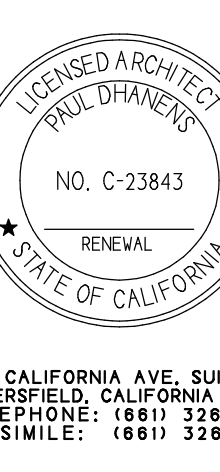







<p>1. DISCREPANCIES OR UNFORESEEN CIRCUMSTANCES FOUND DURING CONSTRUCTION ARE TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ARCHITECT IN WRITING. GC IS RESPONSIBLE FOR ALL PROBLEMS NOT ACCURATELY REFLECTED. DISCREPANCIES DURING CONSTRUCTION WILL BE HANDLED BY CHANGE ORDERS. GC TO SUBMIT TO THE ARCHITECT SKETCHES WITH NOTES AND DIMENSIONS OR NOTATED COPIES OF THE CONSTRUCTION DRAWINGS IN PART OR IN WHOLE TO ASSIST IN CLARIFYING ISSUES TO BE RESOLVED.</p> <p>2. GC WILL BE RESPONSIBLE FOR ALL COSTS INCURRED FOR NONCOMPLIANCE WITH THESE CONTRACT DOCUMENTS. GC WILL NOT BE ALLOWED CHANGE ORDERS FOR PROBLEMS ARISING FROM GC'S NEGLIGENCE OF THE PROVISIONS INCLUDED IN THESE CONDITIONS.</p> <p>3. GC SHALL ACCOMPLISH ALL WORK IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES, AUTHORITIES HAVING JURISDICTION.</p> <p>4. GC SHALL REMOVE ALL CONSTRUCTION RUBBER, SCAFFOLDING, EQUIPMENT, TEMPORARY PROTECTION, TEMPORARY FIELD STRUCTURES, AND ANYTHING ELSE THAT WAS REQUIRED IN CONNECTION WITH THE CONSTRUCTION, BUT NOT A PERMANENT PART THEREOF.</p> <p>5. GC SHALL MAINTAIN ORDERLY HOUSEKEEPING DURING THE PROCESS OF CONSTRUCTION, AND UPON COMPLETION SHALL THOROUGHLY CLEAN ALL AREAS. FINAL CLEANUP SHALL INCLUDE THE FOLLOWING: SWEEP, DAMP MOP, AND MAX RESILIENT FLOORING (SEE SPEC.) DUST, DIRT, PAINT DROPPINGS, OIL, GREASE, AND OTHER BLEMISHES SHALL BE CLEANED, REMOVED FROM ALL SURFACES, INCLUDING FURNITURE AND EQUIPMENT. WINDOWS, GLASS PARTS, GLASS DOORS, AND MIRRORS SHALL BE PAINT OVERLAYS AND PUTTY SHEARS SHALL BE REMOVED. HARDWARE SHALL BE RUBBED CLEAN WITH A FLANNEL CLOTH AS APPLICABLE AND SHALL BE PERFORMED PER MANUFACTURER'S RECOMMENDATIONS.</p> <p>6. MANUFACTURES ON SPECIFIED ITEMS ARE NOTED FOR QUALITY AND DESIGN. GC MAY SUBSTITUTE "EQUAL" PRODUCTS SUBJECT TO APPROVAL BY THE OWNER AND ARCHITECT IN WRITING. ITEMS NOTED AS "NO SUBSTITUTIONS ALLOWED," GC IS ENCOURAGED TO SUBMIT ALTERNATIVE "EQUAL" PRODUCTS FOR CONSIDERATION OF THE ARCHITECT IN AN EFFORT TO REDUCE THE CONSTRUCTION COSTS. ALL REASONABLE REQUESTS WILL BE REVIEWED BY THE ARCHITECT FOR CONFORMANCE WITH THE INTENT OF THE PRODUCTS ORIGINALLY SPECIFIED.</p> <p>7. ALL PRODUCT AND MATERIALS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S PUBLISHED RECOMMENDATIONS. GC SHALL PROVIDE A COPY OF MANUFACTURER'S INSTALLATION RECOMMENDATIONS TO THE OWNER.