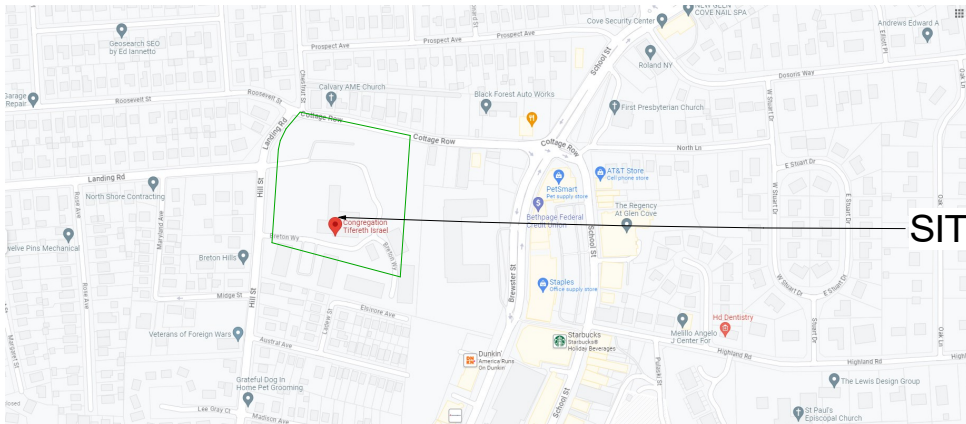


PROJECT: SITE DRAWINGS

WILLIAM CORTEZ
DESIGN 5 (ARC 486)
FALL 2023
PROFESSOR LOPICCOLO

40 HILL STREET, GLEN COVE, NY 11542



SITE LOCATION MAP

SCALE: N.T.S.



SITE



SITE AERIAL MAP

SCALE: N.T.S.



Farmingdale
State College
State University of New York

ARC 386
DESIGN 5- 93660
FALL 2023



By William Cortez
COVER SHEET
SCALE: N.T.S.

SP-1

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<p>1. THE CONTRACT DOCUMENTS ARE ENUMERATED IN THE AGREEMENT BETWEEN THE OWNER AND CONTRACTOR AND CONSIST OF THE AGREEMENT, CONDITIONS OF CONTRACT, GENERAL SPECIFICATIONS, SUPPLEMENTARY AND OTHER CONDITIONS, DRAWINGS, SPECIFICATIONS, ADDENDA ISSUED PRIOR TO EXECUTION OF THE CONTRACT, OTHER CONDITIONS LISTED IN THE AGREEMENT AND MODIFICATIONS ISSUED AFTER EXECUTION OF THE CONTRACT. THE CONTRACTOR SHALL COMPLY WITH AND OBEY NOTICES REQUIRED BY APPLICABLE LAWS, STATUTES, ORDINANCES, CODES, RULES AND REGULATIONS, AND LAWFUL ORDERS OF PUBLIC AUTHORITIES APPLICABLE TO PERFORMANCE OF THE WORK.</p> <p>2. THE TERMS "GENERAL CONTRACTOR, G.C., CONSTRUCTION MANAGEMENT/GENERAL CONTRACTOR" SHALL BE UNDERSTOOD TO BE THE SAME UNLESS SPECIFICALLY NOTED OTHERWISE.</p> <p>3. THE TERM "WORK" MEANS THE CONSTRUCTION AND SERVICES REQUIRED BY THE CONTRACT DOCUMENTS, WHETHER COMPLETED OR PARTIALLY COMPLETED, AND INCLUDES ALL OTHER LABOR, MATERIALS, EQUIPMENT AND SERVICES PROVIDED OR TO BE PROVIDED BY THE CONTRACTOR TO FULFILL THE CONTRACTOR'S OBLIGATIONS. THE WORK MAY CONSTITUTE THE WHOLE OR A PART OF THE PROJECT. IF THE CONTRACTOR PERFORMS WORK KNOWING IT TO BE CONTRARY TO APPLICABLE LAWS, STATUTES, ORDINANCES, CODES, RULES, REGULATIONS, OR LAWFUL ORDERS OF PUBLIC AUTHORITIES, THE CONTRACTOR SHALL ASSUME APPROPRIATE RESPONSIBILITY FOR SUCH WORK AND SHALL BEAR THE COSTS ATTRIBUTABLE TO THE CORRECTION. THE GENERAL CONTRACTOR SHALL VERIFY ALL JOB CONDITIONS, DIMENSIONS AND DETAILS PRIOR TO CONSTRUCTION, AND AS ANTICIPATED OR INFERRED PRIOR TO PRICING OR BIDDING.</p> <p>4. PRIOR TO THE START OF ANY AND ALL WORK, BUILD ARCHITECTURE DPC, SHALL BE HEREINAFTER REFERRED TO AS "ARCHITECT". SHALL BE NOTIFIED OF ANY DISCREPANCIES OR OMISSIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK.</p> <p>5. THE CONTRACTOR SHALL HAVE EXPERIENCE ON AT LEAST THREE PROJECTS OF SIMILAR SIZE, COMPLEXITY AND QUANTITY AT LEAST EQUAL TO THOSE REQUIRED UNDER ALL DIVISIONS DETAILED IN THESE DRAWINGS.</p> <p>6. ALL CONSTRUCTION LABORERS PERFORMING UNDER THIS WORK SHALL BE SKILLED WORKERS WITH IN THEIR RESPECTIVE TRADES.</p> <p>7. ALL WORK, WHETHER SHOWN OR IMPLIED, UNLESS SPECIFICALLY QUESTIONED, SHALL BE CONSIDERED FULLY UNDERSTOOD IN ALL RESPECTS BY THE GENERAL CONTRACTOR, AND HE WILL BE RESPONSIBLE FOR ANY CONFUSION, MISUNDERSTANDING OR CONFLICT THEREOF FOR ALL WORK SHOWN ON ALL CONTRACT DOCUMENTS.</p> <p>8. GENERAL CONTRACTOR SHALL REVIEW AND FAMILIARIZE HIMSELF WITH THE GENERAL NOTES, SPECIFICATIONS, AND DRAWINGS AND DETERMINE WHICH NOTES APPLY DIRECTLY TO HIS RESPONSIBILITY. EACH SUB-TRADE WILL BE RESPONSIBLE FOR REVIEWING THE ENTIRE SET OF DRAWINGS AND NOTING THEIR WORK AS APPLICABLE TO ALL WORK INDICATED OR INFERRED ON THE DRAWINGS WILL BE ACCOUNTED AND INCLUDED IN ALL CONTRACTORS' COSTS.</p> <p>9. UNLESS OTHERWISE PROVIDED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMIT AS WELL AS FOR THE OTHER PERMITS, FEES, LICENSES, AND INSPECTIONS BY GOVERNMENT AGENCIES NECESSARY FOR PROPER EXECUTION AND COMPLETION OF THE WORK THAT ARE CUSTOMARILY SECURED AFTER EXECUTION OF THE CONTRACT AND LEGALLY REQUIRED AT THE TIME BIDS ARE RECEIVED OR NEGOTIATIONS CONCLUDED.</p> <p>10. THE CONTRACTOR SHALL PAY SALES, CONSUMER, USE AND SIMILAR TAXES FOR THE WORK PROVIDED BY THE CONTRACTOR THAT ARE LEGALLY ENACTED WHEN BIDS ARE RECEIVED OR NEGOTIATIONS CONCLUDED, WHETHER OR NOT YET EFFECTIVE OR MERELY SCHEDULED TO GO INTO EFFECT.</p> <p>11. THE GENERAL CONTRACTOR SHALL SUBMIT IN WRITING ALL PROPOSALS FOR ADDITIONAL WORK TO THE TENANT FOR REVIEW AND APPROVAL. NO WORK IS TO PROCEED UNTIL A SIGNED AUTHORIZATION TO PROCEED IS RETURNED TO THE GENERAL CONTRACTOR.</p> <p>12. THE ARCHITECT AND THE TENANT RESERVES THE RIGHT TO ALLOW OTHER CONTRACTORS TO PERFORM WORK IN CONNECTION WITH THE PROJECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF WORK AND ESTABLISHING SCHEDULES FOR ALL TRADES. THEY SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF THEIR MATERIALS AND EQUIPMENT AND THE EXECUTION OF THEIR WORK.</p> <p>13. CONTRACTOR SHALL PREPARE AND ISSUE ALL WORK TO CONFORM TO THE GENERAL CONSTRUCTION SCHEDULE AND SHALL COOPERATE WITH OTHER CONTRACTORS IN THE REQUIRED SEQUENTIAL INSTALLATION OF WORK AND ESTABLISHING SCHEDULES FOR ALL TRADES. THEY SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF THEIR MATERIALS AND EQUIPMENT AND THE EXECUTION OF THEIR WORK.</p> <p>14. DRAWINGS ARE NOT TO BE SCALED, DIMENSIONS GOVERN.</p> <p>15. ALL WORK IS TO CONFORM TO ARCHITECT'S DRAWINGS AND SPECIFICATIONS AND SHALL BE NEW AND BEST QUALITY OF THE KINDS SPECIFIED.</p> <p>16. NO MATERIAL, SUBSTITUTIONS SHALL BE MADE. THE ARCHITECT WILL CONSIDER MATERIAL CHANGE REQUESTS ON AN INDIVIDUAL BASIS. CONTRACTOR SHALL SUBMIT SAMPLES AND CUTS FOR WRITTEN APPROVAL PRIOR TO THE START OF ANY WORK. IT IS CONTRACTORS RESPONSIBILITY TO DEMONSTRATE THAT PROPOSED SUBSTITUTION IS EQUAL TO OR BETTER THAN SPECIFIED PRODUCT.</p> <p>17. ALL MATERIALS AND EQUIPMENT SPECIFIED SHALL BE SUPPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED AS DIRECTED BY THE SUPPLEMENTARY MANUFACTURER, IN ACCORDANCE WITH ACCEPTED INDUSTRY STANDARD PRACTICE AND IN COMPLIANCE WITH PRODUCT WARRANTY.</p> <p>18. ALL SUBCONTRACTORS' SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL THROUGH THE GENERAL CONTRACTOR PRIOR TO WORK BEING PERFORMED, UNLESS OTHERWISE NOTED.</p> <p>19. THE CONTRACTOR SHALL IN ALL RESPECTS COMPLY WITH ALL REGULATIONS OF THE BUILDING MANAGEMENT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO OBTAIN ALL NECESSARY REGULATIONS FROM THE BUILDING OWNER. IN THE EVENT OF CONFLICT BETWEEN BUILDING REGULATIONS AND OTHER CONTRACT DOCUMENTS, THE ARCHITECT SHALL BE CONSULTED PRIOR TO PROCEEDING.</p>	<p>20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING WITH BUILDING MANAGEMENT THE USE OF ELEVATOR OR OTHER HOSTING FACILITIES FOR HANDLING THE DELIVERY OF MATERIALS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL SUB-TRADES OF CONDITIONS REGARDING ELEVATOR CAB SIZE, DOOR OPENING WIDTHS AND LOADING WEIGHT CAPACITY.</p> <p>21. ALL PUBLIC AREAS SUCH AS ELEVATOR LOBBIES, CORRIDORS, TOILETS, AND SERVICE HALLS SHALL BE PROTECTED TO THE SATISFACTION OF THE BUILDING MANAGEMENT. EQUIPMENT AND OTHER PROPERTY BELONGING TO THE BUILDING SHALL ALSO RECEIVE PROTECTION AND REFINISHING IF DAMAGED IN THE COURSE OF CONSTRUCTION, TO THE SATISFACTION OF BUILDING MANAGEMENT.</p> <p>22. DEMOLITION AND OTHER WORK WHICH CREATES DISTURBING NOISE MUST BE SCHEDULED WITH BUILDING MANAGEMENT AND BE PERFORMED DURING PERMITTED HOURS. THE DELIVERY, HANDLING, AND INSTALLATION OF MATERIALS, EQUIPMENT, AND DEBRIS MUST BE ARRANGED TO AVOID ANY INCONVENIENCE.</p> <p>23. THE G.C. SHALL CONFORM TO BUILDING STANDARD PROCEDURES FOR THE SCHEDULING OF DEMOLITION AND CORE DRILLING, AND FOR THE CARTING OF RUBBISH THROUGH THE BUILDING. ANY OVERTIME COST FOR SUCH WORK SHALL BE BORNE BY THE G.C.