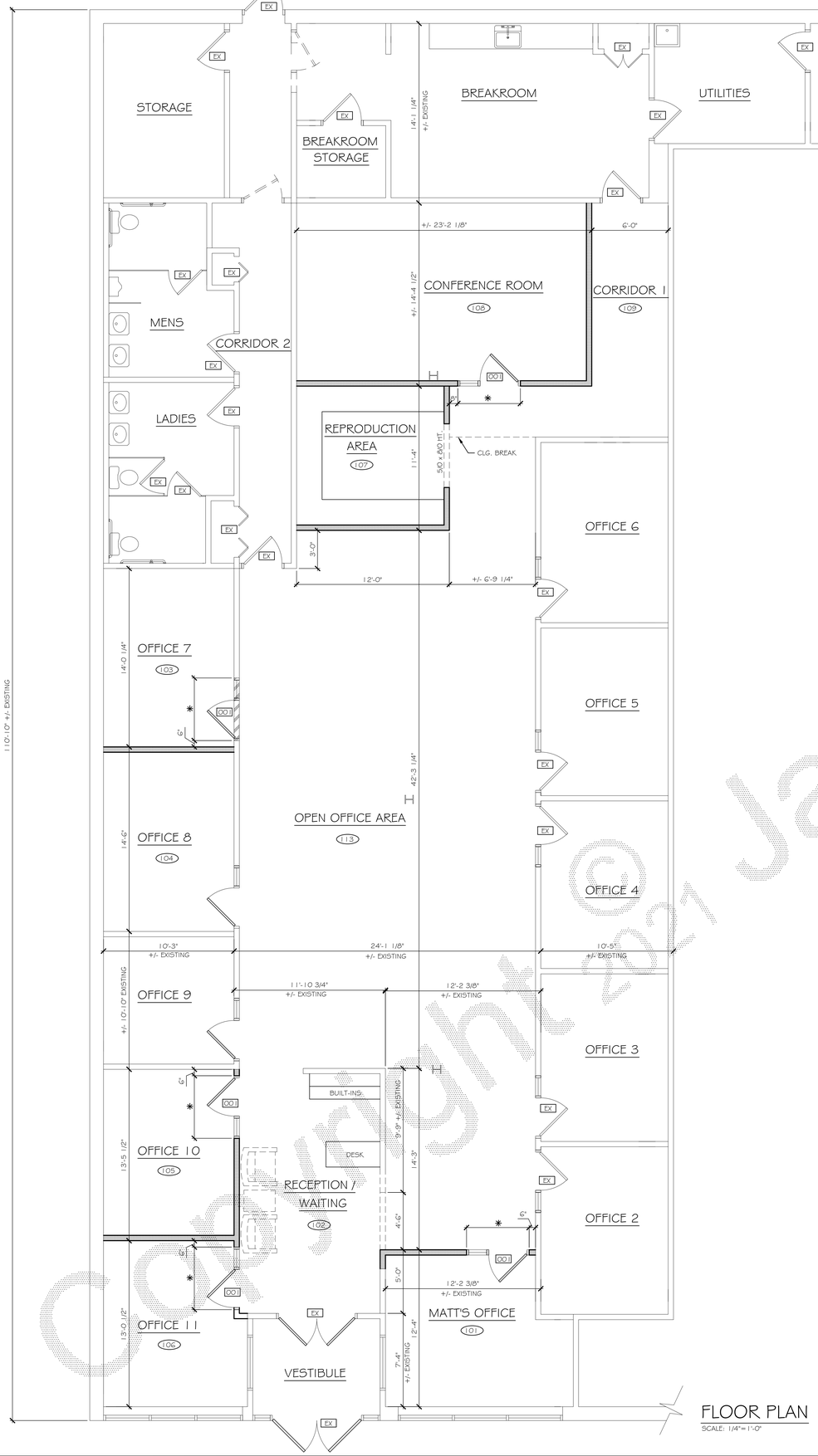


FLOOR PLAN
SCALE: 1/4"=1'-0"

