

DEMOLITION NOTES

- THE SCOPE OF DEMOLITION WORK HAS GENERALLY BEEN INDICATED ON THE DRAWING FOR CONTRACTORS INFORMATION. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE FULL SCOPE, EXTENT, NATURE AND MANNER OF DEMOLITION REQUIRED.
- ONLY WORKMEN SKILLED AND KNOWLEDGEABLE IN THEIR RESPECTIVE TRADES SHALL BE EMPLOYED IN THE DEMOLITION OF ANY WORK.
- CONTRACTOR SHALL TAKE SPECIAL CARE TO DEMOLISH ONLY THAT WORK WHICH IS REQUIRED TO BE DEMOLISHED AND NOT TO DISTURB ANY WORK WHICH IS TO REMAIN. IF IN THE COURSE OF DEMOLITION, CONTRACTOR DESTROYS OR DISTURBS ANY WORK WHICH IS TO REMAIN, THEN HE SHALL, AT HIS OWN EXPENSE, REPAIR OR REPLACE SUCH WORK AS NECESSARY.
- ANY CUTS AND PENETRATIONS IN EXISTING WORK REQUIRED TO ACCOMPLISH NEW WORK SHALL BE DONE NEATLY AND WITHOUT DISTURBANCE TO ADJACENT WORK TO REMAIN.
- ALL DEMOLITION WORK TO BE DONE DURING THOSE HOURS DESIGNATED BY OWNER.
- REMOVE AND DISCARD ALL DEMOLISHED ITEMS IN A MANNER FULLY APPROVED BY THE CITY OF NEW YORK AND ANY OTHER GOVERNMENT AGENCY.
- DO NOT SCALE DRAWING.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS AND SHALL REPORT TO THE OWNERS REPRESENTATIVE ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH SATISFACTORY COMPLETION OF WORK.
- ALL CEILING MATERIALS (LIGHT FIXTURE, GYPSUM BOARD, ACOUSTIC TILE, ETC.) ARE TO BE REMOVED ALONG WITH ALL CONCEALED OR EXPOSED SPLINES, BLACK IRON BRACING OR ANY OTHER SUPPORT/ HANGING STRUCTURE.

GC NOTES

- CONTRACTOR TO REMOVE, DISCARD & REPLACE SKYLIGHTS AS INDICATED
- CONTRACTOR TO PROVIDE APPROVED SHOP DRAWINGS FOR THE PRODUCTION OF REPLACEMENT SKYLIGHTS
- CONTRACTOR TO PROVIDE DUMPSTER
- CONTRACTOR TO PROVIDE SITE PROTECTION & SCAFFOLDING
- CONTRACTOR IS RESPONSIBLE FOR THE REPAIR OF INTERIOR FINISHES WHERE APPLICABLE

GENERAL NOTES

- ARCHITECTS HAVE NOT BEEN RETAINED TO SUPERVISE ANY CONSTRUCTION OR INSTALLATION OF ANY EQUIPMENT AT SITE.
- PRIOR TO THE START OF ANY CONSTRUCTION, CONTRACTOR IS REQUIRED TO CHECK AND VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE AND DIMENSIONS ON THE PLAN. CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY. NO PLANS SHALL BE SCALED. DIMENSIONS SHALL BE USED.
- CONTRACTOR TO COMPLY WITH ALL RULES AND REGULATIONS OF ALL LOCAL AND STATE GOVERNMENTAL AGENCIES HAVING JURISDICTION. CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ALL ACTS AND OMISSIONS OF ALL HIS EMPLOYEES AND ALL SUB-CONTRACTORS THEIR AGENTS AND EMPLOYEES AND ALL OTHER PERSONS PERFORMING ANY OF THE WORK TO BE DONE.
- CONTRACTOR SHALL PURCHASE AND MAINTAIN SUCH INSURANCE AS WILL PROTECT HIM AND OWNER FROM CLAIMS WHICH MAY ARISE CUT OF OR RESULT FROM THE CONTRACTORS OPERATIONS, WHETHER SUCH OPERATIONS BE BY HIMSELF OR BY ANY OF THEM OR BY ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE.
- IT IS THE INTENTION OF THIS CONTRACT TO COMPLETELY FINISH AND READY FOR OCCUPANCY THIS BUILDING IN ACCORDANCE WITH THE CONTRACT DOCUMENT AND ALL REQUIREMENTS OF LAW, ALTHOUGH ALL NECESSARY WORK MAY NOT BE ITEMIZED ON THE DRAWINGS. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS AND INCLUDE ALL WORK SPECIFIED OR IMPLIED FOR THE COMPLETE REPAIR OF THIS BUILDING. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES AND REGULATIONS AND LAWFUL ORDER OF PUBLIC AUTHORITY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. HE SHALL ERECT AND MAINTAIN, AS REQUIRED BY EXISTING CONDITIONS ALL PROGRESS OF WORK, ALL REASONABLE SAFEGUARDS FOR SAFETY AND PROTECTION.
- CONTRACTOR SHALL DO ALL CUTTING, FITTING OR PATCHING OF WORK THAT MAY BE REQUIRED TO MAKE THE SEVERAL PARTS FIT TOGETHER PROPERLY. CUTTING, IF ANY, SHALL BE DONE IN CONFORMANCE WITHIN THE MAXIMUM TOLERANCE OF BUILDING CODE REQUIREMENTS.
- SAFETY OF PUBLIC PROPERTY DURING CONSTRUCTION OPERATIONS TO COMPLY WITH ARTICLE 19.
- THE CONTRACTOR SHALL UPON COMPLETION OF WORK SEE THAT THE JOB IS BROOM SWEEP.
- CONTRACTOR SHALL COOPERATE AND COORDINATE THE SCHEDULING OF ALL TRADES.
- THESE NOTES ARE TO BE USED IN CONJUNCTION AND MADE PART OF THE PLANS.
- THE CONTRACTOR IS CAUTIONED TO MAKE CONTINUOUS OBSERVATION OF THE EXISTING STRUCTURE DURING THE PERFORMANCE OF HIS WORK. SHOULD HE BECOME AWARE OF ANY SITUATIONS THAT REQUIRE FURTHER INVESTIGATION OR STUDY HE SHALL NOTIFY THE ARCHITECT IMMEDIATELY, IN WRITING.
- PRIOR TO THE REMOVAL OF ANY STRUCTURAL MEMBERS, LOAD BEARING WALLS, STRUCTURAL LINTELS, ETC. THE CONTRACTOR SHALL PROPERLY SHORE UP AND SUPPORT EXISTING CONSTRUCTIONS, SECURING A SAFE CONDITION IN CONFORMANCE WITH THE NEW YORK CITY BUILDING CODE REQUIREMENTS.
- NO CHANGES ARE TO BE MADE WITHOUT THE CONSULTATION AND APPROVAL OF THE ARCHITECT.
- CONTRACTOR SHALL OBTAIN BUILDING PERMIT. NO WORK TO START UNLESS BUILDING PERMIT IS PROPERLY DISPLAYED.

