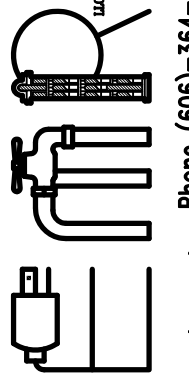
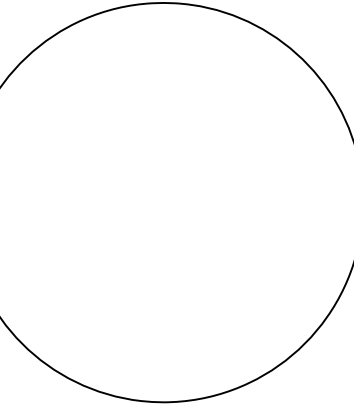


ISSUED / REVISIONS:



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CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO BID AND REPORT ANY DISCREPANCIES BOX TO OWNER. G.C. SHALL COORDINATE ALL SUB CONTRACTORS AND ENSURE A COMPLETE AND PROFESSIONALLY FINISHED TENANT SPACE.



Doctors Express
 Urgent Care When You Need It

18 Union Street
 West Springfield, MA 01089

CHECKED BY:	Staff
DRAWN BY:	Staff
DATE:	December 30, 2011
SCALE:	PER PLAN
PROJECT No.:	DE12 013 WSMA
SHEET TITLE	

SPECIFICATIONS

SHEET No.
1.19

BIDDING QUESTIONS CONTACT 800-571-4486

GENERAL CONDITIONS

- THE GENERAL CONTRACTOR SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS ON THE JOB AND SHALL BE STRICTLY RESPONSIBLE FOR THE SAME. ANY QUESTIONS AND OR DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE DESIGNER PRIOR TO START OF WORK AT JOB SITE.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK OF ALL MASONRY, CARPENTRY, PLUMBING, HEATING, VENTILATING AND AIR CONDITIONING AND ELECTRICAL TRADES AND FOR THE COORDINATION OF THE WORK.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE WORK OF ALL EMPLOYEES, WHETHER HIS OWN, HIS SUBCONTRACTOR, OR THEIR EMPLOYEES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL WORKMEN ON THIS PROJECT. ALL CONTRACTORS AND THEIR SUBCONTRACTORS DOING WORK UNDER THIS CONTRACT SHALL CARRY LIABILITY AND PROPERTY DAMAGE INSURANCE AGAINST ACCIDENTS OF ALL KINDS AND THE OWNER SHALL BE FURNISHED WITH CERTIFICATES OF SAID INSURANCE. CONTRACTORS SHALL FOLLOW THE SAFETY PROCEDURES IN CONNECTION WITH THE WORK OF THIS PROJECT. THIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- ALL WORK SHALL BE GUARANTEED BY THIS CONTRACTOR FOR A PERIOD OF ONE YEAR AFTER THE FINAL PAYMENT, CERTIFIED IN WRITING TO THE OWNER BY THE CONTRACTOR.
- THE CONTRACTOR SHALL LEAVE THE BUILDING COMPLETELY FREE OF DUST AND READY FOR OCCUPANCY BY THE OWNER.
- THE CONTRACTOR SHALL PERFORM ALL NECESSARY MEASURES TO ENSURE THAT NO DUST, DIRT OR OTHER CONSTRUCTION DEBRIS ENTERS ANY AREA OF THE BUILDING OTHER THAN THE AREA BEING ALTERED.
- THE CONTRACTOR SHALL PERFORM ALL NECESSARY DEMOLITION AND REMOVALS AS INDICATED ON THE DRAWINGS, BUT NOT LIMITED THERE - TO IN ORDER TO COMPLETE THE WORK.
- ALL WORK IN PROGRESS SHALL BE ADEQUATELY BRACED AND PROTECTED UNTIL BUILDING IS COMPLETED.
- COORDINATE ALL DEMOLITION OF THE EXISTING STRUCTURE WITH THE OWNER AND THE DESIGNER. ENSURE THAT THE STRUCTURAL INTEGRITY OF THE EXISTING BUILDING WILL NOT BE IMPAIRED BY THE DEMOLITION. SHORE EXISTING CONSTRUCTION AS REQUIRED.
- GENERAL CONTRACTORS SHALL BE RESPONSIBLE FOR THE REMOVAL OF THE EXISTING CABINETS AND APPLIANCES AS WELL AS THE REMOVAL OF PACKAGING FOR THE NEW CABINETS AND APPLIANCES.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND PAYING FOR ALL NECESSARY PERMITS, INSPECTIONS AND FINAL CERTIFICATE OF OCCUPANCY.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT STATE BUILDING CODE AND ALL LOCAL CODES.
- IF THE CONTRACTOR FAILS TO COMPLETE OR CORRECT ANY OF THE WORK ACCORDING TO THE CONSTRUCTION DOCUMENTS, THE OWNER MAY STOP WORK UNTIL THE WORK IS COMPLETED OR CORRECTED.
- THE CONTRACTOR SHALL PROVIDE FREE ACCESS TO THE WORK BY THE OWNER, DESIGNER, AND THEIR REPRESENTATIVES AT ALL TIMES.

