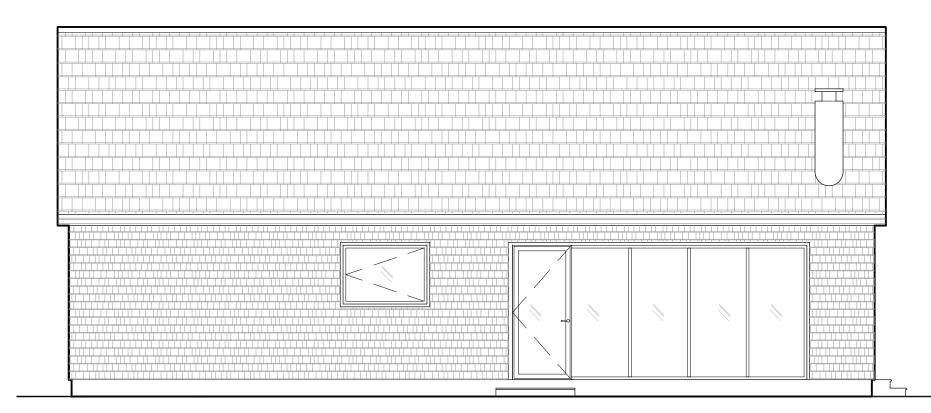
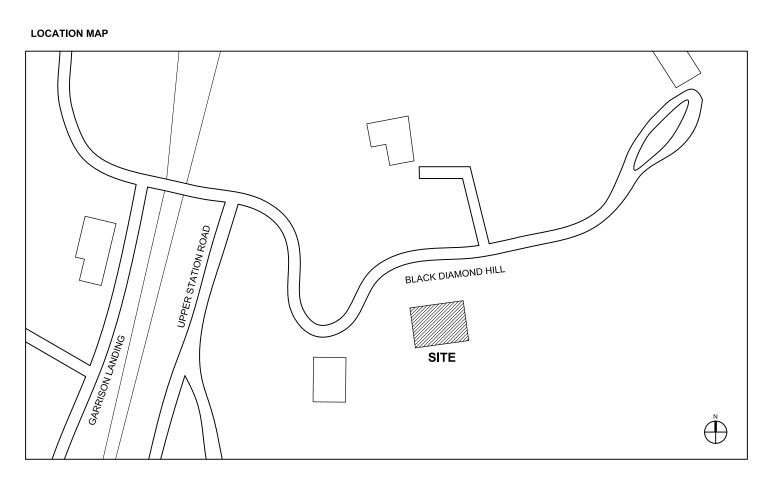
SPRUIELL - JOHNSTON RESIDENCE

16 BLACK DIAMOND HILL GARRISON, NY 10524

PERMIT SET - FEBRUARY 2022





PROJECT DESCRIPTION

NO WORK TO EXISTING EXTERIOR OR INTERIOR OF MAIN RESIDENCE.

NEW 1000 SF SINGLE LEVEL STRUCTURE WITH 1 BEDROOM, 1 BATHROOM, KITCHENETTE, LIVING SPACE AND EXTERIOR DECK AREA.

APPLICABLE CODES

BUILDING: N.Y. STATE RESIDENTIAL CODE ENERGY: THE N.Y. STATE ENERGY CONSERVATION CODE ELECTRICAL: CHAPTER 27 OF THE N.Y. STATE BUILDING CODE MECHANICAL: NOT APPLICABLE PLUMBING: NOT APPLICABLE FIRE CODE OF N.Y. STATE ENVIRONMENTAL: NOT APPLICABLE LABOR: NOT APPLICABLE OCC. SAFETY: NOT APPLICABLE

NOT APPLICABLE

STANDARDS

ACCESSIBILITY:

PERFORMANCE OF WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING STANDARDS:

- 1. U.S. DEPARTMENT OF HEALTH EDUCATION WELFARE TECHNICAL HANDBOOK FOR FACILITIES ENGINEERING AND CONSTRUCTION MANUAL PART 4: DESIGN OF BARRIER-FREE FACILITIES (SECTION 4.12)
- STANDARDS LISTED UNDER ITEM 1.2 OF EACH TECHNICAL SPECIFICATION SECTION INCLUDING BUT NOT LIMITED TO U.L., NEMS, 1 PCEA, ASTM, ANSI, NBS, ASHRE, UTILITY COMPANY STANDARDS, ETC.

DRAWING INDEX

ARCHITECTURAL:

A000 TITLE SHEET
A000A GENERAL NOTES
A000B GENERAL NOTES
A000C GENERAL NOTES
A000D GENERAL NOTES

A005 EXISTING SEPTIC PLAN A010 EXISTING SURVEY PLAN A011 PROPOSED SITE PLAN

A101 LEVEL 01 CONSTRUCTION PLAN
A102 ROOF LEVEL CONSTRUCTION PLAN
A201 LEVEL 01 REFLECTED CEILING PLAN
A202 LEVEL 01 POWER PLAN

A400 EXTERIOR ELEVATIONS A450 BUILDING SECTIONS

A451 WALL SECTION AND EXTERIOR DETAILS

A900 EXTERIOR WINDOW AND DOOR SCHEDULES

E100 EXISTING PLANS E200 EXISTING ELEVATIONS

PROJECT TEAM: CLIENT: STEPHEN SPRUIELL

CONTACT: STEPHEN SPRUIELL 16 BLACK DIAMOND HILL GARRISON, NY 10524

ARCHITECT:
GARRISON FOUNDRY ARCHITECTURE
40 NELSON LANE
GARRISON, NY 10524

CONTACT: ANNIE MENNES 917-364-3218

STRUCTURAL ENGINEER: MIKE CARR, PE 13 WOODLAND DR GARRISON, NY 10524

CONTACT: MIKE CARR

CIVIL ENGINEER:
BADEY & WATSON
3063 ROUTE 9
COLD SPRING, NY 10516-3842
CONTACT: MARGARET MCMANUS

GARRISON FOUNDRY ARCHITECTURE

No. DATE REVISION

08.15.21 DD SET

10.15.21 CONSTRUCTION SET

03 02.25.22 ISSUED FOR PERMIT

40 NELSON LANE GARRISON NY 10524 T: 917.364.3218 F: 845.424.6261

16 BLACK DIAMOND HILL GARRISON, NY 10524

TITLE SHEET

SEAL & SIGNATURE



PROJECT: 16 BD

DATE: 02/25/2022

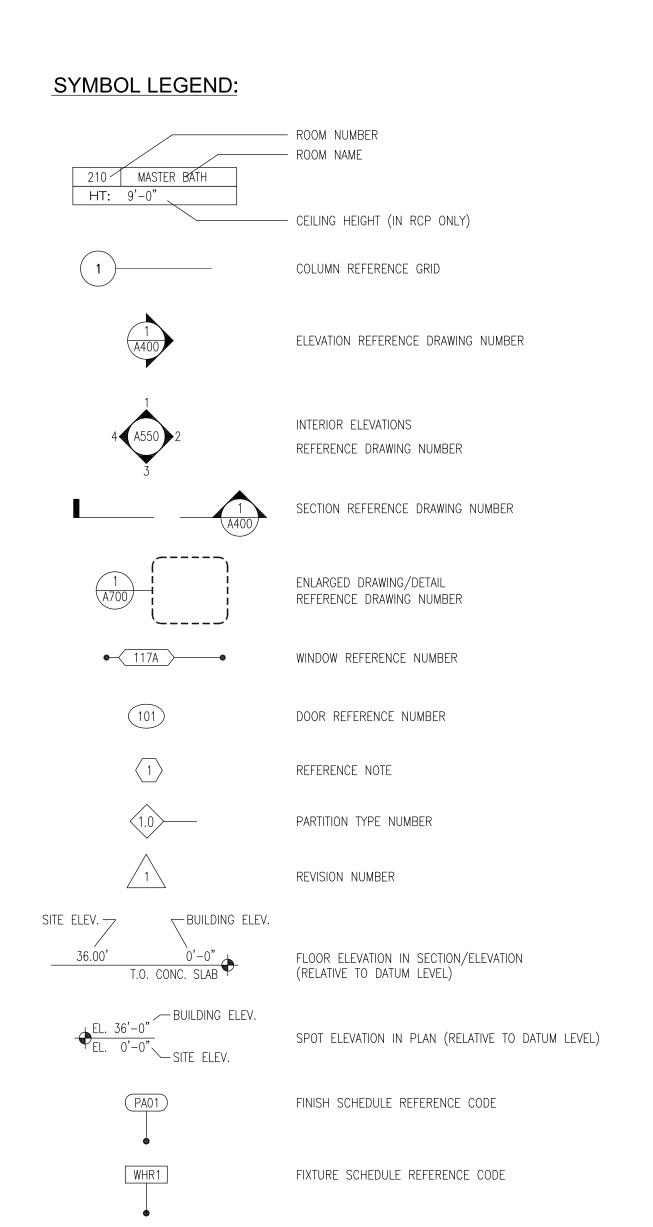
CHK BY: GF

DWG No:

A-000.00

.IST (OF ABI	BREVIATIONS:			
Α	ACT ADA AFF ALT ALUM	ACOUSTIC CEILING TILE AMERICANS WITH DISABILITIES ACT ABOVE FINISHED FLOOR ALTERNATE ALUMINUM	L	LAM LAV LIN LT	LAMINATED LAVATORY LINEAR LIGHT
В	B.O. BLDG BRK	BY OTHERS BUILDING BRICK	М	MAX MECH MEZZ MFG MIN	MAXIMUM MECHANICAL MEZZANINE MANUFACTURE, MANUFACTURER MINIMUM
С	C.L. CLG CLR C.M.U.	CENTER LINE CEILING CLEAR CONCRETE MASONRY UNIT		MISC MTD MTL	MISCELLANEOUS MOUNTED METAL
	COL CONC CONT C.T.	COLUMN CONCRETE CONTINUOUS CERAMIC TILE CARPET	N	N/A N.I.C. NOM NTS	NOT APPLICABLE NOT IN CONTRACT NOMINAL NOT TO SCALE
D	DEMO D.F. DIA	DEMOLITION DRINKING FOUNTAIN DIAMETER	0	O.A. O.C. O.D.	OUTSIDE AIR ON CENTER OUTSIDE DIAMETER
	DIF DIM DN DTL	DIFFUSER DIMMER, DIMMING DOWN DETAIL	Р	P-LAM PTD PLWD	PLASTIC LAMINATE PAINTED PLYWOOD
Ε	EA ELEC EQ EQP E.W.H.	DRAWING EACH ELECTRICAL EQUAL EQUIPMENT ELECTRIC WATER HEATER EXISTING	R	R R.A. R.C.P. REQ.'D RES REV RM	RADIUS RETURN AIR REFLECTED CEILING PLAN REQUIRED RESILIENT REVISION, REVISE, REVISED ROOM
	EXP EXT	EXPOSED EXTERIOR	S	S.A. S.C. SCHED	SUPPLY AIR SOLID CORE SCHEDULED
F	F.C.I.C. FLR FLUO F.O.I.C. FT FURN FXT	FURNISHED BY CONTRACTOR, INSTALLED BY CONTRACT FLOOR FLUORESCENT FURNISHED BY OWNER, INSTALLED BY CONTRACTOR FOOT, FEET FURNISHED FIXTURE	OR	SECT S.F. SHT SIM STD STL STN STO	SECTION SQUARE FOOT, SQUARE FEET SHEET SIMILAR STANDARD STEEL STAIN, STAINED STONE
G	GA G.B. G.C. GL G.W.B. GYP	GAUGE GLASS BLOCK GENERAL CONTRACTOR GLASS, GLAZED, GLAZING GYPSUM WALL BOARD GYPSUM	Т	STRUCT SUSP T.B.D. THK TMPR	STRUCTURAL SUSPENDED TO BE DETERMINED THICK, THICKNESS TEMPER, TEMPERED
Н	H.C. HDW H.M.	HOLLOW CORE HARDWARE HOLLOW METAL	U	T.O.S. T.S.T. TYP. U.O.N.	TOP OF SLAB TOP OF STEEL TYPICAL UNLESS OTHERWISE NOTED
	HR HT	HOUR HEIGHT			
1	H.W.H.	HOT WATER HEATER	V	V.C.T. V.I.F.	VINYL COMPOSITION TILE VERIFY IN FIELD VENEER
I	I.C. I.D. IN INSL INT	INSTALLED BY CONTRACTOR INSIDE DIAMETER INCH, INCHES INSULATED INTERIOR	W	W/ W.C. WD	WITH WATER CLOSET WOOD

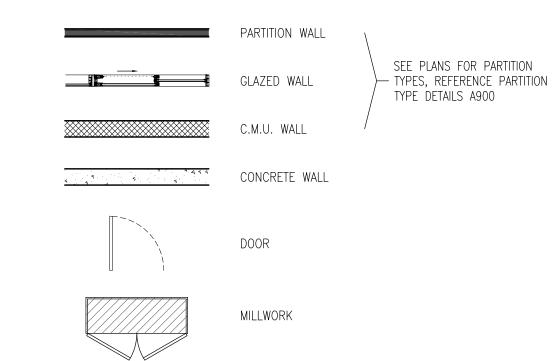
W/O WITHOUT



FURNITURE SCHEDULE REFERENCE CODE

CH03

FLOOR PLAN LEGEND:



REFLECTED CEILING PLAN LEGEND:

A	RECESSED DOWNLIGHT
B- ↓	WALL WASHER
С	WALL MOUNTED FIXTURE
D 	SURFACE MTD. FIXTURE
FΞ	WALL MOUNTED FIXTURE (EXTERIOR)
H====	UNDERCABINET STRIPLIGHT
Р-ф-	RECESSED FIXTURE
S	SUSPENDED FLUORESCENT FIXTURE
otin	EXHAUST FAN
\boxtimes	SUPPLY DIFFUSER
	RETURN AIR GRILLE
	SLOT SUPPLY / RETURN

S CEILING MOUNTED SPEAKER

RECESSED WINDOW SHADE

LIGHT SWITCH

LIGHT SWITCH W/ DIMMER

3-WAY LIGHT SWITCH

4-WAY LIGHT SWITCH

SD ● COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR

WS WINDOW SHADE

POWER & SIGNAL PLAN LEGEND:

	· · · · · · · · · · · · · · · · · · ·
Φ	DUPLEX WALL OUTLET
#	QUAD WALL OUTLET
\bigcirc	DUPLEX FLOOR OUTLET
\bigoplus	QUAD FLOOR OUTLET
GFI	GROUND FAULT INTERRUPT WALL OUTLET
R	DEDICATED DUPLEX WALL OUTLET: REFRIGERATOR (VERIFY LOCATION W/ MANUF.)
F	DEDICATED DUPLEX WALL OUTLET: FREEZER (VERIFY LOCATION W/ MANUF.)
MW T	DEDICATED DUPLEX WALL OUTLET: MICROWAVE (VERIFY LOCATION W/ MANUF.)
	DEDICATED DUPLEX WALL OUTLET: OVEN (VERIFY LOCATION W/ MANUF.)
RG	DEDICATED DUPLEX WALL OUTLET: RANGE/COOKTOP (VERIFY LOCATION W/ MANUF.
W	DEDICATED DUPLEX WALL OUTLET: WASHER (VERIFY LOCATION W/ MANUF.)
D	DEDICATED DUPLEX WALL OUTLET: DRYER (VERIFY LOCATION W/ MANUF.)
TV T	DEDICATED DUPLEX WALL OUTLET: TELEVISION (VERIFY LOCATION W/ MANUF.)
EM	ELECTRICAL METER
lacktriangle	WALL MOUNTED PHONE JACK
WH	WIRELESS NETWORK HUB
C	WALL MOUNTED CABLE OUTLET
C	FLOOR MOUNTED CABLE OUTLET
SEC	SECURITY KEYPAD
S	CEILING MOUNTED SPEAKER
\$	SHELF MTD./FREESTANDING SPEAKER
SUB	FREESTANDING SUBWOOFER
AUDIO	AUDIO RACK
□HB	HOSE BIB
GAS —	GAS CONNECTION

DOOR BUZZER

WINDOW SHADE

No.	DATE	REVISION
01	08.15.21	DD SET
02	10.15.21	CONSTRUCTION SET
03	02.25.22	ISSUED FOR PERMIT

GARRISON FOUNDRY

ARCHITECTURE

40 NELSON LANE GARRISON NY 10524 T: 917.364.3218 F: 845.424.6261

16 BLACK DIAMOND HILL

GARRISON, NY 10524

NOTES, ABBREVIATIONS, SYMBOLS & LEGENDS

SEAL & SIGNATURE



PROJECT: 16 BD DATE: 02/25/2022 CHK BY: GF

DWG No: A-000a

CAD FILE No: x of x

GENERAL NOTES

APPLICABLE LAWS:

1.1 THE GENERAL CONTRACTOR SHALL COMPLY WITH ALL REQUIREMENTS OF THE RESIDENTIAL CODE OF NEW YORK STATE, AND ALL APPLICABLE FEDERAL, STATE, AND CITY LAWS AND ORDINANCES.

1.2 THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, A.I.A. DOCUMENT A201, LATEST EDITION AS AMENDED SHALL BE PART OF THIS

1.3 THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL AT ALL TIMES MAINTAIN THE SAFETY OF THE PUBLIC AND PROPERTY IN ACCORDANCE WITH THE PROVISIONS OF THE RESIDENTIAL CODE OF NEW YORK STATE.

1.4 THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL AT ALL TIMES SAFEGUARD THE PERSONS EMPLOYED IN THIS CONSTRUCTION FROM AND AND AND AND WORK UNDER PERMITS AND SHALL COMPLY THE ALL OF THE PERMITS AND SHALL COMPLY T WITH THE PROVISIONS OF ARTICLE 10 OF THE NEW YORK STATE LABOR LAW AS IMPLEMENTED BY THE INDUSTRIAL CODE OF THE STATE OF NEW YORK, RULE NO. 23 AND THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) AS AMENDED TO DATE.

1.5 ALL WORK PERFORMED AND MATERIALS USED ON THIS PROJECT SHALL BE NEW AND IN STRICT ACCORDANCE WITH ALL MUNICIPAL AND STATE CODES AND BUILDING STANDARDS.

1.6 OSHA REQUIREMENTS SHALL BE INCORPORATED INTO THE SCOPE OF WORK EVEN THOUGH THEY MAY NOT BE LISTED SEPARATELY.

1.7 ALL FINISHES MUST MEET FLAME SPREAD RATING AND SMOKE DEVELOPED RATIO BY CODE:

FOR SPACES PROTECTED CLASS C/111(76-200

BY A SPRINKLER SYSTEM: SMOKE DEVELOPED RATIO) FOR UNSPRINKLERED CLASS A/1(0-23) SMOKE

SPACES: DEVELOPED RATIO) ABOVE CEILING SPACES: NON-COMBUSTIBLE

1.8 IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO SUBMIT FLAME SPREAD INFORMATION TO THE LOCAL BUILDING OFFICIALS IF SO REQUESTED.

MATERIALS ONLY

1.9 THE CONTRACTOR SHALL OBTAIN ALL PERMITS, INSPECTIONS, ETC. INCLUDING THE CERTIFICATE OF OCCUPANCY.

1.10 NOTES ON ONE DRAWING OR ON ONE PAGE OF THE SPECIFICATION SHALL APPLY THROUGHOUT THE CONTRACT DOCUMENTS

1.11 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SCOPE OF WORK AS DEFINED IN THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO THESE CONTRACT DOCUMENTS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROPERLY NOTIFY THE ARCHITECT AND CONSTRUCTION MANAGER OF ANY CONFLICTS, ERRORS OR OMISSIONS IN THESE DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN SUBCONTRACTORS, VENDORS, ETC. AS NECESSARY TO COMPLETE THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. IN THE CASE OF INCONSISTENCIES OR DISCREPANCIES BETWEEN THE DRAWINGS, THE MOST STRINGENT NOTE OR CONDITION SHALL APPLY

1.12 THE INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL WORK OF THE CONTRACT SUM AND CONTRACT TIME. THE DRAWINGS AND THE SPECIFICATIONS ARE TO BE CONSIDERED COMPLIMENTARY, AND ALL WORK NECESSARY FOR THE EXECUTION OF THE WORK, IF SHOWN ON THE DRAWINGS, OR ANY WORK WITHIN THE LIMITS ESTABLISHED BY THE DRAWINGS AND SPECIFICATIONS SHALL BE CONSIDERED AS PART OF THE CONTRACT, AND SHALL BE EXECUTED BY THE CONTRACTOR, WITHOUT EXTRA COMPEN-SATION, IN THE SAME MANNER AND WITH THE CHARACTER OF MATERIALS AS OTHER PORTIONS OF THE CONTRACT.

CAREFUL EXAMINATION:

1.13 THE CONTRACTOR WARRANTS THAT PRIOR TO SUBMITTING HIS PROPOSAL FOR THE WORK, HE HAS CAREFULLY EXAMINED ALL THE CONTRACT DOCUMENTS, ACQUAINTED HIMSELF WITH THE EXISTING CONDITIONS AND ALL OTHER CONDITIONS RELEVANT TO THE WORK, AND MADE ALL INVESTIGATIONS, ESSENTIAL TO A FULL UNDERSTANDING OF THE

DIFFICULTIES WHICH MAY BE ENCOUNTERED IN PERFORMING THE WORK.

1.14 THESE GENERAL NOTES SHALL APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED. THE GENERAL CONTRACTOR SHALL ALSO REFERENCE THE NOTES ON EACH DRAWING SHEET AND INCORPORATE SUCH INTO THE SCOPE OF WORK.

1.15 BEFORE STARTING WORK, THE CONTRACTOR SHALL REQUIRE THE VARIOUS TRADES TO EXAMINE SUCH WORK OF OTHERS AS MAY EFFECT WORK UNDER THEIR CHARGE. THE ACT OF STARTING ANY SPECIFIC OPERATION WILL BE DEEMED AS EVIDENCING ACCEPTANCE BY THE CONTRACTOR OF ALL RELATED CONDITIONS AS BEING SATISFACTORY FOR SUCH WORK AND THE SPECIFIED OR INDICATED RESULT TO BE PRODUCED THEREBY.

DIMENSIONS:

1.16 DIMENSIONS OF THE WORK SHALL NOT BE DETERMINED BY SCALE OR RULE, AND FIGURED DIMENSIONS SHALL BE FOLLOWED AT ALL TIMES, UNLESS OBVIOUS DISCREPANCIES EXIST.

1.17 ALL DIMENSIONS ARE FROM THE FACE OF STUD UNLESS OTHERWISE NOTED. ALL 'HOLD' DIMENSIONS WILL BE MAINTAINED. ALL PARTITIONS SHOWN AS 'ALIGNED' ARE TO BE SMOOTH AND FLUSH WITH EXISTING.

1.18 ALL VERTICAL DIMENSIONS INDICATED ON THE DRAWINGS ARE FROM AN ASSUMED 0'-0" FINISHED FLOOR HEIGHT. CONTRACTOR IS TO ESTABLISH ACTUAL BENCHMARK IN THE FIELD AND NOTIFY THE ARCHITECT OF VARIATIONS IN THE ACTUAL FLOOR SLAB.

DEFINITIONS:

1.19 WHEN "APPROVED EQUAL" OR "EQUAL TO" OR ANY GENERAL QUALIFYING TERM IS USED, IT SHALL BE BASED UPON THE REVIEW AND ACCEPTANCE IN WRITING OF THE ARCHITECT PRIOR TO ANY PURCHASE OR INSTALLATION.

