



JP MORGAN CHASE, N.A.
TARRYTOWN, NY
 64 N. BROADWAY,
 TARRYTOWN NY 10591
 CHASE OVP#38100P359657
 PERMIT SET - 2020.06.25

SHEET INDEX

W/ REVISION ●
 W/O REVISION ○
 NOT ISSUED ○

NO.	DESCRIPTION	ISSUE	DATE	BY
ARCHITECTURAL				
A0.1	COVER SHEET	○		
A0.2	GENERAL NOTES, RESPONSIBILITY SCHEDULE, DRAWING CONVENTIONS, AND ABBREVIATIONS	○		
CIVIL				
C-1	RIGHT OF WAY SITE AND GRADING PLAN	○		
STRUCTURAL				
S0.0	GENERAL NOTES	○		
S0.1	STRUCTURAL SPECIAL INSPECTIONS	○		
S1.0	ROOF PLAN	○		
S2.0	ROOF DETAILS	○		
PLUMBING				
P0.0	PLUMBING LEGENDS & GENERAL NOTES	○		
P1.0	GROUND FLOOR PLUMBING PLAN	○		
ELECTRICAL				
E0.0	ELECTRICAL LEGENDS, ABBREVIATIONS, & GENERAL NOTES	○		
E1.0	ONE LINE DIAGRAM AND SCHEDULES	○		
E2.0	GROUND FLOOR POWER PLAN	○		
E3.0	ENLARGED PLAN AND ELEVATIONS	○		

BLDG DEPARTMENT SUB. 07.31.20

PROJECT DIRECTORY

OWNER
 JP MORGAN CHASE BANK N.A.
 237 PARK AVE, 12TH FLOOR
 NEW YORK, NY 10017
 CONTACT: ZURI FARGALO
 PHONE: 212-270-2854

MECHANICAL ENGINEER
 CORESTATES, INC.
 46 EAST MAIN ST SUITE 201
 TARRYTOWN, NY 10591
 PHONE: 908.462.9916
 CONTACT: STEVEN VAZ
 EMAIL: svaz@core-states.com

PROJECT CONTACT
 CORE STATES, INC.
 201 SOUTH MAPLE AVE SUITE 300
 AMBLER, PA 19002
 PROJECT MANAGER: JAMES WELCH
 PHONE: 267-464-8068
 EMAIL: jwelch@core-states.com

ELECTRICAL ENGINEER
 CORESTATES, INC.
 1700 INDUSTRIAL DRIVE, STE B
 ROGERS, AR 72756
 PHONE: 479.986.4400
 CONTACT: JOHN FERGUSON, P.E.
 EMAIL: jferguson@core-states.com

OWNER REPRESENTATIVE
 JONES LANG LASALLE
 PHONE: 347-668-1384
 CONTACT: LINDA PARK
 EMAIL: linda.park@am.jl.com

STRUCTURAL ENGINEER
 CORESTATES, INC.
 201 SOUTH MAPLE AVE, STE 300
 AMBLER, PA 19001
 CONTACT: DAVID BALMA
 PHONE: 215.809.2125
 EMAIL: dbalma@core-states.com

ARCHITECT
 CORE STATES ARCHITECTURE AND ENGINEERING P.C.
 46 EAST MAIN STREET, SUITE 201
 SOMERVILLE, NJ 08876
 CONTACT: PATRICK JONES
 EMAIL: pjones@core-states.com

CIVIL ENGINEER
 CORE STATES GROUP
 46 EAST MAIN STREET, SUITE 201
 SOMERVILLE, NJ 08876
 CONTACT: KEVIN G. FURAO
 EMAIL: kfurao@core-states.com

CODE INFORMATION

JURISDICTION
 VILLAGE OF TARRYTOWN
 ONE DEPOT PLAZA
 TARRYTOWN, NY 10591
 PHONE: (914) 631-8368

APPLICABLE CODES
 2020 BUILDING CODE OF NEW YORK STATE
 2020 RESIDENTIAL CODE OF NEW YORK STATE
 2020 FIRE CODE OF NEW YORK STATE
 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE
 2020 MECHANICAL CODE OF NEW YORK STATE
 2020 PLUMBING CODE OF NEW YORK STATE
 2020 FUEL GAS CODE OF NEW YORK STATE
 2020 EXISTING BUILDING CODE OF NEW YORK STATE
 2020 PROPERTY MAINTENANCE CODE OF NEW YORK STATE

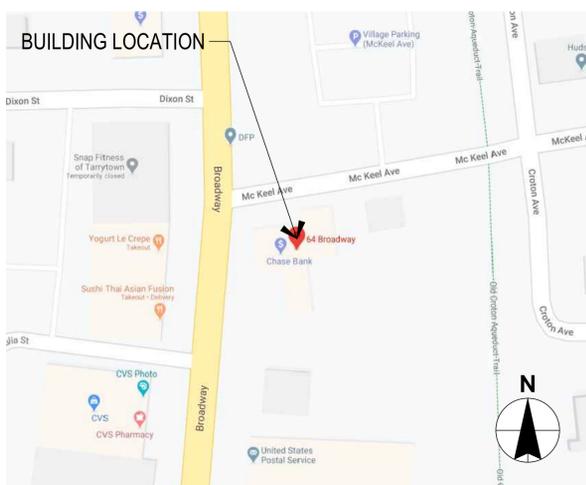
SCOPE OF WORK:

- REPLACEMENT OF RUSTED ELECTRICAL EQUIPMENT
- THE REROUTING OF PLUMBING TO AVOID ELECTRICAL EQUIPMENT
- MAINTENANCE AND REPLACEMENT OF RUSTED STEEL BEAMS

PROJECT DATA

USE	NEW RETAIL BANKING CENTER	
CLASSIFICATION OF WORK		
SQUARE FOOTAGE - BASEMENT GSF	3,164 - GSF	
- FIRST FLOOR GSF	3,920 - GSF	
- SECOND FLOOR GSF	2621 - GSF	
VOLUME	117,738 - CSF	
OCCUPANCY CLASSIFICATION	BUSINESS GROUP B	
OCCUPANCY LOAD		
OCCUPANCY LOAD PER CLASSIFICATION:	100 GROSS SF	
PUBLIC FLOOR AREA / 150 GSF		
FIRST FLOOR - 3920 SF / 150 NSF = 27		
SECOND FLOOR - 2621 SF / 150 NSF = 18		
	45 = TOTAL OCCUPANTS	
CONSTRUCTION TYPE	TYPE IIA	
SPRINKLERED	NO (EXISTING NO CHANGE)	
FIRE ALARM	NO (EXISTING NO CHANGE)	
BUILDING HEIGHTS AND AREAS	ALLOWABLE/REQ'D	PROPOSED/EXISTING
BUILDING AREA	9,705 S.F.	- NSF / - GSF
ALLOWABLE HEIGHTS		
STORIES	5	2
FEET	65'-0"	65'-0"
FRONT BUILDING SETBACK (SOUTHWEST)	EXISTING	EXISTING
SIDE BUILDING SETBACK (SOUTHWEST)	EXISTING	EXISTING
SIDE BUILDING SETBACK (NORTHEAST)	EXISTING	EXISTING
REAR BUILDING SETBACK (NORTHWEST)	EXISTING	EXISTING

LOCATION MAP



JP MORGAN CHASE, N.A.
TARRYTOWN, NY
 64 N. BROADWAY,
 TARRYTOWN NY 10591
 CHASE OVP #38100P359657

CORE STATES
GROUP
46 East Main Street Suite 201
 Somerville, NJ 08874
 908.462.9700
 www.core-states.com

CORE STATES
 ARCHITECTURE AND ENGINEERING P.C.
 NEW YORK
 CERTIFICATE OF AUTHORIZATION
 No. 0013379

ARCHITECT OF RECORD

 PATRICK JONES, AIA, ARCHITECT
NEW YORK
 LICENSE NO. 025559

ISSUE	DATE	DESCRIPTION
-	07.31.20	BLDG DEPARTMENT SUB.

PROJECT INFORMATION

PROJECT NO:	JPM.28341
DATE:	06.08.2020
PROTOTYPE:	20.2
DRAWN BY:	D.DEL BUONO
CHECKED BY:	R.PILI
VERSION:	2.00

COVER SHEET

SHEET NUMBER

A0.1

P:\J.P. Morgan Chase\Tarrytown, NY (81002593657 - CT Cadbee)\P\28341\AMEFA_Drawing\A01_Tarrytown NY JP\28341_Cover Sheet.dwg
 Pldw: June 26, 2020 4:03:23 PM

SYMBOLS LEGEND

ELEVATION LEVEL INDICATOR	
COLUMN GRID	
ELEVATION DETAIL CALLOUT	
PLAN DETAIL, ELEVATION CALLOUT	
SECTION, ELEVATION, & DETAILS	
WALL TAGS, PARTITION TYPES	
EQUIPMENT TAG	
FINISH TAGS	
WINDOW TAGS	
DOOR TAGS, DETAIL CALLOUTS	
KEYNOTE	
ROOM NAMES	
REVISION DELTA	
CENTER LINE	
STEP IN SURFACE	
FLUSH SURFACE	

ABBREVIATIONS LIST	GENERAL ABBREVIATIONS		
A	ANNEALED	INSUL	INSULATION
AC	AIR CONDITIONING	JAN.	JANITOR, JANITOR'S CLOSET
ACM	ALUMINUM COMPOSITE MATERIAL	MAX	MAXIMUM
ACT	ACOUSTIC CEILING TILE	MECH	MECHANICAL
AFF	ABOVE FINISH FLOOR	MFR	MANUFACTURER
AHU	AIR HANDLING UNIT	MIN	MINIMUM
AL	ALUMINUM	MO	MOISTURE RESISTANT
ASPH	ASPHALT	ML	METAL
BMS	BUILDING ENERGY MANAGEMENT SYSTEM	NA	NOT APPLICABLE
CJ	CONTROL JOINT	NIC	NOT IN CONTRACT
CLNG	CEILING	NOM	NOMINAL
CMU	CONCRETE MASONRY UNIT	NTS	NOT TO SCALE
COL	COLUMN		
CONC	CONCRETE		
CONT	CONTINUOUS	OC	ON CENTER
CPT	CARPET	OPP	OPPOSITE
CT	CERAMIC TILE		
CL	CENTERLINE	PF	PRE-FABRICATED
DBL	DOUBLE	PSF	POUNDS PER SQUARE FOOT
DF	DRINKING FOUNTAIN	PT	PRESSURE TREATED
DIA	DIAMETER	PTD	PAINTED
DM	DIAMENSION	QT	QUARRY TILE
DN	DOWN	R	RADIUS
DS	DOWNSPOUT	REBAR	REINFORCING BAR
EA	EACH	REF	REFERENCE
EJ	EXPANSION JOINT	REQD.	REQUIRED
ELEC	ELECTRICAL	RO	ROUGH OPENING
ELEV	ELEVATION		
EQ	EQUAL	SB	SPLASHBLOCK
EXIST	EXISTING	SIM	SIMILAR
		SPEC	SPECIFICATION
FD	FLOOR DRAIN	SS	STAINLESS STEEL
FE	FIRE EXTINGUISHER	STL	STEEL
FEC	FIRE EXTINGUISHER CABINET	STOR	STORAGE
FF	FINISH FLOOR	SUSP	SUSPENDED
FR	FIRE RATED		
FRP	FIBERGLASS REINFORCED PLASTIC	T	TEMPERED
		TYP	TYPICAL
GALV	GALVANIZED	UNO	UNLESS NOTED OTHERWISE
GYP BD	GYPSONUM BOARD		
HC	HANDICAP	VCT	VINYL COMPOSITION TILE
H.D. GALV.	HOT-DIP GALVANIZED (STEEL)	VERT	VERTICAL
HDW	HARDWARE		
HM	HOLLOW METAL	WD	WOOD
HT	HEIGHT	WP	WATERPROOF
HVAC	HEATING, VENTILATION, AIR CONDITIONING	WWF	WELDED WIRE FABRIC

CHASE ABBREVIATIONS			
ABCM	ASSISTANT BANKING CENTER MANAGER	IWS	INDIVIDUAL WORK SPACE
AHD	AFTER-HOUR DEPOSITORY	LTO	LEAD TELLER OPERATIONS SPECIALIST
ATM, eATM	AUTOMATIC TELLER MACHINE	MFD	MULTI-FUNCTIONAL DEVICE
BCM	BANKING CENTER MANAGER		
BGM	BULLET-RESISTANT GLASS	PB	PERSONAL BANKER
BGM	BANKING CENTER MANAGER	PCA	PRIVATE CLIENT ADVISOR
CMS	CASUAL MEETING SPACE	PGB	PRIVATE CLIENT BANKER
CPC	CASH PRIVATE CLIENT	PCIA	PRIVATE CLIENT INVESTMENT ADVISOR
CR	CASH RECYCLER	PCS	PRIVATE CONSULTATION SPACE
DAB	DIGITAL ADVICE BAR	PTB	POWER TRANSITION BOX
DRC	DESIGN REVIEW CALL		
DU, DIU	DRIVE-UP	SDB	SAFE DEPOSIT BOX
EBDU	EXPRESS BANKING DRIVE-UP	TP	TELEPRESENCE
		VAT	VACUUM AIR TUBE
HUB	HOLD-UP BUTTON		

MATERIALS LEGEND

	GENERIC MATERIAL		STEEL & OTHER METALS
	GYPSONUM BOARD, SAND, & GENERAL TEXTURE		WOOD FRAMING, CONTINUOUS
	CONCRETE, STONE		WOOD BLOCKING, SHIM
	GROUT		PLYWOOD
	BRICK, COMMON		FINISH LUMBER
	CMU, PLAN		WOOD FLOORING
	EARTH, GRAVEL		SEALANT, BACKER
	EARTH, UNDISTURBED		INSULATION, BATT
	EARTH, COMPACT FILL		RIGID INSULATION, EXTERIOR INSULATION FINISHING SYSTEM (EIFS)

ABBREVIATIONS LIST

GENERAL ABBREVIATIONS			
INSUL	INSULATION		
JAN.	JANITOR, JANITOR'S CLOSET		
MAX	MAXIMUM		
MECH	MECHANICAL		
MFR	MANUFACTURER		
MIN	MINIMUM		
MO	MOISTURE RESISTANT		
ML	METAL		
NA	NOT APPLICABLE		
NIC	NOT IN CONTRACT		
NOM	NOMINAL		
NTS	NOT TO SCALE		
OC	ON CENTER		
OPP	OPPOSITE		
PF	PRE-FABRICATED		
PSF	POUNDS PER SQUARE FOOT		
PT	PRESSURE TREATED		
PTD	PAINTED		
QT	QUARRY TILE		
R	RADIUS		
REBAR	REINFORCING BAR		
REF	REFERENCE		
REQD.	REQUIRED		
RO	ROUGH OPENING		
SB	SPLASHBLOCK		
SIM	SIMILAR		
SPEC	SPECIFICATION		
SS	STAINLESS STEEL		
STL	STEEL		
STOR	STORAGE		
SUSP	SUSPENDED		
T	TEMPERED		
TYP	TYPICAL		
UNO	UNLESS NOTED OTHERWISE		
VCT	VINYL COMPOSITION TILE		
VERT	VERTICAL		
WD	WOOD		
WP	WATERPROOF		
WWF	WELDED WIRE FABRIC		

CHASE ABBREVIATIONS			
IWS	INDIVIDUAL WORK SPACE		
LTO	LEAD TELLER OPERATIONS SPECIALIST		
MFD	MULTI-FUNCTIONAL DEVICE		
PB	PERSONAL BANKER		
PCA	PRIVATE CLIENT ADVISOR		
PGB	PRIVATE CLIENT BANKER		
PCIA	PRIVATE CLIENT INVESTMENT ADVISOR		
PCS	PRIVATE CONSULTATION SPACE		
PTB	POWER TRANSITION BOX		
SDB	SAFE DEPOSIT BOX		
TP	TELEPRESENCE		
VAT	VACUUM AIR TUBE		

GENERAL ABBREVIATIONS			
ABCM	ASSISTANT BANKING CENTER MANAGER		
AHD	AFTER-HOUR DEPOSITORY		
ATM, eATM	AUTOMATIC TELLER MACHINE		
BGM	BANKING CENTER MANAGER		
BGM	BULLET-RESISTANT GLASS		
CMS	CASUAL MEETING SPACE		
CPC	CASH PRIVATE CLIENT		
CR	CASH RECYCLER		
DAB	DIGITAL ADVICE BAR		
DRC	DESIGN REVIEW CALL		
DU, DIU	DRIVE-UP		
EBDU	EXPRESS BANKING DRIVE-UP		
HUB	HOLD-UP BUTTON		

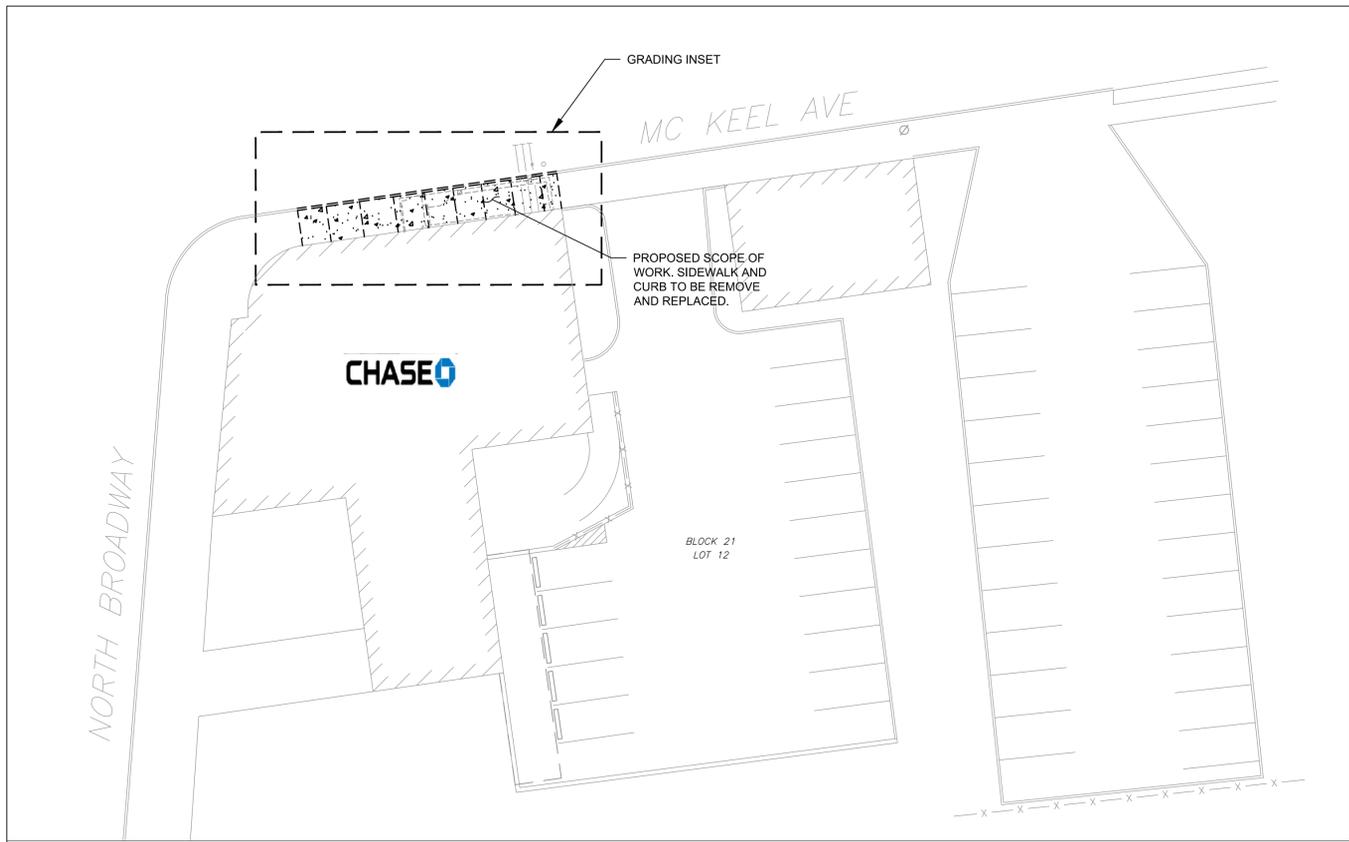
GENERAL ABBREVIATIONS			
INSUL	INSULATION		
JAN.	JANITOR, JANITOR'S CLOSET		
MAX	MAXIMUM		
MECH	MECHANICAL		
MFR	MANUFACTURER		
MIN	MINIMUM		
MO	MOISTURE RESISTANT		
ML	METAL		
NA	NOT APPLICABLE		
NIC	NOT IN CONTRACT		
NOM	NOMINAL		
NTS	NOT TO SCALE		
OC	ON CENTER		
OPP	OPPOSITE		
PF	PRE-FABRICATED		
PSF	POUNDS PER SQUARE FOOT		
PT	PRESSURE TREATED		
PTD	PAINTED		
QT	QUARRY TILE		
R	RADIUS		
REBAR	REINFORCING BAR		
REF	REFERENCE		
REQD.	REQUIRED		
RO	ROUGH OPENING		
SB	SPLASHBLOCK		
SIM	SIMILAR		
SPEC	SPECIFICATION		
SS	STAINLESS STEEL		
STL	STEEL		
STOR	STORAGE		
SUSP	SUSPENDED		
T	TEMPERED		
TYP	TYPICAL		
UNO	UNLESS NOTED OTHERWISE		
VCT	VINYL COMPOSITION TILE		
VERT	VERTICAL		
WD	WOOD		
WP	WATERPROOF		
WWF	WELDED WIRE FABRIC		