GENERAL

- PROJECT REQUIREMENTS: VERIFY WITH LANDLORD FOR ALLOWABLE TIMES OF CONSTRUCTION.
- APPLY, OBTAIN, AND PAY FOR ALL PERMITS REQUIRED FOR THE WORK. SUBMIT COPIES OF ALL PERMITS TO OWNER AND TO THE DESIGNER.
- COMPLY WITH ALL APPLICABLE BUILDING CODES AND RULES OF OTHER REGULATORY AGENCIES.
- VERIFY FIELD DIMENSIONS BEFORE ORDERING FABRICATIONS OR PRODUCTS TO FIT IN PLACE. NOTIFY DESIGNER OF EXISTING CONDITIONS AND DIMENSIONS THAT DIFFER FROM THOSE SHOWN IN THE DRAWINGS.
- UNLESS OTHERWISE NOTED, THE SUBJECT OF ALL IMPERATIVE SENTENCES IN THE SPECIFICATIONS AND THE DRAWINGS IS THE CONTRACTOR. FOR EXAMPLE, "PROVIDE AND INSTALL," MEANS "CONTRACTOR SHALL PROVIDE AND INSTALL."
- WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "OR EQUAL", "ACCEPTABLE", OR OTHER GENERAL QUALIFYING TERMS USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE JUDGMENT AND RULING OF ERIC ENGELL P.E., UNLESS APPROVED BY ERIC ENGELL P.E., NO SUBSTITUTIONS WILL BE MADE.
- THE CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING PHASES OF CONSTRUCTION FOR USE OF ALL TRADES. THE CONTRACTOR SHALL RECORD ALL "AS-BUILT" CONDITIONS AND SUBMIT COPY TO LANDLORD AND TENANT AT COMPLETION OF JOB. THE CONTRACTOR SHALL MAINTAIN A FIELD TELEPHONE AT THE JOB SITE.

CUTTING AND PATCHING

- CUT AND PATCH AS REQUIRED TO COMPLETE THE WORK FOR:
 - VISUAL QUALITY AS DIRECTED BY THE TENANT
 - PLUMBING, HVAC, ELECTRICAL, AND COMMUNICATIONS SYSTEMS.
 - FIRE RESISTANCE RATINGS.
 - INSPECTION, PREPARATION AND PERFORMANCE.
- CUT AND PATCH WITH CARE TO AVOID DAMAGE TO WORK, SAFETY HAZARDS, VIOLATION OF WARRANTY REQUIREMENTS, BUILDING CODE VIOLATIONS, OR MAINTENANCE PROBLEMS.

MATERIALS AND PRODUCTS

- MATCH EXISTING MATERIALS WITH NEW MATERIALS SO THAT PATCHING WORK IS UNDETECTABLE.
- INSPECT FIELD CONDITIONS TO IDENTIFY ALL WORK REQUIRED.
- PERFORM WORK WITH WORKMEN SKILLED IN THE TRADES INVOLVED. PREPARE SAMPLE AREA OF EACH TYPE OF WORK FOR APPROVAL. PROTECT ADJACENT WORK FROM DAMAGE AND DIRT.
- FOR CUTTING WORK, USE PROPER CUTTING TOOLS, NOT CHOPPING TOOLS. MAKE NEAT HOLES. MINIMIZE DAMAGE TO ADJACENT WORK. CHECK FOR CONCEALED UTILITIES AND STRUCTURE BEING CUTTING.
- MAKE PATCHES, SEAMS, AND JOINTS DURABLE AND INCONSPICUOUS. TOLERANCES FOR PATCHING SHALL BE THE SAME AS FOR NEW WORK.
- CLEAN WORK AREAS AND AREAS AFFECTED BY CUTTING AND PATCHING OPERATIONS AS DESCRIBED IN SECTION TITLES CLEANING AND MAINTENANCE DURING CONSTRUCTION AND FINAL CLEANING.