1.20 THE WORD "PROVIDE" SHALL MEAN TO FURNISH AND INSTALL ALL MATERIALS NECESSARY TO COMPLETE WORK, IN ACCORDANCE WITH ACCEPTED CONSTRUCTION STANDARDS, MANUFACTURER'S RECOMMENDATIONS AND THE CONTRACT SPECIFICATIONS.

1.21 THE WORD "CONTRACTOR" SHALL MEAN "GENERAL CONTRACTOR", AND MAY ALSO INCLUDE "CONSTRUCTION MANAGER".

COORDINATION:

1.22 THE GENERAL CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WORK WITH THE OWNER.

1.24 THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE OWNER ALL WORK INCLUDED AS 'N.I.C.' (NOT IN CONTRACT) ON THE DRAWINGS.

1.27 THE CONTRACTOR SHALL INFORM THE VARIOUS TRADES OF WORK REQUIRED, DUE TO WORK OF OTHER TRADES, NOT SPECIFICALLY MENTIONED IN THE DRAWINGS. THE CONTRACTOR SHALL ADVISE ALL TRADES AS TO FEATURES OF THE CONSTRUCTION REQUIRED IN THEIR WORK TO RECEIVE, ENGAGE AND SUPPORT VARIOUS PARTS OF OTHER WORK, AND OF ALL EASEMENTS AND TOLERANCES REQUIRED TO PROPERLY CLEAR SAME.

1.29 THE GENERAL CONTRACTOR SHALL COORDINATE IT'S WORK WITH THAT OF THE OWNER'S CONTRACTORS, IF ANY.

1.31 THE CONTRACTOR SHALL REVIEW THE DRAWINGS AND SPECIFICATIONS WITH ALL TRADES AND SHALL BE RESPONSIBLE FOR COORDINATING THE WORK AMONG THE TRADES SO THAT INSTALLATION BY ONE SHALL NOT INTERFERE OR CAUSE DELAY WITH THE WORK OF OTHERS.

PROCEDURE:

1.32 THE GENERAL CONTRACTOR SHALL OBTAIN THE LATEST COPIES OF THE APPROVED PLANS, SPECIFICATIONS AND SURVEYS AND SHALL BE THOROUGHLY FAMILIARIZED WITH THESE DOCUMENTS BEFORE COMMENCING ANY WORK. 1.33 THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL VISIT THE SITE PRIOR TO COMMENCING THEIR PORTIONS OF THE WORK. THEY SHALL VERIFY ALL CONDITIONS AND MEASUREMENTS IN THE FIELD BEFORE COMMENCING ANY WORK OR FABRICATION OF ANY KIND AND SHAL RESPONSIBLE FOR COORDINATING THEIR WORK WITH THAT OF OTHER TRADES 1.34 THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY KIND OF ERRORS, OMISSIONS, CONFLICTS AND AMBIGUITIES WITHIN AND BETWEEN THE DRAWINGS, BETWEEN THE DRAWINGS AND SPECIFICATIONS, AND BETWEEN THE CONTRACT DOCUMENTS AND THE EXISTING FIELD CONDITIONS, PRIOR TO SUBMITTING HIS BID PROPOSAL AND PRIOR TO PROCEEDING WITH THE WORK IN QUESTION.

1.35 A COPY OF THE LATEST SET OF CONSTRUCTION DRAWINGS AND SPECIFICATIONS SHALL BE KEPT AT THE PROJECT SITE FOR INSPECTION BY THE ARCHITECT. THE DRAWINGS SHALL BE UPDATED AND RETURNED TO THE ARCHITECT AT THE COMPLETION OF THE PROJECT.

1.36 THE GENERAL CONTRACTOR SHALL MAINTAIN FREE AND UNOBSTRUCTED ACCESS FROM ALL FLOOR AND ADJACENT SPACES INTO EXISTING REQUIRED MEANS OF EGRESS TO THE OUTSIDE OF THE BUILDING AT ALL TIMES. 1.37 ALL ELECTRICAL, SPRINKLER, MECHANICAL, AND PLUMBING ENGINEERING INFORMATION AND NOTES SHALL BE THE RESPONSIBILITY OF AND SHALL BE LOCATED ON THE DRAWINGS OF THE ENGINEER OF RECORD. IF ANY DISCREPANCY IS FOUND BETWEEN THE ARCHITECTURAL AND ENGINEERING INFORMATION, THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

1.38 THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN OUT ALL DEBRIS AND VACUUM CLEAN WITHIN THE RADIATOR ENCLOSURES BEFORE THESE UNITS ARE PAINTED OR A FINISHED FLOOR INSTALLED 1.39 ALL PLUMBING FIXTURES SHALL BE THOROUGHLY CLEANED AND ALL DAMAGED OR MALFUNCTIONING ITEMS SHALL BE REPAIRED OR REPLACED TO ACHIEVE A FIRST-CLASS TOILET INSTALLATION.

1.40 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO KEEP THE PREMISES CLEAN AND FREE OF EXCESSIVE DEBRIS ON A DAILY BASIS, AND NOT TO LET ANY DEBRIS ACCUMULATE NEAR FIRE AND EGRESS STAIR AT

1.41 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, INSTALLING, MAINTAINING, MOVING AND REMOVING ALL TEMPORARY SERVICES NECESSARY AND REQUIRED TO COMPLETE THE WORK OF THIS CONTRACT. TEMPORARY SERVICES SHALL MEET ALL APPLICABLE REQUIREMENTS OF LOCAL CODES, LAWS, ORDINANCES, AND REGULATIONS.

REQUIREMENTS:

1.42 THE GENERAL CONTRACTOR SHALL PROVIDE A COMPLETE AND FULLY OPERATIONAL PROJECT IN ACCORDANCE WITH THE DESIGN INTENT DESCRIBED IN THE CONTRACT DOCUMENTS. 1.43 THE GENERAL CONTRACTOR SHALL PROVIDE A SECURE FACILITY WITHIN THE PROJECT AREA FOR THE SAFE STORAGE OF EXISTING FURNITURE AND EQUIPMENT, PENDING EITHER REUSE OR RELOCATION AS PART OF THE CONTRACT, OR DECISION BY THE OWNER AS TO SHIPPING OR DISPOSAL.

1.44 IF THE LOCATION OF THE WORK IS IN AN AREA OF THE BUILDING THAT MUST CONTINUE OPERATION DURING THE PROGRESS OF THE WORK, THE GENERAL CONTRACTOR IS TO PROVIDE MINIMUM INTERFERENCE WITH THE DAILY OPERATIONS.

1.45 ALL WORK COMPLETED UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE CONSTRUCTION DOCUMENTS, THE CONSTRUCTION CRITERIA OF THE OWNER, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS HAVING JURISDICTION. ANY MODIFICATION TO THE WORK REQUIRED BY SUCH AUTHORITIES SHALL BE PERFORMED BY THE GENERAL CONTRACTOR FOLLOWING WRITTEN NOTIFICATION TO THE ARCHITECT. CHANGES IN THE SCOPE OF WORK REQUIRED BY SUCH AUTHORITIES SHALL ONLY BE CONSIDERED FOR CHANGE ORDERS IF SUBMITTED IN WRITING PRIOR TO ANY PERFORMANCE THE WORK.

1.46 THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE A SUBCONTRACTOR LIST WITHIN TEN DAYS OF THE CONTRACT AWARD. 1.47 THE GENERAL CONTRACTOR SHALL BE HELD SOLELY RESPONSIBLE FOR THE METHODS AND MEANS OF CONSTRUCTION. ALL CONSTRUCTION SHALL MEET ALL NEW YORK STATE ENERGY CODES. THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL MATERIAL AND EQUIPMENT AS SHOWN.

1.48 ALL MATERIALS PROVIDED AND WORK PERFORMED SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS. ALL MATERIALS AND EQUIPMENT SHALL MEET APPLICABLE STANDARDS AS PUBLISHED BY A.N.S.I. AND N.E.M.A. AND SHALL BE LISTED BY U.L. WHEN REQUIRED.

ALL MATERIAL SHALL BE NEW AND OF GOOD QUALITY.

1.49 ALL MATERIALS PROVIDED AND WORK PERFORMED SHALL BE IN STRICT ACCORDANCE WITH THE CONTRACT DRAWINGS, CONTRACT SPECIFICATIONS, AND ALL OTHER ADDITIONAL CONTRACT DOCUMENTS.

1.50 THE GENERAL CONTRACTOR AND HIS SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING AND FURNISHING THE OWNER OR THE ENGINEER OF RECORD ALL NECESSARY AFFIDAVITS, APPROVALS, CERTIFICATIONS, ETC. OF THE MATERIALS AS REQUIRED BY THE DEPARTMENT OF BUILDINGS. 1.51 THE GENERAL CONTRACTOR WILL PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2A WITHIN A SEVENTY-FIVE FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE TENANT SPACE DURING THE CONSTRUCTION PHASE. 1.52 THE GENERAL CONTRACTOR SHALL REVIEW THE GENERAL NOTES ON ALL SHEETS PRIOR TO THE START OF CONSTRUCTION.

SUBMITTALS:

1.53 THE CONTRACTOR SHALL SUBMIT FOR APPROVAL SHOP DRAWINGS FOR ALL FABRICATED ITEMS PRIOR TO FABRICATION. SHOP DRAWINGS SHALL BE SUBMITTED AT LEAST TEN (10) WORKING DAYS BEFORE THE ARCHITECT'S REVIEW AND RETURN OF THESE SUBMISSIONS IS REQUIRED. 1.54 THE GENERAL CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS AND/OR SAMPLES FOR ALL PERTINENT TRADES, INCLUDING MILLWORK, DUCTWORK, HARDWARE, SPRINKLER, STRUCTURAL STEEL, ELEVATOR, ETC. TO THE ARCHITECT FOR REVIEW PRIOR TO COMMENCING WORK, AS PER THE SPECIFICATIONS. SUBMIT ONE(1) REVERSE-READING SEPIA AND ONE(1) BLACKLINE PRINT PER SUBMISSION. 1.55 CERTIFICATION, B.S/&A. OR M.E.A. APPROVALS FOR MATERIALS AND/OR ASSEMBLIES SPECIFIED SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO

SCHEDULES:

1.56 THE GENERAL CONTRACTOR SHALL PREPARE AND UPDATE A WEEKLY CONSTRUCTION SCHEDULE. THE COMPLETION DATE MAY NOT BE EXTENDED WITHOUT WRITTEN AUTHORIZATION TO THE OWNER

1.57 THE GENERAL CONTRACTOR IS TO INDICATE TO THE ARCHITECT THE PROPOSED DATES AND HOURS DURING WHICH THE WORK SHALL BE

DELIVERIES:

1.58 THE GENERAL CONTRACTOR SHALL VERIFY ALL DELIVERY CLEARANCES AND SHALL BE RESPONSIBLE FOR SIZING ALL COMPONENTS OF HIS WORK AS NECESSARY TO PROVIDE FOR DELIVERY AND INSTALLATION.

1.60 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR CHECKING IN AND VERIFYING ALL SHIPMENTS OF OWNER SUPPLIED MATERIALS. THIS INCLUDES VERIFYING PACKING LISTS AGAINST ORDER FORMS AND BILLS OF LADING. THE CONTRACTOR WILL BEAR THE COST OF EXPEDITED FREIGHT CHARGES IF MISSING ITEMS ARE NOT IDENTIFIED AT THE TIME OF PACKAGE RECEIPT. THE CONTRACTOR IS RESPONSIBLE FOR FILING DAMAGE REPORTS FOR GOODS RECEIVED DAMAGED. THE CONTRACTOR SHALL MAINTAIN AN ENVELOPE CLEARLY MARKED "PACKING SLIPS" FOR ALL BILLS OF LADING, PACKING SLIPS, USER MANUALS, WARRANTY INFORMATION AND PAPERWORK UPON COMPLETION OF THE PROJECT. THIS ENVELOPE SHALL BE GIVEN TO THE ARCHITECT.

1.61 THE GENERAL CONTRACTOR AGREES TO PAY ALL TRANSPORTATION CHARGES ON ALL IT'S MATERIAL AND EQUIPMENT TO THE POINT OF USE, AND SHALL BE RESPONSIBLE FOR ALL UNLOADING, CHECKING, AND STORING OF SAME IN CONNECTION WITH THIS CONTRACT.

PROTECTION:

1.62 THE GENERAL CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL REMAINING EXISTING CONDITIONS AND NEW WORK FROM DAMAGE. ALL FINISHED SURFACES SHALL BE PROTECTED.

1.63 THE GENERAL CONTRACTOR SHALL PROVIDE PROTECTION FOR ALI REMAINING EXISTING CONDITIONS AND NEW WORK THROUGHOUT THE COURSE OF THE CONTRACT, INCLUDING BUT NOT LIMITED TO FINISHES, FLOORS, DOORS, JAMBS, MILLWORK, FURNITURE, EQUIPMENT, ETC.

1.64 CONTRACTOR'S BID SHALL BE BASED ON THE MATERIAL AND EQUIPMENT AS CALLED FOR BY TRADE NAME, BRAND, AND/OR OTHERWISE DESCRIBED IN THE CONTRACT DOCUMENTS. IF THE BIDDER PROPOSES TO MAKE ANY SUBSTITUTIONS. HE MUST ATTACH A LIST OF PROPOSED SUBSTITUTIONS TO HIS BID PROPOSAL. THE OWNER AND ARCHITECT SHALL, AT THEIR DISCRETION, APPROVE OR REJECT ANY SUCH PROPOSED SUBSTITUTIONS BEFORE THE CONTRACT HAS BEEN AWARDED.

1.65 AFTER THE CONTRACT HAS BEEN AWARDED, SUBSTITUTIONS MAY BE ACCEPTED ONLY AT THE DISCRETION OF THE OWNER AND THE ARCHITECT. ALL REQUESTS FOR SUBSTITUTIONS OF MATERIALS SHALL BE SUBMITTED DIRECTLY BY THE CONTRACTOR AND NOT BY INDIVIDUAL SUBCONTRACTORS OR MATERIAL SUPPLIERS. REQUESTS FOR APPROVAL OF MATERIALS SHALL BE MADE AT LEAST (10) WORKING DAYS BEFORE THE ARCHITECT'S REVIEW AND APPROVAL IS REQUIRED.

1.66 THE APPROVAL OF SUBSTITUTIONS SHALL NOT RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO PERFORM THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL PAY ALL COSTS OF THE CONSTRUCTION WORK WHICH, SUBJECT TO THE DESIGNER'S APPROVAL AND DIRECTION. MAY BE REQUIRED IN ESTABLISHING AND ACCOMMODATING ANY PROPOSED SUBSTITUTION.

1.67 SUBSTITUTIONS WILL NOT BE ALLOWED UNLESS REQUESTED IN WRITING TO THE ARCHITECT WITHIN TEN DAYS OF CONTRACT AWARD. APPROVAL MUST BE RECEIVED IN WRITING.

REJECTIONS:

1.68 THE ARCHITECT SHALL HAVE THE RIGHT TO REJECT WORKMANSHIP, DEFECTIVE MATERIALS, AND WORK NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL CORRECT UNSATISFACTORY WORKMANSHIP AND REMOVE AND REPLACE REJECTED MATERIALS. IF WORKMANSHIP OR MATERIALS FURNISHED ARE FOUND TO BE UNSATISFACTORY OR DEFECTIVE, THEY SHALL BE REPLACED OR CORRECTED WITHOUT ADDITIONAL COST TO THE OWNER. DEFECTIVE MATERIALS SHALL BE REMOVED IMMEDIATELY FROM THE PREMISES.

1.69 FAILURE OF THE ARCHITECT OR OWNER, DURING THE PROGRESS OF THE WORK TO DISCOVER OR REJECT DEFECTIVE WORK OR WORK NOT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, SHALL NOT BE DEEMED AN ACCEPTANCE THEREOF NOR A WAIVER OF THE OWNER'S RIGHTS TO PROPER EXECUTION OF THE CONTRACT WORK OR ANY PART THEREOF.

CHANGES IN THE WORK:

1.70 THE CLIENT, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OF THE GENERAL CONTRACTOR OR SUBCONTRACTORS TO MAKE CHANGES BY ALTERING, ADDING TO, OR DEDUCTING FROM THEIR WORK, THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY. ALL SUCH WORK SHALL BE EXECUTED UNDER THE CONDITIONS OF THE ORIGINAL CONTRACT, EXCEPT THAT ANY CLAIM FOR EXTENSIONS OF TIME CAUSED THEREBY BE ADJUSTED AT THE TIME OF ORDERING SUCH CHANGE.

1.71 SHOULD THE GENERAL CONTRACTOR CLAIM THAT ANY REVISION TO DRAWINGS INVOLVE AN EXTRA COST UNDER IT'S CONTRACT, THE GENERAL CONTRACTOR SHALL GIVE THE CLIENT WRITTEN NOTICE THEREOF WITHIN A REASONABLE TIME AFTER RECEIPT OF SUCH INSTRUCTIONS, BEFORE PROCEEDING TO EXECUTE THE WORK. THE PROCEDURE SHALL THEN BE AS PROVIDED FOR IN THE CHANGES IN THE WORK. NO SUCH CLAIM SHALL BE VALID UNLESS SO MADE. UNLESS OTHERWISE AGREED, NO PAYMENT ON SUCH BILLS WILL BE MADE UNTIL FINAL SETTLEMENT.

1.72 ALL CLAIMS FOR ADDITIONAL WORK SHALL BE SUBMITTED IN WRITING FOR REVIEW OF THE CLIENT AND SHOULD INCLUDE A COMPLETE DESCRIPTION OF THE WORK BEING PERFORMED, MATERIALS BEING USED, AND THE AUTHORIZATION UNDER WHICH THE WORK IS BEING PERFORMED.

COVERAGE:

1.73 THE CONTRACTOR SHALL CARRY WORKMEN'S COMPENSATION, DISABILITY, AND COMPREHENSIVE GENERAL LIABILITY INSURANCE. EVIDENCE OF SUCH COVERAGE SHALL BE PROVIDED TO THE OWNER PRIOR TO SIGNING THE CONTRACT FOR CONSTRUCTION.

1.74 IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO MAINTAIN COMPLIANCE WITH INSURANCE REQUIREMENTS OF THE OWNER AS STIPULATED IN THE CONTRACT DOCUMENTS.

1.75 AFTER AWARDING OF THE CONTRACTS, THE CONTRACTOR TO THIS OFFICE PROOF OF THE WORKER'S COMPENSATION AND PERSONAL AND PROPERTY LIABILITY IN THE AMOUNT OF \$1,000,000.00 \$3,000,000.00 AND AS SPECIFIED IN CLIENT'S LEASE. OWNER, CLIENT, AND ARCHITECT TO BE NAMED AS DIRECT BENEFICIARIES ON CERTIFICATES OF INSURANCE.

1.76 ALL SUBCONTRACTORS ARE REQUIRED TO OBTAIN SEPARATE CERTIFICATES OF INSURANCE WITH CLIENT NAMED AS DIRECT BENEFICIARY. THE CERTIFICATES ARE TO BE FILED WITH THE CLIENT PRIOR TO CONSTRUCTION WORK COMMENCING.

1.77 AT COMPLETION OF THE WORK, REMOVE WASTE AND MATERIALS, RUBBISH, TOOLS, EQUIPMENT, MACHINERY AND SURPLUS MATERIALS, AND CLEAN ALL EXPOSED SURFACES; LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY.

1.78 CARE SHALL BE TAKEN BY ALL WORKMEN NOT TO MARK, SOIL, OR OTHERWISE DEFACE FINISHED SURFACES. IN THE EVENT THAT ANY FINISHED SURFACE BECOMES DEFACED IN ANY WAY BY MECHANICS OR WORKMEN. THE CONTRACTOR IS RESPONSIBLE TO CLEAN AND RESTORE SUCH SURFACES TO THE ORIGINAL CONDITION.

1.79 THE GENERAL CONTRACTOR, UPON COMPLETION OF ALL CONTRACT WORK AND PRIOR TO FINAL ACCEPTANCE OF THE WORK BY THE OWNER, SHALL THOROUGHLY CLEAN ALL WORK COMPLETED, MAKE GOOD ALL DEFECTS AND LEAVE ALL IN GOOD CONDITION. SEE CONTRACT SPECIFICATIONS FOR FURTHER DEFINITION OF "CLEAN".

1.80 ALL EXISTING TO REMAIN, EXISTING RELOCATED, OR NEW ITEMS INSTALLED BY THE GENERAL CONTRACTOR IN ADDITION TO BEING AMPLY PROTECTED THROUGHOUT THE PERIOD OF CONSTRUCTION SHALL BE THOROUGHLY CLEANED TO THE SATISFACTION OF THE ARCHITECT PRIOR TO BEING TURNED OVER TO THE CLIENT.

1.81 THE GENERAL CONTRACTOR SHALL THOROUGHLY CLEAN ALL BASE, ALL WALL COVERING INSTALLED, ALL DOORS AND CONVECTOR ENCLOSURES ETC. PRIOR TO LEAVING THE JOB.

1.82 ONE SET OF OPERATING AND MAINTENANCE INSTRUCTIONS COVERING COMPLETELY THE OPERATIONS AND MAINTENANCE OF ALL EQUIPMENT FURNISHED UNDER THE CONTRACT SHALL BE DELIVERED TO THE OWNER PRIOR TO SUBSTANTIAL COMPLETION.

1.83 THE CONTRACTOR SHALL DELIVER TO THE OWNER ALL MANUFACTURER'S WARRANTIES AND OTHER GUARANTEES.

CLIENT RIGHTS:

1.84 IT SHALL BE UNDERSTOOD THAT ANY AND/OR ALL BIDS SUBMITTED FOR THIS PROJECT ARE FURNISHED WITHOUT OBLIGATION AND THAT THE CLIENT RESERVES THE RIGHT TO ACCEPT OR REJECT ANY PROPOSAL OR PART OF ANY BID SUBMITTED.

1.85 THE OWNER RESERVES THE RIGHT TO CONTRACT ANY ADDITIONAL WORK. THIS MAY BE DONE INDEPENDENTLY OF THE CONTRACTORS USED FOR THE ABOVE SPECIFIED WORK EVEN IF SIMILAR IN CHARACTER OR TRADES.

02	10.15.21	CONSTRUCTION SET
03	02.25.22	ISSUED FOR PERMIT

DATE | REVISION

08.15.21 DD SET

GARRISON FOUNDRY ARCHITECTURE

> 40 NELSON LANE GARRISON NY 10524 T: 917.364.3218 F: 845.424.6261

16 BLACK DIAMOND HILL GARRISON, NY 10524

GENERAL NOTES

SEAL & SIGNATURE



PROJECT: 16 BD DATE: 02/25/2022

> CHK BY: GF DWG No:

CAD FILE No:

x of x

SAFETY NOTES:

2.1 ALL DEBRIS NOT DESIGNATED FOR REFUSE SHALL BE REMOVED FROM THE PREMISES AND LEGALLY DISPOSED OF IN A TIMELY MANNER.

2.2 THE SITE SHALL BE LEFT BROOM—CLEAN AT THE END OF EVERY WORKING DAY, AND ALL DEBRIS REMOVED ON A DAILY BASIS.

2.3 THE PROVISIONS OF THE RESIDENTIAL CODE OF NEW YORK STATE SHALL GOVERN THE CONDUCT OF ALL CONSTRUCTION OPERATIONS WITH REGARD TO SAFETY OF THE PUBLIC AND PROPERTY. CONSTRUCTION OPERATIONS SHALL INCLUDE ERECTION, ALTERATION, REPAIRS, REMOVAL AND DEMOLITION AS IT RELATES TO BUILDINGS.

