

GENERAL NOTES

REFERENCE TO CERTAIN CODE SECTIONS INDICATED IN THESE NOTES DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO REVIEW AND OBTAIN ALL PERMITS AND APPROVALS FROM THE DEPARTMENT OF BUILDINGS AND OTHER AGENCIES. HAVING JURISDICTION OVER ANY PORTION OR SPECIFIC PHASE OF THE WORK.

ALL PLANS REQUIRED BY THE BUILDING DEPARTMENT AND OTHER CITY AGENCIES FOR THESE PREMISES ARE SUBJECT TO REVIEW, COMMENTS AND/OR APPROVAL OF THE BUILDING DEPARTMENT, AND NO CONSTRUCTION SHALL COMMENCE UNTIL SO APPROVED, AND PERMIT HAS BEEN OBTAINED.

CONTRACTOR SHALL COORDINATE THE WORK WITH ALL UTILITY COMPANIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED INSURANCE, LICENSES, AND SHALL PAY FEES FOR AND OBTAIN ALL NECESSARY PERMITS REQUIRED BY ALL CITY AGENCIES.

CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FROM DEPARTMENT OF HIGHWAYS AND OTHER AGENCIES, AS REQUIRED, PRIOR TO COMMENCING ANY CONSTRUCTION OF CURB OR ROADWAY WORK.

CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS, NOTES, WORK, AND CONDITIONS AT THE JOB SITE BEFORE THE WORK IS STARTED. REPORT ANY AND ALL DISCREPANCIES TO THE ARCHITECT REFER TO WRITTEN DIMENSIONS ONLY.

ANY CERTIFICATE WHICH MAY BE NECESSARY FOR THE OCCUPANCY OF THE BUILDING, SHALL BE OBTAINED BY THE CONTRACTOR.

DO NOT SCALE DRAWINGS. REFER TO WRITTEN DIMENSION ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ON-SITE CONDITIONS PRIOR TO COMMENCING WORK. CONTRACTOR SHALL NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK.

THE CONTRACTOR FOR THIS PROJECT HAS BEEN SELECTED FOR HIS SPECIAL KNOWLEDGE IN THIS TYPE OF CONSTRUCTION. DRAWINGS HAVE BEEN PREPARED IN ACCORDANCE WITH THE NYC BUILDING CODE AND FOR COMPLIANCE WITH APPLICABLE CODES BY DISCREPANCIES, DEVIATIONS, OR ADVISORY CONDITIONS OBSERVED AT THE JOB SITE SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY IN WRITING. SUBCONTRACTORS ARE HEREBY CAUTIONED THAT THEY WILL BE REQUIRED TO FURNISH AND INSTALL ALL EQUIPMENT, MATERIALS, LABOR, AND ANY OTHER SYSTEM REQUIRED. THEY ARE ALSO REQUIRED TO DELIVER TO THE OWNER ALL THE ITEMS COMPLETE AND OPERABLE IN ALL RESPECTS.

WHEN THE DRAWINGS AND NOTES DO NOT COVER PARTICULAR ITEMS, THE CONTRACTOR SHALL ASK THE GENERAL CONTRACTOR FOR THE METHOD AND MEANS OF PERFORMING THE WORK. IN THE ABSENCE OF INQUIRY, IT WILL BE ASSUMED THAT THE SUBCONTRACTOR HAS INCLUDED A CONTRIBUTION FOR ALL NECESSARY ITEMS TO PROVIDE A COMPLETE SYSTEM AND STRICT ACCORDANCE WITH ALL CODE REQUIREMENTS.

WORK NOT INDICATED ON A PART OF THE DRAWINGS BUT REASONABLY TO BE SIMILAR TO THAT SHOWN AT CORRESPONDING PLACES SHALL BE REPEATED.

IN ANY CASE OF CONFLICT BETWEEN THE NOTES, DRAWINGS AND SPECIFICATIONS, THE MOST RIGID REQUIREMENTS SHALL GOVERN.

ALL MATERIALS, ASSEMBLIES, EQUIPMENT AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE CONTRACTOR AND SUBJECT TO APPROVAL UNDER THE PROVISIONS OF THE NYC BUILDING CODE TO CONFORM TO THE FOLLOWING:

A - TEST REPORT SHOWING COMPLIANCE WITH THE REQUIREMENTS OF A CODE PRESCRIBED TEST.

B - ACCEPTABILITY UNDER NYC BUILDING CODE OF 1998.

