

**SAMPLE
PROTOTYPE
ADAPTATION**

roibzzPROTO - Roll-On-In / Buzzed Bull Creamery
Combo SAMPLE PROTOTYPE ADAPTATION
12FEB2021

**PRELIMINARY
NOT FOR FINAL
CONSTRUCTION**

DEMOLITION NOTES

- 01) DEMOLITION WORK SHALL BE DONE IN STRICT CONFORMANCE WITH LOCAL AND STATE REGULATIONS
- 02) PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH THE REGULATIONS OF ANSINCPA 241-1975, BUILDING CONSTRUCTION AND DEMOLITION OPERATIONS
- 03) PROVIDE ALL TEMPORARY BARRICADES, RAILINGS, LIGHTING, ETC. REQUIRED TO PROTECT THE WORKMEN, OWNER'S PERSONNEL AND OTHERS FROM INJURY DUE TO THE DEMOLITION WORK. PROVIDE FREE AND SAFE PASSAGE OF PERSONS TO AND FROM AREAS AND FACILITIES WHICH ARE TO REMAIN
- 04) PERFORM THE DEMOLITION WORK IN SUCH A MANNER AS TO PREVENT FIRES. REMOVE ALL ACCUMULATED DEBRIS PROMPTLY. DISPOSAL BY BURNING WILL NOT BE PERMITTED ON SITE. ALL DEBRIS SHALL BE DISPOSED OF IN A LEGAL WORKMANLIKE MANNER. DO NOT BURY ANY MATERIALS ON SITE
- 05) ALL SALVAGEABLE MATERIALS AND EQUIPMENT INCLUDING FIXTURES, FURNISHINGS, AND DECOR ITEMS SHALL BE STORED AND PROTECTED FROM DAMAGE UNTIL THE OWNER DETERMINES THE COURSE OF ACTION TO BE TAKEN WITH SAME
- 06) NOTIFY AFFECTED UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS!
- 07) DO NOT DISABLE OR DISRUPT ANY BUILDING FIRE OR LIFE SAFETY SYSTEM WITHOUT PRIOR WRITTEN NOTICE TO THE FIRE DEPARTMENT AND OWNER
- 08) PROVIDE DUST-TIGHT PARTITIONS BETWEEN AREAS WHERE DEMOLITION WORK IS BEING PERFORMED AND AREAS WHICH ARE FINISHED OR IN USE
- 09) CONFORM TO PROCEDURES APPLICABLE WHEN DISCOVERING HAZARDOUS OR CONTAMINATED MATERIALS
- 10) CONDUCT DEMOLITION TO MINIMIZE INTERFERENCE WITH ADJACENT OCCUPANCIES
- 11) CEASE OPERATIONS IMMEDIATELY IF STRUCTURE APPEARS TO BE IN DANGER. NOTIFY ARCHITECT/ENGINEER DO NOT RESUME OPERATIONS UNTIL DIRECTED
- 12) DEMOLISH IN AN ORDERLY AND CAREFUL MANNER. PROTECT EXISTING SUPPORTING STRUCTURAL MEMBERS
- 13) PATCH ALL EXISTING FINISHES TO REMAIN THAT ARE AFFECTED BY ADJACENT DEMOLITION WORK
- 14) LEAVE EACH AREA BROOM CLEAN UPON COMPLETION OF WORK EACH DAY

CONSTRUCTION NOTES

- 01) UNLESS OTHERWISE NOTED BUILDING STANDARDS ARE TO BE MAINTAINED WHENEVER POSSIBLE
- 02) CONTRACTOR SHALL PATCH UP TO PAINT GRADE FINISH ALL WALL SURFACES THAT REMAIN WHEREVER WALLS ARE REMOVED!
- 03) ALL MISSING, DAMAGED OR PENETRATED FIRE-PROOFING MUST BE PATCHED WALL MUST BE SEALED BETWEEN TENANTS TO MEET REQUIREMENTS AS SHOWN ON AE-0100
- 04) WALLBOARDS SHALL BE 48" WIDE BY LENGTHS REQUIRED TO FORM A WALL AREA WITHOUT HORIZONTAL JOINTS
- 05) WALLBOARD JOINTS SHALL BE STAGGERED ABOVE DOOR OPENINGS (I.E. JOINTS CANNOT BE OPPOSITE EACH OTHER ON THE SAME STUD AT THE DOOR HEAD)
- 06) TWO DIAGONAL BRACES TO SLAB ABOVE ARE REQUIRED AT DOOR OPENINGS AND ON LONG RUNS OF STRAIGHT PARTITIONS
- 07) DOUBLE STUDS ARE REQUIRED AT BOTH JAMBS OF DOOR FRAME. A HEADER RUNNER IS REQUIRED AT TOP OF DOOR FRAME
- 08) ALL WOOD SHALL BE FIRE RETARDANT TREATED AS REQUIRED BY APPLICABLE CODES EXCEPT WOOD USED IN FINISHED CARPENTRY
- 09) A COPY OF THE LATEST SET OF CONSTRUCTION AND ENGINEERING DRAWINGS SHALL BE KEPT AT THE PROJECT SITE FOR REVIEW BY THE ARCHITECT. THESE DRAWINGS SHALL BE UPDATED WITH ANY CHANGES MADE DURING CONSTRUCTION BY THE CONTRACTOR AND RETURNED TO THE ARCHITECT FOR APPROVAL
- 10) PRIOR TO CONSTRUCTION ALL WALL LINES, DOOR SWINGS AND ELECTRICAL/TELEPHONE OUTLETS SHALL BE CHALK MARKED ON THE FLOOR FOR ARCHITECT'S APPROVAL
- 11) THE CONTRACTOR SHALL OBTAIN PERMISSION FROM THE LANDLORD BEFORE DRILLING OR CUTTING INTO THE BUILDING CONCRETE FLOOR OR STRUCTURE
- 12) CONTRACTOR TO PATCH AND REPAIR ALL EXISTING PARTITIONS SO AS TO BE DEEMED NEW AND FREE OF DEFECTS

