

- STORAGE 01 - 24 SF - CH
- STORAGE 02 - 12 SF - CH
- VIB BAR - 181 SF - CH

REFER TO SHEET 1010 FOR ADDITIONAL SCOPE OF WORK PROVIDED BY OWNER.

1 SECOND FLOOR DEMOLITION PLAN
SCALE: 3/16" = 1'-0"

DEMOLITION GENERAL NOTES

1. THE CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS AND SITE TO VERIFY ALL SITE CONDITIONS PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL REPORT ANY INCONSISTENCIES TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION BEFORE BEGINNING CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
2. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
3. ALL PHASES OF WORK SHALL CONFORM TO THE APPLICABLE BUILDING CODE AND ACCESSIBILITY REQUIREMENTS CURRENTLY USED BY THE CITY, STATE, FEDERAL AND LOCAL ORDINANCES HAVING JURISDICTION OVER THE PROJECT. HOWEVER, WHERE THE DRAWINGS AND/OR SPECIFICATIONS ARE MORE STRINGENT, THEY SHALL GOVERN. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY CODE DISCREPANCY PRIOR TO CONSTRUCTION.
4. ALL WORK SHALL COMPLY WITH OSHA STANDARDS.
5. THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND COORDINATE ALL TRADES TO WORK WITH ALL DRAWINGS PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO INSTALLATION OF WORK.
6. THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING REQUIRED TO ADEQUATELY PROTECT PERSONNEL & ADJACENT PROPERTY AND ALSO TO ENSURE THE SAFETY OF THE PUBLIC & STRUCTURE THROUGHOUT THE CONSTRUCTION.
7. ALL DEBRIS RESULTING FROM DEMOLITION AND/OR NEW WORK IS THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF OFF SITE ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. MAINTAIN BUILDING AREAS CLEAN AND FREE OF DEBRIS ON A DAILY BASIS. CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING STRUCTURES OR ITEMS AND NEWLY INSTALLED MATERIALS DURING CONSTRUCTION.
8. ALL CONTRACTORS, SUB CONTRACTORS, SUPPLIERS AND ALL OTHER TRADES INVOLVED IN THE WORK OR PORTION THEREOF SHALL REVIEW THE COMPLETE CONSTRUCTION DOCUMENTS AND HAVE KNOWLEDGE OF ALL THE WORK TO BE PERFORMED BY ALL THE TRADES THAT AFFECTS SAID WORK AND SHALL COORDINATE THEIR WORK WITH SAID CONTRACTORS, SUB CONTRACTORS AND TRADES.
9. THE CONTRACTOR SHALL COORDINATE HIS WORK AND SCHEDULE WITH THE BUILDING OWNER.
10. CONTRACTOR SHALL KEEP A RECORD SET OF CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES AND SHALL RECORD ALL ALTERATIONS FROM THE CONSTRUCTION DOCUMENTS.
11. COORDINATION OF ALL WORK UNDER THIS CONTRACT SHALL BE MAINTAINED TO ENSURE THE QUALITY AND TIMELY COMPLETION OF THE WORK/PROJECT.
12. THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED FOR WORK COMPLETION WITHOUT COMPROMISING THE QUALITY OF THE WORK.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY SITE FENCING, BUILDING/SPACE ENCLOSURES AND/OR AREA OF WORK ENCLOSURE, AS REQUIRED BY APPLICABLE LOCAL LAWS AND/OR BUILDING.
14. GENERAL CONTRACTOR TO CONFIRM LOCATION OF ALL BASE BUILDING UTILITY SERVICES PRIOR TO ANY DEMOLITION. O.C. TO PHASE AND COORDINATE ALL TEMPORARY UTILITY SHUT OFFS WITH BASE BUILDING REPRESENTATIVE, AS REQUIRED.
15. COORDINATE WITH MEP DRAWINGS REMOVAL OF MECHANICAL EQUIPMENT, DUCT WORK, DIFFUSERS, RETURNS, ELECTRICAL EQUIPMENT, CONDUITS AND WIRING.
16. SOLID WASTE TO BE DISPOSED OF BY CONTRACTOR IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
17. ALL EXCAVATED UNSUITABLE MATERIAL MUST BE TRANSPORTED TO AN APPROVED DISPOSAL LOCATION IN ACCORDANCE WITH ALL LOCAL STATE AND FEDERAL REGULATIONS.
18. ALL DEMOLITION AND REMOVALS SHALL BE PERFORMED IN ACCORDANCE TO FEDERAL, STATE, AND LOCAL LAWS, GUIDELINES, REGULATIONS, INCLUDING WITHOUT LIMITATION, UNITED STATES AND UNITED STATES DEPARTMENT OF SAFETY AND HEALTH (OSHA).
19. CONTRACTOR TO OBTAIN ALL REQUIRED DEMOLITION PERMITS FOR BUILDING REMOVALS, INCLUDING BUT NOT LIMITED TO, DUST CONTROL, NOISE LEVELS, AND HOURS OF OPERATION.

DEMOLITION LEGEND

SYMBOL	DESCRIPTION
	EXISTING WALL, INCLUDING ALL APPURTENANCES, TO BE REMOVED, COMPLETE.
	EXISTING DOOR ASSEMBLY, INCLUDING ALL APPURTENANCES, TO BE REMOVED, COMPLETE.
	EXISTING EXTERIOR WALL, TO REMAIN
	EXISTING COLUMN, TO REMAIN

