

CLIENT:

INTERIOR RENOVATION  
MILLHAVEN -GLENN FOREST COMMUNITY

200 Dares Ferry Drive  
Spartanburg, SC 29302

ISSUE FOR: CODE REVIEW

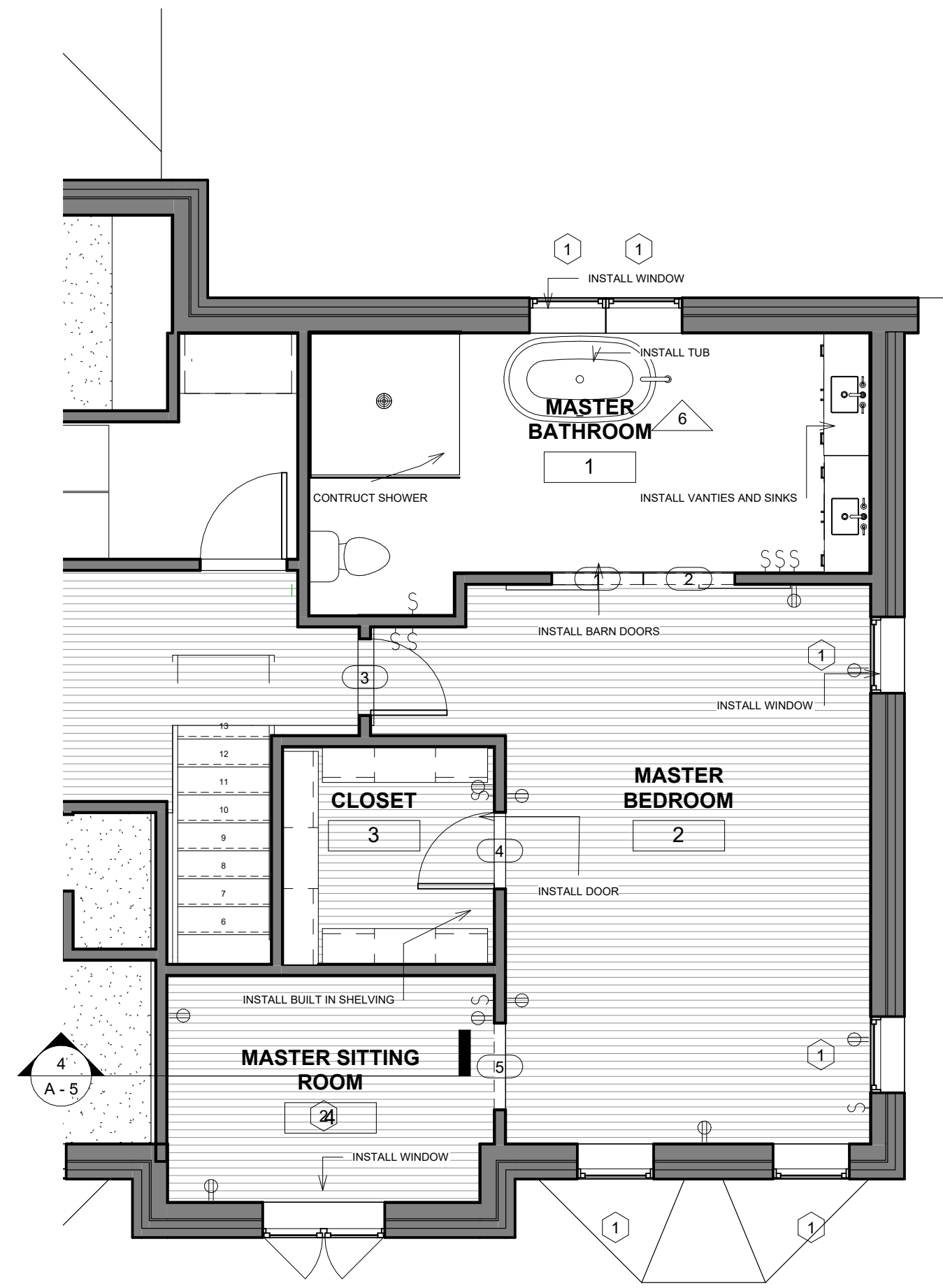
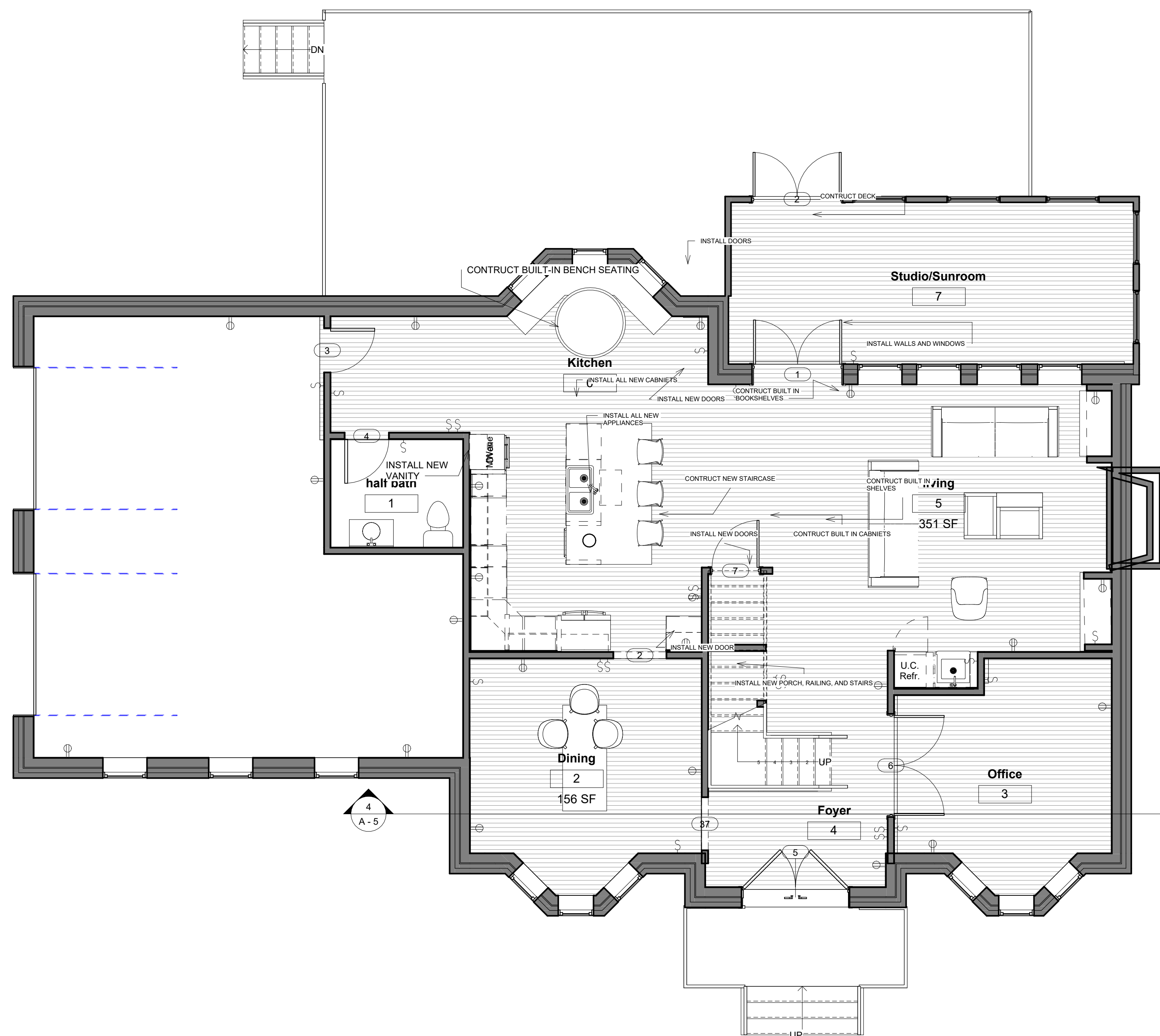
Date Issue Date

