

GENERAL NOTES (SOME NOTES NOT USED)

A. GENERAL NOTES

1. ALL WORK FOR THIS PROJECT SHALL COMPLY WITH THE NATIONAL BOARD OF FIRE UNDERWRITERS, THE FEDERAL OCCUPATIONAL SAFETY HEALTH ACT (OSHA), AND LOCAL BUILDING DEPARTMENT RULES AND REGULATIONS, ANYTHING SHOWN ON THESE DRAWINGS NOT IN ACCORDANCE WITH THESE RULES AND REGULATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECTURAL ENGINEER, BEFORE PROCEEDING ANY WORK
2. WHERE THE TERMS "APPROVED EQUAL", "EQUAL TO", OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES, IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF THE ARCHITECTURAL ENGINEER.
3. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO BIDDING THE WORK AND SHALL REPORT TO THE ARCHITECTURAL ENGINEER ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF THE PROJECT.
4. UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN ARE FROM CENTER LINE TO CENTERLINE, CENTERLINE TO FACE OF WALL, OR FACE OF WALL TO FACE OF WALL.
5. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK BY ALL TRADES, INCLUDING THOSE PROVIDED AND DIRECTED BY THE OWNER.
6. ALL NEW MATERIALS AND INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S LATEST PRINTED SPECIFICATIONS AND WITH CODE REQUIREMENTS.
7. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR INSURING THE SUBCONTRACTOR'S BIDDING FROM A COMPLETE SET OF DRAWINGS. NO ADDITIONS WILL BE APPROVED BY THE ARCHITECTURAL ENGINEER TO THE SUBS.

B. CONSTRUCTION, QUALITY & WORKMANSHIP

1. ALL CONSTRUCTION DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE SET OF DRAWINGS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL RELATED DRAWINGS.
2. THE GENERAL CONTRACTOR SHALL, AS PART OF THIS CONTRACT, FURNISH ALL MATERIALS, LABOR, TOOLS, EQUIPMENT, TRANSPORTATION, AND INSURANCE NECESSARY TO PROPERLY EXECUTE AND COMPLETE THE WORK ACCORDING TO THE INTENT OF THE PLANS AND SPECIFICATIONS. THE GENERAL CONTRACTOR SHALL VERIFY ALL REQUIREMENTS FOR EXACT SIZE AND QUANTITY OF EQUIPMENT FURNISHED, INCLUDING REQUIREMENTS FOR MECHANICAL AND ELECTRICAL SERVICES, AND BE RESPONSIBLE FOR ALL ROUGH-IN CONNECTIONS.
3. THE CONSTRUCTION NOTES AND/ OR DRAWINGS ARE SUPPLIED TO ILLUSTRATE THE DESIGN AND GENERAL TYPE OF CONSTRUCTION DESIRED AND ARE INTENDED TO IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIAL, AND WORKMANSHIP THROUGHOUT. ALL ERRORS, OMISSIONS AND CLARIFICATIONS MUST BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECTURAL ENGINEER, DURING THE BID PHASE. ANY INFORMATION REQUESTED AFTER THE BID PHASE WILL BE ADDRESSED AS AN ARCHITECTURAL ENGINEERS SUPPLEMENTAL INFORMATION WITH NO EXTENSION OF TIME OR MONEY.
4. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES
5. THE GENERAL CONTRACTOR AND ANY OTHER CONTRACTORS INVOLVED IN THIS PROJECT SHALL TAKE NOTE THAT ANY COST CAUSED BY DEFECTIVE OR ILL-TIMED WORK AS A RESULT OF, BUT NOT LIMITED TO, INFERIOR WORKMANSHIP OR MATERIALS, IMPROPER SCHEDULING, OR DELINQUENT ORDERING SHALL BE BORNE BY THE PARTY RESPONSIBLE THEREOF.
6. WHERE ANY EQUIPMENT IS BEING INSTALLED, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING BLOCKING IN WALLS AS REQUIRED BY THE EQUIPMENT MANUFACTURER.
7. ALL FLASHING SHALL BE DONE IN STRICT ACCORDANCE WITH THE FLASHING MANUFACTURER'S PUBLISHED SPECIFICATIONS AND DETAILS. THIS TO INCLUDE THE AMOUNT OF OVERLAP AND INSTALLATION OF DRIP EDGES, IF REQUIRED.
8. ALL FIRE-RATED WALL SHALL BE PERMANENTLY IDENTIFIED PER INTERNATIONAL BUILDING CODE CHAPTER 7. SIGNS OR STENCILS SHALL BE 6" MIN. IN HEIGHT WITH RED LETTERING. WORDING TO BE "1 HOUR-RATED WALL, PROTECT ALL OPENINGS" OR SIMILAR.