GENERAL NOTES

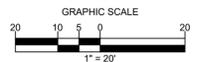
CONSTRUCTION DOCUMENTS
1. THE CONSTRUCTION CONTRACT INCLUDES THE EXECUTED, SIGNED AGREEMENT BETWEEN THE OWNER AND THE CONTRACTOR, AND THE CONSTRUCTION DOCUMENTS, WHICH INCLUDES THE DRAWINGS AND THE SPECIFICATIONS.
2. BY EXECUTION OF THE CONSTRUCTION CONTRACT, THE CONTRACTOR REPRESENTS THAT HE OR SHE HAS (1) READ AND UNDERSTANDS THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS, (2) VISITED THE PROJECT SITE, (3) BECOME FAMILIAR WITH THE LOCAL CONDITIONS UNDER WHICH THE WORK WILL BE PERFORMED, (4) CORRELATED PERSONAL OBSERVATIONS WITH REQUIREMENTS OF THE CONTRACT DOCUMENTS, AND (5) THAT HE OR SHE WILL COMPLY WITH ALL REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS.
3. THE INTENT OF THE CONSTRUCTION DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE CONSTRUCTION WORK - AND TO PROVIDE (FURNISH AND INSTALL) ALL PRODUCTS, MATERIALS, EQUIPMENT OR ACCESSORIES REQUIRED FOR PROPER OPERATION, IN ACCORDANCE WITH THEIR MANUFACTURER'S REQUIREMENTS.
4. THE CONTRACT DOCUMENTS ARE COMPLEMENTARY - WHAT IS REQUIRED BY ONE SHALL BE AS BINDING AS IF REQUIRED BY ALL, WHILE PREPARED WITH DUE CARE AND DILIGENCE, PERFECTION IS NOT POSSIBLE. DESIGN AND CONSTRUCTION ARE COMPLEX - EVERY POSSIBLE CONDITION OR CONTINGENCY CANNOT BE ANTICIPATED OR FULLY INDICATED WITHIN THE DOCUMENTS.
5. CAREFULLY STUDY AND COMPARE THE VARIOUS DRAWINGS (INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, STRUCTURAL, MECHANICAL OR ELECTRICAL) AND OTHER CONTRACT DOCUMENTS WITH THE EXISTING CONDITIONS AT THE PROJECT SITE BEFORE STARTING CONSTRUCTION. REPORT ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED FOR CLARIFICATION. THE CONTRACTOR WILL BE RESPONSIBLE FOR REPAIR OR CORRECTION COSTS IF WORK IS EXECUTED WITH KNOWLEDGE THAT IT INVOLVES AN ERROR, INCONSISTENCY OR OMISSION - WITHOUT THE ABOVE NOTICE.
6. IN THE EVENT OF CONFLICT OR AMBIGUITY WITHIN THE CONSTRUCTION DOCUMENTS, THE CONTRACTOR SHALL BE DEEMED TO HAVE AGREED TO PROVIDE THE GREATER QUANTITY AND/ OR BETTER QUALITY OF MATERIALS AND/ OR WORK, OMISSIONS IN THE DESCRIPTION OF THE WORK DO NOT RELIEVE THE CONTRACTOR FROM PROVIDING A COMPLETE PROJECT.
7. THE CONTRACTOR SHALL FULLY ACQUAINT HIMSELF WITH THE CONDITIONS AND REQUIREMENTS OF THE DRAWINGS AND ALL APPLICABLE SPECIFICATIONS, INCLUDING OTHER PARTS OF THE PROPOSED CONSTRUCTION DOCUMENTS, AND FULLY UNDERSTAND THE CONDITIONS, DIFFICULTIES AND RESTRICTIONS COMPLETELY, BEFORE EXECUTING THE WORK. IF IT IS UNDERSTOOD THAT OMISSIONS FROM THE BID, DUE TO FAILURE OF THE CONTRACTOR TO FULLY ACQUAINT HIMSELF WITH THE CONSTRUCTION DOCUMENTS, WILL NOT ENTITLE HIM TO ADDITIONAL CONSIDERATION AND/OR COMPENSATION. G.C. SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT SITE PRIOR TO COMMENCING THE WORK.
8. SHOULD THE CONTRACTOR FIND DISCREPANCIES IN, OR OMISSIONS FROM THE CONSTRUCTION DOCUMENTS, OR BE IN DOUBT AS TO THE MEANING AND INTENTION OF ANY ITEMS OR REQUIREMENTS, THEY SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
9. ALL WORK PERFORMED SHALL COMPLY WITH THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, INCLUDING THESE GENERAL NOTES. THE G.C. SHALL COORDINATE THE INTENT OF THE GENERAL NOTES WITH ALL THE TRADES.
10. NO DEVIATION FROM CONTRACT DRAWINGS AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.
11. ANY STRUCTURAL, MECHANICAL, AND ELECTRICAL DRAWINGS (IF REQUIRED) ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEER'S DRAWINGS THAT WOULD CAUSE AN IMPROPER INSTALLATION, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT HIS EXPENSE AND AT NO ADDITIONAL COST TO THE OWNER OR ARCHITECT.
12. ALL SYMBOLS AND ABBREVIATIONS USED ON THE DRAWINGS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING SAME, OR THEIR EXACT MEANING, THE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION.
13. WHERE A TYPICAL CONDITION IS DETAILED, IT SHALL BE UNDERSTOOD THAT ALL LIKE OR SIMILAR CONDITIONS ARE THE SAME UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE.
14. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTHS OF ALL UTILITIES AT THE SITE. PROTECT THEM FROM DAMAGE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT OF RECORD FOR RESOLUTION PRIOR TO THE COMMENCEMENT OF WORK.
15. THE CONTRACTOR IS TO PROVIDE TEMPORARY FACILITIES AS REQUIRED BY APPLICABLE CODE, LOCAL AUTHORITIES OR JURISDICTIONAL ORDINANCE.
16. PRIOR TO COMMENCING THE WORK, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD, COMPARE THOSE MEASUREMENTS TO THE DRAWINGS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT OF RECORD. DRAWINGS SHALL NOT BE SCALED OFF FOR MEASUREMENT.
17. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BARRICADING AND BRACING NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF THE BUILDING AND THE HEALTH OF THE PUBLIC AND ALL WHO ENTER THE BUILDING DURING COMPLETION OF THE SCOPE OF WORK DEFINED BY THIS ARCHITECTURAL DOCUMENTATION SET.
18. ALL WORK SHALL COMPLY WITH LOCAL BUILDING AUTHORITIES, CODES, REGULATIONS, ORDINANCES AND STATUTES, STATE, FEDERAL, CODE AND OTHER APPLICABLE AUTHORITIES, AND LATEST REVISIONS THEREOF. MODIFICATIONS REQUIRED BY THE ABOVE AND AUTHORITY SHALL BE MADE WITHOUT ADDITIONAL CHARGE TO THE OWNER.
19. ALL EMERGENCY BUILDING EXITS REQUIRED BY CODE, SHALL BE OPERABLE AND UNOBSTRUCTED DURING CONSTRUCTION PERIOD.
20. FIRE EXTINGUISHER CABINETS TO BE FURNISHED AND INSTALLED BY THE G.C. ARE TO BE IN COMPLIANCE WITH CITY AND APPLICABLE FIRE CODES.
21. BOTH PLACEMENT AND QUANTITY OF FIRE EXTINGUISHERS TO BE DETERMINED BY THE FIRE MARSHALL AND COMPLY WITH ALL N.F.P.A. REQUIREMENTS. G.C. TO COORDINATE INSTALLATION.
22. THE CONTRACTOR SHALL REVIEW THE LOCATIONS OF ALL FIRE LIFE SAFETY DEVICES WITH THE FIRE INSPECTOR AND THE OWNER REPRESENTATIVE FOR ON-SITE APPROVAL PRIOR TO INSTALLATION.
23. INTERIOR FINISHES SHALL COMPLY WITH LOCAL CODES.
24. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BLOCKING, BACKING, HANGERS, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASKWORK, FIXTURES AND PARTITIONS AND ALL WALL MOUNTED OR SUSPENDED PLUMBING, MECHANICAL, ELECTRICAL, OR MISCELLANEOUS EQUIPMENT AND FURNISHINGS.
25. INTERIOR WALL AND CEILING FINISH FLAME-SPREAD RATINGS SHALL BE AS REQUIRED BY LOCAL CODES.
26. PENETRATIONS IN WALLS, FLOORS OR ROOF REQUIRED PROTECTED OPENINGS SHALL BE FIRE STOPPED IN ACCORDANCE WITH LOCAL CODES.
27. ALL WRING WITHIN CONCEALED SPACES SHALL COMPLY WITH LOCAL CODES.
28. ALL DOOR SIZES SHOWN ARE OPENING SIZES. ALLOWANCE FOR THRESHOLDS (1/2" MIN) ETC. SHALL BE DEDUCTED. FRAMES SHALL BE REINFORCED WHERE REQUIRED FOR CLOSURES, STOPS AND HARDWARE.
29. ALL DISCIPLINES REQUIRED TO PROVIDE SHOP DRAWINGS AND OR SAMPLES OF FINISHES, TO SUBMIT TO THE CONTRACTOR PRIOR TO START, WHO WILL FORWARD TO ARCHITECT AND OWNER FOR COMMENTS, FOR APPROVAL OR RE-SUBMITTAL.
30. THE SECURITY SYSTEMS ARE TO BE PROVIDED AND INSTALLED BY OTHERS. G.C. SHALL BE RESPONSIBLE FOR COORDINATION WITH OWNERS SECURITY SYSTEMS CONTRACTOR.
31. GC TO REPLACE WORK OR PORTIONS OF THE WORK, NOT CONFORMING TO SPECIFIED REQUIREMENTS IN THE OPINION OF OWNER AND OR ARCHITECT.
32. ALL ITEMS TO BE SUPPLIED AND INSTALLED (TO A FULLY FINISHED LEVEL) BY G.C. - G.C. TO PROVIDE POWER AS REQUIRED.
33. DURING CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE DAILY CLEANUP OF THE JOBSITE AND ITS SURROUNDING AREA AND REMOVE ALL CONSTRUCTION DEBRIS FOR DISPOSAL.
34. THE G.C. SHALL COORDINATE PARKING, MATERIAL DELIVERY, MATERIAL STAGING AND CONSTRUCTION DUMPSTER LOCATIONS W/ OWNER AND/OR OWNERS TENANT PRIOR TO BEGINNING CONSTRUCTION. MAINTAIN ALL PEDESTRIAN WALKWAYS OPEN DURING CONSTRUCTION WHEN PROJECT IS LOCATED WITHIN AN EXISTING OCCUPIED DEVELOPMENT. COORDINATE ALL SHARED UTILITIES, FIRE SPRINKLER SYSTEM SHUT OFFS, ETC. W/ OWNER AND/OR OWNERS TENANT PRIOR TO BEGINNING OF THE WORK.
GENERAL SCOPE OF WORK
35. PERFORM ALL CONSTRUCTION WORK INDICATED OR OTHERWISE REQUIRED FOR COMPLETION OF THE PROJECT - EXCEPT AS NOTED OTHERWISE.
36. SCHEDULE AND COORDINATE THE WORK OF THE COMPLETE PROJECT TO ASSURE AN EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF ALL ELEMENTS - WITH PROVISIONS FOR ACCOMMODATING ITEMS TO BE INSTALLED LATER.
37. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.
38. PROVIDE ALL REQUIRED NOTICES FOR INSPECTIONS AND APPROVALS OF THE WORK BY THE AUTHORITY HAVING JURISDICTION (AHJ). THE MOST RESTRICTIVE CODE REQUIREMENTS AS INTERPRETED BY LOCAL OFFICIALS WILL APPLY.
39. VERIFY LOCATIONS OF EXISTING UTILITY SERVICE CONNECTIONS SERVING THE PROJECT BEFORE STARTING CONSTRUCTION. LOCATIONS OF EXISTING UTILITIES NOTED ARE APPROXIMATE, AND MAY BE STRIKE ON UNVERIFIED INFORMATION. PROVIDE ALL CONNECTIONS REQUIRED AT UTILITY CONNECTION POINTS AT NO ADDITIONAL COST TO THE OWNER.
40. PROVIDE SUBCONTRACTORS WITH A FULL SET OF THE CONSTRUCTION DOCUMENTS TO ENSURE COORDINATION BETWEEN ALL TRADES AND EACH SUBCONTRACTOR.
41. ALL CONSTRUCTION WORK MUST BE OF GOOD QUALITY - FREE FROM DEFECTS AND IN ACCORDANCE WITH REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS - OR THE WORK MAY BE CONSIDERED DEFECTIVE - AND SUBJECT TO CORRECTION OR REPLACEMENT BY THE CONTRACTOR WITHIN A PERIOD OF ONE (1) YEAR AFTER SUBSTANTIAL COMPLETION.
COORDINATION WITH SEPARATE CONTRACTORS
42. COORDINATE WITH THE OWNER'S SEPARATE CONTRACTORS OR SUPPLIERS FOR WORK INDICATED AS BEING OWNER-FURNISHED & CONTRACTOR INSTALLED (OFCI), OR NOT-IN-CONTRACT (NIC), PROVIDE SCHEDULED DATES WHEN THE PROJECT WILL BE READY FOR DELIVERY OR INSTALLATION OF OWNER-FURNISHED PRODUCTS, AS APPLICABLE.
43. COORDINATE THE WORK OF THIS PROJECT WITH OTHER CONTRACTORS AT SEPARATE CONSTRUCTION PROJECTS WITHIN THE SAME DEVELOPMENT, SO THAT THIS WORK WILL NOT INTERFERE WITH OR DELAY THEIR OPERATIONS.
44. COORDINATE, RECEIVE AT SITE, VERIFY RECEIPT, HANDLE, STORE ON-SITE (IF REQUIRED), PROTECT AND INSTALL OWNER-FURNISHED PRODUCTS, AND PROVIDE SERVICE CONNECTIONS AS APPLICABLE.
45. NOTIFY THE OWNER WITHIN FIVE (5) DAYS OF RECEIPT OF ANY ITEMS THAT ARE MISSING, DAMAGED OR OTHERWISE DEFECTIVE. LACK OF NOTIFICATION WILL BE CONSIDERED PRESUMPTIVE PROOF THAT ALL ITEMS DID ARRIVE UNDAMAGED AND IN PROPER QUANTITIES, AND ANY REPLACEMENT OR REPAIRS NECESSARY WILL THEN BE THE RESPONSIBILITY OF THE CONTRACTOR.
46. REPAIR DAMAGE TO OWNER-FURNISHED PRODUCTS CAUSED BY CONSTRUCTION OPERATIONS TO THE OWNERS SATISFACTION.
COORDINATION WITH OWNER
47. OBTAIN AND COMPLY WITH THE OWNERS CONSTRUCTION RULES & REGULATIONS WHICH ARE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS BY REFERENCE. COMPLY WITH OWNERS APPROVED DRAWINGS OF THIS PROJECT, IF APPLICABLE. MAINTAIN PRINTED COPIES AT THE SITE AND ACKNOWLEDGE RECEIPT TO THE OWNER.
48. PARTICIPATE IN A PRE-CONSTRUCTION MEETING WITH THE OWNERS REPRESENTATIVE AND PROVIDE THEM SUFFICIENT NOTICE BEFORE STARTING WORK.
GENERAL DEMOLITION
49. DEMOLITION CONTRACTOR TO COORDINATE & REVIEW ALL CONSTRUCTION DOCUMENTS & DETERMINE THE EXTENT OF DEMOLITION WORK & BECOME FAMILIAR WITH THEM THOROUGHLY BEFORE PERFORMING ANY DEMOLITION WORK. BY THE ACT OF STARTING DEMOLITION, THE CONTRACTOR WILL BE DEEMED TO HAVE COMPLIED WITH THE FOREGOING, TO HAVE ACCEPTED SUCH CONDITIONS, AND TO HAVE MADE THE NECESSARY ALLOWANCES IN PREPARING HIS BID.
50. REFER TO MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS FOR ADDITIONAL & DETAILED DEMOLITION INSTRUCTIONS.

