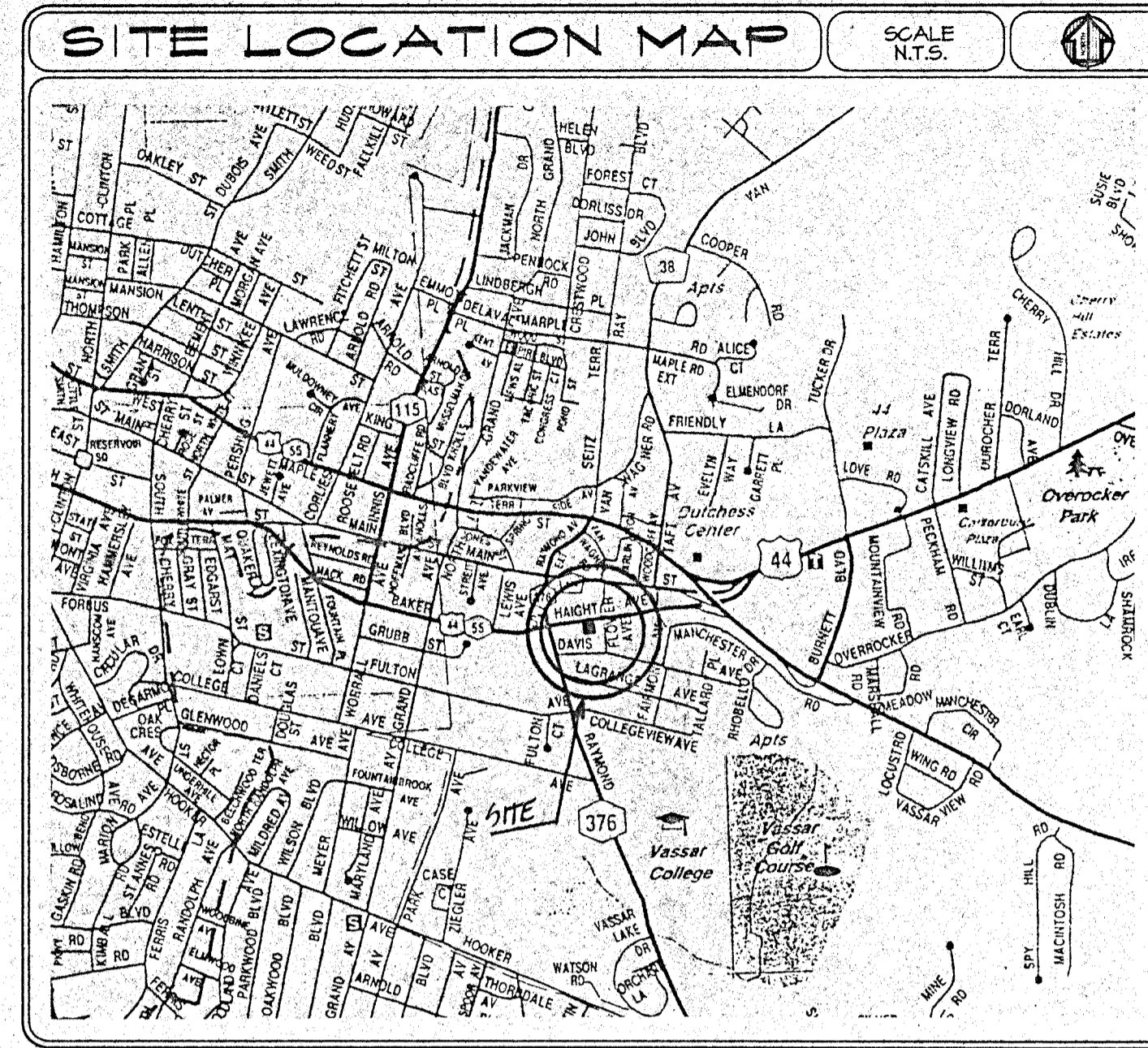


N.Y.S.U.F.P. & B.C. ANALYSIS		
BUILDING CLASSIFICATION		
USE GROUP	C1 (BUSINESS)	
CONSTRUCTION CLASSIFICATION	TYPE 4b (ORDINARY)	
FIRE HAZARD	LOW HAZARD	
HEIGHT & FIRE AREA LIMITATIONS		
DATA	PERMITTED	PROVIDED
STORIES	THREE STORIES	THO STORIES
HEIGHT	40'-0"	25'-0" +/-
FIRE RESISTANCE RATINGS		
DATA	REQUIRED	PROVIDED
EXTERIOR BEARING WALLS	2 HOURS	2 HOURS
EXTERIOR NON-BEARING WALLS	2 HOURS	2 HOURS
PARTY WALLS	2 HOURS	N/A
INTERIOR FIRE WALLS	2 HOURS	N/A
INTERIOR BEARING WALLS OR PARTITIONS	C	C
PARTITIONS ENCLOSING STAIRWAYS, HOISTWAYS, SHAFTS AND OTHER VERTICAL OPENINGS AND CORRIDORS	1 HOUR	1 HOUR
CONSTRUCTION SEPARATING TENANT SPACES	1 HOUR	1 HOUR
COLUMNS, BEAMS, GIRDERS AND TRUSSES (OTHER THAN ROOF TRUSSES)	C	C
FLOOR CONSTRUCTION INCLUDING BEAMS	C	C
ROOF CONSTRUCTION INCLUDING PURLINS, BEAMS AND ROOF TRUSSES	C	C