2.4 INSTITUTE AND MAINTAIN SAFETY MEASURES AND PROVIDE ALL EQUIPMENT OF TEMPORARY CONSTRUCTION NECESSARY TO SAFEGUARD ALL PERSONS AND PROPERTY AFFECTED.

2.5 unless otherwise indicated all safety inspections shall be performed by Person superintending the work.

2.6 BEFORE USING CONSTRUCTION EQUIPMENT OR DEVICES, SAME SHALL BE INSPECTED BY THE PERSON SUPERINTENDING THE WORK AND DEFECTS OF UNSAFE CONDITIONS SHALL BE PROMPTLY CORRECTED BEFORE USE.

2.7 MAINTAIN FIRE PREVENTATIVE, SANITARY, OR OTHER FACILITIES.

2.8 ALL MACHINERY, TOOLS, SERVICE LINES, CONDUITS SHALL BE GUARDED, SHIELDED, OR BARRICADED TO PROVIDE SAFETY AND PREVENT CONTACT BY THE PUBLIC.

2.9 AREAS USED BY THE PUBLIC SHALL BE MAINTAINED FREE FROM GREASE, DEBRIS, EQUIPMENT, MATERIALS, ETC.

2.10 CONSTRUCTION OPERATIONS SHALL BE CONFINED TO NORMAL WORKING HOURS: 8 A.M. TO 5 P.M. MONDAY THROUGH FRIDAY, EXCEPT LEGAL HOLIDAYS, OR AS SET BY THE BUILDING MANAGEMENT.

2.11 ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PROTECT THE INTEGRITY OF THE EXISTING STRUCTURE AGAINST COLLAPSE OR MISALIGNMENT.

2.12 ALL PRECAUTIONS TO BE OBSERVED TO MAINTAIN FIRE SAFETY DURING CONSTRUCTION.2.13 ALL EXISTING EXITS, FIRE PROTECTION DEVICES, AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED IN WORKING ORDER.

2.14 ALL NECESSARY PRECAUTIONS TO BE TAKEN TO PREVENT UNAUTHORIZED PERSONS FROM ENTERING THE BUILDING.

DEMOLITION NOTES:

SPACE.

3.1 REMOVE ALL PARTITIONS AND BUILT—IN FIXTURES AS INDICATED, INCLUDING REMOVAL OF EXISTING ELECTRICAL WIRING, BLOCKING, ETC.

3.2 FIRE RATED ITEMS (COLUMN ENCLOSURES, ETC.) SHALL NOT BE REMOVED. PATCH AND REPAIR FIRE PROOFING SO AS TO MAINTAIN RATING.

3.3 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL ITEMS DEMOLISHED FROM THE TENANT

3.4 IN SO FAR AS POSSIBLE, ALL CRACKS OR EVIDENCE OF A DEFICIENT OR DAMAGED CONDITION SHALL BE REPAIRED, UNLESS OTHERWISE NOTED, TO THE SATISFACTION OF THE OWNER.

3.5 DEMOLITION OF EXISTING FLOORING SHALL INCLUDE A PROVISION FOR FLASH PATCHING AS REQUIRED WITHIN TOLERANCE 1/8" IN 1'-0".

3.6 THE GENERAL CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED ON DRAWINGS AND AS OTHERWISE DIRECTED BY

3.7 THE GENERAL CONTRACTOR SHALL EXECUTE ALL WORK WITHIN THE REGULATIONS OF THE BUILDING FOR PURPOSES OF DEMOLITION AND REMOVAL OF DEBRIS, INCLUDING OVERTIME WORK REQUIRED.

3.8 THE GENERAL CONTRACTOR SHALL FLUSH AND CAP OFF BEHIND FINISH SURFACES ALL PLUMBING, FLOOR ELECTRICAL TELECOM OUTLETS, AND ALL OTHER PROJECTING ITEMS WHICH ARE BEING ABANDONED.

3.9 UPON COMPLETION OF THE DEMOLITION WORK, THE GENERAL CONTRACTOR SHALL PROVIDE THAT ALL AREAS ARE LEFT BROOM CLEAN.
3.10 ALL DEMOLITION WORK SHALL CONFORM TO THE NEW YORK STATE RESIDENTIAL CODE.

3.11 PRIOR TO DEMOLITION, THE GENERAL CONTRACTOR SHALL VERIFY THE LOCATIONS AND ROUTING OF ALL ELECTRICAL, COMMUNICATIONS, HVAC, SPRINKLER, FIRE STANDPIPE AND PLUMBING LINES SERVING AREAS, FIXTURES AND EQUIPMENT NOT SCHEDULED FOR DEMOLITION, AND SHALL COORDINATE WITH THE OWNER THE SHUTDOWN, REMOVAL OR CAPPING OF ANY SUCH LINES PRIOR TO COMMENCING THE WORK.

3.12 THE GENERAL CONTRACTOR SHALL COORDINATE ALL DEMOLITION WORK WITH THE BUILDING OWNER.

3.13 THE GENERAL CONTRACTOR SHALL USE THIS DRAWING IN CONJUNCTION

3.13 THE GENERAL CONTRACTOR SHALL USE THIS DRAWING IN CONJUNCTION WITH ARCHITECTURAL AND ENGINEERING DRAWINGS SHOWING DEMOLITION WORK, INCLUDING PLUMBING, SPRINKLERS, ELECTRICAL, AND HVAC DRAWINGS.

3.14 PARTITIONS SHOWN TO BE REMOVED ON THIS DRAWING SHALL BE REMOVED SLAB TO SLAB.

3.15 IN DEMOLITION AREAS, ALL CEILINGS, SOFFITS, ELECTRICAL FIXTURES AND DEVICES, AND SUSPENSION SYSTEMS SHALL BE REMOVED, UNLESS

OTHERWISE NOTED.

3.16 IN DEMOLITION AREA, ALL TILE AND OTHER EXISTING FINISH FLOORING SHALL BE REMOVED, ALONG WITH FASTENING DEVICES, TACKSTRIPS,

ADHESIVES, ETC. AS REQUIRED FOR NEW CONSTRUCTION.

3.17 REMOVE ALL COUNTERTOPS, CABINETS, SHELVES, ETC., IN DEMOLITION AREAS, UNLESS OTHERWISE NOTED.

3.18 PATCH ALL SURFACES (FLOOR, WALL, CEILING, ETC.) WITH THE SAME MATERIAL TO A SMOOTH, LEVEL FINISH IN PREPARATION TO ACCEPT NEW WORK AND FINISHES

WORK AND FINISHES.

3.19 THE GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO AND DURING DEMOLITION AND REPORT ANY DISCREPANCIES WHICH MIGHT AFFECT THE PROPOSED DESIGN, INCLUDING AVAILABLE HEIGHT FOR PROPOSED CEILING ELEVATIONS,

MECHANICAL DUCTWORK AND LIGHTING.

OTHER TRAFFIC AREAS AT ANY TIME.

3.20 AREAS IN WHICH DEMOLITION AND SALVAGE WORK IS DONE SHALL BE CLEANED DAILY. ALL DUST, DIRT, DEBRIS, UNSALVAGEABLE AND UNREUSABLE ITEMS SHALL BE TOTALLY REMOVED FROM THE PROJECT SITE DAILY. UNDER NO CIRCUMSTANCE SHALL REFUSE BE ALLOWED TO BLOCK OR IMPAIR CIRCULATION IN CORRIDORS, STAIRS, SIDEWALKS, OR

3.21 GENERAL CONTRACTOR SHALL EXERCISE CAUTION SO AS NOT TO DAMAGE OR DISRUPT ANY UTILITIES OR SPRINKLER LINES WHICH PASS THROUGH TENANT SPACE / ADJACENT TENANT SPACES. GENERAL CONTRACTOR WILL BEAR SOLE RESPONSIBILITY OF ANY SUCH DISRUPTIONS OR DAMAGE.

3.22 ALL FLOOR PENETRATIONS MUST BE CORE—BORED, SLEEVED, GROUTED, SEALED AND MADE WATERPROOF. SLEEVES MUST EXTEND AT LEAST FOUR INCHES ABOVE FINISHED FLOOR EXCEPT JUNCTION BOXES.

<u>CUTTING & PATCHING:</u>

4.1 CUT, REMOVE, ALTER, TEMPORARILY REMOVE AND REPLACE, OR RELOCATE EXISTING WORK AS REQUIRED FOR PERFORMANCE OF THE WORK. PERFORM SUCH WORK REQUIRED WITH DUE CARE, INCLUDING SHORING AND BRACING (IF REQUIRED).

4.2 COORDINATE PATCHING INVOLVING THE VARIOUS TRADES WHETHER OR NOT SPECIFICALLY MENTIONED IN THE RESPECTIVE SPECIFICATIONS SECTIONS.

4.3 PROPERLY CLOSE AND PATCH HOLES AND OPENINGS IN EXISTING FLOOR, WALLS, AND CEILING SURFACES RESULTING FROM ALTERATION WORK, AND THOSE SHOWN TO BE FILLED. MATCH EXISTING SURFACES.

4.4 WHERE NEW WORK ABUTS OR FINISHES FLUSH WITH EXISTING WORK, ALL WORK SHALL MATCH EXISTING ADJACENT WORK IN TEXTURE, PLANE AND APPEARANCE.

4.5 FIRESTOP ALL PENETRATIONS THROUGH THE FLOOR/CEILING SLAB AND FIRE—RATED PARTITIONS TO MAINTAIN THE REQUIRED FIRE RATING.

4.6 PATCH EXISTING FIREPROOFING DISTURBED BY DEMOLITION/CONSTRUCTION AS REQUIRED TO MAINTAIN THE REQUIRED FIRE RATING.

4.7 PATCH ALL EXISTING SURFACES TO REMAIN AS REQUIRED TO MAINTAIN THE ORIGINAL FIRE RATING REQUIRED BY CODE.

4.8 PATCH THE FLOOR/CEILING SLAB AND PARTITIONS AT ABANDONED PENETRATIONS WITH A LIKE MATERIAL TO A SMOOTH, LEVEL FINISH.

4.9 PATCH ALL EXISTING PARTITIONS, COLUMN ENCLOSURES, AND CEILINGS DISTURBED BY THE DEMOLITION/NEW CONSTRUCTION TO A SMOOTH, LEVEL FINISH TO MATCH ADJACENT SURFACES.
4.10 FILL TO A SMOOTH AND LEVEL FINISH ALL CONCRETE FLOOR

4.10 FILL TO A SMOOTH AND LEVEL FINISH ALL CONCRETE FLOOR DEPRESSIONS AS REQUIRED. PATCH FLOOR DISTURBED BY DEMOLITION.

DOOR NOTES:

5.1 ALL DOOR HARDWARE SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.

5.2 OPENINGS SHALL BE A MINIMUM OF 32" WIDE WHEN A DOOR IS AT RIGHT ANGLE TO CLOSED POSITION.

5.3 BOTTOM 10" OF ALL DOORS SHALL HAVE SMOOTH UNINTERRUPTED SURFACE FOR OPENING BY WHEEL CHAIR FOOT REST.
5.4 ALL DOORS, EXISTING AND NEW, TO BE UNDERCUT 5/8" AFF UNLESS OTHERWISE NOTED.

5.5 ALL DOORS SHALL HAVE DOOR STOPS AND BUMPERS OR SILENCERS. DOOR STOPS TO BE FLOOR MOUNTED TYPE, UNLESS OTHERWISE NOTED.
5.6 ALL LOCKSETS SHALL BE MASTER KEYED AS REQUIRED BY THE BUILDING OWNER. SEE DOOR/HARDWARE SCHEDULE.

5.7 MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 8.5 POUNDS FOR EXTERIOR DOORS AND 3 POUNDS FOR INTERIOR DOORS WITH A PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. COMPENSATING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS WHEN FIRE DOORS ARE REQUIRED. THE MAXIMUM EFFORT TO OPERATE THE DOORWAY MAY BE INCREASED NOT TO EXCEED 14 POUNDS WITH CLOSER.

5.8 REPAIR/ SCRAPE AND PAINT ALL EXISTING DOORS. REMOVE AND REPLACE ALL DAMAGED HARDWARE AS REQUIRED.

5.9 THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL REUSED DOORS, AND NEW SOLID CORE WOOD DOORS AS SHOWN ON DRAWINGS AND DETAILS.

PARTITION NOTES:

6.1 GENERAL CONTRACTOR SHALL COORDINATE BLOCKING REQUIREMENTS FOR ALL PARTITIONS WITH THE DETAIL AND ELEVATION SHEETS PROVIDE HORIZONTAL BRIDGING WITH BRIDGE CLIPS AT 4'-0" O.C.
6.2 UNLESS OTHERWISE NOTED PROVIDE MINIMUM 20 GA METAL STUDS COMPLETE WITH TOP AND BOTTOM TRACKS, NECESSARY FASTENERS AND ACCESSORIES PER THE MANUFACTURERS RECOMMENDED INSTALLATION GUIDELINES.

6.3 THE ARCHITECT SHALL REVIEW PARTITION LAYOUT IN THE FIELD FOR COMPLIANCE WITH THE DRAWINGS PRIOR TO THE START OF PARTITION ERECTION. NOTIFY THE ARCHITECTS TWO DAYS BEFORE ERECTION TO ARRANGE FOR SITE VISIT.

6.4 ALIGN NEW PARTITION FACES WITH EXISTING PARTITIONS UNLESS OTHERWISE NOTED.
6.5 ALL HORIZONTAL DIMENSIONS ARE FROM THE FACE OF PARTITION AND THE FACE OF THE COLUMNS UNLESS OTHERWISE NOTED.
6.6 THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL PARTITIONS AS DESIGNATED ON DRAWINGS.

6.7 UNLESS OTHERWISE NOTED, ALL PARTITION DIMENSIONS ARE FROM FINISH FACE TO FINISH FACE.

6.8 THE GENERAL CONTRACTOR SHALL USE CORNER BEADS AT ALL EXPOSED CORNERS AND EXPOSED ENDS IN PLASTER AND DRYWALL 6.9 ALL PARTITIONS SHALL BE ANCHORED FIRMLY AS PER MANUFACTURER'S SPECIFICATIONS AND AS REQUIRED BY THE NEW YORK STATE RESIDENTIAL CODE.

FLOORING NOTES:

8.1 ALL NEW FLOORING TO BE FURNISH AND INSTALLED AS SHOWN OR IMPLIED ON DRAWINGS AND NOTES.

8.2 THE GENERAL CONTRACTOR SHALL FLASH PATCH ALL CRACKS, HOLES

OR OTHER IMPERFECTIONS (PROJECTIONS SHALL BE REMOVED AND PATCHED) TO PROVIDE A CONTINUOUS SMOOTH FLOOR SURFACE.

8.3 FINISH FLOORING INSTALLATION SHALL BE IN CONFORMANCE WITH THE MANUFACTURER'S RECOMMENDED INSTALLATION GUIDELINES.

COORDINATE THE INSTALLATION WITH OTHER TRADES SUCH AS

8.4 ALL WORKMANSHIP SHALL BE OF THE BEST QUALITY AND WHEN THE WORK IS COMPLETE, IT SHALL BE FREE FROM BUCKLES, BUBBLES, OPEN JOINTS OR OTHER IMPERFECTIONS. SEAMS SHALL BE KEPT IN ACCURATE ALIGNMENT ALONG BOTH COORDINATES. TILE HAVING CHIPPED OR ROUNDED CORNERS WILL BE REJECTED AND, IF LAID, SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE TILE.

8.5 TILE SHALL BE LAID IN A SQUARE PATTERN WITH COURSES PARALLEL TO WALLS, UNLESS OTHERWISE NOTED ON DRAWINGS. THE TILE SHALL BE SECURELY CEMENTED AND SHALL BE LAID WITH BUTT JOINTS.

8.6 SPACES WITH FLOORS BEING SURFACED SHALL BE CLOSED TO TRAFFIC AND OTHER WORK DURING THE LAYING OF THE FLOORING.

8.7 THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN ADEQUATE PROTECTION FOR ALL FLOOR COVERINGS FOR DURATION OF THE CONTRACT, AND REMOVE ALL PROTECTION WHEN DIRECTED BY THE ARCHITECT.

8.8 UPON COMPLETION, ALL WORK SHALL BE CLEANED BY THE CONTRACTOR, REMOVING ALL SPOTS OF ADHESIVE AND SURFACE STAINS AND ALL SCRAPS. CARTONS AND CONTAINERS SHALL BE REMOVED FROM THE BUILDING.

GYPSUM DRYWALL NOTES:

7.1 WORK INCLUDED: WORK INCLUDES ALL GYPSUM DRYWALL, SUPPORTS AND ACCESSORIES FOR PARTITIONS, FURRING, CEILINGS, INSULATION, SEALANT, TAPING AND FINISHING JOINTS, AND INSTALLING FRAMES FOR GRILLES AND REGISTERS 7.2 MATERIALS:

A. AS MANUFACTURED BY U.S. GYPSUM CO. (USG) OR EQUAL.
B. WALLBOARD: 5/8" GYPSUM WALLBOARD WITH TAPERED EDGES AT ALL LOCATIONS UNLESS SPECIFIED OTHERWISE.

C. GYP. BD. AT TOILETS, SHOWERS, LAVATORIES, AND SINKS SHALL BE

WATER-RESISTANT TYPE.

D. METAL TRIM:

1.EDGE BEADS SHALL BE USG METAL TRIM #200-A CHANNEL TYPE,

OR METAL TRIM #200-B L TYPE WHERE USE OF CHANNEL TYPE

IS NOT POSSIBLE.

2. CORNER BEADS FOR 90 DEGREE EXTERNAL CORNERS TO BE "DUR A BEAD" #103, 1 1/4" x 1 1/4".

E. TRIM AND JOINT TREATMENT:

1. ALL JOINTS IN GYPSUM BOARD WALLS SHALL BE FINISHED WITH PAPER TAPE 2" WIDE AND TWO COATS OF VINYL DRY OR PREMIXED JOINT COMPOUND. ALL OUTSIDE CORNERS SHALL BE FINISHED WITH METAL CORNER BEAD, TAPED AND SPACKLED. ALL AREAS TO BE PAINTED SHALL BE SANDED SMOOTH JUST PRIOR TO THE APPLICATION OF THE FIRST COAT OF PAINT. WIPE SANDED SURFACES WITH A DAMP CLOTH IN ORDER TO LAY FLAT ANY NAP WHICH MAY HAVE FORMED IN SANDING.

"PERF-A-TAPE" FOR JOINT REINFORCING.
 "DURABOND 90 JOINT COMPOUND - MULTI PURPOSE" FOR TAPING AND TOPPING.

4. "READY—MIXED COMPOUND TOPPING" FOR FINISHING. F. FASTENERS AS RECOMMENDED BY USG.

G. ACOUSTIC SEALANT TO BE USG OR EQUAL.

7.3 SEALANT INSTALLATION:
A. INSTALL CONTINUOUS ACOUSTICAL SEALANT BEAD AT TOP AND BOTTOM EDGES OF WALLBOARD.
B. INSTALL BEAD OF ACOUSTICAL SEALANT AROUND ELECTRIC SWITCHES AND OUTLET BOXES, PIPING, DUCTS, AND AROUND ANY OTHER

PENETRATION IN THE WALLBOARD.
7.4 WALLBOARD APPLICATION:

A. SCREW FASTEN WALLBOARD WITH POWER-DRIVEN ELECTRIC SCREW DRIVER, SCREW HEADS TO SLIGHTLY DEPRESS THE SURFACE OF WALLBOARD WITHOUT CUTTING PAPER, SCREWS NOT CLOSER THAN 3/8" FROM ENDS AND EDGES OF WALLBOARD.

B. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. MINIMIZE NUMBER OF JOINTS.
C. ALL GYPSUM BOARD SHALL BE INSTALLED VERTICALLY IN FULL LENGTH SECTIONS.

7.5 METAL TRIM:

A. INSTALL IN SINGLE LENGTHS AND MECHANICALLY SECURE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND FINISH WITH JOINT COMPOUND AS DESCRIBED BELOW IN PARAGRAPH 4.C.

7.6 JOINT COMPOUND AND SPACKLING:

A. JOINTS BETWEEN FACE WALLBOARD IN THE SAME PLANE, JOINTS AT INTERNAL CORNERS OF INTERSECTING DRYWALLS AND PARTITIONS AND JOINTS AT INTERNAL CORNERS OF INTERSECTIONS BETWEEN CEILINGS AND WALLS OR PARTITIONS SHALL BE FILLED WITH JOINT COMPOUND.

B. SCREW HEADS AND OTHER DEPRESSIONS SHALL BE FILLED WITH JOINT COMPOUND OVER THE ENTIRE EXPOSED LAYER OF WALLBOARD TO MATCH THE PLASTER SURFACE.

FINISH NOTES

9.1 THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PREPARATION OF ALL NEW AND EXISTING SURFACES IN A SATISFACTORY MANNER TO RECEIVE NEW FINISHES. THIS INCLUDES THE DEMOLITION AND REMOVAL OF ALL NECESSARY ITEMS. TOUCH—UP AND/OR REFINISH OF SURFACES DAMAGED BY SUBSEQUENT WORK SHALL BE THE RESPONSIBILITY OF THE G.C. ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH THE MANUFACTURERS RECOMMENDED INSTALLATION METHODS.

9.2 THE GENERAL CONTRACTOR SHALL PREPARE THE EXISTING FLOOR PRIOR TO THE APPLICATION OF FINISH FLOORING. THE EXISTING CONCRETE SLAB MUST BE SMOOTH AND LEVEL TO WITHIN TOLERANCE OF ONE—EIGHTH INCH PER FOOT. LATEX CEMENT PATCHING COMPOUND SHALL BE UTILIZED (NO ASPHALT BASED COMPOUNDS)

9.3 THE PAINT CONTRACTOR SHALL REMOVE ALL HARDWARE SWITCH COVERS, ETC., PRIOR TO PAINTING AND BE RESPONSIBLE FOR THE REINSTALLATION AFTER PAINTING IS COMPLETED.

9.4 ALL JOINTS BETWEEN MATERIALS TO BE TIGHT AND CONSTRUCTED IN A NEAT WORKMANLIKE MANNER.

9.5 ALL FINISHES SHALL BE TOUCHED UP TO CORRECT ANY IMPERFECTIONS AFTER INSTALLATION. FIXTURE CONTRACTOR SHALL PROVIDE TO THE GENERAL CONTRACTOR ALL MATERIALS FOR TOUCH UP WORK.

9.6 THE INTENT OF THE FINISH SPECIFICATION IS TO PROVIDE A SATISFACTORY FINISH TO ALL PARTS OF THE WORK, COVER ALL SURFACES THOROUGHLY. IF THE SPECIFIED NUMBER OF COATS DOES NOT ACCOMPLISH THE INTENT, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE APPLICATION OF ADDITIONAL COATS OF THE SPECIFIED MATERIAL TO GIVE SATISFACTORY COVERAGE.

9.7 THE G.C. SHALL PROVIDE MIN. OF (1) COAT PRIMER AND (2) COATS FINISH PAINT.

9.8 THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE FINAL CLEANING OF THE SPACE SO THAT THE SPACE IS LEFT IN A READY TO INHABIT CONDITION UPON SCHEDULED COMPLETION DATE. AT ALL TIMES DURING CONSTRUCTION THE PREMISES SHALL BE CLEAN AND ORDERLY.

