

SITE DEVELOPMENT DRAWING SET

FITNESS CENTER & CANOE CLUB

TWO GARNER LANE, BAY SHORE, NY

The goal of this project is to design a modern, innovative, and site-specific fitness center and canoe club with a café that integrates shared facilities and conveys a clear design concept.

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ARCHITECTURAL DESIGN V
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① 3D SITE MASS

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address
FITNESS CENTER/CANOE CLUB
COVER SHEET

Project Final Project	Sheet C-101
Date 12/17/2025	
Scale	

GENERAL NOTES

1. THE CONTRACT DOCUMENTS ARE SUPPLEMENTED BY THE AGREEMENT BETWEEN THE OWNER AND CONTRACTOR AND THE CONTENTS OF THE AGREEMENT, CONDITIONS OF THE CONTRACT (GENERAL, SUPPLEMENTARY AND OTHER CONDITIONS), DRAWINGS, SPECIFICATIONS, ADDENDUM ISSUED PRIOR TO EXECUTION OF THE CONTRACT, OTHER DOCUMENTS LISTED IN THE AGREEMENT AND ADDENDUMS ISSUED AFTER EXECUTION OF THE CONTRACT. THE CONTRACTOR SHALL COMPLY WITH AND GIVE NOTICE REQUIRED BY APPLICABLE LAWS, STATUTES, ORDINANCES, CODES, RULES AND REGULATIONS AND LAWFUL ORDERS OF PUBLIC AUTHORITIES APPLICABLE TO PERFORMANCE OF THE WORK.
2. THE TERMS "GENERAL CONTRACTOR," "G.C.," "CONSTRUCTION," "MANAGEMENT," AND "CONTRACTOR" SHALL BE UNDERSTOOD TO BE THE SAME UNLESS SPECIFICALLY NOTED OTHERWISE.
3. THE TERM "WORK" MEANS THE CONSTRUCTION AND SERVICES REQUIRED BY THE CONTRACT DOCUMENTS, WHETHER COMPLETED OR PARTIALLY COMPLETED, AND INCLUDES ALL OTHER LABOR, MATERIALS, EQUIPMENT AND SERVICES PROVIDED OR TO BE PROVIDED BY THE CONTRACTOR TO FULFILL THE CONTRACTOR'S OBLIGATIONS. THE WORK MAY CONSTITUTE THE WHOLE OR A PART OF THE PROJECT. IF THE CONTRACTOR PERFORMS WORK ENDOWING IT TO BE CONTRARY TO APPLICABLE LAWS, STATUTES, ORDINANCES, CODES, RULES, REGULATIONS OR LAWFUL ORDERS OF PUBLIC AUTHORITIES, THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH WORK AND SHALL BEAR THE COSTS ATTRIBUTABLE TO THE CORRECTION. THE GENERAL CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS, CONDITIONS AND LAWFUL ORDERS PRIOR TO CONSTRUCTION, AND AS ANTICIPATED OR INFERRED PRIOR TO PRICING OR BIDDING.
4. PRIOR TO THE START OF ANY AND ALL WORK, BID ARCHITECTURE OR, SHALL BE HEREINAFTER REFERRED TO AS "ARCHITECT," SHALL BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK.
5. THE CONTRACTOR SHALL HAVE EXPERIENCE ON AT LEAST THREE PROJECTS OF SIMILAR SIZE, COMPLEXITY AND QUANTITY AT LEAST EQUAL TO THOSE REQUIRED UNDER ALL DIVISIONS DETAILED IN THESE DRAWINGS.
6. ALL CONSTRUCTION LABORERS PERFORMING UNDER THIS WORK SHALL BE SKILLED WORKERS WITH IN THEIR RESPECTIVE TRADES.
7. ALL WORK, WHETHER SHOWN OR IMPLIED, UNLESS SPECIFICALLY QUESTIONED, SHALL BE CONSIDERED FULLY UNDERSTOOD IN ALL RESPECTS BY THE GENERAL CONTRACTOR, AND HE WILL BE RESPONSIBLE FOR ANY MISINTERPRETATIONS OR CONSEQUENCES THEREOF FOR ALL WORK SHOWN ON ALL CONTRACT DOCUMENTS.
8. GENERAL CONTRACTOR SHALL REVIEW AND FAMILIARIZE HIMSELF WITH THE GENERAL NOTES, SPECIFICATIONS, AND DRAWINGS AND MAKE ANY CHANGES WHICH NOTES APPLY DIRECTLY TO HIS RESPONSIBILITY. SUCH SUB-TRADE SHALL BE RESPONSIBLE FOR BEING THE ENTER SET OF DRAWINGS AND NOTING THEIR WORK AS APPLICABLE. ALL WORK INDICATED OR IMPLIED ON THE DRAWINGS WILL BE ACCOUNTED AND INCLUDED IN ALL CONTRACTORS COSTS.
9. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AS WELL AS FOR THE OTHER PERMITS, FEES, LICENSES, AND INSPECTIONS BY GOVERNMENT AGENCIES NECESSARY FOR PROPER ERECTION AND COMPLETION OF THE WORK THAT ARE CUSTOMARILY SECURED AFTER EXECUTION OF THE CONTRACT AND LEGALLY REQUIRED AT THE TIME SO AS ARE RECEIVED OR NEGOTIATIONS CONCLUDED.
10. THE CONTRACTOR SHALL PAY SALES, CONSUMER, USE AND SIMILAR TAXES FOR THE WORK PROVIDED BY THE CONTRACTOR THAT ARE LEGALLY ENACTED WHEN BIDS ARE RECEIVED OR NEGOTIATIONS CONCLUDED, WHETHER OR NOT BE EFFECTIVE OR MERELY SCHEDULED TO GO INTO EFFECT.
11. THE GENERAL CONTRACTOR SHALL SUBMIT IN WRITING ALL PROPOSALS FOR ADDITIONAL WORK TO THE TENANT FOR REVIEW AND APPROVAL. NO WORK IS TO PROCEED UNTIL A SIGNED AUTHORIZATION TO PROCEED IS RETURNED TO THE GENERAL CONTRACTOR.
12. THE ARCHITECT AND THE TENANT RESERVE THE RIGHT TO ALLOW OTHER CONTRACTORS TO PERFORM WORK IN CONNECTION WITH THE PROJECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK AND ESTABLISHING SCHEDULES FOR ALL TRADES. THEY SHALL AMEND OTHER CONTRACTORS' REASONABLE OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF THEIR MATERIALS AND EQUIPMENT AND THE EXECUTION OF THEIR WORK.
13. CONTRACTOR SHALL PREPARE AND ISSUE ALL WORK TO CONFORM TO THE GENERAL CONSTRUCTION SCHEDULE AND SHALL COOPERATE WITH OTHER CONTRACTORS IN THE REQUIRED SEQUENTIAL INSTALLATION OF OTHER CONSULTANTS' PRODUCTS SCHEDULED TO BE INSTALLED WHILE DURING CONSTRUCTION AND ISSUED FOR REVIEW TO ALL PARTIES.
14. DRAWINGS ARE NOT TO BE SCALED; DIMENSIONS GOVERN.
15. ALL WORK IS TO CONFORM TO ARCHITECT'S DRAWINGS AND SPECIFICATIONS AND SHALL BE NEW AND BEST QUALITY OF THE KINDS SPECIFIED.
16. NO MATERIAL SUBSTITUTIONS SHALL BE MADE. THE ARCHITECT WILL CONSIDER MATERIAL CHANGE REQUESTS ON AN INDIVIDUAL BASIS. CONTRACTOR SHALL SUBMIT SAMPLES AND CUTS FOR WRITING APPROVAL PRIOR TO THE START OF ANY WORK. IT IS CONTRACTOR'S RESPONSIBILITY TO DEMONSTRATE THAT PROPOSED SUBSTITUTION IS EQUAL TO OR BETTER THAN SPECIFIED PRODUCT.
17. ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE SUPPLIED, INSTALLED, COMPLETED, RECTIFIED, CLEANED, AND CONDITIONED AS DIRECTED BY THE SUPPLIER/MANUFACTURER, IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARD PRACTICE AND IN COMPLIANCE WITH PRODUCT WARRANTY.
18. ALL SUBCONTRACTORS' SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL THROUGH THE GENERAL CONTRACTOR PRIOR TO WORK BEING PERFORMED, UNLESS OTHERWISE NOTED.
19. THE CONTRACTOR SHALL IN ALL RESPECTS COMPLY WITH ALL REGULATIONS OF THE BUILDING MANAGEMENT. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN SUCH REGULATIONS FROM THE BUILDING OWNERS. IN THE EVENT OF CONFLICT BETWEEN BUILDING REGULATIONS AND OTHER CONTRACT DOCUMENTS, THE ARCHITECT SHALL BE CONSULTED PRIOR TO PROCEEDING.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING WITH BUILDING MANAGEMENT THE USE OF ELEVATOR OR OTHER HOSTING FACILITIES FOR HANDLING THE DELIVERY OF MATERIALS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL SUB-TRADES OF CONDITIONS REGARDING ELEVATOR CAR SIZE, DOOR OPENING WIDTHS AND LOADING WEIGHT CAPACITIES.
21. ALL PUBLIC AREAS SUCH AS ELEVATOR LOBBIES, CORRIDORS, TOILETS, AND SERVICE HALLS SHALL BE PROTECTED TO THE SATISFACTION OF THE BUILDING MANAGEMENT. EQUIPMENT AND OTHER PROPERTY BELONGING TO THE BUILDING SHALL ALSO RECEIVE PROTECTION AND REPRESENTING IF DAMAGED IN THE