DEMOLITION NOTES:

A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH ALL DETAILS INVOLVED IN SELECTIVE DEMOLITION. SPECIFIC INSTRUCTIONS ON EACH ITEM WILL NOT BE GIVEN.
B. ALL PLUMBING, ELECTRICAL AND HVAC FIXTURES, DOORS, TRIM AND ANY OTHER ITEMS WHICH THE OWNER INDICATES THEY WANT TO SAVE SHALL BE REMOVED BY THE CONTRACTOR, STORED AND MAINTAINED IN GOOD CONDITION PER THE OWNERS DIRECTIONS FOR FUTURE REUSE. THE OWNER SHALL PROVIDE THE CONTRACTOR WITH THE LIST OF ALL SUCH ITEMS.
C. CONTRACTOR TO REMOVE ALL EXISTING WALLS, DOORS, AND FINISHES NOT SHOWN TO REMAIN. INFILL WALL OPENINGS AS REQUIRED AND PATCH SURFACES TO MATCH ADJACENT EXISTING.
D. REMOVE ALL EXISTING LIGHTING, WIRING, AND DEVICES AS REQUIRED TO COMPLETE WORK. REMOVE ALL ABANDONED CONDUIT AND WIRE. TERMINATE AT NEAREST ACTIVE PANEL.
E. REMOVE ALL EXISTING WATER, SEWER, STORM AND VENT PIPING AS REQUIRED TO COMPLETE WORK. REMOVE ALL ABANDONED PIPING. CAP AT NEAREST ACTIVE MAIN OR RISER.
F. REMOVE ALL EXISTING DUCTWORK, PIPING AND RELATED HVAC SYSTEMS AS REQUIRED TO COMPLETE WORK. CAP ALL DUCTWORK AND PIPING AT NEAREST ACTIVE MAIN RISER. COORDINATE REMOVAL OF ALL ASSOCIATE POWER AND PLUMBING SERVICES WITH OTHER TRADES.
G. ON ITEMS, D, E, AND F, CONTRACTOR MAY BE REQUIRED TO GO BEYOND THE CONTRACT AREA TO REACH THE FIRST SHUTOFF VALVE, MAIN OR ELECTRICAL PANEL. WHEN THIS HAPPENS, THE CONTRACTOR SHALL REMOVE AND REPAIR EXISTING FINISH SURFACES AS REQUIRED.
H. ALL EXISTING FLOOR, WALL AND CEILING FINISHES IN AREAS TO BE RENOVATED SHALL BE REMOVED DOWN TO SUBFLOOR/ROUGH FRAMING AS REQUIRED. PREPARE EXISTING SURFACES TO RECEIVE NEW FINISH MATERIALS.
I. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SALVAGE OF EXISTING MATERIALS AS REQUIRED FOR PATCHING EXISTING AREAS TO REMAIN. WHEREVER REMOVALS OCCUR, DISTURBED SURFACES SHOULD BE PATCHED TO MATCH ADJACENT EXISTING.
J. THE CONTRACTOR SHALL COORDINATE THE DEMOLITION WORK WITH THE OWNER'S USE OF THE PREMISES. ALL WORK TO BE SCHEDULED AND COORDINATED WITH OWNER.
K. THE CONTRACTOR SHALL PROVIDE FIREPROOF AND DUSTPROOF PARTITIONS AROUND THE CONSTRUCTION AREA DURING ALL DEMOLITION AND CONSTRUCTION WORK.
L. THE CONTRACTOR SHALL MAINTAIN SAFE ACCESS TO ALL DESIGNATED EXITS FOR THE BUILDING OCCUPANTS DURING CONSTRUCTION.
M. STORAGE FOR CONTRACTOR'S EQUIPMENT AND DEBRIS MUST BE KEPT INSIDE THE CONTRACT AREA.
N. DUMPSTERS FOR CONSTRUCTION DEBRIS ARE TO BE PROVIDED BY CONTRACTOR. ALL DEBRIS TO BE HAULED OFF SITE UPON REMOVAL BY CONTRACTOR.
O. IF MATERIALS ARE SUSPECTED TO CONTAIN ASBESTOS, CONTRACTOR IS TO IMMEDIATELY INFORM OWNER AND ARCHITECT. ALL EXISTING MATERIALS KNOWN TO CONTAIN ASBESTOS THAT ARE TO BE REMOVED SHOULD BE DONE SO IN ACCORDANCE WITH ESTABLISHED A.H.E.R.A. REGULATIONS.