C - APPROVAL BY THE NYC BOARD OF STANDARDS AND APPEALS FOR MATERIAL AND EQUIPMENT ACCEPTANCE DIVISION.

CONTRACTOR SHALL PROTECT MATERIALS BOTH BEFORE AND AFTER THEIR INSTALLATION IN THE WORK AS REQUIRED TO PREVENT DAMAGE FROM DISTURBANCE, RAIN, DIRT, COLD, SUNLIGHT AND OTHER HARMFUL INFLUENCES. MATERIALS AND WORK THAT HAS BEEN DAMAGED OR SOILED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED AS DETERMINED BY THE ARCHITECT.

CONTRACTOR SHALL PROVIDE ALL PROTECTION MEASURES NECESSARY FOR THE SAFETY OF THE PUBLIC AND WORKMEN AT THE JOB SITE DURING THE COURSE OF THE WORK.

CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST JUDGMENT AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND PROCEDURES. CONTRACTOR SHALL COORDINATE ALL PORTIONS OF THE WORK. THE ARCHITECT OF RECORD IS NOT RESPONSIBLE FOR THE SUPERVISION.

CONTRACTOR SHALL MAKE NO DEVIATIONS FROM DESIGN DRAWINGS WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

SAFETY OF PUBLIC AND PROPERTY NOTES

PROVIDE ALL EQUIPMENT AND TEMPORARY CONSTRUCTION NECESSARY TO PROTECT ALL PERSONS AND PROPERTY.

PERSONS SUPERINTENDING THE WORK SHALL INSPECT ALL DEVICES FOR EQUIPMENT SAFETY.

DETERMINE LOCATION, PROJECT AND SAFEGUARD ALL UTILITIES ON AND ADJACENT TO THE SITE. NOTIFY UTILITY COMPANIES AFFECTED BY THE WORK AT LEAST 72 HOURS BEFORE COMMENCEMENT OF WORK.

PROVIDE FIRE FIGHTING EQUIPMENT AS REQUIRED BY THE FIRE DEPARTMENT.

ALL MACHINERY, TOOLS, SERVICE LINES, SHALL BE GUARDED, BARRICADED, OR BARRICADED TO PROTECT SAFETY TO THE PUBLIC.

AREAS USED BY PUBLIC SHALL BE MAINTAINED FREE FROM ICE, SNOW, DEBRIS, EQUIPMENT, MATERIALS, ETC.

WASTE MATERIALS OR DEBRIS SHALL BE DISPOSED OF FROM THE SITE REASONABLE INTERVALS.

NO MATERIALS OR DEBRIS SHALL BE DISPOSED OF OR THROWN OUTSIDE THE EXTERIOR OF THE WALLS OF THE BUILDING, ON SIDEWALKS, COURTS, STAIRS OR SCAFFOLDING. NO WASTE MATERIAL IS TO BE STORED ON AFFOLDS, SIDEWALK BRIDGES, SIDEWALK BRIDGES AND PUBLIC AREAS.

CONTRACTOR SHALL FURNISH AND OBTAIN ALL PERMITS REQUIRED TO OBTAIN ALL EQUIPMENT SUCH AS TEMPORARY STAIRS, LADDERS, RAMP, AFFOLDS, HOISTS, RUNWAYS, DEBRIS CHUTES, ETC. AS REQUIRED FOR THE WORK.

FIRE PROTECTION CONTRACTOR REQUIREMENTS

ALL MATERIALS OF ASSEMBLIES REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL COMPLY WITH THE FOLLOWING:

A - IT SHALL CONFORM WITH NFPA FIRE RESISTANCE RATING-DECEMBER 1994, OR

B - IT SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ASTM E-196-1961 STANDARD METHODS OF FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS AND ACCEPTED BY THE COMMISSIONER, OR