POWER AND COMMUNICATIONS NOTES

- 01) ALL WORK SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND ANY OTHER GOVERNING CODES AND STANDARDS HAVING JURISDICTION
- 02) ALL ELECTRICAL EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE
- 03) CONTRACTOR SHALL PAY FOR AND SECURE ALL UNDERWRITERS CERTIFICATIONS
- 04) ALL WIRE AND CABLE SHALL BE 75 DEG.C XHHW COPPER FOR FEEDER WIRING. UNLESS OTHERWISE INDICATED, ALL WIRE AND CABLE SHALL BE COPPER. ALL CIRCUIT RUNS CONTAIN 2 WIRES UNLESS OTHERWISE NOTED
- 05) OUTLET DIMENSIONS WHEN GIVEN ARE TO CENTERLINE OF RECEPTACLE
- 06) ELECTRICAL CONTRACTOR SHALL PERFORM ALL NECESSARY CUTTING AND CHASING REQUIRED FOR ELECTRICAL WORK. NO EXPOSED CONDUITS OR WIRES WILL BE PERMITTED
- 07) ELECTRICAL CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES AND ASSIST IN SCHEDULING HIS WORK IN ORDER TO COOPERATE WITH THE OTHER TRADES
- 08) ALL TELEPHONE/COMMUNICATION CABLES TO RUN IN CONDUIT AS REQUIRED BY CODE EXCEPT AS REQUIRED BY THE ARCHITECT WHEN CABLE IS USED
- 09) ALL GANG WALL MOUNTED SWITCHES ELECTRICAL TELEPHONE OUTLETS SHALL BE PERFECTLY ALIGNED. OPENING CUT-OUTS SHALL BE PROPERLY TAPED AND SPACKLED FOR FLUSH WITH WALL COVER PLATES
- 10) FIXTURES SWITCHES AND LAMPS SPECIFIED IN CABINETWORK SHALL BE FURNISHED AND INSTALLED BY ELECTRICAL CONTRACTOR. CUTOUTS IN THE CABINETWORK SHALL BE DONE BY THE CABINET CONTRACTOR. THE GENERAL CONTRACTOR IS TO COORDINATE THE WORK
- 11) ALL ELECTRICAL WORK SHOWN ON THE ARCHITECTURAL DRAWINGS SHALL BE COORDINATED WITH WORK SHOWN ON ENGINEERING DRAWINGS. LOCATIONS SHALL BE AS SHOWN ON THE ARCHITECTURAL PLANS
- 12) PROVIDE ALL TEMPORARY LIGHT AND POWER NECESSARY
- 13) CONTRACTOR SHALL PROVIDE SHOP DRAWINGS, MANUFACTURER'S LITERATURE, OPERATING AND INSTALLATION MANUALS FOR ALL EQUIPMENT, FIXTURES AND ACCESSORY ITEMS PROVIDE

