GENERAL NOTES

1. ALL WORK SHALL CONFORM TO ALL LAWS, RULES, AND REGULATIONS, INCLUDING REFERENCES STANDARDS, OF THE 2020 RESIDENTIAL BUILDING CODE OF NEW YORK STATE, FIRE PREVENTION CODE, FIRE DEPARTMENT REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES. ALL MATERIALS AND EQUIPMENT USED IN THE PROJECT SHALL CONFORM TO, AND HAVE APPROVALS IN ACCORDANCE WITH THE LOCAL MUNICIPALITY, ALL REFERENCE SUBCODES, AND WITH ANY OTHER PUBLIC AUTHORITIES OR AGENCIES OR AGENCIES HAVING JURISDICTION OVER THE PROJECT.
2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED CERTIFICATES OF INSURANCE WITH THE DEPARTMENT OF BUILDINGS NECESSARY TO OBTAIN ALL PERMITS REQUIRED BY GOVERNING NEW YORK AGENCIES.
3. THE CONTRACTOR SHALL BE LICENSED WITHIN THE COUNTY OF WORK.
4. THE CONTRACTOR SHALL PROVIDE WORKMEN'S COMPENSATION, LIABILITY, AND PROPERTY DAMAGE INSURANCES TO LIMITS AS REQUIRED BY THE LOCAL MUNICIPALITY AND/OR OWNER, AND SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS REQUIRED BY THE LOCAL BUILDING DEPARTMENT AND ARRANGING FOR ALL REQUIRED NOTIFICATIONS, TESTINGS, INSPECTIONS, AND APPROVALS.
5. THE CONTRACTOR UPON COMPLETION OF THE WORK, SHALL APPLY AND ARRANGE FOR DEPARTMENT OF BUILDINGS INSPECTIONS AND SIGN-OFFS REQUIRED.

6. THE CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING SITE CONDITIONS. THE CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK, AND SHALL REPORT ANY DISCREPANCIES BETWEEN DRAWINGS AND FIELD CONDITIONS TO THE ARCHITECT.
7. IN A RENOVATION OR RESTORATION PROJECT, ALL DIMENSIONS AND CONDITIONS SHOWN ARE APPROXIMATE, AS ALL NEW WORK MUST JOIN AND ALIGN WITH EXISTING CONDITIONS. THE CONTRACTOR SHALL DETERMINE ACTUAL FINISHED DETAILS OF CONSTRUCTION RELATING TO HEIGHTS, SIZES, ETC. BASED ON FIELD MEASUREMENTS, ALL IN ORDER TO JOIN AND ALIGN NEW TO EXISTING WORK.
8. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED ON THE DRAWINGS.
9. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES (PLUMBING, ELECTRICAL, ETC.)
10. PLUMBING AND ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN INSPECTIONS AND REQUIRED SIGN-OFFS.
11. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, AND REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.