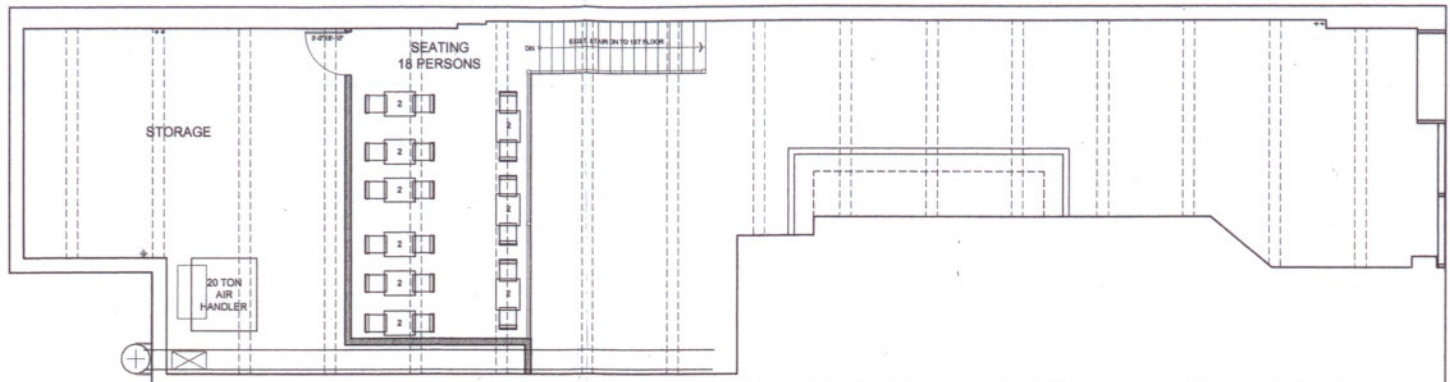
C - IT SHALL HAVE BEEN ACCEPTANCE PRIOR TO THE EFFECTIVE DATE OF THE CODE.

D - SUBCHAPTER 5 FOR CONSTRUCTION GROUP I AND OCCUPANCY GROUP P 4, SECTIONS 27-528 (FIRE RETARDANT TREATED WOOD), 27-548 (INTERIOR FINISH), 27-549 (CEILING), 27-550 (CEILING CONSTRUCTION), 27-551 (FINISH FLOORING AND FLOOR COVERING) AND SECTION 27-545 (FIRE STOPPING).

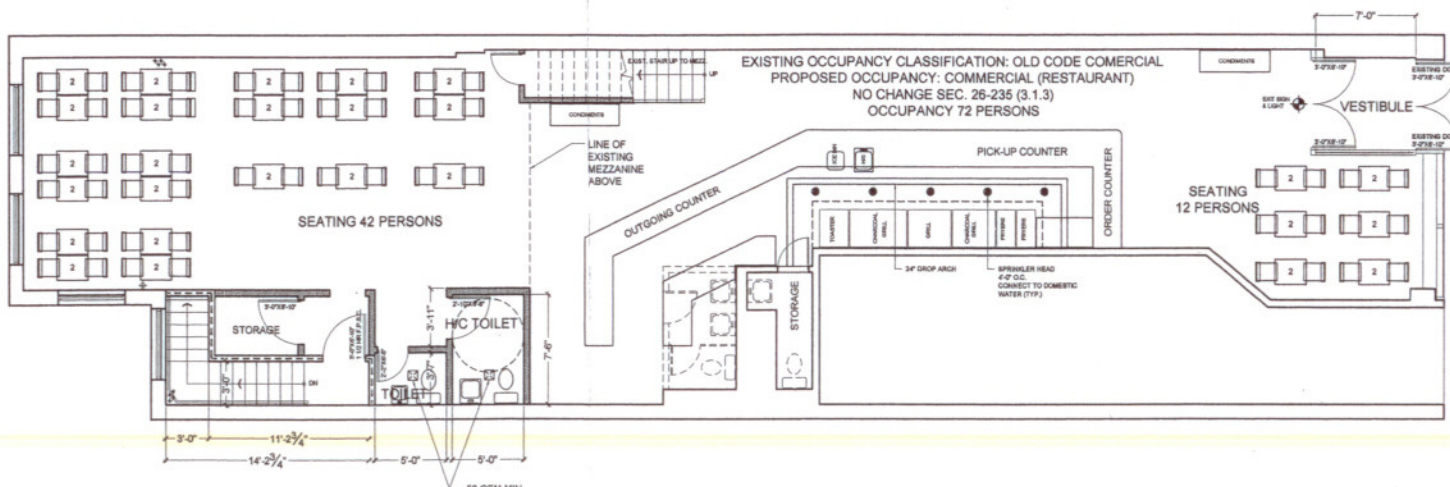
E - FIRE EXTINGUISHER SYSTEM UNDER SEPARATE APPLICATION.

