

1. THE CONTRACTOR SHALL VISIT THE SITE OF THE WORK AND EXAMINE THE PLANS AND IT WILL BE ASSUMED THAT THE CONTRACTOR HAS INVESTIGATED AND IS FULLY INFORMED AS TO THE CONDITIONS AND MATERIALS TO BE ENCOUNTERED AS TO CHARACTER, QUALITY AND QUANTITIES OF WORK TO BE PERFORMED AND MATERIALS TO BE FURNISHED AND AS TO THE REQUIREMENTS OF THE PLANS.
2. THE CONTRACTOR SHALL FIELD CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR SAME. DISCREPANCIES BETWEEN FIELD AND DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
3. DO NOT SCALE DRAWINGS.
4. CONTRACTOR WILL GUARANTEE IN WRITING ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE OWNER AND WILL, AT HIS OWN COST, REPAIR OR REPLACE ALL WORK OR DAMAGES CAUSED BY WORK WHICH BECOMES DEFECTIVE DURING THE TERM OF THE GUARANTEE.
5. CONTRACTOR SHALL COORDINATE AND SUPERVISE HIS WORK AND WORK BY SUBCONTRACTORS.
6. THESE PLANS ARE THE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED OR REPRODUCED, OR COPIED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE ARCHITECT.
7. ALL MATERIALS AND WORK TO CONFORM TO LATEST GOVERNING BUILDING CODES AND REGULATIONS.
8. ALL COUNTERS AND CABINETS ARE BY OTHERS
9. AIR CONDITIONING CONTRACTOR TO PROVIDE FULL SET OF A/C SHOPDRAWINGS OF ALL A/C LAY-OUT AND DESIGN TO INCLUDE ALL REQUIRED ENERGY CALCULATIONS AND HEAT LOAD CALCULATIONS.
10. TOP OF A/C COMP. PAD TO BE LOCATED AT THE SAME HEIGHT AS THE REQUIRED FINISHED FLOOR ELEVATION AT THE LIVING ROOM.
11. CONTRACTOR TO VERIFY ALL GRESS CAPABILITY WITH WINDOW MANUFACTURER
12. ARCHITECTS ERRORS OR OMISSIONS DO NOT RELIEVE THE CONTRACTORS FROM COMPLYING WITH THE LATEST EDITION OF THE FL. BLDG. CODE
13. BASE FOR TILE IN WET AREAS SHALL BE GLASS-MAT FACED GYPSUM PANELS FIBER CEMENT SHEETS OR CEMENTITIOUS BAKER UNITS.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES WHETHER SHOWN OR NOT ON THE PLANS. NOTIFY ALL UTILITIES INVOLVED PRIOR TO CONSTRUCTION.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL WINDOWS AND DOORS SIZES AND REQUIREMENTS WITH THE MANUFACTURERS.
16. NOT USED
17. ALL FINISHES ARE TO BE COORDINATED WITH THE OWNER.
18. COORDINATE ALL DOOR TYPES AND DOOR HARDWARE WITH OWNER
19. ALL DRAWINGS UNDER THIS SET OF PLANS ARE TO BE SUBMITTED TO ALL THE PROPER AUTHORITIES AND BUILDING DEPTLS. FOR REVIEW AND PROCESSING. NO WORK IS TO BE STARTED UNTILL ALL PROPER PERMITS ARE ISSUED.
20. TERMITE PROTECTION SHALL BE PROVIDED BY REGISTERED TERMITICIDES OR OTHER APPROVED METHODS OF TERMITE PROTECTION LABELED FOR USE AS A PREVENTIVE TREATMENT TO NEW CONSTRUCTION. TO BE DONE PRIOR TO ANY CONSTRUCTION.
21. A PERMANENT SIGN, WHICH IDENTIFIES THE TERMITE TREATMENT PROVIDER AND NEED FOR RE-INSPECTION AND TREATMENT CONTRACT RENEWAL, SHALL BE PROVIDED. THE SIGN SHALL BE POSTED NEAR THE WATER HEATER OR ELECTRICAL PANEL.
22. FOR WOOD STUD PARTITIONS: U.O.N. WOOD STUDS IN BEARING WALLS, EXTERIOR WALLS AND NON BEARING PARTITIONS SUPPORTING WALL HUNG PLUMBING FIXTURES AND WALL CABINETS SHALL BE NOT LESS THAN 2X4 WHERE SPACED NOT MORE THAN 16" O.C., NOR LESS THAN 2X6 WHERE SPACED NOT MORE THAN 24" O.C. A MIN. 2X4 HORIZONTAL WOOD MEMBER, SECURELY FASTENED TO NOT LESS THAN TWO SUCH STUDS, SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE AND WALL CABINETS.
23. FOR STEEL STUD PARTITIONS: STEEL STUDS SUPPORTING WALL HUNG PLUMBING FIXTURES SHALL BE DOUBLED OR NOT LESS THAN 20 GAGE WITH A MIN. EFFECTIVE MOMENT OF INERTIA EQUAL TO 0.864 IN. SUCH STUDS SHALL BE RIGIDLY CONNECTED TOP AND BOTTOM TO PROVIDE SIGNIFICANT END ROTATION OR DISPLACEMENT.
24. A HORIZONTAL MEMBER SECURELY FASTENED TO NOT LESS THAN TWO STUDS SHALL BE INSTALLED FOR THE ATTACHMENT OF EACH WALL HUNG PLUMBING FIXTURE.
25. WHERE LATH ON VERTICAL SURFACES EXTENDING BETWEEN RAFTERS OR OTHER SIMILAR PROJECTING MEMBERS, SOLID BACKING SHALL BE INSTALLED TO PROVIDE SUPPORT FOR LATH AND ATTACHMENTS.
26. ALL GLAZING ADJACENT TO DOORS WITHIN 48 INCHES OF THE DOOR IN THE CLOSED POSITION AND BELOW THE TOP OF THE DOOR SHALL BE SAFETY GLAZING. ALL WINDOWS LESS THAN 18 INCHES FROM THE INTERIOR SLAB, ARE TO BE CAT-2 SAFETY GLAZING.
27. ALL CONCEALED SPACES AT STUD PARTITIONS AND FURRED SPACES SHALL BE FIRRED STOPPED TO LIMIT MAXIMUM VERTICAL DIMENSION TO 8" FEET
28. ALL SMOKE DETECTORS MUST BE COMBINATION SMOKE / CARBON MONOXIDE ALARM DETECTORS THEY MUST BE HARD WIRED, INTERCONNECTED WITH A BATTERY BACKUP AND AT LEAST 4 INCHES AWAY FROM THE NEAREST SIDEWALL TO THE EDGE OF THE DETECTOR. DETECTORS CAN BE NO CLOSER THAN 3 FEET TO THE DOOR OF ANY BATHROOM OR KITCHEN, AND NO CLOSER THAN 3 FEET TO A FAN AND OR AIR CONDITIONING DUCT OUTLET. IF DETECTORS ARE NOT MOUNTED ON A SIDEWALL, THEY MUST BE LOCATED BETWEEN 4 AND 12 INCHES FROM THE CEILING TO THE TOP EDGE OF THE DETECTORS. ALL DETECTORS SHALL BE LISTED OR LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY.
29. ADDRESS NUMBERS SHALL BE PROVIDED ON OR BY THE MAIN ENTRANCE DOOR. NUMERALS SHALL CONTRAST WITH BACKGROUND AND BE AT LEAST 3 INCHES IN HEIGHT.
30. SECONDARY MEANS OF ESCAPE EGRESS WINDOWS TO BE AS FOLLOWS: N.F.P.A 101.2.2.3 (C) AN OUTSIDE WINDOW USED AS A SECONDARY MEANS OF ESCAPE FROM A BEDROOM OR LIVING AREA SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF TOOLS, KEYS, OR SPACIAL EFFORT AND SHALL PROVIDE A CLEAR OPENING OF 5.7 SQ. FT. IN AREA. WINDOW WIDTH SHALL BE NO LESS THAN 20 INCHES. HEIGHT NO LESS THAN 24 INCHES. AND THE BOTTOM OF THE WINDOW NO MORE THAN 44 INCHES ABOVE THE FLOOR.
31. WHERE THERE IS A DROP OF MORE THAN 4 FEET ON THE FAR SIDE OF ANY WINDOW AND THE SILL IS LESS THAN 36 INCHES ABOVE THE NEAR SIDE WALKWAY SURFACE, SAFEGUARD SHALL BE PROVIDE AT 42" FROM FIN. FLOOR.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS, NOTES AND CONDITIONS PRIOR TO PROCEEDING WITH ANY WORK