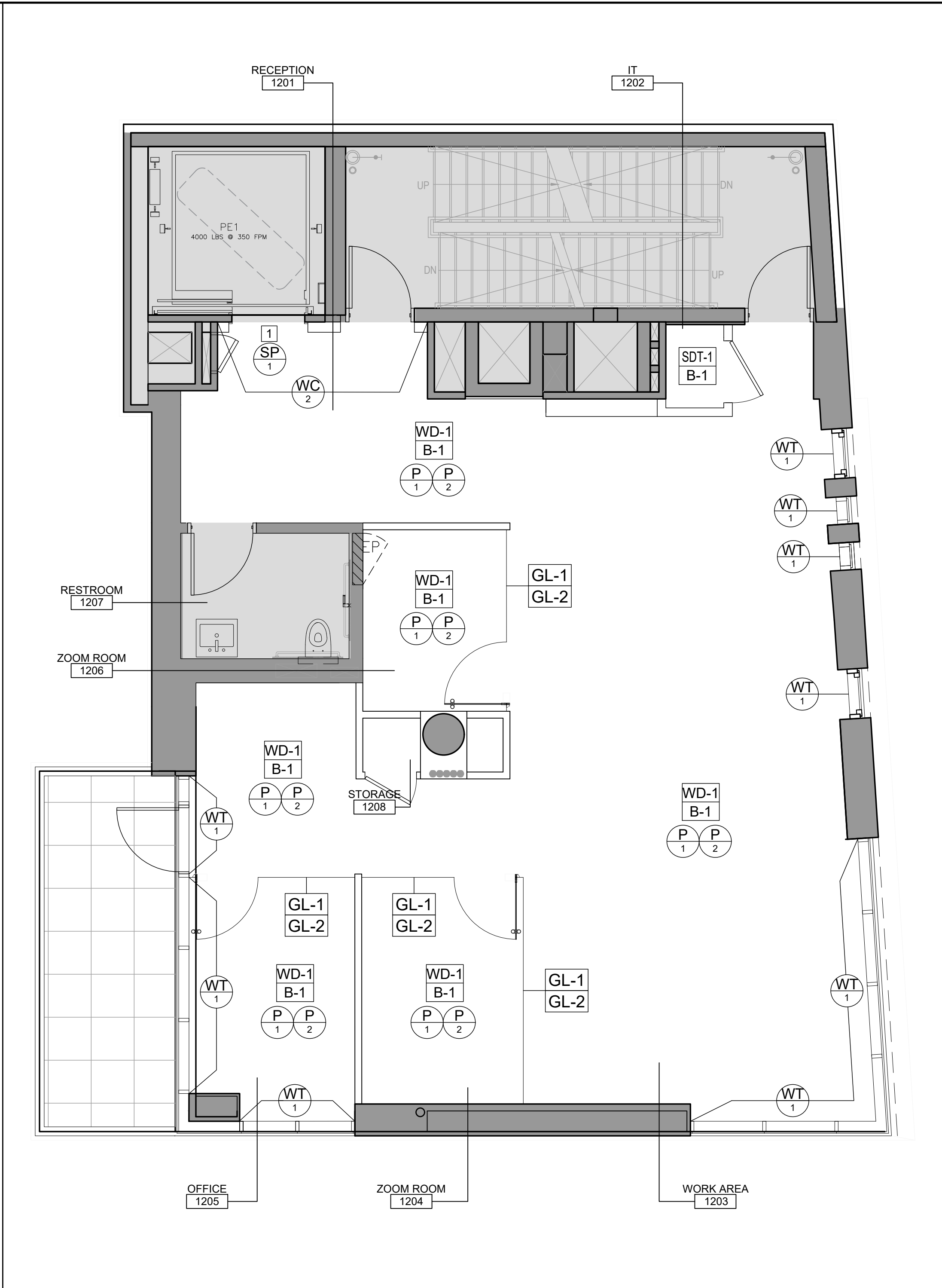




01 11TH FLOOR FINISH PLAN



02 12TH FLOOR FINISH PLAN

STONE FLOORING NOTES

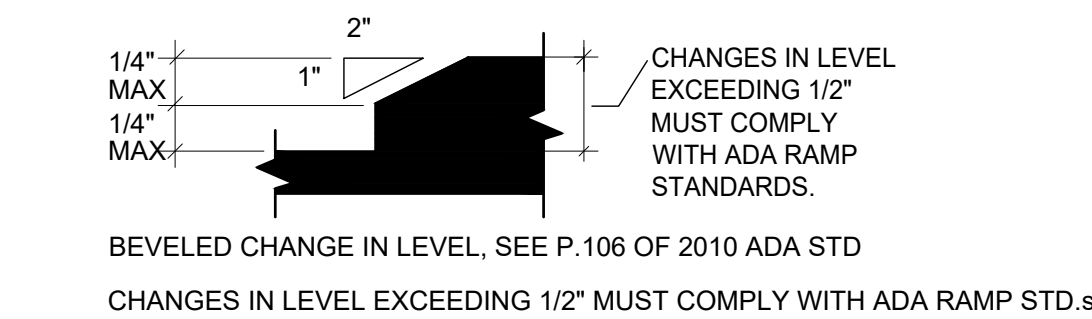
- G.C. SHALL APPLY (4) COATS OF STONE SEALER IMPREGNATOR ON ALL STONE TILES AND/OR GROUT; AVAILABLE THROUGH STONE SUPPLIER. ALL SEALER/IMPREGNATOR TO BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. G.C. TO SUBMIT DATA SHEETS
- WHERE STONE FLOORING IS INSTALLED, INSTALL MATCHING STONE BASE UNLESS OTHERWISE NOTED.
- STONE BASE GROUT JOINTS TO ALIGN WITH STONE GROUT JOINTS FLOORING U.O.N.
- PROVIDE A 50% FULL TILE DRY LAY OF ALL NATURAL STONES FOR REVIEW BY MKDA PRIOR TO INSTALLATION.
- G.C. TO PROVIDE STONE FLOORING START/STOP POINT AND PATTERN DIAGRAMS TO BE SUBMITTED TO G.C. FOR REVIEW AT TIME OF BID. IF NOT SUBMITTED STONE DIRECTION & LAYOUT IS AT THE DISCRETION OF ASHER DAVIS ARCHITECTS WITH NO COST INCREASE.
- AT ELEVATOR FLOOR TRANSITION, IF FLOOR HEIGHT CHANGES OR EXISTING PLATE IS UNUSABLE G.C. TO PROVIDE NEW STONE SLAB TRANSITIONS WITH APPROPRIATE CHAMFERED OR RAMPED EDGE.
- WHERE STONE MEETS CARPET PROVIDE FLUSH ALUMINUM "L" TRANSITION BEAD. SEE SADDLE DETAIL ON THIS SHEET. RAMP ADJACENT FLOORING AS NEEDED TO MEET STONE. NO GREATER THAN 3/16" ELEVATION CHANGES WILL BE EXCEPTED. RAMPING NOT TO EXCEED 1/2" RAISE FOR 18"