22. DEMOLITION AND OTHER WORK WHICH CREATES DISTURBING NOISE MUST BE SCHEDULED WITH BUILDING MANAGEMENT AND PRE-BOOKED DURING PERMITTED HOURS. THE DELIVERY, HANDLING, AND INSTALLATION OF MATERIALS, EQUIPMENT, AND DEBRIS MUST BE ARRANGED TO AVOID ANY INCONVENIENCE.
23. THE G.C. SHALL CONFORM TO BUILDING STANDARD PROCEDURES FOR THE SCHEDULING OF DEMOLITION AND CORE DRILLING, AND FOR THE CARRYING OF RUBBISH THROUGH THE BUILDING, ANY OVERSIGHT COST FOR SUCH WORK SHALL BE BORNE BY THE G.C.
24. PRIOR TO REMOVING ANY BUILDING STANDARD MATERIALS (I.E. DOOR BUCKS, METAL PARTITIONS, & LIGHTING FIXTURES), A PROPER RELEASE MUST BE SECURED FROM THE BUILDING MANAGEMENT.
25. THE GENERAL CONTRACTOR SHALL MAINTAIN AND OPERATE AN ON SITE PUBLIC OFFICE TELEPHONE, FAX MACHINE AND BIAL ACCESS AT ALL TIMES DURING THE COURSE OF CONSTRUCTION WORK.
26. WORKERS WILL BE ASSIGNED ONE TOILET AREA WHICH THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING, MAINTAINING AND, UPON COMPLETION OF THE WORK, RETURNING TO ITS ORIGINAL CONDITION.
27. CONSTRUCTION PERSONNEL MUST CARRY PROPER IDENTIFICATION AT ALL TIMES.
28. ON JOB SITE, IT IS ARCHITECT'S INTENT TO HAVE JOB SAFETY TAKE PRECEDENCE AT ALL TIMES. THIS MEANS THAT ALL CONSTRUCTION TOOLS AND EQUIPMENT USED ON THE PROJECT MUST MEET THE LATEST OSHA STANDARDS. IN ADDITION TO THE OSHA STANDARDS, FEDERAL, COASTAL HAVING JURISDICTION AT THE JOB SITE, MUST ALSO BE CONSIDERED PART OF THE SAFETY REQUIREMENTS. ANY DAMAGED TOOLS OR EQUIPMENT MUST BE REPLACED IMMEDIATELY AT THE TIME OF COMPLETION OF THE PROJECT. PLEASE INSURE THAT ALL EQUIPMENT AND TOOLS ARE REMOVED FROM PROJECT.
29. ANY CONSTRUCTION TOOLS OR EQUIPMENT USED ON PROJECT MUST BE PROPERLY GROUNDED. USE ONLY SOURCE OF POWER APPROVED BY BUILDING MANAGEMENT SO AS NOT TO DISRUPT BUILDING'S ELECTRICAL SYSTEMS & MUST ALSO FOLLOW OSHA GUIDELINES OR ANY OTHER CODE REQUIREMENTS HAVING JURISDICTION OVER TOOLS AND EQUIPMENT.
30. THROUGHOUT THE ENTIRE COURSE OF CONSTRUCTION, THE G.C. AND ANY OTHER TRADE WORKING ON JOB SITE, MUST FOLLOW THE CURRENT OSHA GUIDELINES IN ADDITION TO ALL LOCAL, STATE AND FEDERAL, COASTAL HAVING JURISDICTION AS IT RELATES TO PROTECTIVE CLOTHING SUCH AS, BUT NOT LIMITED TO: HARD HATS, GLOVES, EYE PROTECTION, SHOES, AND CLOTHING AND/OR ANY OTHER PROTECTIVE CLOTHING NEEDED FOR A SAFE ENVIRONMENT. ANY PEOPLE WORKING AT THE JOB SITE MUST FOLLOW THESE CODES AND REGULATIONS WITHOUT EXCEPTION.
31. ALL WINDOWS SHALL BE KEPT CLOSED IN THE WORK AREAS.
32. ALL FIRE EXITS SHALL BE KEPT CLEAR AND ACCESSIBLE AT ALL TIMES.
33. FIRE EXTINGUISHERS MUST BE KEPT ON THE JOB SITE DURING CONSTRUCTION. RULE, CONTRACTOR TO HAVE PROPER MEDICAL EMERGENCY KIT AVAILABLE AT JOB SITE PER ALL APPLICABLE CODES AND REGULATIONS.
34. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE WORK AREA AND THE AREAS INVOLVED IN THE DELIVERY OF THEIR MATERIALS.
35. GENERAL CONTRACTOR IS RESPONSIBLE TO CLEAN UP AND REMOVE FROM THE PREMISES ALL WASTE MATERIALS, RUBBISH, SWAMPING, AND DEBRIS AS GENERATED BY THE CONSTRUCTION, DEMOLITION AND/OR THE DELIVERY AND INSTALLATION OF ANY PRODUCTS, MATERIALS, OR EQUIPMENT WHICH IS PART OF THEIR CONTRACT.
36. GENERAL CONTRACTOR IS RESPONSIBLE TO THOROUGHLY VACUUM CLEAN ALL CARPETED AREAS, CLEAN ALL FLOORING, MILLWORK, ETC. AND UNCOVER AND VACUUM UP ALL CONVEYER UNITS AFTER THE INSTALLATION IS COMPLETED, AND MAINTAIN CONDITION THROUGH THE TENANT'S MOVE IN. THE ENTIRE POST-CONSTRUCTION SITE IS TO BE KEPT FREE AND ALL STAINS REMOVED FROM ANY FLOORING, WALLS AND/OR CEILING.
37. GENERAL CONTRACTOR IS RESPONSIBLE TO PROTECT, AS REQUIRED, ALL TENANT OCCUPIED AREAS WHERE CONSTRUCTION OR DEMOLITION IS TO BE PERFORMED. GENERAL CONTRACTOR TO INSTALL ADEQUATE PROTECTION OF BUILDING PAPER, MAGNETITE, OR OTHER APPROVED MATERIAL ON ALL FINISHED SURFACES AS DIRECTED BY THE ARCHITECT PRIOR TO THE OWNER'S MOVING DATE, AND SHALL REMOVE SAME FOLLOWING COMPLETION OF THE MOVE.
38. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INCURRED FOR DAMAGES CAUSED BY THEIR SUBCONTRACTORS.
39. ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE LOCAL BUILDING AND CONING CODES STATE AND FEDERAL, BUILDING CODES, NATIONAL ELECTRIC CODE, N.E.P.A., A.S.I., ASHRAE, OSHA, A.D.A. AND ALL OTHER APPLICABLE CODES, RULES AND REGULATIONS ALL IN THEIR LATEST EDITION OF ALL AUTHORITIES HAVING JURISDICTION OVER WORK OF THIS TYPE, INCLUDING THE RULES AND REGULATIONS OF THE BUILDING MANAGEMENT.
40. SELECTION OF SUBCONTRACTORS IS SUBJECT TO THE TENANT'S REVIEW PRIOR TO AWARDING OF CONTRACT. THE GENERAL CONTRACTOR MUST SUBMIT A LIST OF THEIR PROPOSED SUBCONTRACTORS WITH THE SUBMISSION OF THIS BID, AS WELL AS EVIDENCE THAT THOSE SUBCONTRACTORS REQUESTED TO BE AMENDED THE OPPORTUNITY TO BID HAVE HAD THAT OPPORTUNITY AND HAVE RESPONDED.
41. ALL WORK, AS EITHER IMPLIED OR REASONABLY INFERRABLE FROM THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DRAWINGS AND SPECIFICATIONS ARE DIRECTED TO THE ATTENTION OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BY MENTION, NOTE, DETAIL, REVISION OR IMPLICATION, HOWEVER BEING, MEANS THAT THE CONTRACTOR SHALL PROVIDE AND INSTALL, SAVE ALL WORK PERFORMED SHALL INCLUDE ALL APPURTENANCES AND APPARATUS NORMALLY DEEMED TO BE A PART OF A COMPLETED PACKAGE WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS.
42. ALL WORK, COMPLETED OR OTHERWISE SHALL BE PROPERLY PROTECTED AT ALL TIMES. CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AND PROVIDE ALL FENCES, BARRICADES, ETC., AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY AND AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THE WORK. THEY SHALL REPAIR, AT THEIR OWN COST, ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY THEIR OPERATION.

43. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT THROUGH INSPECTION OF THE SITE, DRAWINGS, AND SPECIFICATIONS, TO AS THOROUGHLY UNDERSTAND THE WORK, ANY AND ALL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT DISCREPANCIES OR OMISSIONS ARE REPORTED AND CLARIFICATION OBTAINED FROM THE ARCHITECT PRIOR TO WORK BEING DONE. ANY WORK THAT PROCEEDS OTHERWISE SHALL BE, IF INCORRECTLY PERFORMED, REPAIRED OR REPAIRED WITH THE COST FOR SAME BEING BORNE BY THE CONTRACTOR. THEY SHALL VERIFY ALL DIMENSIONS FOR COORDINATION.
44. BEFORE COMMENCING WITH ANY WORK, THE CONTRACTOR SHALL FILE WITH THE TENANT AND BUILDING MANAGEMENT CURRENT INSURANCE CERTIFICATES IN THE AMOUNTS REQUESTED BY THE OWNER AND/OR BUILDING MANAGEMENT FOR WORKER'S COMPENSATION, GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. THE TENANT AND BUILDING MANAGEMENT SHALL BE NAMED ADDITIONAL INSURED ON ALL CERTIFICATES OF INSURANCE, INCLUDING THE ARCHITECT.
45. THE CONTRACTOR SHALL ENSURE THAT THERE ARE NO TRADE OR JURISDICTIONAL DISPUTES THROUGH USE OF LABOR OR METHODS OF INSTALLATION, INCLUDING THOSE OF CONTRACTORS WHICH HAVE BEEN SEPARATELY CONTRACTED BY THE OWNER (TENANT). SHOULD ANY DISPUTES OCCUR ON THE JOB SITE THROUGH VIOLATIONS OF THIS CLAUSE, THE CONTRACTOR WILL REIMBURSE THE OWNER (TENANT) FOR ALL COSTS AND DAMAGES.
46. THE CONTRACTOR IS TO PROVIDE A FULL-TIME COMPETENT SUPERINTENDENT ON THE PROJECT TO COORDINATE ALL SUBCONTRACTORS' WORK AND SUPERVISE THE DAILY ACTIVITY OF THE PROJECT AS WELL AS MAINTAIN THE SITE IN A SAFE, CLEAN MANNER.
47. THE CONTRACTOR SHALL BE AVAILABLE TO ATTEND A WEEKLY JOB MEETING DURING THE COURSE OF THE PROJECT. CONTRACTOR SHALL PREPARE AND DISTRIBUTE ALL JOB MEETING MINUTES, (3) DAYS PRIOR TO MEETING.
48. THE CONTRACTOR SHALL ASSUME THE FULL RESPONSIBILITY FOR THE INSTALLATION OF ALL TRADE CONTRACTS ASSIGNED BY THE CLIENT, INCLUDING GENERAL CONDITIONS, OVERHEAD AND FRONT.
49. THE CONTRACTOR AND ALL THEIR SUBCONTRACTORS SHALL INDIVIDUALLY, JOINTLY, AND SAVE HARMLESS THE OWNER, ITS EMPLOYEES, AGENTS, AND SUBSIDIARIES, AND THE ARCHITECT, THEIR EMPLOYEES, AGENTS, AND AGENTS FROM ANY AND ALL CLAIMS, DEMANDS, ACTIONS BY LAW, LIABILITIES, PENALTIES, LOSSES, EXPENSES, COSTS (INCLUDING ATTORNEY'S FEES), AND JUDGMENTS OF EVERY CHARACTER WHATSOEVER FOR OR RESULTING FROM DAMAGES TO PROPERTY (INCLUDING BUT NOT LIMITED TO PROPERTY OF THE CONTRACTOR, THE OWNER, OR THE ARCHITECT) AND THEIR RESPECTIVE AGENTS, SERVANTS, AND EMPLOYEES, AND FOR OR RESULTING FROM AND EMPLOYEES) AND FOR OR RESULTING FROM PERSONAL INJURIES, SICKNESS, AND DISEASE (INCLUDING DEATH) TO OR SUSTAINED BY ANY PERSON (INCLUDING BUT NOT LIMITED TO THE CONTRACTOR, THE OWNER, AND THE ARCHITECT AND THEIR RESPECTIVE AGENTS, SERVANTS, AND EMPLOYEES) OCCURRING IN OR ABOUT THE CONSTRUCTION SITE, OR ARISING OUT OF OR SUPERSEDED WHILE ENGAGED IN OR CAUSED IN WHOLE OR IN PART BY THE PERFORMANCE OF OR FAILURE TO PERFORM THE WORK. THE FOREGOING AGREEMENT SHALL NOT EXTEND TO THE OWNER IN THE CASE OF DAMAGE OR INJURY CAUSED BY OR RESULTING FROM THE SOLE NEGLIGENCE OF THE OWNER, ITS AGENTS, SERVANTS, OR EMPLOYEES AND SHALL NOT EXTEND TO THE ARCHITECT, HIS AGENTS, SERVANTS, OR EMPLOYEES IN THE CASE OF DAMAGE OR INJURY CAUSED BY OR RESULTING FROM THE SOLE NEGLIGENCE OF THE ARCHITECT, HIS AGENTS, SERVANTS, OR EMPLOYEES OR CAUSED BY OR ARISING OUT OF DEFECTS IN MAPS, PLANS, DESIGNS, OR SPECIFICATIONS PREPARED, APPROVED, OR USED BY THE ARCHITECT, HIS AGENTS, SERVANTS, OR EMPLOYEES. IT IS BEING UNDERSTOOD AND AGREED THAT FOR THE PURPOSES OF THIS SENTENCE NEITHER THE CONTRACTOR NOR ANY OF ITS AGENTS, SERVANTS, OR EMPLOYEES SHALL BE DEEMED TO BE AN AGENT, SERVANT, OR EMPLOYEE OF EITHER THE OWNER OR THE ARCHITECT, AND NEITHER THE ARCHITECT NOR ANY OF THEIR AGENTS, SERVANTS, OR EMPLOYEES SHALL BE DEEMED TO BE AN AGENT, SERVANT, OR EMPLOYEE OF THE OWNER.
50. ALL CONTRACTOR'S WORK SHALL BE PERFORMED IN A FIRST-CLASS, SOLID, MANNER, MATCHING & ALIGNING ALL SURFACES WHERE APPLICABLE TO A FINISHED NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT, OIL, GREASE, AND DEBRIS FROM ALL INSTALLATION TECHNIQUES. ALL TRADES SHALL BE RESPONSIBLE FOR THEIR WORK SHALL BE LEFT AS THEY APPEAR PRIOR TO THE COMMENCEMENT OF THE CONTRACTOR'S WORK TO BE DONE. CONTRACTOR SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF THE INSTALLATION. ALL NEW & EXISTING GLASS, HARDWARE, ETC. OR CONSTRUCTION SHALL BE THOROUGHLY CLEANED IN A MANNER ACCEPTABLE TO THE OWNER.
51. THE GENERAL CONTRACTOR SHALL CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS REGARDING THE LOCATION AND EXTENT OF BLOCKING OR GROUNDS, AS WELL AS ANY STRUCTURAL STEEL, OR UPRIGHT ANGLES AS MAY BE REQUIRED ABOVE WALLS FOR PURPOSES OF SUPPORTING MILLWORK. THE GENERAL CONTRACTOR SHALL ENSURE THAT THE COSTS OF SUCH BLOCKING, GROUNDS, AND/OR STRUCTURAL SUPPORTS ARE CARRIED IN THE CONTRACTOR'S (OR SUBCONTRACTOR'S) ARCHITECTURAL/MECHANICAL SUBCONTRACTORS SCOPE OF WORK.
52. BOTH THE ARCHITECT AND THE TENANT'S REPRESENTATIVE SHALL HAVE ACCESS TO THE DESIGNED PREMISES AT ALL TIMES, AND TO THE FACTORY OR SHOP OF ANY OF THE SUBCONTRACTORS.
53. THE CONTRACTOR SHALL LEAVE ALL CHASES, HOLES, OR OPENINGS TRUE AND OF PROPER SIZE IN THEIR OWN WORK, OR CUT SAME IN EXISTING WORK AS MAY BE NECESSARY FOR PROPER INSTALLATION OF THEIR OWN OR OTHER CONTRACTORS' WORK, INCLUDING THOSE WHICH HAVE BEEN SEPARATELY CONTRACTED BY THE OWNER. CONSULTING WITH OTHER CONTRACTORS CONCERNED REGARDING PROPER LOCATION AND SIZE OF SAME. IN CASE OF THEIR PROPER FAILURE TO LEAVE OR CUT SAME IN THE RECORD, THEY SHALL CUT THEM AFTERWARDS AT THEIR OWN EXPENSE. NO EXCESSIVE CUTTING WILL BE PERMITTED NOR SHALL ANY STRUCTURAL MEMBERS BE CUT OR REMOVED WITHOUT THE ARCHITECT. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE COORDINATION, REPAIR AND PREPARATION FOR THE WORK OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LET UNDER SEPARATE CONTRACT BY THE OWNER OR THE ARCHITECT.
54. ANY INTERIOR MATERIAL OR WORKMANSHIP SHALL BE REMOVED UPON ORDER AND WORK SHALL BE RECONSTRUCTED AS APPROVED BY THE ARCHITECT OR THE OWNER AT THE CONTRACTOR'S SOLE EXPENSE.
55. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ARRANGING WITH BUILDING MANAGEMENT THE USE OF ELEVATORS OR OTHER HOSTING FACILITIES FOR HANDLING MATERIALS.
56. A COPY OF THE LATEST SET OF CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE ARCHITECT.

57. ALL REQUESTS FOR PAYMENTS FROM THE CONTRACTOR TO THE TENANT SHALL BE SUBMITTED TO THE ARCHITECT FOR PRIOR APPROVAL USING STANDARD AIA DOCUMENTS.
58. SUBSTITUTIONS FOR MATERIALS, METHOD AND/OR SEQUENCE OF CONSTRUCTION SHALL BE REVIEWED WITH THE ARCHITECT AND OWNER PRIOR TO AWARDING OF THE CONTRACT AND ALL SUCH SUBSTITUTIONS MUST RECEIVE WRITTEN APPROVAL FROM THE ARCHITECT/TENANT.
59. THE ARCHITECT AND THE TENANT RESERVE THE RIGHT TO LET OTHER CONTRACTORS WORK ON THE PROJECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF SUCH WORK AND ESTABLISHING SCHEDULES FOR ALL TRADES. THEY SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF THEIR MATERIALS AND THE EXECUTION OF THEIR WORK.
60. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OF THEIR OWN SECURITY, TEMPORARY HEAT, WATER, ELECTRICAL POWER, LIGHTING, AND HOSTING, IF NEEDED COORDINATE THESE SERVICES WITH THE BUILDING MANAGEMENT.
61. ALL CONTRACTORS SHALL SUBMIT ALL SHOP DRAWINGS FOR APPROVAL TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. SHOP DRAWING SUBMITTALS SHALL BE IN THE FORM OF (4) BLACK AND WHITE PRINTS OF EACH DRAWING. APPROVAL OF SHOP DRAWING SHALL BE GRANTED ONLY IF SUCH DRAWINGS GENERALLY EXPRESS THE INTENT OF THE CONTRACT DOCUMENTS AND SHALL NEITHER BE CONTROLLED AS A COMPLETE CHECK NOR BE THE CONTRACTOR'S RESPONSIBILITY FOR SUBMIT CUTS, SAMPLES AND FINISHES FOR WRITTEN APPROVAL PRIOR TO ORDERING OF FABRICATION.
62. THE TENANT RESERVES THE RIGHT TO MAKE CHANGES IN THE DRAWINGS AND SPECIFICATIONS AS THE WORK PROGRESSES. SCHEDULES, CHANGES, ORDERS, DRAWINGS, SPECIFICATIONS OR ANY OTHER CODE REQUIREMENTS SUCH CHANGES WILL BE ISSUED TO THE CONTRACTOR WHOSE RESPONSIBILITY IT WILL BE TO DISTRIBUTE THESE IMMEDIATELY AND TO NOTIFY THE FIELD OFFICE OF ALL SUCH CHANGES. SUBCONTRACTORS AFFECTED TO TAKE SUCH MEASURES AS MAY BE NECESSARY TO AVOID ERRORS IN THE WORK WHICH MAY OCCUR DUE TO THE USE OF SUPERSEDED CHANGES OR INSTRUCTIONS. ANY CHANGES PROPOSED IN ANY REVISED DRAWINGS OR OTHER DOCUMENTS ISSUED TO THE CONTRACTOR SHALL NOT BE EXECUTED UNLESS CHANGES ARE ACCOMPANIED BY LETTER OF AMENDMENT TO PRECEDING APPROVALS. IN CASES WHERE INSTRUCTIONS ACCOMPANYING ANY SET OF REVISED DRAWINGS OR SPECIFICATIONS REQUIRE THE CONTRACTOR TO PREPARE AND SUBMIT PROPOSALS, THEY SHALL BE PREPARED AND SUBMITTED PROMPTLY IN ORDER NOT TO UNDULY EFFECT THE PROGRESS OF THE WORK.
63. THE TENANT RESERVES THE RIGHT TO REQUEST AND APPROVE OVERTIME AT THEIR DISCRETION. OVERTIME REQUESTED BY THE TENANT WILL BE PAID AT THE ADDITIONAL HOURLY RATE PLUS INSURANCES AND BENEFITS WITHOUT OVERHEAD AND FRONT. THE CONTRACTOR SHALL BEAR THE STRAIGHT TIME PORTION WITH INSURANCES, ETC. OF THE OVERTIME INVOLVED. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE BUILDING MANAGEMENT TO CONFORM BUILDING RULES, REGULATIONS, AND CONDITIONS WHICH MIGHT REQUIRE OVERTIME, AND INCLUDE THAT COST.
64. ALL EXTRA WORK MUST BE WRITTEN UP BY THE GENERAL CONTRACTOR IN THE FORM OF A CHANGE ORDER. INDICATED ON IT MUST BE A PERI PRIOR TO THE WORK. ALL CHANGE ORDERS MUST USE AIA STANDARD FORMS AND BE SUBMITTED TO THE CLIENT FOR APPROVAL PRIOR TO THE COMMENCEMENT OF WORK.
65. THE CONTRACTOR SHALL GUARANTEE IN WRITTEN FORM, AS ACCEPTABLE TO THE OWNER, ALL LABOR AND MATERIALS INSTALLED BY THEM FOR A PERIOD OF NOT LESS THAN ONE (1) YEAR AFTER DATE OF ACCEPTANCE OF THE WORK BY THE OWNER EXCEPT AS MODIFIED HEREIN OR ON OTHER DRAWINGS SHOULD DEFECTS OCCUR, ALL WORK OF CLEAN & REPLACE ANY DAMAGED MATERIAL SHALL BE LEFT AS THEY APPEAR PRIOR TO THE COMMENCEMENT OF THE CONTRACTOR'S WORK TO BE DONE. CONTRACTOR SHALL PROPERLY PROTECT ALL ADJACENT SURFACES DURING THE COURSE OF THE INSTALLATION. ALL NEW & EXISTING GLASS, HARDWARE, ETC. OR CONSTRUCTION SHALL BE THOROUGHLY CLEANED IN A MANNER ACCEPTABLE TO THE OWNER.
66. THE CONTRACTOR SHALL MAINTAIN ALL SUCH INSURANCES THAT ARE REQUIRED BY LAW AND BY THE BUILDING MANAGEMENT/LANDLORD WHERE THE WORK IS BEING PERFORMED. THE CONTRACTOR SHALL LIST BOTH THE OWNER, TENANT, AND THE ARCHITECT AS ADDITIONAL INSURED FOR THE DURATION OF THE PROJECT AND THE APPLICABLE STATUTE OF LIMITATIONS.
67. UPON COMPLETION OF THE JOB, THE GENERAL CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSPECTION AND A CERTIFICATE OF SUBSTANTIAL COMPLETION (A.I.A. DOCUMENT #407-0) INCLUDING ALL ADJACENT DRAWINGS.