TENANT PROTECTION PLAN 2008 CODE AS PER 28-104.8.4

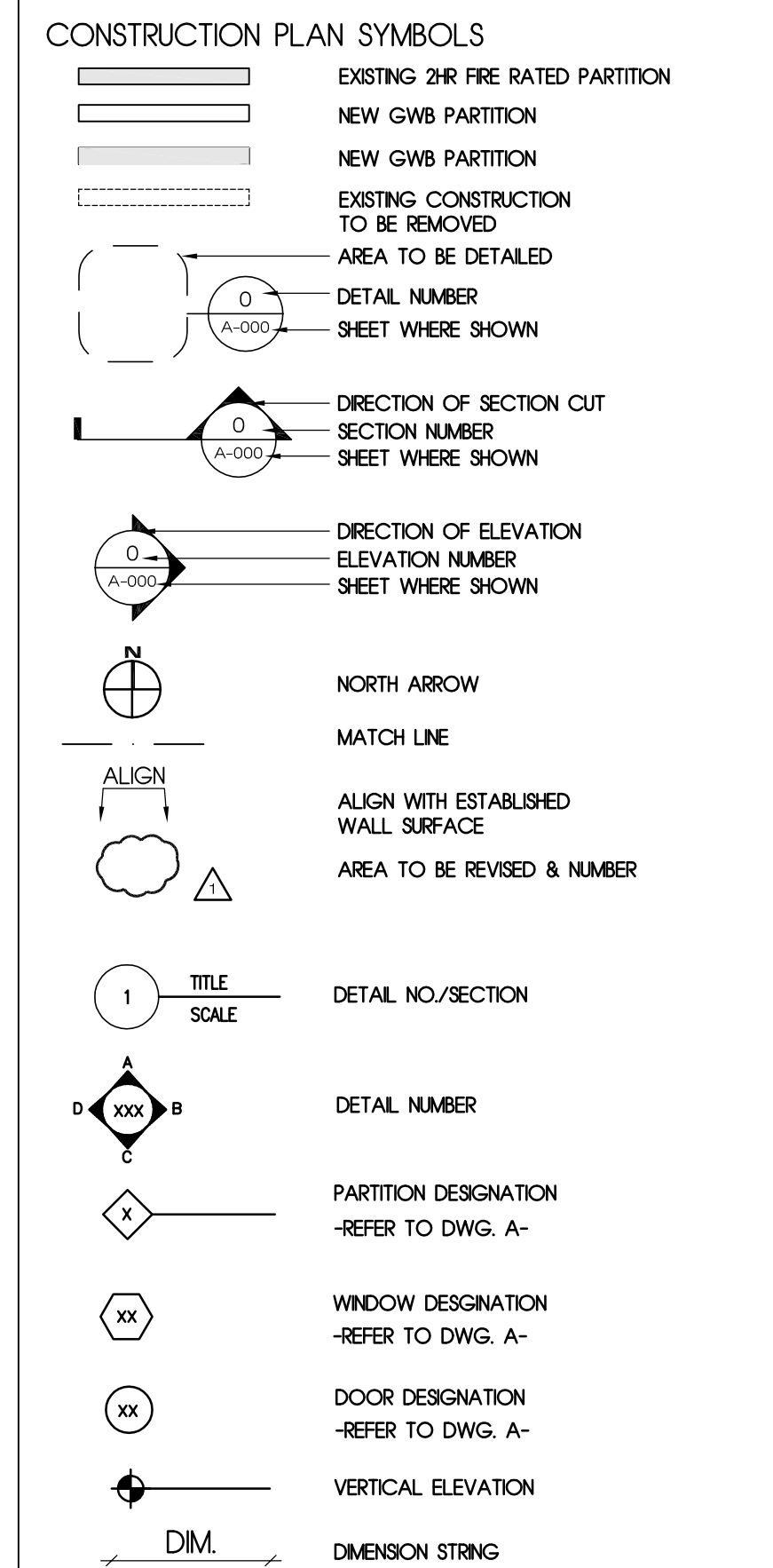
- THE BUILDING CONTAINS APPROXIMATELY 32 DWELLING UNITS THAT WILL BE OCCUPIED DURING CONSTRUCTION
- EGRESS: AT ALL TIMES IN THE COURSE OF CONSTRUCTION THE EGRESS FROM THE VARIOUS FLOORS OF THE BUILDING WILL BE MAINTAINED. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME.
- FIRE SAFETY: ALL PRECAUTIONS TO BE OBSERVED TO MAINTAIN FIRE SAFETY AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.
- HEALTH REQUIREMENTS: DUST TO BE KEPT TO A MINIMUM AND TO BE REMOVED AFTER COMPLETION OF WORK EACH DAY. DISPOSAL OF CONSTRUCTION DEBRIS MUST BE DONE IN THE SAFE MANNER. CONSTRUCTION NOISE WILL BE CEASED AFTER NORMAL WORKING HOURS, LIMIT NOISE TO ACCEPTABLE LEVELS. MAINTAIN SANITARY FACILITIES. CONTROL PESTS AT ALL TIMES.
- CONTRACTOR MUST COMPLY WITH APPLICABLE LAWS RELATING TO LEAD AND ASBESTOS. IF OBSERVED IMMEDIATELY CONTACT OWNER OR ARCHITECT.
- ELECTRIC, GAS, OR OTHER UTILITIES ARE NOT TO BE INTERRUPTED.
- BUILDING SECURITY TO BE MAINTAINED TO PREVENT UNAUTHORIZED PERSONS FROM ENTERING THE BUILDING.
- FLOOR SHALL NOT BE OVERLOADED BEYOND WHAT PERMITTED.
- NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.
- THE REQUIREMENTS OF THE NY CITY HOUSING MAINTENANCE CODE AND MD LAW SHALL BE STRICTLY OBSERVED.

NOTE

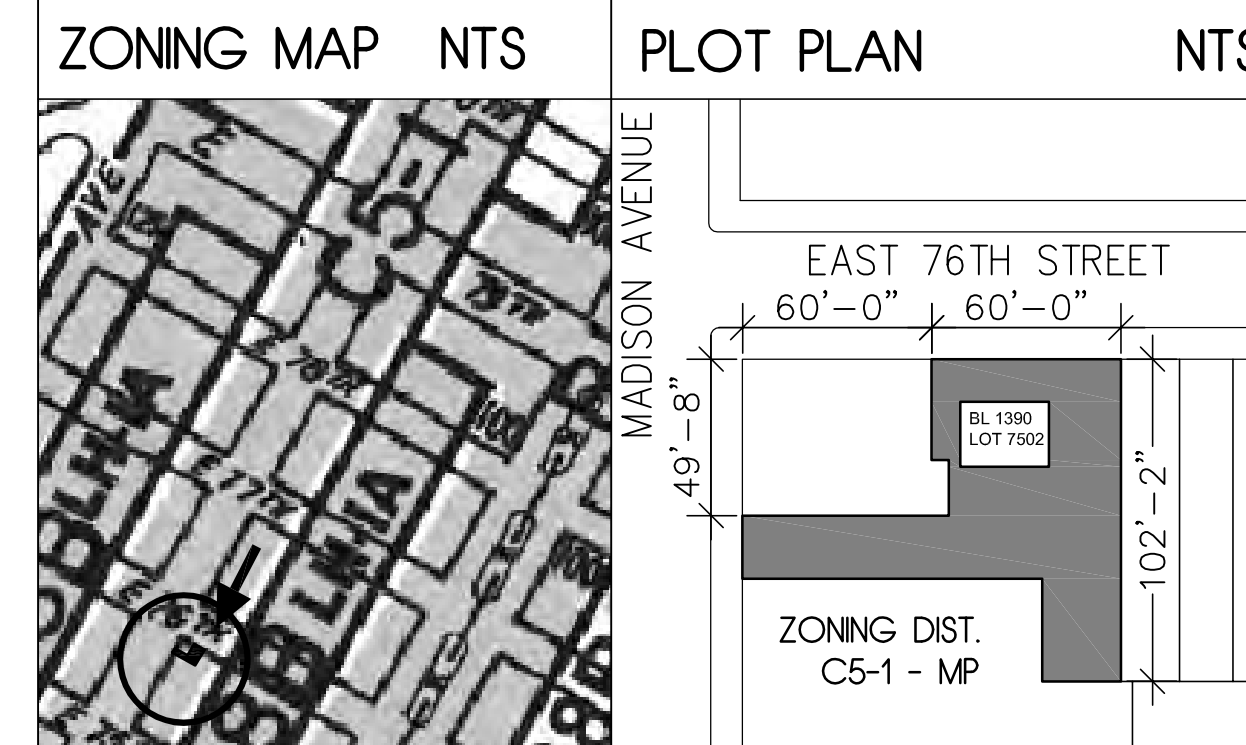
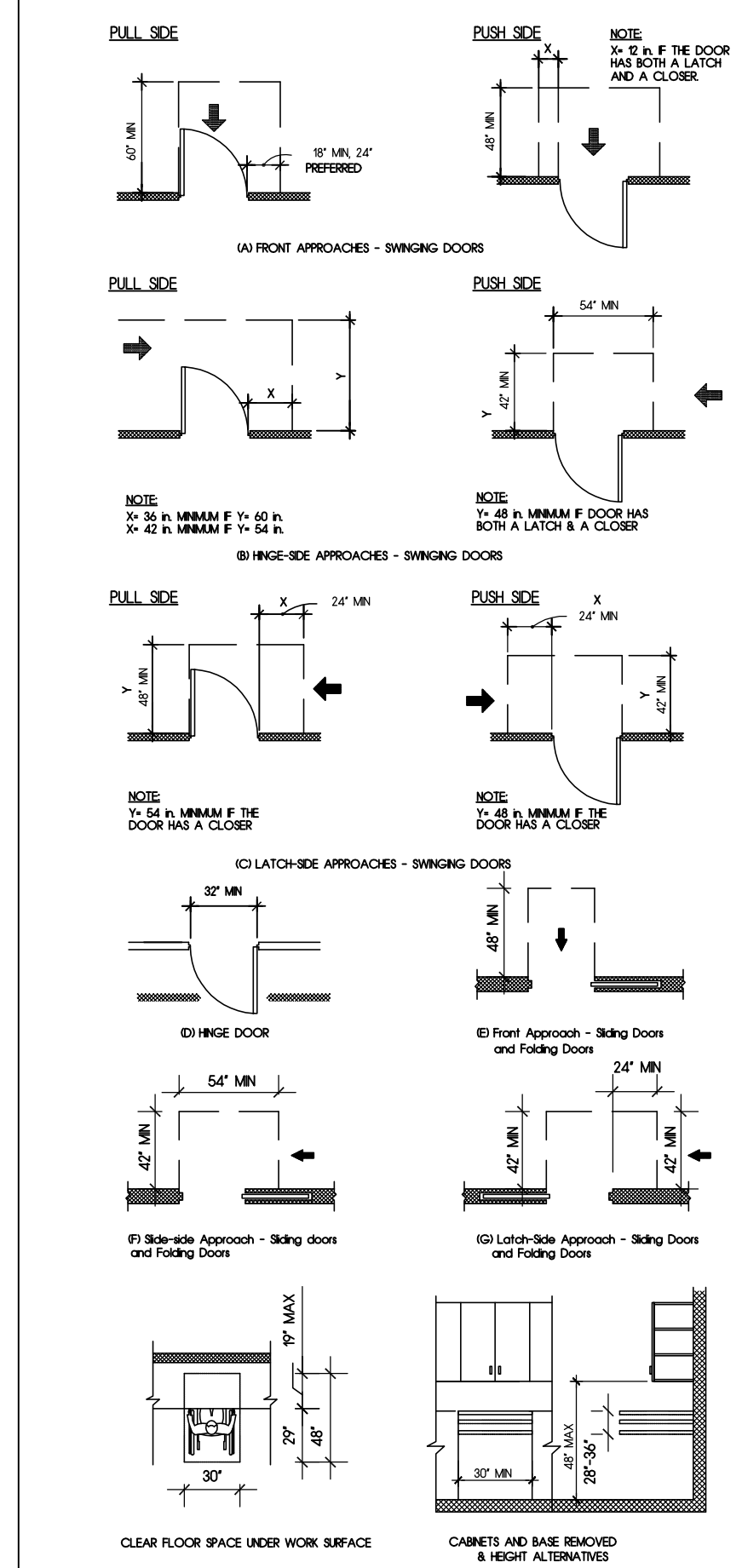
THIS PLAN IS APPROVED ONLY FOR WORK INDICATED ON THE APPLICATION SPECIFICATION SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO BE RELIED UPON OR TO BE CONSIDERED AS EITHER BEING APPROVED OR IN ACCORDANCE WITH APPLICABLE CODES.