9.9 CLEAN ALL GLASS SURFACES WITH LIQUID DETERGENT AT PROJECT COMPLETION.

ELECTRICAL NOTES:

10.1 ALL WORK TO BE PERFORMED UNDER DIRECT SUPERVISION OF A NEW YORK STATE LICENSED ELECTRICIAN AND ACCORDING TO THE NEW YORK STATE ELECTRICAL CODE AND ALL OTHER APPLICABLE CODES.

10.2 ALL WORK TO BE PERFORMED BY A LICENSED ELECTRICIAN WHO SHALL FILE AND OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL AGENCIES HAVING JURISDICTION OVER WORK.

10.3 THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL ALL LIGHTING FIXTURES AND ELECTRICAL WORK AS SHOWN OR IMPLIED ON ALL DRAWINGS

AND NOTES.

10.4 THE GENERAL CONTRACTOR SHALL MAINTAIN ELECTRICAL, SECURITY, AND COMMUNICATIONS SYSTEMS IN PORTIONS OF THE SPACE WHICH REMAIN OCCUPIED.

10.5 ALL RECEPTACLES ARE TO BE MOUNTED VERTICALLY AT 18" A.F.F. TO THE CENTERLINE OF THE LOWER DUPLEX OUTLET, UNLESS OTHERWISE INDICATED.

10.6 COORDINATE LOCATIONS AND INSTALL ALL ELECTRICAL, COMMUNICATION, AND TELEPHONE OUTLETS IN MILLWORK AND FURNITURE AS REQUIRED. PROVIDE NECESSARY ACCESS WITH GROMMETS AND/OR CUTOUTS IN THE FIELD.

10.7 MOUNTING HEIGHTS (UNLESS OTHERWISE NOTED):

A) LIGHT SWITCHES AT 3'-6" AFF.. LOCATE 8" FROM DOOR JAMB OR PARTITION CORNER.

B) THERMOSTATS AT 4'-0" A.F.F. CENTER ON LIGHT SWITCH.

C) FAN SWITCHES AT 3'-6" A.F.F. ADJACENT TO LIGHT SWITCH.

D) VISUAL ALARMS AT 80" AFF.

10.8 THE CONTRACTOR SHALL EXAMINE THE SITE OF THE PROPOSED WORK TO DETERMINE THE EXISTING CONDITIONS THAT EFFECT THE WORK.

10.9 THE CONTRACTOR SHALL DETERMINE RISER CAPACITY AND NOTIFY THE ARCHITECT OF ANY DISCREPANCY BETWEEN AVAILABLE POWER AND NEW WORK REQUIREMENTS.

10.10 THE CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS BETWEEN ELECTRICAL AND OTHER TRADES, INCLUDING MECHANICAL TRADES.

10.11 ALL WIRING TO BE CONCEALED UNLESS OTHERWISE NOTED 10.12 WORK INCLUDES:

A. ALL LIGHT AND POWER WIRING, CABLE, AND TELEPHONE WIRING AS REQUIRED FOR A COMPLETE AND OPERATIONAL SYSTEM.

B. WIRING DEVICES AND COVERPLATES.C. LIGHT FIXTURE INSTALLATIONS. (FIXTURES TO BE SUPPLIED BY CONTRACTOR, UNLESS OTHERWISE NOTED.)

D. PROPER LABELING OF ALL CIRCUITS AT THE PANEL BOX.

10.13 THE ELECTRICAL CONTRACTOR SHALL COORDINATE IT'S WORK WITH MANUFACTURER'S SPECIFICATIONS.

10.14 ALL NEW MATERIALS REQUIRED SHALL CONFORM WITH THE STANDARDS OF THE UNDERWRITERS LABORATORIES INC. IN EVERY CASE WHERE SUCH A STANDARD HAS BEEN ESTABLISHED FOR THE PARTICULAR TYPE OF MATERIAL, UNLESS OTHERWISE NOTED.

10.15 PROPOSALS SHALL BE BASED UPON FURNISHING AND INSTALLING NEW LIGHTING FIXTURES OF TYPES AND MANUFACTURERS AS INDICATED OF THE PARTICULAR OF THE

NEW LIGHTING FIXTURES OF TYPES AND MANUFACTURERS AS INDICATED ON REFLECTED CEILING PLANS, UNLESS OTHERWISE INDICATED.

10.16 ALL NEW FLUORESCENT AND INCANDESCENT LIGHT FIXTURES SHALL BE PROVIDED BY THE CONTRACTOR, UNLESS OTHERWISE NOTED. INCANDESCENT LAMP TYPES SHALL BE AS RECOMMENDED BY THE MANUFACTURER, UNLESS OTHERWISE NOTED.

10.17 ALL NEW FLUORESCENT FIXTURES SHALL BE LAMPED WITH DELUXE

WARM WHITE LAMPS UNLESS OTHERWISE NOTED.

10.18 THE GC SHALL PROVIDE INITIAL LAMPING OF ALL FIXTURES AND INSTALL APPROPRIATE LAMPS AS REQUIRED BY SPECIFIED LIGHT FIXTURE.

10.19 THE GC SHALL CLEAN, RELAMP, AND REPLACE ALL FAULTY BALLASTS AND/OR BALLASTS NOT CONFORMING TO LATEST LOCAL BUILDING CODE.

10.20 ALL RECESSED FIXTURES SHALL BE SET FLUSH INTO CEILINGS.

10.21 THE ELECTRICAL CONTRACTOR SHALL SUBMIT (3) CUTS OF ALL FIXTURE TYPES SPECIFIED FOR ARCHITECT'S REVIEW.

10.22 THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL TEMPORARY LIGHTING FOR ALL TRADES AS REQUIRED.

10.23 ALL ELECTRICAL AND TELECOM RECEPTACLES/SWITCHES AND LIGHT FIXTURES SHALL BE LOCATED AS DIMENSIONED ON PLANS.

10.24 WHERE MORE THAN ONE SWITCH OCCURS IN THE SAME LOCATION, THEY SHALL BE INSTALLED IN GANG TYPE BOX UNDER ONE COVER PLATE.

10.25 UNLESS OTHERWISE NOTED, ALL NEW ELECTRICAL AND TELECOM RECEPTACLES SHALL MATCH EXISTING IN TYPE, FINISH, AND MOUNTING HEIGHT.

10.26 THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL TELECOM RECEPTACLES (WHERE SHOWN ON PLANS) AND ALL NECESSARY CONDUIT RUNS TO TELECOM EQUIPMENT AS REQUIRED.

10.27 THE ELECTRICAL AND/OR GENERAL CONTRACTOR SHALL PROVIDE ALL CUTTING AND PATCHING OF ALL CHASES IN FLOORS, WALLS, AND CEILINGS, AS REQUIRED 10.28 THE ELECTRICAL CONTRACTOR SHALL CAP WIRING FOR EXISTING RECEPTACLES NOT BEING REUSED, AND PROVIDE A FLUSH FINISH SURFACE TO MATCH EXISTING ADJACENT WALL, UNLESS OTHERWISE NOTED. 10.29 THE GENERAL AND ELECTRICAL CONTRACTORS SHALL CHECK ALL CEILING HEIGHTS AND CEILING PLENUM CONDITIONS FOR CLEARANCE OF DUCTWORK, LIGHTING AND OTHER OBSTRUCTIONS TO ASSURE THE FINISHED CEILING HEIGHT AS SHOWN ON DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.

10.30 CONVENIENCE RECEPTACLES SHALL BE (BUILDING STANDARD) DUPLEX TYPE RATED 15 AMPERES, 125 VOLTS, GROUNDED TYPE, UNLESS OTHERWISE NOTED. 10.31 REMOVE ALL ELECTRICAL WIRING AND CONDUIT SERVING LIGHTING, RECEPTACLES AND CONVENIENCE POWER, (EXCEPT FOR ITEMS INDICATED TO REMAIN AND/OR LOCATED IN AREAS UNAFFECTED BY THE DEMOLITION) BACK TO THE ELECTRICAL PANELS.

10.32 REMOVE ALL PANELS AND CONDUIT NOT DESIGNATED TO BE REUSED ON THE ELECTRICAL DRAWINGS.

10.33 ALL FIRE ALARM DEVICES SHALL REMAIN THROUGHOUT THE SPACE, AND THE SYSTEM SHALL REMAIN OPERATIONAL THROUGHOUT THE PROJECT.

10.34 REMOVE ALL TELEPHONE AND DATA WIRING SERVING THE DEMOLISHED AREA BACK TO THE TELEPHONE CLOSETS.

10.35 MAINTAIN CONTINUITY OF SERVICE TO EQUIPMENT AND AREAS UNAFFECTED BY THE DEMOLITION.

10.36 THE ELECTRICAL CONTRACTOR SHALL PROVIDE AN IDENTIFICATION NAMEPLATE ON THE ELECTRICAL SERVICE BREAKERS OF THE LANDLORD'S ELECTRICAL PANEL. EACH NAMEPLATE SHALL BE ONE—EIGHTH INCH THICK BLACK PLASTIC ETCHED IN A CONTRASTING COLOR WITH THE TENANT'S NAME. EACH PLATE SHALL BE PERMANENTLY AFFIXED TO THE DISTRIBUTION PANEL.

10.37 EMERGENCY LIGHTING SHALL BE INSTALLED ON A SEPARATE CIRCUIT

COORDINATE WITH CONSTRUCTION SERVICE PROJECT MANAGER.

INSULATION NOTES:

11.1 ALL ABOVE GRADE WALLS ARE TO BE INSULATED WITH ROXUL COMFORTBATT R-23 UNFACED STONE WOOL BATTS AND TO BE FULL WIDTH OF THE STUD FRAMING BAYS. PROVIDE NEW YORK STATE RESIDENTIAL CODE APPROVED VAPOR BARRIER.

11.2 ALL CEILINGS ARE TO BE INSULATED WITH ROXUL R-30 STONE WOOL COMFORT BATTS AND TO BE FULL WIDTH OF JOIST FRAMING BAYS. ALLOW MIN 1.5" FOR BAFFLE EAVE VENTILATION ABOVE INSULATION THROUGH RIDGE. IF STRUCTURE ALLOWS ROOM, ADDITIONAL INSULATION WITH RIGID FOAM WITH AN OVERALL R VALUE OF 15 TO BE PROVIDED.

11.3 ALL FLOORS ABOVE UNCONDITIONAL SPACE ARE TO BE INSULATED WITH MIN R-38 ROXUL COMFORTBATTS. THESE MUST BE IN FULL CONTACT WITH SUB-FLOORING OF THE CONDITIONED SPACE ABOVE.

THE ABOVE GRADE WALLS) USING 3" LOW DENSITY FOAM.

11.5 THE SLAB IS TO BE INSULATED WITH 2" OF EXPANDED POLYSTYRENE (DOW OR EQUIV.) BOARD UNDER ALL, WITH AN ADDITIONAL 1", 24" ALONG THE EXTERIOR PERIMETER. NO POLY IS TO BE

11.4 ALL RIM AND BAND JOISTS ARE TO BE AIR-SEALED AND INSUALTED TO R-10.5 (EQUIV. TO

USED. A 1" BOND BREAK MUST BE PLACED BETWEEN THE SLAB AND THE FOUNDATION WALL.

01 08.15.21 DD SET

02 10.15.21 CONSTRUCTION SET

03 02.25.22 ISSUED FOR PERMIT

DATE | REVISION

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GENERAL NOTES

DATE:

CHK BY

PROJECT: 16 BD

DATE: 02/25/2022

CHK BY: GF
DWG No:

A-00

CAD FILE No:

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MECHANICAL NOTES:

- A. THE CONTRACTOR WILL BE HELD TO HAVE VISITED THE PREMISES PRIOR TO SUBMITTING HIS BID AND TO HAVE THOROUGHLY EXAMINED ALL EXISTING CONDITIONS INCLUDING MUNICIPAL LIMITATIONS, HOURS PERMITTED FOR THE TRANSPORTATION OF MATERIALS, AND SATISFIED HIMSELF TO THE CONDITION AND WORK SHOWN ON THE PLANS OF THE ARCHITECT AND ENGINEER WHICH WOULD IN ANY MANNER AFFECT THE WORK UNDER HIS CONTRACT AND ITS COMPLETION DATE. NO LATER CLAIM FOR EXTRA COMPENSATION FOR WORK WHICH COULD HAVE BEEN FORESEEN BY SUCH VISIT OR INVESTIGATED SHALL BE RECOGNIZED. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR LABOR, EQUIPMENT OR MATERIAL REQUIRED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.
- B. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS NECESSARY FOR THE INSTALLATION OF THE WORK AND FOR ALL CERTIFICATES OF INSPECTION AND APPROVAL REQUIRED BY THE AUTHORITIES HAVING JURISDICTION. NO WORK IS TO PROCEED WITHOUT A BUILDING DEPARTMENT PERMIT. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING ALL CONTROLLED INSPECTIONS AND OBTAINING EQUIPMENT USE PERMITS PERTAINING TO THE MECHANICAL WORK AS REQUIRED BY GOVERNING AUTHORITIES. CONTRACTOR SHALL HIRE A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT TO OBTAIN ALL APPROVALS, WORK PERMITS, EQUIPMENT USE PERMITS AND BUILDING DEPARTMENT FINAL SIGN-OFFS. CONTRACTOR TO PERFORM ALL BUILDING DEPARTMENT PAPERWORK. IF HVAC EQUIPMENT IS SUBTITUTED, CONTRACTOR TO BE RESPONSIBLE FOR REVISING FILING DRAWINGS FOR SUBSTITUTED UNITS TO OBTAIN EQUIPMENT USE PERMITS.
- C. ENTIRE INSTALLATION SHALL BE COMPLETE, READY FOR OPERATION IN ACCORDANCE WITH THE NEW YORK STATE RESIDENTIAL CODE, LOCAL CODES AND ALL OTHER RULES AND REGULATIONS PERTAINING TO THIS WORK, INCLUDING BUILDING CRITERIA. ALL APPLICABLE CODES, LAWS AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THIS SPECIFICATION, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR WHO SHALL INFORM THE OWNER PRIOR TO SUBMITTING A PROPOSAL, OF ANY WORK OR MATERIALS WHICH VIOLATE ANY OF THE ABOVE LAWS AND REGULATIONS. ANY WORK DONE BY THE CONTRACTOR CAUSING SUCH VIOLATION SHALL BE CORRECTED BY THE CONTRACTOR.
- D. INVESTIGATE EACH SPACE THROUGH WITH EQUIPMENT MUST BE MOVED. WHERE NECESSARY, EQUIPMENT SHALL BE SHIPPED FROM MANUFACTURER IN SECTIONS OF SIZE SUITABLE FOR MOVING THROUGH AVAILABLE RESTRICTIVE SPACES. CONTRACTOR SHALL BE RESPONSIBLE FOR DISASSEMBLY AND REASSEMBLY OF HVAC EQUIPMENT, IN FIELD, INCLUDING CUTTING OF FRAMES. REASSEMBLY OF EQUIPMENT IN FIELD SHALL BE PROVIDED WITH SUPERVISION OF MANUFACTURE WITH FULL WARRANTY MAINTAINED. PLAN INSTALLATION OF NEW WORK AND CONNECTIONS TO EXISTING WORK TO INSURE MINIMUM INTERFERENCE WITH REGULAR OPERATION OF EXITING FACILITIES. ALL SYSTEM SHUTDOWNS AFFECTING OTHER AREAS SHALL BE COORDINATED WITH OWNER. CONTRACTOR SHALL COORDINATE THIS WORK WITH ENGINEER, SCHEDULING IN ADVANCE AND OBTAIN APPROVAL FOR THE WORK WHICH AFFECT BUILDING SYSTEMS,, BUILDING STRUCTURE ETC. NO WORK IN THAT FIELD WILL START WITHOUT PROPER SCHEDULING AND APPROVAL.
- E. THE CONTRACTOR SHALL GUARANTEE ALL WORK PERFORMED AND MATERIAL INSTALLED BY HIM TO BE FREE INHERENT DEFECTS, AND SHALL REPAIR OR REPLACE ANY DEFECTIVE MATERIAL OR WORKMANSHIP, FREE OF COST TO OWNER, FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF PLACING IN OPERATION AND ACCEPTANCE BY THE OWNER. PROVIDE ADDITIONAL FOUR (4) YEARS COMPRESSOR MAINTENANCE WARRANTY FOR ALL NEW AIR CONDITIONING UNITS. HVAC CONTRACTOR SHALL INCLUDE THE COST OF A ONE (1) YEAR SERVICE CONTRACT FOR ENTIRE AIR CONDITIONING SYSTEMS.
- F. THE CONTRACTOR SHALL MAINTAIN SUCH INSURANCE AS WILL PROTECT HIMSELF AND/OR THE OWNER FORM DIRECT, ASSUMED AND CONTINGENT LIABILITY FROM CLAIMS FOR DAMAGES, FOR PERSONAL INJURIES, INCLUDING DEATH, AND/OR DAMAGE TO PROPERTY. WHICH MAY ARISE FROM OPERATION UNDER HIS CONTRACTOR WHETHER SUCH OPERATION BE BY HIMSELF, OR ANY SUB-CONTRACTOR, OR ANYONE DIRECTLY EMPLOYED BY EITHER OF THEM.
- G. REMOVAL AND RELOCATION OF CERTAIN EXISTING WORK SHALL BE NECESSARY FOR THE PERFORMANCE OF THE GENERAL WORK. ALL EXISTING CONDITIONS ARE NOT COMPLETELY INDICATED ON THE DRAWINGS. THIS CONTRACTOR SHALL SURVEY THE SITE AND MAKE ALL NECESSARY CHANGES REQUIRED BASED ON EXISTING CONDITIONS FOR PROPER INSTALLATION OF NEW WORK, AND INCLUDE ALL MATERIALS AND LABOR IN HIS BID PRICE. NO ALLOWANCE WILL BE MADE FOR FAILURE TO DO SO. ANY LOSS OF, OR DAMAGE TO ANY EQUIPMENT, OR MATERIALS SUPPLIED BY THE CONTRACTOR, OR BY THE BUILDING FOR THE INSTALLATION SHALL BE THE SOLE RESPONSIBILITY OF THIS CONTRACTOR. UNTIL SUCH TIME AS COMPLETED JOB HAS BEEN APPROVED AND ACCEPTED BY THE OWNER. IF LOSS, OR DAMAGE SHOULD OCCUR NO CLAIM MAY BE MADE AGAINST THE OWNER, NOR SHALL COMPLETION DATES BE AFFECTED BY SUCH LOSS, OR DAMAGE.
- H. CONTRACTOR SHALL PREPARE DETAILED SHOP DRAWINGS OF THE EQUIPMENT, DUCTWORK, TEMPERATURE CONTROLS WITH WIRING, EQUIPMENT CUTS, DETAILED COORDINATED SHOPDRAWINGS OF ALL PIPING AND DUCT LAYOUTS FOR THE APPROVAL OF ENGINEER. PREPAREAND SUBMIT DRAWINGS SHOWING THE METHOD OF SUPPORT AND WEIGHT OF ALL EQUIPMENT, PIPING AND DUCTWORK FOR REVIEW BY THE BUILDING STRUCTURAL ENGINEER. PROMPTLY REVISE SHOP DRAWINGS AS REQUIRED BY THE OWNER, ENGINEER OR ARCHITECT AND RESUBMIT FOR FINAL APPROVAL. COORDINATED DRAWINGS SHALLINCLUDE ALL MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION AND GENERAL CONSTRUCTION DRAWINGS. HVAC CONTRACTOR SHALL INSURE THAT ELECTRICAL CONTRACTOR=S APPROVAL STAMP IS PROVIDED ON ALL MECHANICAL EQUIPMENT FOR REVIEW OF PHASE AND VOLTAGE PRIOR TO SUBMISSION TO ENGINEER. IF ELECTRICAL CONTRACTOR=S APPROVAL STAMP IS NOT PROVIDED, THEN HVAC CONTRACTOR IS RESPONSIBLE FOR TRANSFORMER AND FEEDER/WIRING FOR CORRECT PHASE OR VOLTAGE.
- I. CONTRACTOR SHALL COORDINATE HIS WORK WITH ARCHITECTURAL DRAWINGS, FINAL CEILING/LIGHTING LAYOUTS AND WORK OF ALL OTHER TRADES. ALL MECHANICAL DRAWINGS ARE DIAGRAMMATIC. CONTRACTOR SHALL RAISE OR CHANGE EXISTING AND NEW DUCTWORK LOCATIONS/CONFIGURATION IN ORDER TO ACCOMMODATE CEILING HEIGHTS INCLUDING EXISTING/NEW LIGHTING FIXTURE INSTALLATION AS SHOWN ON ARCHITECTURAL DRAWINGS. THIS WORK SHALL BE INCLUDED IN HIS PROPOSAL. NO ADDITIONAL CHARGE WILL BE PERMITTED. ALLOWANCE AND PROVISIONS SHALL BE MADE ON NEW DUCTWORK FOR BEAMS, POSTS, PIPES, IRON WORK, OR OTHER OBSTRUCTION IN THE BUILDING, WHETHER OR NOT SAME ARE SHOWN ON THE DRAWINGS. WHERE NECESSARY TO AVOID BEAMS OR OTHER STRUCTURAL WORK, OR PLUMBING OR OTHER PIPE OR CONDUITS, THE DUCT SHALL BE TRANSFORMED, DIVIDED OR CURVED TO ONE SIDE, THE REQUIRED AREA BEING MAINTAINED, ALL AS APPROVED OR DIRECTED BY THE ENGINEER SHALL AND BE INCLUDED IN CONTRACTORS BID.
- J. CONTRACTOR SHALL FURNISH A AS BUILT RECORD DRAWINGS AND OPERATION AND MAINTENANCE INSTRUCTIONS AT THE COMPLETION OF THE INSTALLATION. REPRODUCIBLE RECORD DRAWINGS SHALL BE SUPPLIED UPON WHICH CORRECTIONS SHALL BE MADE TO PROVIDE AND ACCURATE AND COMPLETE RECORD OF THE WORK AS
- K. ELECTRICAL PROVISION FOR MECHANICAL WORK. TYPES OF WORK NORMALLY RECOGNIZED AS ELECTRICAL BUT WILL BE PROVIDED BY THIS CONTRACTOR INCLUDE THE FOLLOWING:
- 1. MOTORS AND STARTERS FOR MECHANICAL EQUIPMENT. OUTDOOR STARTERS/MOTORS SHALL BE WEATHERPROOF.