DEMOLITION KEYNOTES

ITEM	DESCRIPTION
1	PATCH ALL WALLS THAT REMAIN INTACT AND VISIBLE. SEAL SURFACES THAT ARE OPENED UP.
2	
3	REMOVE EXISTING HUNG DECORATIVE OBJECTS AND ALL THEIR ASSOCIATED COMPONENTS, COMPLETE. PATCH AND REPAIR SURFACES TO MATCH EXISTING CEILING IN KIND. FOUR EXISTING SPEAKER HANGERS TO REMAIN.
4	EXISTING SINKS AND COUNTER TO BE REMOVED, COMPLETE. REFER TO CONSTRUCTION DRAWINGS FOR ADDITIONAL INFORMATION.
5	
6	
7	
8	
9	REMOVE MIRRORED TILE SURFACE ON CEILING, LAMINATE GWB OVER MIRRORED WALLS AND REPAIR SURFACES TO ACCEPT NEW FINISHES.
10	REMOVE EXISTING SODA GUN SYSTEM, EXISTING ICE MAKER AND ALL OBSOLETE DUCTWORK. CAP AND SEAL ALL OPENINGS. O.C. TO FIELD VERIFY AND CONSULT WITH ARCHITECT AND MEP ENGINEER PRIOR TO DEMOLITION.
11	
12	
13	
14	REMOVE EXISTING COUNTER AND ALL THEIR ASSOCIATED COMPONENTS TO RECEIVE NEW WORK PER CONSTRUCTION DRAWINGS. PATCH AND REPAIR ALL SURFACES AS REQUIRED.
15	DEMOLISH EXISTING PLATFORM AND ALL THEIR ASSOCIATED COMPONENTS. PATCH AND REPAIR ALL SURFACES TO RECEIVE NEW WORK PER CONSTRUCTION DRAWINGS.
16	

SBLM

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Remarkable, LLC
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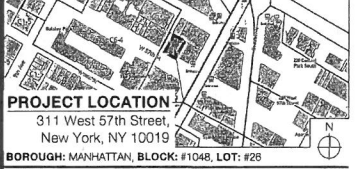
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Revisions

1.	REVISED PER CLIENT'S COMMENTS	11/01/2019
2.	REVISED PER CLIENT'S COMMENTS	11/12/2019
3.	FAA SUBMISSION	11/14/2019



Project Information
VARIETY 57TH STREET HOLDINGS, LLC
311 West 57th Street, New York, NY, 10019

Job Number: 016092
Drawing Title: **SECOND FLOOR DEMOLITION PLAN**
Accepted for OPPN #1/04 Professional Certification MANHATTAN Date: NOV 20 2019

AMENDED PLAN
Drawing Date: 09 / 20 / 2019
Drawing No.

DM-503.01
Sheet - Of -



ROTHBART'S

INTERIOR RENOVATION OF AN EXISTING EATING AND DRINKING ESTABLISHMENT

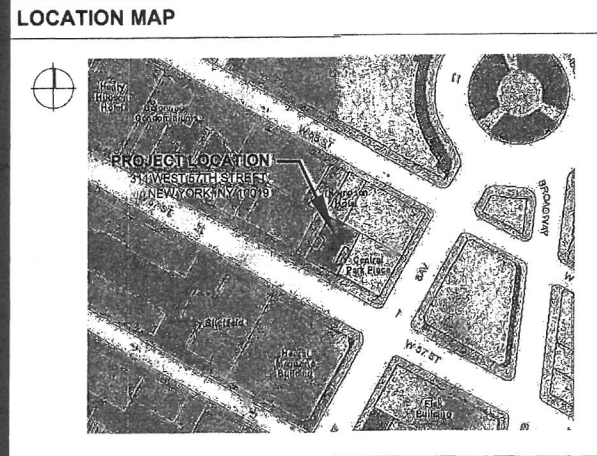
311 WEST 57TH STREET, NEW YORK, NY 10019
BLOCK 1048 LOT 26 ZONING MAP 8C ZONING C6-6

PROJECT DESIGN DATA	
GENERAL INFORMATION	BUILDING CONSTRUCTION CLASSIFICATION [EXISTING]
	OCCUPANCY GROUP CLASSIFICATION
	PROPOSED SCOPE OF WORK

INSPECTIONS - PROGRESS	
FINAL	28-116.2.4.2, BC 110.5, DIRECTIVE 14 OF 1975 AND 1 RONY 101-10

APPLICABLE CODES	
1988 NYC BUILDING CODE	1: FIREPROOF STRUCTURES
1986 ANSI A117.1 ADA CODE	F-4 ASSEMBLY (A-2 PER 2014 BC)
2014 NYC BUILDING CODE	INTERIOR RENOVATION

PROJECT DESCRIPTION	
ALL WORK ITEMS SHOWN IN THESE PROJECT CONTRACT DOCUMENTS, INCLUDING ALL INCIDENTAL WORK REQUIRED TO COMPLETE SAID WORK, FOR THE INTERIOR RENOVATION OF [PART OF] THE EXISTING BUILDING, FOR AN EDUCATIONAL OCCUPANCY, SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF NEW YORK CITY AND ALL APPLICABLE CODES/LOCAL LAWS. WORK INCLUDES, AMONG OTHERS:	SEPARATE FILINGS
1. INSTALLATION OF NEW INTERIOR WALL ASSEMBLY.	INTERIOR DEMOLITION JOB NUMBER: 140499224
2. INSTALLATION OF NEW PLUMBING FIXTURES.	PLACE OF ASSEMBLY JOB NUMBER: 194057220
3. INSTALLATION OF SECOND FLOOR PLATFORMS.	STRUCTURAL MODIFICATIONS JOB NUMBER: 123057313
4. RENOVATION OF EXISTING KITCHEN WITH NEW BAR.	FIRE PROTECTION PLAN JOB NUMBER: 100082289
	FLOOD PLAIN COMPLIANCE
	THE PROPERTY IS IN FLOOD ZONE X - AREA OF MINIMAL FLOOD HAZARD. PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.