GENERAL NOTES

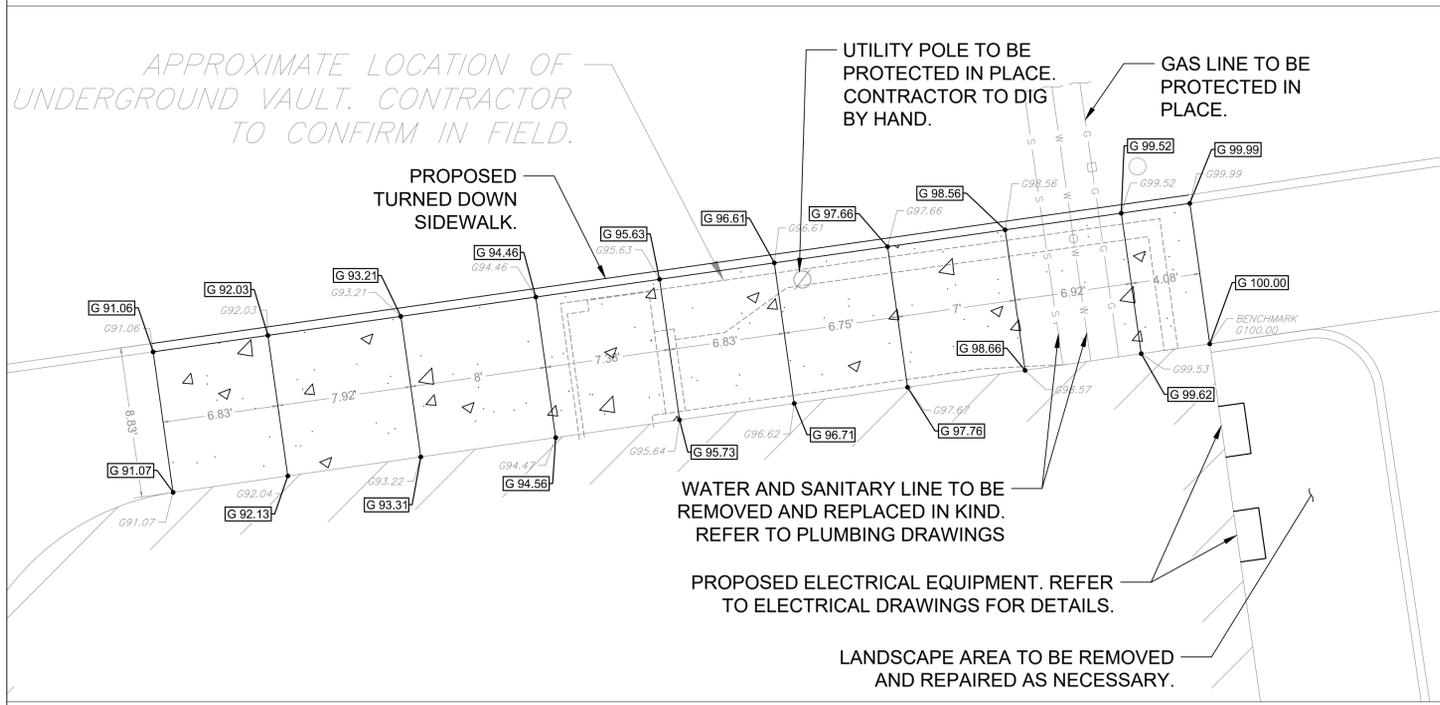
51. PROTECT FROM DAMAGE DURING CONSTRUCTION ALL EXISTING WALLS, FLOORS, CEILINGS, ETC. THAT ARE TO REMAIN. CONTRACTOR TO PATCH & REPAIR ANY DAMAGED PORTIONS OF THE EXISTING BUILDING AS REQUIRED TO MATCH THE EXISTING ADJACENT CONSTRUCTION & FINISHES.
52. IF CONTRACTOR ENCOUNTERS ANY HAZARDOUS MATERIALS DURING DEMOLITION OR CONSTRUCTION, HE SHALL IMMEDIATELY SUSPEND WORK & NOTIFY THE AREA CONSTRUCTION MANAGER BEFORE PROCEEDING.
53. ALL DEMOLITION SHALL BE CARRIED OUT IN A SAFE MANNER & IN STRICT ACCORDANCE WITH OSHA REGULATIONS.
54. THE SUB-CONTRACTOR SHALL FIELD VERIFY THE EXTENT OF DEMOLITION. THE WORK INCLUDES, BUT IS NOT LIMITED TO THE DEMOLITION AND REMOVAL OF ANY WALLS, PARTITIONS, FURNITURE, BULKHEADS, DOORS, PLUMBING, MECHANICAL AND ELECTRICAL ITEMS INCLUDING CONDUITS AND DUCTWORK AS SHOWN ON THE DRAWINGS OR AS REQUIRED TO COMPLETE THE INSTALLATION OF THE NEW WORK FOR A COMPLETE JOB.
55. WHEN UTILITIES ARE REMOVED, CAP & SEAL A MINIMUM OF 8" BELOW



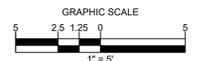
OVERALL SITE PLAN
1"=20'



- NOTES:**
- DRAWINGS WERE PRODUCED FROM FIELD MEASUREMENTS AND AERIAL PHOTOGRAPHS. CONTRACTOR TO VERIFY ALL DIMENSIONS, LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING OF CONSTRUCTION.



GRADING INSET
1"=5'

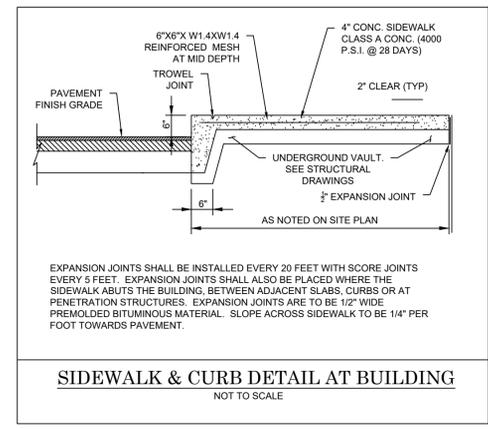


- GENERAL SITE NOTES:**
- ALL CONSTRUCTION MATERIALS AND TECHNIQUES OF INSTALLATION SHALL MEET PERFORMANCE VALUES OF THE MATERIALS SPECIFIED AND COMPLY WITH ALL LOCAL AND STATE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THIS PROJECT IS CONSTRUCTED IN ACCORDANCE WITH THESE DOCUMENTS AND IN COMPLIANCE WITH CODES INDICATED HEREIN. THE QUALITY OF WORKMANSHIP AND INSTALLATION OF MATERIALS SPECIFIED BY THE ARCHITECT/ENGINEER ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT/ENGINEER WILL NOT BE HELD RESPONSIBLE FOR ANY SUBSTANDARD OR INSUFFICIENT WORKMANSHIP, MATERIALS, OR SERVICES PROVIDED IN THE EXECUTION OF ANY PHASE OF CONSTRUCTION OF THIS PROJECT.
 - ALL MATERIALS ARE TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS. THE GENERAL CONTRACTOR SHALL ENSURE THAT ALL MANUFACTURER'S WARRANTIES WILL BE HONORED.
 - ALL CONDITIONS SHOWN TO BE "EXISTING" SHALL BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ARCHITECT/ENGINEER FOR REVIEW. CHANGES TO THE ORIGINAL DESIGN OF THE PROJECT DUE TO EXISTING SITE CONDITIONS MUST BE APPROVED BY BOTH THE OWNER AND THE ARCHITECT/ENGINEER PRIOR TO MAKING ANY CHANGES.
 - CONTRACTOR TO REVIEW AND FOLLOW CONSTRUCTION TECHNIQUES/SPECIFICATIONS OUTLINED IN THE SITE GEOTECHNICAL REPORT. ANY CONFLICTS WHICH MAY ARISE SHALL BE NOTED AND SUBMITTED TO THE OWNER AND THE ARCHITECT/ENGINEER FOR REVIEW PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING A THOROUGH KNOWLEDGE OF EXISTING FIELD CONDITIONS AND OF ALL DRAWINGS AND SPECIFICATIONS RELATED TO THEIR FIELD. THE FAILURE TO ACQUAINT HIMSELF WITH THIS PROJECT AND HIS FIELD OF SERVICE SHALL NOT RELIEVE HIM OF ANY RESPONSIBILITY FOR PERFORMING HIS WORK PROPERLY. NO ADDITIONAL COMPENSATION SHALL BE ALLOWED DUE TO THE GENERAL CONTRACTOR'S FAILURE TO CONVEY THE NECESSARY KNOWLEDGE TO FAMILIARIZE WORKERS AND SUBCONTRACTORS WITH THIS PROJECT.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE SAFETY OF ALL PERSONS ON THE JOB SITE AT ALL TIMES INCLUDING (BUT NOT LIMITED TO) SUBCONTRACTORS, FACILITY EMPLOYEES, VENDORS, DESIGN STAFF PROFESSIONALS AND INSPECTION PERSONNEL.
 - THE GENERAL CONTRACTOR SHALL PROVIDE DUMPSTERS, PORTABLE TOILETS AND TEMPORARY POWER FOR UNRESTRICTED PROJECT RELATED USE BY OTHERS FOR THE DURATION OF THE PROJECT.
 - THE GENERAL CONTRACTOR SHALL COORDINATE PROJECT PHASING AND STORAGE OF MATERIALS WITH THE OWNER.
 - THE GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING, UNLOADING, STORING AND PROTECTING OF MATERIALS AND EQUIPMENT SUPPLIED BY THE OWNER UNTIL IT HAS BEEN INSTALLED AND ACCEPTED BY THE OWNER.
 - THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE AREA CLEAN AND FREE OF DEBRIS AT ALL TIMES DURING CONSTRUCTION. THE GENERAL CONTRACTOR SHALL POWER WASH THE ENTIRE CONSTRUCTION AREA PRIOR TO TURNOVER TO THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING DESIGNATED WASH-OUTS FOR CONCRETE, STUCCO, ETC. THESE SHOULD BE DESIGNATED PRIOR TO CONSTRUCTION ON THE PLANS AND ESTABLISHED AT THE PRE-CONSTRUCTION MEETING.
 - EXISTING PAVING THAT WILL REMAIN AFTER CONSTRUCTION SHALL BE PROTECTED FROM DAMAGE. AREAS OF EXISTING PAVING THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE SAWCUT, THEN REMOVED AND REPLACED.
 - THE GENERAL CONTRACTOR SHALL FIELD VERIFY THE EXACT LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES, INCLUDING IRRIGATION, SPECIFIC TO THIS PROJECT PRIOR TO THE START OF ANY DEMOLITION OR CONSTRUCTION. SHOULD ANY UTILITY REQUIRE RELOCATION, CONTRACTOR SHALL COORDINATE WITH THE OWNER AND THE ARCHITECT/ENGINEER.
 - SAWCUT AND REMOVE PORTIONS OF EXISTING PAVING ONLY AS REQUIRED TO INSTALL NEW UTILITIES OR TO CONSTRUCT PROPOSED FACILITIES PER THIS PLAN. REPLACE PORTIONS REMOVED TO MATCH EXISTING FLUSH AND SMOOTH.
 - IF REQUESTED BY THE OWNER, PROVIDE TEMPORARY CONSTRUCTION FENCING, MINIMUM 6'-0" HIGH, AROUND ENTIRE AREA OF CONSTRUCTION OR PER THE CLIENTS STANDARDS. FIELD VERIFY EXACT LOCATION AND SPECIFICATIONS OF FENCE WITH THE OWNER PRIOR TO START OF CONSTRUCTION. REMOVE FENCING AT COMPLETION OF PROJECT AND PATCH PAVING AS REQUIRED AT FENCE POST HOLES.
 - ALL DIMENSIONS ARE TO GROUND LEVEL IMPROVEMENTS (FACE OF CURB, CONCRETE SLAB, ETC UNLESS NOTED OTHERWISE).
 - CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS.
 - CONTRACTOR SHALL MATCH PROPOSED CURB AND GUTTER, CONCRETE, AND PAVEMENT TO EXISTING IN GRADE AND ALIGNMENT.
 - CONTRACTOR SHALL PROVIDE PIPE BOLLARDS FOR PROTECTION OF ALL ABOVE GROUND UTILITIES AND APPURTENANCES IN DRIVE AREA.
 - CONSTRUCTION SHALL COMPLY WITH ALL GOVERNING CODES AND BE CONSTRUCTED TO SAME.
 - CONTRACTOR IS RESPONSIBLE FOR REPAIRING THE DAMAGE DONE TO ANY EXISTING ITEM TO REMAIN DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. REPAIRS SHALL BE EQUAL TO, OR BETTER THAN, EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE TO DOCUMENT ALL EXISTING DAMAGE AND NOTIFY OWNER PRIOR TO CONSTRUCTION START.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING APPURTENANCES, STAIRS, RAMPS, SLOPE PAVING, SIDEWALKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED OR SOD, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
 - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS IN THE CONTRACT DOCUMENTS.



VICINITY MAP
1"=100'

- ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER OF RECORD BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS FROM THE DESIGN ARE TO BE MADE WITHOUT PRIOR APPROVAL.
- IN THE EVENT THE CONSTRUCTION IS ABANDONED PRIOR TO THE COMPLETION OF THE PROJECT, ALL CONSTRUCTION AND STOCKPILED VEGETATIVE DEBRIS AND FILL SHALL BE REMOVED FROM THE SITE AND THE SITE SHALL BE STABILIZED PER THE PERMIT FOR STORM WATER DISCHARGE FROM LARGE AND SMALL CONSTRUCTION ACTIVITIES (NPDES).
- THESE PLANS ARE INTENDED TO AND SHALL COMPLY WITH AMERICANS WITH DISABILITIES ACT.
- ALL VEGETATION FROM CLEARING AND GRUBBING SHALL BE DISPOSED OF OFF-SITE.
- CONTRACTOR IS RESPONSIBLE FOR PERMITTING, INSTALLATION AND MAINTENANCE OF ALL MAINTENANCE OF TRAFFIC OPERATIONS DURING CONSTRUCTION. MAINTENANCE OF TRAFFIC SHALL CONFORM TO GOVERNING AGENCY STANDARDS.
- ALL DESIGN AND CONSTRUCTION MUST CONFORM TO THE MINIMUM STANDARDS SET DOWN IN THE CITY/COUNTY DEVELOPMENT CODE, ZONING, AND/OR RELATED ORDINANCES, AND MINIMUM TESTING FREQUENCY REQUIREMENTS.
- IF ORGANIC MATERIALS/FILL ARE FOUND DURING CONSTRUCTION ACTIVITIES, CONTRACTOR TO REMOVE MATERIALS ACCORDING TO LOCAL AND STATE REGULATIONS. CONTRACTOR TO PROVIDE ADEQUATE FILL AS NECESSARY TO MEET THE STANDARDS OF THE PROJECT, GEOTECHNICAL REPORT AND LOCAL REQUIREMENTS.



LEGEND

—	EXISTING CURB
— X — X — X — X —	EXISTING EDGE OF PAVEMENT
— X — X — X — X —	EXISTING FENCE
⊙	EXISTING STORMWATER STRUCTURES
⊙	EXISTING SANITARY STRUCTURES
— W — W —	EXISTING WATER MAIN
— OH — OH —	EXISTING WATER STRUCTURE
— PP — PP —	EXISTING OVERHEAD WIRES
— G — G —	EXISTING ELECTRIC STRUCTURE
— S — S —	EXISTING GAS MAIN
— S — S —	EXISTING SANITARY
—	DEMO CURB
—	DEMO CONCRETE
—	EXISTING BLOCK AND LOT NUMBER
—	EXISTING BUILDING

CHASE
JP MORGAN CHASE, N.A.
TARRYTOWN, NY
64 N. BROADWAY,
TARRYTOWN, NY 10591
CHASE OVP #38100P359657

CORE STATES
GROUP
201 S. Maple Avenue
Suite 300
Aurora, IL 60007
215.899.2125
www.core-eng.com

CORE STATES
ARCHITECTURE AND ENGINEERING P.C.
NEW YORK
CERTIFICATE OF AUTHORIZATION
No. 0013379

ENGINEER OF RECORD
KEVIN G. FURAO, P.E.
LICENSE #102851

ISSUE	DATE	DESCRIPTION
-	07.31.20	BLDG DEPARTMENT SUB.

PROJECT INFORMATION

PROJECT NO: JPM.28341
DATE: 06-08-2020
PROTOTYPE: 20.2
DRAWN BY: H.R.
CHECKED BY: K.F.
VERSION: 2.00

RIGHT OF WAY SITE AND GRADING PLAN

SHEET NUMBER
C-1

GENERAL STRUCTURAL NOTES

GENERAL NOTES

- CONTRACTOR IS RESPONSIBLE FOR AND SHALL VERIFY AND COORDINATE ALL DIMENSIONS AND DETAILS BEFORE PROCEEDING WITH WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT AND ENGINEERS.
 - DETAILS SHOWN IN ANY SECTION APPLY TO ALL SIMILAR SECTIONS AND CONDITIONS UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL FULLY BRACE AND OTHERWISE PROTECT ALL WORK IN PROGRESS UNTIL THE BUILDING IS COMPLETED.
 - THE STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE SPECIFICATIONS AND THE ARCHITECTURAL AND MECHANICAL DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN DRAWINGS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT PRIOR TO PERFORMING WORK. IN CASE OF CONFLICT THE MOST STRINGENT CONDITION SHALL APPLY.
 - ALL DIMENSIONS MUST BE COORDINATED WITH ARCHITECTURAL DRAWINGS AND WITH EQUIPMENT MANUFACTURER (I.E. WINDOW, DOOR, AIR HANDLER, ETC.). CONTRACTOR MUST OBTAIN AN ARCHITECTURAL DIRECTIVE IN CASE OF ANY CONFLICT. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN IN STRUCTURAL DRAWINGS.
 - DO NOT SCALE OFF DRAWINGS.
- GOVERNING BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE**
 - RISK CATEGORY = II
 - MINIMUM FIRST FLOOR LIVE LOADS:
 - A. UNIFORM LIVE LOAD = 100 PSF
 - B. CONCENTRATED LIVE LOAD = 2000 LB
 - C. IMPACT LOAD = N/A
 - D. LIVE LOAD REDUCTION = N/A
 - ROOF DEAD LOAD = 25 PSF
 - MINIMUM ROOF LIVE LOAD = 20 PSF
 - ROOF SNOW DATA:
 - A. SNOW IMPORTANCE FACTOR, I_s = 1.00
 - B. GROUND SNOW LOAD, P_g = 30 PSF
 - C. FLAT ROOF SNOW LOAD, P_f = 21 PSF
 - D. SNOW EXPOSURE FACTOR, C_e = 1.0
 - E. THERMAL FACTOR, C_t = 1.0
 - F. DRIFT LOAD DATA INDICATED ON ROOF FRAMING PLAN
 - WIND DESIGN DATA:
 - A. WIND IMPORTANCE FACTOR, I_w = 1.0
 - B. ULTIMATE DESIGN WIND SPEED (3 SECOND GUST), V_{ult} = 115 MPH
 - C. NOMINAL DESIGN WIND SPEED, V_{50} = 90 MPH
 - D. WIND EXPOSURE CATEGORY = B
 - E. INTERNAL PRESSURE COEFFICIENTS = ±0.18
 - F. WIND DESIGN PRESSURES PER ASCE 7-10
 - SEISMIC DESIGN DATA:
 - A. SEISMIC IMPORTANCE FACTOR, I_e = 1.00
 - B. MAPPED SPECTRAL RESPONSE COEFFICIENTS
 - S_D = 0.271
 - S_1 = 0.072
 - C. SITE CLASS = D (ASSUMED)
 - D. DESIGN SPECTRAL RESPONSE COEFFICIENTS
 - S_{DS} = 0.286
 - S_{D1} = 0.115
 - E. SEISMIC DESIGN CATEGORY = B
 - FLOOD DESIGN DATA: N/A
 - SPECIAL LOADS: N/A

CONCRETE AND REINFORCING STEEL

- ALL CONCRETE AND REINFORCEMENT SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF AMERICAN CONCRETE INSTITUTE BUILDING CODE (ACI 318) AND WITH SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS (ACI 301).
- ALL CONCRETE SHALL BE NORMAL WEIGHT (DENSITY=145 PCF) AND SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH AS NOTED IN THE TABLE BELOW.
- THE SLUMP OF ALL CONCRETE SHALL BE 4" ±1".
- ALL EXTERIOR CONCRETE SHALL BE AIR-ENTRAINED PER ACI-318, LATEST EDITION, BASED ON FREEZE-THAW EXPOSURE SEVERITY AND AGGREGATE SIZE.
- MAXIMUM NOMINAL COURSE AGGREGATE SIZE SHALL BE 3/4" TYPICAL UNLESS NOTED OTHERWISE.
- THE MINIMUM PORTLAND CEMENT CONTENT (ASTM C150 TYPE III) OF ALL CONCRETE SHALL CONFORM TO THE FOLLOWING TABLE:

LOCATION	SPECIFIED COMPRESSIVE STRENGTH (PSI)	W/CM RATIO	AIR-ENTRAINED CONCRETE (%)
SLAB-ON-GRADE	4000	0.45 - 0.55	2 ±1
FOUNDATIONS	4000	0.45 - 0.55	5 ±1

- ALL REINFORCED CONCRETE WORK SHALL BE PER "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE" ACI 318, LATEST EDITION.
- THE CONTRACTOR SHALL SUBMIT CONCRETE MIX DESIGNS FOR REVIEW A MINIMUM OF TWO WEEKS PRIOR TO THE PLACEMENT OF ANY CONCRETE. THE CONCRETE MIX DESIGNS SHALL INCLUDE ALL STRENGTH DATA NECESSARY TO SHOW COMPLIANCE WITH THE PROJECT SPECIFICATIONS.
- CONCRETE REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.
- WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.
- CONCRETE REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A706.
- HOOK ENDS OF BARS INTERRUPTED BY OPENINGS. HOOK TOP BARS AT ALL EDGES. AT ALL WALL AND SLAB OPENINGS, PROVIDE 2 - #5BARS x OPENING WIDTH PLUS 4 FEET(EACH SIDE) EACH FACE UNLESS SHOWN OTHERWISE.
- ALL REINFORCING SHALL BE DETAILED, FABRICATED, AND PLACED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE DETAILING MANUAL.
- ALL REINFORCING SHALL BE SUPPORTED IN FORMS. SPACED WITH NECESSARY ACCESSORIES AND SHALL BE SECURELY WIRED TOGETHER, IN ACCORDANCE WITH THE LATEST EDITION OF THE CRSI "MANUAL OF STANDARD PRACTICE".
- THE GENERAL CONTRACTOR SHALL CHECK WITH ARCHITECTURAL, MECHANICAL AND ELECTRICAL DRAWINGS AND THE SUB-CONTRACTORS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, INSERTS, SLAB DEPRESSIONS AND OTHER ITEMS RELATED TO THE CONCRETE WORK AND SHALL ASSUME RESPONSIBILITY FOR THEIR PROPER LOCATION.

