

01 09TH FLOOR CONSTRUCTION PLAN

SCALE: 1/4" = 1'-0"

CONSTRUCTION NOTES

- ALL DIMENSIONS ARE FROM FINISHED FACE TO FINISHED FACE UNLESS OTHERWISE NOTED.
- ALL CONTRACTORS AND SUBS ARE TO VISIT THE SITE AND FORMULATE A WORK PLAN TO ACHIEVE HIGH QUALITY DESIGN STANDARDS PRIOR TO BIDDING JOB (e. TYPE OF DOORS, WOOD BASE, ETC.). ANY ADDITIONAL COSTS WILL BE CONTRACTOR'S RESPONSIBILITY TO ACHIEVE END RESULT OF WORK.
- 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.
- ALL EXISTING/REMAINING COLUMNS & CORE WALLS TO BE PATCHED SMOOTH & MADE PLUMB, INCLUDING BUT NOT LIMITED TO LAMINATING W/ (1) LAYER 1/2" GYP. BD. AS RECD., 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.
- 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.
- G.C. TO PROVIDE GREEN BD. AT ALL WET WALL PANTRY LOCATIONS, WET COLUMNS ETC. AND CEMENT BOARD IN SHOWER LOCATIONS.
- G.C. TO F&I RECESSED PLYWOOD BLOCKING FOR ALL FLAT PANEL TV'S, ART WORK & WALL MOUNTED ITEMS.
- G.C. TO FURR OUT CORE WALLS, COLUMNS & EXIST'G PARTITIONS (AS RECD) FOR FULLY RECESSED PLUMBING, ELECTRICAL WIRING, CONDUITS & J-BOYES.
- WALL THICKNESS AS RECD FOR FULLY RECESSED ELEC. PANEL.
- GENERAL CONTRACTOR TO PATCH/REPAIR ANY CRACKS, DEVIATIONS, DIVOTS AND ROUGH SURFACES ON SLAB CONCRETE.
- 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.
- CONTRACTOR IS TO FIREPROOF ANY EXISTING STEEL THAT IS EXPOSED BEFORE OR DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR FIRESTOPPING ALL DEMISING WALL OR SLAB PENETRATIONS (NEW OR EXISTING) IN ORDER TO MAINTAIN FIRE RATINGS AS REQUIRED.
- G.C. TO FURNISH MATERIAL DATA APPLICATION SHEETS FOR ANY AND ALL PRODUCTS OR ASSEMBLIES USED FOR FIRESTOPPING.
- CONTRACTOR IS TO PROVIDE ALL REQUIRED PLUMBING LINES AND PIPING FOR NEW REFRIGERATOR, DISHWASHER, ICEMAKER AND COFFEE MACHINE AS REQUIRED PER MANUF. RECOMMENDATIONS.
- G.C. TO F&I ALL ROUGH PLUMBING AND FINAL HOOK-UPS FOR ALL PANTRY FIXTURES, DRINKING FOUNTAINS, LAVATORIES AND WATERCLOSETS.
- GENERAL CONTRACTOR WILL REMOVE ALL DEBRIS & BROOM SWEEP PREMISES AT THE END OF EACH WORK DAY.
- ARCHITECT SHALL APPROVE THE COMPLETE PARTITION LAYOUT (FLOOR TRACKS ONLY) BEFORE CONSTRUCTION MAY CONTINUE.
- ANYWHERE A NEW PARTITION MEETS A CONVECTOR, G.C IS TO PROVIDE SOUND BLANKETS OR PILLOWS (TYP.)
- GENERAL CONTRACTOR SHALL PROVIDE ANY ACCESS PANELS, IF REQUIRED FOR ELECTRICAL, MECHANICAL, PLUMBING AND/OR DRAINAGE PIPES, LOCATIONS AND SIZES) TO BE APPROVED BY THE ARCHITECT AND ENGINEER PRIOR TO INSTALLATION.
- WHERE NEW GYPSUM BOARD PARTITIONS ABUT EXISTING COLUMNS, CARRY GYPSUM BOARD OVER THE FACE OF THE COLUMN.
- ALL COLUMN FACES TO BE FINISHED SMOOTH TO RECEIVE PAINT, U.O.N.
- 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.
- 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:

- G.C. TO PROVIDE FIRE EXTINGUISHERS AS PER ALL APPLICABLE CODES: NEW YORK CITY FIRE CODE SECTION 906 NFPA 10.
- CLASSIFICATION OF HAZARD (NFPA 10 51.4) - LIGHT (LOW) HAZARDS.
- CALCULATIONS:

FINISH SPACE SQUARE FOOT	1,382 SQ. FT.
UN-SPRINKLER SPACE: 3,000 SQ.FT. PER UNIT	0,000
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

- 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.
- G.C. TO (U.O.N BY ENGINEERING DRAWINGS, UPDATED CODES OR SPECIFIED ELSE WHERE ON DRAWINGS SET) MINIMALLY PROVIDE MULTIPLE PURPOSE 5 LB "ABC" TYPE NYC APPROVED EXTINGUISHERS.
- G.C. TO PURCHASE ALL FIRE EXTINGUISHERS THROUGH A PROPER NYC APPROVED VENDOR AS PER SECTION 901.6.3.2 OF NYC FIRE CODE
- G.C. TO F&I 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 DULO. SEE DETAIL "C" ON THIS SHEET. FURR-OUT OR BUILD OUT WALL AS NEEDED FOR FULL RECESS.
- G.C. TO F&I (1) BRACKET MOUNTED FIRE EXTINGUISHER IN ROOM NUMBER \_\_\_\_ PROVIDE ALL REQUIRED RECESSED F.R. WOOD BLOCKING.

CONSTRUCTION PLAN KEYED NOTES:

- GENERAL CONTRACTOR SHALL LEVEL EXISTING FLOOR SLAB & PREP FOR NEW FLOOR FINISH AS PER SCHEDULE.
- RECESSED FIRE EXTINGUISHER CABINET. SEE "PORTABLE FIRE EXTINGUISHER REQUIREMENTS" NOTES SECTION ON THIS SHEET AND DETAIL 2/A-106.
- 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.
- GENERAL CONTRACTOR TO PROTECT THE EXISTING ELEVATOR (NOT LIMITED TO ELEVATOR FRAME, ELEVATOR CEILING & WALLS) DURING DELIVERIES AND CONSTRUCTION.

