Village of Bronxville

Site Development Application

Site Development Subdivision	n Special Permit			
Project Name, If Applicable: COMPASS Project Street Address: 27 PONDFIELD R	OAD AKA 12 SAGAMO	DRE ROAD. BRONXVILLE, NY 10708		
Section: <u>12</u> Block: <u>4</u>	_Lot(s): 1.A	Zone:		
Plans Prepared By: Ware Malcomb/ Da	amian A. Melo,			
Address: 45 W 21st Street, 6th Floo				
City: New York	State: NY	Zip: 10010		
City: New York Phone #: 646-680-7008	_{Email:} dmel	o@waremalcomb.com		
Owner: PONDFIELD ASSOCIATES Address: 250 Park Avenue, Suite 19		Cava Jr.		
City: New York	State: NY	Zip: 10177		
City: New York Phone #: (212) 835-9534	Email: kco	oper@racohen.com		
Zoning District: BUSINESS A - CEN	ITRAL BUSINESS [DISTRICT		
Zoning Variances Required:				
County; State or Federal Permits Required:		h		
Proposed use(s) of site:				
Change of use of existing retail store to business office for new tenant Compass Real Estate				
and Renovation of the existing space to include new non load bearing wall, interior doors				
and updated finishes. No work in the exterior of the building. Office exterior sign is				
filed under separate application				

Anticipated construction time: 2 months

Office Use Only							
Date Received	Docket No.	Section	Block	Lot	Permit #	Fee Paid	Date Approved

Current land use of site: (Residential; Commercial; Undeveloped)

Current condition of site: (Building; Brush; ect.) existing building with retail on 1 st floor Estimated cost of proposed improvements: \$ 250,000.00 Anticipated increase number of Residents; Shopper; Employees; ect. no increase anticipated Describe proposed use, including primary, secondary uses; ground floor area; height; number of stories for each building. Attach additional 8 1/2" x 11" sheets if required.

-For residential buildings include number of dwelling units by size.

-For non-residential building include total floor area; sales areas; number of automobile and truck parking spaces.

-Other proposed structures (including shed; garages; ect.)

Other proposed structures (including shed, garages, etc.) : The proposed use is office space. The hours of operation are 9 am to 5 pm Monday through Sunday. There will be a planned staff of 3 present on a given day, together with an average of an additional 5 agents with varying schedules and who are expected to be present at different times and for varying amounts of time each day. It will be exception, rather than the rule, where 8 people will be present at the location at the same time on any given day. This scenario is not uncommon to the Village given the permitted and existing uses combined with the lack of off-street parking for each. In addition, the business will likely attempt to secure three (3) parking passes for the planned staff at a/the nearby lot. The layout is mostly comprised of Lounge seating with conference room, pantry, and restroom

Owners Name: Ralph Della Cava Jr.

Owners Signature: ______ Pondfield Associates, LLC

AFFIDAVIT OF MAILING FOR ZONING AND PLANNING BOARD

Name and Location of Project:

COMPASS

 27 PONDFIELD ROAD AKA 12 SAGAMORE ROAD. BRONXVILLE, NY 10708

 Section
 12
 , Block
 1.A

 State of New York }

 County of Westchester } ss:
 , being duly sworn, depose and say as follows:

 1. I am the agent, owner or legal representative of the referenced property.

2. I have prepared a list of property owners located within 100 feet for Zoning and 400' for Planning of the boundaries for of the referenced property, by street address and section, block and lot.

3. I have sent, by certificate of mailing, a copy of the legal notice to each and every property owner within 100 feet of the boundaries of the referenced property.

4. I have published the legal notice in a newspaper of general circulation in the Town of Eastchester on October 2.6 , 202/, no less than 10 days prior to a Planning Board or Zoning Board of

Appeals meeting.

5. I have attached the affidavit of publication from the publisher of the newspaper.

6. I understand that I must bring this signed and notarized Affidavit of Publication, along with the certificate of mailing receipts, to the Planning and Zoning Office one week prior to the meeting.

Steven A. Accinelli

Mull. (print name)

(signature)

Sworn to me this	_day of October	, ₂₀ 21
allippett		CHRISTINE MURO —LIGIHT Public, State of New York No. 01MU6081448 ed in Westchester Couch ssion Expires July 16, 2014 2023

VILLAGE OF BRONXVILLE PLANNING BOARD MEETING ANOUNCEMENT NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Planning Board of the Village of Bronxville at 200 Pondfield Road, Bronxville, N.Y. on

11/10/2021 at 7:30 pm or as soon thereafter as the matter may be (Date) heard, to consider an application for the development filed by:

PONDFIELD ASSOCIATES LLC/ Ralph Della Cava Jr.

(Name of Developer)

Requiring approval of a site plan of property located at the property located at:

27 PONDFIELD ROAD AKA 12 SAGAMORE ROAD, BRONXVILLE, NY 10708

(Property Address)

Section <u>12</u>, Block <u>4</u>, Lot <u>1.A</u>

A copy of the application for development, including the proposed site plan and all other maps and documents filed therewith, is on file and available for public inspection on any business day prior to the hearing between the hours of 9:00 am and 2:00 pm at the office of Superintendent of Buildings, 2nd floor Village Hall, Bronxville, N.Y.

The Public is invited to attend the public hearing and will be given reasonable opportunity to present oral comments or written presentation relevant to the application. The hearing may be presentation relevant to the application. The hearing may be adjourned from time to time at the discretion of the Planning Board.

<u>Pondfield</u> Associates LLC (Name of Developer) <u>250 Park Avenue, Suite 190/</u> (Address of Developer) New York, MY 10177

This document must be sent to Journal News by Applicant. Do NOT submit this application to our office.

COMPASS

October 25, 2021

Michael Galante, Director of Traffic Hardesty & Hanover 555 Theodore Fremd Ave., Suite C301 Rye, NY 10580

RE: 27 Pondfield Road – Site Development Application

Dear Mr. Galante,

Please see responses to questions previously raised regarding business operations at this location.

• What are the typical hours of operation each day of the week?

Monday through Friday 9:00-5:00, Saturday and Sunday 10-4, is when the office is staffed with a receptionist. However, agents work lots of nights and weekends, so it is accessible to them 24/7. The space is never utilized all at once so typically there would be only 5-8 agents working out of the space at any given time.

• Which day is the busiest day of the week? And what is the busiest 2-hour period on that day?

Thursday between 12pm and 2pm is likely to be the busiest time as there will be a sales meeting at noon, every week. 'Sales Meetings' are times when agents get together to share what is going on in the market. Currently, they are all held virtually, but will, at some point, resume in person meetings. These meetings will continue to have a virtual option even when in-person meetings resume. After the meetings, most agents leave, but some may linger throughout the day, hence why it is busier.

• How many people will stay exclusively in the office on a typical day? Such as receptionist, office manager, etc. Please provide their positions. One receptionist will be the only exclusive person in the office throughout the typical day. The other two W-2 employees will float between other Westchester offices and consist of a Sales Manager and an Agent Support Specialist.

• How many agents will be "stationed" at this location? We have 4 'teams' right now that range from 1-3 people per team, with an additional 12 individual agents. Some of them have home offices and will never be stationed here, but will still be assigned to the office and use the resources, such as a printer if, as and when needed. Compass also has existing office space on the second floor of 7 Pondfield that has seats and resources for agents to use.

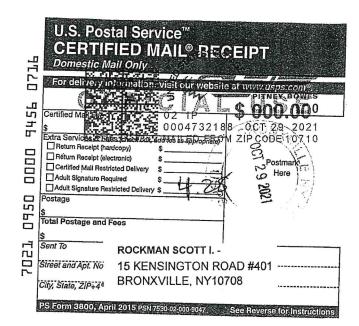
• How many clients would actually be in the office at any time?

ţ.

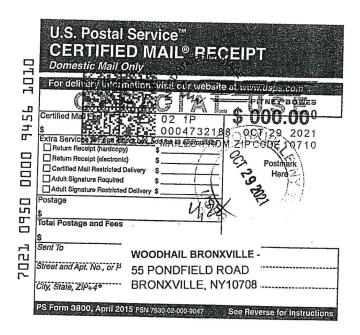
Clients rarely frequent the office now that closings can take place virtually. But, on a typical day, there may be 1-2 clients in the office, and rarely at the same time. More than 90% of clients never come to the office as agents meet with them at their homes, on tours, or virtually.

Best Regards,

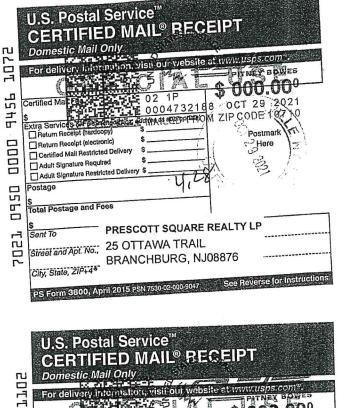
Amy Bang Compass amy.bang@compass.com

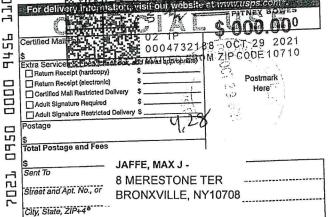


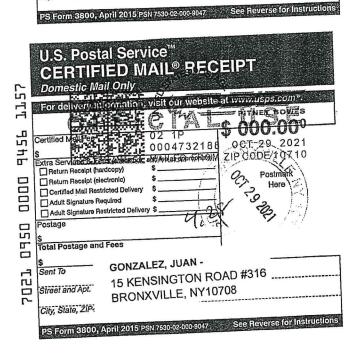


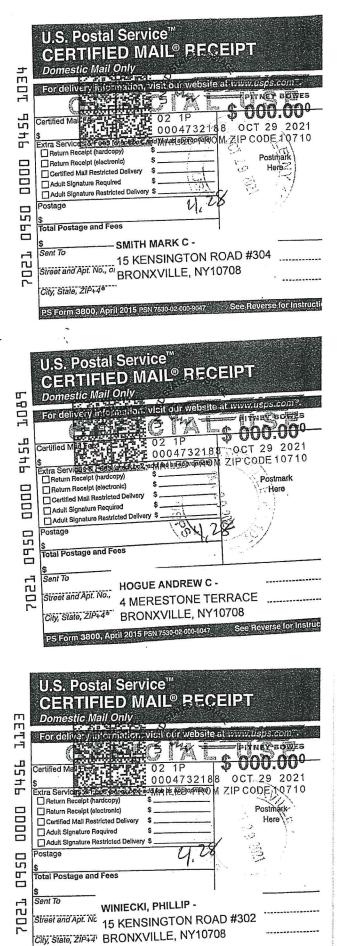






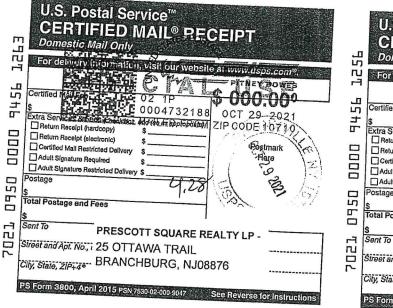






PS Form 3800, April 2015 PSN 7530 02:000 9047 See Reverse for Instructio





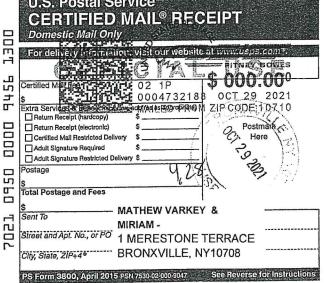












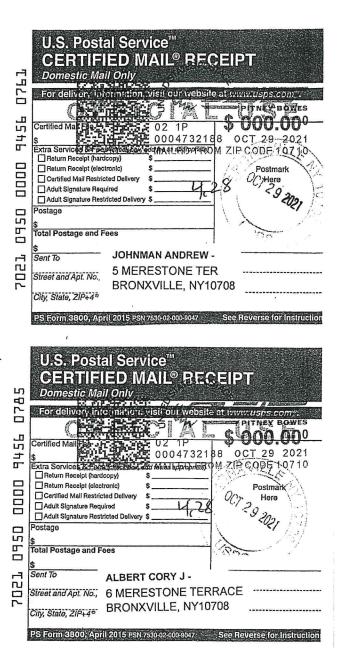






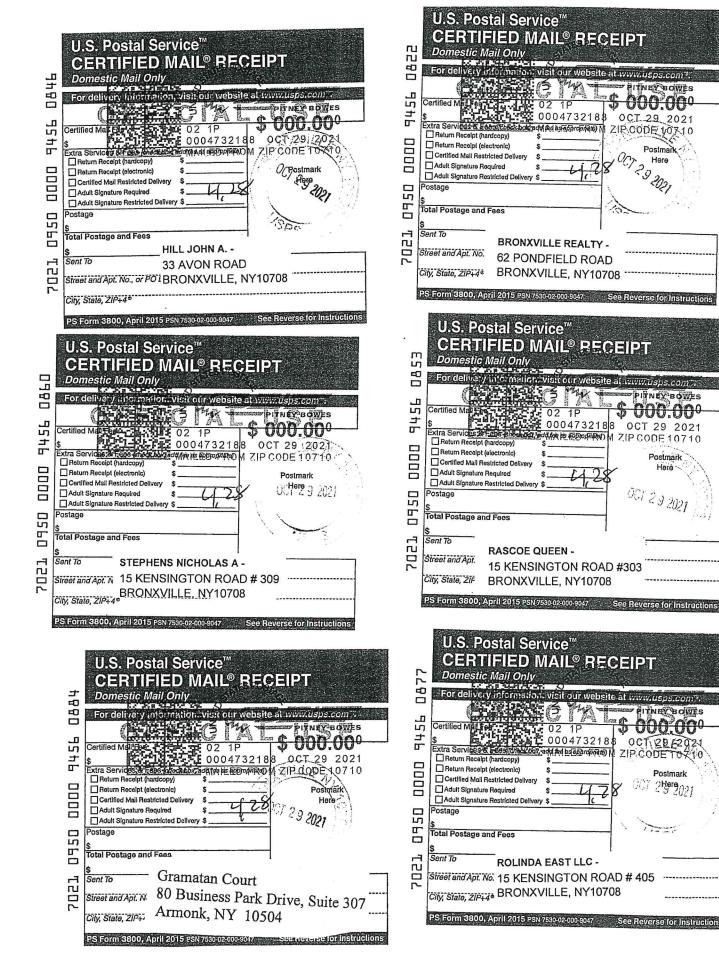


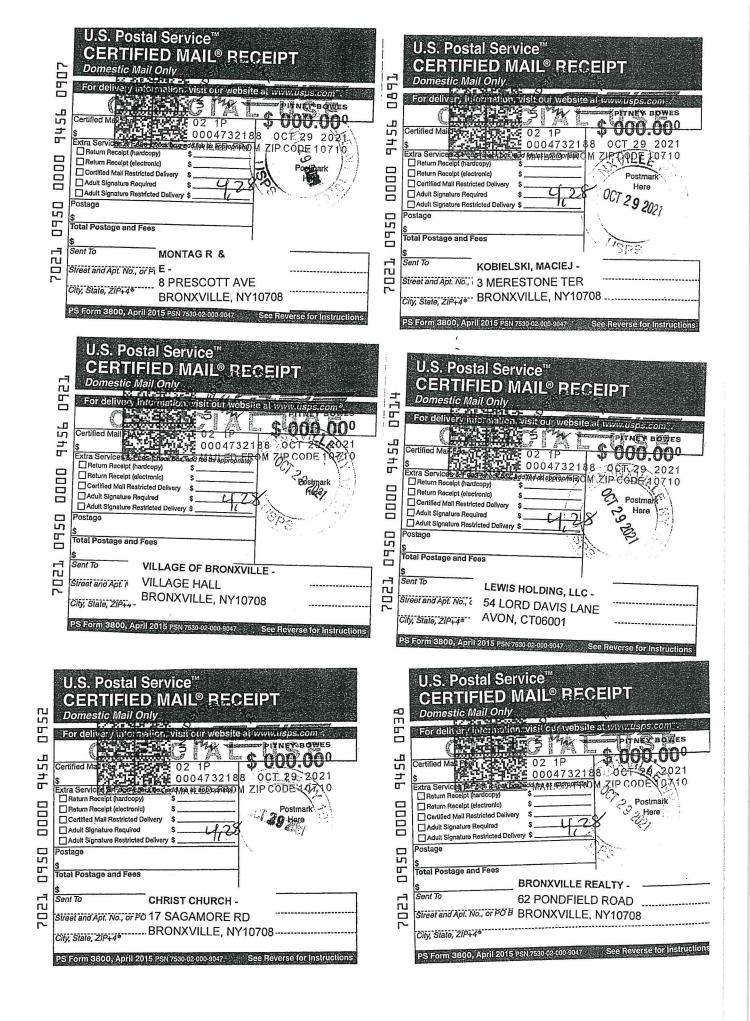


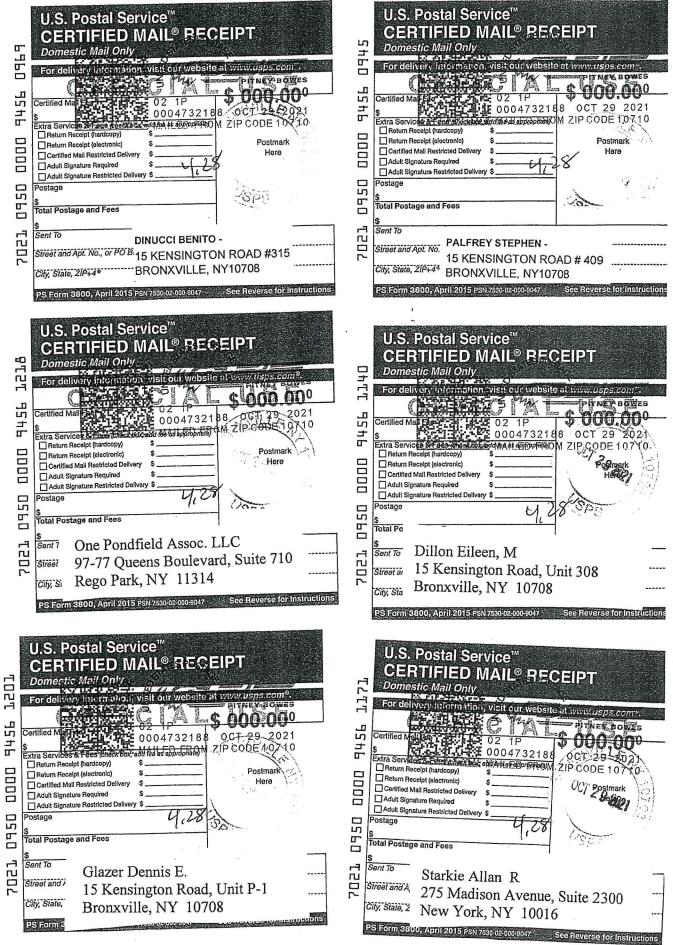




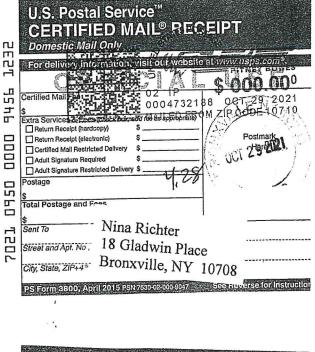
















Classified Ad Receipt (For Info Only - NOT A BILL)

Customer:	LEAHY,NYBERG,CURTO LGA	Ad No.:	0004971953		
Address:	35 E GRASSY SPRAIN RD YONKERS NY 10710	Pymt Method Net Amt:	Credit Card \$118.00		
	USA	Zone:	TJN-Westchester		
Run Times:	1	No. of Affidavits:	1		
Run Dates:	10/26/21				

Text of Ad:

VILLAGE OF BRONXVILLE PLANNING BOARD MEETING ANOUNCEMENT NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Planning Board of the Village of Bronxville at 200 Pondfield Road, Bronxville, N.Y. on 11/10/2021 at 7:30 pm or as soon thereafter as the matter may be heard, to consider an application for the development filed by: PONDFIELD ASSOCIATES LLC/ Ralph Della Cava Jr.

Requiring approval of a site plan of property located at the property located at: 27 PONDFIELD ROAD AKA 12 SAGAMORE ROAD BRONXVILLE, NY 10708

Section 12, Block 4, Lot 1.A

A copy of the application for development, including the proposed site plan and all other maps and documents filed therewith, is on file and available for public inspection on any business day prior to the hearing between the hours of 9:00 am and 2:00 pm at the office of Superintendent of Buildings, 2 nd floor Village Hall, Bronxville, N.Y.

The Public is invited to attend the public hearing and will be given reasonable opportunity to present oral comments or written presentation relevant to the application. The hearing may be presentation relevant to the application. The hearing may be adjourned from time to time at the discretion of the Planning Board.

Pondfield Associates LLC 250 Park Avenue, Suite 1901 New York, NY 10177

0004971953



Agency: LEAHY,NYBERG,CURTO LGA 35 E GRASSY SPRAIN RD YONKERS, NY 10710 ATTN: Steven Accinelli <u>Acct:</u> TJN-022358302 <u>Client:</u> LEAHY,NYBERG,CURTO LGA 35 E GRASSY SPRAIN RD, YONKERS, NY 10710

Acct No: TJN-022358302

This is not an invoice

Order #	Advertisement/Description	Items	# Col x # Lines	Cost
0004971953	27 Pondfield Road, Bronxville - Village of Bronxville Planning VILLAGEOFBRONXVILLEPLANNINGBOARDMEETIN	Legal Notices	2 col x 22 lines	\$88.00
		Affidavit of Publication Charge	1	\$30.00
		Tearsheet Charge	0	\$0.00
		Subtotal:		\$118.00
		Agency Commission	0	\$0.00
		Net Tota	Due:	\$118.00

Edition Dates: 10/26/2021

The Journal News P. O. Box 822883 Philadelphia, PA 19182-2883



AFFIDAVIT OF PUBLICATION FROM

State of Wisconsin County of Brown, ss.:

On the 5 day of November in the year 2021, before me, the undersigned, a Notary Public in and for said State, personally appeared personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed, the instrument.

being duly sworn says that he/she is the principal clerk of THE JOURNAL NEWS, a

newspaper published in the County of Westchester and the State of New York, and the notice of which the annexed is a printed copy,

was published in the newspaper area(s) on the editions dated below:

Zone: Westchester Edition Dates: 10/26/2021

Signature

day of November, 2021 Sworn to before me, this 5 Notary Public. State of Wisconsin. County of Brown

VICKY FELTY Notary Public State of Wisconsin

My commission expires

Legend:

WESTCHESTER:

Amawalk, Ardsley, Ardsley on Hudson, Armonk, Baldwin Place, Bedford, Bedford Hills, Brewster, Briarcliff Manor,Bronxville, Buchanan, Carmel, Chappaqua, Cold Spring, Crompond, Cross River, Croton Falls, Croton on Hudson, Dobbs Ferry, Eastchester, Elmsford, Garrison, Goldens Bridge, Granite Springs, Greenburg, Harrison, Hartsdale, Hastings, Hastings on Hudson, Hawthome, Irvington, Jefferson Valley, Katonah, Lake Peekskill, Larchmont, Lincolndale, Mahopac, Mahopac Falls, Mamaroneck, Millwood, Mohegan Lake, Montrose, Mount Kisco, Mount Vernon, New Rochelle, North Salem, Ossining, Patterson, Peekskill, Pelham, Pleasantville, Port Chester, Pound Ridge, Purchase, Purdys, Putnam Valley, Rye, Scarsdale, Shenorock, Shrub Oak, Somers, South Salem, Tarrytown, Thornwood, Tuckahoe, Valhalla, Verplanck, Waccabuc, White Plains, Yorktown Heights, Yonkers

ROCKLAND:

Non-tained Blauvelt, Congers, Gamerville, Haverstraw, Hillburn, Monsey, Nanuet, New City, Nyack, Orangeburg, Palisades, Pearl River, Piermont, Pornona, Sloatsburg, Sparkill, Spring Valley, Stony Point, Suffern, Tallman, Tappan, Thiells, Tomkins Cove, Valley Cottage, West Haverstraw, West Nyack

Ad Number: 0004971953

VILLAGE OF BRONXVILLE PLÁÑNING BOARD MEETING ANOUNCEMENT NOTICE IS HEREBY GIVEN that a public hearing will be held by the Planning Board of the Village of Brorxville at 200 Pondfield Road, Bronxville, NY. on 1/1/0/2021 at 7:30 pm or as soon thereafter as the matter may be heard, to consider an application for the development filed by: PONDFIELD ASSOCIATES LLC/ Ralph Della Cava Jr.

Requiring approval of a site plan of property located at the property located at 27 PONDFIELD ROAD AKA 12 SAGAMORE ROAD BRONXVILLE, NY 10708 Section 12, Block 4, Lot 1.A A copy of the application for development, including the proposed site plan and all other maps and documents filed therewish, is on file and available for public inspection on any business day prior to the hearing between the hours of 9:00 am and 2:00 pm at the office of Superintendent of Build-ings, 2 nd floor Village Hall, Bronxville, N.Y. The Public is invited to attend the public hearing and will be given reasonable opportunity to pres-ent oral comments or written presentation relevant to the application. The hearing may be presen-tation relevant to the application. The hearing may be adjourned from time to time at the discre-tion of the Flanning Board.

tion of the Planning Board. Pondfield Associates LLC 250 Park Avenue, Suite 1901 New York, NY 10177

0004971953

ESCROW AGREEMENT FOR PROFESSIONAL CONSULTATION FEES

The undersigned does hereby agree to the following:

- 1. I (we) am (are) the owner(s) of premises located at the street address and identified on the tax maps as noted below, for which an application is being submitted to the Village of Bronxville:
 - * Street Address
 * Section: 12 _____,Block: 4 _____,Lot: 1.A
- 2. I understand and agree that there are certain fees for which I am responsible in conjunction with said application.
- 3. I understand that the Village Board, Planning Board, Zoning Board of Appeals and/or Design Review Board may seek the services of planning, engineering, environmental, legal, or other technical consultants or professionals as deemed necessary by the Board(s) to review my application. I will be responsible for any and all costs incurred by the Village for such consultations and professional opinions at the prevailing hourly rate agreed upon by the Village. Charges made by such consultants shall be in accord with charges usually made for such services in Westchester County. I understand that no employee of the Village or any member of the Village Board, Planning Board, Zoning Board of Appeals or Design Review Board can advise me, in advance, of what the total consulting fees might be.
- 4. Upon submission of my application, I shall provide a minimum retainer of \$5,000.00 up to a maximum initial amount as required by the Planning Board depending on the scope of proposed work, payable to the Village of Bronxville, to be held in escrow and applied toward the payment of consulting and professional fees incurred by the Village with regard to my application. When the balance of the escrow account is \$2,500.00 or less, I shall deposit additional retainer funds into the escrow account so that the minimum balance in said account is never less than \$5,000.00. Upon request, the Village shall provide me with a statement indicating expenses incurred and the amount of monies withdrawn from said account.
- 5. I understand that if I withdraw my application prior to any action being taken by the Village Board, Planning Board, Zoning Board of Appeals or Design Review Committee, I am still responsible for any expenses incurred by the Village with regard to my application prior to such withdrawal.
- 6. I understand that if at any time the minimum balance in said escrow account falls below \$1,000.00 and is not replenished prior to the next scheduled meeting on the application, the Village Board, Planning Board, Zoning Board of Appeals and/or Design Review Committee may suspend the review of my application and/or the Village Engineer may refuse to issue permits and/or certificates with regard to the premises, unless the Village has been advised by the consultant that no additional charges will accrue.
- 7. I understand that when it has been determined by the Village that all final charges against the escrow account established for my application have been paid, the remaining balance in the account, if any, shall be returned to the owner.

- 8. I understand that if there are still outstanding consulting fees relative to my application at the termination of the review process, the Village will pursue all legal options to retrieve such fees.
- 9. I understand that the imposition of escrow account fees are in addition to, and not in place of, other fee schedules currently in force.
- 10. All correspondence from the Village regarding the escrow account established for my application shall be addressed to:

Name:	R.A. Cohen & Associates, Inc. Attn: Kevin Cooper
Address:	250 Park Avenue #1901
City:	New York
State:	NYZip:ID177
Phone:	212 - 835-9534
Fax:	
Email:	Kcooper@racohen.com
Pondfield Asso	
By: Paspi lel	la Cara, nentes
OMMED (standard)	O(M/NED (signature))

OWNER (signature)

OWNER (signature)

Ralph Della Cava

OWNER (print name)

OWNER ([print name)

Dated: 10-6-21

Dated: _____

617.20 Appendix B Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project:				
COMPASS REAL ESTATE OFFICE				
Project Location (describe, and attach a location map):				
27 PONDFIELD ROAD AKA 12 SAGAMORE ROAD. BRONXVILLE, NY 10708				
Brief Description of Proposed Action:				
Change of use of existing retail store to business office for new tenant Compass Real Estate and Renovation of the existing space to include new non load bearing wall, interior doors and updated finishes. No work in the exterior of the building. Office exterior sign is filed under separate application				
Name of Applicant or Sponsor:	Teleph	none: 646-680-7008		
Ware Malcomb/ Damian A. Melo,		l: dmelo@waremalcomt		
Address:		difield@warefilaicoffil	J.com	
45 W 21st Street, 6th Floor				
City/PO:		State:	Zip Code:	
New York		NY	10010	
 Does the proposed action only involve the legislative adoption of a plan, le administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and may be affected in the municipality and proceed to Part 2. If no, continue to Does the proposed action require a permit, approval or funding from any If Yes, list agency(s) name and permit or approval: Permit approval from Bronxville Building Department and Planning Board. 	the env questio	ironmental resources the first state of the second state of the se	hat NO	YES YES
3.a. Total acreage of the site of the proposed action? 0.3596 acres b. Total acreage to be physically disturbed? 0 acres c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? 0 acres 4. Check all land uses that occur on, adjoining and near the proposed action. □ □ Urban □ Rural (non-agriculture) □ Industrial □ Forest □ Agriculture □ Aquatic				
Parkland				

5. Is the proposed action,	NO	YES	N/A
a. A permitted use under the zoning regulations?			
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural		NO	YES
landscape?			
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental An If Yes, identify:	rea?	NO	YES
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		NO	YES
b. Are public transportation service(s) available at or near the site of the proposed action?			
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed ac	tion?		
9. Does the proposed action meet or exceed the state energy code requirements?		NO	YES
If the proposed action will exceed requirements, describe design features and technologies:			
10. Will the proposed action connect to an existing public/private water supply?		NO	YES
If No, describe method for providing potable water:			
11. Will the proposed action connect to existing wastewater utilities?		NO	YES
If No, describe method for providing wastewater treatment:			
		NO	MEG
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		NO	YES
b. Is the proposed action located in an archeological sensitive area?			
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contai	n	NO	YES
wetlands or other waterbodies regulated by a federal, state or local agency?	u		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody?			Ħ
If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres:			
		1.1	
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check a	ll that	annly:	Sec. 14
Shoreline Forest Agricultural/grasslands Early mid-successi		appij.	
Wetland Urban Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed		NO	YES
by the State or Federal government as threatened or endangered?			
16. Is the project site located in the 100 year flood plain?		NO	YES
17. Will the proposed action create storm water discharge, either from point or non-point sources?		NO	YES
If Yes,			
a. Will storm water discharges flow to adjacent properties?			
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drain If Yes, briefly describe:	s)?		
		10.5	
	_	1.00	

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18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?	NO	YES
If Yes, explain purpose and size:		
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?	NO	YES
If Yes, describe:		
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?	NO	YES
If Yes, describe:		
I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE	BEST O	FMY
KNOWLEDGE Applicant/sponsor frame Damian A. Meio, AIA Signature: Date: 10/5/21		

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Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

		No, or small impact may occur	Moderate to large impact may occur
1.	Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2.	Will the proposed action result in a change in the use or intensity of use of land?		
3.	Will the proposed action impair the character or quality of the existing community?		
4.	Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5.	Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6.	Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7.	Will the proposed action impact existing: a. public / private water supplies?		
	b. public / private wastewater treatment utilities?		
8.	Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9.	Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

 Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required. Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts. 				
Name of Lead Agency	Date			
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer			
Signature of Responsible Officer in Lead Agency	Signature of Preparer (if different from Responsible Officer)			

PRINT

WARE MALCOMB

ARCHITECTURE	PLANNING
INTERIORS	CIVIL ENGINEERING
BRANDING	BUILDING MEASUREMENT

Building Review for 27 Pondfield, Rd – Ware Malcomb Response

Date: 11/03/2021

To: Paul Taft, Building Inspector Village of Bronxville 200 Pondfield Road, Bronxville, NY 10708 P: 914-337-7350 Project Name: Compass – Ocean City Project No.: NJY21-6002-00 From: Ware Malcomb Project Address: 27 Pondfield Road Bronxville, NY 10708

Subject:

Ware Malcomb – Response to Building Inspector Comments

Comments pertaining to Drawings

Building Plan Comments – Bronxville, NY

Ware Malcomb has reviewed Building Inspector's Comments and provide the responses below.