STRUCTURAL STEEL

- THE USE OF ROLLED STEEL SECTIONS AND/OR BOLTS MANUFACTURED OUTSIDE THE UNITED STATES WILL REQUIRE VERIFICATION THAT THE PRODUCTS COMPLY WITH APPLICABLE ASTM STANDARDS. MILL CERTIFICATES WILL BE REQUIRED FOR ALL STEEL. STRUCTURAL STEEL GRADES NOT MEETING THE ASTM SPECIFICATIONS FOR ROLLED SHAPES LISTED IN AISC STEEL CONSTRUCTION MANUAL TABLE 2-4 WILL REQUIRE TESTING BY AN APPROVED LABORATORY.
 - ALL STRUCTURAL STEEL WORK SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE LATEST A.I.S.C. SPECIFICATIONS.
 - STRUCTURAL STEEL SHALL CONFORM TO:
 - WIDE FLANGE (WF) ASTM A992 (50 KSI)
 - SHAPES (L,T,C,PL) ASTM A36
 - STRUCTURAL TUBE (HSS) ASTM A500 (46 KSI)
 - STEEL PIPE (HSS) ASTM A500 (42 KSI)
 - ANCHOR BOLTS ASTM F1553 (36 KSI) U.N.O.
 - FRAMING BOLTS ASTM A325 OR A490
 - SHEAR STUDS ASTM A108
 - WELDING ELECTRODES E70XX
 - ALL HIGH STRENGTH BOLTS SHALL CONFORM TO ASTM SPECIFICATION A325 AND SHALL BE PROVIDED WITH HARDENED WASHERS UNDER THE TURNED ELEMENT (NUT OR BOLT HEAD).
 - INSTALLATION AND TIGHTENING OF ALL HIGH STRENGTH BOLTS SHALL CONFORM TO THE "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS".
 - SHOP CONNECTIONS MAY BE WELDED OR HIGH STRENGTH BOLTED. ALL BOLTS SHALL BE 3/4" DIAMETER MINIMUM. ALL CONNECTIONS SHALL CONFORM TO THE TYPICAL CONNECTION DETAILS SHOWN ON THE PLANS UNLESS SPECIFICALLY APPROVED BY THE ENGINEER.
 - ALL WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY CODE, ANS01.1. ALL WELDING SHALL BE PERFORMED USING E70XX U.N.O.
 - CUTS, HOLES, COPINGS, ETC. REQUIRED IN STRUCTURAL STEEL MEMBERS FOR THE WORK OF OTHER TRADES SHALL BE SHOWN IN THE STRUCTURAL STEEL SHOP DRAWINGS AND SHALL BE MADE IN THE SHOP. HOLES SHALL BE REINFORCED AS REQUIRED BY THE ENGINEER.
 - BURNING OF HOLES, CUTS, ETC. IN STRUCTURAL STEEL MEMBERS IN THE FIELD WILL NOT BE PERMITTED, EXCEPT WITH THE SPECIFIC APPROVAL OF THE ENGINEER.
 - ALL STEEL MEMBERS EXPOSED TO WEATHER (SUCH AS LINTELS, DOOR JAMBS, ETC.) SHALL BE GALVANIZED.
 - FOR MISCELLANEOUS STEEL, SEE ARCHITECTURAL DRAWINGS.
 - ANY STEEL MEMBERS REQUIRED BY THE ELECTRICAL OR MECHANICAL TRADES FOR THE SUPPORT OF THEIR EQUIPMENT, WHICH ARE NOT SHOWN ON ARCHITECTURAL OR STRUCTURAL DRAWINGS, SHALL BE PROVIDED BY THE TRADE REQUIRING SUCH SUPPORT.
 - SEE SPECIFICATIONS FOR PAINTING OF STRUCTURAL STEEL. ALL FABRICATION AND ERECTION MARKS SHALL BE COVERED DURING FIELD TOUCH-UP PAINTING.
 - ALL CONNECTIONS TO BE DOUBLE ANGLE FRAMED BEAM CONNECTION PER AISC UNLESS NOTED OTHERWISE. ALL BOLTS TO BE 3/4" MINIMUM DIAMETER UNLESS NOTED OTHERWISE. SHOP CONNECTIONS MAY BE WELDED OR BOLTED. WELDS ARE TO BE EQUAL IN STRENGTH TO BOLTS.
 - DESIGN CONNECTIONS FOR THE MAXIMUM SHEAR (V IN KIPS) LISTED IN THE TABLES FOR "ALLOWABLE UNIFORM LOADS IN KIPS FOR BEAMS LATERALLY SUPPORTED" AT THE BOTTOM OF EACH PAGE IN THE "PROPERTIES AND REACTION VALUES", PART 2 OF THE LATEST EDITION OF THE AISC "MANUAL OF STEEL CONSTRUCTION". PROVIDE SIGNED AND SEALED DRAWINGS AND CALCULATIONS BY A PROFESSIONAL ENGINEER.
 - A REGISTERED PROFESSIONAL ENGINEER SHALL INSPECT THE WELDING AND HIGH-STRENGTH BOLTING OF STRUCTURAL STEEL FRAMING AND WELDING, BOLTING AND FASTENING OF LIGHT WEIGHT MATERIAL SYSTEMS, AND METAL SIDINGS OF BUILDING.
 - ALL STEEL MEMBERS SHALL BE MADE IN AN APPROVED FABRICATOR'S SHOP. THE APPROVED FABRICATOR SHALL SUBMIT THE CERTIFICATE OF COMPLIANCE TO THE BUILDING INSPECTOR PRIOR TO ERECTION.
- STEEL DECK**
- STEEL ROOF DECK IS INDICATED IN THE ROOF FRAMING NOTES LOCATED ON THE ROOF PLAN DRAWING. STEEL DECK TO BE PLACED ON ENTIRE ROOF STRUCTURE RESTING ON LIGHT GAGE TRUSSES (INCLUDING OVERFRAMED AREAS)
 - ALL STEEL ROOF DECK SHALL BE HOT-DIPPED GALVANIZED, G90 COATING AS PER ASTM SPECIFICATIONS
 - ALL STEEL ROOF DECK SHALL BE CAPABLE OF SUPPORTING ALL CONSTRUCTION LOADS.
 - ALL STEEL ROOF DECK SHALL BE CONTINUOUS OVER FOUR OR MORE STRUCTURAL SUPPORTS (I.E. DECK SHOULD BE DETAILED FOR A THREE SPAN CONDITION).
 - STEEL ROOF DECK SHALL HAVE NESTING SIDE LAPS (ATTACHED BY MECHANICAL MEANS)
 - IF DECK IS CUT IN SINGLE SPAN CONDITION, EACH END OF SUCH SECTIONS SHALL BE WELDED TO ITS SUPPORT THROUGH WELDING WASHERS IN THE BOTTOM OF EACH RIB.
 - IN AREAS WHERE THE DECK IS CUT AS PER NOTE 6, THE GAGE OF THE SINGLE SPAN DECK SHALL BE ADJUSTED UPWARDS AS REQUIRED BY THE ENGINEER TO SUPPORT THE LOADS.
 - ANY ELECTRICAL WORK WEIGHING MORE THAN 50 LBS OR 50 LBS CONCENTRATED SHALL BE HUNG FROM STEEL BEAMS ONLY. FOR HANGERS, SEE SPECIFICATIONS. ALL MECHANICAL WORK AND PIPING SHALL BE HUNG FROM STEEL BEAMS. SEE STRUCTURAL STEEL NOTE 11 (OF STRUCTURAL STEEL NOTES) FOR ADDITIONAL STEEL REQUIRED BY MECHANICAL/ELECTRICAL TRADES TO SUPPORT THEIR EQUIPMENT.
 - METAL DECK CONTRACTOR TO PROVIDE 18 GAGE RIDGE PLATE, VALLEY PLATE, EDGE STRIP, ETC., AS REQUIRED.
 - CUT OUT METAL DECK WHERE BOLT PROJECTIONS INTERFERE WITH METAL DECK.
 - CONNECT DECK TO STEEL BELOW WITH 5/8" PUDDLE WELDS @ 12" O.C.

PRE-ENGINEERED ROOF TRUSSES

- MANUFACTURED ROOF TRUSSES SHALL BE SPACED AS NOTED ON FRAMING PLAN.
 - TRUSS DRAWINGS ARE PROVIDED FOR CONCEPTUAL DESIGN ONLY. MANUFACTURER SHALL SUBMIT SHOP DRAWINGS AND CALCULATIONS, BOTH SIGNED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE IN WHICH THIS SITE IS LOCATED. SUBMIT SHOP DRAWINGS AND CALCULATIONS TO THE ARCHITECT AND ENGINEER FOR REVIEW AND SUBMITTAL AND, IF REQUIRED, TO BUILDING OFFICIAL FOR APPROVAL PRIOR TO FABRICATION. SHOP DRAWINGS SHALL INCLUDE LAYOUT PLAN AND CONNECTORS. CALCULATIONS SHALL BE BASED ON THE SPECIFIED LOADING CONDITIONS SHOWN HEREIN. MANUFACTURER SHALL PROVIDE HANGERS AND CONNECTIONS BETWEEN TRUSSES. REVIEW AND APPROVE DIMENSIONS, SHAPES AND DETAILS SHOWN ON SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ARCHITECT / ENGINEER FOR REVIEW AND COMMENT.
 - TRUSS MANUFACTURER SHALL PROVIDE CONNECTORS ADEQUATE FOR LOADS.
 - REFER TO TRUSS PLANS WITHIN THE CONTENTS OF THESE DRAWING FOR SHAPE, OVERHANG, SLOPES, SPAN, AND BEARING LOCATIONS.
 - MANUFACTURED ROOF TRUSS DESIGN LOADS: SEE TRUSS DESIGN CRITERIA WITHIN THE CONTENTS OF THESE DRAWINGS.
 - THE POSITIONS, WEIGHTS, AND METHODS OF ATTACHMENT OF ALL MECHANICAL UNITS, ELECTRICAL FIXTURES, PLUMBING, ETC. SHALL BE INCLUDED IN THE DESIGN OF THE TRUSSES BY THE TRUSS MANUFACTURER.
 - DESIGN ROOF TRUSSES TO SUPPORT ALL IMPOSED LOADS, INCLUDING WIND & LATERAL LOADS. COORDINATE SIZE, LOCATION AND WEIGHT OF EQUIPMENT WITH MECHANICAL DOCUMENTS. PROVIDE MULTIPLE TRUSSES WHERE ONE TRUSS CANNOT SUPPORT THE LOAD. PROVIDE BRIDGING BETWEEN TRUSSES AS SPECIFIED AS MINIMUM STANDARD.
 - INSTALLATION OF ALL TRUSSES SHALL BE DONE USING A SPREADER BAR WITH A THREE POINT VERTICAL PICK. CARE SHALL BE USED IN LIFTING TO PREVENT HORIZONTAL BENDING.
 - IMPROPER HANDLING OF THE TRUSSES AS NOTED ABOVE AND IN THE SPECIFICATIONS SHALL MEAN REMOVAL OF THE TRUSSES FROM THE JOBSITE AND REPLACEMENT AT CONTRACTOR'S EXPENSE.
- SHOP DRAWING SUBMITTALS**
- THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OR ENGINEER OF RECORD WHO SHALL REVIEW AND APPROVE THEM, AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND APPROVED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. PROVIDE AMPLE TIME FOR THE BUILDING OFFICIAL TO REVIEW THE DOCUMENTS.
 - REFER TO PROJECT SPECIFICATIONS FOR SUBMITTAL REQUIREMENTS.
 - SHOP DRAWINGS AND SUBMITTALS WILL BE REVIEWED FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS.
 - SUBMITTAL REVIEW WILL NOT BE CONDUCTED FOR THE PURPOSE OF DETERMINING THE ACCURACY AND COMPLETENESS OF OTHER DETAILED INFORMATION SUCH AS DIMENSIONS AND QUANTITIES, OR FOR SUBSTANTIATING INSTRUCTIONS FOR INSTALLATION OR PERFORMANCE OF EQUIPMENT OR SYSTEMS DESIGNED BY THE CONTRACTOR. ALL OF THIS REMAINS THE RESPONSIBILITY OF THE CONTRACTOR.
 - REVIEW SHALL NOT CONSTITUTE APPROVAL OF SAFETY PRECAUTIONS OR OF ANY CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES.
 - APPROVAL OF A SPECIFIC ITEM SHALL NOT INDICATE APPROVAL OF AN ASSEMBLY OF WHICH THE ITEM IS A COMPONENT.
 - SHOP DRAWINGS AND/OR PRODUCT DATA FOR THE FOLLOWING ITEMS ARE TO BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW AND APPROVAL:
 - A. CONCRETE MIXES
 - B. CONCRETE FORMWORK
 - C. STRUCTURAL STEEL
 - SHOP DRAWINGS ARE TO BE DISTRIBUTED ONLY FROM RETURNED SUBMITTALS BEARING AN INITIALED REVIEW STAMP AND WORK ON THESE ITEMS SHALL NOT PROCEED UNLESS THE STAMP CLEARLY INDICATES THE DRAWINGS ARE "APPROVED" OR "APPROVED AS NOTED."
 - SHOP DRAWINGS AND/OR PRODUCT DATA FOR THE FOLLOWING ITEMS ARE TO BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW. THE ENGINEER'S REVIEW WILL BE LIMITED TO CONFORMANCE WITH DESIGN AND PERFORMANCE CRITERIA SPECIFIED IN THE CONSTRUCTION DOCUMENTS AND THE INTERFACE BETWEEN THESE ITEMS/SYSTEMS AND THE BUILDING STRUCTURE. THIS REVIEW WILL CHECK THE COMPATIBILITY OF LOADS AND POSITIONS OF LOADS IMPARTED ONTO THE BUILDING STRUCTURE, AND COMPATIBILITY OF CONNECTIONS WITH THE BUILDING STRUCTURE. THE MANUFACTURER/SUPPLIER AND ITS SPECIALTY STRUCTURAL ENGINEER RESPONSIBLE FOR THE DESIGN OF THE ITEMS/SYSTEM WILL RETAIN ALL RIGHTS AND RESPONSIBILITIES FOR THE DESIGN OF THE PRODUCT AND THE CONNECTIONS TO THE BUILDING STRUCTURE.
 - A. CONCRETE MIXES
 - B. CONCRETE FORMWORK
 - C. STRUCTURAL STEEL
 - NO WORK ON STRUCTURAL ELEMENTS SUPPORTING OR RELATED TO THESE ITEMS IS TO PROCEED UNLESS THE REVIEW STAMP CLEARLY INDICATES "REVIEWED" OR "REVIEWED, SEE COMMENTS" BY THE STRUCTURAL ENGINEER.
 - CONCRETE IS A PRE-ENGINEERED MATERIAL DESIGNED BY THE SUPPLIER TO MEET THE STRENGTH AND PERFORMANCE CRITERIA SPECIFIED IN THE CONTRACT DOCUMENTS. CONCRETE MIX DESIGNS SHALL BE IN CONFORMANCE WITH ACI 318, CHAPTER 5, AND SHALL BE SUBMITTED TO THE INDEPENDENT TESTING LAB WITH APPROPRIATE HISTORICAL TEST DATA AND ANALYSIS FOR REVIEW AND APPROVAL. SUBMIT MIX DESIGNS AND THE TESTING LAB REVIEW TO THE ARCHITECT/ENGINEER FOR REVIEW.
 - MANY VARIABLES, INCLUDING MIX COMPONENTS AND ENVIRONMENTAL CONDITIONS AFFECT THE QUALITY OF CONCRETE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING VARIABLES AND REQUESTING MIX MODIFICATIONS AND SHALL BE SOLELY RESPONSIBLE FOR THE QUALITY OF CONCRETE DELIVERED AND PLACED ON THE SITE.
 - GENERAL CONTRACTOR SHALL PRE-CHECK ALL SHOP DRAWINGS BEFORE SUBMISSION TO THE ENGINEER FOR REVIEW. ALL SUBMITTAL MATERIALS MUST BEAR AN INITIALED REVIEW STAMP OF THE GENERAL CONTRACTOR. SUBMITTALS WITHOUT THE REVIEW STAMP OF THE GENERAL CONTRACTOR WILL BE RETURNED WITHOUT REVIEW AND SHALL NOT BE CAUSE FOR CLAIMS OF DELAY.
 - GENERAL CONTRACTOR SHALL SCHEDULE SUBMITTALS SUFFICIENTLY IN ADVANCE OF THE DATE REQUIRED TO ALLOW REASONABLE TIME FOR DELIVERY, PROCESSING AND REVIEW BY THE DESIGN TEAM. THIS SHALL INCLUDE A MINIMUM OF TEN WORKING DAYS, EXCLUDING DELIVERY TIME, FOR ENGINEER'S PROCESSING AND REVIEW OF SHOP DRAWINGS. INCLUDE TIME FOR CONTRACTOR'S RESUBMISSION AND SUBSEQUENT REVIEW IF NECESSARY.
 - SHORTER REVIEW PERIODS WILL ONLY BE HONORED WITH PRIOR WRITTEN CONSENT FROM THE ENGINEER. THESE ACCELERATED SERVICES, AND APPROPRIATE COMPENSATION, MUST BE NEGOTIATED WITH THE ENGINEER AND ARCHITECT IN ADVANCE.
 - THE USE OF REPRODUCTIONS OF THESE CONTRACT DRAWINGS, INCLUDING THE USE OF ELECTRONIC FILES, BY ANY CONTRACTOR, SUBCONTRACTOR, ERECTOR, FABRICATOR, OR MATERIAL SUPPLIER IN LIEU OF THE INDEPENDENT PREPARATION OF SHOP DRAWINGS, SIGNIFIES HIS ACCEPTANCE OF ALL INFORMATION SHOWN HEREON AS CORRECT AND OBLIGATES HIMSELF TO ANY JOB EXPENSE, REAL OR IMPLIED, ARISING DUE TO ANY ERRORS THAT MAY OCCUR HEREON. SUCH USE OF REPRODUCTIONS OF THESE CONTRACT DOCUMENTS WILL NOT BE ALLOWED WITHOUT PRIOR CONSENT FROM THE ENGINEER.
 - WHEN USING ELECTRONIC FORMAT FOR SUBMITTALS, THE CONTRACTOR SHALL PROVIDE ONE PRINTED HARD COPY FOR ENGINEER REVIEW OR EXECUTE AN AGREEMENT FOR REIMBURSING THE ENGINEER FOR PRINTING COSTS FOR ONE COPY.

