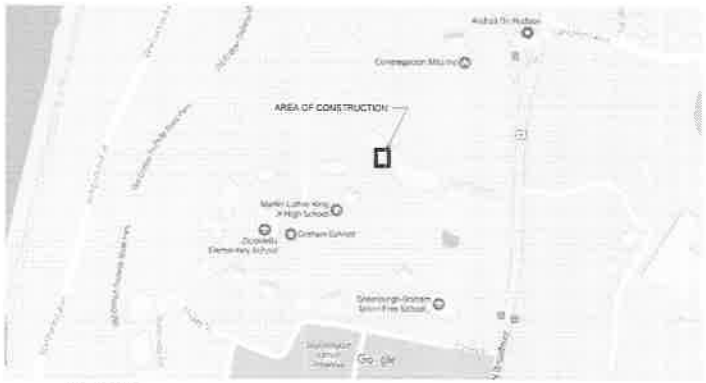
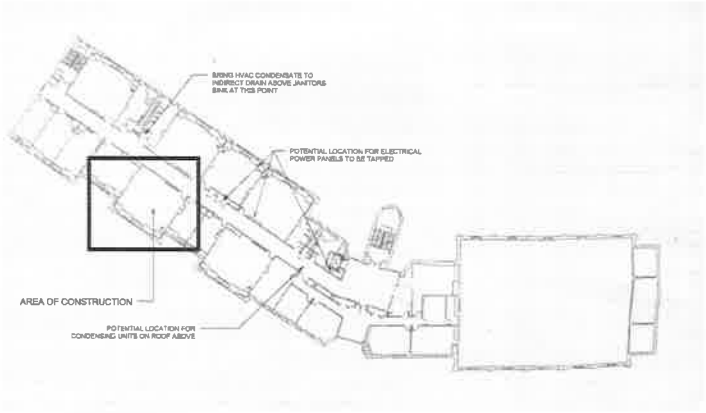


MAP - NO SCALE



THIRD FLOOR - NO SCALE

Code Information

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CONSTRUCTION CLASSIFICATION UNKNOWN BUT COULD BE TYPE 1A OR 1B OR IIA - NON COMBUSTIBLE CONSTRUCTION WITH SMOKE AND FIRE PROTECTION (IBC TABLE 906.2)

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A-100	**Title Notes**	**1/10/17**
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Engineer:

Title Notes

Construction Documents

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3rd Floor Counseling Rooms

Greenburgh Graham UFSD

1 South Broadway Hastings NY 10706

A-100
1/10/17

Revisions:

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General Notes

DIVISION 1: GENERAL CONDITIONS

1. General Contractor to consult standard AIA Contract: "Standard Form of Agreement Between Owner and Contractor Where the Basis of Payment is a Stipulated Sum" A101 2007 or "Standard Form of Agreement Between Owner and Contractor For Construction Projects of Limited Scope Where the Basis of Payment is a Stipulated Sum" and "General Conditions Of the Contract" A201 2007 which will be the basis of this contract.

2. In all cases "owner" refers to "Greenburgh-Graham UFSD"; "General Contractor" or "contractor" or "GC" refer to the General Contractor and/or all representatives, employees, subcontractors and their employees performing work, and "Architect" shall refer to Molinelli Architects and/or all representatives, employees and consultants and their employees.

3. The GC shall be responsible for all permits, inspections, the payment of all contributions, taxes or premiums which may be required by the municipality or the state, state unemployment acts or federal social security acts.

4. All work to be done in accordance with governing codes including but not limited to the ISC 2015, New York State 2016 Supplemental Code, The National Electric Code, The Guide Of The American Heating Refrigeration And Air Conditioning Engineers. The GC shall comply with the requirements of all safety codes and regulations having jurisdiction at the site including but not limited to OSHA, and acts of the Department of Environmental Protection.

5. The GC shall verify all conditions and dimensions before starting work. Should any inconsistency appear in the drawings, the GC shall notify the architect for the proper adjustment. In no case shall the GC proceed with the work until advised by the architect. Where piping or other work is shown diagrammatically on the drawings, the GC shall be responsible for the proper coordination and location of the work so as not to interfere with the work of others. In all cases detailed drawings and dimensions shall take precedence over scaled drawings.

6. The GC shall request any substitution of materials in writing, stating the reason for the substitution and including performance specifications, including sample and catalog cuts. Submission shall be made prior to the submission of the bid and with sufficient notice to permit the architect 10 calendar days to render a decision that materials are "equal" to those specified or shown on the drawings. Requests for alternates made after the bid period must be applied for in the same manner; acceptance is subject to approval by the architect and owner.

7. All work including materials and labor shall be guaranteed by the GC for at least one calendar year beyond the date of the certificate of occupancy. The GC shall replace or repair and damages, faulty or failed equipment or materials including but not limited to cracking of gypsum surfaces, gaps in wood trim, leaks and damaged caused by leaks, etc. Materials for which longer warranties exist shall be honored by the manufacturer. Defects due to negligence, error or violation of codes or written instructions of the manufacturer are governed by the laws of the state in which the work is performed and are not relieved by the one year guaranteed period.

8. All work shall be thoroughly and properly cleaned, all defective pieces or marred finishes repaired or replace to deliver the finished project in satisfactory condition. All items (including site paintings) not being changed by the project shall be protected during construction. Any damage done to existing materials to remain shall be replaced at the GC's expense. This includes but is not limited to: painted surfaces, flooring, tiles, wall covering and other finishes, plumbing and lighting fixtures, hardware, doors, conduits, lines, pipes, wiring, grading, paving, landscaping, etc. Patch all cuts and holes with similar material.

9. The GC shall be responsible for all methods, temporary constructions, tools, transportation and safety. The GC shall be responsible to respond emergencies which endanger life health or property. The GC shall be responsible for protection of the site from trespass or theft during the period of construction. The GC shall coordinate the delivery & storage of all materials with owner.

10. The GC shall be responsible for providing temporary toilet, lighting, water and other services needed at the construction site. In cases where utilities exist, the owner shall pay the utilities during the time of construction.

11. The GC shall be responsible for continuous supervision of the site while work is being performed during the construction period. Any requests for information shall be either directed immediately to the architect by telephone or during the regularly scheduled job meetings.

12. Before stating work, the GC shall submit a written schedule showing the starting and completion dates of all trades, material deliveries, inspections and critical dates for shop drawings and material selections. The schedule shall be updated during the construction period as may be needed. The GC shall also submit a schedule of values for each trade on which the basis of progress payment shall be made.

13. The GC shall submit 5 print copies or 1 pdf version electronically of all shop drawings and catalog cuts for review by the architect. Sample materials for color selection shall be submitted in triplicate. Submissions shall be made to allow a minimum of 10 calendar days for review.

