

GENERAL NOTES

THESE GENERAL NOTES ARE TO BE FOLLOWED IN CONJUNCTION WITH THE PROJECT MANUAL AND SPECIFICATIONS FOR THIS PROJECT. REFER TO SPECIFICATIONS FOR BASIC AND DETAIL REQUIREMENTS.

1. FIELD CONDITIONS
- A. G.G. WILL EXAMINE THE JOB SITE, TO BECOME FAMILIAR AND SATISFIED WITH CONDITIONS UNDER WHICH THEY WILL BE OBLIGED TO OPERATE IN PERFORMING THE WORK. THE OWNER WILL BE OCCUPYING PORTIONS OF THE EXISTING SPACE WHICH ARE TO BE SEPARATED FROM THE AREAS OF CONSTRUCTION.
- B. G.G. WILL VERIFY AND BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS ON SITE BEFORE ORDERING MATERIALS, FABRICATION OR INSTALLATION. VERIFY ALL MEASUREMENTS AT THE BUILDING AS THE WORK AND COORDINATION OF TRADES REQUIRES.
- C. G.G. WILL NOTIFY THE ARCHITECT WHEN LAYING OUT CONSTRUCTION ASSEMBLIES TO ALLOW FOR ON SITE ADJUSTMENTS REQUIRED BY BUILDING PLAN VARIATIONS OR AS MAY BE REQUIRED BY ADJACENT INSTALLATIONS AND MEP SYSTEMS.
2. CONTRACT DOCUMENTS AND SUBMITTALS
- A. G.G. TO PROVIDE A CONSTRUCTION SCHEDULE AND SUBMITTAL SCHEDULE AS IDENTIFIED BY DIVISION I SPECIFICATIONS. UPON APPROVAL OF THE SUBMITTAL SCHEDULE, THE G.G. WILL VERIFY AVAILABILITY OF MATERIALS AND PRODUCTS AND THAT SEMI-PROPRIETARY ITEMS ARE IDENTIFIED USING UP TO DATE IDENTIFICATION INFORMATION. IRREGULARITIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY.
- B. DO NOT SCALE DRAWINGS. NOTIFY THE ARCHITECT IN CASES OF DIMENSIONAL OR INFORMATIONAL DISCREPANCIES OR CONDITIONS REQUIRING CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- C. IN THE CASE OF CONFLICTING INFORMATION WITHIN THE CONTRACT DOCUMENTS, COMPLY WITH THE MOST STRINGENT REQUIREMENT.
- D. SUBMIT SHOP DRAWINGS FOR ARCHITECTS AND/OR ENGINEERS APPROVAL PRIOR TO FABRICATION AND BEFORE COMMENCING ROUGH-IN WORK. ASSOCIATED W/ REQUIRED SUBMITTALS, THE GENERAL CONTRACTOR SHALL CLEARLY INDICATE DEVIATIONS FROM REQUIREMENTS IN CONTRACT DOCUMENTS, INCLUDING VARIATIONS AND LIMITATIONS, INCLUDING RELEVANT ADDITIONAL INFORMATION AND REVISIONS, OTHER THAN THOSE REQUESTED BY ARCHITECT ON PREVIOUS SUBMITTALS. PROVIDE CONTRACTORS REVIEW AND APPROVAL MARKINGS AND ACTION TAKEN BY ARCHITECT. DO NOT SUBMIT TO ARCHITECT WHEN PRIOR G.G. REVIEW WITH PERTINENT NOTATIONS. BY SUBMITTING SHOP DRAWINGS, PRODUCT SAMPLES AND SIMILAR SUBMITTALS, CONTRACTOR REPRESENTS TO OWNER AND ARCHITECT THAT CONTRACTOR HAS (1) REVIEWED AND APPROVED THEM (2) DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA RELATED THERETO, OR WILL DO SO, AND (3) CHECKED AND COORDINATED INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH REQUIREMENTS OF THE WORK.
- E. DIMENSIONS GIVEN ARE TO ROUGH CONSTRUCTION UNLESS NOTED OTHERWISE. FINISHED DIMENSIONS ARE SO NOTED, OR ARE FOLLOWED BY "FD" OR "FIN DIM" ABBREVIATION.
- F. MINOR CHANGES IN THE WORK INCLUDE ANY CHANGES DIRECTED BY THE ARCHITECT OR OWNER THAT DO NOT REQUIRE ADJUSTMENT IN THE CONTRACT SUM. EXTENSION OF THE CONTRACT TIME AND/OR ARE NOT INCONSISTENT WITH THE INTENT OF THE CONTRACT DOCUMENTS. CHANGES NOT CONSIDERED MINOR WILL BE EXECUTED THROUGH THE USE OF A WRITTEN CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVE AUTHORIZED BY THE ARCHITECT AND SIGNED BY BOTH THE OWNER AND CONTRACTOR. THE CONTRACTOR SHALL SUBMIT A WRITTEN PROPOSAL TO THE OWNER REGARDING ANY ANTICIPATED ADJUSTMENT TO THE CONTRACT AMOUNT OR CONTRACT TIME AND OBTAIN WRITTEN APPROVAL FROM THE OWNER PRIOR TO COMMENCEMENT OF THE CHANGE IN THE WORK. SUBMIT PROPOSALS AS SOON AS PRACTICABLE AFTER FIRST OBSERVANCE OF CONDITIONS ANTICIPATED TO RESULT IN COST OR TIME ADJUSTMENT, IN A TIMELY MANNER THAT DOES NOT DELAY PROGRESS OF THE WORK, AND IN NO EVENT AFTER BEGINNING THE WORK. CHANGES OR ADJUSTMENTS TO THE WORK UNDERTAKEN BY THE CONTRACTOR THAT ARE NOT APPROVED BY THE OWNER THROUGH THE USE OF A CONSTRUCTION CHANGE DIRECTIVE OR CHANGE ORDER ARE DONE AT THE CONTRACTORS OWN RISK AND ARE SUBJECT TO POTENTIAL NON-COMPENSATION.
3. CODE COMPLIANCE AND STANDARDS
- A. COMPLY WITH PERTINENT PROVISIONS OF CITY OR TOWNSHIP, COUNTY, AND STATE LAWS AND REGULATIONS. COMPLY WITH PERTINENT PROVISIONS OF THE 2018 EDITION OF THE INTERNATIONAL