CHASE
 JP MORGAN CHASE, N.A.
 TARRYTOWN, NY
 64 N. BROADWAY,
 TARRYTOWN NY 10591
 CHASE OVP #38100P359657



201 S. Maple Avenue
 Suite 300
 Allentown, PA 19022
 215.899.2125
 www.core-eng.com

CORE STATES
 ARCHITECTURE AND ENGINEERING P.C.
 NEW YORK
 CERTIFICATE OF AUTHORIZATION
 No. 0013379

ENGINEER OF RECORD

DAVID ALAN BALMA, P.E.
 LICENSE #: 94860

ISSUE	DATE	DESCRIPTION
-	06.25.20	PERMIT SET

PROJECT INFORMATION

PROJECT NO:	JPM.28341
DATE:	06-08-2020
PROTOTYPE:	20.2
DRAWN BY:	J.PEREZ
CHECKED BY:	E.SCALIGIONE
VERSION:	2.00

SHEET TITLE
 GENERAL NOTES
 SHEET NUMBER
 S-0.0

STRUCTURAL SPECIAL INSPECTIONS

SPECIAL INSPECTIONS

- SPECIAL INSPECTIONS SHALL BE PERFORMED IN ACCORDANCE WITH SECTION 1705 OF THE 2015 INTERNATIONAL BUILDING CODE, NEW JERSEY EDITION.
- THE OWNER WILL EMPLOY THE SERVICES OF ONE OR MORE SPECIAL INSPECTORS TO PROVIDE SPECIAL INSPECTIONS DURING CONSTRUCTION FOR THE REQUIRED SPECIAL INSPECTION ITEMS.
- THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL AND THE REGISTERED DESIGN PROFESSIONAL RESPONSIBLE FOR THE DESIGN OF THE STRUCTURE, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
- DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:
 - THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED FOR CONFORMANCE WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS. THE INSPECTOR MAY NOT ALTER, MODIFY, ENLARGE OR WAIVE ANY OF THE REQUIREMENTS OF THE DOCUMENTS.
 - THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, THE PROFESSIONAL-OF-RECORD, AND THE CONTRACTOR. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, SUBMIT A COMPLETE LIST OF ALL OUTSTANDING DISCREPANCIES ON A WEEKLY BASIS TO THE OWNER, THE BUILDING OFFICIAL, AND THE PROFESSIONAL-OF-RECORD, UNTIL ALL CORRECTIONS HAVE BEEN COMPLETED.
 - THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT STATING WHETHER THE WORK REQUIRING SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE, IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE BUILDING CODE.
- STRUCTURAL OBSERVATION (AS DEFINED IN CHAPTER 17 OF THE BUILDING CODE) IS NOT REQUIRED, UNLESS SPECIFICALLY REQUIRED BY THE BUILDING OFFICIAL.
- THE FOLLOWING AREAS OF WORK REQUIRE SPECIAL INSPECTIONS IN ACCORDANCE WITH THE LISTED SECTIONS/LOCATIONS:

A. STEEL CONSTRUCTION (STRUCTURAL STEEL) - SECTION 1705.2.1

SPECIAL INSPECTION AND VERIFICATION OF STRUCTURAL STEEL CONSTRUCTION					
SPECIAL INSPECTION REQUIRED Y/N	VERIFICATION AND INSPECTION	FREQUENCY OF INSPECTION		REFERENCE FOR CRITERIA	
		CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	IBC SECTION	REFERENCED STANDARD
PRIOR TO WELDING					
Y	1. VERIFY WELDING PROCEDURES (WPS) AND CONSUMABLE CERTIFICATES	X	----	1705.2.1	N5.4-1, AISC 360-10
Y	2. MATERIAL IDENTIFICATION	----	X	1705.2.1	N5.4-1, AISC 360-10
Y	3. WELDER IDENTIFICATION	----	X	1705.2.1	N5.4-1, AISC 360-10
Y	4. FIT-UP GROOVE WELDS	----	X	1705.2.1	N5.4-1, AISC 360-10
Y	5. ACCESS HOLES	----	X	1705.2.1	N5.4-1, AISC 360-10
Y	6. FIT-UP OF FILLET WELDS	----	X	1705.2.1	N5.4-1, AISC 360-10
DURING WELDING					
Y	1. USE OF QUALIFIED WELDERS	----	X	1705.2.1	N5.4-1, AISC 360-10
Y	2. CONTROL AND HANDLING OF WELDING CONSUMABLES	----	X	1705.2.1	N5.4-1, AISC 360-10
Y	3. CRACKED TACK WELDS	----	X	1705.2.1	N5.4-1, AISC 360-10
Y	4. ENVIRONMENTAL CONDITIONS	----	X	1705.2.1	N5.4-1, AISC 360-10
Y	5. WPS FOLLOWED	----	X	1705.2.1	N5.4-1, AISC 360-10
Y	6. WELDING TECHNIQUES	----	X	1705.2.1	N5.4-1, AISC 360-10

B. STEEL CONSTRUCTION (STRUCTURAL STEEL) - SECTION 1705.2.1 (CONTINUED)

AFTER WELDING					
Y	1. WELD IS CLEANED	----	X	1705.2.1	N5.4-3, AISC 360-10
Y	2. SIZE, LENGTH AND LOCATION OF WELDS	X	----	1705.2.1	N5.4-3, AISC 360-10
Y	3. WELDS MEET VISUAL ACCEPTANCE CRITERIA	X	----	1705.2.1	N5.4-3, AISC 360-10
Y	4. ARC STRIKES	X	----	1705.2.1	N5.4-3, AISC 360-10
Y	5. K-AREA	X	----	1705.2.1	N5.4-3, AISC 360-10
Y	6. BACKING AND WELD TABS REMOVED	X	----	1705.2.1	N5.4-3, AISC 360-10
Y	7. REPAIR ACTIVITIES	X	----	1705.2.1	N5.4-3, AISC 360-10
Y	8. DOCUMENT ACCEPTANCE OR REJECTION OF WELDED JOINT/NUMBER	X	----	1705.2.1	N5.4-3, AISC 360-10
NON-DESTRUCTIVE TESTING					
N	1. CJP WELDS (RISK CAT. III)	----	X	1705.2.1	N5.5, AISC 360-10
N	2. CJP WELDS (RISK CAT. III OR IV)	X	----	1705.2.1	N5.5, AISC 360-10
N	3. ACCESS HOLES (FLANGE > 2")	X	----	1705.2.1	N5.5, AISC 360-10
N	4. WELDED JOINTS SUBJECT TO FATIGUE	X	----	1705.2.1	N5.5, AISC 360-10
PRIOR TO BOLTING					
Y	1. CERTIFICATIONS OF FASTENERS	X	----	1705.2.1	N5.6-1, AISC 360-10
Y	2. FASTENERS MARKED	----	X	1705.2.1	N5.6-1, AISC 360-10
Y	3. PROPER FASTENERS FOR JOINT	----	X	1705.2.1	N5.6-1, AISC 360-10
Y	4. PROPER BOLTING PROCEDURE	----	X	1705.2.1	N5.6-1, AISC 360-10
Y	5. CONNECTING ELEMENTS	----	X	1705.2.1	N5.6-1, AISC 360-10
Y	6. PRE-INSTALLED VERIFICATION TESTING	----	X	1705.2.1	N5.6-1, AISC 360-10
Y	7. PROPER STORAGE	----	X	1705.2.1	N5.6-1, AISC 360-10
DURING BOLTING					
Y	1. FASTENER ASSEMBLIES	----	X	1705.2.1	N5.6-2, AISC 360-10
N	2. SNUG TIGHT PRIOR TO PRE-TENSIONING	----	X	1705.2.1	N5.6-2, AISC 360-10
Y	3. FASTENER COMPONENT	----	X	1705.2.1	N5.6-2, AISC 360-10
N	3. PRE-TENSIONED FASTENERS	----	X	1705.2.1	N5.6-2, AISC 360-10
AFTER BOLTING					
Y	1. DOCUMENT ACCEPTANCE OR REJECTION OF BOLTED CONNECTIONS	X	----	1705.2.1	N5.6-3, AISC 360-10
OTHER STEEL INSPECTIONS					
Y	1. STRUCTURAL STEEL DETAILS	----	X	1705.2.1	N5.7, AISC 360-10
Y	2. ANCHOR RODS AND OTHER EMBEDMENTS SUPPORTING STRUCTURAL STEEL	----	X	1705.2.1	N5.7, AISC 360-10

C. STEEL CONSTRUCTION OTHER THAN STRUCTURAL STEEL - SECTION 1705.2.2

SPECIAL INSPECTION AND VERIFICATION OF OTHER STEEL CONSTRUCTION					
SPECIAL INSPECTION REQUIRED Y/N	VERIFICATION AND INSPECTION	FREQUENCY OF INSPECTION		REFERENCE FOR CRITERIA	
		CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED	IBC SECTION	REFERENCED STANDARD
Y	1. MATERIAL VERIFICATION OF COLD-FORMED STEEL DECK:				
-	a. IDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS	----	X	1705.2.2	APPLICABLE ASTM MATERIAL STANDARDS
-	b. MANUFACTURER'S CERTIFIED TEST REPORTS	----	X	1705.2.2	----
Y	2. INSPECTION OF WELDING:				
-	a. COLD-FORMED STEEL DECK:				
-	1) FLOOR AND ROOF DECK WELDS	----	X	1705.2.2	AWS D1.3
-	b. REINFORCING STEEL:				
-	1) VERIFICATION OF WELDABILITY OF REINFORCING STEEL OTHER THAN ASTM A 706	----	X	1705.2.2	
-	2) REINFORCING STEEL RESISTING FLEXURAL AND AXIAL FORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES, AND BOUNDARY ELEMENTS OF SPECIAL STRUCTURAL WALLS OF CONCRETE AND SHEAR REINFORCEMENT		X	1705.2.2	AWS D1.3 ACI 318: SECTION 3.5.2
-	3) SHEAR REINFORCEMENT		X	1705.2.2	
-	4) OTHER REINFORCING STEEL		----	1705.2.2	
N	3. TRUSSES SPANNING > 60 FEET	----	X	1705.2.2.2	----



CHASE
JP MORGAN CHASE, N.A.
TARRYTOWN, NY
64 N. BROADWAY,
TARRYTOWN, NY 10591
CHASE OVP #38100P359657



CORE STATES
GROUP
201 S. Maple Avenue
Suite 300
Aurora, PA 15022
215.899.2125
www.core-eng.com
CORE STATES
ARCHITECTURE AND ENGINEERING P.C.
NEW YORK
CERTIFICATE OF AUTHORIZATION
No. 0013379

ENGINEER OF RECORD

DAVID ALAN BALMA, P.E.
LICENSE #: 94860

ISSUE	DATE	DESCRIPTION
-	06.25.20	PERMIT SET

PROJECT INFORMATION	
PROJECT NO:	JPM.28341
DATE:	06-08-2020
PROTOTYPE:	20.2
DRAWN BY:	J.PEREZ
CHECKED BY:	E.SCALGIONE
VERSION:	2.00

SHEET TITLE
**STRUCTURAL
SPECIAL
INSPECTIONS**

SHEET NUMBER

S0.1

PLUMBING FIXTURE SCHEDULE:

MARK	ITEM: DESCRIPTION	COLD WATER	HOT WATER	WASTE	VENT
P-1	MOP SINK (PF-MOP); ELEVATED, FIBERGLASS SERVICE SINK; MUSTEE MODEL# 19F FAUCET: GERBER MODEL #49-540, FAUCET BLOCK: MUSTEE MODEL #20.600 FOR OVER HEAD WATER SUPPLY CONNECTION.	1/2"	1/2"	3"	2"

PLUMBING GENERAL NOTES:

- CONTRACTOR SHALL PROVIDE COMPLETE PLUMBING SYSTEMS AS DETAILED ON THESE DRAWINGS. IN COMPLIANCE WITH 2020 NEW YORK STATE PLUMBING CODE. WORK CONSISTS OF FURNISHING ALL MATERIALS, EQUIPMENT, AND SERVICES REQUIRED FOR COMPLETE SYSTEMS. INCLUDE ANY INCIDENTAL APPARATUS, APPLIANCES, MATERIAL LABOR AND SERVICES NECESSARY TO MAKE NEW WORK COMPLETE IN ALL RESPECTS AND FULLY READY FOR OPERATION.
- VERIFY THE EXACT LOCATION OF EXISTING SANITARY SEWERS AND WATER MAINS FROM THE ACTUAL JOB SITE PRIOR TO SUBMITTING BID. SUBMISSION OF YOUR PROPOSAL SHALL BE CONSTRUED AS INDICATING SUCH KNOWLEDGE. NO ADDITIONAL PAYMENT WILL BE MADE ON CLAIMS THAT ARISE FROM THE CONTRACTOR'S FAILURE TO COMPLY WITH THIS REQUIREMENT.
- MAKE SUCH OFFSETS AND DEVIATIONS FROM WORK SHOWN ON THE DRAWINGS, AS MAY BE NECESSARY TO FIT THE ACTUAL SPACE CONDITIONS
- WHERE VALVES OCCUR ABOVE DRYWALL OR PLASTER OR ARE CONCEALED BEHIND WALLS, THIS CONTRACTOR SHALL FURNISH AND INSTALL ACCESS PANELS. COORDINATE COLOR AND STYLE WITH ENGINEER/ARCHITECT.
- INSTALLER SHALL NOT CUT ANY STRUCTURAL MEMBERS WITHOUT FIRST SECURING WRITTEN APPROVAL FROM THE ARCHITECT.
- PROVIDE DIELECTRIC UNIONS AT ALL CONNECTIONS BETWEEN DISSIMILAR PIPING METALS.
- NO VENT THROUGH ROOF SHALL TERMINATE CLOSER THAN 10 FT. TO ANY OUTSIDE AIR INTAKE OR VENTILATION LOUVERS, DOORS, WINDOWS AND OTHER BUILDING OPENINGS.
- SANITARY SEWER AND MAIN WATER PIPING UNDERGROUND SHALL BE A MINIMUM OF 36" BELOW EXTERIOR GRADE.
- PIPING IN CONCRETE BLOCK WALLS SHALL BE INSTALLED AS BLOCK IS BEING LAID. DO NOT CUT BLOCK WALL.
- PROVIDE ALL SINKS AND LAVATORIES WITH TRAP FITTINGS FOR CLEANOUT
- CONTRACTOR IS RESPONSIBLE TO ALSO CHECKING FIELD CONDITIONS PRIOR TO BIDDING AND REPORT ANY PROBLEMS/CONFLICTS TO THE ENGINEER WITHIN 2 DAYS OF DISCOVERY. ANY CHANGES RESULTING FROM CONDITIONS ARISING IN THE FIELD WHICH WERE NOT BROUGHT TO THE ENGINEER'S ATTENTION ARE TO BE MADE BY THIS CONTRACTOR WITH NO ADDITIONAL COST TO THE OWNER
- ALL WORK IS TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE(1) YEAR FROM DATE OF FINAL ACCEPTANCE. ALL DEFECTS WHICH DEVELOP OR ARE DISCOVERED WITHIN THIS PERIOD SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER AT NO ADDITIONAL COST TO THE OWNER.
- UPON COMPLETION OF THE WORK UNDER THIS CONTRACT, THE CONTRACTOR SHALL REMOVE ALL TOOLS, APPLIANCES, SURPLUS MATERIALS, AND SCRAP. ALL IDENTIFIED EXISTING EQUIPMENT TO BE REMOVED SHALL BE TURNED OVER TO THE OWNER.
- THE CONTRACTOR SHALL COORDINATE WORK WITH OTHER TRADES IN ORDER TO AVOID CONFLICTS.
- THE CONTRACTOR SHALL PROVIDE ALL CHROME EXPOSED TRAP PRIMER CONNECTIONS BELOW LAVATORIES
- PLUMBING CONTRACTOR SHALL PROVIDE NAMEPLATE INFO TO THE FACILITY MANAGER FOR WATER HEATER AND RPZ.
- ALL CONDENSATE DRAIN PIPING SHALL BE INSULATED WITH 3/4" ARMSTRONG "ARMAFLEX" INSULATION. THE FIRST 8 FEET OF PIPING FROM THE HOT WATER HEATER SHALL BE INSULATED WITH 1/2" INSULATION FOR COLD WATER AND 1" INSULATION FOR HOT WATER.
- CONTRACTOR TO VISUALLY INSPECT CONDITION OF EXISTING SANITARY PIPING PRIOR TO COMMENCING WORK WITH APPROVED VIDEO CAMERA PROBE. CONTRACTOR TO RECORD INSPECTION AND PROVIDE TO ARCHITECT. IMMEDIATELY NOTIFY ARCHITECT OF ANY DEFECTS, DAMAGES, OR ISSUES IN EXISTING PIPING. UPON COMPLETION OF WORK RE-INSPECT PIPING.
- ALL NEW AND EXISTING POTABLE WATER PIPING SHALL BE DISINFECTED PRIOR TO OCCUPANCY.
- ALL MATERIALS WITHIN RETURN AIR PLENUMS OR EXPOSED WITHIN DUCTS SHALL BE NONCOMBUSTIBLE AND/OR SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN 25 AND A SMOKE DEVELOPED INDEX NOT GREATER THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM 84 TESTING.
- NO NEW OR EXISTING PLASTIC PIPING (PVC, ABS, OR CPVC) IS ALLOWED IN OPEN PLENUM RETURN AIR SYSTEMS, UNLESS WRAPPED IN PLENUM RATED INSULATION SIMILAR TO 3M FIRE BARRIER PLENUM WRAP SA+ OR EQUAL.
- THE CONTRACTOR SHALL PAINT ALL EXPOSED EXTERIOR METAL GAS PIPING, VALVES, SERVICE REGULATORS, AND PIPING SPECIALTIES, EXCEPT COMPONENTS WITH FACTORY-APPLIED PAINT OR PROTECTIVE COATING. CONTRACTOR SHALL PRIME WITH AN ALKYD ANTICORROSIVE METAL PRIMER AND TOP WITH A MINIMUM OF TWO COATS OF ALKYD ENAMEL. COORDINATE COLOR WITH ARCHITECT/LANDLORD.