WM Response:

Building Review:

1) AS PER VOB MUNICIPAL CODE - "310-14 A (12) (B) -IN OTHER LOCATIONS, A REAL ESTATE AGENCY OR REAL ESTATE OFFICE MAY OCCUPY STREET-LEVEL SPACE, PROVIDED THAT THE STREET-LEVEL FACADE OF THE PROPOSED USE HAS AT LEAST 50% OF ITS AREA IN CLEAR, UNOBSTRUCTED GLASS WINDOW AND THERE IS A MINIMUM DISTANCE, MEASURED FROM THE CLOSEST POINT OF EACH ESTABLISHMENT TO THE OTHER, OF 150 FEET BETWEEN THE PROPOSED REAL ESTATE AGENCY OR REAL ESTATE OFFICE AND ANY EXISTING STREET-LEVEL REAL ESTATE AGENCY OR REAL ESTATE OFFICE ON THE SAME SIDE OF THE STREET. THE MEASUREMENT SHALL BE CONTINUED ON THE SAME SIDE OF THE STREET AROUND ANY STREET CORNER WITHIN THE ONE-HUNDRED-FOOT DISTANCE; PROVIDED, HOWEVER, THAT THE PLANNING BOARD MAY WAIVE THIS DISTANCE RESTRICTION IN CASES WHERE THE RESULTING INTENSITY OF USE WILL NOT BE DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY AND/OR WELFARE." THE APPLICANT IS REQUIRED TO SHOW SUFFICIENT DETAIL TO SHOW COMPLIANCE WITH THIS SECTION. THE APPLICANT ALSO SHOWS SOME MILLWORK UP AGAINST THE WINDOW WALL, SO DETAILS FOR THE ABOVE SECTION SHOULD BE INCLUDED.

<u>WM</u>: Please see sheet I0.1a for the site plan showing the nearest real estate office. Please refer to a separate package of the planning board approved signage exhibit. Please refer to a separate package of the intent of the millwork against the existing storefront.

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BRANDING	BUILDING MEASUREMENT

2) PAGE 10.5 OCCUPANCY AND EGRESS PLAN SHOWS OCCUPANT LOAD OF 50 SF PER PERSON. IT IS ASSUMED THAT THE IFC SECTION 1004.8 CONCENTRATED BUSINESS USE AREA IS BEING USED FOR THIS. THE CONCENTRATED USE AREAS FOR THIS SECTION SHOULD BE DETAILED, AND NOT TO INCLUDE THE BATHROOM.

<u>*WM*</u>: Yes, concentrated business use is being used for the occupancy and egress plan on I0.5 and does not include the conference room or the restroom or elec/IT closet.

Total sf = 797sf Conference room - 130 sf <u>Restroom/ elec/ IT - 100 sf</u>

597 sf as shown on I0.5

3) DETAIL THE ADD/ ALTERNATE PLAN FOR MECHANICAL WORK A NEW SYSTEM WILL NEED TO DETAIL WHERE OUTSIDE THE NEW EQUIPMENT IS PROPOSED TO BE LOCATED.

<u>WM</u>: Intent of the Add/Alternate is to directly replace the existing unit in kind in the same location. The exterior condenser would be replaced in kind similarly to the photo of the existing exterior unit below:



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4) SPRINKLER SYSTEM - CALCULATIONS AND A SEPARATE BUILDING PERMIT WILL BE REQUIRED FOR THIS PRIOR TO ISSUANCE OF BUILDING PERMIT.

<u>*WM*</u>: No action required.

If there are further comments or concerns, please feel free to contact the office.

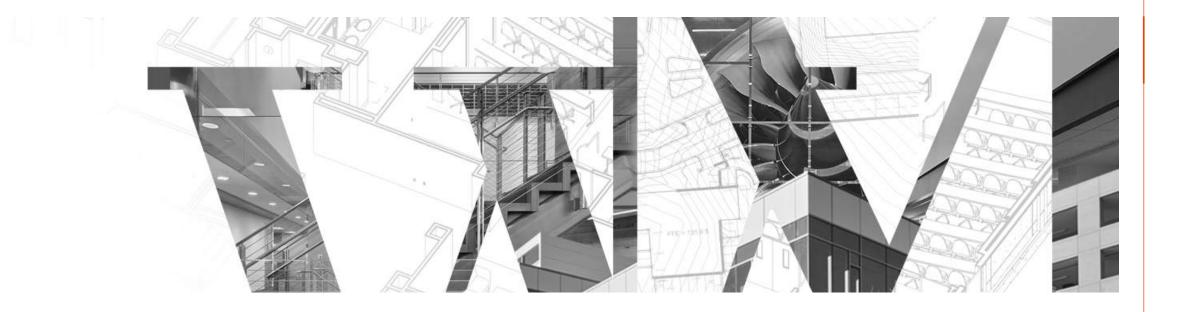
Regards,

Maj Zaheda

Project Manager D 646.680.2013 P 540.230.4789 45 West 21st Street, 6th Floor, New York, NY 10010

Architect of Record: Damian, A. Melo, AIA

Studio Manager D 646.680.7008 P 646.680.7000 x2708 45 West 21st Street, 6th Floor, New York, NY 10010



COMPASS

COMPASS

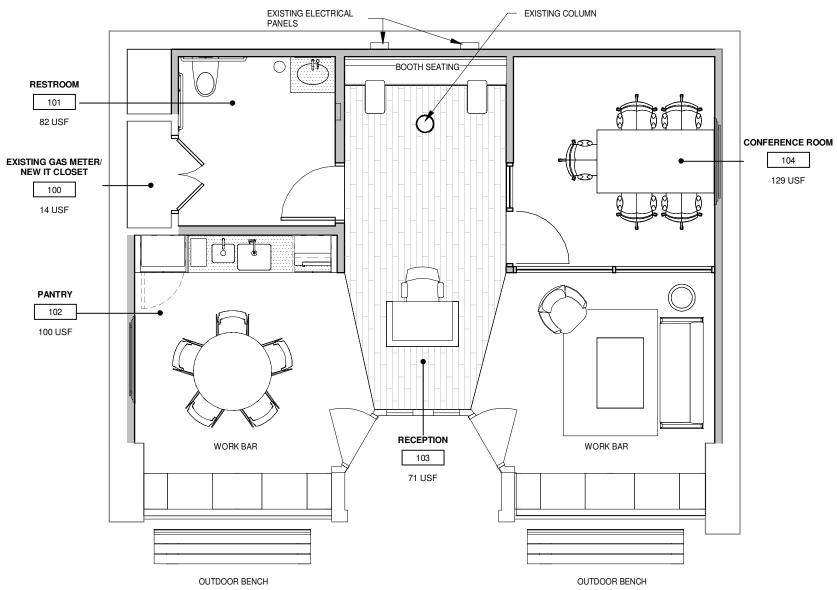
27 PONDFIELD ROAD BRONXVILLE, NY

SCHEMATIC DESIGN PRESENTATION NJY21-6002-00 06.25.2021

WARE MALCOMB

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FLOOR PLAN DESIGN CONCEPT FINISH APPLICATION 3D VIEWS MILLWORK RESTROOMS CEILING + LIGHTING ELECTRICAL + DATA FURNITURE





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FLOOR PLAN

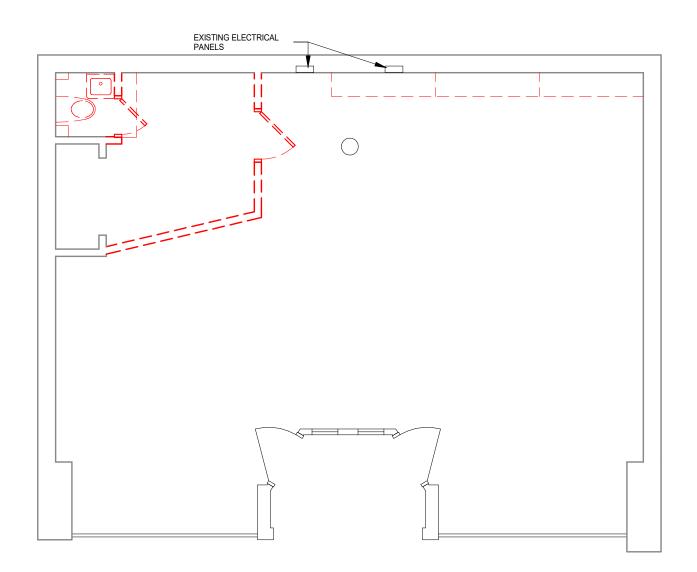
PROGRAM SUMMARY:

SQUARE FOOTAGE OF +/- 797 SF. EXACT SQUARE FOOTAGE TO BE CONFIRMED

WALL LEGEND

EXISTING PARTITION, TO REMAIN $\Box \equiv \Box$

EXISTING PARTITION, TO BE DEMOLISHED

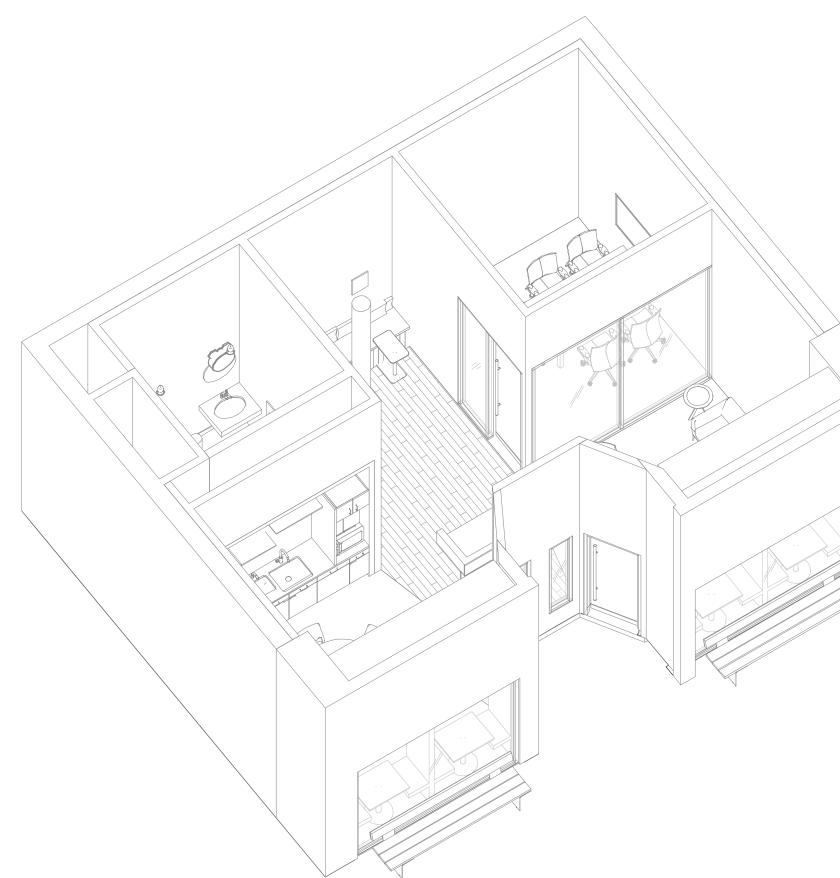




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FLOOR PLAN I DEMOLITION PLAN

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FLOOR PLAN | AXONOMETRIC VIEW





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DESIGN CONCEPT

NATURAL SLEEK + SOPHISTICATED - I JUXTAPOSITION







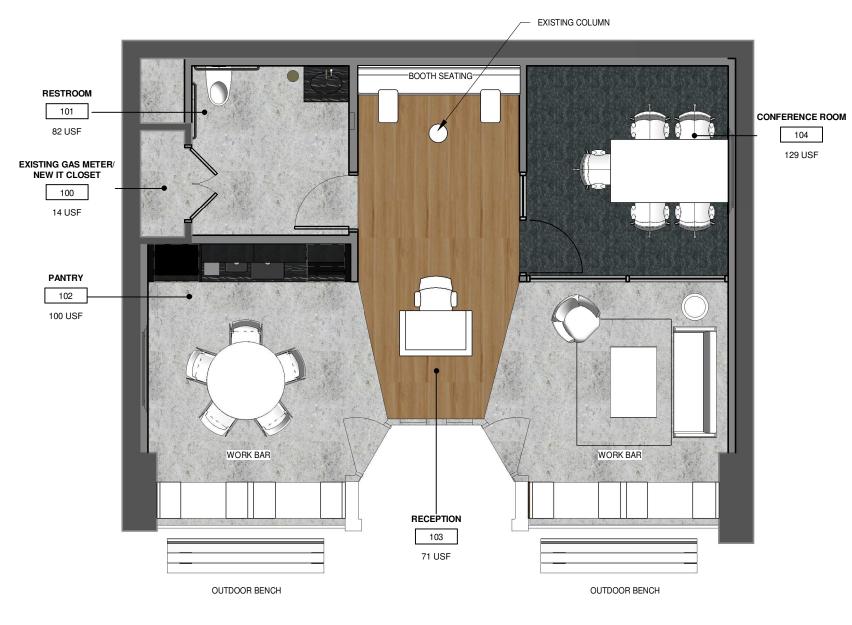
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CONCEPT





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LUXURY VINYL TILE



CARPET TILE

FINISH APPLICATION | FLOORING

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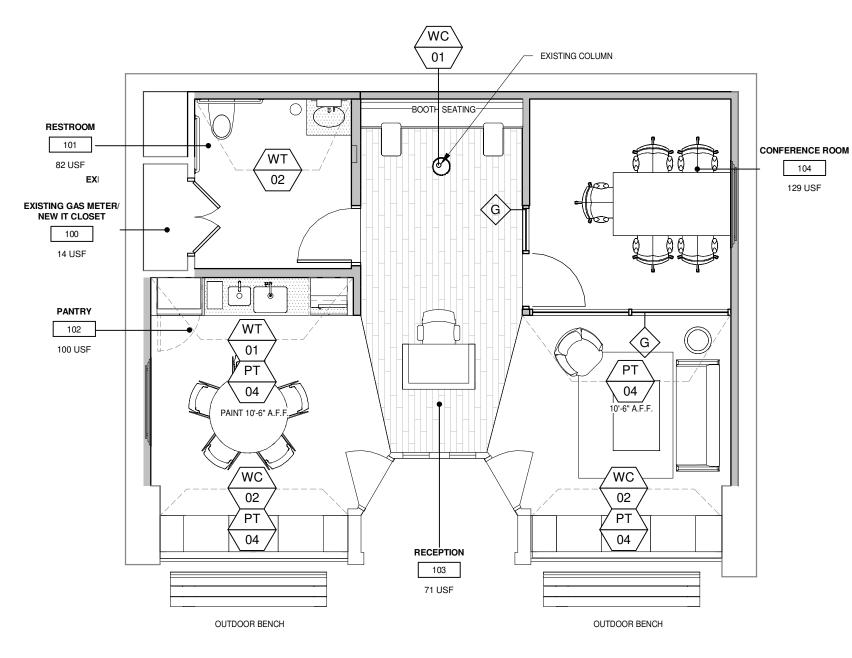
WALL TYPES LEGEND

Ġ

EXISTING PARTITION, TO REMAIN

NEW INSULATED SHEET ROCK WALL TO DECK

GLASS OFFICE FRONT - WALL SYSTEM PROVIDED BY G.C.; BLACK ANODIZED FRAMES WITH VERTICAL MULLIONS, ACOUSTICAL GASKETS TO BE PROVIDED AT DOOR OPENINGS, DESIRED STC RATING OF 35 OR HIGHER, TYP. SWING DOOR AT CONFERENCE ROOM. 48" BRASS LADDER PULL. TYPICAL 10' HIGH OF GLASS WITH GYP HEADER ABOVE TO SLAB.





GLASS OFFICE FRONT

WATCHDOG

COMPASS



PT-04 RICORN BLACK SW 6258 ACCENT PAINT





WOOD VENEER WALL COVERING

FINISH APPLICATION | WALL TREATMENTS

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RACKSPLASH WALL THE



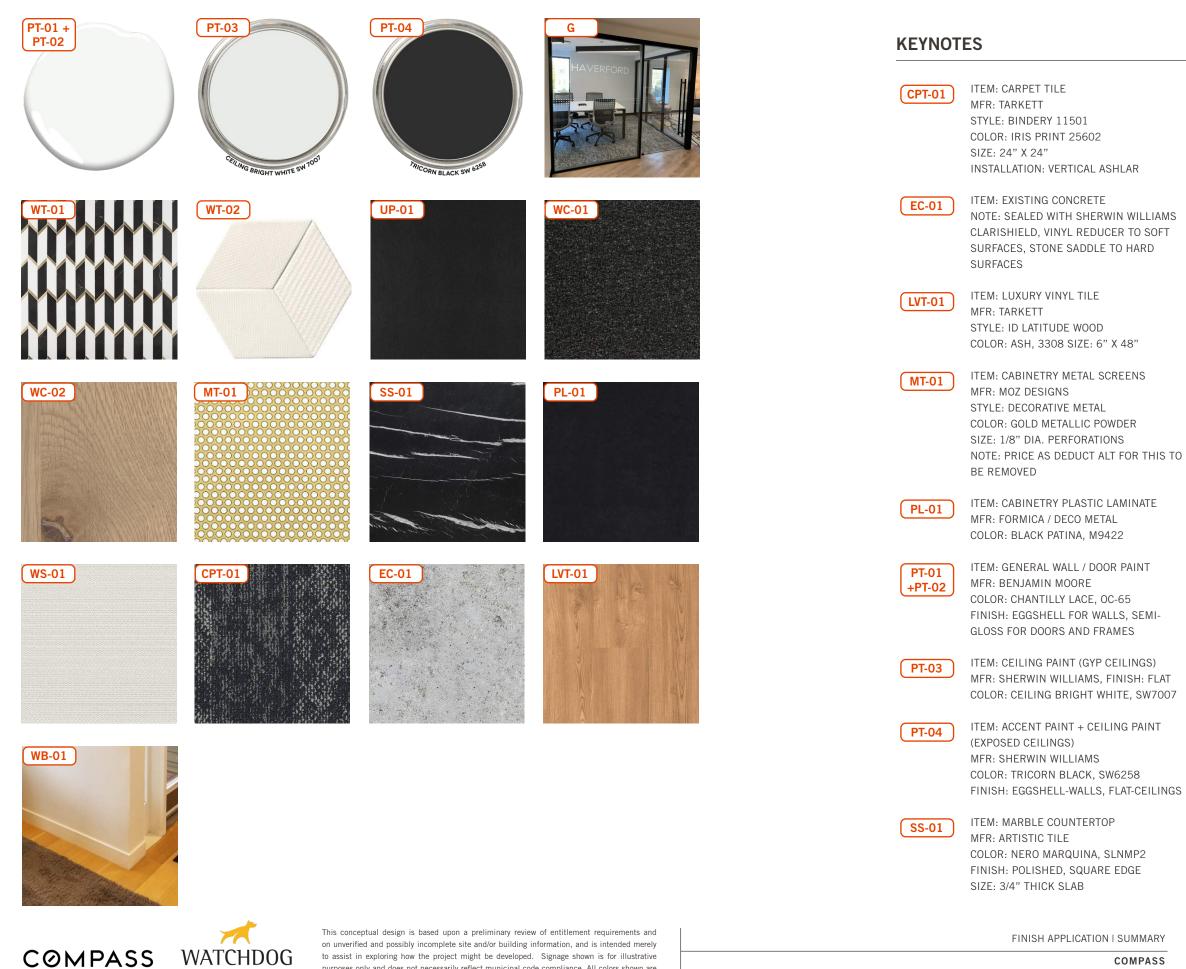




WOOD WALL BASE (PAINTED TO MATCH WALL)



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purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

BRONXVILLE, NY - NJY21-6002-00

	UP-01	ITEM: SEAT PAD UPHOLSTERY MFR: HBF TEXTILES, ANTIMICROBIAL STYLE: FAUX REAL II COLOR: INDA INK
	WB-01	ITEM: WOOD WALL BASE MFR: N/A COLOR: PAINTED TO MATCH WALL
LIAMS SOFT 2D	WC-01	ITEM: WALL COVERING MFR: MDC STYLE: ZIRCONIUM, EZR700 COLOR: NIGHTCLUB, EZR7001
	WC-02	ITEM: WOOD VENEER WALL COVERING MFR: KOROSEAL / ARBOR STYLE: WOOD WALL COVERINGS COLOR: OAK, WHITE KNOTTY RANDOM PLANK, FLAT CUT, AA561KN
THIS TO	WS-01	ITEM: WINDOW SHADE MFR: MECHOSHADE STYLE: ECOVEIL SHEER COLOR: STONE, 6754, 3% OPENNESS STYLE: SINGLE ROLLER, MANUAL
TE	WT-01	ITEM: BACKSPLASH WALL TILE MFR: TILEBAR STYLE: FITZ CLASSIC MARBLE + BRASS MOSAIC TILE SIZE: 11.25" X 19.84" FINISH: POLISHED NOTE" WHITE GROUT
MI- S) FLAT N7007	WT-02	ITEM: RESTROOM WALL TILE MFR: STONE SOURCE STYLE: TEXT COLOR: WHITE SIZE: 4.5" X 8" NOTE: WHITE GROUT
INT		



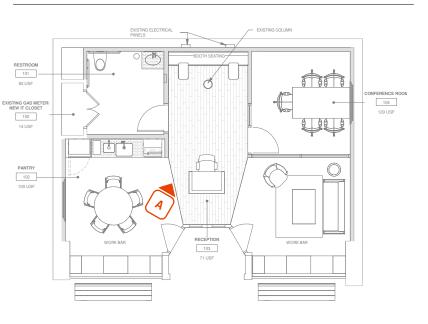


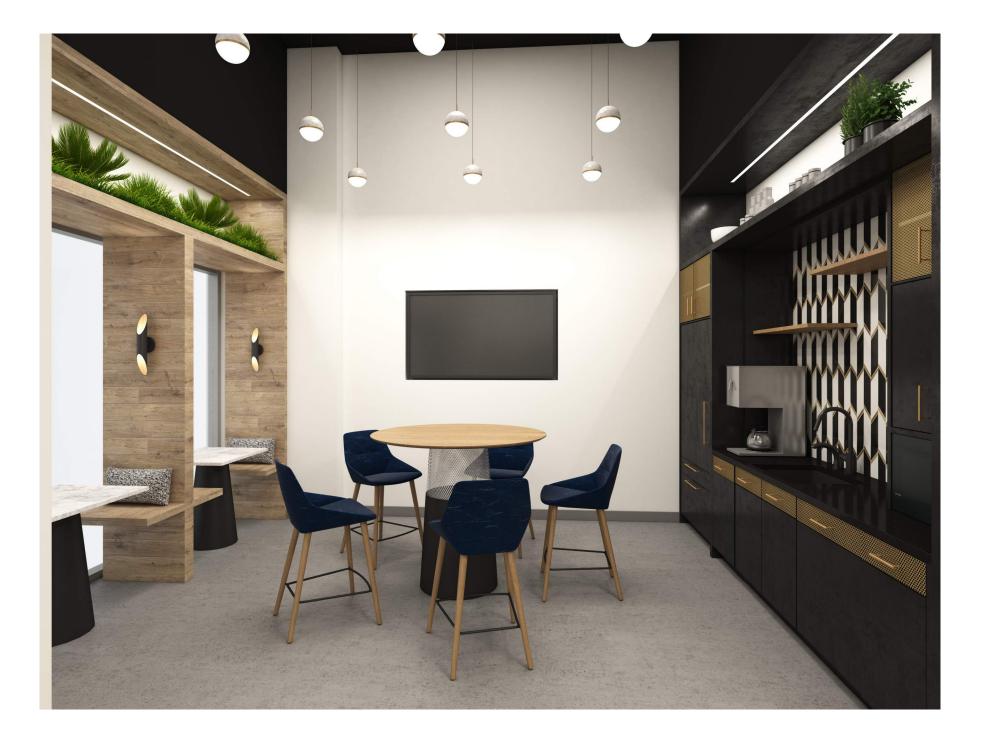


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3D VIEWS I VIEW OF RECEPTION

KEYPLAN





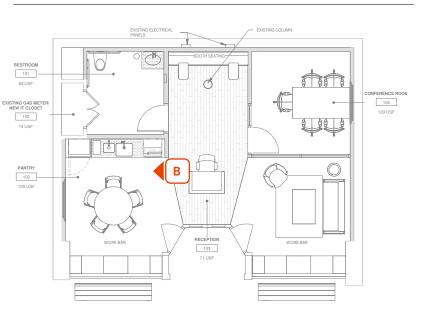


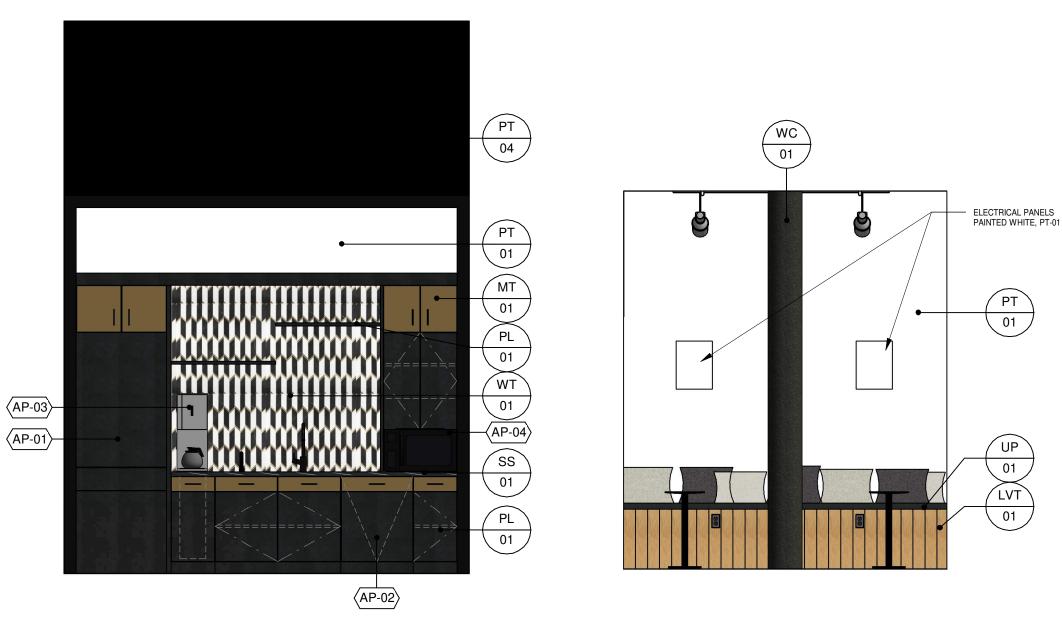


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3D VIEWS I VIEW OF PANTRY + WORK BAR

KEYPLAN





ELEVATION A: PANTRY SCALE: NTS

ELEVATION B: BOOTH SCALE: NTS





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MILLWORK | ELEVATIONS

PT

01

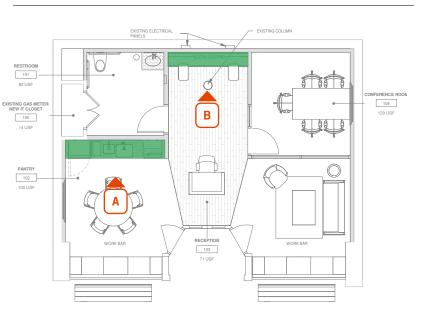
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01

LVT

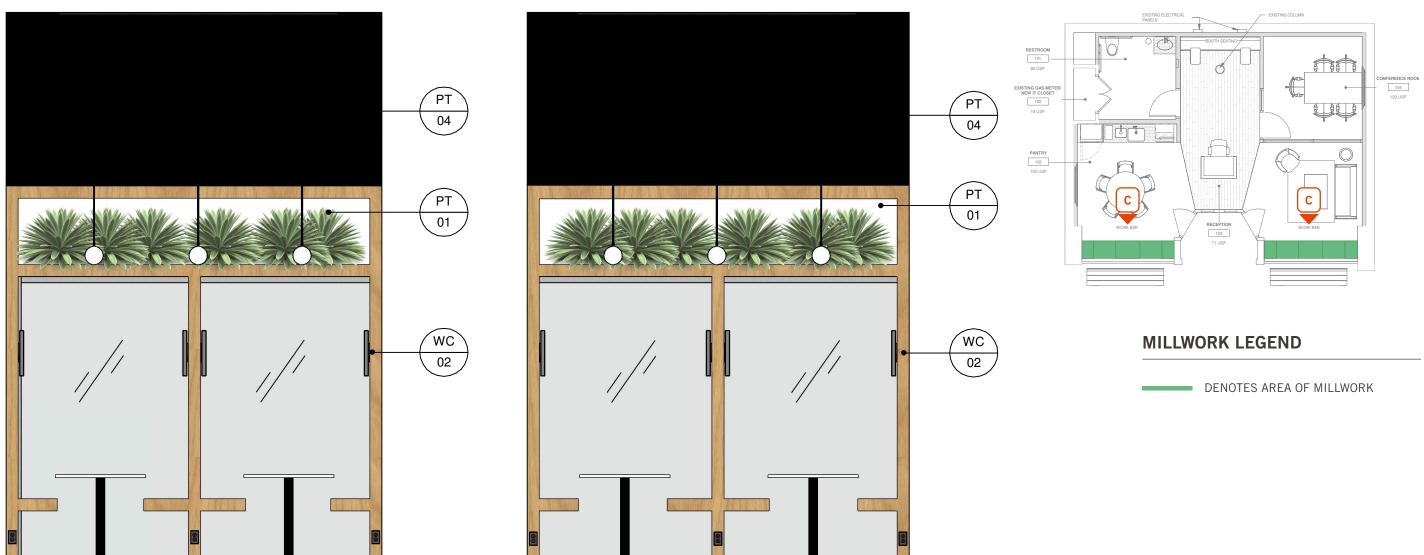
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KEYPLAN



MILLWORK LEGEND

DENOTES AREA OF MILLWORK







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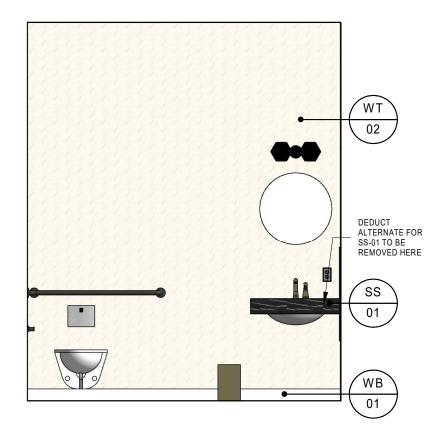
MILLWORK | ELEVATIONS

