# ABBREVIATIONS

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|---|---|
| @ | AT |
| A.F.F. | ABOVE FINISHED FLOOR |
| ALUM. | ALUMINUM |
| BD. | BOARD |
| BLDG. | BUILDING |
| ℄ | CENTER LINE |
| C.J. | CONTROL JOINT |
| C.O. | CASED OPENING |
| COL | COLUMN |
| CONC. | CONCRETE |
| CONT. | CONTINUOUS |
| COORD. | COORDINATE |
| DIAM | DIAMETER |
| D.S. | DOWN SPOUT |
| DWG. | DRAWING |
| EA. | EACH |
| EL. | ELEVATION |
| ELEV. | ELEVATION |
| EXP. | EXPANSION |
| F.E. | FIRE EXTINGUISHER |
| F.E.C. | FIRE EXTINGUISHER CABINET |
| F.F. | FINISH FLOOR |
| FL. | FLOOR |
| F.O. | FRAMED OPENING |
| F.O.W | FACE OF WALL (FINISH) |
| GYP. | GYPSUM |
| H. | HIGH |
| H.R. | HANDRAIL |
| IBC | INTERNATIONAL BUILDING CODE |
| JT. | JOINT |
| MAT'L | MATERIAL |
| MAX. | MAXIMUM |
| MIN. | MINIMUM |
| MTL. | METAL |
| OPP. | OPPOSITE |
| N.I.C. | NOT IN CONTRACT |
| N.T.S. | NOT TO SCALE |
| PL. | PLAN |
| PLYWD. | PLYWOOD |
| PR. | PAIR |
| P.T. | PRESSURE TREATED |
| O.C. | ON CENTER |
| S.B.C. | STANDARD BUILDING CODE |
| SIM. | SIMILAR |
| STL. | STEEL |
| STRUCT. | STRUCTURAL |
| T/ | TOP OF |
| T&G | TONGUE AND GROOVE |
| TYP. | TYPICAL |
| U.N.O. | UNLESS NOTED OTHERWISE |
| VERT. | VERTICAL |
| VWC | VINYL WALL COVERING |
| W | WIDE |
| W/ | WITH |
| WD. | WOOD |