1. SEE ALL DRAWINGS FOR ADDITIONAL NOTES.
2. PRIOR TO PROPOSAL SUBMISSION, CONTRACTOR SHALL VISIT THE SITE TO REVIEW THE EXISTING CONDITIONS ASSOCIATED WITH THE SCOPE OF WORK AND ADJACENT AREAS TO ASCERTAIN THE DIFFICULTIES WHICH WILL AFFECT THE EXECUTION OF THE WORK OF THIS CONTRACT. CONTRACTOR SHALL BE FAMILIAR WITH THE BUILDING RULES (WORK LETTERS) AS WELL.
3. SUBMISSION OF A PROPOSAL WILL BE CONSIDERED AS EVIDENCE THAT THE ABOVE SITE EXAMINATION HAS BEEN MADE AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION BEEN MADE.
4. DEMOLITION SHOULD BE DONE IN NEAT WORKMANLIKE MANNER WITHIN THE LIMITS INDICATED IN THE DRAWINGS & IN ALL CASES TO THE EXTENT NEEDED TO PRODUCE THE INTENDED WORK.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR DEMOLITION & REMOVAL OF ALL DEBRIS, DISCARDED MATERIALS AND/OR EQUIPMENT AS INDICATED ON DEMOLITION DRAWINGS AND IN ACCORDANCE WITH BUILDING MANAGEMENT RULES, APPLICABLE LAWS AND ENVIRONMENTAL REGULATIONS.
6. GENERAL CONTRACTOR TO COORDINATE WITH THE BUILDING MANAGEMENT THE USE OF ELEVATORS, SERVICE AREAS AND LOADING OPERATIONS, AND TO CONFORM TO ALL BUILDING REGULATIONS WITH REGARD TO DEMOLITION.
7. ALL MAJOR DEMOLITION AND NOISE CREATING WORK SHALL BE COORDINATED IN ADVANCE WITH BUILDING MANAGEMENT FOR ALLOWABLE HOURS OF OPERATION. DEMOLITION WHICH PER BUILDING MANAGEMENT JUDGMENT MAY CAUSE DISRUPTION, AND/OR DISRUPT OTHER TENANTS MUST BE DONE ON OVERTIME AND NOT DURING NORMAL BUSINESS HOURS.
8. GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF MATERIALS FROM BUILDING ON DAILY BASIS. DO NOT MIX CONSTRUCTION DEBRIS WITH THAT OF BUILDING TENANTS.
9. ALL BUILDING SHUTDOWNS - ELECTRICAL, PLUMBING, HVAC EQUIPMENT, FIRE & LIFE SAFETY (CLASS 3) SYSTEMS MUST BE COORDINATED WITH BUILDING MANAGEMENT.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY LOSSES INCURRED IN THE EVENT THAT THE LOSSES OF ANY SERVICE OR DAMAGE CAUSED BY THE DEMOLITION PREVENTED OTHER TENANTS FROM CONDUCTING BUSINESS.
11. DO NOT BLOCK OR USE EXISTING STAIR CASES TO TRANSPORT DEMOLITION MATERIALS. IMMEDIATELY CLEAN & REMOVE ALL DEBRIS FROM PUBLIC CORRIDORS, ELEVATOR & SERVICE ELEVATOR LOBBIES AFTER DEMOLITION OPERATION & BEFORE COMMENCEMENT OF THE NORMAL WORK DAY.
12. ANY REMOVAL IN THE CEILING PLenum OF FLOOR BELOW OR AT THE FLOOR ABOVE FOR ELECTRICAL/MECHANICAL/PLUMBING SHALL BE COORDINATED WITH BUILDING MANAGEMENT FOR ALLOWABLE HOURS OF OPERATION.
13. GENERAL CONTRACTOR CAN RECYCLE DEMOLITION MATERIALS BY CONTACTING THE FOLLOWING MANUFACTURERS & RETAILERS:
-BEST GREEN SALVAGE RETAILER LOCATED IN NYC @ WWW.BESTGREEN.COM
-CARPET FLES, INTERFACE REENTRY PROGRAM, SUSAN LEWIS 1-888-733-1673
-LOS GATOS, DRYWALL & CEILING TILES RECYCLING, SANDY MALT 1-800-887-5743 (800.838.0500) WWW.LOSGATOS.COM
-CEILING TILES, ARMSTRONG @ WWW.ARMSTRONG.COM/ENVIRONMENT
-CARPET, THE UPHOLSTERY GROUP, 1-877-888-0101
-BASED FLOORING, TRISTATE COMPUTER FLOORING, EDWARD A. LYNCH 1-877-233-4471/310
-CARPET, PADDING, V.C. CARPETCYCLE, LLC, PETER B. SMITH 1-800-333-8500
14. REMOVAL OF OFFICE FURNITURE, WORKSTATIONS, FILE CABINETS, SHELVING & EQUIPMENT SHALL BE DONE AS INDICATED ON DEMOLITION PLAN, UNLESS OTHERWISE INSTRUCTED BY THE BUILDING MANAGEMENT.
15. IF NO DEMOLITION WORK IS TO OCCUR IN THE EXISTING CORE TOILETS, BUILDING MANAGEMENT WILL DESIGNATE SINGLE TOILET TO BE USED BY THE DEMOLITION CREW. PROVIDE MAGNETITE FLOOR AND WALL PROTECTION AT THAT TOILET & AFTER THE DEMOLITION IS COMPLETE, CLEAN & REPLACE ANY DAMAGED MATERIALS. ALL WORK SHALL BE REPLACED OR PROPERLY REPAIRED AT NO ADDITIONAL COST TO THE OWNER.
16. REMOVE ALL EXISTING CONSTRUCTION MATERIALS IN AREAS AS INDICATED ON PLANS & AS INDICATED IN THE NOTES & KEY NOTES. ALL REFERS TO ALL CONTRACT AREAS NOT INDICATED TO REMAIN (N.I.C.) SUCH AS BUILDING CORE MECHANICAL, ELECTRICAL & EGRESS ROOMS, STAIRS, TOILETS & SERVICE ELEVATOR LOBBY.
17. ALL DOORS, FRAMES, HARDWARE & JACOLES IN AREA OF WORK ARE TO BE REMOVED AND DISPOSED OF UNLESS OTHERWISE INSTRUCTED BY THE BUILDING MANAGEMENT. ALL CORE DOORS ARE TO REMAIN AND TO BE PROTECTED WITH MAGNETITE PRIOR TO START OF DEMOLITION. PROTECT & SEAL ALL EXISTING DOORS TO PREVENT SPREADING OF DUST THRU ELEVATOR SHAFT & OTHER FLOORS.
18. ALL PARTITIONS IN DESIGNATED AREAS TO BE REMOVED IN THEIR ENTIRETY FROM SLAB TO SLAB INCLUDING ALL FINISHES, DRYWALL, TRACED, STUDS, INSULATION AND ELECTRICAL DEVICES.
19. ANY DAMAGE THAT OCCURRED DURING DEMOLITION WORK TO PERIMETER WALLS & PERL, INTERIOR CORNERS & INTERIOR CORE WALLS TO REMAIN TO BE REPAIRED.
20. ALL FLOOR COVERING INCLUDING CARPETS (BROADLOOM & TILES), VICT, STONE TILES AND WALL BASE TO BE REMOVED, UNLESS OTHERWISE NOTED. SCRAPE AND REMOVE ALL ADHESIVES, GROUT & WATERPROOFING AS NECESSARY. PATCH FLOOR AS NECESSARY TO A SMOOTH LEVEL FINISH.
21. REMOVE AND DISPOSE OF ENTIRE CEILING SYSTEM, UNLESS OTHERWISE NOTED. REMOVE ALL CEILING TILE, CEILING GRID & BLACK ROD TO UNDERLIE OF EXISTING STEEL DECK/SLAB. REMOVE ALL LIGHTING, LIGHT COVERS, SUPPLY & RETURN DUCTS, HVAC DUCTWORK & HANGERS. DO NOT REMOVE PERIMETER WINDOW POCKET FASCIA UNLESS OTHERWISE NOTED.
22. FOR EXTENT OF HVAC DEMOLITION WORK, SEE ENGINEERING DRAWINGS. HVAC DEMOLITION WORK SHALL INCLUDE REMOVAL OF MATERIALS, LABOR, EXTENSIONS, CONNECTIONS, CUTTING, REPAIR, ADAPTING AND OTHER MECHANICAL WORK REQUIRED TO MAINTAIN SERVICE TO OTHER TENANTS. COORDINATE THE EXTENT OF DEMOLITION WORK WITH THE BUILDING ENGINEER/MANAGEMENT.
23. REMOVE ALL EXHAUST, RETURN AND TRANSFER PANS AND ASSOCIATED DUCTWORK IN DEMOLITION AREAS ONLY. ALL PANS AND ASSOCIATED DUCTWORK IN BASE BUILDING CORE AREAS TO REMAIN.
24. ALL EXISTING BUILDING FIRE DAMPERS, FIRE SMOKE DAMPERS, DUCT, MOUNTED SMOKE DETECTORS AT SUPPLY AND RETURN AIR SHAFTS TO REMAIN.