CONSTRUCTION NOTES:

1. CONSTRUCTION SHALL CONFORM TO THE 2020 EXISTING BUILDING CODE OF NEW YORK STATE AND ALL APPLICABLE REFERENCED CODES AND REGULATIONS.
2. THESE DOCUMENTS DO NOT PURPOT TO SHOW ALL ITEMS AND PROCEDURES REQUIRED FOR A COMPLETE INSTALLATION. THE INTENT IS TO INDICATE THE GENERAL SCOPE OF THE PROJECT, IN TERMS OF THE ARCHITECTURAL DESIGN CONCEPT, THE LOCATION / DIMENSIONS OF THE CONSTRUCTION AND MAJOR ARCHITECTURAL ELEMENTS OF CONSTRUCTION.
3. THE SIGNING PROFESSIONAL OF THESE DOCUMENTS IS NOT UNDER CONTRACT FOR CONSTRUCTION ADMINISTRATION, AND THEREFORE ASSUMES NO RESPONSIBILITY FOR DEVIATIONS FROM THESE DRAWINGS.
4. ELECTRICAL AND LIGHTING DESIGN, PLUMBING DESIGN, HVAC DESIGN AND SPRINKLER SYSTEM DESIGN ARE BY OTHERS - MODIFY EXISTING SYSTEMS, AS REQUIRED, TO ALL APPLICABLE CODES.
5. GENERAL CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, REQUIREMENTS, NOTES AND DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE ARCHITECT IF CONDITIONS VARY FROM THOSE SHOWN ON THE DOCUMENTS.
6. THE CONTRACTOR SHOULD BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES OF THIS WORK. THE CONTRACTOR SHALL KEEP THE PREMISES AND SURROUNDING AREA FREE FROM ACCUMULATION OF WASTE MATERIALS OR RUBBISH FROM THIS WORK, AND SHALL DISPOSE OF SUCH LEGALLY OFF SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS IN CONNECTION WITH THE COMPLETION OF THIS WORK. THE CONTRACTOR SHALL TAKE REASONABLE PRECAUTIONS OF SAFETY AND SHALL PROVIDE PROTECTION TO PREVENT DAMAGE, INFURY OR LOSS TO PERSONS AND PROPERTY AFFECTED BY THE EXECUTION OF THIS WORK.
7. GENERAL CONTRACTOR TO PROVIDE ADEQUATE SUPPORT OF EXISTING WALLS, AND PARTITIONS DURING DEMOLITION AND CONSTRUCTION.
8. CONTRACTORS ARE RESPONSIBLE FOR COORDINATING WORK WITH OTHER TRADES WHEREVER THEY OVERLAP.
9. WHEN MATERIALS AND / OR FINISHES ARE FOUND TO BE ABSENT, OR WHEN EXISTING CONSTRUCTION IS REMOVED, DISTURBED, DAMAGED, REPLACED OR RENOVATED IN ANY WAY, CONTRACTOR SHALL PROVIDE PATCHING, PAINTING AND MATERIALS OF SAME TYPE AND QUALITY AS TO MATCH ADJACENT EXISTING SURFACES UNLESS OTHERWISE NOTED.
10. PROVIDE ALL BLOCKING, FURRING AND SHIMMING AS NECESSARY FOR INSTALLATION AND COMPLETION OF THE WORK.
11. ALL NEW WORK SHALL BE PLUMB, LEVEL AND SQUARE. SCRIBE AND MAKE FIT ALL NEW WORK TO EXISTING.
12. ALL DETAILS ARE SUBJECT TO CHANGE DUE TO EXISTING FIELD CONDITIONS. CONTRACTOR MUST NOTIFY OWNER AND ARCHITECT OF SAME.
13. ALL DIMENSIONS ARE FACE OF WALL TO FACE OF WALL (ROUGH) UNLESS NOTED.