LEGEND

SYMBOL	DESCRIPTION
RM. # XXX	INDICATES AREA AND ROOM NUMBER
[Symbol]	BASE BUILDING WALL & COLUMNS TO REMAIN
[Symbol]	ALIGN SURFACES
[Symbol]	ELEVATION NUMBER
[Symbol]	ELEVATION SYMBOL
[Symbol]	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
[Symbol]	EXISTING WALL TO REMAIN; PATCH ANY IRREGULARITIES OR DAMAGES FROM DEMOLITION AND/OR CONSTRUCTION.
[Symbol]	GLASS FRONT PARTITION: SINGLE GLAZED ARCHITECTURAL METAL & GLASS WITH GLASS DOORS COLOR: - GLASS: CLEAR & LAMINATED
[Symbol]	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 AND FULL HEIGHT 3" SOUND BATT ATTENUATION EXTENDING FROM SLAB TO SLAB
[Symbol]	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.
[Symbol]	NEW FULL HEIGHT PARTITION/ PLUMBING CHASE WALL: 1 1/2" 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.
[Symbol]	NEW FULL HEIGHT PARTITION: PARTITION AT FIRE EXTINGUISHER LOCATION. SEE ALL WALL SECTION & DETAILS ON SHEET A-500.
[Symbol]	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.
[Symbol]	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 DE SEALED PROPERLY.
[Symbol]	RECESSED FIRE EXTINGUISHERS 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



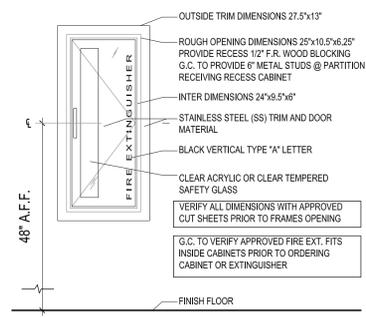
ARCHITECT OF RECORD:  
JOHN F. GIUSEFFI, ARCHITECT, PC.  
902 BROADWAY, NEW YORK, NY 10010 | 212.532.9800

PROJECT  
**CLIENT**  
809 BROADWAY, NEW YORK, NY  
09TH FLOOR

DRAWING TITLE  
**09TH FLOOR CONSTRUCTION PLAN**

SEAL & SIGNATURE	DATE	12.21.21
	PROJECT NO.	XXXX
	WORKING DWG. BY	XX
	DRAWING NO.	A-109.00

NYC DOB NUMBER (PLACE STICKER HERE)



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

Z:\809 Broadway\4.0 Work\4.2 CAD\2021-12-07\_809 Broadway\_9\_CD.dwg Plotted: Dec 21, 21 - 5:01pm jweinfeld

# LEGEND

SYMBOL	DESCRIPTION
	WOOD CEILING SYSTEM BY ARMSTRONG, WOODWORKS GRILLE IN CUSTOM STAINED COLOR TO MATCH MKDA SAMPLE.
	FELT GRID SYSTEM BY MDC, ZINTRA BAFFLES, STANDARD PROFILE, PEWTER COLOR
	AXIS LED BEAM 2 PENDANT IN BLACK TB2DLED-1000LM-80-30K-80-8-BLK-UNV-DP
	EUREKA LED PENDANT, CYCLE 4800-36 ANTHRACITE FINISH 4800-36-LED-30-V2-DV-RDP-AC-0-RCC-WHM-ANTE
	GLOBAL LIGHTING, THE BELL PENDANT, MATTE BURGUNDY QURG GU24 A19 11WATT LED LAMP
	PENDANT BY EUREKA VOXEL 4064 BLACK FINISH 4064-80LED-30-48V7-DV56-36-RC-BLK-QHR-BLKA
	UNDERCABINET LED STRIP LIGHT BY PICASSO LIGHTING, CATALINA, OR APPROVED EQUAL CAT-C-CL-250-30K-80-CM-SM-Z1-A
	INDICATE CEILING TYPE: ACT-ACOUSTICAL CEILING TILE/ GYP- GYPSUM BD.
	CEILING HEIGHT.
	ATLITE MARATHON SERIES EDGE LIT. SHADING INDICATES ILLUMINATED. LOCATE ON CENTER OF TILE AND CLEAR DOOR SWING. ARROW INDICATES EGRESS DIRECTION. PROVIDE STEM OR WALL MTD AS RECD. VERIFY FINAL LOCATION IN FIELD.
	INDICATES VACANCY SENSOR
	NEW "DECORA" WHITE WALL SWITCH. SMALL CASE LETTER DENOTES SWITCHING LOCATION. NUMBER "3" DIGIT DENOTES 3 WAY SWITCHING.

REFER TO SHEET A-702 FOR LIGHTING SCHEDULE.