12. THE CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR THE SITE AND ADJOINING PROPERTIES, BUILDING STRUCTURES, EQUIPMENT, CONTENTS, PAVEMENTS, SIDEWALKS, STREETS, CURBS, LANDSCAPING, UTILITIES, AND IMPROVEMENTS WITHIN THE AREA OF OPERATIONS UNDER THE CONTRACT. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY CLOSURES, GUARD RAILS, BARRICADES, ETC., TO ADEQUATELY PROTECT ALL WORKMEN, OCCUPANTS, AND THE PUBLIC FROM POSSIBLE INJURY. IF NECESSARY, TEMPORARY PROTECTION AND A CHAIN LINK FENCE SHALL BE CONSTRUCTED TO PREVENT UNAUTHORIZED ACCESS TO THE PROJECT SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY VANDALISM OR DAMAGE RESULTING FROM UNAUTHORIZED ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT.
13. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
14. ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.
15. CONTRACTOR SHALL PROVIDE FOR THE LEGAL REMOVAL AND DISPOSITION OF RUBBISH AND DEBRIS, AND FOR THE GENERAL CLEANING FOR THE FOR THE DURATION OF THE PROJECT. THE SITE SHALL BE LEFT DAILY WITH ALL MATERIALS AND TOOLS STORED IN AN ORDERLY FASHION, WITH ALL AREAS BROOM SWEPT. NO ACCUMULATION OF DIRT OR DEBRIS SHALL BE PERMITTED. UPON PROJECT COMPLETION, THE CONTRACTOR SHALL LEAVE THE PREMISES FREE AND CLEAR OF ALL RUBBISH AND DEBRIS, AND IN A BROOM SWEPT CONDITION.
16. ALL EXPOSED FINISHED SURFACES SHALL BE TREATED, CLEANED, VACUUMED, OR POLISHED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
17. DISTURBANCE OR DAMAGE RESULTING DIRECTLY OR INDIRECTLY FROM THE OPERATION OF THE CONTRACTOR, INCLUDING DAMAGE TO PROPERTY INCLUDING BUILDINGS, EQUIPMENT, CONTENTS, LAWNS, PLANTINGS, OR OTHER LANDSCAPE ITEMS, SHALL BE PROMPTLY RESTORED, REPAIRED, AND/OR REPLACED TO THE COMPLETE SATISFACTION OF THE ARCHITECT AND OWNER AT NO ADDITIONAL COST TO THE OWNER.
19. UNLESS OTHERWISE PROVIDED, THE ARCHITECT AND ARCHITECT'S CONSULTANTS, INCLUDING EQUIPMENT MANUFACTURERS AND THEIR REPRESENTATIVES, SHALL HAVE NO RESPONSIBILITY FOR THE DISCOVERY, PRESENCE, HANDLING, REMOVAL, DISPOSAL OF, OR EXPOSURE OF PERSONS TO HAZARDOUS MATERIALS IN ANY FORM AT THE PROJECT SITE. THIS INCLUDES, BUT IS NOT LIMITED TO: ASBESTOS, ASBESTOS PRODUCTS, POLYCHLORINATED BIPHENYL (PCB), LEAD PAINT CONTAMINANTS, OR ANY OTHER TOXIC SUBSTANCES OR CONTAMINATE. SHOULD ANY HAZARDOUS MATERIAL BE ENCOUNTERED OR SUSPECTED, THE CONTRACTOR SHALL CEASE WORK IMMEDIATELY AND REVIEW THE PROJECT CONDITIONS WITH THE ARCHITECT AND OWNER PRIOR TO PROCEEDING WITH ANY WORK OF THE CONTRACT.
20. EXCAVATION FOR UTILITY PIPING OR FOUNDATIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. CONTRACTOR SHALL NOTIFY THE LOCAL BUILDING DEPARTMENT AND/OR UTILITY COMPANY TO DETERMINE LOCATIONS OF ANY EXISTING UNDERGROUND UTILITIES, AND PROVIDE PROTECTION FOR SAME DURING EXCAVATION PROCEDURES.

21. THESE DRAWINGS AS ARTICLES OF SERVICE ARE PROPERTY OF THE ARCHITECT AND SHALL NOT BE USED FOR OTHER BUILDINGS, PROJECTS, OR PROPOSALS, OR PORTIONS THEREOF UNLESS SPECIFICALLY APPROVED BY THE ARCHITECT. IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT, TO ALTER THIS DOCUMENT IN ANY WAY. THE INFORMATION, CONCEPTS, IDEAS, AND DESIGN CONTAINED IN THESE DOCUMENTS ARE PROTECTED BY UNITED STATES COPYRIGHT LAWS.

ELECTRICAL NOTES

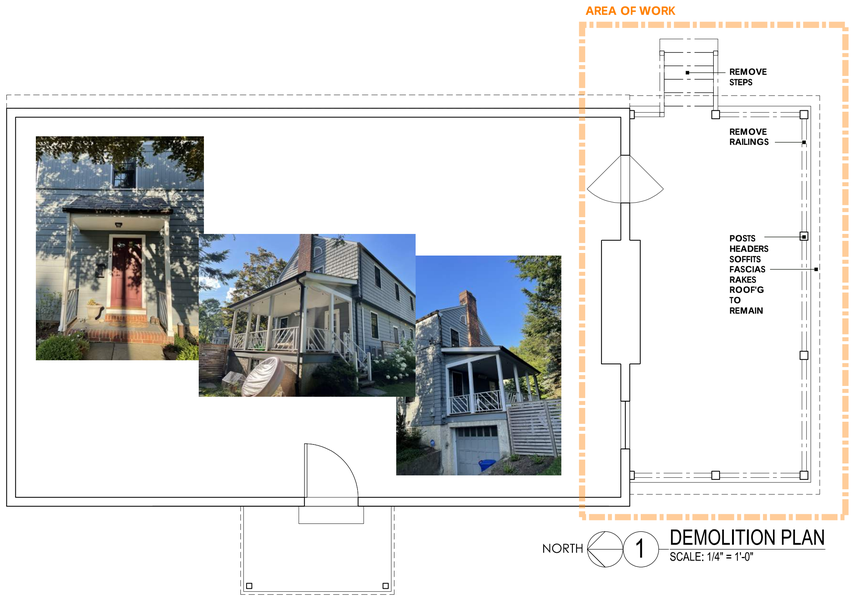
1. EXAMINE DRAWINGS AND BECOME FULLY INFORMED OF THE EXTENT AND CHARACTER OF WORK TO BE PERFORMED. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
2. SUPPLY AND INSTALL ALL ITEMS, ARTICLES, MATERIALS, & OPERATIONS INCLUDING ALL LABOR, EQUIPMENT, MATERIALS, & TOOLS NECESSARY TO COMPLETE ALL SYSTEMS SHOWN ON DRAWINGS, RENDERING A COMPLETE INSTALLATION.
3. OBTAIN ALL PERMITS REQUIRED. ARRANGE FOR INSPECTION OF THE WORK BY INSPECTION AUTHORITY, AND PAY ALL FEES. PROVIDE FINAL CERTIFICATE TO THE CLIENT/OWNER.
4. CONFORM TO THE REQUIREMENTS OF THE ELECTRICAL CODE AND THE RULES & BY-LAWS OF ALL AUTHORITIES HAVING JURISDICTION.
5. ALL MATERIAL EQUIPMENT SHALL BE NEW, UL APPROVED, BEARING THE UL STAMP, AND BE COMMERCIAL GRADE UNLESS OTHERWISE NOTED.
6. PROVIDE TEMPORARY ELECTRICAL POWER FOR THE WORK OF OTHER TRADES AS REQUIRED BY THE GENERAL CONTRACTOR. 7. PROVIDE TYPED CIRCUIT DIRECTORIES FOR PANELBOARDS. 8. PROVIDE A CERTIFICATE OF GUARANTEE OF WORKMANSHIP AND MATERIAL FOR ONE YEAR FROM DATE OF ACCEPTANCE. SUBMIT "AS-BUILT" DRAWINGS WITH ONE SET OF MARKED UP PRINTS TO CLIENT/OWNER AFTER COMPLETION OF WORK.