PLUMBING DEMOLITION NOTES:

- THE INFORMATION CONTAINED IN THESE DOCUMENTS IS NOT TO BE CONSIDERED AS COMPLETE AND FULLY ACCURATE AS IT PERTAINS TO THE EXACT QUANTITY AND LOCATION OF ALL SYSTEM COMPONENTS. THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM ORIGINAL DESIGN DOCUMENTS AND LIMITED SITE VISITS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE EXACT LOCATION, SERVICE, AND QUANTITY OF ALL EXISTING SYSTEM COMPONENTS PRIOR TO BEGINNING DEMOLITION WORK. CONTRACTOR TO VISIT SITE PRIOR TO COMMENCING WORK AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR PHASING OF DEMOLITION, STRUCTURAL, NON-STRUCTURAL, AND NEW WORK PRIOR TO FULL BUILDING DEMOLITION. CONTRACTOR TO COORDINATE DEMOLITION OF ANY PLUMBING FIXTURES OR EQUIPMENT NOT BEING RE-USED, RELOCATION OF PLUMBING FIXTURES OR EQUIPMENT TO BE RE-USED, AND ANY NEW PLUMBING FIXTURES OR EQUIPMENT WITH CONSTRUCTION PHASING.
- EXISTING WORK IS INDICATED IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION SHALL BE CHECKED IN THE FIELD BY EACH SUBCONTRACTOR. AS DEMOLITION PROCEEDS, CAREFUL MEASUREMENTS SHALL BE MADE OF ALL WORK UNCOVERED TO WHICH NEW WORK MUST FIT, AND SHOP DRAWINGS FOR ALL FABRICATED MATERIALS SHALL BE COORDINATED WITH INFORMATION SO OBTAINED. NO EXTRA COSTS WILL BE ALLOWED FOR PREFABRICATION OF ANY MATERIALS WHICH ARE INCORRECTLY FABRICATED WITHOUT SUCH COORDINATION.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE, AND REPORT ANY DISCREPANCY TO THE ARCHITECT AND/OR ENGINEER OF RECORD BEFORE PROCEEDING WITH ANY WORK.
- PATCH AND REPAIR ALL EXISTING PENETRATIONS TO MATCH ADJACENT CONDITIONS.

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
BFF	BELOW FINISHED FLOOR
BOT	BOTTOM
CD	CONDENSATE DRAINAGE
CP	CHROME PLATED
CLG	CEILING
CO	CLEANOUT
CW	COLD WATER
DN	DOWN
DNZ	DOWNSPOUT NOZZLE
D	DRAIN
ET	EXPANSION TANK
EWH	ELECTRIC WATER HEATER
FCO	FLOOR CLEANOUT
FC	FAN COIL
FD	FLOOR DRAIN
FL	FLOOR
GCO	GRADE CLEANOUT
GPF	GALLONS PER FLUSH
GPM	GALLONS PER MINUTE
GV	GATE VALVE
HB	HOSE BIBB
HW	HOT WATER
INV	INVERT (VERIFY IN FIELD)
MAX	MAXIMUM
MIN	MINIMUM
ORD	OVERFLOW ROOF DRAIN
RD	ROOF DRAIN
RWL	RAINWATER LEADER
S	SANITARY
ST	STORM DRAIN
SST	SECONDARY STORM DRAIN
W/TPC	WITH TRAP PRIMER CONNECTION
TMV	THERMOSTATIC MIXING VALVE
TYP	TYPICAL
UON	UNLESS OTHERWISE NOTED
V	VENT
VO	VALVED OUTLET
VIF	VERIFY IN FIELD
VTR	VENT THRU ROOF
W	WASTE
WCO	WALL CLEANOUT

PIPING

	NEW COLD WATER PIPING
	NEW HOT WATER PIPING
	NEW HOT WATER RETURN PIPING
	NEW SANITARY AND/OR WASTE PIPING
	NEW VENT PIPING
	NEW PRIMARY STORM WATER PIPING
	NEW SECONDARY STORM WATER PIPING
	NEW CONDENSATE DRAIN PIPING
	NEW GAS PIPING
	HAMMER ARRESTOR (PDI SIZE INDICATED)
	CLEANOUT IN FLOOR
	GRADE CLEANOUT
	FLOOR DRAIN
	ROOF DRAIN (PRIMARY)
	ROOF DRAIN (SECONDARY)
	WALL CLEANOUT EXPOSED
	VALVE IN RISER
	DIRECTION OF FLOW
	TOP CONNECTION, 45 OR 90 DEG. TYPICAL
	BOTTOM CONNECTION, 45 OR 90 DEG.
	SIDE CONNECTION
	CAPPED OUTLET
	DROP IN PIPING
	RISE IN PIPING
	HOSE BIBB
	BALL VALVE

DRAWING SYMBOLS

	POINT OF CONNECTION
	POINT OF DISCONNECTION
	KEYED NOTES

PIPE MATERIAL SCHEDULE

SERVICE	APPLICATION	PIPE MATERIAL
DOMESTIC WATER	ABOVE GRADE	TYPE "L" HARD DRAWN COPPER
	BELOW GRADE	TYPE "K" HARD DRAWN COPPER
GAS PIPING	ABOVE/BELOW GRADE	TYPE "S" BLACK STEEL
SANITARY	ABOVE/BELOW GRADE	CAST IRON
VENT	ABOVE GRADE	CAST IRON

NOTE: REFER TO SPECIFICATION SECTION 221000 FOR ADDITIONAL INFORMATION.

CHASE
JP MORGAN CHASE, N.A.
TARRYTOWN, NY

64 N. BROADWAY,
 TARRYTOWN NY 10591
 CHASE OVP #38100P359657

CORE STATES
GROUP

46 East Main Street
 Suite 201
 Somerville, NJ 08876
 908.462.9700
 www.core-eng.com

CORE STATES
 ARCHITECTURE AND ENGINEERING P.C.
 NEW YORK
 CERTIFICATE OF AUTHORIZATION
 No. 0613379

ENGINEER OF RECORD

ISSUE	DATE	DESCRIPTION
-	07.31.20	BLDG DEPARTMENT SUB.

PROJECT INFORMATION

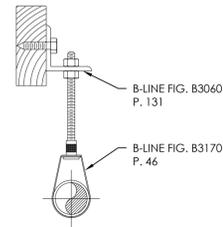
PROJECT NO:	JPM.28341
DATE:	06/15/2020
PROTOTYPE:	20.2
DRAWN BY:	T.DAFONSECA
CHECKED BY:	S.VAZ
VERSION:	2.00

SHEET TITLE

**PLUMBING
 ABBREVIATION,
 LEGENDS & NOTES**

SHEET NUMBER

P0.0

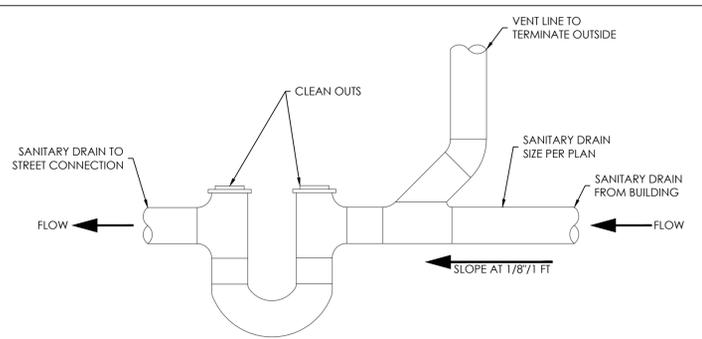


NOTES:

1. SIZE HANGER AND CLAMP TO ADEQUATELY SUPPORT LOAD (REFER TO B-LINE HANGER CATALOG).
2. FOR NFPA ROD SIZES USE B3170NF OR SUBSTITUTE B3174.
3. FOR COPPER TUBING USE COPPER PLATED OR PAINTED B3170CT, FELT LINED B3170F, OR PLASTIC COATED HANGERS.

PIPE HANGING INSTALLATION

SCALE	3
NTS	

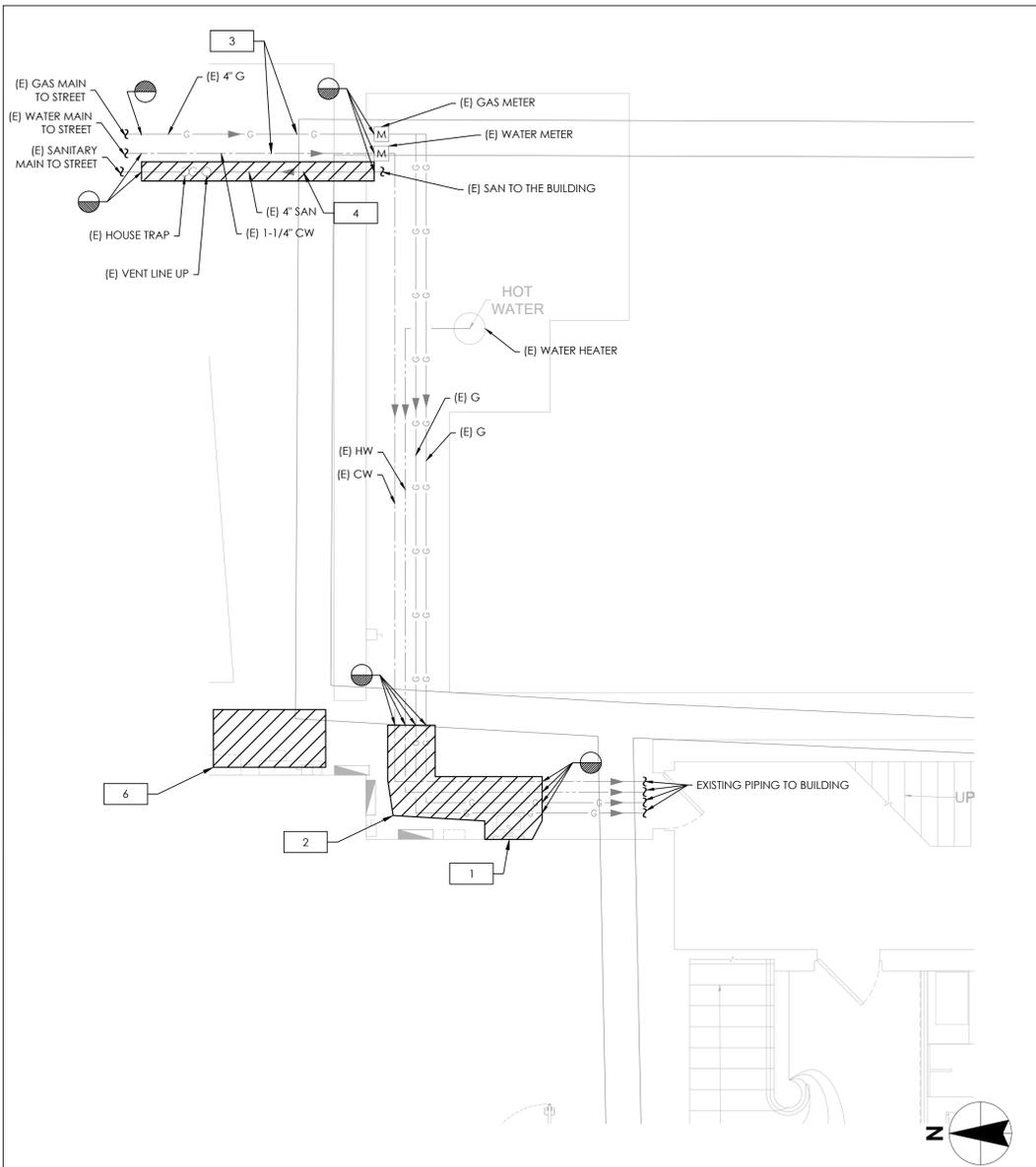


HOUSE TRAP DETAIL

SCALE	4
NTS	

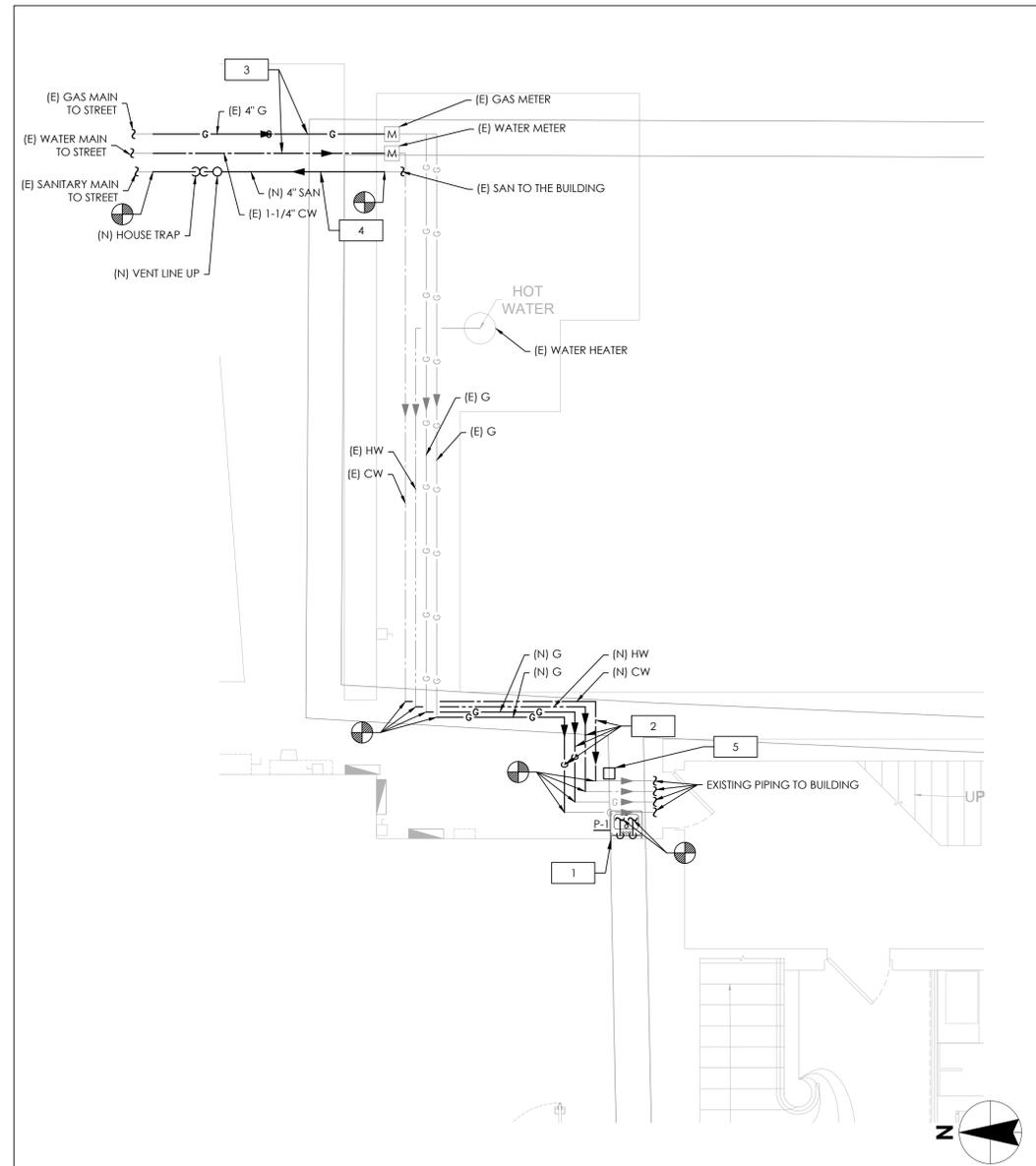
PLUMBING NOTES:

1. CONTRACTOR TO DEMOLISH AND REPLACE EXISTING MOP SINK WITH NEW ELEVATED MOP SINK. CONTRACTOR TO RE-USE AND EXTEND EXISTING COLD WATER, HOT WATER, SANITARY DRAIN AND VENT PIPING AS NEEDED. CONTRACTOR IS TO PROVIDE MOP SINK PER PLUMBING SCHEDULE.
2. CONTRACTOR TO DEMOLISH AND RE-ROUTE COLD WATER, HOT WATER AND GAS LINES TO AVOID NEW AND EXISTING ELECTRICAL PANELS AND EQUIPMENT. NEW WATER AND GAS LINES ARE TO BE THE SAME SIZES AS THE EXISTING LINES. CONTRACTOR TO FIELD VERIFY EXACT PIPE ROUTING PRIOR TO COMMENCING WORK. CONTRACTOR TO PROVIDE PIPE HANGERS AS NEEDED.
3. CONTRACTOR IS TO PROVIDE PRESSURE TEST ON EXISTING GAS LINE AND WATER LINE. THE CONTRACTOR IS TO TEST THE LINES BETWEEN THE STREET VALVES AND THE METERS. IF EITHER OF THE SYSTEMS FAILS THE PRESSURE TEST THEN THE CONTRACTOR IS TO REPLACE EXISTING PIPING WITH NEW PIPING. IF THE PIPING PASSES THE PRESSURE TEST THEN THE CONTRACTOR TO CLEAN THE EXISTING COLD WATER AND GAS LINES THAT ARE WITHIN THE UNDERGROUND VAULT WITH A RUST INHIBITOR. CONTRACTOR IS THEN TO PROVIDE A POLYAMIDE EPOXY COATING ON EXISTING PIPES AFTER ALL RUST IS REMOVED.
4. CONTRACTOR TO DEMOLISH ANY SANITARY AND VENT PIPING THAT IS IN THE UNDERGROUND VAULT AND REPLACE WITH NEW. CONTRACTOR TO DEMOLISH AND REPLACE ANY SANITARY PIPING IN THE ADJACENT ROOM TO THE VAULT THAT IS DAMAGED/RUSTED. CONTRACTOR TO REPLACE HOUSE TRAP AND VENT PER THE DETAILS. CONTRACTOR TO PROVIDE PIPE MATERIALS PER PIPING SCHEDULE. NEW PIPES ARE TO BE THE SAME SIZE AS THE EXISTING PIPES. CONTRACTOR TO CONFIRM PIPE SIZES PRIOR TO COMMENCING WORK. CONTRACTOR IS TO COORDINATE SHUT DOWNS WITH THE CLIENT. THE NEW SANITARY VENT LINE IS TO BE RELOCATED TO ACCOMMODATE THE HEIGHT RESTRICTIONS. CONTRACTOR TO PROVIDE PIPE HANGERS AS NEEDED.
5. EXISTING PUMP, PIT AND ASSOCIATED PIPING TO REMAIN AND BE REUSED.
6. CONTRACTOR IS TO REMOVE EXISTING DRAIN PAN AND ASSOCIATED PIPING.



GROUND FLOOR DEMO PLUMBING PLAN

SCALE	1
1/4"=1'-0"	



GROUND FLOOR NEW PLUMBING PLAN

SCALE	2
1/4"=1'-0"	

CHASE
 JP MORGAN CHASE, N.A.
 TARRYTOWN, NY
 64 N. BROADWAY,
 TARRYTOWN NY 10591
 CHASE OVP #38100P359657

CORE STATES
 GROUP

46 East Main Street
 Suite 201
 Somerville, NJ 08876
 908.462.9700
 www.core-eng.com

CORE STATES
 ARCHITECTURE AND ENGINEERING P.C.
 NEW YORK
 CERTIFICATE OF AUTHORIZATION
 No. 0013579

ENGINEER OF RECORD

ISSUE	DATE	DESCRIPTION
-	07.31.20	BLDG DEPARTMENT SUB.

