

DEFINITIONS

1. OWNER - MANHATTAN BEER DISTRIBUTORS OR ITS AUTHORIZED REPRESENTATIVES
2. ARCHITECT - DI DOMENICO + PARTNERS, LLP
3. CONTRACTOR- CLARIS DESIGN BUILD

ARCHITECTURAL GENERAL NOTES

1. CODES AND STANDARDS

1.1. 2020 BUILDING CODE OF NEW YORK STATE

1.2. 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE

1.3. 2020 FIRE CODE OF NEW YORK STATE
2. ALL WORK SHALL BE OF HIGHEST QUALITY, PERFORMED IN A NEAT WORKMANLIKE MANNER, EXECUTED IN ACCORDANCE WITH THE BEST ACCEPTED TRADE PRACTICES AND AS PER MANUFACTURERS’ RECOMMENDATIONS.
3. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE SUBMITTING SHOP DRAWINGS OR PLACING ORDERS OR PROCEEDING WITH THAT PORTION OF THE WORK DURING THE COURSE OF THE CONTRACT. FAILURE TO NOTIFY THE ARCHITECT WILL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO PERFORM THE WORK AS INTENDED BY THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL CORRECT ANY AND ALL WORK ARISING FROM SUCH FAILURE TO COORDINATE DISCREPANCIES TO THE SATISFACTION OF THE ARCHITECT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS IN THE FIELD. HE SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO SUBMITTING SHOP DRAWINGS AND PLACING ORDERS DURING THE COURSE OF THE CONTRACT.
5. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING ITEMS TO REMAIN AND SHALL REPAIR OR REPLACE ANY ITEM DAMAGED DURING THE COURSE OF WORK TO THE SATISFACTION AND APPROVAL OF THE ARCHITECT WITHOUT ADDITIONAL COST TO THE OWNER.
6. ANY DAMAGE TO INSTALLED FINISHES OR EQUIPMENT CAUSED BY THE WORK OF THE CONTRACT SHALL BE REPLACED AND REINSTALLED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER.
7. ALL WORK TO BE IN COMPLIANCE WITH THE 2020 BUILDING CODE OF NEW YORK STATE AND THE 2020 ENERGY CONSERVATION CODE OF NEW YORK STATE. ANY OR ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BUILDING IN ALL RECESSED ITEMS SUCH AS CONCEALED CONDUITS, PIPES, WIRES, JUNCTION BOXES, OUTLET BOXES, ETC. AND ANY OPENINGS REQUIRED IN MASONRY WALLS, CONCRETE WALLS AND CONCRETE SLABS.
9. THE CONTRACTOR SHALL EXAMINE ALL DRAWINGS AND COORDINATE WORK OF ALL TRADES AND VERIFY THE LOCATION OF FIXTURES, EQUIPMENT, ROUGHING, ETC.
10. DO NOT SCALE DRAWINGS. FOLLOW WRITTEN DIMENSIONS ONLY. DIMENSIONS SHOWN ARE NORMALLY GIVEN TO:

A. COLUMN CENTER LINES

B. FACES OF CONCRETE AND MASONRY SURFACES

C. FACE OF GYPSUM BOARD PARTITIONS AND CEILINGS

D. EXTERNAL FACE OF BUILDING

E. CURB LINE
11. PATCH ALL DAMAGED CONCRETE SURFACES WITH SIMILAR MATERIALS.
12. ELEVATIONS INDICATED ON ALL DRAWINGS REFER TO SURVEY DATUM.
13. ALL MATERIAL AND WORK REQUIRED OR CALLED OUT ON THE DRAWINGS ARE INTENDED TO BE NEW UNLESS OTHERWISE NOTED.
14. ALL DISSIMILAR MATERIALS, INCLUDING METALS IN CONTACT WITH EACH OTHER SHALL BE SEPARATED IN AN APPROVED MANNER.
15. ALL DETAILS SHOWN ARE TYPICAL. CONTRACTOR SHALL APPLY SAME CONCEPTS FOR CONDITIONS NOT SHOWN TO MAINTAIN UNIFORMITY OF DESIGN AND INTEGRITY OF CONSTRUCTION.
16. CONTRACTOR SHALL PROVIDE SECURE PROTECTION FOR ALL OPENINGS IN FLOORS, WALLS AND ROOFS.
17. MINIMUM HEADROOM CLEARANCE SHALL BE 80” WITHIN A ROOM OR SPACE ALONG A 36”-WIDE (MIN.) DESIGNATED AISLE LEADING TO THE EGRESS FROM THE SPACE. THE CONTRACTOR SHALL PROVIDE AND INSTALL SIGNS READING: "CAUTION: LOW HEADROOM" AND PROVIDE AND INSTALL SAFETY YELLOW COLOR PADDING ON ALL PIPING, STEEL BRACKETS, ETC., WHERE EQUIPMENT PROJECTS BELOW THAT CLEARANCE WITHIN THE SPACE.
18. ALL WOOD SHALL BE FIRE RETARDANT AND TREATED TO COMPLY WITH 2020 BUILDING CODE OF NEW YORK STATE.
19. PROVIDE ALL BLOCKING AND ANCHORAGE AS REQUIRED. ANCHOR BOLTS SHALL BE STAINLESS STEEL AS MANUFACTURED BY HILTI-KWIK OR APPROVED EQUAL OR AS OTHERWISE NOTED.
20. PROVIDE TEMPORARY STAIR HANDRAILS DURING CONSTRUCTION.
21. FOR SURFACE PREPARATION AND PAINTING CONTRACTOR MUST REMOVE ALL OIL, DIRT, LOOSE PAINT, RUST, PEELING PAINT AND OTHER CONTAMINANTS TO ENSURE FULL ADHESION. SURFACES MUST BE DRY, FREE OF CONCRETE DUST AND LOOSE CEMENT, AND IN SOUND CONDITION.

22. SAFETY DURING DEMOLITION AND CONSTRUCTION SHALL COMPLY WITH THE 2020 FIRE CODE OF NEW YORK STATE AND THE 2020 BUILDING CODE OF NEW YORK STATE.
23. NO DEBRIS SHALL BE ALLOWED TO ACCUMULATE ON THE SITE. DEBRIS SHALL BE REMOVED DAILY.
24. ALL DEMOLITION AND REMOVALS ARE TO BE COORDINATED WITH EACH TRADE TO ENSURE THE CONTINUITY OF ALL SERVICES TO THE EXISTING FACILITY. CONTRACTOR SHALL COORDINATE DEMOLITION WORK WITH NEW CONSTRUCTION DRAWNGS TO ENSURE THAT ITEMS OR SERVICES WHICH ARE TO REMAIN ARE NOT DISTURBED.
25. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN PAINTED (BLUE) COVER AND DUST PARTITIONS CLOSING THE WORK AREA FROM BALANCE OF OCCUPIED SPACE WITHIN THE BUILDING AS DIRECTED BY THE ARCHITECT.
26. WHERE APPLICABLE, ALL NEWLY INSTALLED INTERIOR FINISHES SHALL COMPLY WITH THE FLAME SPREAD REQUIREMENTS OF THE 2020 BUILDING CODE OF NEW YORK STATE.
27. ALL EXISTING EXPOSED STEEL SHALL BE PAINTED AS INDICATED ON DRAWINGS. MACHINE TOOL CLEAN TO SHINY METAL ALL AREAS TO BE PAINTED AND EPOXY PAINT.
28. THE CONTRACTOR SHALL PROPERLY INSTALL ALL ITEMS FURNISHED BY THE OWNER.
29. ALL COLORS ARE TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL.
30. COORDINATE ALL WORK WITH THE SCOPE OF WORK OF OTHER DISCIPLINES, INCLUDING BUT NOT LIMITED TO STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION DRAWINGS.
31. ALL FASTENERS TO COMPLY WITH 2020 BUILDING CODE OF NEW YORK STATE.
32. CONTRACTOR SHALL SUBMIT PROPOSED PROJECT STAGING AND STORAGE PLANS FOR REVIEW BY THE ARCHITECT. STAGING AND STORAGE ACTIVITIES SHALL BE COORDINATED WITH THE OWNER.
33. THE CONTRACTOR SHALL COORDINATE THE WORK OF THIS CONTRACT WITH ANY AND ALL RELATED AND/OR UNRELATED WORK/PROJECTS BY OTHER CONTRACTORS THAT IS/ARE PLANNED OR ONGOING.
34. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND QUANTITIES IN THE FIELD PRIOR TO PERFORMING ANY WORK.
35. DETAILS NOT SHOWN OR SPECIFIED, BUT NECESSARY FOR PROPER AND ACCEPTABLE CONSTRUCTION, INSTALLATION OR OPERATION OF ANY PART OF THE WORK AS DETERMINED BY THE ARCHITECT, SHALL BE INCLUDED IN THE WORK THE SAME AS IF HEREIN SPECIFIED OR INDICATED.
36. DURING ALL PHASES OF THE WORK THE BUILDING ENVELOPE SHALL BE MAINTAINED WATERTIGHT BY THE CONTRACTOR.
37. CONTRACTOR SHALL PROVIDE TEMPORARY PROTECTION OF EXISTING BUILDING.
38. EXISTING PHOTOVOLTAIC PANELS TO REMAIN SHALL BE MAINTAINED & PROTECTED AT ALL TIMES DURING THE THE WORK.
39. PROVIDE TWO-HOUR RATED FIRESTOPPING AT THE FOLLOWING LOCATIONS:

39.1. PENETRATIONS THROUGH ANY/ALL FLOORS

39.2. PENETRATIONS THROUGH ANY/ALL WALLS

39.3. PENETRATIONS THROUGH STAIR ENCLOSURE WALLS AT ANY FLOORS/LEVELS

39.4. PENETRATIONS THROUGH WALLS AT ALL ELECTRICAL, TELCO., IT, MECHANICAL CLOSETS, AND ROOMS.

39.5. PENETRATIONS THROUGH WALLS AND FLOORS BETWEEN OCCUPANCIES (E.G. ADMINISTRATION OFFICE/SPACES, WAREHOUSE, ETC.)
40. IF ANY FOUNDATION WORK OR OTHER TYPES OF MAJOR EXCAVATION WORK IS TO BE DONE NEAR THE RIGHT-OF-WAY WITH THE FORCE MAIN, ROCKLAND COUNTY SEWER DISTRICT SHALL BE NOTIFIED AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE. IF REQUIRED, SHORING OR OTHER TYPES OF PRECAUTIONS SHALL BE IMPLEMENTED TO PROTECT THE FORCE MAIN. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMIT(S) AT THE CONTRACTOR’S EXPENSE.
41. CONTRACTOR SHALL PREVENT ANY DAMAGES FROM OCCURRING TO THE EXISTING FORCE MAIN, THE ROCKLAND COUNTY SEWER DISTRICT MUST BE NOTIFIED IF ANY PORTION OF THE LAND WITHIN THE RIGHT-OF-WAY OVER THE FORCE MAIN IS TO BE MODIFIED. THIS INCLUDES BUT NOT LIMITED TO REGRADING AND LOWERING/RAISING OF MANHOLE FRAMES. THE SEWER DISTRICT OFFICE MUST APPROVE ANY CHANGES.
42. THE CONTRACTOR MUST OBTAIN REQUIRED INSURANCE AND SIGN A WAIVER TO DEFEND, INDEMNIFY, SAVE AND HOLD HARMLESS BOTH THE COUNTY OF ROCKLAND AND ROCKLAND COUNTY SEWER DISTRICT NO. 1 FROM ANY CLAIMS ARISING FROM PERFORMED WITHIN THE RIGHT-OF-WAY OVER THE FORCE MAIN.
43. PRIOR TO THE REMOVAL OF ABANDONED MONITORING WELLS, THE CONTRACTOR SHALL OBTAIN THE REQUIRED PERMITS AND FOLLOW PROPER REMOVAL PROCEDURES.

SYMBOLS:

