



A. MATERIALS:

1. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.
2. BUILDER SHALL FURNISH AND INSTALL ALL MATERIALS REQUIRED FOR THE ASSEMBLIES IN WHICH THEY ARE PART. THIS INCLUDES ALL FASTENERS, JOINERS AND SEALERS.
3. IT IS THE INTENT OF THE ARCHITECTURAL ENGINEER TO PROVIDE FLEXIBILITY TO THE OWNER IN THE SELECTION OF FIXTURES AND FINISHED. ARCHITECTURAL ENGINEER DOES NOT SELECT SPECIFIC MANUFACTURER'S OF PRODUCTS OR FIXTURES UNLESS SUCH PRODUCT HAS AN SPECIFIC DESIGN REQUIREMENT OR INTENT. WHERE A SUPERIOR PRODUCT IS SPECIFIED, NO SUBSTITUTIONS OR ALTERNATES WILL BE ALLOWED WITHOUT PRIOR APPROVAL OF THE ARCHITECTURAL ENGINEER.
4. BUILDER'S BASE PROPOSAL SHALL INCLUDE THE MINIMUM QUALITY PRODUCT ACCEPTABLE BY INDUSTRY STANDARDS OR BUILDING CODE. WITHIN 10 (TEN) DAYS OF CONTRACT AWARD.

B. SUBSTITUTIONS OR ALTERNATES:

1. THE TERM "ALTERNATES" SHALL BE THOSE ITEMS SUBMITTED AT THE TIME OF BID WHICH PROVIDE ANOTHER OPTION FOR THE OWNER TO CONSIDER. ALTERNATES MUST BE APPROVED PRIOR TO ACCEPTANCE OF BID. ALTERNATES MAY INCREASE THE OVERALL COST OF THE PROJECT.
2. THE TERM "SUBSTITUTION" SHALL MEAN THOSE ITEMS A BUILDER WISHES TO CHANGE FROM THE ORIGINAL CONTRACT DOCUMENTS. SUBSTITUTIONS SHALL BE APPROVED PRIOR TO INSTALLATION. SUBSTITUTIONS SHALL NOT INCREASE THE OVERALL COST OF THE PROJECT.
3. ALTERNATES SHALL HAVE GREATER VALUE THAN THE PRODUCT IN THE BASE BID. BUILDER WARRANTS THAT ALTERNATES WILL NOT REQUIRE DEVIATIONS FROM THE CONTRACT DOCUMENTS AND THAT ALTERNATES MEET OR EXCEED ALL REQUIREMENTS OF THE DRAWINGS.
4. SUBSTITUTIONS SHALL HAVE EQUAL OR GREATER REQUIREMENTS THAN THE PRODUCT THEY ARE REPLACING, BUILDER WARRANTS THAT SUBSTITUTIONS MEET OR EXCEED ALL REQUIREMENTS.

C. CONTRACT ADMINISTRATION:

1. WITHIN 10 (TEN) DAYS OF AWARD OF THE CONTRACT FOR CONSTRUCTION BUILDER SHALL PROVIDE THE OWNER:
 - a. ONE (1) COPY OF ALL AGREEMENTS WITH THE SUB-CONTRACTORS ALONG WITH SUB-CONTRACTOR'S NAME, ADDRESS & TELEPHONE NUMBER & CONTACT PERSON.
 - b. ONE (1) COPY OF ALL PRODUCT SPECIFICATIONS FOR PRODUCTS USED IN CONSTRUCTION
 - c. ONE (1) COPY OF BUILDERS LICENCE, INSURANCE CERTIFICATES (INCLUDING CONSTRUCTION AND SIIS), AND BOND CERTIFICATE.
 - d. ONE (1) COPY OF CONSTRUCTION SCHEDULE USING "CRITICAL PATH METHOD" BROKEN DOWN BY TRADE AND MATERIAL INSTALLATION. CPM SHALL BUILD IN FLOAT TIME AND DELAYS, AND SHALL INCLUDE EARLY-START/ EARLY-FINISH AND LATE-STAR/ LATE-FINISH DATES.
2. PROJECT SCHEDULE SHALL BE UPDATED WEEKLY AND A COPY OF THE SCHEDULE SHALL BE PROVIDED TO THE OWNER.
3. ADDITIONAL REQUIREMENTS SHALL BE AGREED UPON IN THE CONTRACT FOR CONSTRUCTION.

