

GENERAL CONSTRUCTION NOTES:

1. ALL CONSTRUCTION IS TO BE IN ACCORDANCE WITH PRELIMING CODES AND STANDARDS, INCLUDING THE BUILDING CODE OF THE STATE OF NEW YORK, N.Y.S. DEPARTMENT OF HEALTH CODES, AND P.A. 88 § 101.

2. PROVIDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY IN ACCORDANCE WITH THE SPECIFICATIONS AND WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS INCLUDING OSHA, NFPA 241, AND NYS DEPARTMENT OF LABOR.

3. EACH CONTRACTOR SHALL CONDUCT ALL OPERATIONS IN CONFORMANCE WITH SECTION 1049(a)(1)(ii) LIFE SAFETY MEASURES.

4. THESE DRAWINGS INDICATE THE GENERAL SPACE FOR THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN CONCEPT. THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS, AND THE TYPE OF ARCHITECTURAL, STRUCTURAL, MATERIAL MANAGEMENT, AND MISCELLANEOUS WORK REQUIRED IN THIS CONTRACT, ON THE BASIS OF THE GENERAL SCOPE INDICATED ABOVE ARE DESCRIBED. THE GENERAL CONTRACTOR SHALL PROVIDE ALL THE NECESSARY MEASURES TO PROTECT THE PROPER EXECUTION AND COMPLETION OF THE WORK INCLUDED IN THE OTHER CONTRACTS.

5. THE DRAWINGS SPECIFICATION, SCOPE OF WORK, VARIANTE, AND CONSTRUCTION NOTES CONTAINED HEREIN FORM A PACKAGE OF CONTRACT DOCUMENTS WHICH ARE SUPPLEMENTARY AND COMPLEMENTARY, IN THE EVENT OF A CONFLICT AMONG THE DRAWINGS, SPECIFICATIONS, SCOPE OF WORK, VARIANTE, AND/OR CONSTRUCTION NOTES, THE GENERAL CONTRACTOR IS TO ASSUME THE OPTION IN ACCORDANCE WITH THE REQUIREMENTS OF THE GENERAL CONDITIONS, AND GENERAL & SUPPLEMENTAL GENERAL REQUIREMENTS.

6. AT LEAST 24 HOUR WRITTEN NOTICE SHALL BE GIVEN BEFORE COMMENCEMENT OF WORK PER THE NEW YORK CITY BUILDING CODE SECTION 27-195.

7. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK CITY BUILDING CODE SECTION 27-195. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND EQUIPMENT TO BE AS ACCEPTED BY THE BOARD OF STANDARDS AND APPEALS & UNDERWRITERS LABORATORIES.

8. THE GENERAL CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE ARTICLE 19, SAFETY OF PUBLIC AND PROPERTY DURING CONSTRUCTION OPERATIONS AND SHALL BE HELD RESPONSIBLE FOR SAFE MAINTENANCE

9. UNTIL COMPLETION AND FINAL ACCEPTANCE OF WORK.

10. THE GENERAL CONTRACTORS IS TO DESIGN AND PROVIDE ALL SCHEDING, BRACING, BARBERS, TEMPORARY EXCISES, AND PARTITIONS TO ACCOMPLISH ALL OF THE WORK IN AN APPROVED MANNER IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE SECTION 27-103.2.

11. MATERIALS, ASSEMBLIES, FORMS, AND METHODS OF CONSTRUCTION, CODE TEST METHOD, MADE BY A TESTING SERVICE OR A LABORATORY ACCEPTABLE TO THE COMMISSIONER OF THE DEPARTMENT OF BUILDINGS AS PER THE NEW YORK CITY BUILDING CODE SECTION 27-131 (A) (1).

12. GUARDS AND HANDRAILS SHALL COMPLY WITH THE NEW YORK CITY BUILDING CODE SECTION 27-375(f), DESIGN AND CONSTRUCTION TO WITHSTAND A MINIMUM OF 201 LB. LOAD APPLIED AT ANY POINT DOWNWARD OR HORIZONTALLY, OR THE SIMULTANEOUS APPLICATION OF A MINIMUM LATERAL FORCE OF 40 PPT. AND A VERTICAL FORCE OF 30 PPT. BOTH APPLIED AT THE TOP OF THE RAILING, THE MORE STRINGENT REQUIREMENT GOVERNING.

