DEPT OF BLDGS 140098276 Job Number

ES758360977 Scan Code

SCOPE OF WORK

INTERIOR RENOVATION INCLUDIING FLOORING AND PAINTING. NO CHANGE OF USE, EGRESS AND OCCUPANCY.

GENERAL CONSTRUCTION NOTES:

THESE GENERAL NOTES ARE PART OF THE PLANS AND SPECS. AND ARE TO BE COMPLIED WITH IN ALL RESPECTS. MORE RESTRICTIVE NOTES MENTIONED ELSEWHERE ARE TO TAKE PRECEDENCE OVER THESE NOTES.

ALL CONSTRUCTION SHALL COMPLY FULLY WITH THE RULES AND REGULATIONS OF THE N.Y. STATE BLDG. CODE AND LOCAL TOWNS AND/OR VILLAGES AND OTHER AGENCIES HAVING JURISDICTION OVER THE REQUIRED WORK FOR THIS PROJECT. THIS SHALL NOT BE CONSTRUED TO MEAN THAT ANY REQUIREMENTS SET FORTH ON THE DRAWINGS MAY BE MODIFIED BECAUSE THEY ARE MORE STRINGENT THAN THE CODE REQUIREMENTS OR BECAUSE THEY ARE NOTSPECIFICALLY REQUIRED BY CODE.

CONTRACTOR SHALL BE FULLY COVERED BY WORKMAN'S COMPENSATION INSURANCE AND SUCH INSURANCE AS MAY BE REQUIRED BY LOCAL LAWS.
CONTRACTORS SHALL GUARANTEE FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL COMPLETION, AND ACCEPTANCE BY THE OWNER, ALL WORK PERFORMED UNDER THEIR RESPECTIVE CONTRACTS.
CONTRACTOR TO PROVIDE DETAILED PRICE BREAKDOWN.

OWNER TO PROVIDE BUILDING PERMIT, SURVEY AND FINAL SURVEY.

CONTRACTORS AT TIME OF COMPLETION OF WORK, WHERE APPLICABLE OBTAIN FIRE UNDERWRITERS CERTIFICATE FOR ELECTRICAL WORK AND BUILDING DEPARTMENT ACCEPTANCE AS MAY BE REQUIRED BY THEIR RESPECTIVE TRADES.
CONTRACTOR TO EXPEDITE THE WORK AND ESTABLISH WITH THE OWNER A COMPLETION DATE.
DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS SUPERCEDE SCALED DIMENSIONS. CONTRACTOR SHALL SET-UP WORK IN ACCORDANCE WITH EXISTING FIELD CONDITIONS.
CONTRACTOR SHALL NOTIFY THE OWNER OR HIS AGENT OF ANY DISCREPANCIES PRIOR TO CONTINUATION OF THE WORK.
ALL WORK LISTED ON THE CONSTRUCTION NOTE SHEETS AND SHOWN OR IMPLIED ON ALL DRAWINGS SHALL BE SUPPLIED BY THE CONTRACTOR WHOSE BUILDING TRADE STATUS STANDARDLY REQUIRES SAME.

DURING THE COURSE OF CONSTRUCTION IF MODIFICATIONS TO THE DESIGN OCCUR AS A RESULT OF CLIENT, ARCHITECT, ETC. THE CONTRACTOR SHALL SUBMIT TWO WRITTEN COPIES OF A CHANGE ORDER WITH THE AMENDED PRICE. CONTRCTOR SHALL NOT CONTINUE WITH ANY CHANGES UNTIL HE RECEIVES WRITTEN AUTHORIZATION FROM THE OWNER. IF IN THE COURSE OF CONSTRUCTION A CONDITION EXISTS WHICH DIFFERS FROM THAT AS INDICATED ON THE PLANS, THE EFFECTED CONTRACTOR SHALL STOP ALL RELATED WORK AND NOTIFY THE OWNER. SHOULD HE FAIL TO FOLLOW THIS PROCEDURE AND CONTINUE WITH THE WORK, HE SHALL ASSUME ALL RESPONSIBILITY AND LIABILITY ARISING.

CONTRACTORS SHALL PROVIDE ALL NECESSARY SUPPORT, BRACING, SHORING, ETC., (TEMPORARY OR PERMANENT) AS MAY BE REQUIRED TO PERFORM THEIR WORK AND AS MAY BE REQUIRED FOR THE SAFE CONSTRUCTION OF THIS PROJECT.

