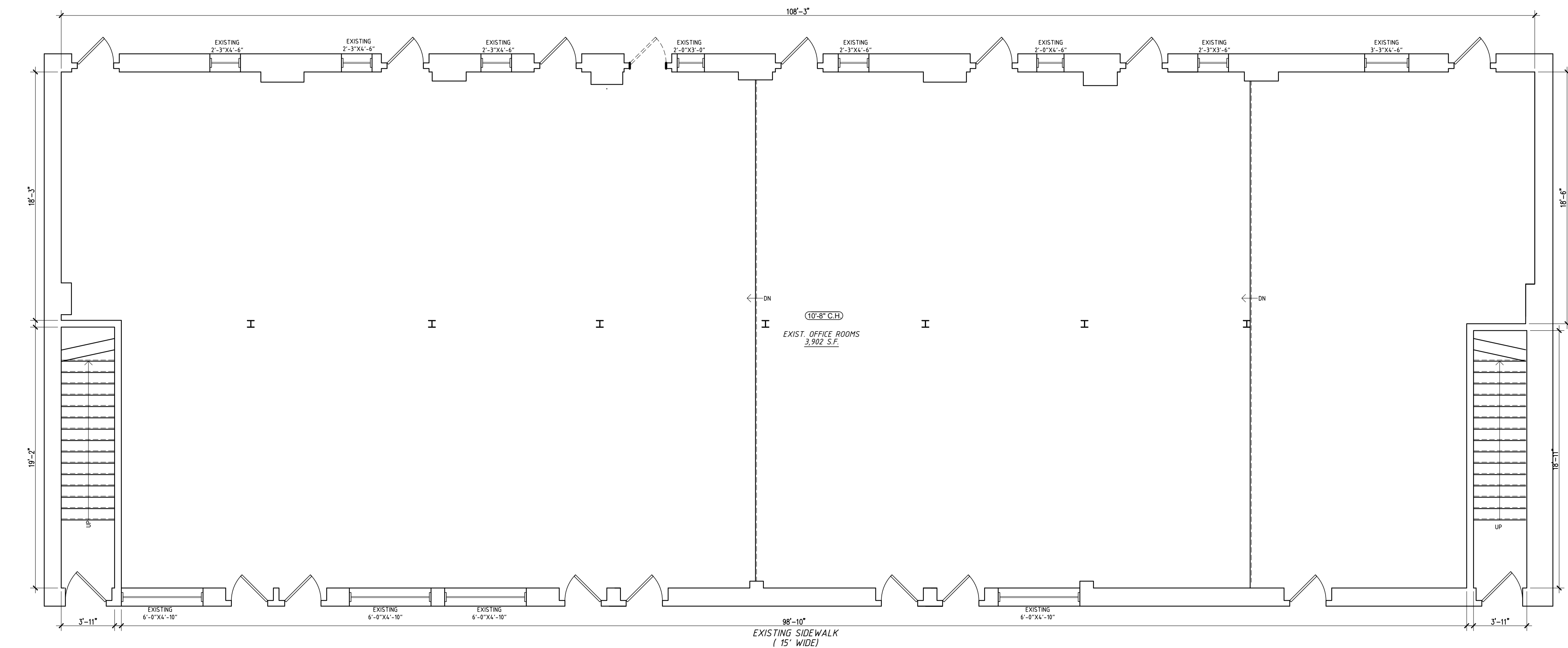


CELLAR FLOOR PLAN - EXIST & DEMO  
SCALE: 3/16" = 1'-0"

LINDEN BOULEVARD



FIRST FLOOR PLAN - EXIST & DEMO  
SCALE: 3/16" = 1'-0"

