

ABBREVIATIONS

®	At	JAN.	Janitor
ACT.	Actual		
A.F.C.	Above Finished Ceiling	KD	Knock Down
A.F.F.	Above Finished Floor	KO	Knock Out
AIA	American Institute of Architects	KW	Kilowatt
AIEE	American Institute of Electrical Engineers		
AISC	American Institute of Steel Construction	L.	Length
AL., ALUM.	Aluminum	LAV.	Lavatory
ALM.	Alarm	LB	Pound
ALT.	Alternate	LH	Left Hand
AMP	Ampsere	LHR	Left Hand Reverse
APT.	Apartment	LIN.	Linear
ARCH.	Architect	LT.	Light
ASHRAE	American Society of Heating, Refrigeration & Air Conditioning Engineers	MANUF.	Manufacturer
ASME	American Society of Mechanical Engineers	MATL.	Material
ASTM	American Society for Testing Materials	MAX.	Maximum
AWG	American Wire Gauge	MECH.	Mechanical
		MED.	Medium
		MEZZ.	Mezzanine
		MIN.	Minimum
		MISC.	Miscellaneous
		MTL.	Metal
BD.	Board		
BL	Building Line	N	North
BLK	Block	NEC	National Electrical Code
BM	Beam	NEMA	National Electrical Manufacturers' Association
B.O.	By Others	N.L.C.	Not In Contract
BOT.	Bottom	NO.	Number
BTU	British Thermal Unit	N.T.S.	Not To Scale
		OA	Overall
		OAD	Overall Dimension
		OC	On Center
		OD	Outside Diameter
		OFF.	Office
CAB.	Cabinet	PA	Public Address
CEIL., C.G.	Ceiling	PERF.	Perforated
CER	Ceramic	PERM.	Permanent
CFM	Cubic Feet Per Minute	PERP.	Perpendicular
C.H.	Ceiling Height	PH.	Phase
CL.	Centerline	PL, LAM.	Plastic Laminate
CLKG	Caulking	PLMB.	Plumbing
CLO.	Closet	PLYMD	Plywood
CLR	Clear	PNL	Panel
COL.	Column	POL.	Polished
CONC.	Concrete	POS.	Positive
CONST.	Construction	PSP	Pound Per Square Foot
CONTR.	Contractor	PSI	Pound Per Square Inch
CORR.	Corridor	PTNL	Partition
CORR.	Corridor	PT.	Paint
COV'G	Covering	PTG.	Painting
CPT	Carpet	PR.	Pair
CSK	Countersink		
CTR	Center	QUAL.	Quality
CU FT	Cubic Feet		
CU IN	Cubic Inch	R	Radius
CU YD	Cubic Yard	RECD.	Received
		RECP.	Receptacle
		REF.	Refrigerator
		RH	Right Hand
		RHR	Right Hand Reverse
		ROD	Required
		RM(S)	Room(s)
		S/S	Stainless Steel
		S.C.	Solid Core
		SECT.	Section
		SEP.	Separate
		SIM.	Similar
		SPEC.(S)	Specification(s)
		SPKR	Speaker
		SPKR.	Sprinkler
		SQ.	Square
		SR.	Senior
		STD.	Standard
		STL.	Steel
		STRUC.	Structural
		SUP.T.	Superintendent
		SUSP.	Suspended
		TC	Terra Cotta
		TEL.	Telephone
		TH., THK.	Thick/Thickness
		TMP	Tuller McNealus Field
		TYP.	Typical
		U.L.	Underwriter's Laboratories
		U.O.N.	Unless Otherwise Noted
		VCT	Vinyl Composite Tile
		VERT	Vertical
		V.F.T.	Verify In Field
		VS.	Versus
		VOL.	Volume
		W	Width
		W/	With
		WC	Water Closet
		WCV	Wallcovering
		WO	Wood
		W/O	Without
		W.P.	Waterproof
		WT.	Weight
		XSECT	Cross section
		YD	Yard

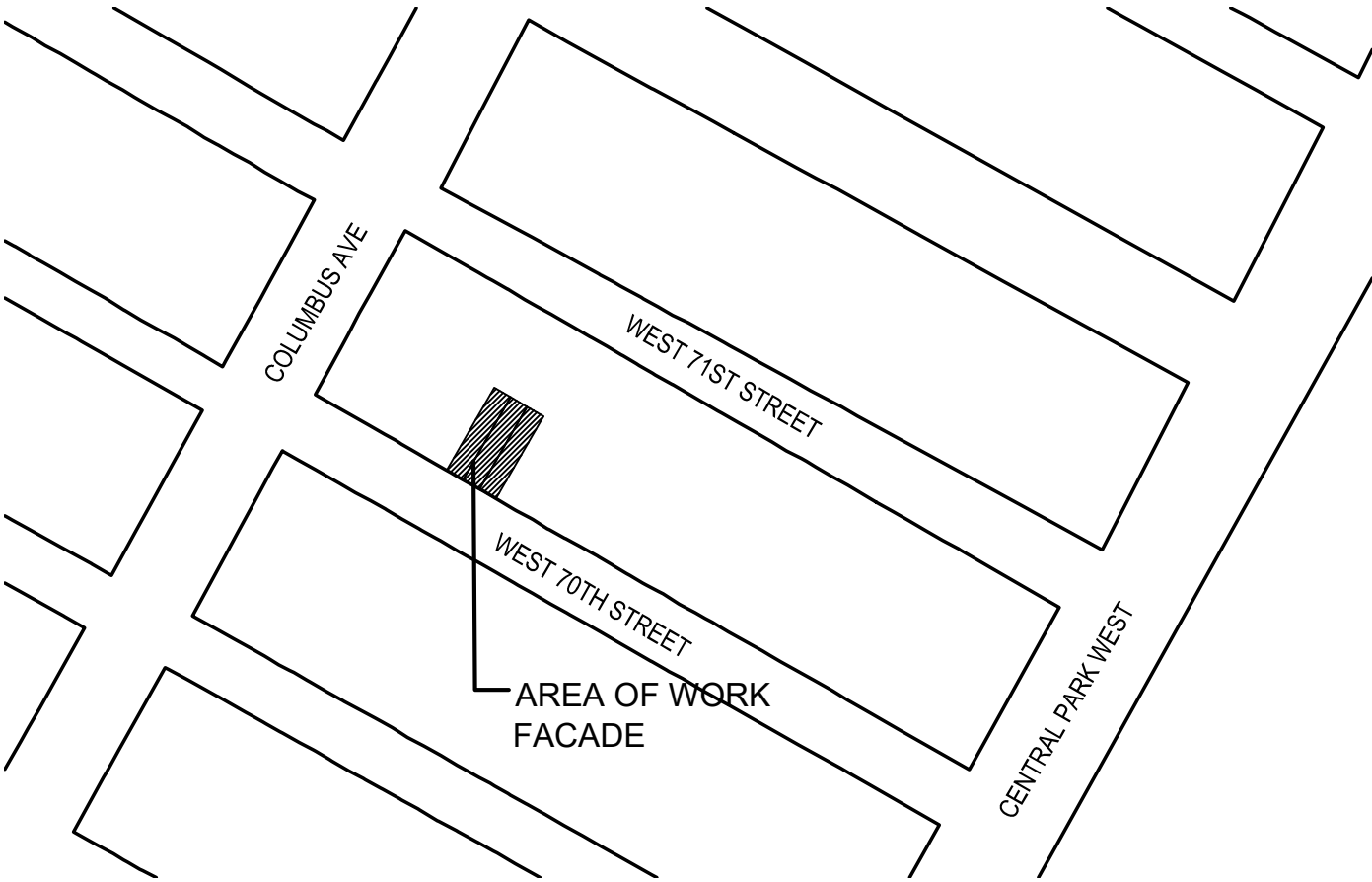
GENERAL NOTES:

- THESE GENERAL NOTES SHALL APPLY TO ALL DRAWINGS IN THIS SET AND SHALL EXTEND TO ANY CHANGES, EXTRAS, OR ADDITIONS AGREED TO DURING THE COURSE OF THE WORK.
- THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, STANDARD FORM OF THE AMERICAN INSTITUTE OF ARCHITECTS, CURRENT EDITION, SHALL APPLY TO ALL WORK IN THIS CONTRACT, EXCEPT AS SPECIFICALLY MODIFIED BELOW AND/OR BY AGREEMENT.
- DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS, LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS.
- THERE WILL BE NO SUBSTITUTION OF MATERIALS WHERE MANUFACTURER IS SPECIFIED. WHERE THE TERM 'OR EQUAL' ISSUED, THE ARCHITECT ALONE SHALL DETERMINE THE EQUALITY BASED UPON INFORMATION SUBMITTED BY THE CONTRACTOR.
- WORK IS TO BE PERFORMED IN ACCORDANCE WITH RULES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY, AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- DURING THE ENTIRE PERIOD OF DEMOLITION AND CONSTRUCTION, ALL EXISTING EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, ALARMS, ETC. SHALL BE CONTINUOUSLY MAINTAINED. ALL REQUIRED EXITS, WAYS OF APPROACH THERETO, AND WAY OF TRAVEL FROM THE EXIT TO THE STREET SHALL BE CONTINUOUSLY MAINTAINED FREE OF ALL OBSTRUCTIONS AND IMPEDIMENTS FOR UNOBSTRUCTED EGRESS IN THE CASE OF FIRE OR OTHER EMERGENCY.
- THE GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL EXTINGUISHERS AS REQUIRED BY THE FEDERAL OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), BY FIRE DEPARTMENT REGULATIONS, AND AS SHOWN ON DRAWINGS.
- THE GENERAL CONTRACTOR, AT HIS COST, SHALL FURNISH ALL TEMPORARY LIGHT AND POWER COMPLETE WITH ALL WIRING, LAMPS AND SIMILAR EQUIPMENT, AS REQUIRED FOR THE COMPLETION OF THE WORK. HE SHALL REMOVE ALL SUCH WORK WHEN DIRECTED.
- THE GENERAL CONTRACTOR SHALL DO ALL CUTTING, PATCHING AND FITTING WORK THAT MAY BE REQUIRED TO MAKE ALL PARTS COME TOGETHER PROPERLY, AND FIT TO RECEIVE OR BE RECEIVED BY WORK OF OTHER CONTRACTORS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO FILE FOR AND OBTAIN ALL BUILDING PERMITS COMPLETE WITH OBTAINING THE ASBESTOS INSPECTION AND REPORT, BUILDING NOTICE NUMBER, CONTROLLED INSPECTIONS, AND ALL PERMIT SIGN-OFFS. COPIES OF THE PERMIT DOCUMENTATION SHALL BE SENT TO THE ARCHITECT. ALL COSTS FILING, PERMITS AND RELATED WORK SHALL BE INCLUDED AS A SEPARATED LINE-ITEM ON THE COST BREAKDOWN.
- THE GENERAL CONTRACTOR SHALL, BEFORE SUBMITTING HIS BID, REVIEW ALL PLANS AND SPECIFICATIONS AND VERIFY ALL DIMENSIONS AT THE BUILDING. HE SHALL EXAMINE ALL ADJOINING WORK OR AREAS UPON WHICH THE PERFORMANCE OF HIS WORK IS IN ANY WAY DEPENDENT, ANY VARIATIONS OR DISCREPANCIES SHALL BE REPORTED, WITH ALL DUE EXPEDIENCY, TO THE ARCHITECT.
- THE SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE AND LATER CLAIMS FOR LABOR, EQUIPMENT, OR MATERIAL REQUIRED, OR FOR DIFFICULTIES ENCOUNTERED, WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE, WILL NOT BE RECOGNIZED.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION.
- ANY INFORMATION THAT IS REQUIRED BY CONTRACTORS THAT IS NOT SHOWN ON THE DRAWINGS OR CONTAINED IN OTHER CONTRACT DOCUMENTS SHALL BE REQUESTED BY THE GENERAL CONTRACTOR FROM THE ARCHITECT.
- WITHIN ONE (1) WEEK OF BEING AWARDED THE CONTRACT, THE GENERAL CONTRACTOR SHALL PREPARE AND SUBMIT TO THE ARCHITECT A CONSTRUCTION SCHEDULE INCLUDING A FLOOR READY DATE FOR THE INSTALLATION OF COMMUNICATIONS CABLES AND ANY OTHER EQUIPMENT WIRING OR CABLING NOTED IN THE CONTRACT DOCUMENTS. DATES SHALL BE INDICATED FOR SUBMISSION OF SHOP DRAWINGS ALLOWING A MINIMUM OF SEVEN (7) WORKING DAYS FOR THE ARCHITECT TO REVIEW EACH SUBMISSION. THE SCHEDULE SHALL INCLUDE ANTICIPATED DELIVERY DATES OF ALL MATERIALS OTHER THAN STANDARD AND READILY AVAILABLE BUILDING MATERIALS.
- TIME IS OF THE ESSENCE AND THE GENERAL CONTRACTOR SHALL KEEP SUFFICIENT WORKMEN ON THE JOB SITE AT ALL TIMES TO PERFORM THE WORK IN THE MOST EXPEDITIOUS MANNER CONSISTENT WITH GOOD WORKMANSHIP, SOUND BUSINESS PRACTICE AND THE BEST INTERESTS OF THE OWNER, BUILDING MANAGER AND ARCHITECT.
- THE GENERAL CONTRACTOR SHALL FURNISH SAMPLES OF THE VARIOUS MATERIALS AND FINISHES REQUESTED IN THE CONTRACT DOCUMENTS TO THE ARCHITECT ALONG WITH THE INTENDED USE BEFORE THE COMMENCEMENT OF THE SPECIFIED WORK.
- THE GENERAL CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE BUILDING AS TO HOURS OF AVAILABILITY OF ELEVATORS AND/OR LOADING DOCKS FOR THE PURPOSES OF DELIVERY AND ALSO AS TO THE HANDLING MATERIAL, EQUIPMENT AND DEBRIS TO AVOID CONFLICT AND INTERFERENCE WITH NORMAL BUILDING OPERATION, BUILDING IMPOSED ELEVATOR CHARGES ARE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE CONTRACTOR SHALL BE ANSWERABLE TO THE ARCHITECT AND SHALL NOT ACCEPT INSTRUCTION FROM LOCAL PERSONNEL WITHOUT VERIFICATION FROM THE ARCHITECT. THE CONTRACTOR SHALL BE LIABLE FOR ANY EXPENSE CAUSED BY THE EXECUTION OF SUCH WORK WITHOUT SUCH VERIFICATION AND FOR EXPENSES CAUSED BY ITS REMOVAL OR CORRECTION.
- ALL FEES, TAXES, PERMITS, AND APPLICATIONS REQUIRED BY GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- DRAWINGS IN THIS SET AND DESIGNS THEREON ARE THE PROPERTY OF THE ARCHITECT.
- A REPRESENTATIVE OF THE GENERAL CONTRACTOR, AUTHORIZED TO DISCUSS THE WORK AND RECEIVE INSTRUCTIONS FROM THE ARCHITECT SHALL BE ON THE JOB AT ALL TIMES THAT WORK IS IN PROGRESS.
- GREAT CARE SHALL BE EXERCISED BY THE GENERAL CONTRACTOR TO INSURE THAT THE BUILDING SHALL BE PROTECTED FROM DAMAGE THAT COULD OCCUR BECAUSE OF HIS WORK. THE CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING AREAS AND NEW WORK AREAS. ANY DAMAGES DUE TO THIS WORK OR ACCIDENTS SHALL BE REPAIRED, REPLACED OR PATCHED AT THE DISCRETION OF THE ARCHITECT. THE CONTRACTOR SHALL BEAR FINANCIAL RESPONSIBILITY FOR SUCH DAMAGE AND ANY WORK UNDERTAKEN TO CORRECT IT.
- SHOP DRAWINGS SHALL SHOW ALL DIMENSIONS AND CONDITIONS AND SHALL BE SUBMITTED IN REPRODUCIBLE FORM. WHEN THE ARCHITECT REQUIRES THE REVISION AND RESUBMITTAL OF SHOP DRAWINGS SUCH RESUBMITTAL SHALL OCCUR WITHIN ONE (1) WEEK OF NOTIFICATION OF SUCH REQUIREMENT.  
SHOP DRAWINGS MARKED REVIEWED AS NOTED BY THE ARCHITECT WILL BE GENERAL AND SHALL NOT BE CONSTRUED AS:  
- PERMITTING ANY DEPARTURE FROM THE CONTRACT REQUIREMENTS  
- RELIEVING THE CONTRACTOR OF THE RESPONSIBILITY FOR ANY ERROR IN DETAILS, DIMENSIONS OR OTHERWISE.  
- APPROVED DEPARTURE FROM DETAILS OR PREVIOUSLY FURNISHED INSTRUCTIONS WITHOUT SPECIFIC APPROVAL.
- ALL CONTRACTORS INVOLVED IN THIS WORK SHALL CARRY PROPERTY DAMAGE AND PUBLIC LIABILITY INSURANCE AS REQUIRED BY GOVERNMENTAL AGENCIES HAVING JURISDICTION AND COMPLY WITH STATUTORY REQUIREMENTS FOR DISABILITY AND WORKMAN'S COMPENSATION. THEY WILL COMPLY WITH ALL RULES AND REGULATIONS DICTATED BY THE LANDLORD, OWNER, TENANT, BUILDING MANAGER, ARCHITECT AND ANY OTHER GROUP TO BE NAMED FROM LIABILITY DUE TO THE CONTRACTOR'S NEGLIGENCE. A RELEASED CERTIFICATE OF INSURANCE SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.
- ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS, UNLESS OTHERWISE NOTED.
- ALL WORK AND MATERIALS FURNISHED BY THE GENERAL CONTRACTOR AND HIS SUB-CONTRACTORS SHALL BE GUARANTEED AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM THE ARCHITECT'S APPROVAL FOR FINAL PAYMENT.
- ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, SQUARE AND TRUE, AND IN PROPER ALIGNMENT.
- IT IS EXPECTED THAT SUFFICIENT LABOR WILL BE PROVIDED SO THAT ACTIVITY FOR ANY GIVEN TRADE WILL NOT BE LIMITED TO ONLY ONE PART OF THE TOTAL WORK AREA.
- EACH TRADE WILL BE EXPECTED TO PROCEED IN A FASHION THAT WILL NOT DELAY OR DETAIN THE TRADES FOLLOWING THEM.
- ALL WORK SHALL BE COMPLETED FOR THE AGREED UPON CONTRACT PRICE WITHOUT RECOURSE TO LABOR STOPPAGES OR REVISIONS OF GOVERNING REGULATIONS, LAWS AND CODES.
- THE CONTRACTOR SHALL NOT PROCEED WITH ANY ADDITIONAL WORK OR CHANGES FOR WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION FROM THE ARCHITECT. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.