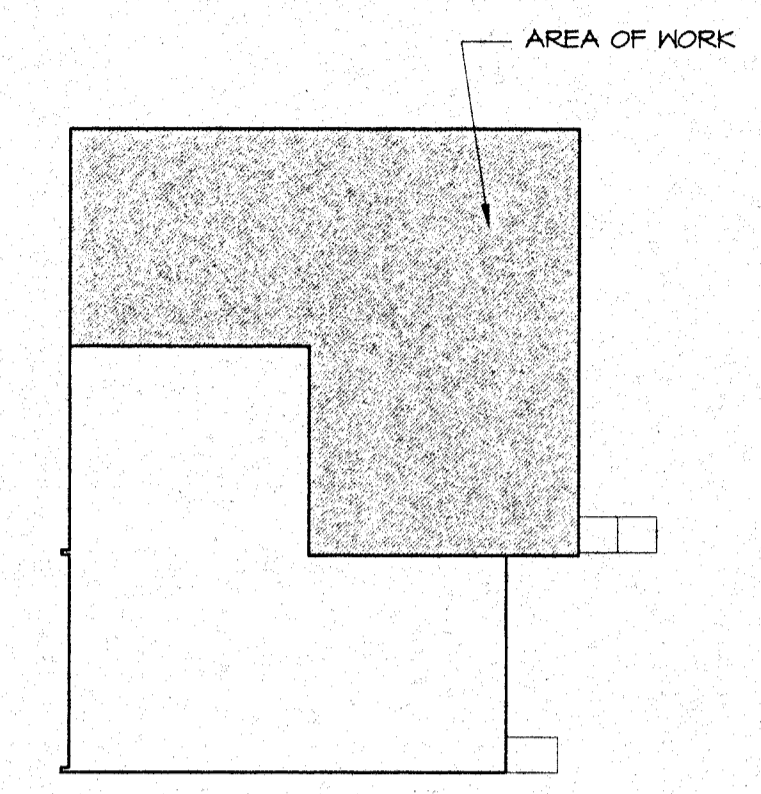
- ### GENERAL NOTES
- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.
 - CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE PRIOR TO COMMENCEMENT OF WORK AND NOTIFY ARCHITECT OF DISCREPANCIES, IF ANY.
 - ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES.
 - SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH ALL OTHER TRADES SO AS NOT TO CAUSE ANY UNNECESSARY DELAYS IN PROJECT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR APPROVALS AND FINAL INSPECTIONS OF HIS WORK BY LOCAL BUILDING INSPECTOR.
 - CONTRACTOR SHALL OBTAIN CERTIFICATE OF OCCUPANCY UPON COMPLETION OF WORK OF ALL TRADES.
 - ALL WORK DONE SHALL BE OF THE QUALITY EXPECTED OF THE RESPECTIVE TRADES.
 - ALL EXISTING AREAS DAMAGED DUE TO REMOVALS OR NEW CONSTRUCTION (WALL, FLOOR, CEILING) SHALL BE PATCHED WITH MATERIALS SIMILAR TO EXISTING, TYPICAL.
 - CONTRACTOR SHALL PREPARE ALL SURFACES AND INSTALL ALL MATERIALS AS PER MANUFACTURER'S RECOMMENDATIONS.
 - ALL LUMBER USED SHALL BE OF GOOD QUALITY AND FREE OF ANY SPLITS, CHECKS OR WARPINGS.
 - ALL LUMBER SHALL BE CONSTRUCTION GRADE ≥ 1200 p.s.f. MIN.
 - ALL SELECTIONS OF MATERIALS, FINISHES, STAINS, COLORS ETC. SHALL BE BY OWNER UNLESS NOTED OTHERWISE.
 - ALL CONCRETE SHALL BE A MINIMUM OF 3000 p.s.f. @ 28 DAYS.
 - ALL FOOTINGS SHALL BE A MINIMUM OF 4'-0" BELOW GRADE.
 - ALL FOOTINGS SHALL BE PLACED ON LEVEL, UNDISTURBED, VIRGIN SOIL.
 - ALL CONCRETE AND REINFORCEMENT WORK SHALL CONFORM TO A.C.I. 318-45.
 - ALL REINFORCING BARS FOR CONCRETE WORK SHALL CONFORM TO ASTM A615, GRADE 60.
 - MASONRY MORTAR SHALL CONFORM TO THE SPECIFICATIONS FOR MORTAR FOR UNIT MASONRY AS PER ASTM C270, TYPE M MORTAR.
 - ALL MASONRY WORK SHALL CONFORM TO THE SPECIFICATIONS FOR THE DESIGN AND CONSTRUCTION FOR LOAD BEARING CONCRETE MASONRY OF THE NATIONAL CONCRETE MASONRY ASSOCIATION AND A.C.I. STANDARD 61-23A.
 - CONTRACTOR SHALL USE FIGURE DIMENSIONS ONLY AND AT NO TIME SHALL HE SCALE THE DRAWINGS.
 - CONTRACTOR IS TO PROVIDE FIRESTOPPING AS PER N.Y.S.U.F.P. & B.C.
 - CONTRACTOR SHALL PROVIDE A WARRANTY TO THE OWNER, THAT ALL WORK UNDER THIS CONTRACT SHALL BE FREE FROM ALL DEFECTS, BOTH IN MATERIALS & WORKMANSHIP, FOR A PERIOD OF ONE YEAR FROM FINAL COMPLETION AND / OR PAYMENT, WHICHEVER IS LATEST. THIS WARRANTY SHALL BE PRESENTED IN WRITING.



