

GENERAL REQUIREMENTS

1. ALL DRAWINGS ARE TO BE READ, NOT SCALED.

2. CONTRACTOR RESPONSIBILITY: CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS REQUIRED FOR CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR RESOLUTION.

3. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT SERVICES, TOOLS, TRANSPORTATION, INCIDENTALS AND DETAILS NECESSARY TO PROVIDE A COMPLETE AND FULLY FUNCTIONAL PROJECT AS SHOWN ON THE DRAWINGS, REQUIRED IN THE SPECIFICATIONS, AND AS REQUIRED BY JOB CONDITIONS. CLOSELY COORDINATE THE ENTIRE INSTALLATION WITH THE OWNER, AS REQUIRED. FIELD VERIFY THE EXACT TYPE, SIZE AND LOCATION ETC. OF EXISTING PIPE AND SERVICES IN THE SPACE.

4. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO SUPPLEMENT EACH OTHER AND ANY MATERIAL OR LABOR CALLED FOR IN ONE SHALL BE PROVIDED EVEN THOUGH NOT SPECIFICALLY MENTIONED IN BOTH. ANY MATERIAL OR LABOR WHICH IS NEITHER SHOWN ON THE DRAWINGS NOR CALLED FOR IN THE SPECIFICATIONS, BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK AND WHICH IS USUALLY INCLUDED IN WORK OF SIMILAR CHARACTER, SHALL BE PROVIDED AS PART OF THE CONTRACT.

5. WHERE THE DRAWINGS OR SPECIFICATIONS REQUIRE ITEMS WHICH EXCEED CODES OR THE OWNERS CRITERIA, THE CONTRACTOR IS STILL RESPONSIBLE FOR PROVIDING THE SYSTEM AS DESIGNED AND DESCRIBED ON THESE DRAWINGS, UNLESS SPECIFICALLY NOTED OTHERWISE.

6. REMOVAL AND RELOCATION OF CERTAIN EXISTING WORK SHALL BE NECESSARY FOR THE PERFORMANCE OF GENERAL WORK. ALL EXISTING CONDITIONS ARE NOT COMPLETELY DETAILED ON THE DRAWINGS. THE CONTRACTOR SHALL SURVEY THE SITE AND MAKE ALL NECESSARY MODIFICATIONS REQUIRED BASED ON EXISTING CONDITIONS.

7. ACTIVE BUILDING SERVICES ENCOUNTERED IN WORK SHALL BE PROTECTED AND SUPPORTED. ALL COSTS FOR REPAIR OF DAMAGES TO ACTIVE BUILDING SERVICES DURING CONSTRUCTION SHALL BE PAID FOR BY THE CONTRACTOR CAUSING THE DAMAGE.

8. TIE-INS AND MODIFICATIONS TO EXISTING BUILDING SERVICES MUST BE DONE WITH MINIMUM INTERRUPTION OF OWNER OPERATION AND DURING HOURS SPECIFIED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING EXACT SCHEDULING OF THIS WORK WITH THE OWNER.

9. BEFORE COMMENCEMENT OF WORK THE CONTRACTOR SHALL VISIT THE PREMISES OF THE PROPOSED WORK AND SHALL CAREFULLY EXAMINE THE ENGINEERING DRAWINGS, EXISTING CONDITIONS AND LIMITATIONS THEREOF. VERIFICATION SHALL BE MADE AS TO THE ACTUAL LOCATIONS WHERE NEW EQUIPMENT AND STRUCTURES WILL BE ROUTED, COORDINATING WITH NEW AND EXISTING WORK AND PROVIDING CLEARANCES WITH STRUCTURAL MEMBERS. DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO CONSTRUCTION.

10. THE DRAWINGS SHOW THE GENERAL ARRANGEMENT OF ALL STRUCTURES AND EQUIPMENT AND INDICATE THE REQUIRED SIZES AND POINTS OF TERMINATION OF SAME. HOWEVER, IT IS NOT THE INTENTION OF THE DRAWINGS TO SHOW ALL NECESSARY OFFSETS, OBSTRUCTIONS OR STRUCTURAL CONDITIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL HIS WORK IN FULL COMPLIANCE WITH THE STRUCTURE, AVOID OBSTRUCTIONS, PRESERVE HEADROOM AND KEEP OPENINGS AND PASSAGEWAYS CLEAR WITHOUT FURTHER CONSTRUCTION COST.

11. CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND TEMPORARY CONSTRUCTION NECESSARY TO SAFEGUARD ALL PERSONS AND PROPERTY. ALL MACHINERY, TOOLS, SERVICE LINES, CONDUIT SHALL BE GUARDED, SHIELDED OR FABRICATED TO PROVIDE SAFETY AND PREVENT CONTACT BY THE PUBLIC.

12. CONTRACTOR SHALL MAINTAIN STRUCTURAL INTEGRITY OF ADJOINING WALLS, GROUNDED PROPERTY AND PROTECT SAME FROM INJURY. CONTRACTOR SHALL DETERMINE LOCATION AND PROTECT SAME FROM INJURY. CONTRACTOR SHALL DETERMINE LOCATION AND PROTECT AND SAFEGUARD ALL UTILITIES ON AND ADJACENT TO THE SITE. NOTIFY UTILITY COMPANIES AFFECTED BY WORK AT LEAST SEVENTY- TWO HOURS BEFORE COMMENCEMENT.

13. ALL EXISTING SPACES SHALL BE KEPT CLEAN, CLEAR AND ACCESSIBLE DURING ALL CONSTRUCTION. PREMISES SHALL BE LEFT BROOM CLEAN AT END OF CONSTRUCTION.

14. THE CONTRACTOR SHALL PROVIDE METHODS AND EQUIPMENT FOR PROTECTING EXISTING BUILDING, ALL MATERIALS AND PERSONNEL FROM FIRE DAMAGE PRIOR TO AND DURING WORK. FIRE PROTECTION AND PREVENTION DURING THE CONSTRUCTION PERIOD SHALL BE IN ACCORDANCE WITH ALL LAWS AND REGULATIONS, INCLUDING BUT NOT LIMITED TO, THE LATEST NFPA REGULATIONS AND ALL OTHER AUTHORITIES HAVING JURISDICTION.

15. THE CONTRACTOR SHALL COMPLY WITH ALL SAFETY AND HEALTH LAWS AND REGULATIONS INCLUDING, BUT NOT LIMITED TO PROVISIONS, AND REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND/OR THE CONSTRUCTION SAFETY ACT OF 1969, AS AMENDED.

16. THE CONTRACTOR SHALL PROVIDE ALL SHORING, BRACING, SHEETING AND DE-WATERING REQUIRED FOR SAFE AND PROPER EXECUTION OF THE WORK.
17. THE CONTRACTOR SHALL REVIEW ALL EXISTING CONDITIONS TO DETERMINE ALL SERVICES (ELECTRICAL, PLUMBING AND MECHANICAL) AFFECTED BY THE PROPOSED WORK. CONTRACTOR SHALL MAKE NECESSARY TEMPORARY CONNECTIONS TO MAINTAIN EXISTING SERVICES TO ALL AREAS OF THE FACILITY OR OTHER AREAS AFFECTED BY THE WORK.

18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING HIS OWN TEMPORARY POWER, STORAGE AND SHELTER WHILE PERFORMING THE WORK INDICATED.

19. PROJECT SCHEDULE SHALL BE PROVIDED WITHIN 7 CALENDAR DAYS OF NOTICE TO PROCEED.

20. LIEN RELEASE SHALL BE PROVIDED TO OWNER FOR CONTRACTOR AND SUBCONTRACTORS UPON COMPLETION OF WORK AND BEFORE FINAL PAYMENT.

21. CONTRACTOR SHALL PROVIDE A LIST OF ALL SUBCONTRACTORS HIRED TO PERFORM WORK ON THIS PROJECT. ENGINEER RESERVES THE RIGHT TO DISMISS UNQUALIFIED OR UNSAFE SUBCONTRACTORS WITHOUT PENALTY.

22. CONTRACTOR TO SUPPLY PROJECT SIGN WITH CONTRACT PHONE NUMBERS AS PER THE NYC DEPARTMENT OF BUILDINGS.

23. CONTRACTOR TO POST AND MAINTAIN WORK PERMIT.

24. CONTRACTOR TO SECURE AND STORE APPROVED BUILDING PLANS ON SITE.

CODES

1. ALL WORK SHALL BE PERFORMED IN A NEAT, PROFESSIONAL MANNER USING GOOD CONSTRUCTION PRACTICES, ALL WORK SHALL CONFORM TO THE OWNERS CRITERIA, NEW YORK CITY & STATE CODES AND ORDINANCES, SAFETY AND HEALTH CODES, NFPA CODES, ENERGY CODES AND ALL OTHER APPLICABLE CODES AND REQUIREMENTS. THE CONTRACTOR SHALL INQUIRE INTO AND COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. AFTER CONTRACT IS ISSUED, NO ADDITIONAL COST DUE TO CODE ISSUES SHALL BE REIMBURSED BY THE OWNER TO THE CONTRACTOR

LICENSES, PERMITS, INSPECTIONS AND FEES

1. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL LICENSES, PERMITS, INSPECTIONS AND FEES RELATED TO HIS WORK WHICH ARE NOT PROVIDED BY THE OWNER. SUCH AS, CRANE PERMITS, PLUMBING PERMITS, ELECTRICAL PERMITS, ETC.

DRAWINGS

1. DRAWINGS (PLANS, SPECIFICATIONS AND DETAILS) ARE DIAGRAMMATIC AND INDICATE THE GENERAL LOCATION AND INTENT OF THE WORK.

