER CONSTRUCTION, OBTAIN FIELD MEASUREMENTS AND VERIFY ALL DIMENSIONS OF SHOP DRAWING DETAILS AS REQUIRED FOR ACCURATE FIT.
27. FABRICATE WOODWORK TO DIMENSIONS, PROFILES AND DETAILS SHOWN. ROUTE OR GROOVE BACK OF FLAT TRIM MEMBERS, KERF BACKS OF OTHER WIDE FLAT MEMBERS EXCEPT PLYWOOD OR VENEERED MEMBERS.
28. MITER JOINTS BY JOINING, SPLINING AND GLUING TO COMPLY WITH REQUIREMENTS FOR THE SPECIFIED GRADE.
29. PROVIDE LUMBER FRAMING FOR ARCHITECTURAL WOODWORK, COMPLETE WITH ALL BRACING AND FASTENING DEVICES AS REQUIRED FOR A RIGID INSTALLATION, AND AS REQUIRED TO SUSTAIN THE IMPOSED LOADS.30. MATERIAL THICKNESSES: SEE DRAWINGS FOR GENERAL MATERIALS THICKNESSES. MINIMUM THICKNESS OF SOLID LUMBER FOR WEB FRAMES, TRIM, BASES, ETC., SHALL BE 3/4". MINIMUM THICKNESS OF PLYWOOD AND PARTICLEBOARD SHALL BE 3/4".
31. ALL FABRICATION IS TO BE BASED ON FIELD MEASUREMENTS. WORK ADJOINING VERTICAL AND HORIZONTAL ELEMENTS OF CONSTRUCTION SUCH AS DRYWALL, CONCRETE, OR OTHER FINISH SHALL BE FITTED AND SCRIBED IN A CAREFUL MANNER AND AMPLE ALLOWANCE SHALL BE GIVEN FOR CUTTING AND SCRIBING AS REQUIRED TO TIGHTLY MEET BUILT-IN CONDITIONS.
32. FABRICATE ALL MILLWORK UNITS IN LARGEST PRACTICABLE SECTIONS. WORK THAT IS TOO LARGE FOR SHIPPING OR ENTRANCE INTO THE USE AREA SHALL BE FABRICATED IN ATTACHABLE SECTIONS WITH PROVISIONS FOR RECONNECTION IN THE USING SPACE. ASSEMBLE IN THE SHOP FOR TRIAL FIT, DISASSEMBLE FOR SHIPMENT AND REASSEMBLE WITH CONCEALED FASTENERS. ASSEMBLED WORK SHALL BE RIGIDLY SECURED AND PERMANENTLY FASTENED TOGETHER WITH CONCEALED FASTENERS.
33. ALL WORK SHALL BE SHOP PRE-FINISHED TO MATCH APPROVED SAMPLES UNLESS PREVIOUSLY AGREED TO BY ARCHITECT. NO FIELD FINISHING WILL BE PERMITTED, EXCEPT MINOR RETOUCHING THAT IS NECESSARY AFTER INSTALLATION TO LEAVE WORK IN PERFECT CONDITION. FIELD TOUCH-UP SHALL BE COMPLETED USING THE SAME FINISHES AS ORIGINALLY APPLIED AT THE FACTORY. ALL FINISHES SHALL BE FREE FROM RUNS, SAGS AND OTHER VISUAL DEFECTS. ALL WOOD SHALL BE THOROUGHLY HAND SMOOTHED AND HAND SANDED TO REMOVE ALL TRACES OF MACHINE AND TOOL MARKS. ALL STEEL OR OTHER METAL COMPONENTS SHALL BE DEBURRED, THOROUGHLY CLEANED AND DEGREASED PRIOR TO FINISHING. REQUIREMENTS FOR SURFACE PREPARATION SHALL BE IN ACCORDANCE WITH AWI STANDARDS. ALL WORK OF THIS SECTION IN CONTACT WITH CONCRETE OR MASONRY OR OTHER MOISTURE-SENSITIVE MATERIALS SHALL BE PROTECTED FROM DAMAGE. ALL MILLWORK SHALL BE BACK PAINTED WITH ONE (1) COAT OF OIL BASED PAINT PRIOR TO INSTALLATION, SHOP APPLIED WHERE PRACTICABLE.
34. AS FAR AS PRACTICABLE, USE CONCEALED FASTENINGS FOR JOINING AND ASSEMBLING THE WORK, WHERE THIS IS IMPOSSIBLE, THE MEANS OF SECURING SHALL BE PLACED IN INCONSPICUOUS PLACES AND METHODS OF JOINING AND ASSEMBLING SUBMITTED FOR ARCHITECT'S APPROVAL PRIOR TO FABRICATION. NAIL CONNECTIONS WILL NOT BE PERMITTED.
35. MITER JOINTS BY JOINING, SPLINING, AND GLUING TO COMPLY WITH REQUIREMENTS FOR THE SPECIFIED GRADE. LOCK MITER EXTERNAL CORNERS; TONGUE AND GROOVE INTERNAL CORNERS TO ALLOW FOR CONTRACTION AND EXPANSION.
36. MAINTAIN RELATIVE HUMIDITY AND TEMPERATURE DURING FABRICATION, STORAGE AND FINISHING OPERATIONS MATCHING THAT OF THE AREAS OF INSTALLATION.
37. EXPOSED SURFACES SHALL BE FREE FROM DENTS, TOOL MARKS, WARPAGE, BUCKLE, GLUE AND OPEN JOINTS, OR OTHER DEFECTS AFFECTING HANDLING OR APPEARANCE. CONCEAL ALL JOINTS, CORNERS AND MITERS. CONCEAL ALL FASTENERS. MAKE THREADED CONNECTIONS UP TIGHT SO THAT THREADS ARE ENTIRELY CONCEALED.
38. INCLUDE ALL PREPARATIONS FOR MECHANICAL, ELECTRICAL, TELEPHONE AND PLUMBING WORK REQUIRED INCLUDING CUT-OUTS, ATTACHMENTS, ETC. FOR A COMPLETE INSTALLATION.
39. COMPLY WITH EQUIPMENT MANUFACTURER'S REQUIREMENTS FOR CUTTING OPENINGS FOR EQUIPMENT TO BE INSTALLED AND PROVIDE INTERNAL CORNERS OF 1/8" MINIMUM RADIUS TYPICAL. SMOOTH SAW CUT AND EASE EDGES.
40. PROVIDE CONCEALED WOOD BLOCKING AND FRAMING, ANCHORS, CLIPS, SPLINES, SUPPORTING AND ATTACHING DEVICES.
41. ALL PANELS SHALL BE AWI SECTION 500, PREMIUM GRADE CONSTRUCTION. PANEL JOINTS TO BE FLUSH TYPE UNLESS OTHERWISE SHOWN.
42. MAKE ALL JOINTS HAIRLINE TIGHT, FITTED ACCURATELY AND JOINED WITH HARDWOOD SPLINES OR DOWELS, GLUED TOGETHER, OR BY OTHER METHOD APPROVED BY ARCHITECT.
43. EXECUTION: EXAMINE THE AREAS AND CONDITIONS WHERE ARCHITECTURAL WOODWORK IS TO BE INSTALLED. CORRECT ANY CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK. DO NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED TO PERMIT PROPER INSTALLATION OF THE WORK.
44. FRAMING SHALL BE CUT SQUARE ON BEARINGS, CLOSELY FITTED, ACCURATELY SET TO REQUIRED LINES AND LEVELS, RIGIDLY SECURED IN PLACE AT BEARINGS AND CONNECTION WITH NAILS, LAG SCREWS AND/OR BOLTS AS REQUIRED BY CONDITIONS.
45. PROVIDE ALL WOOD GROUNDS, BLOCKING, NAILERS, FURRING, AND THE LIKE FOR WORK OF THIS SECTION, WHERE SHOWN AND WHERE REQUIRED, DRESSED TO SIZE INDICATED OR REQUIRED TO SUIT THE CONDITION. INSTALL GROUNDS, BLOCKING, NAILERS, FURRING, ETC., RIGIDLY, IN PROPER ALIGNMENT, TRUED WITH A LONG STRAIGHT EDGE.
46. PROVIDE ALL ROUGH HARDWARE, SUCH AS NAILS, SCREWS, BOLTS, ANCHORS, HANGERS, CLIPS AND SIMILAR, TO BE HARDWARE SHALL BE OF THE PROPER SIZE AND KIND TO ADEQUATELY SECURE THE WORK TOGETHER AND IN PLACE, IN A RIGID AND SUBSTANTIAL MANNER. USE GALVANIZED HARDWARE AT EXTERIOR WALLS, AND AT OTHER LOCATIONS WHERE SUBJECT TO MOISTURE OR WHERE WATER WILL BE PRESENT.
47. SECURE WOOD TO CONCRETE AND TO SOLID MASONRY WITH COUNTERSUNK BOLTS IN EXPANSION SLEEVES OR OTHER APPROVED MANNER, TO STEEL WITH ANGLE AND WITH NUTS AND WASHERS. SECURE WOOD TO DRYWALL WITH HEAVY DUTY COUNTERSUNK TOGGLE BOLTS. SPACE FASTENINGS NOT MORE THAN SIXTEEN (16) INCHES APART. HARDENED CUT NAILS, POWER-DRIVEN FASTENERS, OR OTHER SUITABLE DEVICES MAY BE USED WHERE APPROVED BY THE ARCHITECT.
48. CONNECTIONS AND FASTENINGS SHALL BE MADE IN SUCH MANNER AS WILL COMPENSATE FOR SWELLING AND SHRINKAGE AND SHALL PERMIT THE WORK TO REMAIN PERMANENTLY IN PLACE WITHOUT ANY SPLITTING OR OPENING OF JOINTS.
49. WHEN DIRECTED BY THE OWNER, AT ANY TIME DURING THE FIRST YEAR AFTER THE COMPLETION OF THE CONTRACT, THE CONTRACTOR SHALL RETURN TO THE BUILDING AND ADJUST AND REFIT THE WORK AND HARDWARE, AND LEAVE SUCH ITEMS IN SATISFACTORY WORKING ORDER.
50. INSTALL ALL MILLWORK TRUE TO LINES, PLUMB, LEVEL, SQUARE, ALIGNED AND STRAIGHT WITH NO DISTORTION. SHIMS REQUIRED TO DRIVE OR CONCEAL SHIMS. INSTALL TO A TOLERANCE OF 1/8" IN 8'-0" FOR PLUMB AND LEVEL (INCLUDING COUNTERTOPS), AND WITH 1/16" MAXIMUM OFFSET IN FLUSH ADJOINING SURFACES, 1/8" MAXIMUM OFFSET IN REVEALED ADJOINING SURFACES.