INDEX TO DRAWINGS

SHT. #	TITLE
A-1	FURNITURE PLAN, REMOVALS PLAN, N.Y.S.U.F.P. & B.C. ANALYSIS, GENERAL NOTES, SITE LOCATION MAP AND INDEX TO DRAWINGS
A-2	FLOOR PLAN AND WALL TYPES
A-3	REFLECTED CEILING PLAN, LEGEND AND NOTES
A-4	DOOR & FINISH SCHEDULE, DOOR TYPES, INTERIOR ELEVATIONS, STAIR PLAN AND ELEVATION

6 FEB 98
revisions
project no.
93-11A
date
13 JAN 98
drawn by
RKT

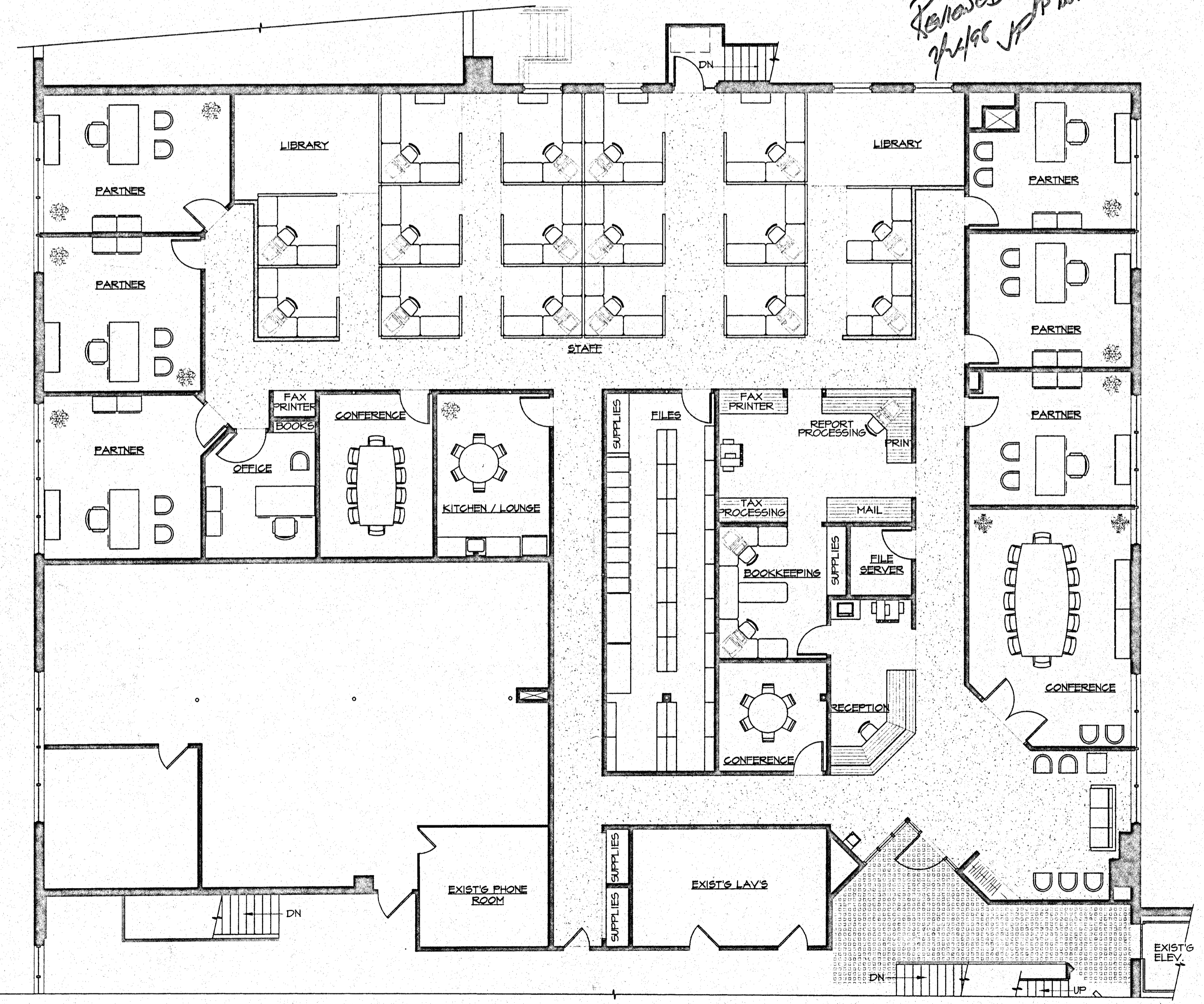


KEY PLAN

SCALE: N.T.S.