- THESE DRAWINGS ARE FOR DESIGN INTENTION ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE FINAL CONSTRUCTION OR WATERPROOFING DETAILS OF THIS PROJECT.
- THE WINDOW PROFILES ARE TO MATCH THE EXISTING SKYLIGHT/GREENHOUSE SYSTEM. WE CANNOT PROVIDE THE EXACT DIMENSIONS, OR MATERIALS OF THE SYSTEM UNTIL A FABRICATOR HAS BEEN CHOSEN.
- THE SKYLIGHT/GREENHOUSE FABRICATOR WILL PROVIDE WIND LOAD, SNOW LOAD AND NYCEEC CODE (ENERGY CODE) CALCULATIONS TO COMPLY WITH ALL APPLICABLE REQUIREMENTS AND MUNICIPAL CODES.
- THE SKYLIGHT/GREENHOUSE FABRICATOR WILL PROVIDE SHOP DRAWINGS FOR FINAL APPROVAL BY THE ARCHITECT, AND THE NYC LANDMARKS PRESERVATION COMMISSION.
- UPON COMPLETION OF THE PROJECT THE CONTRACTOR SHALL FILE AS-BUILT DRAWINGS OF THE SKYLIGHT/GREENHOUSE, ALONG WITH STRUCTURAL STABILITY, WIND AND SNOW LOAD CALCULATIONS. ALL APPLICABLE REQUIREMENTS AND MUNICIPAL CODES WILL APPLY.
- THE CONTRACTOR SHALL REMOVE ALL OF THE METAL COPING, SURROUNDING FLASHING, AND METAL PANELS. THE SURROUNDING AREAS WILL BE INSPECTED FOR ANY POSSIBLE LEAKS OR DETERIORATION, AND PROPERLY WATERPROOFED BEFORE ANY METAL FLASHING, COPING OR PANELING IS INSTALLED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING AN ENGINEER TO PROVIDE STRUCTURAL STABILITY INSPECTIONS BEFORE THE PROJECT IS APPROVED AT THE NYC DEPARTMENT OF BUILDINGS.

GRAPHIC SYMBOLS



N.T.S. ACCESSIBILITY INFORMATION



DRAWING LIST

T-001.00	ZONING MAP, PLOT PLAN, NOTES, SYMBOLS, SPECIAL INSPECTIONS
T-002.00	GENERAL NOTES
T-003.00	GENERAL NOTES
A-001.00	GREENHOUSE PLAN, ELEVATION & SECTION
A-002.00	DETAILS
A-003.00	EXISTING PHOTOS & KEY PLAN

ZONING NOTES

ZONING ANALYSIS

ADDRESS: 32 EAST 76TH STREET, NEW YORK, NY 10021
 BLOCK: 1390
 LOT: 7502
 ZONING MAP: 8C
 ZONING DISTRICT: C5-1 MP
 COMMUNITY BOARD MANHATTAN # 8
 SPECIAL DISTRICT: MP – MADISON AVENUE PRESERVATION
 FLOOD ZONE: BUILDING IS NOT IN A FLOOD ZONE
 LANDMARK STATUS: YES

***THERE IS NO CHANGE IN USE, EGRESS, OCCUPANCY**
***PLANS CONFORMS WITH NYC & NYS ENERGY CODES:**

SPECIAL INSPECTIONS

WALL PANELS, CURTAIN WALLS, AND VENEERS	BC 1704.10
STRUCTURAL STABILITY	BC 1704.19
ENERGY CODE COMPLIANCE INSPECTION	BC 109.3.5
FINAL INSPECTION	28-116.2.4.2, BC 109.5
	DIR. 14 OF 1975, AND 1 RCNY 101-10

ENERGY CODE PROGRESS INSPECTIONS
 IRCNY §5000-01 (h) (1) & (2)

FENESTRATION THERMAL VALUES & RATINGS	(IA3), (IA3)
FENESTRATION RATINGS FOR AIR LEAKAGE	(IA4), (IA4)
FENESTRATION AREAS	(IA5), (IA5)
AIR SEALING AND INSULATION - VISUAL	(IA6), (IA6)

ARCHITECT'S NOTES

*** THESE DRAWINGS ARE FOR DESIGN INTENTION ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE FINAL CONSTRUCTION OR WATERPROOFING DETAILS OF THIS PROJECT.**

*** SITE SAFETY & SIDEWALK BRIDGING WILL BE FILED UNDER A SEPARATE APPLICATION**

ENERGY CODE TABULAR ANALYSIS:
CLIMATE ZONE 4A

VERTICAL FENESTRATION REPLACEMENT: ECONYS 2010 TABLE 502.3
AREA < 40% WALL AREA ABOVE-GRADE WALL
METAL FRAMING W/ THERMAL BREAK; CLEAR DOUBLE GLAZED WINDOWS; FF < 0.25

DESCRIPTION	U-FACTOR: WINTER	U-FACTOR: SUMMER	SHGC
SLIDING WINDOW	0.29 < 0.55 COMPLIES	0.27 < 0.55 COMPLIES	0.38 < 0.40 COMPLIES
FIXED WINDOW	0.29 < 0.55 COMPLIES	0.27 < 0.55 COMPLIES	0.38 < 0.40 COMPLIES
CURVED WINDOW	0.29 < 0.55 COMPLIES	0.27 < 0.55 COMPLIES	0.38 < 0.40 COMPLIES

SEAL & SIGNATURE: [Signature] | DATE: 11-07-11

PROJECT NO: 130
 DRAWING BY: SS
 CHECKED BY: GK
 SCALE: AS NOTED
 DWG NO: 1 OF 6

T-001.00

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE.

PROJECT

32 East 76 Street
APT. 1402
Greenhouse Replacement

NEW YORK, NY 10021

KOHN
Architecture

Guy Lindsay Kohn

19 UNION SQUARE WEST, 6TH FL
 NEW YORK, N.Y. 10003
 TEL: (212) 889-0500
 FAX: (212) 929-9718

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY AND ARE THE EXCLUSIVE PROPERTY OF KOHN ARCHITECTS. GUY LINDSAY KOHN, NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF KOHN ARCHITECTS, GUY LINDSAY KOHN.