13. ALL WOOD SHALL BE PRE-APPROVED, TREATED PER THE NEW YORK CITY BUILDING CODE SECTION 27-322, (FS 5-3, AND FS 5-4), AND BE TESTED AS PER SECTION 27-322.

14. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS BEFORE COMMENCEMENT OF WORK, AND BE RESPONSIBLE FOR THEIR ACCURACY. ANY DISCREPANCIES BETWEEN FIELD DIMENSIONS AND THE DOCUMENTS OR WITHIN THE DOCUMENTS ARE TO BE REPORTED TO THE ARCHITECT IN WRITING, UPON DISCOVERY.

15. DIMENSIONS SHALL BE FIGURED RATHER THAN DETERMINED BY SCALING WITH RULER.

16. ALL DIMENSIONS SHOWN ARE TO ROUGH WALL AND PARTITION SURFACES UNLESS SPECIFICALLY.

17. EACH CONTRACTOR SHALL MAINTAIN SITE AND CONSTRUCTION PREPARED IN A SAFE, OPENLY, AND WORKMANLIKE MANNER AT ALL TIMES DURING THE WORK.

18. EACH CONTRACTOR SHALL REMOVE ALL DEBRIS FROM SITE ON A DAILY BASIS.

19. EACH CONTRACTOR SHALL NOT STORE ANY FLAMMABLE OR COMBUSTIBLE MATERIALS IN ANY PART OF THE BUILDING.

20. EACH CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO ADEQUATELY PROTECT ALL WORK, AND TO PROTECT THE SAFETY OF PERSONS AND PROPERTY IN THE AREA OF THE WORK.

21. EACH CONTRACTOR SHALL DETERMINE EXACT LOCATION OF EXISTING UTILITIES BEFORE COMMENCING WORK. EACH CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS OR HER FAILURE TO EXACTLY LOCATE AND PRESERVE UNDERGROUND UTILITIES.

22. EACH CONTRACTORS SHALL VERIFY ALL EXISTING CONSTRUCTION, CONDITIONS AND DIMENSIONS PRIOR TO THE FABRICATION AND INSTALLATION OF ALL MATERIALS AND PRODUCTS. EACH CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE OWNER AND ARCHITECT PRIOR TO THE START OF THE WORK. COMMENCEMENT OF THE WORK SHALL IMPLY ACCEPTANCE OF ALL CONDITIONS.

23. EACH CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF ALL PROPOSED CHANGES OR SUBSTITUTIONS OF MATERIALS, METHODS, OR EQUIPMENT OR EQUIPMENT SPACING, OR THE BRACKS AND MAKE ONLY THOSE REVISIONS OR SUBSTITUTIONS ACCEPTABLE TO THE ARCHITECT.

24. TO THE BEST OF OUR KNOWLEDGE, THE WORK INDICATED IN THESE DOCUMENTS COMPLES WITH THE NYS ENERGY CODE.

25. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.

26. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK INDICATED AND INFERRED INCLUDING THE RELATED COORDINATION REQUIRED BETWEEN THIS AND ALL OTHER SUBCONTRACTORS.

27. EACH CONTRACTOR SHALL EMPLOY MEANS AND METHODS THAT MINIMIZE VIBRATION, NOISE, DUST, POLLUTANTS AND OTHER DISTURBANCES TO EXISTING HOSPITAL OPERATIONS, AND SHALL NOTIFY THE OWNER A MINIMUM OF 24 HOURS IN ADVANCE OF THE COMMENCEMENT OF
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28. ALL SUCH ACTIVITIES.

29. 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 QUALITY WORKMANSHIP.

30. THE WORK SHALL INCLUDE ALL REMOVALS NOT SPECIFICALLY INDICATED ON DRAWINGS, BUT NECESSARY FOR THE COMPLETION OF WORK.

31. THE GENERAL NOTES CONTAINED HEREIN ARE PART OF THE PLANS AND SPECIFICATIONS AND ARE TO BE COMPLIED WITH IN ALL RESPECTS. MORE RESTRICTIVE NOTES SPECIFIED ELSEWHERE ARE TO TAKE PRECEDENCE OVER THE GENERAL NOTES.