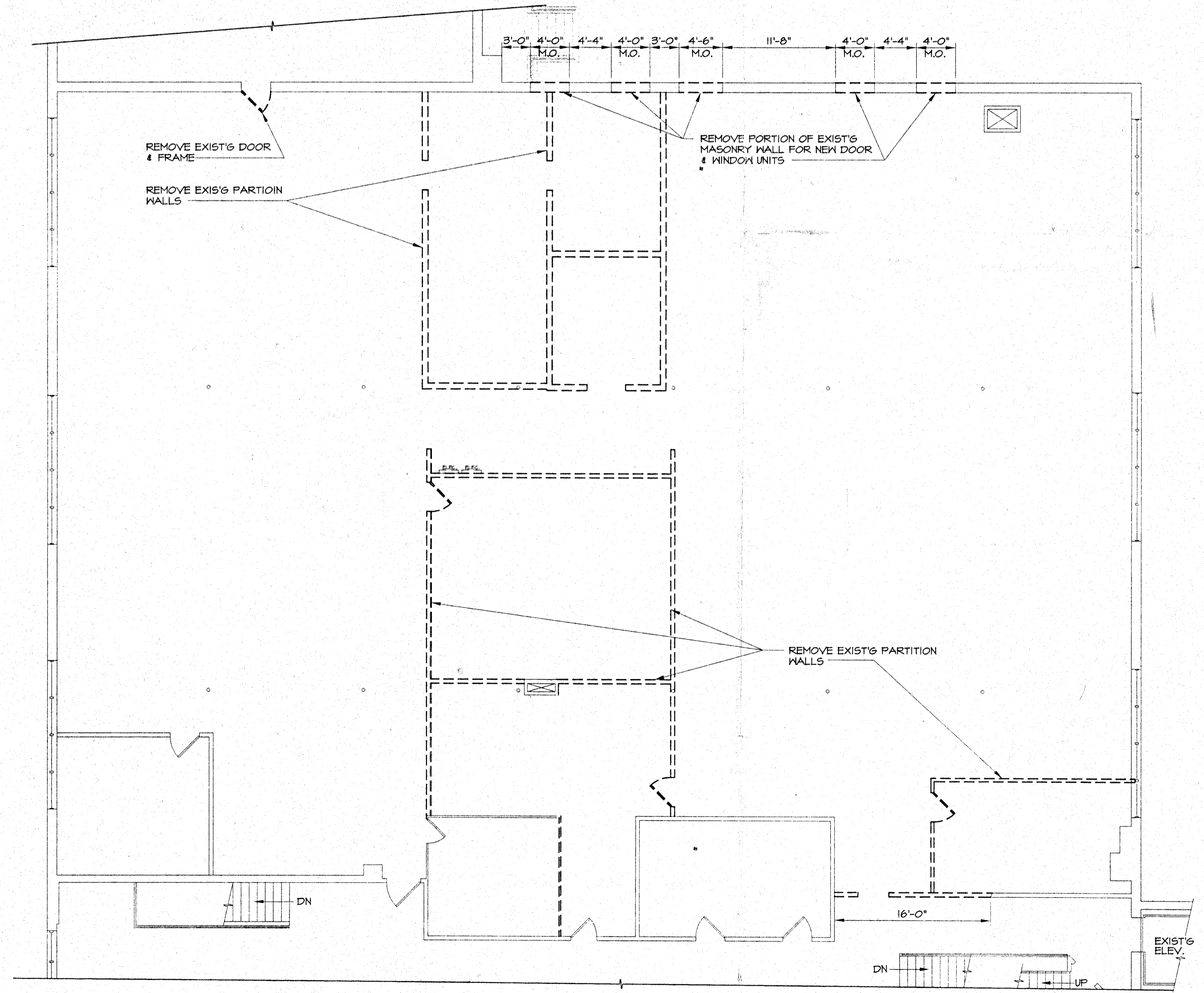
* CRIT SIGNAGE SHALL CONFORM TO PART 1033
* ENG. LIGHTING SHALL CONFORM TO PART 1034