D. CONTRACT DOCUMENTS:

1. THE DRAWINGS, ARRANGEMENTS, ANNOTATIONS AND GRAPHICAL PRESENTATIONS ON THE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECTURAL ENGINEER WHO RETAINS OWNERSHIP AND AUTHORSHP OF THE DOCUMENT IN IT'S ENTIRETY. THE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE INTELLECTUAL AND PHYSICAL POPERY IF THE ARCHITECTURAL ENGINEER, AUTHORIZED USE OF TECH DOCUMENTS ARE GRANTED SOLELY FOR THIS PROJECT AND NOT FOR THE CONSTRUCTION OF ANY OTHER PROJECT.
2. THE BUILDER SHALL CAREFULLY EXAMINE ALL CONTRACT DOCUMENTS. THE BUILDER SHALL COORDINATE THE WORK WITH ALL TRADES, INCLUDING BUT NOT LIMITED TO: STRUCTURAL, ELECTRICAL, MECHANICAL, PLUMBING, CIVIL AND SPECIALTY DRAWINGS INCLUDING SHOP DRAWINGS AND MATERIAL SPECIFICATIONS. ANY DEVIATIONS OR INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECTURAL ENGINEER PRIOR TO COMMENCEMENT OF WORK.
3. ALL DRAWINGS ARE DIAGRAMMATIC AND SCHEMATIC IN NATURE, WORK INCLUDES CERTAIN COMPONENT, APPURTENANCES AND RELATED SPECIALTIES THAT MAY NOT BE SHOWN. WORK ALSO INCLUDES ALL COMPONENTS OF ASSEMBLIES TO WHICH ARE PART OF THE ASSEMBLY, BUILDER SHALL PROVIDE ALL NECESSARY COMPONENTS REQUIRED FOR A COMPLETED STRUCTURE READY FOR HUMAN OCCUPANCY.
4. DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY, NOT HIERARCHAL, ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECTURAL ENGINEER PRIOR TO COMMENCEMENT OF WORK.
5. PLANS, NOTATIONS AND DETAILS ARE HIERARCHICAL. HIGHLY DETAILED DRAWINGS TAKE PRECEDENCE OVER LOWER DETAILED DRAWINGS. NOTATIONS TAKE PRECEDENCE OF GRAPHICAL DRAWINGS.
6. DO NOT SCALE THESE DRAWINGS, SCALE NOTED ON PLANS IS FOR VISUAL ORIENTATION ONLY. UNDER NO CIRCUMSTANCES WILL A BUILDER BE CREDITED FOR MISTAKE CAUSED BY "SCALING" DRAWING. IF A DISCREPANCY IS FOUND, THE BUILDER IS TO CONTACT THE ARCHITECTURAL ENGINEER FOR INTERPRETATION OF INTENT PRIOR TO COMMENCEMENT OF WORK.
7. CONSTRUCTION MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE BUILDER. THE ARCHITECTURAL ENGINEER HAS ACCOUNTED FOR THE MOST COMMON OF TECHNIQUES USED IN THE DESIGN OF THIS PROJECT. ANY REVISIONS REQUIRED BY THE ARCHITECTURAL ENGINEER AS A RESULT OF A BUILDERS PARTICULAR METHOD OF CONSTRUCTION, PREFERENCES OR VALUE ENGINEERING WILL BE BILLED TO THE OWNER AND SHALL BE REIMBURSED TO THE OWNER BY THE BUILDER.
8. THE BUILDER IS THE ONLY PARTY IN CONTROL OF THE WORK ENVIRONMENT. AS A RESULT, THE BUILDER MUST VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK, AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECTURAL ENGINEER.
9. DIMENSIONS ARE TO FACE OF STUD, CMU, OR CONCRETE UNLESS OTHERWISE NOTED.
10. WHERE MECHANICAL, ELECTRICAL, PLUMBING OR SPECIALTY DRAWINGS ARE PREPARED BY THE BUILDER OR THE BUILDER'S SUB-CONTRACTORS, THE DRAWINGS SHALL BE CONSIDERED SHOP DRAWINGS AND SHALL BE SUBMITTED TO THE ARCHITECTURAL ENGINEER FOR REVIEW PRIOR TO SUBMITTAL TO THE BUILDING DEPARTMENT AND/OR COMMENCEMENT OF WORK. THE ARCHITECTURAL ENGINEER RETAINS THE RIGHT TO REJECT SHOP DRAWINGS NOT IN CONFORMANCE WITH THE DESIGN INTENT.