- BUILDING CODE (IBC), OR THE LOCALLY ACCEPTED EDITION, COMPLY WITH THE AMERICANS WITH DISABILITIES ACT (ADA) AND ALL PERTINENT REGULATIONS REGARDING FEDERAL REGISTER UNIVERSAL ACCESSIBILITY STANDARDS AND INTERNATIONAL CODE COUNCIL (ICC) AMERICAN NATIONAL STANDARD INSTITUTE (ANSI) STANDARD A117-2001
- B. COMPLY WITH ALL PROVISIONS OF PENNSYLVANIA ACT 281 OF 1964 AS AMENDED BY ACT 191 OF 1966 (AND OSHA 1926.650), REQUIRING CONTRACTORS INTENDING TO PERFORM EXCAVATION OR DEMOLITION WORK ON A SITE WITHIN A POLITICAL SUBDIVISION, ASCERTAIN THE LOCATION AND TYPE OF UTILITY LINES AND PIPES AT EACH SITE AND NOTIFIES THE UTILITY COMPANY(S) NOT LESS THAN THREE (3) WORKING DAYS IN ADVANCE OF PERFORMING THE EXCAVATION OR DEMOLITION. THIS INCLUDES UTILITY INSTALLATIONS SUCH AS GAS, PETROLEUM, SEWER, TELEPHONE, FUEL, ELECTRIC, WATER, OR ANY OTHER UNDERGROUND INSTALLATIONS THAT MAY BE ENCOUNTERED DURING DISORGANIZED OPERATIONS. CALL PENNSYLVANIA ONE CALL SYSTEM, INC. AT (1.800.242.7176) OR CONTACT THEM AT (WWW.ONECALL.ORG).
- C. GIVE SPECIAL ATTENTION TO THE INCORPORATION OF EXISTING PARTITIONS AND CONSTRUCTION OF NEW PARTITIONS TO ASSURE POSITIVE SEAL AT TOP AND BOTTOM PLATES AND ALL PENETRATIONS. VERIFY USE OF ACCEPTED AND APPROVED SEALANTS WHERE FIRE RATING IS REQUIRED OR FOR ACOUSTICAL PURPOSES. VERIFY AND ASSURE CODE COMPLIANCE OF EXISTING DEMISING PARTITIONS AND PARTITION PENETRATION CONDITIONS (TYP).
- D. NOTIFY ARCHITECT OF ANY IRREGULARITIES NOTED DURING THE INVESTIGATION OF EXISTING CONDITIONS OR DURING SELECTIVE DEMOLITION AND EXPOSURE OF VISUALLY CONCEALED CONDITIONS. ALL EXISTING AND NEW PARTITION PENETRATIONS ARE TO BE SEALED WITH FIRE GULK WITH A FIRE RESISTANCE RATING THAT IS EQUAL TO OR EXCEEDS THE REQUIRED RATED OR SMOKE BARRIER PARTITION ASSEMBLY.
- E. GAPS AND JOINTS IN NEW AND EXISTING FLOOR, WALL, CEILING, ROOF ASSEMBLIES, AND AT PENETRATIONS SHALL BE FILLED OR GLOSED WITH MATERIALS THAT PROVIDE AN AIR-TIGHT, WATER-TIGHT, OR FIRE-RESISTIVE SEAL.
