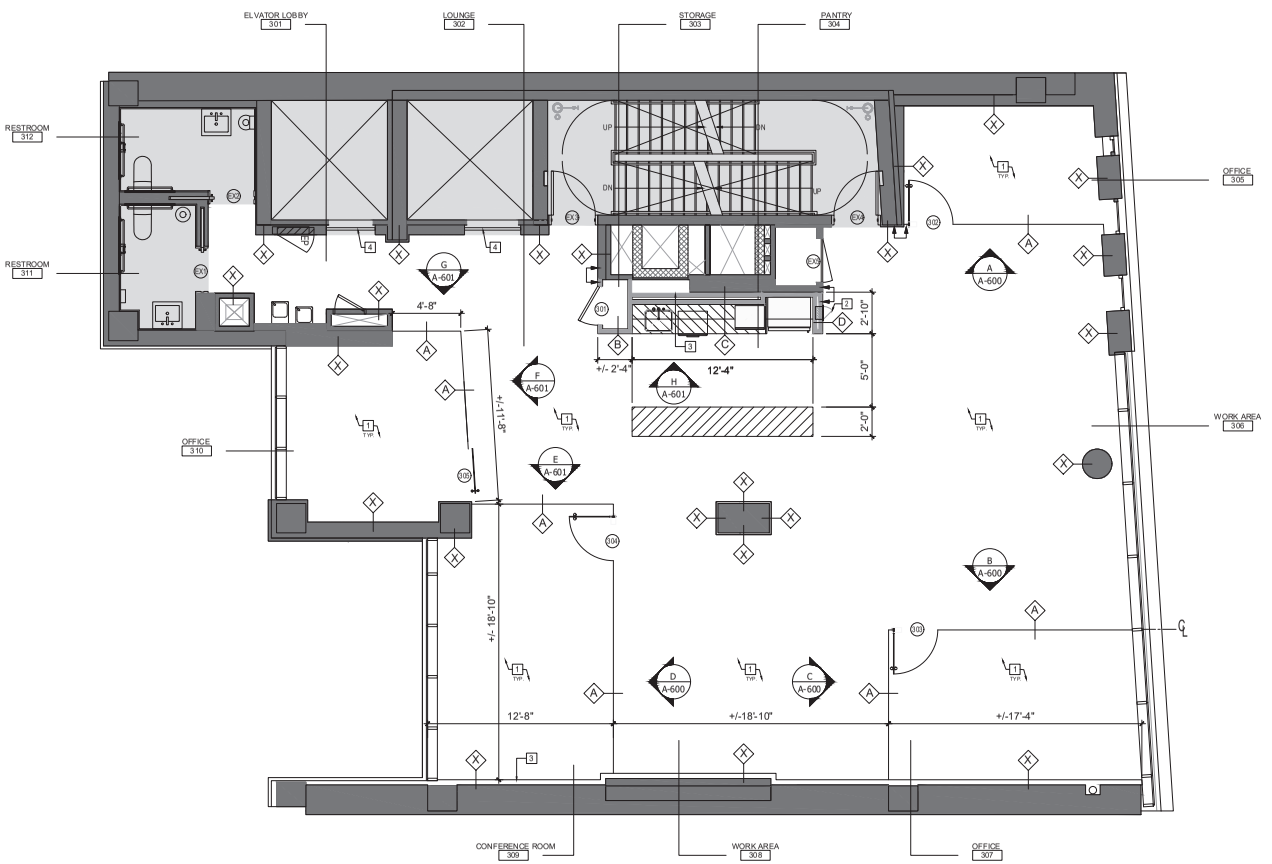
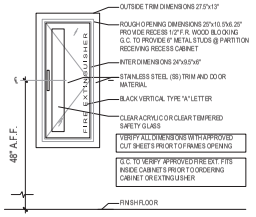



01 03RD FLOOR CONSTRUCTION PLAN SCALE: 1/4" = 1'-0"