2. THE LAYOUT SHOWN ON THE DRAWINGS IS BASED ON A PARTICULAR MAKE OF EQUIPMENT. IF ANOTHER MAKE OF EQUIPMENT IS USED WHICH REQUIRES MODIFICATION OR CHANGE OF ANY DESCRIPTION FROM THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE AS PART OF THIS WORK FOR MAKING ALL SUCH MODIFICATIONS AND CHANGES. IN SUCH CASE, THE CONTRACTOR SHALL SUBMIT DRAWINGS AND SPECIFICATIONS PRIOR TO STARTING WORK SHOWING ALL SUCH MODIFICATIONS AND CHANGES. HIS PROPOSAL SHALL BE SUBJECT TO THE APPROVAL OF THE ENGINEER/OWNER.

RECORD DRAWINGS

1. THE CONTRACTOR SHALL MAINTAIN ONE COPY OF DRAWINGS AND SPECIFICATIONS ON THE JOB SITE TO RECORD DEVIATIONS FROM CONTRACT DRAWINGS, SUCH AS:

A. B. C. D.

LOCATION OF CONCEALED PIPING VALVES AND DUCTS. REVISIONS, ADDENDUMS AND CHANGE ORDERS.

SIGNIFICANT DEVIATIONS MADE NECESSARY BY FIELD CONDITIONS APPROVED EQUIPMENT SUBSTITUTIONS

2. AT COMPLETION OF THE PROJECT AND BEFORE FINAL APPROVAL, THE CONTRACTOR SHALL MAKE ANY FINAL CORRECTIONS TO DRAWINGS AND CERTIFY THE ACCURACY OF EACH PRINT BY SIGNATURE THEREON. THE DRAWINGS ARE TO BE TURNED OVER TO THE OWNER.

DISCREPANCIES IN DOCUMENTS

1. DRAWINGS (PLANS, SPECIFICATIONS AND DETAILS) ARE DIAGRAMMATIC AND INDICATE THE GENERAL LOCATION AND INTENT OF THE SYSTEMS. WHERE DRAWINGS, EXISTING SITE CONDITIONS OR SPECIFICATIONS CONFLICT OR ARE UNCLEAR ADVISE THE ENGINEER/OWNER IN WRITING, PRIOR TO SUBMITTAL OF BID. OTHERWISE THE ENGINEER'S/OWNER'S INTERPRETATION OF CONTRACT DOCUMENTS OR CONDITIONS SHALL BE FINAL WITH NO ADDITIONAL COMPENSATION PERMITTED.

TRADE NAMES AND MANUFACTURERS

1. WHERE TRADE NAMES AND MANUFACTURERS ARE USED ON THE DRAWINGS OR IN THE SPECIFICATIONS, THE EXACT EQUIPMENT SHALL BE USED AS A MINIMUM STANDARD FOR THE BASE BID. MANUFACTURERS CONSIDERED AS EQUAL OR BETTER IN ALL ASPECTS TO THAT SPECIFIED WILL BE SUBJECT TO APPROVAL IN WRITING BY THE ENGINEER/OWNER PRIOR TO ACCEPTANCE. THE USE OF ANY UNAUTHORIZED EQUIPMENT SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

CONSTRUCTION SEQUENCE

1. CONTRACTOR SHALL PROVIDE ENGINEER WITH SEQUENCE OF CONSTRUCTION FOR ENGINEER REVIEW.

MEANS AND METHODS

1. CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR MEANS & METHODS REQUIRED TO COMPLETE THE WORK INDICATED

OPERATIONS MANUALS

THREE COPIES OF EACH OPERATION AND MAINTENANCE MANUAL FOR ALL EQUIPMENT FURNISHED ON PROJECT SHALL BE COLLECTED AND INSERTED IN A THREE-RING BINDER AND TURNED OVER TO THE OWNER. EACH NOTEBOOK SHALL INCLUDE BUT NOT BE LIMITED TO INSTALLATION, MAINTENANCE AND OPERATING INSTRUCTIONS, PAMPHLETS OR BROCHURES, PROJECT SUBMITTALS, APPROVED SHOP DRAWINGS AND WARRANTIES OBTAINED FROM EACH MANUFACTURER OR PRINCIPAL ITEMS OF EQUIPMENT.

SCHEDULING

1. WITHIN SEVEN (7) DAYS AFTER NOTICE TO PROCEED, CONTRACTOR SHALL PROVIDE OWNER WITH DETAILED SCHEDULE ACCORDING TO THE DATES NOTED HEREIN.

EXISTING BUILDING MAINTENANCE

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EXISTING BUILDING AND APURTANCES DURING CONSTRUCTION PHASE. ANY DAMAGE TO ITEMS EXISTING TO REMAIN SHALL BE REPAIRED OR REPLACED TO OWNER'S SATISFACTION.

OSHA REGULATIONS (STANDARDS-29CFR)

1. FOLLOW OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) REGULATIONS 29 CFR (CODE OF FEDERAL REGULATIONS) 1926 SUBPART P-EXCAVATION. THE OWNER SHALL NOT BE RESPONSIBLE FOR ANY CONTRACTOR NON COMPLIANCE.

GUARANTEE

1. MANUFACTURER: STANDARD MANUFACTURER'S GUARANTEE COVERING REPLACEMENTS FOR DEFECTIVE MATERIALS.

2. CONTRACTOR: WRITTEN GUARANTEE COVERING ALL MATERIALS, EQUIPMENT AND WORKMANSHIP TO FREE FROM FAULT AND DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE. MAKE GOOD, WITHOUT COST TO THE OWNER, ANY OMISSION OR THE RESULT OF ANY NEGLIGENCE IN CONNECTION THEREWITH, OF ANY IMPROPER MATERIALS OR DEFECT WITHIN A GUARANTEE PERIOD. FURNISH A GUARANTEE COVERING ALL LABOR, MATERIALS AND EQUIPMENT TO REPAIR OR REPLACE, AT NO COST TO AND AT THE CONVENIENCE OF THE OWNER, ANY AND ALL DEFECTS WHICH MAY APPEAR DURING THE PERIOD OF SAID GUARANTEE.

3. SERVICE AND CONSTRUCTION: INCLUDE AS PART OF BID THE NECESSARY LABOR TO SERVICE THE SYSTEMS AND EQUIPMENT INSTALLED THROUGHOUT THE FIRST YEAR PERIOD. THIS CONTRACTOR SHALL INSTRUCT THE OWNER AND THEIR DESIGNATED PERSONNEL IN THE PROPER OPERATION AND MAINTENANCE OF THE VARIOUS SYSTEMS.

ADDITIONAL WORK

1. ALL ADDITIONAL WORK MUST BE APPROVED BY OWNER PRIOR TO THE START OF WORK.

INSURANCE

1. NO WORK SHALL BEGIN WITHOUT PROPER INSURANCE AND PERMITS. REFER TO OWNER FOR INSURANCE REQUIREMENTS. CONTRACTOR IS TO LIST OWNER,HARRY C. FOSTERIS, P.E. AS ADDITIONAL INSURED AND PROVIDE A CERTIFICATE OF INSURANCE TO THE OWNER AND FOSTERIS ENGINEERING PRIOR TO COMMENCEMENT OF WORK.

2. ANY VEHICLE AND/OR EQUIPMENT TO BE AT THE SITE SHALL BE FULLY INSURED AND APPROVED BY THE PROJECT ENGINEER OR OWNER.

3. SUBCONTRACTORS SHALL PROVIDE INSURANCE CERTIFICATES TO OWNER AND ENGINEER.

4. CONTACT OWNER FOR PRECISE INSURANCE LIMITS.

DELIVERY, STORAGE AND SEQUENCING

1. COORDINATE WITH CONSTRUCTION SCHEDULE.

2. DELIVER ITEMS INTACT, ASSEMBLED OR PACKAGED BY MANUFACTURER.

3. STORE IN DESIGNATED LOCATION, PROTECTED FROM THE ELEMENTS AND CONSTRUCTION ACTIVITIES.

4. STORE EQUIPMENT INSIDE BUILDING UPON DELIVERY.

5. REMOVE DAMAGED MATERIALS OR EQUIPMENT FROM SITE AND REPLACE WITH NEW UNDAMAGED MATERIAL OF SAME QUALITY AT NO CHANGE IN CONTRACT PRICE.

6. AVOID EXCESSIVE HANDLING OF FINISHED ITEMS.

7. COORDINATE WITH OTHER TRADES WHERE CRITICAL OR THE NATURE OF THE MATERIAL OR IT'S APPLICATION IS SUCH THAT THE WORK CANNOT BE ACCOMPLISHED WITHOUT DAMAGE TO THE WORK OF OTHER TRADES. COMPLY WITH CONSTRUCTION SCHEDULE.

8. THE OWNER IS NOT RESPONSIBLE FOR DAMAGED OR STOLEN MATERIALS OR TOOLS.

IMPORTANT NOTES:

1. NOTHING IN THESE DOCUMENTS SHALL IMPOSE LIABILITY ON THE ARCHITECT/ENGINEER FOR CLAIMS, LAWSUITS, EXPENSES OR DAMAGES ARISING FROM, OR IN ANY MANNER RELATED TO THE EXPOSURE TO, OR THE HANDLING, MANUFACTURE OR DISPOSAL OF ASBESTOS, ASBESTOS PRODUCTS, OR HAZARDOUS WASTE IN ANY OF ITS VARIOUS FORMS, AS DEFINED BY THE ENVIRONMENTAL PROTECTION AGENCY.