- ALL INSTALLED PLUMBING, MECHANICAL AND ELECTRICAL EQUIPMENT SHALL OPERATE QUIETLY AND FREE OF VIBRATION.
- THE CONTRACTOR SHALL BE REQUESTED TO PROVIDE SAMPLES LISTED BELOW. NO MATERIALS SHALL BE USED WHICH DO NOT EQUAL THE APPROVED SAMPLE. UNTIL SUCH APPROVAL HAS BEEN GIVEN, ANY MATERIAL TO BE SO APPROVED MUST NOT BE FABRICATED OR INCORPORATED IN THE WORK. THE APPROVAL OF SAMPLES WILL NOT PRECLUDE THE REJECTION OF ANY MATERIAL UPON THE DISCOVERY OF DEFECTS IN SAME PRIOR TO THE FINAL ACCEPTANCE OF THE COMPLETED WORK.  
SUBSTITUTIONS FOR APPROVED MATERIALS WILL BE ALLOWED UNDER THE CONDITIONS PREVIOUSLY STATED. SAMPLES, MATERIAL LISTS, MANUFACTURER'S LITERATURE AND OTHER REQUIRED INFORMATION SHALL BE SUBMITTED IN SUFFICIENT TIME TO PERMIT PROPER CONSIDERATION AND ACTION ON SAME BEFORE ANY MATERIALS OR ITEMS WHICH SUCH SUBMITTAL REPRESENT ARE DELIVERED TO THE JOB SITE.  
THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DELAY IN THE PROGRESS OF THE WORK WHICH MAY BE DUE TO HIS FAILURE TO OBSERVE THESE REQUIREMENTS. THE TIME FOR THE COMPLETION OF HIS CONTRACT WILL NOT BE EXTENDED ON ACCOUNT OF HIS FAILURE TO SUBMIT SAMPLES AND SHOP DRAWINGS PROMPTLY IN STRICT ACCORDANCE HEREWITH.  
SAMPLES  
A. SAMPLES, MANUFACTURER'S LITERATURE AND MATERIALS LISTS SHALL BE SUBMITTED IN TRIPPLICATE, PROPERLY LABELED AND IDENTIFIED.  
B. SAMPLES MUST BE SUBMITTED BY THE CONTRACTOR ONLY, UNLESS HE HAS AUTHORIZED HIS SUB-CONTRACTOR TO SUBMIT THEM AND HAS NOTIFIED THE ARCHITECT ACCORDINGLY.  
C. SAMPLES WHICH HAVE BEEN REJECTED MUST BE RESUBMITTED AS SOON AS POSSIBLE AFTER NOTIFICATION OF THE REJECTION AND SHALL BE MARKED 'RESUBMITTED SAMPLE' IN ADDITION TO THE OTHER INFORMATION REQUIRED ON THE LABEL.  
D. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT THE FOLLOWING SETS OF MATERIAL AND/OR FINISH SAMPLES:  
1. PAINT AND STAIN FINISHES ON ACTUAL MATERIAL (MIN. 6" X 6" X SAMPLE)  
35. SHOULD THE GENERAL CONTRACTOR, BY HIS OWN DEFAULT, FAIL TO ADHERE TO THE CONSTRUCTION SCHEDULE, HE SHALL, AT THE DISCRETION OF THE ARCHITECT, PERFORM WORK IN PREMIUM TIME TO CONFORM WITH THE SCHEDULE. ANY EXPENSES AS MAY BE CAUSED BY SUCH WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- THE GENERAL CONTRACTOR SHALL SUPPLY TO THE ARCHITECT, PRIOR TO COMMENCING WORK, A LIST OF ALL SUB-CONTRACTORS. SAID LIST SHALL INCLUDE THE NAME OF THE PRINCIPAL CONTACT, AND THE ADDRESS AND PHONE NUMBER OF EACH SUB-CONTRACTOR.
- THE GENERAL CONTRACTOR IS TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO EXECUTE ALL THE WORK AS SHOWN IN THE CONTRACT DOCUMENTS WITH THE EXCEPTION OF THOSE ITEMS NOTED AS SEPARATE CONTRACTS OR N.C.I. HE SHALL BE RESPONSIBLE FOR COORDINATING HIS WORK WITH THAT OF ALL OTHER TRADES INCLUDING THOSE OPERATING UNDER SEPARATE COVER WITH THE LANDLORD, OWNER, TENANT, BUILDING MANAGEMENT OR ARCHITECT.
- SHOULD THE DRAWINGS DISAGREE IN THEMSELVES OR WITH THE SPECIFICATIONS, OR SHOULD THE SPECIFICATIONS DISAGREE IN THEMSELVES, THE BETTER QUALITY OR GREATER QUANTITY OF WORK OR MATERIALS SHALL BE ESTIMATED UPON, AND THE ARCHITECT NOTIFIED BEFORE PROCEEDING. THE GENERAL CHARACTER OF THE DETAIL WORK IS SHOWN ON THE DRAWINGS BUT MINOR MODIFICATIONS MAY BE MADE BY THE ARCHITECT.
- THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMESIS FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH CAUSED BY HIS OPERATIONS. THE CONTRACTOR SHALL CONFINE HIS OPERATIONS FOR REMOVAL TO SUCH METHODS AS MAY BE AGREEABLE WITH THE LANDLORD. THE PROJECT SHALL BE LEFT CLEAN AND CLEAR, TO THE SATISFACTION OF THE ARCHITECT AND THE DISPOSITION OF ALL SALVAGED MATERIALS IS TO BE CLEARED WITH THE ARCHITECT PRIOR TO REMOVAL. THE PREMESIS IS TO BE SWEEP CLEAN DAILY OF RELATED CONSTRUCTION DEBRIS.
- UPON COMPLETION OF THE WORK, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT WHO WILL COMPILE A 'PUNCH LIST' OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT ON THE COMPLETION OF THESE ITEMS.
- 'TYPICAL' MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.
- 'SIMILAR' MEANS COMPARABLE CHARACTERISTICS FOR THE ELEVATION OR DETAIL NOTED. VERIFY DIMENSIONS AND ORIENTATION OF PLAN.
- DIMENSIONS NOTED 'CLEAR' OR 'CLR' ARE MINIMUM REQUIRED. DIMENSIONS AND CLEARANCE MUST BE ACCURATELY MAINTAINED. NO DEVIATIONS FROM THESE DIMENSIONS WILL BE ALLOWED WITHOUT THE APPROVAL OF THE ARCHITECT. DIMENSIONS ARE FACE OF SHEETROCK, FACE OF PANELS AND FACE OF WALLS, UNLESS OTHERWISE NOTED.
- THE USE OF THE WORD 'PROVIDE' OR 'PROVIDED' IN CONNECTION WITH ANY ITEM SPECIFIED IS INTENDED TO MEAN, UNLESS OTHERWISE NOTED, THAT SUCH SHALL BE FURNISHED AND INSTALLED AND CONNECTED WHERE SO REQUIRED.
- THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL COORDINATE THE LAYOUT AND EXACT LOCATION OF ALL ELECTRICAL/TELEPHONE/COMMUNICATIONS OUTLETS, DOORS, PARTITIONS AND LIGHT SWITCHES WITH THE ARCHITECT BEFORE PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST IN LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL, TELEPHONE, LIGHTING, PLUMBING AND SPRINKLER EQUIPMENT (TO INCLUDE ALL PIPING, DUCTWORK AND CONDUIT), AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ABOVE EQUIPMENT ARE PROVIDED.
- THROUGHOUT THE DURATION OF THE PROJECT, THE GENERAL CONTRACTOR SHALL REFRAIN FROM ACTIONS THAT COULD LEAD TO THE FILING OF A CLAIM OF LIEN AGAINST THE ARCHITECT BY SUB-CONTRACTORS OR SUPPLIERS OF MATERIALS, LABOR, SERVICE OR EQUIPMENT OR ANY OTHER OTHER INDIVIDUAL OR COMPANY SO ENTITLED UNDER GOVERNING LAWS AND REGULATIONS UNLESS HE CAN SHOW REASONABLE AND JUSTIFIABLE CAUSE.
- VERTICAL DIMENSIONS ARE FROM TOP OF SLAB, UNLESS OTHERWISE NOTED. HORIZONTAL DIMENSIONS ARE FROM FINISHED FACE OF CONSTRUCTION, UNLESS OTHERWISE NOTED.
- ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.
- BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY GOVERNING NEWYORK CITY AGENCIES.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
- THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES AND BUILDING MANAGEMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
- THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.)
- PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
- THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
- ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.
- THE CONTRACTOR, UPON COMPLETION OF THE WORK, SHALL ARRANGE FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGNOFFS AS REQUIRED.

