

LEGEND	
EXISTING WALL	
EXISTING WINDOW	
EXISTING TO BE REMOVED	
NEW 2x4 WALL	







TOWN OF CLARKSTOWN – DEPARTMENT OF ENGINEERING & FACILITIES MANAGEMENT

	PROJECT:	CONGERS MEMORIAL PARK PICKLEBALL COMPLEX			SCALE:	1/4" = 1-0'	DRAWING NO.: 1 SHEET <u>1</u> OF <u>3</u>
	TITLE:	BUILDING FLOOR PLAN			DATE:	11/1/21	
					DRAWN:	CW	
					CHECK:		
					NO.	DATE	REVISION
					BY		

72" 240-VOLT ELECTRIC
BASEBOARD W/ THERMOSTAT

24" 240-VOLT ELECTRIC
BASEBOARD W/ THERMOSTAT

24" 240-VOLT ELECTRIC
BASEBOARD W/ THERMOSTAT

ELECTRICAL SYMBOL LEGEND	
	5" RECESSED LED DOWNLIGHT
	LIGHT WITH EXHAUST FAN TO EXTERIOR
	DUPLEX RECEPTICLE
	GROUND FAULT OUTLET
	JUNCTION BOX
	SWITCH

TOWN OF CLARKSTOWN – DEPARTMENT OF ENGINEERING & FACILITIES MANAGEMENT

	PROJECT: CONGERS MEMORIAL PARK PICKLEBALL COMPLEX					SCALE: 1/4" = 1-0'	DRAWING NO.: 2
						DATE: 11/1/21	
	TITLE: BUILDING ELECTRICAL PLAN					DRAWN: CW	
						CHECK:	SHEET 2 OF 3
		NO.	DATE	REVISION		BY	FILE:

TOWN OF CLARKSTOWN – DEPARTMENT OF ENGINEERING & FACILITIES MANAGEMENT									
PROJECT: CONGERS MEMORIAL PARK PICKLEBALL COMPLEX		TITLE:				SCALE: 1/4" = 1-0'		DRAWING NO.:	
NOTES				NO.	DATE	REVISION		BY	CHECK:
						DATE: 11/1/21		DRAWN: CW	
								SHEET 3 OF 3	
								FILE:	

GENERAL NOTES AND CONDITIONS

- ALL WORK SHALL CONFORM TO LOCAL AND STATE CODE REQUIREMENTS.
- ALL ELECTRICAL AND PLUMBING WORK SHALL BE PERFORMED BY CONTRACTORS LICENSED BY THE STATE OF NEW YORK.
- ELECTRICAL WORK SHALL BE INSPECTED BY AND A CERTIFICATE OF APPROVAL OBTAINED FROM THE NEW YORK BOARD OF FIRE UNDERWRITERS.
- THERE SHALL BE NO FIELD CHANGES TO THE CONTRACT DOCUMENTS UNLESS AUTHORIZED IN WRITING BY THE OWNER.
- THE OWNER HAS THE RIGHT TO REJECT ANY SLOPPY OR POORLY INSTALLED WORK. AND UNAUTHORIZED WORK DONE CONTRARY TO THE INTENT OF THE CONSTRUCTION DOCUMENTS. THE REJECTED WORK SHALL BE REPLACED OR REMOVED AT THE CONTRACTOR'S EXPENSE.
- ALL CONTRACTORS SHALL BE FULLY INSURED AND SHALL CARRY, MAINTAIN AND SHOW PROOF OF WORKER'S COMPENSATION, LIABILITY INSURANCE AND ANY ADDITIONAL INSURANCE REQUIRED BY THE OWNER.
- THE CONTRACTOR SHALL SUBMIT ALL SHOP DRAWINGS TO THE OWNER FOR APPROVAL PRIOR TO STARTING WORK.
- THE CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MATERIALS FOR APPROVAL BEFORE INSTALLATION IN THE FIELD.
- THE CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS AND REPORT AT ONCE ANY INCONSISTENCY, OMISSION, OR ERROR TO THE OWNER. THE CONTRACTOR SHALL DISCONTINUE WORK IN THE AFFECTED AREA UNTIL THE ISSUE HAS BEEN RESOLVED.
- THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT THE CONTRACT DOCUMENTS, OR APPROVED SHOP DRAWINGS.
- THE CONTRACTOR SHALL WARRANT TO THE OWNER AND ARCHITECT THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS, DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.
- ALL PIPING SHALL BE PRESSURE TESTED FOR LEAKS BEFORE BACK-FILLING OR ENCLOSING WALLS.
- UPON COMPLETION OF THE CONTRACT AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL CLEAN THE ENTIRE JOBSITE REMOVING ALL DEBRIS INSIDE AND OUTSIDE THE BUILDING, AND CLEAN ALL GLASS INSIDE AND OUT. THE CONTRACTOR SHALL REPAIR ANY PROPERTY DAMAGED DURING THE COURSE OF CONSTRUCTION SUBJECT TO THE APPROVAL OF THE OWNER.

