

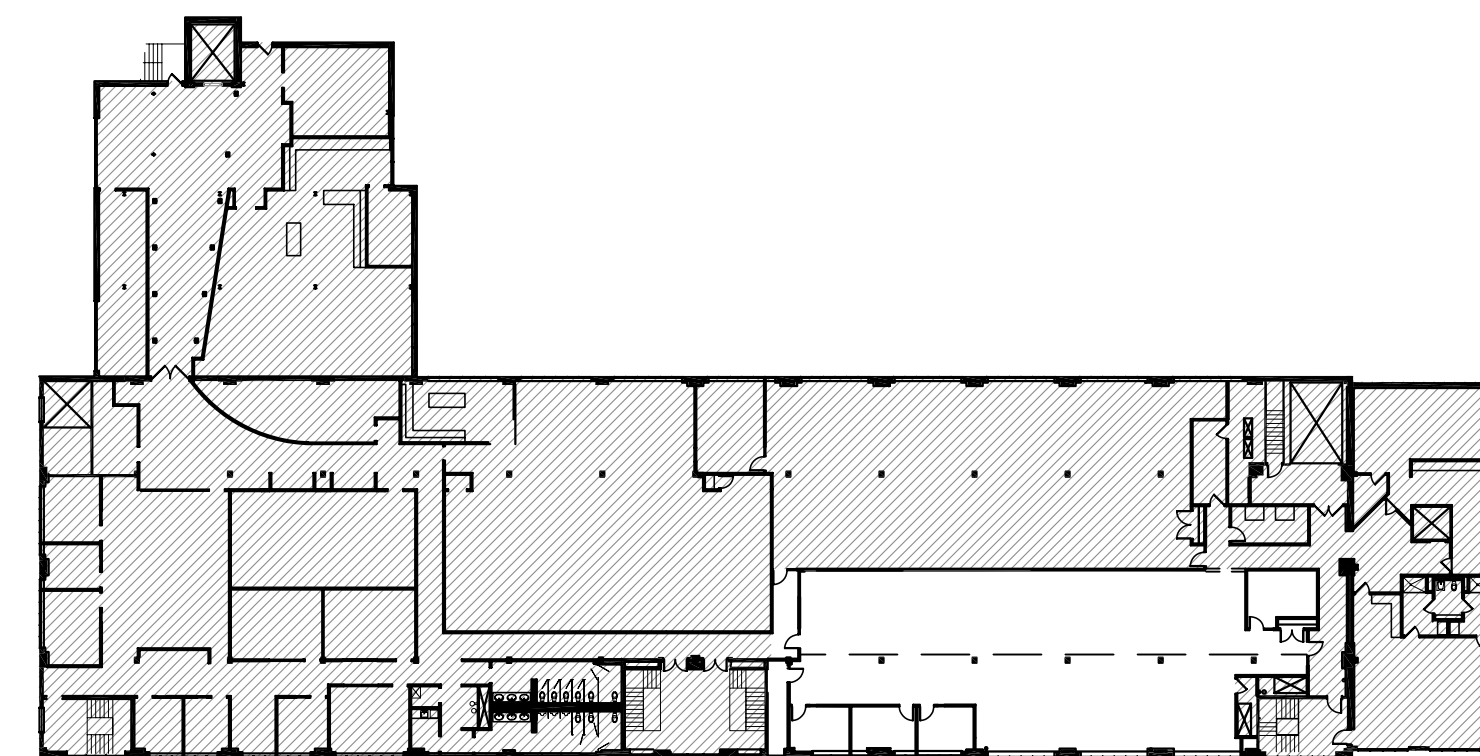
GENERAL NOTES

1. ALL REQUIRED MEANS OF EGRESS SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
2. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH ALL CURRENTLY APPLICABLE CODES, REGULATIONS AND ORDINANCES OF ALL GOVERNING BODIES HAVING JURISDICTION OVER THE PROJECT.
3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH THE BUILDING RULES AND REGULATIONS OF THE BUILDING OWNER AND/OR BUILDING MANAGEMENT. AVOID CONFLICT AND INTERFERENCE WITH NORMAL BUILDING OPERATIONS BY ADHERING TO THE BUILDING'S REGULATIONS CONCERNING SCHEDULING AND USE OF ELEVATORS AND LOADING DOCKS FOR DELIVERIES, HANDLING OF MATERIALS, EQUIPMENT, AND DEBRIS.
4. ALL WORK, WITHIN THE SCOPE OF THE PROJECT SHOWN AND DESCRIBED IN THESE DRAWINGS, IS BY THE GENERAL CONTRACTOR, UNLESS NOTED OTHERWISE.
5. ALL PERMITS, LICENSES AND INSPECTIONS, NECESSARY FOR THE PROPER EXECUTION OF THE WORK AND FOR SUBSEQUENT TENANT OR OWNER OCCUPANCY, ARE TO BE SECURED AND PAID FOR BY THE GENERAL CONTRACTOR.
6. **DURING THE PRICING PHASE**, THE GENERAL CONTRACTOR SHALL VISIT THE PROJECT PREMISES TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS, AND TO VERIFY THE SCOPE OF THE WORK, IN ORDER TO FULLY UNDERSTAND THE REQUIREMENTS OF EXECUTING THE WORK, AS SHOWN IN THESE DRAWINGS.
7. GENERAL CONTRACTOR SHALL COORDINATE AMONG ALL TRADES TO ENSURE PROPER SEQUENCE AND EXECUTION OF WORK.
8. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROVISION AND COORDINATION OF ANY AND ALL ENGINEERING SERVICES, NOT ALREADY PROVIDED BY EITHER THE ARCHITECT, BUILDING OWNER, OWNER OR TENANT, AND NECESSARY WITHIN THE SCOPE OF THE PROJECT, INCLUDING ANY AND ALL REQUIRED ENGINEERING DRAWINGS FOR PERMITS.
9. PRODUCT SUBSTITUTIONS, AS INITIATED BY THE GENERAL CONTRACTOR, WILL BE CONSIDERED AND REVIEWED BY THE ARCHITECT **DURING THE PRICING PHASE ONLY** AND NOT AFTER THE AWARD OF THE GENERAL CONTRACT. SUBMISSIONS OF PRODUCT SUBSTITUTIONS TO THE ARCHITECT MUST CONTAIN COMPLETE PRODUCT DATA FOR THE PROPOSED SUBSTITUTION, AS WELL AS COMPLETE PRODUCT DATA FOR THE PRODUCT ORIGINALLY SPECIFIED IN THE DRAWINGS.