14. The GC shall install all materials and products in accordance with the manufacturer's written instructions. The GC shall perform all work to ensure a quality installation and shall preserve the integrity of the manufacture's guarantees. The GC shall inform the architect if the manufacturer's written instructions conflict with the drawings, specifications, scope of work or the actual conditions.

15. The General Contractor shall provide one 2-1/2 gallon fire extinguisher, of an approved type, including back board and charges, for each 1500 sq. ft. of floor area or fraction thereof, where men are working. Extinguishers shall be "Wintergrade" gas carridge type, anti-freeze, as manufactured by the Pyrene Manufacturing Company, or an approved equivalent. The General Contractor shall provide and maintain the extinguishers, and remove them on completion of the contract.

16. The GC shall provide insurance as listed below. The GC shall secure or have their subcontractors secure insurance in the amounts shown in the standard contract. All policies shall provide for no reduction or cancellation of coverage without prior written thirty (30) days notice to the owner and must remain in place for one year after completion of the work. The GC shall have issued certificates of insurance for the specific project listing as additionally insured:
Owner: Greenburgh-Graham UFSD Architect: Michael Molinelli, AIA
1 South Broadway 279 Sleepy Hollow
Hastings-on-Hudson, New York 10706Briarcliff Manor NY 10510

a. for contractor's general liability insurance: not less than two million dollars ($2,000,000.)
b. for injuries including accidental death to any one person and subject to the same limited for each: not less than two million dollars ($2,000,000.);
c. for property damage: not less than two million dollars ($2,000,000.)
d. for workmens compensation: not less than thata required by the state in which the work is performed or two hundred thousand dollars ($200,000.) whichever is greater.
e. for automobile insurance for personal injury or including death resulting therefrom, not less than one million dollars ($1,000,000) for any one injury and two million dollars ($2,000,000) for more than one person in any one accident and against damage of six hundred thousand dollars ($600,000.)
f. "All Risks" property insurance (including broad form flood, broad form earthquake and comprehensive boiler and machinery coverages) the Improvements and the Personal Property in an amount not less than one hundred percent (100%) of the full replacement cost of the Improvements and the Personal Property determined annually by an insurer or qualified appraiser selected and paid for by Mortgagor and acceptable to Mortgagee, with deductibles not to exceed $0,000 for any one occurrence.

g. During the course of construction or repair of any improvements on the Land, the insurance required by clause (i) above shall be written on a builders risk, completed value, non-reporting form, meeting all of the terms required by clause (i) above, covering the total value of work performed, material, equipment, machinery and supplies furnished, existing structures, and temporary structures being erected on or near the Land, including coverage against collapse and damage during transit or while being stored off-site, and containing a soft costs (including loss of rents) coverage endorsement and permission to occupy endorsement. (This is not included in the present Property coverage and have to be obtained separately)
h. Commercial general liability insurance against claims for personal injury (to include, without limitation, bodily injury and personal and advertising injury) and property damage liability all on an occurrence basis, if available, with such coverages as Mortgagee may request (including, without limitation, contractual liability coverage, completed operations coverage for a period of two (2) years following completion of construction of any improvements on the Land, and coverages equivalent to an ISO broad form endorsement), with a general aggregate limit of not less than $5,000,000.00, and a combined single "per occurrence" limit of not less than $2,000,000.00 for bodily injury, property damage and medical payments. (EF has to require 3rd party contractors to evidencing liability insurance on an occurrence bases meeting the above requirements)

17. The owner reserves the right to award contracts to install other equipment, materials or furniture during the construction period as may be reasonable before the completion of work.

DIVISION 2: DEMOLITION AND SITE

A. SCOPE
Furnish all labor, materials, and equipment to demolish, remove and dispose of all materials as shown on the drawings. Protect all work not being removed. Coordinate with owner for location of staging materials and dumpster. Provide on going documentation of recycled or disposed materials acceptance. Contractor to sort debris and trash into separate containers:
Cardboard, Paper - recycle
Gypsum Board - recycle through USG or equal program
Masonry and concrete - recycle
Scrap Metals - recycle
Carpet - recycle
Other materials - dump

DIVISION 3: CONCRETE No work in this division

DIVISION 4: MASONRY No work in this division

DIVISION 5: METALS

A. SCOPE
Furnish all labor, materials and equipment to install structural steel and miscellaneous metals as shown on the drawings and in the specifications, including but not limited to the following
1. Anchor bolts, anchorage and support items
2. Steel stud framing - also see notes A-101
3. Metal Connection devices for framing

B. MATERIALS
1. High Strength Bolts: ASTM A325, 3/4 inch minimum
2. Cold-formed Metal Framing: All runners channels and "C" studs, galvanized structural quality sheet steel ASTM C 645: Grade D yield 50 ksi for all 12, 14, and 16 gauge members and Grade A yield 33 ksi for all 18 and 20 gauge members; minimum 20 gauge and maximum 16" oc unless otherwise noted, for non load-bearing 25 gauge and maximum 16" oc unless otherwise noted; with "U" track and open furring channels for all gypsum on masonry as necessary; installation in accordance with ASTM C754
3. Cold-formed Metal Framing Accessories and Fasteners: including but not limited to bracing, bridging straps, low velocity power-driven fasteners zinc coated ASTM B633 type III classification FeZn8 II with tensile strength of 270,000 psi and shear strength of 162,000 psi. by United States Gypsum, National Gypsum, Dietrich Industries or equal.
4. Primer: PPG Zinc Chromate Primer 6-204 and compatible with finish coating specified elsewhere

C. WORKMANSHIP
1. All work to conform to AISC Specification and Code of Standard Practice for Design, Fabrication and Erection of Structural Steel Buildings, ASD
2. All steel shall receive one coat shop primer
3. Steel which is exposed in the completed structure shall be sanded and wire brushed to remove all mill scale, rust and other coating or defect which will affect finished paint coatings. Primer on steel which will be exposed shall be applied without drips or irregularities which will affect finished paint coatings
4. Metal connections shall be installed in accordance with manufacturer's written instructions and the guidelines of the National Design Standard for Metal Plate Connected Wood Truss Construction ANDSI/TPI 1-1995 or later

DIVISION 6: WOOD & PLASTICS

A. SCOPE
Furnish all labor, materials and equipment to install wood and plastic products and materials as shown on the drawings and in the written specifications, including but not limited to the following
1. Wood blocking for all hanging items

DIVISION 7: THERMAL & MOISTURE PROTECTION

A. SCOPE
Furnish all labor, materials, and equipment to construct and install roofing and insulation as shown on the drawings (including those items specified by the manufacturer or description) and in the separate written specifications, including but not limited to the following
1. Fiberglass insulation
2. Duct and jacket insulation for all ducts and piping under HVAC and Plumbing Division

7.1 INSULATION
B. MATERIALS
1. Fiberglass: ASTM C 665-84, Type II, Class B in thicknesses and locations indicated on drawings as made by Owens Corning (201) 268-6233.