CONSTRUCTION PROCEDURES

- PROVIDE ADMINISTRATIVE COORDINATION OF ALL WORK, INCLUDING TRAINED, QUALIFIED EMPLOYEES AND SUBCONTRACTORS, AND SUPERVISORY PERSONNEL.

CHANGE ORDER PROCEDURES

- CHANGES IN THE WORK MAY BE REQUIRED WHICH WILL BE AUTHORIZED BY A CHANGE ORDER.
- CHANGE ORDERS, SIGNED BY THE OWNER AND THE DESIGNER, TO AUTHORIZE CHANGES IN THE WORK WILL INCLUDE EQUIVALENT CHANGES IN THE CONTRACT SUM AND/OR TIME OF COMPLETION.
- CHANGE ORDERS WILL BE NUMBERED IN SEQUENCE AND DATED.
- A REQUEST FOR ESTIMATES FOR POSSIBLE CHANGES IS NOT A CHANGE ORDER OR A DIRECTION TO PROCEED WITH THE PROPOSED CHANGES. THAT CAN ONLY BE AUTHORIZED THROUGH A SIGNED CHANGED ORDER.

CLEANING & MAINTENANCE DURING CONSTRUCTION & FINAL CLEANING

- KEEP THE BUILDING AND SITE WELL ORGANIZED AND CLEAN THROUGH OUT THE CONSTRUCTION PERIOD.
- PROVIDE GENERAL CLEAN UP DAILY AND COMPLETE WEEKLY PICKUP AND REMOVAL OF ALL SCRAP AND DEBRIS FROM THE SITE. EXCEPTION - REUSABLE SCRAP SHALL BE STORED IN A NEATLY MAINTAINED, DESIGNED STORAGE AREA.
- AT COMPLETION OF WORK, REMOVE FROM THE JOB SITE ALL TOOLS AND EQUIPMENT, AND SURPLUS MATERIALS, EQUIPMENT, SCRAP, AND DEBRIS.
- EXTERIOR OF BUILDING - INSPECT EXTERIOR SURFACES AND REMOVE ALL WASTE MATERIALS, PAINT DROPPINGS, SPOTS, STAINS OR DIRT.
- INTERIOR OF BUILDING - INSPECT INTERIOR SURFACES AND REMOVE ALL WASTE MATERIALS, PAINT, DROPPINGS, SPOTS, STAINS OR DIRT.
- GLASS - CLEAN INSIDE AND OUTSIDE SO THERE ARE NO SPOTS OR DIRT, AND NO SMUDGES OR STREAKS REMAINING FROM THE CLEANING PROCESS.
- SCHEDULE FINAL CLEANING AS APPROVED BY THE OWNER TO ENABLE OWNER TO ACCEPT A COMPLETELY CLEAN WORK AREA.
- FINAL CLEANING WILL BE COMPARABLE TO THAT PROVIDED BY PROFESSIONAL, SKILLED CLEANERS USING COMMERCIAL GRADE CLEANING MATERIAL. CLEANING MATERIAL WILL BE USED WITH CARE AND WILL BE COMPATIBLE WITH BUILDING MATERIALS AND FINISHES. FINAL CLEANING WILL INCLUDE REMOVAL OF AND PUBLIC PAVED AREAS ADJACENT TO THE SITE.
- OPERATING HARDWARE MUST PERFORM SMOOTHLY. REPAIR OR REPLACE ANY DETECTIVE WORK. REDD REPAIRS IF WORK IS STILL DETECTIVE AS DIRECTED BY THE DESIGNER. CLEAN THE WORK AREA AND REMOVE ALL SCRAP AND EXCESS MATERIALS FROM THE SITE.

