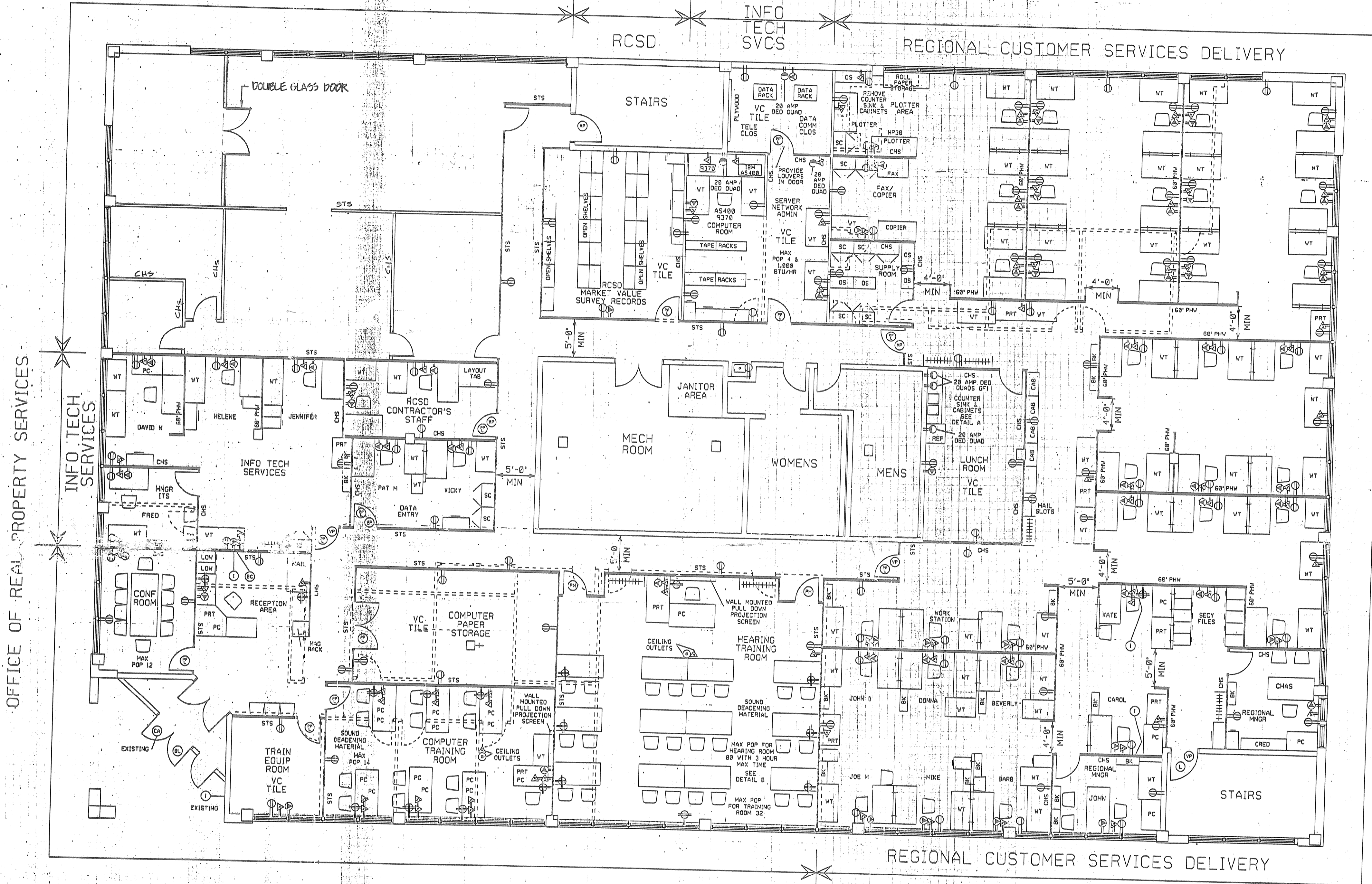


SPACE RETURNED TO LANDLORD

OFFICE OF REAL PROPERTY SERVICES



- GENERAL NOTES:
1. THE LANDLORD SHALL INSURE THAT ALL WORK SHOWN ON THIS DRAWING IS PERFORMED ACCORDING TO THE REQUIREMENTS OF THE APPLICABLE BUILDING CODE, ADA ACCESSIBILITY GUIDELINES, AND THE OFFICE OF GENERAL SERVICES MATERIAL SPECIFICATIONS FOR LEASED FACILITIES. THE LANDLORD SHALL PROVIDE ARCHITECT-STAMPED DRAWINGS IF REQUIRED BY THE LOCAL BUILDING CODE ENFORCEMENT OFFICER.
 2. PARTITIONS SHALL BE CEILING HIGH UNLESS OTHERWISE INDICATED.
 3. EMERGENCY LIGHTING SHALL BE DESIGNED AND INSTALLED IN OPEN AREAS, CORRIDORS, PUBLIC SPACES, RESTROOMS, LARGE SPECIAL FACILITIES, AISLES AND EXITS SO AS TO PERMIT OCCUPANTS TO MAKE THEIR WAY SAFELY OUT OF THE BUILDING IN THE EVENT OF FAILURE OF NORMAL LIGHTING.
 4. CORRIDOR WALLS SHALL BE SLAB TO SLAB CONSTRUCTION AND CORRIDOR DOORS SHALL BE PROVIDED WITH AUTOMATIC CLOSURE DEVICES.
 5. HVAC AS REQUIRED BY LEASE CLAUSE #9 SHALL BE DESIGNED AND PROVIDED SIMULTANEOUSLY FOR THE MAXIMUMS OF THE LOADS OR OCCUPANCIES INDICATED ON THIS DRAWING. ROOMS WITH INDICATED LOADS OR OCCUPANCIES SHALL HAVE INDIVIDUAL THERMOSTATS. SEE DETAIL B.
 6. EXIT SIGNS AND DIRECTIONAL SIGNS SHALL BE CONTINUOUSLY ILLUMINATED AND PROVIDED IN COMPLIANCE WITH THE APPLICABLE BUILDING CODE. LOCATION AND NUMBER MAY BE MODIFIED BY PROJECT ARCHITECT, IN ACCORDANCE WITH CODE.