</p> <p>24. PRIOR TO REMOVING ANY BUILDING STANDARD MATERIALS, I.E. DOOR BLOCKS, METAL PARTITIONS, KILN DRIED FIXTURES, A PROPER RELEASE MUST BE SECURED FROM THE BUILDING MANAGEMENT.</p> <p>25. THE GENERAL CONTRACTOR SHALL MAINTAIN AND OPERATE AN ON SITE FIELD OFFICE TELEPHONE, FAX MACHINE AND EMAIL ACCESS AT ALL TIMES DURING THE COURSE OF CONSTRUCTION WORK.</p> <p>26. WORKERS WILL BE ASSIGNED ONE TOILET AREA WHICH THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR CLEANING, MAINTAINING AND UPON COMPLETION OF THE WORK, RESTORING IT TO ITS ORIGINAL CONDITION.</p> <p>27. CONSTRUCTION PERSONNEL MUST CARRY PROPER IDENTIFICATION AT ALL TIMES.</p> <p>28. ON JOB SITE, IT IS ARCHITECT'S INTENT TO HAVE JOB SAFETY TAKE PRECEDENCE AT ALL TIMES. THIS MEANS THAT ALL CONSTRUCTION PERSONNEL MUST FOLLOW THE RULES AND REGULATIONS OF THE LATEST OSHA STANDARDS. IN ADDITION, ALL LOCAL, STATE OR FEDERAL CODES HAVING JURISDICTION AT THE JOB SITE, MUST ALSO BE CONSIDERED PART OF THE SAFETY REQUIREMENTS. ANY DANGEROUS TOOLS OR EQUIPMENT MUST BE REPLACED IMMEDIATELY AT THE TIME OF COMPLETION OF THE PROJECT. PLEASE INSURE THAT ALL EQUIPMENT AND TOOLS ARE REMOVED FROM PROJECT.</p> <p>29. ANY CONSTRUCTION TOOLS OR EQUIPMENT USED ON PROJECT MUST BE PROPERLY GROUNDED & USE ONLY SOURCE OF POWER APPROVED BY BUILDING MANAGEMENT SO AS NOT TO DISRUPT BUILDING'S ELECTRICAL SYSTEMS. THEY ALSO FOLLOW OSHA GUIDELINES OR ANY OTHER CODE REQUIREMENTS HAVING JURISDICTION OVER TOOLS AND EQUIPMENT.</p> <p>30. THROUGHOUT THE ENTIRE COURSE OF CONSTRUCTION THE GC AND ANY OTHER TRADE WORKERS ON JOB SITE, MUST FOLLOW THE CURRENT OSHA GUIDELINES IN ADDITION TO ALL LOCAL, STATE AND FEDERAL CODES HAVING JURISDICTION AS IT RELATES TO PROTECTIVE CLOTHING SUCH AS, BUT NOT LIMITED TO: HARD HATS, GLOVES, EYE PROTECTION, SHOES, AND CLOTHING AND/OR OTHER PROTECTIVE CLOTHING NEEDED FOR A SAFE ENVIRONMENT. ANY PEOPLE WORKING AT THE JOB SITE MUST FOLLOW THESE CODES AND REGULATIONS WITHOUT EXCEPTION.</p> <p>31. ALL WINDOWS SHALL BE KEPT CLOSED IN THE WORK AREAS.</p> <p>32. ALL FIRE EXITS SHALL BE KEPT CLEAR AND ACCESSIBLE AT ALL TIMES.</p> <p>33. FIRE EXTINGUISHERS MUST BE KEPT ON THE JOB SITE DURING CONSTRUCTION. PLUS, CONTRACTOR MUST HAVE MEDICAL, FIRST AID KIT AND OTHER MEDICAL EQUIPMENT, EMERGENCY KIT AVAILABLE AT JOB SITE PER ALL APPLICABLE CODES AND REGULATIONS.</p> <p>34. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE WORK AREA AND THE AREAS INVOLVED IN THE DELIVERY OF THEIR MATERIALS.</p> <p>35. GENERAL CONTRACTOR IS RESPONSIBLE TO CLEAN UP AND REMOVE FROM THE PREMISES ALL WASTE MATERIALS, RUBBISH, WRAPPINGS, AND SERVICABLES AS GENERATED BY THE CONSTRUCTION, DEMOLITION AND/OR THE DELIVERY AND INSTALLATION OF ANY PRODUCTS, MATERIALS, OR EQUIPMENT WHICH IS PART OF THEIR CONTRACT.</p> <p>36. GENERAL CONTRACTOR IS RESPONSIBLE TO THOROUGHLY VACUUM CLEAN ALL CARPETED AREAS, CLEAN ALL FLOORING, MILLWORK, ETC. AND UNCOVER AND VACUUM OUT ALL CORNER JOINTS AFTER THE INSTALLATION IS COMPLETED, AND MAINTAIN CONNECTION THROUGH THE TENANT'S MOVE IN. THE ENTIRE POST-CONSTRUCTION SITE IS TO BE DUST FREE AND ALL STAIN REMOVED FROM ANY FLOORING, WALLS AND/OR CEILING.</p> <p>37. GENERAL CONTRACTOR IS RESPONSIBLE TO PROTECT, AS REQUIRED, ALL TENANT OCCUPIED AREAS WHERE FINISH WORK OR GENERAL CONSTRUCTION IS TO BE PERFORMED. GENERAL CONTRACTOR TO INSTALL ADEQUATE PROTECTION OF BUILDING PAPER, MARSHES, OR OTHER APPROVED MATERIAL ON ALL FINISHED SURFACES AS DIRECTED BY THE ARCHITECT PRIOR TO THE OWNERS MOVE DATE, AND SHALL REMOVE SAME FOLLOWING COMPLETION OF THE MOVE.</p> <p>38. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL COSTS INCURRED FOR DAMAGES CAUSED BY THEIR SUBCONTRACTORS.</p> <p>39. ALL WORK SHALL CONFORM WITH THE REQUIREMENTS OF THE LOCAL, BUILDING AND ZONING CODES, STATE AND FEDERAL BUILDING CODES, NATIONAL ELECTRIC CODE, N.P.A., ANSI, ASHRAE, OSHA, A.I.A. AND ALL OTHER APPLICABLE CODES, RULES AND REGULATIONS ALL IN THEIR LATEST EDITION OF ALL AUTHORITIES HAVING JURISDICTION THROUGHOUT THE PROJECT. THE RULES AND REGULATIONS OF THE BUILDING MANAGEMENT.</p>	<p>40. SELECTION OF SUBCONTRACTORS IS SUBJECT TO THE TENANT'S REVIEW PRIOR TO AWARDED OF CONTRACT. THE GENERAL CONTRACTOR MUST SUBMIT A LIST OF THEIR PROPOSED SUBCONTRACTORS WITH THE BIDDING DOCUMENTS, AS WELL AS EVIDENCE THAT THOSE SUBCONTRACTORS REQUESTED TO BE AWARDED THE OPPORTUNITY TO BID HAD THAT OPPORTUNITY AND HAVE RESPONDED.</p> <p>41. ALL WORK, AS EITHER IMPLIED OR REASONABLY INFERRABLE FROM THE CONTRACT DOCUMENTS, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL DRAWINGS AND SPECIFICATIONS ARE DIRECTED TO THE ATTENTION OF THE CONTRACTOR AND THE INCLUSION OF ANY WORK BY MENTION, NOTE, DETAIL, ITEMIZATION OR IMPLICATION, HOWEVER BRIEF, MEANS THAT THE CONTRACTOR SHALL PROVIDE AND INSTALL SAME. ALL WORK PERFORMED SHALL INCLUDE ALL APPURTENANCES AND APPARATUS NORMALLY DEEMED TO BE A PART OF A COMPLETED PACKAGE WITHIN THE DEFINITIONS OF NORMAL INDUSTRY STANDARDS.</p> <p>42. ALL WORK, COMPLETED OR OTHERWISE, SHALL BE PROPERLY PROTECTED AT ALL TIMES. CONTRACTOR SHALL FOLLOW ALL ACCEPTED METHODS OF SAFETY PRACTICE AND PROVIDE ALL FENCES, BARRICADES, ETC. AS MAY BE NEEDED TO PROTECT LIFE AND PROPERTY AND AS MAY BE REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER THIS WORK. THEY SHALL REPAIR, AT THEIR OWN COST, ANY DAMAGES TO THE PREMISES OR ADJACENT WORK CAUSED BY THEIR OPERATION.</p> <p>43. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE PROJECT THROUGH INSPECTION OF THE SITE, DRAWINGS, AND SPECIFICATIONS, SO AS TO THOROUGHLY UNDERSTAND THE WORK, ANY AND ALL DISCREPANCIES AND OMISSIONS SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ANY DISCREPANCIES OR OMISSIONS ARE CORRECTED. ANY CLARIFICATION OBTAINED FROM THE ARCHITECT PRIOR TO WORK SHALL BE IN WRITING. ANY WORK NOT CORRECTED OR NOT CORRECTLY PERFORMED, REPLACED OR REPAIRED WITH THE COST FOR SAME BEING BORNE BY THE CONTRACTOR. THEY SHALL VERIFY ALL DIMENSIONS FOR COORDINATION.</p> <p>44. BEFORE COMMENCING WITH ANY WORK, THE CONTRACTOR SHALL FILE WITH THE TENANT AND BUILDING MANAGEMENT CURRENT INSURANCE CERTIFICATES IN THE AMOUNTS REQUESTED BY THE OWNER AND BUILDING MANAGEMENT FOR WORKERS' COMPENSATION, GENERAL LIABILITY, BODILY INJURY AND PROPERTY DAMAGE. THE TENANT AND BUILDING MANAGEMENT SHALL BE NAMED "ADDITIONAL INSURED" ON ALL CERTIFICATES OF INSURANCE, INCLUDING THE ARCHITECT.</p> <p>45. THE CONTRACTOR SHALL ENSURE THAT THERE ARE NO TRADE OR JURISDICTIONAL DISPUTES THROUGHOUT THE USE OF LABOR OR METHODS OR INSTALLATION, INCLUDING THOSE OF SUBCONTRACTORS WHICH HAVE BEEN SEPARATELY CONTRACTED BY THE OWNER (TENANT). SHOULD ANY DELAYS OCCUR ON THE JOB SITE THROUGH VIOLATIONS OF THIS CLAUSE, THE CONTRACTOR WILL REIMBURSE THE OWNER (TENANT) FOR ALL COSTS AND DAMAGES.</p> <p>46. THE CONTRACTOR IS TO PROVIDE A FULL TIME COMPETENT SUPERINTENDENT ON THE PROJECT TO COORDINATE ALL SUBCONTRACTORS' WORK AND SUPERVISE THE DAILY ACTIVITY OF THE PROJECT AS WELL AS MAINTAIN THE SITE IN A SAFE, CLEAN MANNER.