CARPET & VINYL FLOORING NOTES

- CONTRACTOR TO FURNISH & INSTALL SADDLES &/OR REDUCING STRIPS AT ALL V.C.T./CARPET TRANSITIONS. SEND COLOR SAMPLES FOR FINAL SELECTION. SEE SADDLE DETAILS ON THIS SHEET.
- CARPET IS NOT TO BE FOLDED IN HALF DURING STORAGE AT WAREHOUSE TRANSPORTING IN ELEVATOR OR DURING INSTALL., AS PERMANENT CREASING MAY OCCUR.
- USE A TROWEL W 1/4" TEETH FOR PROPER APPLICATION OF CARPET ADHESIVE. ADHESIVE MAY BE NEEDED ON FLOOR & BACK OF CARPET TO INSURE PROPER INSTALLATION AND AVOID BUBBLING-CHECK WITH MANUFACTURER FOR PROPER METHOD OF INSTALLATION.
- CARPETS REQUIRE CARE IN SEAMING FOR PROPER PATTERN MATCH AND TO AVOID "ZIPPERING"
- A POWER STRETCHER MAY BE REQUIRED TO ENSURE PROPER CARPET INSTALLATION.
- FLOOR MUST BE CLEAR OF ALL DUST AND DEBRIS PRIOR TO CARPET INSTALLATION TO ENSURE PROPER ADHESION TO SLAB
- CARPETS MUST BE PROTECTED IMMEDIATELY AFTER INSTALLATION-IF OTHER TRADES ARE STILL WORKING IN CARPETED AREAS. PROTECT WITH MASONITE
- RESERVE ALL FLOORING GOODS IN CORRECT QUANTITIES WELL-IN ADVANCE AS LEAD TIME COULD BE 8 WEEKS OR MORE.
- CARPET INSTALLATION TO BE STAGGERED, TYP. DIRECTION AND FINAL LAYOUT TO BE COORDINATED WITH MKDA.

FINISH PLAN KEYED NOTES:

- 1 STRIP AND ELECTROSTATIC-PAINT ELEVATOR DOORS AND FRAME "SP-1"