 7. ALL NEW AND EXISTING EXIT DOORS MUST BE EQUIPPED WITH ADA ACCESSIBLE HARDWARE.
 8. LIGHTING, HVAC AND CONTROLS, PUBLIC ADDRESS, FIRE ALARM AND SPRINKLER SYSTEMS SHALL BE MODIFIED AS NEEDED TO ACCOMMODATE THE LAYOUT.
 9. CLEAR CEILING HEIGHT TO BE 9'-0" THROUGHOUT.
 10. NOISE EMANATING FROM MECHANICAL EQUIPMENT ROOM SHALL NOT EXCEED 55 DECIBELS MEASURED ON A C FILTERED OR WEIGHTED SCALE.
 11. CORRIDOR WALL CORNERS SHALL BE PROTECTED WITH CORNER GUARDS.
 12. ALL AREAS TO BE CARPETED UNLESS OTHERWISE DESIGNATED AS VCT (VINYL COMPOSITION TILE). INSTALL TILE IN THOSE AREAS AS NOTED. ALL CARPETING TO BE INSTALLED SHALL BE DIRECTLY CEMENTED.
 13. VISION PANELS IN DESIGNATED DOORS SHALL BE 4" BY 25" HIGH AND LOCATED AT THE LATCH SIDE OF THE DOOR.
 14. SMOKE DETECTORS SHALL BE PLACED IN ALL STORAGE ROOMS AND SHALL BE WIRED AS TO ACTIVATE A BUILDING FIRE ALARM SYSTEM IF ONE EXISTS OR TO SOUND A LOCAL ALARM IN AN OCCUPIED AREA.
 15. LOW PARTITIONS SHALL HAVE A FINISHED HARDWOOD CAP. ARCHITECT SHALL SUBMIT DETAIL FOR OGS APPROVAL. EACH END OF LOW AN INTERSECTING PARTITION OR WALL.
 16. PROVIDE A DOOR WITH LOUVERS FOR TELE/DATA ROOM.
 17. PLYWOOD MOUNTING BOARD IN THE TELE/DATA ROOM SHALL BE (4'X8') 3/4" THICK, FIRE RESISTANT, PAINTED AND MOUNTED 36" AFF.