CONSULTANTS

REVISIONS

FLINGS

ISSUED FOR CONSTRUCTION 02.28.2012

TITLE

ZONING MAP, PLOT PLAN, NOTES, SPECIAL INSPECTIONS, ADA NOTES

SEAL & SIGNATURE

DATE: 11-07-11
 PROJECT NO: 130
 DRAWING BY: SS
 CHECKED BY: GK
 SCALE: AS NOTED
 DWG NO: 1 OF 6

T-001.00

BSCAN STICKER

GENERAL NOTES

A. GENERAL

- Architects have not been retained to supervise any construction or installation of any equipment at site.
- All work in the General Notes, Specifications, shown or implied on all drawings and as required by the job field conditions shall be supplied and installed by the General Contractor (herein after referred to as the Contractor) and his Subcontractors unless otherwise noted on drawings and/or in the specifications. The Contractor shall closely coordinate his work and the work of all Subcontractors to assure that all schedules are met.
- Contractor shall be responsible to the Owner for all acts and omissions of all his employees and all Sub-contractors their agents and employees and all other persons performing any of the work to be done.
- The Contractor shall coordinate his work with all work performed by vendors and other contractors contracted directly to owner.
- The Contractor shall coordinate his work with all rules and regulations of the building and with the building Owner's Representative.
- The Contractor shall check and verify the scope of work shown on drawings at the job site including all dimensions, notes, etc. and shall notify KOHN Architecture or Owner of any discrepancies and/or conflicts before proceeding with the job.
- All KOHN Architecture drawings, construction notes and specifications are complementary and what is called for by any will be binding as if called for by all. In the event of any conflict or error in the documents the Contractor shall request clarification and direction from KOHN Architecture before proceeding with the work.
- The Contractor shall notify KOHN Architecture immediately if he cannot comply with the contract document, do not scale drawings, dimensions govern. larger scale drawings shall govern over smaller scale.
- All clean-up work is the responsibility of the Contractor. the project area and all adjacent areas affected by the construction must receive a final cleaning as required to turn over to the tenant in a clean and orderly condition. The Contractor to provide daily clean-up of all debris left by other contractors and vendors contracted directly with Owner after move-in.
- The Contractor is to install and maintain a field telephone throughout construction of the project.
- The Contractor shall be responsible for any held inspections or controlled inspection items such as sub-grade concrete, steel, ventilation, fire stops, etc. as required by governing agencies.
- The Contractor must comply with the rules and regulations of agencies having jurisdiction and shall conform to all city, county, state and federal construction and safety codes, statutes, and ordinances. The Contractor shall purchase and maintain liability insurance, workmens compensation insurance and disability as required by owner & municipalities.
- The Contractor shall obtain and pay for the building permits required by all local agencies before beginning construction. the contractor shall produce all necessary approvals, inspections, permits, etc. required for the building department sign-off upon completion of the work. The Contractor shall pay all related fees.
- It is the intention of this contract to completely finish and ready for occupancy this building in accordance with the contract document and all requirements of law, although all necessary work may not be itemized on the drawings. The Contractor shall familiarize himself with the existing conditions and include all work specified or implied for the complete repair of this building.
- Safety of public property during construction operations to comply with article 19.
- Entire apartment renovation shall be turn key.
- There is no elevator to the units, therefore, stairs are the only access to units including to bring in/out material.

B. DEMOLITION

- The scope of demolition work has generally been indicated on the drawing for Contractor's information. It shall be the Contractor's responsibility to determine the full scope, extent, nature and manner of demolition required.
- Only workmen skilled and knowledgeable in their respective trades shall be employed in the demolition of any work.
- Contractor shall take special care to demolish only that work which is required to be demolished and not to disturb any work which is to remain. If in the course of demolition, contractor destroys or disturbs any work which is to remain, then he shall, at his own expense, repair or replace such work as necessary.
- Any cuts and penetrations in existing work required to accomplish new work shall be done neatly and without disturbance to adjacent work to remain.
- All demolition work to be done during those hours designated by owner.
- Demolition shall be the responsibility of the contractor.

- The contractor shall disconnect and cap off all existing telephone, electrical, data, etc. at raceways as required. strip all cable wires and connections back to the appropriate panel. replace and secure all cover plates.
- Before commencing any demolition work, the contractor shall review with kohn architecture the intent regarding the salvage, reuse and final disposition of any existing items or equipment or material not used in this project, such as the following:
 - doors and door frames
 - hardware
 - telephone and electrical outlets
 - light fixtures
- All work demolished shall be removed from the premises except items to be re-used or returned to the owner.
- The contractor shall be responsible for removal of all outlets, conduit, or any telephone, data, electrical wiring, etc. found within existing partitions. strip all cable wire and connections back to the appropriate panel.
- The contractor shall at all times protect the property of the building including but not limited to windows, floor and ceiling, corridors, elevators, doors, frames, electrical, air conditioning equipment, perimeter enclosures, etc.
- All existing duct work, convactor units, plumbing, to remain, shall be maintained and protected throughout.
- Maintain the integrity of:
 - all fire and life safety equipment
 - all perimeter enclosures
 - all induction units
 - all security systems
 - all voice and data systems.
- The contractor shall cap and flush off behind finished surfaces all projecting plumbing, gas lines, electrical/telephone outlets and all other projecting items electrical/telephone outlets and all other projecting items which are being abandoned and patch to match adjacent wall and/or surfaces to receive new finish.
- In all areas where demolition (removal of tile, flooring, partitions, etc.) has caused unevenness in the existing floor, the contractor shall patch and level the existing floor with the surrounding area before installing the new flooring.
- All damaged surfaces new and existing (finished floor, slab, window and enclosures, etc.) shall be repaired to new condition.
- During demolition the contractor shall be responsible to keep the premises clean and free of excessive debris. protection shall be provided for tenant equipment and occupants that will remain during demolition and construction.
- Upon completion of the demolition work, the contractor shall provide that all areas be left "broom clean."
- All core drilling, cutting and chopping of floor and/or masonry walls shall be coordinated with KOHN architecture, the owner's representative and the building owner's representative.
- The Contractor shall not remove or interrupt any existing power, telephone, security or data lines or other devices until all have been identified by the Owner to remain or to be removed. contractor to coordinate. At all times the Contractor shall protect any existing security systems.
- Demolition of concrete and masonry to be in small sections.

C. CELINGS

- The Contractor shall provide and install all specified ceiling suspension systems, drywall and/or acoustic materials in accordance with manufacturer's written instructions and specifications. provide manufacturer's standard metal edge trim, corners, accessories, etc. for edges and penetrations of ceiling as required for proper installation of ceiling specified.
- Finish ceiling height shall be verified in the field any discrepancies shall be brought to KOHN Architecture's or to Owner's attention prior to commencing work.
- All ceiling work shall be coordinated with that of all other trades; drywall, millwork, plumbing, mechanical and electrical work. All ceiling work shall be coordinated as required with Owner's vendors installing security, telephone, data, etc.
- All ceiling work shall be installed in strict accordance with the requirements of the manufacturer.
- All light fixtures shall be as specified and located as dimensioned on the drawings
- The Contractor shall submit 2 cuts of all light fixtures, before placing orders for new equipment.
- Where more than one light switch occurs in the same location, they shall be installed in a gang-type box under one common cover plate.

D. TELEPHONE/DATA/ELECTRICAL

- The Contractor shall provide electrical, security, telephone, audio-visual and data outlets and switches where shown on drawings and all necessary runs to telephone.
- All telephone/electrical/data work shall be coordinated as required with all other trades.

- All electrical work shall be coordinated as required with Owner's vendors who are installing security, telephone and data equipment.
- The Contractor shall coordinate all work shown on KOHN Architecture's drawings and shall be responsible for pointing out any conflicts or omissions to KOHN Architecture's or Owner for resolution.
- The Contractor shall be responsible for all work necessary to complete all electrical hook-ups, patching, painting, etc.
- The Contractor shall co-ordinate all electrical, security, telephone, audio-visual, and data connections with KOHN Architecture and Owner before starting work.
- All new electrical outlets and switches to be installed on existing walls shall be recessed into existing wall. Chop box out wall as required to recess the conduit and junction.
- The Contractor shall verify the available electric service and advise KOHN Architecture or Owner of his findings prior to submitting a bid.
- All electrical and telephone work shall conform to all applicable local building codes.
- All visible electrical equipment such as switches, duplex outlets, cover plates and floor mounted outlets shall be installed by competent mechanics in a first class manner.
- Do not scale any drawings. dimensions govern.
- Should job conditions prevent location of telephone, electrical or data outlets as shown on KOHN Architecture's drawing, the contractor shall notify KOHN Architecture or Owner for approval of alternate location prior to the start of any work
- Centerline to centerline dimensions of any outlet pair. shall not exceed 6".
- All back to back outlets in adjoining rooms shall be staggered.

E. DRYWALL

- The Contractor shall provide all labor, material, etc. necessary to complete all drywall construction work as shown on the drawings, as specified or as required by job conditions.
- All dimensions for partitions shown on drawings are from finish face unless otherwise noted.
- All gypsum wallboard partitions shall be erected plumb and true as shown on the plans, details, or as called for in the specification (notes). All gypsum wallboard sheets shall be installed vertically; no horizontal joints. all gypsum wallboard partition joints shall be located so that panel edges fall on alternate studs. All joints shall be taped, spackled, and finished smooth to receive finished wall treatment.
- The Contractor shall provide chalk lines of partitions on the existing floor for verification of locations by KOHN Architecture or Owner before drywall installation.
- New partitions shown aligned with existing construction shall be installed flush and smooth with existing construction unless otherwise noted. All existing corner beads shall be removed prior to installation of new gypsum and joints taped and spackled properly.
- Corner beads and No. 200 series metal trim shall be used at all exposed gypsum board corners and edges or as otherwise shown on drawings.
- All partitions shall be anchored firmly as per manufacturer's specifications and local building code requirements.
- The Contractor shall provide all necessary grounds and/or bracing in gypsum partitions as required for all fixtures, cabinets, shelves, equipment, paneling, doors etc. attached to and supported by partitions as shown on the contract drawings.