- F. COORDINATE CENTRAL-STATION SYSTEM PROPRIETARY SYSTEMS, ROOF-STATUS SYSTEM OR SUPERVISORY SERVICE WHICH WILL CAUSE THE ACTUATION OF AN AUDIBLE APPLIANCE AT A CONSTANTLY ATTENDED LOCATION IN ACCORDANCE WITH NFPA 12; COORDINATE REQUIREMENTS OF OWNER'S SECURITY SYSTEM, MUNICIPALITY AND LOCAL FIRE DEPARTMENT AND FIRE MARSHAL.
- G. RESEARCH OR EVALUATION REPORTS: PROVIDE FIRE-RETARDANT-TREATED WOOD ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION AND FOR WHICH A CURRENT MODEL CODE RESEARCH OR EVALUATION REPORT EXISTS THAT EVIDENCES COMPLIANCE OF FIRE-RETARDANT-TREATED WOOD FOR APPLICATION INDICATED. WHERE FIRE-RETARDANT-TREATED WOOD IS INDICATED, COMPLY WITH APPLICABLE REQUIREMENTS OF ANPAC20 LUMBER AND ANPAC21 (PLYWOOD). IDENTIFY FIRE-RETARDANT-TREATED WOOD WITH APPROPRIATE CLASSIFICATION MARKING OF U.S. TESTING, TRIMMER PRODUCTS INSPECTION, INC. OR ANOTHER TESTING AND INSPECTING AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. VERIFY THAT CONTACT WITH TREATED WOOD DOES NOT PROMOTE CORROSION OF METAL FASTENERS INTENDED FOR USE. USE 304 STAINLESS STEEL FASTENERS IN CONNECTION WITH ALL TREATED WOOD CONDITIONS.
- H. PLYWOOD BACKING PANELS, FOR MOUNTING ELECTRICAL OR TELEPHONE EQUIPMENT, PROVIDE FIRE-RETARDANT-TREATED PLYWOOD PANELS WITH GRADE C-D PLUGGED EXPOSURE, IN THICKNESS INDICATED OR, IF NOT OTHERWISE INDICATED, NOT LESS THAN 5/32 INCH (15.9 MM) THICK.
4. CUTTING & PATCHING
- A. WHERE WORK IS PERFORMED ADJACENT TO EXISTING CONSTRUCTION ASSEMBLIES REQUIRING THE TEMPORARY OR PARTIAL DISTURBANCE OF THESE ASSEMBLIES TO FACILITATE INSTALLATION OF NEW WORK, ETC., PATCH EXISTING FINISH SURFACES TO MATCH NEW FINISH SURFACES INDICATED PROVIDING A SEAMLESS TRANSITION ALONG THE JUNCTURE OF EACH SURFACE.
- B. PREP, PATCH, AND TOUCH-UP PAINT AT ALL EXISTING WALL, GUS & END TRIM SURFACES AT LOCATIONS OF REMOVED EXIST CONSTRUCTION. PROVIDE SEAMLESS TRANSITION W/ADJACENT CONSTRUCTION AND CONTINUITY OF THERMAL AND MOISTURE ASSEMBLIES. PAINT ENTIRETY OF SURFACES AFFECTED BY DEMOLITION TO NEAREST PERPENDICULAR SURFACE.
5. FINISHES AND MATERIAL INSTALLATION
- A. PROTECT EXISTING FLOORING, WINDOW SILLS, DOOR FRAMES, ETC., DESIGNATED TO REMAIN, WITH MASONITE AND OTHER SUITABLE MEANS DURING