 18. SCOPE DOES NOT INCLUDE CORE WALLS, DEMISING WALLS BETWEEN TENANTS, CORRIDOR WALLS THAT CONNECT EXITS, EXTERIOR WALLS OR WALLS BUILT TO BOX COLUMNS AND DOES NOT INCLUDE ALL OF THE ABOVE WORK. ARCHITECT TO VERIFY ALL QUANTITIES, ETC.
 19. RPS HAS REQUESTED THAT THERE BE NO RE-ENTRY INTO THEIR SPACE FROM THE NORTH-WEST STAIRWAY. LANDLORD SHALL PROVIDE SIGNAGE STATING NO RE-ENTRY ON THE NORTH-WEST STAIRWAY LANDING DOOR.
 20. HEARING & COMPUTER TRAINING ROOM AS NOTED WITH SOUND DEADENING SHALL HAVE BATT INSULATION INSIDE WALLS FOR SOUND DEADENING OF ROOMS TO ATTAIN A SOUND REDUCTION TRANSMISSION COEFFICIENT OF 50 DECIBELS.
 21. HEARING & COMPUTER TRAINING ROOMS REQUIRE DIMMER SWITCHES FOR NORMAL LIGHTING, TRACK LIGHTING SITUATED OVER STUDENT TABLES, CEILING OUTLETS, CEILING BRACING FOR CEILING MOUNTED PROJECTORS (RPS'S VENDOR WILL SUPPLY & INSTALL) & WALL MOUNTING FOR PULL DOWN PROJECTION SCREENS (AGENCY WILL SUPPLY SCREENS).
 22. SERVER NETWORK ADMIN & COMPUTER ROOM REQUIRES ADDITIONAL HVAC WITH INDIVIDUAL THERMOSTAT FOR (1,000 BTU/HR & 4 STAFF) SEE NOTE 5.
 23. THE LANDLORD SHALL PROVIDE ALL TELE/DATA OUTLETS WITH FLUSH MOUNTED END AND DRAG LINES.
 24. AGENCY VENDOR WILL PROVIDE AND INSTALL TELE/DATA WIRING, FACEPLATES AND ALL CONNECTORS.
 25. PROVIDE A 5' MINIMUM WIDTH SIDEWALK FROM THE NORTH-WEST STAIRWAY EXIT TO GRADE TO THE DRIVEWAY.