25. REMOVE ALL EXISTING SUPPLY, RETURN & EXHAUST AIR DUCTWORK WITH ALL ASSOCIATED DUCTWORK, TERMINAL UNITS, CONTROLS, DAMPERS, RETURN EXHAUST GRILES AND CONTROLS, AND ALL ASSOCIATED DEVICES BACK TO THE EXISTING SUPPLY, RETURN AND EXHAUST AIR SHAFTS, OR AS DIRECTED BY THE BUILDING ENGINEER/MANAGEMENT.
26. REMOVE ALL PIPING, PIPING SERVING WATER-COOLED SUPPLEMENTAL AIR HANDLING UNITS, VALVES & HANGERS ASSOCIATED WITH PIPING BACK TO MAINS. IDENTIFY ALL PIPING BY SERVICE TYPE AND CAP AT MAINS, UNLESS OTHERWISE NOTED.
27. PROVIDE ADDITIONAL SUPPORT FOR ALL EXISTING DUCTS & PIPING TO REMAIN WHICH ARE AFFECTED BY THE DEMOLITION OF EXISTING CEILING & PARTITIONS. SEAL DUCT OPENINGS TO PREVENT DUST FROM SPREADING THRU THE BUILDING.
28. BEFORE STARTING THE DEMOLITION, IDENTIFY & TAG GAS SYSTEM DEVICES BY BUILDING ENGINEER/MANAGEMENT. DO NOT REMOVE THOSE DEVICES UNLESS OTHERWISE INSTRUCTED BY THE BUILDING MANAGEMENT.
29. ALL EXISTING PERIMETER INDUCTION UNITS WITH EXISTING CONTROLS ARE TO REMAIN. REMOVE POWER STEPS & RECEPTACLES FROM THE SURFACE OF THE SLAB & INSTALL BLANK PLATES.
30. COORDINATE REMOVAL OF ELECTRICAL PANELS WITH BUILDING ENGINEER/MANAGEMENT. EXISTING PANELS IN BASE BUILDING CLOSURES TO REMAIN. REMOVE ALL HOUSINGS UP TO THE PANELS & MAKE CIRCUIT BRACKETS SPARE FOR REUSE.
31. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR TEMPORARY LIGHTING & POWER IN AREA OF WORK.
32. GENERAL CONTRACTOR SHALL HAVE A LICENSED ELECTRICIAN ON PREMISES DURING DEMOLITION AFFECTING ELECTRICAL LINES IN AREA OF WORK.
33. ALL LIGHT FIXTURES, SWITCHES AND ASSOCIATED WIRING AND CONDUIT IN AREA OF DEMOLITION SHALL BE REMOVED, UNLESS OTHERWISE NOTED.
34. ALL WIRES RUNNING BELOW THE FLOOR SLAB, RAISED FLOOR & IN EXISTING UNDER FLOOR CUL DE SAC ARE TO BE REMOVED IN THEIR ENTIRETY. PROTECT ALL CABLES PRIOR TO REMOVAL & DO NOT INTERRUPT THE SERVICE TO OTHER TENANTS.
35. IDENTIFY WITH BUILDING ENGINEER/MANAGEMENT ALL ELECTRICAL EQUIPMENT, TRANSDUCERS, METERS, PANELS, CONDUITS, WIRE HOUSINGS & EXISTING CIRCUITS IN AREAS NOT INDICATED FOR DEMOLITION & ARE TO BE LEFT IN OPERATION CONDITION.
36. ANY AND ALL ELECTRICAL, DATA AND TELEPHONE RECEPTACLES, WIRING, CABLES, CONDUITS, ETC. IN AREAS OF DEMOLITION TO BE REMOVED IN THEIR ENTIRETY BACK TO THEIR SOURCES. PANEL DIRECTORIES SHALL BE UPDATED ACCORDINGLY.
37. AFTER REMOVAL OF RECEPTACLES AT CORE & PERIMETER WALL, PERL & INTERIOR CORNERS CORE BE HOLES WITH BLANK PLATES, UNLESS OTHERWISE NOTED.
38. ALL FLOOR POLE THROUGH ARE TO BE REMOVED IN THEIR ENTIRETY & CONCRETE SLABS PATCHED TO MATCH ORIGINAL MATERIALS & FINE RATE.
39. EXISTING FIRE ALARM DEVICES AT BUILDING CORE & ADJACENT TO STAIRS TO REMAIN AND ARE TO BE OPERATIONAL DURING DEMOLITION. ALL DEVICES SHALL BE PROPERLY PROTECTED.
40. EXISTING STROBE LIGHTS AT BUILDING CORE TO REMAIN & ARE TO BE OPERATIONAL AT ALL TIMES. STROBE LIGHTS IN DEMOLITION AREA TO BE SUPERSEDED FROM THE SLAB ABOVE. DO NOT CUT EXISTING CABLEING, CABLEING TO BE COILED & LEFT HANGING NEAR THE SIGN.
41. ALL PLUMBING ABOVE AND BELOW THE FLOOR NOT BEING USED IS TO BE REMOVED IN ITS ENTIRETY BACK TO THE BUILDING RISERS AND DRAINS.
42. BEFORE EXISTING SPRINKLER SYSTEM IS DEACTIVATED, CONTRACTOR TO PROVIDE A TEMPORARY SPRINKLER LOOP AROUND THE BUILDING CORE.
43. ALL EXISTING SPRINKLER WORK TO BE REMOVED, UNLESS OTHERWISE NOTED. CONTRACTOR TO COORDINATE BUILDING MANAGEMENT REGARDING REMOVAL SCOPE OF WORK TO MAINTAIN CONTINUITY OF ALL SERVICES TO ALL TENANTS WHO ARE TO REMAIN OPERATIONAL & NOT TO BE AFFECTED BY THIS DEMOLITION. ALL EXISTING BUILDING SPRINKLER VALVES SHALL REMAIN.
44. AT COMPLETION OF DEMOLITION ALL DAMAGED PREPADDING & PRESTOPPING ON EXISTING BUILDING STRUCTURAL COMPONENTS ARE TO BE RESTORED TO ITS ORIGINAL FINE INTEGRITY.
45. AT COMPLETION OF DEMOLITION ALL OPENINGS IN CONCRETE SLAB TO BE PATCHED TO MATCH EXISTING THICKNESS & MATERIALS. PREPADDING & PRESTOPPING IS TO BE RESTORED TO ITS ORIGINAL FINE INTEGRITY.
46. CONCRETE FLOOR SLAB SHALL BE LEFT SMOOTH, LEVEL & CLEAN. SHOP VACUUM AT COMPLETION OF DEMOLITION.