F. WALL PREPARATION/PLASTER PATCHING

- The contractor shall provide all labor, materials etc. required for all plaster patching and wall preparation required for all new and existing construction to receive new paint or wallcovering.
- Plastered surfaces shall be made perfectly smooth by sandpapering, with indentations of all kinds filled in and made perfectly smooth; and where required by conditions of such surfaces, shall be treated with zinc sulphate before priming. Hot spots, porous places requiring special treatment, shall be treated as required after priming.
- Scratches, cracks, holes and other defects in plaster or masonry surfaces shall be spackled and when dry shall be sandpapered smooth and level with adjoining surfaces, or textured to match.
- Nail or screw holes, dents and hollow places, joints and cracks in woodwork and other materials shall be putfied with putty colored to match adjoining surfaces. This work shall be done after the filler of prime coats have been applied. sandpaper rough spots, raised grain and splinters. pitch spots and knots shall be shellacked two coats before priming.
- All surfaces shall be thoroughly cleaned and dusted before painting or finishing. remove all dirt and stains. sandpaper rough spots, raised grain and splinters. The entire area of surfaces to be finished "natural" shall be thoroughly sanded smooth removing all plane and other markings.

- Before priming and painting all concrete, masonry, drywall and plaster must be dry. Concrete must be aged at least 90 days and be free of dust, dirt, form oil and other foreign matter.
- Floors must be broom-clean before painting is started. After painting operations begin in a given area, broom cleaning will not be allowed; cleaning shall then be done only with commercial vacuum cleaning equipment.
- Bare metal shall be thoroughly cleaned of rust and dirt, and shop coats shall be retouched before paint is applied.
- Prime and shopcoats removed or damaged during erection and installation shall be replaced by field painting to match, in addition to finish coats specified herein.
- Galvanized metal shall receive a phosphorus treatment, similar to benjamin moore's "galvanized metal primer", or equal by one of the manufacturers listed in article 4, before painting.

G. PAINTING AND WALLCOVERING

- The contractor shall provide all labor, materials, etc. necessary to complete painting and finishing of all exposed surfaces and installation of all wallcovering as shown on KOHN Architecture's drawings and specifications unless otherwise noted.
- The Contractor shall be responsible for providing the proper protection against damage to existing furniture, adjacent finished work, and flooring. particular attention shall be given to areas where carpet is installed and construction work is involved or not completed.
- All walls shall be properly prepared (spackled, sanded, etc.) for painting or wallcovering as per manufacturers specifications. all surfaces to be painted or to receive wallcovering shall have a true, smooth, plumb and level finish and shall be cleaned free of all grit, grease, dirt and loose material. all scrapes, cracks, open joints, holes and other defects, shall be properly out-out, spackled, and brought to a smooth even finish and given a prime coat as specified for the affected work. Plaster work shall be cleaned with steel wool and primed. rusted surfaces shall be cleaned down to bare material with steel wool or emery cloth and primed.
- All existing unevenness in all partitions shall be sanded or chipped away and surfaces plaster patched or spackled to ensure a perfectly smooth surface.
- All surfaces which are to be painted shall receive one (1) coat of primer and two (2) finish coats of paint. three (3) coats total.
- Doors and frames to be painted the same color on both sides, unless otherwise noted.
- All paints shall be applied in accordance with manufacturer's specifications for the particular surface.
- All existing ceilings that are patched shall be painted. all g.w.b. ceilings and soffits are to be painted.
- Paint colors are specified in KOHN Architecture's specifications the contractor shall submit three samples (12" x 12") for approval by Kohn Architecture or owner
- All paint shall be spread with care to a uniform and proper film thickness, without runs, sags, crawls, or other defects. all painting shall be applied in a manner so as to show a minimum of brush work. all finished surfaces shall be of a uniform sheen, color and texture.
- Where areas of new construction align with areas of existing construction, remove all existing wallcovering, plaster patch or spackle existing walls to ensure a perfectly smooth surface before priming and painting and wallcovering.
- Where wood surfaces are to be painted the wood shall be properly sealed, sanded and primed before finish coats of paint are applied.
- The Contractor shall examine all areas of construction after completion of work by all trades (including telephone installation, flooring, etc.) and provide all necessary "touch-up" painting and/or patching.
- Adequate illumination shall be provided in all areas where painting operations are in progress.
- Wallcovering shall be hung in strict accordance with the respective manufacturers written instructions. The Contractor shall assume total responsibility for satisfactory installation. all seams must be closely and neatly buttoned and aligned to the wallcovering pattern, all air pockets and bubbles shall be eliminated and there must be a firm bond of the wallcovering to the underlying wall surface. Except where indicated all seams must be a minimum of 4" from all inside and outside corners and no horizontal seams will be accepted. All finished surfaces must be cleaned as the work progresses and all excess paste and adhesive must be removed upon completion of work.
- The Contractor shall, upon completion, remove all wallcovering adhesive and paint from where it was spilled, splashed or splattered on surfaces, including light fixtures, diffusers and registers, slab fittings, etc., and shall leave all surfaces free of daubs, spots and/or splatters. He shall remove or protect all electrical switch plates and outlet plates, surfaces hardware, etc. before painting, protecting and replacing or uncovering the same when painting has been completed. any work which can not be cleaned shall be replaced at the Contractor's expense.

- All surfaces scheduled to receive wallcovering shall be sealed prior as per manufacturers instructions prior to installation.

H. FLOORING

- The Contractor shall provide all labor, materials, etc. necessary to install all wood flooring, stone tile, cut stone etc. as shown on KOHN Architecture's drawings, finish schedule or as required by job conditions. include all patching required, adhesives, cement, new subfloors etc.
- Installation of all flooring shall be in accordance with manufacturer's printed literature. The Contractor to verify flooring and adhesives are compatible with surfaces they are applied.
- All workmanship shall be of the best quality and when the work is complete, it shall be free from buckles, bubbles, open joints or other imperfections. all workmanship which is not judged to be first quality by KOHN Architecture will not be accepted.
- All cracks, holes, depressions, etc., in the existing floor shall be properly patched as required to be flush with adjacent areas by the contractor prior to the installation of the new flooring.
- All closets shall receive the same flooring as the adjacent area unless otherwise noted.
- The Flooring Subcontractor shall protect his work from damage by any other Contractor and from any conflicts which may impede the delivery, moving or installation of his work.
- Installation of flooring shall not proceed until all other trades have completed their work and the painter has completed his.
- The Contractor shall provide and maintain adequate protection for all flooring work installed prior to completion of other trades for the duration of construction. Upon the installation of carpet or any other flooring, the Contractor shall cover such completed work with " masonite panels which are to be attached together with tape that will not leave an adhesive residue when removed, and which shall remain intact until notified by KOHN Architecture or Owner to be removed.
- Immediately prior to the installation of any new flooring, the existing floor shall be thoroughly dry broom cleaned, free of springiness, grease, oil, paint, varnish, hardeners, sprinkled cement, plaster droppings, or any materials that would interfere with the proper adhesion to the existing floor surface.
- Upon completion, all flooring shall be cleaned by the Contractor, removing all spots of adhesive and surface stains and all scraps. All carpeted areas shall be vacuumed and free from all cuttings.
- In the event that the carpet or other flooring is contracted directly by the Owner with an independent vendor, the Contractor will be responsible for all major flashpatching of the sub-floor for a smooth and level surface to receive the new flooring. The Contractor shall closely coordinate his work with such vendor(s).
- The existing wood flooring is to remain and shall be properly protected during the construction.

PROJECT

32 East 76 Street APT. 1402 Greenhouse Replacement

NEW YORK, NY 10021

KOHN Architecture

Guy Lindsay Kohn

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NEW YORK, N.Y. 10003

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CONSULTANTS

REVISIONS

FLINGS

ISSUED FOR CONSTRUCTION

02.28.2012

TITLE

GENERAL NOTES

SEAL & SIGNATURE

DATE	11-07-11
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CHECKED BY:	GK
SCALE	AS NOTED
DWG NO.	2 OF 5

T-002.00

SCAN STICKER

GENERAL NOTES (CONTINUED)