OFFICE OF REAL PROPERTY SERVICES

REGIONAL CUSTOMER SERVICES DELIVERY

OFFICE OF REAL PROPERTY SERVICES

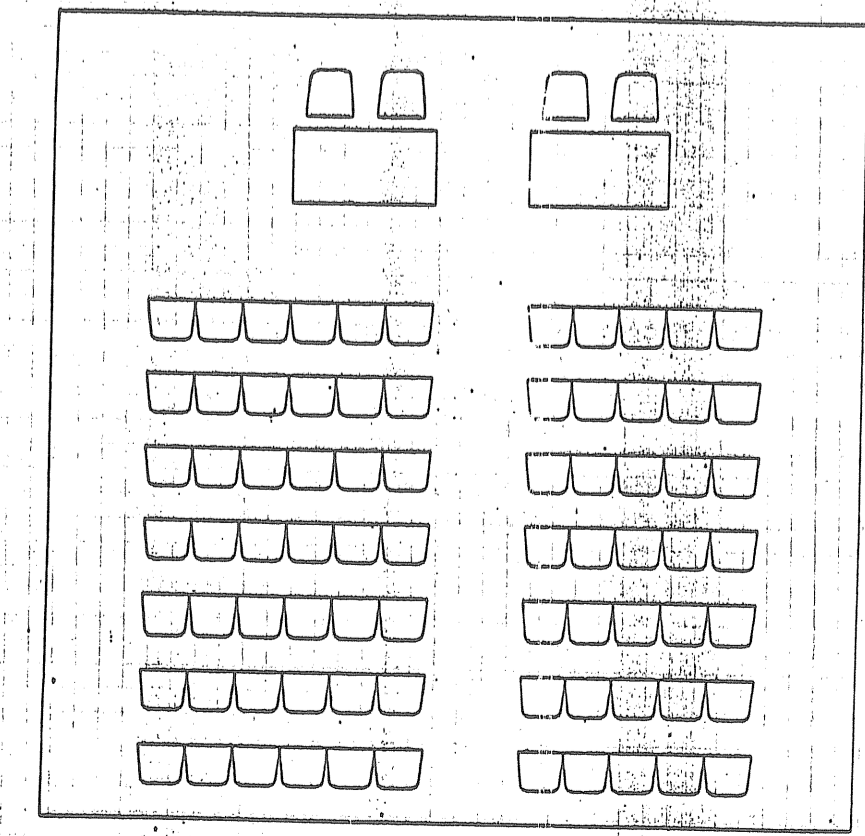
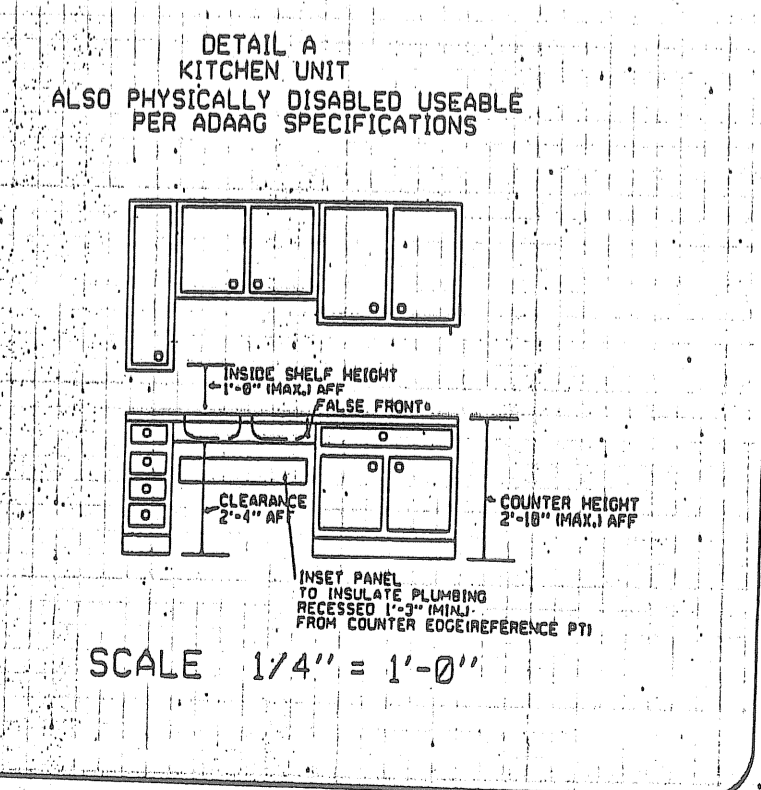
DETAIL B HEARING ROOM
MAXIMUM SEATING FOR HEARING ROOM IS 80 WITH A 3 HOUR MAXIMUM TIME

SCOPE OF PROJECT:
INSTALL:

- 196 LINEAR FEET OF STS INCLUDING 9 DOORS, 1 SET OF DOUBLE DOORS WITH 10 PUSH PAD LOCKS, 1 LOCK, 1 BUZZER LOCK WITH 1 BUZZER CONTROL AND 6 VISION PANELS. SEE NOTES NOS. 4 AND 18.
- 163 LIN. FT. OF STS SOUND DEADENING MATERIAL INC. 3 DOORS WITH 2 SETS OF PANIC HARDWARE AND 1 PUSH PAD LOCK. SEE NOTE 20.
- 230 LIN. FT. OF CHS INC. 6 DOORS WITH 1 PUSH PAD LOCK.
- 310 LIN. FT. OF 60" PARTIAL HEIGHT WALL. SEE NOTE 15.
- 117 ELECTRIC WALL OUTLETS.
- 2 ELECTRIC CEILING OUTLETS.
- 18 QUAD ELECTRIC WALL OUTLETS.
- (6) 20 AMP DEDICATED QUAD OUTLETS INC. 2 GF1.
- 60 TELEPHONE WALL OUTLETS.
- 92 SIGNAL WALL OUTLETS.
- 2 SIGNAL CEILING OUTLETS, CABLE TO RUN ABOVE CEILING TO INSTRUCTOR'S PC WITH A WALL OUTLET.