REVISIONS	
DATE	DESCRIPTION

# MKDA

902 BROADWAY, NEW YORK, NY 10010 | 212.532.9800

ARCHITECT OF RECORD:  
JOHN F. GIUSEFFI, ARCHITECT, PC.  
902 BROADWAY, NEW YORK, NY 10010 | 212.532.9800

PROJECT  
**CLIENT**  
809 BROADWAY, NEW YORK, NY  
09TH FLOOR

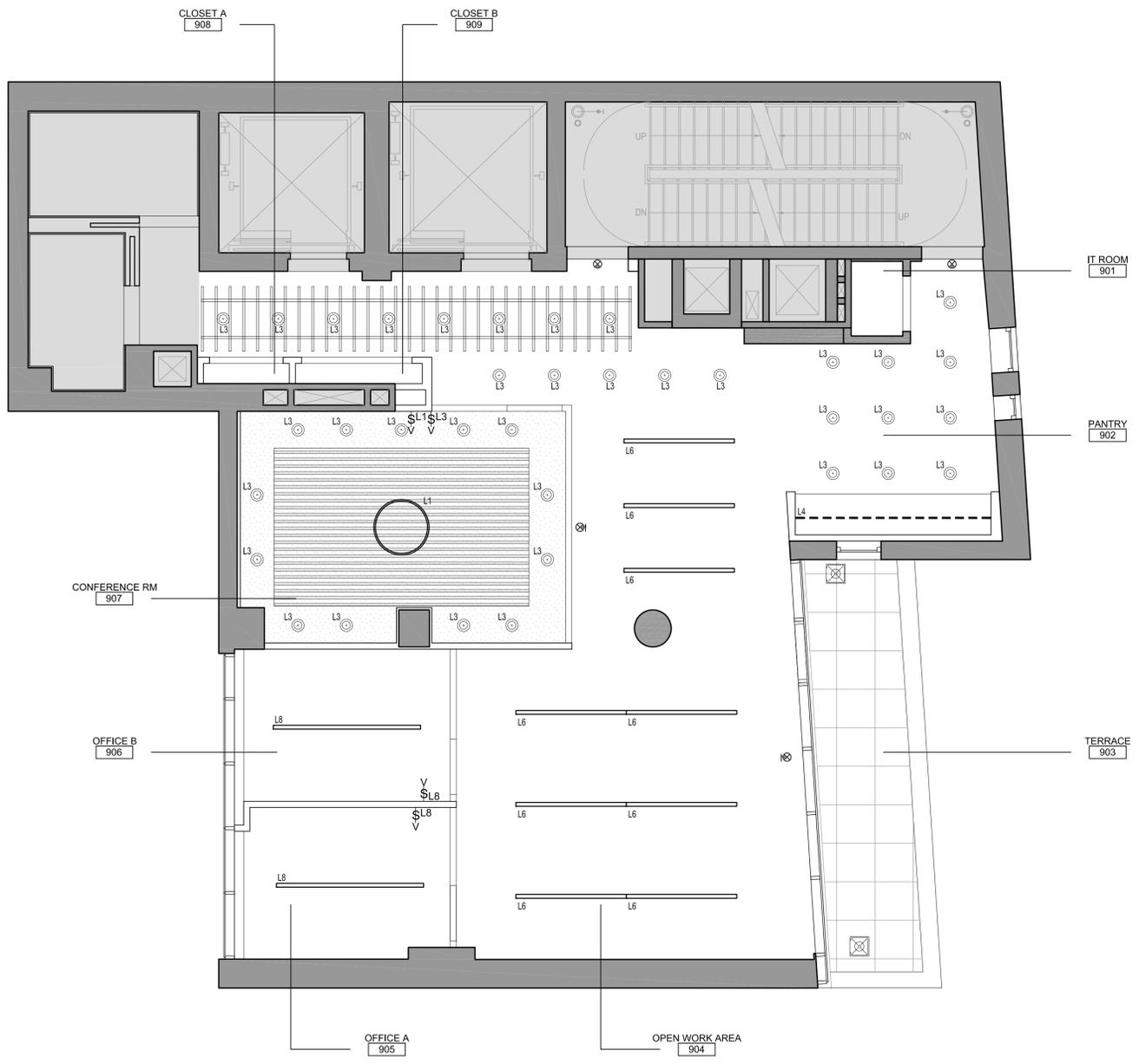
DRAWING TITLE  
**09TH FLOOR REFLECTED CEILING PLAN**

SEAL & SIGNATURE	DATE	12.21.21
	PROJECT NO.	XXXX
	WORKING DWG. BY	XX
	DRAWING NO.	<b>A-209.00</b>

NYC DOB NUMBER (PLACE STICKER HERE)

- ### REFLECTED CEILING NOTES
- CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND COORDINATE PROPOSED NEW CEILING WORK/SCOPE. CEILING HEIGHTS ARE TO BE VERIFIED IN FIELD AND COORDINATED WITH MECHANICAL SYSTEM(S) AND ENGINEERING DOCUMENTS. REPORT DISCREPANCIES AND CONFLICTS WITH MKDA PRIOR TO ANY INSTALLATION.
  - MECHANICAL CONTRACTOR MUST SUBMIT ALL SHOP DRAWINGS TO ARCHITECT FOR APPROVAL BY MECHANICAL ENGINEER PRIOR TO FABRICATION.
  - AIR CONDITIONING DIFFUSERS, SPRINKLER HEADS, REGISTERS, RETURN-AIR GRILLES, EXHAUST FANS AND ACCESS PANELS SHALL BE SIZED AND LOCATED BY HVAC ENGINEER AND SUBMITTED TO ARCHITECT VIA SHOP DRAWINGS & CUT SHEETS FOR APPROVAL PRIOR TO FABRICATION AND INSTALLATION.
  - INTERIOR SPACES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH ADMINISTRATIVE CODE. PLANS SHOWING MECHANICAL VENTILATION SYSTEM WILL BE FILED IN ACCORDANCE WITH THE RULES OF THE DEPARTMENT OF BUILDINGS. OPENINGS AND GRILLE LOCATIONS AND SIZES SHALL BE DETERMINED BY THE ENGINEER AND APPROVED BY ARCHITECT PRIOR TO INSTALLATION.
  - ALL HVAC DIFFUSERS AND REGISTERS IN ALL AREAS SHALL BE SET AS PER ARCHITECT'S REFLECTED CEILING PLAN OR AS PER REVISED AND/OR APPROVED SHOP DRAWINGS. GENERAL CONTRACTOR TO NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN SHOP DRAWINGS AND ARCHITECT'S PLANS PRIOR TO INSTALLATION OF LIGHTS AND CEILINGS.
  - CEILINGS IN CLOSETS SHALL BE OF SAME HEIGHT AND CONSTRUCTION AS THAT OF ADJOINING SPACE, EXCEPT AS OTHERWISE NOTED.
  - PROVIDE THE NECESSARY FRAMING AND/OR BLACK IRON TO PROVIDE THE CEILING HEIGHTS AS SHOWN ON DRAWINGS.
  - PROVIDE ALL NECESSARY FIRE-PROOFING, FIRE STOPPING AND SMOKE SEALANT AT EXPOSED CEILING SLAB AND CORE WALLS AND ANY NEW RATED PARTITIONS.
  - CEILING CONTRACTOR TO INSTALL FIRE-RETARDANT WOOD BLOCKING ABOVE SUSPENDED CEILING AS REQUIRED TO RECEIVE SURFACE MOUNTED CURTAIN AND BLIND TRACKS AND CEILING SUPPORTED ASSEMBLIES (I.E., PROJECTORS) WHERE NOTED ON FINISH PLAN. GLASS WALLS AS SHOWN ON CONSTRUCTION PLAN AND CABINETWORK REQUIREMENTS.
  - GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL SHALLOW DEPTH FIXTURES AS FIELD CONDITIONS NECESSITATE. G.C. TO VERIFY WITH ARCHITECT PRIOR TO ANY CHANGES.
  - INSTALL ALL SWITCHES AT 3'-2" A.F.F. TO CENTERLINE U.O.N. SWITCHES ABOVE 3'-0" HIGH COUNTERS SHALL BE INSTALLED AT 3'-8" A.F.F.
  - ALL SWITCHING TO BE STRAIGHT LINED GANGED TOGETHER WHEREVER POSSIBLE.
  - THERMOSTAT(S) ARE TO BE CENTERED OVER SWITCH PLATES WHERE APPLICABLE AND MOUNTED AT 48" A.F.F. TO CENTERLINE. SEE DETAIL 3/A-306.00
  - OMIT NOTE
  - ALL DOWNLIGHTS AND SPRINKLERS TO BE CENTERED ON CEILING TILES, U.O.N.
  - OMIT NOTE
  - CONTRACTOR TO PROVIDE NIGHT LIGHTS AND EMERGENCY LIGHTS AS REQUIRED BY CODE AS PER ENGINEERING DRAWINGS.
  - NOTE: ELECTRICAL WORK IS NOT FILED UNDER THIS APPLICATION.
  - OMIT NOTE
  - ALL NEW CEILING GRID FIELDS ARE CENTERED IN ROOM (U.O.N.) CONTRACTOR TO MAXIMIZE CEILING HEIGHTS IN INTERIOR SPACES. MAINTAIN AN 8'-0" A.F.F. MINIMUM (U.O.N.). SEE ENGINEERING DRAWINGS.
  - CONTRACTOR TO VERIFY, COORDINATE AND PROVIDE SWITCHING AS REQUIRED TO ACHIEVE PROPER CIRCUITING. EACH AREA/ROOM WILL HAVE ONE LOCATION FOR SWITCHES (U.O.N.).
  - CONTRACTOR SHALL CAULK ALL CEILING MOLDING/PARTITION JOINTS PRIOR TO PAINTING OPERATIONS.
  - OMIT NOTE
  - CONTRACTOR SHALL COORDINATE LOCATION OF DUCTWORK, SPRINKLER PIPING, ETC. WITH ALL OVERHEAD CONDUITS, PIPING, UTILITY LINES & FIXTURES, ETC. & PROVIDE COORDINATED SHOP DRAWING FOR DUCTWORK & CEILING LAYOUT.
  - CONTRACTOR SHALL RELOCATE AND/OR RE-ROUTE EXISTING REMAINING DUCTWORK AND/OR CONDUIT, SPRINKLER PIPING ETC. AS REQUIRED TO AVOID CONFLICTS WITH NEW CEILING ASSEMBLY INCLUDING LIGHT FIXTURES.
  - ALL GYPSUM BOARD CEILING, SOFFITS AND HEADERS ARE TO BE PAINTED WITH P-2, U.O.N. - SEE FINISH PLAN.
  - CONTRACTOR SHALL PAINT ALL NEW AND EXISTING REMAINING BLIND POCKET ASSEMBLIES - TYPICAL.
  - ALL SWITCH, DIMMER AND OUTLET COVER PLATES SHALL BE WHITE.
  - ALL ELECTRICAL DEVICES TO BE DECORA-SERIES, COLOR TO BE WHITE.
  - OMIT NOTE
  - GENERAL CONTRACTOR TO PROVIDE A BALANCING REPORT AND TEMPERATURE REPORT SHOWING ALL VELOCITIES AND TEMPERATURES OF ALL AIR DIFFUSERS. THIS BALANCING REPORT SHALL BE PREPARED BY AN INDEPENDENT BALANCING COMPANY APPROVED BY THE "INDEPENDENT AIR BALANCING COUNCIL". REPORT TO BE PROVIDED TO ARCHITECT & OWNER.

- ### REFLECTED CEILING PLAN KEYED NOTES:
- PAINT ENTIRE CEILING DECK, DUCTS, PIPES, CONDUITS, HANGERS, ETC. AS PER FINISH SCHEDULE.
  - INSTALL CEILING GRID SYSTEM AS PER MFRS. RECOMMENDATION.
  - INSTALL GLUE APPLIED BLAC ACT TILES TO CONCRETE DECK
  - INSTALL EXTERIOR POWER AND LIGHTING AT TERRACE AS PER LEASE

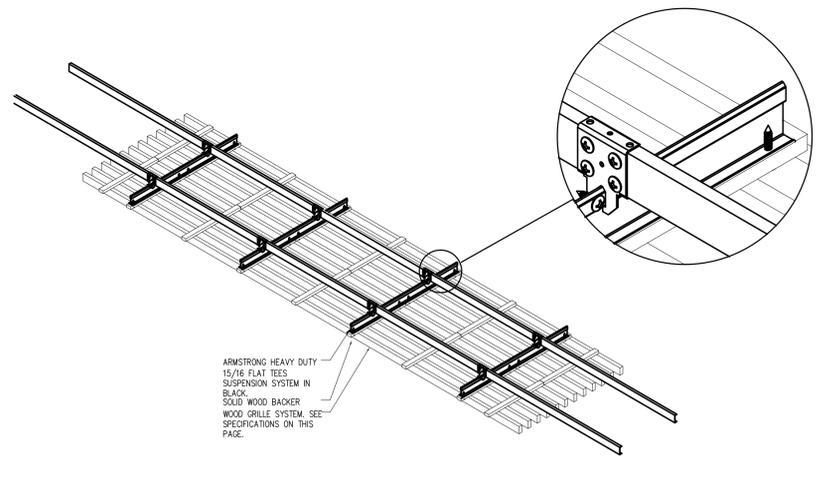


01 09TH FLOOR REFLECTED CEILING PLAN

SCALE: 1/4" = 1'-0"

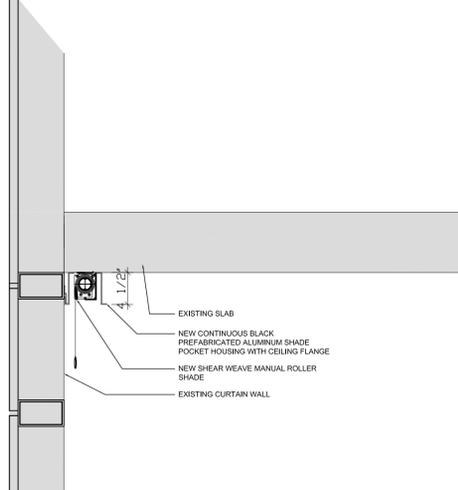
LIGHT FIXTURE SCHEDULE										
LIGHT INFORMATION										
LIGHT FIXTURE SYMBOL	QUANTITIES	DESCRIPTION	LOCATION	COLOR TEMP	LAMP TYPE	WATTS /FIXTURE	LIGHT FIXTURE CONTROL	VOLTAGE	BALLAST/ DRIVER	
L1	AS SHOWN	PENDANT LIGHT FIXTURE MANUF: EUREKA MODEL: CYCLE 4800-36 COLOR: ANTHRACITE SIZE: 36" DIA	CONF. RM.					UNV		
L2	AS SHOWN	PENDANT LIGHT FIXTURE MANUF: GLOBAL LIGHTING MODEL: BELL PENDANT COLOR: MATTE BURGUNDY SIZE: 8" DIA & 11" TALL	PANTRY		LED		VACANCY/TIME CLOCK	UNV		
L3	AS SHOWN	PENDANT LIGHT FIXTURE MANUF: EUREKA MODEL: VOXEL 4064 COLOR: BLACK SIZE:	ELEV. LOBBY & CORRIDOR							
L4	AS SHOWN	LED TAPE LIGHT FIXTURE MANUF.: WAC LIGHTING MODEL: InvisILED PRO 3 FINISH: WHITE LENGTH: TBD	PANTRY	3000K	LED			24V		
L6	AS SHOWN	PENDANT LIGHT FIXTURE MANUF: AXIS MODEL: AXIS BEAM 2 ORDER #: TB2DILED UP/DN LED COLOR: BLACK SIZE: 6'-0" LENGTH	OPEN AREA	3500K	LED		VACANCY/TIME CLOCK	UNV		
L8	AS SHOWN	PENDANT LIGHT FIXTURE MANUF: AXIS MODEL: AXIS BEAM 2 ORDER #: TB2DILED UP/DN LED COLOR: BLACK SIZE: 8'-0" LENGTH	OPEN AREA	3500K	LED		VACANCY/TIME CLOCK	UNV		
	AS SHOWN	CEILING RECESSED MOUNTED MANUF: ENCORE MODEL: UNO SERIES- EDGELIT- LED SUPER UNIVERSAL- 8" LETTERS								

02 09TH FLOOR LIGHT FIXTURE SCHEDULE



03 WOOD CEILING DETAIL

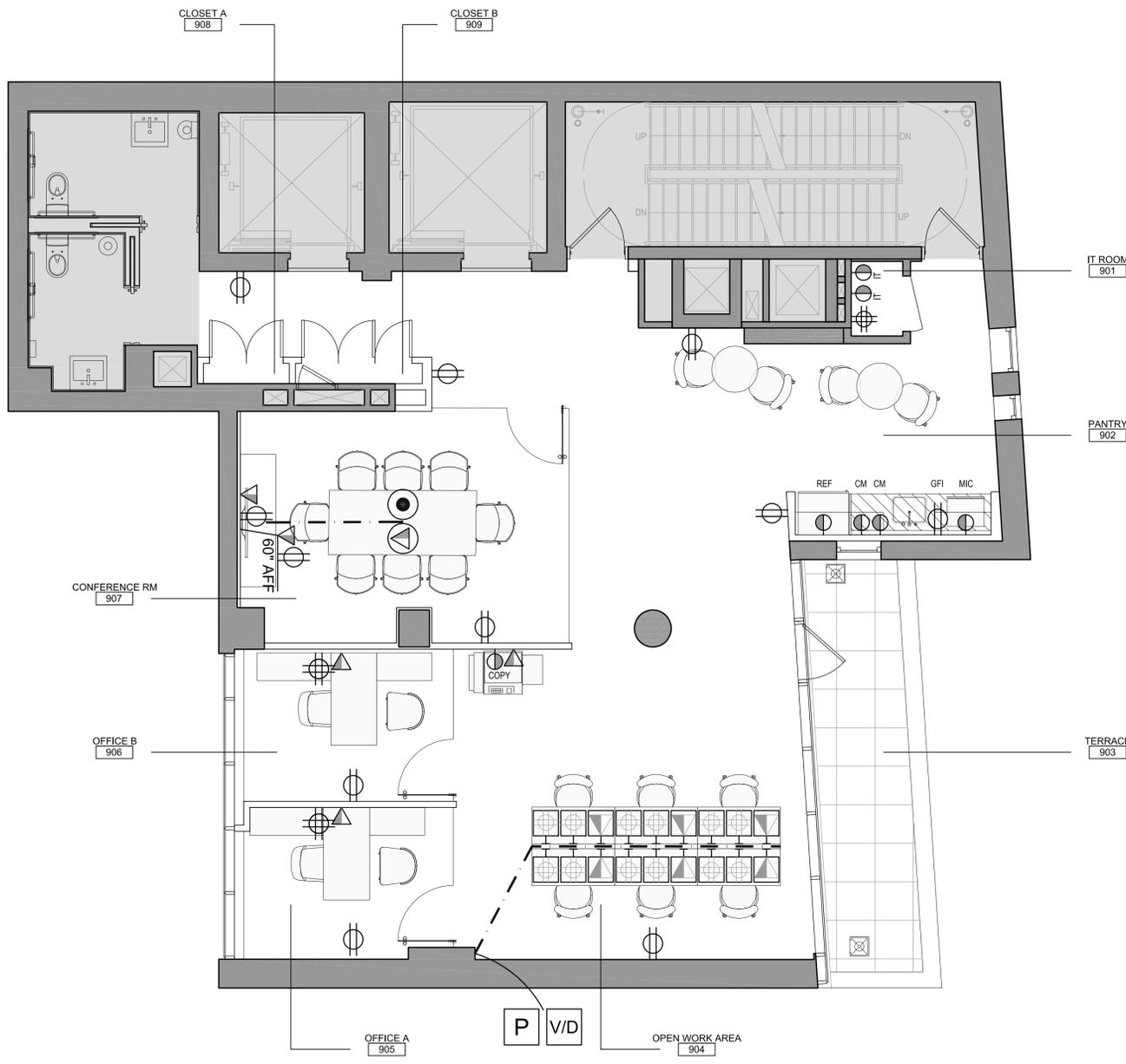
SCALE: 3/4" = 1'-0"



04 SHADE DETAIL

THESE PLANS ARE THE SOLE PROPERTY OF MKDA. USE WITHOUT PERMISSION IS STRICTLY FORBIDDEN AND WILL RESULT IN THE INITIATION OF LEGAL PROCEEDINGS.