</p> <p>47. THE CONTRACTOR SHALL BE AVAILABLE TO ATTEND A WEEKLY JOB MEETING DURING THE COURSE OF THE PROJECT. CONTRACTOR SHALL PREPARE AND DISTRIBUTE ALL JOB MEETING MINUTES, (3) DAYS PRIOR TO MEETING.</p> <p>48. THE CONTRACTOR SHALL ASSUME THE FULL RESPONSIBILITY FOR THE INSTALLATION OF ALL TRADE CONTRACTS ASSIGNED BY THE CLIENT, INCLUDING GENERAL CONDITIONS, OVERHEAD AND PROFIT.</p> <p>49. THE CONTRACTOR AND ALL THEIR SUBCONTRACTORS SHALL INDEMNIFY, DEFEND AND SAVE HARMLESS THE OWNER, ITS EMPLOYEES, AGENTS AND SUBSIDIARIES AND THE ARCHITECT, THEIR EMPLOYEES, AND AGENTS, AGAINST AND FROM ANY AND ALL CLAIMS, DAMAGES, ACTING BY LAW, FINES, PENALTIES, LOSSES, EXPENSES, COSTS (INCLUDING ATTORNEY'S FEES) AND JUDGMENTS OF EVERY CHARACTER WHATSOEVER FOR OR RESULTING FROM DAMAGE TO PROPERTY, INCLUDING BUT NOT LIMITED TO PROPERTY OF THE CONTRACTOR, THE OWNER, OR THE ARCHITECT AND THEIR RESPECTIVE AGENTS, SERVANTS, AND EMPLOYEES AND FOR OR RESULTING FROM AND EMPLOYEES, AND FOR OR RESULTING FROM PERSONAL INJURIES, SICKNESS, AND DISEASE (INCLUDING DEATH) TO OR SUSTAINED BY ANY PERSON (INCLUDING BUT NOT LIMITED TO THE CONTRACTOR, THE OWNER AND THE ARCHITECT AND THEIR RESPECTIVE AGENTS, SERVANTS, AND EMPLOYEES) OCCURING IN OR ABOUT THE PERFORMANCE OF OR CAUSED IN WHOLE OR IN PART BY THE FAILURE OF THE CONTRACTOR TO PERFORM THE WORK OR FOR FOREGOING AGREEMENT SHALL NOT EXTEND TO THE OWNER IN THE CASE OF DAMAGE OR INJURIES CAUSED BY OR RESULTING FROM THE SOLE NEGLIGENCE OF THE OWNER, ITS AGENTS, SERVANTS, OR EMPLOYEES AND SHALL NOT EXTEND TO THE ARCHITECT, HIS AGENTS, SERVANTS, OR EMPLOYEES IN THE CASE OF DAMAGE OR INJURIES CAUSED BY OR RESULTING FROM THE NEGLIGENCE OF THE ARCHITECT, HIS AGENTS, SERVANTS, OR EMPLOYEES OR CAUSED BY OR ARISING OUT OF OR FROM THE NEGLIGENCE OF THE ARCHITECT, HIS AGENTS, SERVANTS, OR EMPLOYEES, IF BEING UNDERTAKEN AND AGREED THAT FOR THE PURPOSES OF THIS SENTENCE NEITHER THE ARCHITECT, HIS AGENTS, SERVANTS, OR EMPLOYEES SHALL BE DEEMED TO BE AN AGENT, SERVANT, OR EMPLOYEE OF THE OWNER.</p>	<p>50. ALL CONTRACTOR'S WORK SHALL BE PERFORMED IN A FIRST-CLASS, SKILLFUL MANNER, MATCHING A BUILDING ALL SURFACES WHERE APPLICABLE TO AFFORD A FINISHED NEAT APPEARANCE. CONTRACTOR SHALL CLEAN ALL SURFACES FREE OF ALL DIRT & EVIDENCE CAUSED BY DEBRIS FROM ALL INSTALLATION TECHNIQUES OF THE TRADE. ALL ADJACENT SURFACES TO THEIR WORK SHALL BE LEFT AS THEY APPEAR PRIOR TO THE COMMENCEMENT OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL ADJACENT SURFACES DURING THE COURSE OF THE INSTALLATION. ALL NEW & EXISTING GLASS, HARDWARE, AND/OR CONSTRUCTION SHALL BE THOROUGHLY CLEANED IN A MANNER ACCEPTABLE TO THE OWNER.</p> <p>51. THE GENERAL CONTRACTOR SHALL CAREFULLY EXAMINE THE DRAWINGS AND SPECIFICATIONS REGARDING THE LOCATIONS AND EXTENT OF BLOCKING OR GROUND, AS WELL AS ANY STRUCTURAL, STEEL OR METAL ANGLES AS MAY BE REQUIRED INSIDE WALLS FOR PURPOSES OF SUPPORTING MILLWORK. THE GENERAL CONTRACTOR SHALL ENSURE THAT THE COSTS OF SUCH BLOCKING, GROUND, AND/OR STRUCTURAL SUPPORTS ARE CARRIED IN THE CARPENTRY OR MISCELLANEOUS ARCHITECTURAL METALS SUBCONTRACTORS' SCOPE OF WORK.</p> <p>52. BOTH THE ARCHITECT AND THE TENANT'S REPRESENTATIVE SHALL HAVE ACCESS TO THE DEMISED PREMISES AT ALL TIMES, AND TO THE FACTORY OR SHOP OF ANY OF THE SUBCONTRACTORS.</p> <p>53. THE CONTRACTOR SHALL LEAVE ALL CHASES, HOLES, OR OPENINGS TRUE AND OF PROPER SIZE IN THEIR OWN WORK, OR CUT SAME IN EXISTING WORK AS MAY BE NECESSARY FOR PROPER INSTALLATION OF THEIR OWN OR OTHER CONTRACTORS' WORK, INCLUDING THOSE WHICH HAVE BEEN SEPARATELY CONTRACTED BY THE OWNER, CONSULTING WITH OTHER CONTRACTORS CONCERNED REGARDING PROPER LOCATION AND SIZE OF SAME. IN CASE OF THEIR PROPER FAILURE TO LEAVE OR CUT SAME IN THE PROPER PLACE, THEY SHALL BE RESPONSIBLE FOR THE REPAIR OF THE EXPENSE. NO EXCESSIVE CUTTING WILL BE PERMITTED NOR SHALL THE CONTRACTOR BE RESPONSIBLE FOR THE REPAIR OF THE ARCHITECT. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE REPAIR OF ANY OTHER TRADES THAT WILL BE SUBSEQUENTLY LEFT UNDER SEPARATE CONTRACT BY THE OWNER OR THE ARCHITECT.</p> <p>54. ANY INFERIOR MATERIAL OR WORKMANSHIP SHALL BE REMOVED UPON DEMAND AND WORK SHALL BE RECONSTRUCTED AS APPROVED BY THE ARCHITECT OR THE OWNER AT THE CONTRACTOR'S SOLE EXPENSE.</p> <p>55. ALL CONTRACTORS SHALL BE RESPONSIBLE FOR ARRANGING WITH BUILDING MANAGEMENT THE USE OF ELEVATORS OR OTHER HOSTING FACILITIES FOR HANDLING MATERIALS.</p> <p>56. A COPY OF THE LATEST SET OF CONSTRUCTION DRAWINGS SHALL BE KEPT AT THE JOB SITE FOR REVIEW BY THE ARCHITECT.</p> <p>57. ALL REQUESTS FOR PAYMENTS FROM THE CONTRACTOR TO THE TENANT SHALL BE SUBMITTED TO THE ARCHITECT FOR PRIOR APPROVAL USING STANDARD AIA DOCUMENTS.</p> <p>58. SUBSTITUTIONS FOR MATERIALS, METHOD AND/OR SEQUENCE OF CONSTRUCTION SHALL BE REVIEWED WITH THE ARCHITECT AND OWNER PRIOR TO AWARDED OF THE CONTRACT AND ALL SUCH SUBSTITUTIONS MUST RECEIVE WRITTEN APPROVAL FROM THE ARCHITECT/TENANT.</p> <p>59. THE ARCHITECT AND THE TENANT RESERVE THE RIGHT TO LET OTHER CONTRACTORS WORK ON THE PROJECT. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF SUCH WORK AND ESTABLISHING SCHEDULES FOR ALL TRADES. THEY SHALL AFFORD OTHER CONTRACTORS REASONABLE OPPORTUNITY FOR THE INTRODUCTION AND STORAGE OF THEIR MATERIALS AND THE EXECUTION OF THEIR WORK.</p> <p>60. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OF THEIR OWN SECURITY, TENDERS, AND HEAT WORK, ELECTRICAL POWER, LIGHTING, AND HOISTING, IF NEEDED COORDINATE THESE SERVICES WITH THE BUILDING MANAGEMENT.</p> <p>61. ALL CONTRACTORS SHALL SUBMIT ALL SHOP DRAWINGS FOR APPROVAL TO THE ARCHITECT PRIOR TO COMMENCEMENT OF WORK. SHOP DRAWING SUBMITTALS SHALL BE IN THE FORM OF A BLACK AND WHITE PRINTS OF EACH DRAWING. APPROVAL OF SHOP DRAWING SHALL INDICATE ONLY THAT SUCH DRAWINGS GENERALLY EXPRESS THE INTENT OF THE CONTRACT DOCUMENTS AND SHALL NOT BE CONSIDERED AS A COMPLETE CHECK NOR RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR QUANTITIES AND DIMENSIONS. ALL CONTRACTORS SHALL SUBMIT CUTS, SAMPLES AND FINISHES FOR WRITTEN APPROVAL PRIOR TO ORDERING OF FABRICATION.</p> <p>62. THE TENANT RESERVES THE RIGHT TO MAKE CHANGES IN THE DRAWINGS AND SPECIFICATIONS AS THE WORK PROGRESSES. BULLETINS, CHANGE ORDERS, DRAWINGS, SPECIFICATIONS OR INSTRUCTIONS COVERING SUCH CHANGES WILL BE ISSUED TO THE CONTRACTOR WHOSE RESPONSIBILITY IT WILL BE TO DISTRIBUTE THESE IMMEDIATELY AND TO NOTIFY THE FIELD OFFICE AND ALL SUBCONTRACTORS AFFECTED TO TAKE SUCH MEASURES AS MAY BE NECESSARY TO AVOID DELAYS IN THE WORK WHICH MAY OCCUR DUE TO THE USE OF SUPERCEDED DRAWINGS. WORK AFFECTED BY CHANGES PROPOSED IN ANY REVISED DRAWINGS OR OTHER DOCUMENTS ISSUED TO THE CONTRACTOR SHALL NOT BE EXECUTED UNLESS CHANGES ARE ACCOMPANIED BY LETTER OR INSTRUCTIONS TO PROCEED WITH THE CHANGES. IN CASES WHERE INSTRUCTIONS ACCOMPANYING ANY ISSUE OF CHANGES OR INSTRUCTIONS TO PROCEED ARE NOT RECEIVED, ESTIMATES OF COST INCURRED, SUCH ESTIMATES SHALL BE FOR THE TENANT'S INFORMATION ONLY AND SHALL NOT BE USED TO UNLAVELY EFFECT THE PROGRESS OF THE WORK.</p>