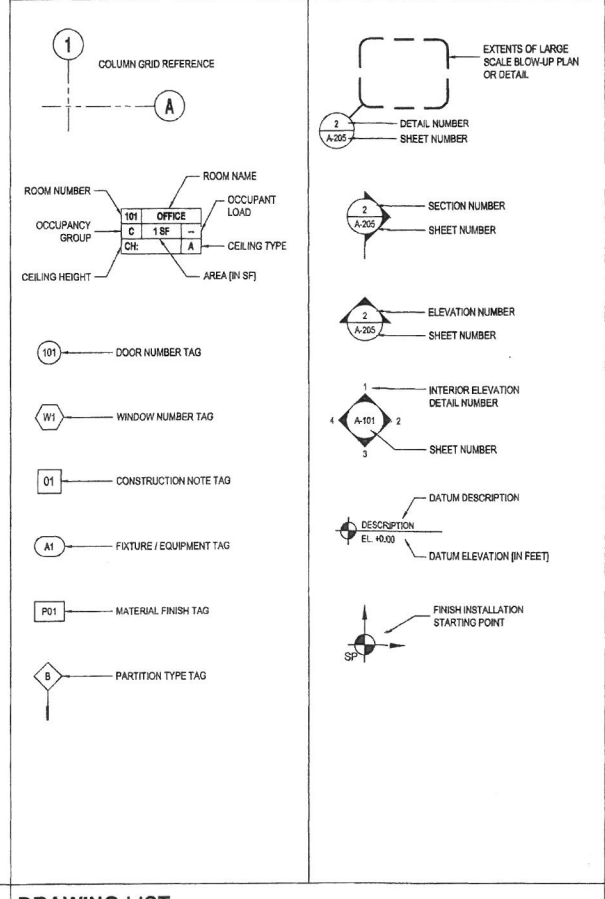
GENERAL CONSTRUCTION NOTES

- THE CONTRACTOR SHALL CAREFULLY REVIEW THE DRAWINGS, SPECIFICATIONS AND SITE TO VERIFY ALL SITE CONDITIONS PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL REPORT ANY INCONSISTENCIES TO THE ARCHITECT IMMEDIATELY FOR RESOLUTION BEFORE BEGINNING CONSTRUCTION. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS, IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
- PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS BY ALL OF THE PERMITTING AUTHORITIES.
- ALL PHASES OF WORK SHALL CONFORM TO THE APPLICABLE BUILDING CODE AND ACCESSIBILITY REQUIREMENTS CURRENTLY USED BY THE CITY, STATE, FEDERAL AND LOCAL ORDINANCES HAVING JURISDICTION OVER THE PROJECT. HOWEVER, WHERE THE DRAWINGS AND/OR SPECIFICATIONS ARE MORE STRINGENT, THEY SHALL GOVERN. THE CONTRACTOR SHALL INFORM THE ARCHITECT OF ANY CODE DISCREPANCY, PRIOR TO CONSTRUCTION.
- THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK AND COORDINATE ALL TRADES TO WORK WITH ALL DRAWINGS PRIOR TO INSTALLATION. ANY DISCREPANCIES BETWEEN DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT, FOR CLARIFICATION, PRIOR TO INSTALLATION OF WORK.
- THE CONTRACTOR SHALL PROVIDE ALL SHORING AND BRACING REQUIRED TO ADEQUATELY PROTECT PERSONNEL & ADJACENT PROPERTY AND ALSO TO ENSURE THE SAFETY OF THE PUBLIC & STRUCTURE THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL MATERIALS AND EQUIPMENT SHALL BE NON-COMBUSTIBLE AND OF THE HIGHEST QUALITY AND CONFORM TO ACCEPTABLE INDUSTRY/TRADE STANDARDS. ALL WOOD TO BE USED IN TEMPORARY AND PERMANENT CONSTRUCTION MUST BE FIRE RESISTANT AND LABELED AS SUCH. ALL LUMBER AND CONCEALED WOOD BLOCKING SHALL BE FIRE-RETARDANT.
- ALL DEBRIS AND/OR UNSUITABLE MATERIAL, RESULTING FROM EXCAVATION, DEMOLITION AND/OR NEW WORK IS THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF, OFF SITE, IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. MAINTAIN BUILDING AREAS CLEAN AND FREE OF DEBRIS ON A DAILY BASIS.
- CONTRACTOR SHALL PROTECT AND BE RESPONSIBLE FOR REPAIRING ANY DAMAGE TO EXISTING STRUCTURES OR ITEMS, AND NEWLY INSTALLED MATERIALS, DURING CONSTRUCTION.
- ALL CONTRACTORS, SUB CONTRACTORS, SUPPLIERS AND ALL OTHER TRADES INVOLVED IN THE WORK OR PORTION THEREOF SHALL REVIEW THE COMPLETE CONSTRUCTION DOCUMENTS AND HAVE KNOWLEDGE OF ALL THE WORK TO BE PERFORMED BY ALL THE TRADES THAT AFFECTS SAID WORK AND SHALL COORDINATE THEIR WORK WITH SAID CONTRACTORS, SUB CONTRACTORS AND TRADES.
- THE CONTRACTOR SHALL COORDINATE HIS WORK AND SCHEDULE WITH THE BUILDING OWNER AND USERS OF ADJACENT TENANT SPACES, AS NEEDED.
- CONTRACTOR SHALL KEEP A RECORD SET OF CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES AND SHALL RECORD ALL ALTERATIONS FROM THE CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE.
- ALL INTERIOR DIMENSIONS ARE TO FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
- COORDINATION OF ALL WORK UNDER THIS CONTRACT SHALL BE MAINTAINED TO ENSURE THE QUALITY AND TIMELY COMPLETION OF THE WORK/PROJECT.
- THE CONTRACTOR SHALL COORDINATE WITH ALL TRADES, THE LOCATION AND SIZE OF OPENINGS IN WALLS, SLABS, CEILINGS AND/OR ROOFS. PROVIDE FLASHING, GRATINGS AND/OR SEALING, AS REQUIRED.
- THE CONTRACTOR SHALL PERFORM ALL CUTTING AND PATCHING REQUIRED FOR WORK COMPLETION, WITHOUT COMPROMISING THE QUALITY OF THE WORK.
- PROVIDE CONCRETE BASES, PADS, CURBS, INERTIA BLOCKS, ETC., AS REQUIRED TO SUPPORT HVAC, ELECTRICAL PLUMBING AND ELEVATOR EQUIPMENT, WHERE APPLICABLE. FINAL LOCATIONS AND SIZES MUST BE COORDINATED WITH THE EQUIPMENT MANUFACTURER AND IS SUBJECT TO APPROVAL WITH THE EQUIPMENT SHOP DRAWINGS.
- PROVIDE WATERPROOFING EXCEPT AT SLAB ON GRADE AND DEPRESSED SLABS, AND/OR WHERE OTHERWISE NOTED, AT ALL WET AREAS.
- EQUIPMENT ROUGHING LOCATIONS SHALL BE CONFIRMED BY THE CONTRACTOR WITH ALLOWANCE MADE FOR TRAPS, ELLS, TEES, ETC., AS REQUIRED. IN ALL SPACES OTHER THAN MECHANICAL AREAS, PIPES AND CONDUITS SHALL BE LOCATED WITHIN WALLS OR OTHERWISE CONCEALED, UNLESS EXPOSING THEM IS SPECIFICALLY APPROVED/INDICATED BY THE ARCHITECT AND/OR THE CONTRACT DOCUMENTS.
- IF THE CONTRACTOR DEVIATES FROM THE PLANS AND SPECIFICATIONS, INCLUDING THE NOTES CONTAINED THEREON, WITHOUT FIRST OBTAINING PRIOR WRITTEN AUTHORIZATION FOR SUCH DEVIATIONS FROM THE OWNER AND ARCHITECT/ENGINEER, IT SHALL BE RESPONSIBLE FOR THE PAYMENT OF ALL COSTS TO CORRECT ANY WORK DONE, ALL FINES OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND IT SHALL INDEMNIFY AND HOLD THE OWNER AND ARCHITECT/ENGINEER HARMLESS FROM ALL SUCH COSTS TO CORRECT ANY SUCH WORK AND FROM ALL SUCH FINES AND PENALTIES, COMPENSATION AND PUNITIVE DAMAGES AND COSTS OF ANY NATURE RESULTING THEREFROM.
- CONTRACTOR SHALL INSTALL "LOW FLOW" PLUMBING FIXTURES PER LL 29/89, WHERE REQUIRED.
- PRIOR TO CLOSING OF ANY CEILINGS, ALL MECHANICAL SYSTEMS (E. HVAC, PLUMBING, SPRINKLER AND ELECTRICAL) ARE TO BE INSPECTED AND WHERE REQUIRED, TESTED BY LOCAL AUTHORITIES AND/OR TESTING AGENCIES HAVING JURISDICTION TO INSURE THEIR PROPER INSTALLATION AND FUNCTION.
- ALL MATERIALS AND EQUIPMENT INCORPORATED INTO THE WORK SHALL BE NEW AND FREE OF DEFECTS.
- ALL MATERIALS USED FOR THE CONSTRUCTION OF THIS PROJECT, WHETHER BUILDING MATERIALS OR APPURTENANCES, SHALL BE NON-ASBESTOS CONTAINING MATERIALS.
- ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS AND TO CONFORM WITH THE CURRENT STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTIONS, WHERE APPLICABLE.
- WHERE APPLICABLE, MATERIAL USED FOR FIRE RESISTANCE RATING SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE NEW YORK CITY BUILDING CODE.
- ALL EXISTING FIREPROOFING AND CONCRETE ENCASUREMENT DISTURBED OR REMOVED DURING WORK SHALL BE REPLACED WITH EQUIVALENT AND APPROVED FIREPROOFING MATERIAL.
- FOR EXIT SIGNAGE (LOCATIONS & SPECS) AND EMERGENCY LIGHTING - REFER TO LIFE SAFETY PLAN. ALL EMERGENCY & EXIT SIGNS MUST COMPLY WITH ALL CURRENT LOCAL & STATE APPLICABLE CODES/REQUIREMENTS.
- ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES. MEANS OF EGRESS ILLUMINATION AND EXIT SIGNS SHALL COMPLY WITH CURRENT APPLICABLE NEW YORK CITY BUILDING CODE SECTIONS, FOR LOCATION AND ILLUMINATION.