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809 Broadway V1.0 Work V. 2 CAD 2021-12-07\_809 Broadway\_9\_CAD.dwg Plotted: Dec 21, 21 - 5:02pm jweinfeld



**TELEPHONE & ELECTRIC NOTES**

1. ANY EXISTING ELECTRICAL AND COMMUNICATION OUTLETS NOT BEING RE-USED ARE TO BE REMOVED & WALL PATCHED.
2. THE CONTRACTOR IS TO VISIT THE SITE AND PLAN HOW WORK IS TO BE ACCOMPLISHED PRIOR TO SUBMITTING BID. UPON AWARDED OF CONTRACT, ANY ADDITIONAL COSTS TO ACHIEVE END RESULTS WILL BE CONTRACTOR'S RESPONSIBILITY.
3. GENERAL CONTRACTOR TO VERIFY, PRIOR TO SUBMISSION OF ESTIMATES, ADEQUACY OF EXISTING POWER IN THE SPACE AND THAT IT WILL SATISFACTORILY SUPPLY SPACE WITH SUFFICIENT POWER ACCORDING TO LOCAL CODE. ANY POTENTIAL PROBLEMS TO BE REPORTED TO ARCHITECT & ENGINEER IMMEDIATELY.
4. GENERAL CONTRACTOR SHALL INCLUDE AND COORDINATE ALL ELECTRICAL WORK FOR HVAC AND FIRE PROTECTION SYSTEM.
5. THE G. CONTRACTOR SHALL CONNECT, DISCONNECT AND PROVIDE NECESSARY RUNS AND CIRCUITS TO CONFORM WITH THE PLANS AND SPECIFICATIONS.
6. THE GENERAL CONTRACTOR SHALL PROVIDE AS BASE CONTRACT ALL CHOPPING, CORING, CUTTING AND PATCHING FOR ALL CHASES AS REQUIRED IN THE FLOORS, WALLS AND CEILINGS.
7. THERE IS TO BE NO CHOPPING OR CORING INTO EXISTING CORE WALLS - WITHOUT EXCEPTION. SHOULD RECESSED OUTLETS, STROBES OR LIGHT SWITCHES BE REQUIRED AT THESE LOCATIONS, THE EXISTING CORE WALL MUST BE FURRED-OUT TO ACCOMMODATE ELECTRICAL DEVICE.
8. ALL DEVICES ARE TO BE MOUNTED 15" A.F.F. VERTICALLY (U.O.N.)
9. ALL CLASS 'E' DEVICES ARE TO BE FULLY RECESSED WITH WHITE FINISH.
10. ELECTRICAL PANEL IS TO BE FULLY RECESSED. SEE ENGINEERING DRAWINGS.
11. DIMENSIONS TO RECEPTACLES ARE TO BE CENTERLINE OF A SINGLE RECEPTACLE OR TO CENTERLINE BETWEEN PAIR OF RECEPTACLES.
12. ALL BACK TO BACK OUTLET BOXES IN ADJOINING ROOMS SHALL BE STAGGERED.
13. ALL OUTLETS & VOICE/DATA PLATES SHALL BE LEVITON DECORA WHITE U.O.N.
14. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL WIRING & POWER REQMTS.
15. ENGINEER IS TO VERIFY AMPERAGE & OUTLET REQUIREMENTS FOR ALL SEPARATE CIRCUITS AND DEDICATED OUTLETS.
16. ALL ELECTRICAL WORK TO BE AS PER ALL APPLICABLE CODES, LOCAL LAWS & GOVERNING AGENCIES.
17. LOCATIONS FOR ALL SPEAKER / STROBES ARE TO BE ABOVE LIGHT SWITCHES VERIFIED WITH MKDA PRIOR TO INSTALLATION.
18. FOR LOCATION OF ELECTRICAL OUTLETS AT PANTRY SEE ELEVATIONS ON A-XXX
19. G.C. TO PROVIDE FOR CONNECTING FURNITURE SYSTEM TO NEW ELECTRICAL J-BOXES. NO EXPOSED WIRES, SEE ENGINEERING DWGS.
20. CONTRACT SHALL NOT INCLUDE LOOSE FURNITURE UNLESS OTHERWISE NOTED. ELECTRICAL CONTRACTOR SHALL INCLUDE RECEIVING AND HANDLING OF ELECTRICAL DEVICES ASSOCIATED WITH TENANT FURNITURE SYSTEMS. ELECTRICAL CONTRACTOR SHALL ALSO INCLUDE WITHIN THE SCOPE OF WORK THE HOOK UP OF SYSTEMS FURNITURE VIA FURNITURE VENDOR SUPPLIED WHIPS AND INSTALLATION OF SAME VENDORS ELECTRICAL DEVICES WITHIN SYSTEMS FURNITURE, INCLUDING BUT NOT LIMITED TO RECEPTACLE DEVICES AND TASK LIGHTING.
21. ALL POWER WIRINGS TO THE A/C UNIT SHALL BE PLACED IN "EMT" CONDUIT.
22. THERE WILL BE NO WIRING OF ANY KIND WITHIN THE EXISTING INDUCTION UNITS - UNLESS SHOWN ON THIS DRAWING
23. NO EXPOSED VOICE/DATA WIRING SHALL BE PERMITTED. VOICE/DATA & ALL LOW VOLTAGE CABLES IN CEILING PLENUM SHALL BE TEFLON COATED AND SUPPORTED SO AS NOT TO REST ON SUSPENDED CEILING.
24. ALL LOW VOLTAGE WIRING IN SUSPENDED CEILING PLENUM SHALL BE PLENUM RATED TEFLON COATED AND INDEPENDENTLY SUPPORTED.
25. ALL RECEPTACLES TO BE GROUNDED AND TO RECEIVE STANDARD 3-PRONG PLUG, UNLESS VOLTAGE, AMPERAGE OR SPECIFIC NOTATION CALLS FOR A SPECIFIC TYPE OF RECEPTACLE.
26. ALL RECEPTACLES TO BE SET FLUSH AND WIRING TO BE CONCEALED IN WALLS. CABINETWORK, NO EXPOSED TUBING OR MOLDING SHALL BE PERMITTED, U.O.N.
27. GENERAL CONTRACTOR SHALL PROVIDE "MUD RING" AND DRAG LINES TO EACH VOICE/DATA OUTLET, SECURITY J-BOX AND TO ANY OTHER EQUIPMENT THAT WOULD REQUIRE A CABLE FEED FROM OUTLET TO ABOVE SUSPENDED, ACCESSIBLE CEILING, U.O.N.
28. WHERE ELECTRICAL WORK IS SPECIFIED IN CABINETWORK, ALL FIXTURES, SWITCHES, ETC. SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR - "CUT-OUTS" IN CABINETWORK FOR SAME SHALL BE FACILITATED BY THE MILLWORK CONTRACTOR.
29. PROVIDE NEW THERMOSTAT(S) WHERE SHOWN ON PLANS AND AS REQUIRED BY MECHANICAL ENGINEER ON APPROVED SHOP DRAWINGS.
30. G.C. TO INCLUDE PRICING FOR CONNECTING FURNITURE SYSTEM TO NEW ELECTRICAL J-BOXES - INCLUDING TASK LIGHTING.
31. EXISTING LIGHT SWITCHES, ELECTRICAL AND COMMUNICATION OUTLETS NOT BEING RE-USED ARE TO BE SAFED OFF & REMOVED. PATCH OPENINGS.
32. ALL EXISTING LIGHT SWITCHES THAT ARE TO REMAIN ARE TO BE REPLACED WITH NEW SWITCHES AND COVER PLATES.
33. ALL EXISTING AND NEW FIRE ALARM DEVICES AT ARE TO BE MOUNTED AT REQ'D ADA HEIGHT AS PER CODE. G.C. IS TO REMOVE AND RELOCATE IF REQ'D.
34. LOW VOLTAGE CABLING BY OTHERS. G.C. TO ACCOMMODATE LOW VOLTAGE & SECURITY VENDORS DURING CONSTRUCTION & INCORPORATE INTO CONSTRUCTION SCHEDULE.