- 2 MOTORS AND CONTROLLERS SHALL CONFORM TO THE NEMA STANDARDS WITH THE FOLLOWING CHARACTERISTICS:
- MOTORS UP TO 2 HP SHALL BE 120 VOLTS, 60 HERTZ, SINGLE PHASE AND SHALL HAVE MANUAL PUSH BUTTON STARTERS WITH BUILT IN THERMAL OVERLOAD PROTECTION. EACH SINGLE PHASE MOTOR SHALL BE PROVIDED WITH A MANUAL STARTER. ALL MANUAL STARTERS SHALL BE EQUIPPED WITH NEON PILOTS AND SHALL BE EQUAL TO WESTINGHOUSE OR APPROVED EQUAL. MAGNETIC STARTERS SHALL BE EQUAL NEMA STANDARD CONTROLLERS SUITABLE FOR THE USE INTENDED, EQUIPPED WITH A MINIMUM OF TWO (2) FORM C AUXILIARY CONTACTS. CONTROLLERS SHALL BE PROVIDED WITH A THERMAL OVERLOAD IN EACH MOTOR LEG, AN EXTERNAL RESET BUTTON AND A HAND-OFF-AUTOMATIC SWITCH, WITH PILOT STATION. CONTROLLERS FOR THREE-PHASE MOTORS SHALL BE MAGNETIC, NON-REVERSING, FULL VOLTAGE, ACROSS-THE LINE TYPE AND FURNISHED WITH CONTROL TRANSFORMER. FOR LARGER MOTORS (ABOVE 2 HP) COORDINATE WITH ELECTRICAL CONTRACTOR.
- 3. INTERLOCK, POWER AND CONTROL WIRING (INCLUDING POWER WIRING FOR MOTORIZED DAMPERS, CONTROLS VALVES, LEAK DETECTOR, AUDIBLE ALARM, REMOTE ELECTRIC DUCT HEATER CONTROL PANEL, STARTERS, AND TEMPERATURE CONTROL PANELS) SHALL BE FURNISHED AND INSTALLED BY THE MECHANICAL CONTRACTOR. MECHANICAL CONTRACTOR TO PROVIDE CONTROL PANELS AND CONTROL WIRING MECHANICAL CONTRACTOR SHALL HIRE A LICENSED ELECTRICIAN TO PERFORM ALL REQUIRED ELECTRICAL WIRING. HVAC CONTRACTOR DERIVE AND INSTALL POWER WIRING TO ACCOMMODATE CONTROL PANELS AND CONTROL WIRING.
- L. ANY QUESTIONS, DISCREPANCIES, CONFLICTS, OMISSIONS, OR ERRORS WHICH MAY REQUIRED ADDITIONAL COMPENSATION OR A CHANGE ORDER SHALL OCCUR IN THE FOLLOWING MANNER.
- 1. A REQUEST FOR INFORMATION (RFI) SHALL BE PREPARED FOR EACH ITEM BY THE SUBCONTRACTOR. THIS RFI SHALL BE SUBMITTED TO THE GENERAL CONTRACTOR AND ENGINEER.
- 2 THE ENGINEER SHALL RESPOND TO THE RFI WITH APPROPRIATE DOCUMENTATION OR DISCUSSION. 3. IF THE INSTALLATION OF WORK, ASSOCIATED WITH THE CHANGE ORDER, OCCUR PRIOR TO ENGINEER RECEIPT OR RESPONSE OF THE RFI, THEN THE MECHANICAL CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE ENTIRE COST OF THE CHANGE
- M. THE MECHANICAL CONTRACTOR SHALL INCLUDE WITH IS BASE BID COMPLETE SERVICING/MAINTENANCE OF THE MECHANICAL EQUIPMENT WHICH HAS BEEN INSTALLED FROM THE PERIOD STARTING WITH THE WRITTEN ACCEPTANCE OF THE RE COMPLETE INSTALLATION FOR THE ONE(1) YEAR WARRANTY UP TO ITS CONCLUSION DATE. SERVICING SHALL CONSIST OF, BUT NOT BE LIMITED TO LUBRICATION OF UNITS, ADJUSTMENTS, MOTOR/COMPRESSOR REPLACEMENT, CLEANING AND FILTER CHANGES.
- N. SUPPORT ALL DUCTWORK, PIPING AND AIR CONDITIONING UNITS FROM BUILDING STRUCTURE AND/OR FRAMING IN AN APPROVED MANNER, WHERE OVERHEAD CONSTRUCTION DOES NOT PERMIT FASTENING OR SUPPORTS FOR EQUIPMENT, FURNISH ADDITIONAL STEEL FRAMING, INSERTS SHALL BE STEEL, SLOTTED TYPE LOADING FROM BUILDING USE BEAM CLAMPS IN APPROVED MANNER. VERTICAL FLOOR MOUNTED AIR CONDITIONING UNITS SHALL BE MOUNTED ON ANGLE IRON FRAME. PROVIDE STEEL DUNNAGE FOR ALL OUTDOOR EQUIPMENT (INCLUDING AIR CONDITIONING UNITS, CONDENSING UNITS)
- O. PROVIDE ALL NECESSARY FLASHING AND COUNTER FLASHING TO MAINTAIN THE WATERPROOFING INTEGRITY OF THIS BUILDING AS REQUIRED BY THE INSTALLATION FOR REMOVAL OF PIPES, DUCTS, LOUVERS, CURBS, CONDUIT, AND EQUIPMENT. PROVIDE CURBS AND DUNNAGE STEEL AS REQUIRED TO SUPPORT HVAC EQUIPMENT.
- P. ANY CONTROVERSY OR DISPUTES TO WHICH THE CONTRACTOR, OWNER, ARCHITECT OR CONSULTING ENGINEER ARE PARTIES TO SHALL BE SUBMITTED TO THE ARBITRATION ASSOCIATION FOR DECISION IN ACCORDANCE WITH THE RULES OF SUCH ASSOCIATION CONSTRUCTION INDUSTRY DISPUTES. THE CONTRACTOR AGREES TO MAKE AVAILABLE TO THE CONSULTING ENGINEER, ON DEMAND, SIGNED COPIES OF THE SUBCONTRACTORS. THE CONTRACTOR AGREES THAT BY SUBMITTING A BID WHICH IS ACCEPTED, THIS PARAGRAPH SHALL BE DEEMED A WRITTEN AGREEMENT TO SUBMIT TO ARBITRATION ANY CONTROVERSY THEREAFTER ARISING.
- Q. ALL CUTTING, PATCHING AND CORE DRILLING OF EXISTING FLOORS, BEAMS, CONCRETE FIREPROOFING, WALLS, PARTITIONS AND OTHER MATERIALS IN THE BUILDING SHALL BE INCLUDED IN PROPOSAL. THE CONTRACTOR SHALL RESTORE THESE AREAS.
- R. REMOVABLE ACCESS TILE AND/OR ACCESS DOORS ARE REQUIRED IN HUNG CEILING. SHAFTS AND WALL FOR ALL VOLUME DAMPERS, FIRE DAMPERS, AUTOMATIC DAMPERS AND ALL OTHER MECHANICAL EQUIPMENT AND DEVICES. HVAC CONTRACTOR TO FURNISH ACCESS LOCATION REQUIREMENTS TO GENERAL CONTRACTOR. ACCESS TILE IDENTIFICATION: PROVIDE BUTTONS, TABS, AND MARKERS TO IDENTIFY LOCATION OF CONCEALED DAMPERS AND EQUIPMENT. THIS CONTRACTOR SHALL ASSUME THE COST OF ALL REQUIRED ACCESS DOORS IN SHEETROCK CEILING/WALLS TO ACCESS MECHANICAL DEVICES. ALL EQUIPMENT SHALL BE STENCILED OR LABELED WITH LAMACOID PLATES SCREWED THEREON WHICH SHALL INDICATE SYSTEMS SERVICE.
- S. INSTALL FIRE DAMPERS AND ACCESS DOORS IN ALL NEW DUCTWORK OR ALL RETURN AIR OPENINGS WHICH CROSS FIRE-RATED PARTITIONS (SEE ARCHITECTS DRAWINGS FOR SHEETROCK FIRE-RATED PARTITION LOCATIONS).
- T. ALL NEW AND EXISTING FULL-HEIGHT PARTITIONS (I.E. TO UNDERSIDE OF SLAB ABOVE) EXCEPT ROOMS WHERE HUMIDIFICATION OR INTEGRITY OF SOUNDPROOFING IS REQUIRED. SHALL BE PROVIDED WITH A RETURN AIR OPENING IN WALL ABOVE CEILING. MECHANICAL CONTRACTOR TO COORDINATE THIS REQUIREMENT WIT THE GENERAL CONTRACTOR. OPENING SHALL BE 1 SQ.FT. PER 400 CFM UNLESS OTHERWISE NOTED. ALL ROOMS WITH FULL HEIGHT SOUNDPROOFED PARTITIONS SHALL BE PROVIDED WITH A 24" x12" ACOUSTICALLY LINED ELBOW. EACH AIR CONDITIONING ROOM HALL BE PROVIDED WITH A 7'-0" ACOUSTICALLY LINED BELOW. THE ELBOW SHALL BE SIZED AT 0.8 SQ.FT/400 CFM. EACH AIR CONDITIONING UNIT SHALL BE PROVIDED WITH AN ACOUSTICALLY LINED RETURN AIR ELBOW.
- 2. LOW PRESSURE DUCTWORK
- A. ALL SUPPLY, RETURN, AND TRANSFER DUCTS SHALL BE CLASSIFIED AS LOW PRESSURE DUCTWORK. ALL DUCTWORK GAUGES, ANGLES AND BRACING SHALL BE IN STRICT ACCORDANCE WITH S.M.A.C.N.A. AND LATEST ISSUES OR A.S.H.R.A.E. GUIDE DATE BOOK. HANGING OF DUCTWORK SHALL BE IN CONFORMANCE WITH ALL SIESMIC REQUIREMENTS.
- B. DUCTWORK SHALL BE GALVANIZED STEEL EXCEPT AS INDICATED ON THE DRAWINGS AND SHALL BE FABRICATED IN CONFORMANCE WITH LATEST OF SMACNA STANDARDS (INCLUDING GAUGES) AS FOLLOWS:
- A) TRAVERSE JOINTS:

EXHAUST DUCTS

- 2" TO 22" WIDTHS, STANDING DRIVE SLIP S.M.A.C.N.A., DETAIL T-2. - ABOVE 22" WIDTHS TRANSVERSE DUCT CONNECTOR SYSTEM-TDC. B) LONGITUDAL SEAMS CONSTRUCTED WITH A PITTSBURGH LOCK SEAM. C) BRACING, GASKETS AND STIFFENER AS PER S.M.A.C.N.A. STANDARDS.

SMACNA DUCT SYSTEM	SMACNA CLASS TABLE	SMACNA CLASS TABLE	CLASS TABLE
ALL DUCTWORK DOWNSTREAM OF A.C. UNITS TO DIFFUSERS	1-5	+2"W.G.	В
ALL RETURN AND	1-4	-1"W.G.	(

- C. SPLITS AND TAPS SHALL BE PROVIDED WITH MANUAL VOLUME DAMPERS. EACH VOLUME OF DAMPER SHALL BE PROVIDED WITH QUADRANTS AND POSITION LEVER WITH WING NUT TYPE LOCK. ALL SQUARE ELBOW SHALL BE PROVIDED WITH DUCT TURNING VANES. ALL DUCT TAKE- OFFS TO BE MADE WITH SHEETMETAL BOOT AND OPPOSED BLADE DAMPER IN BRANCH DUCT. ALL DUCT SPLITS SHALL BE PROVIDED WITH SPLITTER DAMPERS WITH LOCKING QUADRANTS AND INDICATOR OF BLADE LOCATION. TAKE-OFFS FROM LOW VELOCITY TRUNK DUCTWORK TO BE MADE WITH SHEETMETAL BOOT AND SPLITTER
- D. DUCT SEALANT (SUITABLE FOR PAINTING) SHALL BE APPLIED TO ALL NEW AND EXISTING JOINTS, WITH JOINTS WIPED CLEAN TO ALLOW FOR PAINTING BY OTHERS. NEW DUCTWORK SHALL BE PROVIDED WITH CLASS B SEALANT. EXPOSED DUCTWORK DOES NOT REQUIRE SEALANT. PATCH AND SEAL UNUSED OPENING IN DUCTWORK. WHERE PLANS INDICATE EXPOSED DUCTWORK, ALL DUCTWORK DELIVERED TO JOB SITE TO HAVE FINISH SUITABLE FOR PAINTING.
- E. PROVIDE HANGERS AND FASTENINGS TO ADEQUATE TO INSURE PERMANENT STABILITY AND IN COMPLIANCE WITH LOCAL CODE REQUIREMENTS. WHERE REQUIRED, PROVIDE SUPPLEMENTARY STEEL ANGELS OR CHANNELS. DO NOT HAND OR SUPPORT ONE DUCT FROM ANOTHER.
- F. ALL 90 DEGREE ELBOWS ARE TO BE FULL RADIUS THROAT AND HEEL, IF SQUARE ELBOW IS USED DUE TO LIMITED SPACE, TURNING VANES, DOUBLE AIRFOIL TYPE WILL BE USED. ALL TRANSITIONS, OFFSET, DROPS OR RAISES ARE TO HAVE RADIUS TYPE LAYOUT. NO SHARP ANGLED FITTINGS (MORE THAN 15 DEGREES) SHALL BE USED.
- G. PROVIDE MINIMUM 12"X12" ACCESS DOORS IN DUCTWORK UPSTREAM AND DOWNSTREAM OF FIRE DAMPERS. MIXING BOXES, RE-HEAT COILS, OPPOSED BLADE DAMPERS AND CONTROL DEVICES.
- H. DUCTWORK, LAYOUTS AND ROUTES ARE SCHEMATIC THEREFORE CHANGES IN DUCT SIZES AND/OR LOCATIONS SHALL BE MADE TO CONFORM TO SPACE CONDITIONS OR OBTAIN MAXIMUM HEADROOM CONDITIONS WITHOUT ADDITIONAL COSTS (ALLOW FOR 200 ADDITIONAL POUND OF DUCTWORK PER FLOOR). CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH ANY SHEETMETAL DRAWINGRESKETCHING DUE TO THE DUCT MODIFICATIONS, SHOP DRAWING MARK-UPS, REDESIGN OR AVOIDING CONFLICTS WITH LIGHTS/BEAMS/PIPING. ALL DUCT SHALL BE RUN AS TIGHT TO SLAB AS POSSIBLE AT ALL TIMES. HVAC CONTRACTOR SHALL REMOVE AND RESTORE EXISTING CONCRETE FIREPROOFING TO ACCOMMODATE NEW DUCTWORK.
- I. ALL EXTERIOR DUCTWORK SHALL BE ALUMINUM WITH 2" ACOUSTICAL LINING. BITUMASTIC PAINT SHALL BE APPLIED TO ALL EXTERIOR DUCTWORK.
- J. AUTOMATIC DAMPERS REQUIRING AUTOMATIC CONTROL SHALL BE RUSKIN DAMPER CO. MODEL CD60 OPPOSED BLADE DAMPER. DAMPER BLADES TO BE CONSTRUCTED OF 14 GAUGE GALVANIZED STEEL. BLADES TO BE ROLLED FORMED AIR FOIL TYPE ENGINEERED FOR MINIMUM AIR LEAKAGE WITH RUSKIPRENE SEALS FITTED INTO MECHANICALLY LOCKED GROOVE INSERTS IN BLADE EDGE. JAMB SEALS SHALL BE FLEXIBLE METAL, COMPRESSION TYPE TO PREVENT LEAKAGE BETWEEN BLADE DAMPER AND FRAME. DAMPER BLADE BEARINGS SHALL BE OF STAINLESS STEEL SLEEVE. DAMPERS SHALL BE CERTIFIED THAT LEAKAGE SHALL NOT EXCEED 1% WITH THE DAMPER CLOSED AND HOLDING 5" W.G. PRESSURE ACROSS THE FACE.

3. ACOUSTIC LINING

- A. FIRST 20 FEET OF SUPPLY AND RETURN DUCTWORK FROM NEW AIR HANDLING UNITS, DUCTWORK AND AS NOTED ON DRAWINGS SHALL BE PROVIDED WITH INTERNAL DUCT LINING. (2" FOR FIRST 5 FEET AND 1" FOR REMAINING 15 FEET). ALL DUCT SIZES INDICATED ARE INSIDE CLEAR DIMENSIONS. ACTUAL SIZE OF ACOUSTICALLY LINED DUCTS IS 2" LARGER.
- B. ACOUSTICAL LINING SHALL BE 1" INCH 1-1/2 LB. DENSITY. FIBROUS GLASS DUCT LINING MEETING THE REQUIREMENTS OF NFPA 90A. LINER SHALL BE ADHERED TO ALL INTERIOR SIDES OF DUCT WITH MINIMUM 100 % COVERAGE OF FIRE-RETARDING ADHESIVE SIMILAR TO BENJAMIN FOSTER AND WITH WELDPINS AND WASHERS ON NOT MORE THAN 16" CENTERS AT TOP SECTION AND ONE SIDES (WHEN WEIGHT EXCEEDS 12") AND FINAL EDGES WITH HEAVY COAT OF ADHESIVE TO SEAL OFF AIR BETWEEN LINING AND DUCT. ALL EXPOSED EDGES OF LINING SHALL BE INSTALLED WITH SHEETMETAL NOSINGS.
- C. INSULATION SHALL BE APPLIED TO ALL. REFRIGERANT PIPING SUCTION LINES SHALL BE PROVIDED WITH 1" ARMAFLEX INSULATION. INSULATION SHALL NOT BE APPLIED UNTIL PIPING DUCTWORK AND EQUIPMENT HAVE BEEN TESTED FOR LEAKS.

4. GRILLES, REGISTERS AND DIFFUSERS

- A. PROVIDE ONE (1) ADDITIONAL 12" x 12" CEILING GRILL IN EACH ENCLOSED OFFICE.
- B. PROVIDE ALL AIR OUTLETS AND RETURNS OF THE TYPE AND SIZES, AS SELECTED AND INDICATED ON DRAWINGS. PROVIDE FRAMES AND MOUNTING TYPES AS REQUIRED TO MATCH SURROUNDING CEILING CONSTRUCTION FINISHES TO BE SELECTED BY THE
- C. ALL CEILING TYPE AIR DIFFUSERS SHALL BE PROVIDED WITH EQUALIZING DEFLECTOR VOLUME DAMPERS SHALL NOT BE INSTALLED AT THE DIFFUSER OR GRILLE.
- D. A SCHEDULE OF DIFFUSERS, GRILLES AND REGISTERS WITH MANUFACTURERS' MODELS, SIZES, ACCESSORIES, FINISHES, ETC., SHALL BE SUBMITTING FOR APPROVAL PRIOR TO RELEASE FOR FABRICATION AND DELIVERY.
- E. DIFFUSERS SHOWN ON DIFFUSER SCHEDULE SHALL BE CHANGED TO MATCH EXISTING DIFFUSER TYPE WHERE EXISTING DIFFUSERS ARE REMAINING.
- F. CONTRACTOR SHALL BE RESPONSIBLE FOR AIR OUTLET QUANTITIES. ENGINEERS REVIEW OF SHOP SUBMITTAL DOES NOT REVIEW QUANTITIES.

5. PIPING AND VALVES

A. PIPING MATERIAL AND FITTINGS

MATERIAL FITTINGS USE REFRIGERANT TYPE K COPPER BRAZED TYPE K COPPER BRAZED COND. DRAIN HARD THROUGH COPPER

- B. ALL PIPING SHALL BE SUPPORTED FROM OVERHEAD FLOOR SLAB BY MEANS OF RODS AND CLEVIS TYPE HANGERS; GRINNEL CO., OR APPROVED EQUAL SPACED MAXIMUM 6 FEET ON CENTERS. ALL EQUIPMENT SHALL BE PROVIDED WITH UNIONS FOR EASY REMOVAL. UNIONS OR BOLTED FLANGES WITH REMOVABLE SECTIONS OF PIPING SHALL BE INSTALLED AT ALL EQUIPMENT TO PERMIT RAPID DISCONNECTION AND FOR EQUIPMENT SERVICE/REMOVALS. PROVIDE SUPPORTS BETWEEN EXISTING FRAMING MEMBERS AS REQUIRED. ALL PIPE HANGING RODS, INSERS AND CLAMPS SHALL BE UL APPROVED FOR THEIR RESPECTIVE USES. DO NOT HANG PIPING FROM OTHER PIPING.
- C. ALL COPPER AND BRONZE FITTINGS ON WATER PIPING SHALL BE BRAZED. ALL CONNECTIONS BETWEEN STEEL AND COPPER TO HAVE DIELECTRIC FITTINGS.

D. REFRIGERANT PIPING SHALL BE SIZED AS PER MANUFACTURERS RECOMMENDATIONS. PROVIDE ALL REQUIRED ACCESSORIES FOR LONG PIPING LENGTH. REFRIGERANT PIPING WHICH PASSES THROUGH FLOORS OR A PUBLIC CORRIDOR OR A MEANS OF EGRESS SHALL BE ENCLOSED IN AN ADDITIONAL FIRE RATED PIPE ENCLOSURE. ENCLOSURE SHALL BE A RIGID AND GAS-TIGHT CONTINOUS FIRERESISTING PIPE DUCT OR SHAFT VENTED TO THE OUTSIDE IN ACCORDANCE WITH ASHRAE STANDARD 15-1994. PIPE SHALL BE COPPERTUBE TYPE K WITH SOLDERED FITTINGS. THIS PIPE SHALL BE VENTILATED TO THE OUTDOORS.

- A. FURNISH AND INSTALL ALL EQUIPMENT AND ACCESSORIES OF THE SIZES AND CAPACITIES AS SCHEDULED AND AS INDICATED ON THE DRAWINGS. PROVIDE ALL MOTORS STARTERS AS REQUIRED; MOTOR STARTERS WILL BE INSTALLED AND WIRE BY THIS CONTRACTOR.
- B. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL REQUIRED CLEARANCES FOR SERVICING EQUIPMENT. COORDINATE REQUIREMENTS WITH OTHER TRADES.
- C. ROOF MOUNTED EQUIPMENT PROVIDE PREFABRICATED ROOF CURBS OR DUNNAGE; FOR CEILING MOUNTED EQUIPMENT PROVIDE SUPPORTS WITH APPROVED ANCHORS F DIRECTLY FROM BUILDING STEEL STRUCTURE. PROVIDE SUPPLEMENTARY STEEL AS REQUIRED TO ADEQUATELY SUPPORT THE LOAD.

7. VIBRATION ISOLATION

- A. ALL ROTATING, REVOLVING OR RECIPROCATING EQUIPMENT, INCLUDING PIPING CONNECTIONS TO EQUIPMENT SHALL BE FURNISHED WITH SPRING-TYPE VIBRATION ISOLATORS. TO PREVENT THE TRANSMISSION OF OBJECTIONABLE NOISES, SOUND OR VIBRATIONS TO THE OCCUPIED SPACES AND TO THE BUILDING STRUCTURES
- B. VIBRATION ISOLATORS FOR CEILING SUPPORTED EQUIPMENT SHALL HAVE A MAXIMUM LATERAL MOTION UNDER EQUIPMENT START-UP CONDITIONS OF 1/4". MOTIONS IN EXCESS SHALL BE RESTRAINED BY SPRING TYPE MOUNTINGS.
- C. CEILING-HUNG FANS AND EQUIPMENT:
- 1. PROVIDE SPRING HANGER ROD ISOLATORS. STEEL COMPRESSION SPRING AND NEOPRENE SOUND PAD WITHIN A STEEL RETAINER BOX. SIMILAR TO MASON INDUSTRIES INC., TYPE SLR, OR PCHS.
- 2. 1 IN. MINIMUM STATIC DEFLECTION, 1/2 IN. MINIMUM RESERVE DEFLECTION, PRELOADED TO 75% OF A RATED LOAD.
- 3. PROVIDE SUPPLEMENTAL STEEL AS REQUIRED WHERE EQUIPMENT OF STRUCTURE CANNOT SUPPORT POINT LOADS.
- 4. VIBRATION ISOLATOR MANUFACTURERS: MASON IND. VIBRATION ELIMINATOR CO. AND CONSOLIDATED KINETICS CO.