INTERPRETATIONS AND CONFLICTS

- CONTRACTOR SHALL VISIT THE SITE, EXAMINE CAREFULLY THE AREAS AFFECTED BY THIS WORK TO BECOME FAMILIAR WITH EXISTING CONDITIONS, COMPLY WITH LANDLORD'S REQUIREMENTS AND WITH DIFFICULTIES THAT WILL ATTEND THE EXECUTION OF WORK.
- SUBMISSION OF A PROPOSAL WILL BE CONSTRUED AS EVIDENCE THAT ABOVE HAS BEEN INCLUDED IN BIDS AND LATER CLAIMS WILL NOT BE RECOGNIZED FOR EXTRA LABOR, EQUIPMENT OR MATERIALS BECAUSE OF DIFFICULTIES, ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN HAD SUCH AN EXAMINATION AND/OR CAREFUL INVESTIGATION BEEN MADE.
- BRING ANY DISCREPANCIES BETWEEN DIFFERENT DRAWINGS, BETWEEN THE DRAWINGS AND FIELD CONDITIONS AND/OR BETWEEN THE DRAWINGS AND SPECIFICATIONS, OR ANY APPARENT OMISSIONS, TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO SUBMISSION OF ANY BID. AFTER AWARD OF CONTRACT, THE INTERPRETATION OF ANY CONFLICT WILL BE MADE BY THE ARCHITECT AND SHALL BE ACCEPTED AS FINAL, AT NO ADDITIONAL COST.
 - SUBMIT DETAILS OF ANY DESIRED DEPARTURES FROM THE CONTRACT DOCUMENTS AS MAY BE DEEMED NECESSARY, AND THE REASONS THEREFOR, WITHIN 15 DAYS AFTER AWARD OF THE CONTRACT. MAKE NO DEPARTURES WITHOUT WRITTEN APPROVAL.
 - IF MENTION HAS BEEN OMITTED PERTAINING TO DETAILS, ITEMS OR RELATED ACCESSORIES REQUIRED FOR THE COMPLETION OF ANY ELECTRICAL, PLUMBING, HVAC OR OTHER ENGINEERING SYSTEM, INCLUDE SUCH ITEMS AND ACCESSORIES IN THE CONTRACT WITHOUT ADDITIONAL CHARGE.
 - AFTER THE CONTRACT IS AWARDED, CLAIMS BASED ON INSUFFICIENT DATA, INCORRECTLY ASSUMED CONDITIONS AND/OR CLAIMS BASED ON MISUNDERSTANDING, THE NATURE OR CHARACTER OF THE WORK, OR THE CONDITIONS UNDER WHICH IT MUST BE PERFORMED, WILL NOT BE RECOGNIZED.
 - THE CONTRACTOR SHALL NOT INTERPRET THIS PROJECT TO BE A "MINIMUM CODE DESIGN", OR AN "INDUSTRY STANDARD DESIGN", WHERE MATERIALS OR METHODS SHOWN ON THE DRAWINGS, OR SPECIFIED HEREIN, INDICATE A PREMIUM MATERIAL OR METHOD. THE CONTRACTOR IS EXPECTED TO PROVIDE SAME, AND PROPOSE ALTERNATE METHODS OR MATERIALS AS A SIDE ITEM EXCUSES SUCH AS "IT MEETS NEC REQUIREMENTS" OR "THIS IS THE INDUSTRY STANDARD" WILL NOT BE RECOGNIZED AS JUSTIFICATION FOR ACCEPTANCE OF ITEMS NOT CONFORMING TO THE INTENDED DESIGN.