**LEGEND**

SYMBOL	DESCRIPTION
	INDICATES AREA OR ROOM NUMBER
	BASE BUILDING WALL & COLUMNS TO REMAIN
	NOT IN CONTRACT
	NEW WALL MOUNTED VOICE/DATA J-BOX WITH 1" DIA. STUB UP TO 6" ABOVE FINISH CEILING. PROVIDE BLANK COVER PLATE.
	NEW WALL MOUNTED VOICE J-BOX WITH 3/4" DIA. STUB UP TO 6" ABOVE FINISH CEILING FOR SINGLE WALL MOUNTED TELEPHONE.
	NEW WALL MOUNTED ELECTRICAL DUPLEX OUTLET
	NEW WALL MOUNTED DUPLEX ELEC. OUTLET (GROUND FAULT INTERRUPTER) 44" A.F.F. U.O.N.
	NEW WALL MOUNTED ELECTRICAL QUAD OUTLET - (1) REGULAR DUPLEX OUTLET AND (1) COMPUTER DUPLEX OUTLET-GRAY (MAX 3 DUPLEX ON CIRCUIT) INSULATED GROUND.
	NEW WALL MOUNTED 20 AMP SEPARATE CIRCUIT. SEE SCHEDULE, THIS SHEET.
	NEW ELECTRICAL DEVICES LOCATE IN CONVECTOR ENCLOSURE KNOCK-OUT U.O.N. PROVIDE J-BOX & 1" DIA. STUB UP TO 6" ABOVE FINISH CEILING.
	ELECTRIC J-BOX FOR FUTURE FURNITURE SYSTEM SUPPLY. (20A SERVICE/CS) F & I BLANK COVER OVER LIVE SERVICE. MOUNT 6" A.F.F.
	VOICE/DATA J-BOX FOR FUTURE FURNITURE SYSTEM WITH 1" DIA. STUB-UP TO ABOVE CEILING. MOUNT 6" A.F.F.
	ALL WIRES IN CEILING BELOW IS TO BE RUN IN APPROPRIATE SIZED MTL CONDUIT
	NEW WALL MOUNTED CABLE TV OUTLET WITH 1" DIA. STUB UP TO 6" STUB-UP TO ABOVE CEILING. MOUNT 6" A.F.F.(U.O.N.). G.C. TO F&I (1) COAX CABLE HOME BACK TO TELEPHONE CLOSET
	ALL WIRES IN CEILING BELOW IS TO BE RUN IN APPROPRIATE SIZED MTL CONDUIT
	NEW FLUSH FLOOR MOUNTED ELECTRICAL QUAD OUTLET -EQUAL TO WIREMOLD WALKER RC9000. ALL WIRE IN CEILING BELOW IS TO BE RUN IN APPROPRIATE SIZED METAL CONDUIT
	FLUSH FLOOR MOUNTED VOICE POKE THROUGH W/ 1" CONDUIT STUB UP EQUAL TO WIREMOLD WALKER RC9000-AM0. ALL WIRE IN CEILING BELOW IS TO BE RUN IN APPROPRIATE SIZED METAL CONDUIT.
	NEW FURNITURE MOUNTED ELECTRICAL DEVICES & ASSEMBLIES COORDINATE W/ FURNITURE DEALER AND CLIENT FOR ALL REQUIREMENTS.
	FURNITURE MOUNTED DUPLEX POWER OUTLET.
	FURNITURE MOUNTED 20 AMP SEPARATE CIRCUIT
	FURNITURE MOUNTED VOICE/DATA OUTLET.
	EXISTING OUTLETS
	EXISTING DUPLEX OR QUAD OUTLETS TO REMAIN. G.C. TO CONFIRM ALL OUTLET ARE IN PROPER WORKING ORDER. NOTIFY ARCHITECT/CLIENT FOR DISCREPANCIES. ALL EXISTING OUTLETS COVER PLATE TO MATCH NEW.
	EXISTING VOICE/DATA OUTLETS TO REMAIN

