

1. 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.
2. 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.
3. DO NOT SCALE DRAWINGS; DIMENSIONS SHALL GOVERN. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS, LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS.
4. THERE WILL BE NO SUBSTITUTION OF MATERIALS WHERE MANUFACTURER IS SPECIFIED, WHERE THE TERM "OR EQUIVAL" ISSUED, THE ARCHITECT ALONE SHALL DETERMINE THE EQUALITY BASED UPON INFORMATION SUBMITTED BY THE CONTRACTOR.
5. 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.
6. 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, THERE TO, 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.
7. 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.
8. 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.
9. 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.
10. 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.
11. THE GENERAL CONTRACTOR SHALL, BEFORE SUBMITTING HIS BID, REVIEW ALL PLANS AND SPECIFICATIONS AND VERIFY ALL GOVERNING 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.
12. THE SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT SUCH AN EXAMINATION HAS BEEN MADE. IF 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.
13. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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 MANNER OF 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.
19. 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 EXPENSES CAUSED BY THE EXECUTION OF SUCH WORK WITHOUT SUCH VERIFICATION AND FOR EXPENSES CAUSED BY ITS REMOVAL OR CORRECTION.
20. ALL FEES, TAXES, PERMITS, AND APPLICATIONS REQUIRED BY GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
21. DRAWINGS IN THIS SET AND DESIGNS THEREON ARE THE PROPERTY OF THE ARCHITECT.
22. 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.
23. 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.
24. SHOP DRAWINGS SHALL SHOW ALL DIMENSIONS AND CONDITIONS AND SHALL BE SUBMITTED IN REPRODUCIBLE FORM. WHEN THE ARCHITECT REQUESTS THE REVISION AND RESUBMITTAL OF SHOP DRAWINGS SUCH RESUBMITTAL SHALL OCCUR WITHIN ONE (1) WEEK OF NOTIFICATION OF SUCH REQUIREMENT.
25. SHOP DRAWINGS MARKED REVIEWED AS NOTED BY THE ARCHITECT WILL BE GENERAL AND SHALL NOT BE CONSIDERED 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.
26. 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 PROPERLY EXECUTED CERTIFICATE OF INSURANCE SHALL BE SUBMITTED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY WORK.
27. 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.
28. 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.
29. 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.
30. EACH TRADE WILL BE EXPECTED TO PROCEED IN A FASHION THAT WILL NOT DELAY OR DETAIN THE TRADES FOLLOWING THEM.
31. ALL WORK SHALL BE COMPLETED FOR THE AGREED UPON CONTRACT PRICE WITHOUT RECOURSE TO LABOR STOPPAGES OR REVISIONS OF GOVERNING REGULATIONS, LAWS AND CODES.
32. 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.
34. 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 SUBSTITUTION 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 OBTAIN 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 TRIPLICATE, 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. 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 EXCESS AS MAY BE CAUSED BY SUCH WORK SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
36. 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.
37. 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." 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.
38. 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.
39. THE CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES 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 PREMISES IS TO BE SWEEP CLEAN DAILY OF RELATED CONSTRUCTION DEBRIS.
40. 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.
41. 'TYPICAL' MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS, UNLESS OTHERWISE NOTED.
42. 'SIMILAR' MEANS COMPARABLE CHARACTERISTICS FOR THE ELEVATION OR DETAIL NOTED. VERIFY DIMENSIONS AND ORIENTATION OF PLAN.
43. 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.
44. 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.
45. 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.
46. 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.
47. 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 INDIVIDUAL OR COMPANY SO ENTITLED UNDER GOVERNING LAWS AND REGULATIONS UNLESS HE CAN SHOW REASONABLE AND JUSTIFIABLE CAUSE.
48. VERTICAL DIMENSIONS ARE FROM TOP OF SLAB, UNLESS OTHERWISE NOTED. HORIZONTAL DIMENSIONS ARE FROM FINISHED FACE OF CONSTRUCTION, UNLESS OTHERWISE NOTED.
49. 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.
50. 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 NEW YORK CITY AGENCIES.
51. 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.
52. 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.
53. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH REQUIREMENTS OF LOCAL AUTHORITIES AND BUILDING MANAGEMENT.
54. 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 SHIELDING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY THE CONTRACTOR OR DURING THE EXECUTION OF THE WORK.
55. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.).
56. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
57. 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.
58. ALL PIPING AND WIRING SHALL BE EQUIPMENT TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.
59. THE CONTRACTOR, UPON COMPLETION OF THE WORK, SHALL ARRANGE FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGNOFFS AS REQUIRED.

ACT.	Actual	JAN.	Janitor
A.C.T.	Above Finished Ceiling	KD	Knock Down
A.F.C.	Above Finished Floor	KO	Knock Out
A.F.F.	American Institute of Architects	KW	Kilowatt
AIE	American Institute of Electrical Engineers		
ASC	American Institute of Steel Construction	L	Length
AL., ALUM.	Aluminum	LAV.	Lavatory
ALM.	Alarm	LB	Pound
ALT.	Alternate	LH	Left Hand
AMP	Ampere	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
BD.	Board	MEZZ.	Mezzanine
BL.	Building Line	MIN.	Minimum
BLK	Block	MISC	Miscellaneous
BM	Beam	MTL.	Metal
B.O.O.	By Others		
BOT.	Bottom		
BTU	British Thermal Unit	N	North
		NEC	National Electrical Code
CAB.	Cabinet	NEMA	National Electrical Manufacturers Association
CEIL., CLG.	Ceiling	N.I.C.	Not In Contract
CER.	Ceramic	N.O.	Number
CFM	Cubic Feet Per Minute	N.T.S.	Not To Scale
C.H.	Ceiling Height		
CL.	Centerline	OA	Overall
CLKG	Caulking	OAD	Overall Dimension
CLD.	Closet	O.C.	On Center
CLR.	Clear	OD	Outside Diameter
COL.	Column	OFF.	Office
CONC.	Concrete		
CONST.	Construction	PA	Public Address
CONT.	Continuous	PCF	Pounds Per Cubic Foot
CONTR.	Contractor	PERF.	Permanent
CORR.	Corridor	PERM.	Permanant
COVG	Covering	PERP.	Perpendicular
CPT	Carpet	PH.	Phase
CSK	Countersink	PL. LAM.	Plastic Laminate
CTR	Center	PLUMB.	Plumbing
CU FT	Cubic Feet	PLYMD	Plywood
CU IN	Cubic Inch	PNL	Panel
CU YD	Cubic Yard	POL.	Polished
		POS.	Positive
D	Depth	PSF	Pound Per Square Foot
DB	Decibel	PSI	Pound Per Square Inch
DBL	Double	P.IN	Partition
DEPT	Department	PT.	Point
DET., DTL.	Detail	PTG.	Painting
D.F.	Drinking Fountain	FR.	Pair
DIA	Diameter		
DIAG	Diagonal	QUAL.	Quality
DM., DIMEN.	Dimension		
DIV.	Division	R	Radius
DN	Down	RECD.	Received
DR(S)	Door(s)	RECP.	Recycle
DRWG., DWG	Drawing	REF.	Refrigerator
		RH	Right Hand
EL.	Elevation	RHR	Right Hand Reverse
ELEV	Elevator	RTD	Required
ELEC	Electrical	RM(S)	Room(s)
ENAM	Enamel		
ENGR	Engineer	S/S	Stainless Steel
EQ	Equal	S.C.	Solid Core
EQUIP	Equipment	SECT.	Section
EWIC	Electric Water Cooler	SEP.	Separate
EXH	Exhaust	SM.	Similar
EXG., EXIST.	Existing	SPEC.(S)	Specification(s)
EXP	Exposed	SPKR	Speaker
EXTR	Extruded	SPKLR.	Sprinkler
		SQ.	Square
F.D.	Fire Damper	SR.	Senior
FH	Full Height	STD.	Standard
FIN.	Finish	STL	Steel
FL., FLR.	Floor	STRUC.	Structural
FT.	Foot	SUPT.	Superintendent
FIG.	Figure	SUSP.	Suspended
FFRF.	Fireproof		
FIX.	Fixture	TC	Terra Cotta
F.P.S.C.	Fireproof Self Closing	TEL.	Telephone
FT. LB.	Foot Pound	TH., THK.	Thick/Thickness
FTG.	Footing	TMF	Tuler Malleus Fed
GA.	Gauge	TYP.	Typical
GAL.	Gallon	U.L.	Underwriter's Laboratories
GALV.	Galvanized	U.O.N.	Unless Otherwise Noted
GC	General Contractor		
GL.	Glass	VCT	Vinyl Composite Tile
GPM	Gallons Per Minute	VERT	Vertical
GYP.	Gypsum	V.I.F.	Verify In Field
H, HGT.	Height	VS.	Versus
		VOL.	Volume
HWRE	Hardware	W	Width
H.M.	Hollow Metal	W/.	With
HOR	Horizontal	WC	Water Closet
HR	Hour	WCV	Wallcovering
H.R.	Handrail	WO	Wood
HW	Hot Water	W/O	Without
		W.P.	Waterproof
ID	Inside Diameter	WT.	Weight
IN.	Inch		
INCL.	Include/Including	XSECT	Cross section
INFO.	Information		
INSUL.	Insulate, Insulating, Insulation		
INT.	Interior	YD	Yard

GENERAL: ALL WORK TO BE DONE IN ACCORDANCE TO THE NYC BUILDING CODE ARTICLE 19, AND REGULATIONS OF ALL AGENCIES HAVING JURISDICTION.

STRUCTURAL:

A.CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING WHEREVER ANY STRUCTURAL WORK IS INVOLVED.

B.BAL TIMBER DEMOLITION OPERATIONS AND REPAIR OPERATIONS TO BE DONE IN ACCORDANCE TO THE NYC BUILDING CODE, ARTICLE 19, SUB-ARTICLES 1905.0 AND 1906.0.

C.MEANS OF EGRESS: ALL EXISTING MEANS OF EGRESS FOR TENANTS OF THE BUILDING TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC.

FIRE SAFETY:

A.ALL BUILDING MATERIALS TO BE STORED IN CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE WORK SITE ARE TO BE SECURED IN LOCKED AREA. ACCESS TO SUCH AREAS ARE TO BE CONTROLLED BY OWNER/GENERAL CONTRACTOR.

B.ALL MATERIALS ARE TO BE STORED IN AN ORDERLY FASHION.

C.ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURERS CONTAINERS AND SUCH CONTAINERS ARE TO BE KEPT AWAY FROM HEAT.

D.ALL FLAMMABLE MATERIALS ARE TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.

DUST CONTROL:

A.DERTS, DIRT AND DUST TO BE KEPT TO A MINIMUM AND REMOVED TO IMMEDIATE CONSTRUCTION AREA ONLY.

B.CONTRACTOR TO SOLAR CONSTRUCTION AREA OF WORK BY MEANS OF HEAVY MIST OR DROPP CLOTHS.

C.DERTS, DIRT AND DUST TO BE CLEANED UP AND CLEANED FROM WORK SITE PERIODICALLY TO AVOID EXCESSIVE ACCUMULATION AS REQUIRED BY THE HOUSEKEEPING REGULATIONS OF THE SITE SAFETY MANUAL.

NOISE CONTROL:

A.CONSTRUCTION OPERATIONS WILL BE CONFINED TO NORMAL WORKING HOURS, 7AM TO 6PM, MONDAY TO FRIDAY, EXCEPT LEGAL HOLIDAYS.

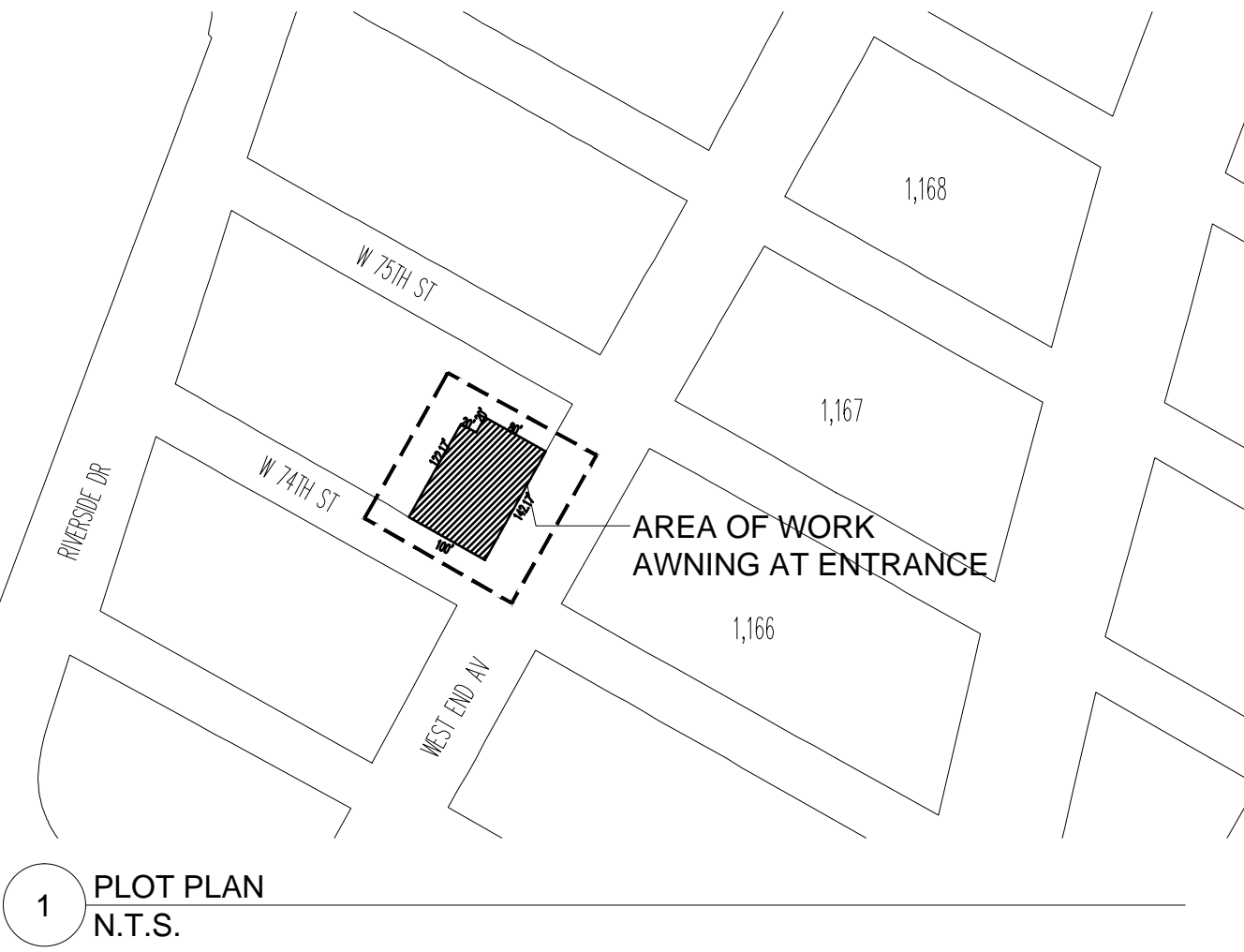
B.CONTRACTOR TO OBTAIN WRITTEN CONSENT OF ALL PARTIES AFFECTED BY HIS/HER WORKING DURING OTHER THAN NORMAL WORK HOURS.

C.CONSTRUCTION OPERATIONS WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER OR ELECTRICAL SERVICES TO TENANTS OF BUILDING.

D.NOISE WILL BE CONFINED TO AREAS OF WORK DETAILED ON THIS PLAN AND WILL NOT CREATE DUST, DIRT, DEBRIS OR SUCH INCONVENIENCES TO OTHER RESIDENTIAL AREAS OF THE BUILDING.

THERE WILL BE NO ACCESS OF THE WORK SITE AREAS BY TENANTS OR THE PUBLIC DURING CONSTRUCTION OPERATIONS UNTIL OTHERWISE ALLOWED BY ENGINEER AND/OR BUILDING OWNER.

DRAWING INDEX						
SHEET	TITLE					
0.00	TITLE SHEET PLOT PLAN & NOTES					
0.00	HISTORIC PHOTOS & CURRENT PHOTOS					
1.00	EXISTING AND PROPOSED CONTEXT PHOTOS FOR AWNING					
0.00	EXISTING AWNING DEMOLITION SECTIONS AND PLAN					
1.00	PROPOSED AWNING PLAN, SECTIONS AND DETAILS					
2.00	PROPOSED AWNING COLOR SWATCH SELECTIONS					



NO.	ISSUE	DATE
PROJECT NORTH		

**TULLER
McNEALUS
FELD**

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NYS ECC TABULAR ANALYSIS			JOB NUMBER 36010	SCALE AS NOTED
WORK DESCRIPTION	CODE/ SECTION	REQUIRED	DRAWN BY	DATE
ING REPLACEMENT WORK	N/A	TR-8 (EXEMPT)		12.20.18
			DRAWING TITLE	

DRAWING TITLE

TITLE SHEET PLOT PLAN
& NOTES

SEAL	DRAWING NO.
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T-000.00

SHEET # OF ##

DO NOT SCALE PRINTS



1LPC HISTORIC PHOTO - 74TH STREET AT NW CORNER OF WEST END AVENUE (1921)

NOT TO SCALE

2LPC HISTORIC PHOTO - WEST 74TH STREET SIDE (1940)

NOT TO SCALE

3LPC HISTORIC PHOTO - WEST 74TH STREET SIDE (1980)

NOT TO SCALE



4CURRENT PHOTO

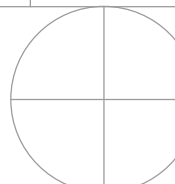
NOT TO SCALE

5CURRENT CLOSE UP PHOTO

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TULLER McNEALUS FELD

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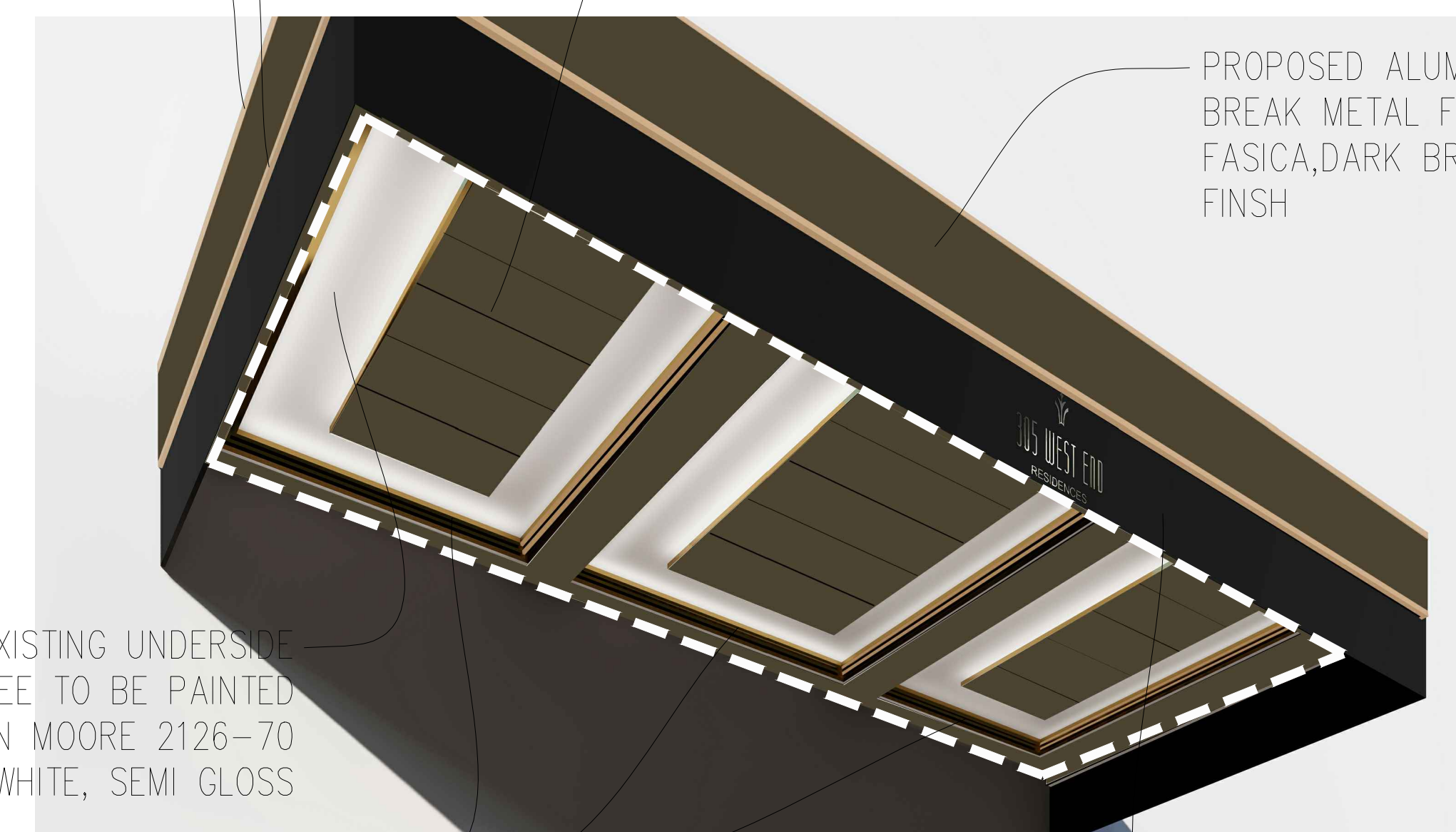
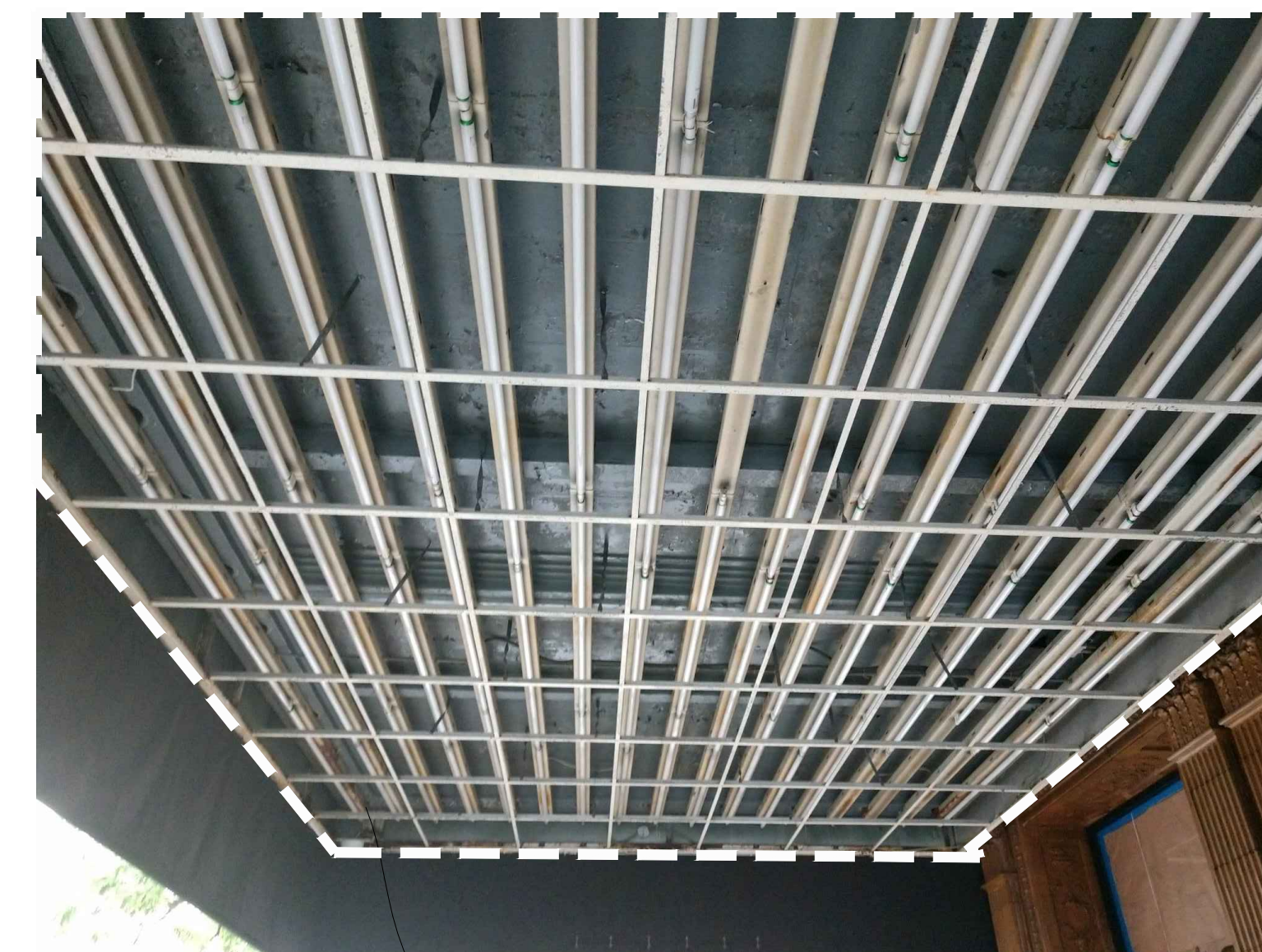
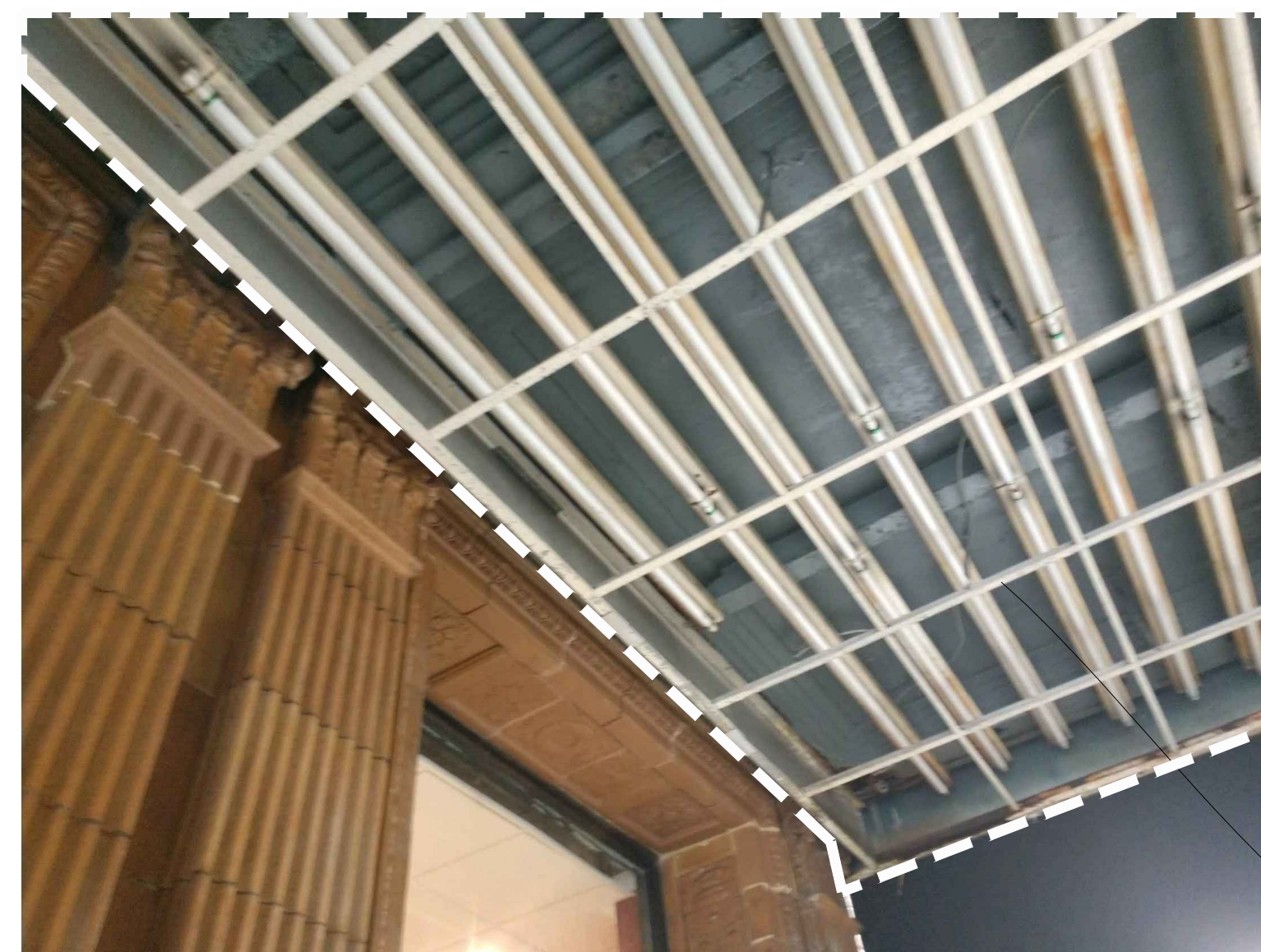
DRAWING TITLE
HISTORIC AND CURRENT PHOTOS



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A-100.00

SHEET 02 OF 07

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PROPOSED ACCENT
FASCIA PANEL TOP AND
BOTTOM FRAME TO BE
ANTIQUÉ BRASS

— PROPOSED ALUMINUM CEILING
PANELS, DARK BRONZE FINISH

— PROPOSED ALUMINUM
BREAK METAL FORM
FASICA, DARK BRONZE
FINISH

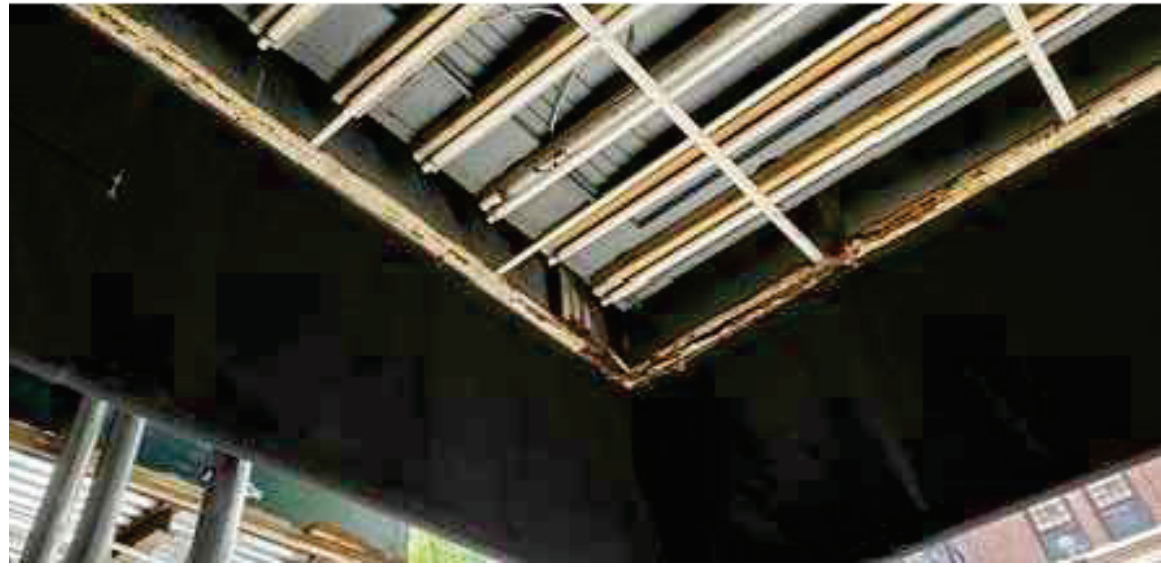
PROPOSED EXISTING UNDERSIDE
OF MARQUEE TO BE PAINTED
BENJAMIN MOORE 2126-70
CHALK WHITE, SEMI GLOSS

PROPOSED EXISTING COFFERING
ACCENT TO BE PAINTED
BENJAMIN MOORE
2162-40 PEANUT SHELL,
SEMI-GLOSS

— PROPOSED BLACK
FABRIC APRON AND
FRAMING AWNING



EXISTING FABRIC BELOW
MARQUEE



EXISTING FABRIC BELOW
MARQUEE AT CORNER



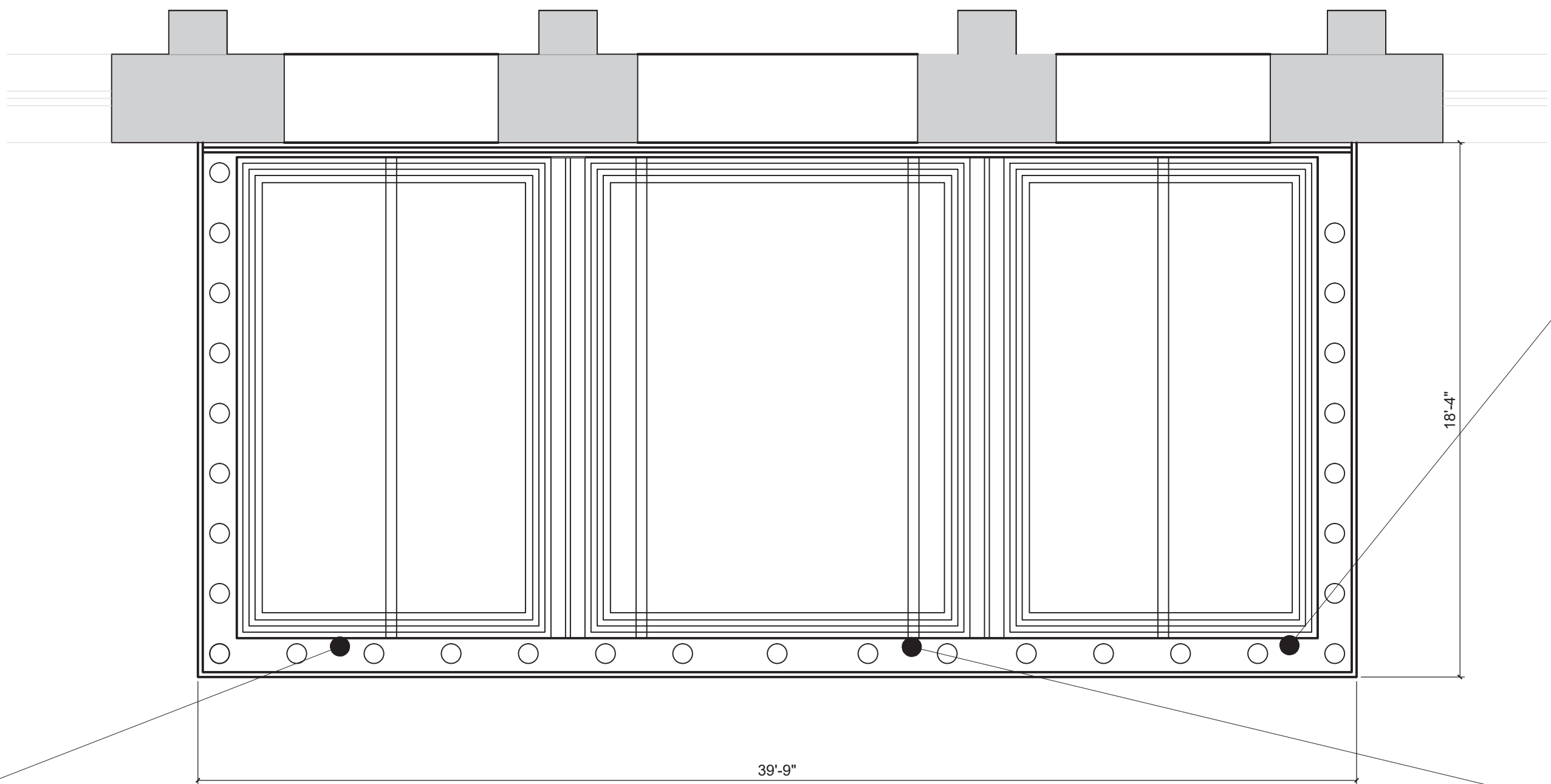
EXISTING FABRIC BELOW
MARQUEE FROM STREET



PROBE LOCATION #1



PROBE LOCATION #3



A REFLECTED CEILING KEY PLAN AT EXISTING MARQUEE

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



PROBE LOCATION #2

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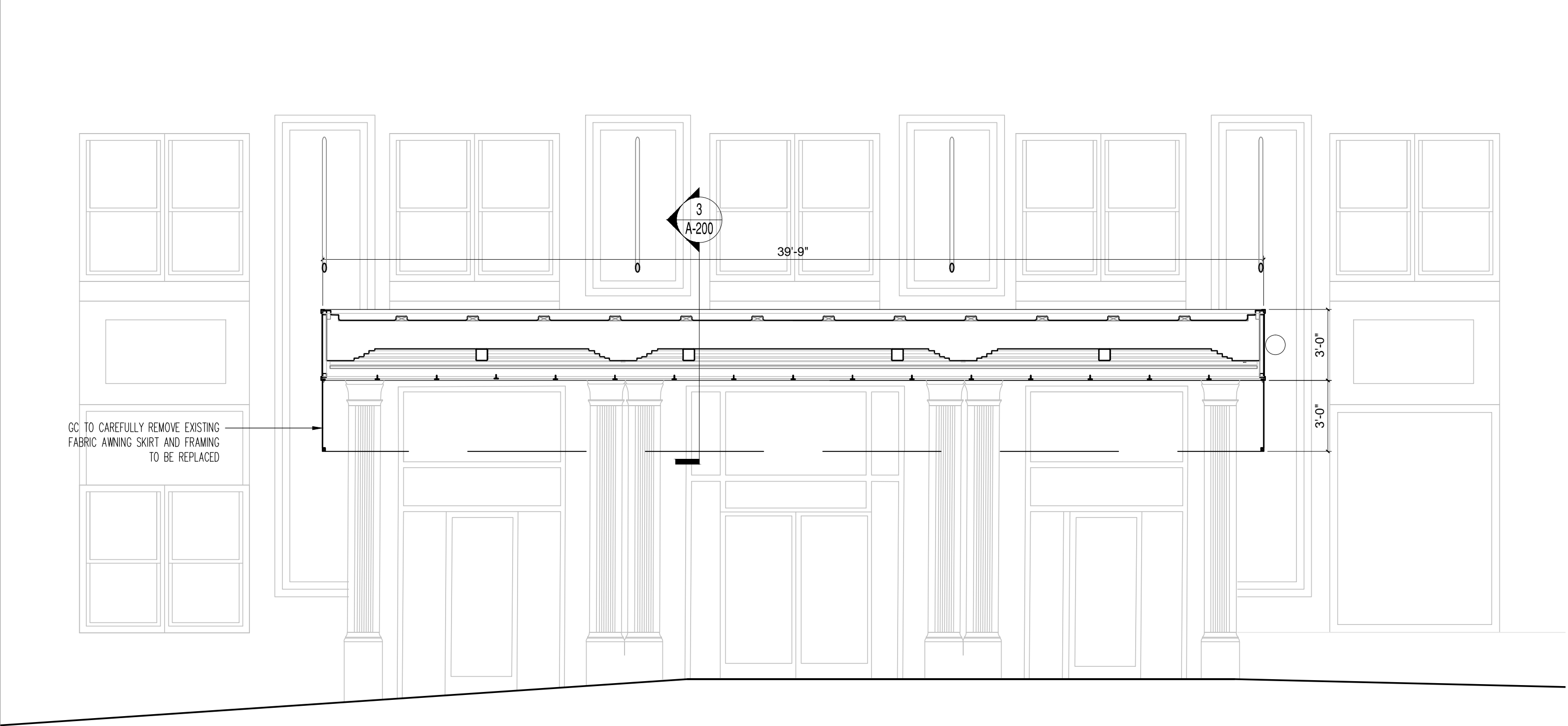
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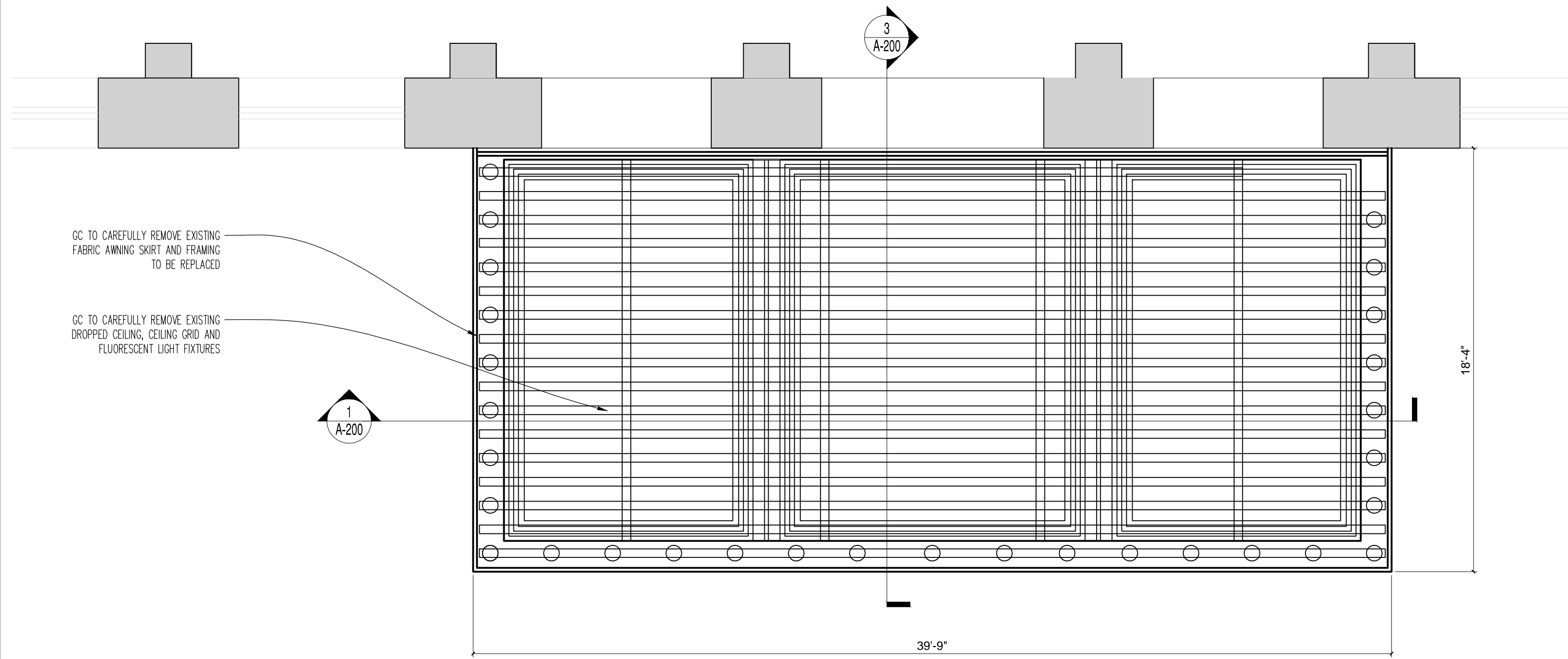
DRAWING TITLE
EXISTING MARQUEE PROBE
LOCATIONS

	DRAWING NO. A-203.00
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1 EXISTING CANOPY LONGITUDINAL SECTION

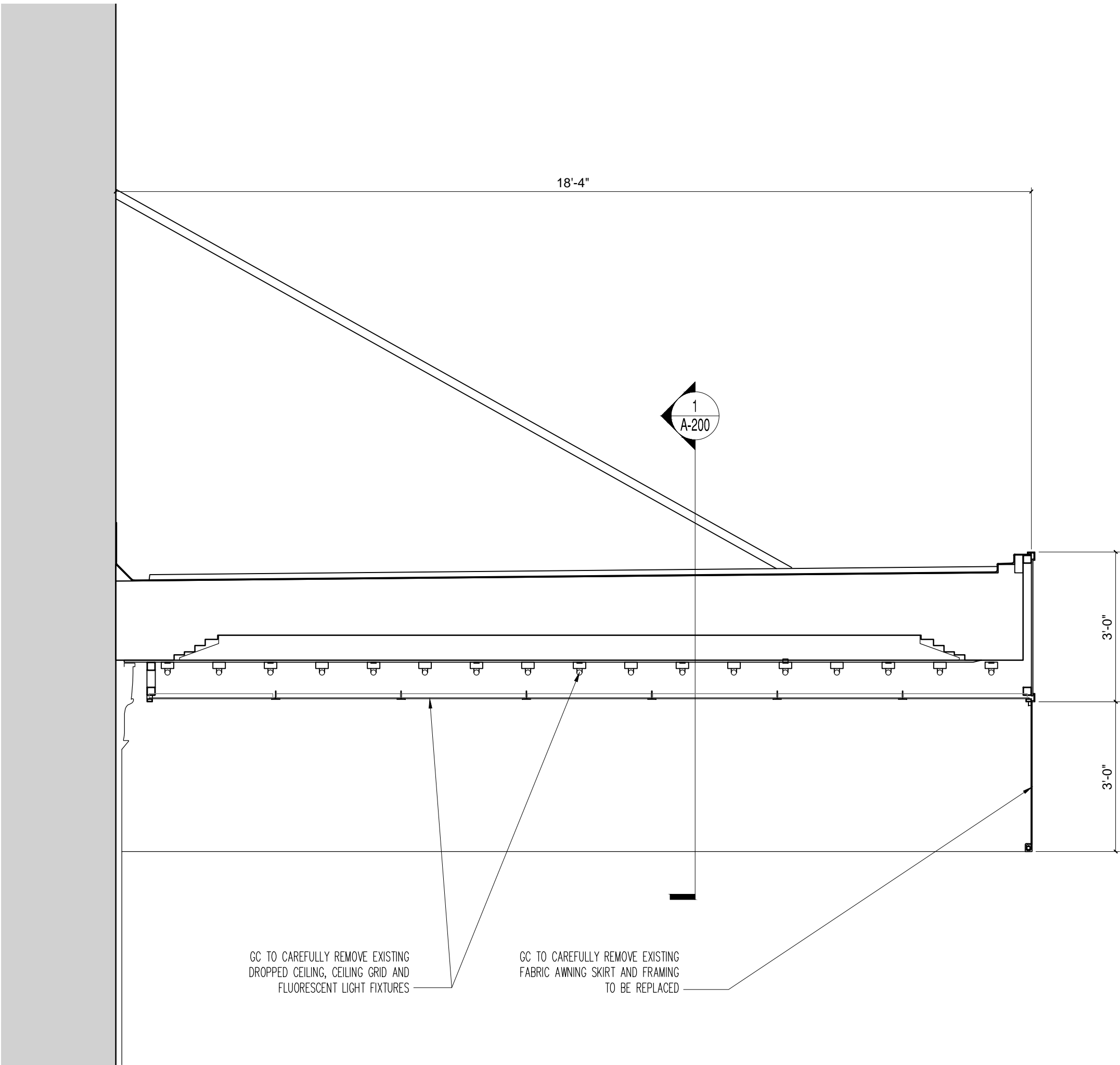
SCALE: 1/4" = 1'-0"



2 EXISTING REFLECTED CEILING PLAN AT CANOPY

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

WEST END AVENUE

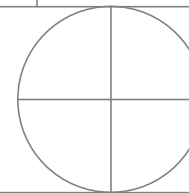


3 EXISTING CANOPY TRANSVERSE SECTION

SCALE: 1/2" = 1'-0"

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DRAWING TITLE
EXISTING CANOPY

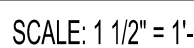
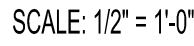
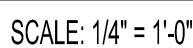
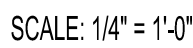
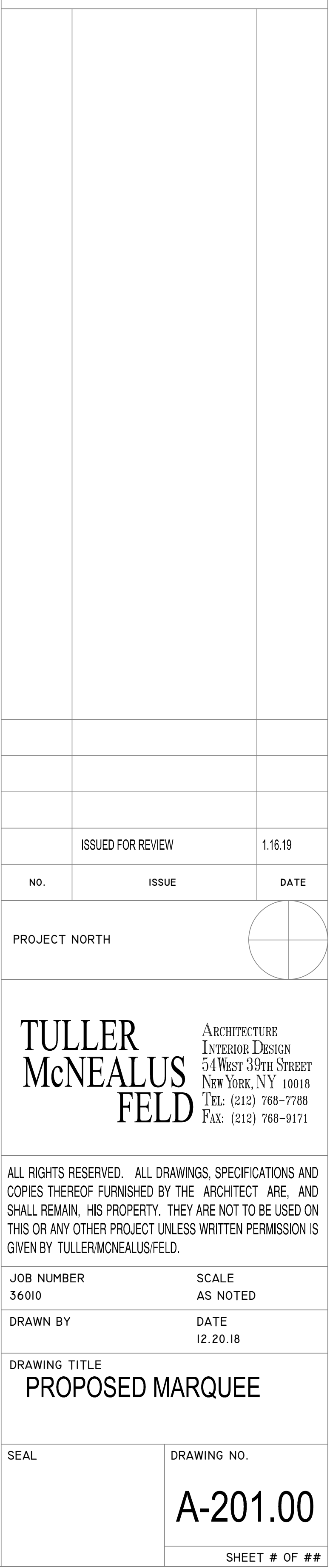
SEAL

DRAWING NO.

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JOB NUMBER 36010	SCALE AS NOTED
DRAWN BY	DATE 12.20.18

DRAWING TITLE
PROPOSED MARQUEE

SEAL	DRAWING NO. A-202.00
SHEET # OF ##	