51. SCRIBE AND CUT WORK TO FIT ADJOINING WORK, AND REFINISH CUT SURFACES OR REPAIR DAMAGED FINISH AT CUTS.
52. ANCHOR WOODWORK TO ANCHORS OR BLOCKING BUILT IN OR DIRECTLY ATTACHED TO SUBSTRATES. SECURE TO GROUNDS, STRIPPING AND BLOCKING WITH COUNTERSUNK, CONCEALED FASTENERS AND BLIND NAILING AS REQUIRED FOR A COMPLETE INSTALLATION.
53. PROVIDE A SYSTEM OF CONCEALED PANEL HANGER CLIPS, SHIMS AND CORRESPONDING WALL CLIPS TO SUPPORT PANEL SYSTEMS. FACE FASTENINGS SHALL NOT BE PERMITTED. HANG PANELS IN THE DESIGNATED LOCATIONS. PANELS SHALL BE STRAIGHT, LEVEL, FLAT AND FLUSH WITH ADJOINING PANELS. WHERE REVEALS ARE INDICATED, KEEP PANELS SPACED SO THAT REVEALS ARE PARALLEL AND OF WIDTHS SHOWN.
54. MILLWORK SUBCONTRACTOR SHALL SHIM AND LEVEL ENTRY PORTAL. CONTRACTOR TO PROVIDE SHIMS AS REQUIRED BETWEEN SURROUNDING WALLS AND CEILINGS.
55. AT REGULAR INTERVALS DURING THE COURSE OF THE WORK, ALL DEBRIS AND EXCESS MATERIAL SHALL BE CLEANED AND REMOVED FROM THE SITE. UPON COMPLETION OF INSTALLATION, CLEAN ALL SPACES OF DEBRIS CAUSED BY WOODWORK INSTALLATION.
56. PROTECT ALL WOODWORK FROM MARRING, DEFAACEMENT OF OTHER DAMAGE UNTIL FINAL COMPLETION AND ACCEPTANCE OF THE PROJECT BY THE OWNER. REPAIR OR REPLACE ALL DEFECTIVE UNITS PRIOR TO FINAL INSPECTION AS DIRECTED BY THE ARCHITECT. ANY UNIT THAT CANNOT BE SATISFACTORILY REPAIRED IN THE OPINION OF THE ARCHITECT SHALL BE REPLACED WITH NEW UNITS OF SAME ORIGINAL DESIGN, AT NO ADDITIONAL COST TO THE OWNER.
57. FINAL TOUCH-UP, CLEANING AND POLISHING AFTER DELIVERY AND INSTALLATION SHALL BE THE RESPONSIBILITY OF THE INSTALLING SUBCONTRACTOR, AND SHALL INCLUDE THE FILLING AND TOUCH-UP OF EXPOSED JOB MADE OPENINGS, REFINISHING OF RAW SURFACES RESULTING FROM JOB FITTING, REPAIR OF JOB INFLICTED SCRATCHES AND MARKS, AND FINAL CLEANING UP OF THE FINISHED SURFACES.

268 SUMMER ST.
EXTERIOR FACADE
RENOVATION

268 SUMMER ST.
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ALL DRAWINGS, SPECIFICATIONS AND ARCHITECTURAL DESIGNS ARE THE PROPERTY OF SOUSA DESIGN ARCHITECTS AND SHALL NOT BE REPRODUCED OR USED ON THIS OR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.

THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS ON SITE PRIOR TO BEGINNING ANY WORK. REPORT ALL DISCREPANCIES IN WRITING TO SOUSA DESIGN ARCHITECTS BEFORE PROCEEDING WITH THE WORK AND SHALL EXCEPT FULL RESPONSIBILITY FOR SAME. DRAWINGS SHALL NOT BE SCALED. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, AND TO THE SATISFACTION OF THE OWNER AND THE ARCHITECT.

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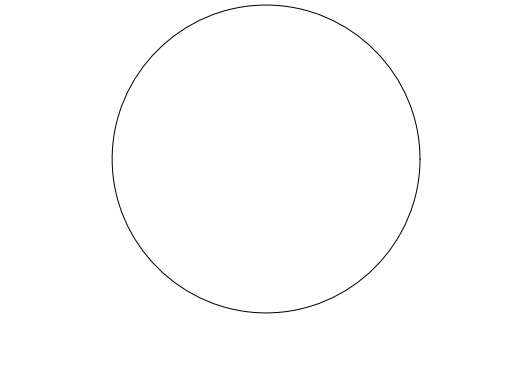
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ISSUED FOR:

REVIEW
04/28/2025 (REV. 07.14.2025)

SOUSA design
A r c h i t e c t s

81 Boylston Street, 2nd Floor
Boston, MA 02116
(617) 876-9100
www.sousadesign.com



Job # 202423

Drawn by Ckd by DMG

Date 04.28.2025

Revisions		
1	REVISED	7.14.25

GENERAL NOTES

A-002



EXISTING ENTRY ARCHWAY



EXISTING ARCADE ARCHWAY
ADJACENT TO ENTRY W/ ADDRESS
SIGNAGE



EXISTING ENTRY ARCADE FACING
SOUTH EAST ALONG SUMMER STREET



EXISTING FACADE & ADJACENT
BUILDINGS FACING SOUTH EAST ALONG
SUMMER STREET

268 SUMMER ST.
EXTERIOR FACADE
RENOVATION

268 SUMMER ST.
BOSTON, MA 02210

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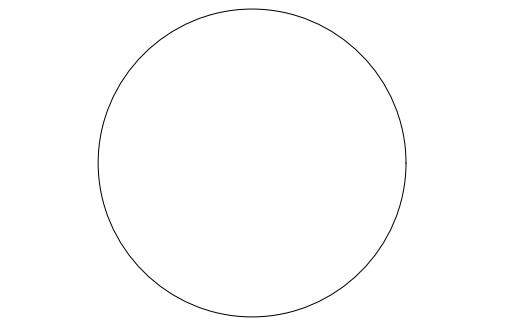
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Date 04.28.2025