KEYPLAN

ELEVATION C: WORK BAR SCALE: NTS







ELEVATION D: RESTROOM SCALE: NTS

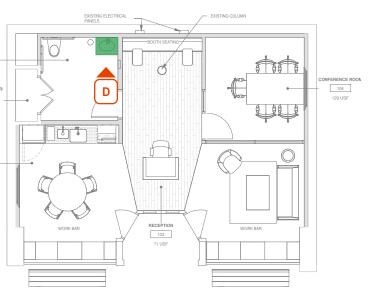


WATCHDOG

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MILLWORK | ELEVATIONS

KEYPLAN



MILLWORK LEGEND

DENOTES AREA OF MILLWORK

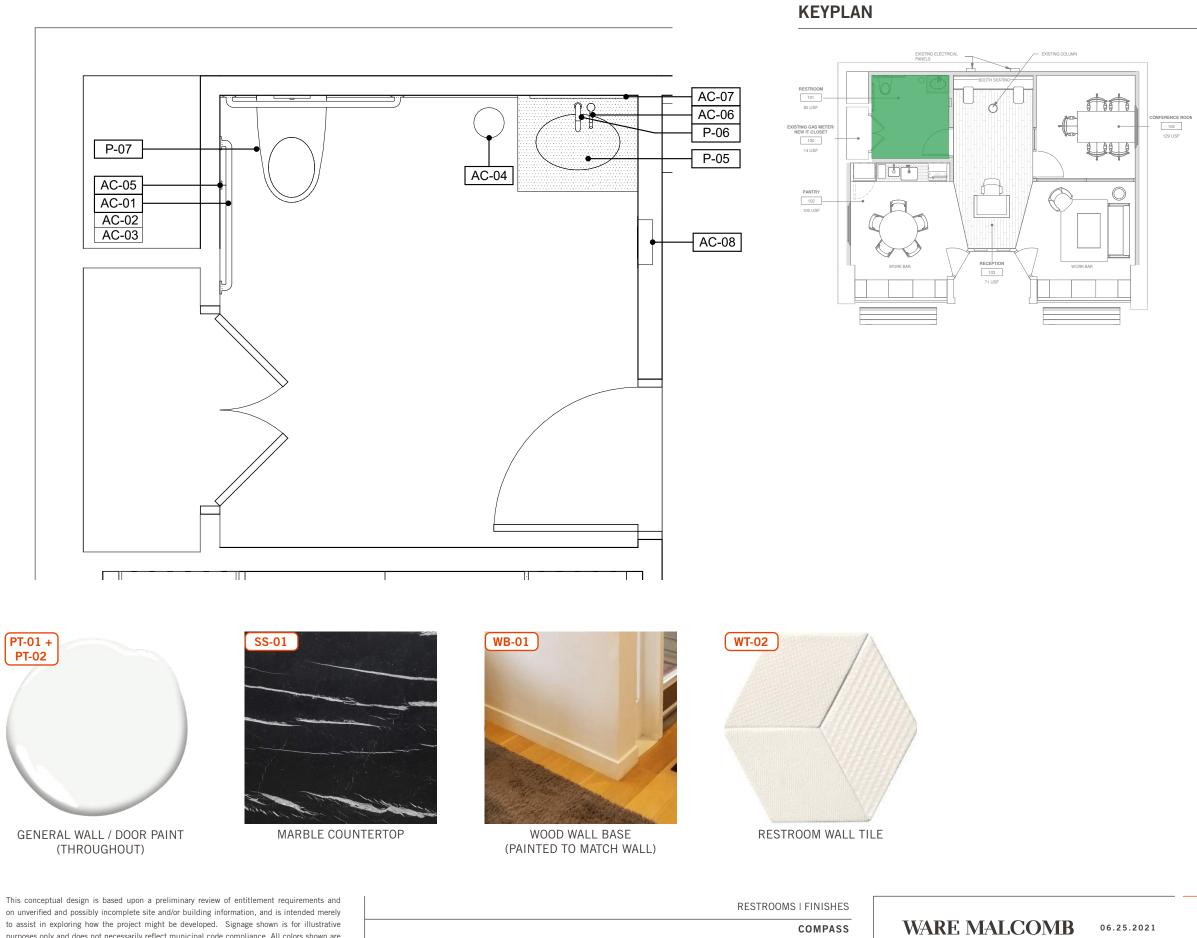
KEYNOTES



COMPASS WATCHDOG This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

MILLWORK | PANTRY APPLIANCES + ACCESSORIES

2 /	H-01	ITEM: REFRIGERATOR / FREEZER APPLIANCE PULL MFR: BUSTER + PUNCH STYLE: PULL BAR / LINEAR COLOR: BRASS SIZE: 13.7"W
3/8"H JSE	H-02	ITEM: CABINET PULL (OVER MT-01) MFR: BUSTER + PUNCH STYLE: PULL BAR / LINEAR COLOR: BLACK SIZE: 5.9"W
Y, MT-	P-01	ITEM: UNDERMOUNT SINK MFR: KOHLER STYLE: RIVERBY, K-5479-5U-7 COLOR: BLACK BLACK SIZE: 25"W X 22"L X 5 7/8"D
	P-02	ITEM: FAUCET MFR: KOHLER STYLE: PURIST, PULL-OUT, K-7505-BL COLOR: MATTE BLACK SIZE: 11 3/8"H
D	P-03	ITEM: UNDERMOUNT BEVERAGE SINK MFR: KOHLER STYLE: NORTHLAND, K6589-U-7 COLOR: BLACK BLACK SIZE: 15"W X 12 3/8"L X 7 7/8"D
В	P-04	ITEM: BEVERAGE FAUCET MFR: KOHLER STYLE: WELLSPRING, K-6665-AG-BL COLOR: MATTE BLACK SIZE: 8 5/8"H NOTE: REQUIRES CHILLED FILTERED WATER LINE



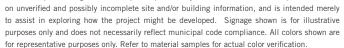
WATCHDOG REAL ESTATE PROJECT MANAGEMENT purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

COMPASS

BRONXVILLE, NY - NJY21-6002-00

KEYNOTES





COMPASS

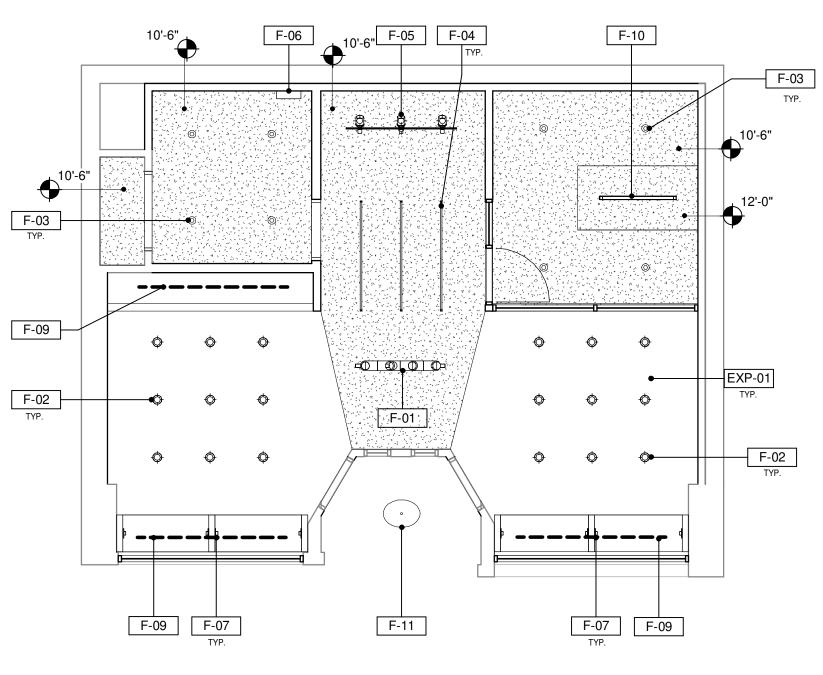
WATCHDOG

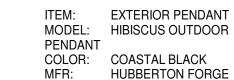
COMPASS BRONXVILLE, NY - NJY21-6002-00

Н	AC-06	ITEM: SOAP DISPENSER MFR: STERN STYLE: TRENDY COLOR: POLISHED BRASS NOTE: BATTERY POWERED
E OF	AC-07	ITEM: MIRROR MFR: DESIGN WITHIN REACH STYLE: NIMBUS MIRROR, ROUND COLOR: POLISHED BRASS SIZE: 24" DIA.
ECIFIED BE	AC-08	ITEM: RECESSED POWER TOWEL DISPENSER / TRASH RECEPTACLE MFR: ASI AMERICAN SPECIALITIES STYLE: PIATTO COMPLETED RECESSED PAPER TOWEL DISPENSER AND WASTE RECEPTACLE, 64623-41 COLOR: MATTE BLACK PHENOLIC SIZE: 14"W X 5"D X 28"H

REFLECTED CEILING PLAN LEGEND

© ○ ○ ○ F-0	ITEM: ¹ MODEL: CHANDEL COLOR: MFR:	WELLES GLASS LONG	
- - - - - - - - - - - - - - - - - - -			
0 _{F-03}		RECESSED DOWNLIGHT 6" LED DOWNLIGHT WHITE INTENSE LIGHTING	
F-04	MODEL:	RECESSED LINEAR LEDALITE, TRUGROOVE D LINEAR, SIZE: 3'-6' PHILIPS/ SIGNIFY	
F-05	ITEM: MODEL: COLOR: MFR:	TRACK LIGHTING SILO X0 ACLED BEAMSHIFT TRACK HEAD BRUSHED BRASS WITH BLACK WAC LIGHTING	
F-06	ITEM: MODEL: COLOR: MFR:	RESTROOM WALL SCONCE WELLES DOUBLE HEAD LED WALL SCONCE BLACK EXTERIOR/ SATIN BRASS INTERIOR, CANOPY- MATCHING TO FIXTURE GABRIEL SCOTT	
[] F-07	ITEM: SCONCE MODEL: COLOR: MFR:	WORK BENCH WALL BOLERO LED WALL LIGHT INDIAN YELLOW ARNSBERG	
— — — — F-09	ITEM: MODEL: COLOR: MFR:	UNDER CABINET STRIP STATIC WHITE Q-TRAN	
F-10	ITEM: MODEL: COLOR: MFR:	CONFERENCE PENDANT ARDESIA LINEAR LED GOLD, VERMONT SLATE HUBBARDTION FORGE	• F-11





COASTAL BLACK HUBBERTON FORGE

COMPASS



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CEILING + LIGHTING | REFLECTED CEILING PLAN

WARE MALCOMB





F-01









KEYNOTES

F-02

F-04

- ITEM: EXPOSED CEILING **EXP-01** MFR: N/A COLOR: PAINTED PT-04 FLAT
- ITEM: RECEPTION PENDANT F-01 MFR: GABRIEL SCOTT STYLE: WELLES GLASS LONG CHANDELIER, 12X COLOR: CANOPY - SATIN BRASS, -ALABASTER WHITE/POLISHED B SIZE: 58.86"W X 18.55"D X 16.4
 - ITEM: PENDANT LIGHT MFR: VISO STYLE: WANDERING STAR LED PENDANT LIGHT COLOR: GLOSS CARRARA MARBL SIZE: MEDIUM, 6" DIA
- ITEM: RECESSED DOWNLIGHT F-03 MFR: INTENSE LIGHTING STYLE: 6" LED DOWNLIGHT COLOR: WHITE SIZE: 6'
 - ITEM: RECESSED LINEAR MFR: PHILIPS / SIGNIFY STYLE: LEDALITE, TRUGROOVE RECESSED LINEAR SIZE: RANGE BETWEEN 3'-6'
- F-05 ITEM: TRACK LIGHTING MODEL: SILO XO ACLED BEAMSH TRACK HEAD COLOR: BRUSHED BRASS WITH BLACK MFR: WAC LIGHTING
- ITEM: RESTROOM WALL SCONCE F-06 MFR: GABRIEL SCOTT STYLE: WELLES DOUBLE HEAD L WALL SCONCE COLOR: BLACK EXTERIOR / SATIN BRASS INTERIOR, CANOPY -MATCHING TO FIXTURE SIZE: 16.5"W X 6.75"D X 6"H

CEILING + LIGHTING | SUMMARY

COMPASS BRONXVILLE, NY - NJY21-6002-00





COMPASS





















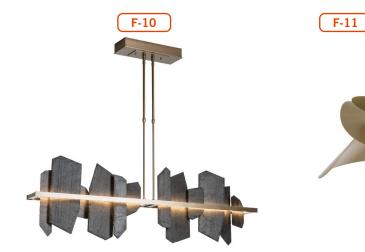








WATCHDOG



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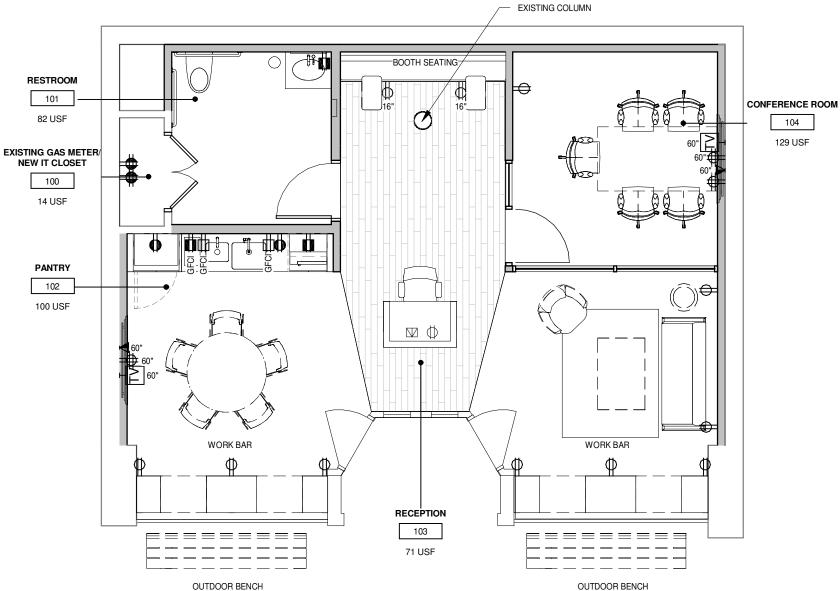
	F-07	ITEM: WORK BENCH WALL SCONCE MFR: ARNSBERG STYLE: BOLERO LED WALL LIGHT COLOR: INDIAN YELLOW SIZE: 4.75"W X 3"D X 15"H
, CUBE BRASS 4"H	F-08	ITEM: EXIT SIGNAGE MFR: EXITRONIX STYLE: NY900 SERIES NOTE: TO BE HUNG AT SAME HEIGHT AS ADJACENT LIGHT FIXTURES
LE	F-09	ITEM: UNDER CABINET MFR: Q-TRAN STYLE: STRIP COLOR: STATIC WHITE SIZE: CONTINUOUS RUN
5"	F-10	ITEM: CONFERENCE PENDANT MFR: HUBBARDTON FORGE STYLE: ARDESIA LINEAR LED PENDANT COLOR: GOLD, VERMONT SLATE SIZE: 51.9"W X 5.3"D X 16.4"H NOTE: PRICE AS DEDUCT ALT FOR F-04
	F-11	ITEM: EXTERIOR PENDANT MFR: HUBBERTON FORGE STYLE: HIBISCUS OUTDOOR PENDANT COLOR: COASTAL BLACK SIZE: 18.6"W X 24.7"D X 12.9"H
HIFT	GYP-01	ITEM: GYPSUM CEILING MFR: N/A COLOR: PAINTED PT-03
E		NOTE: ALL FIXTURES TO BE 3000K, LED, DIMMABLE
LED		
N		

POWER PLAN LEGEND

- 110v. DUPLEX RECEPTACLE, MOUNTED Ð VERTICALLY AT +18" A.F.F., U.O.N. "C" DESIGNATES RECESSED TYPE SOCKET.
- DEDICATED 110v./20 AMP DUPLEX RECEPTACLE, MOUNTED VERTICALLY AT +18" A.F.F., U.O.N.
- 110v. DUPLEX RECEPTACLE, MOUNTED |₽ 6" ABOVE COUNTER OR SPLASH.
- DEDICATED 110v./20 AMP DUPLEX RECEPTACLE, MOUNTED 6" ABOVE COUNTER OR SPLASH.
- 110v. DUPLEX RECEPTACLE, MOUNTED € FLUSH IN FLOOR BOX WITH FITTINGS. PROVIDE RATING AS REQUIRED. "P" DESIGNATES PEDESTAL TYPE
- ₽ 110v. FOURPLEX RECEPTACLE, MOUNTED AT +18" A.F.F., U.O.N.
- . DEDICATED 110v./20 AMP FOURPLEX RECEPTACLE. MOUNTED AT +18" A.F.F.. U.O.N.
- COMBINATION TELEPHONE/DATA OUTLET MUD RING, WALL-MOUNTED AT 18" A.F.F., U.O.N. PROVIDE PULL ROPE TO ABOVE ACCESSIBLE CEILING SPACE.
- COMBINATION TELEPHONE/DATA OUTLET FLUSH IN FLOOR BOX WITH FITTINGS. PROVIDE FIRE RATING AS REQUIRED. "P" DESIGNATES PEDESTAL TYPE DEVICE.

⊢≥

WALL-MOUNTED JUNCTION BOX FOR CARD READER AT 48" A.F.F., U.O.N. PROVIDE 3/4" CONDUIT WITH PULL STRING & PULL RING STUBBED 6" INTO ACCESSIBLE CEILING SPACE. LOW **VOLTAGE WIRING & CARD READER** FURNISHED BY TENANT.





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ELECTRICAL + DATA | POWER PLAN



WARE MALCOMB

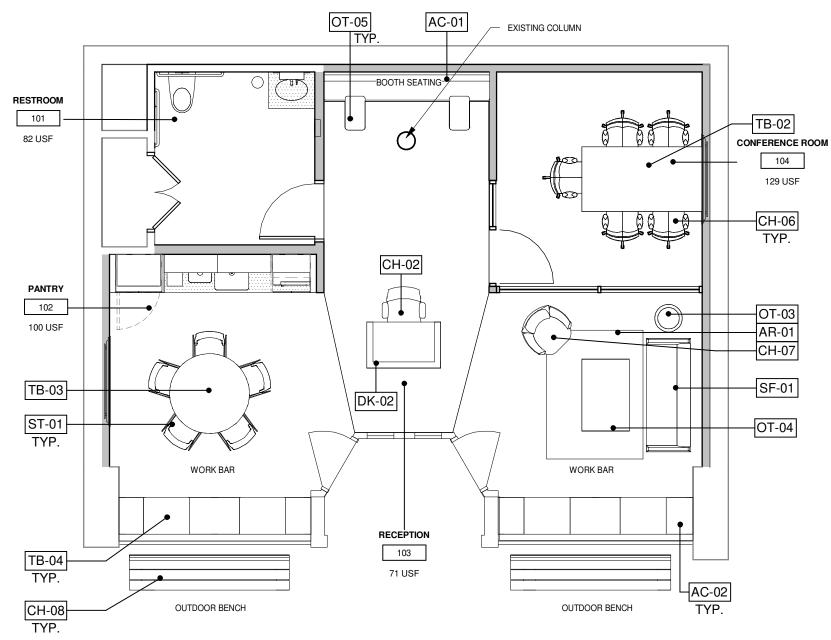
FURNITURE LEGEND

CH-XX CHAIR

DK-XX DESK

TB-XX TABLE

- OT-XX OCCASIONAL TABLE
- AC-XX ACCESSORY





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FURNITURE I TAGGED FURNITURE PLAN



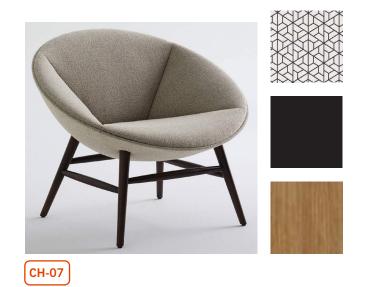


COMPASS

WATCHDOG

FURNITURE | ANCILLARY COMPASS BRONXVILLE, NY - NJY21-6002-00

KEYPLAN (RECEPTION #103)





SF-01





101 82 USF

141156

PANTRY 102

SPECIFICATIONS



MANU: DAVIS STYLE: MUSE M, LOUNGE CHAIR, WOOD BASE, FULLY UPHOLSTERED, **UPHOLSTERY: CARNEGIE, TRIAD 31** FINISH: PAINTED BACK SHELL -BLACK, LEGS - MEDIUM OAK SIZE: 30 1/2"W X 30 3/4"D X 28"H QUANTITY: 1



MANU: HIGHTOWER STYLE: PROTO SOFA UPHOLSTERY: ANZEA, BABY BEAR, GRITTY, 3110-18 SIZE: 74"W X 29.1"D X 31.9"H QUANTITY: 1

OT-03 MANU: BERNHARDT STYLE: COLMERE, ROUND OCCASIONAL TABLE FINISH: TOP - OAK, 865 | BASE -MATTE BLACK POWDER COAT SIZE: 18" DIA. X 18"H QUANTITY: 1



MANU: BLU DOT STYLE: FLUME SWOVAL COFFEE TABLE FINISH: BLACK, SMOKE TEMPERED GLASS TOP SIZE: 47"W X 31"D X 14"H QUANTITY: 1

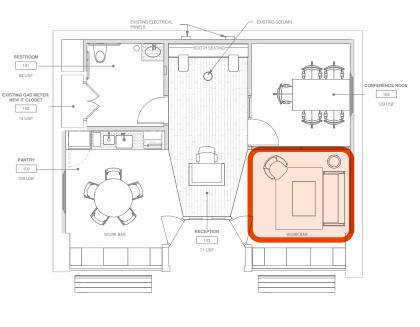
FURNITURE | ANCILLARY



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COMPASS BRONXVILLE, NY - NJY21-6002-00

KEYPLAN (RECEPTION #103)





AR-01 MANU: WAYFAIR / WADE LOGAN STYLE: BESSIE ABSTRACT CREAM / GOLD AREA RUG SIZE: 5'-3" X 7' QUANTITY: 1 NOTE: PROVIDE RUG PAD



SPECIFICATIONS

TR-	MANU: PRISMATIQUE
(TB- 04	STYLE: COLLABORATIVE / CAFE
	TABLE, RECTANGULAR TOP WITH
	REVERSE BEVEL EDGE, ELLA BASE
	FINISH: BASE - BLACK TOP - OPT.1
	CARRARA MARBLE, OPT.2 BLACK

ABSOLUTO GRANITE

TB-04 CONTINUED ..

SIZE: 24"W X 30"D X 29"H QUANTITY: 4

AC-02

MANU: GEIGER - PILLOW UPHOLSTERIES AT WORK BENCH UPHOLSTERY: RENATA, MONOCHROME SIZE: 18" RECTANGLE QUANTITY: 8



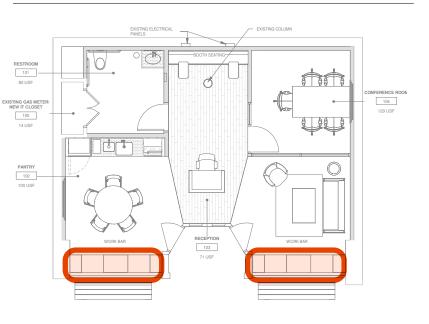
WATCHDOG

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FURNITURE | ANCILLARY

COMPASS BRONXVILLE, NY - NJY21-6002-00

KEYPLAN (WORK BAR #103)







SPECIFICATIONS

S	T- I.
	- L
- 1 0	11

MANU: DAVIS STYLE: SACHET, BARSTOOL WOOD BASE UPHOLSTERY: DESIGNTEX, ALCAZAR, OCEANIA FINISH: MEDIUM OAK 302, MATTE BLACK POWDER COAT FOOT REST SIZE: 22"W X 23 1/2"D X 43"H QUANTITY: 5



MANU: CUMBERLAND STYLE: CUFF STANDING HEIGHT METAL TABLE | 1.25" THICK WOOD TOP - OAK, RAW | CUFF PATTERN - BASKETWEAVE | CUFF METAL COLOR - WHITE | TAPERED CYLINDER BASE - WHITE PAINTED METAL

TB-03 CONTINUED ..

SIZE: 52"DIA (CUSTOM) X 42"H QUANTITY: 1

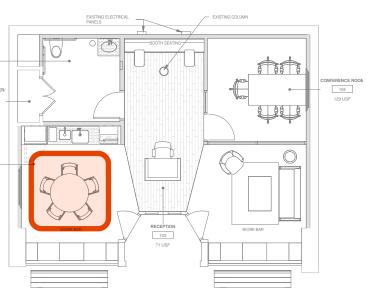




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FURNITURE | ANCILLARY

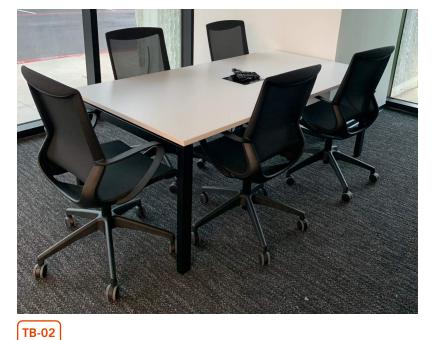
KEYPLAN (PANTRY #102)













MANU: OFS

CH-06

STYLE: PRET, ALL MESH MID BACK CHAIR FINISH: CARBON FRAME + BASE, RAVEN MESH QUANTITY: 5

TB-
02

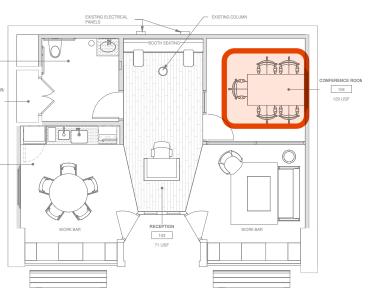
MANU: TEKNION STYLE: WORK TABLE, STRAIGHT LEG, CUT-OUT FINISH: VERY WHITE LAMINATE, EBONY LEGS SIZE: 78"W X 42"D X 29"H QUANTITY: 1



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FURNITURE | ANCILLARY

KEYPLAN (CONFERENCE #104)













СН-08

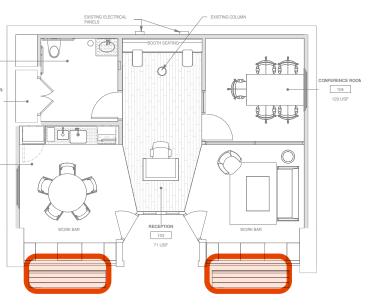
MANU: JANUS ET CIE STYLE: TRAPEZ INVERTED BACKLESS BENCH 175 FINISH: BURNISHED BRONZE / BRONZE SIZE: 69"W X 17.75"D X 17"H QUANTITY: 2