# GENERAL NOTES

1. UNLESS OTHERWISE NOTED ALL DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD
2. DIMENSIONS MARKED AS "CLR" ARE FROM FINISH FACE TO FINISH FACE.
3. CONTRACTOR SHALL FIELD VERIFY ALL CONDITIONS AND DIMENSIONS PRIOR TO COMMENCING WORK. DIMENSIONS SHOWN ARE APPROXIMATE DUE TO CONSTRUCTION CONDITIONS AND BUILDING IRREGULARITIES; EXACT DIMENSIONS MAY VARY SLIGHTLY. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION PRIOR TO START OF EACH PHASE OF CONSTRUCTION. ANY CONDITION NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO EACH PHASE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
4. CONTRACTOR SHALL PERFORM ALL WORK IN FULL COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES, AGENCIES, AND ORDINANCES HAVING JURISDICTION.
5. CONTRACTOR SHALL BRING TO THE IMMEDIATE ATTENTION OF THE ARCHITECT ANY OMMISSIONS, ERRORS, OR CONFLICTS IN THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS.
6. INSULATING MATERIAL SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25, AND A SMOKE INDEX OF NOT MORE THAN 450. AS DETERMINED BY ASTM 84.
7. ALL SUBCONTRACTORS (INCLUDING MECHANICAL, ELECTRICAL, AND PLUMBING) SHALL BE RESPONSIBLE FOR SECURING PERMITS FOR THEIR WORK AND TRADE. UTILITY DRAWINGS AND HOOK-UPS SHALL ALSO BE THE RESPONSIBILITY OF THE SUBCONTRACTOR.
8. THE GENERAL CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS PER NFPA- 10 AND LOCAL AUTHORITIES WITH THE TOP AT 48" A.F.F. OR AS DIRECTED BY THE FIRE MARSHAL.
9. THE GENERAL CONTRACTOR SHALL WARRANTY HIS WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF OCCUPANCY AND ACCEPTANCE BY THE OWNER. DEFECTIVE OR INFERIOR MATERIALS OR WORKMANSHIP FOUND AT ANY TIME PRIOR TO FINAL ACCEPTANCE OR DURING THE WARRANTY PERIOD MAY BE REJECTED, REGARDLESS OF PREVIOUS INSPECTION. CORRECTIVE MEASURES SHALL BE EXECUTED AT NO ADDITIONAL COST TO THE OWNER.
10. ALL MATERIALS RELATED TO THIS WORK SHALL BE SHIPPED, STORED, AND INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS.
11. THE GENERAL CONTRACTOR WILL LEAVE THE SITE CLEAN AND FREE OF DEBRIS UPON COMPLETION OF THE WORK.
12. UPON COMPLETION OF THE WORK, THE GENERAL CONTRACTOR SHALL PREPARE, ASSEMBLE, AND CONVEY TO THE OWNER MAINTENANCE MANUALS FOR EQUIPMENT, WARRANTIES FOR EQUIPMENT, AND KEYS WITH A CORRESPONDING SCHEDULE. THE GENERAL CONTRACTOR WILL ALSO DEMONSTRATE PROPER USE OF ALL EQUIPMENT.
13. NEITHER THE ARCHITECT NOR THE ARCHITECT'S CONSULTANTS WILL BE RESPONSIBLE FOR, NOR HAVE CONTROL OR CHARGE OF, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR SAFETY PRECAUTIONS IN CONNECTION WITH THIS PROJECT. THE ARCHITECT AND THE ARCHITECT'S CONSULTANTS WILL NOT BE RESPONSIBLE FOR NOR HAVE CONTROL OF OR CHARGE OVER THE ACTS OR OMISSIONS OF THE GENERAL CONTRACTOR OR SUBCONTRACTORS, OR ANY OF THEIR AGENTS, EMPLOYEES, OR ASSIGNS PERFORMING ANY OF THE WORK ON THIS PROJECT.