CONTRACTOR SHALL PROVIDE AND INSTALL TEMPORARY PARTITIONS, FENCING, LIGHTING, ETC., AND ANY OTHER TEMPORARY FACILITIES THAT MAY BE NECESSARY TO PROTECT EXISTING

CONSTRUCTION AND SO THE OWNER MAY CONTINUE TO OCCUPY THE BUILDING IN A SAFE AND SANITARY MANNER WITH A MINIMUM OF INCONVINIENCE DURING CONSTRUCTION.

CONTRACTOR TO RESTORE ANY PORTION OF HOUSE DAMAGED DURING ALTERATION.

CONSTRUCTION AND REMOVAL OF REFUSE SHALL BE CARRIED ON PROGRESSIVELY AND SYSTEMATICALLY. DEBRIS SHALL NOT BE PERMITTED TO ACCUMULATE. CONTRACTOR TO PROVIDE REGULAR CLEAN UPS IN ORDER TO KEEP ADJACENT SPACES IN BUILDING AS CLEAN AS POSSIBLE.

THE CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR HIS WORK UNTIL TURNED OVER TO THE OWNER.

CONTRACTORS SHALL UPON COMPLETION OF THEIR RESPECTIVE WORK REMOVE FROM THE PREMISES ALL DEBRIS, TOOLS, EXCESS MATERIALS AND APPURTENANCES, AND LEAVE THE PREMISES IN A "BROOM CLEAN" CONDITION.

ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S EXECUTION OF THE WORK NOT ACCORDING TO THE PLANS AND SPECIFICATIONS.
THESE DRAWINGS ARE TO BE UTILIZED ONLY FOR THIS PROJECT. THEIR USE FOR OTHER PROJECTS IS PROHIBITED WITHOUT FIRST OBTAINING THE WRITTEN PERMISSION FROM THE ARCHITECT.

TENANT PROTECTION PLAN(28-104.8.4 2008 CONSTRUCTION CODE)
CONSTRUCTION DOCUMENTS FOR ALTERATIONS OF BUILDINGS IN WHICH ANY DWELLING UNIT WILL BE OCCUPIED DURING CONSTRUCTION SHALL INCLUDE A TENANT PROTECTION PLAN. SUCH PLAN SHALL CONTAIN A STATEMENT THAT THE BUILDING CONTAINS DWELLING UNITES THAT WILL BE OCCUPIED DURING CONSTRUCTION AND SHALL INDICATE IN SUFFICIENT DETAIL THE SPECIFIC UNITS THAT ARE OR MAY BE OCCUPIED DURING CONSTRUCTION, THE MEANS AND METHODS TO BE EMPLOYED TO SAFEGUARD THE SAFETY AND HEALTH OF THE OCCUPANTS, INCLUDING, WHERE APPLICABLE, DETAILS SUCH AS TEMPORARY FIRE-RATED ASSEMBLIES, OPENING PROTECTIVES, OR DUST CONTAINMENT PROCEDURES. THE ELEMENTS OF THE TENANT PROTECTION PLAN MAY VARY DEPENDING ON THE NATURE AND SCOPE OF THE WORK BUT AT TA MINIMUM SHALL MAKE DETAILED AND SPECIFIC PROVISIONS FOR:

1. EGRESS. AT ALL TIMES IN THE COURSE OF CONSTRUCTION PROVISION SHALL BE MADE FOR ADEQUATE EGRESS AS REQUIRED BY THIS CODE AND THE TENANT PROTECTION PLAN SHALL IDENTIFY THE EGRESS THAT WILL BE PROVIDED. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME EXCEPT WHERE APPROVED BY THE COMMISSIONER.

2. FIRE SAFETY. ALL NECESSARY LAWS AND CONTROLS, INCLUDING THOSE WITH RESPECT TO OCCUPIED DWELLINGS, AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.

3. HEALTH REQUIREMENTS. SPECIFICATION OF METHODS TO BE USED FOR CONTROL OF DUST, DISPOSAL OF CONSTRUCTION DEBRIS, PEST CONTROL AND MAINTENANCE OF SANITARY FACILITIES, AND LIMITATION OF NOISE TO ACCEPTABLE LEVELS SHALL BE INCLUDED.
3.1. THERE SHALL BE INCLUDED A STATEMENT OF COMPLIANCE WITH APPLICABLE PROVISIONS OF LAW RELATING TO LEAD AND ASBESTOS.