FACADE RENOVATION  
53-57 WEST 70TH STREET  
NEW YORK, NY 10023

DRAWING INDEX									
SHEET	TITLE								
T-001.00	TITLE SHEET PLOT PLAN & NOTES								
A-100.00	HISTORIC AND TAX PHOTOS								
A-101.00	CONTEXT PHOTO OF SITE AND AREAWAY PHOTOS								
A-102.00	EXISTING CONTEXT PHOTOS FOR FACADE								
A-103.00	EXISTING CONTEXT PHOTOS FOR TRASH ENCLOSURE								
A-104.00	PROPOSED GROUND FLOOR PLAN FOR TRASH ENCLOSURE								
A-105.00	GROUND FLOOR DEMOLITION AND PROPOSED PLAN								
A-200.00	EXISTING GROUND FLOOR DEMOLITION ELEVATION								
A-201.00	PROPOSED GROUND FLOOR ELEVATION WITH TRASH ENCLOSURE								
A-202.00	PROPOSED GROUND FLOOR ELEVATION								
A-300.00	EXISTING & PROPOSED SECTION AT TRASH ENCLOSURE								
A-301.00	GROUND FLOOR FACADE DETAILS								



1 PLOT PLAN 1/400 N.T.S.	
PROPERTY DATA	
HOUSE NO:	53-57
STREET	WEST 70TH
BOROUGH:	MANHATTAN
BLOCK:	1123
LOT(S):	8
LANDMARK STATUS	
LANDMARK STATUS:	YES
ZONING NOTES	
ZONING MAP:	8C
ZONING DISTRICT:	R8B
COMMERCIAL OVERLAY:	N/A
SPECIAL DISTRICT:	N/A
BUILDING DEPARTMENT NOTES	
YEAR BUILT:	1900+/-
OCCUPANCY CLASSIFICATION:	CLASS "A" RESIDENCE (OLD CODE)
CONSTRUCTION CLASS:	3-NON-FIREPROOF (OLD CODE)
BUILDING HEIGHT:	55
BUILDING STORIES:	4
ALTERATION TYPE II FILING	
NO CHANGE IN USE, OCCUPANCY, OR EGRESS	
THIS PROJECT IS NOT IN A FLOOD HAZARD ZONE.	

SPECIAL INSPECTIONS		
SPECIAL INSPECTIONS	CODE/ SECTION	REPORTS REQ'D
FINAL INSPECTION	DIRECTIVE 14, 1975	TR-1

PROGRESS INSPECTIONS		
PROGRESS INSPECTIONS	CODE/ SECTION	REPORTS REQ'D
N/A	N/A	N/A

NYS ECC TABULAR ANALYSIS		
WORK DESCRIPTION	CODE/ SECTION	REQUIRED
FACADE RENOVATION WORK	N/A	N/A

ENERGY CODE NOTES  
TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, ALL WORK UNDER THIS APPLICATION IS IN COMPLIANCE WITH THE NYCCEC.

FACADE RENOVATION  
53-57 WEST 70TH STREET  
NEW YORK, NY 10023

1	ISSUED AS PER LPC COMMENTS	10.18.2018
NO.	ISSUE	DATE

PROJECT NORTH

TULLER  
McNEALUS  
FELD

ARCHITECTURE  
INTERIOR DESIGN  
54 West 39th Street  
New York, NY 10018  
TEL: (212) 768-7788  
FAX: (212) 768-9171

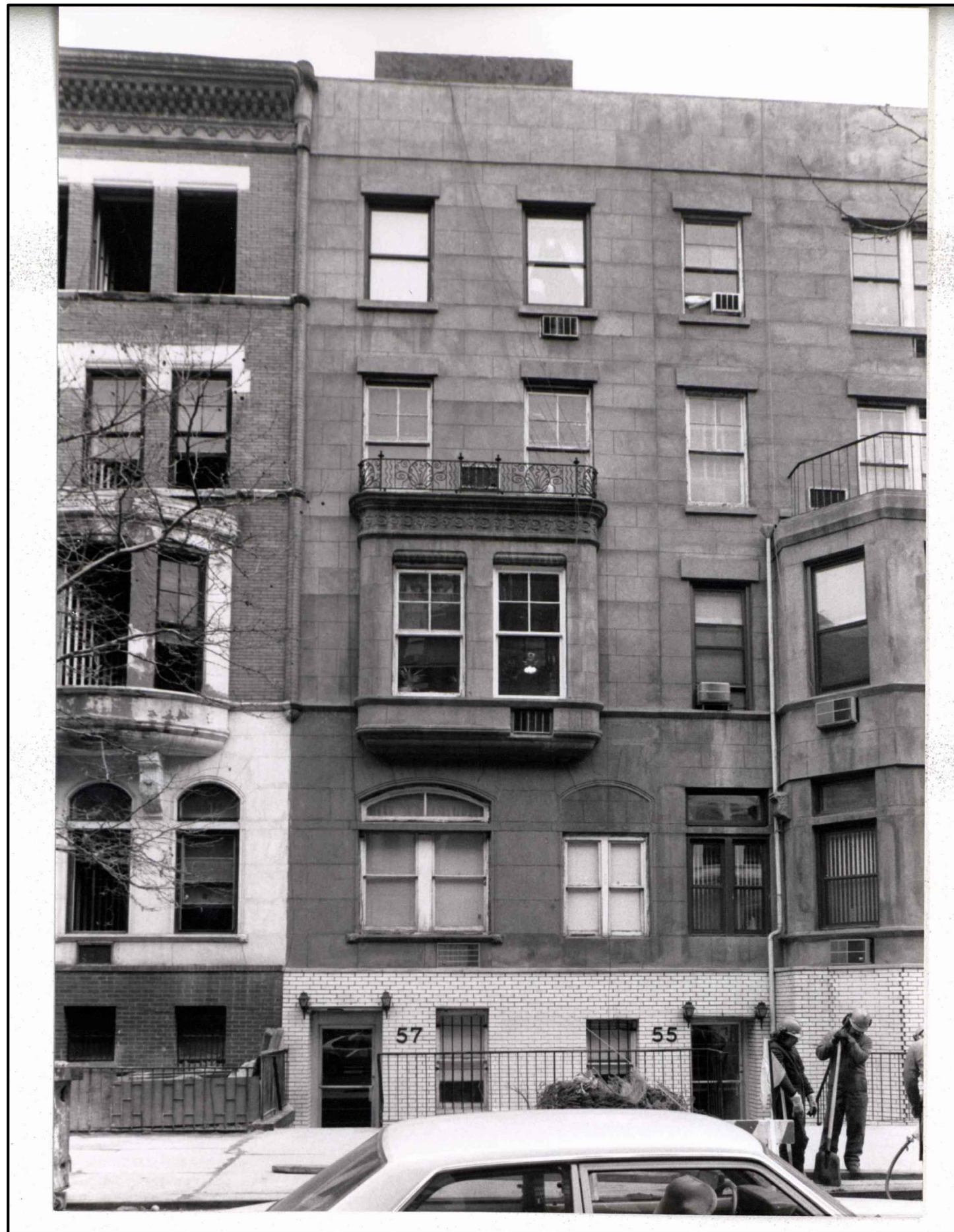
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JOB NUMBER	SCALE
34124.00	ASNOTED
DRAWN BY	DATE
CT/SS	12-20-18