*Removed
change up as noted*



FURNITURE PLAN

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

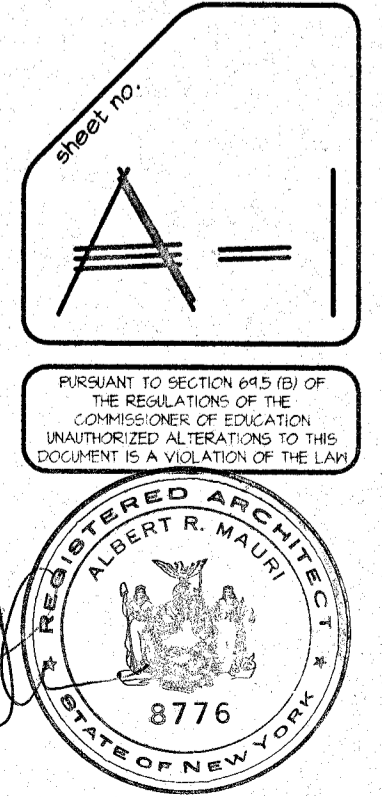


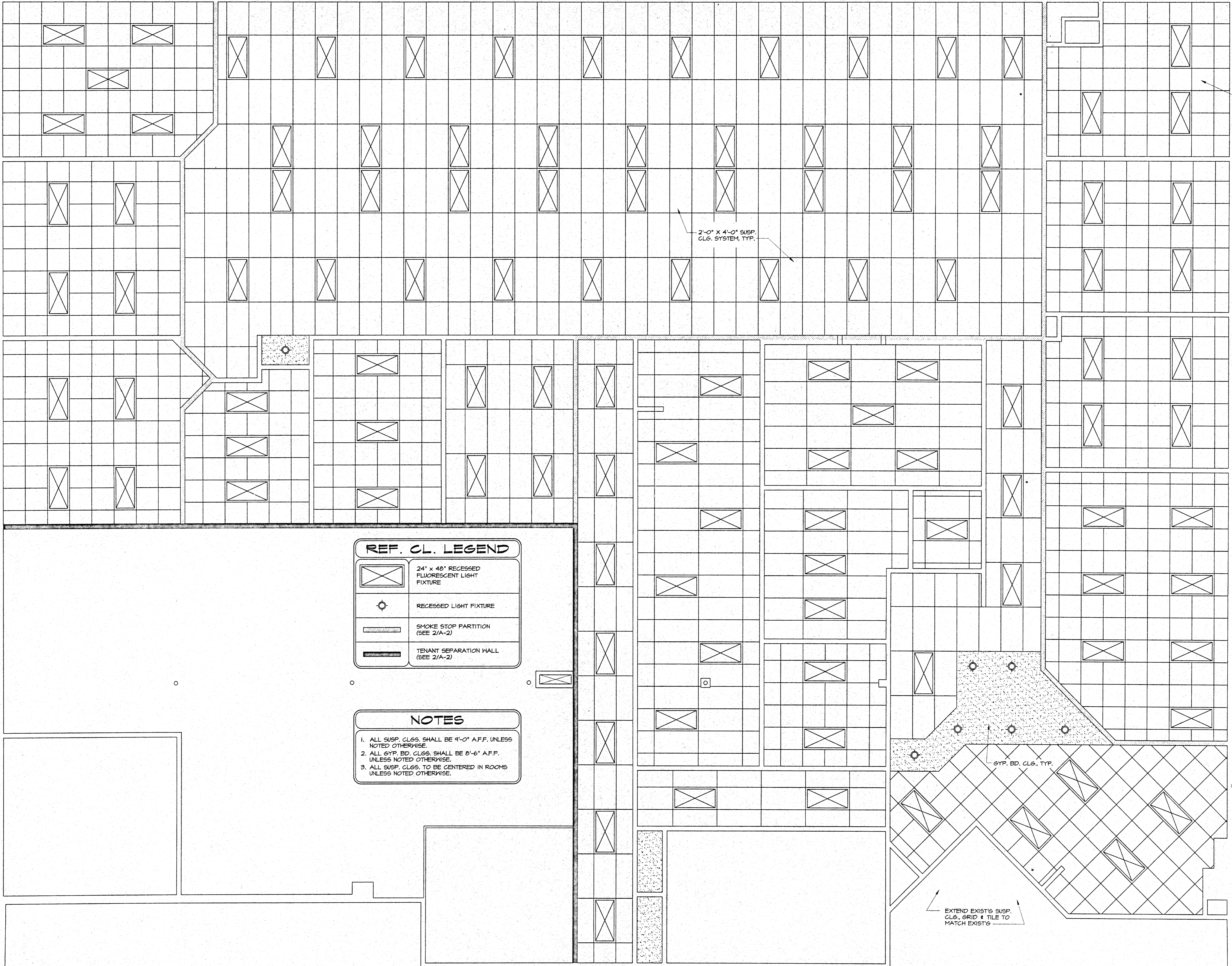
REMOVALS PLAN

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

2ND FLOOR OFFICE RENOVATIONS FOR
D'ARCANGELO & CO.
38 HAIGHT AVENUE
POUGHKEEPSIE
NEW YORK

FURNITURE PLAN, REMOVALS PLAN, N.Y.S.U.F.P. & B.C. ANALYSIS
GENERAL NOTES, SITE LOCATION MAP AND INDEX TO DRAWINGS
MAURI ASSOCIATES ARCHITECTS PC
303 MILL STREET POUGHKEEPSIE NEW YORK 12601 914-452-1030





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2'-0" X 2'-0" SUSP.
 CLG. SYSTEM, TYP.

2'-0" X 4'-0" SUSP.
 CLG. SYSTEM, TYP.

GYP. BD. CLG. TYP.

EXTEND EXIST'G SUSP.
 CLG. GRID & TILE TO
 MATCH EXIST'G

REF. CL. LEGEND

	24" x 40" RECESSED FLUORESCENT LIGHT FIXTURE
	RECESSED LIGHT FIXTURE
	SMOKE STOP PARTITION (SEE 2/A-2)
	TENANT SEPARATION WALL (SEE 2/A-2)

NOTES

1. ALL SUSP. CLGS. SHALL BE 9'-0" A.F.F. UNLESS NOTED OTHERWISE.
2. ALL GYP. BD. CLGS. SHALL BE 8'-6" A.F.F. UNLESS NOTED OTHERWISE.
3. ALL SUSP. CLGS. TO BE CENTERED IN ROOMS UNLESS NOTED OTHERWISE.