Revisions		
1	REVISED	7.14.25

EXISTING PHOTOS

A-003



EXISTING EXTERIOR FACADE



EXISTING EXTERIOR FACADE

268 SUMMER ST.
EXTERIOR FACADE
RENOVATION

268 SUMMER ST.
BOSTON, MA 02210

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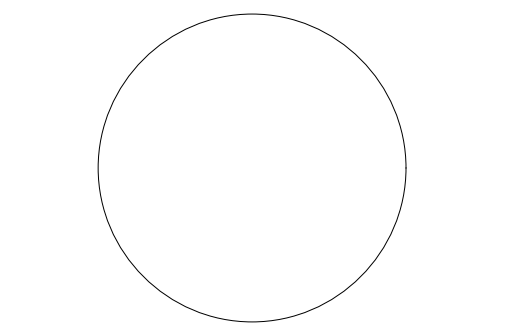
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ISSUED FOR:
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04.28.2025 (REV. 07.14.2025)

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Architects

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617 879 9100
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Job # 202423

Drawn by Ckd by DMG

Date 04.28.2025

Revisions		
1	REVISED	7.14.25

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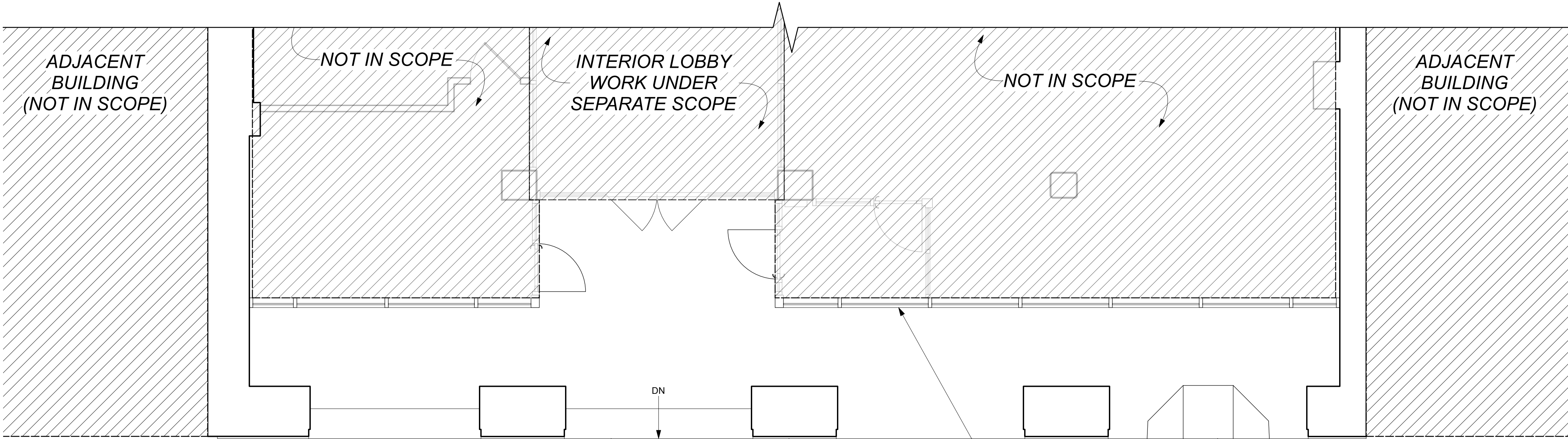
A-004

LEGEND

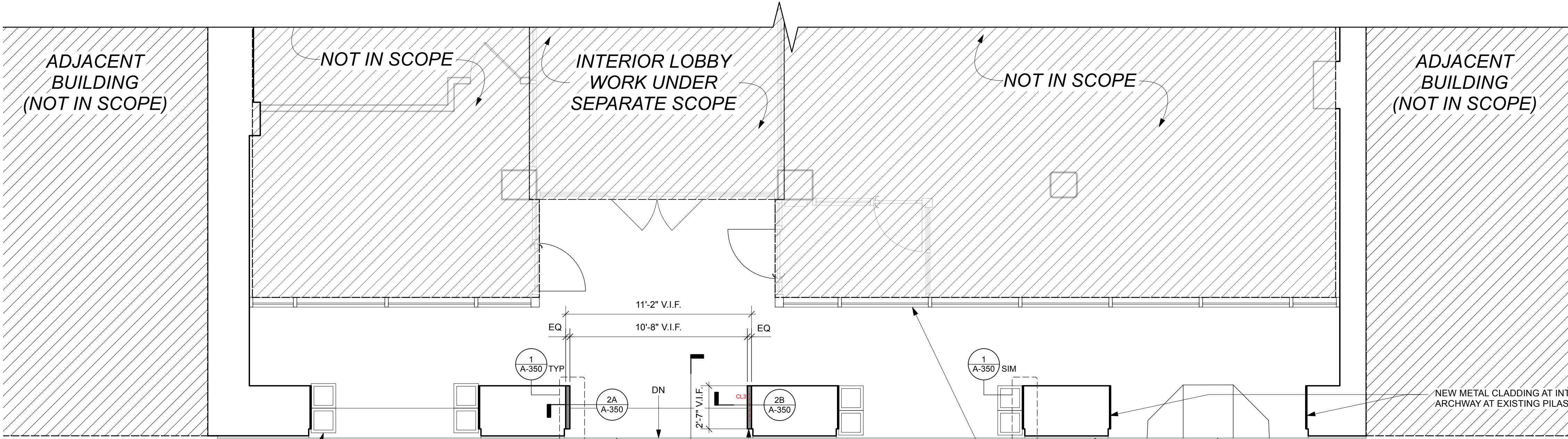
- INDICATES AREA NOT IN SCOPE OF WORK
- INDICATES NEW FULL WALL CONSTRUCTION

NOTES:

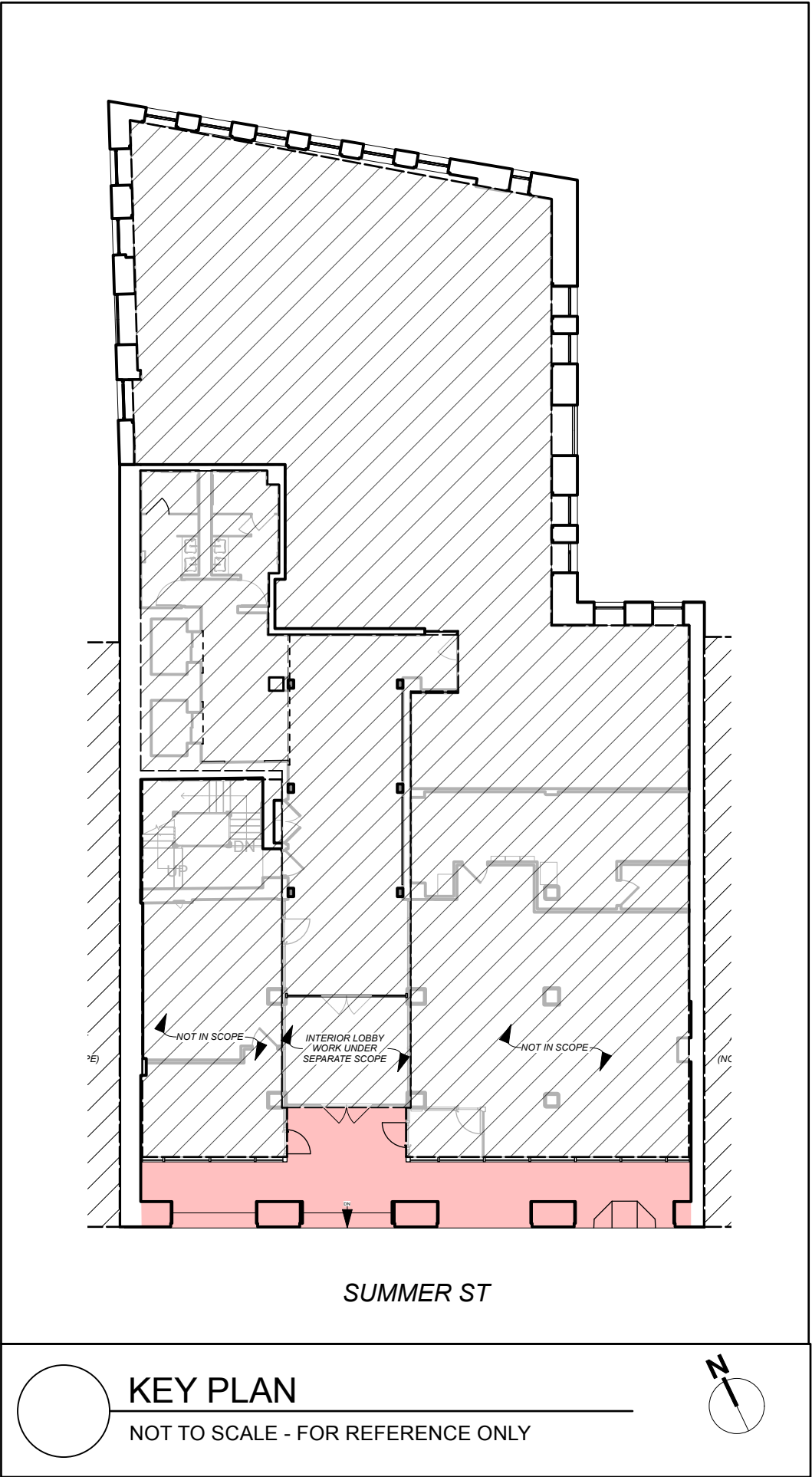
1. * ALL MEASUREMENTS ARE TO FACE OF FINISH MATERIALS.
2. * SEE A-300 FOR EXTERIOR ELEVATIONS.
3. * CONTRACTOR TO COORDINATE WITH MILLWORK SUB BEFORE COMMENCING WITH WORK.
4. * CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. ANY DISCREPANCIES SHALL BE BROUGHT TO ARCHITECT'S ATTENTION PRIOR TO CONSTRUCTION.