DIVISION 8: DOORS & WINDOWS See notes this page.

DIVISION 9: FINISHES - See notes A-101

DIVISION 10: SPECIALTIES No work in this division

DIVISION 11: EQUIPMENT No work in this division

DIVISION 12: FURNISHINGS No work in this division

DIVISION 13: SPECIAL CONSTRUCTION No work in this division.

DIVISION 14: CONVEYING SYSTEMS No work in this division

DIVISION 15 MECHANICAL

A. SCOPE
Furnish all labor, materials, and equipment to construct and install all plumbing and mechanical equipment and accessories as shown on the drawings (including those items specified by manufacturer or description) and in the separate written specifications, including but not limited to the following:
1. Three new HVAC zones: split systems and exterior condensor
2. Duct work, duct insulation for supply air
3. Condensate line and indirect drain for split system units

B. MATERIALS
1. Provide an install all inserts, hangers, brackets conforming to ASTM A36. Provide nail shields for piping penetrating studs.

C. WORKMANSHIP
1. All construction is to be done in accordance with manufacturer's written instructions and with recommended materials.
2. All work shall conform to the rules and regulations of the National Plumbing and local codes.
3. Contractor shall coordinate plumbing runs with other trades and shall not cut structural members unless approved by the Architect.
4. Test all lines and certify before completing. Replace any defective equipment or connections. Pressure test in accordance with National Plumbing Code.
5. Submit shop drawings for all HVAC systems, unit, piping schematic and ductwork.
6. HVAC system to conform with SMACNA regulations and standards.

DIVISION 16 ELECTRICAL

A. SCOPE
Furnish all labor, materials, and equipment to construct and install all electrical fixtures, electrical lines and accessories as shown on the drawings (including those items specified by manufacturer or description) and in the separate written specifications, including but not limited to the following:
1. Removal of all superceded wiring in the construction area
2. Power wiring including outlets, special outlets, switches, lighting, etc.
3. Telephone and cable wiring including plates, jacks, ready to be plugged into equipment
5. Control wiring for heating and cooling system with 7 day programmable clock
6. Testing, certifications and guarantees

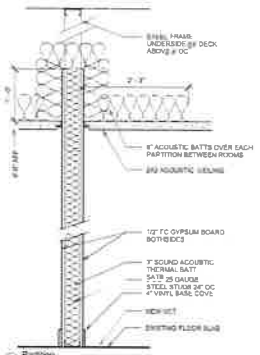
B. MATERIALS
1. UL listed light fixtures as shown on drawings
2. All wiring copper labor codes type, branch wiring shall be a minimum #12 AWG except for 120 volt circuits over 100 feet shall be #10 AWG. Wiring shall be THHN/THWN insulation over copper conductors. conductors #8 and smaller shall be made with stranded wire. All conductors shall be #14 AWG. Connections for wires larger than #8 shall be insulated split-bolt or other mechanical types. Unless otherwise noted all branch circuits shall be 2 #12 + grounded.
3. New sub-panelboard (if required) shall comply with the following standards: panelboards UL67, cabinet and boxes UL50, circuit breakers UL489 and the National Electric Code Article 384. Fully label all new and modified breakers. A copper ground bus shall be included in all panels. Allow space for future breakers and gutter space. Paint ANSI gray paint.
4. All connections, galvanized boxes, fitting devices, raceways, conductors, mounting accessories, adapters and other material necessary for a complete electrical installation
5. The drawings generally do not indicate the routing or size of branch circuit wire size. Provide the correct wire size and quantity as required by the National Electric Code.

C. WORKMANSHIP
1. All construction is to be done in accordance with manufacturer's written instructions and with recommended materials
2. Test all wires and cables for continuity and proper connection after installation. Perform 500 VDC insulation test with "Megger" tester on all wiring installed. Tests are to show resistance in excess of 50 megaohms. Replace all wiring or cables failing to meet this test.
3. No boxes or connections to be buried or hidden in inaccessable areas
4. A Common Nuetral will be permitted for two or three single phase 15A or 20A branch circuits of different phase legs, except on lighting circuits with dimmers or any isolated Ground Circuits.

DOOR NOTES

DOORS AND DOOR FRAMES
1. WOOD DOORS TO BE 36" WIDE X 84" TALL. MASONITE HARDBOARD FINISH - SOLID CORE (PARTICLE BOARD) WITH 1/16" SMOOTH VENEER FINISH SUITABLE FOR PAINTING. PROVIDE SOLID WOOD BLOCKING FOR ALL HARDWARE. TYPE 1 FULLY WATERPROOF BOND, MEET NHMA STANDARD.
2. DOOR LITES TO BE AS SPECIFIED, WITH TEMPERED GLASS
4. ALL RATED DOORS TO HAVE FACTORY INSTALLED LABEL
5. NON-RATED HOLLOW METAL FRAMES CAN BE KNOCK-DOWN TYPE, INSTALLED WITHOUT DIMPLES, BENDS, DENTS OR SPLITS. 16 GAUGE MINIMUM WITH DRY-WALL CONFIGURATION RABBETTED FOR 3 BUTTS, ANCHORED TO STRUCTURE WITH WOOD BLOCKING OR METAL TABS AND THREE RUBBER MUTES

HARDWARE
1. SUBMIT SCHEDULE FOR REVIEW.
2. ALL LOCKSETS TO BE CLASSROOM FUNCTION #84, LEVEL HANDLE, BRAND, FINISHES AND STYLE TO MATCH SITE STANDARDS.
3. DOOR BUTTS: 3 PER DOOR, 5 KNUCKLE, FULL MORTISSED, 4 SCREWS EACH FLANGE, BALL BEARING HEAVY DUTY
4. EACH DOOR TO GET WALL BUMPERS: TO BE CONCAVE WALL RUBBER WITH METAL COVER AND TOGGLE MOUNT
5. DOOR SHALL GET NEOPRENE GASKET ON JAMB AND HEAD WITH DROP SILL (PLUNGER ACTIVATED) SEE ILLUSTRATIONS LEFT



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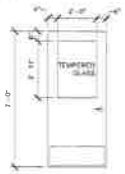
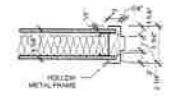
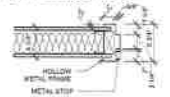


