

01-GENERAL NOTES: USE APPLICABLE NOTES

- 1. This set of drawings indicates the general scope of the project in terms of the Architectural design concept, the dimensions of the building, the structural system, the electrical outlets and fixture locations are an outline of major Architectural elements of construction.
2. All Prime Contractors shall hold to the intent of the drawings as to provide a complete and finished work, tested and guaranteed for a minimum of one year from the time of completion and ready for occupancy.
3. Each Prime Contractor is to obtain all necessary permits and inspections including but not limited to building and occupancy permits.
4. All work shall conform to the requirements of the governing codes having jurisdiction.
5. In case of discrepancies between the notes and drawings, code requirements shall govern.
6. Dimensions shown are face of new wall studs, face of masonry surfaces and to the face of all existing surfaces that are to remain unless noted otherwise.
7. It shall be understood that information appearing on one drawing appears on all drawings whether shown or not.
8. Do not scale dimensions from the drawings. All written or dimensioned information takes precedence over the scale of the drawing.
9. All Prime Contractors are to keep a full set of complete and up to date plans and specifications available at the job site at all times.
10. The Architect shall be the sole interpreter of the scope documents.
11. All Prime Contractors are to familiarize themselves with the conditions of the site and construction documents prior to submitting a bid.
12. All Prime Contractors shall check all dimensions, assemblies, etc. and report to the Architect in writing any inconsistencies prior to starting work.
13. Design loads and criteria used in the design of specialty structural systems (i.e. curtain-wall, fire stairs, architectural precast concrete, metal panels, etc.) to be determined by a third-party engineer contracted by the specialty structural system in accordance with code requirements of governing jurisdiction.
14. All changes and substitutions shall be requested in writing and approved in writing by the owner and the Architect.
15. All Prime Contractors shall provide the owner, Architect and authorities having jurisdiction with certificates of insurances and licenses prior to starting work.
16. All work shall be performed by mechanics skilled in their respective trades.
17. No workers shall use the influence of drugs, alcohol or other substances that may impair their work or judgment while on the job site.
18. Each Prime Contractor is responsible for having all subcontractors coordinate their work with the work of the other Prime Contractors and trades and is responsible for the coordination with all Prime Contractors and trades and work including work not in the contract as well as work performed by separate sub-contractors retained by the owner under separate agreement.
19. Each Prime Contractor shall give the Architect notice 48 hours in advance with any substantial issues.
20. All Prime Contractors are to provide for an inspection or installation of fire-limed work. Remove and replace all work not conforming to requirements of the contract documents at the contractors own cost.
21. The Architect has the right to reject any unworkmanlike, sloppy, poorly installed, or unauthorized work or work done contrary to the intent of the contract documents.
22. Shop drawings, where required, must be reviewed and approved for design intent by the Architect prior to the start of fabrication of those items.
23. All Prime Contractors are responsible for installing, maintaining, and supervising all safety precautions and programs necessary for successful completion of the work and as required by law.
24. Substitutions equal to the items specified will be considered only when required by code or insurance, when proven unavailable or unsafe, or when a manufacturer refuses to certify performance.
25. Furnish shop drawings, samples and project data when noted for review and approval by the Architect after checking and certifying compliance with the contract documents.
26. Provide temporary facilities and controls required for the work, including, but not limited to temporary utilities such as heat, water, electricity, telephone, field office, sanitary facilities, enclosures such as tarpaulins, barricades and canopies.
27. All Prime Contractors are to review documents with Architect and the Owner and submit, in writing, a description of responsibilities regarding all owner supplied items, including materials and details prior to commencement of construction.
28. Each Prime Contractor shall verify with the Owner the locations of any and all underground utilities, and septic installations prior to the commencement of construction.
29. This set of drawings is not intended to make recommendations regarding the detection or removal of asbestos, lead or any and all other hazardous substances, or the likelihood of their presence on the site.
30. Each Prime Contractor shall be responsible for cutting, patching, filling, and cleaning up after their own work.
31. Project record close-out submittals include, but are not limited to: Project record documents, operation and maintenance data, warranties and bonds, keys and keying schedule, spare parts and material stock, certificates of inspection / occupancy / insurance, evidence of payment and release of liens, and a list of subcontractors, principal vendors and service organizations, including emergency telephone numbers.

02-REMOVAL, PROTECTION AND CLEAN-UP

A. General Removal Procedures

- 1. Job site must be kept clean during the entire course of construction.
2. Comply with applicable codes and regulations for demolition operations and safety of adjacent spaces and the public.
3. Obtain required demolition permits.
4. All Prime Contractors are to perform demolition required to complete scope of work.
5. All Prime Contractors are to remove, replace, patch and match any existing materials, areas, and systems, as is necessary or required for successful completion of the work.
6. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed.
7. Each Prime Contractor is responsible for safety of the existing structure during the entire demolition and/or construction process.
8. Protect from damage all landscaping, etc. scheduled to remain.
9. Each Prime Contractor shall provide all temporary protection required to keep the building weather tight at all times.
10. Each Prime Contractor shall perform surveys as the work progresses to detect hazards resulting from selective demolition activities.
11. If hazardous materials are discovered during removal operations, stop work and notify the owner & Architect.
12. Each Prime Contractor shall insure that demolition work does not interfere with or prohibit the continuing occupation of tenant and adjacent tenants.
13. Each Prime Contractor shall review the demolition drawings of the other primes to familiarize themselves with the demolition of the other trades and for coordination of work.

B. Selective demolition for alterations

- 1. The drawing showing existing construction and utilities are based on casual field observation and existing record documents only.
2. Verify that construction and utility arrangements are as shown.
3. Report discrepancies to the Architect before disturbing existing installation.
4. Beginning of demolition work constitutes acceptance of existing conditions.
5. Remove existing work as indicated and as required to accomplish new work.
6. Services (including but not limited to hvac, plumbing, fire protection, electrical, and telecommunications): remove &/or modify the existing systems and equipment as required to complete the necessary work.
7. Maintain existing active systems that are to remain in operation; maintain access to equipment and operational components.
8. The electrical contractor is to coordinate the shutdown of all power to areas being demolished prior to performing work.
9. All lighting and power to be coordinated with electrician during demolition for proper removal and re-wiring as necessary to maintain circuitry where required to remain.
10. All Prime Contractors are to familiarize themselves with the demolition work to be conducted by the other Prime Contractors.

C. Protect Existing Work to Remain

- 1. Each Prime Contractor is responsible for the following work:
A. Perform cutting to accomplish removals neatly and as specified for cutting new work.
B. Repair adjacent construction and finishes damaged during removal work, to match existing adjacent surfaces.
C. Patch as specified for patching new work.

D. Debris and Waste Removal

- 1. All Prime Contractors are responsible for the removal of their construction debris as per all governing codes and ordinances.
2. Remove and transport debris material in a manner that will prevent spillage on adjacent surfaces and areas.

03 - MASONRY - NOT USED

04 - FINISH CARPENTRY - INTERIOR AND EXTERIOR

- 1. Installation of finish wood carpentry to conform to the Architectural Woodwork Institute (AWI).
2. All interior millwork shall be selected by owner unless specified otherwise on drawings.
3. The General Contractor shall verify that permanent heat, light and ventilation is fully operational prior to installation of any interior millwork.
4. Prohibit traffic on flooring during finishing operations and for a minimum of 3 days after completion.
5. Glue and/or nail all interior trim in place with adhesives specified for the materials to be joined.
6. The section shall include plastic-laminated-faced Architectural cabinets, wood flooring, blocking, shims and hanging strips for the installation of plastic-laminated-faced cabinets.
7. Do not deliver materials or counter units to the building envelope that are sources of air leakage must be sealed.
8. The location of the cabinets and converters are to be field measured before fabrication.
9. Quality Standards: Unless otherwise indicated, comply with the 'Architectural Woodwork standards' for grades of architectural plastic laminated cabinets, construction, finishes, installation and other requirements.
10. Cabinets/ counter shop drawings, are to be prepared and submitted for the Architect's approval prior to fabrication.
11. Wood Products: Provide materials that comply with requirements of referenced quality standard for each type of woodwork and quality grade specified unless otherwise indicated.
12. Provide cabinet hardware and accessory materials associated with architectural cabinets.
13. Repair damaged and defective cabinets, where possible, to eliminate functional and visual defects; where not possible to repair, replace woodwork.