I. MILLWORK

- The Contractor shall provide all labor, materials etc. required to furnish and install all millwork shown on KOHN Architecture's drawings and specifications. include all architectural woodwork, counters, cabinets, shelves, panelling, special doors etc.
- All items of work indicated on the drawings and/or specifications shall be performed by skilled millworker using the best techniques known to the trade.
- It shall be the responsibility of the Contractor to coordinate the cabinet work with the work of all other trades.
- See KOHN Architecture's specification for all material specified for all exposed surfaces. See KOHN Architecture's drawings for the location of all materials.
- All finished work shall be constructed in the most careful and thorough manner in accordance with details and approved shop drawings and the best methods known in the industry. All exposed surfaces and edges shall be finished smooth and be free from marks, blemishes or defacements of any kind caused by workmanship, manufacture or transportation.
- All woodwork shall have a fine, smooth finish, free from machine tool marks, abrasions or raised grain on exposed surface. face materials shall be closely matched. Joints shall be tight and so formed as to conceal shrinkage. Miters 4" or more from heel to point shall be glued and feathered, locked, splined and doweled. tenons and dowels shall be of a hardwood and spaced not less than 3' on centers. joints shall be made with water-resistant glue or not glued under pressure. All exposed work shall be fully assembled in the shop in as large a unit as practical, finished, then delivered and installed.
- Where electrical work is specified in cabinets, cut-outs for switches, outlets, fixtures, etc. shall be provided by the Subcontractor. The Contractor to coordinate all related trades. subcontractor to provide all light fixtures, switches, etc., located in the millwork.
- The Subcontractor shall provide and install all grounds and blocking related to cabinetwork, and must schedule and coordinate same with contractor.
- The Contractor shall provide all hardware required for finished installation of cabinetry.
- All millwork attached to premises to comply with local codes. the Contractor shall use only fire-retardant wood, as required by local code.
- The Contractor is responsible to clean and polish and touch-up as required all woodwork after the installation is completed.
- All plastic laminate shall be applied in strict accordance with the manufacturer's printed specifications and application instructions.
- All millwork must meet the requirements of local codes. It shall be the woodworker's responsibility to ascertain that these requirements are met.
- Cabinet doors having plastic laminate faces shall also have backs and edges of the same plastic laminate as shown on the drawings for the face.
- Drawers having plastic laminate faces shall have melamine veneer solid core interior construction (bottom and sides)
- All high pressure plastic laminated work shall be solid, in one piece and without splice joints (except where prohibited by the style of the manufactured plastic laminate materials) and shall be bonded to the core stock using the "hot plate" press method. all edges and exposed corner joinery to be mitered, not overlapped, nicks, scratches, chops, defects, wavy, uneven lamination, twist, warp, visible joints or the "black line" showing of the plastic laminate thickness will be rejected. When required all plastic laminate joint seams shall be centered symmetrically over the length of the unit unless otherwise indicated on KOHN Architecture's drawings.
- All millwork with wood veneer or plastic laminate exterior shall have the backside not exposed to view veneered with the same species and thickness of veneer used for the faces or backerboard to insure a balanced construction. However, the veneered surfaces not exposed to view need not be matched.
- Submit 1 sepiac and 1 print of fully-dimensioned shop drawings to KOHN Architecture for approval prior to fabrication or purchase.
- Provide written guarantee, that all work under the contract shall be free from defects in workmanship and material for one year from the date of final acceptance by the Owner.

J. DOORS AND FRAMES

- The Contractor shall provide all labor, materials etc. required to furnish and install all doors and frames noted on the door schedule, on KOHN Architecture's drawings or as required by job conditions. see door schedule for specification and location of all doors and frames.
- Maximum clearance from underside of fire rated doors to finish floor is 3/4".
- Trim and fit doors to hang snugly without binding. install doors and frames to be true and plumb.
- Submit 3 copies of all doors and frames shopdrawing to KOHN Architecture or Owner's representative for approval prior to fabrication.

K. FINISH HARDWARE

- The Contractor shall furnish and install all finish hardware as to match existing.
- Provide a written guarantee, that all work in this section shall be free from defects in material and workmanship for a period of a year from the date of final acceptance by the Owner.

L. TENANT SAFETY

- Required egress not to be impeded during course of construction.
- Construction to be carried on during normal working hours as directed by building management.
- Security and fire safety shall be maintained during course of construction work.
- Dust created during the course of construction shall be maintained and kept under control.
- Construction is to be confined to the project area only and will not create dust, dirt or other such inconveniences to other areas in the building.
- Noise to be controlled during normal working hours.
- The work shall be so performed, and such temporary facilities and utilities furnished, as not to interfere with access to any occupied parts of the existing building and so as to cause the least possible interference with the operation of the building of essential services thereof. The Contractor shall work out a time schedule with the Owner and obtain written approval of the Owner two (2) weeks in advance of work which may or will cause interference.
- When installation of partial or new system requires shutdown of an operating system, the connection to the system shall be performed only after written notification of estimated shutdown period has been approved by the Owner.
- The Contractor shall provide adequate protection for all parts of the present building and their contents and their occupants.
- Proper protection shall be provided around all areas in which demolition or new work is to be carried so as to prevent dirt, or dust from entering active portions of the building. Protective measures shall consist of dust-tight stud and plywood partitions or properly hung tarpaulins, depending on the type of work to be done.
- All rubbish shall be collected and removed from the site by the Contractor.

SCOPE OF WORK BY GC

- Demo
- General construction
- Coordination with Owner

NOTE

This plan is approved only for work indicated on the application specification sheet. all other matters shown are not to be relied upon or to be considered as either

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CONSULTANTS

REVISIONS

FLINGS

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02.28.2012

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GENERAL NOTES

SEAL & SIGNATURE

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T-003.00

BSCAN STICKER

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APT. 1402
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WINDOW PLAN ELEVATION & SECTION

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ALL MTL COPING, FLASHING & PANELING ARE TO BE REMOVED AND REPLACED. INSPECT ENTIRE AREA AROUND GREENHOUSE TO DETERMINE IF THERE ARE AREAS WHERE LEAKAGE MIGHT OCCUR. WATERPROOF ENTIRE AREA PRIOR TO INSTALLATION OF METAL WORK.

REMOVE, DISCARD & REPLACE WINDOWS #1 & #2

NEW SNOWGUARDS

15' +/- V.I.F.

20' +/- V.I.F.

NEW SNOWGUARDS

EXISTING 5/8 TYPE "X" GWB PATCH & REPAIR AS REQD

ALUMINUM WINDOW CONSTRUCTION W/ 1" INSULATED GLASS

SLIDING GLASS WINDOW 1" INSULATED GLASS

OPEN

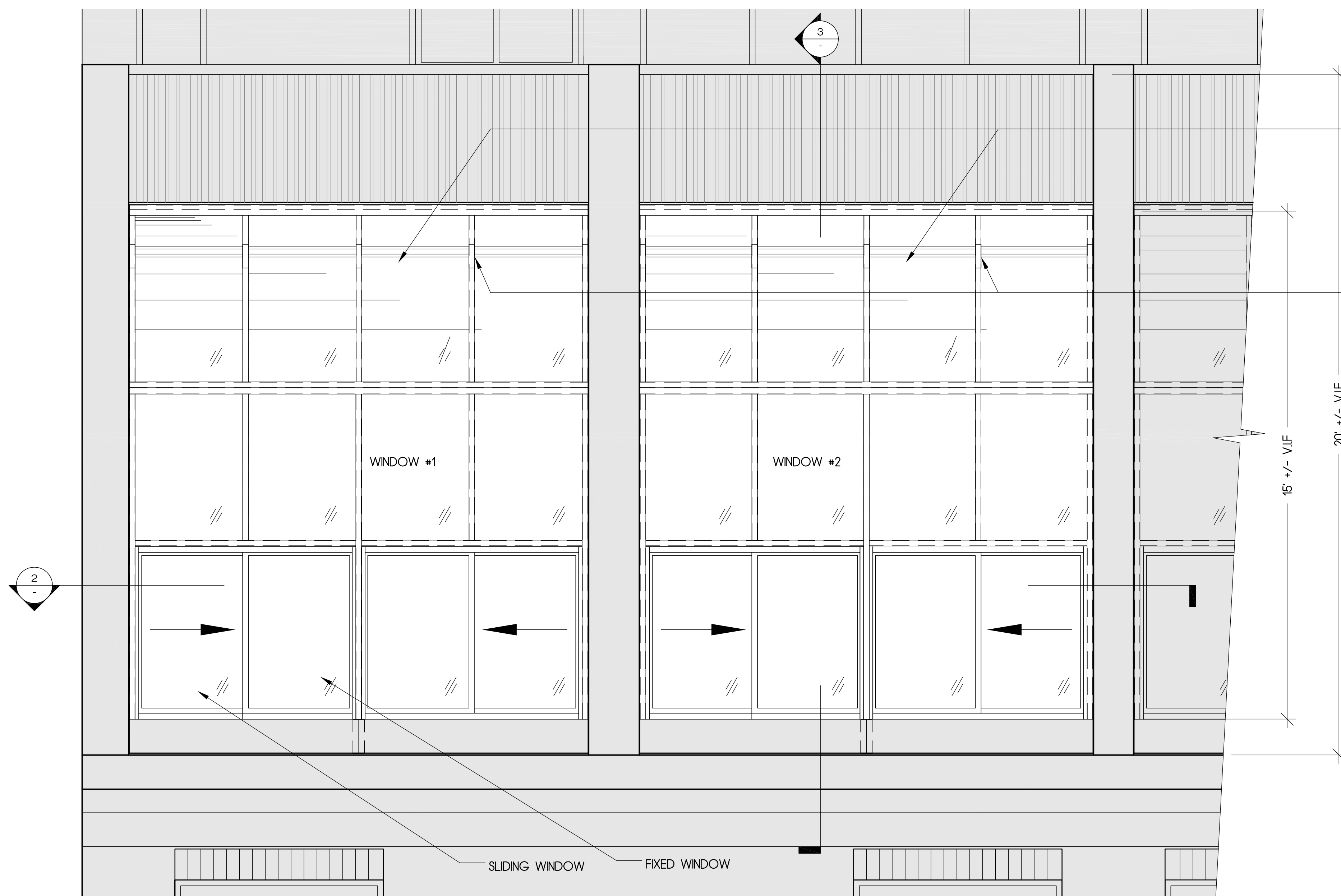
METAL FLASHING

3 GREENHOUSE SECTION

SCALE : 1/2" = 1'-0"