10. ALL EXISTING FIRE-RATED ELEMENTS ARE TO BE RECONSTRUCTED, IF DISTURBED DURING CONSTRUCTION. DISTURBANCES TO BE KEPT TO A MINIMUM.
11. THE DRAWINGS AND CONSTRUCTION SPECIFICATIONS (OR NOTES) ARE INTENDED TO BE COMPLEMENTARY. SPECIFIC INFORMATION MAY BE FOUND IN EITHER OR BOTH. DISCREPANCIES OR CONFLICTING INFORMATION AMONG OR WITHIN THE DRAWINGS AND/OR SPECIFICATIONS (OR NOTES) SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT DURING THE PRICING PHASE FOR CLARIFICATION. ANY DISCREPANCIES BROUGHT TO THE ARCHITECT'S ATTENTION BY EITHER THE BUILDING OWNER, GENERAL CONTRACTOR, OWNER OR TENANT, THE ARCHITECT HIMSELF OR ANOTHER PARTY, AFTER THE GENERAL CONTRACT HAS BEEN AWARDED, SHALL BE RESOLVED BY THE ARCHITECT, WHO WILL DETERMINE WHICH CONFLICTING ITEM SHALL GOVERN AS THE INSTRUCTIONS TO THE GENERAL CONTRACTOR REGARDING THE EXECUTION OF THE WORK, AT NO ADDITIONAL COST TO THE BUILDING OWNER, OWNER OR TENANT, ARCHITECT OR ANY OF THEIR REPRESENTATIVES OR CONSULTANTS.
12. THE GENERAL CONTRACTOR MUST INSPECT THE SITE, AND TO READ AND BE THOROUGHLY FAMILIAR WITH THE PLANS, SPECIFICATIONS AND DOCUMENTS. THE FAILURE OR OMISSION OF THE GENERAL CONTRACTOR, OR HIS SUBCONTRACTORS, TO EXAMINE ANY FORM OF DOCUMENT SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION IN RESPECT TO THEIR WORK. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH THE BUILDING OWNER TO GAIN ACCESS INTO ADJACENT TENANT SPACES AS REQUIRED FOR PRICING AND EXECUTION OF THE WORK.
13. THE GENERAL CONTRACTOR SHALL FIELD-VERIFY ALL DIMENSIONS SHOWN AND NOTIFY HBL OF ANY DISCREPANCIES PRIOR TO THE ORDERING OF MATERIALS, BEGINNING FABRICATION AND/OR STARTING CONSTRUCTION.
14. FOR ANY CONFLICT BETWEEN THE FIELD CONDITIONS AND THE DRAWINGS OR SPECIFICATIONS, THE GENERAL CONTRACTOR SHALL NOTIFY HBL AND REQUEST CLARIFICATION OR DIRECTION PRIOR TO THE START OF WORK AND IN SUFFICIENT TIME FOR HBL TO RENDER A DECISION WITHOUT DELAYING PROGRESS.