ELEV D

2 Door Elevation
3/8" = 1'-0"



TYPICAL INTERIOR DOOR FRAME



TYPICAL INTERIOR WINDOW FRAME

3 Hollow Metal Frames
1 1/2" = 1'-0"

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Engineer:

Details
Schedules
Notes

Construction Documents
As indicated

Author Checker

3rd Floor Counseling Rooms

Greenburgh Graham UFSD

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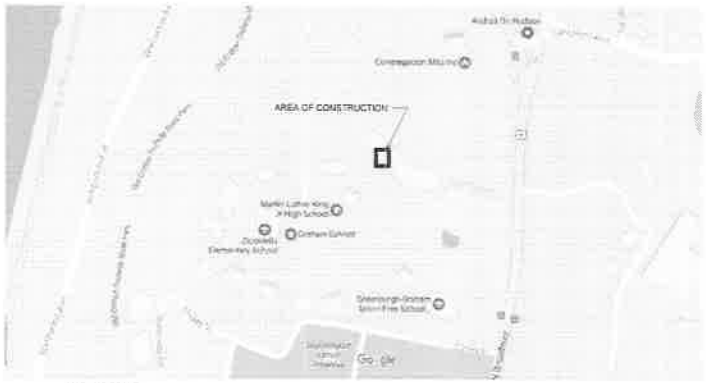

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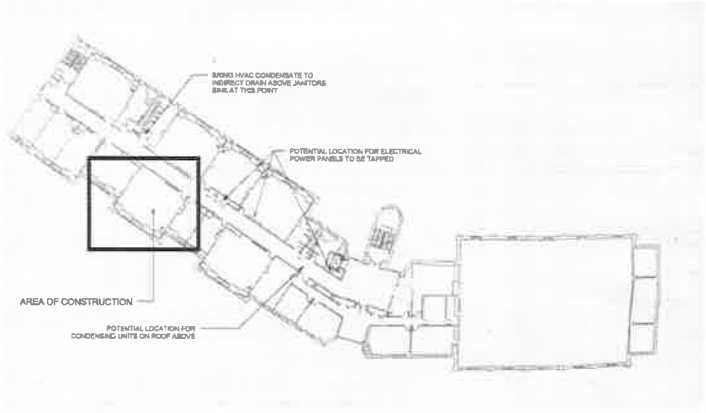

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Engineer:

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3rd Floor Counseling Rooms

Greenburgh Graham UFSD

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Revisions:

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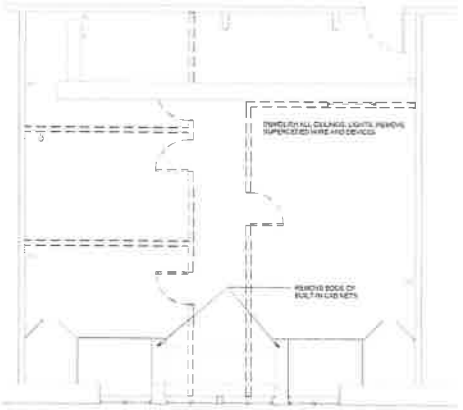
NOTES
1. ALL EXPOSED GYPSUM, BLOCK AND WOOD SURFACES TO BE PAINTED OR STAINED. ANY SURFACE ON ANY FLOOR TO BE PAINTED OR STAINED IN IT'S ENTIRETY
2. ALL FINISHES TO BE CLASS A RATED

INSULATION NOTES
1. ALL FIBERGLASS BATTS AND INSULATION TO BE ASTM C 665-84 TYPE II, CLASS B IN THICKNESSES AND LOCATIONS INDICATED

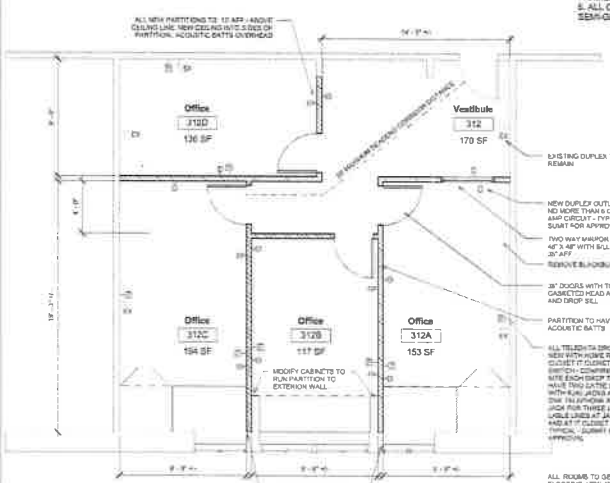
STEEL STUD NOTES
1. ALL STEEL STUD FRAMING SHALL BE COMPLETE WITH ALL ACCESSORIES AND INSTALLATION METHODS RECOMMENDED BY THE MANUFACTURER
2. ALL STEEL STUDS TO BE MINIMUM 20 GAUGE 16" OC "C" CHANNELS, UNLESS OTHERWISE NOTED. PROVIDE FLOOR AND CEILING "U" TRACK AS NECESSARY. OPEN FURRING CHANNELS FOR ALL GYPSUM ON MASONRY OR CEILING SYSTEMS. ALL STEEL GALVANIZED ASTM C 645
3. FOR ALL OPENINGS UP TO 120" PROVIDE DOUBLE 8" 16 GAUGE HEADER WITH DIAGONAL REINFORCING ABOVE. DO NOT SPLIT STUDS.
4 BRACE ALL WALL AND PARTITIONS THAT ARE NOT CONTINUOSLY ATTACHED ON TOP WITH ANGELD STUD MAXIMUM 8'-0" OC
5. PROVIDE ALL SCREW FASTENERS AS RECOMMENDED BY MANUFACTURER. 1" FOR SINGLE LAYER 5/8" OR LESS; 1 15/8" FOR DOUBLE LAYER 5/8" OR LESS, 12" OC IN BOTH DIRECTIONS.
6. PROVIDE WOOD BLOCKING FOR ALL DOORS AND WINDOW FRAMES PROVIDE WOOD BLOCKING FOR ALL WALL MOUNTED EQUIPMENT OR ACCESSORIES.
7. USE "J" BEAD FOR ALL FINISED EDGES INTO DISIMILAR MATERIAL USE SCREED. AND CORNER ACCESSORIES AT TRANSITION SURFACES
8. INSTALLATION IN ACCORDANCE WITH ASTM C754

FLOORING NOTES
1. ALL FLOORS TO BE CLEANED OF OLD FLOORING, DEBRIS AND DUST. SUB-FLOOR TO BE SEALED OR PREPARED AS NECESSARY TO TAKE ADHESIVES, ETC. FOR NEW FLOORING FILL GAPS MATERIALE RECOMMENDED BY FLOOR MANUFACTURER