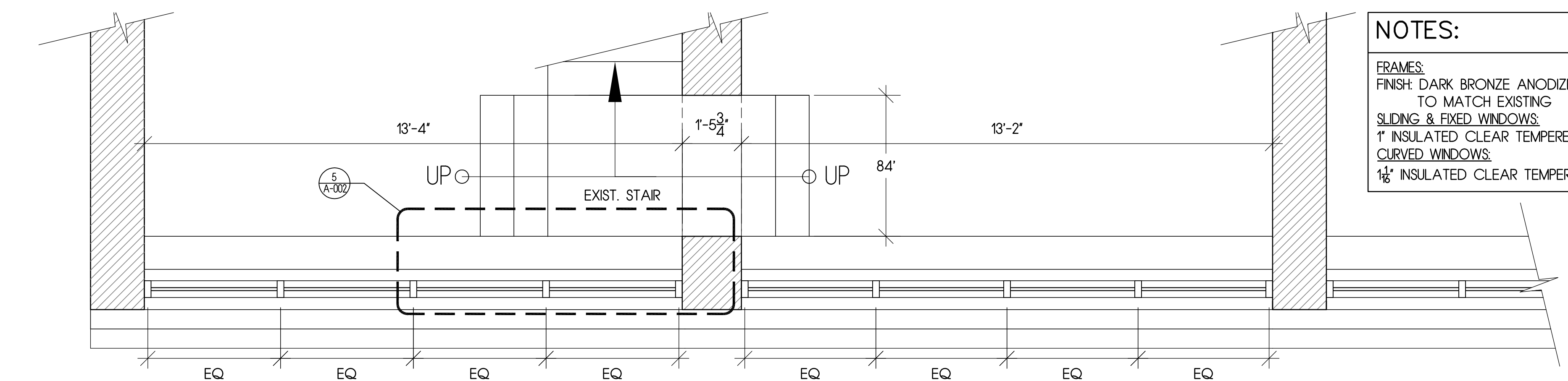
GENERAL NOTES -

- 1) THESE DRAWINGS ARE FOR DESIGN INTENTION ONLY. THE ARCHITECT IS NOT RESPONSIBLE FOR THE FINAL CONSTRUCTION OR WATERPROOFING DETAILS OF THIS PROJECT.
- 2) THE WINDOW PROFILES ARE TO MATCH THE EXISTING SKYLIGHT/GREENHOUSE SYSTEM. WE CANNOT PROVIDE THE EXACT DIMENSIONS, OR MATERIALS OF THE SYSTEM UNTIL A FABRICATOR HAS BEEN CHOSEN.
- 3) THE GREENHOUSE FABRICATOR WILL PROVIDE WIND LOAD AND SNOW LOAD CALCULATIONS TO COMPLY WITH ALL APPLICABLE REQUIREMENTS AND MUNICIPAL CODES.
- 4) THE GREENHOUSE FABRICATOR WILL PROVIDE SHOP DRAWINGS FOR FINAL APPROVAL BY THE ARCHITECT, AND THE NYC LANDMARKS PRESERVATION COMMISSION.
- 5) UPON COMPLETION OF THE PROJECT THE CONTRACTOR SHALL FILE AS-BUILT DRAWINGS OF THE GREENHOUSE, ALONG WITH STRUCTURAL STABILITY, WIND AND SNOW LOAD CALCULATIONS. ALL APPLICABLE REQUIREMENTS AND MUNICIPAL CODES WILL APPLY.
- 6) THE CONTRACTOR SHALL REMOVE ALL OF THE METAL COPING, SURROUNDING FLASHING, AND METAL PANELS. THE SURROUNDING AREAS WILL BE INSPECTED FOR ANY POSSIBLE LEAKS OR DETERIORATION, AND PROPERLY WATERPROOFED BEFORE ANY METAL FLASHING, COPING OR PANELING IS INSTALLED.
- 7) THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIRING AN ENGINEER TO PROVIDE STRUCTURAL STABILITY INSPECTIONS BEFORE THE PROJECT IS APPROVED AT THE NYC DEPARTMENT OF BUILDINGS.



1 GREENHOUSE ELEVATION

SCALE : 1/2" = 1'-0"



2 GREENHOUSE PLAN

SCALE : 1/2" = 1'-0"

NOTES:

FRAMES:
FINISH DARK BRONZE ANODIZED TO MATCH EXISTING SLIDING & FIXED WINDOWS.
1" INSULATED CLEAR TEMPERED CURVED WINDOWS.
1 1/8" INSULATED CLEAR TEMPERED