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FURNITURE | ANCILLARY

KEYPLAN

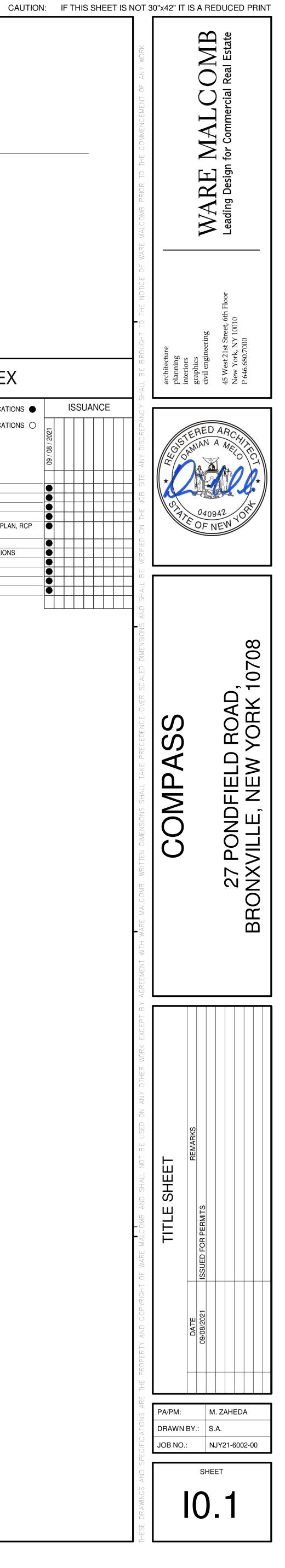


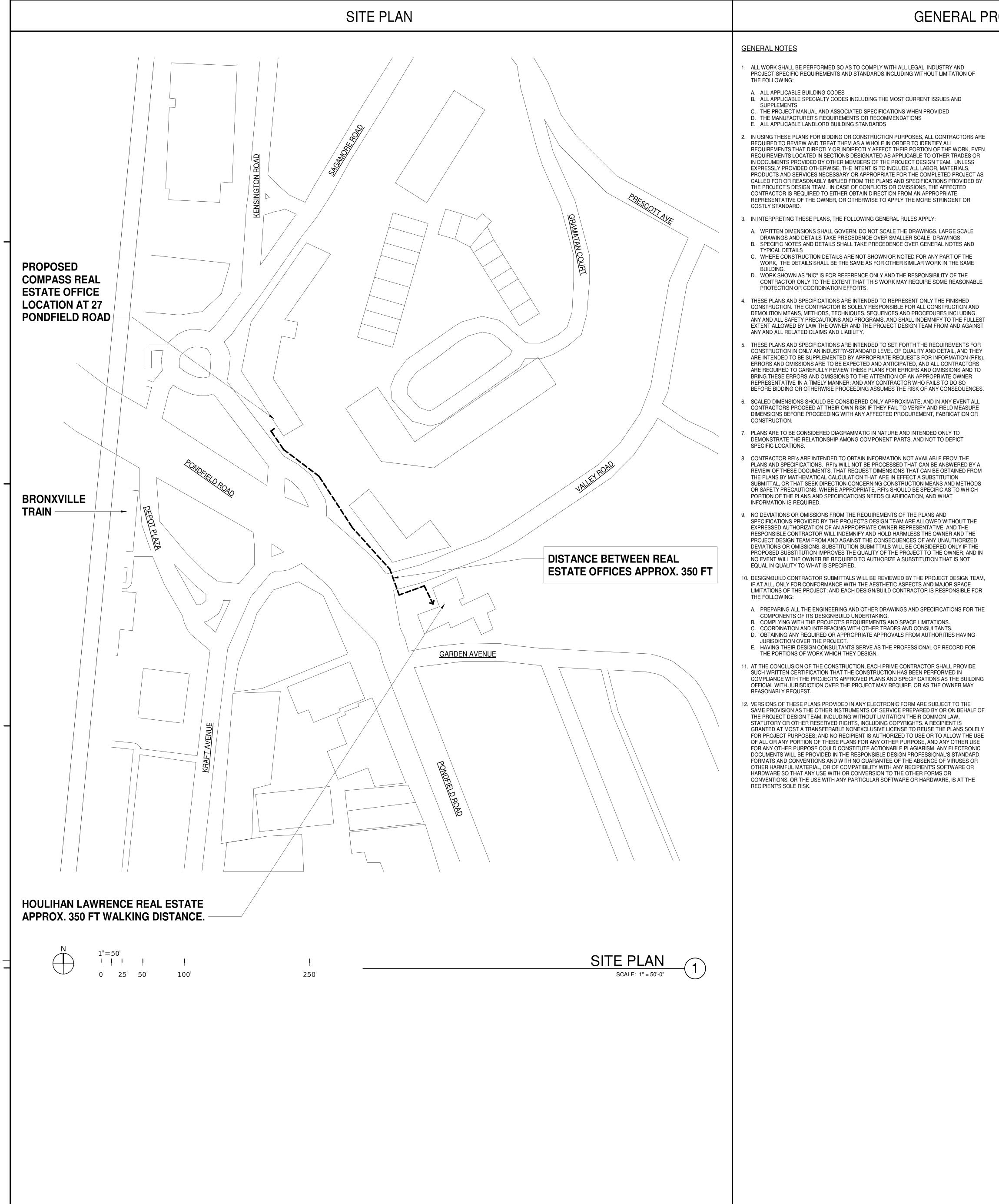
					•
	PRE-CONSTRUCTION NOTES	RESPONS	SIBILITY MATRIX		
	1. PRIOR TO START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING IS TO BE HELD INCLUDING A RESPONSIBLE REPRESENTATIVE OF THE ARCHITECT, THE	ABBREVIATIONS LEGEND: REQ'D (REQUIRED): NEEDED FOR THE PROJECT WM: WARE MALCOMB TT:	TENANT LL: OWNER/LANDLORD GC: GENERAL CONTRACTOR		
	OWNER AND THE GENERAL CONTRACTOR. THE DISCUSSION WILL BE IN REGARDS TO THE ARCHITECT-OWNER-CONTRACTOR (AOC) CORRESPONDENCE PROCESSES AND PROCEDURES. AT A MINIMUM, THE FOLLOWING IS TO BE DISCUSSED:	REQ'D ARCHITECTURE, ENGINEERING, DESIGN			
	2. AOC REGULARLY SCHEDULED MEETINGS	Y N ARCHITECTURE, ENGINEERING, DESIGN	WM GC TT LL		
	 2.1. WHEN 2.2. WHERE 2.3. HOW OFTEN 2.4. IN DEPRODUCTION CONFERENCE CALLS 	ARCHITECTURE - INTERIOR			
	2.4. IN PERSON VERSUS CONFERENCE CALLS 2.5. APPROXIMATE ALLOTTED TIME PER MEETING	STRUCTURAL ENGINEERING 3RD PARTY INSPECTIONS			
	 CONSTRUCTION MEETING MINUTES 3.1. FORMAT FOR THE MINUTES 3.2. CONTRACTOR TO AUTHOR THE MINUTES 	MECHANICAL ENGINEERING PLUMBING ENGINEERING			
	3.2. CONTRACTOR TO AUTHOR THE MINUTES4. FORMAL CHANGES IN THE WORK	ELECTRICAL ENGINEERING			
	 4.1. ADDENDA AND BULLETINS ISSUED BY THE ARCHITECT 4.2. CHANGE ORDER REQUESTS ISSUED BY THE CONTRACTOR 4.3. CHANGE ORDERS ISSUED BY THE CONTRACTOR 	CIVIL ENGINEERING LANDSCAPE ARCHITECTURE & DESIGN			
	4.4. TRACKING MECHANISMS 5. REQUESTS FOR INFORMATION PROCESS	LIGHTING DESIGNER ENVIRONMENTAL GRAPHICS			
	5.1. TRACKING MECHANISM 5.2. DEFINE Cc: RECIPIENT LIST	FIRE SPRINKLER			
_	 5.2. DEFINE CC. RECIPIENT LIST 5.3. STANDARD RESPONSE TIMES (2-5 WORKING DAYS IS STANDARD) 6. SUBMITTAL PROCESS 	FIRE ALARM INFORMATION TECHNOLOGY DESIGN			
	6.1. TRACKING MECHANISM 6.2. ISSUANCE SCHEDULE BY THE CONTRACTOR	STRUCTURED CABLING CONSULTANT			
	 6.3. DEFINE Cc RECIPIENT LIST 6.4. STAMPED REVIEWED AND APPROVED BY CONTRACTOR PRIOR TO SUBMISSION 	AUDIO / VISUAL CONSULTANT SECURITY DESIGN			
	 6.5. NON-REQUESTED SUBMITTALS MAY NOT BE REVIEWED 6.6. STANDARD RESPONSE TIMES (7-10 WORKING DAYS IS STANDARD) 	COMMISSIONING AGENT (MEP SYSTEMS) ENVIRONMENTAL / ASBESTOS CONSULTANT			PROJE
	 SUBSTITUTIONS 7.1. REQUEST FORMS WITH REASONS AND BENEFIT FOR SUBSTITUTION 	HAZARDOUS MATERIALS CONSULTANT		PROJECT DESCRIPTION:	THE SCOPE OF THIS PR
	8. PAYMENT APPLICATIONS	ACOUSTICAL ENGINEER / DESIGNER LEED OR WELL DESIGN & ADMINISTRATIONS			OF AN EXISTING BUILDIN
	8.1. PROCESS8.2. SUBMITTAL DATE8.3. ANTICIPATED TURN-AROUND	[SPECIALTY CONSULTANT]			AND CEILING FINISHES
	9. PUNCH LISTS				
	 9.1. ONLY ONE PUNCH WALK TO BE PROVIDED BY DESIGN TEAM 9.2. CONTRACTOR TO PUNCH AND MAKE CORRECTIONS OR CREATE A MINIMAL LIST OF CORRECTIONS PRIOR TO DESIGN TEAM PUNCH. 	REQ'D VENDORS / INSTALLERS	CONTR'D BY GC TT LL		
	9.3. A FINAL WALK WILL OCCUR ONLY IF THE ARCHITECT IS CONTRACTED TO DO SO.				
	G.C. INSTRUCTIONS	OFFICE FRONTS (GLAZING SYSTEMS) I.T. SYSTEMS			
		I.T. CABLING AUDIO / VISUAL EQUIPMENT		OCC. CLASSIFICATION:	OFFICE (B) 79
	SUBMITTALS 1. AT THE START OF JOB PROVIDE A SCHEDULE OF ALL ANTICIPATED SUBMITTALS AND DATES. FLAG SUBMITTALS WHICH ARE OR COULD BE CRITICAL PATH. FLAG SUBMITTALS THAT WILL BE	SECURITY DESIGN / INSTALL			
_	REQUESTED TO BE EXPEDITED FASTER THAN THE STANDARD 7-10 DAYS. 2. A SUBMITTAL LOG IS TO BE MAINTAINED BY THE GENERAL CONTRACTOR AND A CURRENT COPY IS	INTERIOR SIGNAGE (NON-CODE) INTERIOR GRAPHICS			
	TO BE INCLUDED WITH EACH SUBMISSION. 3. ALL SUBMITTALS MUST BE REVIEWED AND APPROVED WITH A STAMP AND SIGNATURE BY THE	SOUND MASKING HIGH-PILE STORAGE			
	GENERAL CONTRACTOR PRIOR TO SUBMISSION. THE REVIEW WILL INCLUDE BUT NOT BE LIMITED TO:	SPECIALTY EQUIPMENT / MOVING / INSTALL			
	 3.1. CONFIRMING THAT THE SUBMITTAL MEETS THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. 3.2. COORDINATION HAS TAKEN PLACE WITH ALL INTERCONNECTING TRADES 	ARTWORK			
	 3.3. THE SUBMITTAL IS COMPLETE AND COMPREHENSIVE 3.4. REQUESTS ON SUBMITTALS FOR DIMENSIONS WHICH CAN BE DISCERNABLE THROUGH MATHEMATICAL MEANS FROM INFORMATION ALREADY PROVIDED ON THE CONTRACT 	ABBREVIATIONS LEGEND:		CHANGE IN USE:	
	DOCUMENTS WILL NOT BE PROVIDED. 3.5. SUBMITTALS SHALL BE IN ELECTRONIC FORMAT UNLESS PHYSICAL SAMPLES ARE REQUESTED.	PROV: PROVIDED BY INST: INSTALLED BY TT: TENANT LL: OWNER/LANDL		ZONE: EXISTING USE:	BUSINESS - A RETAIL
	4. SUBMITTALS NOT REQUESTED BY THE CONTRACT DOCUMENTS MAY OR MAY NOT BE REVIEWED AT THE DESIGN TEAM'S DISCRETION.	Y N (AS NEEDED BASED ON SPECIFIC PROJECT / CLIENT / ACCOUNT)	OR Image: Second s	PROPOSED USE:	OFFICE
	5. SUBMITTALS ARE TO BE ROUTED THROUGH THE ARCHITECT AND ARE NOT TO BE SENT DIRECTLY TO ARCHITECT'S CONSULTANTS UNLESS SPECIFICALLY AUTHORIZED BY THE ARCHITECT.				
	6. MINOR CHANGES IN THE WORK MAY OCCUR AS A RESULT OF THE DESIGN TEAM'S REVIEW. IF A CHANGE RESULTS IN MODIFICATIONS TO THE CONTRACT PRICE OR SCHEDULE, THE				
	CONTRACTOR WILL ISSUE A CHANGE ORDER REQUEST FOR REVIEW AND APPROVAL BY THE OWNER AND ARCHITECT PRIOR TO PROCEEDING.				BUILD
	REQUESTS FOR INFORMATION (RFI'S) 1. THE GENERAL CONTRACTOR IS TO REVIEW ALL PROSPECTIVE RFI'S AND MAKE EVERY EFFORT TO			BUILDING DEPARTMENT: APPLICABLE BUILDING	[CITY] OF <u>BRONXVILLE</u> 2020 BCNYS, 2018 IBC
	ANSWER THEM BEFORE SUBMITTING TO THE DESIGN TEAM. 2. MINOR CHANGES IN THE WORK MAY OCCUR AS A RESULT OF THE DESIGN TEAM'S REVIEW. IF A			CODES:	2020 EBCNYS, 2018 IEBC 2020 PMCNYS, 2018 IPM(2020 FCNYS, 2018 IFC
	CHANGE RESULTS IN MODIFICATIONS TO THE CONTRACT PRICE OR SCHEDULE, THE CONTRACTOR WILL ISSUE A CHANGE ORDER REQUEST FOR REVIEW AND APPROVAL BY THE OWNER AND ARCHITECT PRIOR TO PROCEEDING.		T DIRECTORY		2020 PCNYS, 2018 IPC 2020 MCNYS, 2018 IMC 2020 ECCNYS, 2018 IECC
_	3. AN RFI LOG IS TO BE MAINTAINED BY THE GENERAL CONTRACTOR AND A CURRENT COPY IS TO BE INCLUDED WITH EACH RFI SUBMISSION ALONG WITH ANY CRITICAL RESPONSE DUE DATES.				2020 FGCNYS, 2018 IFGC 2009 ICC/ANSI A117.1-200
	 RFI'S REGARDING METHODS AND MEANS OF CONSTRUCTION WILL NOT BE REVIEWED AND WILL BE REMOVED FROM THE RFI LOG. 	ARCHITECT	BUILDING OWNER	BUILDING TYPE:	II-B
	CHANGE ORDERS	45 WEST 21ST STREET, 6TH FLOOR PROJECT MANAGER: MAJ ZAHEDA	R.A. COHEN & ASSOCIATES, INC c/o PONDFIELD ASSOCIATES, LLC	NUMBER OF STORIES: YEAR BUILT:	2 1960
	1. A COMPLETE SCHEDULE OF VALUES OF THE BASE CONTRACT IS TO BE PROVIDED TO THE OWNER AND ARCHITECT PRIOR TO THE START OF ANY WORK.	NEW YORK, NY 10010PH: 646.680.7000 x2722P 646.680.7000EMAIL: mzaheda@waremalcomb.com	RALPH DELLA CAVA, JR.	OCCUPANCY CLASS:	B
	2. ALL CHANGE ORDER REQUESTS ARE TO BE REVIEWED AND APPROVED BY THE OWNER AND ARCHITECT PRIOR TO SUBMISSION OF A CHANGE ORDER.	ALTERNATE CONTACT: CORINNA D'AMBROSIO PH: 646.680.7000 x1817 EMAIL: cambrosio@waremalcomb.com	250 PARK AVENUE SUITE 1901 NEW YORK, NY 10177	SEPARATIONS: FIRE SPRINKLERS:	⊠yes □no ⊠yes □no
	 CHANGE ORDER REQUESTS ARE TO INCLUDE A COMPLETE BREAKDOWN BY TRADE ALONG WITH TRADE BACK-UP AND UNIT PRICING WHERE APPLICABLE. A QUALUES OFFER REQUESTS AND QUALUES OFFER LODIE TO BE MAINTAINED DUTIES OFFER LODIES. 			FIRE ALARM: ZONING DISTRICT	□YES
	4. A CHANGE ORDER REQUEST AND CHANGE ORDER LOG IS TO BE MAINTAINED BY THE GENERAL CONTRACTOR AND SUBMITTED ALONG WITH EACH CHANGE ORDER REQUEST.	ARCHITECT'S CONSULTANTS MEP ENGINEERING	TENANT compass		
	PROJECT SCHEDULE 1. A COMPLETE CONSTRUCTION SCHEDULE OF ALL PORTIONS OF THE WORK TO BE PROVIDED TO	MG ENGINEERING, D.P.C.PRIMARY CONTACT: TODD C. BADILLO, P.E., LEEDAP, MBA116 WEST 32ND STREETPH: (212) 531-8400	90 5TH AVENUE, 3RD FLOOR AMY BANG NEW YORK, NY 10011 PROJECT MANAGER CONSTRUCTION		
	THE OWNER AND ARCHITECT PRIOR TO START OF ANY WORK. 2. THE SCHEDULE SHALL NOT EXCEED TIME LIMITS CURRENT UNDER THE CONTRACT DOCUMENTS.	NEW YORK, NY 10001 EMAIL: TODD.BADILLO@MGEDPC.NET PH: (212) 643-9055 MOBILE: (347) 610-5378 FAX: (212) 643-0503 FAX: (212) 643-0503	PH: (646) 831-1233 EMAIL: AMY.BANG@COMPASS.COM		
	3. THE SCHEDULE SHALL BE REVISED AT APPROPRIATE INTERVALS AS REQUIRED BY THE CONDITIONS OF THE WORK AND PROJECT AND THE CONTRACTOR SHALL NOTIFY THE OWNER AND ARCHITECT IF FOR ANY REASON THE SCHEDULE IS EXTENDED.	FAA. (212) 043-0303			D
	 A THREE WEEK LOOK-AHEAD SHALL BE REVIEWED REGULARLY AT EACH AOC MEETING WHICH WILL BE IN-LINE WITH THE OVERALL CONSTRUCTION SCHEDULE. 			DEFERRED SUBMITTAL ITEMS SHA RECORD WHO SHALL REVIEW AN	D PROVIDE NOTATION INDICA
				REVIEWED AND FOUND TO BE IN SUBMITTAL MATERIALS SHALL INC SIGNED BY A STATE REGISTERED	CLUDE PLANS, DETAILS AND C DENGINEER.
_	LOCATION MAP			CONTRACTOR SHALL SUBMIT ARC THE BUILDING OFFICIAL FOR REV SHALL NOT BE INSTALLED PRIOR	IEW AND PERMIT APPROVAL. I
	\sim			SUBMITTAL.	SYSTEM.
				 FIRE ALARM SYSTEM. ANCHORAGE DESIGN FOR ALI STOREFRONT AND CURTAIN V 	
	PONDA H				
	AVE AVE				
	PALMER RD O				
	PROJECT SITE				
3G.rvt				CONTRACT D	DOCUMENT
_bpaulQ2JC	NOTELS IN A ROOM IN A REAL AND A			THE UNDERSIGNED ACKNOWLED BY WARE MALCOMB AND ITS DES PROPOSED AD JUSTMENTS TO TH	GIGN CONSULTANTS AND ANY
ONDIFLED	Torthy Hy B			PROPOSED ADJUSTMENTS TO TH	
1_T_27 P	DEWITTAVE			NAME:	SIGNA
(6002_ARCF				NAME:	SIGNA
C:_Revit\	NOT TO SCALE				SIGINA

27 PONDFIELD ROAD, BRONXVILLE, NEW YORK 10708

(For Tenant Improvement Permit Only)

ECT DESCRIPTION & SCOPE			SHEET INDE	X	
PROJECT IS AN TENANT IMPROVEMENT RENOVATION OF AN EXISTING SPACE AT THE 1ST FLOOR DING. DES: INTERIOR NON LOAD BEARING PARTITION WALLS AND ASSOCIATED DOORS; WALL, FLOOR			SHEET ISSUED ON DATE INDICATED, WITH MODIFICAT SHEET ISSUED ON DATE INDICATED, <u>NO</u> MODIFICAT		1
5		ARCHI 10.1 10.1 10.2 10.3 10.5 12.1 14.1 14.2	TECTURAL TITLE SHEET PROJECT DATA GENERAL NOTES ACCESSIBILITY DETAILS OCCUPANCY AND EGRESS PLAN, DEMOLITION FLOOR PL/ PLAN & FLOOR PLAN POWER & SIGNAL, FINISH AND FURNITURE PLANS ENLARGED RESTROOM PLAN AND RESTROOM ELEVATION MILLWORK ELEVATIONS AND DETAILS	VS 0	
797 SF		15.1 16.1 16.2	DOOR SCHEDULE AND DETAILS DETAILS DETAILS RAL SHEET COUNT: 11		
		-			
DING & CODE INFORMATION					
AC MC CC GC 2009 AMERICAN NATIONAL STANDARD	IBC 602				
	IBC CHAPTER 3 IBC TABLE 508.4				
DEFERRED SUBMITTALS					
ARCHITECT AND ENGINEERS OF CATING DOCUMENTS HAVE BEEN VITH THE BUILDING DESIGN. CALCULATIONS PREPARED AND VIEWED SUBMITTAL MATERIALS TO DEFERRED SUBMITTAL ITEMS G OFFICIAL'S APPROVAL OF THE					
REQUIRED.					
REVIEW					
DOCUMENTS REPRESENT THE FINAL PHASE OF THE DESIGN DOCUMENT DEVELOPMENT PROCESS Y REQUESTED REVISIONS MAY CAUSE AN ADJUSTMENT IN THE ARCHITECTURAL CONTRACT SUM. E SUBMITTED AND ACCEPTED PRIOR TO THE START OF ADDITIONAL WORK. NATURE: DATE: NATURE: DATE:					
NATURE: DATE:					





					CAUTIO	N: IFT
ROJECT NOTES			ABB	REVIATIONS)	
JOB SITE NOTES	∠ ⊊_ #	ANGLE CENTERLINE POUND or NUMBER		FLASHING FLUORESCENT FOOT or FEET	S. S.C.	SOUTH SOLID COI
1. WHERE EXISTING TENANTS/BUSINESSES ARE ADJACENT TO THE JOB SITE/TENANT, THE CONTRACTOR SHALL MINIMIZE CONSTRUCTION NOISE - EXTREMELY NOISY CONSTRUCTION	& (E) @	AND EXISTING AT	FTG. FURR. FUT.	FOOTING FURRING FUTURE	S.C.D. S.D. S.N.D.	SEAT COV SOAP DISI SANITARY
SHALL OCCUR AT NON-TYPICAL BUSINESS HOURS. CONTRACTOR SHOULD NOTIFY BUILDING REPRESENTATIVE OF SPECIAL CIRCUMSTANCES IN ADVANCE PRIOR TO WORK.	~ Ø	DIAMETER or ROUND DIAMETER	G.B.	GRAB BAR	S.N.R.	DISPENSE SANITARY RECEPTA
2. THE CONTRACTOR AT HIS OWN EXPENSE, SHALL KEEP THE PROJECT AND SURROUNDING AREA FREE FROM DUST AND DEBRIS. THE WORK SHALL BE IN CONFORMANCE WITH THE AIR AND WATER POLLUTION CONTROL STANDARDS AND REGULATIONS OF THE STATE DEPARTMENT OF	A.D. ACOUS.	AREA DRAIN ACOUSTICAL	G.C. GA. GALV.	GENERAL CONTRACTOR GAUGE GALVANIZED	S.S. S.SK.	STAINLES
HEALTH. 3. CONSTRUCTION DEBRIS AND WASTES SHALL BE DEPOSITED AT AN APPROPRIATE SITE. THE	ACT. ADJ.	ACOUSTICAL TILE ADJUST, ADJUSTABLE or	GL. GND.	GLASS GROUND	SCHED. SECT.	SCHEDULI SECTION SHELF
CONTRACTOR SHALL INFORM THE BUILDING REPRESENTATIVE OF THE LOCATION OF DISPOSAL SITES.	AFF. AGGR.	ADJACENT ABOVE FINISH FLOOR AGGREGATE	GR. GYP.	GRADE GYPSUM	SH. SHR. SHT.	SHELF SHOWER SHEET
 CONTRACTOR SHALL BE RESPONSIBLE FOR THE GENERAL CLEANING OF THE JOB AFTER ITS COMPLETION. WHERE APPLICABLE, CLEANING SHALL INCLUDE, BUT NOT BE LIMITED TO, THE EXTERIOR AND THE INTERIOR OF THE BUILDING, THE PATH OF TRAVEL TO THE JOB SITE, 	AL. APPROX.	ALUMINUM APPROXIMATE(LY)	H.B. H.C.	HOSE BIBB HOLLOW CORE	SIM. SPEC.	SIMILAR SPECIFIED SPECIFICA
PARKING LOTS, ELEVATORS, LOBBIES, AND CORRIDOR CARPETS. 5. THE CONTRACTOR SHALL PROVIDE PEDESTRIAN PROTECTION, WHERE REQUIRED PER STATE	ARCH. ASB. ASPH.	ARCHITECTURAL ASBESTOS ASPHALT	H.M. HDWD. HDWE.	HOLLOW METAL HARDWOOD HARDWARE	SQ. STA.	SQUARE STATION
 6. IF TRENCHES OR EXCAVATIONS 5'-0" OR MORE IN DEPTH ARE REQUIRED, OBTAIN ISSUANCE OF 	B.O.C.	BOTTOM OF CONCRETE	HORIZ. HR.	HORIZONTAL HOUR	STL. STOR. STRL.	STEEL STORAGE STRUCTUI
 A BUILDING OR GRADING PERMIT. NO HAZARDOUS MATERIALS SHALL BE USED OR STORED WITHIN THE BUILDING WHICH DOES 	B.O.D. B.O.M. B.O.P.	BOTTOM OF DECK BOTTOM OF MULLION BOTTOM OF PANEL	HT. I.D.	HEIGHT	SUSP.	STRUCTUR SUSPEND
 NOT COMPLY WITH THE LOCAL FIRE AUTHORITY AND STATE & COUNTY REQUIREMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR BLOCKING OFF SUPPLY AND RETURN AIR GRILLES. 	B.O.R. B/S.	BOTTOM OF REVEAL BUILDING STANDARD	I.D. INSUL. INT.	INSULATION or INSULATED	SYMM. T&G	SYMMETR
 CONTRACTOR SHALL BE RESPONSIBLE FOR BLOCKING OFF SUPPLY AND RETORN AIR GRILLES, DIFFUSERS & DUCTS TO KEEP DUST FROM ENTERING INTO BUILDING AIR DISTRIBUTION SYSTEMS. 	BD. BITUM. BLDG.	BOARD BITUMINOUS BUILDING	JAN.	JANITOR	Т. Т. Т.В.	TREAD TOWEL BA
 THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES. 	BLK. BLKG.	BLOCK BLOCKING	JT. K.O.	JOINT KNOCK-OUT	T.C. T.O.C.	TOP OF C
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE BUILDING AND SITE WHILE JOB IS IN PROGRESS AND UNTIL THE JOB IS COMPLETED.	BM. BOT.	BEAM BOTTOM	KIT.	KITCHEN	T.O.M. T.O.P. T.O.R.	TOP OF MI TOP OF P/ TOP OF RI
DRAWING INTERPRETATION – GENERAL RULES	C.B. C.G.	CATCH BASIN CORNER GUARD	LAB. LAM. LAV.	LABORATORY LAMINATE(D) LAVATORY	T.O.REC. T.O.W.	TOP OF DI TOP OF W
1. UNLESS OTHERWISE NOTED OR INDICATED, ALL DIMENSIONS ON THESE DOCUMENTS SHALL BE	C.I. C.O.	CAST IRON CASED OPENING	LKR. LT.	LOCKER LIGHT	T.P. T.P.D. T.V.	TOP OF PA TOILET PA TELEVISIC
TO FACE OF CURB, FACE OF CONCRETE OR MASONRY, FACE OF FINISH OR CENTERLINE OF GRIDS.	C.O.M. C.O.R. C.W.	CENTER OF MULLION CENTER OF REVEAL	M.C.	MEDICINE CABINET	TEL. TER.	TELEPHON
2. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FLOOR SLAB, U.O.N.	C.W. CAB. CEM.	COLD WATER CABINET CEMENT(ITIOUS)	M.O. MAX. MECH.	MASONRY OPENING MAXIMUM MECHANICAL	THK. TYP.	THICK TYPICAL
 DIMENSIONS SHOWN IN FIGURES TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. LARGE SCALE DRAWINGS AND DETAILS TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS. 	CER. CFCI.	CERAMIC CONT. FURNISHED / CONT.	MEMB. MET.	MEMBRANE METAL	U.O.N.	UNLESS O NOTED
 THE TERM "ALIGN", AS USED IN THESE DOCUMENTS, SHALL MEAN TO ACCURATELY LOCATE FINISHES IN THE SAME PLANE. 	CFOI.	INSTALLED CONT. FURNISHED / OWNER. INSTALLED	MFR. MH.	MANUFACTURER MANHOLE	UNF. UR.	UNFINISHI URINAL
 "TYPICAL" AS USED IN THESE DOCUMENTS SHALL MEAN THAT THE CONDITION IS THE SAME OR REPRESENTATIVE FOR ALL SIMILAR CONDITIONS THROUGHOUT, U.O.N. 	CLG. CLKG.	CEILING CAULKING	MIN. MIR. MISC.	MINIMUM MIRROR MISCELLANEOUS	VERT.	VERTICAL
 DETAILS ARE USUALLY KEYED AND NOTED "TYPICAL" ONLY ONCE, WHEN THEY FIRST OCCUR AND ARE REPRESENTATIVE OF ALL SIMILAR CONDITIONS THROUGHOUT, U.O.N. 	CLO. CLR. CNTR.	CLOSET CLEAR COUNTER	MTD. MUL.	MOUNTED MULLION	VEST. W.	VESTIBULI
 COLUMN CENTERLINES (GRID LINES) ARE SHOWN FOR DIMENSIONING PURPOSES. 	COL. CONC.	COLUMN CONCRETE	N. N.I.C.	NORTH NOT IN CONTRACT	W.C. W/	WATER CL WITH
8. WHERE CONSTRUCTION DETAILS ARE NOT SHOWN OR NOTED FOR ANY PART OF THE WORK, THE DETAILS SHALL BE THE SAME AS FOR OTHER SIMILAR WORK IN THE SAME BUILDING.		CONNECTION CONSTRUCTION	N.T.S. NO.	NOT TO SCALE NUMBER	W/O WD. WP	WITHOUT WOOD WATERPR
INTERIOR/EXTERIOR NOTES	CONT. CONTR. CORR.	CONTINUOUS CONTRACTOR CORRIDOR	NOM.	NOMINAL	WSCT. WT.	WAINSCO [®] WEIGHT
1. WHERE ELECTRICAL, MECHANICAL AND/OR PLUMBING ITEMS, SUCH AS LIGHTS, DUCTS, PIPING,	CPT. CTR.	CARPET CENTER	O.A. O.C. O.D.	OVERALL ON CENTER OUTSIDE DIAMETER		
DOWNSPOUTS, ETC. ARE TO PENETRATE ANY BUILDING FOOTINGS, SLABS, FLOORS, STRUCTURAL FRAMING, WALL PARTITIONS, CEILINGS, ETC., IT IS REQUIRED THAT AN APPROPRIATELY SIZED OPENING OR CLEARANCE BE FURNISHED. CONTRACTOR SHALL	CTSK. D.	COUNTER-SUNK	OBS. OFCI.	OBSCURE OWNER FURNISHED /		
COORDINATE THE INSTALLATION OF ALL ITEMS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO THE INSTALLATION OF STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL WORK. ANY CONFLICT OR DISCREPANCY WITHIN CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE	D.F. D.O.	DRINKING FOUNTAIN DOOR OPENING	OFF. OFOI.	CONT. INSTALLED OFFICE OWNER FURNISHED /		
ARCHITECT'S ATTENTION FOR CLARIFICATION. 2. CONTRACTORSHALL PROVIDE AND LOCATE ACCESS DOORS/PANELS IN WALL & CEILING	D.S. D.S.P.	DOWNSPOUT DRY STANDPIPE	OPNG.	OWNER INSTALLED OPENING		
CONSTRUCTION AS REQUIRED TO PROVIDE ACCESS TO MECHANICAL, FIRE SPRINKLER, PLUMBING & ELECTRICAL WORK. CONTRACTOR SHALL SUBMIT A PLAN OF ALL PROPOSED	DBL. DEPT. DET.	DOUBLE DEPARTMENT DETAIL	OPP. P.C.	OPPOSITE PRECAST		
ACCESS PANEL LOCATIONS TO ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. 3. ALL PENETRATIONS AT RATED CONSTRUCTION SHALL BE PROTECTED TO MAINTAIN RATING.	DIA. DIAG.	DIAMETER DIAGNONAL	P.J. P.LAM.	PANEL JOINT PLASTIC LAMINATE		
4. WHERE OCCURS, CONTRACTOR SHALL PATCH ANY EXISTING WALLS AND/OR CEILINGS AS NEEDED TO REFURBISH THE LEASE SPACE AND REPAIR ALL DAMAGES CAUSED BY	DIFF. DIM. DISP.	DIFFUSER DIMENSION DISPENSER	P.T.D. P.T.R.	PAPER TOWEL DISPENSER PAPER TOWER RECEPTACLE		
CONTRACTOR. 5. INTERIOR WALLS AND CEILINGS SHALL BE INSTALLED IN ACCORDANCE WITH STATE & LOCAL	DN. DR.	DOWN DOOR	PL. PLAS.	PLATE PLASTER		
CODES, INCLUDING REQUIREMENTS FOR FLAME SPREAD AND SMOKE DENSITY RATINGS FOR FINISH MATERIALS.	DWG. DWR.	DRAWING DRAWER	PR.	PLYWOOD PAIR		
6. WHEN USED, ALL NOISE BARRIER BATTS (SOUND INSULATION) AND INSULATION BATTS SHALL BE NON-COMBUSTIBLE AND SHALL NOT CONTAIN OR UTILIZE OZONE DEPLETING COMPOUNDS.	E. E.J.	EAST EXPANSION JOINT	PT. PTN.	POINT PARTITION		
7. ALL NEW CONSTRUCTION MATERIALS SHALL BE 100% ASBESTOS-FREE.	E.P. E.W.C.	ELECTRIC PANELBOARD ELECTRIC WATER COOLER	Q.T.	QUARRY TILE		
	EA. EL.		R. R.D.	RISER ROOF DRAIN		
	ELEC. ELEV. EMER.	ELECTRIC(AL) ELEVATOR EMERGENCY	R.O. R.W.L. RAD.	ROUGH OPENING RAIN WATER LEADER RADIUS		
	ENCL. EQ.	ENCLOSED or ENCLOSURE EQUAL	REF. REFR.	REFERENCE REFRIGERATOR		
	EQPT. EXP. EXPO.	EQUIPMENT EXPANSION EXPOSED	REINF. REQ. RESIL.	REINFORCE(D) REQUIRED RESILIENT		
	EXST. EXT.	EXISTING EXTERIOR	RGTR. RM.	REGISTER		
	F.A. F.B.	FIRE ALARM FLAT BAR	RWD.	REDWOOD		
	F.D. F.E.	FLOOR DRAIN FIRE EXTINGUISHER				
	F.E.C. F.H.C.	FIRE EXTINGUISHER CABINET FIRE HOSE CABINET				
	F.O.C. F.O.F.	FACE OF CONCRETE FACE OF FINISH				
	F.O.M. F.O.SH.	FACE OF MULLION FACE OF SHEATHING				
	F.P. F.S. FDN.	FIREPROOF FULL SIZE FOUNDATION				
	FIN. FL.	FINISH(ED) FLOOR				
			S	YMBOLS		
		ALIG	θN	A		
			DM NAME	DXX	SHEET NUM	MBER
		0000 - ROC	OM NUMBER		WALL MATE	
				$\langle \cdot \cdot \rangle$	WALL NOTE	
			OR NUMBER		FLOOR MA	
		EXIS	STING DOOR		MISC. MATE	

X DETAIL SECTION REFERENCE XX - SHEET NUMBER XXX SECTION REFERENCE 🔪 XX 差 SHEET NUMBER FEC $X \rightarrow EXT.$ ELEVATION REFERENCE юFE

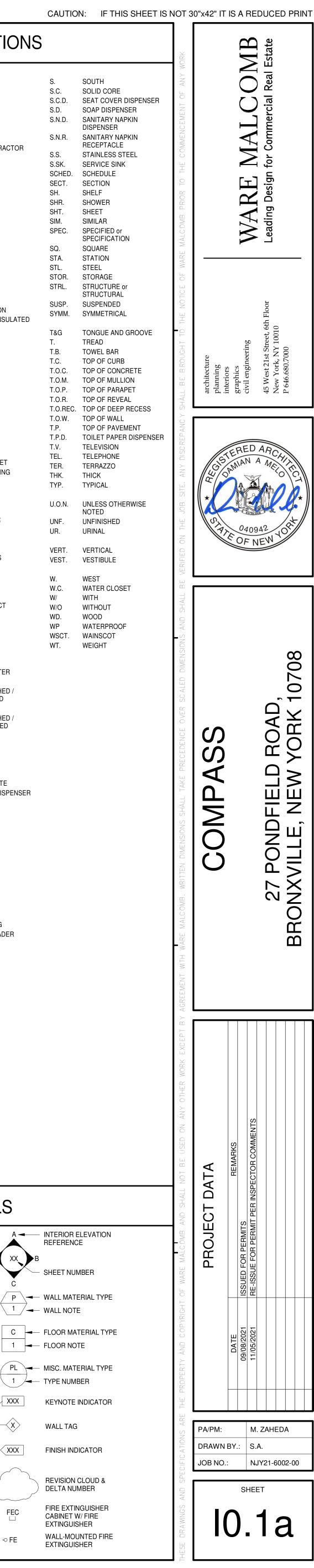
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REVISION CLOUD & DELTA NUMBER FIRE EXTINGUISHER CABINET W/ FIRE EXTINGUISHER WALL-MOUNTED FIRE EXTINGUISHER