GENERAL FINISH & PAINTING NOTES

- ALL CONTRACTORS AND SUBS ARE TO VISIT THE SITE AND FORMULATE A WORK PLAN TO ACHIEVE HIGH QUALITY DESIGN STANDARDS PRIOR TO BIDDING JOB. ANY ADDITIONAL COSTS WILL BE CONTRACTOR'S RESPONSIBILITY TO ACHIEVE END RESULT OF WORK.
- CONTRACTOR IS TO PROTECT EXISTING/REMAINING FINISHES PRIOR TO BEGINNING OPERATIONS AND SHALL RESTORE SAME TO PRE-CONSTRUCTION CONDITIONS ONCE CONSTRUCTION IS COMPLETED.
- ALL FINISHED SURFACES SHALL BE PROTECTED ONCE APPLIED AND CURED FOR DURATION OF CONSTRUCTION OPERATIONS.
- CONTRACTOR SHALL PREPARE SUB-FLOOR IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
- ALL FINISHES SHALL BE APPLIED/INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS OR INSTRUCTIONS.
- PAINTING AND FINISHING SHALL BE AS FOLLOWS:
A. NEW METAL SURFACES - ONE (1) COAT OF ENAMEL UNDERCOAT AND TWO (2) COATS OF SEMI-GLOSS ENAMEL
B. NEW GYPSUM BOARD SURFACES - ONE (1) COAT OF LATEX PRIMER AND TWO (2) COATS OF EGGSHELL LATEX (OR APPROVED EQUAL)
C. EXISTING GYPSUM BOARD AND PLASTER SURFACES - TWO (2) COATS OF EGGSHELL LATEX (OR APPROVED EQUAL) AS REQUIRED FOR PROPER COVERAGE.
- ALL WALLS, EXPOSED VERTICAL GYPSUM SURFACES TO RECEIVE PAINT P-1, P-2, P-3, U.O.N.
- WALL BASE THROUGHOUT SPACE, ALL BASE TO BE JOHNSONITE | MILLWORK OBLIQUE ICICLE, U.O.N.
- G.C. TO PROVIDE PHOTO DOCUMENT OF ANY EXISTING DAMAGES TO FINISHES PRIOR TO START OF WORK. ANY DAMAGES IN QUESTION NOT DOCUMENTED WILL BECOME RESPONSIBILITY OF G.C. TO REPAIR.
- CONTRACTOR SHALL PROPERLY PREPARE (SPACKLE/PLASTER, SANDING ETC.) ALL NEW AND EXISTING SURFACES FOR PAINTING, OR WALL COVERING AS PER MANUFACTURER'S RECOMMENDATIONS.
- PRIOR TO PAINTING ANY AND ALL DENTS, CORNER BEADS, JOINTS AND IRREGULARITIES IN NEW OR EXISTING PARTITIONS, CEILING, DOORS, FRAMES ETC., THESE SHALL BE FILLED WITH AN APPROPRIATE FILLER SUITABLE FOR THE MATERIAL BY CONTRACTOR.
- ALL CLOSET SHELVES TO BE CLEAR LACQUERED BIRCH, U.O.N.
- G.C. TO PROVIDE END USER A 3-RING BINDER WITH ALL MATERIAL MAINTENANCE INSTRUCTIONS FROM MANUFACTURERS AND INSTALLERS PRIOR TO END USER OCCUPANCY THE SPACE.
- SAMPLES OF ALL FINISHES SHALL BE SUBMITTED TO MKDA FOR APPROVAL PRIOR TO COMMENCEMENT OF THE WORK, ALONG WITH RELATIVE PRODUCT INFORMATION. (SAMPLE NOT LIMITED TO LIST BELOW)
A. MINIMAL (2) WOOD SAMPLES 12"x12"
B. CARPET SAMPLES WITH MANUFACTURERS LABEL ON BAY TO BE LARGE ENOUGH TO VIEW PATTERNS AND SHOULD FOLLOW MKDA'S SEAMING & PATTERN INSTRUCTIONS
C. (1) ONLY CEILING TILE AND GRID SAMPLE
D. (2 EA) ALL WALL BASE FOR COLOR AND PROFILE
E. MINIMAL (2) STONE SAMPLES & SEALER DATA SHEETS. SAMPLE TO BE LARGE ENOUGH TO REVIEW TYPICAL VEINING AND NATURAL DEFECTS. SAMPLES SHOULD BE FROM SAME LOT AS INSTALLED STONES
F. GROUT CHART & DATA SHEETS
- ALL FINISHES TO BE PURCHASED AT ONE TIME TO ENSURE UNIFORMITY.
- PROVIDE TRANSITIONS BETWEEN ALL DISSIMILAR FLOOR FINISHES.
- CONTRACTOR SHALL CAULK ALL CEILING MOLDING/PARTITION JOINTS PRIOR TO PAINTING OPERATIONS.

CONVECTOR FINISH NOTES

- ALL EXISTING CONVECTORS & CONVECTOR COVERS TOEKICKS TO REMAIN ARE TO BE PAINTED WITH P-2 PAINT TYPE. REFER TO FINISH PLAN. CONVECTORS TO BE REPAIRED ONLY AS NECESSARY. EXISTING CONVECTOR OR RADIATOR COVERS TO BE STRIPPED FREE OF LOOSE PAINT AND LIGHTLY SANDED SMOOTH, PAINT WITH ONE (1) COAT OF ENAMEL UNDERCOAT AND TWO (2) COATS OF SEMI-GLOSS ENAMEL.
- BONDO AND PATCH SMOOTH ALL HOLES IN COVERS, PROVIDE BLANK ELECTRICAL COVER PLATE TO ANY ABANDONED KNOCKOUT PLATES.