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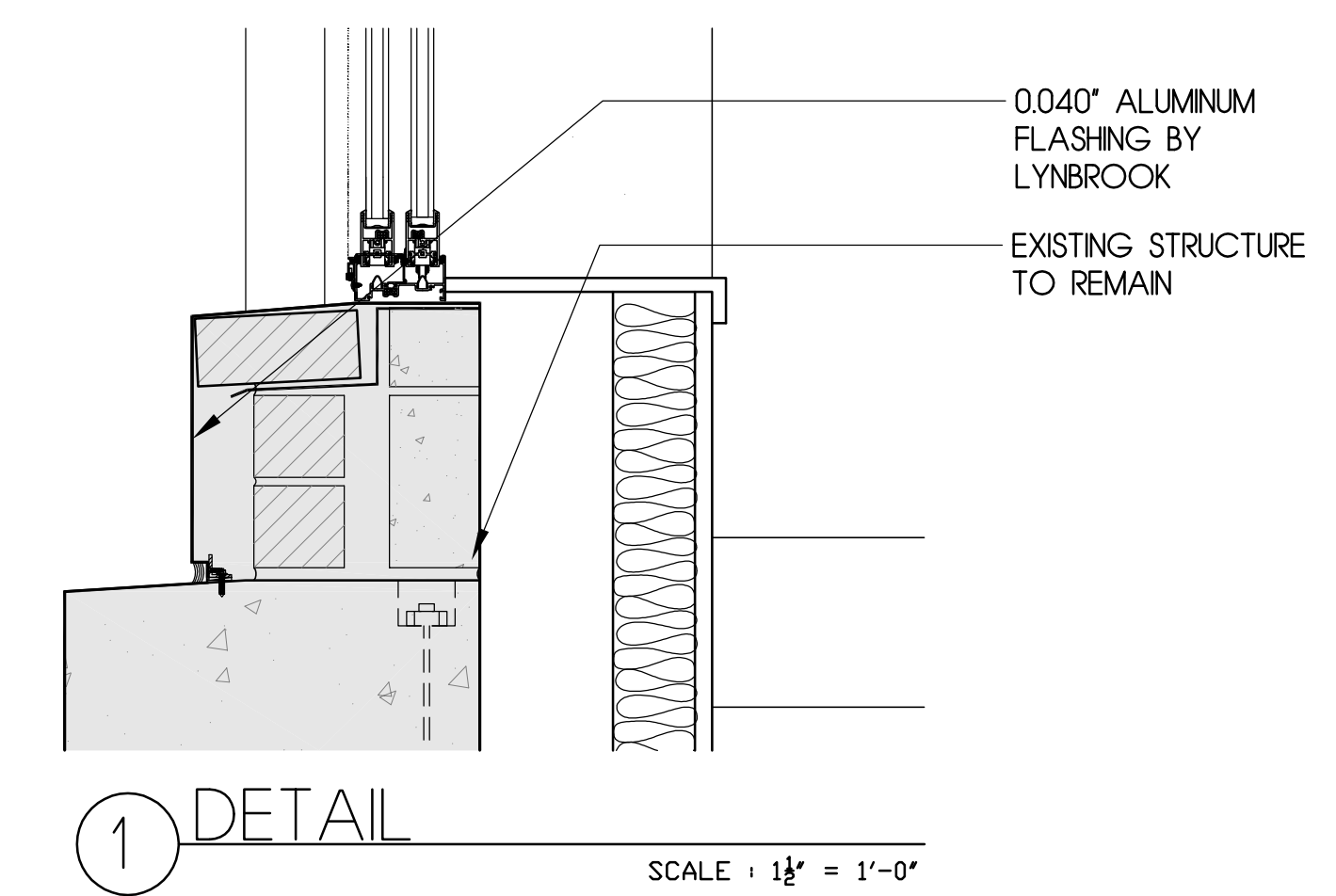
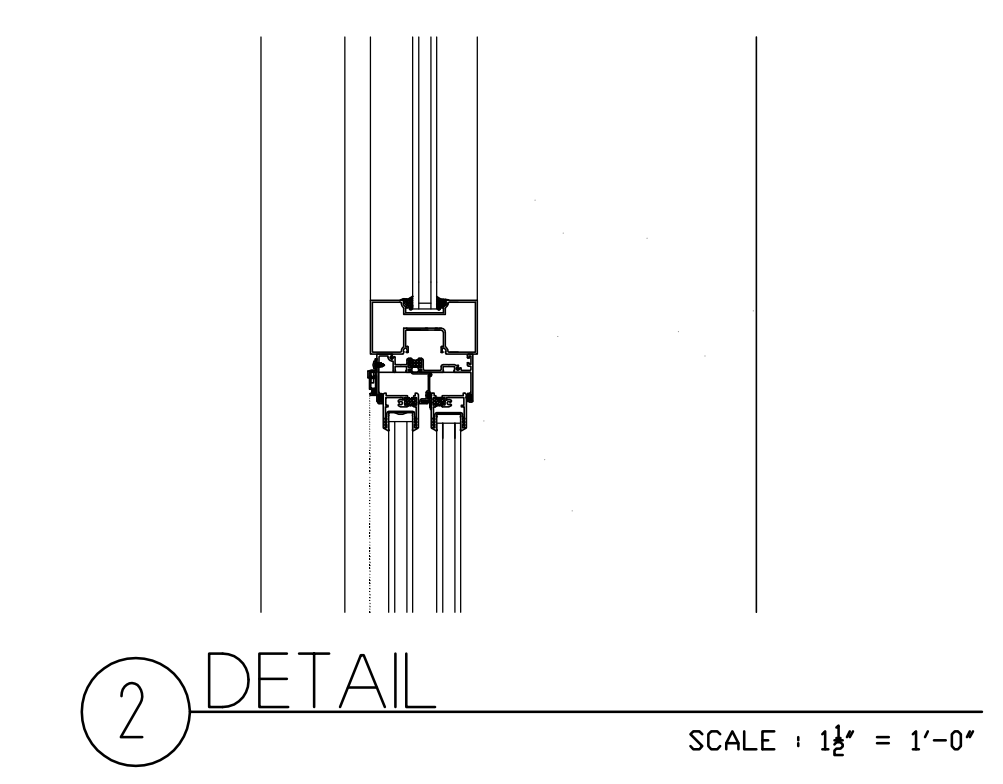
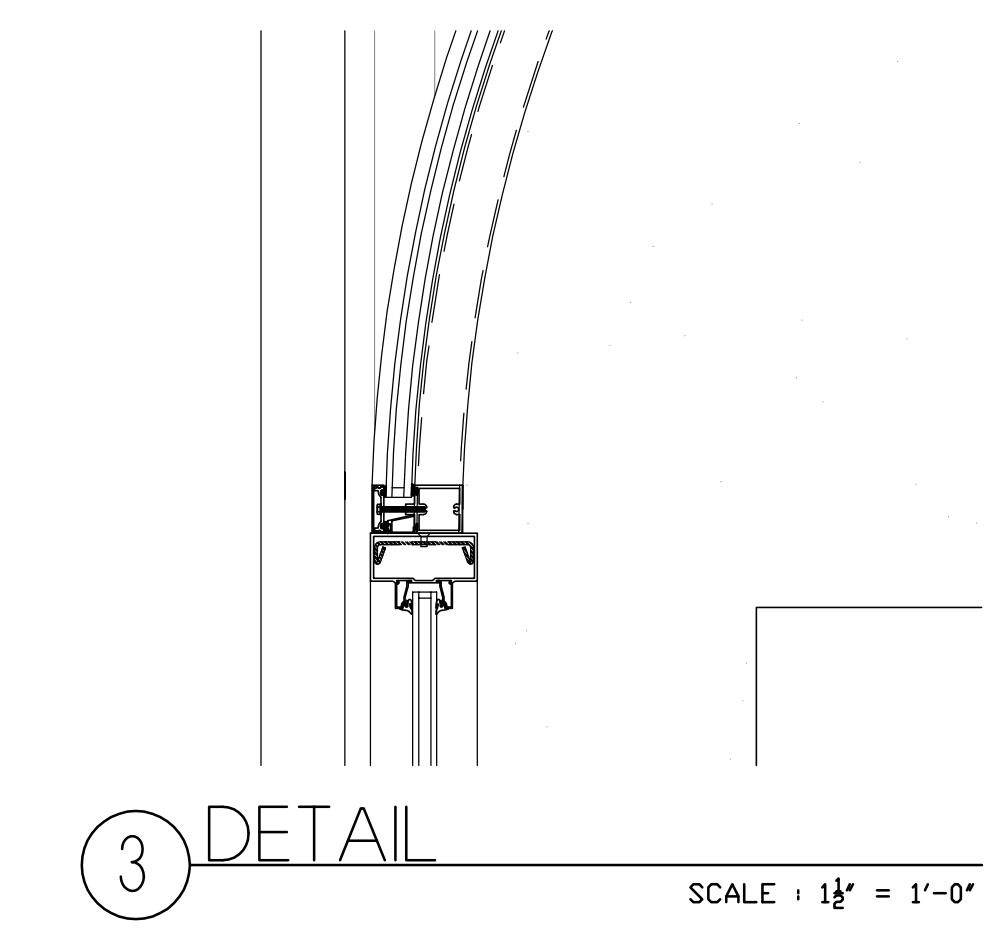
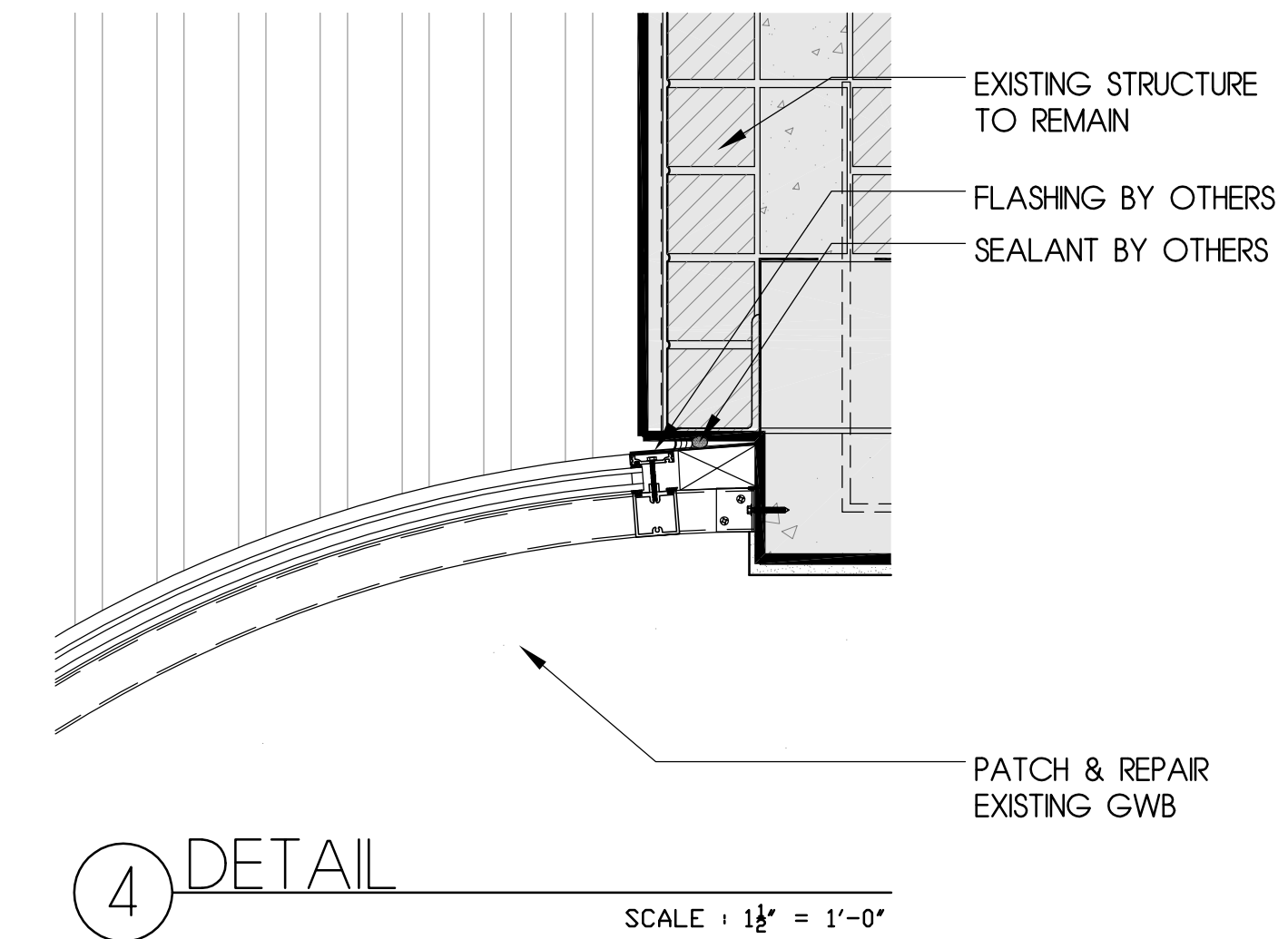
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* REFER LYNBROOK SHOP DRAWINGS FOR THE FINAL INSTALLATION & WATERPROOFING DETAILS OF WINDOWS #1 & #2