DEMOLITION

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SHORING, BRACING AND PROTECTION OF ANY PART OF THE JOB SITE TO REMAIN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS, METHODS, PROCEDURES, SAFETY DIRECTIVES, AND REQUIREMENTS DURING THE COURSE OF DEMOLITION AND CONSTRUCTION.
- THE CONTRACTOR SHALL PROTECT ALL ADJACENT BUILDING AREAS AND PROPERTIES. ANY DAMAGE DONE TO ADJACENT AREAS SHALL BE REPAIRED OR REPLACED WITHOUT CHARGE TO THE OWNER.
- ALL MATERIALS WHICH ARE REMOVED OR DEMOLISHED SHALL BE DISPOSED OF OFF SITE AS REQUIRED BY LOCAL REGULATIONS.
- DOORS AND OTHER MATERIALS INTENDED FOR REUSE SHALL BE REMOVED, STORED AND PROPERLY PROTECTED.
- THE CONTRACTOR SHALL KEEP THE PREMISES FREE FROM ACCUMULATED DEBRIS AT ALL TIMES. EACH AREA SHALL BE LEFT IN A BROOM CLEAN CONDITION DAILY.
- THE GENERAL CONTRACTOR SHALL PROVIDE TEMPORARY LIGHTING AS REQUIRED BY CODE.
- REMOVE ALL EXISTING TELEPHONE AND ELECTRICAL RECEPACLES NOT BEING REUSED. REMOVE ALL WIRING BACK TO THE PANEL.
- EXISTING FLOORS TO REMAIN SHALL HAVE FINISH MATERIALS REMOVED AND BE SCRAPED CLEAN IN PREPARATION FOR NEW FINISHES.

CARPENTRY NOTES

- ALL LUMBER SHALL BE DOUGLAS FIR 1500 PSI KILN DRIED LUMBER. ALL SILL PLATES AND BURIED BLOCKING SHALL BE PRESSURE TREATED WITH A WOOD PRESERVATIVE.
- ALL VINYL SOFFIT TO BE REPLACED IN KIND. INSTALL NEW 2x6 PVC FASCIA BOARD ALONG ENTIRE BUILDING.
- FLASH ALL WINDOW ROUGH OPENINGS WITH A PEEL & STICK TYPE MEMBRANE FLASHING. FLASH SILLS TO CREATE A DRAIN PAN PITCHED TO THE EXTERIOR SIDE.
- SEAL AROUND ALL DOOR AND WINDOW ROUGH OPENINGS WITH MINIMALLY EXPANDING FOAM. FOLLOW MANUFACTURERS PRECAUTIONS.
- CAULK AROUND ALL WINDOWS AND DOOR OPENINGS WITH A SILICONE PAINTABLE TYPE CAULKING. TOOL ALL JOINTS NEATLY AND CLEAN OFF ALL EXCESS CAULKING.
- WEATHERSTRIPPING NOT SUPPLIED WITH DOORS SHALL BE SUPPLIED AND INSTALLED AS REQUIRED FOR A COMPLETE AND PROPER INSTALLATION. WEATHERSTRIPPING AND EXTERIOR DOOR THRESHOLDS SHALL BE BY ZERO WEATHERSTRIPPING.
- INSTALL ALL BLOCKING, BRIDGING, FIRE-STOPS, PLATES, SHIMS, FURRING, CROSS BRACING, AND THE LIKE AS REQUIRED BY CODE AND AS SHOWN ON THE DRAWINGS.
- PROVIDE TWO ROWS OF CROSS BRIDGING IN FLOOR SPANS OVER 10 FEET.
- DOUBLE UP JOISTS UNDER PARALLEL PARTITIONS.
- ALL FRAMING SHALL BE LEFT OPEN FOR INSPECTION BEFORE COVERING WALLS.
- ALL BUILT-IN SHELVING SHALL BE PAINT GRADE 3/4" BIRCH PLYWOOD.
- PROVIDE AND INSTALL FULL THICKNESS BATT INSULATION IN ALL WALLS AND CEILINGS AS SHOWN ON THE DRAWINGS. INSULATION SHALL BE CERTAINTEED OR EQUAL. LAP AND COVER ALL SEAMS AT ALL LIGHT FIXTURES AND PIPING.
- INSTALL R-38 FIBERGLASS INSULATION IN ATTIC.
- CEILING TO BE 1/2" GYPSUM BOARD.
- GYPSUM BOARD SHALL BE USG OR EQUAL, INSTALLED, BEADED, TAPED, AND COMPOUNDED PER MANUFACTURER'S SPECIFICATIONS AND AS SHOWN ON THE DRAWINGS.