Farmingdale
State College
State University of New York

ARC 386
DESIGN 5- 93660
FALL 2023

By William Cortez
GENERAL NOTES
SCALE: N.T.S.

SP-2

CHESTNUT
ROOSEVELT ST.

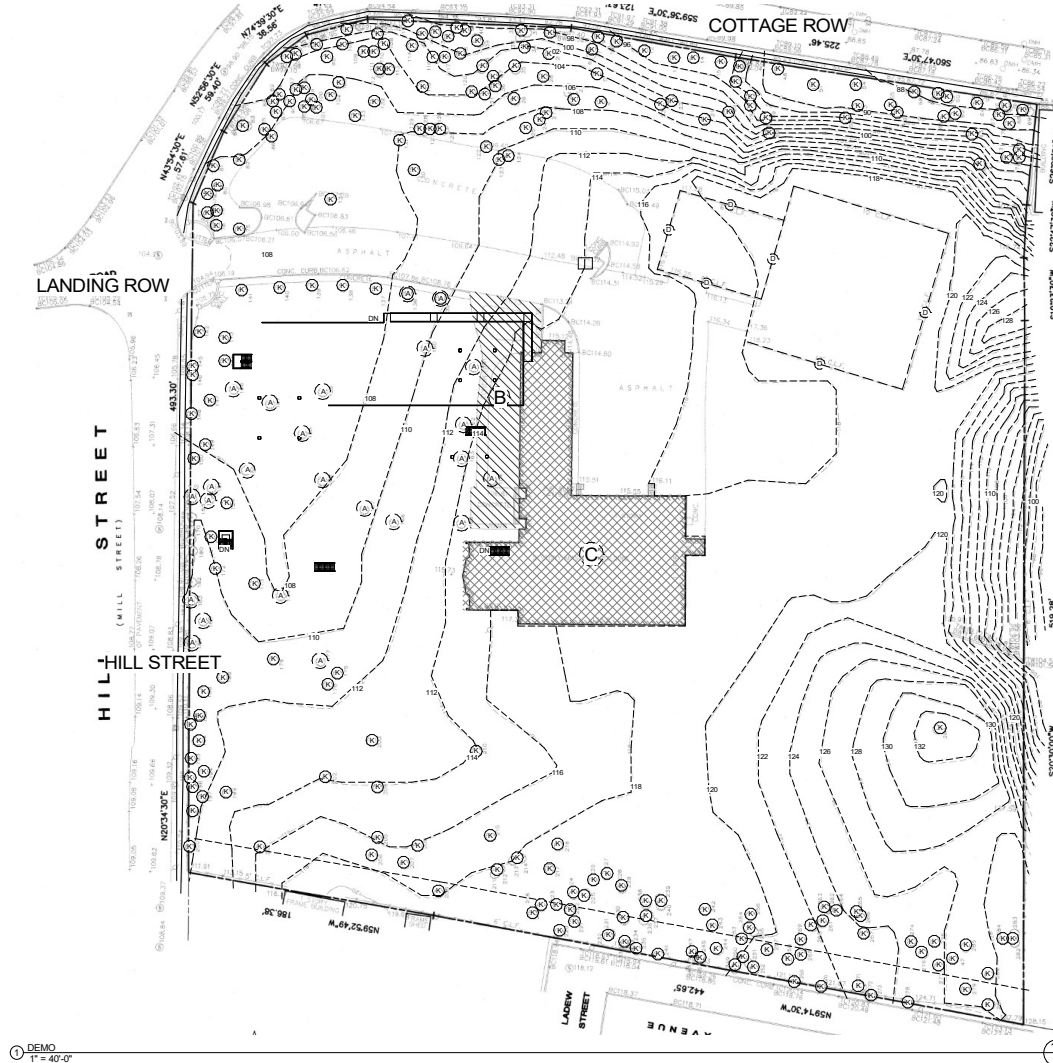
DEMOLITION LEGEND

- (A) REMOVE TREES
- (B) REMOVE CONCRETE
- (C) REMOVE EXISTING STRUCTURE
- (D) REMOVE FENCES
- (K) KEEP EXISTING LANDSCAPE

