225 WEST 4TH STREET

GENERAL NOTES

1. THE FOLLOWING ITEMS ARE NOT IN CONTRACT (N.I.C.):
- **WHERE INDICATED ON PLAN**
- **INTERIOR CLOSET CASEWORK**
- **FURNITURE**
- **KITCHEN CABINETS AND RELATED UNDER STAIR CABINETS**
- **FINISH PAINTING**
- **BID OPTIONS**

2. BREAK UP AND REMOVE ALL EXISTING SITE OBSTRUCTIONS. PROVIDE LEVEL AND UNOBSTRUCTED SUPPORTS.WALL, FLOOR AND CEILING SURFACES PRIOR TO COMMENCEMENT OF WORK.
3. NOTIFY ARCHITECT OF ANY DEVIATIONS BETWEEN EXISTING CONDITIONS AND THOSE INDICATED ON PLAN.
4. WORK SPACE TO BE LEFT CLEAN AND BROOM SWEPT AT THE END OF EACH WORKING DAY.
5. PATCH AND REPAIR ALL CONCRETE FLOOR SURFACES WITH GROUT FILL PRIOR TO WOOD FLOOR INSTALLATION. PROVIDE SMOOTH CONTINUOUS, WORKING SURFACE.
6. USE SAFE AND INDUSTRY ACCEPTED METHODS FOR CLEARING, CLEANING, REMOVAL AND CONSTRUCTION OF ALL WORK SET FORTH WITHIN THESE DRAWINGS.
7. ALL EQUIPMENT/FIXTURES TO BE REMOVED TEMPORARILY TO BE STORED ON SITE IN A SAFE AND UNOBTRUSIVE MANNER SO AS NOT TO HAMPER PROGRESS OF JOB. STORAGE OF MATERIALS AND EQUIPMENT TO BE PROTECTED FROM DAMAGE, THEFT, AND DETERIORATING CONDITIONS.
8. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY AND REQUIRED PERMITS FROM ALL MUNICIPAL AGENCIES HAVING JURISDICTION, AT THE COST AND THE EXPENSE OF THE CONTRACTOR PRIOR TO START OF WORK.
9. CONTRACTOR SHALL COORDINATE HIS WORK WITH THAT OF OTHER CONTRACTORS AND SUPPLIERS.
10. ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PROTECTED DURING DEMOLITION/SITE DEMOLITION AS SPECIFIED BY THE ARCHITECT.
11. CONTRACTOR SHALL PATCH AND REPAIR ALL SURFACES OPENED FOR THE INSTALLATION OF THE WORK AND REPAIR ALL EXISTING AREAS TO REMAIN THAT HAVE BEEN DAMAGED DURING THE PERFORMANCE OF THE WORK.
12. ALL KUSHNER STUDIOS DRAWINGS, SPECIFICATIONS AND CONSTRUCTION NOTES ARE COMPLEMENTARY, AND WHAT IS CALLED FOR BY ONE WILL BE BINDING AS IF CALLED FOR BY ALL; ANY WORK SHOWN OR REFERRED TO ON ANY DOCUMENTS SHALL BE PROVIDED AS THOUGH SHOWN ON ALL DOCUMENTS.
13. THE CHARACTER AND SCOPE OF WORK ARE ILLUSTRATED BY THE DRAWINGS. TO INTERPRET AND EXPLAIN THE DRAWINGS, OTHER INFORMATION DEEMED NECESSARY BY KUSHNER STUDIOS WILL BE FURNISHED TO THE CONTRACTOR WHEN AND AS REQUIRED BY THE WORK, AND IT IS TO BE UNDERSTOOD THAT THE SAID ADDITIONAL DRAWINGS ARE TO BE OF EQUAL FORCE WITH THE DRAWINGS AND SHALL BE CONSIDERED AS FORMING PART OF THESE NOTES TO WHICH THEY RELATE.
14. CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT AT LEAST FORTY EIGHT HOURS IN ADVANCE OF WORK WHICH WILL AFFECT THE EXISTING BUILDING SERVICES AND OBTAIN THE OWNERS APPROVAL BEFORE PROCEEDING WITH THE WORK.
15. ALL "BY OWNER" (B.O.) ITEMS ARE TO BE PROVIDED BY OWNER AND INSTALLED BY G.C., G.C. TO PROVIDE ALLOWANCE WHERE PROVIDED.
16. IN THESE DOCUMENTS, NOTES SHALL TAKE PRECEDENCE OVER GRAPHICS, LARGER SCALE DETAILS OVER SMALLER ONES.
17. CONSTRUCTION OPERATIONS SHALL BE CONFINED TO THE AREAS INDICATED ON THESE PLANS
18. CONSTRUCTION OPERATIONS SHALL NOT INVOLVE INTERRUPTION OF SITE PLUMBING OR ELECTRICAL SERVICES TO OTHER SITE OCCUPANTS.
19. CONSTRUCTION OPERATIONS SHALL NOT BLOCK ANY REQUIRED MEANS OF SITE EGRESS TO OTHER SITE OCCUPANTS.
20. ALL KITCHEN APPLIANCES PURCHASED B.O. AND INSTALLED BY G.C., G.C. TO PROVIDE ALLOWANCE WHERE INDICATED.
21. ALL BATH FIXURES AND HARDWARE B.O. AND INSTALLED BY G.C., G.C. TO PROVIDE ALLOWANCE WHERE INDICATED.
22. ALL WORK WILL BE IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE COOP ASSOCIATION AND KUSHNER STUDIOS.
23. NO WORK SHALL BE DONE BEYOND THE PROPERTY LINE PRIOR TO OBTAINING APPROVAL FROM NEW YORK CITY DEPARTMENT OF HIGHWAYS. PERMITS FOR ALL WORK BEYOND THE PROPERTY LINE SHALL BE OBTAINED BY THE CONTRACTOR. ALL CURB CUTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NEW YORK CITY DEPARTMENT OF HIGHWAYS. SEPERATE APPLICATIONS FOR CURB CUTS WILL BE FILED.
24. ALL NOTES, DIMENSIONS, DETAILS, AND JOB CONDITIONS ARE TO BE CHECKED AND VERIFIED BY THE GENERAL CONTRACTOR, AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT OR ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
25. THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES.
26. DRAWINGS ARE NOT TO BE SCALED. ALL WORK SHALL BE LAID OUT BY DIMENSIONS.
27. ANY CONTRACTOR OR SUB-CONTRACTOR WHICH CHANGES ANY ARCHITECTURAL OR ENGINEERING DESIGN SHALL PROVIDE BACKROUND INFORMATION, APPROVALS FROM ALL GOVERNING AGENCIES, AND AS-BUILT DRAWINGS TO THE OWNER AT THEIR OWN EXPENSE. THEY WILL ASSUME RESPONSIBILITY FOR THEIR DESIGN.
28. THE ARCHITECT TAKES NO RESPONSIBILITY FOR THE METHOD OF CONSTRUCTION USED BY THE CONTRACTOR.
29. THESE PLANS HAVE BEEN PREPARED ON THE BASIS OF INFORMATION SUPPLIED TO THE ARCHITECT OR PUPORTING TO REPRESENT THE EXISTING CONDITIONS OR CONDITIONS, AND REPORT ALL DISCREPANCIES TO THE ARCHITECT OR ENGINEER. THIS IS IMPERATIVE.
30. ALL LABOR SHALL BE PERFORMED IN THE BEST AND MOST WORKMANLIKE MANNER BY MECHANICS SKILLED IN THEIR RESPECTIVE TRADES. THE STANDARDS OF WORK REQUIRED THROUGHOUT, SHALL BE OF SUCH GRADE AS WILL BRING RESULTS OF FIRST CLASS ONLY.

DEMOLITION NOTES

1. ALL NEW OPENINGS IN EXISTING WALLS TO BE DEMOLISHED TO THE MINIMUM DISTANCE AS SET FORTH IN THE FLOOR PLANS. 2. WHERE PARTITIONS HAVE BEEN REMOVED, PATCH AND REPAIR EXISTING FLOORING TO MATCH EXISTING ADJACENT FLOORING. (EXCEPTION: WHERE NEW FLOORING OVER EXISTING IS SPECIFIED, BLOCK FLOORING TO PROVIDE LEVEL WORKABLE SURFACE.)
3. WHERE WALLS HAVE BEEN REMOVED THAT HAVE BUTTED INTO EXISTING WALLS/SURFACES, PATCH AND REPAIR EXISTING WALLS TO MATCH EXISTING ADJACENT SURFACE.
4. ALL MATERIALS, FIXTURES, APPLIANCES AND CABINETRY, ETC. TO BE REMOVED UNLESS OTHERWISE INSTRUCTED BY OWNER
5. WHERE EXISTING PARTITIONS ARE TO BE DEMOLISHED, PROVIDE NEW FLOORING TO MATCH ADJACENT EXISTING.
6. WHERE ELECTRICAL OUTLETS, FIXTURES, SWITCHES, ETC ARE TO BE DEMOLISHED AND ADDITIONAL WORK WILL EFFECT THE GIVEN AREA, LEAVE WALL IN A PREPATORY STATE FOR FUTURE WORK. WHERE NO FURTHER WORK IS TO BE UNDERTAKEN, PATCH AND REPAIR DEMOLISHED WALL/SURFACE TO MATCH ADJACENT EXISTING AREAS/SURFACES.
7. WHERE EXISTING BASE IS TO BE REMOVED, LEAVE AREA OF BASE IN A SMOOTH WORKABLE STATE.
8. WHERE EXISTING WALLS ARE TO BE REMOVED, PATCH AND REPAIR FLOOR. IF AREA EXPOSED IS SUBJECT TO NEW SCOPE OF WORK, PATCH WITH PLYWOOD, FLUSH TO EXISTING ADJACENT SURFACE. IF NO NEW WORK IS TO BE DONE, INFILL EXPOSED AREA WITH FLOORING TO MATCH ADJACENT EXISTING. FINISH TO MATCH ADJACENT EXISTING.
9. SUBJECT WALLS SCHEDULED TO BE REMOVED WILL BE PROBED AND/OR INSPECTED AS PER BUILDING ARCHITECT. IN THE EVENT STRUCTURAL ITEMS AND/OR RISERS ARE UNCOVERED WE WILL NOTIFY BUILDING PROMPTLY.

LEGEND

EXISTING WALLS
DEMISING WALLS
DEMO'D/VERIFY ACTIVITY
NEW CONSTRUCTION
BUILT-IN/CASEWORK
EXISTING TO BE RELOCATED
PLUMBING
ELECTRICAL — EXISTING / PROPOSED
PLAN DETAIL
INTERIOR ELEVATION
BUILDING SECTION
DOOR NUMBER (NEW DOOR)
WINDOW NUMBER
INDICATES ROOM NAME ROOM NUMBER
WALL TYPE
EMERGENCY EXIT LIGHTING
EXIT SIGN — EXIT

ZONING INFORMATION

BLOCK #:	**610**
LOT #:	**9**
MAP #:	**12a**
FLOOR/ SUITE#:	**1st FLOOR (EXTERIOR)**
ZONING DISTRICT:	**C4-5**
CONSTRUCTION CLASS:	**CLASS J**
OCCUPANCY CLASSIFICATION:	**COM - (Old Code Commercial Building)**
USE GROUP:	**Mixed Use**
LOT AREA:	**13,306 SF**
COMMUNITY BD.#:	**102**
LANDMARKS :	**L - LANDMARK (Greenwich Village Historic District)**
BIN:	**1080198**
MDL CLASSIFICATION:	**N/A**

SCOPE OF WORK

NEW 4' HIGH PRIVACY FENCE AND ILLUMINATED NON ADVERTISING ACCESSORY BUSINESS WALL SIGN - LEGAL USE AS PER APPLICATION #M00625298-I1 "LITTLE RUBY'S". NO CHANGE IN USE, EGRESS OR OCCUPANCY.

NOTE

TO THE BEST OF MY KNOWLEDGE NO STRUCTURAL ELEMENTS WILL BE DISTURBED DURING CONSTRUCTION AND THE STRUCTURAL STABILITY OF THE EXISTING BUILDING WILL NOT BE AFFECTED BY THE PROPOSED CONSTRUCTION .

REQUIRED INSPECTIONS/REPORTS:

TR-1 INSPECTIONS
1. FINAL (28-116.2.4.2, BC 110.5, 1 RCNY 101-10

TR-8 INSPECTIONS
EXEMPT - THIS PROPERTY IS LOCATED WITHIN THE LPC HISTORIC DISTRICT. ANY BUILDING OR STRUCTURE THAT IS DESIGNATED BY THE LANDMARKS PRESERVATION COMMISION, EITHER AS AN INDIVIDUAL LANDMARK OR AS WITHIN A HISTORIC DISTRICT IS EXEMPT FROM ALL REQUIREMENTS OF THE NEW YORK CITY ENERGY CONSERVATION CODE.

FILING:

1. DOB NOW BUILD SIGN APPLICATION # M01054930
2. GENERAL CONSTRUCTION APPLICATION TO BE FILED VIA DOB NOW BUILD.

REQUIRED PERMITS:

1. GENERAL CONSTRUCTION (BY A LICENSED G.C.)

APPLICABLE CODES:

1. 2020 BUILDING CODE

INDEX OF DRAWINGS

SHEET #	SHEET TITLE
ARCHITECTURAL	
T-001.00	COVER SHEET
T-002.00	CONSTRUCTION NOTES I
T-003.00	CONSTRUCTION NOTES II
T-004.00	FEMA MAPS
Z-001.00	ZONING ANALYSIS
A-101.00	PROPOSED PRIVACY FENCE
A-102.00	PROPOSED PRIVACY FENCE
A-103.00	PROPOSED ILLUMINATED SIGN

1 LOCATION MAP
NOT TO SCALE

225 WEST 4TH STREET

225 West 4th Street
New York, NY 10014

KUSHNER STUDIOS
55 LIBERTY STREET
2ND FLOOR
NEW YORK CITY
10005

212.**965.0914**
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KUSHNER studios

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DATE	REV #:	ISSUE

RISER RR
SCHEDULES X
ELECTRICAL E
ARCHITECTURALS A
DEMOLITIONS D
ZONING Z
NOTES N

REGISTERED ARCHITECT ADAM A. KUSHNER 021078 STATE OF NEW YORK

JOB #:	133C24
SCALE:	AS NOTED
DATE:	3/31/25
# OF PAGES:	1 OF 8

COVER SHEET

T-001.00

GENERAL NOTES:

1. THE CONTRACT DOCUMENTS ARE ENUMERATED IN THE AGREEMENT BETWEEN THE OWNER AND CONTRACTOR AND CONSIST OF THE AGREEMENT, CONDITIONS OF THE CONTRACT (GENERAL, SUPPLEMENTARY AND OTHER CONDITIONS), DRAWINGS, SPECIFICATIONS, ADDENDA ISSUED PRIOR TO EXECUTION OF THE CONTRACT, OTHER DOCUMENTS LISTED IN THE AGREEMENT AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THE CONTRACTOR SHALL COMPLY WITH AND GIVE NOTICES REQUIRED BY APPLICABLE LAWS, REGULATIONS, AND LAWFUL ORDERS OF PUBLIC AUTHORITIES APPLICABLE TO PERFORANCE OF THE WORK.

2. THE TERMS "GENERAL CONTRACTOR, G.C., CONSTRUCTION MANAGER/MANAGEMENT" AND "CONTRACTOR" SHALL BE UNDERSTOOD TO BE THE SAME UNLESS SPECIFICALLY NOTED OTHERWISE.

3. THE TERM "WORK" MEANS THE CONSTRUCTION AND SERVICES REQUIRED BY THE CONTRACT DOCUMENTS, WHETHER COMPLETED OR PARTIALLY COMPLITED, AND INCLUDES ALL OTHER LABOR, MATERIALS, EQUIPMENT AND SERVICES PROVIDED OR TO BE PROVIDED BY THE CONTRACTOR TO FULFILL THE CONTRATOR'S OBLIGATIONS. THE WORK MAY CONSTITUTE THE WHOLEOR A PART OF THE PROJECT. IF THE CONTRACTOR PERFORMS WORK KNOWING IT TO BE CONTRARY TO APPLICABLE LAWS, STATUTES, ORDINANCES, CODES, RULES, REGULATIONS, OR LAWFUL ORDERS OF PUBLIC APPROPRIATE RESPONSIBILITY FOR SUCH WORK AND SHALL BEAR THE COSTS ATTRIBUTABLE TO THE CORRECTION. THE GENERAL CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS, DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION, AND AS ANTICIPATED OR INFERRED PRIOR TO PRICING OR BIDDING.

4. PRIOR TO THE START OF ANY AND ALL WORK, ERT ARCHITECTURE LLC, ERT PLANNING AND DESIGN LLC, ERT ARCHITECTURE LONG ISLAND, ERT ARCHITECTURE AND ERT, HEREINAFTER REFERRED TO AS "ARCHITECT". SHALL BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK.

5. THE CONTRACTOR SHALL HAVE EXPERIENCE ON AT LEAST THREE PROJECTS OF SIMILAR SIZE, COMPLEXITY AND QUANTITY AT LEAST EQUAL TO THOSE REQUIRED UNDER ALL DIVISIONS DETAILED IN THESE DRAWINGS.

6. ALL CONSTRUCTION LABORERS PERFORMING UNDER THIS WORK SHALL BE SKILLED WORKERS WITH IN THEIR RESPECTIVE TRADES.

7. ALL WORK, WHETHER SHOWN OR IMPLIED, UNLESS SPECIFICALLY QUESTIONED, SHALL BE CONSIDERED FULLY UNDERSTOOD IN ALL RESPECTS BY THE GENERAL CONTRACTOR, AND HE WILL BE RESPONSIBLE FOR ANY MISINTERPRETATIONS OR CONSEQUENCES THEREOF FOR ALL WORK SHOWN ON ALL CONTRACT DOCUMENTS.

8. GENERAL CONTRACTOR SHALL REVIEW AND FAMILIARIZE HIMSELF WITH THE GENERAL NOTES, SPECIFICATIONS, AND DRAWINGS AND DETERMINE WHICH NOTES APPLY DIRECTLY TO HIS RESPONSIBILITY. EACH SUB-TRADE WILL BE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF DRAWINGS AND NOTING THEIR WORK AS APPLICABLE. ALL WORK INDICATED OR INFERRED ON THE DRAWINGS WILL BE ACCOUNTED AND INCLUDED IN ALL CONTRACTORS' COSTS.

9. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AS WELL AS FOR THE OTHER PERMITS, FEES, LICENSES, AND INSPECTIONS BY GOVERNMENT AGENCIES NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK THAT ARE CUSTOMARILY SECURED AFTER EXECUTION OF THE CONTRACT AND LEGALLY REQUIRED AT THE TIME BIDS ARE RECEIVED OR NEGOTIATIONS CONCLUDED.

10. THE CONTRACTOR SHALL PAY SALES, CONSUMER, USE AND SIMILAR TAXES FOR THE WORK PROVIDED BY THE CONTRACTOR THAT ARE LEGALLY ENACTED WHEN BIDS ARE RECEIVED OR NEGOTIATIONS CONCLUDED, WHETHER OR NOT YET EFFECTIVE OR MERELY SCHEDULED TO GO INTO EFFECT.

11. THE GENERAL CONTRACTOR SHALL SUBMIT IN WRITING ALL PROPOSALS FOR ADDITIONAL WORK TO THE OWNER'S OFFICE FOR REVIEW AND APPROVAL. NO WORK IS TO PROCEED UNTIL A SIGNED AUTHORIZATION TO PROCEED IS RETURNED TO THE GENERAL CONTRACTOR.

12. THE ARCHITECT AND THE OWNER RESERVES THE RIGHT TO ALLOW OTHER CONTRACTORS TO PERFORM WORK IN CONNECTION WITH THE PROJECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK AND ESTABLISHING SCHEDULES FOR ALL TRADES; THEY SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF THEIR MATERIALS AND EQUIPMENT AND THE EXECUTION OF THEIR WORK.

13. CONTRACTOR SHALL PREPARE AND ISSUE ALL WORK TO CONFORM TO THE GENERAL CONSTRUCTION SCHEDULE AND SHALL COOPERATE WITH OTHER CONTRACTORS IN THE REQUIRED SEQUENTIAL INSTALLATION OF OTHER CONSULTANTS' PRODUCTS. SCHEDULE TO BE UPDATED WEEKLY DURING CONSTRUCTION AND ISSUED FOR REVIEW TO ALL PARTIES.

14. DRAWINGS ARE NOT TO BE SCALED; DIMENSIONS GOVERN.

15. ALL WORK IS TO CONFORM TO ARCHITECT'S DRAWINGS AND SPECIFICATIONS AND SHALL BE NEW AND BEST QUALITY OF THE KINDS SPECIFIED.

16. NO MATERIAL SUBSTITUTIONS SHALL BE MADE. THE ARCHITECT WILL CONSIDER MATERIAL CHANGE REQUESTS ON AN INDIVIDUAL BASIS. CONTRACTOR SHALL SUBMIT SAMPLES AND CUTS FOR WRITTEN APPROVAL PRIOR TO THE START OF ANY WORK. IT IS CONTRACTOR'S RESPONSIBILITY TO DEMONSTRATE THAT PROPOSED SUBSTITUTION IS EQUAL TO OR BETTER THAN SPECIFIED PRODUCT.

17. ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE SUPPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED AS DIRECTED BY THE SUPPLIER/MANUFACTURER. IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARD PRACTICE AND IN COMPLIANCE WITH PRODUCT WARRANTY.

18. ALL SUBCONTRACTORS' SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL THROUGH THE GENERAL CONTRACTOR PRIOR TO WORK BEING PERFORMED, UNLESS OTHERWISE NOTED.

19. THE CONTRACTOR SHALL IN ALL RESPECTS COMPLY WITH ALL REGULATIONS OF THE BUILDING MANAGEMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SUCH REGULATIONS FROM THE BUILDING OWNER. IN THE EVENT OF CONFLICT BETWEEN BUILDING REGULATIONS AND OTHER CONTRACT DOCUMENTS, THE ARCHITECT SHALL BE CONSULTED PRIOR TO PROCEEDING.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING WITH BUILDING MANAGEMENT THE USE OF ELEVATOR OR OTHER HOISTING FACILITIES FOR HANDLING THE DELIVERY OF MATERIALS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL SUB-TRADES OF CONDITIONS REGARDING ELEVATOR CAB SIZE, DOOR OPENING WIDTHS AND LOADING WEIGHT CAPACITIES.

21. ALL PUBLIC AREAS SUCH AS ELEVATOR LOBBIES, CORRIDORS, TOILETS, AND SERVICE HALLS SHALL BE PROTECTED TO THE SATISFACTION OF THE BUILDING MANAGEMENT. EQUIPMENT AND OTHER PROPERTY BELONGING TO THE BUILDING SHALL ALSO RECEIVE PROTECTION AND REFURBISHING IF DAMAGED IN THE COURSE OF CONSTRUCTION, TO THE SATISFACTION OF BUILDING MANAGEMENT.

22. DEMOLITION AND OTHER WORK WHICH CREATES DISTURBING NOISE MUST BE SCHEDULED WITH BUILDING MANAGEMENT AND PERFORMED DURING PERMITTED HOURS. THE DELIVERY, HANDLING, AND INSTALLATION OF MATERIALS, EQUIPMENT, AND DEBRIS MUST BE ARRANGED TO AVOID ANY INCONVENIENCE.

23. THE G. C. SHALL CONFORM TO BUILDING STANDARD PROCEDURES FOR THE SCHEDULING OF DEMOLITION AND CORE DRILLING, AND FOR THE CARTING OF RUBBISH THROUGH THE BUILDING. ANY OVERTIME COST FOR SUCH WORK SHALL BE BORNE BY THE G.C.

24. PRIOR TO REMOVING ANY BUILDING STANDARD MATERIALS, I.E. DOOR BUCKS, METAL PARTITIONS, & LIGHTING FIXTURES, A PROPER RELEASE MUST BE SECURED FROM THE BUILDING MANAGER.

25. THE GENERAL CONTRACTOR SHALL MAINTAIN AND OPERATE AN ON SITE FIELD OFFICE TELEPHONE, FAX MACHINE AND EMAIL ACCESS AT ALL TIMES DURING THE COURSE OF CONSTRUCTION WORK.

26. WORKERS WILL BE ASSIGNED ONE TOILET AREA WHICH THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING, MAINTAINING AND, UPON COMPLETION OF THE WORK, RESTORING TO ITS ORIGINAL CONDITION.

27. CONSTRUCTION PERSONNEL MUST CARRY PROPER IDENTIFICATION AT ALL TIMES.

28. ON JOB SITE, IT IS ERT'S INTENT TO HAVE JOB SAFETY TAKE PRECEDENCE AT ALL TIMES. THIS MEANS THAT ALL CONSTRUCTION TOOLS AND EQUIPMENT USED ON THE PROJECT MUST MEET THE LATEST OSHA STANDARDS, IN ADDITION ALL LOCAL STATE OR FEDERAL CODES HAVING JURISDICTION AT THE JOB SITE. MUST ALSO BE CONSIDERED PART OF THE SAFTY REQUIREMENTS. ANY DAMAGED TOOLS OR EQUIPMENT MUST BE REPLACED IMMEDIATELY. AT THE TIME OF COMPLETION OF THE PROJECT PLEASE INSURE THAT ALL EQUIPMENT AND TOOLS ARE REMOVED FROM PROJECT.

29. ANY CONSTRUCTION TOOLS &/OR EQUIPTMENT USED ON PROJECT MUST BE PROPERLY GROUNDED & USE ONLY SOURCE OF POWER APPROVED BY BUILDING MANAGEMENT SO AS NOT TO DISRUPT BUILDING'S ELECTRICAL SYSTEMS & MUST ALSO FOLLOW OSHA GUIDELINES OR ANY OTHER CODE REQUIREMENTS HAVING JURISDICTION OVER TOOLS AND EQUIPMENT.

30. THROUGHOUT THE ENTIRE COURSE OF CONSTRUCTION THE GC AND ANY OTHER TRADE WORKING ON JOB SITE, MUST FOLLOW THE CURRENT OSHA GUIDELINES IN ADDITION TO ALL LOCAL, STATE AND FEDERAL CODES HAVING JURISDICTION AS IT RELATES TO PROTECTIVE CLOTHING SUCH AS, BUT NOT LIMITED TO: HARD HATS, GLOVES, EYE PROTECTION, SHOES, AND CLOTHING AND/OR ANY OTHER PROTECTIVE CLOTHING NEEDED FOR A SAFE ENVIRONMENT. ANY PEOPLE WORKING AT THE JOB SITE MUST FOLLOW THESE CODES AND REGULATIONS WITHOUT EXCEPTION.

31. ALL WINDOWS SHALL BE KEPT CLOSED IN THE WORK AREAS.

32. ALL FIRE EXITS SHALL BE KEPT CLEAR AND ACCESSIBLE AT ALL TIMES.

33. FIRE EXTINGUISHERS MUST BE KEPT ON THE JOB SITE DURING CONSTRUCTION. PLUS, CONTRACTOR TO HAVE PROPER MEDICAL EMERGENCY KIT AVAILABLE AT JOB SITE PER ALL APPLICABLE CODES AND REGULATIONS.

34. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE WORK AREA AND THE AREAS INVOLVED IN THE DELIVERY OF THEIR MATERIALS.

35. GENERAL CONTRACTOR IS RESPONSIBLE TO CLEAN UP AND REMOVE FROM THE PREMISES ALL WASTE MATERIALS, RUBBISH, WRAPPINGS, AND SELVAGES AS GENERATED BY THE CONSTRUCTION, DEMOLITION AND/OR THE DELIVERY AND INSTALLATION OF ANY PRODUCTS, MATERIALS, OR EQUIPMENT WHICH IS PART OF THEIR CONTRACT.

36. GENERAL CONTRACTOR IS RESPONSIBLE TO THOROUGHLY VACUUM CLEAN ALL CARPETED AREAS, CLEAN ALL FLOORING, MILLWORK, ETC, AND UNCOVER AND VACUUM OUT ALL CONVECTOR UNITS AFTER THE INSTALLATION IS COMPLETED, AND MAINTAIN CONDITION THROUGH THE TENANT'S MOVE IN. THE ENTIRE POST -CONSTRUCTION SITE IS TO BE DUST FREE AND ALL STAINS REMOVED FROM ANY FLOORING, WALLS AND/OR CEILINGS.

37. GENERAL CONTRACTOR IS RESPONSIBLE TO PROTECT, AS REQUIRED, ALL TENANT OCCUPIED AREAS WHERE FINISH WORK OR GENERAL CONSTRUCTION IS TO BE PERFORMED. GENERAL CONTRACTOR TO INSTALL ADEQUATE PROTECTION OF BUILDING PAPER, MASONITE, OR OTHER APPROVED MATERIAL ON ALL FINISHED SURFACES AS DIRECTED BY THE ARCHITECT PRIOR TO THE OWNER'S MOVING DATE, AND SHALL REMOVE SAME FOLLOWING COMPLETION OF THE MOVE.

38. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FORALL COSTS INCURRED FOR DAMAGES CAUSED BY THEIR SUBCONTRACTORS.

39. ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE LOCAL BUILDING AND ZONING CODES, STATE AND FEDERAL BUILDING CODES, NATIONAL ELECTRIC CODE, N.F.P.A., ANSI, ASHRAE, OSHA, A.D.A. AND ALL OTHER APPLICABLE CODES, RULES AND REGULATIONS ALL IN THEIR LATEST EDITION OF ALL AUTHORITIES HAVING JURISDICTION OVER WORK OF THIS TYPE, INCLUDING THE RULES AND REGULATIONS OF THE BUILDING MANAGEMENT.

40. SELECTION OF SUBCONTRACTORS IS SUBJECT TO THE OWNER'S REVIEW PRIOR TO AWARDING OF CONTRACT. THE GENERAL CONTRACTOR MUST SUBMIT A LIST OF THEIR PROPOSED SUBCONTRACTORS WITH THE SUBMISSION OF THIS BID, AS WELL AS EVIDENCE THAT THOSE SUBCONTRACTORS REQUESTED TO BE AFFORDED THE OPPORTUNITY TO BID HAVE HAD THAT OPPORTUNITY AND HAVE RESPONDED.

41. ALL WORK, AS EITHER IMPLIED OR REASONABLY INFERABLE FROM THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DRAWINGS AND SPECIFICATIONS ARE DIRECTED TO THE ATTENTION OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BY MENTION, NOTE, DETAIL, ITEMIZATION OR IMPLICATION, HOWEVER BRIEF, MEANS THAT THE CONTRACTOR SHALL PROVIDE AND INSTALL SAME. ALL WORK PERFORMED SHALL INCLUDE ALL APPURTENANCES AND APPARATUS NORMALLY DEEMED TO BE A PART OF A COMPLETED PACKAGE WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS.

42. ALL WORK, COMPLITED OR OTHERWISE, SHALL BE PROPERLY PROTECTED AT ALL TIMES. CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AND PROVIDE ALL FENCES, BARRICADES, ETC., AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY AND AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THIS WORK. THEY SHALL REPAIR AT THEIR OWN COST, ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY THEIR OPERATION.

43. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT THROUGH INSPECTION OF THE SITE, DRAWINGS, AND SPECIFICATIONS, SO AS TO THOROUGHLY UNDERSTAND THE WORK, ANY AND ALL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT DISCREPANCIES OR OMISSIONS ARE REPORTED AND CLARIFICATION OBTAINED FROM THE ARCHITECT PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE. IF INCORRECTLY PERFORMED, REPLACED OR REPAIRED WITH THE COST FOR SAME BEING BORNE BY THE CONTRACTOR. THEY SHALL VERIFY ALL DIMENSIONS FOR COORDINATION.

44. BEFORE COMMENCING WITH ANY WORK, THE CONTRACTOR SHALL FILE WITH THE OWNER AND/OR BUILDING MANAGEMENT CURRENT INSURANCE CERTIFICATES IN THE AMOUNTS REQUESTED BY THE OWNER AND/OR BUILDING MANAGEMENT FOR WORKER'S COMPREHENSIVE GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. THE OWNER AND/OR BUILDING MANAGEMENT SHALL BE NAMED "ADDITIONAL INSURED" ON ALL CERTIFICATES OF INSURANCE, INCLUDING THE ARCHITECT.

45. THE CONTRACTOR SHALL ENSURE THAT THERE ARE NO TRADE OR JURISDICTIONAL DISPUTES THROUGH USE OF LABOR OR MITHODS OF INSTALLATION, INCLUDING THOSE OF CONTRACTORS WHICH HAVE BEEN SEPARATELY CONTRACTED BY THE OWNER (TENANT), SHOULD ANY DELAYS OCCUR ON THE JOB SITE THROUGH VIOLATIONS OF THIS CLAUSE, THE CONTRACTOR WILL REIMBURSE THE OWNER (TENANT) FOR ALL COSTS AND DAMAGES.

46. THE CONTRACTOR IS TO PROVIDE A FULL-TIME COMPETENT SUPERINTENDENT ON THE PROJECT TO COORDINATE ALL SUBCONTRACTORS' WORK AND SUPERVISE THE DAILY ACTIVITY OF THE PROJECT AS WELL AS MAINTAIN THE SITE IN A SAFE, CLEAN MANNER.

47. THE CONTRACTOR SHALL BE AVAILABLE TO ATTEND A WEEKLY JOB MEETING DURING THE COURSE OF THE PROJECT. CONTRACTOR SHALL PREPARE AND DISTRIBUTE ALL JOB MEETING MINUTES, (3) DAYS PRIOR TO MEETING.

48. THE CONTRACTOR SHALL ASSUME THE FULL RESPONSIBILITY FOR THE INSTALLATION OF ALL TRADE GENERAL CONDITIONS, OVERHEAD AND PROFIT.

49. THE CONTRACTOR AND ALL THEIR SUBCONTRACTORS SHALL INDEMNIFY, DEFEND, AND SAVE HARMLESS THE OWNER, ITS EMPLOYEES, AGENTS AND SUBSIDIARIES, AND THE ARCHITECT, THEIR EMPLOYEES, AND AGENTS, AGAINST AND FROM ANY AND ALL CLAIMS, DEMANDS, ACTIONS BY LAW, LIABILITIES, PENALTIES, LOSSES, EXPENSES, COSTS (INCLUDING ATTORNEY'S FEES) AND JUDGMENTS OF EVERY CHARACTER WHATSOEVER FOR OR RESULTING FROM DAMAGE TO PROPERTY (INCLUDING BUT NOT LIMITED TO PROPERTY OF THE CONTRACTOR, THE OWNER, OR THE ARCHITECT) AND THEIR RESPECTIVE AGENTS, SERVANTS, AND EMPLOYEES) AND FOR OR RESULTING FROM AND EMPLOYEES) AND FOR OR RESULTING FROM PERSONAL INJURIES, SICKNESS, AND DISEASE (INCLUDING DEATH) TO OR SUSTAINED BY ANY PERSON (INCLUDING BUT NOT LIMITED TO THE CONTRACTOR, THE OWNER, AND THE ARCHITECT AND THEIR RESPECTIVE AGENTS, SERVANTS, AND EMPLOYEES) OCCURRING IN OR ABOUT THE CONSTRUCTION SITE, OR ARISING OUT OF OR SUFFERED WHILE ENGAGED IN OR CAUSED IN WHOLE OR IN PART BY THE PERFORMANCE OF OR FAILURE TO PERFORM THE WORK. THE FOREGOING AGREEMENT SHALL NOT EXTEND TO THE OWNER IN THE CASE OF DAMAGE OR INJURIES CAUSED BY OR RESULTING FROM THE SOLE NEGLIGENCE OF THE OWNER, ITS AGENTS, SERVANTS, OR EMPLOYEES AND SHALL NOT EXTEND TO THE ARCHITECT, HIS AGENTS, SERVANTS, OR EMPLOYEES IN THE CASE OF DAMAGE OR INJURIES CAUSED BY OR RESULTING FROM THE SOLE NEGLIGENCE OF THE ARCHITECT, THEIR AGENTS, SERVANTS, OR EMPLOYEES OR CAUSED BY OR ARISING OUT OF DEFECTS IN MAPS, PLANS, DESIGNS, OR SPECIFICATIONS PREPARED, ACQUIRED, OR USED BY THE ARCHITECT, THEIR AGENTS, SERVANTS, OR EMPLOYEES. IT BEING UNDERSTOOD AND AGREED THAT FOR THE PURPOSES OF THIS SENTENCE NEITHER THE CONTRACTOR NOR ANY OF ITS AGENTS, SERVANTS, OR EMPLOYEES SHALL BE DEEMED TO BE AN AGENT, SERVANT, OR EMPLOYEE OF EITHER THE OWNER OR THE ARCHITECT AND NEITHER THE ARCHITECT NOR ANY OF THEIR AGENTS, SERVANTS, OR EMPLOYEES SHALL BE DEEMED TO BE AN AGENT, SERVANT, OR EMPLOYEE OF THE OWNER.

50. ALL CONTRACTOR'S WORK SHALL BE PERFORMED IN A FIRST-CLASS, SKILLFUL MANNER, MATCHING & ALIGNING ALL SURFACES WHERE PARMICABLE TO AFFORD A FINISHED NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT & REFUSE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADE. ALL ADJACENT SURFACES TO THEIR WORK SHALL BE LEFT CLEAN AND FREE OF DEBRIS PRIOR TO THE COMMENCEMENT OF THE CONTRACTOR'S WORK TO B DONE. CONTRACTOR SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF THIS INSTALLATION. ALL NEW & EXISTING GLASS, HARDWARE, &/OR CONSTRUCTION SHALL BE THOROUGHLY CLEANED IN A MANNER ACCEPTABLE TO THE OWNER.

51. THE GENERAL CONTRACTOR SHALL CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS REGARDING THE LOCATIONS AND EXTENT OF BLOCKING OR GROUNDS, AS WELL AS ANY STRUCTURAL STEEL OR METAL ANCHORS AS MAY BE REQUIRED INSIDE WALLS FOR PURPOSES OF SUPPORTING MILLWORK. THE GENERAL CONTRACTOR SHALL ENSURE THAT THE COSTS OF SUCH BLOCKING, GROUNDS, AND/OR STRUCTURAL SUPPORTS ARE CARRIED IN THE CARPENTRY OR MISCELLANEOUS ARCHITECTURAL METALS SUBCONTRACTORS' SCOPE OF WORK.

52. BOTH THE ARCHITECT AND THE OWNER'S REPRESENTATIVE SHALL HAVE ACCESS TO THE DEMISED PREMISES AT ALL TIMES, AND TO THE FACTORY OR SHOP OF ANY OF THE SUBCONTRACTORS.

53. THE CONTRACTOR SHALL LEAVE ALL CHASES, HOLES, OR OPENINGS TRUE AND OF PROPER SIZE IN THEIR OWN WORK, OR CUT SAME IN EXISTING WORK AS MAY BE NECESSARY FOR PROPER INSTALLATION OF THEIR OWN OR OTHER CONTRACTOR'S WORK, INCLUDING THOSE WHICH HAVE BEEN SEPARATELY CONTRACTED BY THE OWNER, CONSULTING WITH OTHER CONTRACTORS PROPERLY LOCATING THEIR WORK AND SIZE OF SAME. IN CASE OF THEIR PROPER FAILURE TO LEAVE OR CUT SAME IN THE PROPER PLACE, THEY SHALL CUT THEM AFTERWARDS AT THEIR OWN EXPENSE. NO EXCESSIVE CUTTING WILL BE PERMITTED NOR SHALL ANY
STRUCTURAL MEMBERS BE CUT WITHOUT THE CONSENT OF THE ARCHITECT. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER OR THE ARCHITEC.

54. ANY INFERIOR MATERIAL OR WORKMANSHIP SHALL BE REMOVED UPON DEMAND AND WORK SHALL BE RECONSTRUCTED AS APPROVED BY THE ARCHITECT OR THE OWNER AT THE CONTRACTOR'S SOLE EXPENSE.

55. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ARRANGING WITH BUILDING MANAGEMENT THE USE OF ELEVATORS OR OTHER HOISTING FACILITIES FOR HANDLING MATERIALS.

56. A COPY OF THE LATEST SIT OF CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE ARCHITECT.

57. ALL REQUISITIONS FOR PAYMENTS FROM THE CONTRACTOR TO THE OWNER SHALL BE SUBMITTED TO THE ARCHITECT FOR PRIOR APPROVAL USING STANDARD AIA DOCUMENTS.

58. SUBSTITUTIONS FOR MATERIALS, METHOD AND/OR SEQUENCE OF CONSTRUCTION SHALL BE REVIEWED WITH THE ARCHITECT AND OWNER PRIOR TO AWARDING OF THE CONTRACT AND ALL SUCH SUBSTITUTIONS MUST RECEIVE WRITTEN APPROVAL FROM THE ARCHITECT/OWNER.

59. THE ARCHITECT AND THE OWNER RESERVE THE RIGHT TO LET OTHER CONTRACTORS WORK ON THE PROJECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF SUCH WORK AND ESTABLISHING SCHEDULES FOR ALL TRADES; THEY SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF THEIR MATERIALS AND THE EXECUTION OF THEIR WORK.

60. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OF THEIR OWN SECURITY, TEMPORARY HEAT, WATER, ELECTRICAL,POWER, LIGHTING, AND HOISTING. IF NEEDED COORDINATE THESE SERVICES WITH THE BUILDING MANAGEMENT.

61. ALL CONTRACTORS SHALL SUBMIT ALL SHOP DRAWINGS FOR APPROVAL TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. SHOP DRAWING SUBMITTALS SHALL BE IN THE FORM OF (4) BLACK AND WHITE PRINTS OF EACH DRAWING. APPROVAL OF SHOP DRAWING SHALL INDICATE ONLY THAT SUCH DRAWINGS GENERALLY EXPRESS THE INTENT OF THE CONTRACT DOCUMENTS AND SHALL NEITHER BE CONSTRUED AS A COMPLETE CHECK NOR RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR QUANTITIES AND DIMENSIONS. ALL CONTRACTORS SHALL SUBMIT CUTS, SAMPLES AND FINISHES FOR WRITTEN APPROVAL PRIOR TO ORDERING OF FABRICATION.

62. THE OWNER RESERVES THE RIGHT TO MAKE CHANGES IN THE DRAWINGS AND SPECIFICATIONS AS THE WORK PROGRESSES. BULLITINS, CHANGE ORDERS, DRAWINGS, SPECIFICATIONS OR INSTRUCTIONS COVERING SUCH CHANGES WILL BE ISSUED TO THE CONTRACTOR WHOSE RESPONSIBILITY IT WILL BE TO DISTRIBUTE THESE IMMEDIATELY AND TO NOTIFY THE FIELD OFFICE AND ALL SUBCONTRACTORS AFFECTED TO TAKE SUCH MEASURES AS MAY BE NECESSARY TO AVOID ERRORS IN THE WORK WHICH MAY OCCUR DUE TO THE USE OF SUPERCEDED DRAWINGS. WORK AFFECTED BY CHANGES PROPOSED IN ANY REVISED DRAWINGS OR OTHER DOCUMENTS ISSUED TO THE CONTRACTOR SHALL NOT BE EXECUTED UNLESS CHANGES ARE ACCOMPANIED BY LETTER OF AUTHORIZATION TO PROCEED ACCORDINGLY. IN CASES WHERE INSTRUCTIONS ACCOMPANYING ANY ISSUE OF REVISED DRAWINGS OR SPECIFICATIONS REQUEST ESTIMATES OF COST INVOLVED, SUCH ESTIMATES SHALL BE PREPARED AND SUBMITTED PROMPTLY IN ORDER NOT TO UNDULY EFFECT THE PROGRESS OF THE WORK.

63. THE OWNER RESERVES THE RIGHT TO REQUEST AND APPROVE OVERTIME AT THEIR DISCRETION. OVERTIME REQUESTED BY THE OWNER WILL BE PAID AT THE ADDITIONAL HOURLY RATE, PLUS INSURANCE'S AND BENEFITS WITHOUT OVERHEAD AND PROFIT. THE CONTRACTOR SHALL BEAR THE STRAIGHT TIME PORTION WITH INSURANCE'S, ETC., OF THE OVERTIME INVOLVED. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE BUILDING MANAGEMENT TO CONFIRM BUILDING RULES, REGULATIONS, AND CONDITIONS WHICH MIGHT REQUIRE OVERTIME, AND INCLUDE THAT COST.

64. ALL EXTRA WORK MUST BE WRITTEN UP BY THE GENERAL CONTRACTOR IN THE FORM OF A CHANGE ORDER. INDICATED ON IT MUST BE A FIRM PRICE FOR THE WORK. ALL CHANGE ORDERS MUST USE AIA STANDARD FORMS AND BE SUBMITTED TO THE CLIENT FOR APPROVAL PRIOR TO THE COMMENCEMENT OF WORK.

65. THE CONTRACTOR SHALL GUARANTEE IN WRITTEN FORM, AS ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIALS INSTALLED BY THEM FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR AFTER DATE OF ACCEPTANCE OF THE WORK BY THE OWNER EXCEPT AS MODIFIED HEREIN OR ON OTHER DRAWINGS. SHOULD DEFECTS OCCUR, ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

66. THE CONTRACTOR SHALL MAINTAIN ALL SUCH INSURANCE'S THAT ARE REQUIRED BY LAW AND BY THE BUILDING MANAGEMENT/LANDLORD WHERE THE WORK IS BEING PERFORMED. THE CONTRACTOR SHALL LIST BOTH THE OWNER, TENANT, AND THE ARCHITECT AS ADDITIONAL INSURERS FOR THE DURATION OF THE PROJECT AND THE APPLICABLE STATUTE OF LIMITATIONS.

67. UPON COMPLITION OF THE JOB, THE GENERAL CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSPECTION AND A CERTIFICATE OF SUBSTANTIAL COMPLETION (A.I.A. DOCUMENT #G-704) INCLUDING ALL AS-BUILT DRAWINGS.

DEMOLITION NOTES:

1. SEE ALL DRAWINGS FOR ADDITIONAL NOTES.

2. PRIOR TO PROPOSAL SUBMISSION, CONTRACTOR SHALL VISIT THE SITE TO REVIEW THE EXISTING CONDITIONS ASSOCIATED WITH THE SCOPE OF WORK AND ADJACENT AREAS TO ASCERTAIN THE DIFFICULTIES WHICH WILL AFFECT THE EXECUTION OF THE WORK OF THIS CONTRACT. CONTRACTOR SHALL GET FAMILIAR WITH THE BUILDING RULES (WORK LETTER) AS WELL.

3. SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT THE ABOVE SITE EXAMINATION HAS BEEN MADE AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE.

4. DEMOLITION SHOULD BE DONE IN NEAT WORKMANLIKE MANNER WITHIN THE LIMITS INDICATED IN THE DRAWINGS & IN ALL CASES TO THE EXTENT NEEDED TO PRODUCE THE INTENDED WORK.

5. GENERAL CONTRACTOR IS RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL DEBRIS, DISCARDED MATERIALS AND/OR EQUIPMENT AS INDICATED ON DEMOLITION DRAWINGS AND IN ACCORDANCE WITH BUILDING MANAGEMENT RULES, APPLICABLE LAWS AND ENVIRONMENTAL REGULATIONS.

6. GENERAL CONTRACTOR TO COORDINATE WITH THE BUILDING MANAGEMENT THE USE OF SERVICE ELEVATORS, SERVICES AND LOADING OPERATIONS, AND TO CONFORM TO ALL BUILDING REGULATIONS WITH REGARD TO DEMOLITION.

7. ALL MAJOR DEMOLITION AND NOISE CREATING WORK SHALL BE COORDINATED IN ADVANCE WITH BUILDING MANAGEMENT FOR ALLOWABLE HOURS OF OPERATION.

REFLECTED CEILING NOTES:

1. SEE ENGINEER'S DRAWINGS FOR ADDITIONAL NOTES AND GENERAL INFORMATION.

2. IF APPLICABLE, CONTRACTOR SHALL INSTALL LOCALLY APPROVED FIXTURES AND DEVICES ONLY.

3. SEE ENGINEER'S DRAWINGS FOR ALL LIGHT FIXTURE CIRCUITING, EMERGENCY LIGHTING AND EXIT LIGHTING, SMOKE DETECTORS, STROBE LIGHTING, ALARM SPEAKERS, SWITCHING AND RELATED WORK. LIGHT SWITCHES AND DIMMERS US INDICATED ON THE ARCHITECT'S PLANS ARE FOR LOCATION ONLY. CONTRACTOR IS TO VERIFY ALL LIGHT FIXTURE WATTAGE (MAX.) AND PROVIDE PROPER NUMBER OF SWITCHES AT THAT LOCATION TO THE CIRCUITING OF THOSE ITEMS.

4. \SEE ENGINEER'S DRAWINGS FOR ALL CEILING DIFFUSERS, DUCTWORK LAYOUTS, TRANSFER DUCTS, FUSIBLE LINKS, RETURN AIR GRILLS AND DAMPERS, ETC. ARCHITECT'S DRAWINGS INDICATE DIFFUSERS FOR LOCATION ONLY. WHERE DISCREPANCIES OCCUR BETWEEN ENGINEERING AND ARCHITECTURAL DRAWINGS REGARDDTY LOCATIONS, ARCHITECTURAL DRAWINGS SHALL GOVERN.

5. HVAC SUBCONTRACTOR TO SUBMIT A LAYOUT SHOP DRAWING INDICATING ALL DIFFUSER LOCATIONS AND DUCTWORK LAYOUTS TO ARCHITECTS OFFICE FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OF ANY WORK.

6. SPRINKLER SUBCONTRACTOR TO SUBMIT A LAYOUT SHOP DRAWING TO ARCHITECT'S OFFICE FOR REVIEW AND APPROVAL OF ALL SPRINKLER HEAD LOCATIONS PRIOR TO FABRICATION OF ANY WORK.

7. GENERAL CONTRACTOR SHALL PROVIDE A COMPOSITE CEILING PLAN AND NECESSARY SHOP DRAWINGS COORDINATING ALL TRADES, SHOWING THE LOCATION OF SUSPENSION MEMBERS, LIGHT FIXTURES, EMERGENCY AND EXIT LIGHTING, HVAC DUCTS, DRAPERY POCKETS, FIRE DAMPERS, ACCESS DOORS, SPRINKLERS AND PIPES, FASCIAS, SOFFITS, EXPOSED CEILINGS AND ALL OTHER ITEMS PENETRATING OR ATTACHED TO THE CEILING.

8. ACCESS DOOR LOCATIONS TO BE REVIEWED IN THE FIELD PRIOR TO INSTALLATIONS, AND THEIR LOCATIONS TO BE APPROVED BY THE ARCHITECT.

9. SEE REFLECTED CEILING PLAN FOR CEILING HEIGHTS. MAINTAIN CEILING HEIGHT THROUGHOUT. NOTIFY ARCHITECT OF ANY COMPLICATIONS WITH HEIGHT.

10. NO CEILING BREAKS WILL BE PERMITTED WITHIN A ROOM, UNLESS OTHERWISE NOTED.

11. G.C. SHALL BE RESPONSIBLE FOR VERIFYING COMPATIBILITY OF LIGHTING FIXTURES WITH THE SPECIFIED CEILING SYSTEM.

12. ALL FLUORESCENT FIXTURES SHALL HAVE WARM WHITE LAMPS, UNLESS OTHERWISE NOTED. (SEE LIGHTING SCHEDULE.)

13. ALL SWITCHES/DIMMERS TO BE MOUNTED AT 3'-2" A.F.F. TO CENTER LINE OF SWITCH/DIMMER. MULTIPLE SWITCHES AND/OR DIMMERS TO BE GANGED AND PROVIDED WITH SINGLE GANG PLATE.

14. GENERAL CONTRACTOR TO PROVIDE INITIAL LAMPING OF ALL LIGHT FIXTURES, USE MANUFACTURER'S SPECIFIED LAMPS.

15. ALL LIGHT FIXTURES TO REMAIN OR BE REUSED, THE GENERAL CONTRACTOR SHALL CLEAN, RELAMP, AND REPLACE ALL FAULTY BALLASTS AND/OR BALLASTS NOT CONFORMING TO THE LATEST LOCAL BUILDING CODE

16. GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SHALLOW DEPTH FIXTURES AS IFIELD CONDITIONS NECESSITATE, WITH THE ARCHITECT'S APPROVAL, AT NO ADDITIONAL COST.

17. GENERAL CONTRACTOR TO THOROUGHLY CLEAN ALL EXISTING HVAC CEILING DIFFUSERS AND RETURN AIR GRILLES.

18. G. C. TO PROVIDE APPROPRIATE SIZED CUTOUT ABOVE CEILING WHERE PARTITION WALLS EXTEND TO SLAB ABOVE, US REQUIRED FOR CONDITIONED AIR FLOW OR RETURN AIR TO HVAC SYSTEM. FURNISH AND INSTALL FIRE DAMPERS AS REQUIRED TO MAINTAIN THE INTEGRITY OF RATED WALLS.

19. GENERAL CONTRACTOR SHALL REMOVE CEILING TILE(S) AS REQUIRED BY THE VOICE, DATA, AV, SECURITY AND SIGNAGE CABLE VENDOR OR OTHER TRADES AUTHORIZED FOR INSTALLATION BY THE ARCHITECT. ALL CEILING TILES MUST BE REPLACED WHEN WORK IS COMPLETED.

20. ALL THERMOSTATS, NEW AND EXISTING, TO BE INSTALLED AT 54" A.F.F. IN LOCATIONS APPROVED BY THE ARCHITECT, UNLESS OTHERWISE NOTED.

21. SEE ENGINEER'S DRAWINGS FOR THE LOCATION OF ALL SPRINKLER HEADS AND RELATED WORK. ARCHITECTURAL DRAWINGS INDICATE SPRINKLER HEADS FOR LOCATION ONLY. WHERE DISCREPANCIES OCCUR BETWEEN ARCHITECTURAL AND ENGINEERING DRAWINGS REGARDING LOCATIONS, ARCHITECTURAL DRAWINGS SHALL GOVERN.

22. ALL SPRINKLER HEADS AT DROPPED CEILINGS TO BE CONCEALED FLUSH TYPE WITH PREFINISHED WHITE CAP TO MATCH CEILING UNLESS OTHERWISE NOTED. WHERE INDICATED IN ACOUSTICAL TILE CEILINGS, SPRINKLER HEADS SHALL BE CENTERED IN TILES, UNLESS OTHERWISE NOTED.

23. 1NSTALL DIRECTIONAL ACOUSTICAL TILE WITH THE GRAIN IN ONE DIRECTION ONLY IN ANY SINGLE SPACE.

24. ALL EXHAUST FAN EQUIPMENT TO BE LOCATED OUTSIDE THE SPECIFIED ROOM AND DUCTED INTO THE SPACE TO THE CEILING REGISTER. ALL EXHAUST FANS TO BE CONTROLLED BY A (RED) PILOT LIGHT WALL MOUNTED SWITCH.

25. G.C. IS RESPONSIBLE TO BALANCE THE HVAC SYSTEM AFTER THE INSTALLATION IS COMPLETED AND SUBMIT A WRITTEN REPORT TO THE ARCHITECT'S AND ENGINEER'S OFFICE FOR REVIEW AND APPROVAL

26. 1F CEILING GRID REQUIRES CUT TILES, ANY CUT TILES THAT ARE VISIBLE SHALL HAVE A FINISHED EDGE. CONTRACTOR MAY INCLUDE EITHER PREFABRICATED TILES TO THAT DIMENSION AND/OR FINISH THE CUT EDGE OF TILE, TO MATCH CEILING TILE.

26. CONTRACTOR TO PROVIDE ATTIC STOCK OF ALL CEILING TILES AT END OF PROJECT FOR CLIENTS FUTURE USE.

27. WE ALL REALIZE THAT AS CONSTRUCTION PROCEEDS AND AS PROJECT NEARS COMPLETION, CEILING TILES OFTEN GET DAMAGED AND/OR DIRTY BY OTHER TRADES, THE G.C. AND THEIR SUBCONTRACTORS ARE RESPONSIBLE TO REPLACE ANY AND ALL DAMAGED CEILING TILES AND GRIDS AND/OR DRYWALL CEILINGS AND SOFFITS AT THEIR OWN COST.

28. AT END OF PROJECT CONTRACTOR TO REALIGN ALL CEILING TILE AND GRIDS A SQUARE AND LEVEL INSTALLATION. CONTRACTOR TO ALSO PROVIDE CAULKING AND SEALING AT ALL EDGE MOLDINGS AND ADJACENT WALLS AND SOFFITS.

POWER & COMMUNICATION NOTES:

1. SEE ENGINEER'S DRAWING FOR ALL CIRCUITING & RELATED WORK.

2. IF APPLICABLE, THE CONTRACTOR SHALL INSTALL LOCALLY APPROVED FIXTURES ONLY.

3. GENERAL CONTRACTOR SHALL VERIFY THE AVAILABLE ELECTRIC SERVICE IN THE TENANT'S SPACE AND ADVISE THE ARCHITECT OF THEIR FINDINGS PRIOR TO SUBMITTING A BID.

4. ELECTRICAL CONTRACTOR SHALL DISCONNECT, CONNECT, AND PROVIDE NECESSARY ELECTRIC RUNS IN ORDER TO CONFORM WITH NEW PLAN.

5. SWITCHES, DUPLEX OUTLETS, COVER PLATES AND FLOOR MOUNTED OUTLETS SHALL BE INSTALLED BY COMPETENT MECHANICS IN A FIRST CLASS MANNER.

6. EXCEPT AS NOTED, ALL ELECTRICAL AND VOICE/DATA WALL OUTLETS ARE TO BE MOUNTED AT 15" A.F.F. AT THE BOTTOM OF OUTLET. REFER TO ELECTRICAL PLAN FOR ADDITIONAL INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE SURE HEIGHT OF ALL OUTLETS CONFORM WITH THE LOCAL, STATE, AND FEDERAL BUILDING CODES. NOTIFY ARCHITECT IN WRITING IF ANY DISCREPANCY OCCURS PRIOR TO I I

7. IF OUTLET DIMENSION CALLS FOR MORE THAN 24" A.F.F., OUTLETS (WITH EXCEPTION OF WALL TELEPHONE OUTLETS) SHALL BE MOUNTED HORIZONTALLY.

8. CENTERLINE-TO-CENTERLINE DIMENSIONS OF ANY OUTLET PAIR SHALL NOT EXCEED 6".

9. ALL BACK-TO-BACK OUTLETS IN ADJOINING ROOMS TO BE STAGGERED.

10. ALL EXISTING TO REMAIN ELECTRICAL OUTLETS SHALL BE REFITTED WITH A NEW RECEPTACLE AND A NEW COVER PLATE.

11. ALL NEW VOICE/DATA AND ELECTRICAL OUTLETS TO BE INSTALLED ON AN EXISTING WALL SHOULD BE FLUSH MOUNTED WITH THE FINISHED WALL SURFACE. CHOP OUT THE WALL US REQUIRED TO RECESS THE JUNCTION BOX AND CONDUIT, AND PATCH THE WALL US REQUIRED.

12. ALL EXISTING ELECTRICAL OUTLETS TO BE CAPPED SHALL HAVE THE ELECTRICAL DEVICE, BACKBOX AND ALL THE WIRING REMOVED. PATCH HOLE AS REQUIRED.

13. GENERAL CONTRACTOR SHALL REMOVE ALL UNUSED CONDUIT, CABLES AND VOICE/DATA WIRING COMPLETELY FROM AREAS IN SCOPE OF THIS CONTRACT.

14. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK NECESSARY TO COMPLETE CORE DRILLING AND ELECTRICAL HOOKUP, PATCHING, ETC., INCLUDING WORK IN LANDLORD'S OR OTHER TENANT'S SPACE. ALL CORE DRILLING SHALL BE ACCOMPLISHED DURING STATED BUILDING APPROVED WORKING HOURS. CONTRACTOR SHALL VERIFY AND CONFORM TO THOSE HOURS WHEN WORK IS REQUIRED.

15. SHOULD JOB CONDITIONS REQUIRE RELOCATION OF PLANNED VOICE/DATA OR ELECTRICAL OUTLETS FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT'S FIELD REPRESENTATIVE FOR APPROVAL OF ALTERNATE LOCATION PRIOR TO THE START OF ANY WORK.

16. ALL EXISTING WALL OUTLETS WHICH DO NOT INTERFERE WITH NEW CONSTRUCTION SHALL REMAIN.

17. ANY EXISTING FIRE ALARM SOUNDERS, PULL BOXES AND/OR THERMOSTATS WHICH INTERFERE WITH NEW PARTITION WORK SHALL BE RELOCATED TO AN APPROVED LOCATION.

18. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION AND HOOKUP OF ALL ELECTRIFIED RACEWAYS THROUGH THE SYSTEMS FURNITURE AS SPECIFIED. IT WILL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THMSELVES WITH THE SYSTEMS FURNITURE SPECIFIED AND ALL ELECTRICAL WORK RELATED TO THAT SYSTEM.

19. DO NOT INSTALL COVER PLATES TO ALL VOICE/DATAAND ELECTRICAL FLOOR OUTLETS UNTIL CARPET IS INSTALLED.

20. NO FLOOR OR WALL POWER OUTLETS SHALL BE CONNECTED TO LIGHTING CIRCUITS.

21. PROVIDE TAMPERPROF CIRCUIT BREAKER CLAMPS ON ALL DEDICATED CIRCUIT BREAKERS.

22. GENERAL CONTRACTOR SHALL REVISE AND UPDATE LABELS FOR ALL CIRCUIT BREAKERS AT ALL ELECTRICAL CLOSETS ON THE PROJECT.

23. VOICE/DATA FLOOR AND WALL OUTLET BOXES SHALL BE CAPABLE OF FULLY HOUSING THE VOICE/DATA COMPANY'S PREWIRED AMPHENOL CONNECTORS, BOTH FOR SINGLE LINE EXTENSIONS AND FOR CALL DIRECTORS.

24. WHERE EXPOSED CONDUIT OR SURFACE MOUNTED WIREMOLD CONDUIT HAS BEEN SPECIFIED ON EITHER PARTITIONS AND/OR CEILINGS, THE CONDUIT SHALL BE RUN IN CORNERS ON EITHER SIDE OF COLUMNS IN A NEAT AND ORDERLY WAY USING 90 CORNERS RUNNING PARALLEL TO WALLS, COLUMNS, BEAMS AND OTHER CONDUITS TO ABOVE HIGHEST POINT OF BASEBOARD CONVECTOR, AT WHICH POINT CONDUIT IS TO RUN HORIZONTALLY TO ACTUAL LOCATION OF OUTLET AS DIMENSIONED ON PLAN.

25. G. C. SHALL COORDINATE WITH THE ELECTRICAL AND MILLWORK CONTRACTORS TO PROVIDE CUTOUTS IN FIELD, AS REQUIRED, FOR EXTENSION OF ELECTRIC OUTLETS, CABLES, ETC. INTO CABINTWORK AS SPECIFIED.

26. THE ELECTRICAL CONTRACTOR SHALL INCLUDE AND COORDINATE ELECTRICAL REQUIREMENTS FOR ALL DOOR HARDWARE, HVAC EQUIPMENT, EXHAUST FANS, WATER HEATERS, AND SPECIAL EQUIPMENT, ETC.

27. ALL ELECTRICAL WORK PERFORMED IN CONNECTION WITH THE INSTALLATION OF THE VOICE/DATA COMMUNICATIONS SYSTEM SHALL BE IN ACCORDANCE WITH THE BUILDING MANAGEMENT AND TELEPHONE COMPANY'S RECOMMENDATIONS AND REQUIREMENTS INCLUDING THE INSTALLATION OF REQUIRED CONDUIT FROM THE BUILDING TELEPHONE EQUIPMENT ROOM TO THE TENANT'S SPACE.

28. GENERAL CONTRACTOR TO PROVIDE 4' X 8' X 3/4" (FIRE RETARDANT BIRCH VENEER) PLYWOOD PANELS ON 3/4" FURRING AS INDICATED ON THE PLAN, FOR THE VOICE/DATA EQUIPMENT INSTALLATION, UNLESS OTHERWISE NOTED. QUANTITY TO BE DETERMINED BY AMOUNT OF EQUIPMENT AND G.C. /JSSUME AND INCLUDE ANY AND ALL PLYWOOD PANELS AS NEEDED FOR PROPER INSTALLATION OF EQUIPMENT. COMPUTER CABLE INSTALLATION:

29. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PURCHASING AND INSTALLATION OF ALL VOICE/DATA CABLES AS INDICATED ON THE PLANS.UNLESS OTHERWISE NOTED.

30. ALLOW APPROPRIATE LENGTH OF SLACK ON BOTH ENDS OF EACH CABLE TERMINATION FOR CONNECTION TO SPECIFIED EQUIPMENT (MIN. 6").

31. G.C. TO DETERMINE MOST ECONOMICAL ROUTE FOR ALL CABLE RUNS FROM ORIGINATION TO TERMINATION POINT AT SERVER RACKS.

32. ANY OUTLET TYPES THAT ARE INDICATED ON PLANS TO BE INSTALLED IN CONVECTORS, THE GC IS TO INCLUDE CUTOUTS AND CONDUITS AS REQUIRED, ALL CONFORMING TO BUILDING RULES AND REGULATIONS, AND BUILDING CODES.

33. PRIOR TO INSTALLING ANY OUTLETS, SWITCHES OR OTHER ELECTRICAL DEVISES, THE GC TO VERIFY HEIGHTS AS THEY RELATE TO LOCAL, STATE, AND FEDERAL BUILDING CODES FOR EACH OUTLET TYPE. IF OUTLET HEIGHT TO BE CHANGED NOTIFY ARCHITECT OF DISCREPANCY, PRIOR TO INSTALLATION.

34. GC IS RESPONSIBLE TO COORDINATE INSTALLATION OF ANY AND ALL OUTLETS INDICATED ON PROJECT. IF ANY NEW OUTLET ON PROJECT CONFLICTS WITH MILLWORK, FURNITURE, OR ANY OTHER ARCHITECTURAL FEATURE, GC IS TO RELOCATE OUTLETS AND PATCH PARTITIONS, FLOORS AND/OR CEILINGS AS NECESSARY IN ORDER TO RECEIVE NEW FINISH. WHEN FURNITURE CASE-GOODS AND SYSTEMS ARE USED ON PROJECT, GC AND THEIR SUBCONTRACTORS TO COORDINATE LOCATIONS OF ALL OUTLET TYPES WITH CLIENT'S FURNITURE DEALER AND/OR OTHER CONTRACTOS/CONSULTANTS WORKING ON PROJECT SO THAT EACH AND EVERY OUTLET TYPE DOES NOT CONFLICT WITH FURNITURE AND/OR CREATES A TRIPPING HAZARD OR EXPOSES OUTLET WHEN IT SHOULD HAVE BEEN CONCEALED OR HIDDEN.

MILLWORK NOTES:

1. ALL ITEMS OF MILLWORK INDICATED ON THE DRAWINGS AND/OR SPECIFICATIONS SHALL BE PERFORMED BY SKILLED MECHANICS USING THE PROPER TECHNIQUES KNOWN TO THE TRADE AND IN CONFORMANCE WITH ALL TRADE STANDARDS, SPECIFICALLY THE "PREMIUM GRADE" QUALITY STANDARDS AND THE GUIDELINES FOR "HIGH PRESSURE LAMINATE" OF THE ARCHITECTURAL WOODWORK INSTITUTE.

2. MILLWORK SUBCONTRACTOR TO SUBMIT (4) SETS OF SHOP DRAWINGS PLUS (3) SAMPLES OF ALL WOOD VENEERS TO THE ARCHITECT'S OFFICE FOR REVIEW AND APPROVAL PRIOR TO FABRICATION OF ANY WORK.

3. MILLWORK SUBCONTRACTOR IS RESPONSIBLE FOR COORDINATING AND SCHEDULING THEIR WORK WITH THE GENERAL CONTRACTOR.

4. MILLWORK SUBCONTRACTOR SHOULD INSPECT THE ALIGNMENT OF ALL GYPSUM BOARD CONSTRUCTION & SHOULD NOTIFY THE ARCHITECT OF ANY CONDITION THAT WOULD PREVENT THEM FROM COMPLETING THEIR WORK.

5. ALL MILLWORK SHALL HAVE A FINE, SMOOTH FINISH, FREE FROM MACHINE OR TOOL MARKS, ABRASIONS OR RAISED GRAIN ON EXPOSED SURFACES. JOINTS SHALL BE TIGHT AND SO FORMED AS TO CONCEAL SHRINKAGE. MITERS OR MORE FROM HEEL TO POINT SHALL BE GLUED 4" AND FEATHERED, LOCKED, SPLINED, AND DOWELED. TENONS AND DOWELS SHALL BE OF HARDWOOD AND SPACED NOT LESS THAN 3" ON CENTER. JOINTS SHALL BE MADE WITH WATER-RESISTANT GLUE OR HOT GLUED UNDER PRESSURE. ALL EXPOSED WORK SHALL BE FULLY ASSEMBLED IN THE SHOP IN AS LARGE A UNIT AS PRACTICAL, THEN DELIVERED AND INSTALLED.

6. SCREW AND GLUE ALL JOINTS AND CONNECTIONS. NO NAILING PERMITTED.

7. MILLWORK SUBCONTRACTOR SHALL USE ONLY FIRE-RETARDANT WOOD.

8. ALL HIGH-PRESSURE PLASTIC LAMINATE WORK SHALL BE SOLID. IN ONE PIECE AND WITHOUT SEAMS OR JOINTS EXCEPT WHERE PROHIBITED BY THE MAXIMUM AVAILABLE SIZE OF THE MANUFACTURED PLASTIC LAMINATE MATERIALS) AND SHALL BE BONDED TO THE CORE STOCK USING THE "HOT PLATE" PRESS METHOD. ALL EDGES AND EXPOSED CORNERS TO BE FINELY JOINED, UNBROKEN AND FREE OF ANY CHIPS, DEFECTS, WAVY OR UNEVEN SURFACE. ANY LAMINATION WILL BE REJECTED. IF JOINTS ARE REQUIRED DUE TO LENGTH OF UNIT, JOINTS TO BE CENTERED SYMMETRICALLY OVER THE LENGTH OF THE UNIT.

9. ALL SURFACES TO BE LAMINATED (PLASTIC LAMINATE OR VENEERED) SHALL BE WITH THE SAME TYPE OF MATERIAL ON THE BOTH SIDES (BACKING) WHETHER USED OR NOT. PANEL AND PLYWOOD BACKS NOT EXPOSED TO VIEW SHALL BE VENEERED WITH THE SAME SPECIES AND THICKNESS OF VENEER USED FOR THE FACES, FOR BALANCED CONSTRUCTION. HOWEVER, THE VENEERED SURFACES NOT EXPOSED TO VIEW SHALL BE NOT BE MATCHED.

10. MILLWORK CABINETRY WHERE THE DOORS HAVING PLASTIC LAMINATE FACES SHALL ALSO HAVE BACKS AND EDGES OF THE MATCHING PLASTIC LAMINATE AS THE FACE. DRAWERS HAVING PLASTIC LAMINATE FACES SHALL HAVE BIRCH VENEER SOLID CORE INTERIOR CONSTRUCTION (NO PARTICLE BOARD) WITH CLEAR LACQUER FINISH. DRAWER FRONT AND SIDES TO BE GROOVED TO RECEIVE (3) PLY BOTTOM PIECE.

11. MILLWORK SUBCONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR ON THE LOCATION AND INSTALLATION OF ALL GROUNDS AND BLOCKING INSIDE NEW OR EXISTING PARTITIONS/WALL CONSTRUCTION RELATED TO MILLWORK THAT NEEDS TO BE WALL SUPPORTED, INCLUDING ANY OF CLIENT'S FURNITURE SYSTEMS WHICH ALSO REQUIRES GROUNDS AND BLOCKING TO SUPPORT WEIGHT.

12. WHERE ELECTRICAL WORK IS SPECIFIED IN CABINETS, LAMPS AND FIXTURES ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR. CUTOUTS FOR SWITCHES, OUTLETS, AND WIRING DEVICES TO BE INSTALLED IN CABINETRY IN WHICH THE WORK IS TO BE WORKED BY THE WOODWORK CONTRACTOR AND ARE TO BE COORDINATED BY THE GENERAL CONTRACTOR.

13. MILLWORK SUBCONTRACTOR SHALL PROVIDE ALL HARDWARE REQUIRED FOR FINISHED INSTALLATION OF CABINETS.

14. FIELD VERIFY LOCATION OF ALL HOLES THROUGH ALL NEW COUNTERTOPS AND MILLWORK. PROVIDE A GROMMET INSERT AT EACH LOCATION WERE ELECTRICAL, VOICE/DATA OUTLETS OCCUR. SEE DETAILS FOR SIZES, LOCATIONS AND FINISHES OF GROMMET.

15. MILLWORK SUBCONTRACTOR SHALL SHIM AND LEVEL ALL COUNTERS TO BE LOCATED OVER FILES, AND PROVIDE A STABLE TEMPORARY SUPPORT UNTIL FILES ARE DELIVERED FOR INSTALLATION. CONTRACTOR TO PROVIDE FILLER STRIPS US REQUIRED BITWEEN FILE CABINETS AND COUNTERTOPS, AND BETWEEN CABINETS AND SURROUNDING WALLS AND CEILINGS.

16. MILLWORK SUBCONTRACTOR IS RESPONSIBLE TO CLEAN AND POLISH AND TOUCHUP US REQUIRED ALL WOODWORK AFTER THE INSTALLATION IS COMPLETED.

PAINTING FINISH NOTES:

1. PAINTING SPECIFICATIONS: CONTRACTOR TO PAINT ALL INTERIOR AND EXTERIOR SURFACES INCLUDING ALL EXPOSED PIPES, DUCTS, CONDUITS, HANGERS, CONVECTORS, INDUCTION UNITS EXISTING CEILING SLAB CONDITIONS, EXPOSED STEEL AND PRIMED METAL AND WOOD COMPONENTS AND EQUIPMENT, UNLESS OTHERWISE NOTED.

2. ALL AREAS TO BE PAINTED TO HAVE THEIR SURFACE PREPARED IN SUCH A MANNER AS TO ACCEPT BOTH THE PRIME COATS AND THE FINISHED COATS AS RECOMMENDED BY THE SPECIFIED MANUFACTURER. IT IS THE INTENT THAT THE G.C. SHALL PROPERLY PREPARE ALL EXISTING WALLS, COLUMNS, CORE AND PERIMETER WALLS, CEILINGS, SOFFITS, FUSCIAS, WINDOW POCKETS, CONVECTORS, DOORS AND FRAMES, PLUS ANY OTHER SURFACES NEW AND/OR EXISTING THAT ARE DESIGNATED TO RECEIVE NEW PAINT. ALL THESE AREAS TO BE PROPERLY PREPARED INCLUDING TAPED, SPACKLED, SANDED, POLISHED, FILLED AND PATCHED SMOOTH, IN ORDER TO RECEIVE NEW PAINT AS SPECIFIED. NOTE: THIS ALSO APPLIES TO ANY AREA RECEIVING SPECIAL WALL TREATMENTS.

3. WHERE ITEMS OR SURFACES ARE NOT SPECIFICALLY MENTIONED, PAINT THE SURFACE TO MATCH ADJACENT MATERIALS AND NOTIFY ARCHITECT AS TO WHICH COLOR TO BE USED. CONTRACTOR TO INCLUDE IN SCOPE OF WORK PAINTING OF THOSE UNMARKED AREAS, UNLESS OTHERWISE NOTED.

4. QUALITY ASSURANCE: FURNISH AND INSTALL PRIMERS PRODUCED BY THE SAME MANUFACTURER AS THE FINISH COAT AND WHEN THE THINNERS ARE USED THEN ONLY WITHIN RECOMMENDED LIMITS AS APPROVED BY MANUFACTURER. GC TO COORDINATE ALL PAINTING AS NEEDED INCLUDING ALL SHOP PRIMERS, THINNERS, FINISH COATS AND TO INSURE THAT THE QUALITY OF PAINT APPLICATION BEING USED WITHIN EACH SPECIFIC AREA, MEETS THE PROPER PAINTING METHOD, SO THAT EACH SURFACE PAINTED LASTS AND IS PAINTED AS PER MANUFACTURES RECOMMENDATION FOR DURATION INCLUDING CURRENT REGULATIONS OF: ASTM (ATC) VOC REGULATIONS; GREEN SEAL STANDARDS GS-03, ANTI- CORROSIVE AND ANTI-RUST PAINTS, SECOND EDITION, JANUARY 7, 1997 AND GS-11, PAINTS, FIRST EDITION, MAY 20, 1993.

5. SUBMITTALS: G.C. TO SUBMIT MANUFACTURERS TECHNICAL INFORMATION INCLUDING PAINT LABEL ANALYSIS, VOC CONTENT IN G/L AND APPLICATION INSTRUCTIONS FOR EACH MATERIAL. IN ADDITION, SUBMIT PAINT AND FINISH SAMPLES ON 12" X 12" GYPSUM WALL BOARD, RESUBMIT SAMPLES UNTIL THEY ARE ALL ACCEPTABLE BY THE ARCHITECT. PROVIDE MOCK-UPS IN FIELD AS DIRECTED BY THE ARCHITECT. ALL MOCK-UPS SHALL CONSIST OF PRIMERS, SEALERS, INTERMEDIATE COATINGS AND SCHEDULED FINISH COATS. THE MOCK-UP WILL THEN BE EVALUATED BY THE ARCHITECT FOR COLOR, PAINT TEXTURE, ADHESION, SHEEN AND SIMILAR ATTRIBUTES. DO NOT PROCEED WITH THE PAINTING WORK UNTIL MOCK-UPS ARE APPROVED BY THE ARCHITECT.\

6. DELIVERY STORAGE & HANDLING OF PAINTING MATERIALS: DELIVER ALL MATERIALS IN UNOPENED PACKAGES/ CONTAINERS BEARING MANUFACTURES NAME AND LABEL INCLUDING PAINTING INSTRUCTIONS. STORE ALL MATERIAL WITHIN A CLEAN ENVIRONMENT, FREE FROM ALL FOREIGN MATERIALS AND DEBRIS. INCLUDING STORAGE OF MANUFACTURES RECOMMENDED TEMPERATURE. ENSURE THAT THE WORKMEN AND WORK AREAS ARE ADEQUATELY PROTECTED FROM ALL HAZARDS RESULTING FROM USE OF ALL PAINTS AND MATERIALS.

7. JOB CONDITIONS: G.C. TO FOLLOW MANUFACTURERS DIRECTIONS FOR VENTILATION REQUIREMENTS FOR ALL PAINTING MATERIALS USED ON THE PROJECT, INCLUDING ANY ENVIRONMENTAL CONDITIONS AS PER FEDERAL, STATE AND LOCAL CODES. WHEN PAINTING ANY SURFACE, AIR TEMPERATURE AND HUMIDITY LEVELS MUST BE ADHERED TO AS PER MANUFACTURER'S DIRECTIONS.

8. MATERIAL QUALITY: FURNISH AND INSTALL THE BEST QUALITY GRADE OF VARIOUS TYPES OF LOW-VOC COATINGS AS RECOMMENDED BY SPECIFIED MANUFACTURER. MATERIALS NOT DISPLAYING MANUFACTURERS IDENTIFICATION AS A STANDARD, BEST GRADE PRODUCT, WILL NOT BE ACCEPTABLE. PROVIDE PAINT VOC CONTENT IN G/L (MINUS WATER) TO BE WITHIN LIMITS: PRIMERS < 150 G/L; FLAT PAINTS < 50 G/L; NON-FLAT PAINTS < 150 G/L; SEMI-GLOSS < 250 G/L; GLOSS PAINT <250 G/L; FLOOR COATINGS < 100 G/L AND ANTI-CORROSIVE AND ANTI-RUST COATINGS < 250 G/L.

9. EXAMINATION OF WORK AREA TO BE PAINTED: G.C. TO EXAMINE SUBSTRATES AND EXISTING CONDITIONS OF ALL AREAS TO BE PAINTED AND INCLUDE IN THE SCOPE OF WORK PREPARATION OF ALL SURFACES, IN ORDER TO ACHIEVE A SMOOTH AND LEVEL SURFACE READY FOR PROPER PAINTING WHICH IS FREE OF ALL DUST, RUST, SCALE, GREASE, MOISTURE OR OTHER CONDITIONS DETRIMENTAL TO THE FORMATION OF A DURABLE PAINT FINISH ON ALL SURFACES.

10. SURFACE PREPARATION: G.C. TO PERFORM ALL PREPARATION AND CLEANING OF ALL SURFACES TO BE PAINTED, IN ACCORDANCE WITH PAINT MANUFACTURERS NSTRUCTIONS AND AS SPECIFIED FOR EACH SUBSTRATE. PROVIDE NECESSARY BARRIER COATS OVER INCOMPATIBLE PRIMERS OR REMOVE AND RE-PRIME AS REQUIRED. NOTIFY ARCHITECT IN WRITING OF ANY ANTICIPATED PROBLEMS IN USING THE SPECIFIED COATING SYSTEM. REMOVE ALL HARDWARE, COATS OF PAINT OR OTHER ITEMS NOT TO BE FINISHED PAINTED, OR PROVIDE SURFACE-APPLIED PROTECTION PRIOR TO SURFACE PREPARATION AND PAINTING OPERATIONS. FOLLOWING COMPLETION OF PAINTING OPERATIONS, ITEMS REMOVED SHALL BE RESTORED TO UP OR PATCH AND FILL SURFACES WHICH HAVE BEEN DAMAGED BY REMOVAL OF ITEMS MENTIONED ABOVE. BEFORE APPLYING PAINT TO ALL SURFACES, REMOVE IMPERFECTIONS, INCLUDING BUT NOT LIMITED TO DIRT, DUST, RUST, GREASE, CONTAMINANTS, MOISTURE, LOOSE PAINT, FOREIGN SUBSTANCES AND OTHER CONDITIONS DETRIMENTAL TO PROVIDING A PROPER PAINTED SURFACE.

11. MATERIAL PREPARATION: G. C. TO MIX AND PREPARE PAINTING MATERIALS IN ACCORDANCE WITH THE MANUFACTURES DIRECTIONS INCLUDING THE RECOMMENDED TEMPERATURE AND HUMIDITY OF SURROUNDING AREA.

12. APPLICATIONS: APPLY PAINT IN ACCORDANCE WITH MANUFACTURERS DIRECTIONS INCLUDING USE OF APPLICATORS AND TECHNIQUES BEST SUITED FOR SUBSTRATE AND TYPE OF MATERIAL BEING APPLIED. PROVIDE FINISH COATS WHICH ARE COMPATIBLE WITH PRIME PAINTS USED. APPLY ADDITIONAL COATS WHEN UNDERCOATS SHOW THROUGH FINAL COAT OF PAINT UNTIL PAINT FINISH IS UNIFORM IN FINISH, COLOR AND APPEARANCES ON ALL SURFACES. APPLY FIRST COAT OF PAINT MATERIAL TO THE SURFACE THAT HAVE BEEN FULLY PREPARED FOR PAINTING, ALLOW SUFFICIENT TIME FOR PROPER DRYING BEFORE APPLYING SECOND COATS. NOTE THAT WHEN APPLYING PAINTS TO AREAS WHICH GENERATE EITHER HEAT OR COLD TEMPERATURES, SUCH AS BUT NOT LIMITED TO CONVECTORS, INDUCTION UNITS, STEAM RADIATORS AND RISER PIPES EITHER VERTICAL OR HORIZONTAL. G.C. IS TO USE HEAT/COLD RESISTANT PAINT THAT IS RECOMMENDED FOR THAT TYPE OF APPLICATION ONLY. IF UNIT WAS PREVIOUSLY PAINTED, CONTRACTOR TO STRIP THE EXISTING PAINT AND RE-PAINT USING BOTH APPROPRIATE TYPE OF HEAT/COLD RESISTANT PRIMER AND FINISH PAINT.

13. FIRE RATED LABELS: DO NOT PAINT OVER ANY CODE REQUIRED LABELS, INCLUDING BUT NOT LIMITED TO FIRE RATING LABELS, UNDERWRITERS LABORATORIES FACTORY LABELS OR ANY EQUIPMENT LABELS THAT ARE REQUIRED AND NEEDED TO BE VIEWED. IF THE LABEL IS PAINTED ALREADY, CONTRACTOR HAS TO REMOVE EXISTING PAINT FROM THOSE LABELS.

14. CONCRETE & MASONRY SURFACES: PROVIDE CONCRETE BLOCK FILLERS AT A RATE TO ENSURE COMPLETE COVERAGE WITH PORES FILLED, THEN ONCE DRY, APPLY PRIMERS AND SPECIFIED PAINT ALL IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION FOR CONCRETE AND MASONRY SURFACES.

15. DEFECTS IN PAINTED SURFACE: REPAINT PRIMED AND SEALED SURFACES WHERE THERE IS EVIDENCE OF DEFECTS IN FIRST COAT, TO ASSURE A FINISH COAT WITHOUT ANY DEFECTS. COMPLETELY COVER AN AREA IN A UNIFORM MANNER, SO THAT THE APPEARANCE AND COVERAGE DO NOT SHOW ANY CLOUDINESS, SPOTTING, LAPS, BRUSH MARKS, RUNS, SAGS OR OTHER SURFACE IMPERFECTIONS. ALL IMPERFECTIONS WILL

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DATE	REV #:	ISSUE

REGISTERED ARCHITECT ADAM A. KUSHNER 021078 STATE OF NEW YORK

JOB #:	133C24
SCALE:	AS NOTED
DATE:	3/31/25
# OF PAGES:	4 OF 8

FEMA MAPS

NOTES N | ZONING Z | **T-004.00** | DEMOLITIONS D | ARCHITECTURALS A | ELECTRICAL E | SCHEDULES X | RISER RR

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations (BFEs) shown on this map apply only landward of 0.0' National Geodetic Vertical Datum of 1929 (NGVD 29). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **horizontal datum** used in the preparation of this map was New York State Plane (FIPS ZONE 3104). The **horizontal datum** was NAD 83, GRS80 spheroid. Ground elevations and flood elevations shown on this FIRM are based on the protection of FIRMs for adjacent jurisdictions to ensure that ground elevations and flood elevations shown on adjacent panels do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the National Geodetic Vertical Datum of 1929. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS2
SSMC3 #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was provided in digital format by the City of New York. This information was derived from digital orthophotos produced at a scale of 1:24,000.

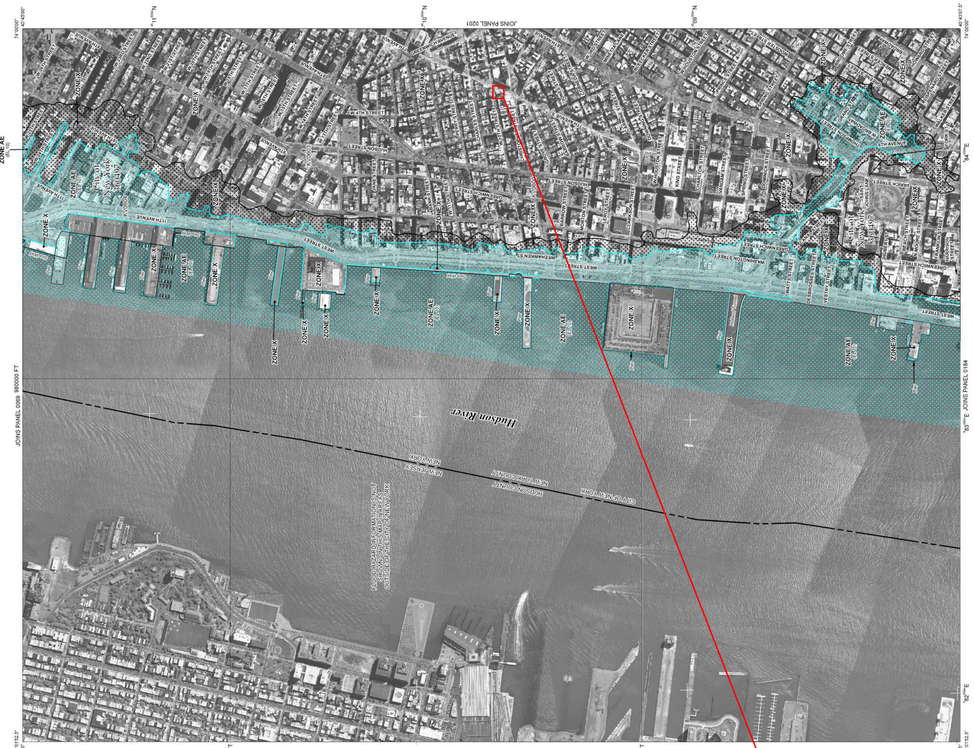
Based on updated topographic information, this map reflects more detailed and up-to-date stream channel configurations and floodplain delineations than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report for this jurisdiction contain authoritative hydraulic data only where stream channel alterations that affect flood elevations and floodway widths have occurred since the previous FIRM. Users should be aware that flood elevations shown on this map may be higher than those shown on previous maps.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes in corporate limits may have taken place since the issuance of this map, users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map showing the layout of map panels for this community.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previous versions of this map, prior flood hazard maps, flood risk products, digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at http://msc.fema.gov.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at http://www.fema.gov.



AREA OF WORK
225 WEST 4th STREET
NEW YORK, NY 10014
BLOCK 610, LOT 9
The property is not in an area that may be affected by Tidal Wetlands, Coastal Erosionn Hazard Area, or Special Flood Hazard Area.

LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual chance (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding in the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water surface elevation of the 1% annual chance flood.

ZONE A — No Base Flood Elevation determined.
ZONE AE — Base Flood Elevation determined.
ZONE AH — Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevation determined.
ZONE AO — Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
ZONE AR — Area of reduced flood risk due to levee system that is being restored to provide protection from the 1% annual chance flood. The Base Flood Elevation is determined.
ZONE A99 — Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
ZONE V — Coastal flood zone with velocity hazard (wave action); Base Flood Elevation determined.
ZONE VE — Coastal flood zone with velocity hazard (wave action); Base Flood Elevation determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X — Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from the 1% annual chance flood.

OTHER AREAS

ZONE X — Areas determined to be outside the 0.2% annual chance floodplain.
ZONE D — Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

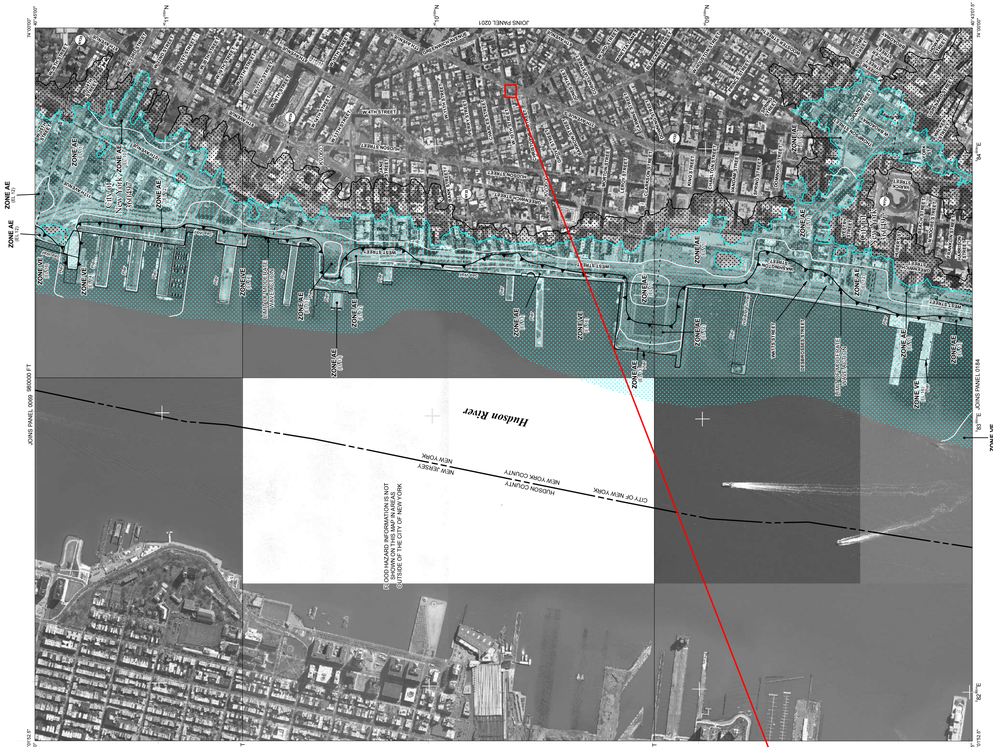
OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

0.2% annual chance floodplain boundary
1% annual chance floodplain boundary
Floodway boundary
Zone D boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
(EL 987) — Base Flood Elevation value where uniform within zone; elevation must be referenced.
97°07'45", 32°22'30" — Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere.
7°30'00" — Quadrangle corner tick mark (if shown, shows coordinates in the 2,000-meter Universal Transverse Mercator grid values, zone 18T).
600000 FT — 5000-meter grid ticks: New York State plane coordinate system, Long Island zone (FIPSZONE 3104). Lambert Conformal Conic projection.
DX5510 x — Bench mark (see explanation in Notes to Users section of this FIRM panel).
● M11.5 — River Mile.
Refer to Map Preparation or Map Index for FIRM panel availability.
MAP REPOSITORY Refer to listing of Map Repositories on Map Index
FLOOD INSURANCE RATE MAP EFFECTIVE June 19, 1989
FLOOD INSURANCE RATE MAP REVISIONS November 16, 1993
FLOOD HAZARD INFORMATION EFFECTIVE November 16, 1993
For descriptions of revisions see Notice to Users page in the Flood Insurance Study report.
To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 250 500 FEET
150 0 150 300 METERS

PANEL 0182F
NFIP
FIRM
FLOOD INSURANCE RATE MAP
CITY OF NEW YORK, NEW YORK
BRONX, KINGS (BROOKLYN), NEW YORK, QUEENS, AND RICHMOND COUNTIES
PANEL 182 OF 457
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
COMMUNITY NUMBER PANEL SUFFIX
NEW YORK CITY OF 360497 0182 F
MAP NUMBER 36049701 82F
MAP REVISED SEPTEMBER 5, 2007
Federal Emergency Management Agency
NATIONAL FLOOD INSURANCE PROGRAM



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225 WEST 4th STREET
NEW YORK, NY 10014
BLOCK 610, LOT 9
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ZONE VE — Coastal flood zone with velocity hazard (wave action); Base Flood Elevation determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

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OTHER AREAS

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ZONE D — Areas in which flood hazards are undetermined, but possible.

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OTHERWISE PROTECTED AREAS (OPAs)

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0.2% annual chance floodplain boundary
1% annual chance floodplain boundary
Floodway boundary
Zone D boundary
CBRS and OPA boundary
Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
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FLOOD INSURANCE RATE MAP REVISIONS
For descriptions of revisions see Notice to Users page in the Flood Insurance Study report.
To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'
250 0 250 500 FEET
150 0 150 300 METERS

PANEL 0182G
NFIP
FIRM
FLOOD INSURANCE RATE MAP
CITY OF NEW YORK, NEW YORK
BRONX, KINGS (BROOKLYN), NEW YORK, QUEENS, AND RICHMOND COUNTIES
PANEL 182 OF 457
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)
COMMUNITY NUMBER PANEL SUFFIX
NEW YORK CITY OF 360497 0182 G
PRELIMINARY DECEMBER 5, 2013
MAP NUMBER 36049701 82G
MAP REVISED
Federal Emergency Management Agency
NATIONAL FLOOD INSURANCE PROGRAM

NOTES TO USERS

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The **community map repository** should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations** (BFEs) and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

Coastal Base Flood Elevations shown on this map apply only landward of 0.0' National Geodetic Vertical Datum of 1929 (NGVD 29). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations tables in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **horizontal datum** used in the preparation of this map was New York State Plane (FIPSZONE 3104). The **horizontal datum** was NAD 83, GRS80 spheroid. Ground elevations and flood elevations shown on this FIRM are based on the protection of FIRMs for adjacent jurisdictions to ensure that ground elevations and flood elevations shown on adjacent panels do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey at the following address:

NGS Information Services
NOAA, N/NGS2
SSMC3 #9202
1315 East-West Highway
Silver Spring, Maryland 20910-3282
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at **(301) 713-3242**, or visit its website at http://www.ngs.noaa.gov.

Base map information shown on this FIRM was provided in digital format by the City of New York. This information was derived from digital orthophotos produced at a scale of 1:24,000.

This map reflects more detailed and up-to-date **stream channel configurations** and floodplain delineations than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contain authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes in corporate limits may have taken place since the issuance of this map, users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map showing the layout of map panels for this community.

For information on available products associated with this FIRM visit the **Map Service Center** at **www.msc.fema.gov**. Available products may include previous versions of this map, prior flood hazard maps, flood risk products, digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at **www.msc.fema.gov**.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call **1-877-FEMA MAP** (1-877-336-2627) or visit the FEMA website at **http://www.fema.gov**.

AREA OF WORK
225 WEST 4th STREET
NEW YORK, NY 10014
BLOCK 610, LOT 9
The property is not in an area that may be affected by Tidal Wetlands, Coastal Erosionn Hazard Area, or Special Flood Hazard Area.

ZONING CALCULATIONS

I. General Information:

225 West 4 Street, Manhattan, NY 10014

Block #: 610 Lot #: 9

Lot Type: Corner

Zoning Map#: 12a

Zoning District: C4-5

Lot Area: 13,306 SF

Existing Construction Classification: J

Existing Occupancy Classification: COM - (Old Code Commercial Building)

Proposed Occupancy Classification: COM - (Old Code Commercial Building) (No Change)

Existing Zoning Use Group: Mixed Use

Proposed Zoning Use Group: Mixed Use (No Change)

ILLUMINATED NON ADVERTISING ACCESSORY WALL SIGN
NON FLASHING SIGN
SIGN WILL NOT INTERFERE WITH TRAFFIC SIGNAL COLORS
SIGN WILL NOT BLOCK WINDOWS, DOORS AND FIRE ESCAPES
COMPLIES WITH 2024 BUILDING CODES: BCH101.1
LOCATION RESTRICTIONS-BCH103.1; DESIGN AND CONSTRUCTION-BCH105.1, BCH105.2, BCH105.3, BCH105.4, BCH105.5, BCH105.6; ELECTRICAL- BCH106; MATERIAL LIMITATIONS-BCH107.1; APPROVED PLASTIC TESTED IN ACCORDANCE WITH ASTM D635-BCH107.1.1; WALL SIGNS-BCH111 (NON COMBUSTIBLE); EXTERIOR WALL MOUNTING DETAILS-BCH 111.2
COMPLIES WITH ZR 32-64 – ILLUMINATED SIGN
WILL NOT PROJECT OR REFLECT ON RESIDENCES, LOFT DWELLINGS OR JOINT LIVING QUARTERS ARTIST SO AS TO INTERFERE WITH REASONABLE USE AND ENJOYMENT.
NO ILLUMINATED SIGN SHALL HAVE A DEGREE OR METHOD OF ILLUMINATION THAT EXCEEDS STANDARDS ESTABLISHED BY THE DEPARTMENT OF BUILDINGS BY RULE PURSUANT TO THE CITY ADMINISTRATIVE ACT. PROPOSED SIGN IS NOT WITHIN VIEW OF AN ARTERIAL HIGHWAY OR PARK ½ ACRE OR MORE.

NO OTHER ILLUMINATED SIGN ON THIS BUSINESS ZONING LOT
NO OTHER NON ILLUMINATED SIGN ON THIS BUSINESS ZONING LOT

II. Additional Permitted Obstructions:

ZR23-312 In all Residence Districts, the obstructions set forth in Section 23-311 (Permitted obstructions in all yards, courts and open areas), as well as the following obstructions, shall be permitted within any yard or rear yard equivalent: Fences, not exceeding four feet in height above adjoining grade in any front yard, except that for corner lots a fence may be up to six feet in height within that portion of one front yard that is between a side lot line and the prolongation of the side wall of the residence facing such side lot line;

Proposed Privacy Fence: 4'-0" - OK, COMPLIES

II. Permitted Sign Regulations:

ZR32-641 In C1 C2 C3 C4 C5 C6 C7 C8 districts, as indicated, the total surface area of all permitted signs, including non-illuminated or illuminated signs, shall not exceed the limitation established for non-illuminated signs, as set forth in Section 32-642.

ZR32-642 In C4 districts as indicated in the table illuminated signs with total surface area five times the street frontage of the zoning lot (in feet), but in no event more than 500 sq. ft. for interior or through lots or 500 sq. ft. on each frontage for corner lots are permited.

Proposed Sign Area: 13 SF

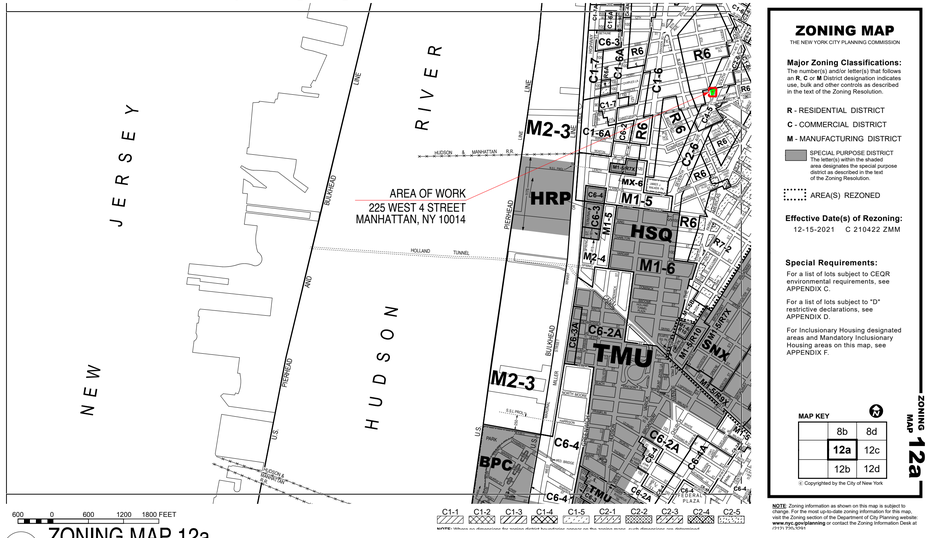
13 SF < 500 SF - OK, COMPLIES

ZR32-652 In C4 districts, as indicated, except as otherwise provided in Section 32-653 (Additional regulations for projecting signs), no permitted sign shall project across a street line more than 18 inches for double- or multi-faceted signs or 12 inches for all other signs.

Proposed Illuminated Non Advertising, Non Flashing Sign has no Projection

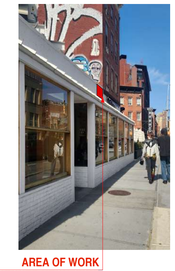
ZR32-655 In C4 districts indicated, no permitted sign shall extend above curb level at a height greater than 40 feet.

Proposed Sign Height: 16'-3"



1 ZONING MAP 12a
Scale: 1/4" = 1'-0"

SEVENTH AVENUE ELEVATION



SEVENTH AVENUE ELEVATION - CLOSE UP

AREA OF WORK
PROPOSED NEON SIGN LOCATION

SEVENTH AVENUE ELEVATION CLOSE UP

2 EXISTING CONDITIONS PHOTOS
Scale: 1/4" = 1'-0"

WEST 4TH STREET PARTIAL ELEVATION

3 EXISTING CONDITIONS PHOTOS
Scale: 1/4" = 1'-0"

225 WEST 4TH STREET

225 West 4th Street
New York, NY 10014

KUSHNER STUDIOS
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2ND FLOOR
NEW YORK CITY
10005

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KUSHNER studios

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Architect / Filing Representative:
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DATE	REV #:	ISSUE

RISER RR

SCHEDULES X

ELECTRICAL E

ARCHITECTURALS A

DEMOLITIONS D

ZONING Z

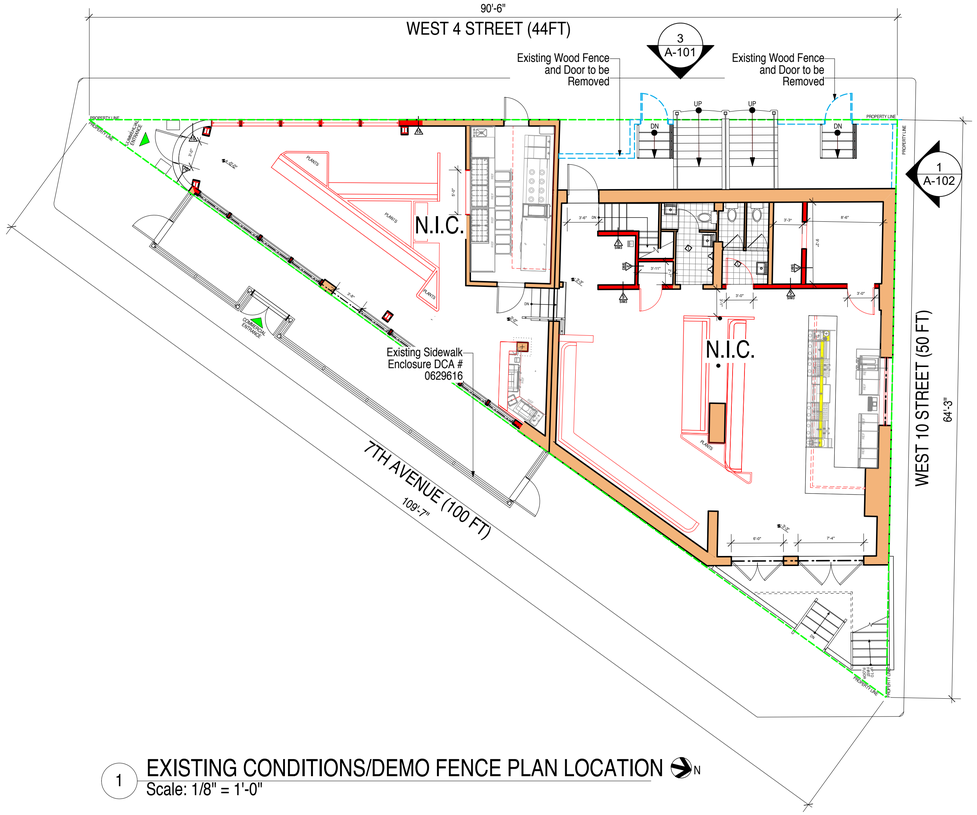
Z-001.00

NOTES N

REGISTERED ARCHITECT ADAM A. KUSHNER 021078 STATE OF NEW YORK

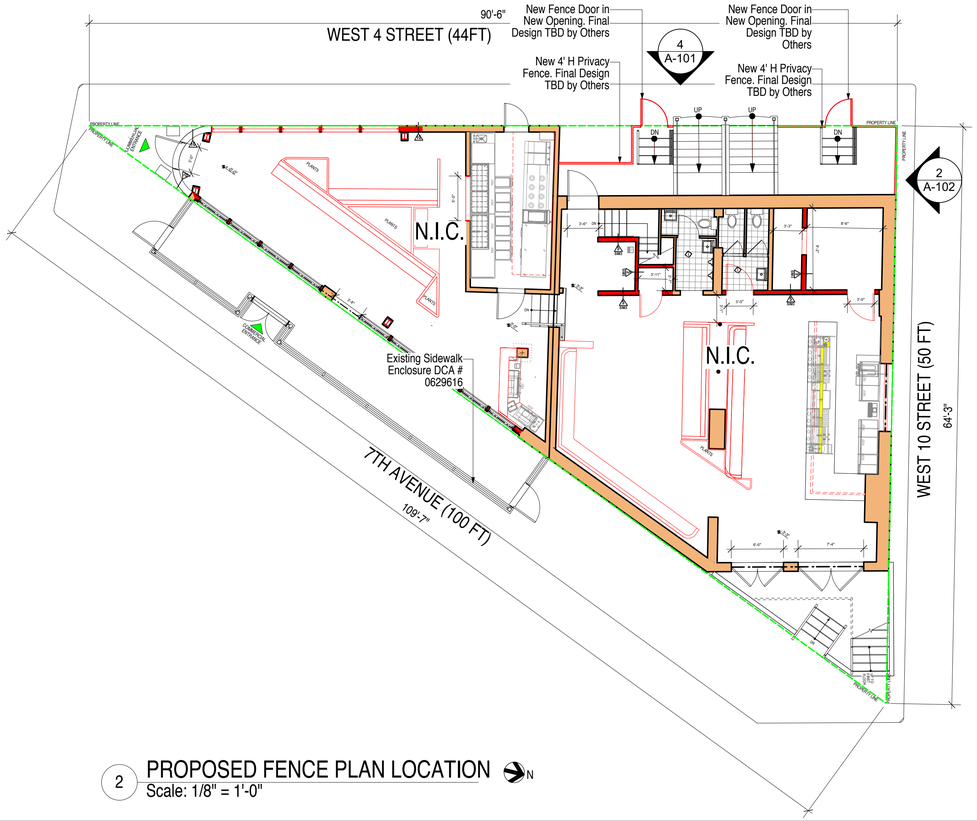
JOB #:	133C24
SCALE:	AS NOTED
DATE:	3/31/25
# OF PAGES:	5 OF 8

ZONING ANALYSIS



1 EXISTING CONDITIONS/DEMO FENCE PLAN LOCATION N
Scale: 1/8" = 1'-0"

3 EXISTING CONDITIONS/DEMO FENCE LOCATION ELEVATION
Scale: 3/16" = 1'-0"



2 PROPOSED FENCE PLAN LOCATION N
Scale: 1/8" = 1'-0"

4 PROPOSED FENCE LOCATION ELEVATION
Scale: 3/16" = 1'-0"

DEMOLITION NOTES

1. ALL NEW OPENINGS IN EXISTING WALLS TO BE DEMOLISHED TO THE MINIMUM DISTANCE AS SET FORTH IN THE FLOOR PLANS. 2. WHERE PARTITIONS HAVE BEEN REMOVED, PATCH AND REPAIR EXISTING FLOORING TO MATCH EXISTING ADJACENT FLOORING. (EXCEPTION: WHERE NEW FLOORING OVER EXISTING IS SPECIFIED, BLOCK FLOORING TO PROVIDE LEVEL WORKABLE SURFACE.)
3. WHERE WALLS HAVE BEEN REMOVED THAT HAVE BUTTED INTO EXISTING WALLS/SURFACES, PATCH AND REPAIR EXISTING WALLS TO MATCH EXISTING ADJACENT SURFACE.
4. ALL MATERIALS, FIXTURES, APPLIANCES AND CABINETRY, ETC. TO BE REMOVED UNLESS OTHERWISE INSTRUCTED BY OWNER
5. WHERE EXISTING PARTITIONS ARE TO BE DEMOLISHED, PROVIDE NEW FLOORING TO MATCH ADJACENT EXISTING.
6. WHERE ELECTRICAL OUTLETS, FIXTURES, SWITCHES, ETC ARE TO BE DEMOLISHED AND ADDITIONAL WORK WILL EFFECT THE GIVEN AREA, LEAVE WALL IN A PREPATORY STATE FOR FUTURE WORK. WHERE NO FURTHER WORK IS TO BE UNDERTAKEN, PATCH AND REPAIR DEMOLISHED WALL/SURFACE TO MATCH ADJACENT EXISTING AREAS/SURFACES.
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9. SUBJECT WALLS SCHEDULED TO BE REMOVED WILL BE PROBED AND/OR INSPECTED AS PER BUILDING ARCHITECT. IN THE EVENT STRUCTURAL ITEMS AND/OR RISERS ARE UNCOVERED WE WILL NOTIFY BUILDING PROMPTLY.

GENERAL NOTES

1. G.C. TO INSULATE ALL HOT & COLD PIPING AS REQUIRED AS PER 2020 NYCECC CODE.
2. G.C. TO ENSURE THAT ALL ELECTRICAL OUTLETS WITHIN 5' OF A WATER SOURCE SHALL BE PLACED ON A GFI PROTECTED CIRCUIT.
3. G.C. TO WATERPROOF ALL REQUIRED AREAS WITH LATICRETE 9235 WATERPROOFING MEMBRANE SYSTEM OR APP. EQ. RETURNING 6" UP. WALLS AND EXTENDING UNDER ALL APPLIANCES
4. NO NEW WORK WILL COMPROMISE THE FIRE RATING OF ANY & ALL DEMISING WALLS, CEILING ASSEMBLIES, SHAFT WALLS, ETC.
5. FINAL WALL & FLOOR FINISHES TBD BY OWNERS UNLESS NOTED OTHERWISE.
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225 WEST 4TH STREET

225 West 4th Street
New York, NY 10014

KUSHNER studios

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REGISTERED ARCHITECT ADAM A. KUSHNER 021078 STATE OF NEW YORK

JOB #:	133C24
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DATE:	3/31/25
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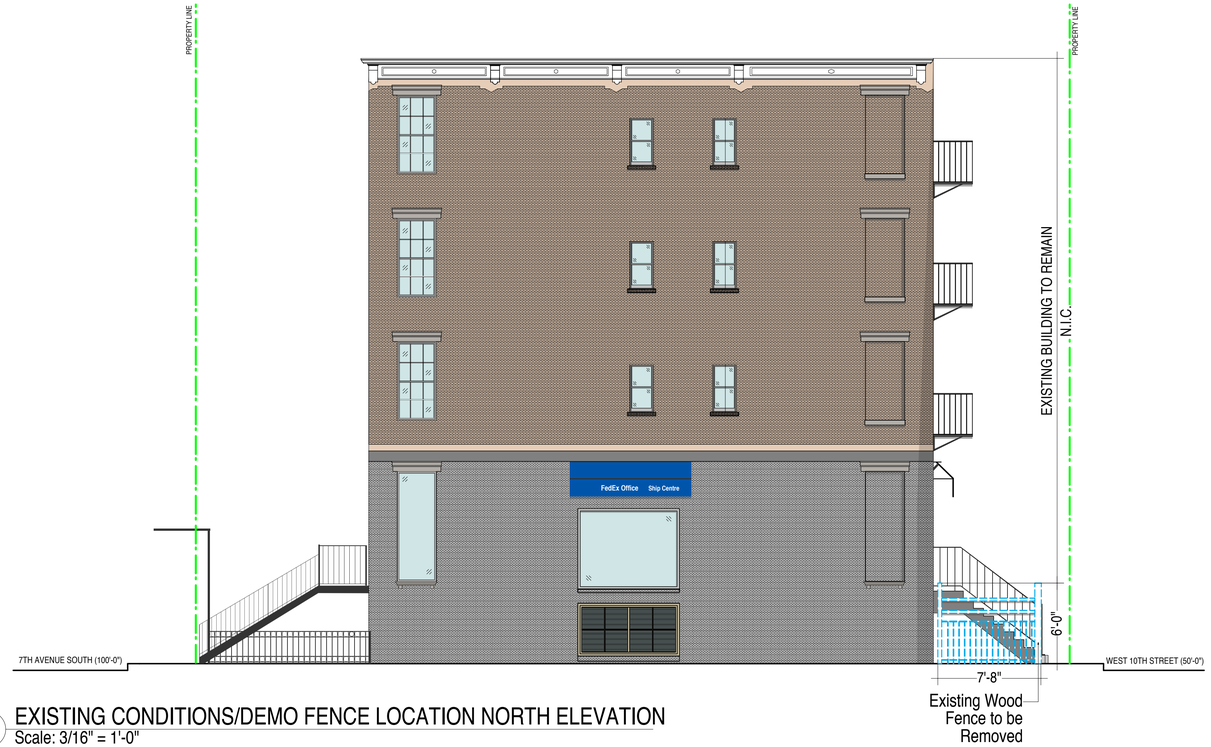
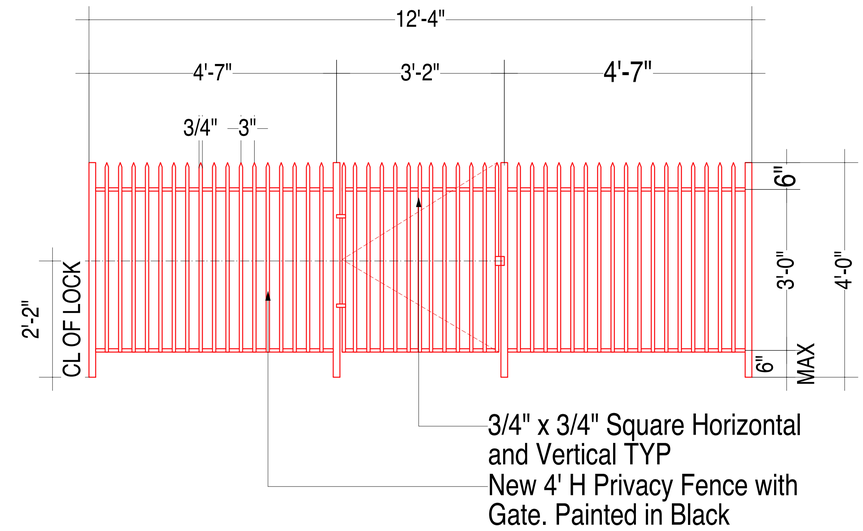
PROPOSED PRIVACY FENCE

RISER RR
SCHEDULES X
ELECTRICAL E
ARCHITECTURALS A
DEMOLITIONS D
ZONING Z
A-101.00
NOTES N



1 EXISTING CONDITIONS/DEMO FENCE LOCATION NORTH ELEVATION
Scale: 3/16" = 1'-0"



3 PROPOSED FENCE ELEVATION
Scale: 3/4" = 1'-0"

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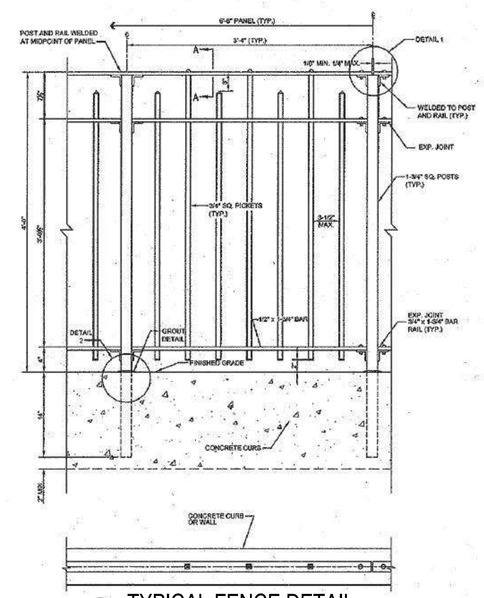
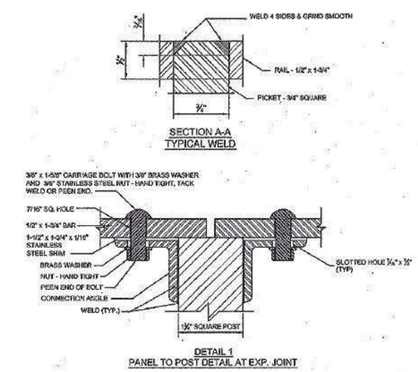
2 PROPOSED FENCE LOCATION NORTH ELEVATION
Scale: 3/16" = 1'-0"

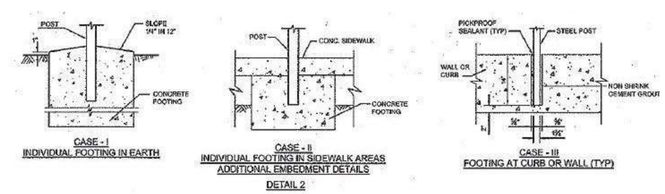
New 4' H Privacy Fence. Final Design TBD by Others



4 TYPICAL FENCE DETAIL
Scale: NTS



5 TYPICAL FENCE SECTION DETAILS
Scale: NTS



6 TYPICAL FENCE SECTION DETAILS
Scale: NTS

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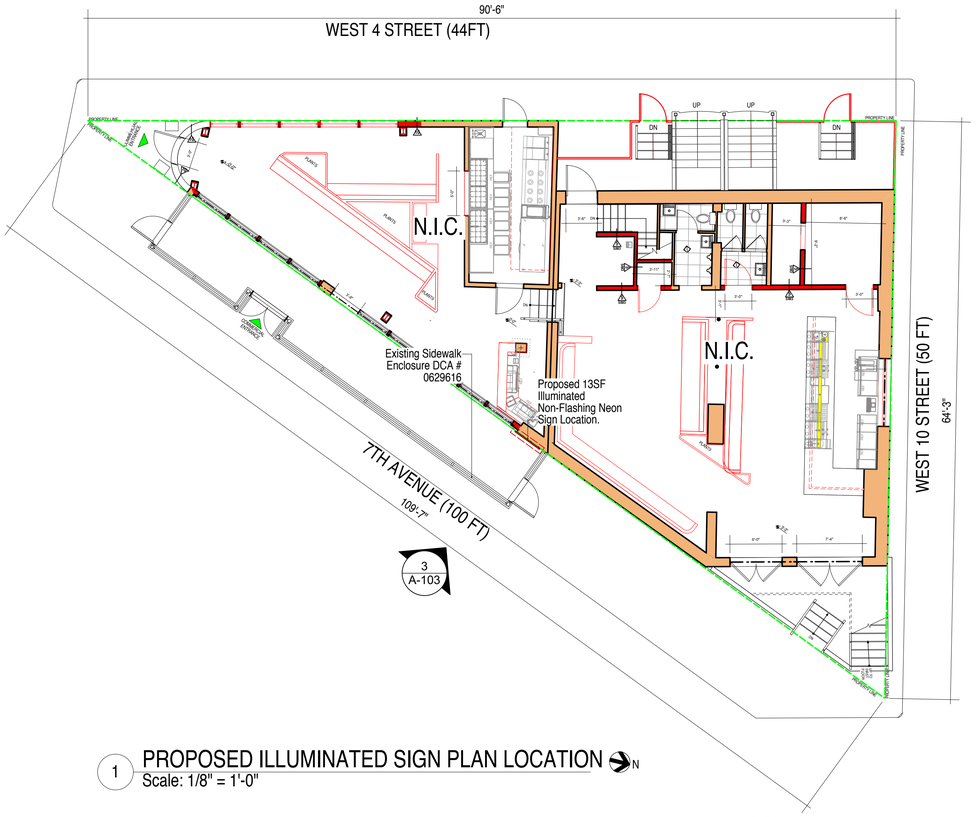
RISER RR
SCHEDULES X
ELECTRICAL E
ARCHITECTURALS A
DEMOLITIONS D
ZONING Z
NOTES N

REGISTERED ARCHITECT ADAM A. KUSHNER 021078 STATE OF NEW YORK

A-102.00

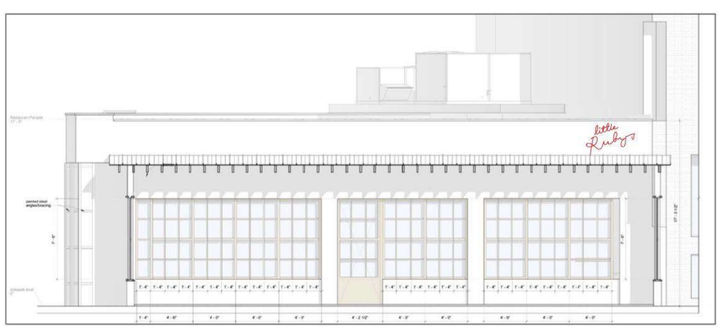
JOB #:	133C24
SCALE:	AS NOTED
DATE:	3/31/25
# OF PAGES:	7 OF 8

PROPOSED PRIVACY FENCE



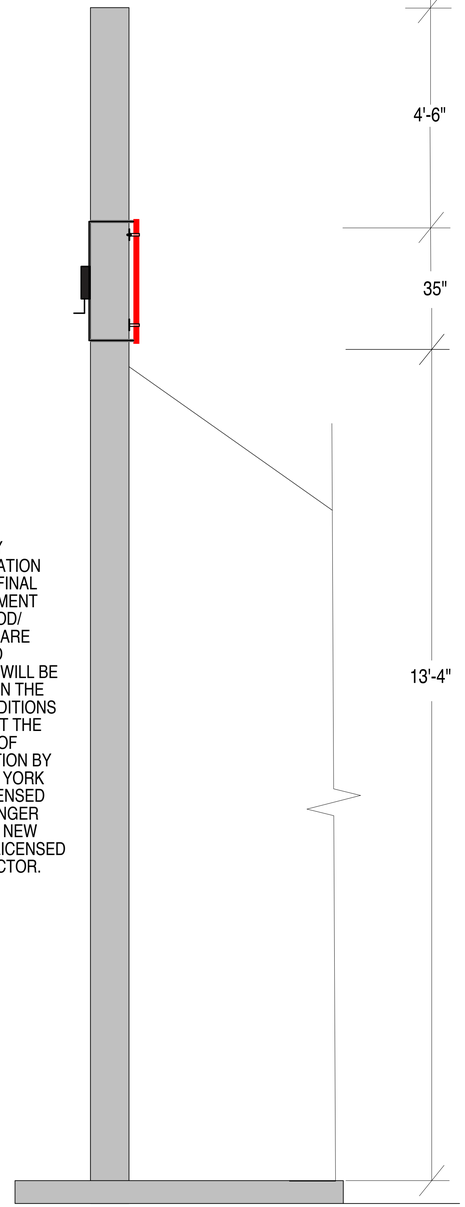
1 PROPOSED ILLUMINATED SIGN PLAN LOCATION
Scale: 1/8" = 1'-0"

2 PHOTO 1 - AREA OF WORK
Scale: NTS

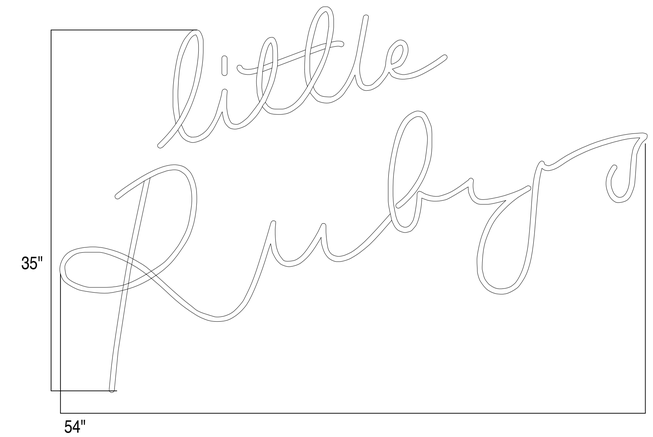


3 PROPOSED SIGN LOCATION - EAST ELEVATION
Scale: NTS

ANY MODIFICATION TO THE FINAL ATTACHMENT METHOD/ HARDWARE AND LOCATION WILL BE BASED ON THE FIELD CONDITIONS FOUND AT THE TIME OF INSTALLATION BY THE NEW YORK CITY LICENSED SIGN HANGER AND/OR NEW YORK CITY LICENSED CONTRACTOR.

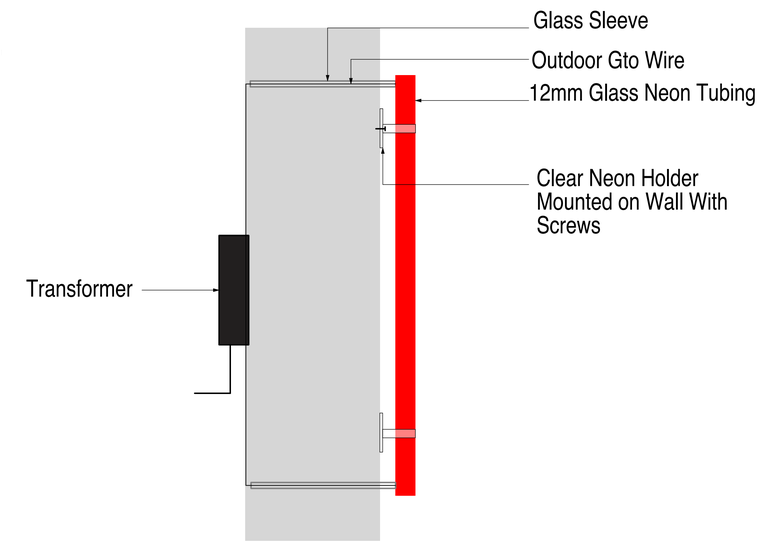


4 PROPOSED SIGN ATTACHMENT
Scale: NTS



54" x 35" = 1,890" / 144" = 13.125' < 500 SQ FT
SIGN SIZE: 13 SF

5 PROPOSED SIGN FRONT VIEW
Scale: NTS



6 LETTER/RACEWAY INSTALLATION DETAIL
Scale: NTS

General Notes:

1. THE CONTRACTOR/SIGN HANGER SHALL VISIT AND EXAMINE THE SITE PRIOR TO INSTALLATION AND HAVE A FULL UNDERSTANDING OF EXISTING CONDITIONS RELATING TO THIS WORK.

2. THE CONTRACTOR/SIGN HANGER SHALL PROVIDE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS HAVING JURISDICTION THERE IN. THE CONTRACTOR/SIGN HANGER SHALL OBTAIN ALL PERMITS AS REQUIRED BY GOVERING CODES.

3. THE CONTRACTOR/SIGN HANGER SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. LAYOUT ALL WORK SHOWN ON THE DRAWINGS AND BE RESPONSIBLE FOR THE SAME. THE ARCHITECT SHALL BE INMEDIATELY NOTIFIED OF ANY DISCREPANCIES IN THE DRAWINGS OF THE WORK. THE DRAWING ARE NOT SCALED.

4. ANY USE OF BLOCKING/SHIMS SHALL BE FIRE RETARDANT TREATED IN ACCORDANCE WITH NYC BUILDING CODE.

5. PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA

SIGNAGE DETAILS

* 60" W 15.5" H GLASS NEON
* 10MM THICK WARM WHITE GLASS TUBING
* DIRECT MOUNT ON WALL W. CLEAR NEON HOLDERS
* TRANSFORMER PLACED INSIDE THE BUILDING
*RUBBER NEON CAPS SEALED EXPOSED WIRES

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DATE	REV #:	ISSUE

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SCALE:	AS NOTED
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PROPOSED ILLUMINATED SIGN

RISER RR
SCHEDULES X
ELECTRICAL E
ARCHITECTURALS A
DEMOLITIONS D
ZONING Z
A-103.00
NOTES N