- DEMOLITION AND CONSTRUCTION PROCEDURES. ALSO PROTECT FLOORING, SILLS, WINDOWS, DOORS, ETC., WITH SUITABLE MEANS DURING CONTIGUOUS CONSTRUCTION OPERATIONS THAT MAY DAMAGE OR COMPROMISE MATERIAL, FINISHES OR THE STRUCTURAL INTEGRITY OF NEWLY INSTALLED CONDITION.
- B. FURNITURE NOT DESIGNED AS BUILT-IN INSTALLATIONS AND MOVABLE EQUIPMENT SHOWN ON THESE DRAWINGS ARE N.I.C., UNLESS NOTED OTHERWISE, AND ARE INDICATED FOR GENERAL INFORMATION PURPOSES.
- C. PROVIDE INSTALLATIONS IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS. OBTAIN TECHNICAL INFORMATION REQUIRED FOR INSTALLATIONS FROM MANUFACTURERS PRIOR TO BEGINNING FABRICATION, OR INSTALLATION OF ANY MATERIALS. COORDINATE TEMPLATE INFORMATION WITH ALL PERTINENT TRADES.
- D. PROVIDE UNSPECIFIED PARTS REQUIRED FOR PROPER SYSTEM OPERATION OF BUILDING SYSTEMS ENUNCIATED IN THIS CONTRACT.
- E. SOLID WOOD BLOCKING SHALL BE PROVIDED IN ALL AREAS WHERE SOLID ANCHORAGE IS REQUIRED. PROVIDE ROUGH CARPENTRY AND MISCELLANEOUS BLOCKING AS REQUIRED, CORRELATING LOCATIONS OF TURNING WALLS, BLOCKING, ETC. TO COMPLY WITH DESIGN REQUIREMENTS. USE APPROVED FIRE RETARDANT TREATED WOOD WHEN REQUIRED BY CODE.
- F. AT POTENTIALLY DAMP CONDITIONS SUCH AS FOUNDATIONS, ROOF EAVES, ROOF PENETRATIONS, AREAS, ETC., PRESSURE TREAT ABOVEGROUND ITEMS WITH WATERBORNE PRESERVATIVES TO A MINIMUM RETENTION OF 0.25 LB/CU FT. (4.0 KG/CU M). AFTER TREATMENT, KILN-DRY LUMBER AND PLYWOOD TO A MAXIMUM MOISTURE CONTENT OF 14 AND IS PERCENT, RESPECTIVELY. TREAT INDICATED ITEMS AND THE FOLLOWING: WOOD STUDS, WALLS, CURBS, EQUIPMENT SUPPORT BASES, BLOCKING, STRIPPING, AND SIMILAR MEMBERS IN CONNECTION WITH ROOFING, FLASHING, VAPOR BARRIERS, AND WATERPROOFING.
- G. ALL EXTERIOR FASTENERS AND SUPPORTS TO BE 304 STAINLESS STEEL UNLESS NOTED OTHERWISE.
- H. ALL EXTERIOR WINDOWS, FLASHING, COUNTERSINKING AND WALL PENETRATIONS TO BE CALKED AND SEALED. COMPLY WITH SPECIFICATIONS, PROVIDE SUBMITTAL, AND USE COLORS APPROVED BY THE ARCHITECT.
- I. PROVIDE 5/8" TYPE "X" GYPSUM WALLBOARD (GWB) AS MANUFACTURED BY A GYPSUM MANUFACTURER OR APPROVED EQUAL, INSTALLED WITH 1" DRYWALL SCREWS DRIVEN WITH AN ELECTRIC SCREW GUN, INSTALL WITH COMPATIBLE CONSTRUCTION GRADE ADHESIVE APPLIED TO STUDS AND TURNING STRIPS PRIOR TO INSTALLATION. APPLY THREE COATS OF PREMIXED GUN COMPOUND AND SAND SMOOTH. TAPE OR PROVIDE METAL GWB TRIM ACCESSORIES TO EDGES AS CONDITIONS DICTATE. FINISH ALL CONDITIONS TRUE AND SMOOTH. REFER TO DRAWING DETAILS AND SPECS.
- J. PATCH PLASTER INSTALLATION. COMPLY WITH MANUFACTURERS INSTRUCTIONS. UNLESS OTHERWISE INDICATED, PROVIDE 3 COAT WORK. FINISH GYPSUM PLASTER WITH SMOOTH TROWEL FINISH. SAND LIGHTLY TO REMOVE TROWEL MARKS AND ARISES. CUT, PATCH, POINT UP AND REPAIR PLASTER TO ACCOMMODATE OTHER CONSTRUCTION AND TO RESTORE CRACKS, DENTS AND INTERFERENCE.
- K. WHERE WOOD SILLS ARE IN CONTACT WITH CONCRETE OR MASONRY, PROVIDE SILL SEALER GASKETS, GLASS-FIBER-RESILIENT INSULATION, FABRICATED IN STRIP FORM FOR USE AS A SILL SEALER, H-19H 25-MM NOMINAL THICKNESS, COMPRESSIBLE TO 1/32 INCH (0.8 MM), SELECTED FROM MANUFACTURERS STANDARD WIDTHS TO SUIT WIDTH OF SILL MEMBERS INDICATED.
- L. G.G. TO COORDINATE AND VERIFY THAT ALL PLUMBING LINES RECEIVE ADEQUATE INSULATION AND PROTECTION FROM EXTERIOR CONDITIONS AND TEMPERATURES AT EXTERIOR WALLS, SOFFITS, ATTIC SPACE, AND ANY CAVITIES CREATED WITHIN CONSTRUCTION ASSEMBLIES THAT OCCUR ADJACENT TO EXTERIOR EXPOSURE AND UNCONTROLLED TEMPERATURE CONDITIONS.
6. CLEANUP AND SAFETY BARRIERS
- A. KEEP CONSTRUCTION DEBRIS IN DESIGNATED CONTAINERS AND REMOVE FROM THE SITE AT REGULAR INTERVALS TO AVOID UNSIGHTLY OR HAZARDOUS SAFETY CONDITIONS.
- B. COMPLY WITH THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (O.S.H.A.) AND UPDATES, INCLUDING SPECIFIC RESPONSIBILITIES TO PERFORM