WALL TAG

XXX

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	DEMOLITION NOTES	FINISH NOTES	MILLWORK NOTES	POWER & SIGNAL NOTES
	 DRAWINGS OF EXISTING CONDITIONS HAVE BEEN COMPILED FROM EXISTING DATA SUPPLIED BY THE OWNER TO THE ARCHITECT. THE ARCHITECT MAKES NO WARRANTY, EITHER EXPRESSED NOR IMPLIED, FOR THE ACCURACY OR THE COMPLETENESS OF THE EXISTING INFORMATION RECORDED. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE IN THE COURSE OF THE DEMOLITION WORK. VERIFY LOCATIONS OF EXISTING MECHANICAL, PLUMBING AND ELECTRICAL 	 NO FINISH SUBSTITUTIONS MAY BE MADE UNLESS APPROVED BY ARCHITECT. CONTRACTOR MUST NOTIFY THE ARCHITECT OF ANY DISCREPANCY IN PLANS. FINISH ITEMS CLEARLY SHOWN IN PLANS, BUT OMITTED FROM SCHEDULES OR LEGENDS MUST STILL BE PROVIDED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO VERIFY OMITTED FINISHED WITH ARCHITECT PRIOR TO ORDERING PRODUCTS. INSTALL MATERIALS ACCORDING TO MANUFACTURER'S SUGGESTED INSTALLATION AND DEPENDENT OF DEPENDENT OF DEPENDENT OF DEPENDENT OF DEPENDENT. 	 CONTRACTOR MUST NOTIFY BUILDING OWNER/MANAGER OF ANY DISCREPANCY IN PLANS. FINISH ITEMS CLEARLY SHOWN IN PLANS, BUT OMITTED FROM SCHEDULES OR LEGENDS MUST STILL BE PROVIDED AND INSTALLED BY CONTRACTOR. CONTRACTOR TO VERIFY OMITTED FINISHES WITH BUILDING OWNER/MANAGER PRIOR TO ORDERING PRODUCTS. SHOP DRAWINGS MUST BE PROVIDED FOR APPROVAL PRIOR TO FABRICATION ANY SUBSTITUTIONS MUST BE APPROVED BY THE ARCHITECT PRIOR TO FABRICATION. MILLWORKER TO COORDINATE & VERIFY WITH CONTRACTOR FINAL LOCATION FOR 	 COORDINATE TELEPHONE/DATA INSTALLATION WITH APPROPRIATE SUB-CONTRACTOR. ALL EXISTING ELECTRICAL DEVICES ARE TO REMAIN, UNLESS NOTED OTHERWISE ALL OUTLETS TO BE INSTALLED AT LOCATIONS SHOWN BY DIMENSIONS ON THE POWER & SIGNAL PLAN OR REFERENCED ELEVATIONS. DIMENSION ALL OUTLETS FROM THE CENTERLINE OF THE OUTLET BOX. NON-DIMENSIONED OUTLETS ARE TO BE LOCATED AT THE NEAREST WALL STUD.
	UTILITIES. LOCATE AND PROTECT UTILITIES TO REMAIN. DISCONNECT, REMOVE BACK TO NEAREST JUNCTION BOX OR PANEL, AS REQUIRED, AND CAP DESIGNATED UTILITIES WITHIN THE DEMOLITION AREA. REFER TO THE MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFO.	 PREPARATION/MAINTENANCE SPECIFICATIONS OR BETTER, UNLESS OTHERWISE APPROVED OR NOTED. 4. APPLICATION OF CONTROLLED INTERIOR FINISHES SHALL BE IN CONFORMANCE WITH STATE & LOCAL CODES. 	CANTILEVERED COUNTERS FOR IN-WALL SUPPORT BRACKETS, PRIOR TO GYPSUM BOARD FINISHING OF WALLS. ALL FINAL INSTALLATION HEIGHTS FOR IN-WALL SUPPORT BRACKETS MUST MEET ALL APPLICABLE ACCESSIBILITY CODES AND STANDARDS WITH COUNTERTOP MATERIAL THICKNESS INCLUDED.	 WHEN OUTLETS ARE GROUPED TOGETHER (2 OR MORE), THEY ARE TO BE SPACED NO MORE THAN 2" APART. ALL ELECTRICAL OUTLETS OF 30 AMPERES OR LESS SHALL BE MOUNTED BETWEEN +15" TO BOTTOM RECEPTACLE AND +48" TO TOP OF RECEPTACLE FROM FINISH FLOOR. SEE NOTE 6,
	 ALL EXISTING BUILDING UTILITIES SHALL REMAIN IN OPERATION DURING DEMOLITION AND CONSTRUCTION. REROUTE UTILITIES SERVING ADJACENT AREAS AS REQUIRED TO MAINTAIN UNINTERRUPTED SERVICE. ANY TEMPORARY INTERRUPTION OF SERVICE SHALL BE COORDINATED AND APPROVED BY THE FACILITY MANAGER, NOT LESS THAN 72-HOURS IN ADVANCE. 	 DECORATIVE MATERIALS SHALL BE MAINTAINED IN FLAME-RETARDANT CONDITION. SUBMIT THE FOLLOWING SAMPLES FOR ARCHITECT'S APPROVAL: A. THREE (3) 12" X 12" SAMPLES FOR ALL PAINT, WALL COVERING FINISHES AND COLORS APPLIED TO A SUBSTRATE WHICH IS DEPRESENTATIVE OF THE SUBFACE 	 MATERIAL COLORS NOT LISTED SHALL BE REQUESTED FROM THE ARCHITECT ON SHOP DRAWING SUBMITTALS OR VIA RFIS. ALL UPPERS TO BE LAMINATED TO MATCH BASE CABINETS. BOTH UPPERS & LOWER CABINETS IN WET AREAS TO HAVE MATCHING PVC EDGE, ALL OTHERS TO HAVE PLASTIC LAMINATE EDGE BANDING U.O.N. 	 BELOW, FOR GENERAL MOUNTING HEIGHT. 6. ALL NEW WALL MOUNTED 15, 20, AND 30 AMP OUTLETS/RECEPTACLES TO BE CENTERED AT 18" A.F.F., U.O.N. 7. ALL TELEPHONE AND DATA CABLE TO BE TEFLON COATED PLENUM RATED CABLE.
	4. THE DEMOLITION PLAN KEYNOTES ARE DIAGRAMMATIC AND GENERAL IN NATURE. THEIR INTENT IS TO ILLUSTRATE THE COMPLETE DEMOLITION AND REMOVAL OF NON- STRUCTURAL ELEMENTS WITHIN THE SPACES INDICATED UNLESS NOTED OTHERWISE. FIELD VERIFICATION OF EXISTING CONDITIONS AND SPECIFIC QUANTITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.	 COLORS APPLIED TO A SUBSTRATE WHICH IS REPRESENTATIVE OF THE SURFACE TO BE FINISHED. SUBMIT PAINT SAMPLES FROM THE PAINT LOT OR LOTS INTENDED FOR APPLICATION. B. ONE (1) 24" X 24" MOCK-UP WITH SAMPLE SEAM (CENTERED) OF ALL WALL COVERING FINISHES AND COLOR. 	 ALL CABINETS AND DOORS SHALL BE CONSTRUCTED FROM 3/4" THICK MATERIAL, U.O.N. ON DETAILS. BASE CABINETS ARE NOT TO RECEIVE WALL BASE UNLESS INDICATED ON FINISH PLANS OR ELEVATIONS. 	 SUPPORTED INDEPENDENTLY FROM SUSPENDED CEILING SYSTEM. CABLING TO BE SUPPLIED BY TENANT; ALL PULLS AND TERMINATIONS BY GENERAL CONTRACTOR. 8. LOCATIONS OF FURNITURE POWER FEEDS SHALL ACCOMMODATE CIRCUITS AND WIRE PER ELECTRICAL DRAWINGS. TENANT SHALL BE RESPONSIBLE FOR PROVIDING FURNITURE
	5. REMOVAL AND DISPOSAL OF DEMOLITION DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY THE HAULING ROUTE THROUGH THE BUILDING, THE DEMOLITION STAGING AREA, AND THE LOCATION OF THE DUMPSTERS WITH THE OWNER PRIOR TO THE START OF DEMOLITION. DISPOSAL OF RUBBISH SHALL BE DONE IN A LEGAL MANNER.	 C. THREE (3) 12" X 12" SAMPLES OF ALL FLOOR COVERING. D. SUBMIT ACTUAL CUTTINGS OF EACH PRODUCT FOR COLOR/QUALITY CONTROL. 7. WHERE MATERIALS ARE NOT RETURNABLE, SUBMIT SAMPLES TO ARCHITECT AND SECURE APPROVAL BEFORE PLACING FULL ORDERS. 	 8. ALL INTERIORS OF CLOSED CABINETS TO BE WHITE MELAMINE/POLYESTER OR APPROVED EQUAL, UNLESS OTHERWISE SPECIFIED. 9. ALL OPEN CABINETS OR SHELVES TO HAVE PLASTIC LAMINATE TO MATCH EXTERIORS. 	 POWER FEED, GENERAL CONTRACTOR SHALL INSTALL THE POWER FEED. 9. WHERE DEDICATED ELECTRICAL OUTLETS ARE NOTED WITHIN THE FURNITURE PANEL SYSTEM, THE PANEL SYSTEM SHALL ACCOMMODATE THIS REQUIREMENT. 10. FLOOR OUTLETS ARE ACCEPTABLE NEXT TO SLIDING PANELS/WALLS AND OTHER SPECIAL
	6. THE OWNER RESERVES THE RIGHT TO SALVAGE ANY DEMOLISHED ITEM. CONTRACTOR TO VERIFY ITEMS TO BE SALVAGED FOR THE OWNER'S PURPOSE WITH THE OWNER PRIOR TO THE START OF DEMOLITION. REMOVE, PROTECT, CLEAN, AND REPAIR SALVAGED ITEMS AS REQUIRED FOR REUSE AND TURN OVER SUCH ITEMS AS DIRECTED BY THE OWNER.	 8. SUBMIT SEAMING PLAN FOR CARPET TO ARCHITECT FOR APPROVAL PRIOR TO CARPET ORDER. 9. NOTIFY ARCHITECT IMMEDIATELY OF ITEMS WITH LONG LEAD TIMES. 	 10. NO 3/4" THICK SHELF SHALL SPAN LONGER THAN 32" WITHOUT SUPPORT. 11. ALL SHELVING TO BE ADJUSTABLE UNLESS OTHERWISE SPECIFIED. 12. ALL FILE PEDESTALS ARE TO BE CONFIGURED FOR "FRONT TO BACK" FILING AND BE ABLE TO 	 CONVENIENT LOCATIONS. 11. WHERE ELECTRICAL WORK IS SPECIFIED IN CONJUNCTION WITH CABINET WORK, LAMPS AND FIXTURES ARE TO BE PROVIDED BY THE GENERAL CONTRACTOR. 12. CUT-OUTS FOR SWITCHES, OUTLETS, ETC. AS REQUIRED BY THE CABINET CONTRACTOR ARE
	7. IN ORDER TO INSTALL SOME OF THE NEW WORK (INCLUDING, BUT NOT LIMITED TO MECHANICAL, PLUMBING OR ELECTRICAL) IT WILL BE NECESSARY FOR THE CONTRACTOR AND HIS SUBCONTRACTORS TO REMOVE AND REPLACE (OR REFINISH) EXISTING WALLS, FLOORS, OR CEILING IN THE AREAS OF THE BUILDING NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL INCLUDE ALL RELATED	 ALL PAINT FINISH OF METAL PARTS OF DOORS, HANDRAILS, PERIMETER ENCLOSURES, ETC. , SHALL BE SEMI-GLOSS, UNLESS NOTED OTHERWISE. WHERE PAINT COLORS CHANGE, CORNERS ARE TO BE CUT-IN FREE OF OVERLAPPING. 	ACCEPT METAL HANGERS TO ACCEPT PENDAFLEX TYPE FILE FOLDERS, UNLESS NOTED AS LATERAL. 13. ALL COUNTER TOPS TO BE 24" DEEP, UNLESS OTHERWISE SPECIFIED. WHERE NO BACKSPLASH IS SPECIFIED, COUNTER TOPS TO BE SCRIBED TIGHTLY TO BACK & SIDE WALLS.	 TO BE COORDINATED WITH THE ELECTRICAL CONTRACTOR, U.N.O. ALL RECEPTACLES WHERE MILLWORK OCCURS SHALL BE LOCATED PER ELEVATIONS OF THE MILLWORK ITEM IN QUESTION. 13. ALL WALL COVER PLATES SHALL BE WHITE, UNLESS BUILDING STANDARD IS DIFFERENT,
	 COSTS IN HIS BASE BID, WHETHER SHOWN ON THESE PLANS OR NOT. 8. ADJACENT SPACES NOT SCHEDULED FOR DEMOLITION. PATCH AND REPAIR DAMAGED FINISHES, ITEMS AND FIXTURES TO REMAIN AND/OR REPLACE IN KIND TO MATCH EXISTING FROM DAMAGE DURING THE PROGRESS OF THE WORK. 	 PRIOR TO THE INSTALLATION OF WALL COVERINGS, SURFACES SHALL BE PROPERLY PREPARED WITH SEALER PER MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR TO VERIFY CONDITION AND LEVEL OF FLOOR SO AS TO RECEIVE NEW FINISHES WITHOUT BOWING AT FLOOR OR WALL BASE. CONTRACTOR IS RESPONSIBLE FOR ALL FLOOR PREPARATION. 	 ALL BACKSPLASHES TO BE SCRIBED TO WALLS, AND MUST BE FLUSH TO EDGE OF BASE, UNLESS OTHERWISE SPECIFIED. ALL COUNTER TRANSITION SEAMS MUST BE CAULKED SEALED, VERIFY EITHER MATCHING COLOR CAULK OR CLEAR SILICONE. PROVIDE SIDE SPLASHES AT LOCATIONS ADJACENT TO WALLS OR WINDOWS, ESPECIALLY FOR 	MATCH BUILDING STANDARD. 14. ALL SEPARATE CIRCUIT RECEPTACLES TO BE ORANGE COLOR WITH BUILDING STANDARD COLOR COVER PLATE. 15. POWER/SIGNAL AND REFLECTED CEILING PLANS ARE FOR THE GENERAL INFORMATION OF
	 PROVIDE TEMPORARY SAFETY BARRIERS REQUIRED BY CODE AND AS INDICATED TO INSURE PUBLIC SAFETY AND TO ALLOW BUILDING OCCUPANCY. CONTRACTOR TO SUBMIT FOR APPROVAL, BARRIER LOCATIONS, AND METHOD OF CONSTRUCTION TO THE ARCHITECT PRIOR TO INSTALLATION. 9. NO STRUCTURAL ELEMENTS ARE INCLUDED IN THIS SCOPE OF WORK. 	14. ALL CARPETING SHALL BE INSTALLED WITH GLUE DOWN METHOD, UNLESS NOTED OTHERWISE.15. WHERE FLOOR-MOUNTED OUTLETS ARE REQUIRED ON CARPETED AREA, CUT	SINKS U.O.N. 16. FACES OF PIGEONHOLES TO MATCH WORK SURFACE LAMINATE. COLOR OF EDGE BANDING ON ALL DOORS TO MATCH FACE MATERIAL. 17. IF PROVIDED. SEE SPECIFICATIONS/PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.	 THE CONTRACTOR. EXACT LOCATIONS SHOULD BE VERIFIED. POWER/SIGNAL AND REFLECTED CEILING PLANS ARE FOR THE GENERAL INFORMATION OF THE CONTRACTOR. EXACT LOCATIONS SHOULD BE VERIFIED. 16. TENANT TO PROVIDE AND INSTALL THE TELEPHONE AND DATA COMMUNICATION CABLING. CONTRACTOR TO COORDINATE SCHEDULING AND OTHER REQUIREMENTS WITH TENANT.
	10. PROVIDE DUST BARRIERS AROUND OPENINGS, TO AND FROM THE CONSTRUCTION AREA. PROVIDE ALL MEANS NECESSARY TO INHIBIT DUST FROM ENTERING OTHER PORTIONS OF THE FACILITY. SUBMIT BARRIER LOCATIONS TO THE ARCHITECT FOR APPROVAL, PRIOR TO INSTALLATION.	 CARPET IN AN "X" OVER FLOOR HOLE AND INSTALL CARPET OVER TOP. DO NOT TRIM CARPET. 16. ALL V.C.T TO BE INSTALLED WITH FULL TILE FROM VINYL THRESHOLD STRIP AND FULL TILE FROM WALL ADJACENT TO DOOR SWING, U.N.O. 	18. COUNTERTOPS SHALL HAVE A NOSING OF COUNTERTOP MATERIAL AT LEAST 3" DEEP, WHEREBY THE COUNTER MATERIAL EXTENDS INTO THE INSIDE OF THE CABINET, I.E. OVER THE DOOR (WHEN PRESENT).	17. ALL/ANY CORE DRILL LOCATIONS SHALL BE VERIFIED WITH DESIGNER PRIOR TO DRILLING. ALL UNUSED CORE DRILLS SHALL BE PLUGGED AND CAPPED AS REQUIRED TO MAINTAIN FLOOR FIRE RATING.
	11. PROVIDE ADEQUATE SHORING, BRACING, BARRICADES AND PROTECTIVE MEASURES AS REQUIRED TO SAFELY EXECUTE THE WORK IN THE CONSTRUCTION AREA AND THE AREAS ADJACENT TO THE CONSTRUCTION AREA. CEASE OPERATIONS AND NOTIFY THE ARCHITECT IMMEDIATELY IF THE STRUCTURE APPEARS TO BE ENDANGERED. DO NOT RESUME OPERATIONS UNTIL CORRECTIVE MEASURES HAVE	 PROVIDE AND INSTALL SPECIFIED BASE FOR ALL AREAS TO RECEIVE FLOORING. CONTRACTOR SHALL PROVIDE PRE-FORMED RUBBER BASE CORNERS. DO NOT CUT OR BEND STRAIGHT BASE TO MAKE CORNERS. MILLWORK LOWER CABINETS ARE NOT TO RECEIVE WALL BASE UNLESS INDICATED ON 	 END PANELS AND FRONT EDGES OF EDGE PANELS WHICH ARE PROUD OF THE INTERIOR CABINET SHALL BE FACED TO MATCH DOOR FRONTS. ALL HINGED DOORS TO HAVE CLEAR SILENCERS TOP AND BOTTOM ON DOOR (NOT CABINET). ALL DRAWERS GLIDES SHALL HAVE SILENCERS BUILT INTO THE GLIDE AND NOT INSTALLED ON 	 18. ALL TELEPHONE AND COMPUTER WIRES SHALL BE PULLED BY TENANT CONTRACTOR U.O.N. ELECTRICAL CONTRACTOR SHALL PROVIDE PULL WIRES AND BOXES AT EACH LOCATION. 19. CONTRACTOR SHALL OBTAIN APPROVAL FROM ARCHITECT FOR ALL THERMOSTAT LOCATIONS.
_	BEEN TAKEN. 12. CONTRACTOR SHALL MAINTAIN REQUIRED MEANS OF EGRESS AND ENSURE THAT EXIT ROUTES ARE SIGNED, LIGHTED AND PROTECTED IN ACCORDANCE WITH CODE REQUIREMENTS. RELOCATE EXISTING AND/OR PROVIDE SMOKE PROTECTORS AND LIFE SAFETY EQUIPMENT FOR ADEQUATE COVERAGE.	 MILLWORK DETAILS. FLOOR FINISHES TO CONTINUE UNDERNEATH "OPEN FLOOR" AREAS OF MILLWORK, INCLUDING SINK AREA AND AT ALL UNDER-COUNTER EQUIPMENT AREAS WHICH ARE OPEN TO THE FLOOR. 	 THE DRAWER OR DRAWER FRONT. 22. ALL DRAWER GLIDES SHALL BE FULL EXTENSION. 23. PROVIDE FULL OVERLAY HINGES THAT OPEN ±105°, EXCEPT WHERE CABINETS ARE ADJACENT TO THE WALLS. PROVIDE HINGES WHICH LIMIT THE DOOR SWING TO KEEP THE DOOR PULL 	CEILING NOTES
	 13. PROVIDE TEMPORARY NON-COMBUSTIBLE CONSTRUCTION BARRIERS WHERE REQUIRED BY CODE AND THE GOVERNING FIRE AUTHORITY. AT A MINIMUM THE BARRIERS SHALL: A. BE FULL HEIGHT WALL FROM FLOOR TO CEILING. 	 FLOORS SHALL BE SLOPED TO FLOOR DRAINS. COORDINATE WITH PLUMBING AND STRUCTURAL DRAWINGS. IN RATED FLOOR CONDITIONS, CONFIRM REMAINING FLOOR THICKNESS STILL CONFORMS TO MINIMUM RATING REQUIREMENT. CONTRACTOR TO RUN CALCIUM CHLORIDE TEST ON ALL EXISTING OR NEW CONCRETE 	FROM DAMAGING THE WALL.	 SEE ELECTRICAL ENGINEERING DRAWINGS FOR SPECIFICATIONS OF LIGHT FIXTURES, SWITCHES, EXIT SIGNS, ETC. ALL REPLACEMENT FLUCTEOCENT LANDO TO MATCH PLUE DING STANDARD, CAME OCLOD
	 B. BE STUDS AT 24" O.C., WITH 5/8" TYPE 'X' GYPSUM BOARD. C. INCLUDE NON-COMBUSTIBLE ACCESS DOOR WITH (3) HINGES AND SPRING CLOSER. 14. SURVEY EXISTING FLOORS AND CLEARLY MARK ON FLOOR SURFACE THE 	 SLABS PRIOR TO INSTALLING ANY FLOORING AND COMPARE RESULTS WITH FLOORING MANUFACTURE'S RECOMMENDED MAXIMUM CONTENT FOR WARRANTIES AND ADHESIVE PRODUCTS. 23. PRIOR TO NEW FLOORING INSTALLATION REMOVE EXISTING FLOOR FINISHES. PATCH AND REPAIR SUB-FLOOR AS REQUIRED. PREPARE FLOORS AND TRANSITIONS AS REQUIRED 		 ALL REPLACEMENT FLUORESCENT LAMPS TO MATCH BUILDING STANDARD - SAME COLOR AND MANUFACTURER.ALL REPLACEMENT FLUORESCENT LAMPS TO MATCH BUILDING STANDARD - SAME COLOR AND MANUFACTURER. FIELD VERIFY EXISTING CEILING GRID LOCATION AND NOTIFY ARCHITECT OF ANY DISCREPANCIES ON PLANS.
	 LOCATIONS OF ALL BEAMS AND JOISTS. MARK ALL CORE DRILL PENETRATIONS AND RECEIVE STRUCTURAL ENGINEER'S APPROVAL PRIOR TO DRILLING CONCRETE. 15. CUT RIGID MATERIALS USING MASONRY SAW OR CORE DRILL. PNEUMATIC TOOLS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL. 	FOR SMOOTH AND LEVEL FINISH PER APPLICABLE BUILDING CODES. 24. ALL FLOORING TRANSITIONS AMONG DIFFERING FLOORING MATERIAL ARE TO BE A FLUSH TRANSITION, U.O.N.		 WHERE DISCREPANCIES IN LOCATION OF LIGHT FIXTURES, AIR DIFFUSERS, GRILLES, ETC. OCCUR ON THE ELECTRICAL PLANS, THE ARCHITECTURAL PLANS SHALL GOVERN. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATIONS. FIELD VERIFY ALL CLEARANCES OF DUCTS, PIPES, SPRINKLERS, ETC. AND NOTIFY
	 ALL CORE DRILLING OR OTHER NOISY WORK SHALL BE SCHEDULED 48-HOURS IN ADVANCE WITH THE OWNER. APPLY CEMENT BASE FLOOR PATCH AS REQUIRED TO FILL DINGS, NAIL HOLES, 	 25. FEATHER SUB-FLOOR UP FOR TILE FLOORING TO CARPET CONDITIONS AND RESILIENT FLOORING TO CARPET CONDITIONS FOR FLUSH INSTALLATION. 26. INSTALL METAL TRANSITION STRIPS WHERE TILE MEETS ALL OTHER FLOORING TYPES. PROVIDE LOW PROFILE TRANSITION STRIP WHERE ALL OTHER DIFFERENT FLOOR TYPES MEET, VERIFY COLOR WITH ARCHITECT. 		ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION OF LIGHTS ETC.6. PLACEMENT OF LIGHT FIXTURES IN AREAS WHERE MAIN DUCTS MAY CAUSE INTERFERENCE MUST BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
	CHIPS AND CRACKS. 18. AT FLOOR AREAS SCHEDULED TO RECEIVE NEW FLOOR COVERING, REMOVE EXISTING FLOOR COVERING AND PREPARE SUBSTRATE FOR NEW FLOOR COVERING PER SPECIFICATIONS AND MANUFACTURER'S REQUIREMENTS.	 27. CONTRACTOR TO HEAT/CHEMICAL SEAM VINYL FLOORING AS PER MANUFACTURER'S SPECIFICATIONS AND SEAL ALL VINYL FLOORS PER MANUFACTURER'S MAINTENANCE SPECIFICATIONS. 28. FLOOR COVERING INSTALLER TO FOLLOW MANUFACTURER'S SPECIFIED CARPET 		 CONDUIT ABOVE CEILING MUST BE A MINIMUM OF 12" ABOVE THE CEILING GRID. NO COMBUSTIBLE MATERIALS SHALL BE USED IN THE PLENUM SPACE, INCLUDING ALUMINUM FLEX, ALUMINUM CONDUIT AND POT METAL CONNECTORS. ALL JUNCTION BOXES AND MECHANICAL EQUIPMENT REQUIRING ACCESS FOR SERVICE
	19. AT ABANDONED PENETRATIONS OF FIRE RATED WALLS, CEILING OR FLOOR CONSTRUCTION, COMPLETELY SEAL VOIDS WITH FIRE RATED MATERIAL TO FULL THICKNESS OF THE PENETRATED ELEMENT. ALL PATCHING OF EXISTING WORK TO REMAIN SHALL MATCH FINISH PER SCHEDULE OR WHERE UNSCHEDULED TO MATCH EXISTING FINISHES TO REMAIN, AND SHALL MEET OR EXCEED FIRE RATING INDICATED ON FLOOR PLAN AND AS REQUIRED BY THE FIRE/LIFE SAFETY	 INSTALLATION INSTRUCTIONS. USING ADHESIVES AND INSTALLATION METHOD TO MAINTAIN PRODUCT'S WARRANTY. CONTACT CARPET SALES REPRESENTATIVE WITH QUESTIONS PRIOR TO PROCEEDING. 29. FLOOR COVERING INSTALLER TO FOLLOW MANUFACTURER'S SPECIFIED CONTOURED 		 SHALL BE LOCATED OVER ACOUSTICAL CEILINGS. NO ACCESS HATCHES SHALL BE INSTALLED IN GYPSUM BOARD CEILINGS WITHOUT PRIOR APPROVAL BY ARCHITECT. (NO EXCEPTION). 10. ALL SPRINKLER HEADS AT HARD-LID CEILINGS ARE TO BE FULLY RECESSED AND CONCEALED. HEADS ARE TO BE CENTERED BETWEEN LIGHTS IN A UNIFORM
_	INSPECTOR. 20. COORDINATE EXISTING SPRINKLER LINE AND HEAD LOCATION WITH NEW PLAN. SUBMIT SPRINKLER SHOP DRAWINGS TO ARCHITECT FOR REVIEW WITH THE CITY FIRE DEPARTMENT. COORDINATE EXISTING SPRINKLER LINE AND HEAD LOCATION WITH NEW PLAN.	 RUBBER BASE INSTALLATION INSTRUCTIONS USING ADHESIVES AND INSTALLATION METHODS REQUIRED TO MAINTAIN PRODUCT'S WARRANTY. 30. FLOOR COVERING INSTALLER REQUIRED TO PROVIDE MINIMAL SEAMS/JOINTS AT ALL LOCATIONS FOR FLOOR AND WALL BASE MATERIAL INSTALLATION. PROVIDE LOW VOC, BUT HEAVY DUTY ADHESIVES TO ENDURE HEAVY FOOT TRAFFIC, CARTS AND TO MAINTAIN 		ARCHITECTURAL PATTERN, G.C TO PROVIDE A SUBMITTAL WITH SPRINKLER HEAD LOCATIONS FOR ARCHITECT'S APPROVAL PRIOR TO INSTALLATION. 11. ALL HARD-LID CEILINGS ARE TO BE INSTALLED WITH LINEAR DIFFUSERS. G.C. TO PROVIDE A SUBMITTAL WITH ALL LINEAR DIFFUSER LOCATIONS PRIOR TO
	SUBMIT SPRINKLER SHOP DRAWINGS TO ARCHITECT FOR REVIEW WITH THE CITY FIRE DEPARTMENT. 21. CONTRACTOR IS RESPONSIBLE FOR BUILDING SECURITY DURING DEMOLITION PHASE. PROTECT ALL OPENINGS FROM WEATHER CONDITIONS AND SECURE THEM TO	 PRODUCT'S WARRANTY. 31. PRIOR TO PAINTING, WALLS MUST BE PATCHED AND REPAIRED, CLEAN AND DRY AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIRS. ALL SCREW AND NAIL HEADS MUST BE SET AND SPACKLED. ALL JOINTS MUST BE TAPED AND COVERED WITH JOINT COMPOUND. JOINTS THAT ARE FILLED TO BE SANDED SMOOTH AND DUST REMOVED PRIOR TO 		INSTALLATION. 12. LOCATE RECESSED DOWN LIGHTS, WALL WASHERS, SMOKE DETECTORS, EXIT SIGNS, SPEAKERS, FIRE SPRINKLERS, ETC. IN CENTER OF 24"x24" CEILING TILES OR IN CENTER OF 24"x24" PORTION OF 24"x48" CEILING TILES. UNLESS OTHERWISE NOTED.
	PREVENT VANDALISM. 22. DO NOT PERFORM ANY WORK THAT COULD VOID WARRANTIES OF EXISTING WEATHER EXPOSED OR MOISTURE RESISTANT ELEMENTS WITHOUT PRIOR APPROVAL FROM THE OWNER.	RECEIVING NEW PAINT FINISH APPLICATION. 32. PRIOR TO PAINTING OVER WALL COVERING, SECURELY GLUE DOWN ANY LIFTING OR BUCKLING AND HIDE ALL SEAMING OR BUMPS.		 PROVIDE SWITCHES AND LIGHT SENSORS FOR OPEN AREAS AND PRIVATE OFFICES. ACTUAL LOCATION OF ALL SWITCHES TO BE DETERMINED BY ELECTRICAL ENGINEER. WHERE EXIT SIGNS ARE REQUIRED PER STATE AND LOCAL CODES, THEY SHALL BE ILLUMINATED PER SAID CODES AND THE NEC. LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECT.
	23. THE ARCHITECT ASSUMES NO RESPONSIBILITY RELATING TO ANY TOXIC MATERIALS, INCLUDING ASBESTOS, AND ASSUMES NO RESPONSIBILITY TO ITS EXISTENCE OR REMOVAL. THE OWNER IS SOLELY RESPONSIBLE FOR CONTRACTING WITH A CONSULTANT OR SPECIALIST, LICENSED BY THE STATE, FOR SUCH SERVICES SHOULD THOSE SERVICES BE REQUIRED ON THE PROJECT.	 33. WALLS TO HAVE AT LEAST ONE COAT OF COLORED PRIMER AND TWO COATS OF SPECIFIED PAINT FINISH TYPE. PAINT TO BE A LOW VOC UNLESS U.O.N. HIGH TRAFFIC/WEAR ABILITY WITH GOOD SCRUB AND CLEANING ABILITY. VERIFY ALL WITH TENANT OR OWNER PRIOR TO PURCHASING PAINT. 34. PAINT ALL SPEAKER COVERS AND HVAC GRILLS IN GYPSUM BOARD WALLS AND 		 PROVIDE BACK-UP POWER FOR EXIT SIGNS PER STATE & LOCAL CODES. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.
	24. IF THE EXISTING BUILDING CONSTRUCTION IS CLASSIFIED SUCH THAT FIREPROOFING INSULATION IS PRESENT, THEN THE CONTRACTOR, PRIOR TO STARTING ANY WORK, SHALL VERIFY THE CURRENT FIRE-RESISTANCE RATING(S) OF THE EXISTING BUILDING ELEMENT(S). IF THE EXISTING FIREPROOFING INSULATION IS DAMAGED/AFFECTED DURING THE COURSE OF THE WORK, AS DEFINED BY THIS PROJECT SCOPE, THEN THE CONTRACTOR SHALL PATCH/REPAIR THE FIREPROOFING INSULATION TO A	 CEILINGS TO MATCH ADJACENT PAINT COLOR AS SPECIFIED. 35. PRIOR TO INSTALLING WALL TILES AND WALL BASE TILE, WALLS MUST BE PATCHED AND REPAIRED, CLEAN AND DRY AND BE PROPERLY MEMBERED AND ALIGNED, SO, AS TO LEAVE NO EVIDENCE OF PATCHING OR REPAIRS. ALL SCREW AND NAIL HEADS MUST BE SET AND SPACKLED. ALL JOINTS MUST BE TAPED AND COVERED WITH JOINT COMPOUND. 		 17. EMERGENCY LIGHTING SHALL BE (2) SEPARATE SOURCES OF POWER AND SHALL COMPLY WITH THE NEC. 18. PROVIDE FIRE DAMPERS AT ALL SUPPLY AND RETURN AIR OUTLETS, INLETS OR
	 CONDITION THAT SHALL PATCH/REPAIR THE FIRE FROOFING INSOLATION TO A CONDITION THAT SHALL MATCH OR EXCEED THE ORIGINAL FIRE-RESISTANCE RATING(S) OF THE EXISTING BUILDING ELEMENT(S). 25. CONTRACTOR TO RELOCATE AND REUSE EXISTING DOORS AND HARDWARE WHERE POSSIBLE. 	JOINTS THAT ARE FILLED ARE TO BE SANDED SMOOTH AND BUMP FREE WITH DUST REMOVED PRIOR TO RECEIVING MORTAR BED/BOND COAT AND WALL TILES. 36. ALL WALL TILES ARE TO HAVE A MORTAR BED/BOND COAT THICKNESS TO ACCOMMODATE THE VARYING THICKNESSES OF ALL MATERIAL TYPES OF TILE SPECIFIED FOR WALL INSTALLATION WITH A FLUSH FRONT FACE.		DUCTS PENETRATING FIRE RATED ASSEMBLIES, ENCLOSURES, WALLS, FLOORS OR SURFACES, AND AS REQUIRED BY THE FIRE DEPARTMENT. 19. 19. CONTRACTOR SHALL PROVIDE EMERGENCY LIGHTING, STROBE LIGHTS, AUDIO-VISUAL ALARMS AND OCCUPANCY SENSORS TO MEET ALL APPLICABLE CODES.
	26. EXISTING DOORS TO REMAIN, U.O.N.	37. ALL TRANSLUCENT GLASS TILE SPECIFIED ARE TO RECEIVE UNIFORM COVERAGE BY BACK BUTTERING TILES AND TROWEL RIDGES FLATTENED PRIOR TO SETTING TRANSLUCENT GLASS TILES.		 20. CONTRACTOR SHALL PROVIDE LAMPS WITH TYPE IC RATED HOUSING WHERE FIXTURES COME IN DIRECT CONTACT WITH INSULATION. 21. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AT ALL TIMES AND SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM (BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR) THAT WILL AUTOMATICALLY ILLUMINATE THE EXIT SIGNS FOR A
-		38. FLOORS OF TOILETS, BATHING AND SHOWER ROOMS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE. THE INTERSECTION OF SUCH FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NONABSORBENT VERTICAL BASE AS SPECIFIED IN FINISH PLANS OR RESTROOM ELEVATIONS. BASE SHALL EXTEND UPWARD ONTO THE WALLS NOT LESS THAN 4 INCHES.		DURATION OF NOT LESS THAN 90 MINUTES.
		 39. WALLS AND PARTITIONS WITHIN 2 FEET OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 4 FEET ABOVE THE FLOOR. 40. CONTROL JOINTS AT GYPSUM BOARD ASSEMBLIES: THE MAXIMUM RECOMMENDED CONTROL JOINT SPACING FOR WALLS AND CEILINGS WITHOUT PERIMETER RELIEF IS 		
		30 LINEAR FEET OR 900 SQUARE FEET OF SURFACE AREA, WITH PERIMETER RELIEF IS 50 LINEAR FEET OR 2,500 SQUARE FEET OF SURFACE AREA. EXTERIOR JOINT SPACING IS RECOMMENDED AT 30 LINEAR FEET OR 900 SQUARE FEET OF SURFACE AREA.		
		41. 41. CONSTRUCTION JOINTS (EXPANSION JOINTS) AT GYPSUM BOARD ASSEMBLIES: CONSTRUCTION JOINTS ARE REQUIRED AT CONTINUOUS GYPSUM BOARD SURFACES WITH DISSIMILAR WALL STRUCTURE.		
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CAUTION:	

