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CONTRACTOR GENERAL NOTES

- 1. SPARE PIAC UNITS SHALL BE PROVIDED AS FOLLOWS:
• NO SPARES REQUIRED.
2. SPARE RESIDENTIAL APPLIANCES SHALL BE PROVIDED AS FOLLOWS:
• NO SPARES REQUIRED.
3. CONTRACTOR SHALL COMPLETE ALL WORK IN ACCORDANCE WITH HOTEL BRAND STANDARDS...

GENERAL RESPONSIBILITY SCHEDULE

Table with 3 columns: DESCRIPTION, PAID BY, REMARKS. Rows include DESIGN AND CONSTRUCTION DOCUMENTS, SPECIAL INSPECTIONS, PLAN REVIEW FEES, etc.

CONTRACTOR COMPLETION RESPONSIBILITIES

- 1. THE GOAL WILL BE TO OPEN THE HOTEL FOR BUSINESS IMMEDIATELY UPON OBTAINING CERTIFICATE OF OCCUPANCY. ALL CONTRACTORS, VENDORS AND THE OWNER ARE EXPECTED TO CLOSELY COORDINATE AND COOPERATE IN ORDER TO ACHIEVE THIS GOAL.
2. THE CERTIFICATE OF SUBSTANTIAL COMPLETION WILL BE ISSUED FOR THE DATE THE LOCAL AUTHORITIES ISSUE THEIR CERTIFICATE OF OCCUPANCY...

CONTRACTOR SUBMITTAL RESPONSIBILITIES

- 1. SHOP DRAWING, PRODUCT DATA AND SAMPLE SUBMITTALS ARE REQUIRED. SEE PROJECT MANUAL.
2. THE FOLLOWING SHALL BE PROVIDED WITH THE FIRST PAY APPLICATION:
A. SUBMITTAL SCHEDULE.
B. CONSTRUCTION TIME SCHEDULE.
C. LIST OF KEY PERSONNEL AND SUBCONTRACTORS...

OWNER SUBMITTAL RESPONSIBILITIES

- 1. THE SPECIAL INSPECTOR SHALL BE HIRED DIRECTLY BY THE OWNER. PER BUILDING CODE, THE SPECIAL INSPECTOR CANNOT BE HIRED VIA THE GENERAL CONTRACTOR OR ANY SUBCONTRACTOR...
2. PROVIDE INTERIOR DESIGN FF&E SPECIFICATIONS, SCHEDULES AND PRODUCT COORDINATION DATA APPROVED BY HOTEL FRANCHISER TO GENERAL CONTRACTOR AND ARCHITECT.

MISCELLANEOUS RESPONSIBILITY SCHEDULE

Table with 4 columns: DESCRIPTION, FURNISHED BY, INSTALLED BY, REMARKS. Rows include CARPET AND CARPET PAD, CERAMIC TILE, VINYL WALL COVERING, ARTWORK, etc.

PDF SUBMITTAL POLICIES AND PROCEDURES

- 1. ELECTRONIC SHOP DRAWING REVIEW POLICY: PDF SHOP DRAWINGS WILL BE ALLOWED ONLY IF THE FOLLOWING PROTOCOL IS ESTABLISHED AND STRICTLY FOLLOWED. FAILURE TO COMPLY MAY RESULT IN REJECTION.
A. EACH PDF FILE SHALL BE NAMED IN A WAY THAT IS A DESCRIPTIBLE DESCRIPTION OF THE CONTENTS. DO NOT USE CONTRACT NUMBERS CREATED BY SCANNER.
B. EACH SUBMITTAL SHALL BE A SINGLE COMBINED PDF FILE...

ADA TOLERANCES

Table with 4 columns: ITEM, PLAN DIMENSION, TOLERANCE ALLOWED, ADA REFERENCE. Rows include HANDRAIL HEIGHT, TOILET FROM SIDE WALL, TOILET SEAT HEIGHT, etc.

• THE A.D.A. SPECIFIES DIMENSIONAL RANGES THAT ARE ACCEPTABLE. THESE PLANS INDICATE ABSOLUTE DIMENSIONS THAT THE ARCHITECT INTENDS. HOWEVER, IF FIELD CONDITIONS DO NOT PERMIT PRECISE PLACEMENT OF ITEMS AS INTENDED, THE ITEM MAY BE POSITIONED WITHIN THE TOLERANCES ABOVE, ALLOWED BY THE A.D.A., PROVIDED ALL APPLICABLE BUILDING CODES ALSO PERMIT, AND ALL SIMILAR ITEMS IN THE SAME SPACE ARE AT THE SAME POSITION (E.G. GRAB BAR HEIGHTS AT A FIXTURE).

ADA ALERT

- 1. THE ADA IS NOT A BUILDING CODE, IT IS A CIVIL RIGHTS LAW THAT EVERYONE IS RESPONSIBLE FOR COMPLYING WITH.
2. THIS LAW IS 20 YEARS OLD AND THERE IS NO EXCUSE FOR INSTALLING BUILDING COMPONENTS IN A MANNER THAT IS NOT ADA COMPLIANT, WHETHER PROPERLY SHOWN ON THESE PLANS OR NOT.
3. GO ONLINE AND READ THE 2010 AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (2004 ADAAG) CHAPTERS 3-10 AS IT APPLIES TO YOUR TRADE BEFORE WORKING ON THIS PROJECT...

SHEET NOTES

- 1. "OWNER FURNISHED" MAY INCLUDE SEPARATE CONTRACTS WITH QUALIFIED CONTRACTORS. COORDINATE AND COOPERATE WITH OWNER'S OTHER CONTRACTORS.
2. ITEMS SHOWN ON THE DRAWINGS AND NOT IDENTIFIED IN THE MISCELLANEOUS RESPONSIBILITY SCHEDULE SHALL BE CONTRACTOR FURNISHED AND INSTALLED. ALL EQUIPMENT HARDWIRED ELECTRICAL CONNECTIONS, PLUMBING AND GAS CONNECTIONS SHALL BE BY CONTRACTOR.
3. WHERE SHOWN ON DRAWINGS, BLOCKING IN WALLS FOR MOUNTING OF OWNER FURNISHED ITEMS SHALL BE CONTRACTOR FURNISHED AND INSTALLED.

ISSUE DATE: 05-30-19
REVISION LOG

PROJECT 00755

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