2. ENGINEER OF THE PRESENCE OF ASBESTOS OR OTHER SUSPECTED HAZARDOUS MATERIALS BEFORE INITIATING THE DEMOLITION OF SAME, AT WHICH TIME APPROPRIATE IDENTIFICATION AND REMOVAL OF SUCH SUSPECTED MATERIALS BY A LICENSED AND APPROVED CONTRACTOR SHALL COMMENCE. METHOD AND COSTS OF REMOVAL SHALL BE APPROVED AND PAID FOR DIRECTLY BY THE OWNER.

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4. THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE TO OBTAIN A PRELIMINARY STAKEOUT SURVEY INDICATING ALL LOT DIMENSIONS, SETBACKS AND GRADE ELEVATION PRIOR TO THE COMMENCEMENT OF ANY WORK AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN THE SURVEY AND THESE PLANS.

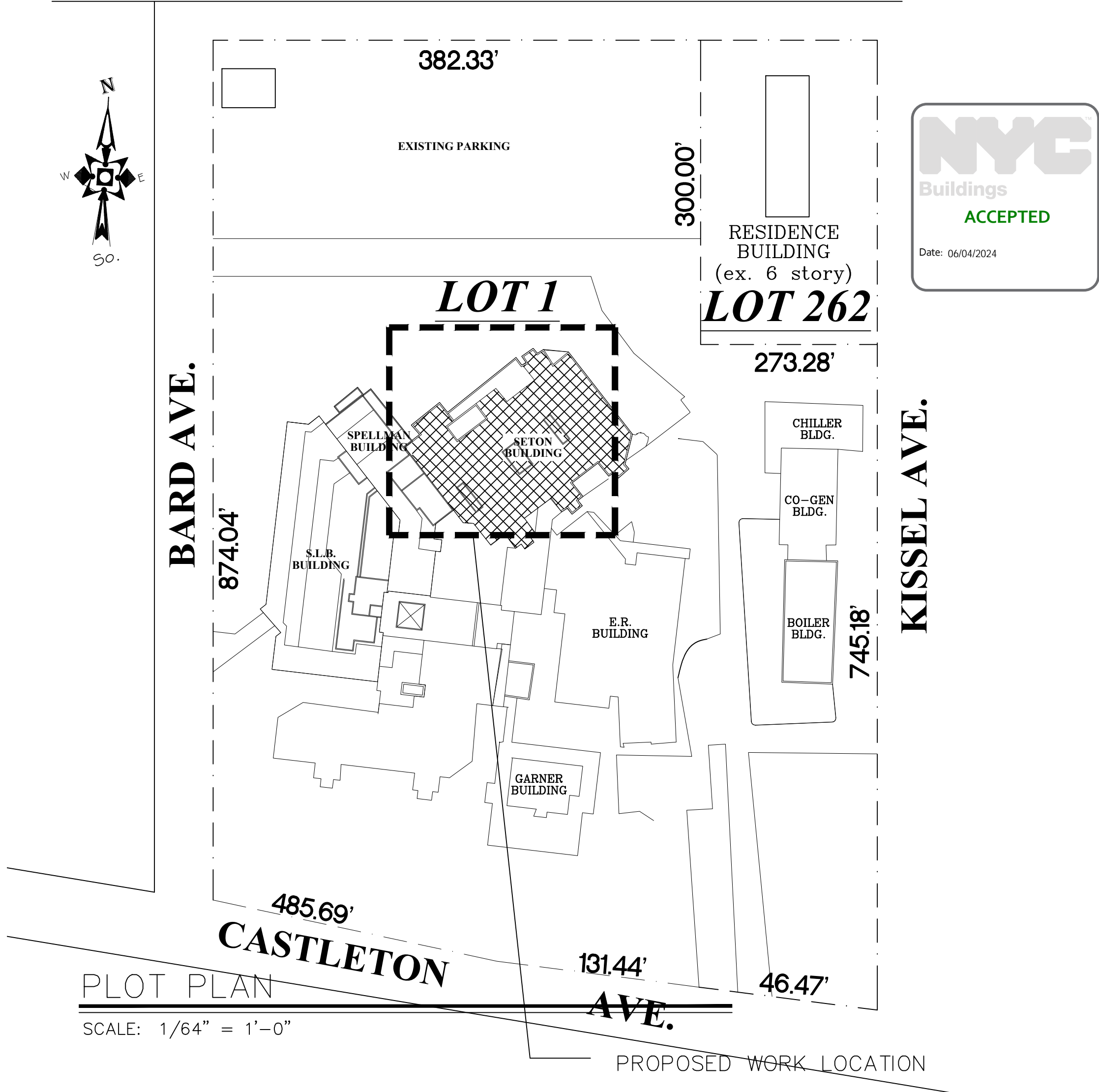
5. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ANY AND ALL WORK TO BE PERFORMED AND COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS & PROCEDURES OF THE LATEST EDITION & AMENDMENTS OF NYC BUILDING CODE(S), LOCAL LAWS, ORDINANCES AND AGENCIES ETC HAVING JURISDICTION FOR THE PROJECT SHOWN HEREIN. WIKTOR WASILEWSKI, P.E. AND IT'S PRINCIPAL/EMPLOYEES HAVE NOT BEEN RETAINED FOR ANY SUPERVISION OF THE ACTUAL CONSTRUCTION.

Energy Code Progress Inspections	
Inspection	Table Reference in 1RCNY 5000-01(h) (1) and (2)
Protection of exposed foundation insulation	(IA1), (IIA1)
Insulation placement and R values	(IA2), (IIA2)
Fenestration u-factor and product rating	(IA3), (IIA3)
Fenestration air leakage	(IA4), (IIA4)
Fenestration areas	(IA5), (IIA5)
Air sealing and insulation - visual	(IA6), (IIA6)
Air sealing and insulation - testing	(IA7)
Loading deck weather seals	(IIA8)
Vestibules	(IIA9)
Fireplaces	(IB1), (IIB1)
Shutoff dampers	(IB2), (IIB2)
HVAC and service water heating equipment	(IB3), (IIB3)
HVAC and service water heating system controls	(IB4), (IIB4)
HVAC insulation and sealing	(IB5), (IIB5)
Duct leakage testing	(IB6), (IIB6)
Electrical energy consumption	(IC1), (IIC1)
Lighting in dwelling units	(IC2), (IIC2)
Interior lighting power	(IIC3)
Exterior lighting power	(IIC4)
Lighting controls	(IIC5)
Electrical motors	(IIC6)
Maintenance information	(ID1), (IID1)
Permanent certificate	(ID2)
Solar Ready Requirements	(DS1)
REQUIRED INSPECTIONS INDICATED BY 'X' IN LEFT COLUMN	
Progress Inspections	
Preliminary	28-116.2.1, BC 110.2
Footings and Foundation	BC 110.3.1
Lowest Floor Elevation	BC 110.3.2
Structural Wood Frame	BC 110.3.3
Energy Code Compliance Inspections	TR8 BC 110.3.5
Fire-Resistance Rated Construction	BC 110.3.4
Public Assembly Emergency Lighting	28-116.2.2
Final	28-116.2.4.2, BC 110.5, Directive 14 of 1975, and 1 RCNY SS101-10
NOTE: ALL MATERIALS DESIGNATED FOR CONTROLLED INSPECTIONS SHALL BE INSPECTED AND/ OR TESTED TO VERIFY COMPLIANCE WITH CODE REQUIREMENTS UNLESS OTHERWISE SPECIFICALLY PROVIDED BY CODE PREVISIONS. ALL REQUIRED INSPECTIONS & TESTS OF MATERIAL SHALL BE MADE AND/ OR WITNESSED BY OR UNDER ENGINEER BY OR ON BEHALF OF THE OWNER OR LESSEE 1704.1 General where application is made for construction as described in this section, one or more special inspectors shall be employed by the owner to provide inspections during construction on the types of work listed under section 1704 and elsewhere in this code. The special inspector shall be acceptable to the registered design professional of record. Exception, special inspections are not required for building components unless the design involves the practice of professional engineering or architecture as defined by the education law of the State of New York and applicable regulations governing the professional registration and certification of engineers or architects.	
REQUIRED INSPECTIONS INDICATED BY 'X' IN LEFT COLUMN	

1704.1 General where application is made for construction as described in this section, one or more special inspectors shall be employed by the owner to provide inspections during construction on the types of work listed under section 1704 and elsewhere in this code. The special inspector shall be acceptable to the registered design professional of record.

Exception, special inspections are not required for building components unless the design involves the practice of professional engineering or architecture as defined by the education law of the State of New York and applicable regulations governing the professional registration and certification of engineers or architects.

MOODY PL.



Richmond University Medical Center
355 BARD AVE. (SETON BUILDING)
STATEN ISLAND, NEW YORK

SITE DATA

- BLOCK No.

LOT No.

HOUSE No.