GENERAL NOTES

- THIS PROJECT SHALL BE CONSTRUCTED IN STRICT COMPLIANCE WITH THE CURRENT ISSUE OF THE LOCAL CODE AND ANY OTHER CODES HAVING JURISDICTION. CONTRACTOR TO VERIFY ALL CODE REQUIREMENTS BEFORE COMMENCEMENT OF CONSTRUCTION AND BRING ANY DISCREPANCIES BETWEEN THE CODES AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE DESIGNERS.
- DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. "DETAILS NOTE 'TYPICAL' IMPLY ALL CONDITIONS ARE TREATED SIMILAR. MODIFICATIONS ARE TO BE MADE BY THE CONTRACTOR TO ACCOMMODATE MINOR VARIATIONS.
- THE CONTRACTOR SHALL TAKE REASONABLE CARE TO VERIFY AND PROTECT ALL SERVICE LINES AND EXISTING SITE FEATURES FROM DETERIORATION AND DAMAGE.
- THE DESIGNER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES, OR THE FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR THE APPLICABLE CODES.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY BUILDING PERMITS.
- THE CONTRACTOR SHALL BRING ANY ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONTRACT DOCUMENTS TO THE ATTENTION OF THE DESIGNER IN WRITING. WRITTEN INSTRUCTIONS SHALL BE OBTAINED FROM THE DESIGNER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS IN THE CONSTRUCTION DOCUMENTS FOR WHICH NOTIFICATION AS INDICATED ABOVE WAS NOT GIVEN.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE SITE SUFFICIENTLY IN ADVANCE OF THE WORK TO BE PERFORMED TO ASSURE THE ORDERLY PROGRESS OF THE WORK.
- CONTRACTOR SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS, AND SHALL PROTECT WORK FROM DAMAGE, SOILING, PAINT OVERSPRAY, ETC.
- ALL EQUIPMENT, FIXTURES, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON THE COMPLETION OF THE PROJECT.
- THE DRAWINGS SHALL NOT BE SCALED. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALE MEASUREMENTS AND LARGER SCALE DETAIL OVER SMALLER SCALE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS IN THE FIELD. ALL NEW AND EXISTING WORK SHALL BE MODIFIED BY FIELD CONDITIONS. THE DESIGNER SHALL BE CONSULTED ON ALL MODIFICATIONS.
- ANY AND ALL INTERPRETATIONS PERTAINING TO THE DRAWINGS SHALL BE MADE BY THE DESIGNER.
- THE DESIGNER SHALL BE CONSULTED DURING THE COURSE OF CONSTRUCTION REGARDING EXISTING FRAMING CONDITIONS ONCE THEY ARE EXPOSED. UPON HIS/HER INSPECTION, THE PROPOSED STRUCTURAL MEMBERS SHOWN ON THESE DRAWINGS MAY BE RECONSIDERED OR REVISED.
- ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH ALL PERTINENT CODES REGULATIONS AND THE REQUIREMENTS OF GOVERNING JURISDICTION.

METALS

- PROVIDE ALL MISCELLANEDOUS METAL ITEMS NOT LIMITED TO THE FOLLOWING TO COMPLETE THE WORK:
 - NAILS, SCREWS AND BOLTS.
 - REINFORCING BARS.
 - STEEL LINTELS.
 - WELDED WIRE MESH.

ROUGH CARPENTRY

- ALL WOODS AND WOOD CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING STANDARDS EXCEPT AS MODIFIED BY THESE SPECIFICATIONS:
 - AMERICAN INSTITUTE OF TIMBER CONSTRUCTION STANDARD MANUAL.
 - NATIONAL FOREST PRODUCTS ASSOCIATION
 - SOUTHERN PINE INSPECTION BUREAU
 - TRUSS PLATE INSTITUTE
 - AMERICAN PLYWOOD ASSOCIATION
 - AMERICAN WOOD PRESERVERS ASSOCIATION
- ALL STRUCTURAL LUMBERS SHALL BE DOUGLAS FIR LARCH, CONSTRUCTION GRADE, S4S, AIR-DRIED, NUMBER 2, WITH FB = 875 PSI, UNLESS OTHERWISE CALLED FOR ON THE PLANS. REJECT ANY DELIVERED FRAMING LUMBER THAT IS NOT GRADE - STAMPED AND CERTIFIED BY A BONA FIDE GRADING AGENCY.
- DO NOT ACCEPT OR USE LUMBER THAT DEVIATES FROM GRADE STANDARDS OR HAS EXCESSIVE MOISTURE CONTENT OR OTHER DEFECTS. REMOVE UNSTAMPED OR DEFECTIVE LUMBER FROM THE JOB SITE.
- STORE FRAMING LUMBER AND WOOD PANELS TO PREVENT DAMAGE AND MOISTURE ABSORPTION. STORE METAL CONNECTORS THAT ARE SUBJECT TO DAMAGE IN WEATHERTIGHT WRAPPING AND IN SAFE LOCATIONS AWAY FROM TRAFFIC OF OTHER SOURCES OF DAMAGE. STORE CHEMICALLY TREATED LUMBER AND WOOD PANELS OUT DOORS UNTIL INSTALLATION. KEEP CHEMICALLY TREATED LUMBER AND WOOD PANELS WELL VENTILATED IF MOVED INDOORS.
- PROVIDE ALL BLOCKING AND PATCHING AND BUILDERS HARDWARE ITEMS INCLUDING, BUT NOT LIMITED TO, NAILS, SCREWS, BOLTS, HANGERS, ETC. AS REQUIRED TO PERFORM A COMPLETE JOB.
- WOOD IN CONTACT WITH MASONRY SHALL BE PRESSURE TREATED.
- REFER TO DRAWINGS FOR SIZES AND SPACING OF ALL NEW FRAMING MEMBERS: STUDS, FLOOR JOISTS, CEILING JOISTS, RAFTERS, RIDGES, VALLEY, ETC.
- ALL BOLTS FOR SPECIFIED STRUCTURAL CONNECTIONS SHALL BE 5/8" DIAMETER WITH WASHERS AND NUTS, STAGGERED UP AND DOWN, SPACED 12" O.C.
- CHECK AND VERIFY CORRECTIONS OF EACH STAGE OF FRAMING BEFORE INSTALLING SUBSEQUENT FRAMING REMOVE ALL UNUSABLE WOOD SCRAPS FROM SITE WEEKLY AT MINIMUM AND BETWEEN EACH PHASE OF FRAMING. CALL FOR DESIGNER AND/OR BUILDING DEPARTMENT INSPECTION BEFORE CLOSING UP CONCEALED WORK.