8. TESTING, ADJUSTMENTS AND BALANCING

- A. MAKE ALL REQUIRED ADJUSTMENTS OF AIR SYSTEM DEVICES UNTIL ALL SPECIFIED PERFORMANCES ARE MET. PROVIDE VOLUME DAMPERS AS REQUIRED FOR FINAL BALANCING OF AIR SYSTEMS. AIR SYSTEM BALANCING SHALL BE PERFORMED BY AN INDEPENDENT CERTIFIED TESTING AND BALANCING FIRM WITH A MINIMUM OF FIVE YEARS EXPERIENCE.
- B. ALL AIR OUTLETS SHALL BE BALANCED AND CERTIFIED. AIR READINGS SHALL BE SUBMITTED FOR APPROVAL. THE CONTRACTOR SHALL PROVIDE AN ADDITIONAL FIELD VISIT TO PREPARE TO A SECOND COMPLETE REPORT TO ADJUST AIR QUANTITIES AND THROW ONCE SPACE IS OCCUPIED. CONTRACTOR SHALL REPLACE AIR CONDITIONING UNITS' OR AIR HANDLING UNITS' SHEAVES TO OBTAIN PROPER INCREASED OR DECREASED AIR QUANTITIES. PROVIDE COMPLETE PROFILE OF FANS/UNITS WITH SUCTION SP, DISCHARGE SP, TOTAL AIRFLOW, AMPERAGE AND RPM.
- C. BALANCE SUPPLY, RETURN AND EXHAUST DUCTWORK TO THE QUANTITIES INDICATED ON THE DRAWINGS WITH TOLERANCES:
- A) FANS DESIGN VOLUME B) BEAKAGE 10% MINIMUM, C) OUTLETS DESIGN VOLUME %. 10
- F. CONTRACTOR TO PROVIDE TRAVERSE READING AT AIR CONDITIONING UNITS. THIS WORK SHALL BE IMPLEMENTED IN TWO(2) PHASES. THE FIRST READING SHALL BE MEASURED WITHIN 24 HOURS OF CONTRACT AWARD AND IMMEDIATELY SUBMITTED TO ENGINEER AND SECOND READING AT FINAL TRAVERSE. ONCE CONSTRUCTION IS COMPLETE, ALL READING AND REPORTS TO BE SUBMITTED TO ENGINEER.

9. COMPOSITE DRAWINGS

- A. HEATING, VENTILATING AND AIR CONDITIONING CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION WORK OF ALL THE CONTRACTORS (H.V.A.C., PLUMBING, SPRINKLER AND ELECTRIC) BY MEANS OF COMPOSITE DRAWINGS, AS SPECIFIED HEREIN. COMPOSITE DRAWINGS SHALL BE COMPLETED AND SUBMITTED TO THE ARCHITECT AND ENGINEER FOR DISTRIBUTION IN TIME SO AS NOT TO DELAY THE INSTALLATION OF MECHANICAL EQUIPMENT.
- B. THE COMPOSITE DRAWINGS SHALL BE CONSTITUTED IN THE FOLLOWING MANNER: H.V.A.C. CONTRACTOR SHALL PREPARE A SET OF SEPIA MYLARS WITH A SCALE OF 3/8"= 1'-0" INDICATING THEREON ALL NEW AND EXISTING DUCTWORK, PIPING, LIGHTING, CONDUITS, STRUCTURAL, CEILINGS AND PARTITIONS. HVAC CONTRACTOR DELIVER THE MYLARS TO PLUMBING CONTRACTOR, WHO WILL DRAW HIS WORK TO SCALE ON THE MYLAR. THEN THE HVAC CONTRACTOR SHALL DELIVER THE SET OF MYLARS TO THE ELECTRICAL CONTRACTOR WHO WILL SUPERIMPOSE HIS WORK ON THE DRAWINGS. FINALLY IT SHALL BE SUBMITTED TO THE SPRINKLER CONTRACTOR TO INDICATE SPRINKLER PIPING/HEADS.
- C. THE SPECIFIED ORDER IN WHICH THE CONTRACTOR IMPOSE THEIR WORK ON THE MYLARS IS NOT INTENDED TO GRANT PRIORITY TO ANY ONE CONTRACTOR IN THE ALLOCATION OF SPACE. AT THE COMPLETION OF THIS PHASE, THE HVAC CONTRACTOR SHALL HOLD A COORDINATION MEETING WITH THE PLUMBING, ELECTRICAL AND SPRINKLER CONTRACTORS TO ELIMINATE ANY INTERFERENCES OR CONFLICT WITH INSTALLING THE WORK. THE CONSTRUCTION MANAGER SHALL ALSO BE NOTIFIED OF THE TIME AND PLACE OF THE MEETING.
- D. WHEN THE COMPOSITE DRAWINGS HAVE BEEN COMPLETED BY CONTRACTORS, THE H.V.A.C.CONTRACTOR SHALL SUBMIT COPIES TO THE ARCHITECT, ENGINEER AND GENERAL CONTRACTOR FOR DISTRIBUTION AND REVIEW.

	No.	DATE	REVISION
	01	08.15.21	DD SET
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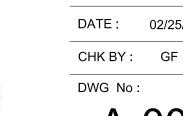
GARRISON FOUNDRY ARCHITECTURE

40 NELSON LANE GARRISON NY 10524 T: 917.364.3218 F: 845.424.6261

16 BLACK DIAMOND HILL GARRISON, NY 10524

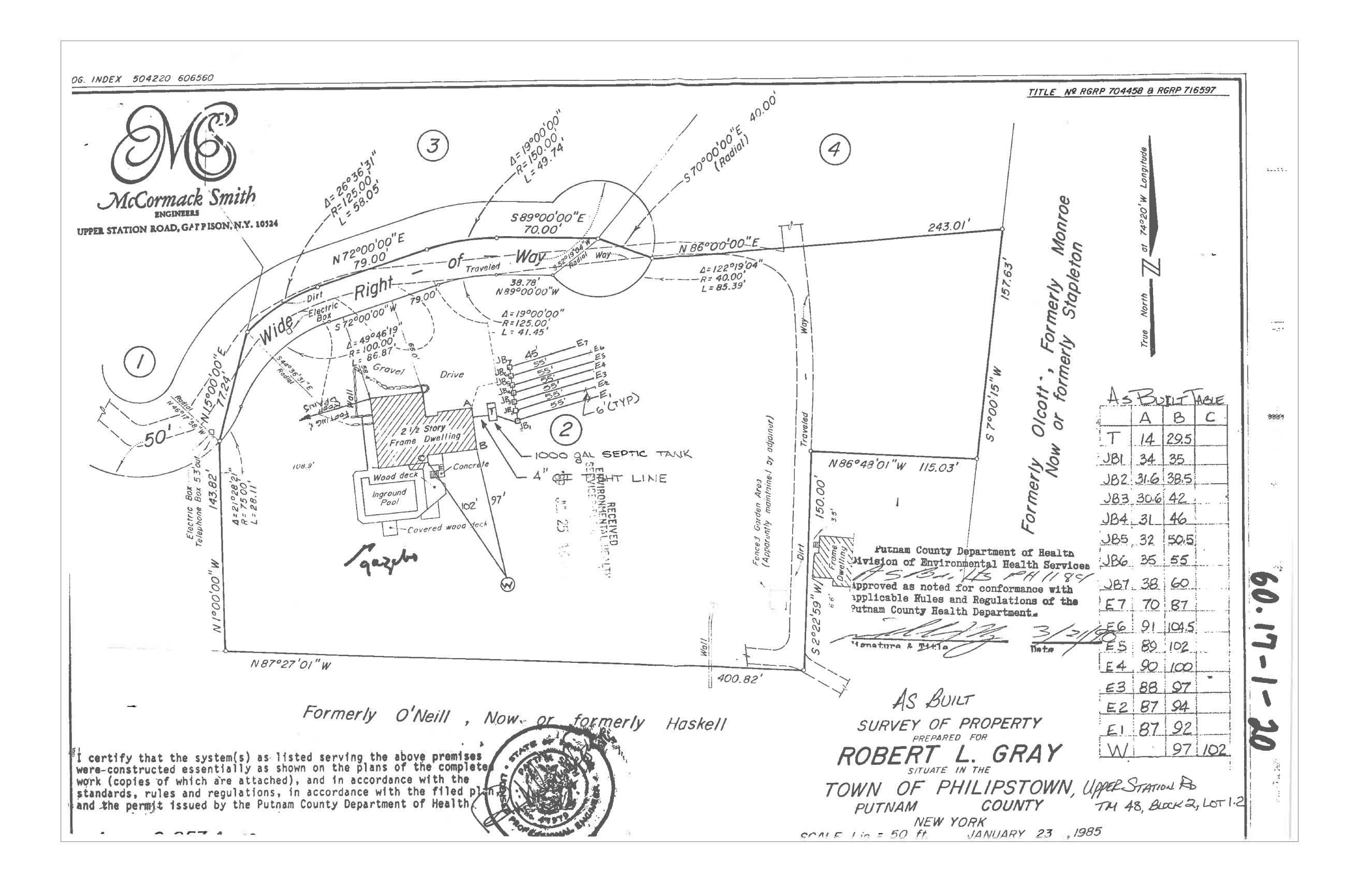
GENERAL NOTES

SEAL & SIGNATURE



PROJECT: 16 BD DATE: 02/25/2022

CAD FILE No: x of x



1 EXISTING SETPIC PLAN
SCALE: 1" = 30'-0"

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GARRISON FOUNDRY

ARCHITECTURE

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16 BLACK DIAMOND HILL

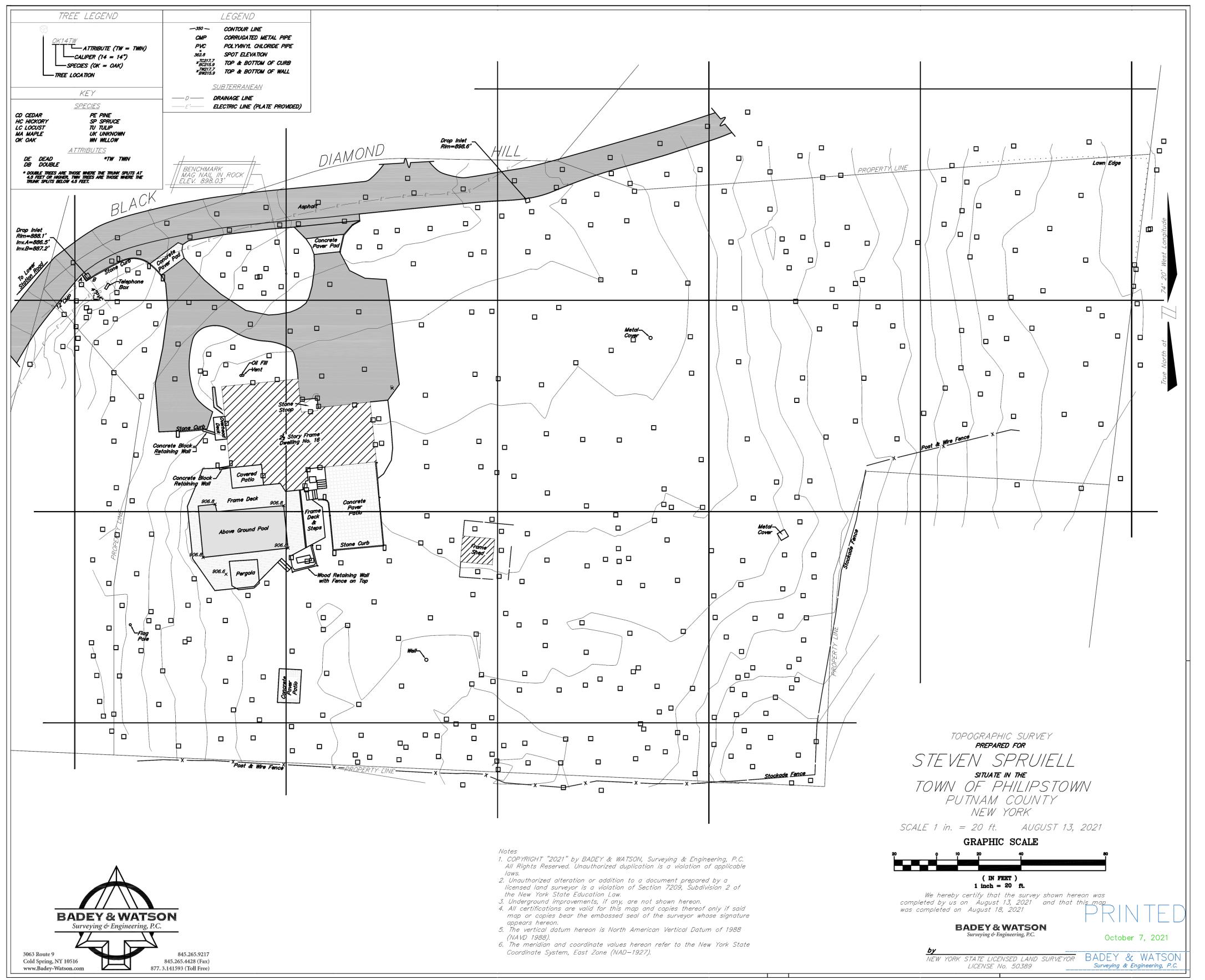
GARRISON, NY 10524

EXISTING SEPTIC



PROJECT: 16 BD DATE: 02/25/2022 CHK BY: GF DWG No: A-005.00

GEOGRAPHIC INDEX 41-23-00.6 -73-56-41.4



1 EXISTING SURVEY PLAN
SCALE: 1" = 30'-0"

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ARCHITECTURE

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EXISTING SURVEY

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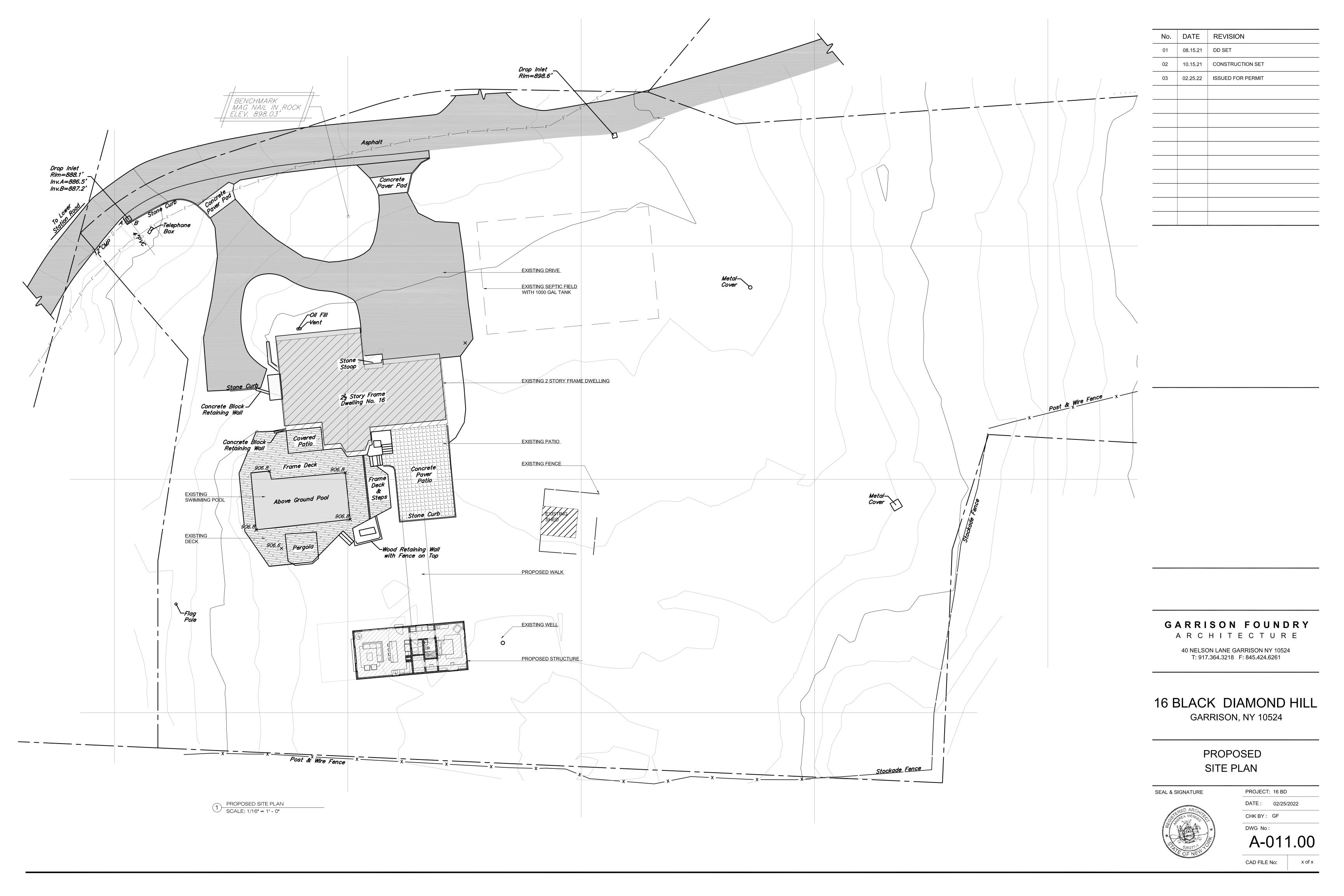
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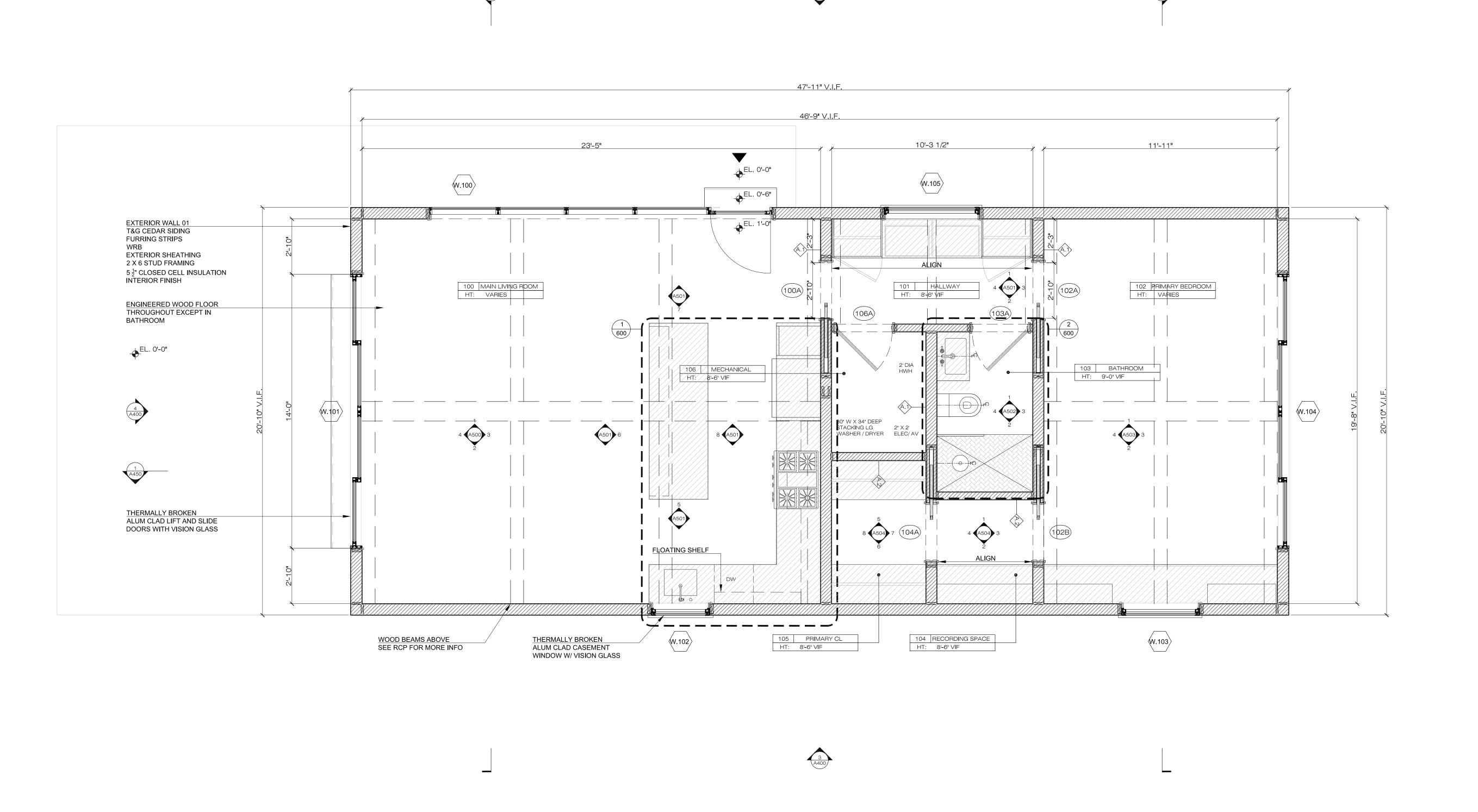
DATE: 02/25/2022

CHK BY: GF

DWG No:

A-010.00





CONSTRUCTION FLOOR PLAN
SCALE: 3/8" = 1' - 0"