15. UPON AWARDING CONTRACTS TO SUBCONTRACTORS, THE GENERAL CONTRACTOR SHALL SUBMIT TO HBL AND THE TENANT, A SCHEDULE FOR ALL LONG LEAD TIME ITEMS ON THE PROJECT (I.E. MATERIALS, HARDWARE, FABRICS, ETC.) AND SHALL BE RESPONSIBLE FOR NOTIFYING HBL AND THE TENANT AS TO ANY ITEM WHICH MAY CAUSE THE PROJECT TO BE DELAYED, PRIOR TO ORDERING THAT ITEM.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION TO EXISTING EQUIPMENT, BUILDING FEATURES OR ANY OTHER RELATED PROPERTY OF THE LANDLORD, BUILDING OWNER, THE TENANT OR OTHER TENANTS IN THE BUILDING. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF EXISTING FINISHES IN ALL SPACES WITHIN OR ADJACENT TO THE SCOPE OF WORK AND THE TENANT'S SPACE. THE CONTRACTOR IS TO PATCH, REFINISH, AND REPAIR ANY DAMAGE CAUSED.
17. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE FIRE EXTINGUISHERS IN HIS WORK SPACE TO COMPLY WITH ALL FIRE REGULATIONS THROUGHOUT THE DURATION OF CONSTRUCTION.
18. UPON COMPLETION OF THE WORK, THE GENERAL CONTRACTOR SHALL LEAVE ALL WORK AREAS AND FINISHED SPACES IN A CLEAN CONDITION, AND ONE FOR WHICH THE TENANT FINDS ACCEPTABLE.
19. ALL WOOD BLOCKING IN WALLS OR ABOVE CEILINGS SHALL BE FIRE-TREATED TO MEET LOCAL CODES. DIMENSIONS FOR BLOCKING SHALL BE MEASURED TO THE CENTERLINE OF BLOCKING.
20. ALL FIRE RATED/SMOKE BARRIER WALL CONSTRUCTION SHALL BE PERMANENTLY IDENTIFIED WITH SIGNS OR STENCILING ABOVE FINISHED CEILINGS OR IN CONCEALED SPACES, WHICH READ AS FOLLOWS: "FIRE AND SMOKE BARRIER- PROTECT ALL OPENINGS".
21. HBL HAS NOT CONDUCTED ANY INVESTIGATION AS TO THE PRESENCE OF ANY HAZARDOUS MATERIAL, INCLUDING ASBESTOS, WITHIN THE LIMITS OF THE PROJECT. HBL WILL NOT ACCEPT RESPONSIBILITY FOR THE IDENTIFICATION AND REMOVAL OF ANY HAZARDOUS MATERIAL OR FOR ANY EFFECT FROM ITS PRESENCE. IF ANY SUCH MATERIAL IS FOUND IN THE PROJECT, THE GENERAL CONTRACTOR SHALL NOTIFY THE BUILDING OWNER AND HBL IMMEDIATELY.
22. ALL NOISY AND ODORIFEROUS CONSTRUCTION ACTIVITIES SUCH AS DEMOLITION, ERECTION OF NEW PARTITIONS AND THE APPLICATION OF ADHESIVES AND PAINTS MUST BE PERFORMED AFTER NORMAL BUSINESS HOURS.
23. THE GENERAL CONTRACTOR IS TO ENSURE THAT ALL WORK MEETS THE QUALITY AND CRAFTSMANSHIP REQUIREMENTS STATED IN THE CONTRACT DOCUMENTS. WORK THAT DOES NOT MEET THESE QUALITY STANDARDS WILL BE REJECTED, INCLUDING DEFECTIVE WORK NOT OBSERVED BY THE ARCHITECT DURING CONSTRUCTION. ALL REJECTED WORK DETECTED DURING APPROPRIATE TIME FRAME WILL NEED TO BE CORRECTED TO CONFORM TO THE CONTRACT DOCUMENTS. NO PAYMENT (PARTIAL OF FULL) WILL BE ACCEPTED AS A REMEDY FOR DEFECTIVE WORK OR DISCREPANT MATERIALS.