4. COMPLIANCE WITH HOUSING STANDARD. THE REQUIREMENTS OF THE NEW YORK CITY HOUSING MAINTENANCE CODE, AND WHERE APPLICABLE. THE NEW YORK STATE MULTIPLE DWELLING LAW SHALL BE STRICTLY OBSERVED.

5. STRUCTURAL SAFETY. NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.

6. NOISE RESTRICTIONS. WHERE HOUSE OF THE DAY OR THE DAYS OF THE WEEK IN WHICH CONSTRUCTIONS WORK MAY BE UNDERTAKEN ARE LIMITED PURSUANT TO THE NEW YORK CITY NOISE CONTROL CODE, SUCH LIMITATIONS SHALL BE STATED.

SMOKE DETECTOR NOTES:
1) EACH DWELLING UNIT SHALL BE EQUIPPED WITH AN APPROVED TYPE SMOKE DETECTOR DEVICE, RECEIVING PRIMARY POWER FROM THE BUILDING WIRING WITH NO SWITCHES IN THE CIRCUIT
2) SUCH SMOKE DETECTORS SHALL BE EITHER THE IONOZATION-CHAMBER TYPE OR THE PHOTO-ELECTRIC TYPE AS PER C26-1705.3.
3) A CERTIFICATE OF SATISFACTORY INSTALLATION FOR SMOKE DETECTORS MUST BE FILED WITH THE DIVISION OF CODE ENFORCEMENT 10 DAYS AFTER INSTALLATION.

CARBON MONOXIDE DETECTOR NOTE:
HARDWIRED CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 AND INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EVERY DWELLING UNIT WITHIN FIFTEEN FEET OF THE PRIMARY ENTRANCE OF EACH BEDROOM.

ECCCNYC STATEMENT
TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2011 NYCECC USING CHAPTER 4.

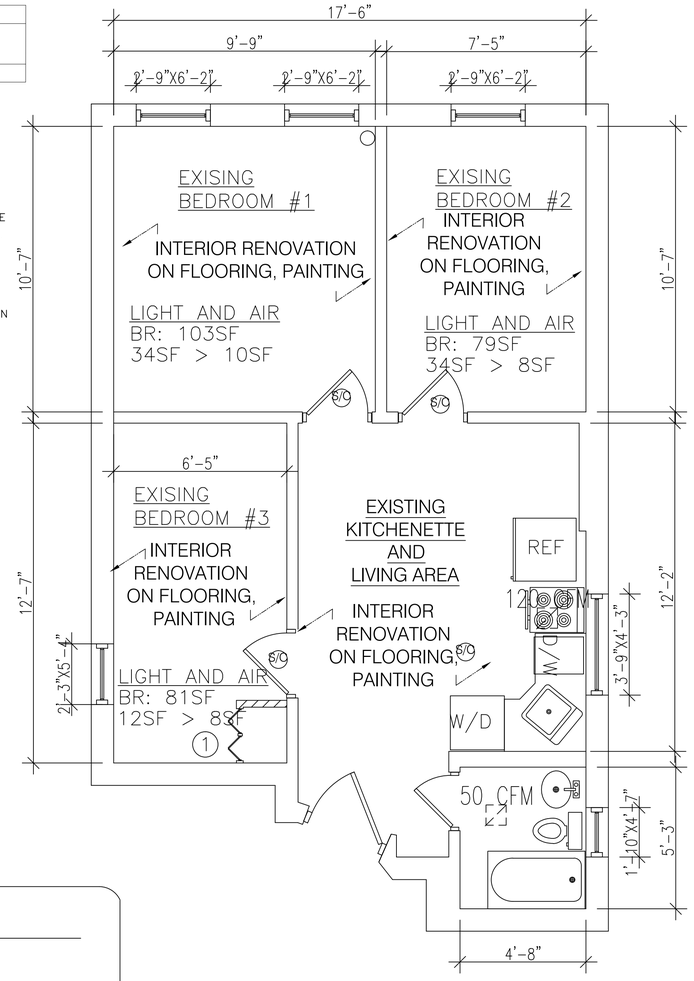
	SPECIAL / PROGRESS INSPECTION ITEM(S) / ENERGY CODE INSPECTION(S):	
	SPECIAL INSPECTION ITEM(S)	
	N/A	
	PROGRESS INSPECTION ITEM(S):	
1	FINAL	DIRECTIVE 14 OF 1975, AND RCNY § 101-10 28-116.2.4.2, BC109.5