02 RECESSED F.E. CABINET DETAIL SCALE: 1" = 1'-0"

## CONSTRUCTION NOTES

1. ALL DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED.
2. ALL CONTRACTORS AND SUBS ARE TO VISIT THE SITE AND FORMULATE A WORK PLAN TO ACHIEVE HIGH QUALITY DESIGN STANDARDS PRIOR TO BIDDING JOB (ie. TYPE OF DOORS, WOOD BASE, ETC.). ANY ADDITIONAL COSTS WILL BE CONTRACTOR'S RESPONSIBILITY TO ACHIEVE END RESULT OF WORK.
3. CONTRACTOR IS RESPONSIBLE TO PRESENT A PRE-CONSTRUCTION PUNCH LIST TO BLDG. OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION (WITH PHOTOS AS REQUIRED). ANY DAMAGES NOT LISTED WILL BE THE SOLE RESPONSIBILITY OF CONTRACTOR.
4. ALL EXISTING/REMAINING COLUMNS & CORE WALLS TO BE PATCHED SMOOTH & MADE PLUMB., INCLUDING BUT NOT LIMITED TO LAMINATING W. (1) LAYER 2" GYP. BD. AS REQD. G.C. TO WALK THE SITE (DURING BIDDING) AND IDENTIFY IN WRITING ANY SURFACES THAT MAY NEED WORK THAT GOES ABOVE AND BEYOND THIS SCOPE.
5. WHERE THE TERM "MIN." PRECEDES A DIMENSION AND DIMENSION CANNOT BE ACHIEVED CONTACT MKDA PRIOR TO FABRICATION. GENERAL CONTRACTOR TO INSPECT AND VERIFY THAT ALL EXISTING DEMISING PARTITIONS COMPLY WITH CODE. IF EXISTING DEMISING PARTITIONS DO NOT COMPLY, CONTRACTOR TO UPGRADE TO MEET CURRENT CODES. ALL COSTS TO BE INCLUDED IN CONTRACTOR'S PROPOSAL.
6. G.C. TO PROVIDE GREEN BD. AT ALL WET WALL PANTRY LOCATIONS, WET COLUMNS ETC., AND CEMENT BOARD IN SHOWER LOCATIONS.
7. G.C TO F& RECESSED PLYWOOD BLOCKING FOR ALL FLAT PANEL TV'S. ART WORK & WALL MOUNTED ITEMS.
8. G.C. TO FURR OUT CORE WALLS, COLUMNS & EXIST'G PARTITIONS (AS REQ'D) FOR FULLY RECESSED PLUMBING, ELECTRICAL WIRING, CONDUITS & J-BOXES.
9. WALL THICKNESS AS REQ'D FOR FULLY RECESSED ELEC. PANEL
10. GENERAL CONTRACTOR TO PATCH/REPAIR ANY CRACKS, DEVIATIONS, DIVOTS AND ROUGH SURFACES ON SLAB/CONCRETE.
11. CONTRACTOR IS TO FLASH PATCH EXISTING CONCRETE SLAB TO PROVIDE A SMOOTH CONTINUOUS LEVEL SURFACE. G.C. IS TO V.I.F. IF HEAVY FLOOR PATCHING IS REQUIRED PRIOR TO SUBMITTING BID.
12. CONTRACTOR IS TO FIRE/PROOF ANY EXISTING STEEL THAT IS EXPOSED BEFORE OR DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR RE-STEPPING ALL DEMISING WALL OR SLAB PENETRATIONS (NEW OR EXISTING) IN ORDER TO MAINTAIN FIRE RATINGS AS REQUIRED.
13. G.C. TO FURNISH MATERIAL DATA APPLICATION SHEETS FOR ANY AND ALL PRODUCTS OR ASSEMBLIES USED FOR FIRESTOPPING.
14. CONTRACTOR IS TO PROVIDE ALL REQUIRED PLUMBING LINES AND PIPING FOR NEW REFRIGERATOR, DISHWASHER, ICEMAKER AND COFFEE MACHINE AS REQUIRED PER MANUF. RECOMMENDATIONS.
15. G.C. TO FIU ALL ROUGH PLUMBING AND FINAL HOOKUPS FOR ALL PANTRY FIXTURES, DRINKING FOUNTAINS, LAVATORIES AND WATER CLOSETS.
16. GENERAL CONTRACTOR WILL REMOVE ALL DEBRIS & BROOM SWEEP PREMISES AT THE END OF EACH WORK DAY.
17. ARCHITECT SHALL APPROVE THE COMPLETE PARTITION LAYOUT (FLOOR TRACKS ONLY) BEFORE CONSTRUCTION MAY CONTINUE.
18. ANY WHERE A NEW PARTITION MEETS A CONVECTOR, G.C IS TO PROVIDE SOUND BLANKETS OR PILLOWS (TYP.)
19. GENERAL CONTRACTOR SHALL PROVIDE ANY ACCESS PANELS, IF REQUIRED FOR ELECTRICAL, MECHANICAL, PLUMBING AND/OR DRAINAGE PIPES. LOCATION(S) AND SIZE(S) TO BE APPROVED BY THE ARCHITECT AND ENGINEER PRIOR TO INSTALLATION.
20. WHERE NEW GYPSUM BOARD PARTITIONS ABUT EXISTING COLUMNS, CARRY GYPSUM BOARD OVER THE FACE OF THE COLUMN.
21. ALL COLUMN FACES TO BE FINISHED SMOOTH TO RECEIVE PAINT, U.O.N.
22. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR TAPING AND SPACKLING OF NEW GYPSUM BOARD INSTALLED, AS WELL AS PATCHING AND REPAINTING ALL WALLS, CEILINGS AND COLUMNS TO REMAIN AS EXISTING U.O.N. NOTE: NEW CUT-OUTS FOR ELECTRICAL DEVICES MUST BE PROPERLY TAPED AND/OR SPACKLED TO INSURE COMPLETE COVERAGE OF OPENINGS BY DEVICE PLATES.
23. GENERAL CONTRACTOR AND FURNITURE VENDOR TO COORDINATE ALL FURNITURE BLOCKING REQUIREMENTS & OUTLET LOCATIONS. GENERAL CONTRACTOR NOT TO CLOSE UP ANY WALLS/PARTITIONS UNTIL COORDINATION IS COMPLETED. REOPENING PARTITIONS WILL BE AT G.C. COST.