REFLECTED CEILING PLAN
 SCALE: 1/4"=1'-0"
 0 1 2 5 10

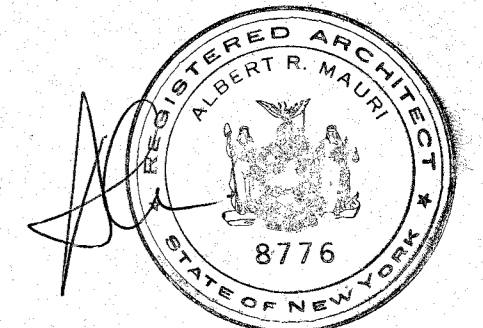
2ND FLOOR OFFICE RENOVATIONS FOR
D'ARCANGELO & CO.
 ROUGHKEEPSE
 38 HAIGHT AVENUE
 NEW YORK

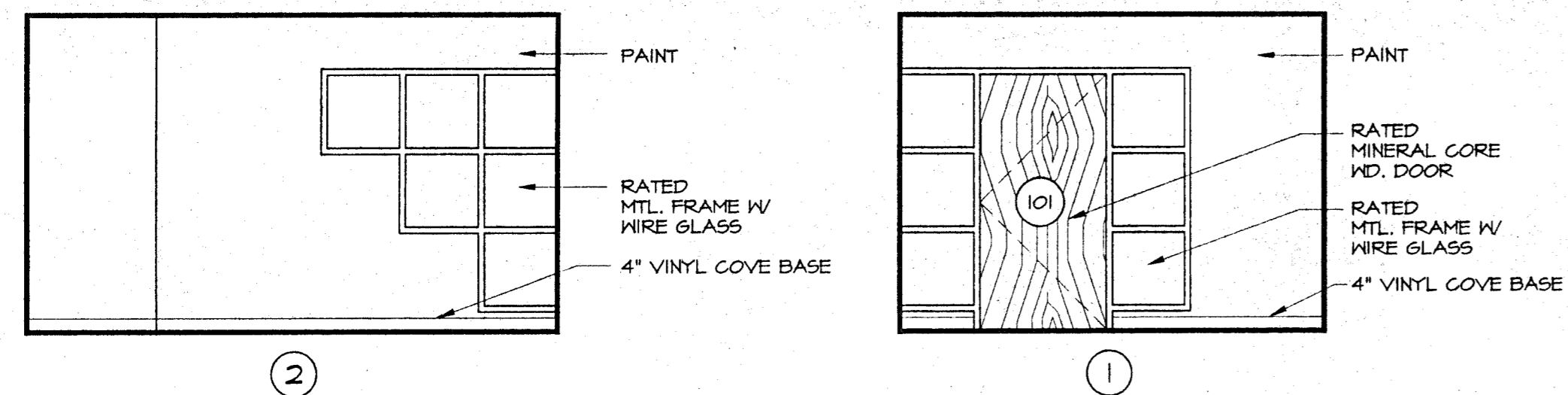
REFLECTED CEILING PLAN, LEGEND AND NOTES

MAURI ASSOCIATES ARCHITECTS PC
 303 MILL STREET ROUGHKEEPSE NEW YORK 12601 914-452-1030

Sheet No.
A-3

PERMIT TO SECTION 815 (b) OF THE REGULATIONS OF THE COMMISSIONERS OF EDUCATION. UNAUTHORIZED ALTERATIONS TO THIS DOCUMENT IS A VIOLATION OF THE LAW.