</p> <p>8. APPLICABLE STANDARDS OF THE CONSTRUCTION INDUSTRY HAVE SOME FORCE AND EFFECT ON PERFORMANCE OF THE WORK, AS IF INCORPORATED DIRECTLY INTO CONTRACT DOCUMENTS OR BOUND AND PUBLISHED THEREWITH, COMPLY WITH STANDARDS IN EFFECT AS OF THE DATE OF CONTRACT DOCUMENTS, UNLESS OTHERWISE INDICATED.</p> <p>9. ALL SCAFFOLDING SHALL BE BUILT IN ACCORDANCE WITH REQUIREMENTS OF ALL FEDERAL, STATE, AND LOCAL LAWS. ALL TEMPORARY SHORING REQUIRED FOR THE REMOVAL OF EXISTING WORK FOR THE INSTALLATION OF NEW WORK SHALL BE INCLUDED IN THE CONTRACT. CONTRACTOR SHALL BE RESPONSIBLE FOR THIS WORK AND SHALL MAKE GOOD ANY DAMAGE CAUSED BY IMPROPER SUPPORT OR FAILURE OF SHORING IN ANY RESPECT.</p> <p>10. GC SHALL PROVIDE AND MAINTAIN FULL INSURANCE AS REQUIRED BY THE GENERAL CONDITIONS. EVIDENCE OF INSURANCE SHALL BE PROVIDED TO THE OWNER BEFORE PAYMENTS SHALL COMMENCE TO THE CONTRACTOR.</p> <p>11. UPON COMPLETION OF THE WORK, GC SHALL COMPILE AND DELIVER TO THE OWNER A COMPLETE SET OF RECORD DOCUMENTS. THIS SET OF DOCUMENTS SHALL CONSIST OF RECORD SPECIFICATIONS AND RECORD DRAWINGS SHOWING THE RECORDED LOCATION OF THE WORK INCLUDING, BUT NOT LIMITED TO NAME, ADDRESS & PHONE NOS OF ALL CONTRACTORS AND ALL BALANCE RECORDS, ETC.</p> <p>12. DURING PERFORMANCE OF WORK, GC IS RESPONSIBLE FOR PROVISION AND MAINTENANCE OF WARNING SIGNS, LIGHT SAFETY DEVICES, GUARD LIGHTS, BARRICADES, GUARD RAILS, FENCES AND OTHER DEVICES AS APPROPRIATELY LOCATED ON AND AROUND THE JOB SITE WHICH WILL GIVE PROPER AND UNDERSTANDABLE WARNING TO ALL PERSONS WITH REGARD TO HAZARDOUS CONDITIONS, EQUIPMENT AND OPERATION BEING PERFORMED IN CONJUNCTION WITH THE GC'S WORK. ALL WARNING DEVICES SHALL COMPLY WITH OSHA, AND OTHER APPLICABLE GOVERNMENTAL REGULATIONS AS REQUIRED FOR THE CONSTRUCTION PROCEDURES AND CONDITIONS ENCOUNTERED.</p> <p>13. IN SO FAR AS JOB SITE SAFETY IS CONCERNED, THE ARCHITECT IS RESPONSIBLE SOLELY FOR HIS OWN AND HIS EMPLOYEES' ACTIVITIES ON THE JOB SITE BUT THIS SHALL NOT BE CONSTRUED TO RELIEVE THE OWNER OR ANY CONSTRUCTION CONTRACTORS FROM THEIR RESPONSIBILITIES FOR MAINTAINING A SAFE JOB SITE. NEITHER THE PROFESSIONAL ACTIVITIES OF THE ARCHITECT, NOR THE PRESENCE OF THE ARCHITECT OR HIS EMPLOYEES AND SUBCONTRACTORS, SHALL BE CONSTRUED TO IMPLY THE ARCHITECT HAS ANY RESPONSIBILITY FOR METHODS OF WORK PERFORMANCE, SUBSEQUENTLY, SEQUENCING OF CONSTRUCTION OR SAFETY IN, ON, OR ABOUT THE JOB SITE. THE OWNER AGREES THAT THE GC IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY AND WARRANTIES THAT THE ARCHITECT SHALL BE MADE AN ADDITIONAL INSURED UNDER THE GC'S GENERAL LIABILITY INSURANCE POLICY.