## PORTABLE FIRE EXTINGUISHER REQUIREMENTS:

1. G.C. TO PROVIDE FIRE EXTINGUISHERS AS PER ALL APPLICABLE CODES NEW YORK CITY FIRE CODE SECTION 906 NFPA 10
2. CLASSIFICATION OF HAZARD (NFPA 10 S1.4) - LIGHT (LOW) HAZARDS.
3. CALCULATIONS:

| TABLE "A" | | |
|---|---|---|
| | FINISH SPACE SQUARE FOOT | 1,382 SQ. FT. |
| | UN-SPRINKLER SPACE: 3,000 SQ.FT. PER UNIT | 8,000 |
| | SPRINKLER SPACE: 6,000 SQ. FT. PER UNIT | XXX |
| | TOTAL NUMBER OF UNITS REQ. | 1 |
| | MAXIMUM ALLOWABLE TRAVEL DISTANCE TO (1) F.E. | 75 FEET |

4. G.C. TO SETUP AND EDUCATE END USER ON HOW TO PERFORM AND DOCUMENT MONTHLY INSPECTIONS OF ALL EXTINGUISHERS AS PER SECTION 906.2.1.1 AND 906.2.1.2 OF NYC FIRE CODE.
5. G.C. TO (U.O.N BY ENGINEERING DRAWINGS, UPDATED CODES OR SPECIFIED ELSE WHERE ON DRAWINGS SET) MINIMALLY PROVIDE MULTIPLE PURPOSE 5LB "ABC" TYPE NYC APPROVED EXTINGUISHERS.
6. G.C. TO PURCHASE ALL FIRE EXTINGUISHERS THROUGH A PROPER NYC APPROVED VENDOR AS PER SECTION 901.8.3.2 OF NYC FIRE CODE
7. G.C. TO FIU ONE RECESSED FIRE EXTINGUISHER CABINET PER EACH REQUIRED F.E. AS LISTED IN TABLE "A" ABOVE (U.O.N.). CABINETS TO BE "LARSON ARCHITECTURAL SERIES" OR APPROVED EQUAL - FULLY RECESSED S.S. SOLID DOOR WITH VERTICAL ENGRAVED LETTERS AND WINDOW DUO. SEE DETAIL "C" ON THIS SHEET. FUR-OUT OR BUILD OUT WALL AS NEEDED FOR FULL RECESS.
8. G.C. TO FIU (1) BRACKET MOUNTED FIRE EXTINGUISHER IN ROOM NUMBER___, PROVIDE ALL REQUIRED RECESSED F.R. WOOD BLOCKING.