1. FINAL PLACEMENT OF ALL PARTITIONS TO BE APPROVED IN THE FIELD BY THE ARCHITECT OR HIS REPRESENTATIVE PRIOR TO COMMENCEMENT OF ANY WORK.
2. THE GENERAL CONTRACTOR SHALL LAYOUT PARTITIONS STARTING FROM CONDITIONS WHERE ALIGNMENT WITH EXISTING CONSTRUCTION IS SHOWN.
3. ALL PARTITION DIMENSIONS ARE FROM FINISHED SURFACE OR FROM FACE OF CONVECTOR ENCLOSURE, UNLESS OTHERWISE NOTED.
4. ALL WOOD SPECIFIED AND/OR USED ON THIS PROJECT SHALL BE FREE RESISTANT MATERIAL IN ACCORDANCE WITH ALL APPLICABLE CODES.
5. WHERE A PARTITION NEEDS THE WINDOW MULLION, PROVIDE A CONTINUOUS COMPRESSIBLE FILLER STRIP. A SOUNDPROOFING FILLER PANEL SHALL BE USED INSIDE THE METAL CONVECTOR ENCLOSURE TO PREVENT SOUND TRANSMISSION.
6. ALL METAL TRIMS ON GYPSUM BOARD PARTITIONS SHALL BE TYPE #200 SERIES AS MANUFACTURED BY U.S. GYPSUM OR EQUIVALENT.
7. ALL GYPSUM BOARD PARTITIONS, CEILINGS, FASCIA, AND SOFFITS SHALL BE PROPERLY BRACED. BRACING SHALL INCLUDE THE APPROPRIATE BLOCKING AND STRUCTURAL SUPPORTS NECESSARY TO ACCOMMODATE THE WEIGHT LOAD OF THE SPECIFIED PRODUCT OF DETAIL.
8. ALL GYPSUM BOARD SHALL BE INSTALLED VERTICALLY IN FULL LENGTH SECTIONS.
9. WATER RESISTANT PARTITIONS TO BE USED AT ALL RESTROOMS, PANTRIES, KITCHENS OR ANY OTHER SPACE HAVING WATER SOURCE. THE NEW FULL HEIGHT PARTITION TO USE WATER RESISTANT PAPER BOARD GOLD BOND XP BRAND WATER MOISTURE RESISTANT GYPSUM BOARD AS MFG. BY NATIONAL GYPSUM CO. AND 1/2" THICK DURA ROCK ON 1/2" SCD PARTITION. ALL WITH PROPER MOISTURE BARRIERS WITH SOUND ATTENUATION BLANKET WITHIN FULL HEIGHT PARTITION, SLAB TO SLAB.
10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR TAPING AND SPACKLING (3) COATS MINIMUM ON ALL GYPSUM BOARD, AS WELL AS PATCHING AND REPAIRING ALL WALLS, CEILINGS, AND COLUMNS TO REMAIN AS EXISTING.
11. ALIGN PARTITIONS WHERE NEW WALLS ABUT EXISTING COLUMN AND/OR WALLS:
A. DRYWALL TO PLASTER OR DRYWALL REMOVE EXISTING CORNER BRAD TAPE AND SPACKLE JOINT (3) COATS MINIMUM EXCEPT AT COLUMN WHERE GYPSUM BOARD WILL PASS OVER COLUMN FACE.
B. PLASTER TO PLASTER, REMOVE EXISTING CORNER BRAD, REINFORCE JOINT WITH WIRE MESH AND PLASTER TO FORM A SMOOTH, PLUMB, CONTINUOUS SURFACE.
12. GENERAL CONTRACTOR SHALL CAP ALL EXPOSED EXISTING PIPING NOT BEING USED BEHIND FINISH SURFACE.
13. G.C. AND ALL SUBCONTRACTORS TO PROVIDE ACCESS DOORS FOR ALL PLUMBING, ELECTRICAL, HVAC, ETC. AS REQUIRED TO ACCESS EQUIPMENT OR CONTROLS. LOCATION(S) TO BE APPROVED BY THE ARCHITECT.
14. THE GENERAL CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS OF THE SITE WHICH MAY AFFECT ACCESS DOORS AND SHALL INCLUDE IN THEIR BID COST OF PURCHASING AND INSTALLING THESE ACCESS DOORS.
15. GO TO PATCH ALL PREPADDING/PRESTOPPING ON ANY AND ALL STEEL, COLUMNS, BEAMS, EXPOSED STEEL, CEILING, FLOOR OPENINGS OR ANY OTHER AREA REQUIRED BY CODE. IN SITUATIONS WHERE THE SPACE IS FULLY UTILIZED, PRIOR TO SUBMITTING A BID, THE G.C. WILL OWN ALL RESPONSIBILITY TO REPLACE ANY MISSING PREPADDING AND/OR PRESTOPPING IN ORDER TO PROVIDE A CODE COMPLIANT SPACE.
16. ALL EXISTING DOORS, DOOR FRAMES OR HARDWARE TO REMAIN OR BE REUSED SHALL BE PATCHED, REPAIRED, UNDERCUT, OR ADJUSTED AS REQUIRED FOR A PROPER INSTALLATION.
17. ALL DOORS, EXISTING AND NEW, TO BE UNDERCUT TO 1/4" A.P. UNLESS OTHERWISE NOTED.
18. ALL DOORS (NEW AND EXISTING) SHALL HAVE DOOR STOPS AND BULWIPS OR SLIDERS. DOOR STOPS TO BE FLOOR MOUNTED TYPE, UNLESS OTHERWISE NOTED.
19. ALL LOCKERS SHALL BE MASTER KEYS AS REQUIRED BY THE BUILDING MANAGEMENT AND/OR TENANT. SEE DOOR SCHEDULE/HARDWARE SCHEDULE FOR INFORMATION.
20. GENERAL CONTRACTOR SHALL SUPPLY AND INSTALL WHERE INDICATED: (2) SHELVES AND CHAIRS HANG ROD IN ALL COAT CLOSETS. HANG RODS SHALL BE 4"2" ABOVE FINISHED FLOOR AND 12" OUT FROM WALL SHELVES SHALL BE 18" DEEP, 12" APART, 3" ABOVE ROD. PROVIDE CENTER SUPPORT BRACKETS WHEN SHELVING IS 3'-4" OR LONGER, UNLESS OTHERWISE NOTED.
21. ALL CLOSET SHELVES SHALL BE BIRCH VENEER WITH WHITE LACQUER FINISH AND HARDWOOD EDGE, UNLESS OTHERWISE NOTED.
22. CONTRACTOR SHALL FURNISH AND INSTALL FIRE RETARDANT BLOCKING IN CEILINGS OR PARTITIONS AS REQUIRED, WHERE WALL MOUNTED EQUIPMENT OR CABINETS IS INDICATED. BLOCKING TO BE SIZED ACCORDINGLY TO THE WEIGHT.
23. THE GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL BLOCKING AND GROUNDS AS REQUIRED FOR THE INSTALLATION OF ANY WINDOW BLINDS OR TREATMENTS. MILLWORK AND ANY WALL SUPPORTED FURNITURE ITEMS TO BE INSTALLED BY THE CLIENT'S FURNITURE DEALER.
24. GENERAL CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF EXISTING FLOORING DOWNS TO THE SLAB IN ALL AREAS WHERE NEW PARTITIONS ARE BEING INSTALLED, UNLESS OTHERWISE NOTED.
25. WHERE METAL AND GLASS PARTITION IS SPECIFIED, G.C. SHALL BE RESPONSIBLE TO PROVIDE A POST AND RAIL SYSTEM OF GLASS AS MAY BE REQUIRED FOR A PLUMB, LEVEL INSTALLATION, GO TO PROVIDE CAULKING AND SEALING AT ALL LOCATIONS OF DRYWALL PARTITION AND METAL GLASS FRAME.
26. ALL EXISTING CONSTRUCTION TO REMAIN SHALL BE PATCHED AND REPAIRED AS REQUIRED AND PREPARED TO RECEIVE NEW FINISHES PER FINISH PLAN.
27. ALL SURFACES OR FINISHES TO REMAIN, IF DAMAGED DURING DEMOLITION OR ANY STAGE OF THE WORK, SHALL BE REPAIRED BY THE GENERAL CONTRACTOR AT THEIR OWN EXPENSE. THE NEW CONSTRUCTION RESPONSIBILITY TO DOCUMENT ANY PREEXISTING DAMAGE AND, RELATIVE TO GENERAL NOTES OF THE GENERAL NOTES, TO NOTIFY THE ARCHITECT OF ANY SUCH DAMAGE PRIOR TO PRICING OR BIDDING.

General Notes

No.	Revision/Issue	Date
Firm Name and Address		
Project Name and Address		
FITNESS CENTER/CANOE CLUB		
GENERAL NOTES		
Project Final Project	Sheet C-102	Date 12/17/2025
Scale		

Drainage Calculations

A. Café Roof Runoff

$Q = C I A$
 $C = 0.98$ (impervious roof)
 $I = 0.15$ in/hr (design storm intensity)
 $A = 8,000$ SF (Café roof)
 $Q = 0.98 \times 0.15 \times 8,000 = 1,176$ cf (Café)

Drywell Volume Factor (10' dia): 78.5 cf/unit
 $1,176 / 78.5 = 15.0$ drywells (Café Roof)

B. Gym Roof Runoff

$Q = C I A$
 $C = 0.98$ (impervious roof)
 $I = 0.15$ in/hr
 $A = 18,000$ SF (Gym roof)
 $Q = 0.98 \times 0.15 \times 18,000 = 2,646$ cf (Gym)
Drywell Volume Factor: 78.5 cf/unit
 $2,646 / 78.5 = 33.7 \approx 34$ drywells (Gym Roof)

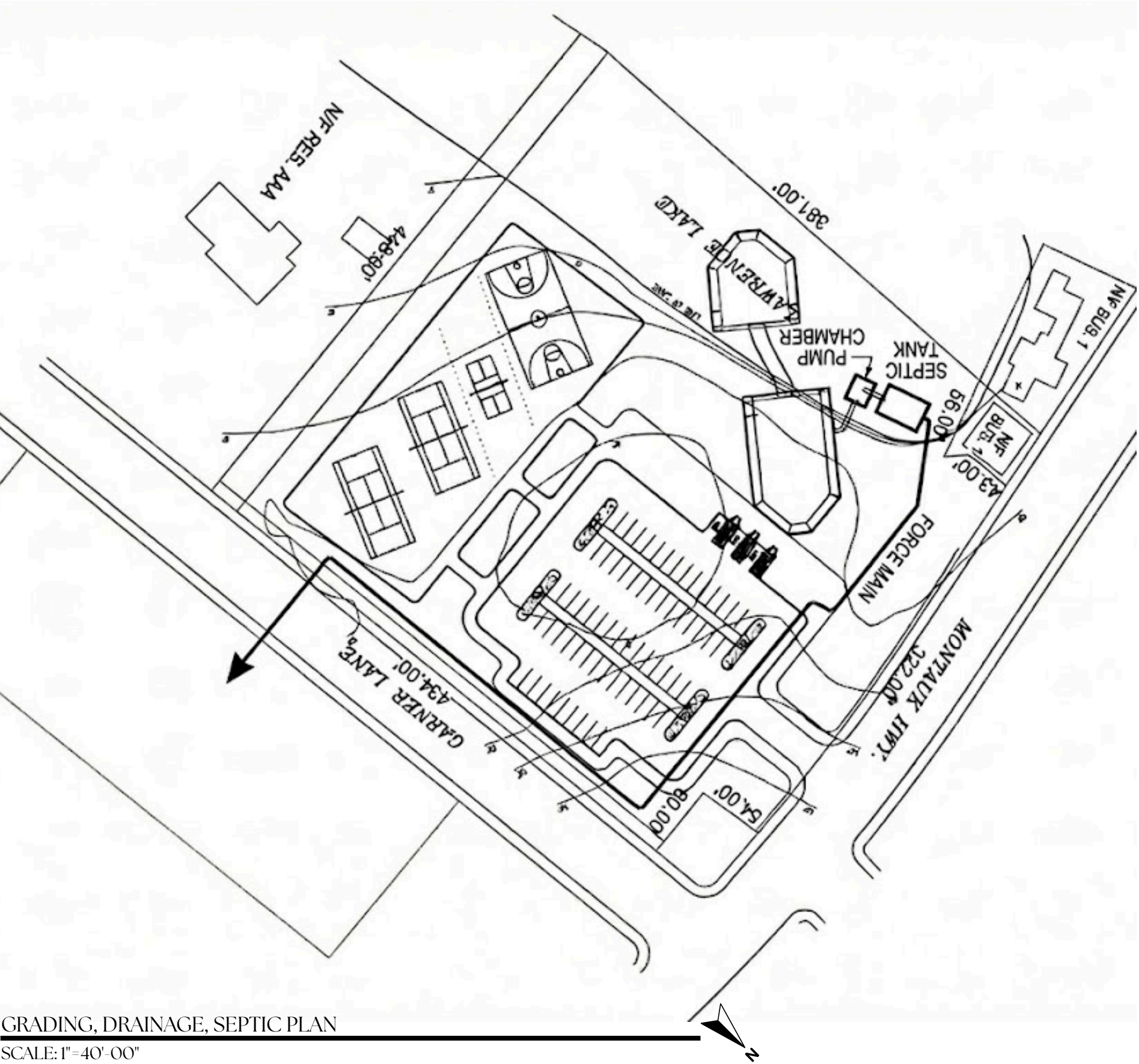
C. Parking Area Runoff

$A = 65,000$ SF (asphalt parking)
 $Q = C I A$
 $C = 0.95$ (asphalt)
 $I = 0.15$ in/hr
 $Q = 0.95 \times 0.15 \times 65,000 = 9,262.5$ cf (Parking)
Drywell Volume Factor: 78.5 cf/unit
 $9,262.5 / 78.5 = 118.0$ drywells (Parking)