32. EACH CONTRACTOR SHALL MAINTAIN UNRESTRICTED ENTRANCE AND EXITS FOR OCCUPANTS AND VISITORS (PER N.Y.C. CODE AT ALL TIMES).

33. ANY DISCREPANCIES IN THE PLANS SHALL BE CALLED TO THE ARCHITECTS IMMEDIATE ATTENTION.

34. EACH CONTRACTOR SHALL PROCEED WITH THE WORK IN COMPLIANCE WITH THE SCHEDULE THAT IS TO BE SUBMITTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.

35. TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SETTLEMENT, COLLAPSE OR MOVEMENT OF ANY PART OF EXISTING STRUCTURE.

36. EACH CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR ADJACENT STRUCTURES AND SPACES WITHIN THE AREA OF OPERATION UNDER HIS CONTRACT. ANY DAMAGE OR DISTURBANCE RESULTING FROM WORK DONE UNDER THIS CONTRACT SHALL BE PROMPTLY RESTORED, REPLACED, OR REPAIRED AT NO ADDITIONAL COST TO THE OWNER.

37. ALL EXISTING DIMENSIONS, LOCATIONS AND CONDITIONS SHALL BE FIELD VERIFIED. EACH CONTRACTOR SHALL VERIFY ALL DIMENSIONS BY MEASUREMENTS AT THE JOB SITE AND SHALL TAKE ANY AND ALL OTHER MEASUREMENTS NECESSARY TO VERIFY THE DRAWINGS AND TO PERFORM HIS WORK PROPERLY. SHOULD ANY DIMENSIONS BE AT VARIANCE WITH EXISTING CONDITIONS, OR SHOULD THERE BE A CONFLICT BETWEEN DRAWINGS, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ARCHITECT FOR CLARIFICATION.

38. EACH CONTRACTOR SHALL MAINTAIN NO DEVIATION FROM THE DESIGN DRAWINGS WITHOUT PRIOR WRITTEN APPROVAL OF THE ARCHITECT.

39. EACH CONTRACTOR AND SUBCONTRACTORS SHALL CONSULT AND STUDY THE CONTRACT DOCUMENTS TO DETERMINE HOW THEIR WORK IS AFFECTED UNDER THIS CONTRACT.

40. EACH CONTRACTOR SHALL COORDINATE, SCHEDULE, AND EFFECT ALL REQUIRED UTILITY SHUTDOWNS IN COORDINATION WITH THE OWNER. TWO WEEKS PRIOR NOTICE SHALL BE REQUIRED.

41. EACH CONTRACTOR SHALL COOPERATE AND COORDINATE WITH OTHER CONTRACTORS, AND SHALL LAID OUT, AND INSTALL HIS WORK AT SUCH A TIME AND IN SUCH A MANNER AS NOT TO DELAY OR INTERFERE WITH THE CARRYING FORWARD OF THE WORK BY OTHER CONTRACTORS.

42. EACH CONTRACTOR SHALL COMPLY WITH ALL RULES AND REGULATIONS OF THE BUILDING OWNER.

43. FOR THE DURATION OF THE PROJECT, EACH CONTRACTOR IS TO TAKE ADEQUATE MEASURES FOR FIRE PROTECTION. EACH CONTRACTOR IS TO PROVIDE AND MAINTAIN PORTABLE FIREFIGHTING EQUIPMENT.

44. ALL WORK SHALL BE EXECUTED IN ACCORDANCE WITH THE BEST ACCEPTED TRADE PRACTICES AND AS PER MANUFACTURERS RECOMMENDATIONS.

45. ALL CONSTRUCTION DEBRIS AND REFUSE SHALL BE REMOVED FROM THE BUILDING AT THE END OF EACH WORKDAY AND LEGALLY DISPOSED OF OFF THE PROPERTY. NO BURNING OF REFUSE OR DEBRIS IS PERMITTED.

46. WHERE CONFLICTS OCCUR BETWEEN CONTRACT DRAWINGS SPECIFICATIONS, AND APPLICABLE CODES, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.

