

GENERAL NOTES:

1. THE CONTRACTOR SHALL PERFORM THIS WORK IN ACCORDANCE WITH LOCAL LAWS AND ORDINANCES HAVING JURISDICTION. THE BUILDING PERMIT SHALL BE SECURED BY THE CONTRACTOR, AND HE SHALL OBTAIN OTHER PERMITS AND APPROVALS AS REQUIRED BY LAW FOR THE COMPLETION OF THE WORK AND ISSUANCE OF A FULL CERTIFICATE OF OCCUPANCY.
- 2.THE SUBMISSION OF A PROPOSAL BY THE CONTRACTOR WILL BE CONSTRUED AS EVIDENCE THAT A CAREFUL AND THOROUGH EXAMINATION OF THE SITE HAS BEEN MADE AND LATER CLAIMS FOR LABOR, MATERIALS AND OR EQUIPMENT REQUIRED OR FOR DIFFICULTIES ENCOUNTERED, WHICH COULD BEEN MADE, WILL NOT BE RECOGNIZED. IT SHALL ALSO CONSTITUTE THAT A REPRESENTATION THAT THE CONTRACTOR HAS CHECKED AND VERIFIED ALL QUANTITIES, WORK AND MATERIALS INVOLVED AND THAT HE SHALL TAKE RESPONSIBILITY FOR ANY DEFICIENCIES HEREIN.
3. BEFORE ORDERING ANY MATERIAL OR DOING ANY WORK, EACH TRADE SHALL VERIFY ALL MEASUREMENTS IN THE FIELD AND SHALL BE RESPONSIBLE FOR THE CORRECTNESS OF SAME. NO EXTRA CHARGE OR COMPENSATION WILL BE ALLOWED ON ACCOUNT OF DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND THE MEASUREMENTS INDICATED ON THE DRAWINGS. ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR CONSIDERATION AND CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
4. THE ARCHITECT'S DRAWINGS AND CONSTRUCTION NOTES ARE COMPLIMENTARY AND WHAT IS CALLED FOR BY EITHER WILL BE BINDING AS IF CALLED FOR BY ALL. ANY WORK SHOWN OR REFERRED TO ON ANY ONE DRAWING SHALL BE PROVIDED AS THOUGH SHOWN OF ALL DRAWINGS. WHENEVER AN ITEM IS SPECIFIED AND/OR SHOWN ON THE DRAWINGS BY DETAIL OR REFERENCE IT SHALL BE CONSIDERED TYPICAL FOR OTHER ITEMS WHICH ARE OBVIOUSLY INTENDED TO BE THE SAME EVEN THOUGH NOT SO DESIGNATED OR SPECIFICALLY NAMED BUT DO SERVE THE SAME
5. THE WORK TO BE PERFORMED CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT, TOOLS TRANSPORTATION, SUPPLIES FEES, MATERIALS, AND SERVICES IN ACCORDANCE WITH THESE NOTES AND DRAWINGS AND PERFORMING ALL OPERATIONS NECESSARY TO CONSTRUCT AND INSTALL COMPLETE AND IN SATISFACTORY CONDITION THE VARIOUS MATERIALS AND EQUIPMENT AT THE LOCATIONS SHOWN. IT IS INTENDED THAT THE DRAWINGS INCLUDE EVERYTHING REQUISITE AND NECESSARY TO FINISH THE ENTIRE WORK PROPERLY, NOTWITHSTANDING THE FACT THAT EVERY ITEM NECESSARILY INVOLVED MAY NOT BE SPECIFICALLY MENTIONED OR SHOWN. ANY ITEM WHICH MAY BE REASONABLY CONSTRUED AS INCIDENTAL TO THE PROPER AND SATISFACTORY COMPLETION OF THE WORK IN ACCORDANCE WITH THE INTENT OF THESE NOTES AND DRAWINGS IS HEREBY INCLUDED.
6. THE CONTRACTOR SHALL ABIDE BY AND COMPLY WITH THE TRUE INTENT AND MEANING OF THE DRAWINGS AND NOTES TAKEN AS A WHOLE AND SHALL NOT AVAIL HIMSELF OF ANY OBVIOUS ERRORS OR OMISSIONS. SHOULD ANY EXIST, SHOULD ANY ERROR OR DISCREPANCY APPEAR OR ANY DOUBT ARISE AS TO THE TRUE MEANING OF THE DRAWINGS, OR NOTES, THE CONTRACTOR SHALL BRING SUCH ITEMS TO THE ATTENTION TO THE ARCHITECT BEFORE SUBMISSION OF PROPOSAL FOR EXPLANATION OR CORRECTION OF SAME. AFTER THE SUBMISSION OF PROPOSAL THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL SUCH ITEMS.
7. THE CHARACTER AND SCOPE OF THE WORK ARE ILLUSTRATED BY THE DRAWINGS AND NOTES, TO INTERPRET AND EXPLAIN THE DRAWINGS OTHER INFORMATION DEEMED NECESSARY BY THE ARCHITECT WILL BE FURNISHED TO THE CONTRACTOR WHEN AND AS REQUIRED BY THE WORK, AND IS TO BE UNDERSTOOD THAT SAID ADDITIONAL INFORMATION OR DRAWINGS ARE TO BE EQUAL FORCE WITH THESE.