FLOOR PLAN NOTES

- CONTRACTOR AND ARCHITECT TO REVIEW & APPROVE CHALK LINES OF PARTITION LAYOUT PRIOR TO COMMENCEMENT OF PARTITION CONSTRUCTION.
- 2. CONTRACTOR TO VERIFY DIMENSIONS FOR ALL PLUMBING PARTITIONS.
- 3. EXTEND ALL STUDS AND WALL MATERIALS TO CONSTRUCTION ABOVE, U.O.N.
- 4. ALL CONDUIT PIPING TO BE CONCEALED WITHIN THE WALL CONSTRUCTION. 5. DOOR OPENINGS IN PARTITIONS NOT DIMENSIONED ARE TO BE LOCATED WITHIN 4" OF
- ADJACENT PERPENDICULAR PARTITION. . CONTRACTOR SHALL USE 6" METAL STUDS MINIMUM AT ALL PLUMBING WALLS.
- CONTRACTOR TO VERIFY ACTUAL DEPTH REQUIRED, ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT. USE WATER RESISTANT GYPSUM BOARD AT ALL AREAS SUBJECT TO MOISTURE OR
- WHERE TILE IS USED. 8. ALL PLUMBING WORK SHALL BE IN ACCORDANCE WITH LOCAL AND NATIONAL CODES.
- 9. ALL HOT WATER LINES SHALL BE PROPERLY INSULATED. SEE PLUMBING DRAWINGS. 10. ALL PLUMBING CLEAN-OUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE. CONTRACTOR SHALL COORDINATE ALL CLEAN-OUT LOCATIONS WITH EQUIPMENT, AND CABINETS. SUBMIT A PLAN OF ALL PROPOSED LOCATIONS TO ARCHITECT FOR
- APPROVAL PRIOR TO INSTALLATION. 11. ALL MILLWORK SHALL CONFORM TO STATE & LOCAL WOODWORKING STANDARDS. 12. FIELD MEASURE AS REQUIRED FOR ALL MILLWORK CONDITIONS PRIOR TO FABRICATION.
- 13. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT AND TENANT APPROVAL PRIOR TO MANUFACTURE OF ANY CABINET WORK, MILLWORK AND ANY OTHER SPECIAL ITEMS REQUIRING CUSTOM SHOP PREFABRICATION WORK.
- 14. CONTRACTOR TO VERIFY FINAL LOCATION FOR CANTILEVERED COUNTERS AND IN-WALL SUPPORT BRACKETS PRIOR TO GYPSUM BOARD FINISHING OF WALLS. ALL FINAL INSTALLATION HEIGHTS FOR IN-WALL SUPPORT BRACKETS MUST MEET ALL ACCESSIBILITY CODES REQUIREMENTS WITH COUNTERTOP MATERIAL THICKNESS INCLUDED.
- 15. PROVIDE AND INSTALL ALL NECESSARY ELECTRICAL CONNECTIONS AND PLUMBING SUPPLY, FITTINGS & CONNECTORS TO COMPLETE INSTALLATION OF APPLIANCES & EQUIPMENT INDICATED ON PLAN. VERIFY REQUIREMENTS WITH MANUFACTURERS PRIOR TO INSTALLATION. SUPPLY CATALOG CUT SHEETS FOR ARCHITECT'S APPROVAL.
- 6. PROVIDE AND INSTALL ALL NECESSARY ELECTRICAL CONNECTIONS AND PLUMBING SUPPLY, FITTINGS & CONNECTORS TO COMPLETE INSTALLATION OF APPLIANCES & EQUIPMENT INDICATED ON PLAN. VERIFY REQUIREMENTS WITH MANUFACTURERS PRIOR TO INSTALLATION. SUPPLY CATALOG CUT SHEETS FOR ARCHITECT'S APPROVAL.
- 17. EXACT LOCATION OF FIRE EXTINGUISHER CABINETS TO BE CONFIRMED WITH ARCHITECT BEFORE INSTALLATION. PROVIDE ADDITIONAL FIRE EXTINGUISHERS & CABINETS AS REQUIRED BY THE FIRE DEPARTMENT FIELD INSPECTORS.
- 18. CONTRACTOR TO VERIFY LOCATION OF ALL THERMOSTATS WITH ARCHITECT PRIOR TO INSTALLATION. 19. ALL EXITS SHALL HAVE EXIT SIGNS AND ALL BLIND CORRIDOR TURNS SHALL HAVE
- DIRECTIONAL EXIT SIGNS.. 20. PREPARE ALL FLOOR SURFACES AS REQUIRED TO RECEIVE FINISHES AS NOTED ON
- FINISH PLAN, ENLARGED FINISH PLANS & FINISH LEGEND.. 21. UNLESS OTHERWISE NOTED, ALL GYPSUM BOARD SURFACES, WALLS, AND CEILINGS SHALL BE TAPED, SANDED SMOOTH TO A "LEVEL 4" FINISH, SO AS TO RECEIVE PAINT
- OR WALL COVERING MATERIAL.. . PROVIDE SOUND INSULATION AT PERIMETER WALLS OF RESTROOMS, LOBBY, STAIRS, AND ACROSS CEILING OF RESTROOMS TO CREATE AN ACOUSTIC ENVELOPE, U.O.N..
- 23. PATCH AND FILL VARIOUS OPENINGS AT EXISTING GYPSUM BOARD PARTITIONS AND SOFFITS FOLLOWING REMOVAL OR INSTALLATION OF ANY SURFACE MOUNTED OR RECESSED FURNISHINGS, RECEPTACLES, UTILITY PIPING, SHELF STANDARDS & ALL OTHER SIMILAR ELEMENTS INDICATED TO BE REMOVED DURING THE DEMOLITION PHASE OR INSTALLED DURING THE CONSTRUCTION PHASE: TAPE AND SEAL ALL SEAMS WITH JOINT COMPOUND: APPLY NEW FINISH TO MATCH EXISTING FINISH AT ADJACENT GYPSUM BOARD SURFACES AND FEATHER NEW FINISH WITH EXISTING

FINISH TO PROVIDE CONSISTENT & CONTINUOUS FINISH..

DOOR NOTES

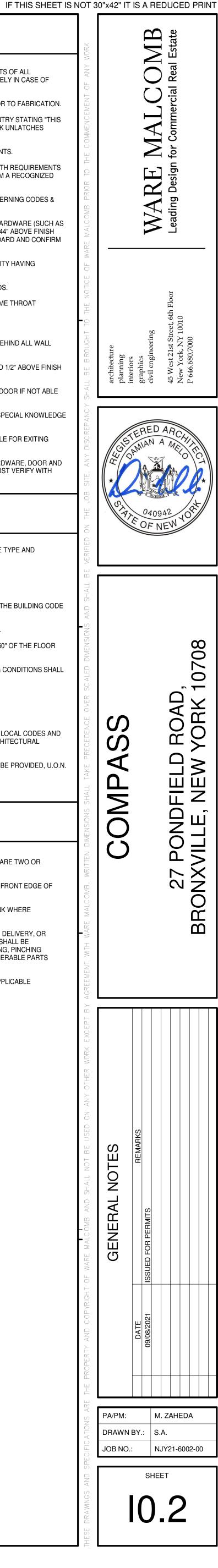
- VERIFY THAT ALL DOORS AND DOOR HARDWARE MEET THE REQUIREMENTS OF ALL GOVERNING CODES & STANDARDS. NOTIFY THE ARCHITECT IMMEDIATELY IN CASE OF DISCREPANCY.
- FIELD MEASURE AS REQUIRED ALL DOORS AND/OR DOOR OPENINGS PRIOR TO FABRICATION. . PROVIDE SIGN IN CONTRASTING LETTERS OF 1 INCH OR MORE AT MAIN ENTRY STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" UNLESS LOCK UNLATCHES WITHOUT A KEY OR NEED OF SPECIAL KNOWLEDGE.
- VERIFY THAT EXISTING DOORS COMPLY WITH ACCESSIBILITY REQUIREMENTS. FIRE RATED AND SMOKE AND DRAFT CONTROL DOORS SHALL COMPLY WITH REQUIREMENTS
- OF ALL GOVERNING CODES & STANDARDS AND SHALL BEAR A LABEL FROM A RECOGNIZED AGENCY SHOWING THE SPECIFIC RATINGS. ALL SWINGING DOOR HANDLES TO BE LEVER-TYPE TO COMPLY WITH GOVERNING CODES &
- ACCESSIBILITY STANDARDS. DOOR HANDLES OR PULLS AND ALL OTHER OPERABLE PARTS OF DOOR HARDWARE (SUCH AS DEADBOLTS, KEYHOLES... ETC.) ARE TO BE CENTERED BETWEEN 34" AND 44" ABOVE FINISH FLOOR. IF EXISTING BUILDING STANDARD EXISTS, MATCH BUILDING STANDARD AND CONFIRM
- COMPLIANCE WITH ACCESSIBILITY REQUIREMENTS. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE BY AUTHORITY HAVING JURISDICTION.
- PROVIDE WEATHER SEALS ON ALL EXTERIOR DOORS PER ANSI STANDARDS.
- 10. CONTRACTOR IS RESPONSIBLE TO COORDINATE & VERIFY ALL DOOR FRAME THROAT THICKNESSES FOR EACH LOCATION.
- 1. ALL DOOR FRAMES TO BE FACTORY FINISHED, U.O.N.
- 2. PROVIDE 6"x16 GA MIN FLAT METAL OR 2x6 BACKING (FRT AS REQUIRED) BEHIND ALL WALL MOUNTED DOOR STOPS.
- 3. MAXIMUM UNDERCUT OF ALL NON-FIRE RATED DOORS SHALL NOT EXCEED 1/2" ABOVE FINISH FLOOR SURFACE.
- 4. CONTRACTOR SHALL REFINISH ANY BLEMISHED DOOR OR REPLACE SAID DOOR IF NOT ABLE TO REFINISH TO "AS NEW" CONDITION.
- 5. ALL DOORS TO BE OPERABLE FROM THE INSIDE WITHOUT A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT
- 16. ALL DOORS WITH ELECTRONIC SECURITY DOOR LOCKS MUST BE OPERABLE FOR EXITING PURPOSES UNDER ALL CONDITIONS. INCLUDING A POWER OUTAGE.
- 17. IF BUILDING STANDARDS ARE INCONSISTENT FOR DOORS, SIDELITES, HARDWARE, DOOR AND SIDELITE FRAMES OR OTHER STANDARD DETAILS, THEN CONTRACTOR MUST VERIFY WITH ARCHITECT AND OWNER PRIOR TO CONSTRUCTION.

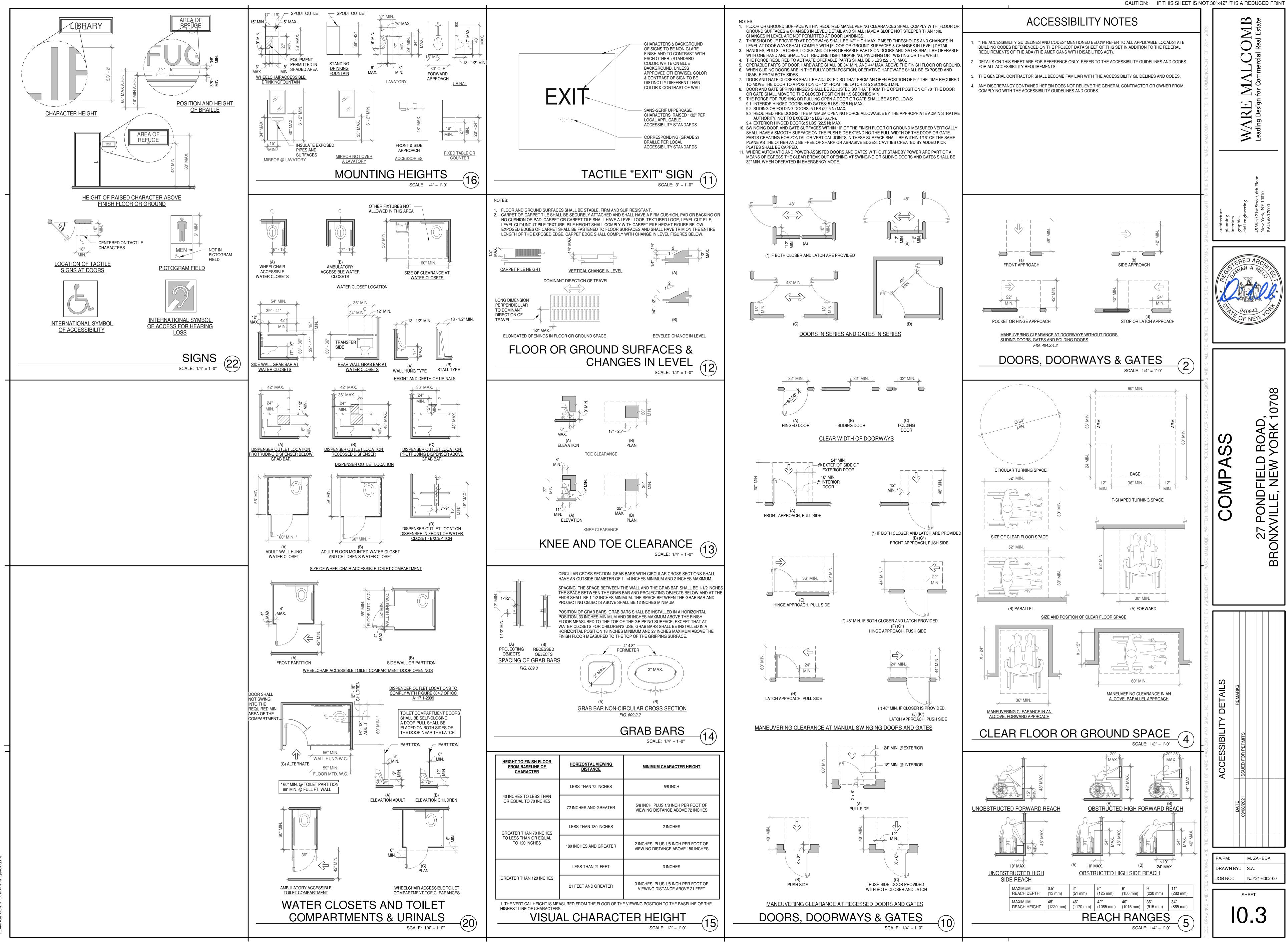
GLAZING NOTES

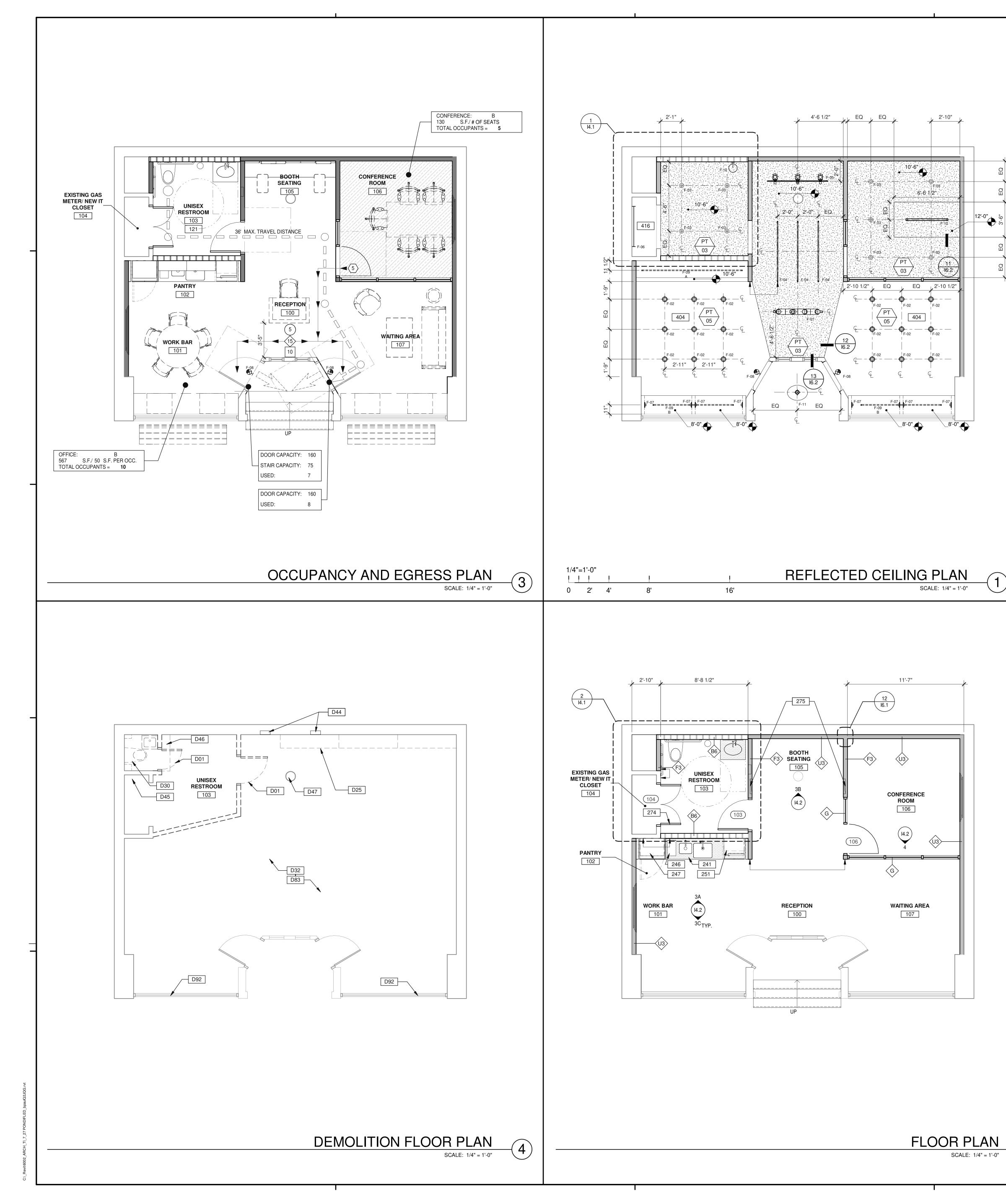
- EACH LIGHT SHALL BEAR THE MANUFACTURER'S LABEL DESIGNATING THE TYPE AND THICKNESS OF THE GLASS.
- 2. GLASS SHALL BE FIRMLY SUPPORTED ON ALL FOUR EDGES, U.O.N.
- 3. FIELD MEASURE ALL OPENINGS PRIOR TO FABRICATION. FIXED OR OPERABLE GLAZING IN HAZARDOUS LOCATIONS AS DEFINED IN THE BUILDING CODE SHALL BE TEMPERED GLASS (SAFETY GLASS).
- 5. GLAZING IN SWINGING, SLIDING AND BIFOLD DOORS SHALL BE TEMPERED.
- ALL GLAZING WITHIN A 24" ARC OF EITHER EDGE OF A DOOR AND WITHIN 60" OF THE FLOOR SHALL BE TEMPERED. . GLAZING IN WINDOWS: ALL GLAZING THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL
- BE TEMPERED: A. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SF. B. THE BOTTOM EDGE IS LESS THAN 18" ABOVE THE FLOOR.
- . THE TOP EDGE IS GREATER THAN 36" ABOVE THE FLOOR. D. WALKING SURFACE IS WITHIN 36". 3. ALL GLASS SHALL COMPLY WITH THE REQUIREMENTS OF THE STATE AND LOCAL CODES AND
- THE U.S. PRODUCT SAFETY COMMISSIONS: SAFETY STANDARDS FOR ARCHITECTURAL GLAZING MATERIALS.
- 9. WHERE JOINTS ARE REQUIRED IN MULTIPLE LITES, CLEAR SILICONE IS TO BE PROVIDED, U.O.N.

RESTROOM NOTES

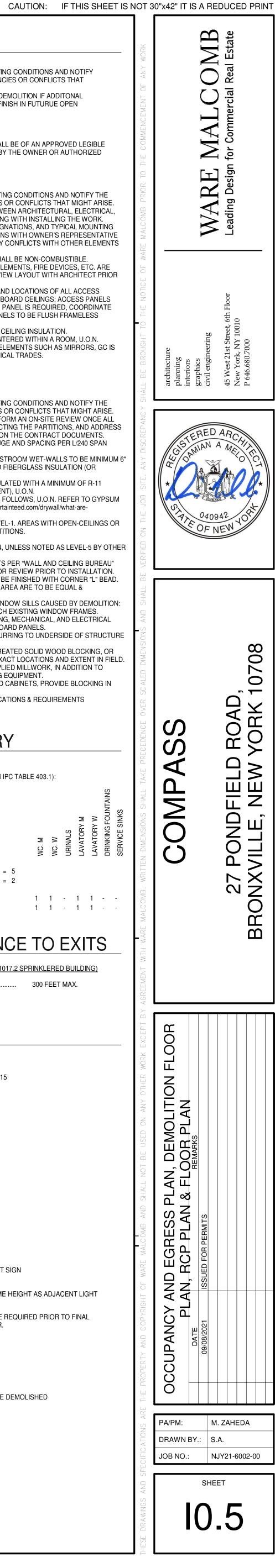
- 1. PROVIDE DRAIN WITH TRAP PRIMER FOR EACH RESTROOM IF THERE ARE TWO OR MORE FIXTURES. SLOPE FLOOR TO DRAIN AT MIN. 1/8" PER FOOT.
- 2. PROVIDE SINGLE LEVER HANDLE FAUCET SET AT 17" MAX. FROM THE FRONT EDGE OF THE SINK COUNTER.
- 3. VERIFY BUILDING STANDARD FOR WALL-HUNG/DROP-IN COUNTER SINK WHERE APPLICABLE.
- 4. TOILET PAPER DISPENSERS SHALL NOT BE OF TYPE THAT CONTROLS DELIVERY, OR THAT DO NOT ALLOW CONTINUOUS PAPER FLOW. OPERABLE PARTS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE OPERABLE PARTS SHALL BE 5 POUNDS MAX.
- 5. OPERABLE PARTS OF ALL ACCESSORIES SHALL COMPLY WITH ALL APPLICABLE ACCESSIBILITY CODES AND STANDARDS.