REVISIONS	
DATE	DESCRIPTION



**ARCHITECT OF RECORD:**  
 JOHN F. GIUSEFFI, ARCHITECT, PC.  
 902 BROADWAY, NEW YORK, NY 10010 | 212.532.9800

**PROJECT**  
**CLIENT**  
 809 BROADWAY, NEW YORK, NY  
 09TH FLOOR

**DRAWING TITLE**  
 09TH FLOOR  
 ARCHITECTURAL ELECTRIC &  
 VOICE/ DATA PLAN

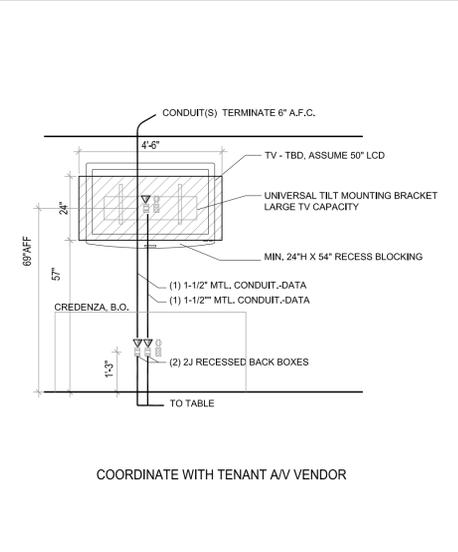
<b>SEAL &amp; SIGNATURE</b>	<b>DATE</b>	12.21.21
	<b>PROJECT NO.</b>	XXXX
	<b>WORKING DWG. BY</b>	XX
	<b>DRAWING NO.</b>	A-309.00

NYC DOB NUMBER (PLACE STICKER HERE)

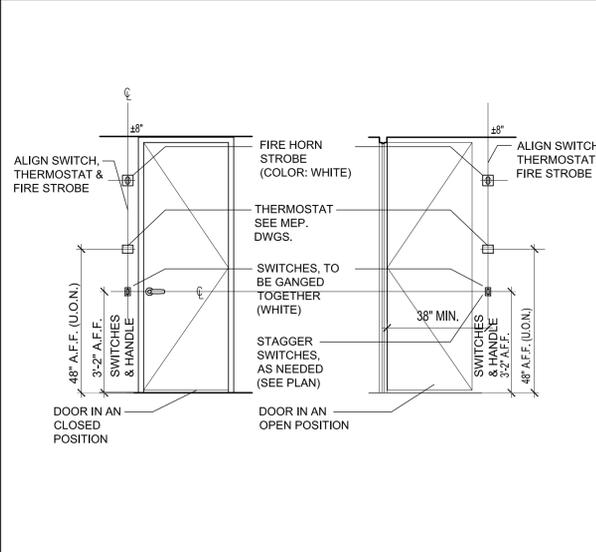
**01 | 09TH FLOOR ARCHITECTURAL POWER & VOICE/DATA PLAN**

EQUIPMENT/APPLIANCE SCHEDULE								
LABEL	APPLIANCE	MANUFACTURER	MODEL	DIMENSION			FINISH	REMARKS
				WIDTH	HEIGHT	DEPTH		
S-1	SINK	KOHLER	RIVERBY	25"	5 7/8"	22"	STAINLESS STEEL	
F-1	FAUCET WITH ANGLED SPOUT	BRIZO	LITZE	5 9/16" O.C.	14 5/8" O.C.	8 7/8" O.C.	MATTE BLACK/ LUXE GOLD	
REF	REFRIGERATOR WITH ICE MAKER	SUB-ZERO	BK36S-0	36"			LAMINATE BY LAB DESIGNS UNCHANTED WOOD WS347 VSA	PROVIDE WATER LINE FOR ICE MAKER
MW	MICROWAVE	BOSCH	800 SERIES 24" DRAWER HMD8451UC	23 7/8"	16 5/16"	23 3/8"	STAINLESS STEEL	
DW	DISHWASHER	FISHER & PAYKEL	DD24SHTR_N	23 9/16"	17 7/8"	22 1/2"	LAMINATE BY LAB DESIGNS UNCHANTED WOOD WS347 VSA	PROVIDE WATER LINE
CM	COFFEE MAKER	TBD					TBD	PROVIDE WATER LINE 240 V - 60 HZ 2300W

**02 | EQUIPMENT/APPLIANCE SCHEDULE**



**03 | TV INFRASTRUCTURE**



**04 | TYP. DEVICE LOCATION**

**SEPARATE CIRCUIT NOTE:**

- REF. BLDG. STD. 20 AMP SEPARATE CIRCUIT FOR REFRIGERATOR.
- CM. BLDG. STD. 20 AMP SEPARATE CIRCUIT FOR COFFEE MAKER. 42" A.F.F.
- MW. BLDG. STD. 20 AMP SEPARATE CIRCUIT FOR MICROWAVE. V.I.F. HT.
- COPI. BLDG. STD. 20 AMP SEPARATE CIRCUIT FOR COPIER.
- IT. BLDG. STD. 20 AMP QUAD SEPARATE CIRCUIT FOR TELE.COM. PANEL. SEE ENG. DWG.
- HW. BLDG. STD. 20 AMP QUAD SEPARATE CIRCUIT FOR HOT WATER TANK.

**T&E PLAN KEYED NOTES:**

1. NEW WALL MTD. FLAT PANEL TV - G.C. TO F&I (1) DUPLEX OUTLET, (1) BACK BOX & STUB UP FOR DATA, RECESSED PLYWOOD BLOCKING & ALL REQUIRED CONNECTIONS/DEVICES TO ENSURE PROPER WORKING ORDER. BRACKET FINISHED BY TENANT. INSTALL BY G.C. HEIGHT: T.B.D.
2. TELECOMMUNICATIONS GROUNDING BUSBAR - THE ELECTRICAL CONTRACTOR TO FURNISH AND INSTALL GROUND BAR ON THE PLYWOOD IN ALL IT ROOMS.
3. G.C. TO F&I METAL CONDUIT FROM TABLE LEG CHOPPED THROUGH SLAB WITH A CONDUIT RUN TO J-BOXES (18" A.F.F.) RECESSED IN WALL BEHIND CREDENZA. CONTINUES TO CEILING PLENUM. (1) 1" CONDUIT - FOR DATA POWER CONDUIT, SEE BUILDING RULES & REG.S (DON'T STOP IN WALL)

21\_0103pm\_jweinfeld