</p> <p>14. THE OWNER'S REPRESENTATIVE SHALL REVIEW SHOP DRAWINGS SUBMISSIONS SOLELY FOR THEIR CONFORMANCE WITH THE ARCHITECT'S DESIGN INTENT AND CONFORMANCE WITH INFORMATION GIVEN IN THE CONSTRUCTION DOCUMENTS. THE OWNER'S REPRESENTATIVE SHALL NOT BE RESPONSIBLE FOR ANY ASPECTS OF A SHOP DRAWING SUBMISSION THAT AFFECT OR ARE AFFECTED BY THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND OPERATIONS OF THE CONSTRUCTION SAFETY PRECAUTIONS AND PROGRAMS INCIDENTAL THERETO, ALL OF WHICH ARE THE CONTRACTORS' RESPONSIBILITY. THE OWNER WARRANTS THAT THE CONTRACTOR SHALL BE MADE AWARE OF HIS RESPONSIBILITIES TO REVIEW SHOP DRAWINGS IN THESE RESPECTS BEFORE SUBMITTING THEM TO THE OWNER'S REPRESENTATIVE.</p>	<p>SECTION 0400 - SPECIAL PROJECT PROCEDURES</p> <p>A. ADMINISTRATION OF CONTRACT</p> <p>1. THE OWNER'S "CONSTRUCTION MANAGER" WILL ACT AS OWNER'S REPRESENTATIVE FOR PURPOSES OF ADMINISTRATION OF THE CONTRACT.</p> <p>2. OWNER-FURNISHED ITEMS</p> <p>3. MANY ITEMS NOTATED ARE FURNISHED BY OWNER, INSTALLED BY CONTRACTOR (FOC), OR FURNISHED BY OWNER AND INSTALLED BY OWNER (FOO). SEE RESPONSIBILITY SCHEDULE FOR A COMPLETE LIST.</p> <p>4. CONTACT OWNER'S CONSTRUCTION MANAGER FOR ADDITIONAL INFORMATION AND TO COORDINATE RESOLUTION OF ANY PROBLEMS CONCERNING FOC ITEMS</p> <p>5. BUILDING CODES AND STANDARDS</p> <p>6. ALL WORK TO CONFORM TO ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES.</p> <p>7. CONFORM TO LANDLORD REQUIREMENTS, AS STATED IN THEIR TENANT CRITERIA, REGARDING TYPE, LOCATION AND LOADS OF ALL ITEMS UNDER THIS CONTRACT THAT ARE ATTACHED TO WALL STRUCTURE.</p> <p>8. OBTAIN AND ACKNOWLEDGE RECEIPT OF THE TENANT CRITERIA AND BECOME FAMILIAR WITH ALL CONSTRUCTION RULES AND PROCEDURES AS SET FORTH BY THE LANDLORD AND AUTHORITIES HAVING JURISDICTION PRIOR TO COMMENCING WORK.</p> <p>9. INSURANCE</p> <p>10. PURCHASE AND MAINTAIN, PER ARTICLE I OF AIA GENERAL CONDITIONS, THE FOLLOWING INSURANCE:</p> <p>11. WORKERS' COMPENSATION AND EMPLOYERS' LIABILITY INSURANCE AS REQUIRED BY ANY EMPLOYEE BENEFIT ACT OR THE STATUTE, IF APPLICABLE WHERE THE WORK IS TO BE PERFORMED, AS WILL PROTECT CONTRACTOR FROM ANY AND ALL LIABILITY UNDER THE ABOVE-MENTIONED ACTS, BUT NOT LESS THAN \$2,000,000.