E. SHOP DRAWINGS: BUILDER SHALL TAKE SPECIAL NOTE: NEITHER THE ARCHITECTURAL ENGINEER NOR OWNER IS IN CONTROL OF THE JOB SITE ENVIRONMENT AND THEREFORE NOT RESPONSIBLE FOR DIMENSIONS SHOWN ON SHOP DRAWINGS WHETHER THE SHOP DRAWINGS ARE STAMPED "APPROVED " OR NOT.

1. BY SUBMITTING SHOP DRAWINGS TO THE ARCHITECTURAL ENGINEER/ ENGINEER, BUILDER WARRANTS THAT THEY HAVE REVIEWED THE SHOP DRAWING, COORDINATED THE SHOP DRAWINGS WITH ALL RELATED TRADES, VERIFIED ALL DIMENSIONS WITH ACTUAL FIELD CONDITIONS, CONFIRMED QUANTITIES, PERFORMANCE REQUIREMENTS AND FABRICATION PROCESSES.
2. REVIEW OF SHOP DRAWINGS BY THE ARCHITECTURAL ENGINEER IS ONLY FOR CONFORMANCE WITH THE DESIGN CONCEPT OF THE PROJECT AND FOR COMPLIANCE WITH THE INFORMATION ALREADY GIVEN IN THE CONTRACT DOCUMENTS.
3. APPROVAL OF SHOP DRAWINGS BY THE ARCHITECTURAL ENGINEER DOES NOT RELIEVE THE BUILDER OF THE RESPONSIBILITY FOR COMPLYING WITH ALL REQUIREMENTS OF THE CONTRACT DOCUMENTS.
4. ARCHITECTURAL ENGINEER IS NOT REQUIRED TO REVIEW UNSOLICITED SHOP DRAWINGS. UNSOLICITED SHOP DRAWINGS MAY BE RETURNED WITHOUT REVIEW OR COMMENT, AND REFERENCE DRAWINGS FOR SHOP DRAWINGS ARE REQUIRED FOR THIS PROJECT.
5. BUILDER SHALL SUBMIT ALL REQUIRED SHOP DRAWINGS WITHIN 10 (TEN) DAYS OF AWARD OF CONTRACT FOR CONSTRUCTION. BUILDER SHALL ALLOW SUFFICIENT TIME IN CONSTRUCTION SCHEDULE FOR REVIEW, REVISION AND APPROVAL OF SHOP DRAWINGS.
6. ARCHITECTURAL ENGINEER IS NOT RESPONSIBLE FOR DELAYS OR COST CAUSED BY INACCURATE OR INCOMPLETE SHOP DRAWINGS.
7. ARCHITECTURAL ENGINEER RESERVES THE RIGHT TO CHARGE ADDITIONAL SERVICE FEES FOR MULTIPLE REVIEWS OF THE SAME SHOP DRAWINGS OR FOR REVIEW OF UNSOLICITED SHOP DRAWINGS.
8. WHEN SHOP DRAWINGS ARE REQUIRED, NO PART OF THE STRUCTURE OR COMPONENT SHALL BE CONSTRUCTED WHERE RELATED TO THE SHOP DRAWINGS UNTIL REVIEWED BY THE ARCHITECTURAL ENGINEER.
9. NO COST SHALL BE ATTRIBUTED TO THE OWNER, ARCHITECTURAL ENGINEER FOR THE BUILDER'S FAILURE TO COMPLY WITH THE SHOP DRAWINGS PROCEDURE.

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 PHONE : (719) 398 1155

MILE HIGH ROSE LLC 180 COUNTY RD 599 WALSENBURG, CO 81089			DESCRIPTION
			DATE
NO.			

DATE:	05/15/2017
CHECKED BY:	JJG
PROJECT NO:	14-2017
SHEET:	ARCH NOTES

AO