D. Landscape Area Runoff

Softscape Area
 $A = 35,000$ SF (landscape)
 $Q = C I A$
 $C = 0.30$ (landscape)
 $I = 0.15$ in/hr
 $Q = 0.30 \times 0.15 \times 35,000 = 1,575$ cf (Landscape)
Drywell Volume Factor: 78.5 cf/unit
 $1,575 / 78.5 = 20.1 \approx 20$ drywells (Landscape)
Total Area
 $A_{\text{total}} = 8,000 + 18,000 + 65,000 + 35,000 = 126,000$ S
Total Runoff Volume
 $Q_{\text{total}} = 1,176 + 2,646 + 9,262.5 + 1,575 = 14,659.5$ cf

Total Drywells Required
24 drywells (overall)



Sanitary Load Calculations

1. Site Allowable Flow (Zone 3)
Area: 7.00 acres
Density Allowance: 300 gal/day per acre
Maximum Allowable Flow:
 $7.00 \text{ acres} \times 300 \text{ gal/day acre} = 2,100 \text{ gal/day}$

2. Gym Building
Area: 20,000 SF
Sanitary Load Density (Gym/Fitness): 0.06 gallons/day per SF
Total Gym Load:
 $20,000 \text{ SF} \times 0.06 \text{ gal/day SF} = 1,200 \text{ gal/day}$

3. Café
Seats (Max Capacity): 60
Sanitary Load Density (Restaurant): 10 gal/day per seat
Total Café Load:
 $10 \text{ gal/day seat} \times 60 \text{ seats} = 600 \text{ gal/day}$

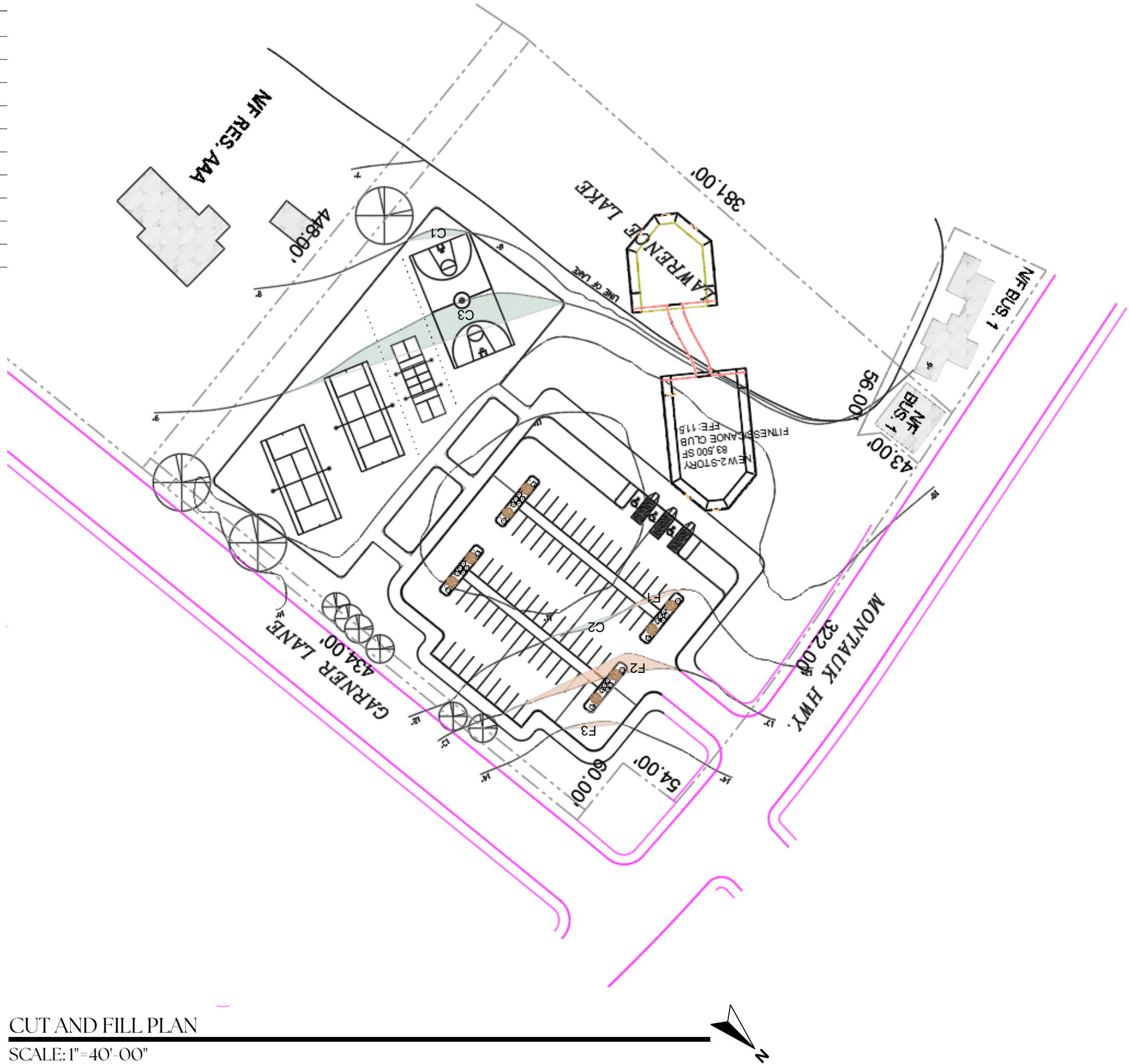
4. Remaining Capacity for Site
Allowable Flow (Zone 3): 2,100 gal/day
Minus Gym Load: 1,200 gal/day
Minus Café Load: 600 gal/day
Remaining Capacity:
 $2,100 \text{ gal/day} - 1,200 \text{ gal/day} - 600 \text{ gal/day} = 300 \text{ gal/day}$

FITNESS CENTER/CANOE CLUB
GRADING, DRAINAGE, SEPTIC
PLAN

Final Project
12/17/2025

C-105

Cut & Fill Calculations		
Area	Cut(CF)	Fill (CF)
C1	3,245	
C2	912	
C3	4,587	
C4	3,876	
F1		128
F2		2,315
F3		642
TOTAL CUT	12,620	
TOTAL FILL		3,085
NET CUT		9,535









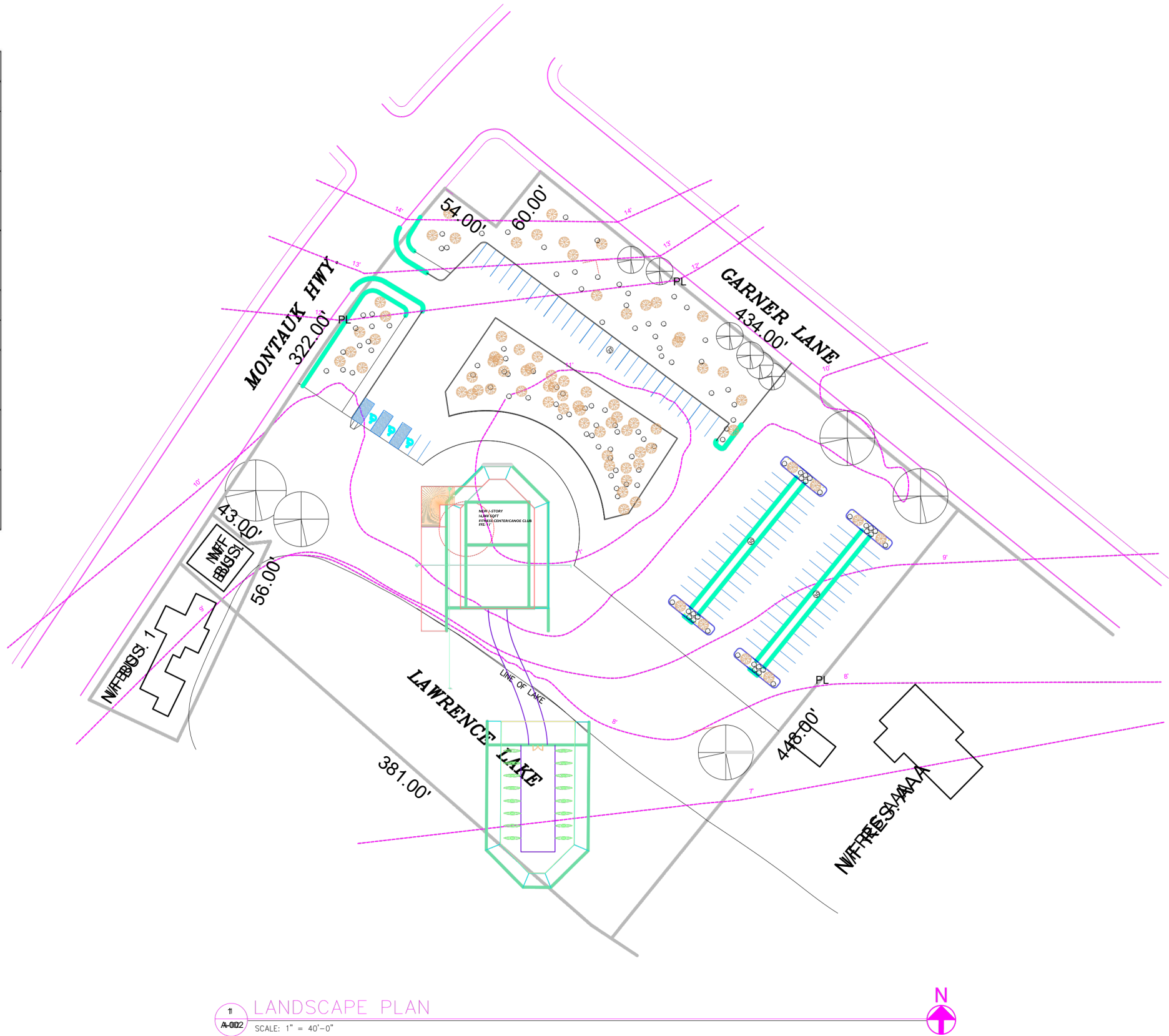
CUT AND FILL PLAN
SCALE: 1"=40'-00"