FINISH NOTES

- NEW INTERIOR DOORS TO BE CHOSEN BY OWNER.
- INTERIOR WINDOW AND DOOR TRIM SHALL BE CHOSEN BY OWNER.
- EXISTING FLOORS TO BE REMOVED, NEW FLOORING SHALL BE ARMSTRONG® VCT® OR APPROVED EQUAL.
- BASE TRIM SHALL BE STYLE TO MATCH THE WINDOWS AND DOORS.
- ALL DOOR HARDWARE SHALL BE CHOSEN BY THE OWNER, UNLESS INDICATED OTHERWISE. THE CONTRACTOR SHALL PURCHASE AND INSTALL ALL REQUIRED HARDWARE FOR A COMPLETE AND PROPER INSTALLATION.
- FINISH HARDWARE, LIGHTING FIXTURES, AND SWITCH PLATES SHALL BE PROTECTED OR REMOVED BEFORE PAINTING IS STARTED, AND SHALL BE REPLACED AFTER PAINTING AND FINISHING ARE COMPLETED.
- ALL NEW OR EXISTING SURFACES TO RECEIVE FINISHES SHALL BE PREPARED IN STRICT ACCORDANCE TO THE PAINT OR FINISH MANUFACTURER'S SPECIFICATIONS.
- ALL PAINTING SHALL CONSIST OF ONE PRIME COAT OVER NEW MATERIAL AND TWO FINISH COATS. WALLS SHALL RECEIVE A FLAT FINISH. ANY DOORS, TRIM OR WOODWORK TO BE PAINTED SHALL RECEIVE A SEMI-GLOSS ENAMEL. COLORS TO BE CHOSEN BY THE OWNER.

PLUMBING NOTES

- THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND APPROVALS FOR ALL OF HIS WORK FROM ALL LOCAL AUTHORITIES AND COMPLY WITH ALL STATE AND LOCAL REQUIREMENTS.
- PROVIDE AND INSTALL ALL PIPING, WATER SERVICE FROM EXISTING LINE, TANKS, PUMPS, DRAINS, SUB-SURFACE DRAINAGE PIPE, VALVING, INSULATION, FITTINGS AND TESTING AS REQUIRED AND AS SHOWN ON THE DRAWINGS.
- ALL PIPING SHALL BE PRESSURE TESTED FOR LEAKS BEFORE BACKFILLING OR CLOSING WALLS.
- DO ALL TRENCHING AND BACKFILLING OF ALL SOIL LINES.
- ALL INTERIOR WATER PIPE SHALL BE PEX. ALL COPPER WATER SERVICE PIPING PLACED BELOW CONCRETE SLABS OR IN CRAWL SPACES SHALL BE INSULATED AND PROTECTED FROM ADJACENT MATERIALS.
- ALL SOIL AND WASTE PIPING SHALL BE CAST IRON OR PVC, SIZED AND INSTALLED ACCORDING TO CODE, AND ALL VENT PIPING SHALL BE COPPER OR PVC, INSTALLED ACCORDING TO CODE.
- FURNISH ALL VALVES REQUIRED FOR THE PROPER CONTROL OF THE VARIOUS FIXTURES AND MECHANICAL EQUIPMENT, SO THAT ALL FIXTURES MAY BE ISOLATED FOR REPAIR AND SERVICING WITHOUT INTERFERENCE OF SERVICE TO THE REST OF THE SYSTEM.
- CONNECTIONS BETWEEN DISSIMILAR METALS SHALL BE ISOLATED BY DIELECTRIC FITTINGS.
- ALL PLUMBING FIXTURES SHALL BE KOHLER AS CHOSEN BY THE OWNER AND INSTALLED BY THE PLUMBING CONTRACTOR. REFER TO THE DRAWINGS FOR ADDITIONAL INFORMATION.