05 - INSULATION AND MOISTURE CONTROL

- 1. Insulation type and location shall be as specified on drawings and as required by governing building codes.
2. Joints, penetrations, and all other such details in the building envelope that are sources of air leakage must be sealed.

06 - DOORS, WINDOWS AND HARDWARE

- 1. Door material and type shall be of size and material as indicated on the drawings and schedules.
2. Doors shall be furnished pre-hung in a frame of width to suit wall thickness and factory bored for locksets unless noted otherwise.
3. Doors shall be job machined to receive hardware per schedule and/or owner's requirements.
4. Finishing hardware shall include pulls, locksets, lulls, push plates, kick plates, door holders, flush bolts, panic devices, door stops, thresholds and all other items necessary to make a complete job in every respect.
5. Hollow metal frames: a. Combination back jams and trim with all millers clean cut, reinforced, fully seam welded and cleaned off flush.
6. Hollow metal doors: a. Flush type 1/4" thick unless indicated otherwise, reinforced inside with stiffeners.
7. Where framed openings support construction over the head and no other lintel is required, reinforced frames as required to support the construction to be carried.
8. All doors shall have door stops with rubber bumpers and door silencers.
9. All doors shall have Roof Windows shall be per sizes and designs shown on the drawings and schedules.
10. Glass: Windows and Door Windows shall be per sizes and designs shown on the drawings and schedules.
11. All glazing in doors, shower and tub enclosures, fixed seldies and interior partitions where glazing extends to within 18 inches of floor level shall be safety type glass, tempered or laminated as per building code requirements.

07- FINISHES, MATERIALS AND PAINTING

- 1. All room finishes shall be as per finish plans and schedules.
2. The General Contractor shall inspect all surfaces and provide all preparation work necessary to receive new paint finish as indicated on the drawings.
3. All preparation and painting work shall be of first quality workmanship and only skilled mechanics will be employed.
4. Edges adjoining other materials or color shall be sharp and clean, without overlapping.
5. Paint coloring shall be of the same intensity in adjacent areas and shall be such that it shall completely hide and cover the substrate.
6. All exterior paint and stains should be allowed 48 hours to dry between coats.
7. All ceramic tile in showers and surrounding bath tubs shall be installed over approved cement backerboard.
8. Tiled floors to receive matt glazed tile set in thin-set grout.
9. Install wall and floor tile surfaces smoothly and free of irregularities, humps or dips, with joints straight, level, aligned, uniform in size and tile cuts not smaller than half a tile.
10. Perform all gypsum wallboard work in accordance with Gypsum Association installation publications.
11. Gypsum materials shall be by United States Gypsum or approved equal.
12. Sound insulated, and fire rated partitioning shall be caulked at perimeters and provided with building standard fire rated and sound attenuating insulation.
13. Accessories shall include all bolts, inserts, clips, attachments, brackets, fasteners, hangers and all other material.
14. Provide bathroom accessories such as soap dish, paper holder, towel bars and medicine cabinets as specified on plans or selected by owner.
15. All gaps, spaces, etc., between woodwork and walls, cracks, etc., shall be filled with clear, paintable, phenoseal caulk.
16. Coordinate with respective Prime Contractor who will provide all plumbing, mechanical and electrical lines which are to be concealed, unless otherwise noted.
17. All sound partitions are to extend to the underside of the deck.
18. The General Work Contractor shall include wall surface preparation and touch up interior painting work, in addition to the base bid work areas identified on the drawings, as an allowance of 2,500 square feet of surface area as follows:
The General Work Contractor shall remove existing applied stickers and decals at all doors, frames, panels and glazing and shall provide touch up finish painting at all existing metal doors, including access panels, all metal frames, metal handrails and all wall surfaces, where at any of these components there is visible evidence of finish paint loss that measures 2" or greater in any direction.
Project Paint Color Matches for Touch-up, Repair and Infill Work:
General Field Wall: Sherwin-Williams, Neutral Ground, SW 7568
Door and Window Metal Frames: Sherwin-Williams, Functional Gray, SW 7024
Metal Doors: Sherwin-Williams, Rose Brocade, SW 0004