ZONING DISTRICT

ZONING DISTRICT MAP#

OCCUPANCY GROUP
- 102

- 1

- 355

- R2

- 21A

- RES. OLD CODE

JOB DESCRIPTION

Facade restoration at existing SETON building.
Installation of masonry ties and repointing of facade as indicated. Aluminum coping replacement at roof level.
No change to use egress and or occupancy

DRAWING LIST

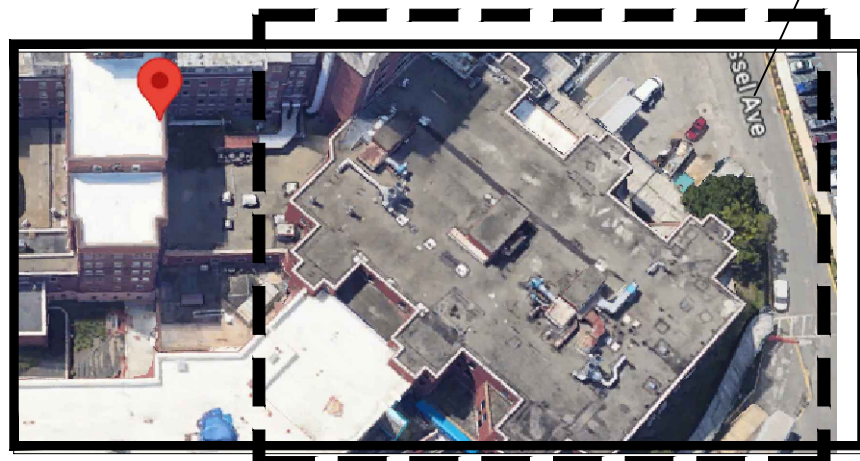
- T-001.00

G-001.00

A-002.00
- TITLE PAGE, PLOT PLAN, SCOPE OF WORK.

GENERAL DETAILS

SLB BUILDING FACADE



PROPOSED WORK LOCATION



PERMANENT ENGINEERING, P.C.
1365 N. RAILROAD AVE #125
STATEN ISLAND, NEW YORK 10306
(718) 667-8500
permanentengineering.com



NO:	DATE:	DESCRIPTION:

OWNER:
Richmond University
Medical Center
355 BARD AVE.
STATEN ISLAND
N.Y.

PROJECT:
FACADE REPAIR
SETON BUILDING
RUMC
355 BARD AVE.
STATEN ISLAND
N.Y.

DRAWING:
TITLE PAGE, SITE PLAN, SCOPE OF WORK.

DOB JOB No.
S01052171-11

DRAWING #:
T-001.00

DATE: 5-2-2024	SCALE: AS NOTE
DRAWING BY: RR	CHK BY: RJG
PROJ. NO. 18-59	DWG. 1 OF 4

SCOPE OF WORK		
AN OUTLINE OF THE GENERAL BASE BID SCOPE OF WORK IS AS FOLLOWS:		
LEGEND	DETAIL	DESCRIPTION
	1	REMOVE ALUMINUM COPING ALONG PERIMETER OF ROOF AND REPLACE WITH NEW COPING.
	2	ENGINEER TO INSPECT AFTER REMOVAL. AS INDICATED DETAIL SEE PAGE G-001.0 COPPING TO BE REPLACED AND MATCH EXISTING.
	3	CUT OUT AND RE-POINT ALL BRICKWORK MORTAR JOINTS ALONG THE EXTERIOR ELEVATIONS AS INDICATED. REPOINT EXISTING FACE BRICK, ALL NEW MORTAR TO MATCH EXISTING IN COLOR AND TEXTURE.
	4	MORTAR MIXTURE: 1PT PORTLAND, 1PT LIME, 6PTS SAND. DETAIL SEE PAGE G-001.0 ADDITIONAL BRICK REPLACEMENT ONLY UPON AUTHORIZATION BY ENGINEER.
	5	NUMBER OF CRACKED BRICKS TO BE REPLACED INDICATED AT LOCATION OF CRACKS.
	6-7	INSTALLATION OF MASONRY WALL TIES- CTP STITCH-TIE TYPE 304 ENTIRE MASONRY WALL. SEE DETAIL SEE PAGE G-001.0 SEE DETAIL 6 FOR PATTERN INSTALLATION AS PER NYC DOB CODE.
	6-7	MASONRY TIE INSTALLATION 1. 6-7 G-001.0 ADDITIONAL BRICK REPLACEMENT ONLY UPON AUTHORIZATION BY ENGINEER

FACADE NOTES

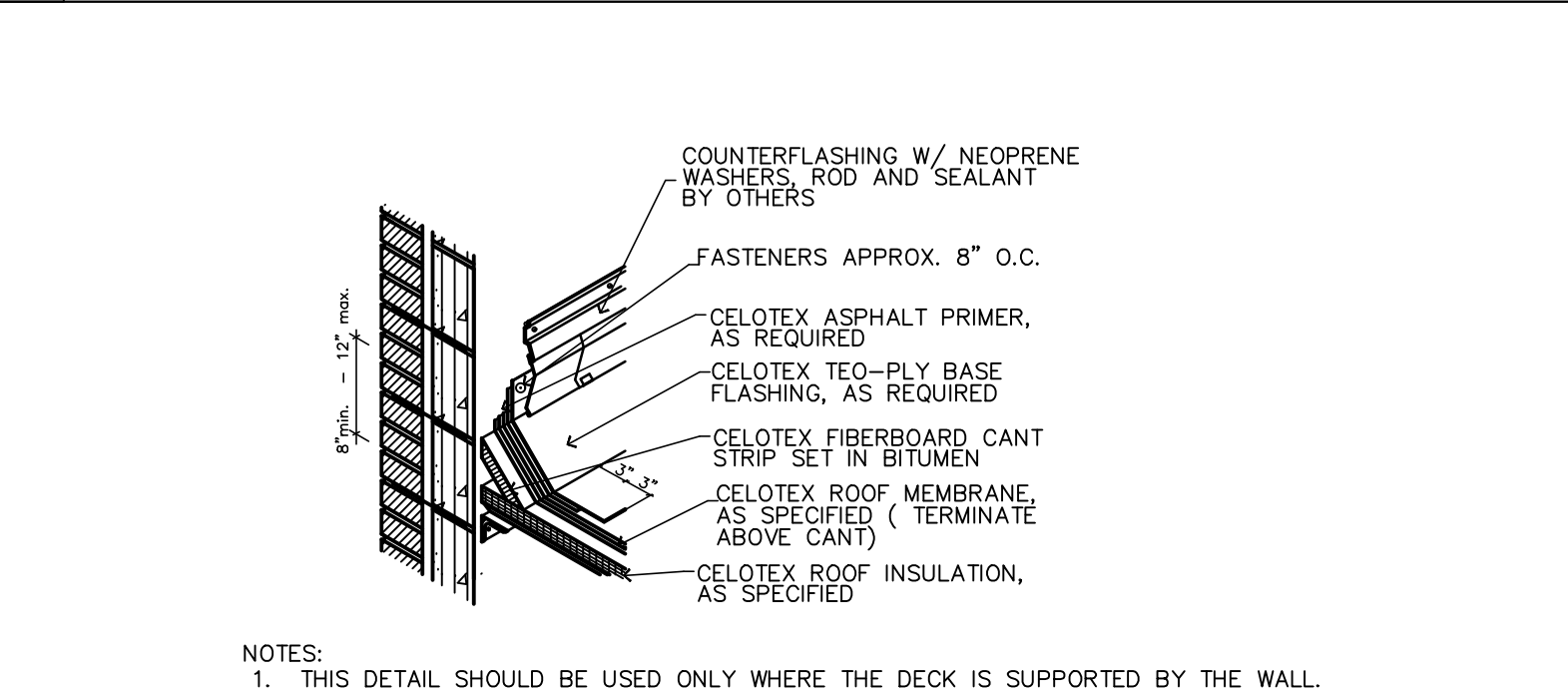
. WALL TIES SHALL BE 10MM X 12 INCHES MANUFACTURED BY HELIFIX, PROSOCO, OR ENGINEER APPROVED EQUAL.

. WALL TIES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S APPROVED PROCEDURES, AND BE SPACED NO GREATER THAN 12 INCHES VERTICALLY, AND 16 INCHES HORIZONTALLY.