24. THE GENERAL CONTRACTOR IS TO REFRAIN FROM ACTIONS THAT MIGHT LEAD TO THE FILING OF CLAIMS OR LIEN BY SUBCONTRACTORS, SUPPLIERS OR MATERIALS, LABOR, SERVICE, EQUIPMENT, OR ANY OTHER PERSON OR COMPANY SO ENTITLED UNDER GOVERNING LAWS AND REGULATIONS, UNLESS JUST CAUSE IS SHOWN. APPROVAL FOR PAYMENT IS DEPENDENT UPON THE CONTRACTOR'S ACQUISITION AND PROVIDING HBL SIGNED RELEASES FROM AFOREMENTIONED INDIVIDUALS OR COMPANIES.
25. DURING THE COURSE OF CONSTRUCTION, ACTUAL LOCATIONS OF CONSTRUCTION ITEMS DENOTED IN THE CONSTRUCTION DOCUMENTS TO BE INDICATED TO BE INDICATED TO BE INDICATED IN RED INK ON THE DRAWINGS FOR ALL RUNS OF MECHANICAL SPRINKLER, PLUMBING, AND ELECTRICAL WORK, INCLUDING SITE UTILITIES AND ANY CONCEALED ELEMENTS THAT DIFFER FROM THE DRAWINGS. UPON COMPLETION OF THE PROJECT, THE ARCHITECT WILL PROVIDE THE CONTRACTOR WITH A REPRODUCIBLE SET OF ORIGINAL DOCUMENTS FOR HIS PREPARATION OF 'AS-BUILTS' DOCUMENTATION. THIS SET SHALL BE CONSPICUOUSLY MARKED 'AS-BUILTS' AND DELIVERED TO HBL.
26. THE GENERAL CONTRACTOR IS TO NOTIFY HBL IN WRITING UPON COMPLETION OF THEIR WORK. THE ARCHITECT IS TO ATTEND PUNCH LIST WALK THROUGH OF SITE CONDUCTED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DISTRIBUTING A LIST OF ITEMS TO BE FINISHED OR COMPLETED PRIOR TO SITE WALK THROUGH. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR TAKING NOTES DURING WALK THROUGH AND ISSUING A FINAL LIST OF ITEMS THAT NEED TO COMPLETED OR CORRECTED AS RESULT OF WALK THROUGH. THIS FINAL PUNCH LIST IS TO BE DISTRIBUTED IN A TIMELY MANNER TO THE TENANT, OWNER AND HBL.
27. THE GENERAL CONTRACTOR AND SUBCONTRACTORS ARE TO PURCHASE AND MAINTAIN CERTIFICATES OF INSURANCE APPLICABLE TO WORKERS COMPENSATION, PUBLIC LIABILITY, AND PROPERTY DAMAGE FOR THE LIMITS AS REQUIRED BY LAW, IN ADDITION TO THE TERMS OF THE OWNER'S CONTRACT, WHICHEVER IS GREATER. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSTITUTING, MAINTAINING, AND MANAGING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK.