- REPORTING AND RECORDING REQUIREMENTS. OBTAIN INFORMATION REGARDING RESPONSIBILITIES UNDER THE ACT, PROVIDE AND MAINTAIN NECESSARY FENCES, BARRIERS, SIGNS, ETC. FOR PROTECTION OF UNSAFE AREAS.
- C. KEEP THE PROJECT SITE IN A NEAT, ORDERLY MANNER DURING CONSTRUCTION. REMOVE DEBRIS, MATERIALS, EQUIPMENT FROM THE SITE UPON COMPLETION OF THE WORK. WORK UNDER THIS CONTRACT SHALL BE VACUUM CLEANED WITH PLUMBING FIXTURES, FINISH HARDWARE, MIRRORS, LIGHT FIXTURES, AND WINDOW GLASS CLEANED AND POLISHED.
7. COORDINATION OF WORK
- A. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING THEIR TRADES AND PRIME CONTRACTORS REQUIRED FOR THE COMPLETION OF WORK INDICATED IN CONTRACT DOCUMENTS AND FOR COORDINATION WITH OTHER CONTRACTORS(S) ENGAGED BY OWNER FOR WORK CONTIGUOUS TO THIS CONTRACT. COORDINATION INCLUDES OWNER'S SUBCONTRACTORS FOR WORK SUCH AS FURNITURE AND/OR EQUIPMENT INSTALLATION, ETC., AS WELL AS HAZARDOUS MATERIAL ABATEMENT.
8. WATERTIGHT BUILDING
- A. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR A WATERIGHT BUILDING CONDITION IN AREAS WHERE WORK UNDER THIS CONTRACT IS UNDERTAKEN.
9. PERMITS, FEES AND INSPECTIONS
- A. PROVIDE AND PAY FOR PERMITS, FEES AND INSPECTIONS. PROVIDE CERTIFICATES OF INSPECTION GENERALLY ISSUED BY GOVERNMENT AGENCIES OR UTILITIES CONCERNING PROJECTS OF THIS TYPE TO THE ARCHITECT PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF SUBSTANTIAL COMPLETION.
- B. REQUIRED CODE INSPECTIONS OF THE BUILDING AND SITE ARE TO BE COORDINATED BY THE G.G. THE G.G. IS TO FACILITATE PRELIMINARY INSPECTIONS NO LESS THAN TWO WEEKS BEFORE THE FINAL INSPECTION DATES AND ADVISE THE ARCHITECT AND OWNER OF THE SCHEDULED TIMES AND DATES OF THE INSPECTIONS.
10. TEMPORARY FACILITIES
- A. PROVIDE AND PAY FOR TEMPORARY FACILITIES NEEDED TO COMPLETE THE WORK. THESE TEMPORARY FACILITIES INCLUDE, BUT ARE NOT LIMITED TO: FIRST AID, FIRE PROTECTION, SECURITY, CONSTRUCTION LIGHT EQUIPMENT, STORAGE, MOISTURE CONTROL, SCAFFOLDING, TRASH AND DEBRIS REMOVAL, LIFT, TELEPHONE, TOILETS AND HEAT AND VENTILATION IF REQUIRED.
- B. PROVIDE TEMPORARY PARTITIONS AND SECURE LOCKABLE DOORS AS REQUIRED BY OWNER BETWEEN NEW WORK AND ANY EXISTING CONDITIONS TO BE TEMPORARILY OCCUPIED. SEAL AREAS OF WORK SO THAT CONSTRUCTION DIRT AND DUST IS NOT TRANSMITTABLE TO ADJACENT SPACES OUTSIDE THE DEFINED SCOPE OF WORK.
11. GUARANTEE OF WORK AND MATERIAL
- A. GUARANTEE ALL WORK AND MATERIALS FOR A MINIMUM PERIOD OF ONE YEAR FOLLOWING FINAL ACCEPTANCE OF THE BUILDING BY THE OWNER. CARRY OUT NECESSARY REPAIRS, PATCHING, ADJUSTMENTS, REVISIONS, ETC., REQUIRED DURING GUARANTEE PERIOD AT NO ADDITIONAL COST TO THE OWNER. STOP WATER LEAKS, REPAIR SETTLEMENT AND SHRINKAGE CRACKS, REMEDY DEFECTS OR DEFICIENCIES CAUSED BY UNSATISFACTORY WORKMANSHIP OR THE USE OF INFERIOR MATERIAL OR EQUIPMENT WHICH DOES NOT MEET REQUIREMENTS NOTED AND/OR SPECIFIED. CORRECT DAMAGE CAUSED BY WATER LEAKS DURING THE GUARANTEE PERIOD TO ORIGINAL CONDITION, AS DETERMINED BY THE ARCHITECT. CORRECT DEFECTS PROMPTLY UPON NOTICE BY THE OWNER. DO NOT DISTURB WORK GUARANTEED UNDER ANOTHER CONTRACT WITHOUT WRITTEN PERMISSION FROM THAT CONTRACTOR.
- B. G.G. IS RESPONSIBLE TO COORDINATE MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK TO AVOID INTERFERENCE BETWEEN RESPECTIVE INSTALLATIONS OF EACH TRADE. INSTALL CONSTRUCTION THAT REQUIRES DIMENSIONAL CLEARANCES BEFORE PROCEEDING WITH OTHER CONSTRUCTION THAT WOULD CONFINE OR RESTRICT SUCH CLEARANCES. PRIOR TO FINAL APPROVAL OF SUBMITTALS AND ORDERING MATERIALS, FIELD VERIFY DIMENSIONAL CLEARANCES OF EXISTING CONSTRUCTION, WHERE EXISTING CONSTRUCTION DOES NOT ACCOMMODATE INSTALLATION OF NEW ASSEMBLIES, EQUIPMENT, FIXTURES, AND FURNISHINGS, PROVIDE CUTTING & PATCHING FOR TEMPORARY OPENINGS AT LOCATIONS APPROVED BY ARCHITECT. WORK INSTALLED IN AN UNCOORDINATED MANNER WITHOUT REGARD FOR SUBSEQUENT INSTALLATIONS SHALL BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.
- C. THE GUARANTEE PERIOD SHALL NOT TERMINATE UNTIL CORRECTIVE MAINTENANCE REQUIRED DURING THE PERIOD IS COMPLETED TO THE SATISFACTION OF THE OWNER AND ARCHITECT. IF CONTRACTOR FAILS TO PROCEED OR COMPLY WITH THE TERMS OF THIS GUARANTEE, THE OWNER RESERVES THE RIGHT TO