CONTROLLED SYSTEMS

FIRE STOPPING
MECHANICAL VENTILATION
FURNISH DR. 14



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



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

45 TH STREET

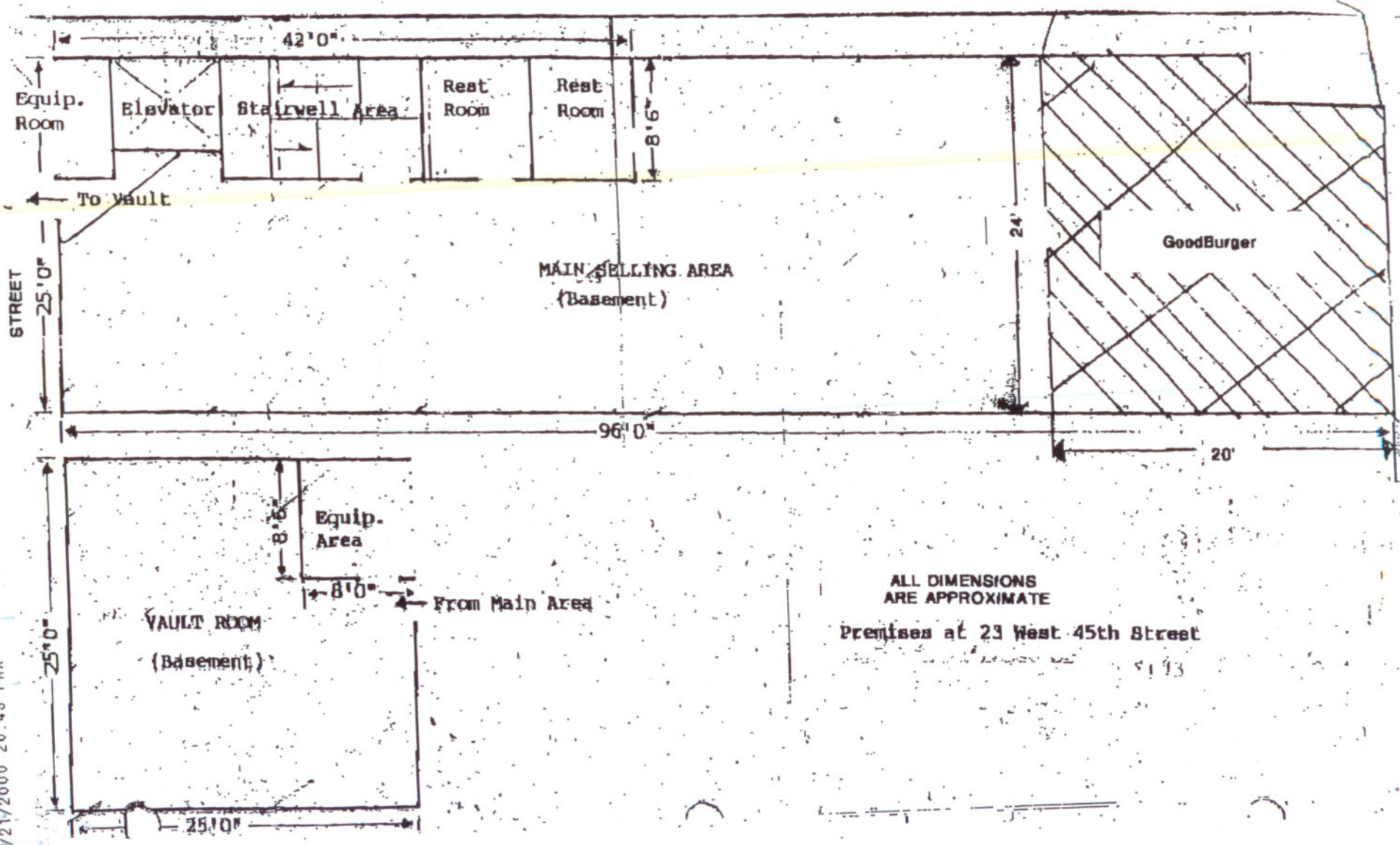
45 TH STREET

REVISIONS:	PRINT DATE:	PROJECT:	MEZZANINE, 1ST FLOOR PLANS & NOTES
		ADDRESS:	23 WEST 45TH STREET, NEW YORK, NY
		ARCHITECT:	COSAS TERZIS ARCHITECTS
		DATE:	04/23/07
		SCALE:	AS NOTED

003/008

Handwritten initials/signature

Basement



ALL DIMENSIONS
ARE APPROXIMATE
Premises at 23 West 45th Street

10/21/2000 20:49 FAX