GYPSUM / PAINT NOTES
1. GYPSUM SURFACES SHALL BE SMOOTH AND STRAIGHT WITHOUT DIMPLE OR DENT. ALL WORK TO BE DONE IN ACCORDANCE MANUFACTURER'S WRITTEN INSTRUCTIONS.
2. TAPE AND SPACKLE THREE COATS TO PROVIDE PAINTER WITH SMOOTH EVEN FINISH READY FOR PAINT. AFTER FIRST COAT, PATCH OR RESPACKLE AS NECESSARY.
3. PAINT OR STAIN ALL SURFACES THAT DO NOT ARRIVE WITH FACTORY FINISH INCLUDING BUT NOT LIMITED TO GYPSUM, BLOCK MASONRY, CONCRETE, EXPOSED PIPING, EXPOSED WOOD, ETC
4. PREPARE ALL SURFACES INCLUDING PATCHING, SANDING, TAPING AND SPACKLING. SAND BETWEEN COATS.
5. THERE WILL BE SEPARATE COLORS FOR CEILINGS, DOOR, DOOR FRAMES, WALLS AND ANY ACCENT WALLS IDENTIFIED.
6. ALL CEILINGS: FLAT (0-5 MPI); WALLS: EGGSHELL (20-35 MPI); DOORS: SEMI-GLOSS (35-70 MPI); DOOR FRAMES: HIGH GLOSS (>70 MPI)



1 3rd Demolition
1/4" = 1'-0"



2 3rd Proposed
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Legend
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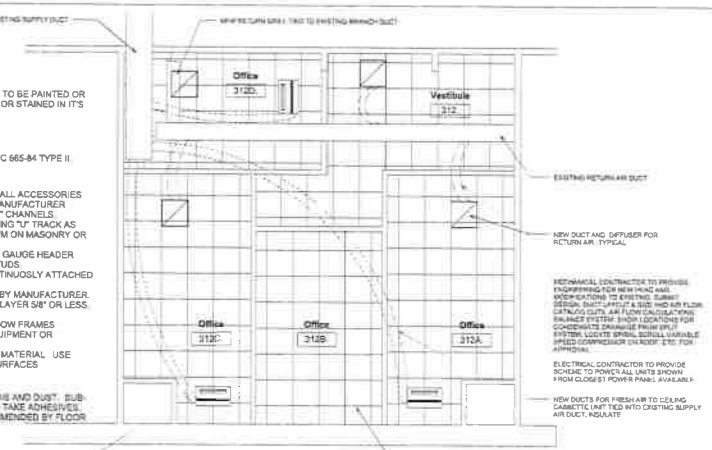
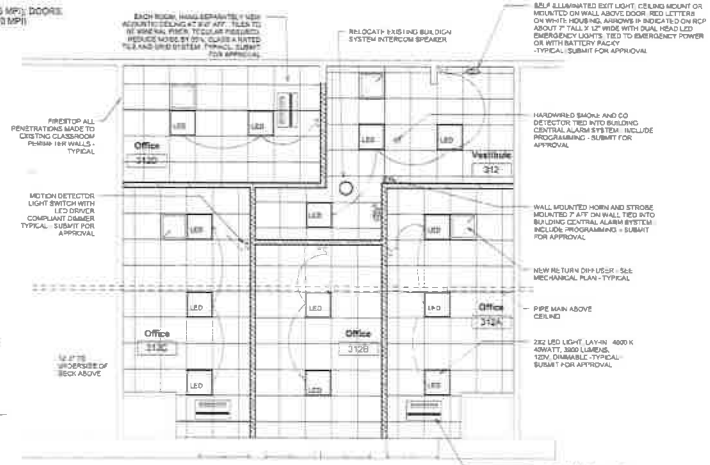


4 Ceiling Mechanical
1/4" = 1'-0"



3 3rd Proposed
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Molinelli Architects
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www.molinelli-aia.com

Engineer:

Third Floor

Construction Documents
3/4" = 1'-0"

Author Checker

3rd Floor Counseling Rooms

Greenburgh Graham UFSD

1 South Broadway
Hastings NY 10706

A-101
1/10/17

Revisions

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NOTES
1. ALL EXPOSED GYPSUM, BLOCK AND WOOD SURFACES TO BE PAINTED OR STAINED. ANY SURFACE ON ANY FLOOR TO BE PAINTED OR STAINED IN IT'S ENTIRETY
2. ALL FINISHES TO BE CLASS A RATED

INSULATION NOTES
1. ALL FIBERGLASS BATTS AND INSULATION TO BE ASTM C 665-84 TYPE II, CLASS B IN THICKNESSES AND LOCATIONS INDICATED

STEEL STUD NOTES
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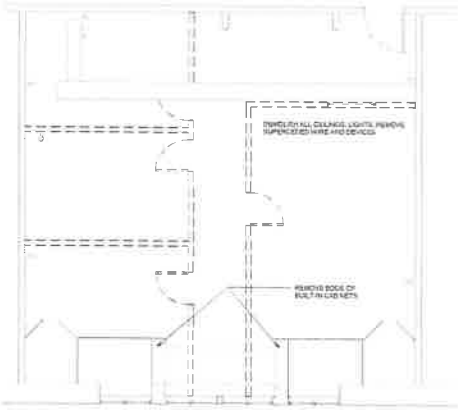

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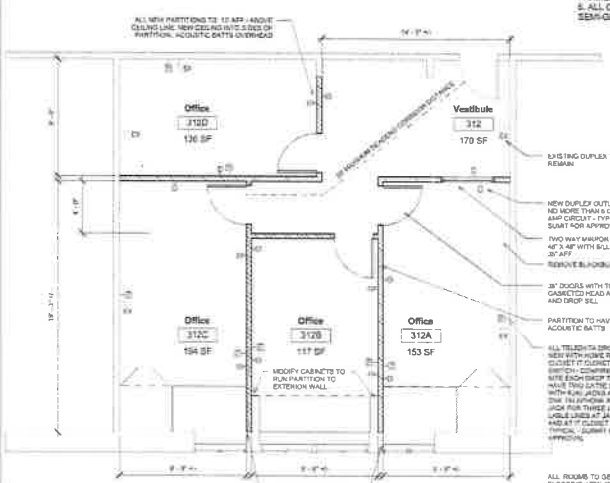