- UNLESS OTHERWISE INDICATED, DEMOLITION WASTE BECOMES PROPERTY OF CONTRACTOR.
- B. HISTORIC ITEMS, RELICS, ANTIQUES, AND SIMILAR OBJECTS INCLUDING, BUT NOT LIMITED TO, CORNERSTONES AND THEIR CONTENTS, COMMEMORATIVE PLATES AND TABLETS, AND OTHER ITEMS OF INTEREST OR VALUE TO OWNER THAT MAY BE UNCOVERED DURING DEMOLITION, REMAIN THE PROPERTY OF OWNER. CAREFULLY SALVAGE IN A MANNER TO PREVENT DAMAGE AND PROMPTLY RETURN TO OWNER.
- C. REGULATORY REQUIREMENTS: COMPLY WITH GOVERNING EPA NOTIFICATION REGULATIONS BEFORE BEGINNING DEMOLITION, COMPLY WITH HAULING AND DISPOSAL REGULATIONS OF AUTHORITIES HAVING JURISDICTION.
- D. STANDARDS: COMPLY WITH ANSI/ASSE A06.6 AND NFPA 241.
- E. HAZARDOUS MATERIALS: IF MATERIALS SUSPECTED OF CONTAINING HAZARDOUS MATERIALS ARE ENCOUNTERED, DO NOT DISTURB. IMMEDIATELY NOTIFY ARCHITECT AND OWNER. HAZARDOUS MATERIALS WILL BE REMOVED BY OWNER UNDER A SEPARATE CONTRACT.
- F. LIGHTING FIXTURES: SEPARATE LAMPS BY TYPE AND PROTECT FROM BREAKAGE AND DISPOSAL OF IN A LAWFUL MANNER. VERIFY AND ASSURE PROPER DISPOSAL OF LIGHT FIXTURE BALLASTS CONTAINING PCB'S.
- G. EXAMINATION: VERIFY THAT UTILITIES HAVE BEEN DISCONNECTED AND CAPPED BEFORE STARTING DEMOLITION OPERATIONS. PERFORM AN ENGINEERING SURVEY OF CONDITION OF BUILDING TO DETERMINE WHETHER REMOVING ANY ELEMENT MIGHT RESULT IN STRUCTURAL DEFICIENCY OR UNPLANNED COLLAPSE OF ANY PORTION OF STRUCTURE OR ADJACENT STRUCTURES DURING SELECTIVE DEMOLITION OPERATIONS. VERIFY THAT HAZARDOUS MATERIALS HAVE BEEN REMEDIATED BEFORE PROCEEDING WITH BUILDING DEMOLITION OPERATIONS.
- H. REFRIGERANT: REMOVE REFRIGERANT FROM MECHANICAL EQUIPMENT ACCORDING TO ADOPTED AND REGULATIONS OF AUTHORITIES HAVING JURISDICTION BEFORE STARTING DEMOLITION.
- I. EXISTING UTILITIES: LOCATE, IDENTIFY, DISCONNECT, AND SEAL OR CAP OFF UTILITIES SERVING BUILDINGS AND STRUCTURES TO BE DEMOLISHED. OWNER WILL ARRANGE TO SHUT OFF INDICATED UTILITIES WHEN REQUESTED BY CONTRACTOR.
- J. TEMPORARY SHORINGS: PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT UNEXPECTED MOVEMENT OR COLLAPSE OF CONSTRUCTION BEING DEMOLISHED.
- K. CLEAN SALVAGED ITEMS OF DIRT AND DEMOLITION DEBRIS.
- L. EXISTING UTILITIES: MAINTAIN UTILITY SERVICES TO REMAIN AND PROTECT FROM DAMAGE DURING DEMOLITION OPERATIONS. DO NOT INTERRUPT EXISTING UTILITIES SERVING ADJACENT OCCUPIED OR OPERATING FACILITIES UNLESS AUTHORIZED IN WRITING BY OWNER AND AUTHORITIES HAVING JURISDICTION.
- M. TEMPORARY PROTECTION: ERECT TEMPORARY PROTECTION, SUCH AS WALLS, FENCES, RAILINGS, CANOPES, AND COVERED PASSAGeways, WHERE REQUIRED BY AUTHORITIES HAVING JURISDICTION. PROTECT WALLS, WINDOWS, ROOFS, AND OTHER ADJACENT EXTERIOR CONSTRUCTION THAT ARE TO REMAIN AND THAT ARE EXPOSED TO BUILDING DEMOLITION OPERATIONS. ERECT AND MAINTAIN DUSTPROOF PARTITIONS AND TEMPORARY ENCLOSURES TO LIMIT DUST, NOISE, AND DIRT MIGRATION TO OCCUPIED PORTIONS OF ADJACENT BUILDINGS.
- N. GENERAL: DO NOT USE CUTTING TORCHES UNTIL WORK AREA IS CLEARED OF FLAMMABLE MATERIALS. MAINTAIN PORTABLE FIRE-SUPPRESSION DEVICES DURING FLAME-CUTTING OPERATIONS. MAINTAIN FIRE WATCH IN ACCORDANCE WITH LOCAL FIRE MARSHAL'S REQUIREMENTS. MAINTAIN ADEQUATE VENTILATION WHEN USING CUTTING TORCHES. LOCATE BUILDING DEMOLITION EQUIPMENT AND REMOVE DEBRIS AND MATERIALS SO AS NOT TO IMPOSE EXCESSIVE LOADS ON SUPPORTING WALLS, FLOORS, OR FRAMES.
- O. DISPOSAL OF MATERIALS: REMOVE DEMOLITION WASTE MATERIALS FROM PROJECT SITE AND LEGALLY DISPOSE OF THEM IN AN EPA-APPROVED LANDFILL, ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION.
- P. LEAD-BASED PAINT: CONTRACTOR(S) ARE ADVISED THAT THERE COULD BE LEAD AND LEAD-CONTAINING SURFACE COATINGS PRESENT THROUGHOUT THE EXISTING SITE. WORK PERFORMED UNDER THIS CONTRACT AS DESCRIBED ON THE DRAWINGS MAY CAUSE THE DISTURBANCE OF LEAD CONTAINING SURFACE COATINGS. THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATES WORKER LEAD EXPOSURE.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE HEALTH AND SAFETY OF ITS WORKERS DURING THE EXECUTION OF THIS CONTRACT. WORK SHALL BE CONDUCTED UNDER THE ASSUMPTION THAT ALL SURFACE