1 EXISTING PLAN
Scale: 1/4" = 1'-0"



2 CONSTRUCTION PLAN
Scale: 1/4" = 1'-0"



KEY PLAN
NOT TO SCALE - FOR REFERENCE ONLY

PAINT COLORS

- NOT IN USE
- SOFFIT / PORTAL
PNT-4: BENJAMIN MOORE
GRAPHITE T065
- PANEL & CEILINGS
PNT-2: BENJAMIN MOORE
CLOUD OVER OC-25
- TRIM MOLD
PNT-3: BENJAMIN MOORE
KENDALL CHARCOAL HC-166

268 SUMMER ST.
EXTERIOR FACADE
RENOVATION

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BOSTON, MA 02210

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Job # 202423

Drawn by JL Ckd by DMG

Date 04.28.2025

Revisions

1	REVISED	7.14.25

CONSTRUCTION PLAN

A-100

LEGEND

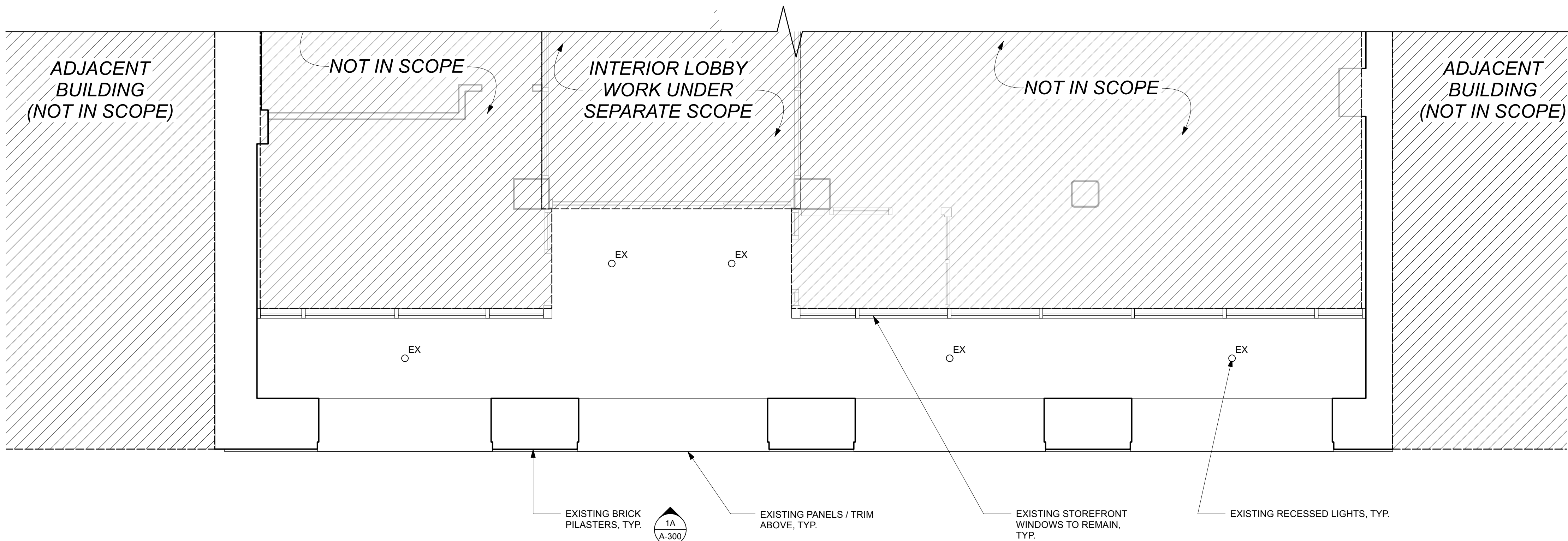
- INDICATES AREA NOT IN SCOPE OF WORK
- INDICATES NEW FULL WALL CONSTRUCTION

LIGHT FIXTURE SCHEDULE

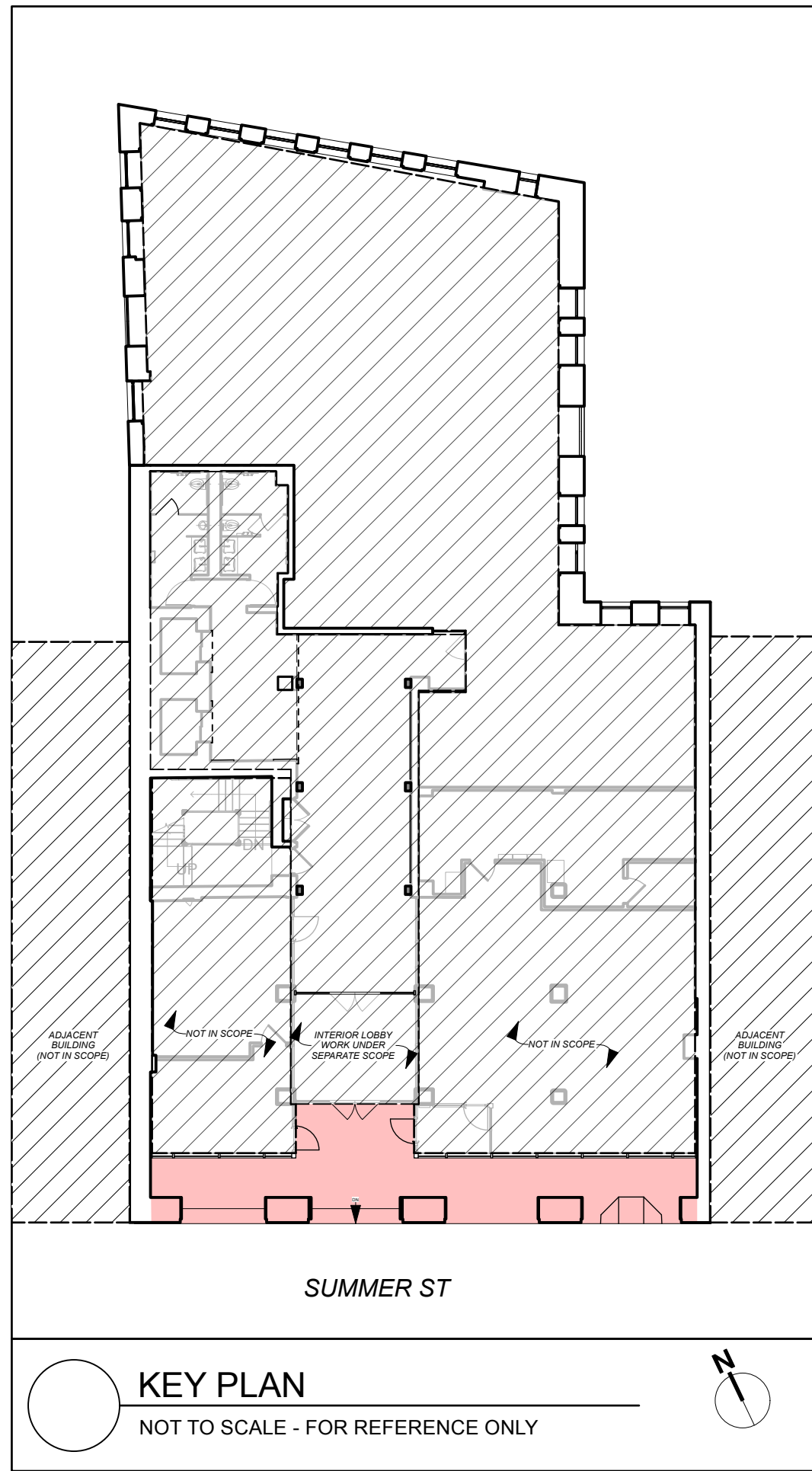
DESIGNATION	TYPE	LOCATION	MANUFACTURER	CONTACT INFO	MODEL NUMBER	SIZE	LAMP	FINISH	NOTES / ACCESSORIES
SC3	WALL SCONCE	EXTERIOR FACADE	BETA CALCO LIGHTING	416.531.9942	RARC1W02/BA75/BB75/CR80/CTA27/V1/DA06/FA02	5"H x 5"W x 5"D	5W LED, 2700K, 120/277V	BLACK METALLIC TEXTURED	
R3	RECESSED	EXTERIOR	CLS ECO™ RECESSED DOWNLIGHTS	508 292 6771	ED5RM-279050-30S	5" DOWNLIGHT	LED 29.5W	WHITE	ED5-RFST ROUND FIXED STANDARD TRIM
R4	RECESSED	EXTERIOR	CLS ECO™ RECESSED DOWNLIGHTS	508 292 6771	ED3RM-279030-21S	3" DOWNLIGHT	LED 20.1W	WHITE	ED3-RFWW ROUND FIXED WALL WASH
CL3	COVE LIGHT	EXTERIOR PORTAL	GM LIGHTING	866.671.0811	LTR-P-WP-24V-5.8W-27K-16	--	LED 5.8 W/FT - 2700K	--	