</p> <p>12. COMPREHENSIVE GENERAL LIABILITY INSURANCE INCLUDING: OWNER AND CONTRACTOR, FOR FUTURE LIABILITY INSURED WITH THE FOLLOWING LIMITS OF LIABILITY:</p> <p>13. BODILY INJURY LIABILITY, EACH OCCURRENCE - \$2,000,000</p> <p>14. BODILY INJURY LIABILITY, AGGREGATE - \$2,000,000</p> <p>15. PROPERTY DAMAGE LIABILITY, EACH OCCURRENCE - \$500,000</p> <p>16. PROPERTY DAMAGE LIABILITY, AGGREGATE - \$500,000</p> <p>17. PERSONAL INJURY LIABILITY, AGGREGATE - \$2,000,000</p> <p>18. SUCH INSURANCE SHALL PROVIDE FOR EXPLOSION AND COLLAPSE COVERAGE AND CONTRACTUAL LIABILITY COVERAGE, AND SHALL INSURE CONTRACTOR AGAINST ANY AND ALL CLAIMS FOR PERSONAL INJURY, INCLUDING DEATH RESULTING THEREFROM AND DAMAGE TO PROPERTY OF OTHERS ARISING FROM ITS OPERATIONS UNDER THE CONTRACT, WHETHER SUCH OPERATIONS ARE PERFORMED BY CONTRACTOR OR BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR.</p> <p>19. COMPREHENSIVE AUTOMOBILE LIABILITY INSURANCE INCLUDING THE OWNERSHIP, MAINTENANCE AND OPERATION OF ANY AUTOMOTIVE EQUIPMENT OWNED, HIRED, AND NOT OWNED IN THE FOLLOWING MINIMUM AMOUNTS:</p> <p>20. BODILY INJURY LIABILITY, EACH PERSON - \$500,000</p> <p>21. BODILY INJURY LIABILITY, AGGREGATE - \$500,000</p> <p>22. PROPERTY DAMAGE LIABILITY, EACH OCCURRENCE - \$500,000</p> <p>23. SUCH INSURANCE SHALL INSURE CONTRACTOR AGAINST ANY AND ALL CLAIMS FOR BODILY INJURY, INCLUDING DEATH RESULTING THEREFROM AND DAMAGE TO THE PROPERTY OF OTHERS ARISING FROM ITS OPERATIONS UNDER ITS CONTRACT WITH OWNER, WHETHER SUCH OPERATIONS ARE PERFORMED BY CONTRACTOR OR BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR.</p> <p>24. BUILDERS' RISK COMPLETED VALUE FORM AFFORDING "ALL RISKS OF PHYSICAL LOSS OR DAMAGE" ON THIS WORK IN THE PREMISES AS IT RELATES TO THE BUILDING IN WHICH THE PREMISES ARE LOCATED, NAMING THE INTERESTS OF GENERAL CONTRACTOR AND ALL SUBCONTRACTORS AS THEIR RESPECTIVE INTERESTS MAY APPEAR, WITHIN A RADIUS OF 100 FEET OF THE PREMISES, AMOUNT OF INSURANCE SHALL EQUAL ONE HUNDRED PERCENT (100%) OF THE REPLACEMENT COST.</p> <p>25. GENERAL CONTRACTOR TO PROVIDE OWNER WITH "CERTIFICATE OF INSURANCE" PRIOR TO START OF CONSTRUCTION.</p> <p>26. ALL SUCH INSURANCE POLICIES REQUIRED SHALL INCLUDE OWNER, ITS ARCHITECT, ITS GENERAL CONTRACTOR, SUBCONTRACTORS, AND LANDLORD AS ADDITIONAL INSURED, EXCEPT WORKERS' COMPENSATION INSURANCE, WHICH SHALL CONTAIN AN ENDORSEMENT NAMING ALL RIGHTS OF SUBROGATION AGAINST THE LANDLORD, ITS ARCHITECT, ITS GENERAL CONTRACTOR, AND SUBCONTRACTORS. (CERTIFICATES SHALL NOT BE CANCELED OR ALLOWED TO EXPIRE WITHOUT AT LEAST 30 DAYS PRIOR WRITTEN NOTICE TO LANDLORD, ARCHITECT AND OWNER.)