BUILDING INSULATION

- KEEP AREAS TO BE INSULATED CLEAN AND DRY. DO NOT INSTALL INSULATION WHERE IT MIGHT BE EXPOSED TO WATER.
- UPON COMPLETION, CLEAN THE WORK AREA AND REMOVE ALL SCRAP AND EXCESS MATERIALS FROM THE SITE. ALLOW CONVENIENT ACCESS FOR INSPECTION OF WORK AND REPAIR OR REPAIR DEFECTIVE WORK AS DIRECTED BY THE DESIGNER.

DRYWALL

- ALL INTERIOR WALLS AND CEILINGS SHALL BE FINISHED WITH 5/8" THICK GYPSUM BOARD DRYWALL TYPE III, GRADER, CLASS I.
- ALL DRYWALL PRODUCTS SHALL BE PURCHASED FROM ONE MANUFACTURER SUCH AS USG OR AN APPROVED EQUAL. APPLY METAL CORNER BEADS TO ALL OUTWARD DRYWALL CORNERS. ALL JOINTS SHALL BE FINISHED WITH PERFORATED TAPE AND DRYWALL JOINT COMPOUND.
- ALL WALLS AND CEILINGS SHALL BE TAPED, SPACKLED, SANDED AND READY FOR PAINT.
- FASTEN DRYWALL TO WOOD FRAMING WITH 1 1/4" TYPE W BUGLE-HEAD SCREWS.
- INSTALL BLOCKING AND BACKUPS TO SUPPORT ALL EDGES OF WALLBOARD. VERIFY THAT WOOD FRAMING TO RECEIVE WALLBOARD IS DRY AND NOT SUBJECT TO SHRINKAGE.
- KEEP WALLBOARDS MATERIALS DRY AND PROTECTED FROM MOISTURE. STORE WALLBOARD MATERIALS SO THEY ARE PROTECTED FROM DAMAGE TO SURFACE AND EDGES. MAINTAIN INTERIOR WORK ENVIRONMENT CLOSED IN, NOT EXPOSED TO WEATHER CLEAN, DRY, WELL-VENTILATED, WELL-LIGHTED, AND COMFORTABLE IN TEMPERATURE.
- KEEP WORK OF TRADES SUCH AS CONDUIT, PIPE, AND DUCTS CLEAR OF THE INSIDE FACE OF WALL PANELS.

VTC

- COLORS, TEXTURES AND PATTERNS WILL BE AS SELECTED BY THE OWNER FROM MANUFACTURER'S SAMPLES. DELIVERED TILE SHALL MATCH SAMPLES APPROVED BY THE OWNER.
- KEEP WORK SURFACES AND WORKING ENVIRONMENT CLEAN, DRY, WELL-LIGHTED, WELL-VENTILATED, FREE OF AIRBORNE CONSTRUCTION DUST AND AT A COMFORTABLE WORKING TEMPERATURE, MINIMUM OF 60 DEG. F.
- PREPARE FLOORS FOR TILING SO THE FINISH FLOOR, WILL BE EITHER PERFECTLY LEVEL OR SLOPE PROPERLY TO DRAINS.
- TILE MUST BE INSTALLED AS A COMPLETE, UNINTERRUPTED COVERING. EXTENDED TILE INTO RECESSES AND UNDER AND BEHIND FUTURE EQUIPMENT OR FIXTURES. TERMINATE TILE NEATLY AS EDGES, OBSTRUCTIONS, OR PENETRATIONS OF OTHER WORK.