*CONTRACTOR TO PROVIDE ARCHITECTS WITH LIGHT CUT SHEETS FOR APPROVAL PRIOR TO ORDERING ANY LIGHTS.

*ALL LIGHTING TO BE DIMMABLE.



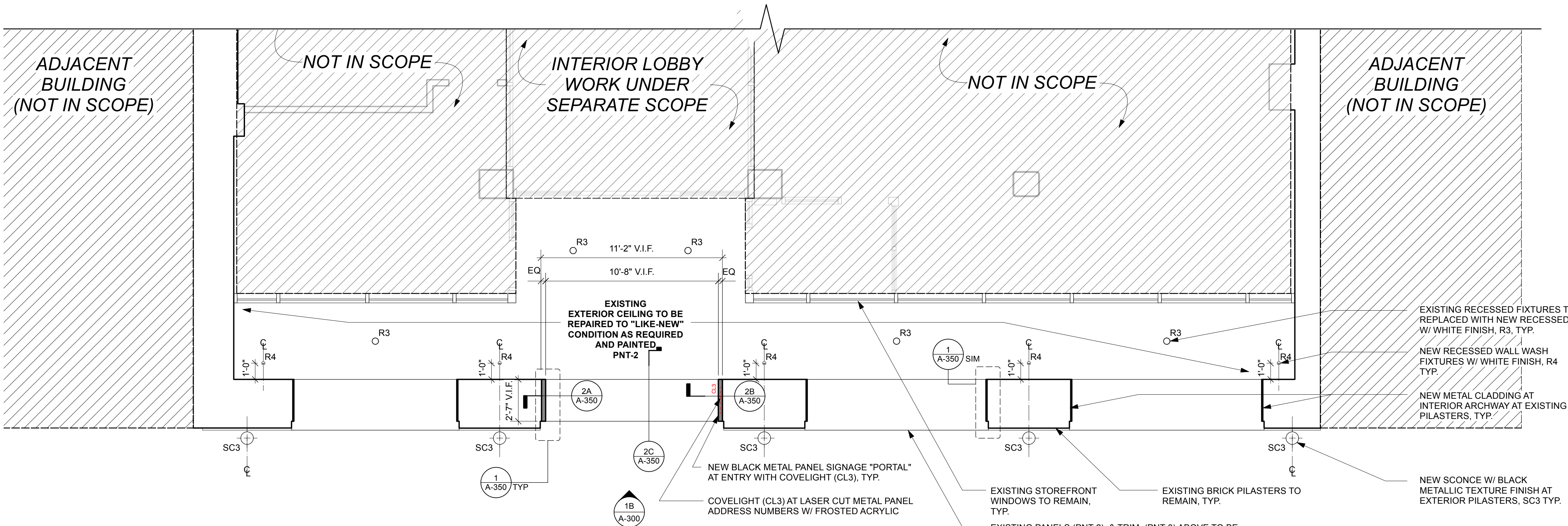
1 EXISTING REFLECTED CEILING PLAN
Scale: 1/4" = 1'-0"



KEY PLAN
NOT TO SCALE - FOR REFERENCE ONLY

PAINT COLORS

NOT IN USE	SOFFIT / PORTAL PNT-4: BENJAMIN MOORE GRAPHITE 1003
	PANEL & CEILINGS PNT-2: BENJAMIN MOORE CLOUD OVER OC-25
	TRIM MOLD PNT-3: BENJAMIN MOORE KENDALL CHARCOAL HC-166



2 REFLECTED CEILING PLAN
Scale: 1/4" = 1'-0"

268 SUMMER ST.
EXTERIOR FACADE
RENOVATION

268 SUMMER ST.
BOSTON, MA 02210

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ISSUED FOR:

REVIEW
04.28.2025 (REV. 07.14.2025)

SOUSA design
Architects

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www.sousadesign.com

Job # 202423

Drawn by Ckd by DMG

Date 04.28.2025

Revisions

1	REVISED	7.14.25

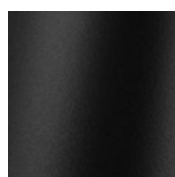
REFLECTED
CEILING PLAN

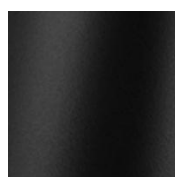
A-130

LIGHT FIXTURE SCHEDULE									
DESIGNATION	TYPE	LOCATION	MANUFACTURER	CONTACT INFO	MODEL NUMBER	SIZE	LAMP	FINISH	NOTES / ACCESSORIES
SC3	WALL SCONCE	EXTERIOR FACADE	BETA CALCO LIGHTING	416.531.9942	RARC1W02/BA75/BB75/CR80/CTA27/V1/DA06/FA02	5"H x 5"W x 5"D	5W LED, 2700K, 120/277V	BLACK METALLIC TEXTURED	
R3	RECESSED	EXTERIOR	CLS ECO™ RECESSED DOWNLIGHTS	508 292 6771	ED5RM-279050-30S	5" DOWNLIGHT	LED 29.5W	WHITE	ED5-RFST ROUND FIXED STANDARD TRIM
R4	RECESSED	EXTERIOR	CLS ECO™ RECESSED DOWNLIGHTS	508 292 6771	ED3RM-279030-21S	3" DOWNLIGHT	LED 20.1W	WHITE	ED3-RFWW ROUND FIXED WALL WASH
CL3	COVE LIGHT	EXTERIOR PORTAL	GM LIGHTING	866.671.0811	LTR-P-WP-24V-5.8W-27K-16	--	LED 5.8 W/FT - 2700K	--	

*CONTRACTOR TO PROVIDE ARCHITECTS WITH LIGHT CUT SHEETS FOR APPROVAL PRIOR TO ORDERING ANY LIGHTS.

*ALL LIGHTING TO BE DIMMABLE.

RAZER CUBE™ - WALL SURFACE EXTERIOR			
HOW TO ORDER			
A. LUMINAIRE			
RARC1W01 1 Sided	RARC1W02 2 Sided	RARC1W03 3 Sided	RARC1W04 4 Sided
B. BEAM ANGLE (DOWNLIGHT)			
BA03 3°	BA75 75°		
C. BEAM ANGLE (UPLIGHT)			
BB00 Not required	BB03 3°	BB75 75°	
D. BEAM ANGLE (LEFT)			
BC00 Not required	BC03 3°	BC75 75°	
E. BEAM ANGLE (RIGHT)			
BD00 Not required	BD03 3°	BD75 75°	
			
			Black Metallic - Textured
F. CRI			
CR90 90			
G. CCT			
CT27 2700K	CT35 3500K	CT60 6000K	
H. VOLTAGE			
V1 120/277V	V2 240V		
* Not available in North America.			
I. DIMMING			
DD00 0-10V Dimming			
* Dimming is equal to or less than 10%.			
J. FINISH			
FA01 White - Dark Walnut *	FA02 Black Metallic - Textured	FA20 Silver Metallic - Textured	FA27 Wood grain - Light Cherry *
FA03 Red Metallic - Textured	FA04 Midnight Blue Metallic - Textured	FA06 Charcoal Metallic - Textured	FA07 Bronze Metallic - Textured
* Longer than normal lead times may apply, consult factory. Note: Wood grain pattern will vary per fixture.			