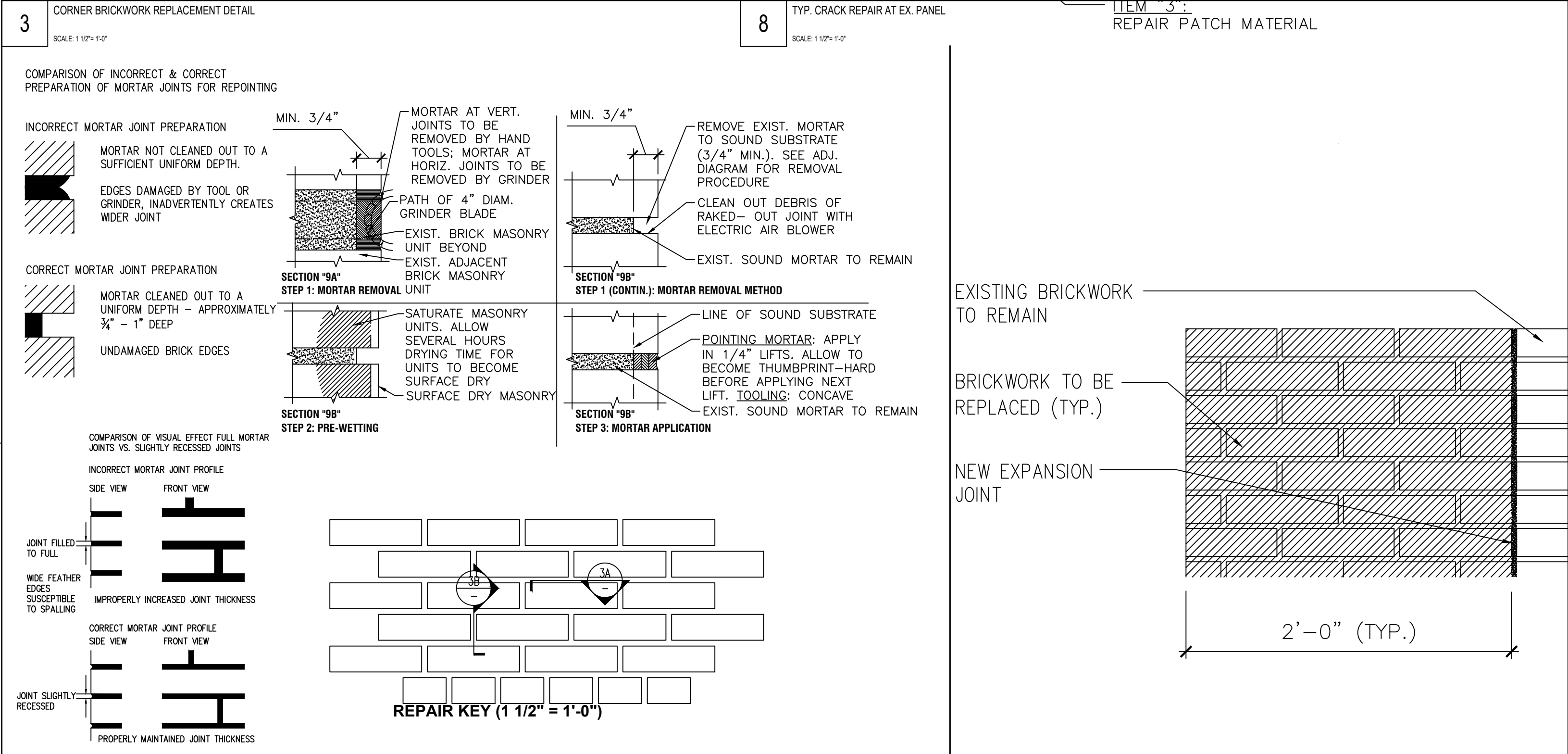
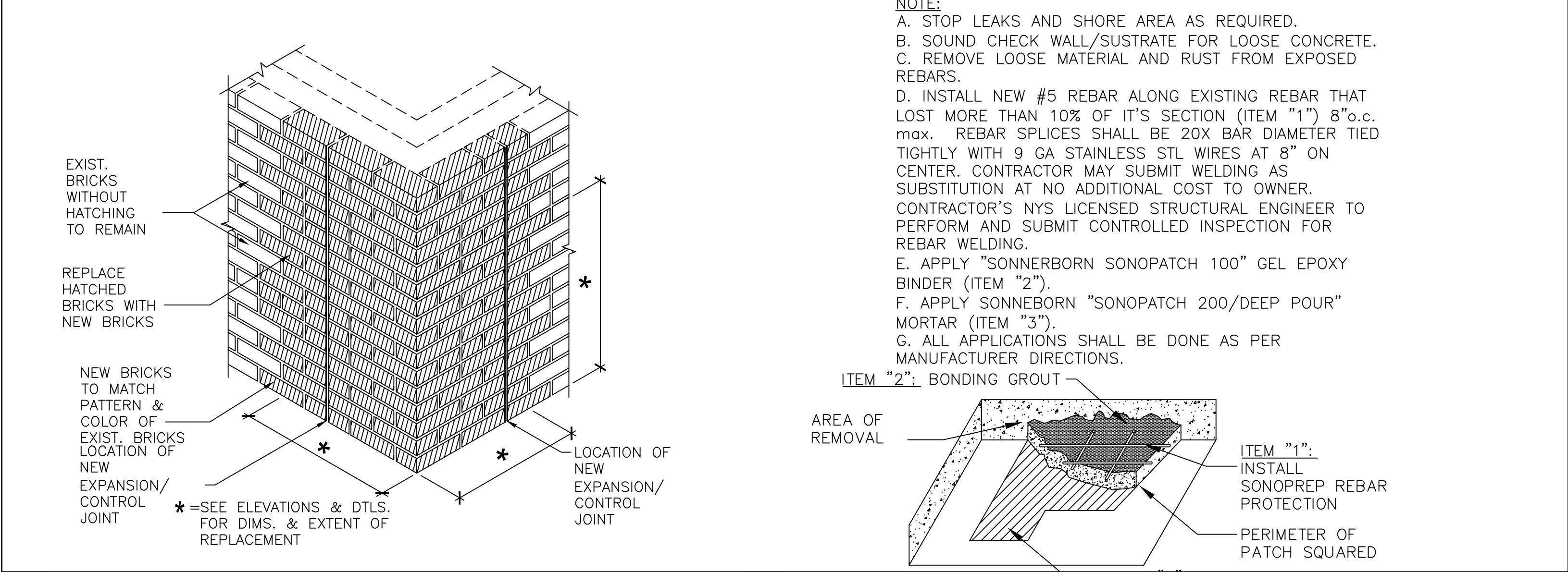
. WALL TIES SHALL NOT BE INSTALLED WITHIN 16 INCHES VERTICALLY, OR HORIZONTALLY, OF WINDOW OR DOOR OPENINGS.

. AFTER INSTALLATION OF EVERY ELEVATION OF WALL TIES, CONTRACTOR SHALL REQUIRE WALL TIE MANUFACTURER TO CONDUCT "PULL TESTS" ON 1 % OF WALL TIES TO CONFIRM STRUCTURAL ATTACHMENT. UPON PULL TEST FAILURE, WORK SHALL STOP. CONTRACTOR MUST ADVISE ENGINEER IMMEDIATELY. MANUFACTURER CERTIFIED PULL TEST REPORTS SHALL BE PROVIDED TO THE ENGINEER.

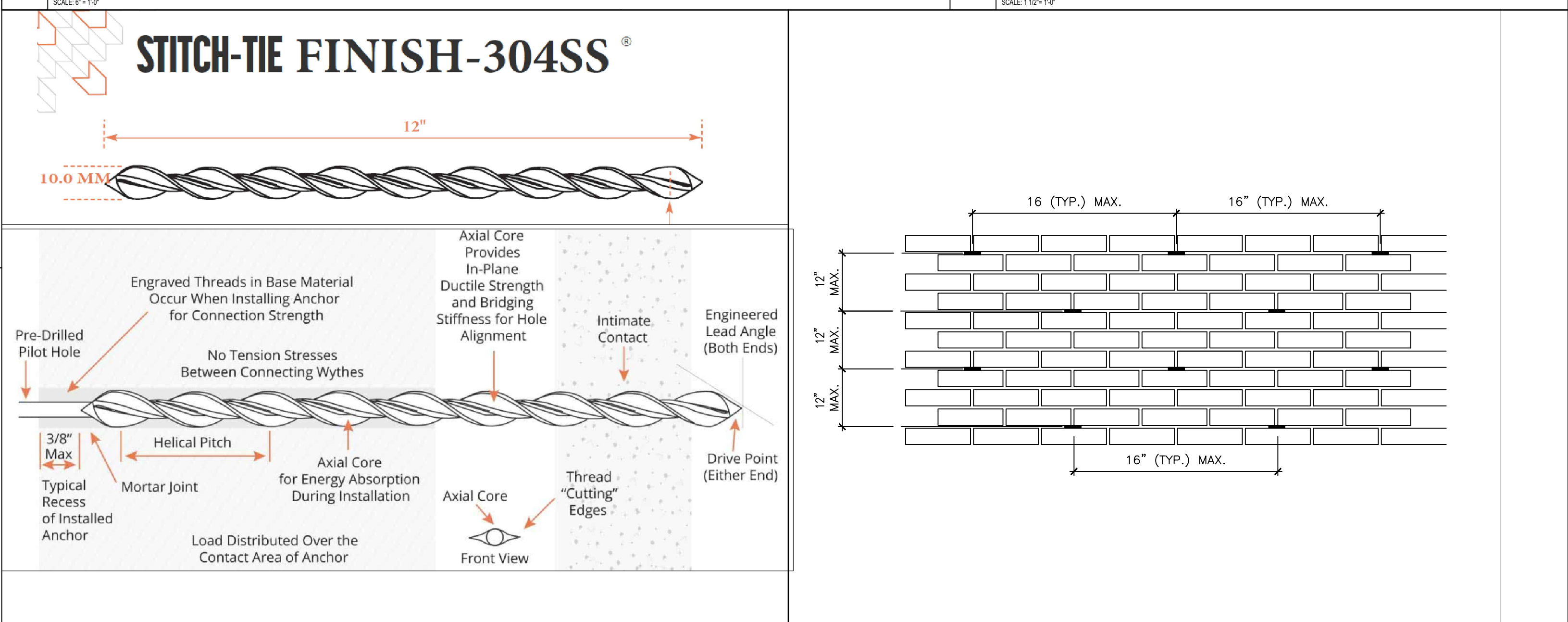
1	ALUMINUM COPPING DETAIL
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1	FLASHING DETAIL
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4	MORTAR JOINT REQUIREMENTS (MORTAR MIXTURE: 1PT PORTLAND, 1PT LIME, 6PTS SAND.)
5	PARTIAL ELEVATION SHOWING TOOTHING NEW BRICK



6	MASONRY WALL TIE-DETAIL (SEE SPECIFICATION FOR WALL TYPE INSTALLATION DETAIL)
7	MASONRY TIE INSTALLATION PATTERN (TYP)

MEANS AND METHODS

- CONTRACTOR SHALL BE COMPLETELY RESPONSIBLE FOR MEANS & METHODS REQUIRED TO COMPLETE THE WORK INDICATED.
- THREE COPIES OF EACH OPERATION AND MAINTENANCE MANUAL FOR ALL EQUIPMENT FURNISHED ON PROJECT SHALL BE COLLECTED AND INSERTED IN A THREE-RING BINDER AND TURNED OVER TO THE OWNER. EACH NOTEBOOK SHALL INCLUDE BUT NOT BE LIMITED TO INSTALLATION, MAINTENANCE AND OPERATING INSTRUCTIONS, PAMPHLETS OR BROCHURES, PROJECT SUBMITTALS, APPROVED SHOP DRAWINGS AND WARRANTIES OBTAINED FROM EACH MANUFACTURER OR PRINCIPAL ITEMS OF EQUIPMENT.