14. INTERIOR STUD WALL FRAMING SHALL BE 3 5/8" METAL STUDS @ 16" O.C. (UNLESS OTHERWISE NOTED).
15. NO SITE VISITS WILL BE MADE BY THIS ARCHITECT. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR CHANGES TO THESE DRAWINGS.
16. COORDINATE INTERIOR DOORS/HARDWARE, WOOD TRIM AND FINISHES TO MATCH EXISTING. FINAL SELECTION BY OWNER AND GENERAL CONTRACTOR UNLESS OTHERWISE SPECIFIED.
17. SAFETY GLAZING REQUIREMENTS FOR INTERIOR SIDELITES SHALL BE PER SECTION 2406 OF THE 2020 BUILDING CODE OF NEW YORK STATE.
18. THE AUTOMATIC SPRINKLER SYSTEM SHALL BE MODIFIED AS REQUIRED FOR CONTINUED COMPLIANCE WITH SECTION 903 OF THE 2020 BUILDING CODE OF NEW YORK STATE AND NFPA-13. A COPY OF THE CONTRACTOR'S TEST AND MATERIALS CERTIFICATE SHALL BE SUBMITTED TO THE FIRE MARSHAL PRIOR RO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CONTACT THE FIRE MARSHAL FOR ADDITIONAL REQUIREMENTS, REVIEW AND APPROVAL.
19. EXISTING EMERGENCY LIGHTING SHALL BE MODIFIED AS NECESSARY AS REQUIRED AND SHALL COMPLY WITH SECTION 1008 OF THE 2020 BUILDING CODE OF NEW YORK STATE. EMERGENCY LIGHTING SHALL BE PROVIDED IN THE MEANS OF EGRESS INCLUDING EXIT DISCHARGE. A LETTER OF TEST COMPLIANCE FOR THE EMERGENCY LIGHTING SYSTEM FROM THE THE ELECTRICAL CONTRACTOR OR LICENSED PROFESSIONAL OF RECORD SHALL BE SUBMITTED BEFORE THE THE CERTIFICATE OF OCCUPANCY OR LETTER OF COMPLETION IS ISSUED.
20. EXISTING EXIT SIGNS SHALL BE MODIFIED, IF NECESSARY TO COMPLY WITH SECTION 1013 OF THE 2020 BUILDING CODE OF NEW YORK STATE. SIGNS SHALL BE PROVIDED AT EACH EXIT AND EXIT ACCESS DOOR READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. NO POINT IN THE EXIT ACCESS CORRIDOR SHALL BE MORE THAN 100 FT. FROM AN EXIT OR DIRECTINAL SIGN OR THE VIEWING DISTANCE FOR THE SIGN, WHICHEVER IS LESS.
21. THE EXISTING FIRE ALARM SYSTEM SHALL BE MODIFIED AS REQUIRED FOR CONTINUED COMPLIANCE WITH NFPA-72 AND ICC/ANSI A117.1-2009. ALL WORK SHALL BE PERFORMED BY A NEW YORK STATE LICENSED INSTALLER. A COPY OF THE CONTRACTOR'S TEST AND MATERIALS CERTIFICATE SHALL BE SUBMITTED TO THE FIRE MARSHAL PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. CONTACT THE FIRE MARSHAL FOR ADDITIONAL REQUIREMENTS, REVIEW AND APPROVAL.
22. INTERIOR FINISHES, TRIM AND DECORATIVE MATERIAL SHALL COMPLY WITH CHAPTER 8 OF THE 2020 BUILDING CODE OF NEW YORK STATE.
23. ALL SPACES PER CODE THAT REQUIRE THAT REQUIRE OCCUPANCY SENSORS TO INCLUDE INTEGRAL OCCUPANCY SENSOR WITH AUTOMATIC DIMMING CONTROL.