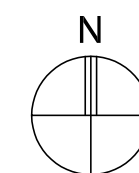
ABBREVIATIONS

ACOUS.	ACOUSTICAL	HORIZ.	HORIZONTAL
A.C.T.	ACOUSTICAL	HVAC	HEATING, VENTILATION, AIR CONDITIONING
ADJ.	TILE	JT.	JOINT
ADJUST.	ADJACENT	MAX.	MAXIMUM
A.F.F.	ADJUSTABLE	M.D.F.	MEDIUM DENSITY FIBERBOARD
BLK'G	ABOVE FINISHED FLOOR	MECH.	MECHANICAL
BTWN	METAL BLOCKING	MFR.	MECHANICAL MANUFACTURER
CAB.	BETWEEN	MIN.	MINIMUM
C	CABINET	MNT'D	MOUNTED
CL'G	CENTERLINE	MTL	METAL
CLR.	CEILING	N.	NORTH
C.M.	CLEAR	N.I.C.	NOT IN CONTRACT
COL.	CONSTRUCTION MANAGER	N.T.S.	NOT TO SCALE
CONSTR.	COLUMN	O.C.	ON CENTER
CONT.	CONSTRUCTION	OPP.	OPPOSITE
COORD.	CONTINUOUS	P.L.	PLASTIC LAMINATE
D.	COORDINATE	PLWD	PLYWOOD
DIA.	D	PT	PAINT
DIM.	DIAMETER	PTD	PAINTED
ELEC.	DIMENSION	R	RADIUS
EL.	ELECTRICAL	REQ'D	REQUIRED
ELEV.	ELEVATION	S.C.	SOLID CORE
EQ.	ELEVATOR	SIM.	SIMILAR
EQUIP.	EQUAL	ST.	STAIN
F.E.C.	EQUIPMENT	STD	STAINED
FIN.	FIRE EXTINGUISHER CABINET	STRUCT.	STRUCTURE
FL.	FINISH, FINISHED	SUSP.	SUSPENDED
FR.	FLOOR	T.B.D.	TO BE DETERMINED
FT.	FRAME	TEL	TELEPHONE
GA.	FEET	THK.	THICK
GL.	GUAGE	TYP.	TYPICAL
G.R.G.	GLASS	UNO.	UNLESS NOTED OTHERWISE
G.S.P.	GLASS REINFORCED GYPSUM	VERT.	VERTICAL
G.W.B.	GRID STARTING POINT	V.I.F.	VERIFY IN FIELD
	GYPSUM WALL BOARD	W	WIDE
		W/	WITH
		WD.	WOOD
H.	HIGH		
HBL	HELLYER BERMAN LEWIS		
HLDWE	HARDWARE		
H.M.	HOLLOW METAL		
HOLD	HOLD DIMENSIONALLY		