8. THE PROJECT HAS BEEN DESIGNED AND DETAILED FOR THE SPECIFIC MATERIALS AND EQUIPMENT SPECIFIED. NO SUBSTITUTIONS SHALL BE MADE WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. IF THE SPECIFIED MATERIAL IS NOT AVAILABLE THE CONTRACTOR SHALL PROPOSE AN ALTERNATE MATERIAL AND SHALL PROVIDE DRAWINGS, SAMPLES, SPECIFICATIONS MANUFACTURER'S LITERATURE, PERFORMANCE DATE, ETC. IN ORDER THAT THE ARCHITECT CAN EVALUATE THE PROPOSED SUBSTITUTION. IF THE SUBSTITUTION AFFECTS A CORRELATED FUNCTION, ADJACENT CONSTRUCTION OF THE WORK OF ANY OTHER CONTRACTOR OR TRADE, THE NECESSARY CHANGES AND MODIFICATIONS TO THE AFFECTED WORK SHALL BE SUBMITTED WITH THE SUBSTITUTION AND ACCOMPLISHED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER. NO REQUESTS FOR SUBSTITUTES WILL BE ENTERTAINED BY THE ARCHITECT DUE TO CONTRACTOR'S FAILURE TO ORDER MATERIALS IN A TIMELY MANNER.
9. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY IF HE CANNOT FOR ANY REASON COMPLY WITH ALL THE REQUIREMENTS OF THESE NOTES AND DRAWINGS.
10. THE CONTRACTOR SHALL COORDINATE AND SUPERVISE THE WORK OF ALL CONTRACTORS AND SUB-CONTRACTORS HE SHALL BE RESPONSIBLE FOR GIVING ALL TRADES SUCH INFORMATION, PLANS OR DETAILS AS MAY BE REQUIRED FOR THE PROPER INSTALLATION AND COMPLETION OF THEIR WORK.
11. THE CONTRACTOR SHALL SUBMIT ALL FABRICATION SHOP DRAWINGS, SAMPLES, AND FIXTURE CUTS FOR THE ARCHITECT'S REVIEW, AS REQUIRED AND/OR INDICATED ON DRAWINGS. THE ARCHITECT'S REVIEW SHALL NOT BE CONSTRUED AS AN INDICATION THAT SUBMITTAL IS CORRECT OR SUITABLE NOR THAT WORK REPRESENTED BY SUBMITTAL COMPLIES WITH THE DRAWINGS, EXCEPT AS TO MATTERS OF FINISH, COLOR, AND OTHER ESTHETIC MATTERS. ACTION NOTED ABOVE DOES NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY TO COORDINATE ALL TRADES AND TO CHECK QUANTITIES AND DIMENSIONS AGAINST CONDITIONS IN THE FIELD. CONTRACTORS AND ENGINEERS SHALL ASSUME RESPONSIBILITY FOR ALL ERRORS ON THEIR DRAWINGS.
12. ALL MATERIALS REQUIRED FOR THE PERFORMANCE OF THIS CONTRACT SHALL BE NEW AND OF THE BEST QUALITY OF KINDS SPECIFIED, ALL SUBJECT TO THE APPROVAL OF THE ARCHITECT. THE USE OF OLD OR SECONDHAND MATERIALS IS STRICTLY FORBIDDEN. THE CONTRACTOR SHALL, IF REQUIRED, FURNISH SATISFACTORY EVIDENCE AS THE THE KIND AND QUANTITY OF MATERIALS AND WORKMANSHIP. MATERIALS SHALL BE USED IN ACCORDANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS. UPON REQUEST, THE MANUFACTURER'S REPRESENTATIVE SHALL GO TO THE SITE AND INSTRUCT THE MECHANICS IN THE USE OF THE MATERIALS OR SHALL SUPERVISE THEIR USE.
13. FOR THE EXECUTION OF THE WORK TO BE PERFORMED UNDER THIS CONTRACT AND FOR THE MANUFACTURE OR TRANSPORTATION OF ANY OF THE MATERIALS OR EQUIPMENT TO BE USED OR INSTALLED, THE CONTRACTOR SHALL EMPLOY ONLY SUCH LABOR THROUGHOUT AS WILL NOT INTERFERE WITH THE SPEEDY AND UNINTERRUPTED COMPLETION OF THE PROJECT. ALL WORK SHALL BE DONE BY MECHANICS SKILLED IN THEIR TRADE AND SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER IN ACCORDANCE WITH THE BEST TRADE PRACTICES.
14. ANY MATERIALS DELIVERED OR WORK PERFORMED, CONTRARY TO THE DRAWINGS AND NOTES AND APPROVED SHOP DRAWINGS, SHALL BE REMOVED BY THE CONTRACTOR AT HIS OWN EXPENSE, AND THE SAME SHALL BE REPLACED WITH OTHER MATERIALS OR WORK SATISFACTORY TO THE ARCHITECT. THE CONTRACTOR SHALL ALSO ASSUME THE COSTS OF REPLACING THE WORK WHICH MAY BE DISTURBED.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROPERLY AND ACCURATELY LAYING OUT THE WORK AND FOR THE LINES AND MEASUREMENTS HEREIN. HE SHALL ESTABLISH NECESSARY REFERENCE LINES AND PERMANENT BENCH MARKS FROM WHICH BUILDING LINES AND ELEVATIONS SHALL BE TAKEN. ELEVATION HEIGHTS OF ALL WORK INCLUDING BUT NOT LIMITED TO SOFFITS, CEILINGS, DOORS, HOLLOW METAL SHALL BE TRUE AND LEVEL WITHIN A MAXIMUM TOLERANCE OF 1/8" OVERALL FOR THE ENTIRE PROJECT.