# GENERAL NOTES

14. THE GENERAL CONTRACTOR SHALL VERIFY WITH THE STRUCTURAL ENGINEER OF RECORD THAT THE STRUCTURE IS CAPABLE OF SUPPORTING ANY LOAD SHOWN AS ATTACHED TO OR SUSPENDED FROM THE EXISTING SHELL BUILDING STRUCTURAL SYSTEM.
15. ANY MECHANICAL LOUVRES OR GRILLES REQUIRED ON THE EXTERIOR FACE OF THE BUILDING SHALL BE PREFINISHED IN A COLOR TO MATCH ADJACENT MATERIAL. SUBMIT TO OWNER FOR APPROVAL.
16. CONTRACTOR SHALL PERMANENTLY IDENTIFY FIRE-RATED DEMISING WALLS EITHER BY INSTALLING APPROVED SIGNS OR BY STENCILING IN CONCEALED LOCATIONS THE FOLLOWING "X-HOUR FIRE AND SMOKE BARRIER - PROTECT ALL OPENINGS" (WHERE X IS THE RATING IN HOURS) IDENTIFICATION SHALL BE SPACED NO MORE THAN 12 FEET ON CENTER IN ALL DIRECTIONS WITH A MINIMUM LETTER SIZE OF 2 INCHES IN HEIGHT ON A CONTRASTING BACKGROUND.
17. PROTECT ADJACENT TENANT SPACES AND THE SHELL BUILDING FROM DIRT AND DAMAGE DURING CONSTRUCTION. ANY DAMAGE SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
18. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY SHORING AND BRACING.
19. ALL SIGNAGE TO BE APPROVED UNDER SEPARATE PERMIT(S).
20. PRIOR TO SUBMITTING BIDS OF ANY TYPE, THE CONTRACTOR SHALL VISIT THE SITE TO BECOME THOROUGHLY FAMILIAR NOT ONLY WITH THE PROPOSED SCOPE OF WORK, BUT ALSO WITH THE SPECIFIC REQUIREMENTS AS TO PROCEDURES THE FRANCHISEE OR THE LANDLORD EXPECTS THE CONTRACTOR TO FOLLOW DURING CONSTRUCTION. THIS REFERS TO ACCESS TO THE SPACE, TRASH REMOVAL DURING CONSTRUCTION, PARKING OF CONSTRUCTION VEHICLES, DELIVERIES, STORAGE STAGING AREAS, AND ANY OTHER ITEMS NECESSARY TO COMPLY WITH ALL ASPECTS OF THE LEASE AND TENANT OBLIGATIONS.
21. THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS AND SAMPLES OF ALL FINISHES AND SPECIAL CONSTRUCTION FOR THE ARCHITECT'S APPROVAL PRIOR TO CONSTRUCTION.
22. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MATERIALS AND WORKMANSHIP IN ACCORDANCE WITH ALL THE APPLICABLE HEALTH AND SAFETY STANDARDS, BUILDING CODES AND ORDINANCES.
23. PRIOR TO INSTALLATION OF CEILING GRID, CONTRACTORS SHALL REVIEW EXISTING PLENUM DEPTH AND SPACE AVAILABLE BENEATH DUCTWORK, SPRINKLER LINES, EXISTING CONDUITS, ETC. AND CONFIRM THERE IS SUFFICIENT SPACE AVAILABLE FOR ALL DETAILING AND LIGHT FIXTURES. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY AND ALL CONDITIONS THAT WILL PREVENT INSTALLATION OF ELEMENTS SHOWN IN THE REFLECTED CEILING PLAN IN DETAILS.
24. ANY DISCREPANCIES BETWEEN THE ARCHITECTURAL PLANS IN THE ENGINEER'S DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION.
25. OBTAIN ARCHITECT'S CLARIFICATION AND APPROVAL OF ANY CONFLICTING WORK PRIOR TO PROCEEDING.
26. THE GENERAL CONTRACTOR SHALL INSTRUCT SUBCONTRACTORS TO CAREFULLY REVIEW THE CONSTRUCTION DOCUMENTS IN THEIR ENTIRETY. INFORMATION REGARDING COMPLETE WORK OF SPECIFIC TRADES AND SUB TRADES IS DISPERSED THROUGHOUT THE DRAWINGS AND SPECIFICATIONS AND CANNOT BE DETERMINED BY REFERENCE TO ANYTHING OTHER THAN COMPLETE SETS OF CONSTRUCTION DOCUMENTS.
27. CONTRACTOR SHALL REVIEW ALL WALL THICKNESS AT PLUMBING TO ENSURE DRAIN LINES, WASTE LINES AND RISERS FIT WITHIN SCHEDULED STUD WIDTHS. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
28. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ANY DEMOLITION WORK REQUIRED TO ACCOMMODATE NEW CONSTRUCTION.
29. THE GENERAL CONTRACTOR AND SUBCONTRACTORS SHALL NOTIFY ARCHITECT OF ALL CLAIMS FOR ADDITIONAL WORK AT THE TIME THEY ARISE. GENERAL CONTRACTOR SHALL PROVIDE WRITTEN DOCUMENTATION DETAILING ALL CLAIMS. SUBCONTRACTOR SHALL PROVIDE DETAILED BREAKDOWN OF ALL MATERIALS, LABOR AND OH & P COST. ALL CLAIMS MUST BE SUBMITTED IN WRITING WITHIN SEVEN DAYS OF OCCURRENCE. CLAIMS NOT DETAILED WITHIN THE TIME FRAME WILL NOT BE ALLOWED.
29. CONTRACTOR SHALL PERSONALLY SUPERVISE AND DIRECT THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION AND/OR INSTALLATION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES FOR COORDINATION OF ALL PORTIONS OF WORK.
30. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES, WHETHER SHOWN HEREIN OR NOT, INTO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSES FOR THE REPAIR OR REPLACEMENT OF UTILITIES AND ALL OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH EXECUTION OF WORK.
31. NO STRUCTURAL MEMBER SHALL BE CUT TO ACCEPT PIPES, VENTS, DUCTS, OR OTHER PENETRATIONS, EXCEPT AS DETAILED OR SPECIFIED HEREIN.