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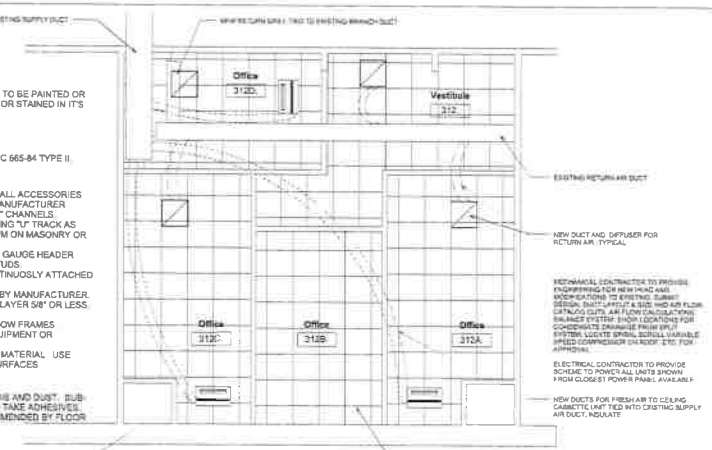

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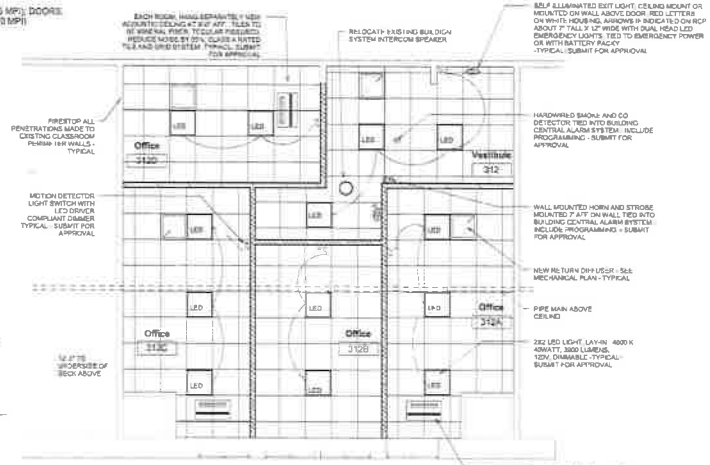

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General Notes

DIVISION 1: GENERAL CONDITIONS

1. General Contractor to consult standard AIA Contract: "Standard Form of Agreement Between Owner and Contractor Where the Basis of Payment is a Stipulated Sum" A101 2007 or "Standard Form of Agreement Between Owner and Contractor For Construction Projects of Limited Scope Where the Basis of Payment is a Stipulated Sum" and "General Conditions Of the Contract" A201 2007 which will be the basis of this contract.

2. In all cases "owner" refers to "Greenburgh-Graham UFSD"; "General Contractor" or "contractor" or "GC" refer to the General Contractor and/or all representatives, employees, subcontractors and their employees performing work, and "Architect" shall refer to Molinelli Architects and/or all representatives, employees and consultants and their employees.

3. The GC shall be responsible for all permits, inspections, the payment of all contributions, taxes or premiums which may be required by the municipality or the state, state unemployment acts or federal social security acts.

4. All work to be done in accordance with governing codes including but not limited to the ISC 2015, New York State 2016 Supplemental Code, The National Electric Code, The Guide Of The American Heating Refrigeration And Air Conditioning Engineers. The GC shall comply with the requirements of all safety codes and regulations having jurisdiction at the site including but not limited to OSHA, and acts of the Department of Environmental Protection.

5. The GC shall verify all conditions and dimensions before starting work. Should any inconsistency appear in the drawings, the GC shall notify the architect for the proper adjustment. In no case shall the GC proceed with the work until advised by the architect. Where piping or other work is shown diagrammatically on the drawings, the GC shall be responsible for the proper coordination and location of the work so as not to interfere with the work of others. In all cases detailed drawings and dimensions shall take precedence over scaled drawings.

6. The GC shall request any substitution of materials in writing, stating the reason for the substitution and including performance specifications, including sample and catalog cuts. Submission shall be made prior to the submission of the bid and with sufficient notice to permit the architect 10 calendar days to render a decision that materials are "equal" to those specified or shown on the drawings. Requests for alternates made after the bid period must be applied for in the same manner; acceptance is subject to approval by the architect and owner.

7. All work including materials and labor shall be guaranteed by the GC for at least one calendar year beyond the date of the certificate of occupancy. The GC shall replace or repair and damages, faulty or failed equipment or materials including but not limited to cracking of gypsum surfaces, gaps in wood trim, leaks and damaged caused by leaks, etc. Materials for which longer warranties exist shall be honored by the manufacturer. Defects due to negligence, error or violation of codes or written instructions of the manufacturer are governed by the laws of the state in which the work is performed and are not relieved by the one year guaranteed period.

8. All work shall be thoroughly and properly cleaned, all defective pieces or marred finishes repaired or replace to deliver the finished project in satisfactory condition. All items (including site paintings) not being changed by the project shall be protected during construction. Any damage done to existing materials to remain shall be replaced at the GC's expense. This includes but is not limited to: painted surfaces, flooring, tiles, wall covering and other finishes, plumbing and lighting fixtures, hardware, doors, conduits, lines, pipes, wiring, grading, paving, landscaping, etc. Patch all cuts and holes with similar material.

9. The GC shall be responsible for all methods, temporary constructions, tools, transportation and safety. The GC shall be responsible to respond emergencies which endanger life health or property. The GC shall be responsible for protection of the site from trespass or theft during the period of construction. The GC shall coordinate the delivery & storage of all materials with owner.

10. The GC shall be responsible for providing temporary toilet, lighting, water and other services needed at the construction site. In cases where utilities exist, the owner shall pay the utilities during the time of construction.

11. The GC shall be responsible for continuous supervision of the site while work is being performed during the construction period. Any requests for information shall be either directed immediately to the architect by telephone or during the regularly scheduled job meetings.

12. Before stating work, the GC shall submit a written schedule showing the starting and completion dates of all trades, material deliveries, inspections and critical dates for shop drawings and material selections. The schedule shall be updated during the construction period as may be needed. The GC shall also submit a schedule of values for each trade on which the basis of progress payment shall be made.

13. The GC shall submit 5 print copies or 1 pdf version electronically of all shop drawings and catalog cuts for review by the architect. Sample materials for color selection shall be submitted in triplicate. Submissions shall be made to allow a minimum of 10 calendar days for review.

14. The GC shall install all materials and products in accordance with the manufacturer's written instructions. The GC shall perform all work to ensure a quality installation and shall preserve the integrity of the manufacture's guarantees. The GC shall inform the architect if the manufacturer's written instructions conflict with the drawings, specifications, scope of work or the actual conditions.