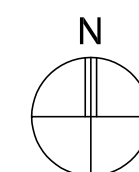
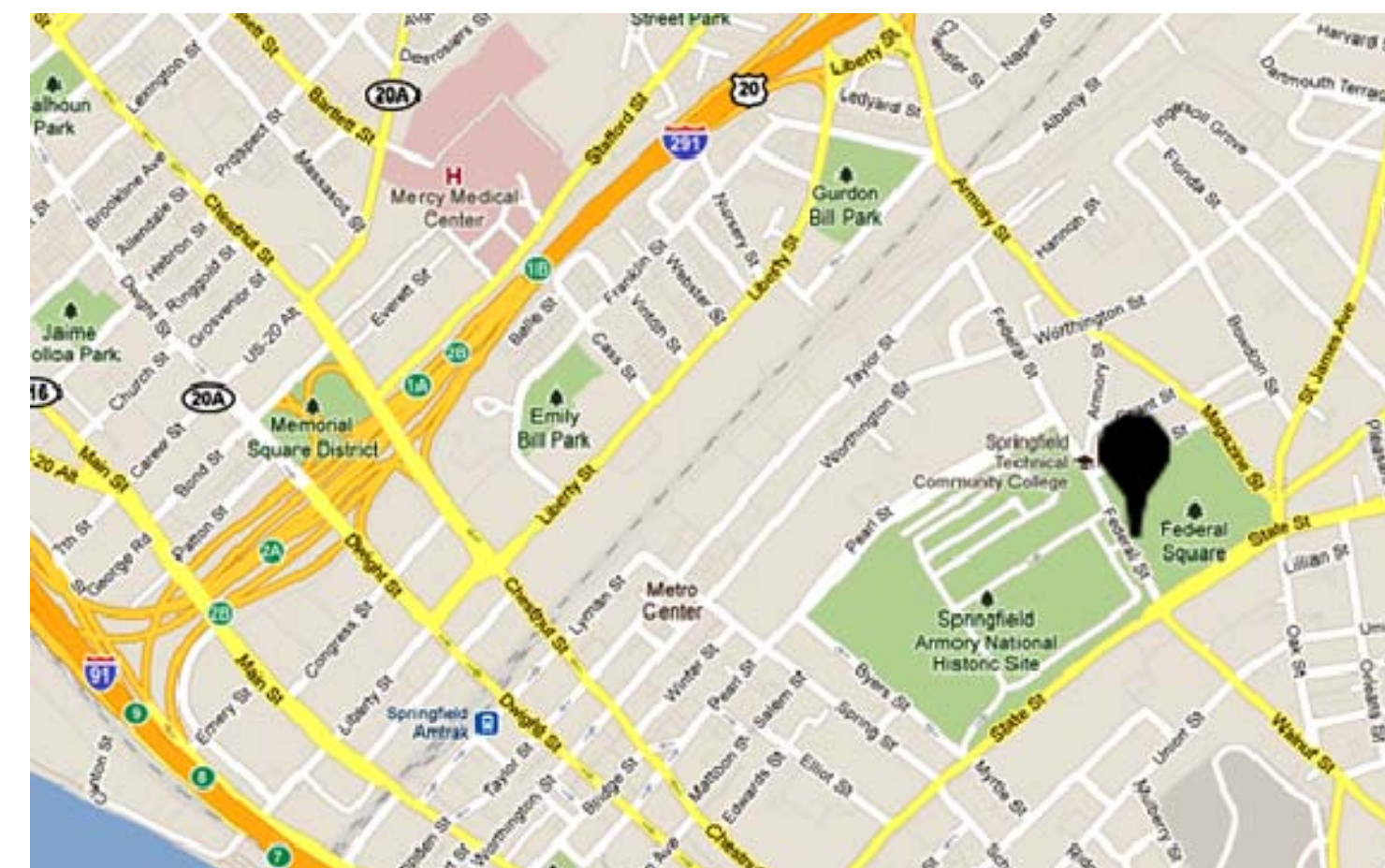
KEY PLAN



 INDICATES AREA NOT IN CONTRACT



SITE LOCATION



DRAWING LIST

ARCHITECTURAL DRAWINGS

CS-1	COVER SHEET (THIS SHEET)
D-1.04	DEMOLITION PLAN
A-1.04	ARCHITECTURAL PLAN
A-2.04	REFLECTED CEILING PLAN
A-3.04	POWER, VOICE & DATA PLAN
A-4.04	FINISH PLAN, SCHEDULE, AND DETAILS
A-5.04	DOOR & HARDWARE SCHEDULES AND DETAILS
A-6.04	CONSTRUCTION DETAILS
A-7.04	CONSTRUCTION NOTES

FURNITURE PLANS (FOR REFERENCE ONLY)

F-1.04	FURNITURE PLAN
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ENGINEERING DRAWINGS

FA-0.01	FIRE ALARM LEGEND, DETAIL, AND SPECIFICATIONS
FA-1.04	FIRE ALARM PLAN
FP-0.01	FIRE PROTECTION LEGEND, DETAIL, AND SPECIFICATIONS
FP-1.04	FIRE PROTECTION PLAN
H-0.01	HVAC LEGEND AND SCHEDULES
H-0.02	HVAC DETAILS
H-0.03	HVAC SPECIFICATIONS
H-1.04	HVAC DUCTWORK PLAN
HD-1.04	HVAC DEMOLITION DUCTWORK PLAN
E-0.01	ELECTRICAL LEGEND AND GENERAL NOTES
E-0.02	ELECTRICAL SPECIFICATION
E-1.04	ELECTRICAL LIGHTING PLAN
E-2.04	ELECTRICAL POWER PLAN
ED-1.04	ELECTRICAL DEMOLITION PLAN