REFERENCE SYMBOLS



GENERAL SCOPE OF WORK

- CONFLICTS, IF ANY, AND OF THE GENERAL CONTRACTOR'S PROPOSED RESOLUTIONS.
- THE CONTRACTOR SHALL SUBMIT PRODUCT DATA FOR ALL MATERIALS TO BE USED FOR CONSTRUCTION, TO THE ARCHITECT, FOR REVIEW AND APPROVAL, PRIOR TO ANY INSTALLATION. UNLESS OTHERWISE NOTED, THERE WILL BE NO SUBSTITUTIONS. WHERE COLOR AND DESIGN SELECTIONS ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT SAMPLES TO THE ARCHITECT, FOR SELECTION AND APPROVAL, PRIOR TO PURCHASE AND/OR INSTALLATION.
 - SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL, WHERE REQUIRED, PRIOR TO FABRICATION OF ANY WORK SPECIFIED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND PROPER INSTALLATION OF SAID WORK.
 - THE REFLECTED CEILING PLAN SHALL DICTATE LOCATION OF ALL EQUIPMENT AND FIXTURES. THE ARCHITECT SHALL BE INFORMED OF ALL

DRAWING LIST

ARCHITECTURAL	DESCRIPTION
A-500.01	COVER SHEET, PROJECT INFORMATION, LIST OF DRAWINGS, GENERAL NOTES, LOCATION MAP
A-501.01	CELLAR CONSTRUCTION PLAN
A-502.01	GROUND FLOOR CONSTRUCTION PLAN
A-503.01	SECOND FLOOR CONSTRUCTION PLAN
A-510.00	DETAILS
A-520.00	INTERIOR SECTIONS AND DETAILS
A-601.00	ADA RESTROOM
A-611.00	BAR, COUNTERS AND LADDER DETAILS
A-701.01	DOOR AND WALL DETAILS

SBLM

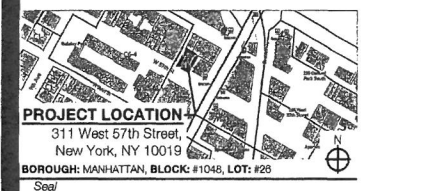
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Revisions	
1. REVISED PER CLIENT'S COMMENTS	11/01/2019
2. REVISED PER CLIENT'S COMMENTS	11/12/2019
3. PAA SUBMISSION	11/14/2019



Project Information
VARIETY 57TH STREET HOLDINGS, LLC
 311 West 57th Street, New York, NY, 10019

Job Number **016092**
 Drawing Title
 Accepted for OPPN #1/04
 Professional Certification
 MANHATTAN
 NOV 20 2019