16. A. THE PREMISES AND THE JOB SITE SHALL BE MAINTAINED IN A REASONABLY NEAT AND ORDERLY CONDITION AND KEPT FREE FROM ACCUMULATIONS OF WASTE MATERIALS AND RUBBISH DURING THE ENTIRE CONSTRUCTION PERIOD. REMOVE CRATES, CARTONS, AND OTHER FLAMMABLE WASTE MATERIALS OR TRASH FROM THE WORK AREAS AT THE END OF EACH WORKING DAY.
B. ELECTRICAL CLOSETS, PIPE AND DUCT SHAFTS, CHASES, FURRED SPACES AND SIMILAR SPACES WHICH ARE GENERALLY UNFINISHED SHALL BE CLEANED AND LEFT FREE FROM RUBBISH, LOOSE PLASTER, MORTAR DRIPPINGS, EXTRANEIOUS CONSTRUCTION MATERIALS, DIRT AND DUST.
C. CARE SHALL BE TAKEN BY WORKMAN NOT TO MARK, SOIL, OR OTHERWISE DEFACE FINISHED SURFACES. IN THE EVENT THAT FINISHED SURFACES BECOME DEFACED, CLEAN AND RESTORE SUCH SURFACES TO THEIR ORIGINAL CONDITION. IF THIS IS NOT POSSIBLE, DAMAGED SURFACES SHALL BE REPLACED.
D. CLEAN UP IMMEDIATELY UPON COMPLETION OF EACH TRADE'S WORK.
E. CLEAN AREAS OF THE BUILDING IN WHICH PAINTING AND FINISHING WORK IS TO BE PERFORMED JUST PRIOR TO THE START OF THIS WORK. AND MAINTAIN THESE AREAS IN SATISFACTORY CONDITION FOR PAINTING AND FINISHING.
F. THIS CLEANING INCLUDES THE REMOVAL OF TRASH AND RUBBISH FROM THESE AREAS, BROOM CLEANING FLOORS, THE REMOVAL OF ANY PLASTER MORTAR, DUST AND OTHER EXTRANEIOUS MATERIALS FROM FINISHED SURFACES. INCLUDING BUT NOT LIMITED TO MISCELLANEOUS METAL, WOODWORK, PLASTER GYPSUM DRYWALL, MASONRY, CONCRETE, MECHANICAL AND ELECTRICAL EQUIPMENT, PIPING, DUCTWORK, CONDUIT, AND SURFACES VISIBLE AFTER GRILLES, REGISTERS AND OTHER SUCH FIXTURES OR DEVICES ARE IN PLACE.
G. IN ADDITION TO THE CLEANING SPECIFIED ABOVE AND THE MORE SPECIFIC CLEANING WHICH MAY BE REQUIRED IN VARIOUS SECTIONS OF THE SPECIFICATIONS, THE PREMISES SHALL BE PREPARED FOR OCCUPANCY BY:
(i) A THOROUGH CLEANING THROUGHOUT INCLUDING WASHING OR CLEANING BY OTHER APPROVED METHODS OF ALL FLOORS AND SURFACES ON WHICH DIRT OR DUST HAS COLLECTED AND BY WASHING GLASS, REMOVING ALL PAINT, PUTTY AND STAINS THEREFROM.
(ii) PROVIDING AND MAINTAINING ADEQUATE RUNNER STRIPS OF NON-STAINING REINFORCED KRAFT PAPER ON FINISHED FLOORS AS REQUIRED FOR PROTECTION.
(iii) LEAVING ALL FIXTURES AND EQUIPMENT IN AN UNDAMAGED, BRIGHT, CLEAN, POLISHED CONDITION.
(iv) CLEAN AND POLISH ALL HARDWARE, AND OTHER METAL WORK.
(v) DO ALL OTHER CLEANING AS REQUIRED TO TURN THE BUILDING OVER TO THE OWNER IN A SPOTLESS AND ORDERLY CONDITION.