MILLWORK AND TRIM NOTES

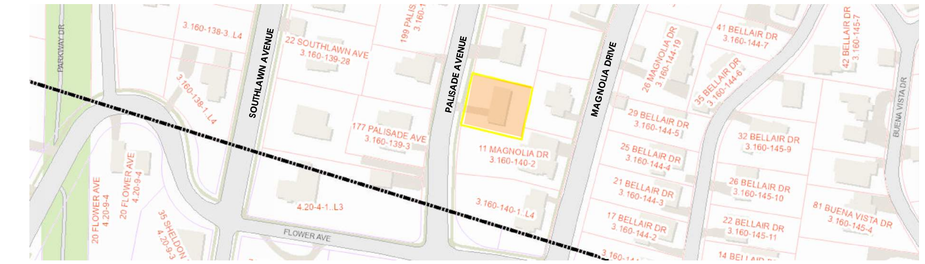
1. UNLESS OTHERWISE NOTED (U.O.N.) ALL TRIM SHALL BE CLEAR POPLAR, KILN DRIED
2. MINIMIZE JOINTS. NO PIECING IN ANY LENGTH OF MATERIAL SHORTER THAN 32"
3. U.O.N. DO NOT ALIGN MATERIALS. NO FLUSH CORNER DETAILS. OFFSET $\frac{1}{8}$" MINIMUM.
4. WHEN MATERIAL IS RE-DIMENSIONED BY RIPPING WITH A SAW, PLANE THE CUT EDGE SMOOTH INSTEAD OF SANDING IT SMOOTH.

ABBREVIATIONS

ACT	ACOUSTICAL CEILING TILE	CLG	CEILING	ELEV	ELEVATOR	GL	GLASS	MW	MICROWAVE	SECT	SECTION
AFF	ABOVE FINISHED FLOOR	CLO., CLOS.	CLOSET	ENCL	ENCLOSURE	HGT	HEIGHT	O.C.	ON CENTER	SIM	SIMILAR
APPL.	APPLIANCE	CMU	CONCRETE MASONRY UNIT	EXIST., EX'G	EXISTING	HW	HOT WATER	OP'NG	OPENING	SPECS	SPECIFICATIONS
BB.	BASE BOARD	C.O.	CLEAN OUT	F.B.O.	FURNISHED BY OWNER	ICE	ICEMAKER	OPP.	OPPOSITE	STL	STEEL
BD.	BOARD	COL	COLUMN	FDN	FOUNDATION	INFO	INFORMATION	P-LAM	PLASTIC LAMINATE	S.S.	STAINLESS STEEL
BET.	BETWEEN	CONC	CONCRETE	FF	FINISHED FLOOR	J.H.	JOIST HANGER	PLYWD	PLYWOOD	TR.	TRASH RECEPTACLE
BLDG	BUILDING	C.T.	CERAMIC TILE	FIN	FINISH	MAX.	MAXIMUM	P.T.	PRESSURE TREATED	TYP.	TYPICAL
BLKG	BLOCKING	C.W.	COLD WATER	FL., FLR.	FLOOR	MBATH	MASTER BATHROOM	PTD	PAINTED	U.O.N.	UNLESS OTHERWISE NOTED
BM.	BEAM	D.S.	DOWNSPOUTS	FTG.	FOOTING	MBR	MASTER BEDROOM	RCP	REFLECTED CEILING PLAN	VCT.	VINYL COMPOSITION TILE
B.O.	BY OTHERS	DR.	DOOR	GALV	GALVANIZED	MIN.	MINIMUM	REF.	REFRIGERATOR	V.I.F.	VERIFY IN FIELD
BR	BRICK	DWGS	DRAWINGS	GC	GENERAL CONTRACTOR	MTD	MOUNTED	REQ'D	REQUIRED	WD	WOOD
CABT.	CABINET	DWR	DRAWER			MTL	METAL	RM.	ROOM	WIN.	WINDOW