COATINGS MAY CONTAIN SOME AMOUNT OF LEAD AND, IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS, INCLUDING, BUT NOT LIMITED TO, 29 CFR 1926.62 LEAD EXPOSURE IN CONSTRUCTION, 40 CFR 192.62 LEAD EXPOSURE IN CONSTRUCTION, AND U.S. EPA AND PA DEP REGULATIONS APPLICABLE TO THIS WORK EFFORT, THESE REGULATIONS AND SUBSEQUENT METHODS OF COMPLIANCE SHALL BE BINDING UPON THE CONTRACTOR AND CONSIDERED PART OF THIS CONTRACT.

THE CONTRACTOR SHALL HANDLE, CONTAIN, STORE, TEST, TRANSPORT, AND DISPOSE OF DEMOLITION DEBRIS WITH LEAD-CONTAINING SURFACE COATING IN ACCORDANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COLLECTING AND HAVING ANALYZED REPRESENTATIVE SAMPLES OF THE WASTE. SAMPLES SHALL BE TESTED FOR TOXICITY USING THE TOXICITY CHARACTERISTICS LEACHING PROCEDURE (TCLP) FOR LEAD SUFFICIENT TO DETERMINE WHETHER THE DEBRIS IS A HAZARDOUS WASTE AS DEFINED IN 40 CFR 261.5, OR A RESIDUAL WASTE AS DEFINED IN 26 PA CODE 2801, AND SHALL INCLUDE SUCH ANALYSIS AS REQUIRED BY THE OWNER AND THE OWNER'S CONSULTING ENVIRONMENTAL ENGINEER THAT IDENTIFIES THE DATE DISPOSAL FACILITY NAME AND ADDRESS, EPA IDENTIFICATION NUMBER, THE IDENTITY OF THE WASTE MATERIAL, AND A STATEMENT CERTIFYING THAT THE WASTE WAS DISPOSED AT THAT FACILITY.