		CAUTION: IF THI
		GENERAL NOTES
	EGRESS PLAN 121 NEW FULLY ACCESSIBLE RESTROOM FACILITY.	 SEE SHEETS 10.1a - 10.2 FOR GENERAL NOTES THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOT THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE. GC TO ALERT THE OWNER & ARCHITECT DURING DEMOLITION IF ADDITONAL WORK IS REQUIRED TO ACHIEVE SMOOTH PAINT FINISH IN FUTURUE OPEN
	DEMOLITION FLOOR PLAN	EGRESS PLAN
	 D01 REMOVE DOOR ASSEMBLY. D25 REMOVE EXISTING MILLWORK PATCH AND REPAIR WALL AS REQUIRED. D30 REMOVE PLUMBING FIXTURES. CAP PLUMBING AS REQUIRED. D32 REMOVE ALL WALL AND FLOOR FINISHES THROUGHOUT. PREP FOR NEW 	 POSTED SIGNS IN AN ASSEMBLY OCCUPANCY SHALL BE OF AN APPROVED LI PERMANENT DESIGN AND SHALL BE MAINTAINED BY THE OWNER OR AUTHO AGENT.
	FINISHES PER FINISH PLAN. D44 EXISTING ELECTRICAL PANELS TO BE RELOCATED. NEW FLUSH DOORS WITH NO VISIBLE HARDWARE. PAINTED TO MATCH ADJACENT WALL FINISH.	REFLECTED CEILING PLAN 1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOT ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIG
EQ	 D45 EXISTING GAS METER AND EQUIPMENT TO REMAIN. ADD LEAK DETECTORS. D46 EXISTING STEPS TO BE REMOVED AND BROUGHT DOWN TO GRADE. D47 EXISTING COLUMN TO REMAIN. PROTECT UNDER CONSTRUCTION. D83 REMOVE EXISTING CEILING GRID & TILES AND FIXTURES. D92 EXISTING STOREFRONT TO REMAIN. 	 NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL, ELI AND MECHANICAL DRAWINGS BEFORE PROCEEDING WITH INSTALLING THE VIOLATION SEE FIXTURE SCHEDULE FOR FIXTURE TYPE DESIGNATIONS, AND TYPICAL MINEIGHTS (U.O.N). COORDINATE MOUNTING OPTIONS WITH OWNER'S REPRE & ARCHITECT. NOTIFY OWNER/ARCHITECT OF ANY CONFLICTS WITH OTHER PRIOR TO INSTALLATION.
3-9	REFLECTED CEILING PLAN	 ALL MATERIALS USED WITHIN CEILING PLENUM SHALL BE NON-COMBUSTIBLI IN GYPSUM BOARD CEILINGS THE LIGHTS, HVAC ELEMENTS, FIRE DEVICES, E TO ALIGN IN A NEAT AND REGULAR PATTERN. REVIEW LAYOUT WITH ARCHIT TO ROUGH-IN.
B	404 THIS ROOM/AREA IS OPEN TO STRUCTURE ABOVE. PROVIDE GALVANIZED RIGID DUCTS, ROUND DIFFUSERS AND RIGID CONDUITS. ALL MECHANICAL, ELECTRICAL, PLUMBING, TELECOMMUNICATIONS AND AUDIO VISUAL	6. GENERAL CONTRACTOR TO IDENTIFY QUANTITY AND LOCATIONS OF ALL ACC PANELS TO CEILING PLENUM SPACES IN GYPSUM BOARD CEILINGS: ACCESS TO BE AVOIDED WHERE POSSIBLE. IF AN ACCESS PANEL IS REQUIRED, COO LOCATION WITH ARCHITECT. CEILING ACCESS PANELS TO BE FLUSH FRAMEI OVERLINE POARD WERE POSSIBLE.
E E E	 COMPONENTS VISIBLE AT OPEN CEILING AREAS ARE TO BE INSTALLED NEATLY. STRUCTURE ABOVE, CONDUITS AND PIPES TO RECEIVE PAINT, SEE FINISH LEGEND FOR ADDITIONAL INFORMATION. 416 LIGHT FIXTURE TO BE CENTERED IN THIS ROOM. 	 GYPSUM-BOARD INFILL PANELS. 7. SEE KEYNOTE INFORMATION FOR ANY REQUIRED CEILING INSULATION. 8. ALL ACOUSTICAL CEILING GRIDS & TILE TO BE CENTERED WITHIN A ROOM, U 9. WHERE LIGHTING IS WITHIN MILLWORK OR WALL ELEMENTS SUCH AS MIRROR RESPONSIBLE TO COORDINATE WITH ALL ELECTRICAL TRADES.
	FLOOR PLAN	FLOOR PLAN 1. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOT ADDULTED INVESTIGATION OF ANY DISCREPANCIES OF CONFLICTS THAT AND
	 241 NEW WORK COUNTER WITH BUILT-IN WALL BRACKETS, PROVIDE GROMMETS AS NEEDED. 246 NEW COFFEE MAKER TO BE PROVIDED AND INSTALLED BY TENANT. PROVIDE RECESSED WATER LINE. 	 ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIG CONTRACTOR SHALL NOTIFY ARCHITECT TO PERFORM AN ON-SITE REVIEW PARTITIONS HAVE BEEN LAID OUT, PRIOR TO ERECTING THE PARTITIONS, AN ANY DISCREPANCIES WITH DIMENSIONS SHOWN ON THE CONTRACT DOCUM ALL METAL WALL STUDS TO BE 3-5/8" DEPTH - GAUGE AND SPACING PER L/24
	 247 NEW REFRIGERATOR TO BE PROVIDED AND INSTALLED BY TENANT. PROVIDE RECESSED WATER LINE FOR ICE MAKER. 251 NEW MICROWAVE TO BE PROVIDED AND INSTALLED BY TENANT. 274 DOORS TO CLOSET TO BE LOUVERED FOR VENTILATION CASH FAK. 	 ALL METAL WALL STODS TO BE 5-3/8 DEPTH - GAOGE AND SPACING PER D24 TABLE, ON THE FRAMING DETAILS SHEET, U.O.N. ALL RESTROOM WALL STUDS AT SINGLE-STUD RESTROOM WET-WALLS TO B DEEP, AND FULLY INSULATED WITH R-13 UNFACED FIBERGLASS INSULATION EQUIVALENT), U.O.N.
	 274 DOORS TO CLOSET TO BE LOUVERED FOR VENTILATION. GAS LEAK DETECTORS TO BE INSTALED. 275 LOCATION OF RELOCATED ELECTRICAL PANELS 	 ALL NEW INTERIOR PARTITIONS TO BE FULLY INSULATED WITH A MINIMUM OF UNFACED FIBERGLASS INSULATION (OR EQUIVALENT), U.O.N. DRYWALL GYPSUM BOARD SHALL BE FINISHED AS FOLLOWS, U.O.N. REFER T ASSOCIATION PUBLICATION, GA-214 (https://www.certainteed.com/drywall/what-are
		recommended-levels-finish/): a.FOR PLENUM AND NON-VISIBLE AREAS – LEVEL-1. AREAS WITH OPEN-C CLOUDS TO BE FINISHED AS FOR VISIBLE PARTITIONS. b. BEHIND WALL TILE – LEVEL-2
	* SEE SHEET 16.1 FOR WALL TYPES	 c. ALL VISIBLE PARTITION SURFACES – LEVEL 4, UNLESS NOTED AS LEVEL NOTES OR KEYED NOTE. 7. PROVIDE DRYWALL EXPANSION & CONTROL JOINTS PER "WALL AND CEILING (WCB) STANDARDS. PROVIDE SHOP DRAWINGS FOR REVIEW PRIOR TO INST.
	WALL BASIC DESCRIPTION EXISTING WALL	 ALL DRYWALL CORNERS AND COLUMN EDGES TO BE FINISHED WITH CORNE DIMENSIONS OF COLUMN FURRING IN A COMMON AREA ARE TO BE EQUAL & CONSISTENT. PATCH AND REPAIR ANY DAMAGE TO EXISTING WINDOW SILLS CAUSED BY D MATCH EXISTING SILL CONDITION. FINISH TO MATCH EXISTING WINDOW FRAM
	Uc I6.1 EXISTING EXTERIOR WALL WITH NEW FURRING	 ACCESS PANELS IN WALLS/CEILINGS FOR PLUMBING, MECHANICAL, AND ELE ACCESS SHALL BE FLUSH FRAMELESS GYPSUM BOARD PANELS. EXTEND EXISTING GYPSUM BOARD PARTITIONS/FURRING TO UNDERSIDE OF IN AREAS OF OPEN CEILINGS.
	FULL HEIGHT NON-RATED PARTITION TO STRUCTURE INSULATED	 13. ALL BLOCKING IN WALL TO BE FIRE RETARDANT TREATED SOLID WOOD BLOC CONTINUOUS METAL STRAPPING. COORDINATE EXACT LOCATIONS AND EXT GC TO PROVIDE BLOCKING FOR ALL OWNER SUPPLIED MILLWORK, IN ADDITION MILLWORK SUPPLIED BY THE GC, AND WALL HUNG EQUIPMENT.
	B Image: B FULL HEIGHT INSULATED PLUMBING CHASE G G G.C. TO MATCH BELOW SPEC OR PROPOSE EQUAL	 14. FOR WALL MOUNTED TELEVISIONS AND OVERHEAD CABINETS, PROVIDE BLO WALLS AS APPROPRIATE FOR MOUNTING TYPE. COORDINATE WITH A/V SPECIFICATIONS & REQUIREMENTS
_	16.1 16.1 16.1 16.1 16.1 16.1 16.1 16.1 16.1 17PE: GLASS WALL SYSTEM MANUFACTURER: D-HIVE STYLE: BLACK ANODIZED ALUMINIUM FRAME WITH VERTICAL	RESTROOM SUMMARY
	MULLIONS. ACOUSTICAL GASKETS TO BE PROVIDED AT DOOR OPENINGS. DESIRED STC RATING OF 35 OR HIGHER. FINISH: BLACK ANODIZED ALUMINIUM. HARDWARE: 48" BRASS BAR PULL. NOTE: ALL ADDITIONAL HARDWARE TO BE BLACK FINISH	FIXTURES REQUIRED (BASED ON IPC TABLE 403.1):
	CONTACT: JULIA ROSENLOW PH: (917) 685-8484 EMAIL: JULIA.ROSENLOW@DYNAMICHIVE.COM	2
	S/8" GYPSUM BOARD CEILING OR SOFFIT - USE RATED MATERIAL & SOUDTPUTION MULTICE DECUMPED	WC. M WC. W WC. W URINALS
	CONSTRUCTION WHERE REQUIRED. GYP-01 TYPE: EXPOSED CEILING MFR: N/A	OFFICE 567 S.F. / 50 = 10 / 2 = 5 CONFERENCE 130 S.F. / # OF = 5 / 2 = 2 SEATS
	EXP-01 STYLE: N/A COLOR: PAINTED PT-03 ITEM: RECEPTION PENDANT	TOTAL REQUIRED11-1TOTAL PROVIDED11-1
	Image: Size of the system MODEL: WELLES GLASS LONG CHANDELIER, 12X F-01 COLOR: CANOPY- SATIN BRASS, CUBE- ALABASTER WHITE/POLISHED BRASS MFR: GABRIEL SCOTT SIZE: 58.86"W X 18.55"D X 16.4"H	MAX. TRAVEL DISTANCE TO EX
	NOTE: CANOPY CENTER JUSTIFIED ITEM: PENDANT LIGHT F-02 MODEL: WANDERING STAR LED PENDANT LIGHT	MAXIMUM TRAVEL DISTANCE TO EXITS (1017.2 SPRINKLERED BUILD B/BUSINESS (OFFICE)
	COLOR: GLOSS CARRARA MARBLE MFR: VISO SIZE: 6" DIA.	
	F-03 MODEL: 6" LED DOWNLIGHT SD6DR COLOR: WHITE MFR: INTENSE LIGHTING	LEGEND EGRESS PLAN
	F-04 F-04 F-04 F-04 F-04 ITEM: RECESSED LINEAR MODEL: LEDALITE, TRUGROOVE RECESSED LINEAR, MFR: PHILIPS/ SIGNIFY SIZE: 6'	BUSINESS WITH LOAD FACTOR 15
	ITEM: TRACK LIGHTING MODEL: SILO X20 ACLED BEAMSHIFT TRACK HEAD F-05 COLOR: BRUSHED BRASS HEADS WITH BLACK TRACK MFR: WAC LIGHTING	EXISTING ACCESSIBLE EXIT
	ITEM: SURFACE MOUNTED LINEAR UTILITY MFR: MERCURY LIGHTING STYLE: L65 SERIES, LED, 3000K	DIRECTION OF TRAVEL.
	F-06 COLOR: WHITE SIZE: 4'	0 CUMULATIVE LOAD
	F-07 F-07 F-07 F-07 HILM: WOTIK BERO LED WALL SOCIAL MODEL: BOLERO LED WALL LIGHT COLOR: BLACK / INDIAN GOLD SIZE: 4.75"W X 3"D X 15"H MFR: ARNSBERG	(0) EXIT DISCHARGE AT DOOR (0) OCUPANT LOAD
	ITEM: WALL MOUNTED EXIT SIGN MFR: EXITRONIX STVLE: NY900 SERIES	AGGREGATE OCCUPANT LOAD
	HO F-08 NOTE: TO BE HUNG AT SAME HEIGHT AS ADJACENT LIGHT FIXTURES FIXTURES ITEM: UNDER CABINET MODEL: STRIP SW24/3.0, 3000K	HSITEM: WALL MOUNTED EXIT SIGN F-08 MFR: EXITRONIX STYLE: NY900 SERIES
	F-09 COLOR: STATIC WHITE MFR: Q-TRAN SIZE: CONTINUOUS RUN A: 9'	NOTE: TO BE HUNG AT SAME HEIGHT AS ADJACENT L FIXTURES <u>NOTE:</u> ADDITIONAL DIRECTIONAL EXIT SIGNS MAY BE REQUIRED PRIOR TO FINA INSPECTION AND SUBJECT TO BUILDING INSPECTOR.
	B: 8' ITEM: CONFERENCE PENDANT MODEL: ARDESIA LINEAR LED PENDANT F-10 COLOR: GOLD, VERMONT SLATE	DEMOLITION FLOOR PLAN
	SIZE: 51.9"Ŵ X 5.3"D X 16.4"H MFR: HUBBARDTON FORGE	EXISTING WALL
	F-11 MODEL: HIBISCUS OUTDOOR PENDANT COLOR: COASTAL BLACK SIZE: 18.6"W X 24.7"H X 12.9"H MFR: HUBBARDTON FORGE	= = = = EXISTING CONSTRUCTION TO BE DEMOLISHED
	F-12 F-12 ITEM: RESTROOM WALL SCONCE MODEL: WELLES DOUBLE HEAD LED WALL SCONCE COLOR: BLACK EXTERIOR/ SATIN BRASS INTERIOR, CANOPY MATCHING TO FIXTURE, SIZE: 16.5"W X 6.75"D X 6"H MFR: GABRIEL SCOTT	
<u> 2</u>	NOTE: ALL FIXTURES TO BE 3000K, DIMMABLE U.O.N. BOTTOM OF PENDANT FIXTURES TO BE HUNG TO ALIGN WITH GLASS OFFICE FRONTS.	





	\times	INDICATES LINE OF FLOOR TRANSITION
	\rightarrow	INDICATES LOCATION OF NON-TYPICAL WALL FINISH
	\rightarrow	INDICATES DIRECTION OF FLOORING INSTALLATION
WALL F	INISHES	
PT 01	ITEM: MANUF.:	GENERAL WALL PAINT BENJAMIN MOORE
	COLOR/NO.:	EGGSHELL CHANTILLY LACE, OC-65 ULTRA SPEC 500, NO VOC
PT 02		DOOR / FRAME PAINT BENJAMIN MOORE
	COLOR/NO.:	SEMI-GLOSS CHANTILLY LACE, OC-65 ULTRA SPEC 500, NO VOC
PT 03	MANUF.:	CEILING PAINT (GYP CEILINGS) SHERWIN WILLIAMS
	COLOR/NO.: NOTE:	FLAT CEILING BRIGHT WHITE, SW7007 1ST COAT TO BE S-W PROMAR 200 ZERO VOC INTERIOF PAINT, 2ND AND 3RD COATS TO BE S-W PROMAR CEILIN
PT 04	MANUF.:	ACCENT PAINT SHERWIN WILLIAMS
/		EGGSHELL TRICORN BLACK SW 6258 1ST COAT TO BE S-W PROMAR 200 ZERO VOC INTERIOF
		PRIMER, 2ND AND 3RD COATS TO BE S-W PROMAR 200 VOC LATEX
PT 05	ITEM: MANUF.: FINISH:	CEILING PAINT (EXPOSED CEILING) SHERWIN WILLIAMS FLAT
	COLOR/NO.: NOTE:	TRICORN BLACK, SW 6258 1ST COAT TO BE S-W PROMAR 200 ZERO VOC INTERIOF PAINT, 2ND AND 3RD COATS TO BE S-W PROMAR CEILIN
WC 01	MANUF.:	WALL COVERING MDC
	STYLE: COLOR/NO.:	ZIRCONIUM, EZR700 NIGHTCLUB, EZR7001
WT 01	ITEM: MANUF.:	BACKSPLASH WALL TILE TILE BAR
/	SIZE: STYLE: NOTE:	11.25" X 19.84" FINISH: POLISHED FITZ CLASSIC MARBLE + BRASS MOSAIC TILE WHITE GROUT
WT 02	ITEM: MANUF.: COLOR/NO.:	RESTROOM WALL TILE STONE SOURCE WHITE
	SIZE: STYLE:	4.5" X 8" TEXT
WB	ITEM:	WHITE GROUT
01	STYLE: COLOR/NO.:	N/A - PAINTED TO MATCH WALL
	FINISH:	SEMI-GLOSS USED THROUGHOUT
	FINISHES	
CPT 01	ITEM: MANUF.: STYLE:	CARPET TILE TARKETT BINDERY 11501 IBIS PRINT 25602
	SIZE:	IRIS PRINT 25602 24" X 24" VERTICAL ASHLAR
EC 01	ITEM: NOTE:	EXISTING CONCRETE SEALED WITH SHERWIN WILLIAMS CLARISHIELD, VINYL REDUCER TO SOFT SURFACES, STONE SADDLE TO HAN SURFACES
LVT	ITEM: MANUF.:	LUXURY VINYL TILE TARKETT
01	STYLE:	ID LATITUDE WOOD ASH, 3308 6" X 48"
MICOEL	INSTALLATION:	PLANK, RUN NORTH TO SOUTH
MISCEL	LANEOUS FIN	
MT 01		DECORATIVE METAL / GOLD METALLIC POWDER
	SIZE NOTE:	1/8" DIA. PERFORATIONS PRICE AS DEDUCT ALT FOR THIS TO BE REMOVED
SS 01		MARBLE COUNTERTOP ARTISTIC TILE NERO MARQUINA, SLNMP2
	COLOR/NO.: SIZE FINISH:	NERO MARQUINA, SLNMP2 3/4" THICK SLAB POLISHED, SQUARE EDGE
WS	ITEM: MANUF.:	WINDOW SHADE MECHOSHADE
01	STYLE:	ECOVEIL SHEER, SINGLE ROLLER, MANUAL STONE, 6754, 3% OPENNESS AT ALL WINDOW LOCATIONS
UP	ITEM:	SEAT PAD UPHOLSTERY
01	MANUF.: STYLE: COLOR/NO.:	
\frown	INSTALL:	STRAIGHT SEAM ONLY, NO RAILROAD
PL 01	ITEM: MANUF.: STYLE: COLOR/NO.:	
PL	ITEM:	MILLWORK PLASTIC LAMINATE
02		WILSONART LINEARITY FINISH TAN ECHO 7941K-18
	FINISH:	AEON SCRATCH RESISTANCE

GENERAL NOTES SEE SHEETS I0.1a - I0.2 FOR GENERAL NOTES

- THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE.
- GC TO ALERT THE OWNER & ARCHITECT DURING DEMOLITION IF ADDITONAL WORK IS REQUIRED TO ACHIEVE SMOOTH PAINT FINISH IN FUTURUE OPEN CEILING AREA
- POWER AND SIGNAL PLAN
- ARCHITECTURAL DIMENSIONS AND LOCATIONS TAKE PRECEDENCE. SEE ELECTRICAL DRAWINGS FOR COORDINATION, IF INCONSISTENCIES OCCUR CONTACT ARCHITECT FOR
- CLARIFICATION. 2. CONTRACTOR TO RELOCATE LIGHTING, SWITCHING AND ELECTRICAL CIRCUITING AS
- REQUIRED. 3. ALL TELEPHONE/ELECTRICAL OUTLETS IN EXISTING WALLS TO REMAIN, U.O.N. PROVIDE NEW ELECTRICAL, DATA AND TELEPHONE OUTLETS AS INDICATED ON PLAN.
- 4. NEW DATA CABLING TO BE SUPPLIED AND INSTALLED BY TENANT (PLENUM RATED REQUIRED).
- 5. VERIFY POWER REQUIREMENTS FOR USER PROVIDED EQUIPMENT PRIOR TO INSTALLATION OR RELATED POWER & SIGNAL CONNECTIONS. 6. ALL FURNITURE TO BE PROVIDED AND INSTALLED BY TENANT. HYPOTHETICAL LAYOUT ONLY SHOWN. VERIFY EXACT LOCATIONS WITH FURNITURE DEALER PRIOR TO INSTALLATION OF RELATED POWER AND SIGNAL CONNECTIONS.

<u>FINISH PLAN</u>

- 1. SEE ENLARGED RESTROOM ELEVATIONS FOR WALL FINISHES. 2. SEE MILLWORK ELEVATIONS FOR COUNTERTOP AND CABINETRY FINISHES.
- 3. PROVIDE APPROPRIATE SEALER FOR ALL NEW FINISHES PER MANUFACTURER'S RECOMMENDATION. 4. PROTECT FINISHES FROM MARRING, MARKS, IDENTATIONS AND OTHER DAMAGE FROM
- CONSTRUCTION OPERATIONS AND PLACEMENT OF EQUIPMENT AND FIXTURES DURING REMAINDER OF CONSTRUCTION PERIOD. USE PROTECTION METHODS RECOMMENDED IN WRITING BY MANUFACTURER. 5. INSTALLATION LEVELS OF GYPSUM BOARD FINISHING AS FOLLOWS:
- A. LEVEL 1 FINISH: WHEN ABOVE FINISHED CEILINGS AND CONCEALED FROM VIEW. B. LEVEL 2 FINISH: AS A SUBSTRATE FOR TILE. C. LEVEL 3 FINISH: WHEN SCHEDULED TO RECEIVE A HEAVY OR MEDIUM TEXTURED
- D. LEVEL 4 FINISH: IN OFFICES AND OTHER AREAS THAT RECEIVE LOWER PUBLIC TRAFFIC AND VISIBILITY.
- E. LEVEL 5 FINISH: FOR ALL WALLS AND CEILINGS TO RECEIVE A PAINTED FINISH, LIGHTLY TEXTURED FINISH.
- 6. ALL EXPOSED DRYWALL CORNERS AND COLUMN EDGES RECEIVING ANY FINISH OTHER THAN PAINT TO BE FINISHED WITH A CORNER BEAD.

KEYNOTES: 🖃

- POWER AND SIGNAL PLAN
- 303 SAW-CUT EXISTING CONCRETE FLOOR THIS AREA AS REQUIRED FOR NEW POWER. NEW RECEPTACLES TO BE COMPLETELY FLUSH AND ACCEPT FLOOR SURFACE FOR CONCEALED LOOK.

<u>FINISH PLAN</u> 509 REFERENCE ELEVATIONS FOR EXACT LOCATION OF MATERIALS.

CONTACT FOR ALL TARKETT PRODUCT: JOHN MAIOLO (516) 967-0017 John.Maiolo@tarkett.com

LEGEND

FURNITURE PLAN:

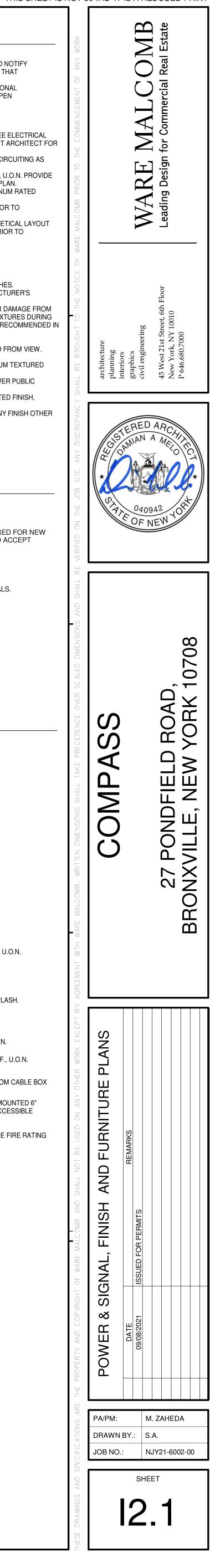
SYMBOL	DESCRIPTION
CH-XX	CHAIR
DK-XX	DESK
TB-XX	TABLE
OT-XX	OCCASIONAL TABLE
AC-XX	ACCESSORY

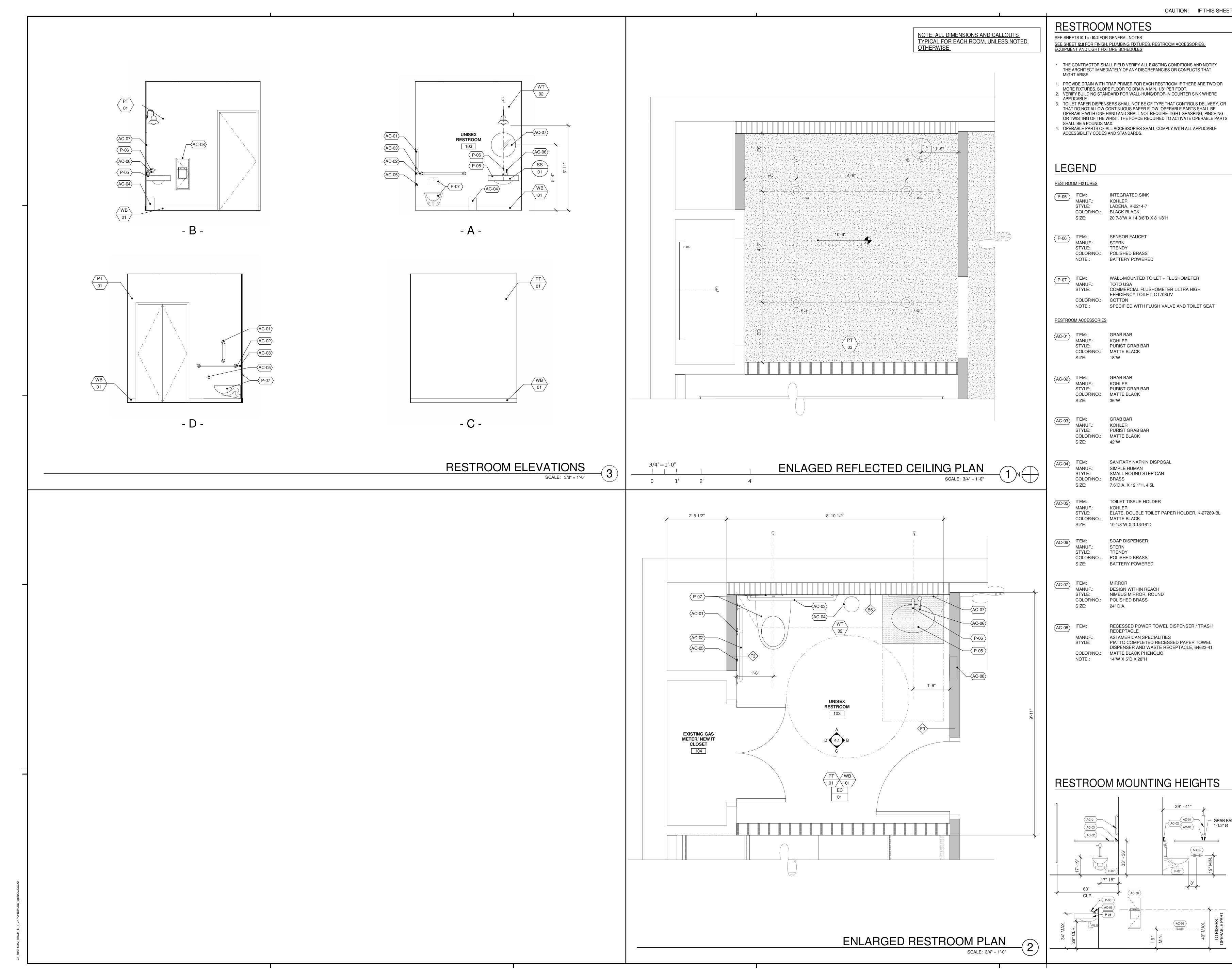
POWER AND SIGNAL PLAN

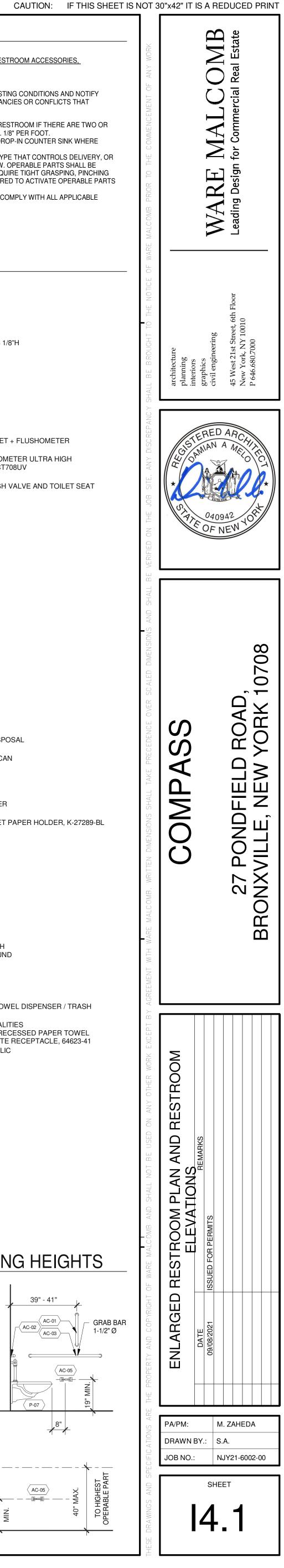
- NEW DUPLEX RECEPTACLE, MOUNTED VERTICALLY AT +18" A.F.F., U.O.N. "C" DESIGNATES RECESSED TYPE SOCKET. Ð
- NEW DEDICATED DUPLEX RECEPTACLE, MOUNTED VERTICALLY AT +18" A.F.F., U.O.N. •
- NEW DUPLEX RECEPTACLE, MOUNTED 6" ABOVE COUNTER OR SPLASH.
- NEW DEDICATED DUPLEX RECEPTACLE, MOUNTED 6" ABOVE COUNTER OR SPLASH.
- NEW 110v. FOURPLEX RECEPTACLE, MOUNTED AT +18" A.F.F., U.O.N.
- NEW DEDICATED FOURPLEX RECEPTACLE, MOUNTED AT +18" A.F.F., U.O.N.
- ΗTV NEW SINGLE COAX JACK. PROVIDE CONDUIT FOR HDMI CABLE FROM CABLE BOX TO MONITOR, MOUNTED AT +18" A.F.F., U.O.N. NEW COMBINATION TELEPHONE/DATA OUTLET MUD RING, WALL-MOUNTED 6" ABOVE COUNTER OR SPLASH. PROVIDE PULL ROPE TO ABOVE ACCESSIBLE CEILING SPACE.
- NEW DATA OUTLET FLUSH IN FLOOR BOX WITH FITTINGS. PROVIDE FIRE RATING AS REQUIRED. "P" DESIGNATES PEDESTAL TYPE DEVICE.