</p>	<p>SECTION - 0300 SUBMITTAL PROCEDURES</p> <p>A. SUBMITTAL PROCEDURE</p> <p>1. IDENTIFY DEVIATIONS FROM CONTRACT DOCUMENTS. LEAVE SPACE FOR CONTRACTOR AND OWNER / REPRESENTATIVE REVIEW STAMPS.</p> <p>2. REVIEW AND SIGN EACH SUBMITTAL PRIOR TO SUBMITTAL TO THE OWNER / REPRESENTATIVE. UNREVIEWED SUBMITTALS WILL BE RETURNED UNREVIEWED.</p> <p>3. UNLESS SPECIFIED OTHERWISE, SUBMIT THE NUMBER OF SUBMITTALS THE CONTRACTOR REQUESTS, PLUS TWO THAT WILL BE RETAINED BY THE OWNER / REPRESENTATIVE AND THE OWNER.</p> <p>4. TRANSMIT EACH ITEM TO THE OWNER / REPRESENTATIVE UNDER AIA FORM 660, UNLESS APPROVED OTHERWISE. INCLUDE PROJECT NAME, CONTRACTOR NAME, SUBCONTRACTOR OR SUPPLIER NAME, AND DRAWING SHEET, DETAIL NUMBER, OR SPECIFICATION SECTION NUMBER CORRESPONDING TO THE SUBMITTAL AS APPROPRIATE.</p> <p>5. TRANSMIT IDENTICAL COPY, IN SAME QUANTITY, TO OWNERS' CONSTRUCTION MANAGER SIMULTANEOUSLY.</p> <p>6. MAKE SUBMITTALS AS REQUIRED TO CAUSE NO DELAY IN THE WORK. ALLOW SUFFICIENT TIME FOR POSSIBLE REVISION AND RESUBMITTAL OF REJECTED SUBMITTALS. COORDINATE SUBMITTAL OF RELATED ITEMS. REUSE AND RESUBMIT REJECTED SUBMITTALS AS REQUIRED TO OBTAIN APPROVAL, IDENTIFYING CHANGES MADE SINCE PREVIOUS SUBMITTAL.</p> <p>7. SHOP DRAWINGS, DESIGN-BUILD DRAWINGS, PRODUCT DATA AND SAMPLES</p> <p>8. NUMBER OF COPIES: UNLESS OTHERWISE SPECIFIED, SUBMIT TO THE OWNER / REPRESENTATIVE ONE LEGIBLE READING, REPRODUCIBLE AND ONE COPY FOR REVIEW, EXCEPT THAT SHOP DRAWINGS FMT OR SMALLER MAY BE SUBMITTED IN THE FORM OF TWO BLACKLINE OR ELECTROSTATIC BOND COPIES.</p> <p>9. UNLESS SPECIFIED OTHERWISE, DRAWINGS SHALL SHOW QUANTITIES, MATERIALS, METHODS OF ASSEMBLY, ADJACENT CONSTRUCTION, DIMENSIONS, AND ALL OTHER APPROPRIATE INFORMATION TO FULLY ILLUSTRATE THE WORK.</p> <p>10. MARK EACH COPY TO IDENTIFY APPLICABLE PRODUCTS, MODELS, OPTIONS AND OTHER DATA. SUPPLEMENT MANUFACTURER'S STANDARD DATA TO PROVIDE INFORMATION UNIQUE TO THE WORK.</p> <p>11. SUBMIT THE NUMBER OF COPIES THAT THE OWNER / REPRESENTATIVE REQUIRES.</p> <p>12. SUBMIT SAMPLES AS SPECIFIED IN THE TECHNICAL SECTIONS.</p> <p>13. INCLUDE IDENTIFICATION ON EACH SAMPLE GIVING FULL INFORMATION.</p> <p>14. SUBMIT THREE SAMPLES, ONE OF WHICH WILL BE RETAINED BY THE OWNER / REPRESENTATIVE, UNLESS INDICATED OTHERWISE IN THE TECHNICAL SECTION.