17. THE CONTRACTOR SHALL KEEP THE ARCHITECT INFORMED OF THE PROGRESS OF HIS WORK. NO WORK SHALL BE CLOSED OR COVERED UNTIL IT HAS BEEN DULY INSPECTED AND APPROVED. SHOULD UN-INSPECTED WORK BE COVERED, THE CONTRACTOR SHALL AT HIS OWN EXPENSE, UNCOVER ALL SUCH WORK SO THAT IT CAN BE PROPERLY INSPECTED AND AFTER SUCH INSPECTION, HE SHALL PROPERLY REPAIR AND REPLACE ALL WORK INTERFERED WITH.

18. ALL WORK SHALL BE SUBJECT TO FINAL INSPECTION BY THE ARCHITECT AND ACCEPTANCE BY THE OWNER.

19. PROTECT OWNER'S PROPERTY, EQUIPMENT AND EMPLOYEES FROM INJURY AND DAMAGE.

20. ALL HVAC, PLUMBING, SPRINKLER AND ELECTRICAL LINES ARE TO BE COORDINATED SO THAT NO CONFLICTS OCCUR. ANY CONFLICTS WHICH RESULT IN A RELOCATION OF A FINISHED SURFACE MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO INSTALLATION.

21. A SET OF THE INSTRUCTION MANUALS AND INSTALLATION INSTRUCTIONS OF ALL EQUIPMENT AND ACCESSORIES INSTALLED IN THIS JOB SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE OWNER AT THE COMPLETION OF THE JOB.