PROJECT INFORMATION

PROJECT NO:	JPM.28341
DATE:	06/15/2020
PROTOTYPE:	20.2
DRAWN BY:	T.DAFONSECA
CHECKED BY:	S.VAZ
VERSION:	2.00

SHEET TITLE

GROUND FLOOR
 PLUMBING PLAN

SHEET NUMBER

P1.0

ABBREVIATIONS

A	AMPERE
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
C	CONDUIT
CB	CIRCUIT BREAKER
CKT	CIRCUIT
CLG	CEILING
CT	CURRENT TRANSFORMER
CU	COPPER
DWG	DRAWING
E	EXISTING
EB	EQUIPMENT BOARD
E.C.	ELECTRICAL CONTRACTOR
EF	EXHAUST FAN
EM	EMERGENCY
EMT	ELECTRICAL METALLIC TUBING
ENCL	ENCLOSURE
EW	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
F	FUSE
FA	FIRE ALARM
FATC	FIRE ALARM TERMINAL CABINET
FACP	FIRE ALARM CONTROL PANEL
GFI, GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND, G	GROUND
HACR	HEATING/AIR CONDITIONING-RATED
HD	HAND DRYER
HP	HORSEPOWER
IG	ISOLATED GROUND
J	JUNCTION BOX
KCMIL	THOUSAND CIRCULAR MILS
KVA	KILOVOLT AMPERE
KW	KILOWATT
MCB	MAIN CIRCUIT BREAKER
MDP	MAIN DISTRIBUTION PANEL
MLO	MAIN LUGS ONLY
MTS	MANUAL TRANSFER SWITCH
NC	NORMALLY CLOSED
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NF	NON-FUSED
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NL	NIGHT LIGHT
PNL	PANEL
PVC	POLYVINYL CHLORIDE CONDUIT
REF	REFRIGERATOR
SPD	SURGE PROTECTIVE DEVICE
SW	SWITCH
SWBD	SWITCHBOARD
TS	TIME SWITCH
TYP	TYPICAL
UG	UNDERGROUND
UH	UNIT HEATER
UON	UNLESS OTHERWISE NOTED
UPS	UNINTERRUPTIBLE POWER SUPPLY
V	VOLT
VAV	VARIABLE AIR VOLUME
VFD	VARIABLE FREQUENCY DRIVE
WP	WEATHER PROOF
WR	WEATHER RESISTANT
XFMR	TRANSFORMER

NOT ALL ABBREVIATIONS WILL BE USED. USED FOR REFERENCE PURPOSES ONLY.

POWER LEGEND

REFERENCE ARCHITECTURAL ELEVATION PLANS FOR DEVICE MOUNTING HEIGHT UNLESS OTHERWISE NOTED (UON).

	HOMERUN TO PANEL INDICATED (CONCEALED). MINIMUM 3/4" CONDUIT. UNLESS OTHERWISE NOTED PROVIDE #12 CONDUCTORS AS REQUIRED BY THE NUMBER OF CIRCUITS SHOWN. INCLUDE #12 GROUND AND #12 NEUTRAL CONDUCTORS. FOR HOMERUNS EXCEEDING 100' IN LENGTH PROVIDE #10 CONDUCTORS. FOR HOMERUNS EXCEEDING 150' IN LENGTH PROVIDE #8 CONDUCTORS. THERE SHALL BE A MAXIMUM OF 2 BRANCH CIRCUITS FOR SINGLE PHASE AND 3 BRANCH CIRCUITS FOR THREE PHASE PER HOMERUN (AS INDICATED ON THE PLANS). TEXT SHOWN BY HOMERUN INDICATES PANELBOARD DESIGNATION AND CIRCUIT NUMBER(S).
	CONDUIT CONCEALED IN WALL OR ABOVE CEILING SPACE. UNLESS OTHERWISE NOTED PROVIDE #12 CONDUCTORS AS REQUIRED BY THE NUMBER OF CIRCUITS SHOWN. INCLUDE #12 GROUND AND #12 NEUTRAL. MINIMUM 1/2" CONDUIT.
	UNDERGROUND OR BELOW SLAB CONDUIT. UNLESS OTHERWISE NOTED PROVIDE #12 CONDUCTORS AS REQUIRED BY THE NUMBER OF CIRCUITS SHOWN. INCLUDE #12 GROUND AND #12 NEUTRAL. MINIMUM 3/4" CONDUIT.
	GROUNDING ELECTRODE CONDUCTOR AS INDICATED
	CEILING OR WALL MOUNTED JUNCTION BOX - UON SIZE AS REQUIRED BY NEC
	MOTOR AS INDICATED
	SURGE PROTECTIVE DEVICE AS INDICATED
	PANELBOARD - BRANCH CIRCUIT TYPE - 120/208V
	UTILITY TRANSFORMER AS INDICATED (PAD OR POLE MOUNTED)
	METER SOCKET
	NON-FUSIBLE DISCONNECT SWITCH - HEAVY DUTY - SEE SPECIFICATIONS - MOUNT TOP OF ENCLOSURE 66" AFF. (UON)
	FUSIBLE DISCONNECT SWITCH - HEAVY DUTY - FUSED AS INDICATED ON PLANS - SEE SPECIFICATIONS - MOUNT TOP OF ENCLOSURE 66" AFF. (UON)
	ENCLOSED CIRCUIT BREAKER - HEAVY DUTY - SEE SPECIFICATIONS - MOUNT TOP OF ENCLOSURE 66" AFF. (UON)
	SINGLE RECEPTACLE - 20A, 120V - CENTER MOUNTED 18" AFF. (UON)
	DUPLEX RECEPTACLE - 20A, 120V - CENTER MOUNTED 18" AFF. (UON)
	DOUBLE DUPLEX RECEPTACLE - 20A, 120V - CENTER MOUNTED 18" AFF. (UON)
	FLUSH FLOOR BOX WITH THE FOLLOWING: (2) POWER AS SHOWN ON POWER PLAN SHEET LEGAND (EFB45) FLOOR RECESSED JUNCTION BOX WITH POWER AND INTERNAL ACCESSORIES AS REQUIRED FOR TWO 120V DUPLEX RECEPTACLES AND TWO BLANK PLATES WITH (EFB45) COVER PLATES IN BRUSHED ALUMINUM. CONTRACTOR TO FURNISH AND INSTALL FLOOR BOX AND ALL OUTLETS, CONNECTORS, ETC. REFER TO POWER PLAN SHEET FOR LOCATION.

GENERAL INFORMATION

- TEXT SHOWN ON PLANS ADJACENT TO LIGHTING FIXTURES SHALL DENOTE THE FOLLOWING:
A - UPPERCASE LETTER INDICATES FIXTURE TYPE
o - LOWERCASE LETTER INDICATES LIGHT SWITCH CONTROL
1 - NUMBER INDICATES BRANCH CIRCUIT NUMBER
- NUMBERS SHOWN ON PLANS ADJACENT TO WIRING DEVICES INDICATE BRANCH CIRCUIT NUMBER.
- STANDARD SYMBOLS SHOWN ON LEGEND MAY NOT APPEAR ON ALL PLANS. WHERE SYMBOL APPEARS ON PLANS FURNISH AND INSTALL AS SPECIFIED.

GENERAL NOTES:

- REFER TO ARCHITECTURAL DRAWINGS FOR INTERIOR ELECTRICAL SYSTEM DEVICE AND FIXTURE LOCATIONS AND ADDITIONAL INFORMATION ON BUILDING ENVELOPE FIXTURES AND DEVICES.
- ALL LINE- AND LOW-VOLTAGE WIRING SHALL BE INSTALLED IN CONDUIT SYSTEMS CONFORMING TO PROJECT MANUAL SPECIFICATIONS SECTION 260531. THE FOLLOWING CONDUITS ARE PERMITTED:
• GALVANIZED RIGID CONDUIT (GRC); HOT DIPPED GALVANIZED RIGID STEEL WITH THREADED ENDS. MEET ASTM STANDARD A-153 GALVANIZED AFTER FABRICATION.
• INTERMEDIATE METAL CONDUIT (IMC); RIGID MILD STEEL TUBE WITH WELDED SEAMS, HOT DIPPED GALVANIZED WITH THREADED ENDS.
• THIN WALL: ELECTRO-GALVANIZED ELECTRICAL METALLIC TUBING (EMT). CONDUITS MUST ALSO BE:
• FLEXIBLE: ALLOWED WITH-IN 4'-0" FLEXIBLE CONNECTION ONLY. HOT DIPPED GALVANIZED MATERIAL OF MILD STEEL OF UNIFORM WIDTH AND THICKNESS.
• FLEXIBLE LIQUID TIGHT: ALLOWED WITH-IN 4'-0" FLEXIBLE CONNECTION ONLY. HOT DIPPED GALVANIZED MATERIAL OF MILD SHELL OF UNIFORM WIDTH AND THICKNESS WITH EXTRUDED MOISTURE AND OIL PROOF PVC JACKET.
- ALL CONDUIT SYSTEMS CONFORMING TO PROJECT MANUAL SPECIFICATIONS SECTION 260531 MUST BE UTILIZED WITH APPROPRIATE CONDUIT FITTINGS:
• GRC CONDUIT: THREADED TYPE.
• IMC CONDUIT: THREADED TYPE.
• THIN WALL OR EMT: RAIN-TIGHT AND CONCRETE-TIGHT. GLAND COMPRESSION TYPE, INSULATED NYLON THROAT WITH DIE-CAST BODY AND STEEL NUT. APPLETON TYPE 86T SERIES OR EQUAL. FOR CONDUIT SIZES 3" AND LARGER (WHERE NOT REQUIRED TO BE RAIN OR CONCRETE TIGHT) SET-SCREW TYPE IS ACCEPTABLE.
• FLEXIBLE CONDUIT: SINGLE OR TWO PIECE SQUEEZE TYPE.
• FLEXIBLE LIQUID TYPE: COMPRESSION TYPE.
- ALL LINE- AND LOW-VOLTAGE WIRING SHALL BE INSTALLED IN CONDUIT SYSTEMS CONFORMING TO PROJECT MANUAL SPECIFICATIONS SECTION 260531. ARMORED AND METAL-SHEATHED CABLES (GENERALLY "BX"), TYPES AC AND MC, AND NON-METALLIC SHEATHED CABLES (GENERALLY "ROMEX"), TYPES NM, NMC, AND NMS, ARE NOT PERMITTED.
- ALL ENDS OF CONDUIT SHALL HAVE BUSHING OR A COUPLING INSTALLED FOR THE PURPOSE OF PROVIDING PROTECTION OF CONDUCTORS, IN NO CASE ARE CONDUIT ENDS PERMITTED TO REMAIN OPEN.
- ALL LOW VOLTAGE WIRING IN INACCESSIBLE AREAS SHALL BE INSTALLED IN METALLIC CONDUIT.
- CONDUIT SYSTEMS INSTALLED ON THE ROOF SHALL BE INSTALLED IN METALLIC CONDUIT AND SUPPORTED EVERY FIVE FEET.
- ALL WIRING FOR THE PURPOSE OF EMERGENCY SYSTEMS SHALL BE INSTALLED IN A SEPARATE CONDUIT SYSTEM INDEPENDENT OF OTHER SYSTEMS.
- COORDINATE WITH SPECIFICATION 260519 THAT LOW VOLTAGE CONDUCTOR AND CABLE IS COMPLIANT. SHALL CONTAIN A PROPERLY SIZED GROUND CONDUCTOR AND SHALL NOT EXCEED SIX FEET (6') IN LENGTH.
- ALL BRANCH CIRCUIT CONDUCTORS SHALL BE CONNECTED BY MEANS OF A SCREW TERMINAL.
- THE CONTINUITY OF ANY BRANCH CIRCUIT CONDUCTOR INCLUDING ANY IDENTIFIED GROUNDED CONDUCTOR SHALL NOT DEPEND UPON DEVICE CONNECTIONS, SUCH AS LAMPHOLDERS, RECEPTACLES, ETC., WHERE THE REMOVAL OF SUCH DEVICES WOULD INTERRUPT THE CONTINUITY.
- DE-RATING OF THE NEUTRAL IS PROHIBITED.
- THE USE OF AUXILIARY GUTTERS, WIREWAYS, RACEWAYS, AS ENCLOSURES FOR SERVICE ENTRANCE OR TAPPING OF SERVICE ENTRANCE CONDUCTORS IS STRICTLY PROHIBITED.
- METAL IDENTIFICATION TAGS SHALL BE INSTALLED WHERE THE GROUNDING CONDUCTOR IS CONNECTED TO THE GROUNDING ELECTRODE.
- REFER TO ARCHITECTURAL DRAWINGS FOR ORIENTATION OF POWER, DATA AND SECURITY SYSTEMS JUNCTION BOXES AND MUD RINGS.
- REFER TO ARCHITECTURAL DRAWINGS FOR ELECTRICAL, DATA, AND SECURITY DEVICE AND COVER PLATE COLORS.
- ISOLATED GROUND RECEPTACLES SHALL BE ORANGE.
- PENETRATIONS OF FLOORS, ROOF, WALLS AND WALL MEMBRANES REQUIRED TO HAVE FIRE-RESISTANCE RATINGS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE STOPS SUITABLE FOR THE METHOD OF PENETRATION. MAINTAIN ALL FIRE RATINGS. THROUGH-PENETRATIONS FIRE STOPS SHALL BE TESTED IN ACCORDANCE WITH UL AND BUILDING CODE REQUIREMENTS.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENTLY ENFORCED NATIONAL ELECTRICAL CODE (NEC).
- UNLESS OTHERWISE DICTATED BY APPLICABLE CODES OR THE AHJ, ALL MATERIALS WITHIN RETURN AIR PLENUM MUST BE NONCOMBUSTIBLE AND/OR HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX NOT MORE THAN 50 IN ACCORDANCE WITH ATSM E 84 TESTING.
- UNLESS OTHERWISE NOTED, ALL RECEPTACLES SHALL BE MOUNTED AT 18" AFF. REFER TO ARCHITECTURAL ELEVATIONS FOR FINAL LOCATIONS AND MOUNTING HEIGHTS.
- E.C. TO PROVIDE LABELS ON ALL RECEPTACLES (ELECTRICAL, DATA, AND SECURITY). COORDINATE LABEL NAMING CONVENTIONS WITH OWNER PRIOR TO INSTALLATION.

CHASE
JP MORGAN CHASE, N.A.
TARRYTOWN, NY
64 N. BROADWAY,
TARRYTOWN NY 10591
CHASE OVP #38100P359657

CORE STATES
GROUP

46 East Main Street
Suite 201
Somerville, NJ 08876
908.462.9700
www.core-eng.com

CORE STATES
ARCHITECTURE AND ENGINEERING P.C.
NEW YORK
CERTIFICATE OF AUTHORIZATION
No. 0013379

ENGINEER OF RECORD

JOHN FERGUSON, P.E.
NEW YORK
LICENSE No. 085807

ISSUE	DATE	DESCRIPTION
-	07.31.20	BLDG DEPARTMENT SUB.

PROJECT INFORMATION

PROJECT NO:	JPM.28341
DATE:	06-08-2020
PROTOTYPE:	20.2
DRAWN BY:	P.BROWNE
CHECKED BY:	D.MULVANEY
VERSION:	2.00

SHEET TITLE

LEGEND,
ABBREVIATIONS
AND NOTES

SHEET NUMBER

E0.0

ELECTRICAL GENERAL NOTES:

- ELECTRICAL CONTRACTOR SHALL VERIFY ALL CIRCUITS ON EXISTING PANEL PP1 ARE IN USE PRIOR TO RELOCATING THEM TO NEW PANEL PP1. DEMOLISH ALL UNUSED CIRCUITS AND DO NOT TRANSFER OVER TO NEW PANEL.
- ELECTRICAL CONTRACTOR TO COORDINATE SHUT DOWN AND NEW SERVICE ENTRANCE WITH CON EDISON PRIOR TO COMMENCEMENT OF WORK.
- ELECTRICAL CONTRACTOR SHALL PROVIDE NEW PANEL PP1 (400A, 400A-MCB, 3 PHASE, 4 WIRE, 54 POLE PANEL), CT CABINET, AND METER.
- DASHED LINE WEIGHT TO INDICATE EXISTING TO REMAIN, SOLID LINE WEIGHT INDICATES PROPOSED EQUIPMENT.
- ELECTRICAL CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO RECONNECT THE EXISTING CIRCUITS TO THE MAIN SWITCHBOARD.
- ELECTRICAL CONTRACTOR SHALL COORDINATE EXACT CONDUIT AND WIRE SIZES WITH CON EDISON PRIOR TO COMMENCEMENT OF WORK.
- ELECTRICAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDUCTOR SIZES AND MATCH EXISTING FOR RE-CONNECTION OF EXISTING CIRCUITS AND EQUIPMENT.

ELECTRICAL KEYNOTES:

- ELECTRICAL CONTRACTOR TO VERIFY GEC MEETS NEC AND LOCAL CODE REQUIREMENTS.

*EXISTING PEAK DEMAND	= 29.6 kW
ART. 220.87 AT 125% PER NEC	= 48.25 kW
AT 208V 3PH	= 128.38 AMPS
NEW LOAD ADDED	= 0 AMPS
TOTAL	= 128.38 AMPS

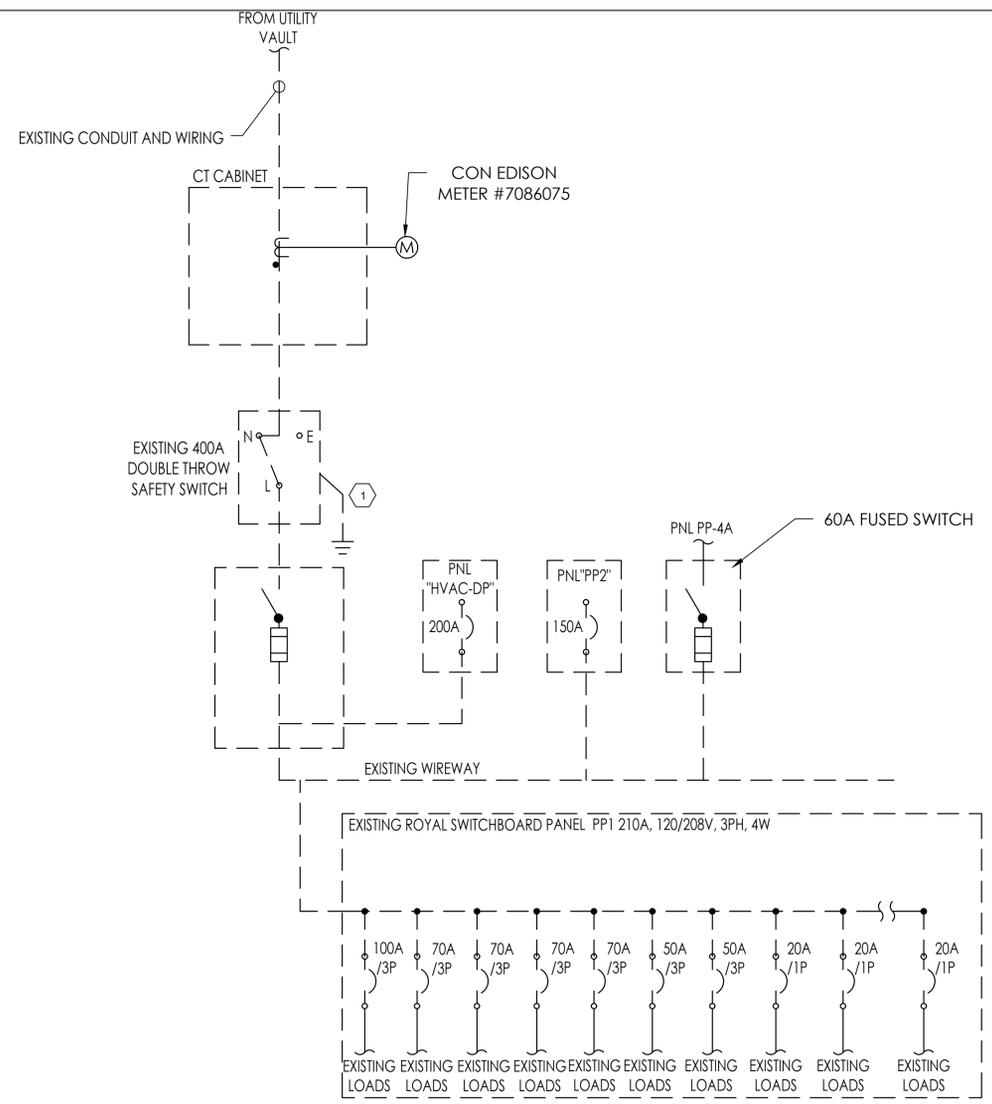
*EXISTING PEAK DEMAND TAKEN FROM EXISTING 12 MONTH PEAK DEMAND MONTHLY UTILITY USAGE STATEMENTS ON LANDLORD SWITCHBOARD.