LINDEN BOULEVARD

**GENERAL CONDITIONS:**

1. ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE RULES AND REGULATIONS OF THE 2014 NEW YORK CITY CONSTRUCTION CODE AND ALL OTHER AGENCIES OR DEPARTMENTS HAVING JURISDICTION OF ANY PORTION OR SPECIFIC PHASE OF WORK.
2. THE GENERAL CONTRACTOR SHALL OBTAIN ANY AND ALL PERMITS REQUIRED FOR THE PERFORMANCE OF THIS WORK AND PAY ANY FEES IN CONNECTION THEREWITH.
3. THE GENERAL CONTRACTOR SHALL NOTIFY THE ENGINEER OF DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT REQUIREMENTS BEFORE PROCEEDING WITH THE AFFECTED PORTION OF THE WORK IN ORDER TO OBTAIN THE ENGINEER'S RESOLUTION OF THE DISCREPANCY. FAILURE TO NOTIFY THE ENGINEER WILL NOT RELIEVE THE GENERAL CONTRACTOR OF THE RESPONSIBILITY TO PERFORM THE WORK AS INTENDED BY THE CONTRACTOR DOCUMENTS. THE GENERAL CONTRACTOR SHALL CORRECT ANY AND ALL UNSATISFACTORY WORK ARISING FROM SUCH FAILURE TO NOTIFY THE ENGINEER.
4. THE GENERAL CONTRACTOR SHALL PROTECT AND PRESERVE ALL EXISTING ITEMS TO REMAIN AND SHALL REPAIR AND/OR REPLACE ANY ITEMS DAMAGED DURING THE COURSE OF WORK TO THE SATISFACTION AND APPROVAL OF THE ENGINEER WITHOUT ADDITIONAL COST TO THE OWNER.
5. THE GENERAL CONTRACTOR SHALL VISIT THE BUILDING AND SITE OF THE PROPOSED WORK PRIOR TO THE CONTRACT SIGNING TO EXAMINE THE CONDITIONS OF THE SITE BUILDING. HE SHALL STUDY THE SITE AND BUILDING COMPONENT AND SHALL NOTIFY THE ENGINEER IN WRITING SEVEN (7) CALENDAR DAYS IN ADVANCE OF THE CONTRACT SIGNING OF ALL DISCREPANCIES OR QUALIFICATIONS WHICH MAY ARISE. DRAWINGS ARE NOT TO BE SCALED. ALL WORK SHALL BE LAID OUT BY DIMENSIONS.
6. CONTRACTOR SHALL PROPERLY SHORE, UNDERPIN AND MAKE SAFE ALL FLOORS, WALLS, SIDEWALKS, FOOTINGS, FOUNDATIONS AND ADJACENT PROPERTY, AS JOB CONDITIONS REQUIRE.
7. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS, CONDITIONS AND CLEARANCES PRIOR TO THE SUBMISSION OF SHOP DRAWINGS OR STARTING THE CONSTRUCTION.
8. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND NEW ROUGH OPENING DIMENSION PRIOR TO FABRICATION OF ALL NEW WINDOWS AND NEW FLOORS.
9. FLOOR WALLS AND CEILING SURFACES SHALL BE PATCHED AS REQUIRED BEFORE APPLYING FINISHED MATERIALS.
10. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL CASES WHERE PIPING, DUCTWORK, STRUCTURE, ETC. BREAKS BELOW FINISHED AND EXPOSED CEILING LINES INDICATED. PRIOR TO INSTALLATION, CONTRACTOR SHALL PERFORM CORRECTIONS OR SOFT AROUND SUCH OBSTRUCTIONS AS DIRECTED.
11. WHERE HEATING AND PLUMBING PIPES ARE CONCEALED IN HUNG OR FURRED CEILINGS, THEY SHALL NOT BE BUILT UNTIL THE HEATING AND PLUMBING LINES ARE TESTED.
12. ALL MECHANICAL, PLUMBING AND ELECTRICAL LINES AND ALL DUCTS SHALL BE SPECIFICALLY SHOWN ENCLOSED IN SOME OTHER MANNER.
13. WHERE CEILINGS OCCUR, THEY SHALL BE HARD AGAINST THE LOWEST MECHANICAL INSTALLATION UNLESS A DEFINITE LOWER DIMENSIONS ARE CALLED FOR.
14. ALL FINISHED SURFACES, BOTH HORIZONTAL & VERTICAL, SHALL BE CORNER BEADED OR OTHERWISE TRIMMED WITH METAL.
15. PROJECT DATUM ELEVATION REFERENCE IS THE BOROUGH OF BROOKLYN HIGHWAY DEPARTMENT DATUM WHICH IS 2,725 FEET ABOVE MEAN SEA LEVEL DATUM.

**ENERGY CONSERVATION NOTES:**

1. ALL BUILDING SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE NEW YORK STATE ENERGY CONSERVATION CONSTRUCTION CODE, 2014 EDITION CHAPTER CL.
2. "U" VALUES OF THE ENVELOPE SUBSYSTEM: BUILDING ENVELOPE THERMAL TRANSMITTANCE VALUES (HEATING & COOLING) AS PER TABLE C402.2
3. ALL WINDOWS SHALL BE DOUBLE GLAZED WITH  $U_a = 0.55$
4. ALL HOT PIPES TO BE CONTROLLED BY ADJUSTABLE THERMOSTATS.
5. HEATING AND COOLING SHALL BE CONTROLLED BY ADJUSTABLE THERMOSTATS.
6. HEATING SHALL BE GAS FIRED FORCED HOT FIN TUBE BASE BOARD RADIATOR.

DATE	No	REMARKS
PROJECT ADDRESS: 205-16 LINDEN BOULEVARD, QUEENS, NY 11101		
DRAWING TITLE: EXISTING & DEMO CELLAR AND FIRST FLOOR PLANS AND GENERAL CONDITION NOTES		
SERDAR CEYLAN ARCHITECT, P.C. 267 5TH AVENUE, NEW YORK NY 10016, #410 TEL: 646-441-8224 serdarcy@hotmial.com		
SEAL & SIGNATURE	DATE:	5/18/2023
	DRAWING BY:	N.M.
	CHECKED BY:	S.C.
	SCALE:	AS NOTED
	DWG NO.:	A-002.00
	SHEET:	2 OF 14