

# OWNER/CONTRACTOR GENERAL NOTES

1. All work to be performed shall be in compliance with the requirements of the most recent IRC adopted by the local municipality, as well as all other state and federal requirements having jurisdiction. It must also satisfy manufacturer's recommendations as well as trade and reference standards.
2. General contractor to verify existing site conditions and notify the designer as to any discrepancies that may exist with respect to the proposed work being performed.
3. General contractor shall visit the site and completely familiarize themselves with existing conditions.
4. Contractor shall be responsible for construction safety. Designer assumes no responsibility for workman's or pedestrian's safety. Drawings do not instruct procedure or components for project safety.
5. No information shown on these drawings shall be so construed as to conflict with national, state, municipal, or local laws or regulations governing the installation of work specified. All such requirements shall be satisfied by the contractor at no additional expense to the project. Contractor shall provide all necessary fees and permits required for the project. The contractor is responsible for all structural aspects of final construction.
6. Space around ducts, pipes, electrical conduits, cable trays, and all electrical/mechanical work penetrating rated walls or between floors shall not exceed 1/2" and shall be packed solid with mineral wool or equal with escutcheon plates on both sides of penetration.
7. The intent of the contract documents is to provide complete operable and integrated materials and systems. Contractors shall furnish and install all materials and incidental items required to provide the full system called out on the contract documents, in the event that not every piece is shown.
8. Defective workmanship will not be acceptable, even if not pointed out by the designer during construction. All defects or deficiencies revealed in the guaranteed time will be required to be fixed or replaced to conform to the original intent and quality of the contract documents.
9. During construction the contractor and his sub-contractors are to keep records indicated, to scale, with ink on a clean set of plans mechanical, sprinkler, plumbing, and electrical work along with any deviations from the contract drawings. These are to be given to the owner at the end of the job marked "as-builts".
10. The contractor is responsible for checking dimensions, existing conditions & all drawings for accuracy for code and construction prior to construction. If there are any questions as to the conditions or dimensions the contractor shall submit in writing to the designer for verification or direction. Only after written clarification from the designer shall the contractor proceed with work.
11. Do not scale drawings. Dimensions shall govern, details govern over plans and elevations. The large scale details shall govern over small scale details. In the case of discrepancies between materials on the drawing and specification, written specifications shall govern over all.
12. All installed electrical and mechanical equipment shall operate quietly without vibration to adjoining construction.
13. Dispose of materials appropriately and keep work areas free of debris for other trades to work.
14. It is recommended that the Contractor, Owner & Designer review drawings at a Pre-Construction Meeting for accuracy, errors & omissions. Designer reserves the opportunity to make any and all corrections prior to construction issued by Plans Examination at owners expense.

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Contractor initials

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner initials

\_\_\_\_\_  
Date

Signatures provide acknowledgement of receipt of these General Notes.