INDOOR SCHEDULE

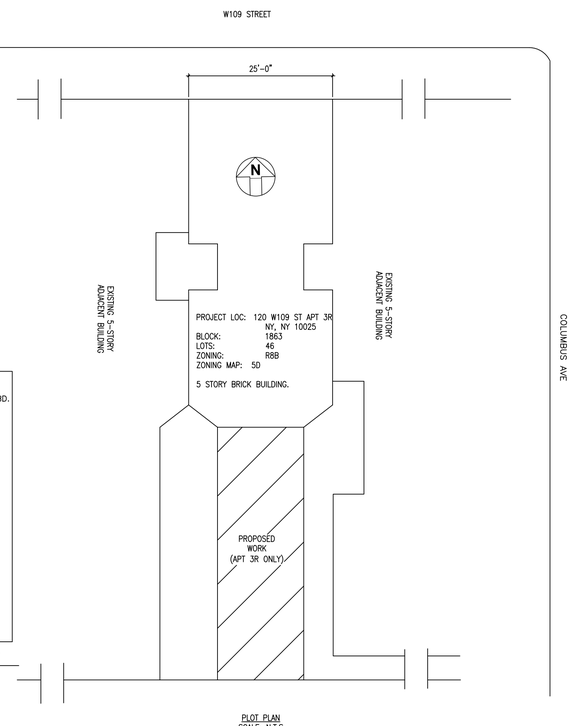
TYPE	QTY.	FINISH / OPENING WIDTH	FINISH / OPENING HEIGHT	DOOR MATERIAL	FRAME MATERIAL	F.P.S.C.	REMARKS
1	1	2'-0"	7'-0"	WOOD	WOOD	N/A	CLOSET

LEGEND

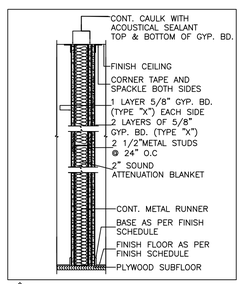
- S/C — SMOKE/ CARBON MONOXIDE
- NEW PARTITION - 1 HR RATED
- 1 HR RATED PARTITION DETAIL
- EXISTING PARTITION TO REMAIN
- PROPOSED NEW DOOR
- EXISTING DOOR



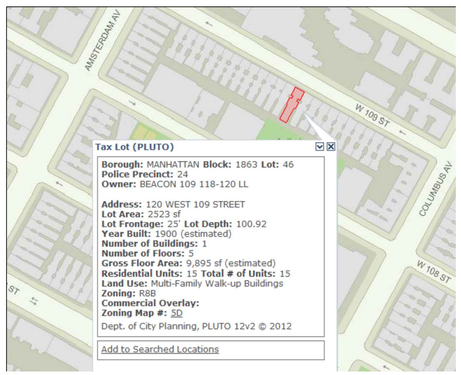
PROPOSED 3RD FL (APT 3R)
SCALE:3/8"=1'-0"



PLOT PLAN
SCALE: N.T.S



1 1HR. PART. BSA #453-73 SM (BETWEEN UNITS) STC 50



PROJECT ADDRESS
120 W109 ST,#3R
NY, NY 10025

BLOCK	1863	LOT	46
ZONE	R8B	MAP#	5D

ARCHITECT:

THOMAS C. TUNG
P.E.

43-31 195TH STREET
FLUSHING, NY
11358

SEAL & SIGNATURE

STATE OF NEW YORK · THOMAS C. TUNG · No. 49458 · LICENSED PROFESSIONAL ENGINEER

NO.		DATE

PROJECT:
PLOT PLAN, NOTES, NYCECC, SOW , PROPOSED PLAN, CNTL INSPECTION,LEGEND

PROJECT NO: 1201093R	DATE: 7/08/2013
DRAWING BY: JYC	PAGE NO.: 1

DWG NO.:
A-001.00