IF THERE IS ANY HAZARDOUS WASTE TRANSFERRED TO A HAZARDOUS WASTE DISPOSAL FACILITY, THE CONTRACTOR SHALL PROVIDE WITHIN FORTY-FIVE (45) DAYS FROM THE TIME THE MATERIAL IS TRANSFERRED TO THE DISPOSAL FACILITY, A WASTE MANIFEST TO THE OWNER AND THE OWNER'S CONSULTING ENVIRONMENTAL ENGINEER THAT IDENTIFIES THE DATE DISPOSAL FACILITY NAME AND ADDRESS, EPA IDENTIFICATION NUMBER, THE IDENTITY OF THE WASTE MATERIAL, AND A STATEMENT CERTIFYING THAT THE WASTE WAS DISPOSED AT THAT FACILITY.

END OF GENERAL NOTES

EXISTING BUILDING CODE SUMMARY

BUILDING CODE INFORMATION SUMMARY
International Existing Building Code, Volume Date: IEBC 2018

ALTERATIONS – LEVEL 2: Chapter 8
The reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.

GENERAL: Section 801
1. Alteration Level 1 compliance
2. New construction elements, components, systems and spaces
Required
Required compliance with 2018 International Building Code (2018 IBC)

BUILDING ELEMENTS AND MATERIALS: Section 802
1. Vertical openings N/A
2. Existing vertical openings N/A
3. Supplemental shaft & floor openings N/A
4. Supplemental stairway enclosures N/A
5. Smoke compartments N/A
6. Interior finishes Required compliance with 2018 IBC
7. Guards N/A
8. Fire resistance ratings N/A

FIRE PROTECTION: Section 803
1. Automatic sprinkler systems N/A
2. Windowless stories N/A
3. Supervision Provided
4. Standpipes Not required
5. Fire alarm and detection Provided
6. Supplemental fire alarm system requirements N/A

CARBON MONOXIDE DETECTION: Section 804
1. Carbon monoxide alarms N/A

MEANS OF EGRESS: Section 805
1. Number of exits Required compliance with 2018 IBC
2. Fire escapes N/A
3. Mezzanines N/A
4. Egress doorways Two required (minimum)
5. Openings in corridor walls Required compliance with 2018 IBC
6. Dead-end corridors N/A
7. Means-of-egress lighting Required compliance with 2018 IBC
8. Exit signs Required compliance with 2018 IBC
9. Handrails N/A
10. Guards N/A

STRUCTURAL: Section 806
1. Required compliance with 2018 IBC and 2018 IECC

ELECTRICAL: Section 807
1. New installations Required compliance 2017 NEC and 2018 IEC
2. Existing installations Required compliance Chapter 7, 2018 IEBC
3. Residential occupancies N/A

MECHANICAL: Section 808
1. Reconfigured or converted spaces Required compliance with 2018 IMC
2. Altered existing systems Existing ventilation systems that are altered must comply with specified minimum ventilation air requirements and the Indoor Air Quality Procedure of ASHRAE 62.1 As required per Section 808.3

3. Local Exhaust
Required compliance with 2018 IMC
N/A

PLUMBING: Section 809
1. Minimum fixtures N/A

ENERGY CONSERVATION: Section 810
1. Minimum requirement
The entire building or structure is *not* required to comply with the energy requirements of the 2018 International Energy Conservation Code or International Residential Code. Alterations shall conform to the energy requirements of the 2018 International Energy Conservation Code or International Residential Code as they relate to new construction only

GENERAL EXISTING BUILDING INFORMATION:
1. Use Group Assembly Group A-4
2. Height (ft) 34'-6" (average)
3. Stories 3 st (alterations on floors 1 and 2)
4. Gross building area 78,240 sf
4. Gross area of Level 2 Alteration 11,500 sf
5. Construction Type (assumed) Type IB (1B)
Noncombustible 1 hr protected construction

END OF 2018 INTERNATIONAL EXISTING BUILDING CODE INFORMATION SUMMARY:
ALTERATIONS – LEVEL 2

APPLICABLE CODES SUMMARY

- ARCHITECTURAL
- 2018 INTERNATIONAL EXISTING BUILDING CODE
 - 2018 INTERNATIONAL BUILDING CODE
 - 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11 ACCESSIBILITY REQUIREMENTS
 - 2018 INTERNATIONAL FIRE CODE
 - 2017 AMERICAN NATIONAL STANDARD ICC/ANSI A117.1 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
 - 2018 NFPA 101 LIFE SAFETY CODE

MECHANICAL

- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE

ELECTRICAL

- NFPA-70 2017 NATIONAL ELECTRIC CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE

PLUMBING

- 2018 INTERNATIONAL PLUMBING CODE

PROFESSIONAL SEAL

KAUTTER
& KELLEY
ARCHITECTS
5 Belmont Avenue
Wilmington, PA 19810
Tel: 610.372.9960
www.kautterkelley.com

FUGILLO HVAC UPGRADE
MILLERSVILLE UNIVERSITY
105 FUGILLO DRIVE
MILLERSVILLE, PA 17551

GENERAL NOTES; 2018 IEBC
EVALUATION

PROJ. NO.: MI-1213

DATE: 11.17.2023

SCALE: AS NOTED

CS-2