DEMOLITION NOTES

1. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ABANDONED UTILITY SERVICE CONNECTIONS AND THE INSTALLATION OF NEW SERVICE CONNECTIONS, AND SHALL COORDINATE ALL WORK WITH THE APPROPRIATE UTILITY COMPANY. REMOVAL OF EXISTING STRUCTURES, INCLUDING BUILDINGS, PAVES, TANKS AND ALL OTHER STRUCTURES SHALL BE IN CONFORMANCE WITH THE REGULATIONS OF THE TOWN OF SUDBURY AND ALL OTHER APPROPRIATE AGENCIES AND UTILITY OPERATORS. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS FOR DEMOLITION AND DISPOSAL OF EXISTING STRUCTURES AND MATERIALS.
2. THE CONTRACTOR SHALL NOTIFY THE SUFFOLK COUNTY DEPARTMENT OF HEALTH, THE LOCAL FIRE DEPARTMENT AND THE WINDS IN WRITING AT LEAST SEVEN (7) DAYS PRIOR TO THE REMOVAL OF ANY UNDERGROUND FUEL STORAGE TANKS. TANKS SHALL BE EMPTIED, PLUGGED AND REMOVED IN ACCORDANCE WITH HEALTH DEPARTMENT AND FIRE DEPARTMENT REGULATIONS.
3. ALL EXISTING STRUCTURES TO BE REMOVED (FOUNDATIONS, ETC.) SHALL BE REPLACED WITH CLEAN COMPACTED GRANULAR FILL, COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" LIFTS.
4. ALL PAVEMENT TO BE REMOVED SHALL BE PROPERLY DISPOSED OF OFF SITE. NO SCARIFIED PAVEMENT OR OTHER DEBRIS SHALL BE USED AS OR INCLUDED IN BACKFILL MATERIALS.
5. THE CONTRACTOR SHALL USE THE APPROPRIATE MEANS TO PREVENT SEDIMENT AND DEBRIS FROM WASHING TO ADJACENT PROPERTIES. EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE NEW YORK STATE GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL. (SEE EROSION CONTROL MEASURES)
6. THE CONTRACTOR IS REFERRED TO THE TECHNICAL SPECIFICATIONS PREPARED BY THE PROJECT ARCHITECT FOR INFORMATION PERTAINING TO UNDERSTANDING SOILS TO BE REMOVED AND REPLACED IN THE VICINITY OF THE PROPOSED BUILDING PAD.
7. ALL EDGES OF PAVEMENT TO REMAIN SHALL BE SAWCUT.
8. ALL ASPHALT AND CONCRETE MATERIAL SHALL BE REMOVED TO FULL DEPTH WHERE LANDSCAPED AREAS ARE PROPOSED OR WHERE NEW CONSTRUCTION IS PROPOSED.
9. EXTENSIVELY CRACKED OR PATCHED AREAS SHALL BE RENOVATED BY SAWCUTTING AND REMOVING AFFECTED AREAS AND REPAIRING TO FULL DEPTH MATCHING EXISTING.
10. ANY EXISTING FEATURE NOT SHOWN HERE TO BE REMOVED WHICH INTERFERES WITH THE PROPOSED CONSTRUCTION OR SERVES NO USEFUL PURPOSE IN THE PROPOSED PLANS SHALL BE IDENTIFIED TO THE OWNER AND REMOVED AND REPOSED OF OR ABANDONED IN ACCORDANCE WITH APPLICABLE RULES AND REGULATIONS.
11. CURB AND SIDEWALK ALONG SOUTH COUNTRY ROAD (MONTAUK HIGHWAY) AND GILLETTE AVENUE SHALL BE RECONSTRUCTED WHERE DEEMED NECESSARY BY TOWN, COUNTY OR STATE ENGINEERS.
12. ANY EXISTING WEEDS LOCATED AROUND THE PERIMETER OF THE PROPERTY WILL BE REMOVED.
13. CAUTION - NOTICE TO CONTRACTOR: THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITIES COMPANIES AND POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST THE EXACT FIELD LOCATIONS OF EXISTING UTILITIES. THE CONTRACTOR SHALL MAKE EXPLORATION EXCAVATIONS TO LOCATE EXISTING UNDERGROUND UTILITIES SUFFICIENTLY AHEAD OF CONSTRUCTION TO PERMIT REVISIONS AS REQUIRED TO MEET EXISTING CONDITIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
14. CARE SHALL BE TAKEN NOT TO DISTURB EXISTING UTILITIES AND SERVICE CONNECTIONS (OR PORTIONS THEREOF) TO REMAIN. THE CONTRACTOR IS RESPONSIBLE FOR THE REMOVAL OF ABANDONED UTILITY SERVICE CONNECTIONS AND INSTALLATION OF THE NEW SERVICE CONNECTIONS AND SHALL COORDINATE WORK WITH THE APPROPRIATE UTILITY COMPANY WHERE APPLICABLE.
15. THE CONTRACTOR SHALL OBTAIN AND PAY ALL FEES ASSOCIATED WITH ALL PERMITS NECESSARY TO COMPLETE THE WORK.
16. CONTRACTOR IS RESPONSIBLE TO VERIFY GRADES AND UTILITIES SHOWN ON EXISTING CONDITIONS PLAN PRIOR TO START OF ANY WORK. ANY AND ALL DISCREPANCIES ARE TO BE DOCUMENTED AND SUBMITTED TO THE OWNER'S REPRESENTATIVE AT THE TIME OF DISCOVERY.
17. CONTRACTOR MUST CALL UNDERGROUND FACILITIES PROTECTIVE ORGANIZATION AT LEAST 2 DAYS BEFORE STARTING EXCAVATION, DRILLING OR BLASTING.
18. EXISTING CURBS, SIDEWALK AND CURB CUT APPROX REMOVED SHALL BE REPLACED PER EXPANSION JOINT TO EXPANSION JOINT TO ITS FULL DEPTH OF INSTALLATION.
19. CONTACT THE ENGINEER INSPECTOR (831-224-5365) AT LEAST 24 HOURS PRIOR TO START OF ANY WORK. WORK PERFORMED WITHOUT INSPECTION SHALL BE CERTIFIED TO THE ENGINEER'S SATISFACTION AT APPLICANT'S EXPENSE.
20. THE CONTRACTOR SHALL OBTAIN A TOWN DPW ROAD OPENING PERMIT BEFORE CONSTRUCTION.

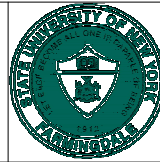
NOTE: CLEAR
AND GRUB SITE
AT LEAST 6"



① DEMO
1" = 40'-0"

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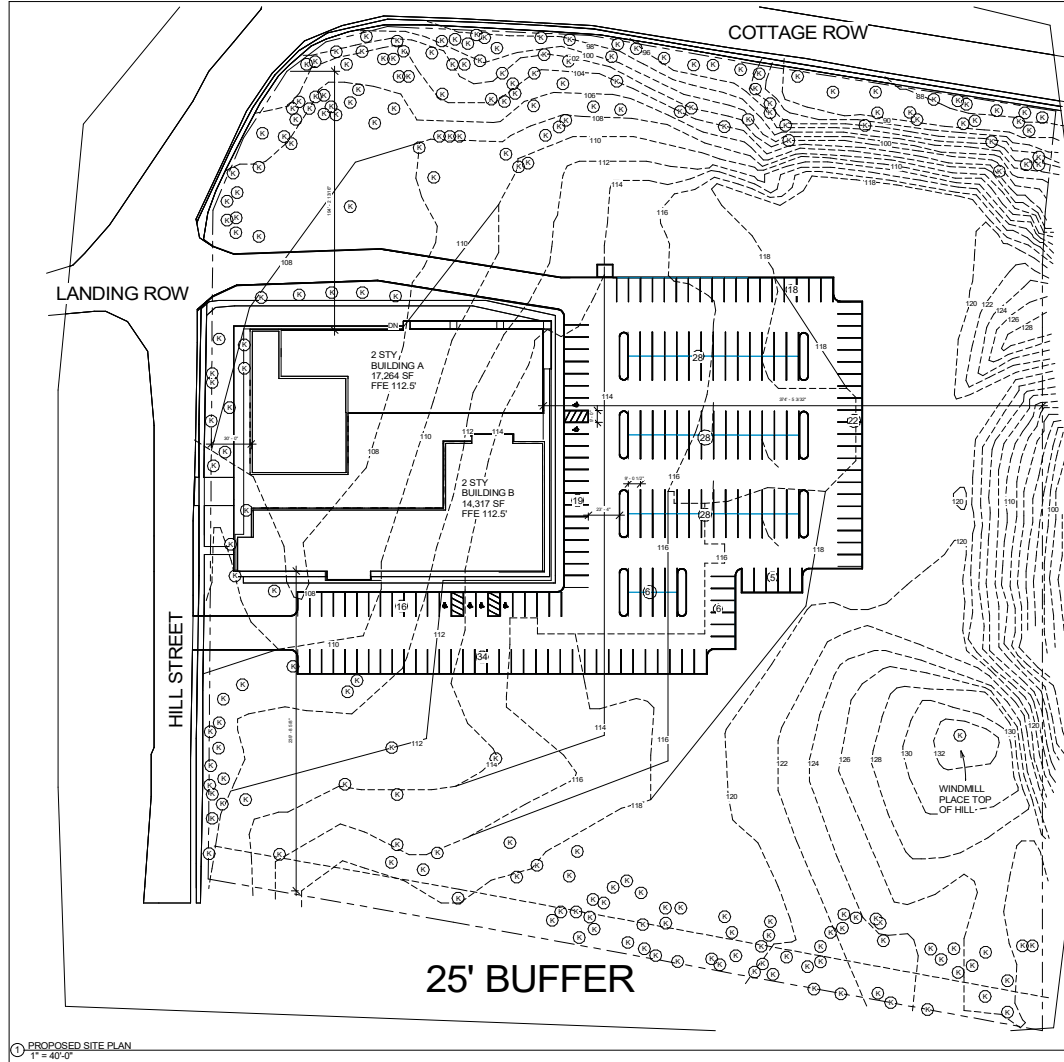
ARC 386
DESIGN 5- 93660
FALL 2023



By William Cortez
DEMOLITION SITE PLAN
SCALE: 1"=40'-0"

SP-3

CHESTNUT
ROOSEVELT ST.