GENERAL NOTES

- 01) THE SCOPE OF THE WORK SHALL CONSIST OF FURNISHING ALL THE LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE ALL THE WORK INDICATED ON THE DRAWINGS AND SPECIFICATIONS
- 02) THE AIA GENERAL CONDITIONS OF AGREEMENT 2017 AND THE SPECIFICATION SHALL FORM PART OF THESE SPECIFICATIONS AND SHALL PREVAIL WHENEVER APPLICABLE
- 03) THE CONTRACTOR SHOULD MAKE SURE THAT ALL TRADES WORK CONFORMS TO FEDERAL, STATE AND MUNICIPAL CODES AND ORDINANCES. THESE SHALL SUPERSEDE DRAWINGS NOTES AND DIMENSIONS IN ALL CASES. THE ARCHITECT AND CONSTRUCTION MANAGER SHALL BE NOTIFIED OF SUCH CHANGES BEFORE WORK IS STARTED. NON FAMILIARITY WITH GOVERNING RULES AND REGULATIONS SHALL NOT BE CAUSE FOR AN EXTRA COST. IN THE EVENT WORK HAS TO BE REPLACED FOR NON-COMPLIANCE, THE CONTRACTOR SHALL BE HELD RESPONSIBLE IF HE HAS NOT NOTIFIED THE ARCHITECT
- 04) THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROCURING AND PAYING FOR ALL PERMITS, FILINGS, INSPECTIONS AND SIGN-OFF AND SHALL SUBMIT CERTIFICATES OF COMPLIANCE TO OWNER BEFORE INITIAL INSTALLATION
- 05) THE CONTRACTOR SHALL CAREFULLY EXAMINE THE CONTRACT DOCUMENTS AND BEFORE BIDDING MUST REQUEST IN WRITING ANY INTERPRETATION OR CORRECTION OF ANY AMBIGUITY, INCONSISTENCE, OMISSION OR ERROR
- 06) THE CONTRACTOR SHALL CAREFULLY EXAMINE THE PREMISES BEFORE SUBMITTING HIS BID AND VERIFY ALL CONDITIONS AND DIMENSIONS ON JOB SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCY
- 07) ALL BIDS SHALL INCLUDE DELIVERIES, DELIVERY AND INSTALLATION COST. BIDS SHALL ALSO INCLUDE OVERTIME WORK IF REQUIRED DUE TO THE NATURE OF THE JOB OR CLIENT'S REQUEST
- 08) ALL NOTES ON ALL DRAWINGS SHALL APPLY AND BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. ALL GENERAL NOTES SHALL APPLY TO SUBCONTRACTORS
- 09) ALL MANUFACTURED PRODUCTS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS AND SHALL CONFORM TO ASTM STANDARDS
- 10) ALL SHOP DRAWINGS, CATALOGUE CUTS, SAMPLES AND FINISHES SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO COMMENCEMENT OF THE WORK
- 11) ALL PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL
- 12) ALL WORK SHALL BE DONE IN NEAT AND WORKMANLIKE MANNER AND TO THE HIGHEST STANDARDS OF CRAFTSMANSHIP BY JOURNEYMEN AND THEIR RESPECTIVE TRADES. ALL MATERIALS, EQUIPMENT AND FIXTURES SHALL BE NEW AND OF FIRST QUALITY
- 13) ALL DIMENSIONS ARE FINISH TO FINISH UNLESS OTHERWISE NOTED
- 14) NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR SHALL NOT SCALE DRAWINGS
- 15- IF FIELD DIMENSIONS NECESSITATE ANY CHANGES OR MODIFICATIONS THEY MUST FIRST BE APPROVED BY THE ARCHITECT
- 16) CONTRACTOR SHALL KEEP ALL WORK AREAS CLEAR OF ALL REFUSE RUBBISH AND DEBRIS
- 17) THEN GENERAL CONTRACTOR MUST REVIEW AND CONFORM WITH THE BUILDING MANAGEMENT'S RULES AND REGULATIONS INCLUDING DELIVERIES REMOVALS AND USE OF ELEVATORS
- 18) ALL WORK SHALL BE GUARANTEED FOR ONE YEAR AGAINST DEFECTIVE MATERIALS AND WORKMANSHIP. CONTRACTOR TO DELIVER COPIES OF ALL MANUFACTURERS WARRANTIES TO THE ARCHITECT AT THE TIME OF SUBSTANTIAL COMPLETION
- 19) PRIOR TO BEGINNING THE WORK THE CONTRACTOR SHALL PROVIDE THE ARCHITECT AND THE CLIENT WITH A CONSTRUCTION SCHEDULE INDICATING THE LENGTH OF TIME REQUIRED FOR THE COMPLETION OF THE DIFFERENT COMPONENTS AND PHASES OF THE PROJECT
- 20) EACH CONTRACTOR SHALL COOPERATE, COORDINATE, SCHEDULE AND CONTROL HIS WORK WITH ALL TRADES WHOSE WORK ADJOINS, CONNECTS OR INTERFACES WITH HIS OWN AND WORK TOWARD THE HIGHEST STANDARDS OF EXCELLENCE AND WORKMANSHIP
- 21) CONTRACTOR SHALL DELIVER THE PROJECT TO THE OWNER FOR ACCEPTANCE CLEAN AND READY FOR OCCUPANCY. ALL GLASS SHALL BE CLEANED AND POLISHED, FLOORS SWEEP BROOM CLEAN, CARPETS VACUUMED, FIXTURES WASHED AND WITH ALL LABELS REMOVED
- 22) ALL MATERIALS AND EQUIPMENT SHALL MEET APPLICABLE STANDARDS AS REQUIRED BY ANSI, NEMA AND MUNICIPAL REGULATORY BODIES AND SHALL BE LISTED BY UL
- 23) ANY DAMAGE TO EXISTING PARTITIONS, FLOORS AND CEILINGS OR ANY PART OF THE BUILDING OR EQUIPMENT CAUSED BY THE CONTRACTOR SHALL BE MADE GOOD AT NO ADDITIONAL EXPENSE TO THE OWNER
- 24) CONTRACTOR SHALL MAINTAIN FREE AND UNOBSTRUCTED ACCESS TO MEANS OF EGRESS TO OUTSIDE OF THE BUILDING AT ALL TIMES DURING CONSTRUCTION
- 25) EXISTING SERVICES TO OTHER PARTS OF THE BUILDING ARE NOT TO BE DISRUPTED. IF A SHUT DOWN OF SERVICES IS REQUIRED FOR THE PROGRESS OF THE WORK THE CONTRACTORS SHALL DO SO IN A MANNER ACCEPTABLE TO THE OWNER'S REPRESENTATIVE. IF SO REQUIRED THIS WORK WILL BE DONE ON AN OVERTIME BASIS AND AT NO ADDITIONAL COST TO THE OWNER
- 26) MATCH ALL EXISTING CONDITIONS AS THEY RELATE TO FINISHES, LIGHTING, COURSING, DIMENSIONS, HEIGHT, ALIGNMENT, ETC. MOVE AND RELOCATE ANY PARTITIONS, WIRING, PLUMBING AND DUCTWORK THAT MAY BE CONCEALED IN WALLS OR CEILINGS BEING REVISED TO PROVIDE A COMPLETE JOB IN ALL RESPECTS
- 27) CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS AS ESTABLISHED BY THE BUILDING MANAGER
- 28) THE CONTRACTOR SHALL OBTAIN A BUILDING PERMIT BEFORE COMMENCING THE WORK
- 29) CUTTING OF STRUCTURAL WORK SHALL NOT BE PERMITTED UNDER ANY CIRCUMSTANCES