# GENERAL NOTES

32. CONTRACTOR SHALL CONFIRM LEVELNESS OF CONCRETE SLAB PRIOR TO INSTALLATION OF FINISHES AND SHALL INCLUDE ANY PREP WORK FOR FLOOR SLAB AS A PORTION OF HIS CONTRACT. THIS INCLUDES RAISING THE FLOOR IF REQUIRED TO COMPLETE THE WORK. COORDINATE ANY FLOOR UNLEVELNESS WITH ARCHITECT.
33. CONTRACTOR TO LOCATE ALL EXISTING INSTALLATIONS THAT WILL PREVENT THE CONSTRUCTION OF THE INTENDED ITEMS OR REQUIRE A MODIFICATION OF CEILING HEIGHTS.
34. FRAMING LAYOUT (WHERE REQUIRED) IS TO BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION OF THE FRAMING.
35. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE A 4–A, 30–BC PORTABLE FIRE EXTINGUISHER WITHIN A TRAVEL DISTANCE OF 75 FEET OR LESS TO ANY PORTION OF THE STRUCTURE UNDER CONSTRUCTION.
36. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE LOW-VOLTAGE WIRING INTERCONNECTIONS WITH THE CLIENT (OR CLIENT'S REPRESENTATIVE/SUBCONTRACTOR) FOR ALL NETWORK SYSTEMS, PHONE SYSTEMS, POINT-OF-SALE LOCATIONS, TELEVISIONS, SOUND SYSTEMS, CAMERA SYSTEMS, CLOSED CIRCUIT TELEVISION SYSTEMS OR ANY OTHER SPECIALTY SYSTEM THE CLIENT SHALL REQUIRE THAT IS NOT SPECIFICALLY OUTLINED WITHIN THESE DOCUMENTS.
37. ANY DETAILS OR NOTES REQUIRING FIELD VERIFICATION BY THE CONTRACTOR ARE TO BE DONE DURING THE BID PROCESS. DISCREPANCIES FOUND AFTER THE GENERAL CONTRACTOR SELECTED WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND CORRECTED AT THE GENERAL CONTRACTOR'S EXPENSE.
38. SPECIAL ATTENTION SHALL BE GIVEN TO EXISTING AREAS SURROUNDING EXTERIOR OF THE PROJECT SPACE. ALL CONSTRUCTION AND INSTALL THE EQUIPMENT, WALKS, AND LANDSCAPED AREAS SHALL BE PROTECTED AND GUARDED BY BARRIERS OR OTHER MEANS NECESSARY TO PROTECT AREAS FROM DAMAGE DURING CONSTRUCTION. ALL AREAS DAMAGE WILL BE RESTORED TO THEIR ORIGINAL CONDITION PRIOR TO FINAL PAYMENT THE SOLE EXPENSE OF THE GENERAL CONTRACTOR.
39. INSTALL SAFETY BARRIERS DURING CONSTRUCTION AS NECESSARY TO PROTECT THE PUBLIC FROM INJURY AND ACCESS TO THE SITE. REVIEW SPECIFIC REQUIREMENTS WITH THE LANDLORD TENANT COORDINATOR PRIOR TO BEGINNING CONSTRUCTION.
40. TEMPORARY ELECTRICAL SERVICE AS REQUIRED DURING CONSTRUCTION SHALL BE AT THE SOLE EXPENSE OF THE CONTRACTOR, UNLESS OTHERWISE AGREED UPON.
41. THE GENERAL CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO SECURE AND PROTECT FROM DAMAGE ALL ITEMS ON THE PREMISES INCLUDING, BUT NOT LIMITED TO CONSTRUCTION MATERIALS, LIGHT FIXTURES, FOOD SERVICE EQUIPMENT, EQUIPMENT, AND THE FURNITURE PACKAGE. AFTER RECEIPT OF JOBSITE, ANY LOST OR STOLEN OR ITEMS DAMAGED LATER BY SUBCONTRACTORS OR OTHERS IN THE BUILDING, SHALL BE REPLACED OR REPAIRED AT THE GENERAL CONTRACTOR'S SOLE EXPENSE. THE GENERAL CONTRACTOR SHALL NOTIFY AND RELATE THIS INFORMATION AND REQUIREMENTS ALL TRADES IN SUBCONTRACTORS ON THE SITE.
42. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DOCUMENTS ON THE JOBSITE DURING ALL PHASES OF CONSTRUCTION FOR USE BY THE TRADES AND SHALL PROVIDE SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
43. ALL NOTES THROUGHOUT THESE CONSTRUCTION DRAWINGS APPLY TO ALL SHEETS WHERE APPLICABLE.
44. WORK LISTED, SHOWN, OR IMPLIED UNDER CONSTRUCTION DRAWINGS SHALL BE SUPPLIED BY THE GENERAL CONTRACTOR EXCEPT WHERE NOTED OTHERWISE. THE GENERAL CONTRACTOR SHALL CLOSELY COORDINATE HIS WORK WITH OTHER CONTRACTORS OR VENDORS TO ASSURE THE SCHEDULES ARE MET AND THAT WORK IS DONE IN CONFORMANCE TO THE MANUFACTURER'S REQUIREMENTS.
45. NO MATERIAL SUBSTITUTIONS WILL BE PERMITTED UNLESS AUTHORIZATION HAS BEEN GRANTED BY THE DESIGN TEAM AND THE FRANCHISEE. ANY MATERIAL SUBSTITUTIONS WITHOUT AUTHORIZATION WILL SUBJECT THE GENERAL CONTRACTOR TO REPLACEMENT OF SUCH SUBSTITUTED MATERIALS WITH APPROVED MATERIALS AT THE SOLE EXPENSE OF THE GENERAL CONTRACTOR.
46. GENERAL CONTRACTOR SHALL HIRE A PROFESSIONAL CLEANING COMPANY FOR FINAL CLEAN UP BEFORE TURNING COMPLETED STORE OVER TO FRANCHISEE.
47. GENERAL CONTRACTOR AND HIS JOB SUPERVISOR SHALL TEST ALL EQUIPMENT FOR PROPER OPERATION, IN THE PRESENCE OF THE FRANCHISEE, BEFORE TURNING COMPLETED STORE OVER TO FRANCHISEE.
48. FIRE SUPPRESSION CONTRACTOR SHALL OBTAIN A FIRE SUPPRESSION SYSTEM PERMIT FROM THE FIRE MARSHAL'S OFFICE PRIOR TO INSTALLATION. ANY FIRE SUPPRESSION PLAN INCLUDED IN THIS SET OF CONSTRUCTION DOCUMENTS ARE FOR REFERENCE ONLY NOT FOR PERMIT.
49. EXHAUST AND GREASE REMOVAL SYSTEM TO BE PROVIDED IN ACCORDANCE WITH THE AUTHORITY HAVING JURISDICTION AND ALL APPLICABLE CODES AND STANDARDS.
50. THE GENERAL CONTRACTOR SHALL VERIFY IN THE FIELD THE ASSUMED RATINGS OF ALL FIRE RATED WALLS. ANY DISCREPANCIES SHALL BE REPORTED TO ARCHITECT.
51. THE GENERAL CONTRACTOR SHALL USE ONLY DUNKIN BRANDS SPECIFIED FINISHES FOR THE PROJECT, UNLESS THE CONTRACTOR HAS OBTAINED PRIOR WRITTEN APPROVAL FROM THE DUNKIN BRAND CORPORATE REPRESENTATIVE AND THE ARCHITECT.
52. THE GENERAL CONTRACTOR SHALL ACCESS THE DUNKIN BRANDS EXTRANET AND DOWNLOAD THE CURRENT SPECIFICATIONS TO BE USED AS BASIS OF DESIGN **http://extranet.dunkinbrands.com**
53. THE GENERAL CONTRACTOR SHALL PROVIDE ALL REQUESTED FIELD MEASUREMENTS AS REQUIRED BY EQUIPMENT SUPPLIERS.
54. EXTERIOR INSULATION FINISH SYSTEM SHALL HAVE SLOTTED BACK CLOSED CELL POLYSTYRENE FOAM FOR DRAINAGE. REFER TO SECTION 07-2400 OF DBI SPECIFICATIONS

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ABBREVIATIONS AND GENERAL NOTES

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|---|---|
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