COVER SHEET, DRAWING LIST, PROJECT DATA

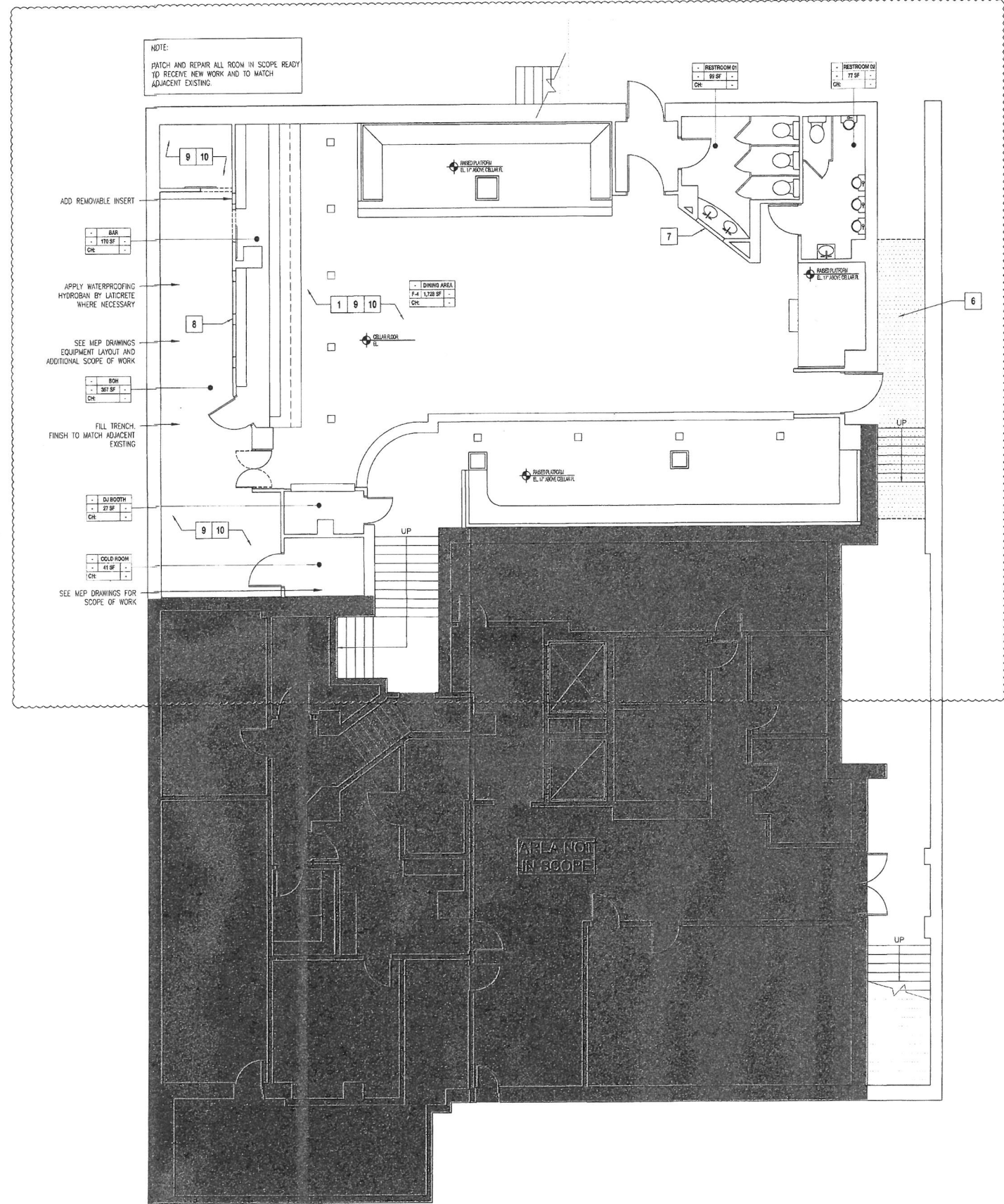
AMENDED PLAN

Drawing Date **09/20/2019**
 Drawing No.

A-500.01

Sheet **Of**





CONSTRUCTION KEYNOTES

ITEM	DESCRIPTION
1	THE GENERAL CONTRACTOR SHALL CONSULT WITH TENANT'S DESIGNER FOR ALL WORK TO BE PERFORMED NOT SPECIFIED IN THIS SCOPE OF WORK. REFER TO STRUCTURAL AND MEP DRAWINGS FOR ADDITIONAL SCOPE.
2	
3	
4	
5	
6	NEW CEILING OVER EXISTING STRUCTURE, G.C. TO VERIFY EXTENT. REFER TO DETAIL 2A/A611
7	INFILL EXISTING OPENING TO MATCH ADJACENT EXISTING WALL IN KIND.
8	INFILL ALL OPENINGS AT EXISTING BAR BACKSPLASH WALL TO MATCH ADJACENT EXISTING WALL IN KIND, TYPICAL.
9	PATCH AND REPAIR ALL DAMAGED SURFACES (CEILING, WALLS AND FLOOR). APPLY PAINT FINISH TO WALL MATCH EXISTING IN KIND. REPLACE DISCOLORED AND DAMAGE CEILING TILES TO MATCH EXISTING. REPAIR ALL LEAKS AND WATERPROOFING.
10	ALL DIFFUSERS TO BE REMOVED, CLEANED AND REINSTALLED BY OWNER.
11	DISPLAY CABINETS TO BE PROVIDED BY OWNER
12	
13	PATCH AND REPAIR CEILING, WALLS AND FLOOR TO MATCH EXISTING. SEAL OPENINGS TO MATCH EXISTING IN KIND.
14	PATCH AND REPAIR ALL EXISTING DECORATIVE BUTTRESSES.
15	
16	2HR RATED COLUMN ENCLOSURE. SEE DETAIL 4/A520 FOR ADDITIONAL INFORMATION.
17	1:12 SLOPE ADA RAMP ASSEMBLY WITH 34" HIGH HANDRAIL ON BOTH SIDES. ASSEMBLY TO BE PROVIDED BY OWNER.
18	REPLACE ALL GLASS DOOR HARDWARE WITH NEW AS REQUIRED. BY OWNER
19	PROVIDE NEW 2ND FLOOR LINK ASSEMBLY. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
20	BAR COUNTER ASSEMBLY. BAR EQUIPMENT TO BE PROVIDED BY OWNER.
21	NEW PLATFORM ASSEMBLY WITH METAL LADDER SECURED TO EXISTING ADJACENT WALL. G.C. TO COORDINATE PLATFORM ELEVATION WITH MEP DRAWINGS. REFER TO SHEET A-511 AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. G.C. TO COORDINATE SIZE WITH UNITS FOR ADEQUATE ACCESS.
22	EXISTING DECORATIVE BUTTRESS ABOVE TO REMAIN. PATCH AND REPAIR AS NEEDED.
23	INFILL EXTERIOR DOOR OPENING WITH 2HR RATED EXTERIOR WALL ASSEMBLY. WALL ASSEMBLY TO CONSIST OF: (A) 2 LAYERS OF LAYER 3/4" THK. MILD-TOUGH ABUSE RESISTANT FRECCODE X GYPSUM BOARD ON BOTH SIDES OF METAL STUDS; (B) 8" METAL STUDS FRAMING WITH MINERAL WOOL CAVITY INSULATION; (C) DENSGLASS SHEATING ON EXTERIOR SIDE; (D) 2" RIDING INSULATION ON TOP OF SHEATING AND (E) EPS ASSEMBLY, FINISH TO MATCH EXISTING BUILDING.
24	GUARDRAIL ASSEMBLY. HEIGHT TO BE CONFIRMED BY OWNER. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
25	NEW FINISH CEILING ASSEMBLY TO BE 7'-6" ABOVE FINISHED FLOOR. CEILING TO MATCH ADJACENT EXISTING IN KIND.
26	
27	PATCH AND REPAIR HIGH CEILING TO MATCH EXISTING. SEAL ALL EXISTING OPENINGS TO MATCH ADJACENT EXISTING SURFACES IN KIND.
28	EXISTING DECORATIVE BEAM TO REMAIN. PATCH AND REPAIR AS NEEDED.
29	PROPOSED DECORATIVE BEAM TO MATCH ADJACENT EXISTING IN KIND. BOTTOM OF BEAM TO ADJ WITH ADJACENT EXISTING. G.C. TO COORDINATE LOCATIONS WITH ALL TRADE OF THE WORK.
30	PATCH, REPAIR AND REPLACE EXISTING BLACK AND RED TILE ONLY.
31	PROVIDE GYPSUM BOARD TO EXISTING PARTITION. FINISHES TO MATCH ADJACENT EXISTING IN KIND.
32	PATCH EXISTING CEILING ABOVE BAR.
33	REFER TO STRUCTURAL DRAWINGS ALONG WALL FOR ADDITIONAL SCOPE OF WORK FOR SUPPORT OF HANGING EQUIPMENT.
34	NEW BEAM. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION. G.C. TO COORDINATE ON SITE.