22. ALL PARTITION THICKNESS SHOWN ARE NOMINAL DIMENSION.

23. PROVIDE ADEQUATE BACKUP AND BLOCKING FOR ALL WALL OR CEILING MOUNTED EQUIPMENT, ARCHITECTURAL WOOD WORK, HANDRAILS, LIGHTING, OR OTHER MISCELLANEOUS ITEMS AS SHOWN ON DRAWINGS TO ASSURE A SECURE INSTALLATION.

24. ALL MISCELLANEOUS WOOD BLOCKING, GROUNDS, FURRING REQUIRED, TO BE LOCATED AS INDICATED ON DRAWINGS.

25. FOR ALL PARTITIONS REFER TO PARTITION SYMBOLS ON DRAWINGS AND THE PARTITION TYPE DRAWING OR DETAIL.

26. AT ALL ROOMS WITH FLOOR DRAINS: PITCH FINISHED FLOOR TO DRAIN - WATERPROOF SLAB WITH MEMBRANE.

27. MAINTAIN ACCESS TO ALL POINTS OF EGRESS DURING ENTIRE CONSTRUCTION PERIOD.

28. MECHANICAL VENTILATION SYSTEM:
M1507.3 WHOLE HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1507.3.1 THROUGH M1507.3.3.
MECHANICAL SUBCONTRACTOR SHALL SUBMIT TO THE BUILDING DEPARTMENT SHOP DRAWINGS OF ALL MECHANICAL EQUIPMENT AND DUCTWORK FOR REVIEW PRIOR TO THE PURCHASING AND INSTALLATION OF MECHANICAL SYSTEM.
OCCUPANCY CLASSIFICATION: PRIVATE DWELLINGS, SINGLE AND MULTIPLE
OCCUPANCY DENSITY (BASED UPON # OF BEDROOMS) =3 BEDROOMS
PEOPLE OUTDOOR AIRFLOW RATE IN BREATHING ZONE Rp CFM/PERSON =0.35 ACH BUT NOT LESS THAN 15 CFM PER PERSON = 45 CFM REQUIRED (SUPPLY AIR)
EXHAUST AIRFLOW RATE CFM/FT² = 25/100 KITCHEN 160 SQ. FT. = 40 CFM MIN. (KITCHEN EXHAUST FAN 50 CFM (FAN UNIT RATING))
TOILET ROOMS AND BATHROOMS = 20/60 BATHROOM LOWER LEVEL 25 SQ. FT. = 20 CFM EXHAUST (HALF BATHROOM FAN 25 CFM FAN UNIT RATING))
MASTER BATHROOM 108 SQ. FT. = 43 CFM MIN. (MASTER BATH 50 CFM FAN UNIT RATING) BATHROOM #3 77 SQ. FT. = 32 CFM MIN. (BATHROOM #3 50 CFM UNIT RATING).



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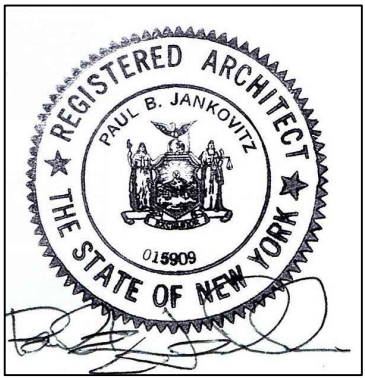
IT IS A VIOLATION OF THE LAW FOR ANY PERSON UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY IF THIS DOCUMENT BEARING THE SEAL OF AN ARCHITECT IS ALtered THE ALtered ARCHITECT SHALL AFFIX HIS/HER SEAL AND THE NOTATION "ALTERED BY:" FOLLOWED BY HIS/HER SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A BRIEF DESCRIPTION OF THE ALTERATION.

ALBANY POST ROAD
DUPLEX APARTMENT

39 OLD ALBANY POST ROAD
OSSINGING, NY

REVISIONS

NO.	DATE	DESCRIPTION
1.	1,29,20	AREA REDUCED



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DATE:

NOV. 5, 2019

PROJECT NO.

110519

SCALE:

1/4" = 1'-0"

DRAWING NO.

A-3.0

general notes