15. The General Contractor shall provide one 2-1/2 gallon fire extinguisher, of an approved type, including back board and charges, for each 1500 sq. ft. of floor area or fraction thereof, where men are working. Extinguishers shall be "Wintergrade" gas carridge type, anti-freeze, as manufactured by the Pyrene Manufacturing Company, or an approved equivalent. The General Contractor shall provide and maintain the extinguishers, and remove them on completion of the contract.

16. The GC shall provide insurance as listed below. The GC shall secure or have their subcontractors secure insurance in the amounts shown in the standard contract. All policies shall provide for no reduction or cancellation of coverage without prior written thirty (30) days notice to the owner and must remain in place for one year after completion of the work. The GC shall have issued certificates of insurance for the specific project listing as additionally insured:
Owner: Greenburgh-Graham UFSD Architect: Michael Molinelli, AIA
1 South Broadway 279 Sleepy Hollow
Hastings-on-Hudson, New York 10706Briarcliff Manor NY 10510

a. for contractor's general liability insurance: not less than two million dollars ($2,000,000.)
b. for injuries including accidental death to any one person and subject to the same limited for each: not less than two million dollars ($2,000,000.);
c. for property damage: not less than two million dollars ($2,000,000.)
d. for workmens compensation: not less than thata required by the state in which the work is performed or two hundred thousand dollars ($200,000.) whichever is greater.
e. for automobile insurance for personal injury or including death resulting therefrom, not less than one million dollars ($1,000,000) for any one injury and two million dollars ($2,000,000) for more than one person in any one accident and against damage of six hundred thousand dollars ($600,000.)
f. "All Risks" property insurance (including broad form flood, broad form earthquake and comprehensive boiler and machinery coverages) the Improvements and the Personal Property in an amount not less than one hundred percent (100%) of the full replacement cost of the Improvements and the Personal Property determined annually by an insurer or qualified appraiser selected and paid for by Mortgagor and acceptable to Mortgagee, with deductibles not to exceed $0,000 for any one occurrence.

g. During the course of construction or repair of any improvements on the Land, the insurance required by clause (i) above shall be written on a builders risk, completed value, non-reporting form, meeting all of the terms required by clause (i) above, covering the total value of work performed, material, equipment, machinery and supplies furnished, existing structures, and temporary structures being erected on or near the Land, including coverage against collapse and damage during transit or while being stored off-site, and containing a soft costs (including loss of rents) coverage endorsement and permission to occupy endorsement. (This is not included in the present Property coverage and have to be obtained separately)
h. Commercial general liability insurance against claims for personal injury (to include, without limitation, bodily injury and personal and advertising injury) and property damage liability all on an occurrence basis, if available, with such coverages as Mortgagee may request (including, without limitation, contractual liability coverage, completed operations coverage for a period of two (2) years following completion of construction of any improvements on the Land, and coverages equivalent to an ISO broad form endorsement), with a general aggregate limit of not less than $5,000,000.00, and a combined single "per occurrence" limit of not less than $2,000,000.00 for bodily injury, property damage and medical payments. (EF has to require 3rd party contractors to evidencing liability insurance on an occurrence bases meeting the above requirements)

17. The owner reserves the right to award contracts to install other equipment, materials or furniture during the construction period as may be reasonable before the completion of work.

DIVISION 2: DEMOLITION AND SITE

A. SCOPE
Furnish all labor, materials, and equipment to demolish, remove and dispose of all materials as shown on the drawings. Protect all work not being removed. Coordinate with owner for location of staging materials and dumpster. Provide on going documentation of recycled or disposed materials acceptance. Contractor to sort debris and trash into separate containers:
Cardboard, Paper - recycle
Gypsum Board - recycle through USG or equal program
Masonry and concrete - recycle
Scrap Metals - recycle
Carpet - recycle
Other materials - dump

DIVISION 3: CONCRETE No work in this division

DIVISION 4: MASONRY No work in this division

DIVISION 5: METALS

A. SCOPE
Furnish all labor, materials and equipment to install structural steel and miscellaneous metals as shown on the drawings and in the specifications, including but not limited to the following
1. Anchor bolts, anchorage and support items
2. Steel stud framing - also see notes A-101
3. Metal Connection devices for framing

B. MATERIALS
1. High Strength Bolts: ASTM A325, 3/4 inch minimum
2. Cold-formed Metal Framing: All runners channels and "C" studs, galvanized structural quality sheet steel ASTM C 645: Grade D yield 50 ksi for all 12, 14, and 16 gauge members and Grade A yield 33 ksi for all 18 and 20 gauge members; minimum 20 gauge and maximum 16" oc unless otherwise noted, for non load-bearing 25 gauge and maximum 16" oc unless otherwise noted; with "U" track and open furring channels for all gypsum on masonry as necessary; installation in accordance with ASTM C754
3. Cold-formed Metal Framing Accessories and Fasteners: including but not limited to bracing, bridging straps, low velocity power-driven fasteners zinc coated ASTM B633 type III classification FeZn8 II with tensile strength of 270,000 psi and shear strength of 162,000 psi. by United States Gypsum, National Gypsum, Dietrich Industries or equal.
4. Primer: PPG Zinc Chromate Primer 6-204 and compatible with finish coating specified elsewhere

C. WORKMANSHIP
1. All work to conform to AISC Specification and Code of Standard Practice for Design, Fabrication and Erection of Structural Steel Buildings, ASD
2. All steel shall receive one coat shop primer
3. Steel which is exposed in the completed structure shall be sanded and wire brushed to remove all mill scale, rust and other coating or defect which will affect finished paint coatings. Primer on steel which will be exposed shall be applied without drips or irregularities which will affect finished paint coatings
4. Metal connections shall be installed in accordance with manufacturer's written instructions and the guidelines of the National Design Standard for Metal Plate Connected Wood Truss Construction ANDSI/TPI 1-1995 or later

DIVISION 6: WOOD & PLASTICS

A. SCOPE
Furnish all labor, materials and equipment to install wood and plastic products and materials as shown on the drawings and in the written specifications, including but not limited to the following
1. Wood blocking for all hanging items

DIVISION 7: THERMAL & MOISTURE PROTECTION

A. SCOPE
Furnish all labor, materials, and equipment to construct and install roofing and insulation as shown on the drawings (including those items specified by the manufacturer or description) and in the separate written specifications, including but not limited to the following
1. Fiberglass insulation
2. Duct and jacket insulation for all ducts and piping under HVAC and Plumbing Division

7.1 INSULATION
B. MATERIALS
1. Fiberglass: ASTM C 665-84, Type II, Class B in thicknesses and locations indicated on drawings as made by Owens Corning (201) 268-6233.

DIVISION 8: DOORS & WINDOWS See notes this page.