DRAWING TITLE  
TITLE SHEET PLOT PLAN & NOTES

SEAL	DRAWING NO.
	T-001.00
PAGE NO 1 OF 12	





① LPC HISTORIC PHOTO 57 WEST 70TH  
N.T.S.



② LPC HISTORIC PHOTO 55 WEST 70TH  
N.T.S.



③ LPC HISTORIC PHOTO 53 WEST 70TH  
N.T.S.



④ TAX PHOTO 57 WEST 70TH  
N.T.S.



⑤ TAX PHOTO 55 WEST 70TH  
N.T.S.



⑥ TAX PHOTO 53 WEST 70TH  
N.T.S.





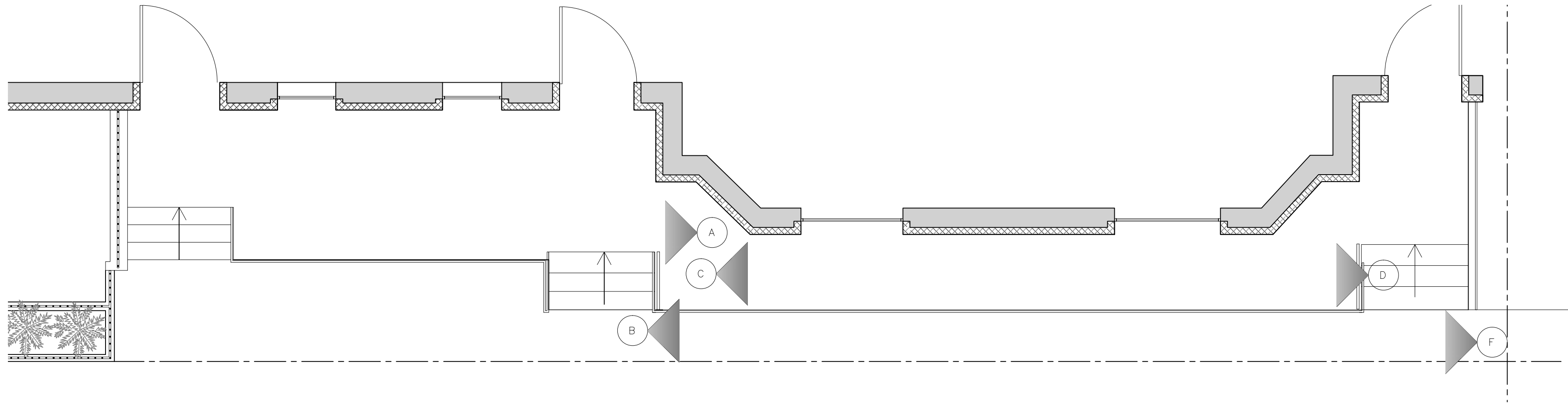
(A)



(B)



(C)



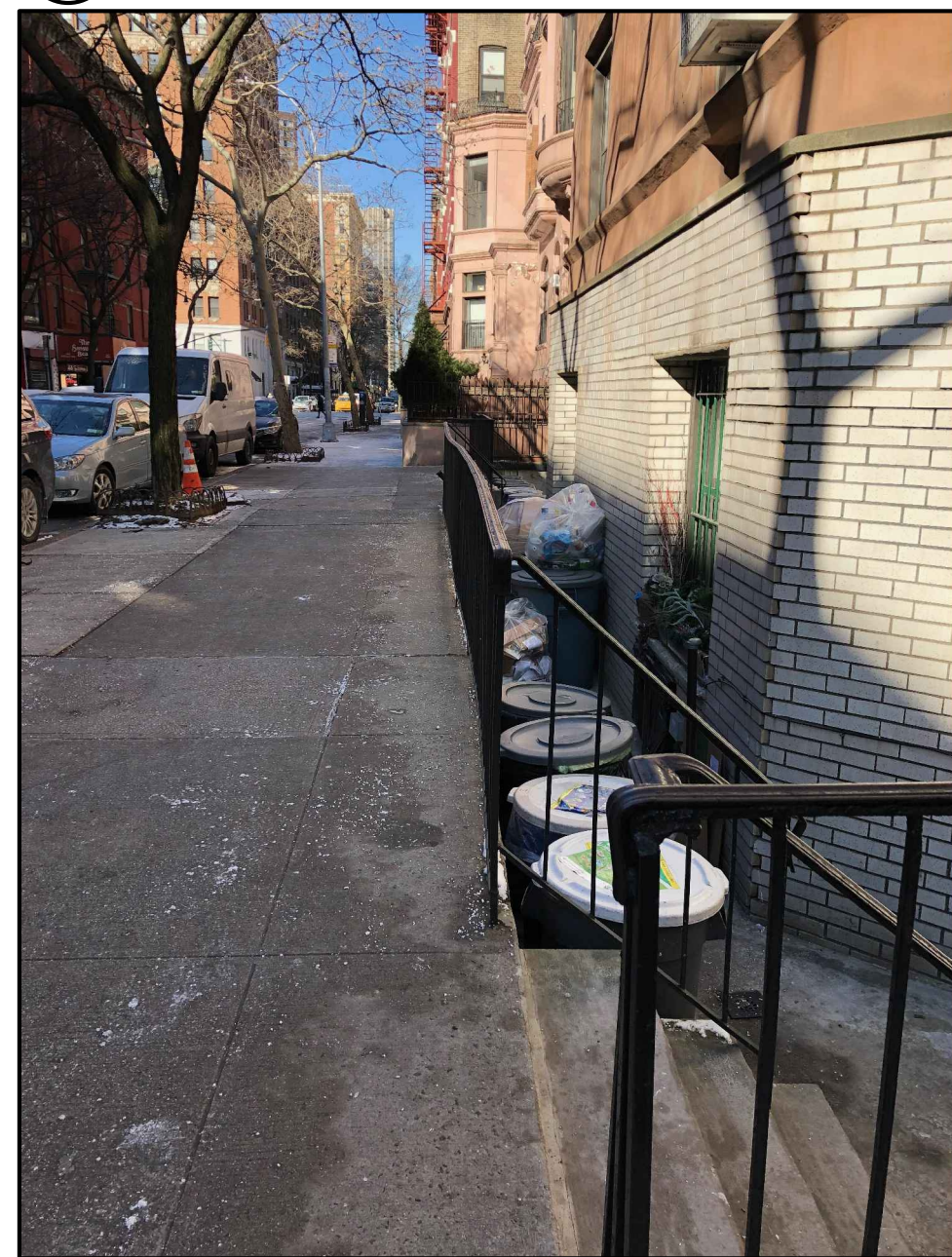
① EXISTING PLAN AT 53-57 WEST 70TH  
N.T.S.



② CONTEXT PHOTO AT 53-57 WEST 70TH  
N.T.S.



(D)



(F)



57	55	53



① CURRENT PHOTO 53-57 WEST 70TH  
N.T.S.





① EXISTING GROUND FLOOR AT 59-61 WEST 70TH STREET | ADJACENT PROPERTY

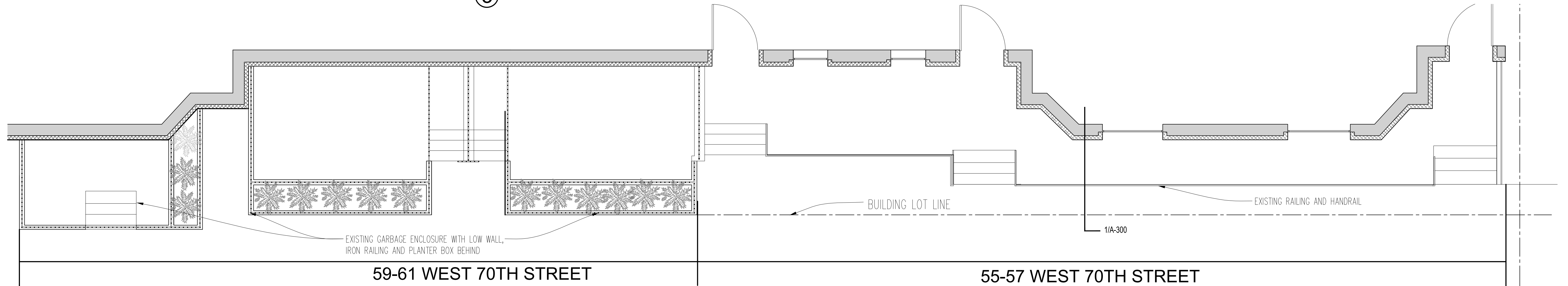


② SITE CONTEXT PHOTO

NEW GARBAGE ENCLOSURE TO MATCH  
EXISTING ADJACENT LOW WALL WITH IRON  
RAILING AND PLANTER BOX BEHIND

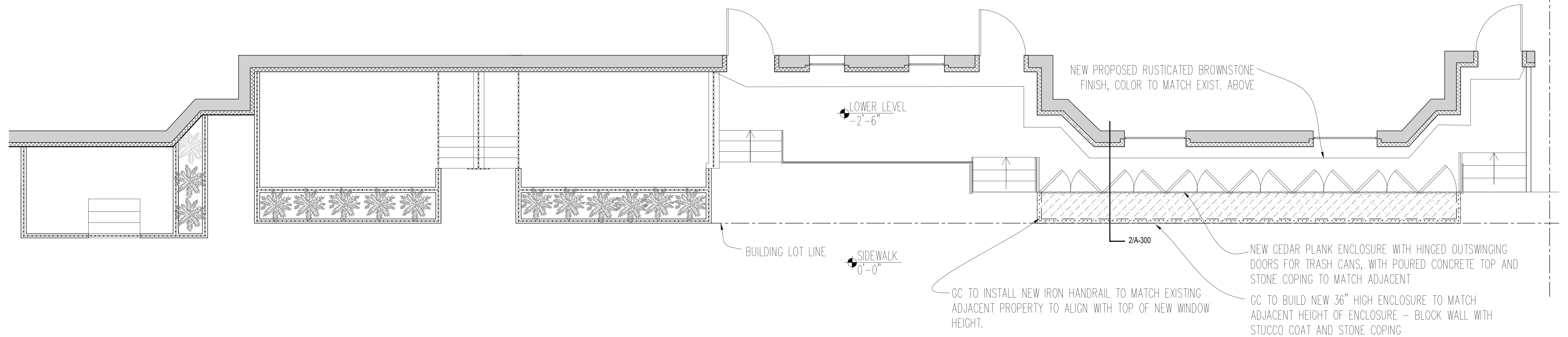


③ EXISTING GROUND FLOOR AT 55-57 WEST 70TH STREET



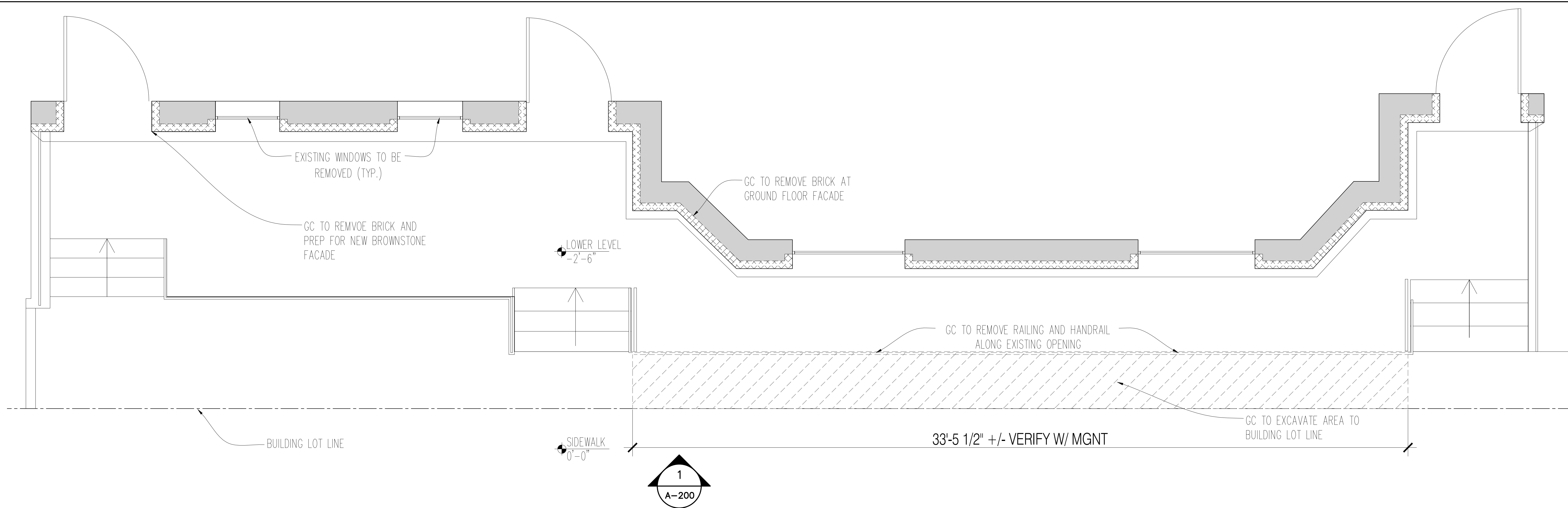
④ GROUND FLOOR PLAN  
SCALE: 1/4" = 1'-0"



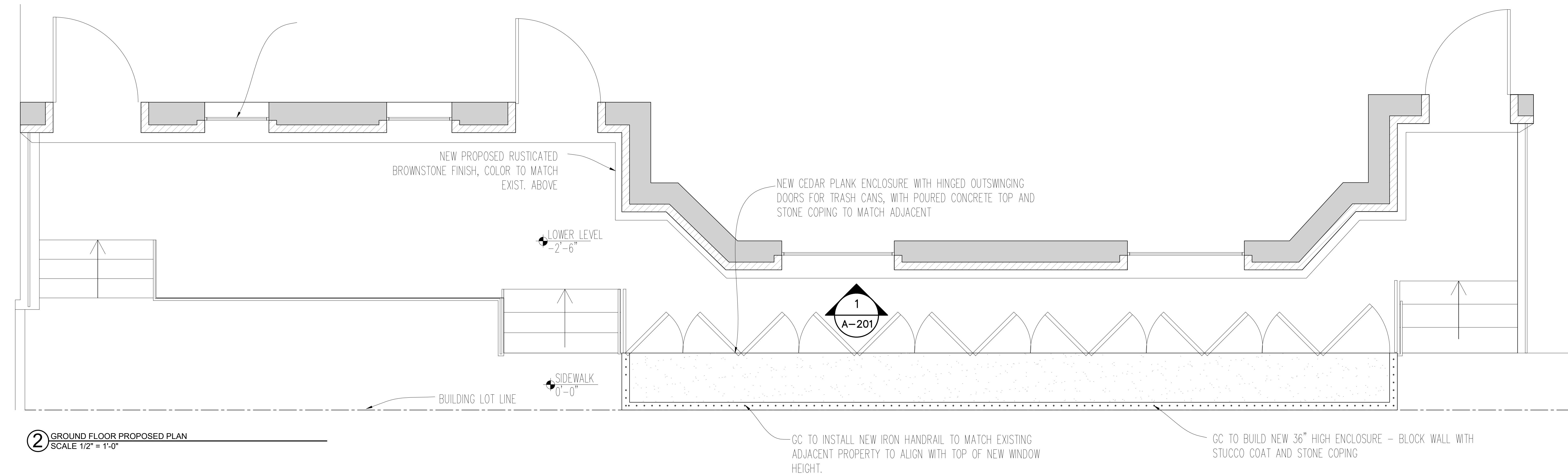


① GROUND FLOOR PROPOSED PLAN  
SCALE 1/2" = 1'-0"





**1** GROUND FLOOR DEMOLITION PLAN  
SCALE 1/2" = 1'-0"



**2** GROUND FLOOR PROPOSED PLAN  
SCALE 1/2" = 1'-0"





GC TO REMOVE BRICK AND PREP FOR  
NEW BROWNSTONE FACADE  
GC TO EXCAVATE AREA TO BUILDING  
LINE AS SHOWN IN PLAN

1 EXISTING DEMOLITION ELEVATION  
SCALE 1/4" = 1'-0"









① LOCAL BUILDING SKIRT EXAMPLE 1



② LOCAL BUILDING SKIRT EXAMPLE 2

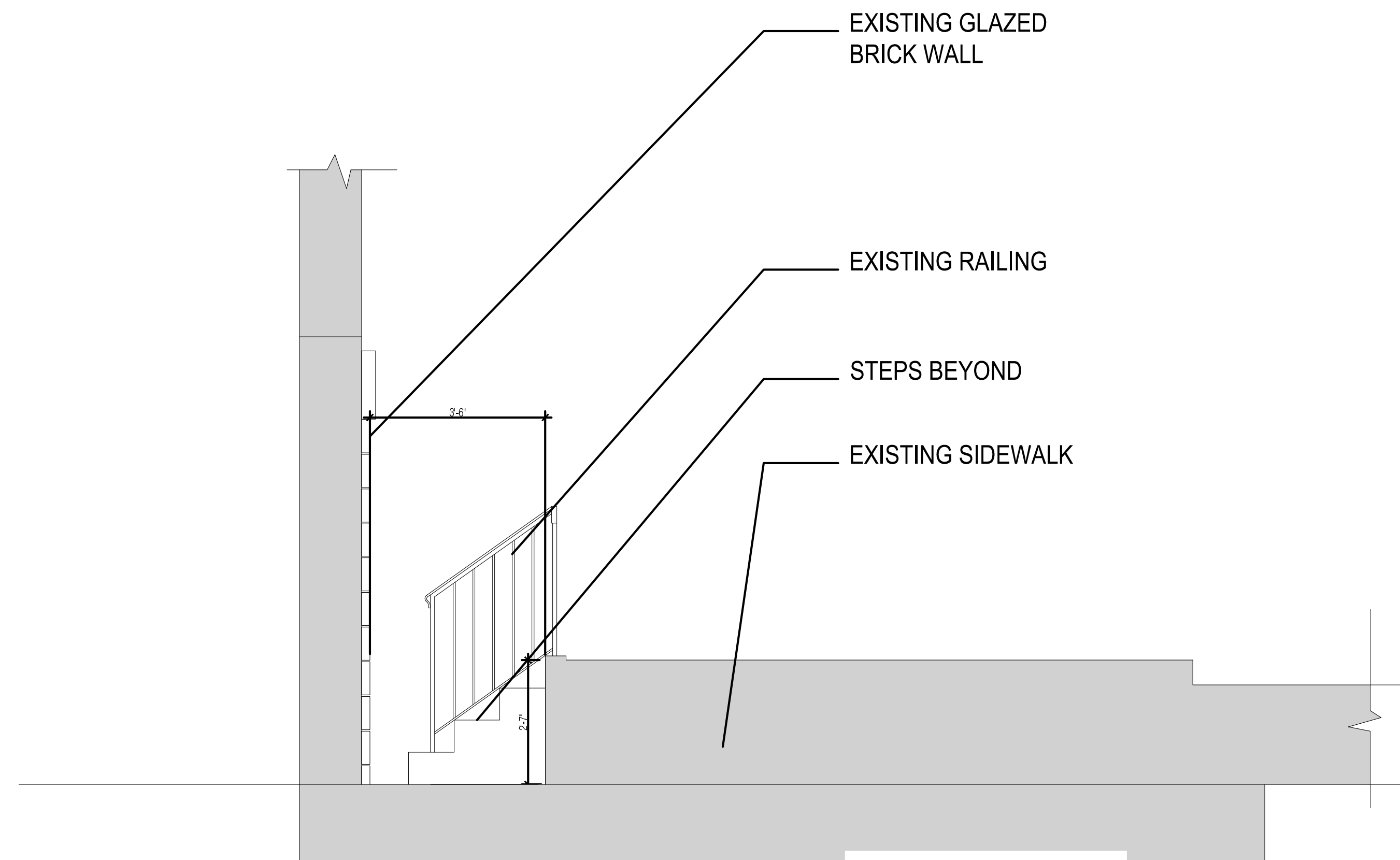


③ LOCAL BUILDING SKIRT EXAMPLE 3

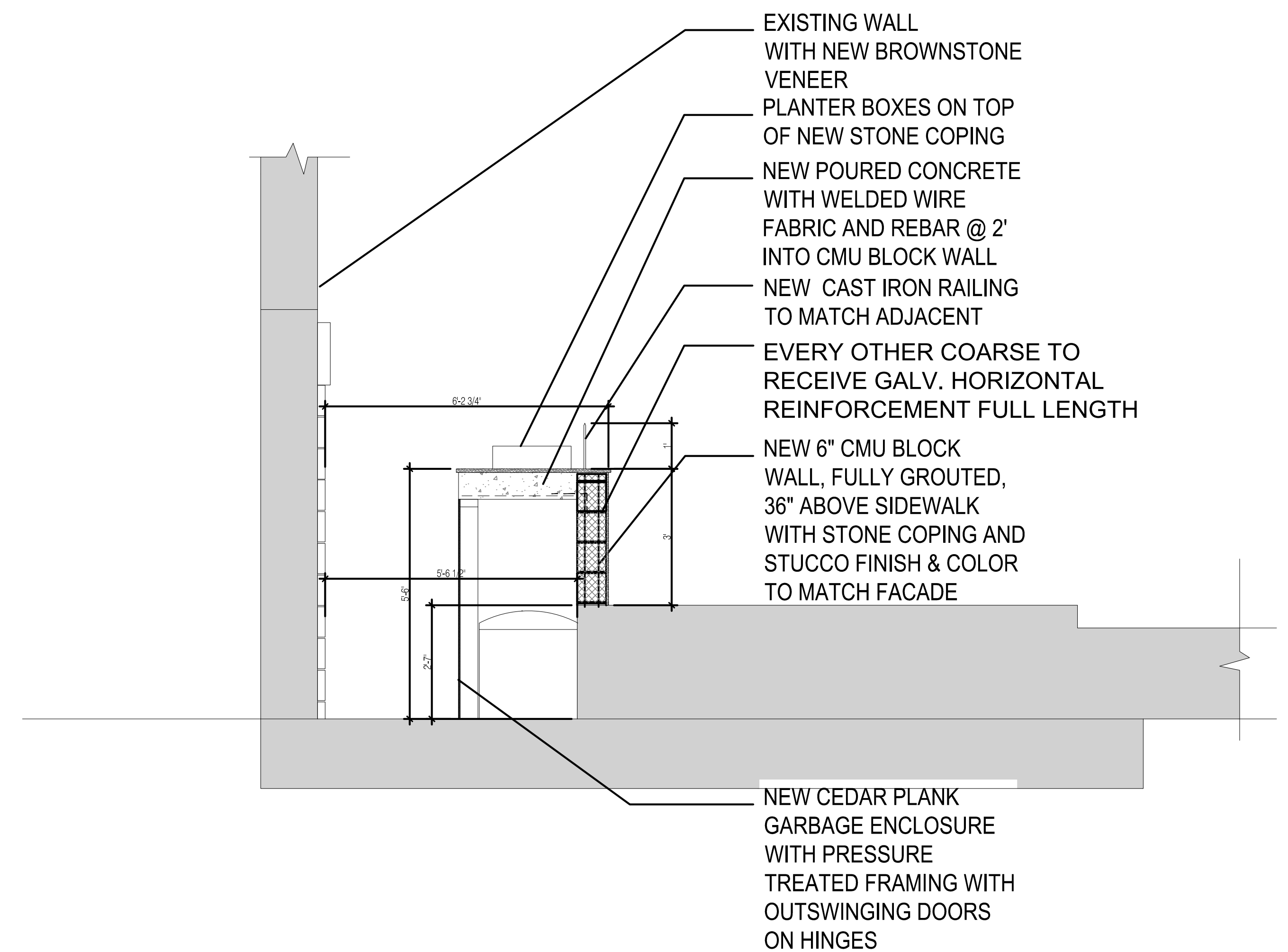


④ GROUND FLOOR ELEVATION FOR PROPOSED BROWNSTONE  
SCALE 1/2" = 1'-0"



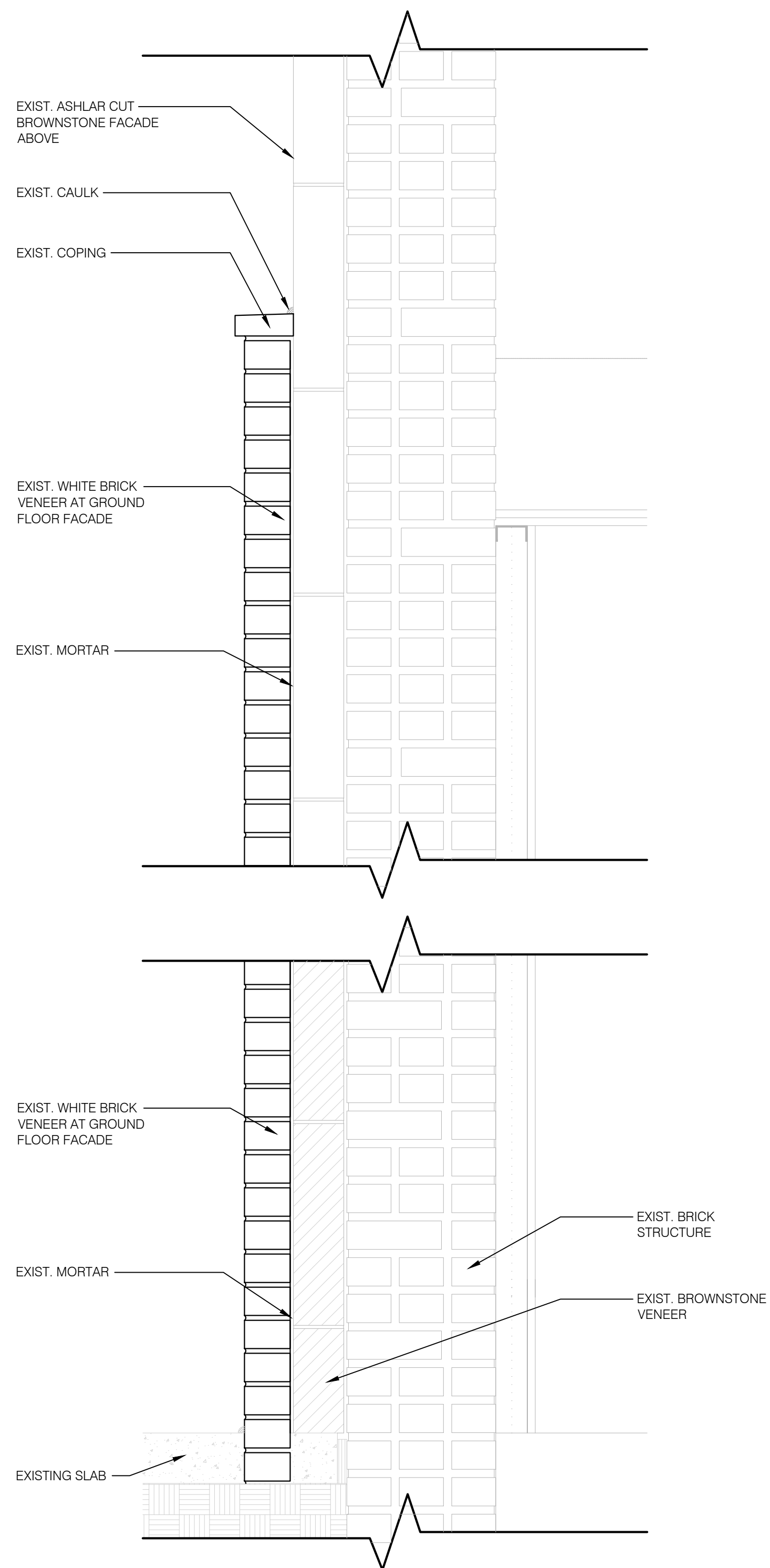


① EXISTING SECTION AT AREAWAY  
SCALE 1/2" = 1'-0"

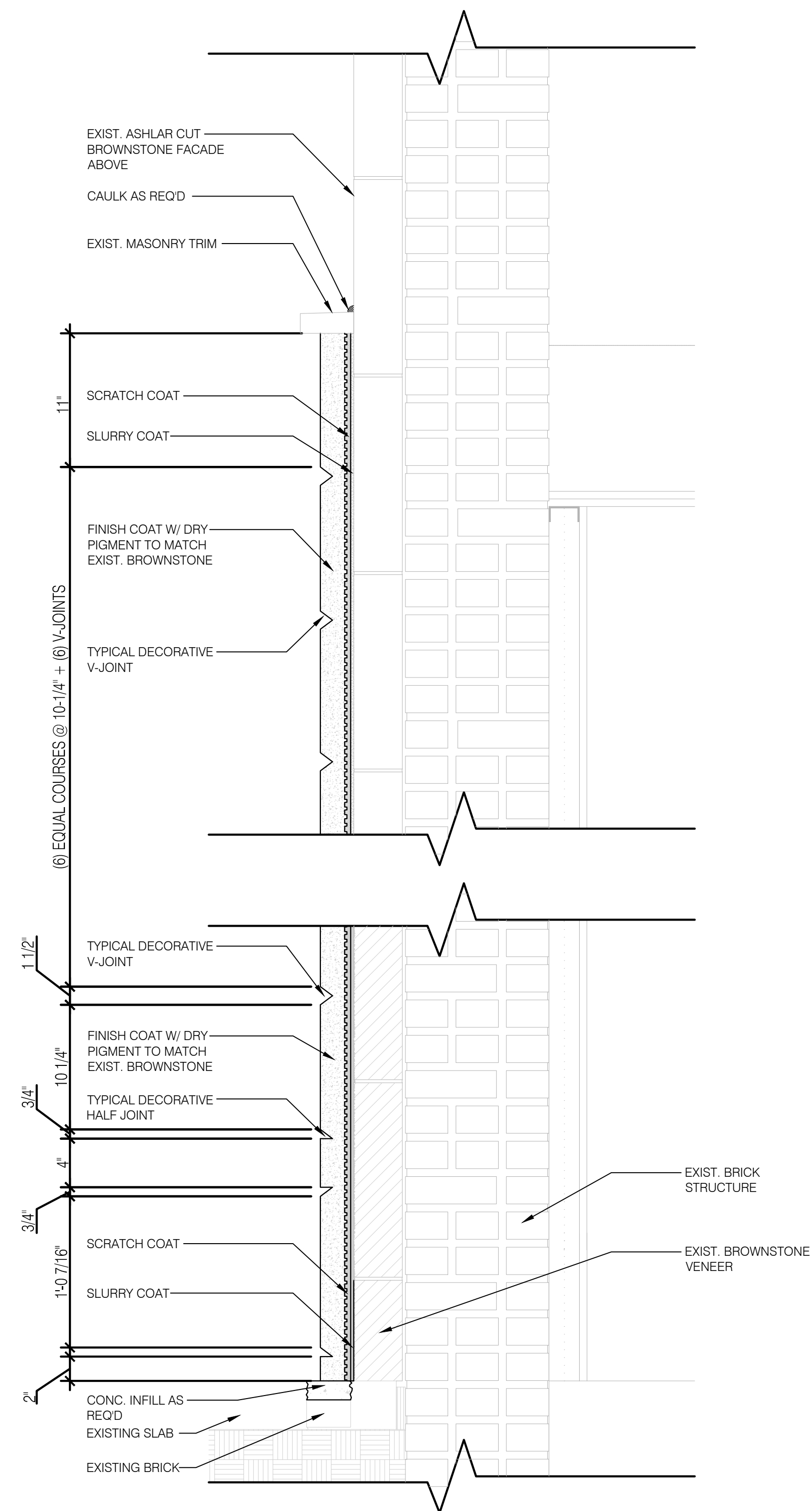


② PROPOSED TRASH CONTAINER ENCLOSURE  
SCALE 1/2" = 1'-0"





① TYPICAL EXIST. SECTION AT GROUND FLOOR VERTICAL WALL & BROWNSTONE  
SCALE 1-1/2" = 1'-0"



② TYPICAL PROPOSED SECTION AT GROUND FLOOR VERTICAL WALL & BROWNSTONE  
SCALE 1-1/2" = 1'-0"