Black Metallic - Textured

CT35 3500K

CT60 6000K

V2 240V

* Not available in North America.

DD00 0-10V Dimming

* Dimming is equal to or less than 10%.

FA01 White - Dark Walnut *

FA02 Black Metallic - Textured

FA20 Silver Metallic - Textured

FA27 Wood grain - Light Cherry *

FA03 Red Metallic - Textured

FA04 Midnight Blue Metallic - Textured

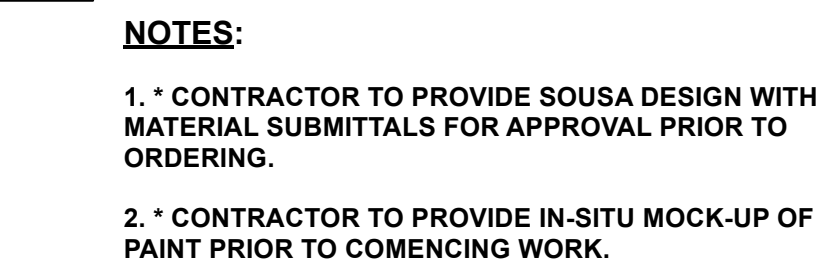
FA06 Charcoal Metallic - Textured

FA07 Bronze Metallic - Textured

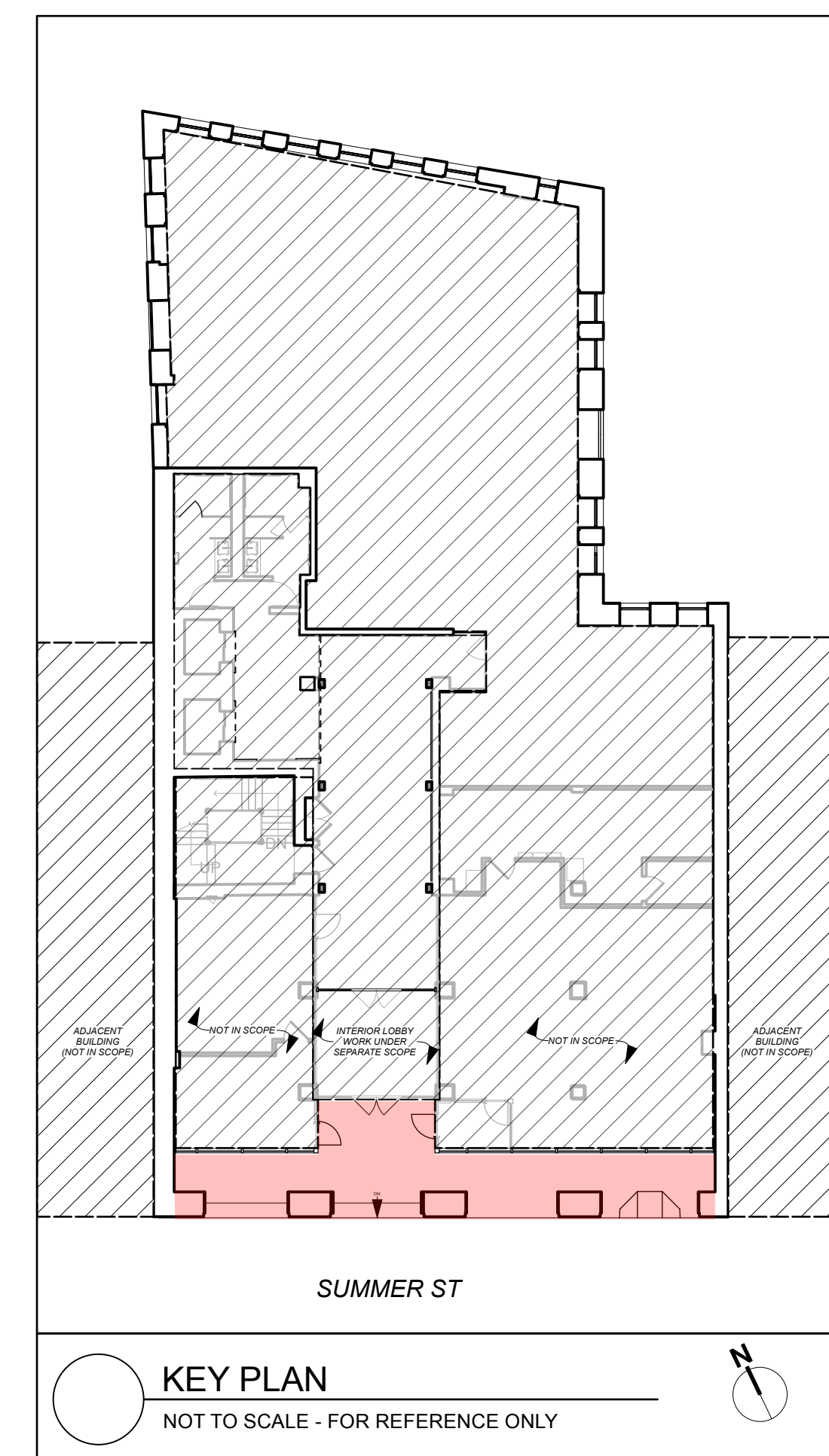
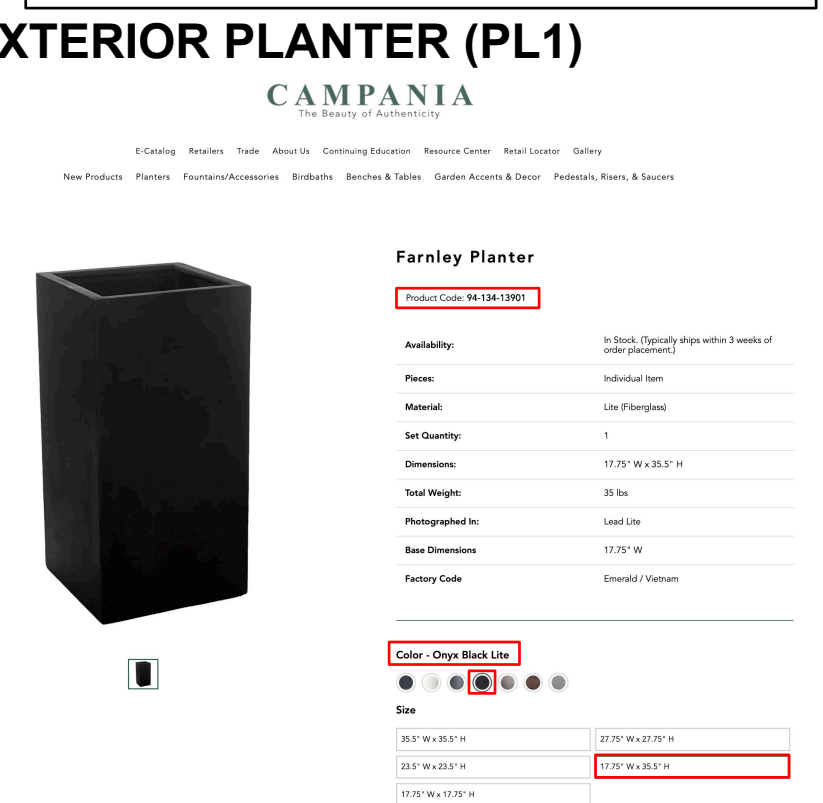
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Note: Wood grain pattern will vary per fixture.