</p> <p>15. CERTIFICATES: SUBMIT THE ORIGINAL SIGNED VERSION TO THE OWNER / REPRESENTATIVE.</p>	<p>SECTION - 0400 - QUALITY CONTROL</p> <p>A. STANDARDS: COMPLY WITH INDUSTRY STANDARDS EXCEPT WHEN MORE RESTRICTIVE TOLERANCES OR SPECIFIED REQUIREMENTS INDICATE MORE RIGID STANDARDS OR MORE PRECISE WORKMANSHIP.</p> <p>B. PERFORM ALL WORK TO MEET OR EXCEED THE REQUIREMENTS OF ALL APPLICABLE CODES, ORDINANCES, LAWS, REGULATIONS, SAFETY ORDERS, AND DIRECTIVES FROM AUTHORITIES HAVING JURISDICTION OVER THE WORK.</p> <p>C. PERFORM WORK WITH PERSONS QUALIFIED TO PRODUCE WORKMANSHIP OF SPECIFIED QUALITY.</p> <p>D. INSTALL PRODUCTS IN ACCORDANCE WITH THE MANUFACTURER / RECOMMENDATIONS. WHERE CONFLICT BETWEEN MANUFACTURER / RECOMMENDATIONS AND THE SPECIFIED REQUIREMENTS IS DISCOVERED, NOTIFY THE OWNER / REPRESENTATIVE IMMEDIATELY.</p> <p>E. EXAMINATION PRIOR TO INSTALLATION</p> <p>1. PRIOR TO STARTING WORK, CAREFULLY INSPECT INSTALLED WORK OF OTHER TRADES AND VERIFY THAT SUCH WORK IS COMPLETE TO THE POINT WHERE WORK OF THIS SECTION MAY PROCEED. NOTIFY THE OWNER / REPRESENTATIVE IN WRITING OF CONDITIONS DETRIMENTAL TO THE PROPER AND TIMELY COMPLETION OF THE WORK.</p> <p>2. DO NOT BEGIN INSTALLATION UNTIL ALL UNSATISFACTORY CONDITIONS ARE RESOLVED. BEGINNING WORK CONSTITUTES ACCEPTANCE OF SITE CONDITIONS AND RESPONSIBILITY FOR PERFORMING INSTALLATION CAUSED BY PRIOR OBSERVABLE CONDITIONS.</p>	<p>SECTION - 0500 - TEMPORARY FACILITIES AND CONTROLS</p> <p>A. TEMPORARY UTILITIES</p> <p>1. PROVIDE TEMPORARY UTILITIES, SERVICES, AND CONSTRUCTION AS REQUIRED TO PERFORM THE WORK AND TO MAINTAIN ALL TEMPORARY FACILITIES AND CONTROLS WITH THE OWNER.</p> <p>2. ELECTRICITY: CONNECT TO EXISTING SERVICE. OWNER WILL PAY COSTS OF ENERGY USED. TAKE MEASURES TO CONSERVE ENERGY.</p> <p>3. LIGHTING: PERMANENT LIGHTING MAY BE USED DURING CONSTRUCTION. PROVIDE</p>
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PAUL DHANENS • ARCHITECT

ARCHITECT	
<div><p>5100 CALIFORNIA AVE, SUITE 107 BAKERSFIELD, CALIFORNIA 93308 TELEPHONE: (805) 328-8036 FACSIMILE: (805) 328-8637</p></div>	
CONSULTANT	
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PROJECT	
TENANT IMPROVEMENT FOR	
<div><p>1966 WEST AVE L LANCASTER, CA</p></div>	
DATE	ISSUED FOR
6-28-91	BUILDING DEPT SUBMITTAL
NO.	REVISIONS
	
	
	
	
SPECIFICATION	
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