## CONSTRUCTION PLAN KEYED NOTES:

1. GENERAL CONTRACTOR SHALL LEVEL EXISTING FLOOR SLAB & PREP FOR NEW FLOOR FINISH AS PER SCHEDULE.
2. RECESSED FIRE EXTINGUISHER CABINET, SEE "PORTABLE FIRE EXTINGUISHER REQUIREMENTS" NOTES SECTION ON THIS SHEET AND DETAIL 2/A-106.
3. GENERAL CONTRACTOR TO PROVIDE WALL BLOCKING ON WALLS WITH WALL MOUNTED TV AND MILLWORK. REFER TO DETAIL 2/A-306 AND POWER PLAN FOR TV LOCATIONS.
4. GENERAL CONTRACTOR TO PROTECT THE EXISTING ELEVATOR (NOT L IMITED TO ELEVATOR FRAME, ELEVATOR CEILING & WALLS) DURING DELIVERIES AND CONSTRUCTION.

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# LEGEND

| SYMBOL | DESCRIPTION |
|---|---|
| RM # XXX | INDICATES AREA AND ROOM NUMBER |
| | BASE BUILDING WALL & COLUMNS TO REMAIN |
| | ALIGN SURFACES |
| X X-X | ELEVATION NUMBER<br>ELEVATION SYMBOL<br>DRAWING SHEET NUMBER |
| | CLEAR LACQUERED BIRCH WOOD SHELF AND POLISHED CHROME CLOTHES POLE. SEE DETAIL #2 ON THIS SHEET |
| WALL TYPES | NOTE: REFER TO DWG A-800.00 FOR PARTITION DETAILS |
| | EXISTING WALL TO REMAIN: PATCH ANY IRREGULARITIES OR DAMAGES FROM DEMOLITION AND/OR CONSTRUCTION. |
| A | GLASS FRONT PARTITION: SINGLE GLAZED ARCHITECTURAL METAL & GLASS WITH GLASS DOORS<br>COLOR: –<br>GLASS: CLEAR & LAMINATED |
| B | NEW FULL HEIGHT PARTITION: FULL HEIGHT PARTITION CONSISTING OF 2 1/2" METAL STUDS (16 GA.) @ 16" O.C. WITH (1) LAYER OF 5/8" GYP BOARD ON BOTH SIDES. NO SOUND BATT ATTENUATION. |
| C | NEW FULL HEIGHT PARTITION/ PLUMBING CHASE WALL: 1 5/8" METAL STUDS @ 16" O.C. EXTENDING FROM SLAB TO SLAB W/ 5/8" PURPLE BD. ON EACH SIDE EXTENDING FROM SLAB TO SLAB. WIDTH TO BE V.I.F. WITH PLUMBING REQUIREMENTS. |
| D | NEW FULL HEIGHT PARTITION: PARTITION AT FIRE EXTINGUISHER LOCATION.<br>SEE ALL WALL SECTION & DETAILS ON SHEET A-500. |
| E | FURRING PARTITION: 1 LAYER OF 5/8" GYPSUM BOARD ON ONE SIDE OF 1-5/8" METAL STUD. MINIMUM 1/2" AIR GAP BETWEEN STUDS AND SHEAR WALL. |
| X | EXISTING CORE WALL TO REMAIN, PATCH ANY IRREGULARITIES OR DAMAGES FROM DEMOLITION AND/OR CONSTRUCTION. MAINTAIN ANY AND ALL FIRE RATINGS. ANY NEW PENETRATIONS SHALL BE SEALED PROPERLY. |
| F.E. | RECESSED FIRE EXTINGUISHER CABINET, SEE "PORTABLE FIRE EXTINGUISHER REQUIREMENTS" NOTES SECTION AND DETAIL 9 ON A-900.00. G.C. TO PROVIDE 1/2" F.R. PLYWOOD BLOCKING AROUND CABINETS OPENING AND 6" METAL STUDS @ PARTITION RECEIVING RECESS CABINET. |
| MILLWORK | |
| | NEW MILLWORK ( SEE FINISH PLAN AND DETAIL SHEETS) |

**REVISIONS**

| DATE | DESCRIPTION |
|---|---|
| | |
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| | |
| | |
| 08.31.2022 | ⚠ ADDENDUM 1 |

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PROJECT
809 BROADWAY, NEW YORK, NY
03RD FLOOR

DRAWING TITLE
03RD FLOOR
CONSTRUCTION PLAN

SEAL & SIGNATURE

DATE 08.31.22
PROJECT NO. XXXX
WORKING DWG. BY JW
DRAWING NO. A-103.00

NYC DOB NUMBER (PLACE STICKER HERE)

Z:\809 Broadway\JW\2022_08_31_809_Broadway_03rd_Fl_CD.dwg Plotted: Aug 31, 22 – 4:01pm jweinfeld