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16 BLACK DIAMOND HILL

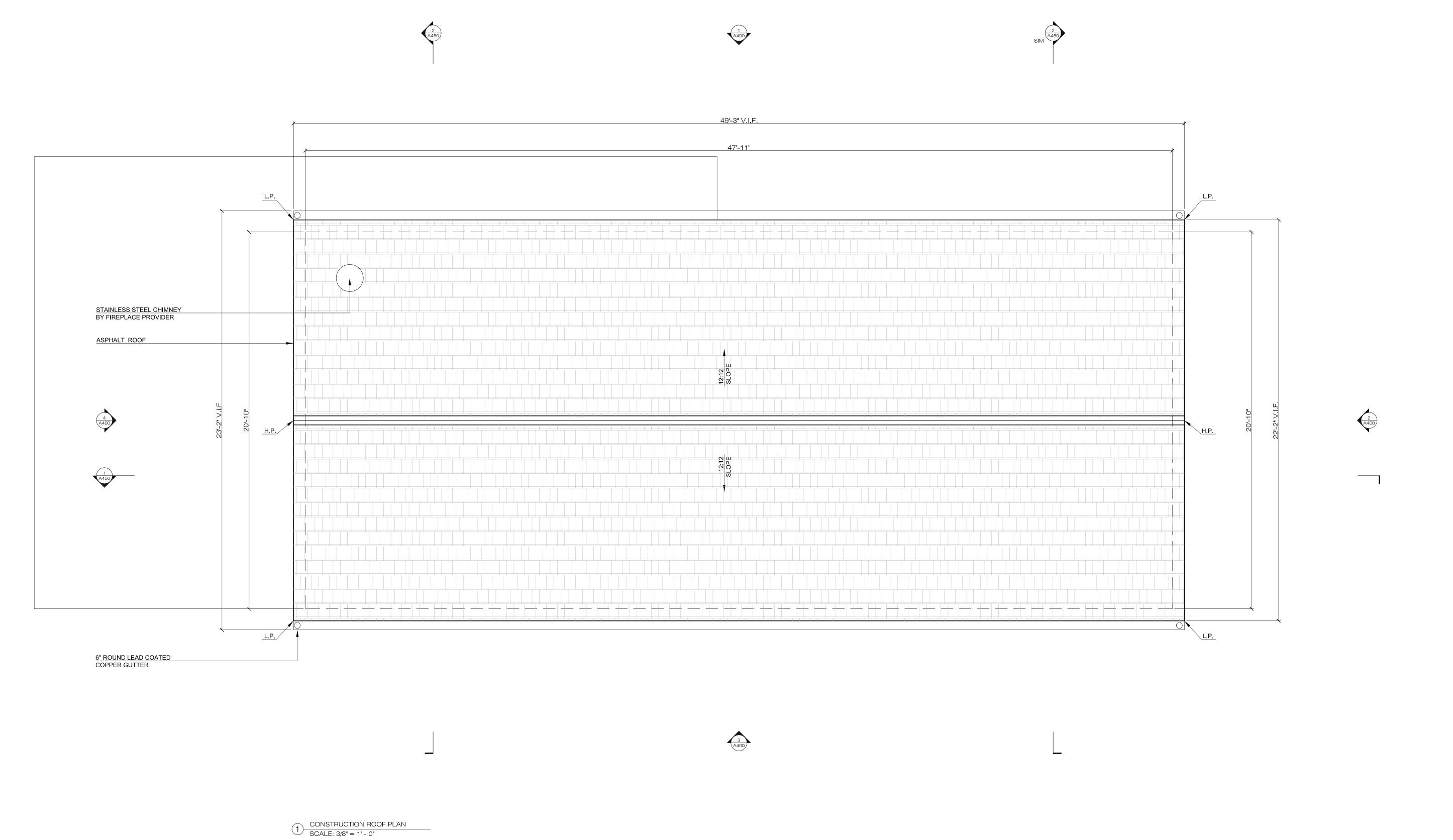
GARRISON, NY 10524

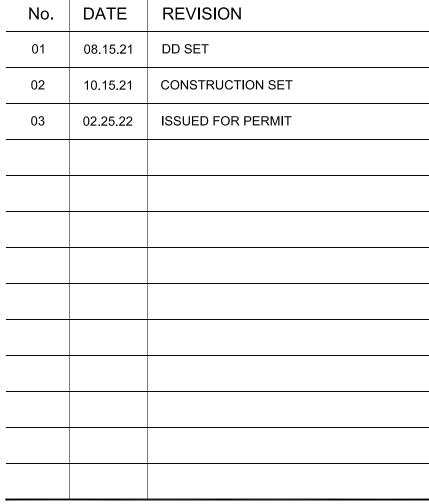
LEVEL 01 CONSTRUCTION PLAN

SEAL & SIGNATURE



PROJECT: 16 BD DATE: 02/25/2022 CHK BY: GF DWG No: A-101.00





GARRISON FOUNDRY

ARCHITECTURE

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16 BLACK DIAMOND HILL

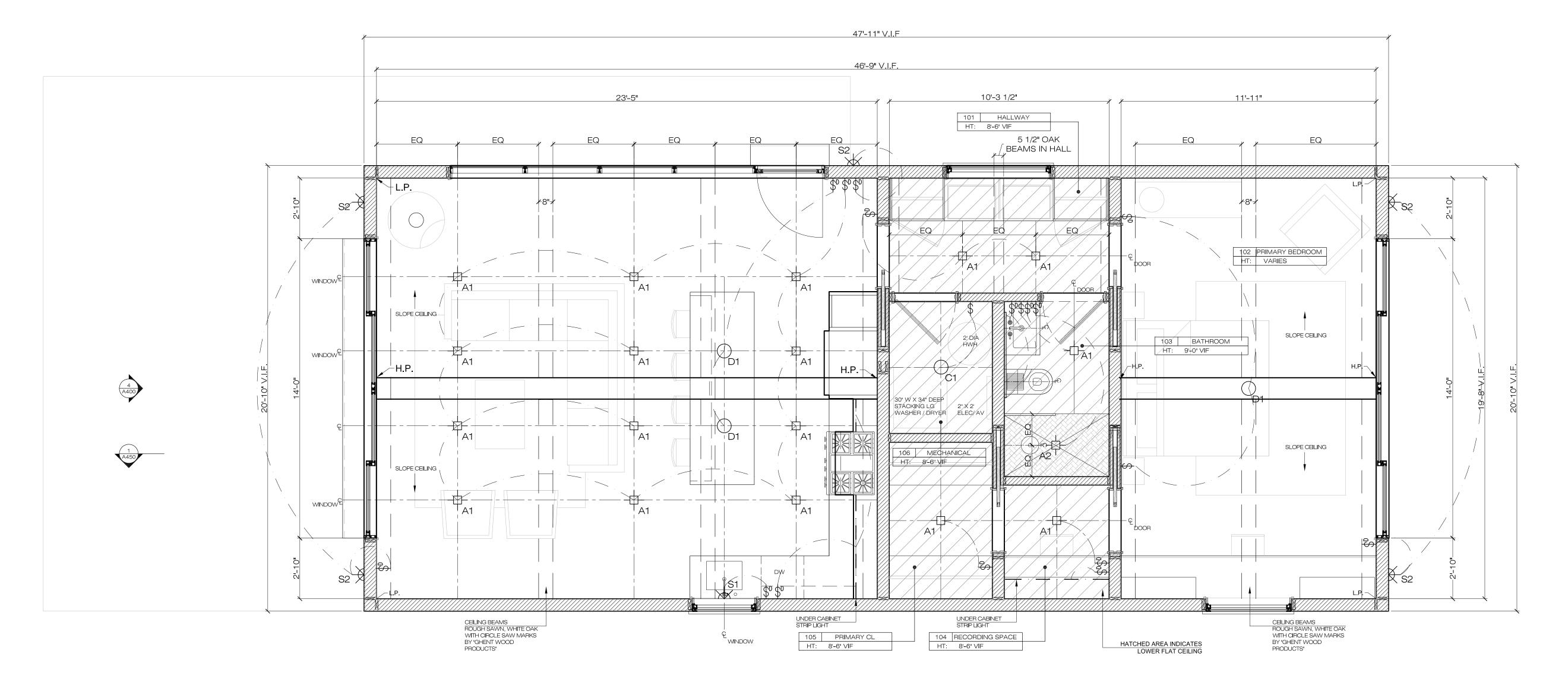
GARRISON, NY 10524

ROOF CONSTRUCTION PLAN



PROJECT: 16 BD DATE: 02/25/2022 CHK BY: GF DWG No:





3 A400

1 LEVEL 01 REFLECTED CEILING PLAN SCALE: 3/8" = 1' - 0"

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16 BLACK DIAMOND HILL

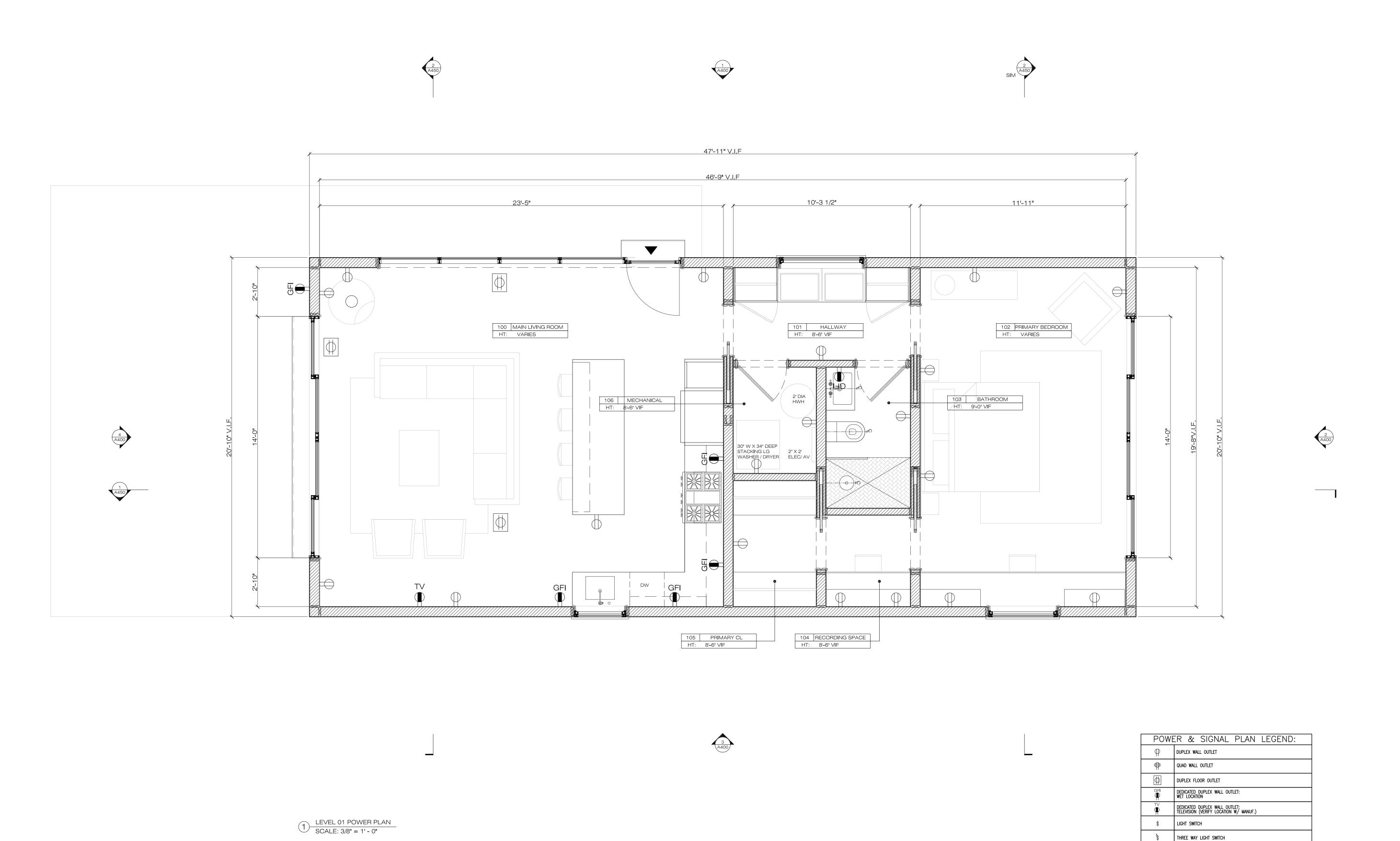
GARRISON, NY 10524

LEVEL 01 REFLECTED CEILING PLAN



PROJECT: 16 BD DATE: 02/25/2022 CHK BY: GF

> DWG No: A-201.00



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16 BLACK DIAMOND HILL

GARRISON, NY 10524

LEVEL 01 POWER PLAN

SEAL & SIGNATURE

LIGHT SWITCH W/ DIMMER



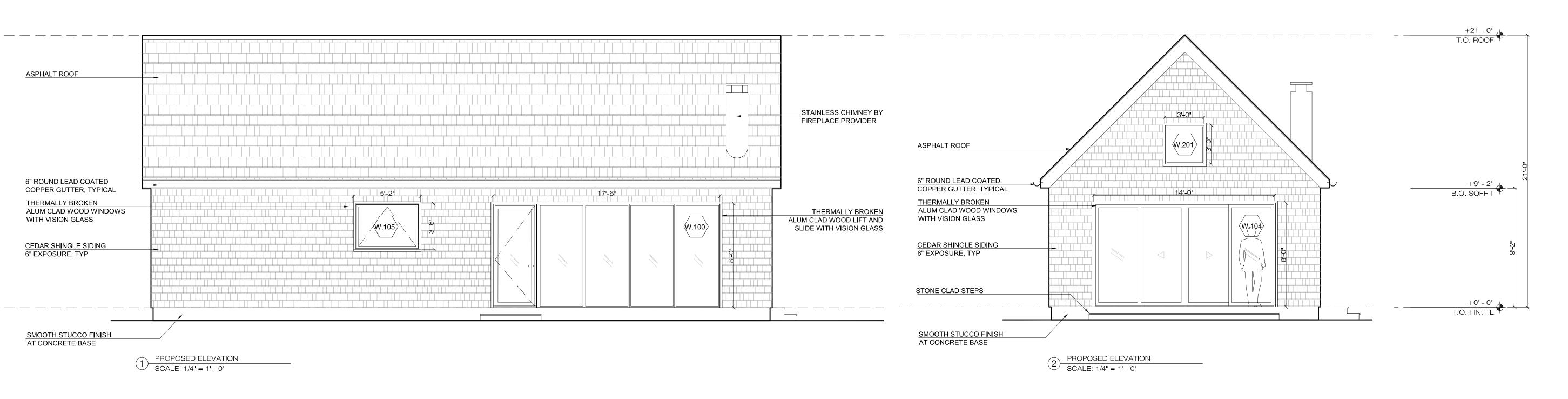
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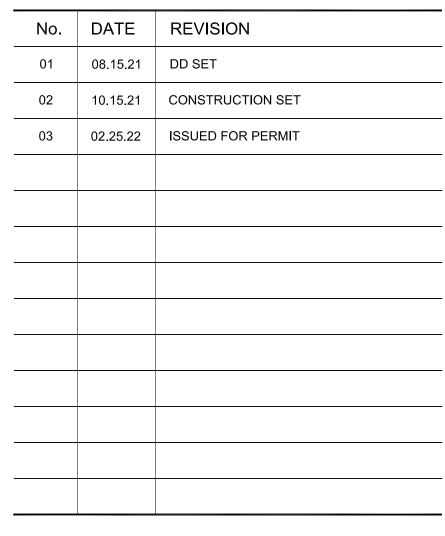
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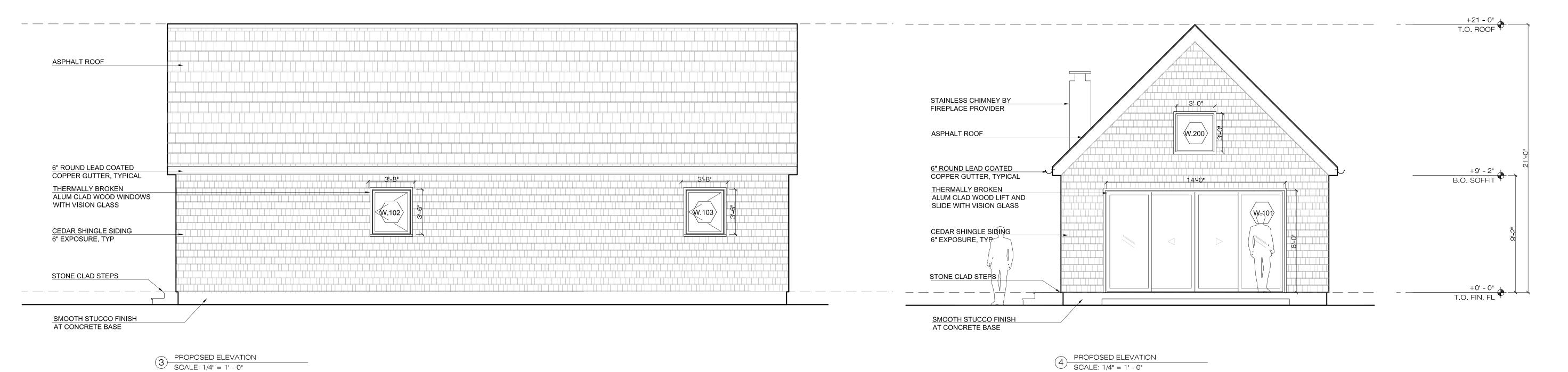
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A-202.00

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GARRISON FOUNDRY

ARCHITECTURE

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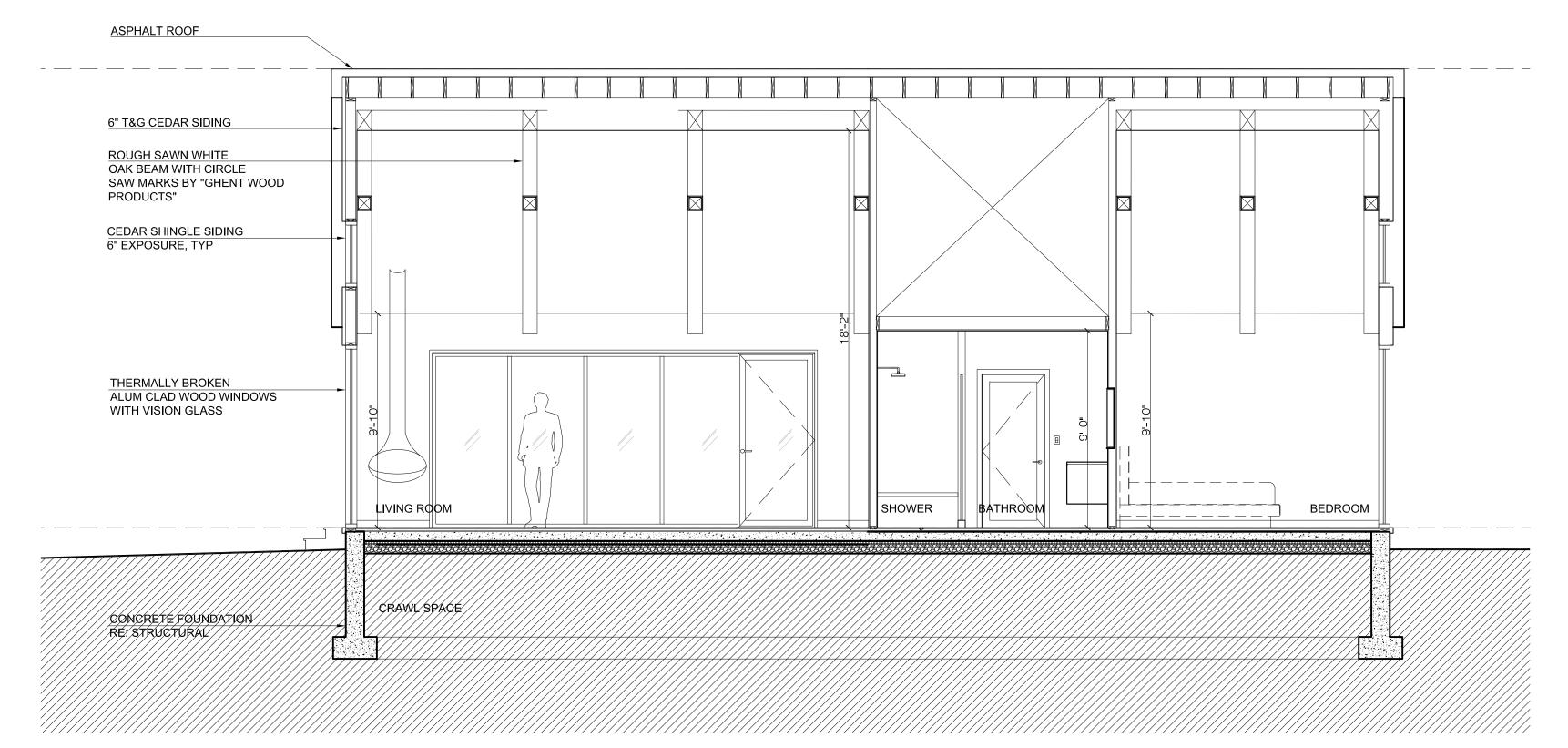
16 BLACK DIAMOND HILL GARRISON, NY 10524

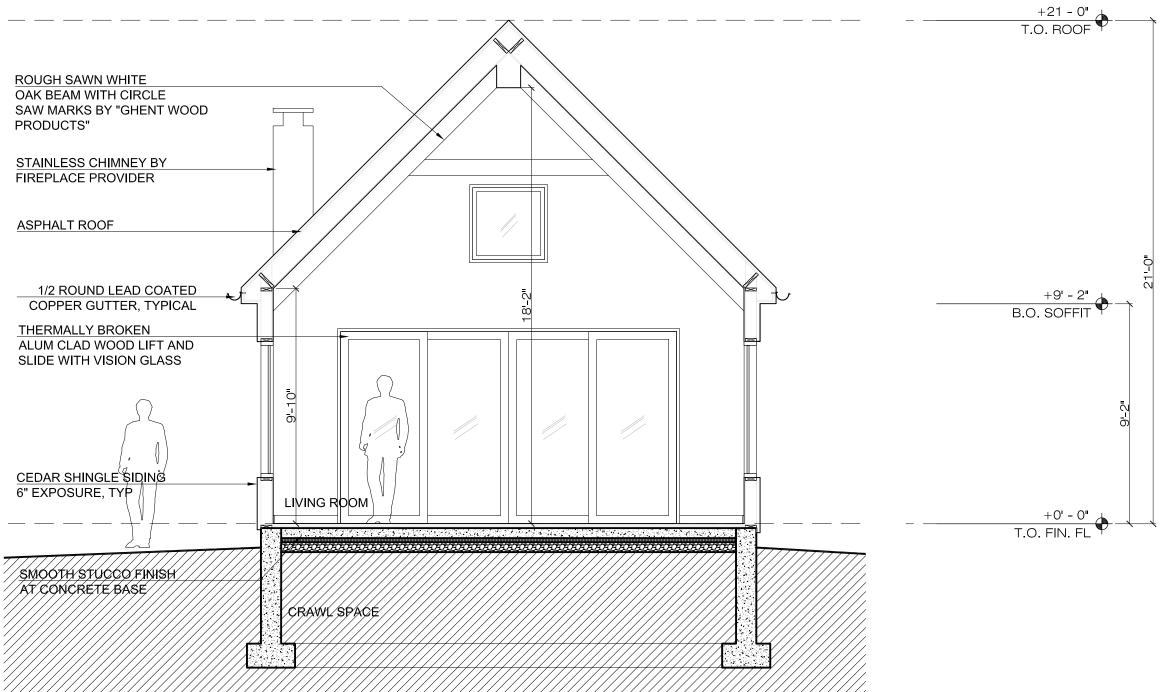
> PROPOSED **ELEVATIONS**

SEAL & SIGNATURE



PROJECT: 16 BD DATE: 02/25/2022 CHK BY: GF DWG No:

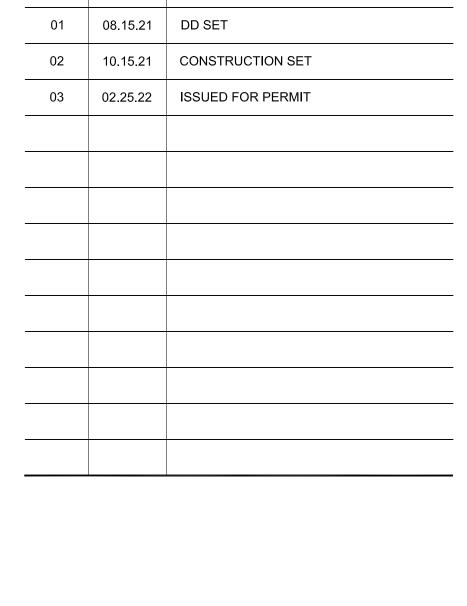




1 PROPOSED SECTION 01 SCALE: 1/4" = 1' - 0"

PROPOSED SECTION 02

SCALE: 1/4" = 1' - 0"