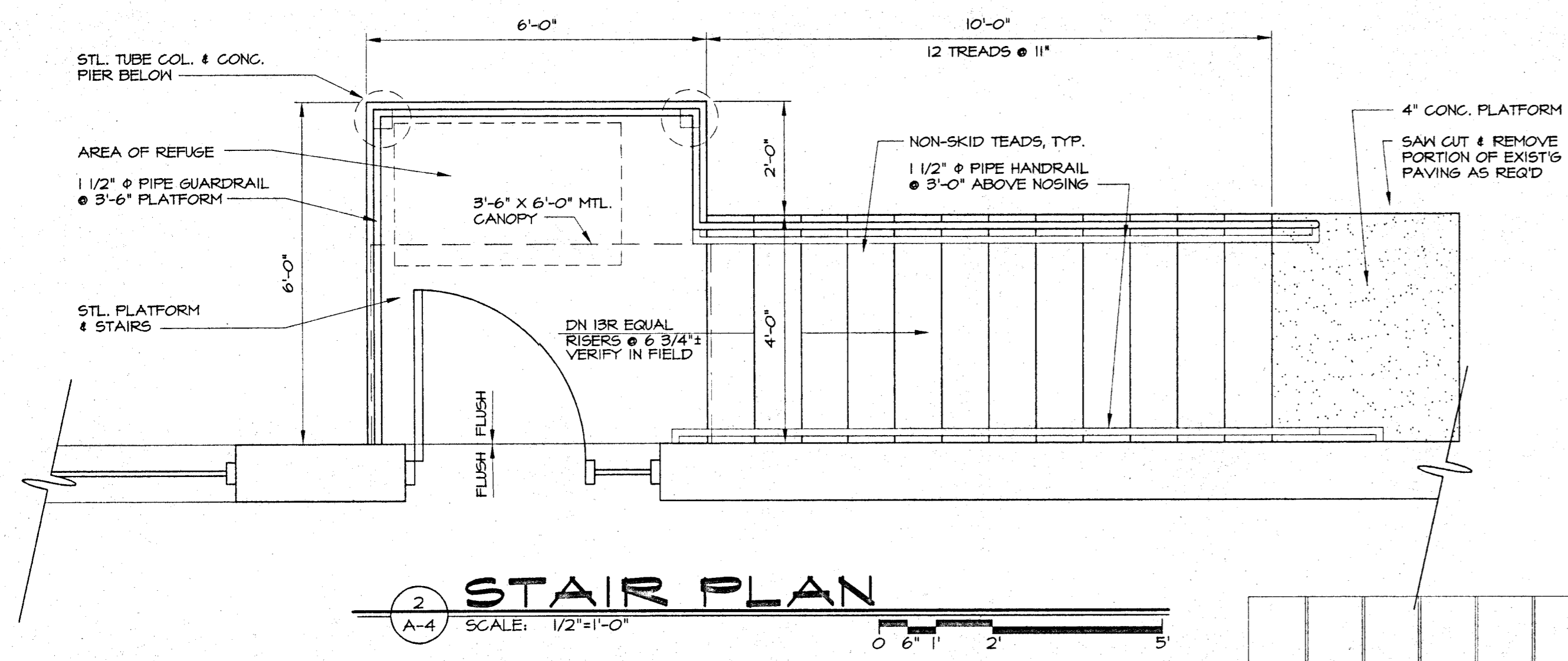




INTERIOR ELEVATIONS
SCALE: 1/4"=1'-0"

ROOM FINISH SCHEDULE									
NO.	NAME	FLOOR		BASE	WALLS		CEILING		REMARKS
		MATL	FIN.		MATL	FIN.	MATL	FIN.	
101	LOBBY	EXIST'G	CARPET	V. COVE	GYP. BD.	PAINT	GYP. BD.	PAINT	9'-0" 2'-6"
102	CONFERENCE						SUSP. CLG.	MANUF.	9'-0"
103	RECEPTION								
104	CONFERENCE								
105	BOOKKEEPING		CARPET						
106	FILE SERVER			V.C.T.					
107	HALL		CARPET						
108	PROCESSING								
109	OFFICE								
110	OFFICE								
111	OFFICE								
112	STAFF		CARPET						
113	FILES			V.C.T.					
114	HALL		CARPET						
115	LOUNGE			V.C.T.					
116	CONFERENCE		CARPET						
117	OFFICE								
118	OFFICE								
119	OFFICE								
120	OFFICE	EXIST'G	CARPET	V. COVE	GYP. BD.	PAINT	SUSP. CLG.	MANUF.	9'-0"

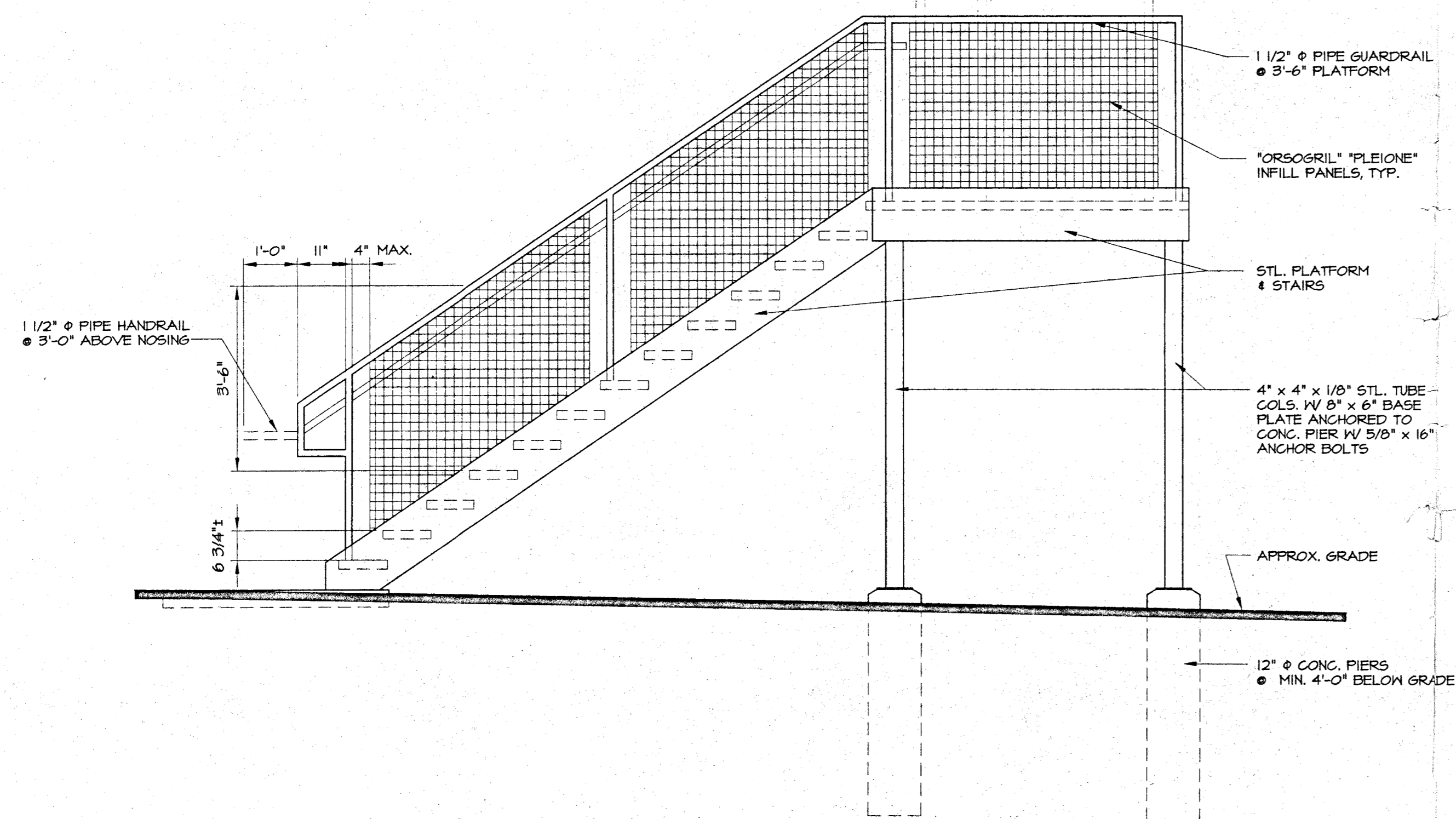
NOTE:
CONTRACTOR SHALL PROVIDE
SHOP DRAWINGS TO ARCHITECT
FOR APPROVAL PRIOR TO FABRICATION