47. DELIVERIES AND REMOVALS SHALL BE COORDINATED WITH THE OWNER.

48. ALL WORK SHOWN IS NEW UNLESS NOTED EXISTING.
- BUILDING DEPARTMENT NOTES:
- BUILDING LIFE SAFETY REQUIREMENTS
- ITEMS TO BE FILED SEPARATELY
1. FIRE ALARMS AND COMMUNICATIONS SYSTEM TO BE FILED SEPARATELY (27-97a) (28-1704.5).

2. SPRINKLER SYSTEMS
- LOCAL LAW 5887 - ACCESSIBILITY LAW
- ALL WORK SHALL COMPLY WITH LOCAL LAW 5887 OF NEW YORK CITY BUILDING CODE AS INCORPORATED IN SUB ARTICLE 2 OF ARTICLE 2, PARAGRAPH 27-292. REFERENCE STANDARDS FS 4-6 AND ALL APPLICABLE SECTIONS OF ANSI A117.1-1988, ALL WORK SHALL COMPLY WITH ANSI A117.1-1988 SECTIONS 4.13 (DOORS), 4.17 (TOILET STALLS), 4.18 (URINALS), 4.19 (LAVATORIES, SINKS AND MIRRORS), 4.23 (STORAGE), 4.24 (GRAB BARS), 4.26 (CONTROLS AND OPERATING MECHANISMS), 4.28 (ALARMS), 4.29 (SIGNAGE) AND 4.30 (SEATING, TABLES, AND WORK SURFACES). 4.15 (WINTER COOLER), 4.21 (SHOWER STALLS), ALL BUILT IN WORK SURFACES WILL PROVIDE IN EXCESS OF THE REQUIRED MINIMUM KNEE CLEARANCES OF 27" HIGH, 19" DEEP FRONT TO BACK, AND 30" WIDE. HEIGHT
- SPECIAL INSPECTIONS
- MATERIALS, ASSEMBLIES, METHODS OF CONSTRUCTION AND EQUIPMENT LISTED BELOW SHALL BE INSPECTED OR TESTED TO VERIFY COMPLIANCE WITH CODE REQUIREMENTS UNDER THE PROVISIONS OF "CONTROLLED INSPECTION."
- SECTION 27-132 AND 27-136 OF THE BUILDING CODE STIPULATES ALL REQUIRED INSPECTIONS AND TESTS OF SUCH MATERIALS AND EQUIPMENT SHALL BE MADE AND WITNESSED BY OR UNDER THE DIRECT SUPERVISION OF AN ARCHITECT OR ENGINEER RETAINED BY OR ON BEHALF OF THE OWNER. SHALL BE ACCEPTABLE TO THE ARCHITECT OR ENGINEER WHO PREPARED THE PLANS, AND THE ARCHITECT OR ENGINEER BY WHOM OR UNDER WHOSE DIRECT SUPERVISION, THE REQUIRED INSPECTIONS AND TESTS ARE MADE AND WITNESSED SHALL FILE WITH THE DEPARTMENT SIGNED COPIES OF ALL REQUIRED INSPECTION AND TEST REPORTS, TOGETHER WITH HIS OR HER SIGNED STATEMENT THAT THE MATERIAL AND ITS USE OR INCORPORATION INTO THE WORK COMPLY WITH CODE REQUIREMENTS.
- SPECIAL INSPECTIONS LIST

BC 1704.15 MECHANICAL SYSTEMS

BC 1704.21 SPRINKLER SYSTEMS

BC 1704.23 FIRESTOP, DRAFTSTOP, AND FIREBLOCK SYSTEMS

BC 108.3.5 ENERGY CODE COMPLIANCE INSPECTIONS

BC 108.3.4 FIRE-RESISTANCE RATED CONSTRUCTION

28-116.2.4.2 BC 108.3 FINAL
- ENERGY CODE COMPLIANCE INSPECTIONS (PER BC 108.3.5)