SCHEDULING

- WITHIN SEVEN (7) DAYS AFTER NOTICE TO PROCEED, CONTRACTOR SHALL PROVIDE OWNER WITH DETAILED SCHEDULE ACCORDING TO THE DATES NOTED HEREIN.

EXISTING BUILDING MAINTENANCE

- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE EXISTING BUILDING AND APPURTENANCES DURING CONSTRUCTION PHASE. ANY DAMAGE TO ITEMS EXISTING TO REMAIN SHALL BE REPAIRED OR REPLACED TO OWNER'S SATISFACTION.

OSHA REGULATIONS (STANDARDS-29CFR)

- FOLLOW OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) REGULATIONS 29 CFR (CODE OF FEDERAL REGULATIONS) 1926 SUBPART P-EXCAVATION. THE OWNER SHALL NOT BE RESPONSIBLE FOR ANY CONTRACTOR NON COMPLIANCE.

GUARANTEE

- MANUFACTURER: STANDARD MANUFACTURER'S GUARANTEE COVERING REPLACEMENTS FOR DEFECTIVE MATERIALS.
- CONTRACTOR: WRITTEN GUARANTEE COVERING ALL MATERIALS, EQUIPMENT AND WORKMANSHIP TO FREE FROM FAULT AND DEFECTS FOR A PERIOD OF ONE YEAR FROM DATE OF FINAL ACCEPTANCE. MAKE GOOD, WITHOUT COST TO THE OWNER, ANY OMISSION OR THE RESULT OF ANY NEGLIGENCE IN CONNECTION THEREWITH, OF ANY IMPROPER MATERIALS OR DEFECT WITHIN A GUARANTEE PERIOD. FURNISH A GUARANTEE COVERING ALL LABOR, MATERIALS AND EQUIPMENT TO REPAIR OR REPLACE, AT NO COST TO AND AT THE CONVENIENCE OF THE OWNER, ANY AND ALL DEFECTS WHICH MAY APPEAR DURING THE PERIOD OF SAID GUARANTEE.
- SERVICE AND CONSTRUCTION: INCLUDE AS PART OF BID THE NECESSARY LABOR TO SERVICE THE SYSTEMS AND EQUIPMENT INSTALLED THROUGHOUT THE FIRST YEAR PERIOD. THIS CONTRACTOR SHALL INSTRUCT THE OWNER AND THEIR DESIGNATED PERSONNEL IN THE PROPER OPERATION AND MAINTENANCE OF THE VARIOUS SYSTEMS.

ADDITIONAL WORK

- ALL ADDITIONAL WORK MUST BE APPROVED BY OWNER PRIOR TO THE START OF WORK.

INSURANCE

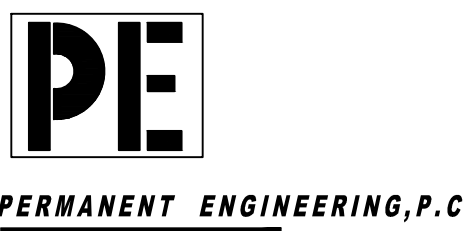
- NO WORK SHALL BEGIN WITHOUT PROPER INSURANCE AND PERMITS. REFER TO OWNER FOR INSURANCE REQUIREMENTS. CONTRACTOR IS TO LIST OWNER, HARRY C. FOSTERIS, P.E. AS ADDITIONAL INSURED AND PROVIDE A CERTIFICATE OF INSURANCE TO THE OWNER AND FOSTERIS ENGINEERING PRIOR TO COMMENCEMENT OF WORK.
- ANY VEHICLE AND/OR EQUIPMENT TO BE AT THE SITE SHALL BE FULLY INSURED AND APPROVED BY THE PROJECT ENGINEER OR OWNER.
- SUBCONTRACTORS SHALL PROVIDE INSURANCE CERTIFICATES TO OWNER AND ENGINEER.
- CONTACT OWNER FOR PRECISE INSURANCE LIMITS.

DELIVERY, STORAGE AND SEQUENCING

- COORDINATE WITH CONSTRUCTION SCHEDULE.
- DELIVER ITEMS INTACT, ASSEMBLED OR PACKAGED BY MANUFACTURER.
- STORE IN DESIGNATED LOCATION, PROTECTED FROM THE ELEMENTS AND CONSTRUCTION ACTIVITIES.
- STORE EQUIPMENT INSIDE BUILDING UPON DELIVERY.
- REMOVE DAMAGED MATERIALS OR EQUIPMENT FROM SITE AND REPLACE WITH NEW UNDAMAGED MATERIAL OF SAME QUALITY AT NO CHANGE IN CONTRACT PRICE.
- AVOID EXCESSIVE HANDLING OF FINISHED ITEMS.
- COORDINATE WITH OTHER TRADES WHERE CRITICAL OR THE NATURE OF THE MATERIAL OR IT'S APPLICATION IS SUCH THAT THE WORK CANNOT BE ACCOMPLISHED WITHOUT DAMAGE TO THE WORK OF OTHER TRADES. COMPLY WITH CONSTRUCTION SCHEDULE.
- THE OWNER IS NOT RESPONSIBLE FOR DAMAGED OR STOLEN MATERIALS OR TOOLS.

IMPORTANT NOTES:

- NOTHING IN THESE DOCUMENTS SHALL IMPOSE LIABILITY ON THE ARCHITECT/ENGINEER FOR CLAIMS, LAWSUITS, EXPENSES OR DAMAGES ARISING FROM, OR IN ANY MANNER RELATED TO THE EXPOSURE TO, OR THE HANDLING, MANUFACTURE OR DISPOSAL OF ASBESTOS, ASBESTOS PRODUCTS, OR HAZARDOUS WASTE IN ANY OF ITS VARIOUS FORMS, AS DEFINED BY THE ENVIRONMENTAL PROTECTION AGENCY.
- ENGINEER OF THE PRESENCE OF ASBESTOS OR OTHER SUSPECTED HAZARDOUS MATERIALS BEFORE INITIATING THE DEMOLITION OF SAME, AT WHICH TIME APPROPRIATE IDENTIFICATION AND REMOVAL OF SUCH SUSPECTED MATERIALS BY A LICENSED AND APPROVED CONTRACTOR SHALL COMMENCE. METHOD AND COSTS OF REMOVAL SHALL BE APPROVED AND PAID FOR DIRECTLY BY THE OWNER.
- ENGINEER OF THE PRESENCE OF ASBESTOS OR OTHER SUSPECTED HAZARDOUS MATERIALS BEFORE INITIATING THE DEMOLITION OF SAME, AT WHICH TIME APPROPRIATE IDENTIFICATION AND REMOVAL OF SUCH SUSPECTED MATERIALS BY A LICENSED AND APPROVED CONTRACTOR SHALL COMMENCE. METHOD AND COSTS OF REMOVAL SHALL BE APPROVED AND PAID FOR DIRECTLY BY THE OWNER.
- THE GENERAL CONTRACTOR/OWNER IS RESPONSIBLE TO OBTAIN A PRELIMINARY STAKEOUT SURVEY INDICATING ALL LOT DIMENSIONS, SETBACKS AND GRADE ELEVATION PRIOR TO THE COMMENCEMENT OF ANY WORK AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BETWEEN THE SURVEY AND THESE PLANS.
- THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ANY AND ALL WORK TO BE PERFORMED AND COMPLETED IN CONFORMANCE WITH THE REQUIREMENTS & PROCEDURES OF THE LATEST EDITION & AMENDMENTS OF NYC BUILDING CODE(S), LOCAL LAWS, ORDINANCES AND AGENCIES ETC HAVING JURISDICTION FOR THE PROJECT SHOWN HEREIN. WIKTOR WASILEWSKI, P.E. AND IT'S PRINCIPAL/EMPLOYEES HAVE NOT BEEN RETAINED FOR ANY SUPERVISION OF THE ACTUAL CONSTRUCTION.