C. DEFINITIONS:

1. THE TERMS "BUILDER" SHALL BE THE SAME AS "GENERAL CONTRACTOR". THE BUILDER IS THE PARTY RESPONSIBLE FOR THE "WORK" AND FOR WHICH A PRIME CONTRACT IS WRITTEN WITH THE "OWNER". SUBCONTRACTORS SHALL ANSWER TO THE "BUILDER".
2. THE TERM "ARCHITECTURAL ENGINEER" WHERE REFERENCED IN THIRD PARTY DOCUMENTS SHALL J JUSTIN GARCIA P.E. AS DEFINED IN COLORADO STATUTES AND SHALL BE " AE LEUKEN ARCHITECTURAL ENGINEERS".
3. THE TERM "OWNER" SHALL MEAN THE PRIME PARTY RESPONSIBLE FOR PAYMENTS TO THE "BUILDER" AND "AE LEUKEN LLC". THE TERM MAY OR MAY NOT REFER TO THE LEGAL OWNER OF THE PROPERTY FOR WHICH THE STRUCTURES WILL BE ERECTED.
4. THE TERM "WORK" SHALL MEAN ALL LABOR, TRANSPORTATION, MATERIAL, EQUIPMENT, TOOLS, INSTALLATION, SYSTEMS, SUPERVISION AND ANY OTHER INCIDENTAL ITEMS OR SERVICES NECESSARY FOR THE PROPER EXECUTIONS OF THE PROJECT AND A COMPLETED STRUCTURE READY FOR HUMAN OCCUPANCY WHETHER OR NOT SPECIALLY INDICATED OR NOTED. "WORK" SHALL ALSO INCLUDE ANY DEMOLITION OR REPAIR REQUIRED AS A PROCESS OF THE CONSTRUCTION.
5. THE TERM "PROVIDE" SHALL MEAN FURNISH AND INSTALL, MAKE ALL FINAL CONNECTIONS AND LEAVE IN AN APPROVED COMPLETE OPERATING CONDITION.
6. THE TERM "CONTRACT DOCUMENTS" SHALL MEAN ALL DRAWINGS & SPECIFICATIONS OR CORRESPONDENCE ISSUED BY THE DESIGNED OR THE DESIGNERS ENGINEERS.
7. ANY TERM NOT DEFINED SHALL BE FIRST REFERENCED IN ACCORDANCE WITH STANDARD AIA OWNER- CONTRACTOR AGREEMENT & ALSO GENERAL CONDITIONS FOR THE CONTRACT FOR CONSTRUCTION AND SECOND BY WEBSTERS UNABRIDGED DICTIONARY .
8. AE LEUKEN LLC SHALL BE ALSO KNOWN AS "AEL"

D. RELATED - REFERENCE DOCUMENTS:

1. ALL GENERAL CONDITIONS, SPECIAL REQUIREMENTS OR GENERAL REQUIREMENTS OF THE CONSTRUCTION SPECIFICATION OF MATERIAL MANUFACTURERS ARE MADE PART OF THIS SPECIFICATION AND HAVE HE SAME AFFECT AS IF COMPLETELY REPRODUCED.
2. ALL WORK SHALL BE CONDUCTED BY THE BUILDER IN ACCORDANCE WITH THE LATEST ADOPTED EDITIONS OF THE BUILDING CODES AS OF THE DATE THE PERMIT IS ISSUED FOR THIS PROJECT, BUILDER SHALL REPORT ANY DISCREPANCIES BETWEEN CURRENT CODE AND THE DRAWINGS OR SPECIFICATIONS TO THE DESIGNER PRIOR TO WORK.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE INDUSTRY STANDARDS. INDUSTRY STANDARDS SHALL BE DETERMINED BY MANUAL OR HANDBOOK IF THE PRIMARY ASSOCIATION OF EACH TRADE. THE MANUALS SHALL INCLUDE, BUT NOT LIMITED TO:
 - GYPSON ASSOCIATION
 - AMERICAN CONCRETE INSTITUTE
4. SHOP DRAWINGS OR DRAWINGS PROVIDED BY OTHERS ARE NOT PART OF THE CONTRACT DOCUMENTS BUT SHALL BE PREPARED IN OBEISANCE OF THE CONTRACT DOCUMENTS AND THE BUILDER SHALL CERTIFY THE SHOP DRAWINGS.