INTERIOR LIGHTING POWER

LIGHTING CONTROLS

EXIT SIGNS

ELECTRICAL MOTORS

MAINTENANCE INFORMATION
- | ITEM | BUILDING CODE OF THE CITY OF NEW YORK (1988) | NFPA 101 2000 EDITION | PROJECT COMPLIES |
|------|--|-----------------------|------------------|
|------|--|-----------------------|------------------|
- |  |  |  |     |
|--|--|--|-----|
| OCCUPANCY GROUP  | BUSINESS "E" (27-253)  | EXISTING BUSINESS OCCUPANCY (28-111)                                     | YES |
| CONSTRUCTION CLASSIFICATION  | IA NONCOMBUSTIBLE (27-276) (TABLE 3-4)   | TYPE I (440) (TABLE A-6-2.1)   | YES |
| COLUMNS, GIRDERS, TRUSSES & FRAMING SUPPORTING ONE FLOOR                             | 3 HOURS  | 3 HOURS  | YES |
| FIRE RESISTANCE RATING OF THIN ONE FLOOR CONSTRUCTION ELEMENTS IN FLOOR CONSTRUCTION | 4 HOURS  | 4 HOURS  | YES |
| FLOOR CONSTRUCTION ELEMENTS IN ROOF CONSTRUCTION 15'0" OR LESS IN HEIGHT ABOVE FLOOR | 3 HOURS  | 3 HOURS  | YES |
| AREA LIMITATION TABLE 4-2 (NON COMBUSTIBLE)  | AREA - N.L. (NO LIMIT) HEIGHT - N.L. (NO LIMIT) (TABLE 4-2)                                  | TYPE I (330) (TABLE A-6-2.1)   | YES |
| CAPACITY OF MEANS OF EGRESS  | CORRIDOR MIN. WIDTH 44" (27-357)   | CORRIDOR MIN. WIDTH 44" (132.3.3) EXCEPTION 1                            | YES |
| OCCUPANT LOAD REQUIREMENTS   | 3,600 SQ.FT. GROSS/100 SQ.FT. GROSS PER OCCUPANT=36 OCCUPANTS (27 - 358)                     | 3,600 SQ.FT. GROSS/100 SQ.FT. GROSS PER OCCUPANT=36 OCCUPANTS (27 - 117) | YES |
| EXITS FROM FLOORS  | AT LEAST 2 INDEPENDENT EXITS. REMOVE FROM EACH OTHER FROM EVERY FLOOR OF A BUILDING (27-386) | AT LEAST TWO FROM EVERY SMOKE COMPARTMENT (27 - 2.4.1)                   | YES |
| MAX. TRAVEL DISTANCE TO AN EXIT  | 300 FT. UNSPRINKLERED (TABLE 6-1)  | 300 FT. SPRINKLERED (TABLE A-5-6.1)                                      | YES |
| MAX. DEAD END CORRIDOR   | 50 FT. (TABLE 6-1)   | 50 FT. (TABLE A-5-6.1)   | YES |
| CORRIDOR WALL RATING   | 1 HOUR FIRE RATED (27-389)   | NO REQUIREMENT (27 - 3.6)  | YES |
| SMOKE BARRIER  |  | 2,800 SQ.FT. < 22,500 SQ.FT NOT REQUIRED (27 - 3.7)                      | YES |
- CLIENT: NEW YORK CITY HEALTH AND HOSPITALS CORPORATION

CLIENT: LINCOLN MEDICAL AND MENTAL HEALTH CENTER

CLIENT: NEW CLINIC RENOVATION AT SECOND FLOOR

CLIENT: GENERAL NOTES AND BUILDING DEPARTMENT NOTES

ARCHITECT: M J C L Architects, PLLC

ARCHITECT: Lilker Associates Consulting Engineers, PC

ENVIRONMENTAL ENGINEERING CONSULTANT: Lilker Associates Consulting Engineers, PC

PROJECT: NEW CLINIC RENOVATION AT SECOND FLOOR

BRANING: GENERAL NOTES AND BUILDING DEPARTMENT NOTES

SCALE: NTS

DRAWN BY: CAD

CHECKED BY: VC

DATE: 09-06-2011

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DOE EMPLOYEE SIGNATURES AND SIGNATURES

DOE SECTION SIGNER

11-04-2011

ISSUED FOR OWNER REVIEW

REVISION DATE

REASON FOR REUSE

06-25-2012

ISSUED TO DOE

11-04-2011

ISSUED FOR OWNER REVIEW

AREA OF WORK

"202"

WALLS, CEILING, FLOOR, ROOF, EXTERIOR, INTERIOR, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, SAFETY, SECURITY, ACCESSIBILITY, etc.

DOE EMPLOYEE SIGNATURES AND SIGNATURES

DOE SECTION SIGNER