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Oct 6, 2024
Page 4 of 47



PAINT COLORS	
	SOFFIT / PORTAL PNT-1: BENJAMIN MOORE GRAPHITE T093
	PANEL & CEILINGS PNT-2: BENJAMIN MOORE CLOUD OVER OC-25
	TRIM MOLD PNT-3: BENJAMIN MOORE KENDALL CHARCOAL HC-166



268 SUMMER ST. EXTERIOR FACADE RENOVATION

268 SUMMER ST.
BOSTON, MA 02210

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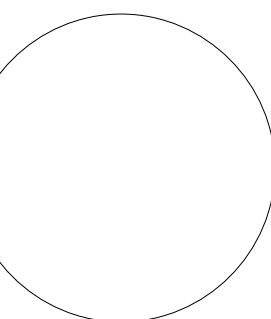
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ISSUED FOR:
REVIEW
4.28.2025 (REV. 07.14.2025)

SOUSA design
A r c h i t e c t s

Boylston Street, 2nd Floor
Brookline, MA 02445
781.879.9100
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Job # 202423

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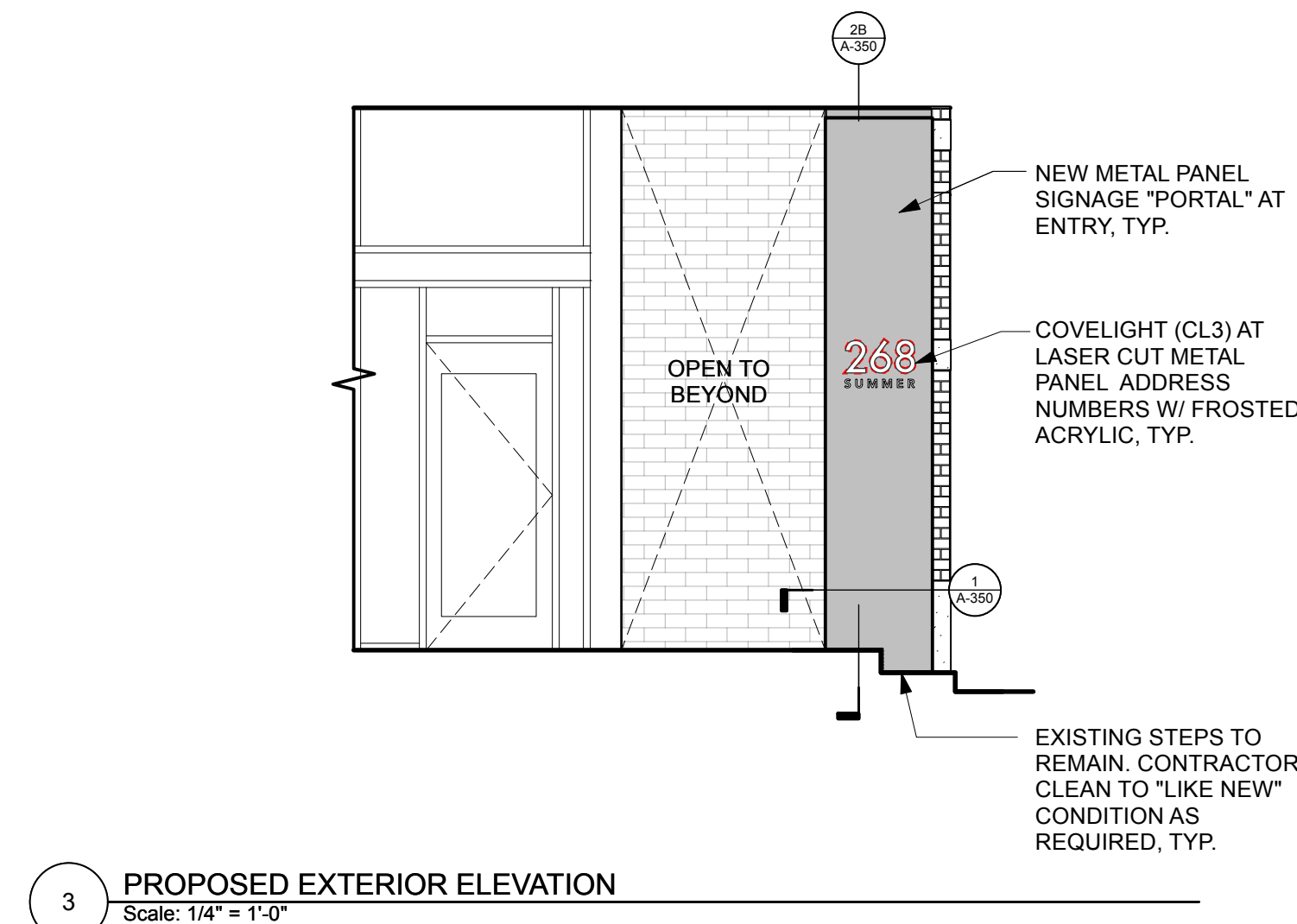
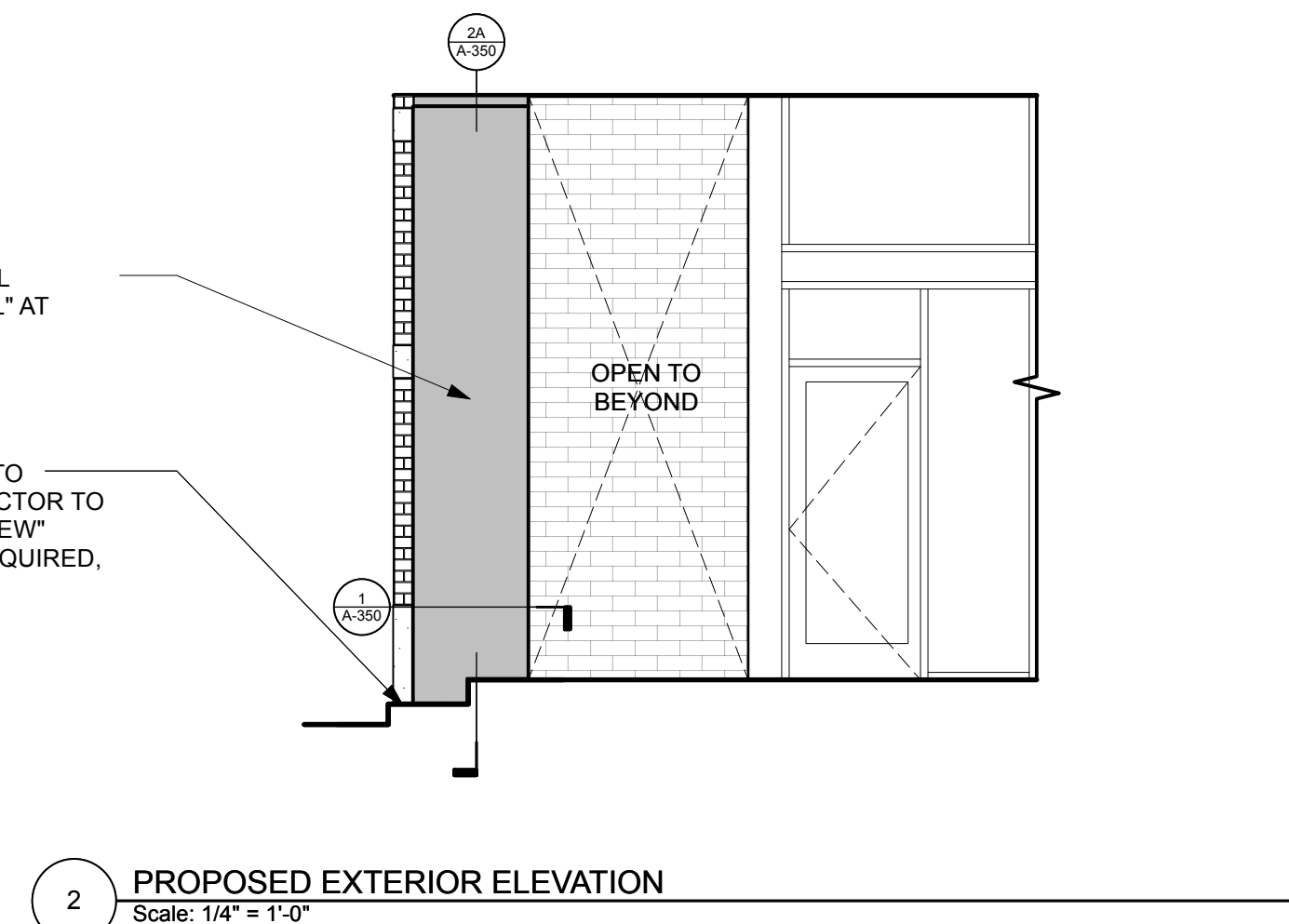
Date 04.28.2025