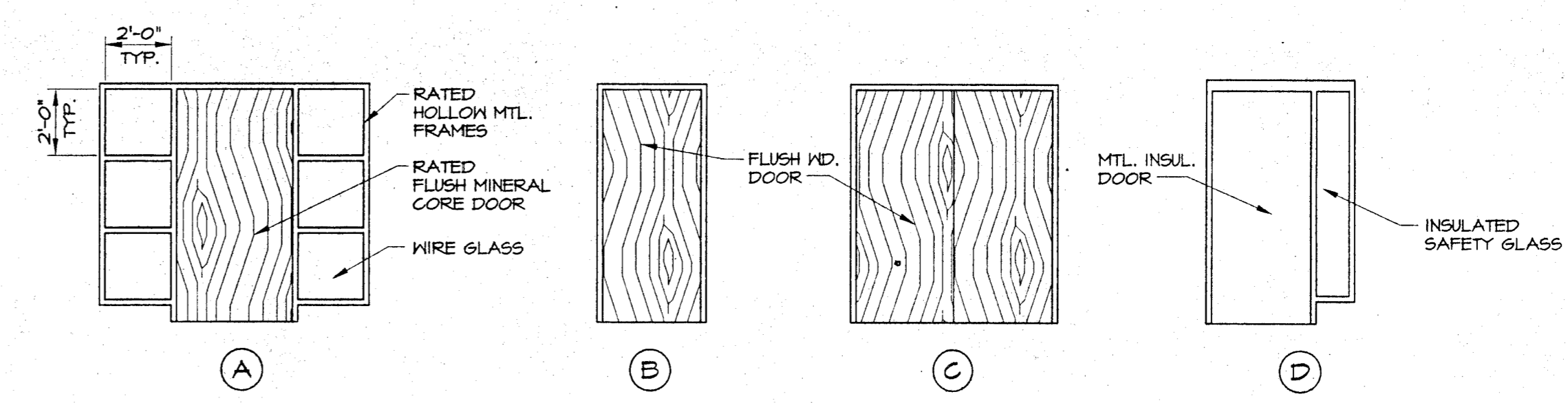
STAIR PLAN
SCALE: 1/2"=1'-0"

DOOR SCHEDULE									
NO.	TYPE	SIZE	DOOR		FRAME		SADDLE	FIRE RATING	REMARKS
			MATL	FINISH	MATL	FINISH			
101	A	3'-6" X 7'-0" X 1 3/4"	WOOD	POLY	METAL	PAINT	ALUM.	3/4 HR.	W CLOSER
102	C	(2) 3'-0" X 7'-0" X 1 3/4"	WOOD	POLY					
103	B	3'-0" X 7'-0" X 1 3/4"	WOOD	POLY					
104	B	3'-0" X 7'-0" X 1 3/4"	WOOD	POLY					
105	B	3'-0" X 7'-0" X 1 3/4"	WOOD	POLY					
106	B	3'-0" X 7'-0" X 1 3/4"	WOOD	POLY					
107	B	3'-0" X 7'-0" X 1 3/4"	WOOD	POLY					
108	B	3'-0" X 7'-0" X 1 3/4"	WOOD	POLY					
109	D	3'-0" X 7'-0" X 1 3/4"	METAL	PAINT			ALUM.		W CLOSER & INSUL. SAFETY GLASS SIDELITE
110	B	3'-0" X 7'-0" X 1 3/4"	WOOD	POLY					
111	B	3'-0" X 7'-0" X 1 3/4"	WOOD	POLY					
112	B	3'-0" X 7'-0" X 1 3/4"	WOOD	POLY					
113	B	3'-0" X 7'-0" X 1 3/4"	WOOD	POLY					
114	B	3'-0" X 7'-0" X 1 3/4"	WOOD	POLY					
115	B	3'-0" X 7'-0" X 1 3/4"	WOOD	POLY					
116	B	3'-0" X 7'-0" X 1 3/4"	WOOD	POLY	METAL				
117		EXIST'G. TO REMAIN	EXIST'G	PAINT		PAINT	ALUM.		

Must BE 44"



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



DOOR TYPES
SCALE: 1/4"=1'-0"

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DOOR & FINISH SCHEDULES, DOOR TYPES, INTERIOR ELEVATIONS
STAIR PLAN AND ELEVATION
MAURI ASSOCIATES ARCHITECTS PC
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A-4
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