DETAILED KEY FLOOR PLAN

A - 3

11/17/2022 3:38:40 PM

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2 DETAIL KEY LEVEL 2 - Callout 2  
1/4" = 1'-0"

1 Level 1  
1/4" = 1'-0"

GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE SOUTH CAROLINA BUILDING CODE AND WITH THE REQUIREMENTS OF THE CITY OF SPARTANBURG, STATE & NATIONAL LAWS AND CODES. ANY DISCREPANCIES BETWEEN THE PLANS AND ABOVE REQUIREMENTS MUST BE CALLED TO THE ARCHITECTS ATTENTION BEFORE PROCEEDING WITH THE WORKS.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE PLANS. HE MUST FAMILIARIZE HIMSELF WITH THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THE WORK AND REPORT TO THE ARCHITECT TO CLARIFY ANY DISCREPANCIES. CONTRACTOR MUST COORDINATE THE WORK OF ALL TRADES AND INSURE THAT ALL WORK CAN BE COMPLETE AS IT IS THE INTENT OF THE PLANS.
3. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING HIS CONTRACTOR'S PERMITS, INSPECTIONS AND APPROVALS FROM GOVERNING AGENCIES WITH JURISDICTION OVER THE PROJECT BEFORE BEGINNING WORK.
4. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL COMPLY WITH THE REQUIREMENTS OF THE UTILITY COMPANIES INCLUDING THE CITY OF SPARTANBURG PUBLIC WORKS DEPARTMENT.
5. ALL SUBCONTRACTORS SHALL SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
6. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, AND WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS.
7. ALL DRAWINGS AND COPIES THAT FORM PART OF THIS DOCUMENT FURNISHED BY THE ARCHITECT ARE THEIR PROPERTY. THEY ARE NOT TO BE USED ON OTHER WORK AND ARE TO BE RETURNED UPON DEMAND AT THE COMPLETION OF THE WORK. IF THESE DRAWINGS OR ANY PART THEREOF ARE USED IN ANY MANNER WITHOUT THE CONSENT OF THE ARCHITECT, THE USER THEREOF BECOMES INDEBTED TO THE ARCHITECT FOR FULL PROFESSIONAL FEES.
8. THE GENERAL CONTRACTOR MAY SUBSTITUTE EQUIPMENT AND/OR MATERIALS AS LONG AS SUCH CHANGES MEET ALL F.B. CODE REQUIREMENTS AND ARE EQUAL TO THOSE SPECIFIED ON PLANS AND OBTAINS OWNER'S APPROVAL IN WRITING AND BUILDING DEPARTMENT APPROVAL.

9. GUARANTEES: THE CONTRACTOR SHALL FURNISH A WRITTEN GUARANTEE FOR ALL WORK UNDER THIS CONTRACT AGAINST DEFECTS OF EQUIPMENT, MATERIALS, AND WORKMANSHIP FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE OF THE WORK. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE REPAIR AND REPLACE ALL SUCH DEFECTIVE WORK OR MATERIALS DURING THE TERM OF THE GUARANTEE.
10. WORKMANSHIP: ALL WORK SHALL BE PERFORMED IN A MANNER CONSISTENT WITH THE BEST PRACTICES FOR THE RESPECTIVE TRADES AND QUALITY SPECIFIED. WORK NOT CONSISTENT WITH THE TRADE HIGHEST LEVEL OF WORKMANSHIP WILL BE REJECTED. ANY WORK REJECTED SHALL BE REDONE AND SHALL PROCEED WITHOUT DELAY UNTIL WORK IS COMPLETED, AT CONTRACTOR'S EXPENSE. CORRECTION OF DEFECTIVE WORK SHALL BE STARTED NOT LATER THAN FIVE DAYS AFTER NOTICE IS GIVEN THE CONTRACTOR.
11. SAFETY OF PERSONS AND PROPERTY: THE CONTRACTOR IS RESPONSIBLE FOR ALL REASONABLE SAFETY PRECAUTIONS TO PROTECT PEOPLE AFFECTED BY THE WORK, THE WORK ITSELF AND OTHER PROPERTY AT THE SITE OR ADJACENT TO IT.
12. IT IS A GENERAL REQUIREMENT THAT ALL MATERIAL AND WORKMANSHIP SHALL MEET THE REQUIREMENTS OF THE APPLICABLE STANDARD SPECIFICATION OF THE AMERICAN SOCIETY FOR TESTING AND MATERIALS.
13. CLEANUP: THE CONTRACTOR AND ALL TRADES SHALL AT ALL TIMES KEEP THE PREMISES CLEAN OF DEBRIS ARISING OUT OF THE WORK AND FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS OR OTHER TRADES. THE CONTRACTOR SHALL PROVIDE AT ALL TIMES A TRASH CONTAINER ADEQUATE FOR THIS JOB. THE CONTRACTOR SHALL DELIVER ALL WORK UPON COMPLETION OF THE JOB IN A CLEAN, READY-TO-USE CONDITION. ALL FINISHED SURFACES SHALL HAVE PROTECTIVE COVERINGS REMOVED, AND SURFACES CLEANED OF ALL MARKS, STAINS, SOIL, PAINT, OR ADHESIONS OF THE MATERIALS AND LEFT IN PERFECT CONDITION. BESIDES THE GENERAL VACUUM CLEANING, FINISHED SURFACES SHALL BE WASHED, WAXED AND POLISHED WHERE APPLICABLE. EXTERIOR AREAS AFFECTED BY CONSTRUCTION SHALL BE RAKED CLEAN OF DEBRIS. DAMAGED ITEMS SHALL BE REPLACED OR REPAIRED.
14. ALL DETAILS, SECTIONS, DIAGRAMS, ETC. INDICATED AS "TYPICAL" ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE PROJECT.
15. DO NOT SCALE DRAWINGS. DIMENSIONS AND/OR EXISTING CONDITIONS GOVERN. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES