

SMOKE DETECTOR/CARBON MONOXIDE DETECTORS NOTES

- ALL SMOKE DETECTORS (SD) SHALL COMPLY WITH LOCAL MOST RECENT NYC BC.
- SD DEVICES SHALL BE INSTALLED OUTSIDE EACH SEPARATE SLEEPING AREA IN EACH DWELLING.
- POWER SOURCE OF SD DEVICES SHALL BE FROM THE BUILDING WIRING.
- ALL SD DEVICES AND EQUIPMENT SHALL BE APPROVED BY THE BOARD OF STANDARDS AND APPEALS.
- A CARBON MONOXIDE DETECTOR (CD) SHALL BE CENTRALLY LOCATED OUTSIDE OF EACH SLEEPING AREA AND IN THE IMMEDIATE VICINITY OF BEDROOMS.
- EACH CD SHALL BE LOCATED ON THE WALL, CEILING OR OTHER LOCATION, AS SPECIFIED IN THE INSTALLATION INSTRUCTIONS ACCOMPANYING THE UNIT; TO PREVENT FALSE ALARMS, DETECTOR SHOULD BE LOCATED AWAY FROM SOURCES OF HUMIDITY AND AWAY FROM A RANGE OF FOSSIL FUEL BURNING EQUIPMENT.
- ALARM NOTIFICATION APPLIANCES: EACH CD SHALL CAUSE THE OPERATION OF AN ALARM NOTIFICATION APPLIANCE THAT SHALL BE CLEARLY AUDIBLE IN ALL BEDROOMS, OVER BACKGROUND NOISE WITH ALL INTERVENING DOORS CLOSED. POWER SOURCE OF CARBON MONOXIDE DETECTORS SHALL HAVE SUFFICIENT CAPACITY TO OPERATE SIGNALS FOR AT LEAST 12 HOURS.
- A PRIMARY AC POWER SOURCE SHALL BE SUPPLIED FROM EITHER A DEDICATED BRANCH CIRCUIT OR THE UNSWITCHED PORTION OF A BRANCH CIRCUIT ALSO USED FOR POWER AND LIGHTING.
- MAINTAIN DETECTORS THROUGHOUT CONSTRUCTION.
- COORDINATE & VERIFY WITH BUILDING MANAGEMENT ACCEPTABLE DETECTOR DEVICES.

TENANT SAFETY NOTES

- GENERAL: ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE AND REGULATIONS OF ALL OTHER GOVERNMENTAL AGENCIES OR AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
- STRUCTURAL:
 - 2.A. NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.
 - 2.B. ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO PROTECT THE INTEGRITY OF THE STRUCTURE AGAINST COLLAPSE OR MISALIGNMENT.
 - 2.C. CONTRACTOR TO PROVIDE ADEQUATE TEMPORARY BRACING AND SHORING, WHEREVER ANY STRUCTURAL WORK IS INVOLVED.
 - 2.D. ALL DEMOLITION OPERATIONS, REPAIR OPERATIONS AND ALTERATION OPERATIONS, TO BE DONE IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE.
- MEANS OF EGRESS:
 - 3.A. ALL REQUIRED EXITS, WAYS OF APPROACH THERETO, AND TRAVEL INTO THE STREET, SHALL BE CONTINUOUSLY MAINTAINED FREE FROM ALL OBSTRUCTIONS AND IMPEDIMENTS, FOR UNOBSTRUCTED EGRESS, IN THE EVENT OF FIRE OR OTHER EMERGENCY.
 - 3.B. AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISIONS SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THIS CODE AND REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME EXCEPT WHERE APPROVED BY THE COMMISSIONER.
- FIRE SAFETY:
 - 4.A. ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.
 - 4.B. ALL PRECAUTIONS TO BE OBSERVED TO MAINTAIN FIRE SAFETY DURING DEMOLITION AND CONSTRUCTION.
 - 4.C. ALL BUILDING MATERIALS STORED AT THE CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING, ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS TO BE CONTROLLED BY THE OWNER AND/OR GENERAL CONTRACTOR.
 - 4.D. ALL MATERIALS TO BE STORED IN AN ORDERLY FASHION.
 - 4.E. ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURERS' CONTAINERS. SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT AND FLAME.
 - 4.F. ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.
 - 4.G. ALL ELECTRICAL POWER TO BE SHUT-OFF WHERE THERE IS EXPOSED CONDUIT.
 - 4.H. ALL ELECTRICAL POWER IN CONSTRUCTION AREA SHALL BE SHUT-OFF AFTER WORKING HOURS.
 - 4.I. THE CONTRACTOR, AT ALL TIMES, SHALL INSURE THERE IS NO LEAKAGE OF NATURAL GAS IN THE BUILDING, OR ANY FLAMMABLE GAS USED IN CONSTRUCTION.
 - 4.J. ALL EXISTING EXITS, FIRE PROTECTION DEVICES AND ALARMS SHALL BE CONTINUOUSLY MAINTAINED IN WORKING ORDER.
 - 4.K. SMOKING ON THE JOB-SITE IS PROHIBITED.
- DUST AND DEBRIS:
 - 5.A. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DUST, DIRT OR OTHER SUCH INCONVENIENCES TO OTHER AREAS BEYOND THE PROJECT WORK AREA.
 - 5.B. CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREAS BY MEANS OF TEMPORARY PARTITIONS OR HEAVYWEIGHT DROP CLOTHS.
 - 5.C. DEBRIS, DIRT AND DUST TO BE CLEARED AND REMOVED FROM THE BUILDING PERIODICALLY, TO AVOID ANY EXCESSIVE ACCUMULATION.
- ALL NECESSARY PRECAUTIONS SHALL BE TAKEN TO INSURE THAT NO DAMAGE TO EXISTING UTILITY SERVICE, SUCH AS ELECTRIC, GAS, PLUMBING, FUEL OIL, TELECOM AND CABLE OCCUR, AND THAT SAME BE CONTINUOUSLY MAINTAINED TO OTHER TENANTS OF THE BUILDING.
- CONSTRUCTION OPERATIONS SHALL BE CONFINED TO THE PROJECT AREA OF WORK AND PRECAUTIONS SHALL BE TAKEN TO PREVENT ANY NUISANCE OR INCONVENIENCE TO OTHER TENANTS WITHIN THE BUILDING.
- THERE SHALL BE NO PERSONS OCCUPYING/RESIDING IN THE AREA OF CONSTRUCTION. BUILDING SECURITY TO BE MAINTAINED TO PREVENT UNAUTHORIZED PERSONS FROM ENTERING THE WORK AREA.
- \$28-104.8.4.1 PUBLIC AVAILABILITY OF TENANT PROTECTION PLAN. UPON ISSUANCE OF A PERMIT FOR WORK CONTAINING A TENANT PROTECTION PLAN, THE DEPARTMENT SHALL MAKE THE TENANT PROTECTION PLAN PUBLICLY AVAILABLE ON ITS WEBSITE.
- \$28-104.8.4.2 PROVISION OF COPY OF TENANT PROTECTION PLAN TO OCCUPANTS UPON REQUEST. THE OWNER OF A BUILDING UNDERGOING WORK FOR WHICH A TENANT PROTECTION PLAN IS REQUIRED BY SECTION 28-104.8.4 SHALL, UPON REQUEST FROM AN OCCUPANT OF A DWELLING UNIT WITHIN SUCH BUILDING, PROVIDE SUCH OCCUPANT WITH A PAPER COPY OF THE TENANT PROTECTION PLAN APPROVED BY THE DEPARTMENT.
- \$28-104.8.4.3 NOTICE TO OCCUPANTS. UPON ISSUANCE OF A PERMIT FOR WORK CONTAINING A TENANT PROTECTION PLAN, THE OWNER SHALL (I) DISTRIBUTE A NOTICE REGARDING SUCH PLAN TO EACH OCCUPIED DWELLING UNIT OR (II) POST A NOTICE REGARDING SUCH PLAN IN A CONSPICUOUS MANNER IN THE BUILDING LOBBY, AS WELL AS ON EACH FLOOR WITHIN TEN FEET OF THE ELEVATOR, OR IN A BUILDING WHERE THERE IS NO ELEVATOR, WITHIN TEN FEET OF OR IN THE MAIN STAIRWELL ON SUCH A FLOOR THE NOTICE SHALL BE IN A FORM CREATED OR APPROVED BY THE DEPARTMENT AND SHALL INCLUDE:
 - A STATEMENT THAT OCCUPANTS OF THE BUILDING MAY OBTAIN A PAPER COPY OF SUCH PLAN FROM THE OWNER AND MAY ACCESS SUCH PLAN ON THE DEPARTMENT WEBSITE;
 - THE NAME AND CONTACT INFORMATION FOR THE SITE SAFETY MANAGER, SITE SAFETY COORDINATOR OR SUPERINTENDENT OF CONSTRUCTION REQUIRED BY SECTION 3301.3 OF THE NEW YORK CITY BUILDING CODE, AS APPLICABLE, OR, IF THERE IS NO SITE SAFETY MANAGER, SITE SAFETY COORDINATOR OR SUPERINTENDENT OF CONSTRUCTION, THE NAME AND CONTACT INFORMATION OF THE OWNER OF THE BUILDING OR SUCH OWNER'S DESIGNEE; AND
 - A STATEMENT THAT OCCUPANTS OF THE BUILDING MAY CALL 311 TO MAKE COMPLAINTS ABOUT THE WORK.

GENERAL REMOVALS NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING MECHANICAL, ELECTRICAL, & PLUMBING SYSTEMS IN WORKING ORDER THROUGHOUT THE DURATION OF CONSTRUCTION.
- REMOVE ALL ABANDONED ELECTRICAL, TELEPHONE & DATA CABLES BACK TO THEIR SOURCE.
- ALL FIRE SAFETY EQUIPMENT AND ASSOCIATED CONDUIT AND WIRING SHALL BE PROTECTED FROM ANY DAMAGE DURING DEMOLITION AND/OR CONSTRUCTION.
- THE CONTRACTOR SHALL PERFORM ALL OPERATIONS OF DEMOLITION AND REMOVAL INDICATED ON THE DRAWINGS AND AS MAY BE REQUIRED BY THE WORK. ALL WORK SHALL BE DONE CAREFULLY, NEATLY AND IN A SYSTEMATIC MANNER.
- ALL EXISTING SURFACES AND EQUIPMENT TO REMAIN SHALL BE FULLY PROTECTED FROM DAMAGE. THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR DAMAGE AND SHALL MAKE ADDITIONAL REPAIRS WITHOUT ADDITIONAL COST TO THE OWNER.
- NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED BY THE CONTRACTOR AS THE JOB PROCEEDS. THE SITE SHALL BE LEFT BROOM CLEAN AT THE COMPLETION OF DEMOLITION.
- ALL ADJOINING PROPERTY AFFECTED BY ANY OPERATIONS OF DEMOLITION SHALL BE PROTECTED PER THE REQUIREMENTS OF THE BUILDING CODES & BUILDING REGULATIONS.
- REMOVE OR RELOCATE ALL WIRING, PLUMBING AND MECHANICAL EQUIPMENT AFFECTED BY REMOVAL OF PARTITIONS, REMOVED PIPES AND/OR LINES SHALL BE CUT TO A POINT OF CONCEALMENT BEHIND OR BELOW FINISHED SURFACES AND SHALL BE PROPERLY CAPPED OR PLUGGED.
- THE CONTRACTOR SHALL FILE ANY NECESSARY CERTIFICATES OF INSURANCE WITH THE LOCAL DEPARTMENT OF BUILDINGS, PAY ALL FEES, OBTAIN ALL PERMITS AND PROVIDE ANY AND ALL BONDS REQUIRED BY ANY CITY AGENCY IN ORDER TO DO THE WORK HEREIN DESCRIBED.
- ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION .
- CONTRACTOR IS RESPONSIBLE FOR DOING AN ACCURATE SURVEY OF ALL EXISTING UTILITIES/SERVICES INCLUDING PLUMBING, GAS, ELECTRIC CIRCUITS, SPRINKLERS, ETC. AS TO ENSURE THE DEMOLITION WILL NOT IMPACT THE STRUCTURE TO REMAIN. IN THE EVENT BUILDING SYSTEMS ARE ENCOUNTERED IN A WALL SCHEDULED FOR DEMOLITION, IMMEDIATELY STOP & NOTIFY THE RESIDENT MANAGER.
- CHOPPING OF ANY BLOCK/BRICK ENCOUNTERED DURING INSTALLATION IS PROHIBITED. CHOPPING, CUTTING, CHASING OR CHANNELING IS NOT PERMITTED FOR ANY REASON IN BRICK & BLOCK EXTERIOR WALLS, DEMISING WALLS, BUILDING STRUCTURE, STRUCTURAL SLABS, BEAMS, MASONRY COLUMNS OR THEIR ENCLOSURES.
- GC TO MAINTAIN FIRE SEPARATION AT DEMISING WALLS (2HRS), COLUMNS (4HRS), & SHAFT ENCLOSURES (2HRS) AT ALL TIMES.
- REQUESTS FOR SHUTDOWNS ARE TO BE MADE AT LEAST 72 HOURS PRIOR TO SCHEDULED WORK OR AS DICTATED BY RESIDENT MANAGER.
- IF ASBESTOS IS UNCOVERED DURING THE COURSE OF WORK, PROVIDE FOR REMOVAL OR CONTAINMENT AS PER AGENCY REQUIREMENT, GIVE RESIDENT MANAGER 24-HR NOTICE PRIOR TO SCHEDULED REMOVAL.
- IF NEGATIVE AIR PRESSURE MACHINES ARE UTILIZED, USE AS PER MANUF. GUIDELINES & AS DIRECTED BY MANAGEMENT, SUBMIT SPECIFICATIONS TO MANAGEMENT FOR MGMT.

GENERAL CONSTRUCTION NOTES

- EACH FLOOR IN WHICH CONSTRUCTION IS UNDERTAKEN MUST REMAIN IN SAFE CONDITIONS WITH REGARD TO FIRE SAFETY FOR PERSONAL WORKING ON THE FLOOR. ALL FIRE STAIRS, ALARMS, SPEAKERS, ETC., MUST REMAIN ACCESSIBLE AND OPERABLE AT ALL TIMES.
- ALL EXISTING MASONRY CONSTRUCTION SUCH AS COLUMNS PIERS AND CORE PARTITIONS, WHERE DISTURBED DUE TO ADJACENT DEMOLITION ARE TO BE REPLACED AND REPAIRED WITH MATERIAL TO MATCH EXISTING CONSTRUCTION. MASONRY OPENINGS MUST BE FILLED WITH THE SAME MATERIAL BEFORE GWB IS APPLIED.
- PARTITIONS SHALL NOT BE FASTENED OR BRACED TO DUCTWORK, CONDUIT OR PIPING.
- FLOOR LOADING OF ALL EQUIPMENT, FURNITURE, TENANT CONSTRUCTION ETC., SHALL NOT EXCEED THE STRUCTURAL CAPACITY OF THE BUILDING.
- ALL DIMENSIONS GIVEN ARE FROM FACE OF FINISH UNLESS OTHERWISE NOTED.
- PROVIDE ALL GROUNDS, BLOCKING AND SUPPORTS AS MAY BE REQUIRED TO SUPPORT WALL HUNG COUNTERS, CABINETS, LIGHT FIXTURES AND SIGNAGE AS MAY BE REQUIRED.
- CONTRACTORS CARTS, EQUIPMENT BOXES, ETC. SHALL BE EQUIPPED WITH RUBBER WHEELS.
- CONTRACTOR SHALL FURNISH AND INSTALL SLBS ABC FIRE EXTINGUISHERS IN ACCORDANCE WITH CODE & MUST BE MAINTAINED IN WORKING ORDER DURING CONSTRUCTION.
- THE G.C. IS RESPONSIBLE FOR PROTECTING ALL FINAL FINISHES AND CONDITIONS OF FIXTURES AND FURNITURE FROM DELIVERY DATE TO THE COMPLETION DATE. ANY DAMAGE FROM SHIPPING MUST BE NOTED ON THE DRIVER'S MANIFEST, THE G.C. WILL REPAIR OR REPLACE ANY DAMAGED ITEMS NOT RECORDED OR CONCURRENT WITH THIS DOCUMENTATION AT NO ADDITIONAL COST TO THE CLIENT. THE WORK WILL BE PERFORMED TO CLIENT'S SATISFACTION IN TIME & IN MANNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE CONSTRUCTION AREA UNTIL COMPLETION OF THE PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING MECHANICAL, ELECTRICAL, AND PLUMBING SYSTEMS IN WORKING ORDER THROUGHOUT THE DURATION OF CONSTRUCTION.
- ONCE DEMOLITION IS COMPLETED, FIRESTOPPING MUST BE COMPLETED PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- FIREPROOF/FIRESTOP AROUND ALL ELECTRICAL BOXES IN RATED PARTITIONS.
- ONLY WATER BASED STAINTS/SEALANTS./FINISHES MAY BE USED FOR REFINISHING OF WOOD PRODUCTS ON THE JOB SITE AT THE BUILDING.
- PROVIDE STICKY MATS OUTSIDE ENTRY TO APARTMENT DOOR & PROTECT HALLWAYS WITH MASONITE DURING CONSTRUCTION.
- POWER-ACTUATED DEVICES MAY NOT BE UTILIZED FOR ATTACHMENT OF CEILING SUSPENSION RODS AN FRAMING.
- ONE FUNCTIONING SLOP SINK & TOILET MUST BE MAINTAINED IN GOOD WORKING ORDER AT THE JOB SITE FOR THE CONSTRUCTION WORKERS.
- GC LIMITED TO QUART CANS ONLY FOR ON SITE LACQUER SPRAYING WITH A HIGH VOLUME, LOW PRESSURE SPRAY DEVICE.

GENERAL ELECTRICAL NOTES:

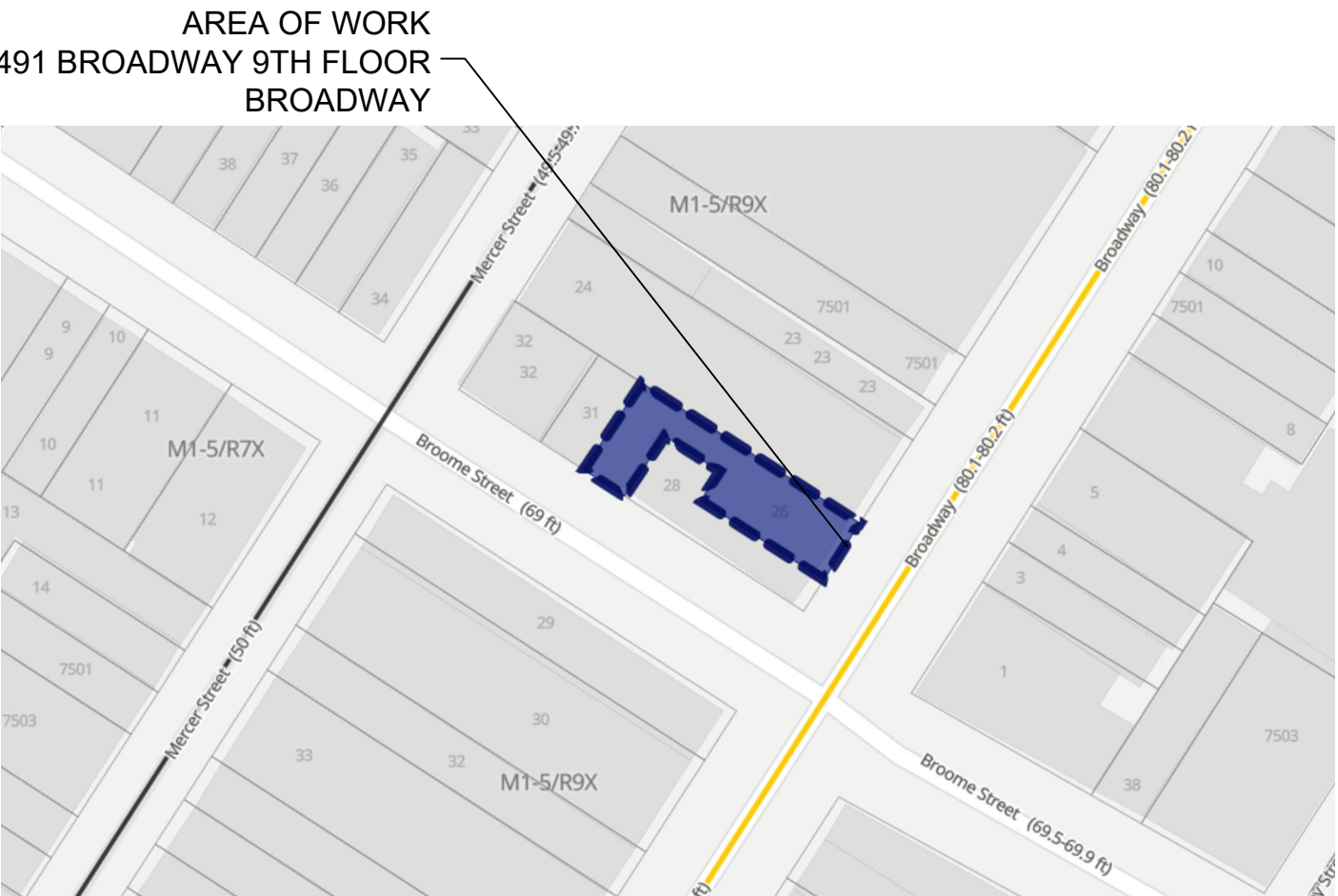
- ALL WORK AND MATERIAL SHALL CONFORM WITH THE NATIONAL ELECTRIC CODE, LIFE SAFETY CODE, LOCAL BUILDING CODE, OSHA REGULATIONS, LOCAL, STATE & FEDERAL AUTHORITY HAVING JURISDICTION.
- SECURE PERMITS AND CERTIFICATES OF APPROVAL, PAY ALL FEES AND CHARGES. DELIVER THE CERTIFICATES TO THE ARCHITECT BEFORE FINAL BILLING.
- DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS AND WORK. OLOW DRAWINGS IN LAYING OUT WORK AND CHECK DRAWINGS OF OTHER TRADES TO VERIFY SPACE CONDITIONS. MAINTAIN HEADROOM AND SPACE CONDITIONING CONSISTENT WITH PROJECT CRITERIA.
- THE CONTRACTOR SHALL VISIT THE SITE AND EXAMINE CAREFULLY THE AREAS AFFECTED BY THIS WORK TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND WITH THE DIFFICULTIES THAT WILL ATTEND THE EXECUTION OF HIS WORK. CONTRACTOR SHALL PERFORM THIS PRIOR TO SUBMITTING HIS PROPOSAL. SUBMISSION OF A PROPOSAL SHALL BE CONSTRUED AS EVIDENCE THAT SUCH AN 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 AND SUCH AN EXAMINATION BEEN MADE.

GENERAL ELECTRICAL NOTES CONT'D:

- COORDINATE THE INSTALLATION OF ALL WORK WITH THE WORK OF ALL OTHER TRADES. IN THE EVENT THAT ANY WORK IS INSTALLED WITHOUT PROPER PRIOR COORDINATION OR REGARD TO THE WORK OF OTHER TRADES, THIS CONTRACTOR SHALL REMOVE AND RELOCATE HIS WORK TO SUIT REQUIREMENTS OF OTHER TRADES AT NO ADDITIONAL COST TO THE OWNER.
 - THIS CONTRACTOR SHALL FINISH ALL SUPERVISION, LABOR, SERVICES, EQUIPMENT, MATERIAL, TOOLS, TRUCKING, HOISTING, AND ERECTING APPARATUS, TRANSPORTATION AND SHALL PAY FOR ALL FEES, PERMITS, INSPECTIONS, CERTIFICATES AND RELATED ITEMS TO PROPERLY CARRY OUT THE CONTRACT WORK OF COMPLETION.
 - ANY CUTTING NECESSARY FOR THE INSTALLATION OF THE ELECTRICAL WORK SHALL BE DONE BY THIS CONTRACTOR AT TIMES AS DIRECTED BY THE G.C. OR OWNER.
 - NO NEW SLAB PENETRATIONS SHALL BE PERMITTED IN EITHER THE FLOOR OR THE CEILING SLAB FOR LIGHTING OR ELECTRICAL WORK.
 - CONTRACTOR TO MAINTAIN CIRCUIT CONTINUITY WHILE REPLACING OR REMOVING RECEPTACLES OR TOGGLE SWITCHES.
 - RECONNECT TO SAME BRANCH CIRCUITS FEEDING OUTLETS AFFECTED BY DEMOLITION WORKS.
 - FIREPROOF/FIRESTOP AROUND ALL ELECTRICAL BOXES IN RATED PARTITIONS.
 - WHEREVER IT IS REQUIRED TO DISCONNECT OR REMOVE ANY PART OF AN EXISTING CIRCUIT, RECONNECT THAT CIRCUIT TO RE-ESTABLISH SERVICE IN THE REMAINING PORTION OF THE CIRCUIT.
 - PRIOR TO INSTALLATION OF ANY RECEPTACLES, SWITCHES, SECURITY DEVICES, TELEPHONE OUTLETS, LIGHTING FIXTURES ETC. COORDINATE WITH ARCHITECTURAL DRAWINGS AND/OR OBTAIN EXACT LOCATIONS FROM THE ARCHITECT.
 - TEST AND ADJUST ALL EQUIPMENT AND WIRING INSTALLED AND/OR CONNECTED UNDER THIS CONTRACT, INCLUDING ELECTRICAL FURNISHED BY OTHERS, TO DETERMINE PROPER POLARITY, PHASING, FREEDOM FROM GROUNDS AND SHORTS AND OPERATION OF EQUIPMENT. ALL MEASURING INSTRUMENTS MUST BE PROPERLY CALIBRATED.
- GENERAL NOTES
- WHERE NEW WORK IS REQUIRED AND IT CONFLICTS WITH EXISTING STRUCTURAL, MECHANICAL OR CODE LIMITATIONS, THE CONTRACTOR, BUILDER, OR THOSE IN RELEVANT OR CONTINGENT TRADES SHALL INFORM THE OWNER AND ARCHITECT OF SUCH, PRIOR TO PROCEEDING WITH SUCH WORK.
 - NO WORK OF ANY TRADE IS TO BE CARRIED OUT IN THE EVENT OF CONFLICT OF INFORMATION. CLARIFICATIONS OF THIS NATURE ARE TO BE MADE BY THE ARCHITECT OR OWNER.
 - ALL WORK IS TO BE CARRIED OUT IN COMPLIANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL CODE REQUIREMENTS AND ANY AGENCIES HAVING JURISDICTION, AND IN COMPLIANCE WITH APPLICABLE LAWS RELATING TO LEAD AND ASBESTOS.
 - ALL WORK IS TO BE CARRIED OUT IN COMPLIANCE WITH LANDLORD AND BUILDING MANAGEMENT REGULATIONS.
 - ALL WORK SHALL BE DONE IN A FIRST CLASS WORKMANLIKE MANNER AND FABRICATED WITH FIRST CLASS MATERIALS. CONTRACTOR SHALL SUBMIT THE PROPOSED WORK SCHEDULE WITH HIS LUMP SUM BID THAT WILL NOT BE CHANGED EXCEPT WITH THE APPROVAL OF THE OWNER AND ARCHITECT.
 - EXISTING PROPERTY AND NEW WORK IS TO BE PROPERLY PROTECTED AGAINST DAMAGES UNTIL THE COMPLETION OF THE JOB, AT WHICH TIME IT SHALL BE LEFT BROOM CLEAN.
 - AT DEMOLISHED OR CHOPPED AWAY LOCATIONS, PATCHING SHALL BE DONE WITH LIKE MATERIALS AS SPECIFIED.
 - THE SUBCONTRACTORS' WORK UNDER THE BUILDER (GENERAL CONTRACTOR) SHALL BE FULLY COORDINATED SO AS TO AVOID UNNECESSARY DEMOLITION OR CONFLICT OF WORK SEQUENCE OF VARIOUS TRADES AND WORKMEN.
 - THE CONTRACTOR SHALL FILE CERTIFICATES OF WORKMENS' COMPENSATION, COMPREHENSIVE AUTO LIABILITY, COMPREHENSIVE GENERAL LIABILITY, AND EMPLOYERS LIABILITY INSURANCES WITH THE OWNER AND ARCHITECT. THE CONTRACTOR IS ALSO TO OBTAIN PERMITS AND PAY ALL FEES REQUIRED BY NYC DEPARTMENT OF BUILDINGS AND ANY OTHER AUTHORITIES HAVING JURISDICTION.
 - THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO INSURE THE SAFETY OF THE PUBLIC, WORKMEN, VEHICLES, EXISTING STRUCTURES AND OCCUPANTS OF THE BUILDING.
 - A LICENSED ELECTRICIAN SHALL PERFORM ANY AND ALL ELECTRICAL WORK IN ACCORDANCE WITH NYC ELECTRICAL CODE AND NBFU CODE AND SHALL REGISTER SAID WORK WITH NYC DEPARTMENT OF WATER, GAS, AND ELECTRICITY. PRIOR TO FINAL PAYMENT TO THE BUILDER, A COMPLETION CERTIFICATE SHALL BE ISSUED TO THE OWNER.
 - ANY AND ALL PLUMBING SHALL BE PERFORMED BY A LICENSED PLUMBER WHO IS RESPONSIBLE FOR FILING ALL WORK THAT IS TO BE PERFORMED.
 - CONTRACTORS SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, AND THE ARCHITECT AGAINST ALL EXPENSES AND ATTORNEYS' FEES AND ANY LAWSUITS OR ACTIONS ARISING IN WHOLE OR IN PART FROM ANY ACT OR OMISSION BY THE CONTRACTOR, OF THE SUBCONTRACTOR OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE OWNER.
 - THE SUBMISSION OF THE CONTRACTOR'S BID IMPLIES THAT ALL DRAWINGS, SPECIFICATIONS, AND NOTES HAVE BEEN READ, UNDERSTOOD AND INCORPORATED AS PART OF THE BID AMOUNT WITH ALL ITS
 - ALL PROJECTS ARE REQUIRED TO RENOVATE UTILIZING LEAD SAFE PRACTICES INCLUDING THE USE OF CERTIFIED RENOVATORS. SHAREHOLDER'S RESPONSIBILITY TO NOTIFY THE CONTRACTOR AS TO THE PRESENCE OF LEAD-BASED PAINT ON THE SITE AND SHALL CAUSE THE CONTRACTORS AND WORKERS TO USE SAFE WORK PRACTICES AS REQUIRED BY EPA LAW 40 CFR 745 SUBPART E, EFFECTIVE 04.22.10, AND ANY APPLICABLE AGENCY REQUIREMENTS, TAKING ALL PRECAUTIONS TO PREVENT THE SPREAD OF DUST AND DEBRIS THAT MAY CONTAIN LEAD.
 - ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK CITY BUILDING CODE.
 - THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND FACILITIES.
 - ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL COMPLY WITH THE NYC BUILDING CODE.
 - A COPY OF LATEST SET OF CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE FOR MGMT BY THE ARCHITECT.
 - WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
 - CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND ARCHITECTS OFFICE MUST BE NOTIFIED OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.
 - ALL CONSTRUCTION, DIMENSIONS AND DETAILS SHALL CONCUR WITH AND BE DETERMINED FROM THESE DRAWINGS ONLY.
 - ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE, AND TO CONFORM TO THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (A.C.I./A.I.S.C., ETC.) WHERE APPLICABLE. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW.
 - CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGES, COLLAPSE, DISTORTIONS AND OFF ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.
 - CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS PERTAINING TO LABOR AND MATERIALS. ALL NOTES HEREIN MENTIONED WITH THOSE ON THE VARIOUS DRAWINGS, SHALL APPLY TO ALL DRAWINGS AND FORM PART OF THE CONTRACT.
 - EACH CONTRACTOR WILL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK. ANY DISCREPANCIES IN THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT.
 - 24 HOUR WATER TEST MUCH BE PERFORMED PRIOR TO ENCLOSING THE PLUMBING, TO BE INSPECTED BY BUILDING ARCHITECT'S OFFICE.

PROPOSED WINDOW REPLACEMENT @ 491 BROADWAY, UNIT 9 BROADWAY FACADE NEW YORK NY 10012

DRAWING INDEX						
SHEET	TITLE	ISSUE DATE				
		09/19/25				
T-000.00	TITLE SHEET PLOT PLAN & NOTES & DETAILS	X				
A-600.00	REMOVALS & PROPOSED ELEVATIONS: BROADWAY	X				
A-800.00	WINDOW DETAILS P1: BROADWAY	X				



1 PLOT PLAN T-000 N.T.S.	
PROPERTY DATA	
HOUSE NO:	491
STREET:	BROADWAY STREET
BOROUGH:	MANHATTAN
BLOCK:	484
LOT:	26
LANDMARK STATUS	
LANDMARK STATUS:	YES
ZONING NOTES	
ZONING MAP:	12C
ZONING DISTRICT:	M1-5/R9X & SNX
COMMERCIAL OVERLAY:	N/A
SPECIAL DISTRICT:	N/A
BUILDING DEPARTMENT NOTES	
YEAR BUILT:	1897 (ALTERED 1987)
OCCUPANCY CLASSIFICATION:	RES - RESIDENTIAL BUILDING, OLD CODE (NO CHANGE)
CONSTRUCTION CLASS:	1: FIREPROOF STRUCTURES (NO CHANGE)
BUILDING HEIGHT:	150', NO CHANGE
BUILDING STORIES:	12, NO CHANGE

THIS PROJECT IS NOT IN A FLOOD HAZARD ZONE.

SCOPE OF WORK

- REMOVALS:
- REMOVAL OF EXISTING WINDOWS FOR REPLACEMENT. SEE PLANS
- CONSTRUCTION:
- INSTALLATION OF NEW WINDOWS. SEE PLANS
- EXTERIOR ENVELOPE:
- REPLACEMENT OF EXISTING WINDOWS, SEE PLANS
- MECHANICAL:
- NO WORK
- ELECTRICAL:
- NO WORK
- AUDIO/VISUAL:
- NO WORK
- PLUMBING:
- NO WORK

ARCHITECT:
CHRIS TEETER, RA
LICENSED ARCHITECT IN:
AZ, CT, FL, NJ, NY, PA, TX
236 WEST 27TH STREET
SUITE 1303
NEW YORK, NY 10001

BELL WORKS
101 CRAWFORDS CORNER RD.
4116 (COLAB)
HOLMDEL, NJ 07733

TEL.: 212.939.6215
CELL: 917.202.5411
FAX.: 917.210.3183

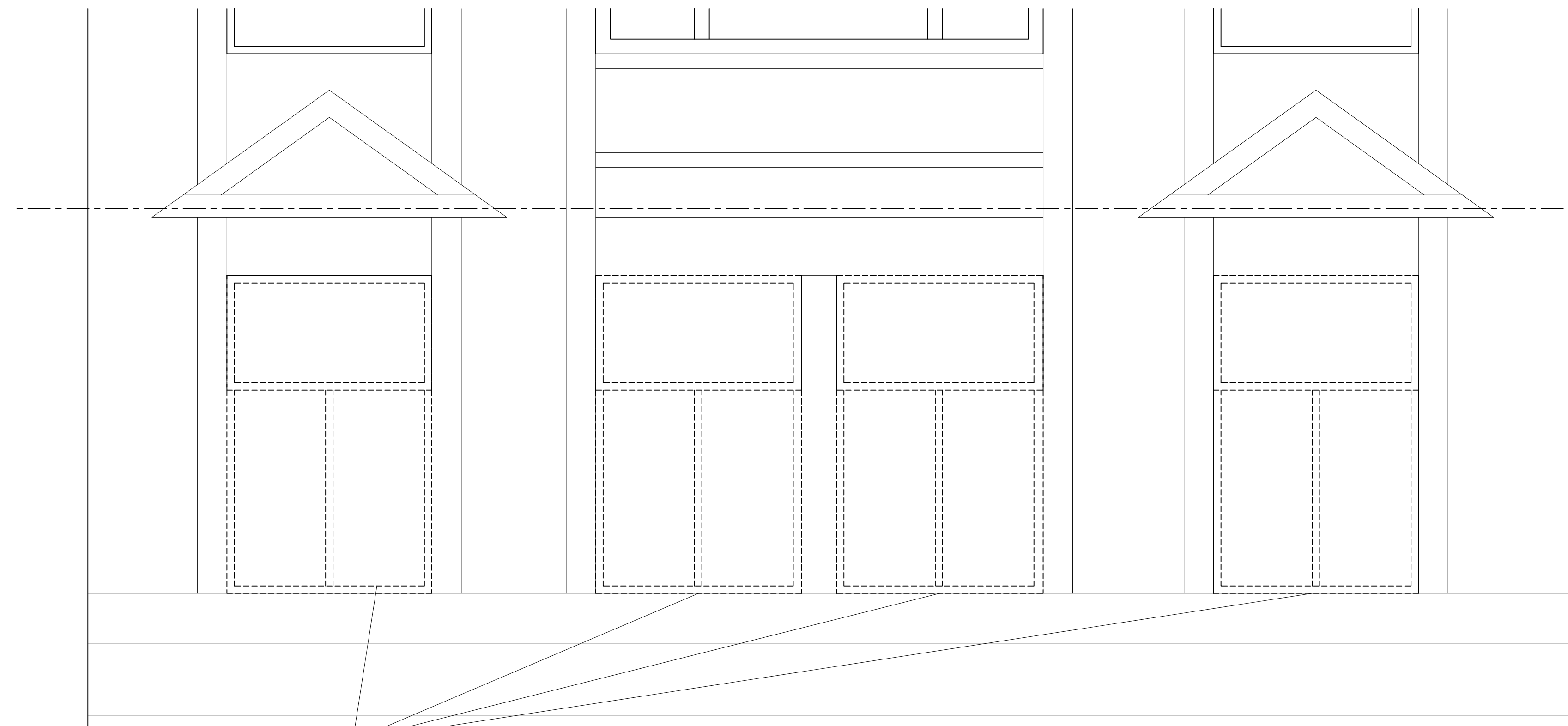
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PROPOSED WINDOW
REPLACEMENT
@ 491 BROADWAY, UNIT 9
BROADWAY FACADE
NEW YORK NY 10012

FOR LPC ISSUED	09.19.25 DATE
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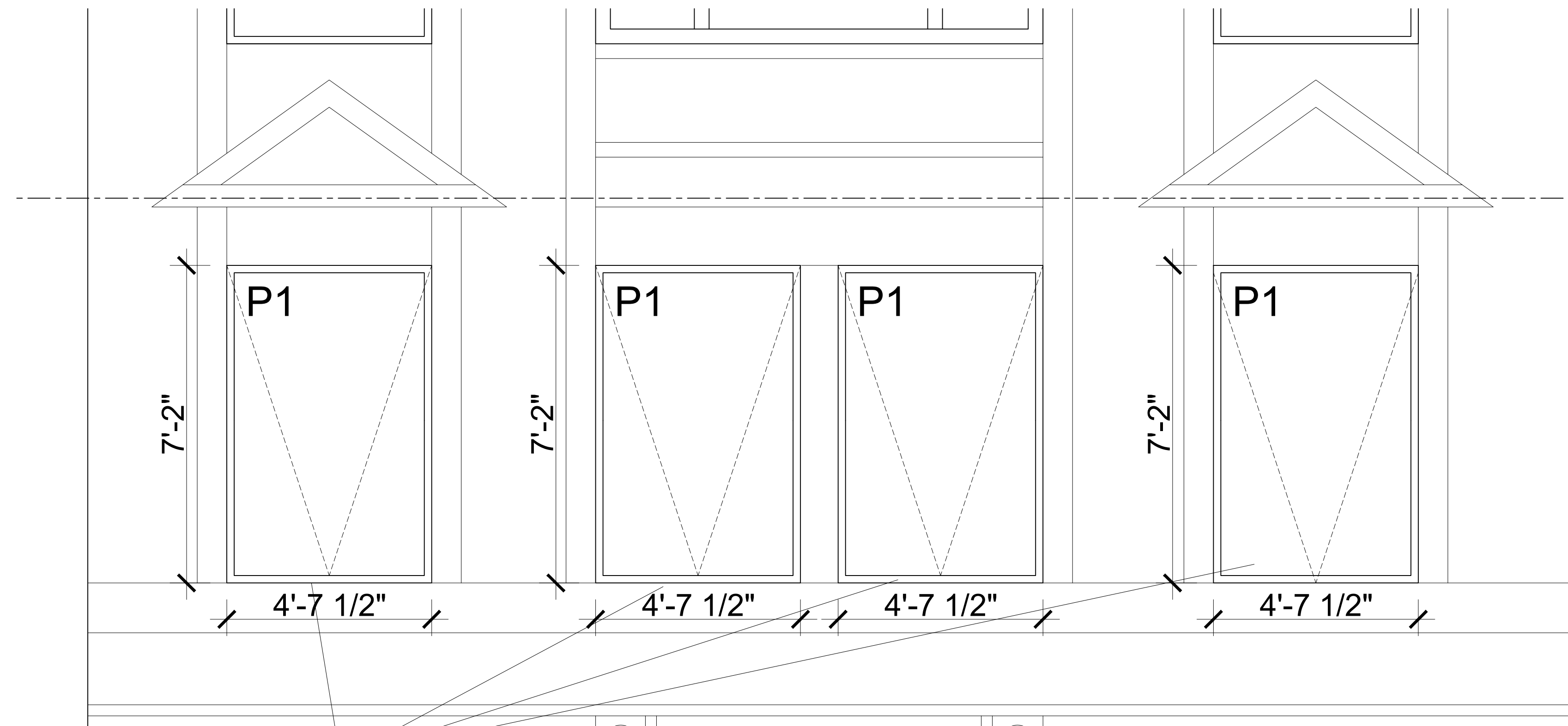


TITLE SHEET PLOT PLAN & NOTES	
TITLE	
T-000.00	
SHEET	
SCALE AS SHOWN	
DRAWN BY LPA, CT	REVIEWED BY CT
	PAGE 1 OF 3



REMOVE EXISTING WINDOWS FOR NEW
INSTALL BEAUX ART BRICK MOLD

3 REMOVALS ELEVATION: BROADWAY
A-600 SCALE: 1/2" = 1'-0"



REPLACE WINDOWS @ LOCATION SEE
A-800 SERIES

2 PROPOSED ELEVATION: BROADWAY
A-600 SCALE: 1/2" = 1'-0"



1 KEY EXISTING ELEVATION: BROADWAY
A-600 SCALE: 1/8" = 1'-0"

ARCHITECT:
CHRIS TEETER, RA
LICENSED ARCHITECT IN:
AZ, CT, FL, NJ, NY, PA, TX
236 WEST 27TH STREET
SUITE 1303
NEW YORK, NY 10001

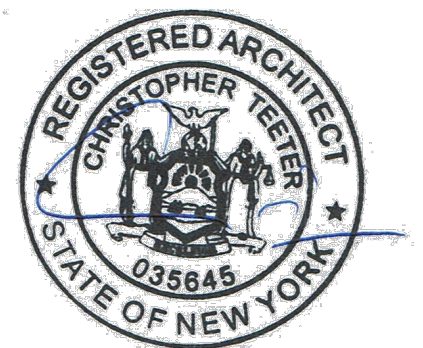
BELL WORKS
101 CRAWFORDS CORNER RD.
4116 (COLAB)
HOLMDEL, NJ 07733

TEL.: 212.939.6215
CELL: 917.202.5411
FAX.: 917.210.3183

WWW.METAMECHANICS.COM

PROPOSED WINDOW
REPLACEMENT
@ 491 BROADWAY, UNIT 9
BROADWAY FACADE
NEW YORK NY 10012

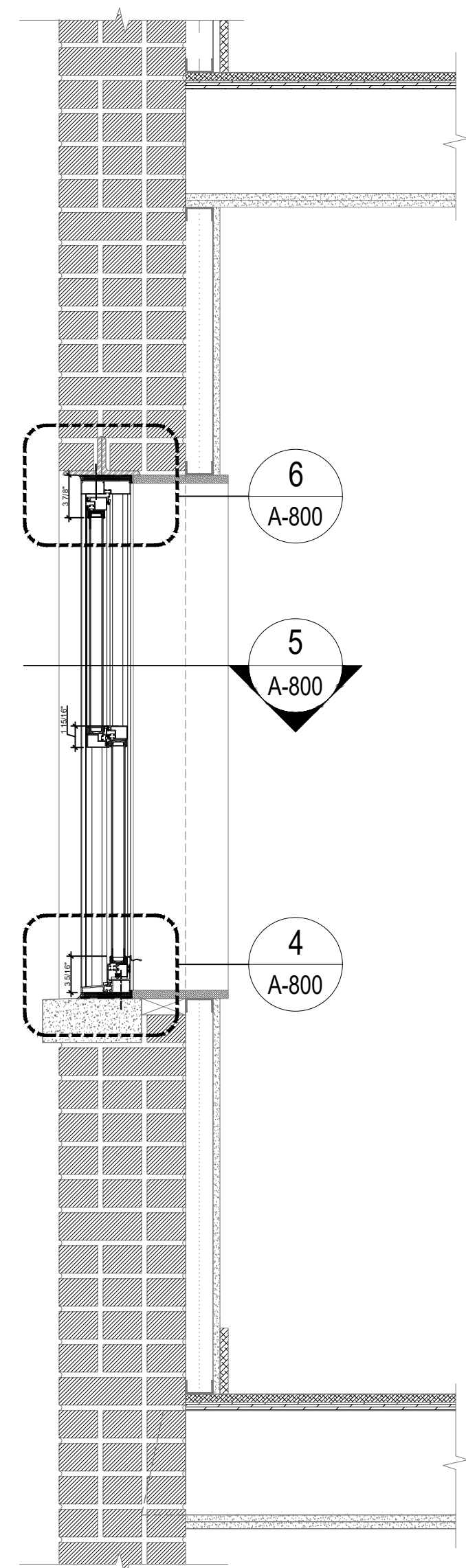
FOR LPC
ISSUED
09.19.25
DATE



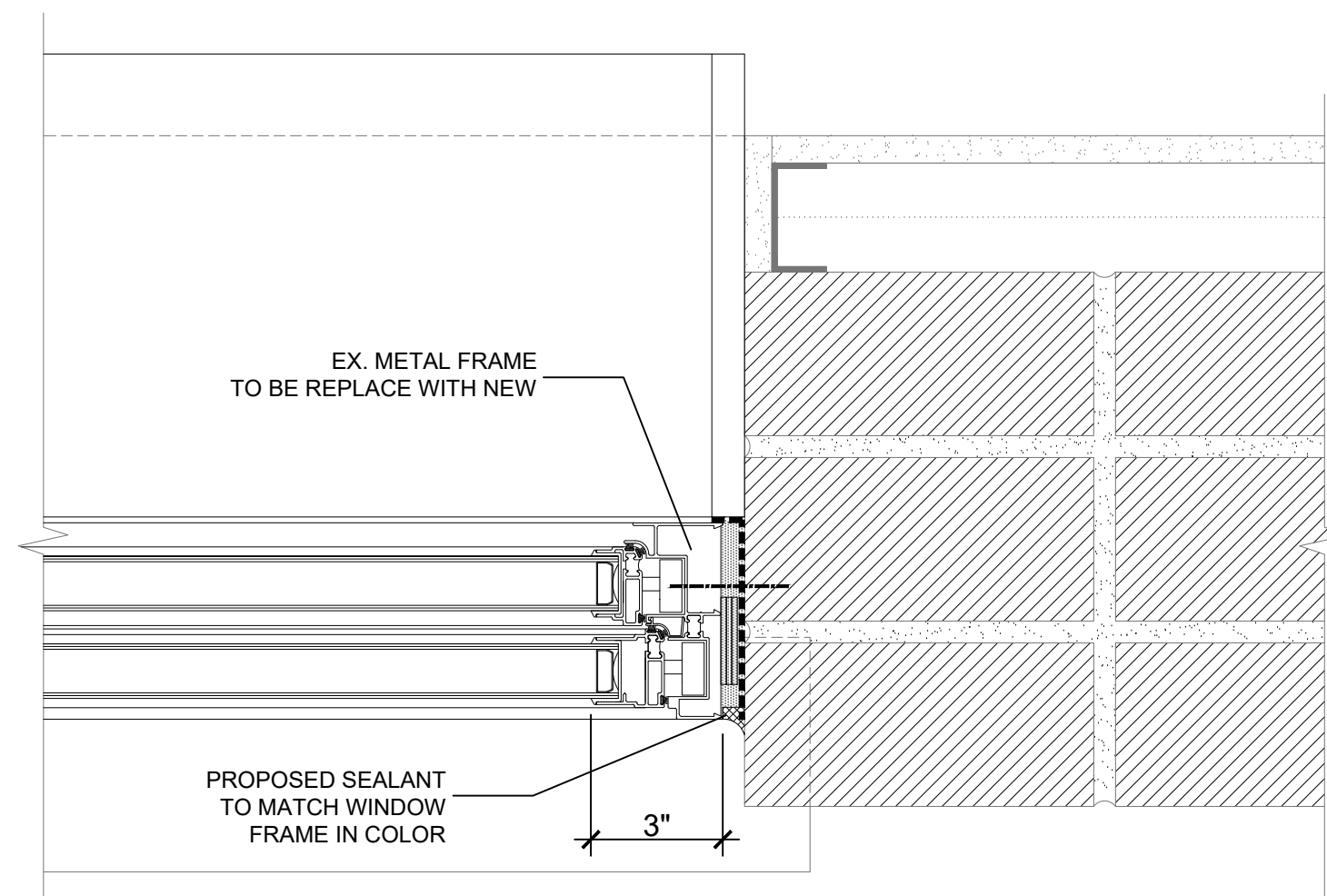
REMOVALS & PROPOSED
ELEVATIONS: BROADWAY
TITLE

A-600.00
SHEET

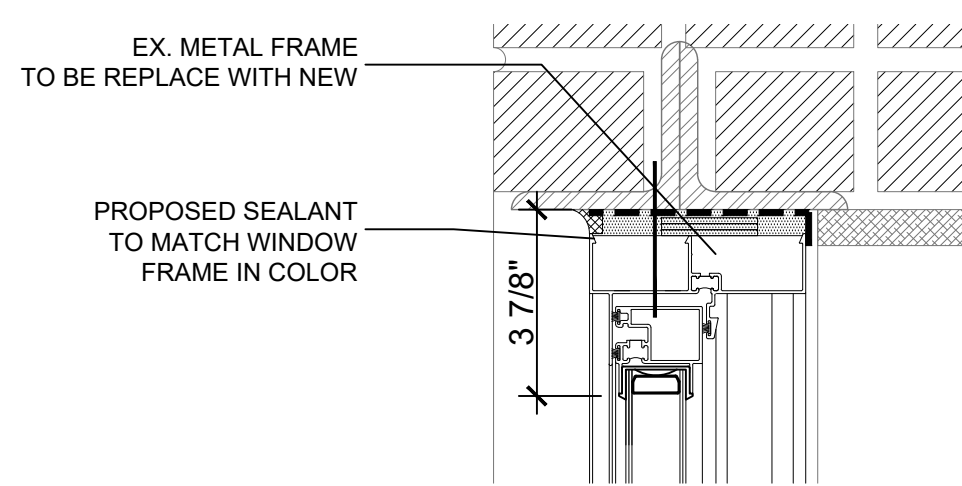
SCALE
AS SHOWN
DRAWN BY
LPA, CT
REVIEWED BY
CT
PAGE
2 OF 3



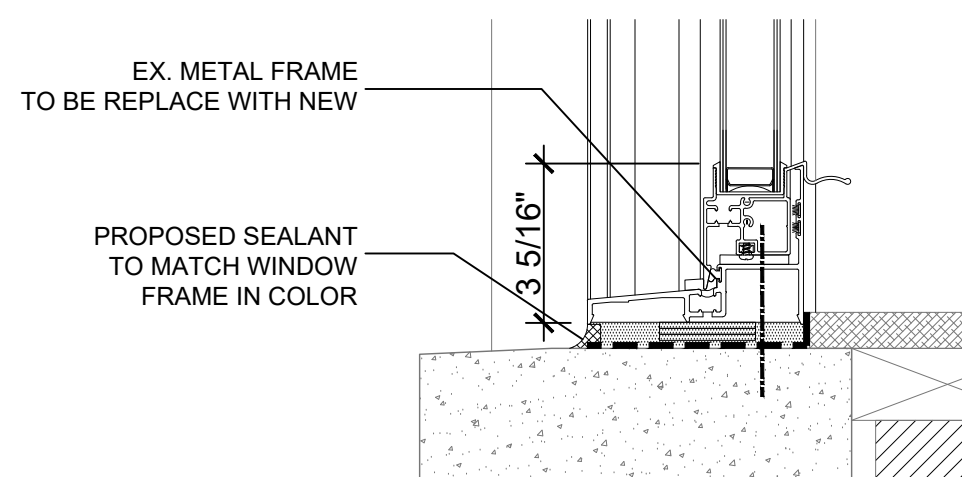
7 EX. SECTION @ BROADWAY BUILDING
SCALE: 1" = 1'-0"



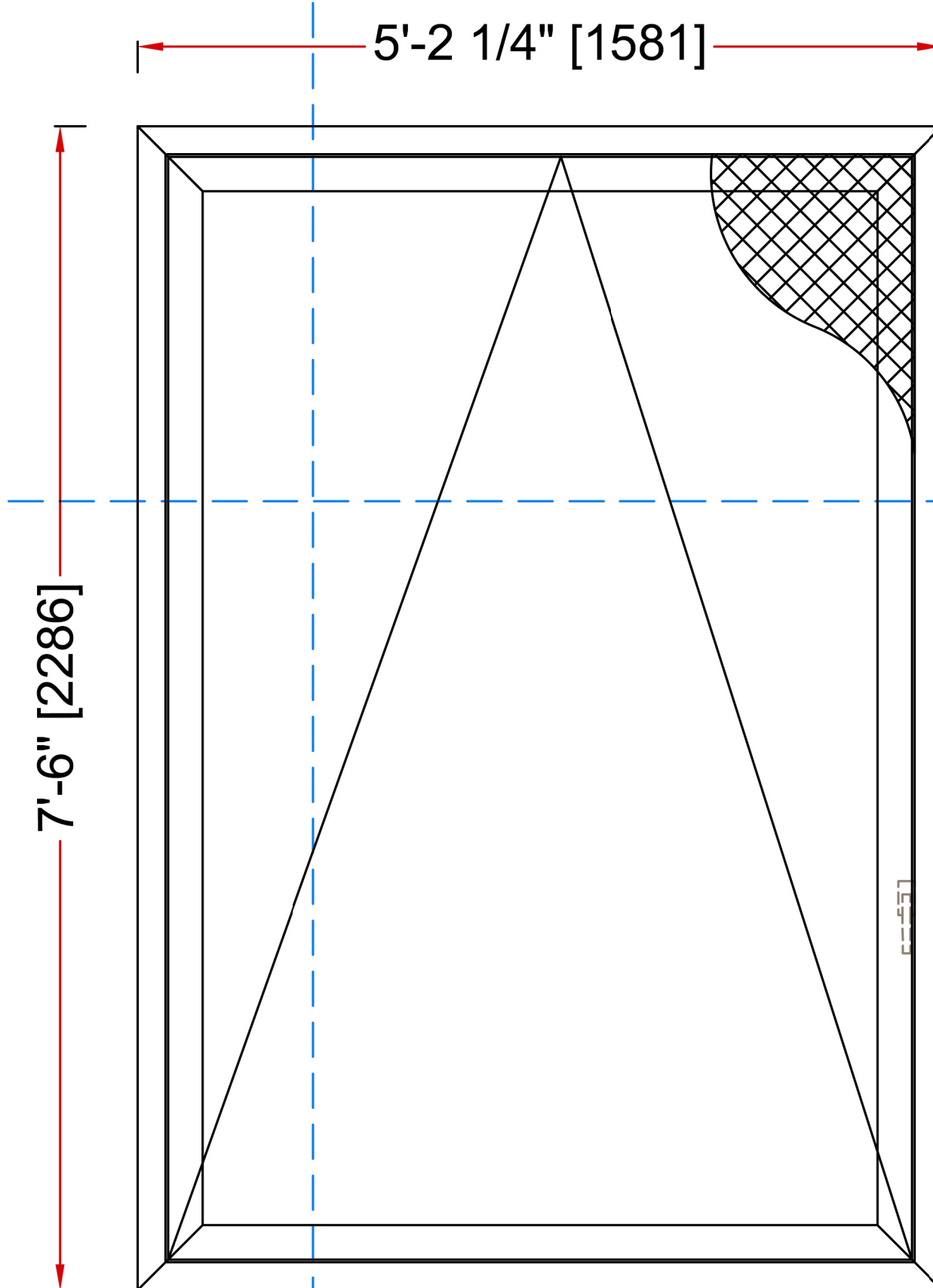
6 EX. JAMB @ BROADWAY BUILDING
SCALE: 1" = 1'-0"



5 EX. HEAD @ BROADWAY BUILDING
SCALE: 3" = 1'-0"

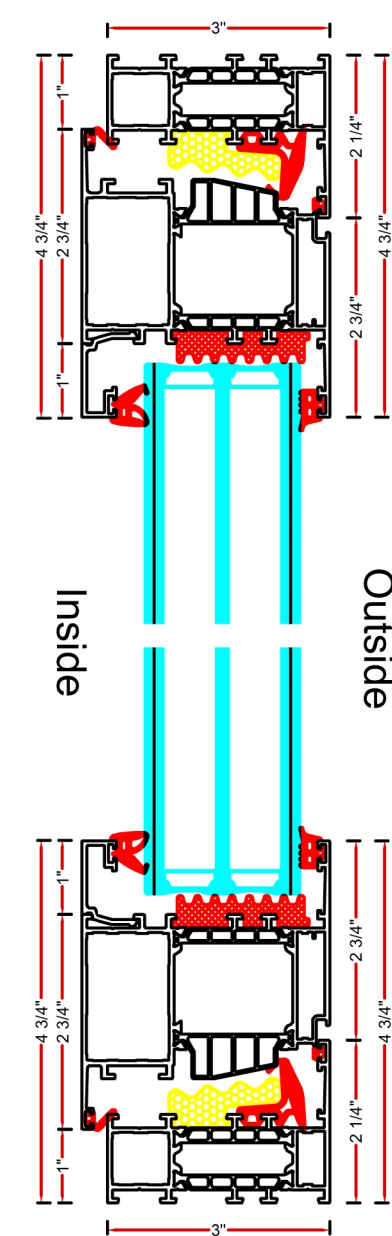


4 EX. SILL @ BROADWAY BUILDING
SCALE: 3" = 1'-0"



B

Vertical cross section B-B



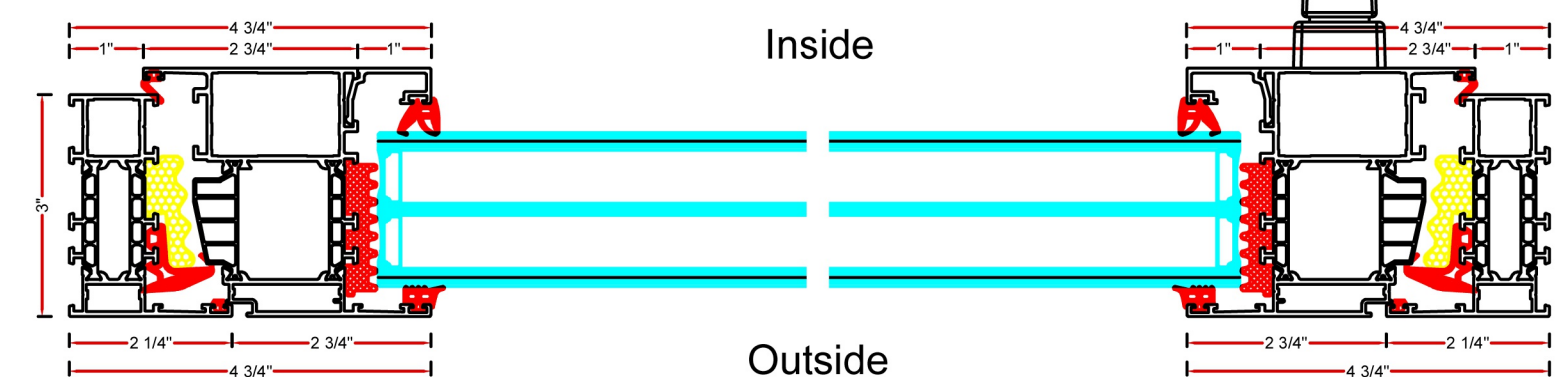
WINDOW POSITIONS:

- P1
- SEE KEY PLAN 1/A-800

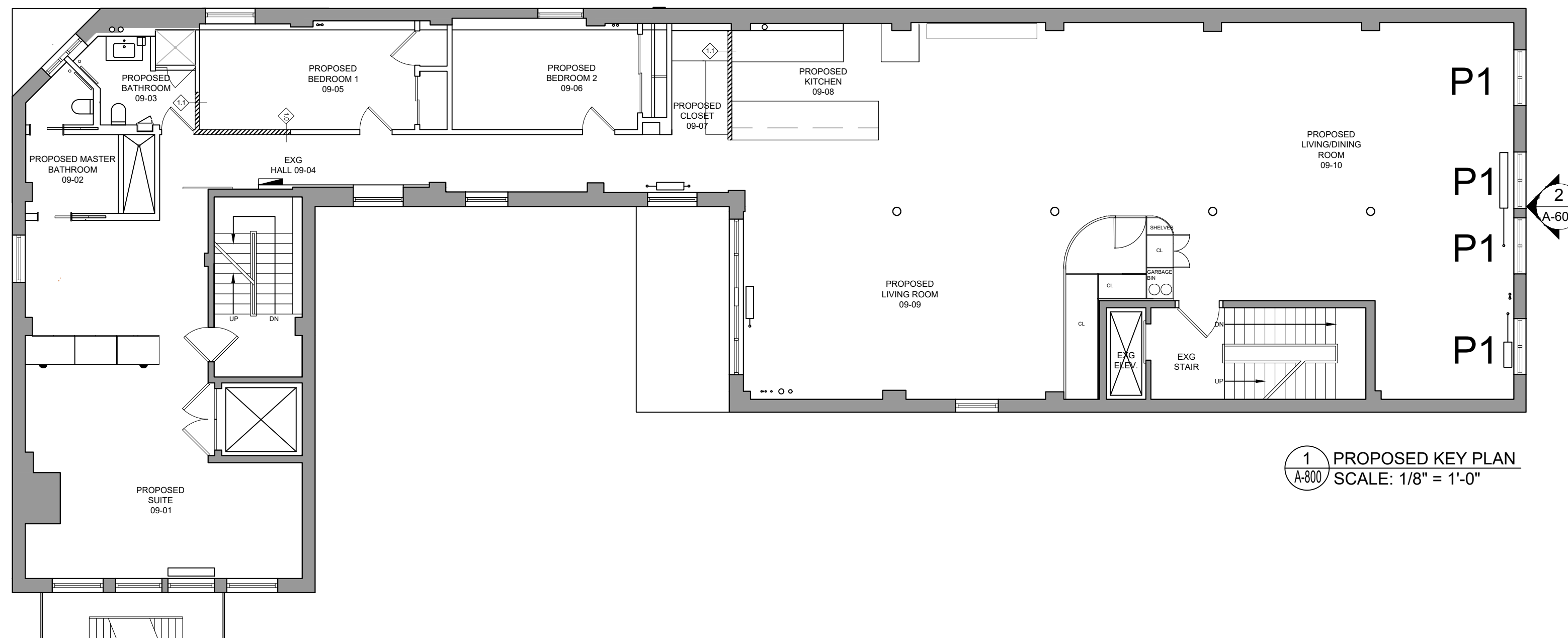
BRICKMOLD PROFILE:

- BEAUX-ARTS STYLE

Horizontal cross section A-A



2-5 BROADWAY WINDOW
SCALE: N.T.S



1 PROPOSED KEY PLAN
SCALE: 1/8" = 1'-0"



RAL 9005
Jet Black

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NEW YORK NY 10012

FOR LPC
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WINDOW DETAILS
P1 - BROADWAY

TITLE

A-800.00

SHEET

SCALE
AS SHOWN
DRAWN BY
LPA, CT

REVIEWED BY
CT

PAGE
3 OF 3