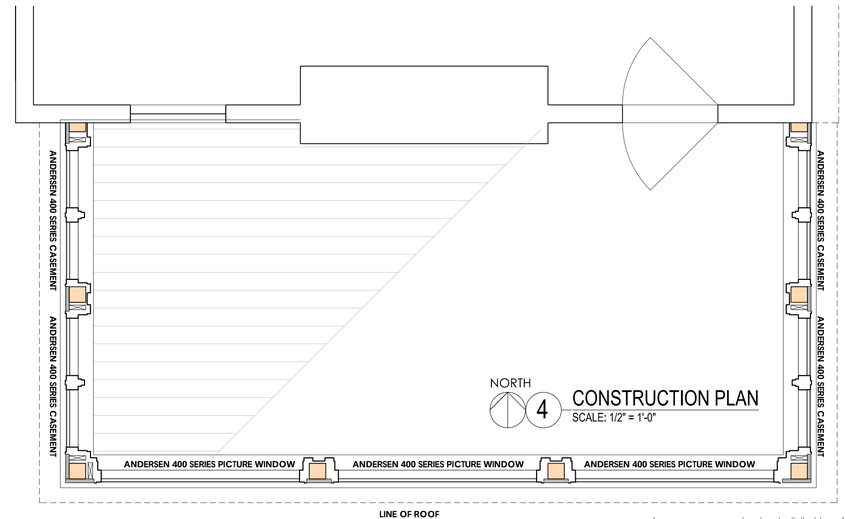
1 DEMOLITION PLAN
SCALE: 1/4" = 1'-0"



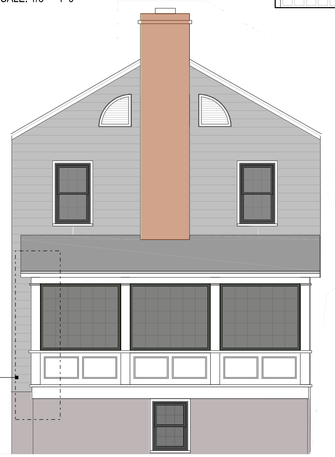
PROPERTY LOCATION MAP

2 EXIST'G WEST ELEVATION
SCALE: 1/8" = 1'-0"

3 EXIST'G SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

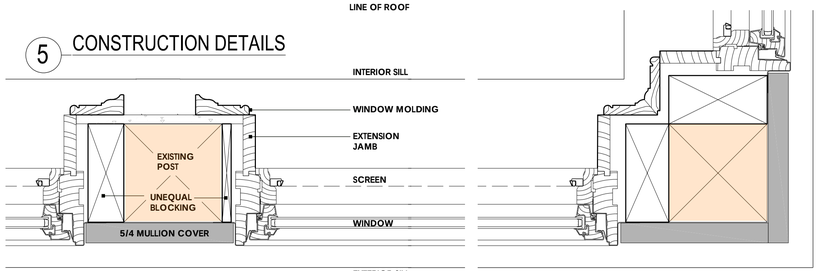


4 CONSTRUCTION PLAN
SCALE: 1/2" = 1'-0"

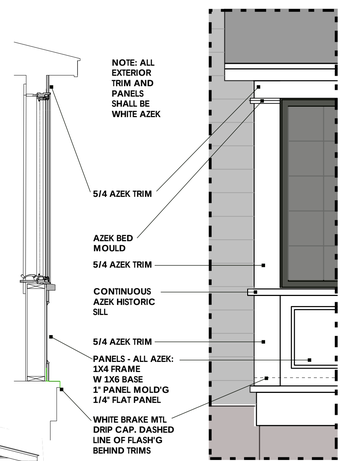


7 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

5 CONSTRUCTION DETAILS



6 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



8 ELEVATION DETAIL
SECTION

A1

REVISION

8/11/22	AHRB
	1

REGISTERED ARCHITECT
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SBL:

GENERAL NOTES
LEGENDS, ABBREVIATIONS
SITE LOCATION MAP, DEMO PLAN
EXISTING ELEVATIONS

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