1365 N. RAILROAD AVE #125
STATEN ISLAND, NEW YORK 10306
(718) 667-8500
permanentengineering.com



OWNER:
**Richmond University
Medical Center
355 BARD AVE.
STATEN ISLAND
N.Y.**

PROJECT:
**FACADE REPAIR
SETON BUILDING
RUMC
355 BARD AVE.
STATEN ISLAND
N.Y.**

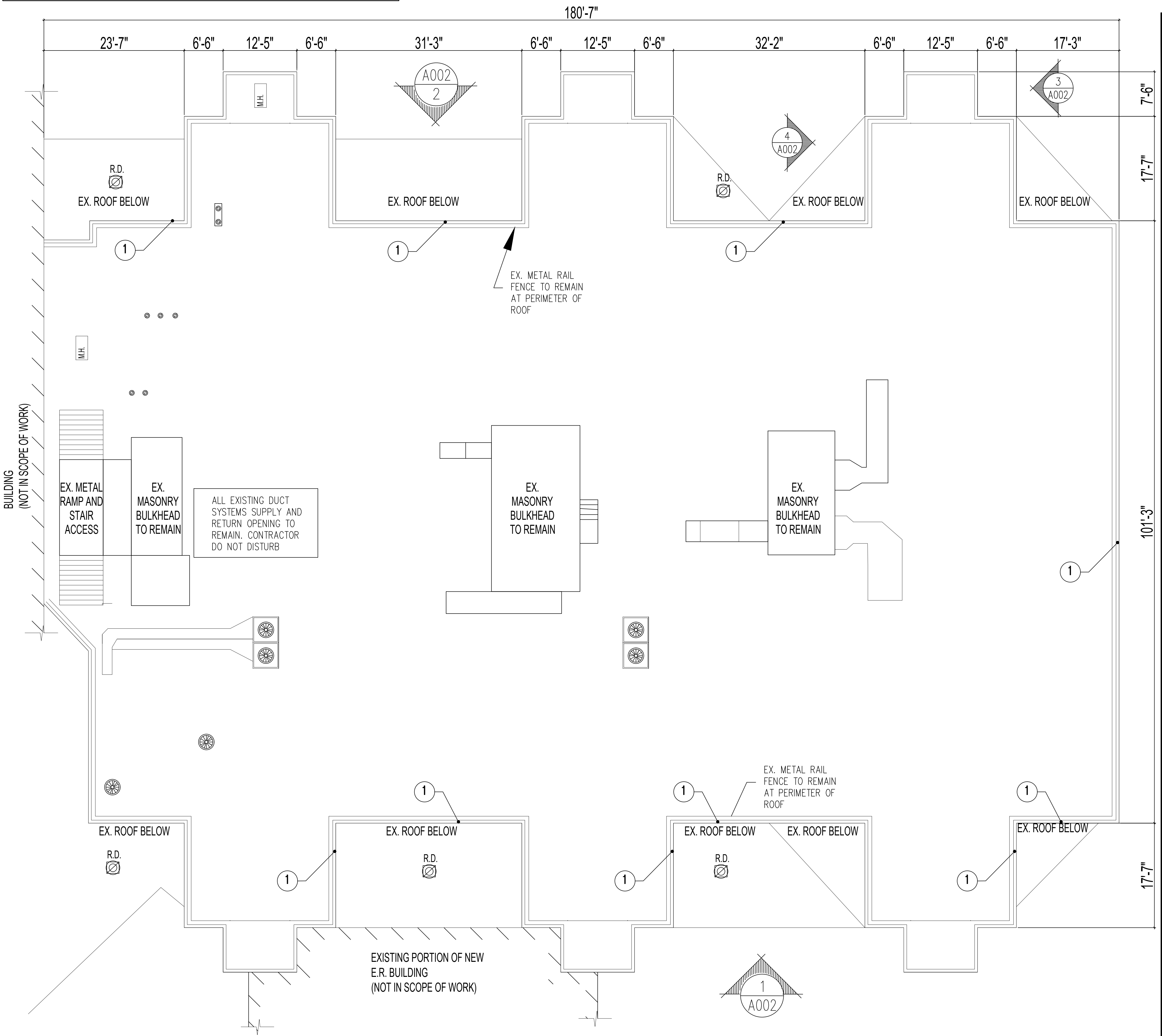
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DETAILS

DOB JOB No.
S01052171-11

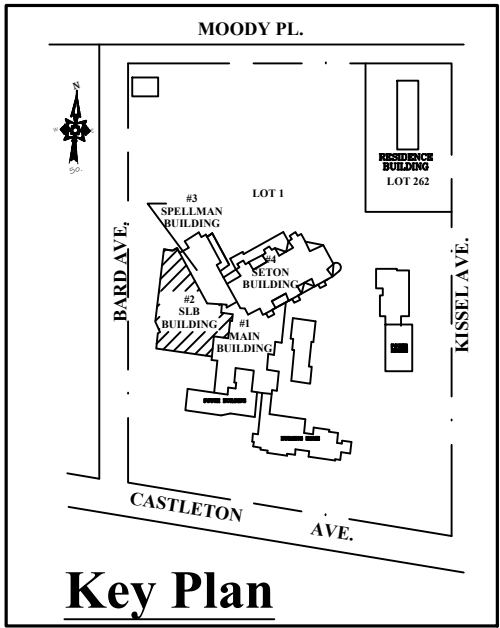
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G-001.00

DATE: 5-2-2024 SCALE: AS NOTED
DRAWING BY: RR CHK BY: RJG
PROJ. NO. 18-59 DWG. 2 OF 4

4- SETON BUILDING



LEGEND	
SYMBOL	DESCRIPTION
	EXISTING LOT LINE
	EXISTING WALL TO REMAIN
	EXISTING RAILING ON ROOF
	EXISTING EXHAUST FANS TO REMAIN
	EXISTING MECHANICAL SYSTEM TO REMAIN
	EXISTING DUCT TO REMAIN
	EX. ROOF DRAIN
	EX. ROOF VENT
	ADJACENT STRUCTURE NOT IN SCOPE OF WORK



PERMANENT ENGINEERING, P.C.
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NO.	DATE	DESCRIPTION

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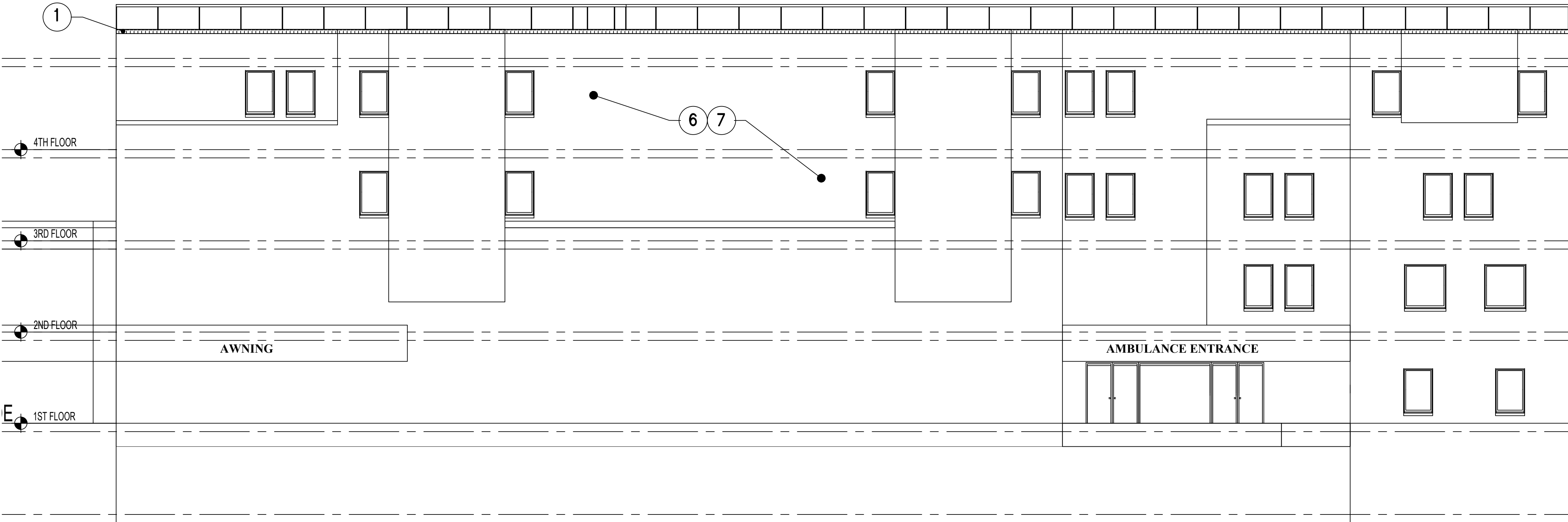
DRAWING:
ELEVATIONS

DOB JOB No.
S01052171-11

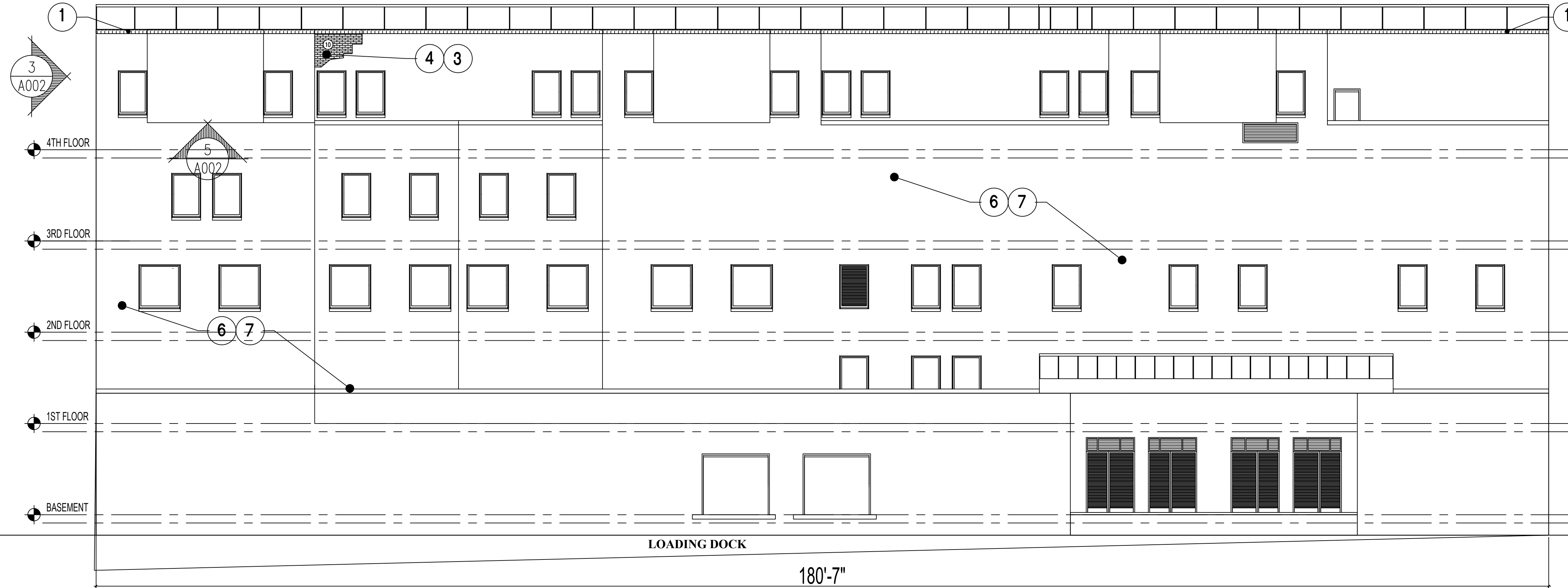
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A-002.00