CLARIFICATION

- 01) THE EXTERIOR SIGNAGE IS TO BE SUBMITTED UNDER A SEPARATE SUBMITTAL FOR REVIEW AND APPROVAL
- 02) TELEPHONE WIRING AND INSTALLATION BY GC
- 03) GC TO INSTALL DATA CABLE. DATA CABLE WILL BE PROVIDED BY TENANT
- 04) GC IS RESPONSIBLE FOR VERIFICATION OF DELIVERY AND SIZE AND WEIGHT AND OTHER REQUIREMENTS AND ACCEPTING DELIVERY, UNLOADING AND INSTALLING OF ALL CABINERY
- 05) DEMOLITION IS AS REQUIRED TO PERFORM THE WORK DESCRIBED ON THE DRAWINGS
- 06) CONCRETE FLOOR IS IN PLACE
- 07) ALL CASEWORK/MILLWORK IS FURNISHED BY OTHERS TO BE RECEIVED AND INSTALLED BY GC
- 08) LIGHT FIXTURES ARE FURNISHED AND INSTALLED BY GC EXCEPT AS NOTED
- 08) CUSTOM TRIM AND WALL PANELS PROVIDED BY OTHERS AND INSTALLED BY GC
- 09) CUSTOM PANELS AND TRIM ARE PRE-FINISHED

TENANT SAFETY NOTES

- 01) CONSTRUCTION WORK WILL BE CONFINED TO THE TENANT INTERIOR AND WILL NOT CREATE DUST, DIRT OR OTHER SUCH INCONVENIENCES TO OTHER TENANTS WITHIN THE BUILDING
- 02) CONSTRUCTION OPERATION WILL NOT BLOCK HALLWAYS OR MEANS OF EGRESS FOR TENANTS OF THE BUILDING
- 03) CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS 8 AM TO 5 PM MONDAY THROUGH FRIDAY EXCEPT LEGAL HOLIDAYS
- 04) CONSTRUCTION OPERATIONS WILL NOT INVOLVE INTERRUPTION OF HEATING WATER OR ELECTRICAL SERVICES TO OTHER TENANT / APARTMENTS OF THE BUILDING
- 05) THERE WILL BE NO ONE OCCUPYING THE TENANT SPACE TO BE RENOVATED DURING THE COURSE OF CONSTRUCTION WORK

Order Plans @
TO BE PROVIDED
BY TENANT/OWNER