PANELBOARD: PP1 (NEW)														
BUS AMPS: 400A														
MAIN SIZE/TYPE: 400A MCB														
VOLTS/PHASE: 208Y/120V, 3PH, 4W														
SERVES: CHASE BANK														
LOCATION: BACK AREA														
MOUNTING: SURFACE														
CKT NO.	DESCRIPTION	VAPHASE			WIRE NO.	BKR AMP	P	BKR AMP	WIRE NO.	VAPHASE			DESCRIPTION	CKT NO.
		A	B	C						A	B	C		
1													2	
R 3	EXISTING LOAD				4	70	3	3	50	8			4	
5													6	
7													8	
R 9	EXISTING LOAD				8	50	3	3	70	4			10	
11													12	
13													14	
R 15	EXISTING LOAD				4	70	3	3	100	3			16	
17													18	
R 19	EXISTING LOAD				12	20	1	1	20	12			20	
R 21	EXISTING LOAD				12	20	1	3	70	4			22	
R 23	EXISTING LOAD				12	20	1						24	
R 25	EXISTING LOAD				12	20	1	1	20	12			26	
R 27	EXISTING LOAD				12	20	1	1	20	12			28	
R 29	EXISTING LOAD				12	20	1	1	20	12			30	
R 31	EXISTING LOAD				12	20	1	1	20	12			32	
R 33	EXISTING LOAD				12	20	1	1	20	12			34	
35	SPACE							1	1	20	12		36	
37	SPACE							1	1	20	12		38	
39	SPACE							1	1	20	12		40	
41	SPACE							1	1				42	
43	SPACE							1	1				44	
45	PP-4(ATM RM DISCONNECT)				6	60	2	3	30	10			46	
47													48	
49													50	
51	PP2				10	150	3	3	200	3/0			52	
53													54	
SUBTOTAL														
TOTAL PHASE A - VA														
AMPS														
TOTAL PHASE B - VA														
AMPS														
TOTAL PHASE C - VA														
AMPS														
TOTAL PNLBD - VA														
AMPS														
SUBTOTAL														
LOAD														
CONN. VA														
DF														
LOAD														
CONN. VA														
DF														
REFRIGERATION														
SIGN/DISPLAY														
KITCHEN														
RECEPTACLES														
EXSTING														
MOTORS														
LARGE MOTOR														
SUPP HEAT														
SHOW WINDOW														
MSC EQUIP														
LTG TRACK														
TOTAL DEMAND ADDED														

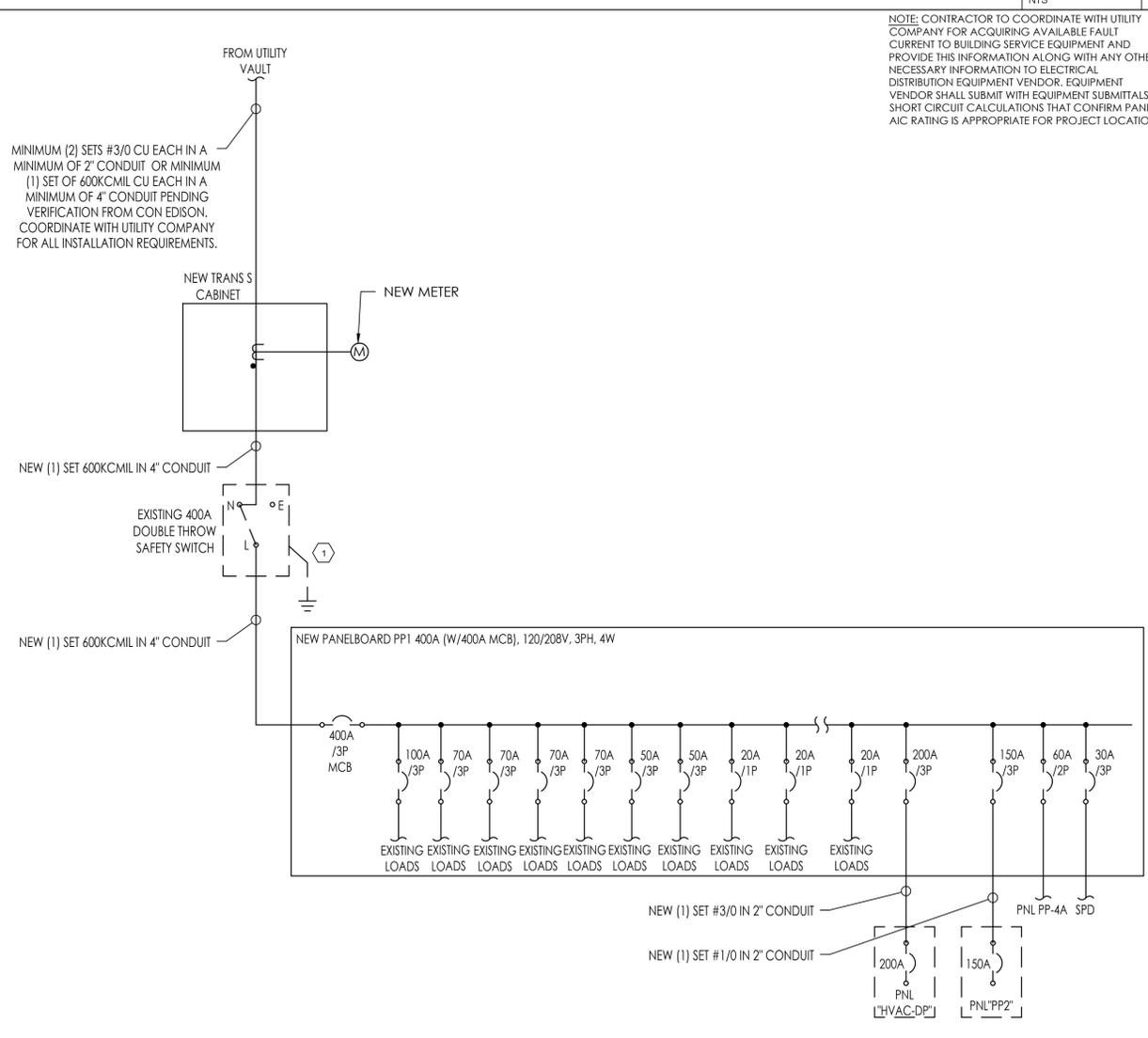
*R - EXISTING CIRCUIT BEING RELOCATED FROM EXISTING PANEL PP1
CONTRACTOR SHALL VERIFY ALL EXISTING CONDUCTOR SIZES AND MATCH EXISTING OR UPSIZE IF REQUIRED FOR RE-CONNECTION OF EXISTING CIRCUITS AND EQUIPMENT.

PROPOSED PANEL SCHEDULE

SCALE	3
NTS	



EXISTING SINGLE LINE DIAGRAM SCALE NTS 1



PROPOSED SINGLE LINE DIAGRAM SCALE NTS 2

CHASE
JP MORGAN CHASE, N.A.
TARRYTOWN, NY
64 N. BROADWAY,
TARRYTOWN NY 10591
CHASE OVP #38100P359657

CORE STATES
GROUP
46 East Main Street
Suite 201
Somerville, NJ 08876
908.462.9700
www.core-eng.com

CORE STATES
ARCHITECTURE AND ENGINEERING P.C.
NEW YORK
CERTIFICATE OF AUTHORIZATION
No. 0615379

ENGINEER OF RECORD

JOHN FERGUSON, P.E.
NEW YORK
LICENSE No. 085807

ISSUE	DATE	DESCRIPTION
-	07.31.20	BLDG DEPARTMENT SUB.

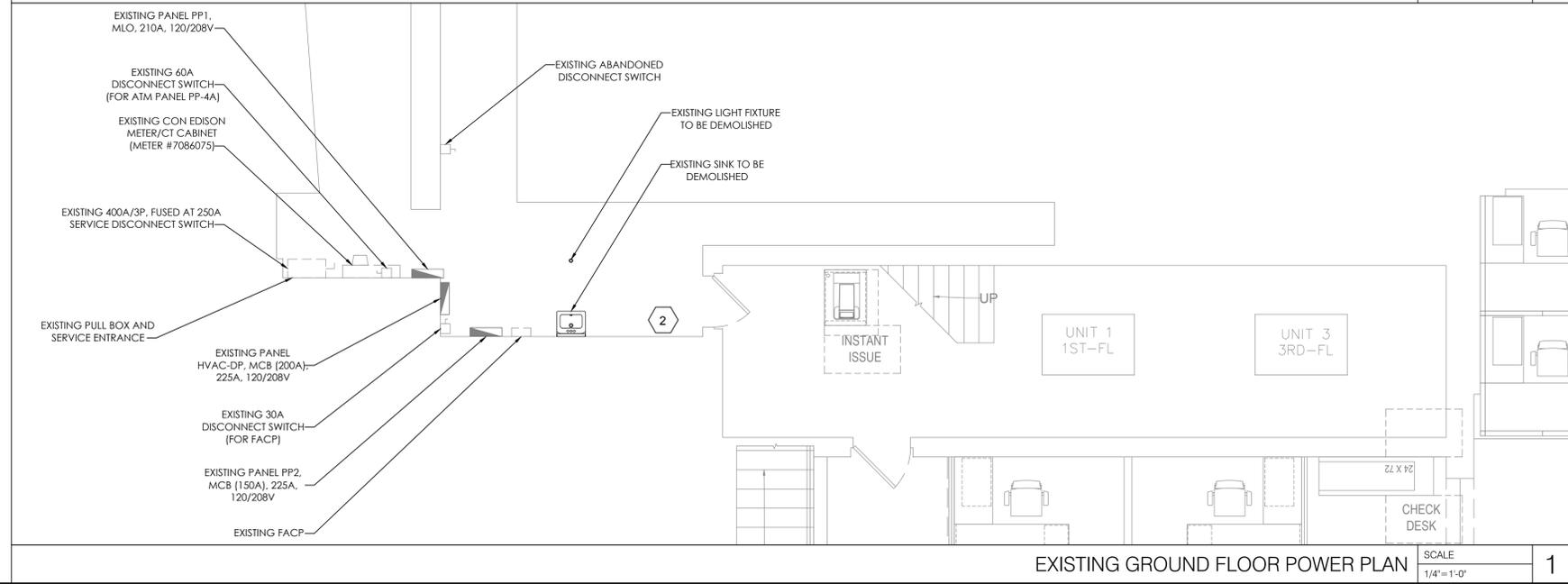
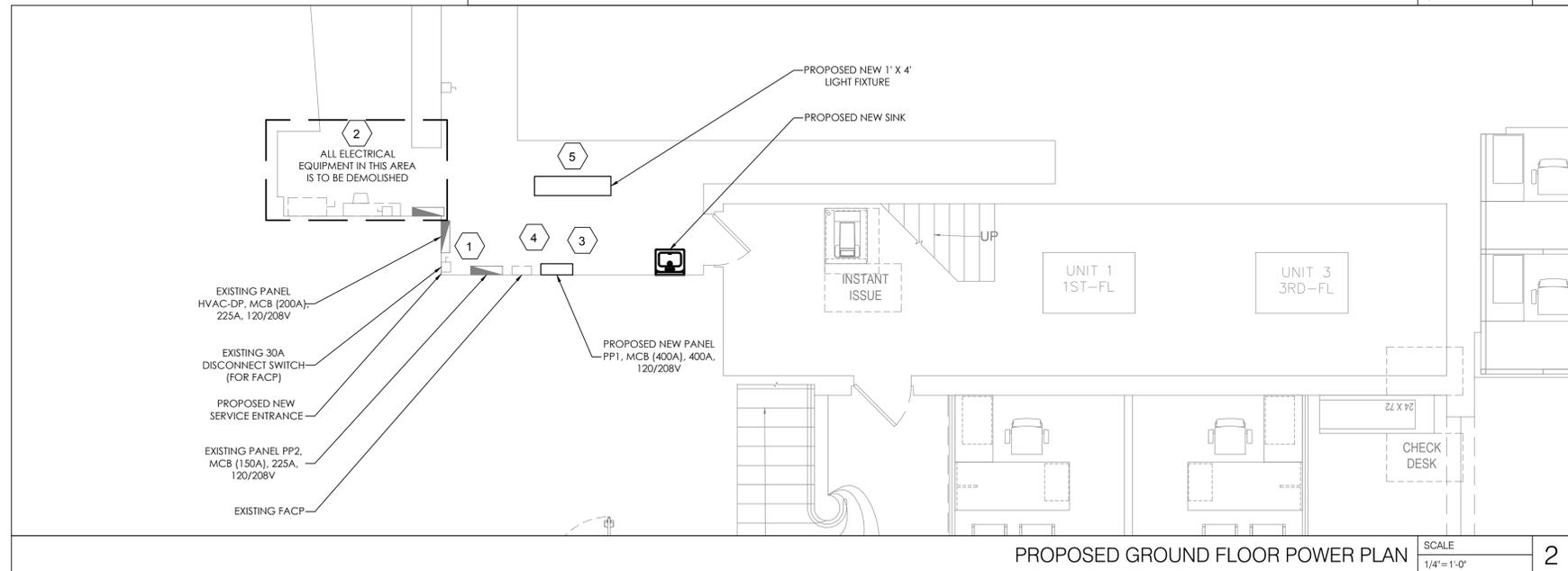
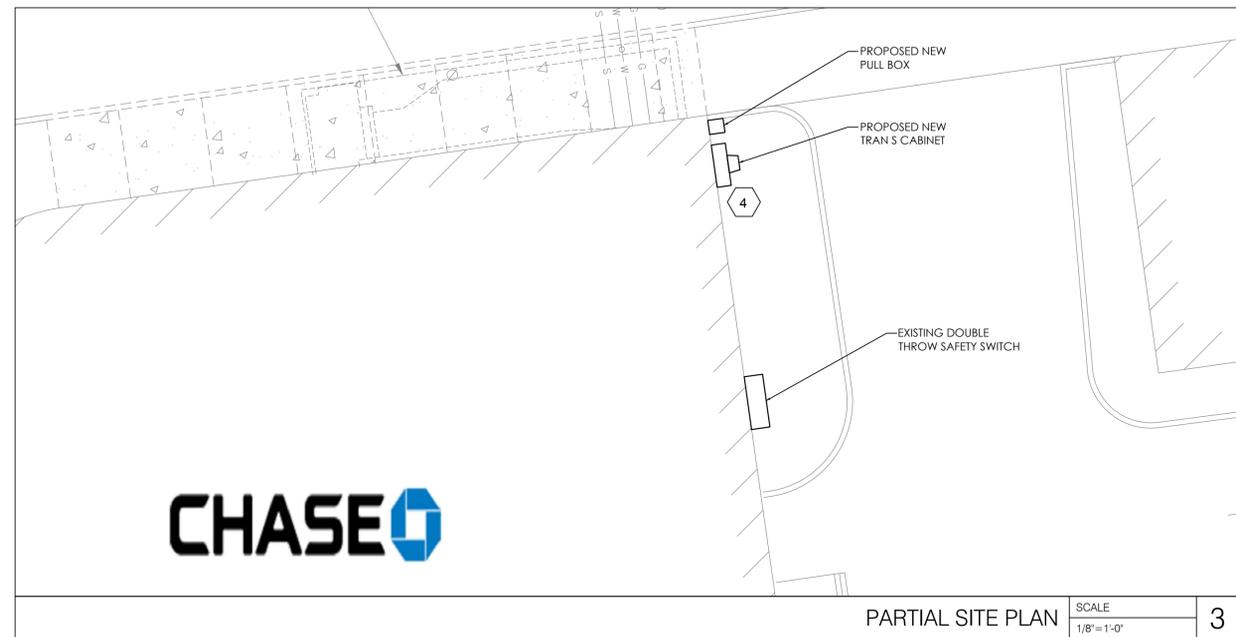
PROJECT INFORMATION

PROJECT NO:	JPM.28341
DATE:	06-08-2020
PROTOTYPE:	20.2
DRAWN BY:	P. BROWNE
CHECKED BY:	D. MULVANEY
VERSION:	2.00

ELECTRICAL SINGLE LINE DIAGRAMS AND SCHEDULE

SHEET NUMBER

# ELECTRICAL KEYNOTES:	
1.	ELECTRICAL CONTRACTOR SHALL COORDINATE AND CONFIRM ALL UTILITY REQUIREMENTS WITH CON EDISON PRIOR TO COMMENCEMENT OF WORK.
2.	ELECTRICAL CONTRACTOR SHALL RELOCATE OR DEMOLISH ALL DEVICES IN THIS AREA. VERIFY ALL EQUIPMENT WITH OWNER PRIOR TO RELOCATION/DEMOLITION.
3.	MAINTAIN REQUIRED CLEARANCES FOR ALL ELECTRICAL PANELS PER THE NEC SECTION 110.26. REFER TO POWER RISER DIAGRAM LOCATED ON POWER DETAILS AND SCHEDULES SHEET FOR ADDITIONAL INFORMATION.
4.	METER, AND TRANS CABINET MOUNTED ON EXTERIOR WALL NEAR DOUBLE THROW SAFETY SWITCH AT ENTRANCE TO CHASE PARKING LOT. PANEL PP1 SHALL BE FED VIA EXISTING DOUBLE THROW SAFETY SWITCH. REFER TO SINGLE LINE DIAGRAMS AND SCHEDULES FOR ADDITIONAL INFORMATION.
5.	E.C. TO REPLACE EXISTING LIGHT FIXTURE WITH NEW 1' X 4' FIXTURE. VERIFY THAT EXISTING LIGHTING CIRCUIT CAN HANDLE ADDITIONAL LOAD. IF NOT THEN PROVIDE NEW 20A CIRCUIT FOR FIXTURE. VERIFY EXISTING LIGHTING CONTROLS PRIOR TO INSTALLATION.



CHASE
 JP MORGAN CHASE, N.A.
 TARRYTOWN, NY
 64 N. BROADWAY,
 TARRYTOWN NY 10591
 CHASE OVP #38100P359657

CORE STATES
 GROUP
 46 East Main Street
 Suite 201
 Somerville, NJ 08876
 908.462.9700
 www.core-eng.com
 CORE STATES
 ARCHITECTURE AND ENGINEERING P.C.
 NEW YORK
 CERTIFICATE OF AUTHORIZATION
 No. 0013579

ENGINEER OF RECORD

JOHN FERGUSON, P.E.
 NEW YORK
 LICENSE No. 085807

ISSUE	DATE	DESCRIPTION
-	07.31.20	BLDG DEPARTMENT SUB.

PROJECT INFORMATION	
PROJECT NO:	JPM.28341
DATE:	06-08-2020
PROTOTYPE:	20.2
DRAWN BY:	P.BROWNE
CHECKED BY:	D.MULVANEY
VERSION:	2.00

SHEET TITLE

GROUND FLOOR
 POWER PLAN

SHEET NUMBER

E2.0