APPLICABLE BUILDING CODES

- A. BUILDING CODE: MASSACHUSETTS BUILDING CODE, 8TH EDITION BASE CODE; 2009 IBC, 2009 IEBC, AND 780 CMR-MA AMENDMENTS TO THE IBC
- B. MECHANICAL CODE: 2009 IMC AND 524 CMR-MA ELEVATOR REGULATIONS
- C. PLUMBING CODE: 248 CMR-MA PLUMBING REGULATIONS
- D. FIRE CODE: 2009 IFC AND 527 CMA-MA FIRE PREVENTION AND ELECTRICAL REGULATIONS
- E. ELECTRICAL CODE: 527 CMR 12.00: 2008 MASSACHUSETTS ELECTRICAL CODE (AMENDMENTS)
- F. ENERGY CONSERVATION CONSTRUCTION CODE: 2009 IECC
- G. ACCESSIBILITY: ICC/ANSI A117.1 AND 521 CMR-MA ACCESSIBILITY REGULATIONS

CODE DATA

- I. USE GROUP: B
- II. CONSTRUCTION CLASSIFICATION: 2B (100% SPRINKLERED)
- III. AREA LIMITATIONS

GROSS BUILDING AREA:	EXISTING
A. AREA PER FLOOR:	EXISTING
B. PROPOSED TENANT AREA 'A' FOURTH FLOOR:	2,234 SF
C. PROPOSED TENANT AREA 'B' FOURTH FLOOR:	1,383 SF
D. PROPOSED SCOPE OF WORK FOURTH FLOOR:	4,191 SF
E. TOTAL TENANT AREA:	3,617 SF
- IV. OCCUPANCY LOAD:

ALLOWABLE PER CODE	
TENANT AREA:	3,617 USF / 100 GROSS = 37 PEOPLE (BUSINESS)
- V. EGRESS WIDTH PER OCCUPANT:
 - DOORS: 32" MIN. REQUIRED BETWEEN THE FACE OF THE DOOR AND THE STOP WITH THE DOOR OPEN 90 DEGREES, 33" CLEAR AT ALL PROPOSED DOORS (MIN.)
 - RAMP: 44" MIN.
 - CORRIDORS: 44" MIN. PROVIDED
 - STAIRWAYS: 0.2' / OCC
 - STAIRS: 40" MIN. REQUIRED; 44" PROVIDED
- VI. INTERIOR FINISH REQUIREMENTS:
 - A. EXIT ENCLOSURE AND PASSAGEWAYS - B
 - B. CORRIDORS - C
 - C. ROOMS & ENCLOSED SPACES - C

PROJECT DESCRIPTION

TENANT CONSTRUCTION IN A MULTI TENANT OFFICE BUILDING. CONSTRUCTION INCLUDES SELECTIVE DEMOLITION, PARTITIONS, ELECTRICAL, CEILING, FINISHES AND LIFE SAFETY.

PROJECT CONTACTS

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HELLYER
BERMAN
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ARCHITECTURE
INTERIOR DESIGN

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Phila., PA 19107
215.922.7066

THE GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY ALL DIMENSIONS ON SITE AND CONFIRM SUCH DIMENSIONS AGAINST ACTUAL SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL COORDINATE ALL WORK AND RELATED TRADES, AND SHALL NOTIFY THE ARCHITECT OF ANY INTERFERENCE OF MECHANICAL, ELECTRICAL, OR PLUMBING WORK WITH THE ARCHITECTURAL WORK AND OF ANY CONFLICTS OR DISCREPANCIES IN DIMENSIONS AGAINST ON SITE CONDITIONS PRIOR TO PROCEEDING WITH THE WORK OR PROCUREMENT OF MATERIALS.

Project:



1 Federal Street
Springfield, MA 01115

Project No: 044.82

Drawn by:	BP
Checked by:	KB
Approved by:	HL

Client Approval:	Date:

Issue Date: 11/03/2011

No.	Date	Revision

Scale:

Drawing:

No. CS-1