WAITING AREA 107

(2)



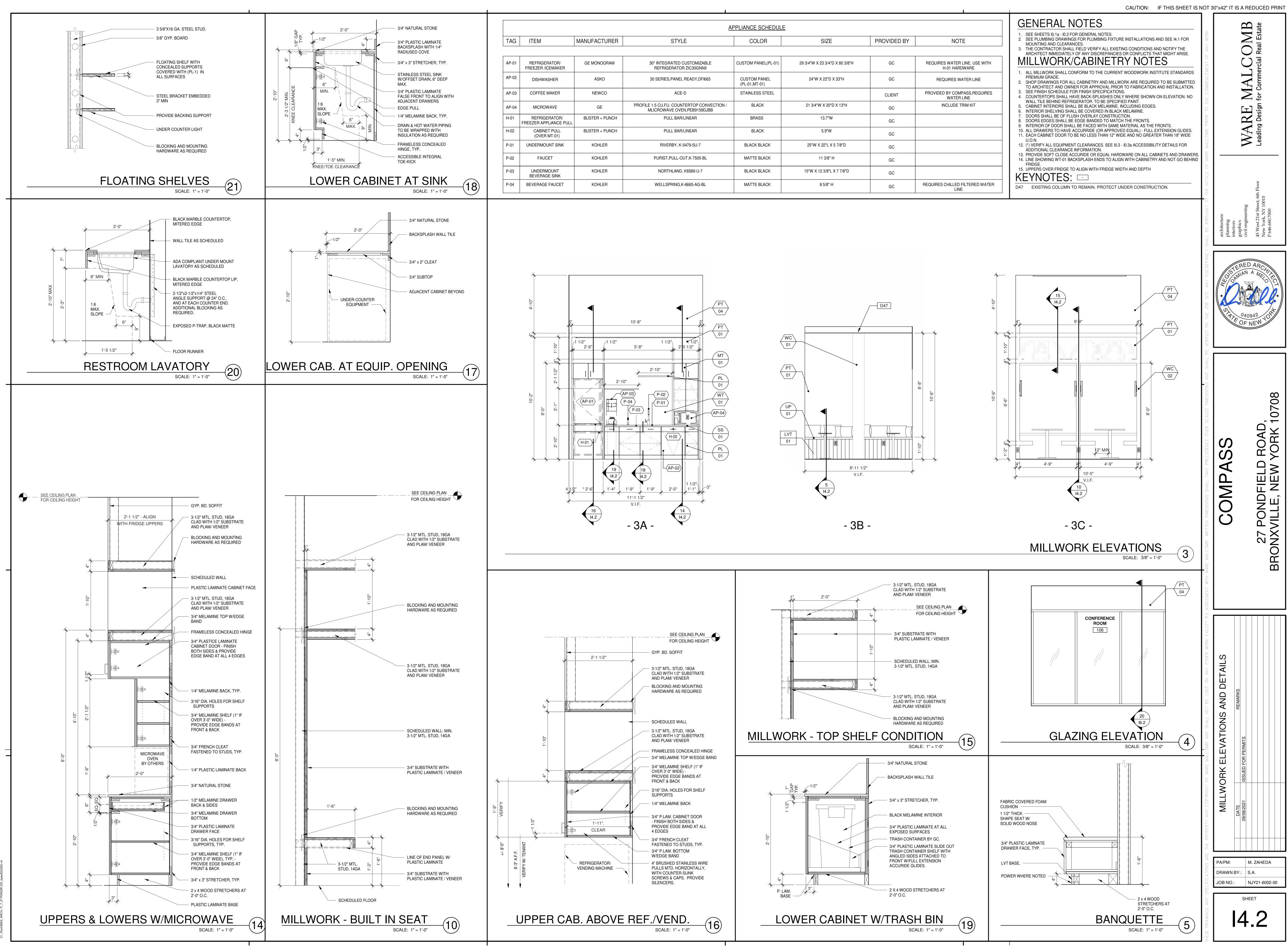




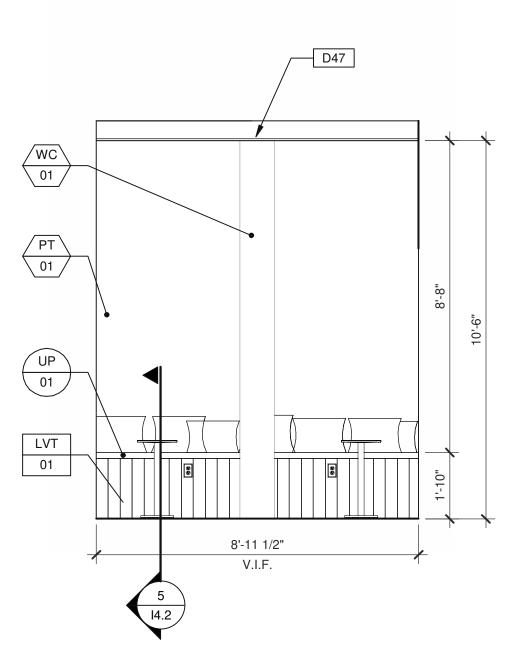
39" - 41"

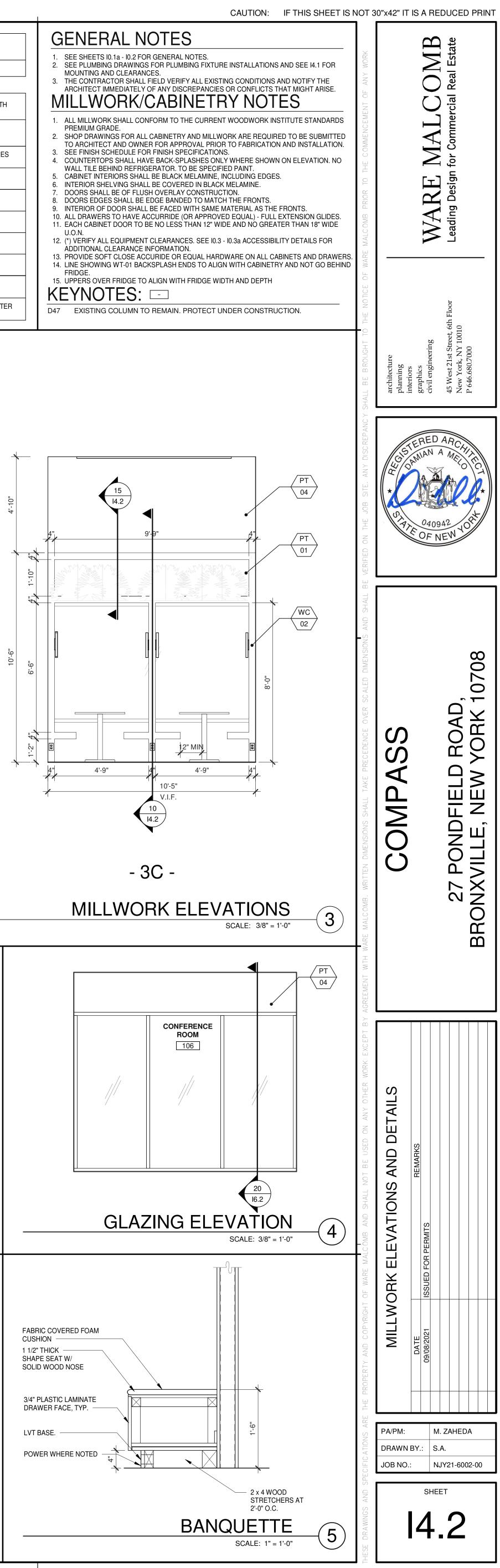
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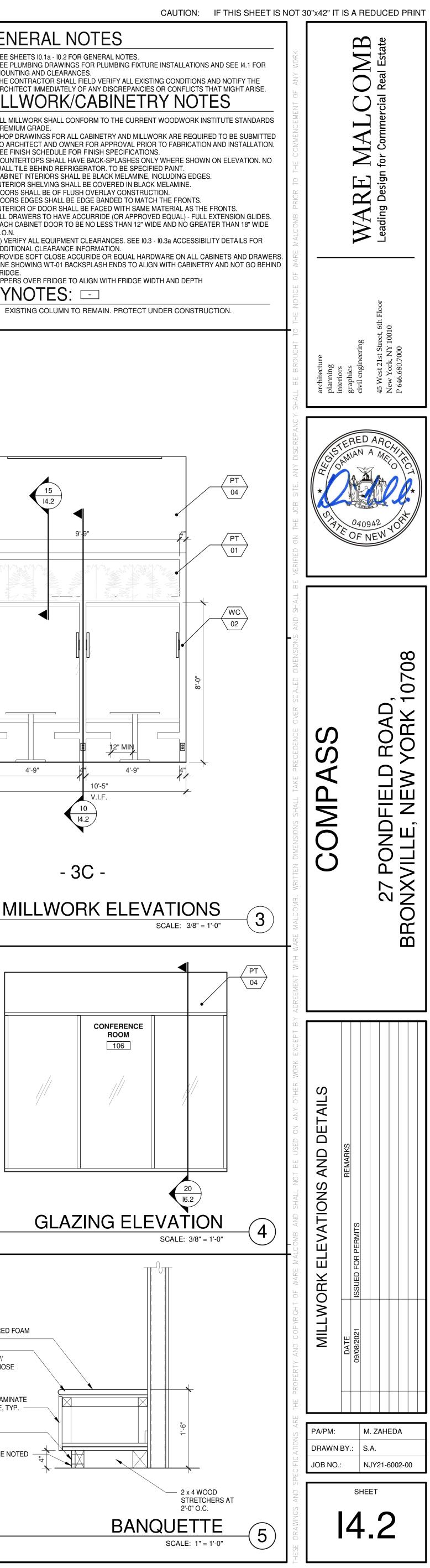
P-07

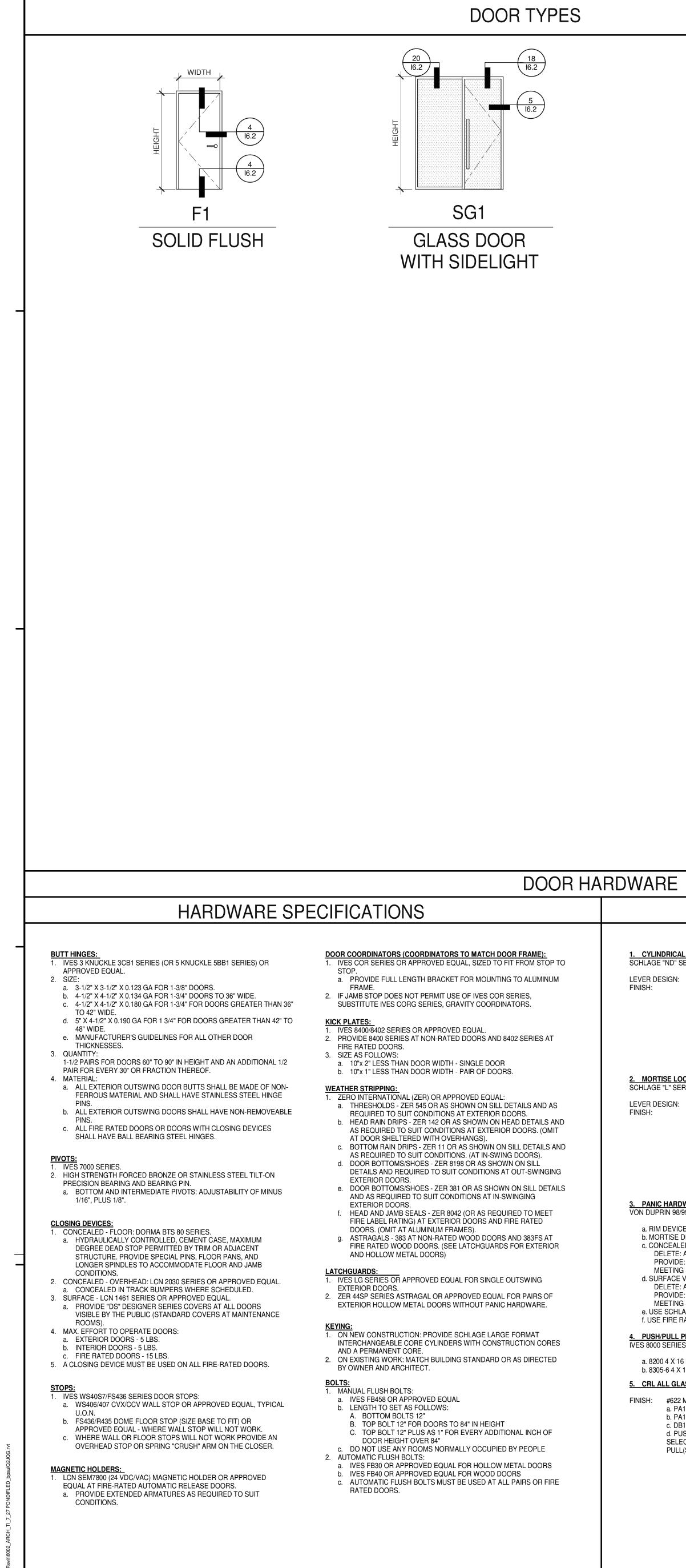


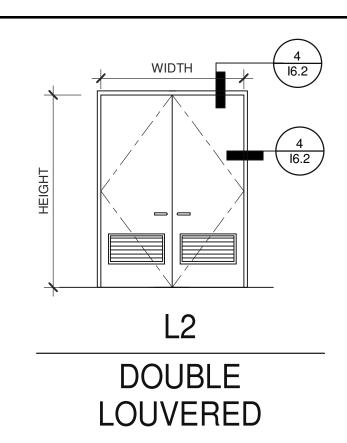
SCHEDULE				GENERAL NOTES
OR	SIZE	PROVIDED BY	NOTE	 SEE SHEETS I0.1a - I0.2 FOR GENERAL NOTES. SEE PLUMBING DRAWINGS FOR PLUMBING FIXTURE INSTALLATIONS AND MOUNTING AND CLEARANCES. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT
NEL(PL-01)	29 3/4"W X 23 3/4"D X 80 3/8"H	GC	REQUIRES WATER LINE. USE WITH H-01 HARDWARE	MILLWORK/CABINETRY NOTE:
PANEL -01)	24"W X 22"D X 33"H	GC	REQUIRES WATER LINE	 ALL MILLWORK SHALL CONFORM TO THE CURRENT WOODWORK INSTITU PREMIUM GRADE. SHOP DRAWINGS FOR ALL CABINETRY AND MILLWORK ARE REQUIRED T TO ARCHITECT AND OWNER FOR APPROVAL PRIOR TO FABRICATION AN
S STEEL		CLIENT	PROVIDED BY COMPASS, REQUIRES WATER LINE	 SEE FINISH SCHEDULE FOR FINISH SPECIFICATIONS. COUNTERTOPS SHALL HAVE BACK-SPLASHES ONLY WHERE SHOWN ON
CK	21 3/4"W X 20"D X 13"H	GC	INCLUDE TRIM KIT	WALL TILE BEHIND REFRIGERATOR. TO BE SPECIFIED PAINT.5. CABINET INTERIORS SHALL BE BLACK MELAMINE, INCLUDING EDGES.6. INTERIOR SHELVING SHALL BE COVERED IN BLACK MELAMINE.
SS	13.7"W	GC		 DOORS SHALL BE OF FLUSH OVERLAY CONSTRUCTION. DOORS EDGES SHALL BE EDGE BANDED TO MATCH THE FRONTS. INTERIOR OF DOOR SHALL BE FACED WITH SAME MATERIAL AS THE FRO
CK	5.9"W	GC		10. ALL DRAWERS TO HAVE ACCURRIDE (OR APPROVED EQUAL) - FULL EXTERNAL 11. EACH CABINET DOOR TO BE NO LESS THAN 12" WIDE AND NO GREATER
BLACK	25"W X 22"L X 5 7/8"D	GC		U.O.N. 12. (*) VERIFY ALL EQUIPMENT CLEARANCES. SEE I0.3 - I0.3a ACCESSIBILITY I ADDITIONAL CLEARANCE INFORMATION.
BLACK	11 3/8" H	GC		 PROVIDE SOFT CLOSE ACCURIDE OR EQUAL HARDWARE ON ALL CABINE LINE SHOWING WT-01 BACKSPLASH ENDS TO ALIGN WITH CABINETRY AN FRIDGE.
BLACK	15"W X 12 3/8"L X 7 7/8"D	GC		15. UPPERS OVER FRIDGE TO ALIGN WITH FRIDGE WIDTH AND DEPTH KEYNOTES:
BLACK	8 5/8" H	GC	REQUIRES CHILLED FILTERED WATER LINE	D47 EXISTING COLUMN TO REMAIN. PROTECT UNDER CONSTRUCTION
I		•		





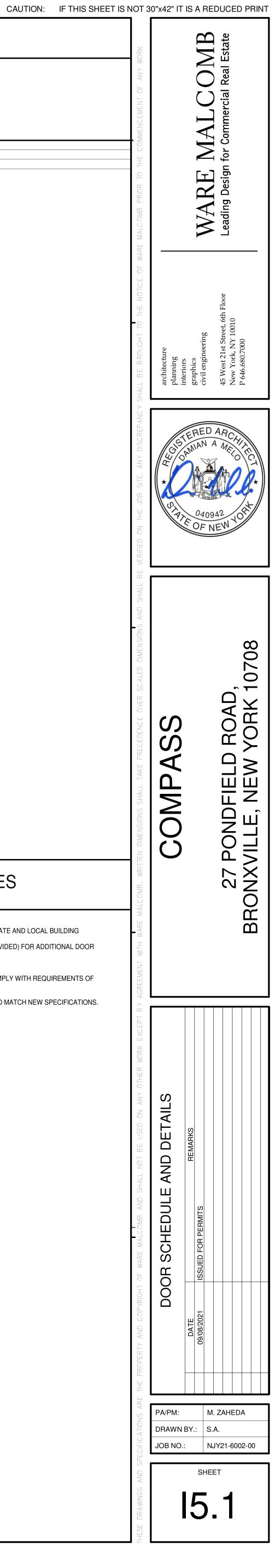




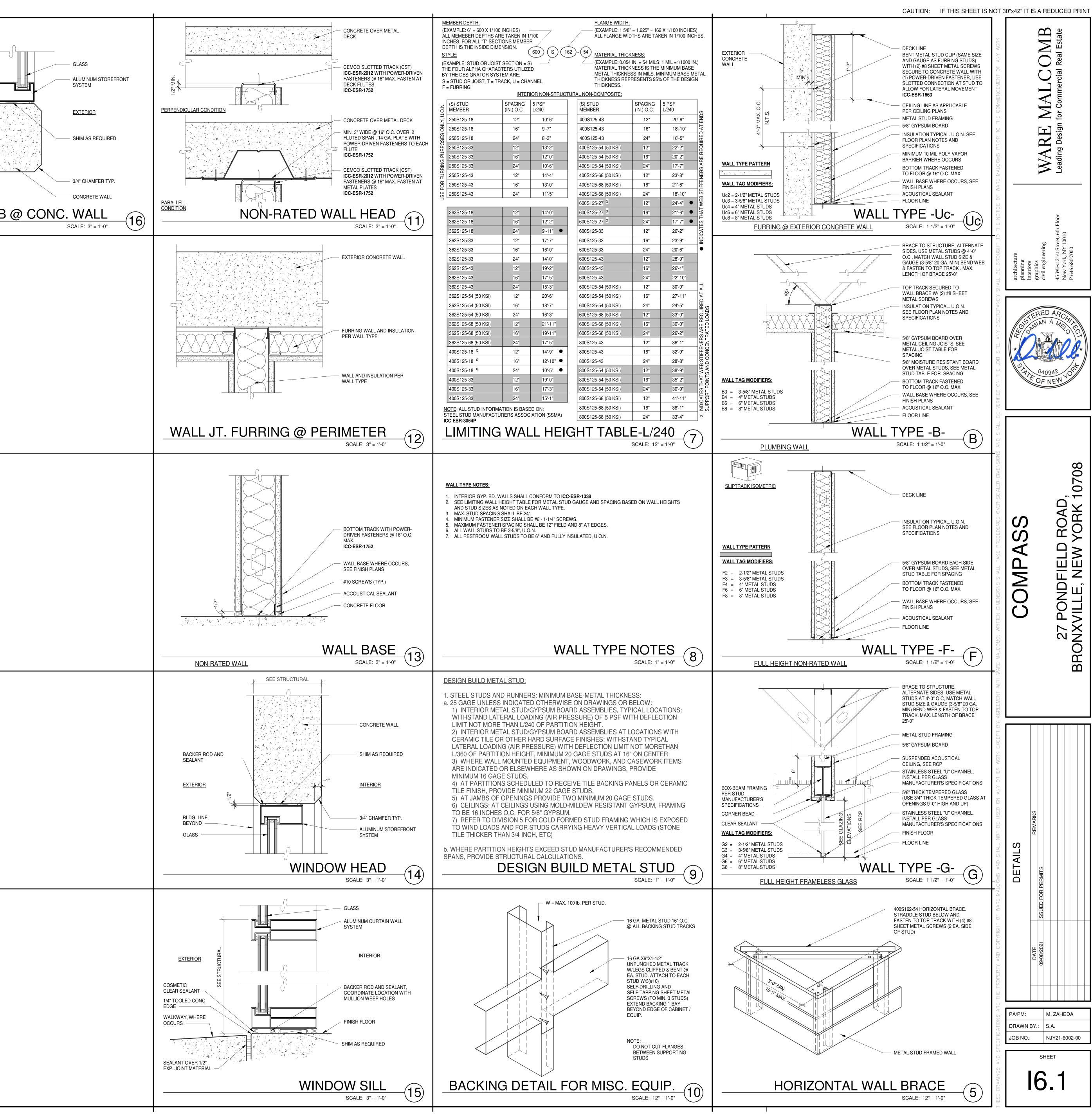


DOOR SCHEDULE														
<u>ooor</u> <u>NO.</u>	<u>ROOM</u> <u>NAME</u>	<u>DOOR TYPE</u> ELEVATION	<u>DO</u> <u>SIZ</u> <u>WIDTH</u>	<u>OR</u> ZE <u>HEIGHT</u>	DOOR SPECIFICATION	<u>FRAME</u> SPECIFICATION	<u>FIRE RATING</u> (MINUTES)	<u>HARDWARE</u> <u>GROUP</u>	<u>OPERATING</u> <u>HARDWARE</u>	 COMPON DWARE SF COND DWARE SF		DOOR STOP F: FLOOR O: OVERHEAD W: WALL	COAT HOOK	NOTE: AT EXISTING DOORS WHICH REMAIN, HARDWARE INDICATED IN THIS SCHEDULE IS NEW AND TO BE ADDED TO THE EXISTING ASSEMBLY. (X) LETTER IN PARENTHESIS INDICATES EXISTING COMPONENT. DOOR KEYNOTES
103	UNISEX RESTROOM	F1	3'-0"	8'-0"				A1	1D					1, 2
104	EXISTING GAS METER/ NEW IT CLOSET	F2	4'-0"	8'-0"				C1	-					2
106	CONFERENCE ROOM	SG1	3'-0"	8'-0"				B1	-					

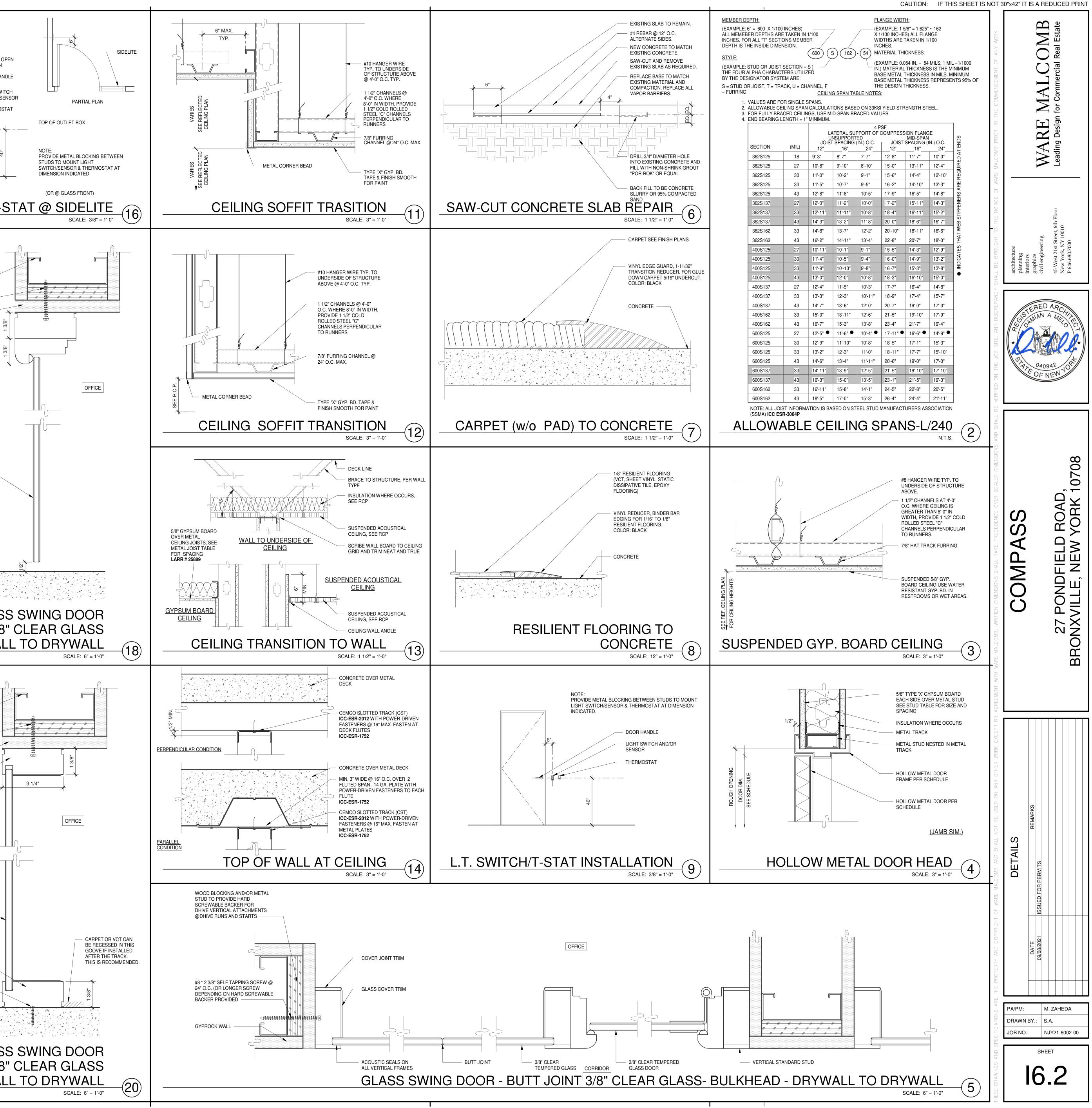
	FRAME REMARK KEY NOTES	GENERAL NOTES
OPERATING HARDWARE SPECIFIC	ATIONS	
1. CYLINDRICAL LOCKS 44° BLACK LADDER PULL STYLE/SERIES: SI SCHLAGE "ND" SERIES LATCHING HARDWARE (FOR USE ON INTERIOR DOORS ONLY) MANUFACTURER: PBA STYLE/SERIES: SI LEVER DESIGN: "SPARTA" STATA STYLE/SERIES: SI SI FINISH: #622 MATTE BLACK LOCK (OR APPROVED EQUAL) SIZE: 48" HANUFACTURER: PBA SI a. ND80 - STOREROOM LOCK b. ND50 - OFFICE LOCK SIZE: 48" FINISH: FACE MATERIAL: W c. ND53 - ENTRANCE LOCK c. ND10S - PASSAGE LATCH SIZE FINISH: BI STANDARD DOOR - FOR RESTROOM DOOR AND NEEDS FINISH: FINISH: PH f. ND60 - DOUBLE CYLINDER VESTIBULE LOCK LEVERS: MATTE BLACK THICKNESS: 1.1 f. ND70 - CLASSROOM LOCK i. ND70 - CLASSROOM LOCK STYLE: STAINLESS STEEL LEVER HANDLE ON ROSE 2MM. 16L 00T8 DOOR: FRAMELESS MANUFACTURER: POOR: FRAMELESS MANUFACTURER: THICKNESS: TH 2. MORTISE LOCKS FINISH: MATTE BLACK OR APPROVED EQUAL FINISH: STYLE: STAINLESS STEEL LEVER HANDLE ON ROSE 2MM. 16L 00T8 STYLE: STILE: STAINLESS STEEL LEVER FRAMELESS T. STYLE/SERIES: T. STYLE/SERIES	2. TO BE PAINTED TO MATCH ADJACENT DOOR 2 NATURE SERIES ID CORE 5-PLY INGRADE WOOD VENEER. TE MAPLE, QUARTERED, MATCHED NTED TO MATCH ADJACENT DRS "" LASS D. D. D. IPERED GLASS AR	 SEE SHEET A0.2 FOR GENERAL DOOR NOTES. ALL HARDWARE SHALL MEET ALL APPLICABLE FEDERAL, STATE AND LOCAL BUILDIN CODES. REFER TO THE FLOOR PLANS AND SPECIFICATIONS (IF PROVIDED) FOR ADDITIONAL INFORMATION. ALL DOOR FRAMES TO BE FACTORY FINISHED, U.O.N. RATED DOORS SHALL HAVE AUTOMATIC CLOSERS AND COMPLY WITH REQUIREMEN ALL GOVERNING CODES AND STANDARDS. ALL VISIBLE HARDWARE TO BE BLACK. EXISTING DOORS TO HAVE VISIBLE HARDWARE UPDATED TO MATCH NEW SPECIFIC



	BACKER ROD AND SEALANT
_	WINDOW JAME
-	
_	
_	
_	



DOOR JAMB	
DOOR IN O POSITION DOOR HAN	
LIGHT SWI AND/OR SE	
LT. SWITCH / T-	
WOOD BLOCKING AND/OR METAL STUD TO PROVIDE HARD SCREWABLE BACKER FOR DHIVE TOP HORIZONTAL ATTACHMENTS METAL STUDS SHOULD BE TIED TO THE DECK FOR LONG TERM VERTICAL SUPPORT AND STABILITY	
#8 * 2 3/8" SELF TAPPING SCREW @ 24" O.C. (OR LONGER SCREW DEPENDING ON HARD SCREWABLE BACKER PROVIDED GYPROCK WALL	
CORRIDOR	
3/8" CLEAR TEMPERED GLASS DOOR	
BUTT JOINT 3/8 B <u>ULKHEAD - DRYWA</u> I	
WOOD BLOCKING AND/OR METAL STUD TO PROVIDE HARD SCREWABLE BACKER FOR DHIVE TOP HORIZONTAL ATTACHMENTS METAL STUDS SHOULD BE	
TIED TO THE DECK FOR LONG TERM VERTICAL SUPPORT AND STABILITY #8 * 2 3/8" SELF TAPPING SCREW @ 24" O.C. (OR LONGER SCREW DEPENDING ON HARD SCREWABLE BACKER PROVIDED	
GYPROCK WALL	
CORRIDOR	
3/8" CLEAR TEMPERED GLASS	
BOTTOM TRACK ANCHOR BY MASONARY SCREW OR CALIBER GREEN STIP LOAD 1 @ EVERY 36"	
CONCRETE, CARPET, VCT, WOOD FLOORING, CERAMIC TILES,	
GLAS	
BUTT JOINT 3/8 B <u>ULKHEAD - DRYWA</u>	



COMPASS 27 Ponderfield Road Bronxville, NY 10708

FROM CONCEPT TO INSTALLATION
<u>manhattan signs</u>
130 Beckwith Ave. Bldg. 2 • Paterson, NJ 07503
Tel: 973-278-3603 • Fax: 973 278-5798 www.manhattansignsco.com
Client:
Compass
Project:
Awnings
-
Site: 27 Ponderfield Road
27 Ponderneid Road Broknxville NY 10708
Contact:
Phone:
Filone.
Cell:
Fax:
Date: 10-01-21
Date: 10-01-21
Rev #:
File Name:
Sales: C.Dotday
PM:
Designer: V.Cantillo
Job #: 711789
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any revisions to the original specification. Manhattan Signs does not accept
"Approved as noted".
The layout / design are herein reserved to
Manhattan Signs and may not be used without its written permission. The original
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Copyright Laws. Make no reproductions.
Approved (Sign Here)
Name:

Cover

Date:

Awning 1 LEFT & RIGHT SIDE

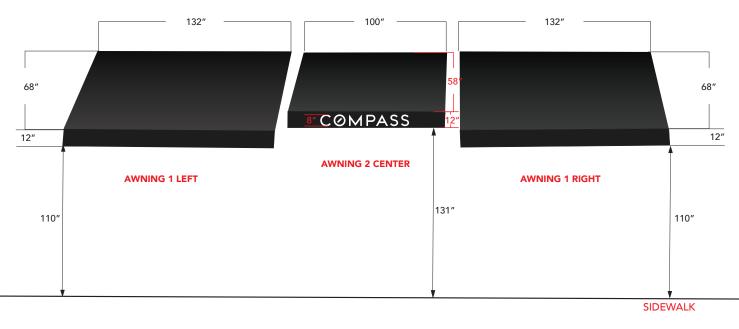
11'w x 68" projection x 12" Valance Recover existing Awning with Black Sunbrella

No Copy Awning 2 CENTER

100"w x 58" projection x 12" Valance Recover existing Awning with Black Sunbrella White Painted Copy

(Qty: 1 set)





manhattansign

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Client: Compass

Project: Awnings

Site: 27 Ponderfield Road Broknxville NY 10708

Contact:

Phone:

Cell: Fax:

Date: 10-01-21

Rev #:09-16-21

File Name:

Sales: C.Dotday

PM:

Designer: V.Cantillo/Flynn

Job #: 711789

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Page 1	

LEFT and RIGHT Side Storefront Window

Window Size: 87.5"h x 125.5"w Copy Size: LEFT - 3.25"h x 42"w RIGHT - 3.25"h x 42"w Second Surface Vinyl Copy (Qty: 1 of each)

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Client: Compass

> Project: Awnings

Site:

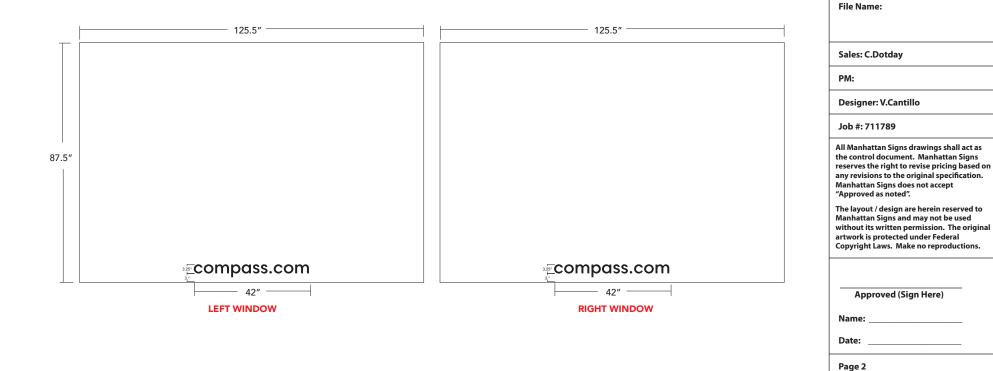
Contact:

Phone: Cell: Fax:

Date: 10-01-21 Rev # 10-8-21:

27 Ponderfield Road Broknxville NY 10708

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	and the second s
	compass.com



		74.375"h x 24"w Second Surface Vinyl Copy (Qty: 1)	manhattansigns 130 Beckwith Ave. Bldg. 2 • Paterson, NJ 07503 Tai: 973-278-3603 • Fax: 973 278-5798 www.manhattansignsco.com Client: Compass Project: Awnings
	24"		Site: 27 Ponderfield Road Broknxville NY 10708
	MONDAY - SATURDAY 10AM - SPM SUNDAY CLOSED	15.50 <i>"</i>	Contact:
		MONDAY - SATURDAY 10AM - 5PM 7" SUNDAY CLOSED	Phone:
			Cell:
			Fax:
			Date: 10-01-21
			Rev # 10-8-21
74.375″			File Name:
			Sales: C.Dotday
			PM:
			Designer: V.Cantillo
			Job #: 711789
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LOCATION PLAN

FROM CONCEPT TO INSTALLATION

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www.manhattansignsco.com

Client: Compass

Project: Awnings

Site:

Contact:

Phone: Cell: Fax:

Rev #: File Name:

Date: 10-01-21

27 Ponderfield Road Broknxville NY 10708

GLASS GRAPHICS

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AWNINGS AND

Sales: C.Dotday
PM:

Designer: V.Cantillo

Job #: 711789

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