① PROPOSED SITE PLAN
1" = 40'-0"

ZONING DATA			
ZONE: BUSINESS 1			
APPLICANT			
FARMINGDALE STATE COLLEGE			
BULK REQUIREMENTS			
REQUIREMENTS	ZONE: BUSINESS 1	PROPOSED	
MIN: LOT AREA	7500 SF	402930 SF	
MIN: FRONT YARD	25'	30'	
MIN: SIDE YARD	10'/20' BOTH	194'	
BUFFER RESIDENTIAL SIDE	25'	25'	
MIN: REAR YARD	10'	374'	
MAX: BUILDING HEIGHT	35'	25'	
MAX F.A.R.		0.4	0.04
MIN: TOTAL LANDSCAPE AREA		20%	70%
MIN: LANDSCAPE AREA @ FRONT YARD		10%	45%
PARKING REQUIREMENTS			
PARKING CALCULATIONS			
PLACE OF ASSEMBLY	1 PER 4 PERSONS	573 PERSON	144
RESTURANTS	1 PER 4 PERSONS	125 PERSONS	32
OFFICES	1 PER 200 GFA	2595 SF	13
LIBRARY/LOUNGE AREA	1 PER 300 GFA	4396 SF	20
PROVIDE	PLUS 6 ADA PARKING DUE TO CODE		209

NOTE: SPACE BETWEEN PARKING
SPACE IS 23'
PARKING SPACES AND ADA STRIPE
ZONE ARE 19'X9'

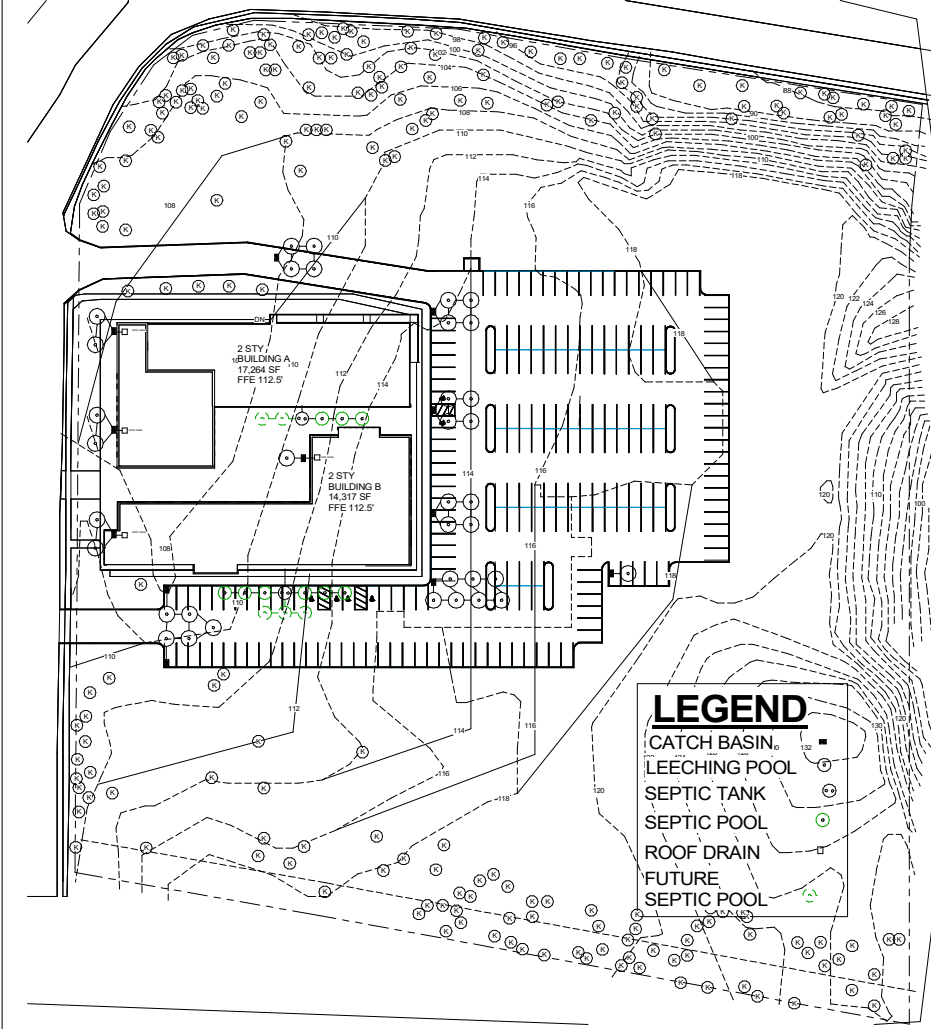
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By William Cortez
PROPOSED SITE PLAN
SCALE: 1"= 40'-0"

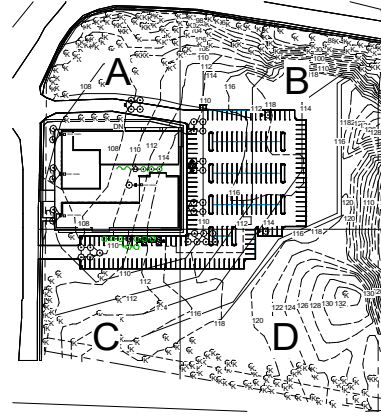
SP-4



① GRADING, DRAINAGE, SEPTIC
1" = 40'-0"

LEGEND

- CATCH BASIN
- LEECHING POOL
- SEPTIC TANK
- SEPTIC POOL
- ROOF DRAIN
- FUTURE SEPTIC POOL



NOTE:
SEPTIC TANK,
LEECHING POOLS,
AND SEPTIC POOL
WILL BE AT A MINIMUM
5' APART OUTSIDE WALL
TO OUTSIDE WALL

② TRIBUTARY AREA
1" = 100'-0"

AREA	SURFACE	MATERIAL	C	I	A	Q STORAGE REQ'D (SF)	TOTAL STORAGE REQ'D (SF)	TOTAL DEPTH OF 12" DIA. LP REQ'D (VF)	QTY OF 10' H 12" DIA LPS PROPOSED	QTY OF 10' H 12" DIA LPS PROPOSED- ROUNDED UP
A	PERMALBE PAVEMENT		0.7	0.17	17818.25	2120.37				
	LANDSCAPE		0.3	0.17	48694.71	2483.43				
B	ROOF		1	0.17	31579.51	5368.5167	9972.32	98.90	9.89	10
	PERMALBE PAVEMENT		0.7	0.17	49442.7	5883.68				
C	LANDSCAPE		0.3	0.17	91879.88	4685.87	10569.56	104.83	10.48	11
	PERMALBE PAVEMENT		0.7	0.17	14317.65	1703.80				
D	LANDSCAPE		0.3	0.17	49189.62	2508.67	4212.47	41.78	4.18	5
	PERMALBE PAVEMENT		0.7	0.17	10638.78	1266.01				
TOTAL AREA						418044.15				

		TOTAL AREA		418044.15			
		TOTAL ACRE		9.60		GPD PER ZONE	
				5758.18		600	
		ALLOWED SANITARY FLOW RATE		VOLUME OF 10' DIA. 6'H. SEPTIC POOL		500	
		HYDRAULIC LOAD		ACTUAL FLOW RATE PER STRUTURE		QTY OF SEPTIC POOL 10' DIA 6' H	
		SF/SEATS/SF		ACTUAL STRUT FLOW RATE		QTY OF SEPTIC POOL 10' DIA 6' H- ROUNDED UP	
NORTH	THEATER	3	125	375			
	CAFETERIA	2.5	125	312.5			
	BUILDING DAY SCHOOL	7.5	83	622.5	1310	2.62	3
SOUTH	NON-MEDIC OFFICE	0.06	3457.89	207.4734	2974.97	5.95	6
	BUILDING DAY SCHOOL	7.5	369	2767.5			
TOTAL:					4284.97	8.57	9.00