SCOPE OF PROJECT CONTINUED:

- 1 SMOKE DETECTOR.
- 1 ELECTRIC WATER COOLER.
- 1 (2'X7') KITCHEN COUNTER WITH 2 SINKS AND CABINETS ABOVE & BELOW. SEE DETAIL A.
- 1 SHEET OF PLYWOOD (4'X8'X3/4") MOUNTED 36" AFF IN THE TELE/DATA ROOM. SEE NOTE 17.
- MODIFY EXISTING INTERCOM SYSTEM WITH 3 INTERCOM LOCATIONS.
- ALL ITEMS NOTED IN THE LIFE SAFETY AND ADA ACCESSIBILITY REPORTS DATED 7/22/98.
- LABEL BOTH SIDES OF THE NORTH-WEST STAIRWAY LANDING DOOR, "NO RE-ENTRY". SEE NOTE 19.
- PROVIDE DIMMER SWITCHES, TRACK LIGHTING, CEILING OUTLETS, CEILING BRACING AND WALL MOUNTINGS FOR PROJECTION SCREENS FOR BOTH THE HEARING AND COMPUTER TRAINING ROOMS. SEE NOTE 21.
- PROVIDE A LEGAL EXIT FROM THE NORTH-WEST STAIRWAY EXIT. SEE NOTE 25.



SCALE 1/4" = 1'-0"

- FOR ANY FURTHER INFORMATION ON RPS'S SELECTION OF FINISHES, COLORS, ETC. CONTACT MR. JOHN WOLHAM @ (914) 566-2209.
- FOR ANY FURTHER INFORMATION ON RPS'S GENERAL COORDINATION CONTACT MS. DONNA TESTA @ (518) 474-5761.
- FOR ANY FURTHER INFORMATION ON RPS'S TELEPHONE SERVICE CONTACT MS. KATHRYN WRIGHT @ (518) 474-5744.
- FOR ANY FURTHER INFORMATION ON RPS'S COMPUTER/DATA SERVICE CONTACT MR. TOM FURLONG @ (315) 471-1402.

REV.	DATE	INITIALS	LOGS PROJECT NO.	DESCRIPTION
1	12/10/98	CRC		APPROVED WORK
1	11/16/98	CRC		PROPOSED LAYOUT
0	10/23/98	CRC	97/32,027	PROPOSED BLOCKOUT

ADDITIONAL KEY	OUTLET KEY	PARTITION KEY
(B) BUZZER LOCK	(C) ELEC. FLOOR	(C) CHS CEILING HIGH SOLID
(E) BUZZER CONTROL	(D) ELEC. WALL	(D) CHS CEILING HIGH MASONRY
(F) CARD ACCESS LOCK	(E) ELEC. WALL	(E) CHS CAL/W/ CLEAR GLASS
(G) PUSH PAD LOCK	(F) ELEC. WALL	(F) CHS BANK SCREEN SOLID
(H) INTERCOM	(G) ELEC. WALL	(G) CHS BANK SCREEN WITH
(I) PANIC HARDWARE	(H) ELEC. WALL	(H) CHS BANK SCREEN WITH
(J) ALARM BUTTON	(I) ELEC. WALL	(I) CHS BANK SCREEN WITH
(K) ALARM SOUND LOCATION	(J) ELEC. WALL	(J) CHS BANK SCREEN WITH
(L) VISION PANEL (4" X 25")	(K) ELEC. WALL	(K) CHS BANK SCREEN WITH
(M) COMBINED TELEPHONE SIGNAL WALL OUTLET	(L) ELEC. WALL	(L) CHS BANK SCREEN WITH
(N) DUPLEX SIGNAL	(M) ELEC. WALL	(M) CHS BANK SCREEN WITH
(O) DUPLEX TELEPHONE	(N) ELEC. WALL	(N) CHS BANK SCREEN WITH

STATE OF NEW YORK	BUREAU OF
EXECUTIVE DEPARTMENT	SPACE PLANNING
OFFICE OF GENERAL SERVICES	AND ALLOCATION
JOSEPH J. SEYMOUR	TITLE
COMMISSIONER	REGIONAL OFC
	OFFICE OF REAL
	PROPERTY SVCS
	BLDG. & ADDRESS
	263 ROUTE 17K
	NEWBURGH, NEW YORK
	FLOOR
	1ST
	SCALE
	1/4" = 1'-0"
	DRAWN BY
	CR CONOVER
	DATE
	10/23/98
	DRAWING NO.
	980116