GENERAL NOTES:

1. NEW WALLS SHOWN ARE 3 5/8" METAL STUDS AT 16" O.C. EXTEND WALL FRAMING TO UNDERSIDE ROOF DECK.
2. 5/8" GYPSUM SHEATHING EACH SIDE OF STUD TO MINIMUM 6" ABOVE FINISHED CLG. (UNLESS OTHERWISE NOTED). CROSS BRACE TO STRUCTURE ABOVE AS REQUIRED.
3. FIELD VERIFY ALL NEW WALL DIMENSIONS REGARDING PROXIMITY TO EXISTING WINDOWS OR DOORS.
4. ALL NEW CABINETRY/DESK SIZES ♦ DESIGN BY OTHERS.
5. HARDWARE TO MATCH EXISTING.
6. ASSUMED DROPPED CEILING HEIGHT TO BE +/- 9'-0" AFF. (MATCH EXISTING)
7. SOUND INSULATE ALL OFFICE WALLS WITH R-13 FIBERGLASS BATTS.
8. EXISTING LIGHTING TO BE ADJUSTED AS NEEDED TO ACCOMODATE NEW SPACE.
9. SWITCH AND PLUG LOCATIONS IN NEW OFFICE SPACE TO MATCH THAT OF EXISTING OFFICES.
✱ FIELD VERIFY DOOR AND SIDELIGHT FRAME WIDTH AND R.O. WIDTH AND HEIGHT TO MATCH EXISTING.

LEGEND:

- EXISTING CONDITIONS
- EXISTING WALL TO BE REMOVED TO LIMITS OF NEW DOOR ♦ SIDELIGHTS OR OPENING SHOWN.
- NEW 3 5/8" METAL WALL STUDS, 16" O.C.

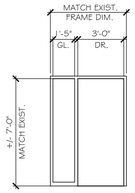
INTERIOR FINISH SCHEDULE RENOVATED SPACE

NO	ROOM NAME	PAINTED DRYWALL	CARPET	VINYL COMPTILE	WOOD	A.C.T.	CEILING HEIGHT	REMARKS
101	MATT'S OFFICE	●	●		●	●	+/- 9'-0"	EXISTING
102	RECEPTION / WAITING	●	●		●	●		EXISTING
103	OFFICE 7	●	●		●	●	+/- 9'-0"	EXISTING
104	OFFICE 8	●	●		●	●	+/- 9'-0"	EXISTING
105	OFFICE 10	●	●		●	●	+/- 9'-0"	EXISTING
106	OFFICE 11	●	●		●	●	+/- 9'-0"	EXISTING
107	REPRODUCTION AREA	●	●		●	●	+/- 9'-0"	EXISTING
108	CONFERENCE ROOM	●	●		●	●	+/- 9'-0"	EXISTING
109	CORRIDOR 1	●	●		●	●	+/- 9'-0"	EXISTING

DOOR SCHEDULE

DOOR	SIZE	THICKNESS	TYPE	MATERIAL	FINISH	FIRE RATING	HARDWARE	FRAME	FRAME FINISH	REMARKS
EX	EXIST.	1 3/4"	A	SC WOOD VENEER W/ TEMP. GL. SL.	PREFINISHED	NONE	EXIST.	HM	PAINT	EXISTING TO REMAIN
001	3'-0" x 7'-0" W/ 1'-0" SL	1 3/4"	A	MATCH EXISTING	MATCH PREFINISHED	NONE	MATCH EXISTING	MATCH EXISTING	MATCH EXISTING	2, MATCH EXISTING

NOTES:
1. HM = HOLLOW METAL
2. GLAZING IN SIDELIGHTS SHALL BE TEMPERED GLASS.



DOOR TYPE A

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FLOOR PLAN, DEMOLITION, CONSTRUCTION AND GENERAL NOTES, DOOR AND FINISH SCHEDULES

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