WALL COVERING NOTES

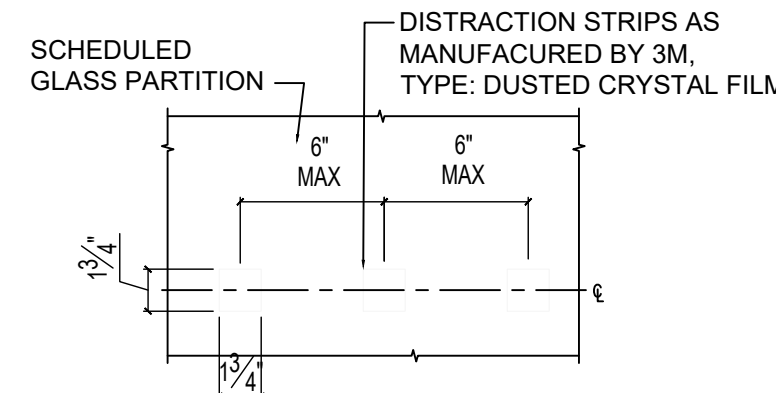
- ALL WALLCOVERING TO BE INSTALLED IN FULL LENGTHS, AND IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. ADHESIVE TO BE USED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. ALIGN ALL REPEAT MARKS.
 - WALLCOVERING INSTALLER TO ADVISE ARCHITECT OF ANY IRREGULARITIES IN OR DAMAGE TO MATERIALS PRIOR TO INSTALLATION.
 - AT ALL OUTSIDE CORNERS G.C. TO PROVIDE TAPED-IN ALUMINUM OR ZINC CORNER BEADS (LESS THAN .25" VISIBLE). IF WALL COVERING STOP MIN WALL PROVIDE "J" BEAD, EQ. TO "KOROGARD WALL PROTECTION SYSTEM"
- NOTE: ALL WALLCOVERING CONDITIONS TO BE COORDINATED WITH AND APPROVED BY MKDA.

ELEVATOR DOORS AND FRAMES FINISH NOTES

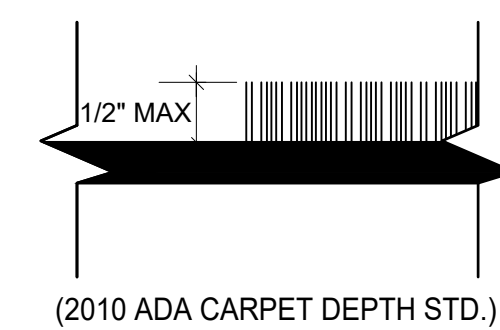
- G.C. IS TO APPLY ENVIRONMENTALLY SAFE CHEMICAL PEEL ON ALL EXPOSED PASSENGER ELEVATOR DOORS AND FRAMES. REMOVE PAINT TO BARE METAL. CONSULT BUILDING RULES & REGULATIONS AND BUILDING MANAGEMENT PRIOR TO WORK. PROPERLY AND SAFELY VENTILATE FUMES. SAFELY DISPOSE OF WASTE BY-PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND NYC LAW.
- BONDO AND PATCH SMOOTH ALL HOLES OR DENTS FLUSH AND SMOOTH
- ELECTROSTATIC PAINT ELEVATOR DOOR AND FRAMES, SEE FINISH LEGEND FOR COLOR. CONSULT BUILDING RULES & REGULATIONS AND BUILDING MANAGEMENT PRIOR TO WORK. PROPERLY AND SAFELY VENTILATE FLUMES
- IF METAL TRANSITION PLATE REMAIN REPAINT AS NEEDED.

LEGEND

SYMBOL	DESCRIPTION
	BASE BUILDING WALL & COLUMNS TO REMAIN
	ALIGN SURFACES
	WALLS WALL FINISH TYPE WALL COLOR
	FLOOR FLOOR FINISH TYPE BASE TYPE



TRANSLUCENT DISTRACTION STRIP DETAIL, TYP.
SCALE: 1 1/2" = 1'-0"



REVISIONS	
DATE	DESCRIPTION

MKDA

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PROJECT
809 BROADWAY, NEW YORK, NY
11TH, 12TH FLOOR

DRAWING TITLE
11TH, 12TH FLOOR
FINISH PLAN

SEAL & SIGNATURE	DATE	08.17.22
	PROJECT NO.	XXXX
	WORKING DWG. BY	JW
	DRAWING NO.	A-411.00

NYC DOB NUMBER (PLACE STICKER HERE)

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