E. AGREEMENTS:

1. ALL AGREEMENTS BETWEEN THE BUILDER AND OWNER SHALL BE IN WRITING.
2. ALL AGREEMENTS SHALL SPELL OUT THE DUTIES AND RESPONSIBILITIES OF EACH PARTY INCLUDING FINISH TOLERANCES OR SHALL REFERENCE THE INDUSTRY STANDARD.
3. ALL AGREEMENTS BETWEEN THE BUILDER AND SUB-CONTRACTORS SHALL BE IN WITTING. THE OWNER SHALL RECEIVE A COPY OF ALL AGREEMENTS PRIOR TO CONSTRUCTION.
4. ALL AGREEMENTS SHALL BE LUMP-SUM FIXED FEE AGREEMENTS AND SHALL INCLUDE ALL COMPONENTS ARE REFERENCED ON THE DRAWINGS OR NOT.
5. THE BUILDER SHALL REVIEW THE CONTRACT DOCUMENTS AND VERIFY EXISTING SITE CONDITIONS PRIOR TO SUBMITTING A BID, PROPOSAL OR AGREEMENTS. THE BUILDERS PROPOSAL SHALL INCLUDE ALL TRADES AND SERVICES NECESSARY FOR COMPLETION OR THE WORK. THE BUILDER SHALL NOTATES ALL EXISTING CONDITIONS WHICH INTERFERE OR CONFLICT WITH THE WORKING DRAWINGS AND REPORT THE INCONSISTENCIES PRIOR TO BID, PROPOSAL OR AGREEMENT, NO CHANGE ORDERS WILL BE PERMITTED FOR FAILURE TO NOTIFY ARCHITECTURAL ENGINEER OF CONFLICTING SITE CONDITIONS.
6. THIS PROJECT DOES NOT REQUIRE THE USE OF ANY SPECIFIC CONTRACT FORM, HOWEVER IN NO EVENT IS THE OWNER-BUILDER AGREEMENT TO HAVE REQUIREMENTS WHICH WOULD DISADVANTAGE THE OWNER MORE THAN THAT OF "AIA- DOCUMENT A201- GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION"

F. QUALIFICATIONS & ASSURANCES:

1. THE BUILDER AND ALL SUB-CONTRACTORS SHALL HAVE A MINIMUM OF 5 YEARS EXPERIENCE IN RESIDENTIAL CONSTRUCTION OF THE TRADE FOR WHICH THEY ARE CONTRACTED.
2. WHERE THE OWNER ACTS ON HIS OWN BEHALF WITH HER/HIS OWN FORCES, THE OWNER WARRANTS THAT HE/SHE HAS THE QUALIFICATIONS AND EXPERIENCE NECESSARY FOR THE ORGANIZATION AND COMPLETION OF WORK TO THE SAME STANDARDS AS THAT OF A HIRED CONTRACTOR.
3. THE BUILDER AND ALL SUB-CONTRACTORS SHALL BE FULLY LICENSED AND BONDED FOR THE WORK FOR WHICH THEY ARE RESPONSIBLE. PROOF OF LICENSURE SHALL BE PROVIDED TO THE OWNER PRIOR TO EXECUTION OF THE AGREEMENT.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR A MINIMUM OF 1 (ONE) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION UNLESS OTHERWISE NOTED. THE WARRANTEE SHALL INCLUDE THE COST OF MATERIALS, LABOR AND ANY COST ASSOCIATED WITH THE REPAIR,
5. MANUFACTURERS WARRANTIES SHALL BE PROPERTY OF THE OWNER AND SHALL BE TRANSFERRED TO THE OWNER UPON SUBSTANTIAL COMPLETION. MANUFACTURERS WARRANTEES SHALL NOT RELEASE THE BUILDER OF HIS RESPONSIBILITY DURING THE WARRANTEE PERIOD.
6. ROOF SYSTEMS SHALL BE WARRANTED FOR A MINIMUM PERIOD OF 10 (TEN) YEARS TO INCLUDE MATERIALS, LABOR, AND ANY COST ASSOCIATED WITH THE REPAIR,

G. PERMITS & FEES

1. ALL PERMITS AND FEES SHALL BE THE RESPONSIBILITY OF THE BUILDER.
2. BUILDER SHALL SCHEDULE AND COORDINATE ALL INSPECTIONS. DESIGNER AND OWNER SHALL BE NOTIFIED IN ADVANCE OF INSPECTIONS TO ENABLE THE DESIGNER AND OWNER TO BE PRESENT IF DESIRED.

H. MISCELLANEOUS

1. BUILDER SHALL HAVE A SAFETY PROGRAM IN PACE AND SHALL BE SOLELY RESPONSIBLE FOR THE IMPLEMENTATION OF SUCH POLICY.
2. THIS PROJECT HAS BEEN DESIGNED IN ACCORDANCE WITH ALL CURRENT BUILDING CODES, INCLUDING LOCAL AMENDMENTS, AT THE TIME OF PRODUCTION. DESIGNER ASSUMES IMMEDIATE SUBMITTAL OF DRAWINGS TO THE BUILDING DEPARTMENT UPON COMPLETION ARCHITECTURAL ENGINEER IS NOT RESPONSIBLE FOR CODE CHANGES OCCURRING MORE THAN 6 (SIX) MONTHS AFTER THE COMPLETION OF THESE DRAWINGS.
3. AE LEUKEN, LLC SHALL COMMUNICATE ONLY WITH THE GENERAL CONTRACTOR, OR PRIMARY CONTACT, WHOM IS RESPONSIBLE FOR THE OVERALL PROJECT. AE LEUKEN, LLC IS IN NO OBLIGATION TO COMMUNICATE WITH SUB-CONTRACTORS AND ANY COMMUNICATION DONE IN THIS MANOR SHALL BE CONSIDERED ADVOCATED ONLY AND NOT INSTRUCTIONAL.



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DESCRIPTION
DATE
NO.

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SHEET: GENERAL NOTES

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