Revisions

1	REVISED	7.14.25

EXTERIOR ELEVATIONS

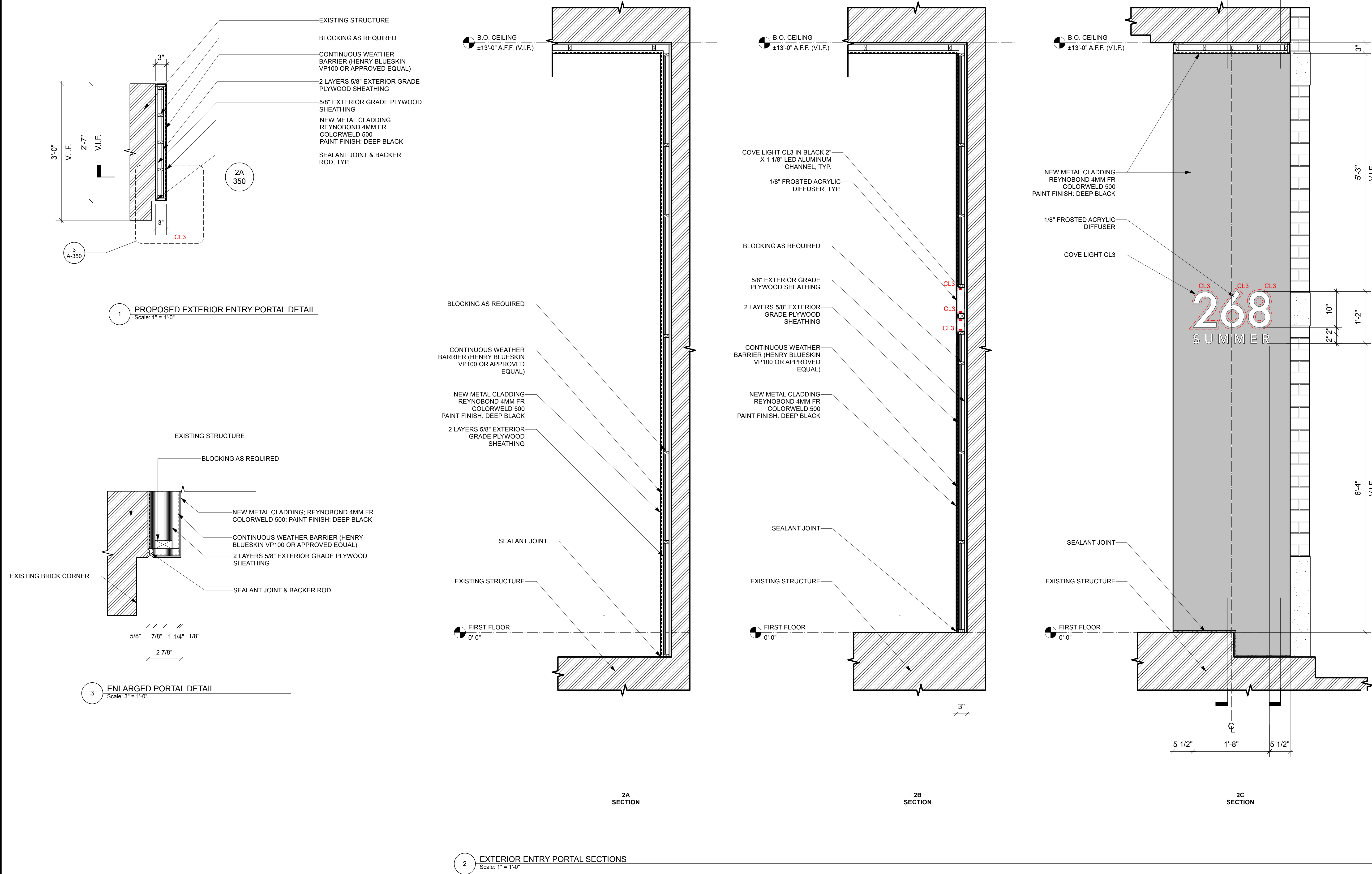
A-300



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Contractor to verify all information and dimensions in the field prior to start of construction and is to notify SOUSA design Architects of any discrepancies

***NOTE: CONTRACTOR TO PROVIDE SOUSA DESIGN WITH SHOP DRAWINGS FOR APPROVAL PRIOR TO COMMENCING WITH WORK (TYP.)**



**268 SUMMER ST.
EXTERIOR FACADE
RENOVATION**

268 SUMMER ST.
BOSTON, MA 02210

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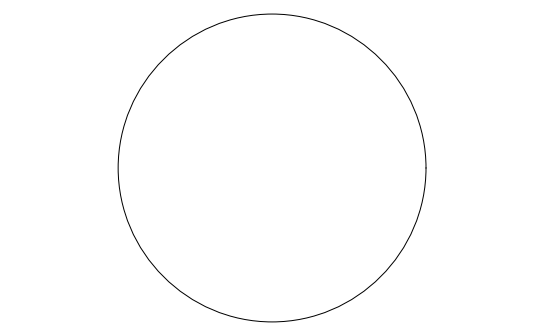
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Job # 202423
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1	REVISED	7.14.25

**EXTERIOR ENTRY
PORTAL DETAILS**

A-350

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BOSTON, MA 02210

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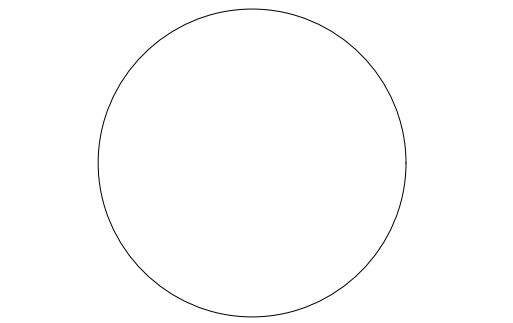
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THE QUALITY OF WORKMANSHIP AND MATERIALS USED SHALL COMPLY WITH ALL CITY OF BOSTON AND MA STATE BUILDING CODES. DRAWINGS SUBJECT TO APPROVAL BY ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION ALL NEW CONSTRUCTION TO COMPLY WITH APPLICABLE HANDICAPPED ACCESSIBILITY LAWS.

ISSUED FOR:
REVIEW
04.28.2025 (REV. 07.14.2025)

SOUSA design
Architects

81 Boylston Street, 2nd Floor
Boston, MA 02116
617 879 9100
www.sousadesign.com



Job # 202423

Drawn by Ckd by DMG

Date 04.28.2025

Revisions		
1	REVISED	7.14.25

RENDERINGS

A-400



PROPOSED EXTERIOR ENTRY FACADE RENDERING

268 SUMMER ST.
EXTERIOR FACADE
RENOVATION

268 SUMMER ST.
BOSTON, MA 02210

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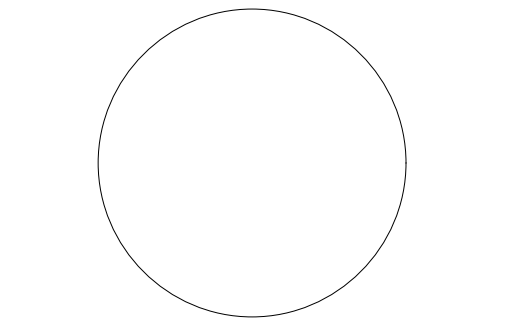
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Job # 202423

Drawn by Ckd by DMG

Date 04.28.2025

Revisions		
1	REVISED	7.14.25

RENDERINGS

A-401



PROPOSED EXTERIOR ENTRY PORTAL RENDERING

268 SUMMER ST.
EXTERIOR FACADE
RENOVATION

268 SUMMER ST.
BOSTON, MA 02210

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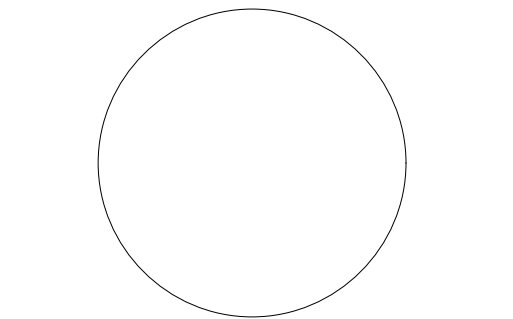
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Date 04.28.2025

Revisions		
1	REVISED	7.14.25

RENDERINGS

A-402



PROPOSED EXTERIOR ENTRY PORTAL RENDERING