DATE: 5-2-2024	SCALE: AS NOTE
DRAWING BY: RR	CHK BY: RJG
PROJ. NO. 18-59	DWG. 3 OF 4

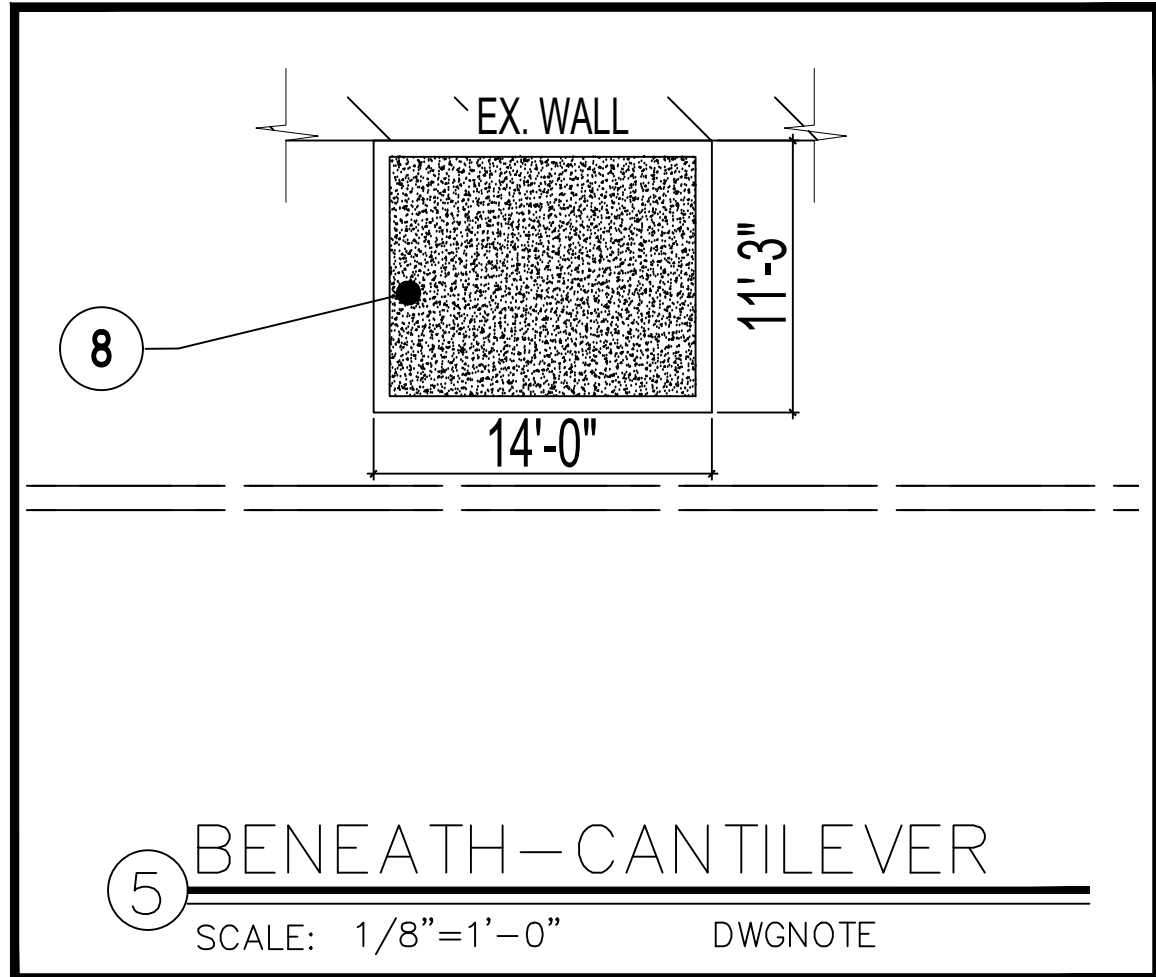
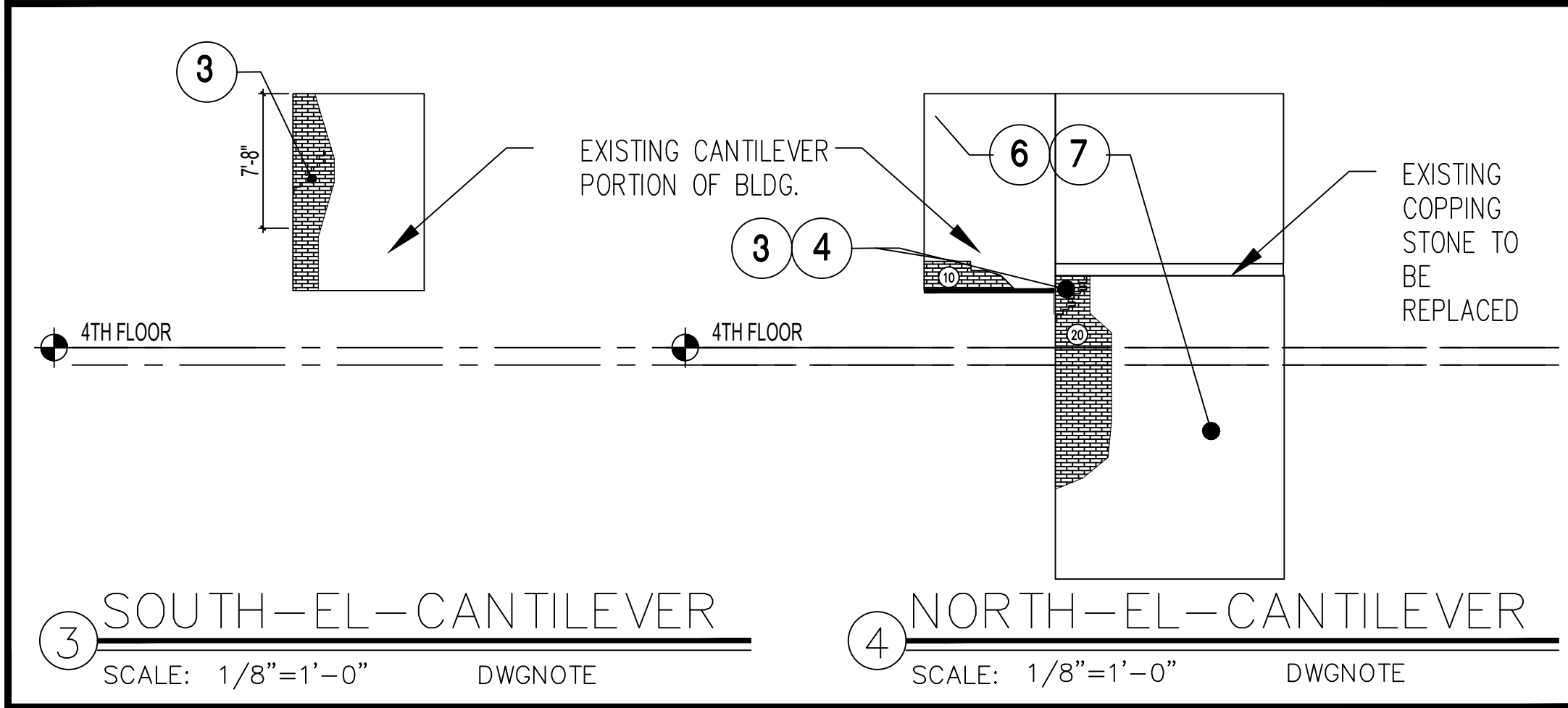
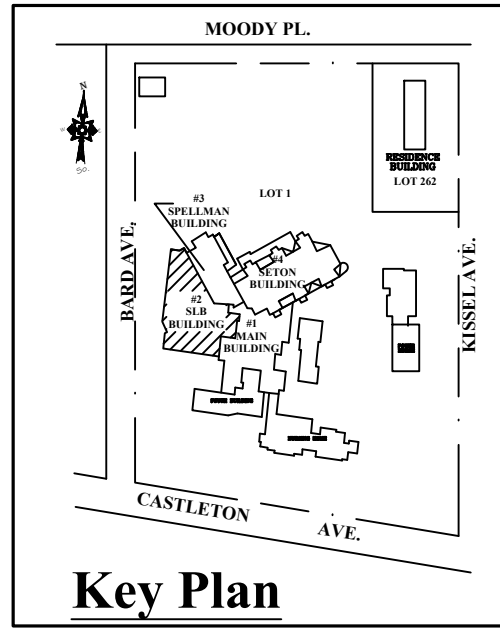
4- SETON BUILDING



1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



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SETON BUILDING
RUMC
355 BARD AVE.
STATEN ISLAND
N.Y.**

DRAWING:
ELEVATIONS

DOB JOB No.
S01052171-11

DRAWING #:
A-002.00

DATE: 5-2-2024	SCALE: AS NOTE
DRAWING BY: RR	CHK BY: RJG
PROJ. NO. 18-59	DWG. 4 OF 4