Owner
Remarkable, LLC
 311 West 57th Street
 New York, NY 10019

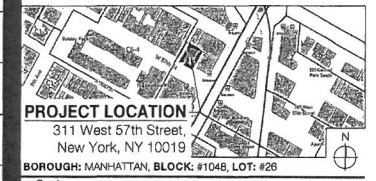
Architect
SBLM Architects
 545 West 45th Street, 4th Floor
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Revisions

1.	REVISED PER CLIENT'S COMMENTS	11/01/2019
2.	REVISED PER CLIENT'S COMMENTS	11/12/2019
3.	PAA SUBMISSION	11/14/2019



Project Information
VARIETY 57TH STREET HOLDINGS, LLC
 311 West 57th Street, New York, NY, 10019

Job Number **018092**
 Drawing Title
CELLAR CONSTRUCTION PLAN Date: **NOV. 2.0. 2019**
 Accepted for OPPN #1/04
 Professional Certification
 MANHATTAN

AMENDED PLAN
 Drawing Date **09 / 20 / 2019**
 Drawing No.

A-501.01
 Sheet **Of**



Owner
Remarkable, LLC
 311 West 57th Street
 New York, NY 10019

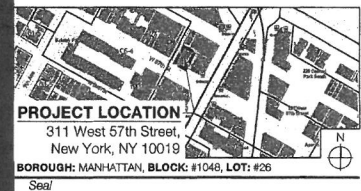
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3.	PAA SUBMISSION	11/14/2019



Project Information
VARIETY 57TH STREET HOLDINGS, LLC
 311 West 57th Street, New York, NY, 10019

Job Number **016092**
 Drawing Title

DETAILS

Accepted for OPPN #1/04
 Professional Certification
 MANHATTAN
 Date: NOV 20 2019

Drawing Date **09 / 20 / 2019**

Drawing No.

A-510.00

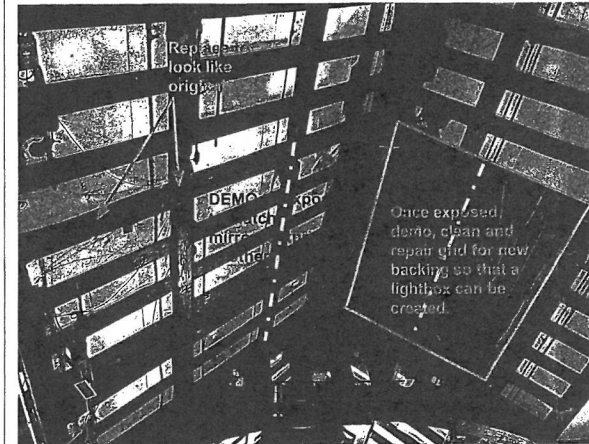
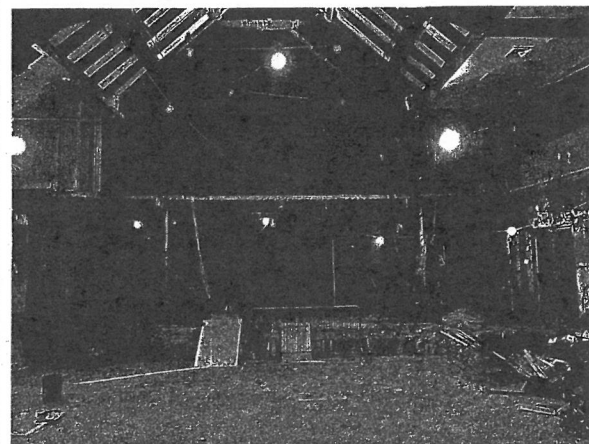
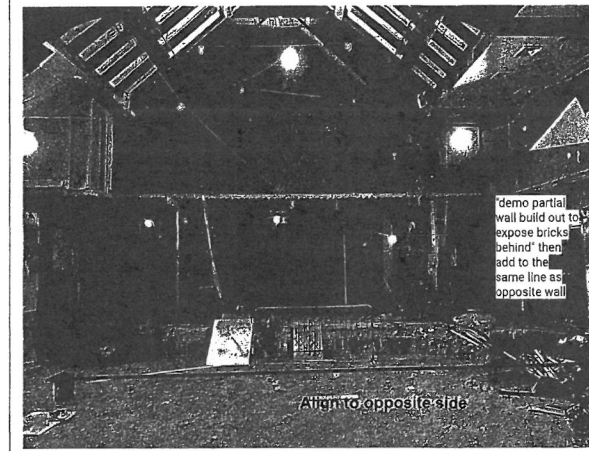
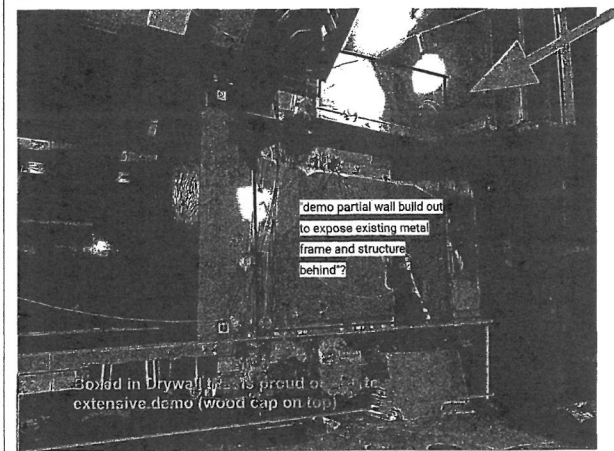
Sheet - Of -



THE GENERAL CONTRACTOR SHALL PERFORM DESCRIBED SCOPE OF WORK BELOW PROVIDED BY OWNER. REFER TO OWNER FOR ADDITIONAL INFORMATION AS NECESSARY.