DIVISION 9: FINISHES - See notes A-101

DIVISION 10: SPECIALTIES No work in this division

DIVISION 11: EQUIPMENT No work in this division

DIVISION 12: FURNISHINGS No work in this division

DIVISION 13: SPECIAL CONSTRUCTION No work in this division.

DIVISION 14: CONVEYING SYSTEMS No work in this division

DIVISION 15 MECHANICAL

A. SCOPE
Furnish all labor, materials, and equipment to construct and install all plumbing and mechanical equipment and accessories as shown on the drawings (including those items specified by manufacturer or description) and in the separate written specifications, including but not limited to the following:
1. Three new HVAC zones: split systems and exterior condensor
2. Duct work, duct insulation for supply air
3. Condensate line and indirect drain for split system units

B. MATERIALS
1. Provide an install all inserts, hangers, brackets conforming to ASTM A36. Provide nail shields for piping penetrating studs.

C. WORKMANSHIP
1. All construction is to be done in accordance with manufacturer's written instructions and with recommended materials.
2. All work shall conform to the rules and regulations of the National Plumbing and local codes.
3. Contractor shall coordinate plumbing runs with other trades and shall not cut structural members unless approved by the Architect.
4. Test all lines and certify before completing. Replace any defective equipment or connections. Pressure test in accordance with National Plumbing Code.
5. Submit shop drawings for all HVAC systems, unit, piping schematic and ductwork.
6. HVAC system to conform with SMACNA regulations and standards.

DIVISION 16 ELECTRICAL

A. SCOPE
Furnish all labor, materials, and equipment to construct and install all electrical fixtures, electrical lines and accessories as shown on the drawings (including those items specified by manufacturer or description) and in the separate written specifications, including but not limited to the following:
1. Removal of all superceded wiring in the construction area
2. Power wiring including outlets, special outlets, switches, lighting, etc.
3. Telephone and cable wiring including plates, jacks, ready to be plugged into equipment
5. Control wiring for heating and cooling system with 7 day programmable clock
6. Testing, certifications and guarantees

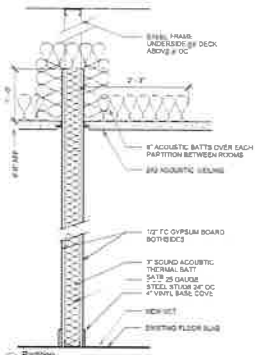
B. MATERIALS
1. UL listed light fixtures as shown on drawings
2. All wiring copper labor codes type, branch wiring shall be a minimum #12 AWG except for 120 volt circuits over 100 feet shall be #10 AWG. Wiring shall be THHN/THWN insulation over copper conductors. conductors #8 and smaller shall be made with stranded wire. All conductors shall be #14 AWG. Connections for wires larger than #8 shall be insulated split-bolt or other mechanical types. Unless otherwise noted all branch circuits shall be 2 #12 + grounded.
3. New sub-panelboard (if required) shall comply with the following standards: panelboards UL67, cabinet and boxes UL50, circuit breakers UL489 and the National Electric Code Article 384. Fully label all new and modified breakers. A copper ground bus shall be included in all panels. Allow space for future breakers and gutter space. Paint ANSI gray paint.
4. All connections, galvanized boxes, fitting devices, raceways, conductors, mounting accessories, adapters and other material necessary for a complete electrical installation
5. The drawings generally do not indicate the routing or size of branch circuit wire size. Provide the correct wire size and quantity as required by the National Electric Code.

C. WORKMANSHIP
1. All construction is to be done in accordance with manufacturer's written instructions and with recommended materials
2. Test all wires and cables for continuity and proper connection after installation. Perform 500 VDC insulation test with "Megger" tester on all wiring installed. Tests are to show resistance in excess of 50 megaohms. Replace all wiring or cables failing to meet this test.
3. No boxes or connections to be buried or hidden in inaccessable areas
4. A Common Nuetral will be permitted for two or three single phase 15A or 20A branch circuits of different phase legs, except on lighting circuits with dimmers or any isolated Ground Circuits.

DOOR NOTES

DOORS AND DOOR FRAMES
1. WOOD DOORS TO BE 36" WIDE X 84" TALL. MASONITE HARDBOARD FINISH - SOLID CORE (PARTICLE BOARD) WITH 1/16" SMOOTH VENEER FINISH SUITABLE FOR PAINTING. PROVIDE SOLID WOOD BLOCKING FOR ALL HARDWARE. TYPE 1 FULLY WATERPROOF BOND, MEET NHMA STANDARD.
2. DOOR LITES TO BE AS SPECIFIED, WITH TEMPERED GLASS
4. ALL RATED DOORS TO HAVE FACTORY INSTALLED LABEL
5. NON-RATED HOLLOW METAL FRAMES CAN BE KNOCK-DOWN TYPE, INSTALLED WITHOUT DIMPLES, BENDS, DENTS OR SPLITS. 16 GAUGE MINIMUM WITH DRY-WALL CONFIGURATION RABBETTED FOR 3 BUTTS, ANCHORED TO STRUCTURE WITH WOOD BLOCKING OR METAL TABS AND THREE RUBBER MUTES

HARDWARE
1. SUBMIT SCHEDULE FOR REVIEW.
2. ALL LOCKSETS TO BE CLASSROOM FUNCTION #84, LEVEL HANDLE, BRAND, FINISHES AND STYLE TO MATCH SITE STANDARDS.
3. DOOR BUTTS: 3 PER DOOR, 5 KNUCKLE, FULL MORTISSED, 4 SCREWS EACH FLANGE, BALL BEARING HEAVY DUTY
4. EACH DOOR TO GET WALL BUMPERS: TO BE CONCAVE WALL RUBBER WITH METAL COVER AND TOGGLE MOUNT
5. DOOR SHALL GET NEOPRENE GASKET ON JAMB AND HEAD WITH DROP SILL (PLUNGER ACTIVATED) SEE ILLUSTRATIONS LEFT



1 Partition
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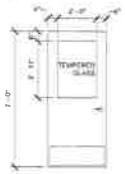
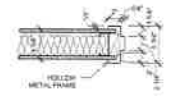
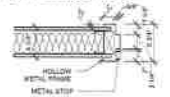


ELEV D

2 Door Elevation
3/8" = 1'-0"



TYPICAL INTERIOR DOOR FRAME



TYPICAL INTERIOR WINDOW FRAME

3 Hollow Metal Frames
1 1/2" = 1'-0"

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Engineer:

Details
Schedules
Notes

Construction Documents
As indicated

Author Checker

3rd Floor Counseling Rooms

Greenburgh Graham UFSD

1 South Broadway
Hastings NY 10706

A-102
1/10/17

Revisions:

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