No. DATE REVISION

GARRISON FOUNDRY

ARCHITECTURE

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16 BLACK DIAMOND HILL

GARRISON, NY 10524

BUILDING SECTIONS

SEAL & SIGNATURE

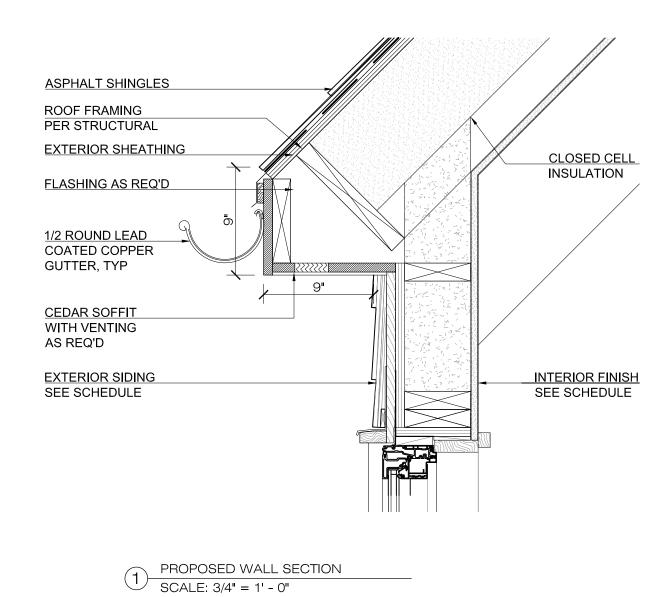


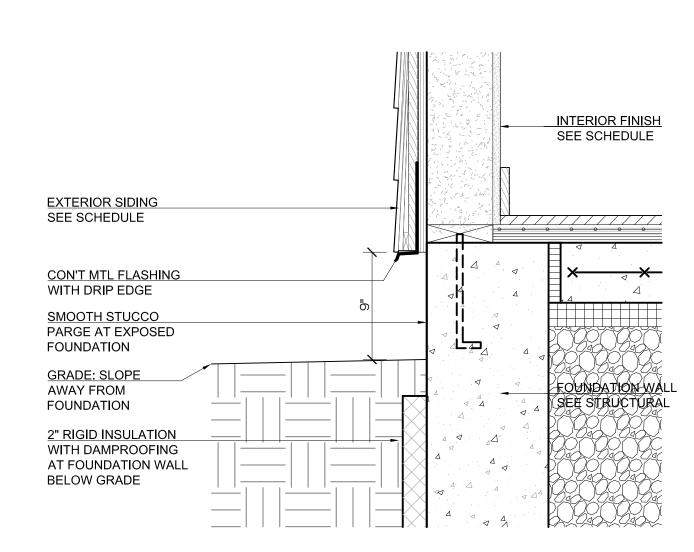
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DATE: 02/25/2022

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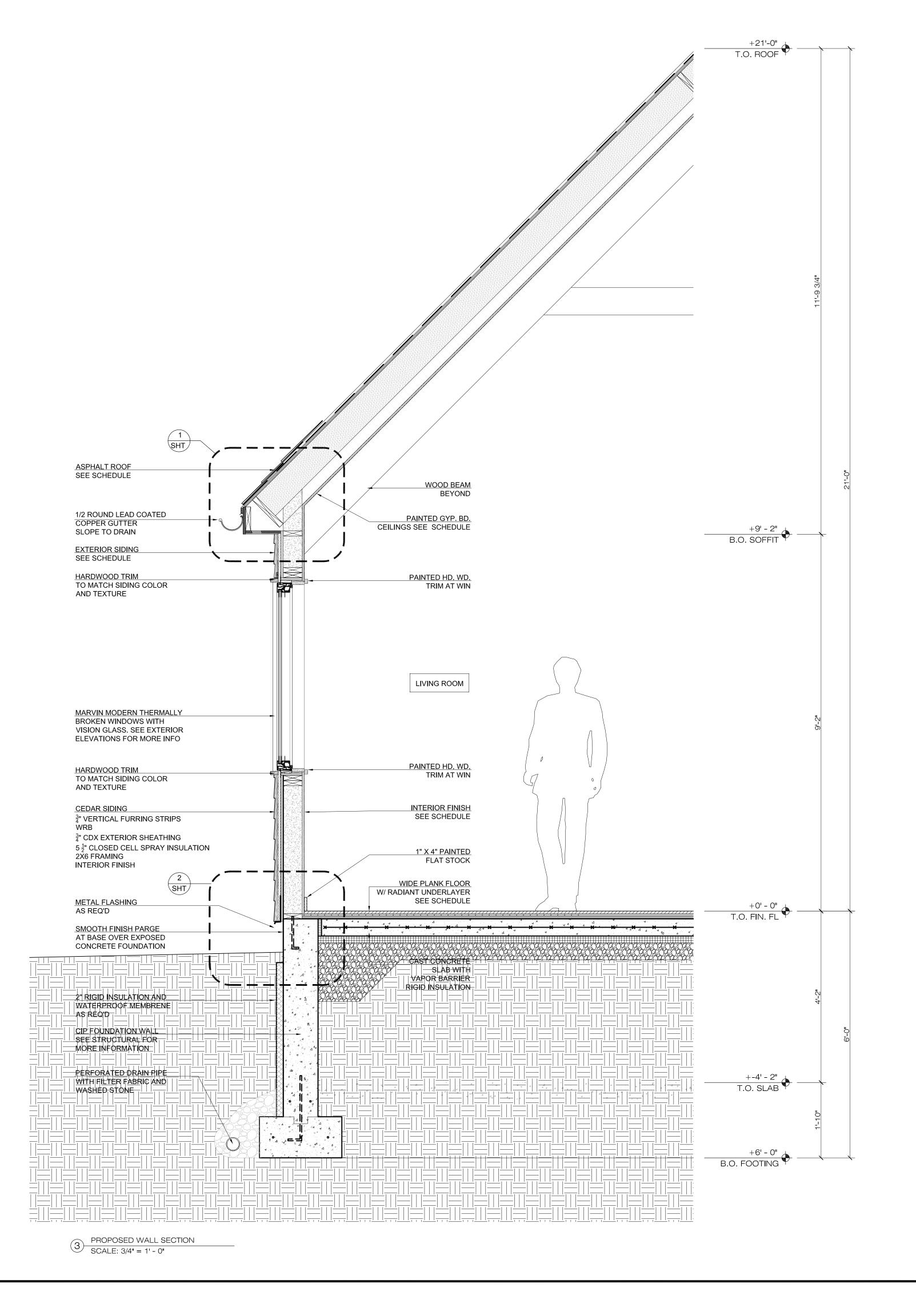
DWG No: A-450.00





PROPOSED WALL SECTION

SCALE: 3/4" = 1' - 0"



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GARRISON FOUNDRY

ARCHITECTURE

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16 BLACK DIAMOND HILL

GARRISON, NY 10524

BUILDING WALL SECTIONS & DETAILS

SEAL & SIGNAT

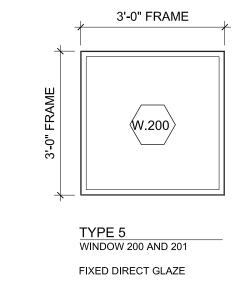


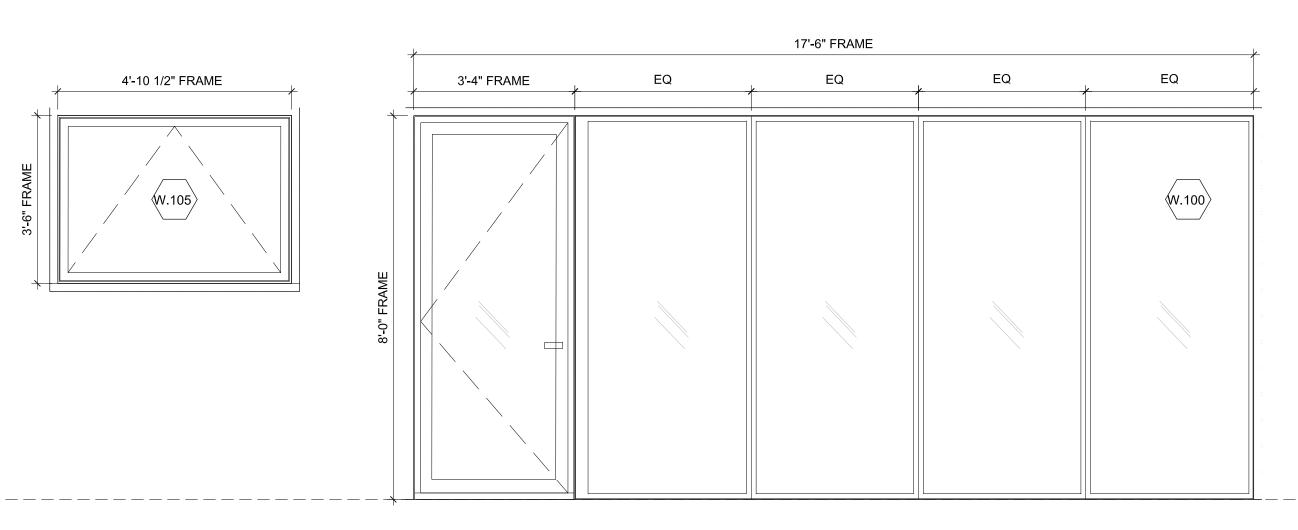
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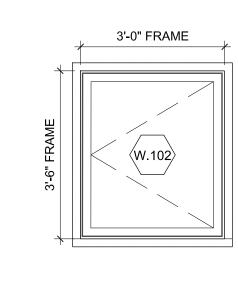
CHK BY: GF

A-451.00





14'-0" FRAME EQ EQ EQ EQ



PROPOSED ENTRY SIDE ELEVATION

SCALE: 1/4" = 1' - 0"

CRANK OUT AWNING WINDOW

TYPE 1
ENTRY DOOR AND WINDOW 100 INSWING ENTRY DOOR ADJACENT TO FIXED UNITS

OPERABLE MULTI LIFT AND SLIDE

PROPOSED SHORT END ELEVATION
SCALE: 1/4" = 1' - 0"

OUTSWING CRANK OUT CASEMENT WINDOW

PROPOSED SIDE ELEVATION

SCALE: 1/4" = 1' - 0"

WINDOW SCHEDULE								
REF #	LOCATION	TYPE	SPECIFICATION	FRAME SIZE	JAMB	HEAD	SILL	NOTES
w100	ENTRY/KITCHEN	1		SEE DWGS				DOOR AND FIXED UNITS TO BE SITE MULLED
w101	KITCHEN/LIVING ROOM	2		SEE DWGS				
w102	KITCHEN	3		SEE DWGS				
w103	BEDROOM	3		SEE DWGS				
w104	BEDROOM	2		SEE DWGS				
w105	HALLWAY	4		SEE DWGS				
w200	KITCHEN/LIVING	5		SEE DWGS				
w201	BEDROOM	5		SEE DWGS				

- WINDOW NOTES:

 1. VERIFY ALL DIMENSIONS IN FIELD PRIOR TO FABRICATION.

 2. WINDOW FABRICATOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S APPROVAL.

 3. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION.

 4. ALL DOORS TO BE PASSAGE FUNCTION UNLESS OTHERWISE NOTED.

 5. ALL DOORS SHALL HAVE PAINTED FINISH UNLESS OTHERWISE NOTED.

 6. SUBMIT SAMPLES OF ALL HARDWARE SPECIFIED TO GARRISON FOUNDRY FOR REVIEW & APPROVAL.

PROPOSED WINDOW SCHEDULE
SCALE: NTS

GARRISON FOUNDRY

No. DATE REVISION

02 10.15.21 CONSTRUCTION SET

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16 BLACK DIAMOND HILL

GARRISON, NY 10524

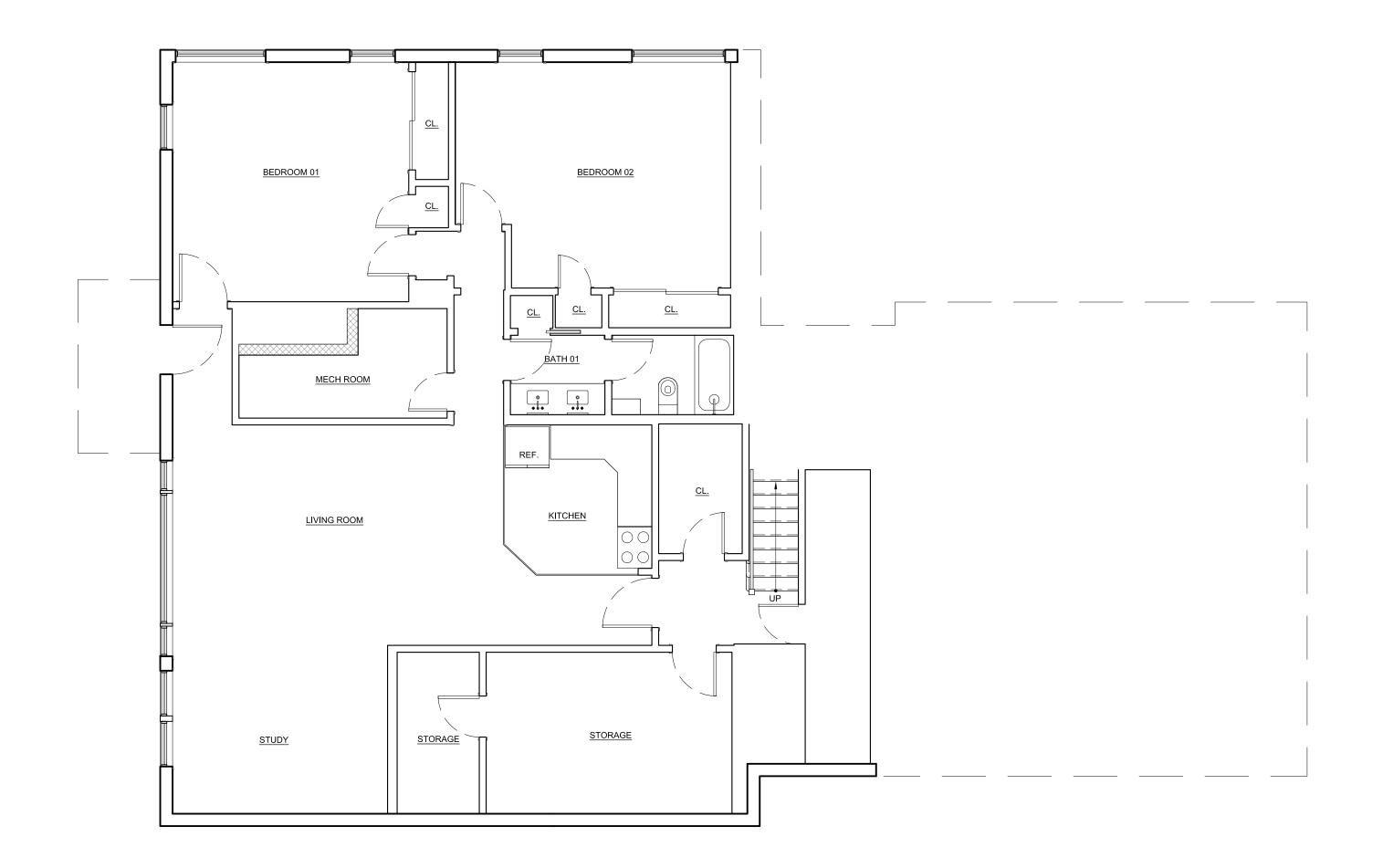
WINDOW & DOOR **ELEVATIONS & SCHEDULE**

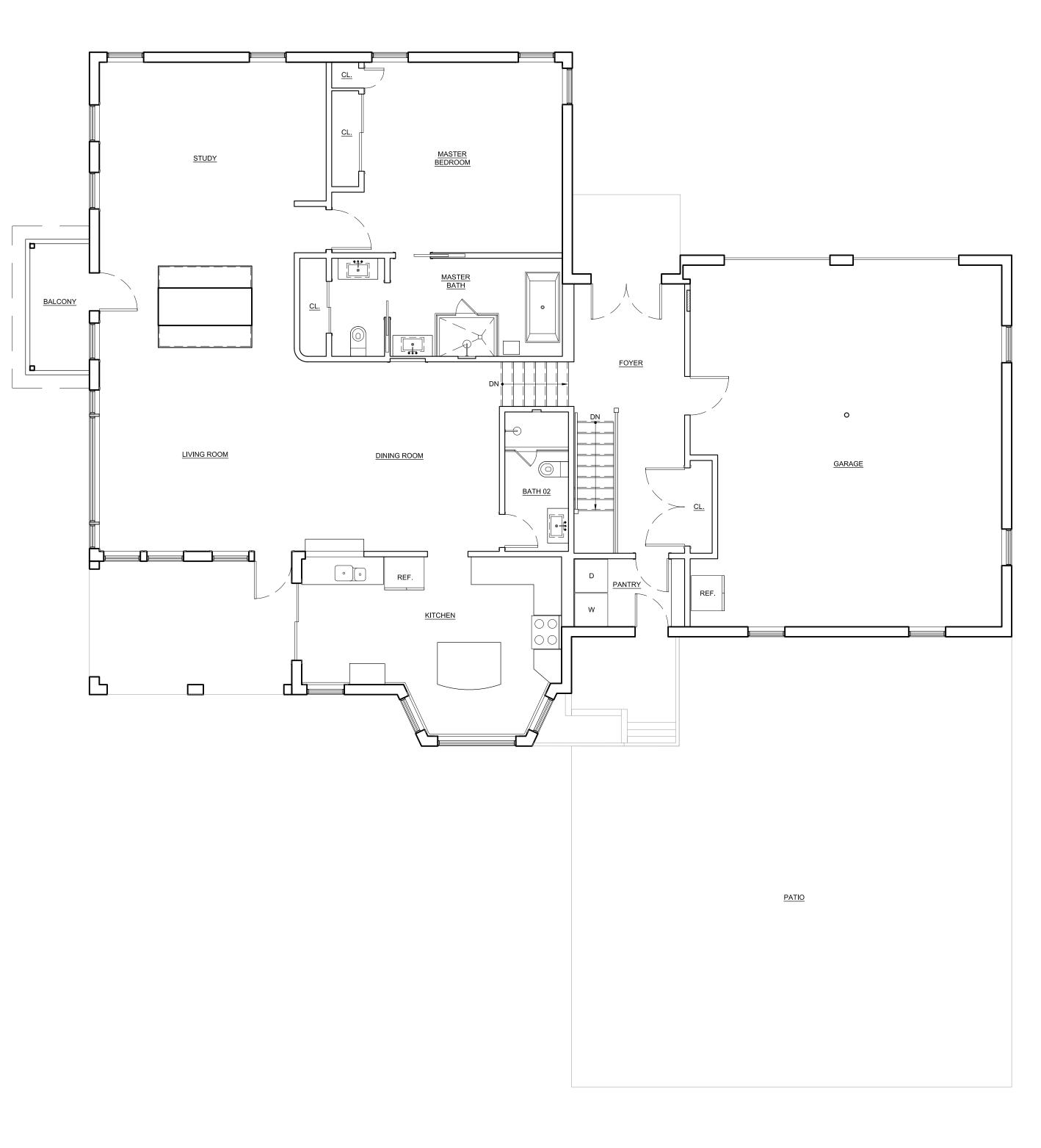
SEAL & SIGNATURE



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01 08.15.21 DD SET 02 10.15.21 CONSTRUCTION SET 03 02.25.22 ISSUED FOR PERMIT

No. DATE REVISION

GARRISON FOUNDRY

ARCHITECTURE

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16 BLACK DIAMOND HILL

GARRISON, NY 10524

EXISTING FLOOR PLANS

SEAL & SIGNATURE

PROJECT: 16 BD DATE: 02/25/2022

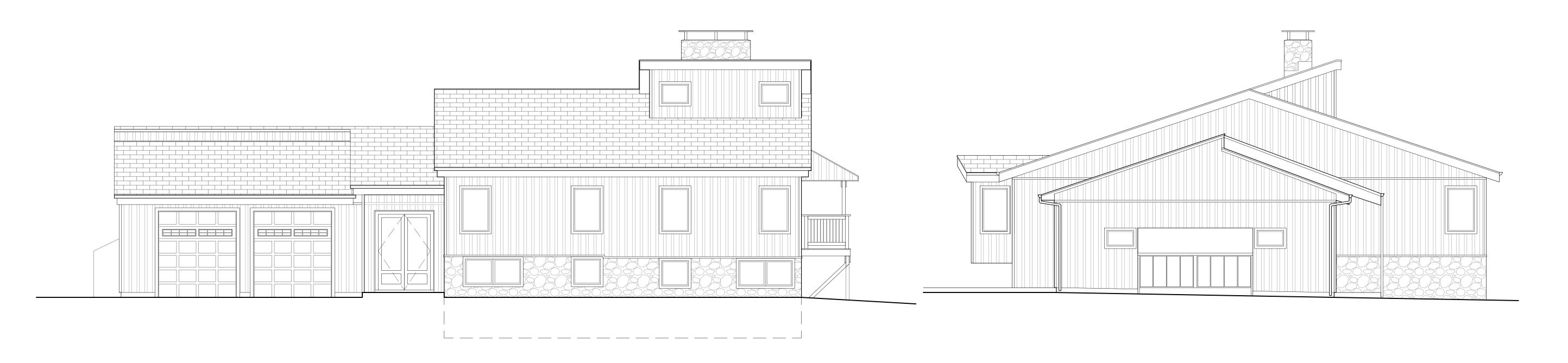
> CHK BY: GF DWG No:

E-100.00 CAD FILE No:

2 EXISTING ENTRY LEVEL PLAN SCALE: 3/16" = 1' - 0"

1 EXISTING LOWER LEVEL PLAN SCALE: 3/16" = 1' - 0"

NOTE: NO WORK DONE TO EXISTING HOUSE



 No.
 DATE
 REVISION

 01
 08.15.21
 DD SET

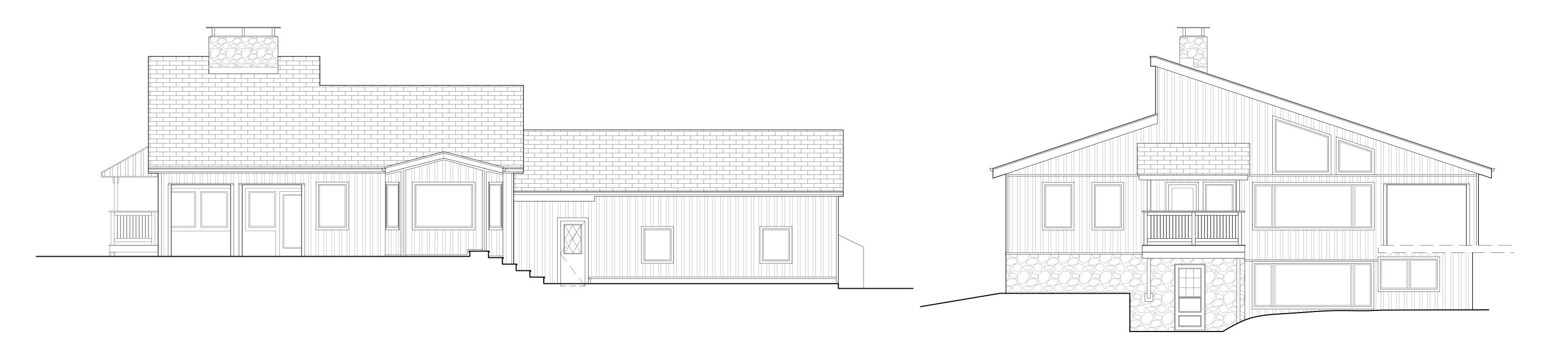
 02
 10.15.21
 CONSTRUCTION SET

 03
 02.25.22
 ISSUED FOR PERMIT

EXISTING HOUSE ELEVATION

SCALE: 3/16" = 1' - 0"

2 EXISTING HOUSE ELEVATION
SCALE: 3/16" = 1' - 0"



GARRISON FOUNDRY

ARCHITECTURE

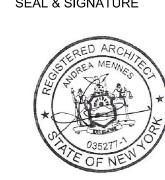
40 NELSON LANE GARRISON NY 10524 T: 917.364.3218 F: 845.424.6261

16 BLACK DIAMOND HILL

GARRISON, NY 10524

EXISTING ELEVATIONS

SEAL & SIGNATURE



PROJECT: 16 BD

DATE: 02/25/2022

CHK BY: GF

DWG No:

E-200.00

CAD FILE No: X 0

3 EXISTING HOUSE ELEVATION
SCALE: 3/16" = 1' - 0"

EXISTING HOUSE ELEVATION
SCALE: 3/16" = 1' - 0"