Under Contract 1 - General Work Contractor, there are three (3) interior finish painting alternates:

Alternate GC-1: Door and Railing Painting will include the proper surface preparation, priming and painting of all sides of existing metal doors, metal door frames (not including access panels) and stair handrails, guardrails and rail panels and associated metal components, with a 3-coat water-based primer and urethane coating system in accordance with the interior painting specification, Section 09900, at the following locations:
Paint Color Schedule:
Concrete Floors: Sherwin-Williams, Sage, SW 2860
Submission of 8' x 10' paint samples showing color and sheen will be required for Owner approval and potential reselection.

Alternate GC-2: Floor Painting will include the proper surface preparation and painting of all sleeping room existing concrete floors. Existing floors must be clean, dry, and free of wax and oils.
Paint Color Schedule:
Concrete Floors: Sherwin-Williams, Sage, SW 2860
Submission of 8' x 10' paint samples showing color and sheen will be required for Owner approval and potential reselection.

Alternate GC-3: Floor Painting will include the proper surface preparation and painting First Floor former holding cell rooms with existing concrete floors. Existing floors must be clean, dry, and free of wax and oils.
Paint Color Schedule:
Concrete Floors: Sherwin-Williams, Pavestone, SW 7642
Submission of 8' x 10' paint samples showing color and sheen will be required for Owner approval and potential reselection.

08- EQUIPMENT AND APPLIANCES

- 1. Appliances shall be as specified on drawings or selected by owner.
2. The General Contractor is to test all appliances and validate that they are operational prior to completion.
3. All appliance manuals and warranties are to be submitted to the owner upon completion.
4. Provide ADA compliant grab bars as indicated on the enlarged toilet plans and elevations.

09- CUTTING & PATCHING

- 1. Cut by using methods least likely to damage elements to be retained or adjoining construction.
2. In general, where cutting is required use hand or small power tools designed for sawing or grinding, not hammering and chopping.
3. To avoid marring existing finished surfaces, cut or drill from the exposed or finish side into concealed surfaces.
4. By-pass utility services such as pipe or conduit, before cutting, where services are shown or required to be removed.
5. Patch with durable joint that are as invisible as possible.

10- CLEANING

- 1. The general contractor shall thoroughly clean areas and spaces where cutting and patching and new work is to be performed.
2. Upon substantial completion of all work, the General Contractor shall perform a deep clean and rinse of all exposed surfaces including but not limited to: floors, walls, ceilings, doors, windows, and frames.
3. The project scope will include three levels of cleaning: deep clean to be performed upon project initiation by the General Contractor; progress cleaning to be performed by each prime contract for their own work materials and components; and final cleaning upon project substantial completion to be performed by the General Contractor.
4. The deep clean is to be conducted prior to the initiation of substantive prime contract tasks and shall be coordinated and staged in consultation with all prime contractor work.
5. Chemical and product selections shall be low-VOC and chosen for appropriateness to the existing material applications.
6. Final cleaning of the work area will be the responsibility of the General Contractor and shall be performed immediately prior to project substantial completion.

Consultant



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Submissions

Table with 3 columns: No., Description, Date. Includes row for 'ISSUED FOR BID' on 01/18/2024.

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GENERAL NOTES & SPECIFICATIONS

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