ELECTRIC AND LIGHTING NOTES

- THE ELECTRICAL CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND APPROVALS ON ALL OF HIS WORK, FROM ALL LOCAL AUTHORITIES, AND COMPLY WITH ALL NEW YORK STATE AND LOCAL CODE REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE ALL MATERIAL AND LABOR TO INSTALL SERVICE REQUIREMENTS FROM THE UTILITY COMPANY'S TRANSFORMER AS REQUIRED BY CODE.
- ALL FEEDERS AND LINES SHALL BE OF A SIZE AS REQUIRED BY THE LOCAL AND STATE CODE AND THE POWER COMPANY'S DIRECTIVES.
- THE ELECTRICAL CONTRACTOR SHALL PROVIDE AND INSTALL ALL OUTLETS, SWITCHES AND COVERPLATES TO COMPLETE THE JOB. SUBMIT SAMPLES OF PROPOSED MATERIALS.
- ALL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTIRIC CODE AND THE STATE OF NEW YORK.
- SMOKE DETECTORS SHALL BE INSTALLED IN LOCATIONS REQUIRED BY CODE.
- AT THE COMPLETION OF THE JOB, THE ELECTRICAL CONTRACTOR SHALL SECURE ALL REQUIRED CERTIFICATIONS AS REQUIRED BY THE LOCAL AUTHORITIES.
- REVIEW LIGHTING AND SWITCH LOCATIONS WITH THE OWNER.
- LIGHT FIXTURES SHALL BE HALO OR EQUAL. SUBMIT CUTS OF ALL PROPOSED LIGHT FIXTURES PRIOR TO PURCHASE TO THE OWNER FOR APPROVAL.
- THE CONTRACTOR SHALL VERIFY THAT THE REQUIRED SPACE IS AVAILABLE FOR ALL RECESSED LIGHT FIXTURES AND SHALL INFORM THE OWNER OF ANY OBSTRUCTION WHICH WOULD INTERFERE WITH THE PROPER INSTALLATION OF THE FIXTURES AS SHOWN.
- INSTALL ALL OWNER'S FIXTURES AS DIRECTED.

CHANGES, SUBSTITUTIONS AND CONDITIONS

- ALL CHANGES AND SUBSTITUTIONS TO THE DRAWINGS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE OWNER FOR REVIEW AND COMMENT. ALL MATERIAL CHANGES SHALL BE SUBMITTED WITH SAMPLES AND APPROPRIATE LITERATURE.
- ALL SUBSTITUTIONS SHALL BE EQUAL IN PERFORMANCE AND WARRANTEE.
- REGARDLESS OF CHANGES, SUBSTITUTIONS AND MODIFICATIONS TO MATERIAL EQUIPMENT, AND FIXTURES AS THEY PERTAIN TO THE JOB, THE CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE TO THE NEW YORK STATE BUILDING CODE, AND ALL LOCAL CODES AND ORDINANCES.
- THE CONTRACTOR SHALL BE RESPONSIBLE AND ASSUME ALL RESPONSIBILITY FOR, ALL MATERIALS, METHODS, PROCEDURES, SAFETY REQUIREMENTS, AND DIRECTIVES. IN CONTRACTING AND BUILDING OF THE JOB.
- THE CONTRACTOR SHALL BE IN DIRECT CHARGE OF ALL CONSTRUCTION, SUPERVISION, AND ALL ERRORS OR OMISSIONS DURING THE COURSE OF CONSTRUCTION.