General Notes

No.	Revision/Issue	Date
Firm Name and Address		
Project Name and Address		
FITNESS CENTER/CANOE CLUB		
CUT AND FILL PLAN		
Project	Sheet	C-106
Final Project		
Date	12/17/2025	
Scale		

LANDSCAPE PLAN

TREES		
SYMBOL	COMMON NAME	HEIGHT
	RED MAPLE	40-60 FT
	EASTERN REDBUD	20-30 FT
	SERVICE BERRY	15-25 FT
SHRUBS		
SYMBOL	COMMON NAME	HEIGHT
	INK BERRY	4-8 FT
	NORTHERN BAY BERRY	5-10 FT
	RED CHOKEBERRY	6-8 FT



General Notes

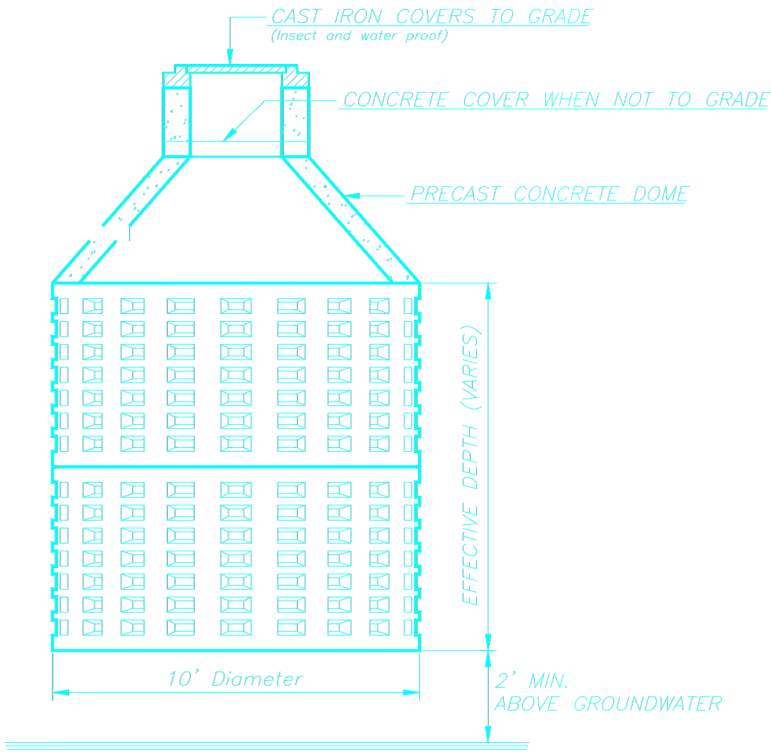
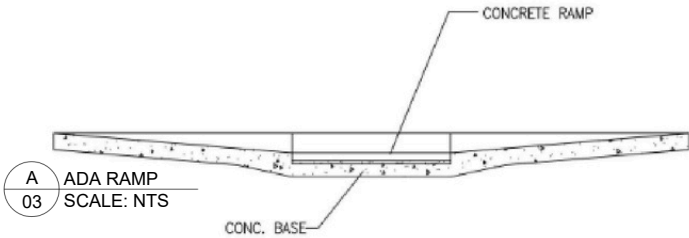
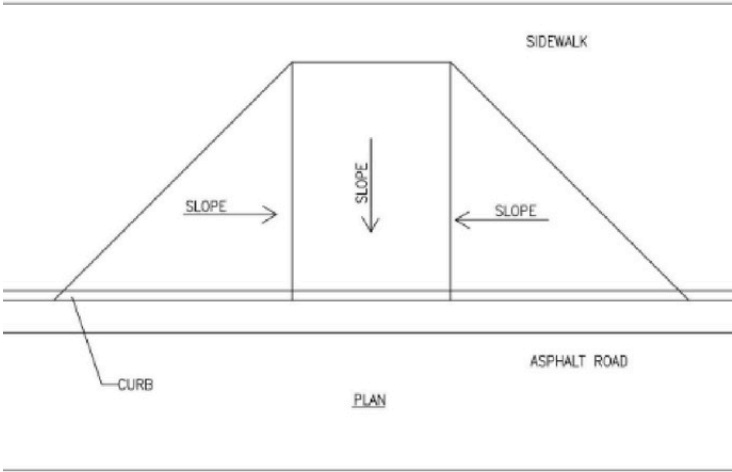
No.	Revision/Issue	Date

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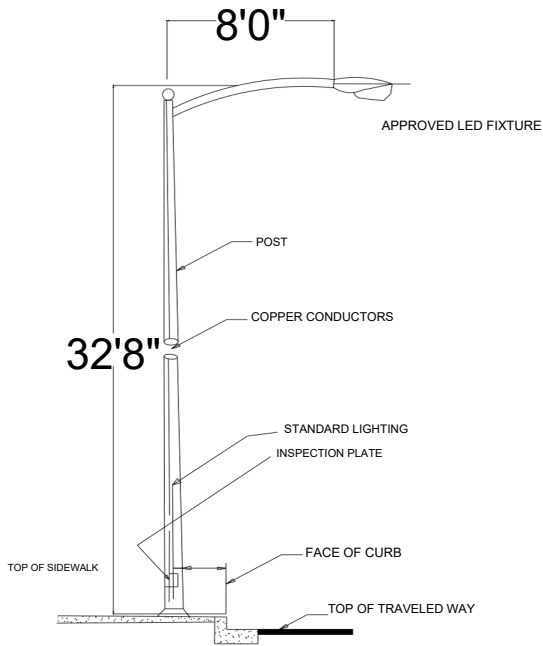
Project Name and Address
FITNESS CENTER/CANOE CLUB
LANDSCAPE PLAN

Project Final Project	Sheet C-107
Date 12/17/2025	
Scale	

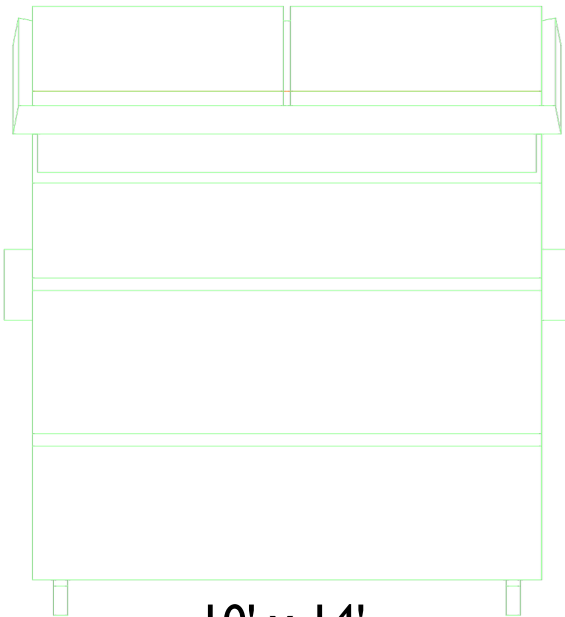
CURB CUT TOP VIEW



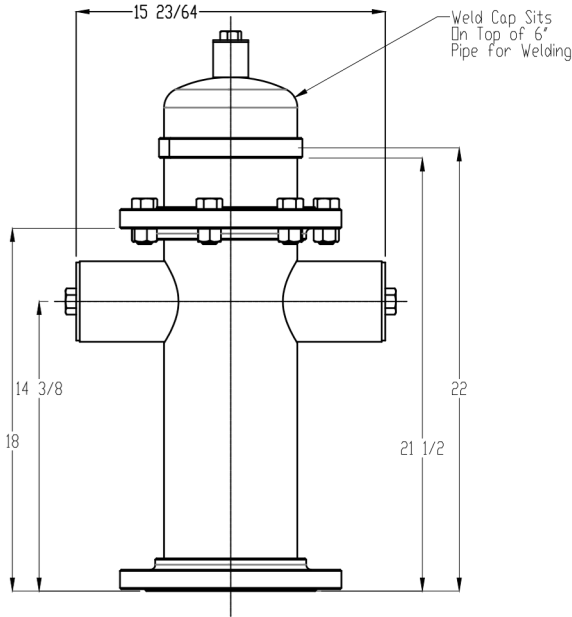
A 03 SEPTIC TANK
SCALE: NTS



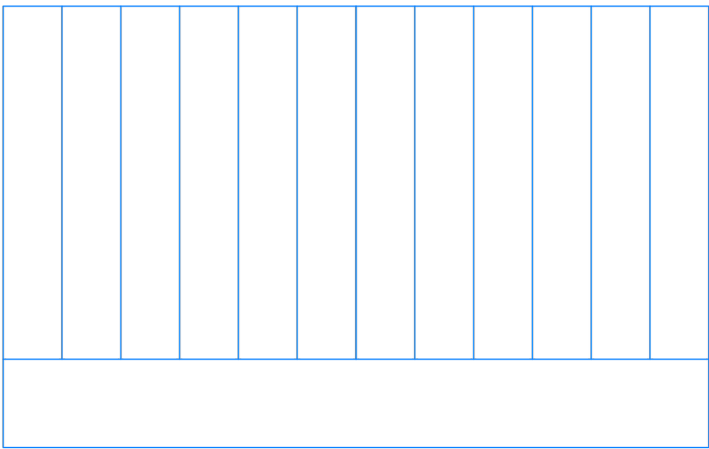
A 03 LIGHT FIXTURE
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A 03 DUMPSTER
SCALE: NTS



A 03 FIRE HYDRANT
SCALE: NTS



A 03 CATCH BASIN
SCALE: NTS

General Notes

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address

FITNESS & CANOE CLUB

SITE CONSTRUCTION
DETAILS

Project
Final Project

Date
12/17/2025

Scale

Sheet

C-108