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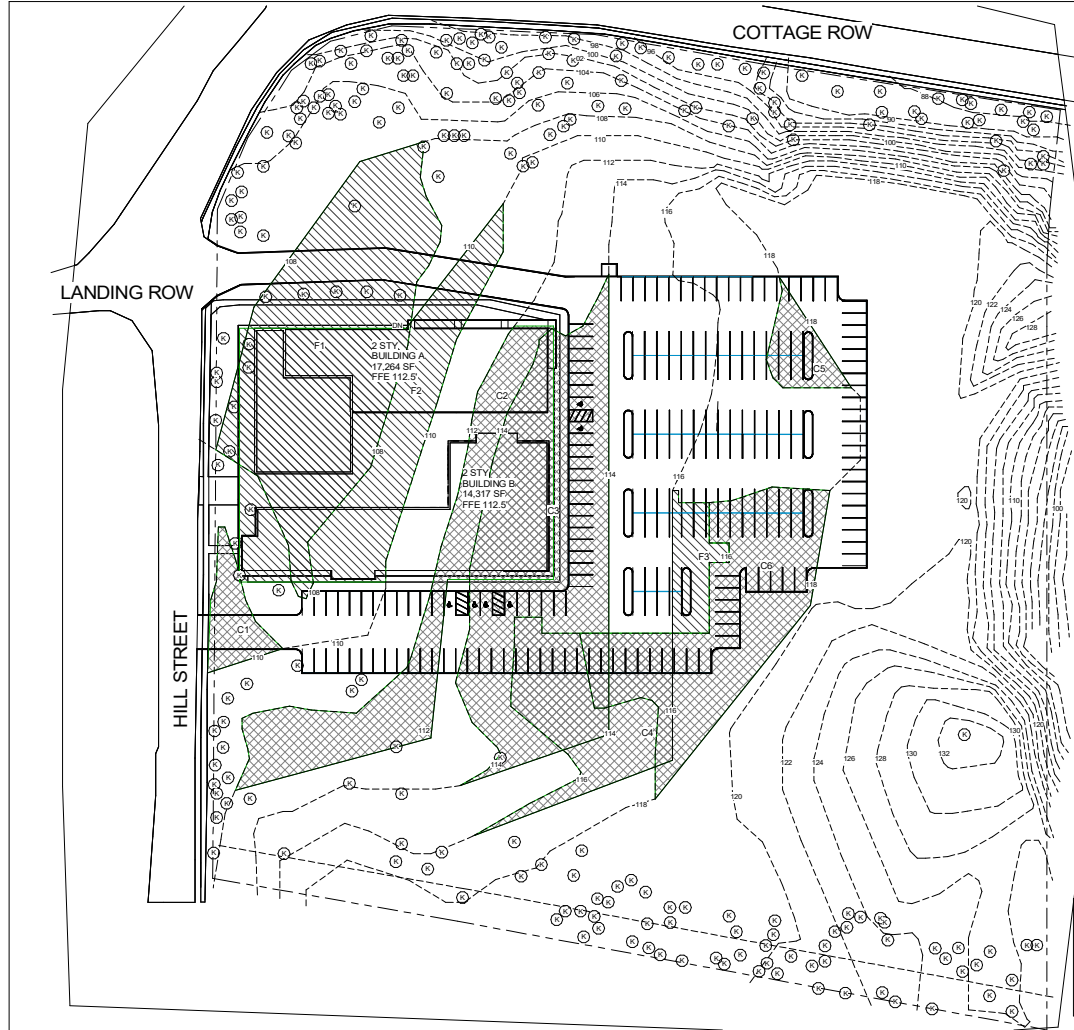
ARC 386
DESIGN 5- 93660
FALL 2023



By William Cortez
GRADING, DRAINAGE, SEPTIC PLAN
SCALE: 1" = 40'-0"

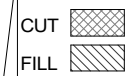
SP-5

CHESTNUT
ROOSEVELT ST.



CUT		FILL	
C1	2724.45	F1	28138.66
C2	20182.31	F2	28265.78
C3	29462.2	F3	2948.36
C4	12276.89		
C5	2537.02		
C6	17068.46		
TOTAL CUT SF	84251.33	TOTAL FILL SF	59352.8
TOTAL CUT CY	6240.84	TOTAL FILL CY	4396.50
	EXCESS CUT CY		1844.34

LEGEND



CUT AND FILL
1" = 40'-0"

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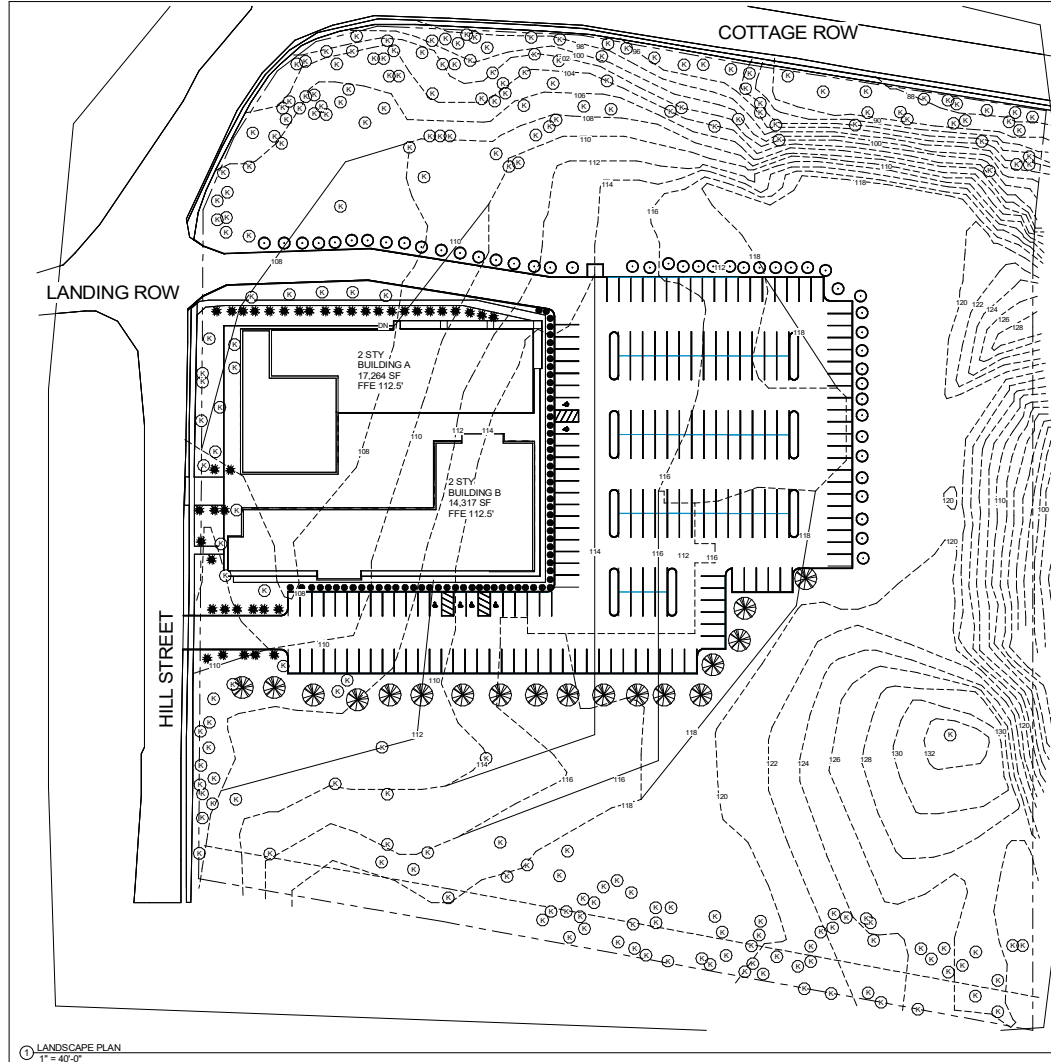
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By William Cortez
CUT AND FILL PLAN
SCALE: 1"= 40'-0"

SP-6

CHESTNUT
ROOSEVELT ST.



LEGEND

EXISTING TREES	⊙
HIBISCUS SHRUB	•
LILAC SHRUB	*
GREEN GIANT	○
RED MAPLE TREE	⊗

BOTANICAL NAME	COMMON NAME	QTY	SIZE	Sepration O.C.
SHURBS				
Hibiscus rosa-sinensis	Hibiscus	67	5' HT	6' O.C.
Syringa vulgaris	Lilac	43	7'-6" HT	9'-6" O.C.
TREES				
Thuja standishii x plicata	Green Giant	47	4" CALIPER	15' O.C.
Acer rubrum	Red Maple Tree	19	3" CALIPER	25' O.C.

① LANDSCAPE PLAN
1" = 40'-0"

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By William Cortez
LANDSCAPE PLAN
SCALE: 1"= 40'-0"

SP-7