Typical note: Patch all walls that remain intact and visible. +Seal surfaces that are opened up



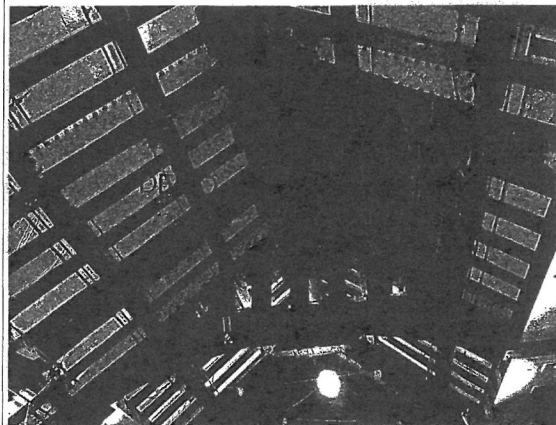
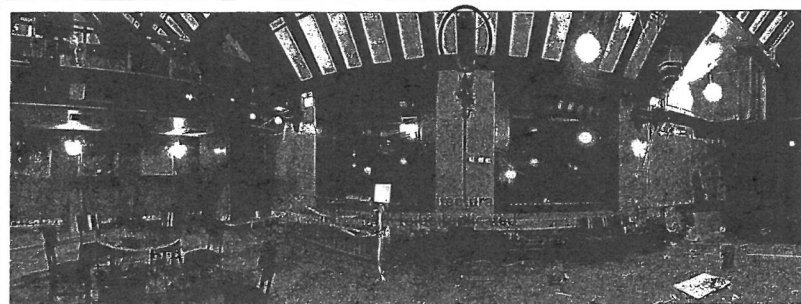
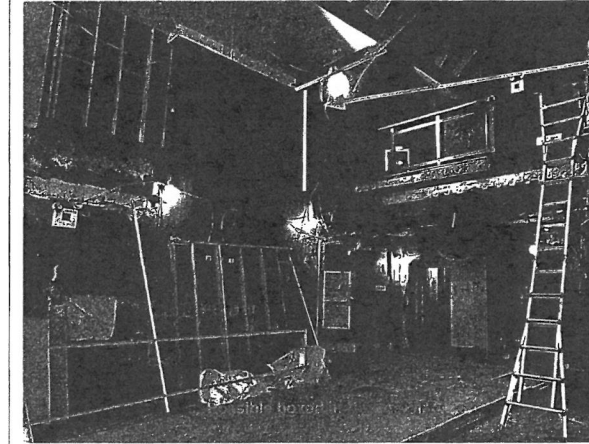
Add in Aerial rigging points into Design

Sprinkler points to be worked into design. Min of 1" and max of 12" from the ceiling that is above the pipe.

Lightbox to be more flush with existing white ceiling. Add 1 junction box per light box.

Drawings for important points.

Field measure location of sprinkler pipes.



Owner
Remarkable, LLC
 311 West 57th Street
 New York, NY 10019

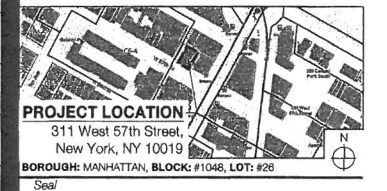
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2.	REVISED PER CLIENT'S COMMENTS	11/12/2019
3.	PAF SUBMISSION	11/14/2019



Project Information
VARIETY 67TH STREET HOLDINGS, LLC
 311 West 57th Street, New York, NY, 10019

Job Number: 016092
 Drawing Title: INTERIOR SECTIONS AND STEP DETAILS

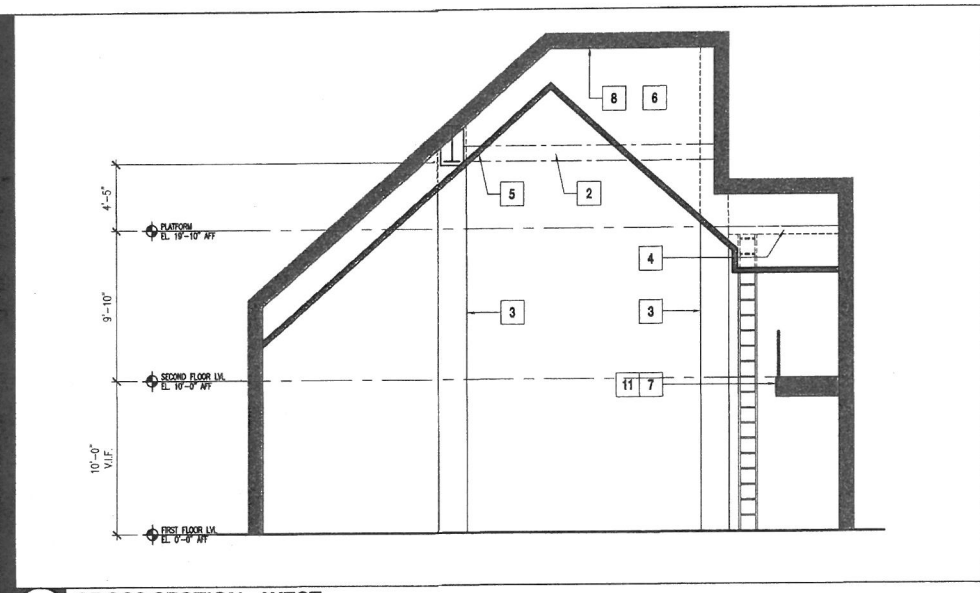
Professional Certification
MANHATTAN
 Date: NOV 20 2019

Drawing Date: 09 / 20 / 2019
 Drawing No.:

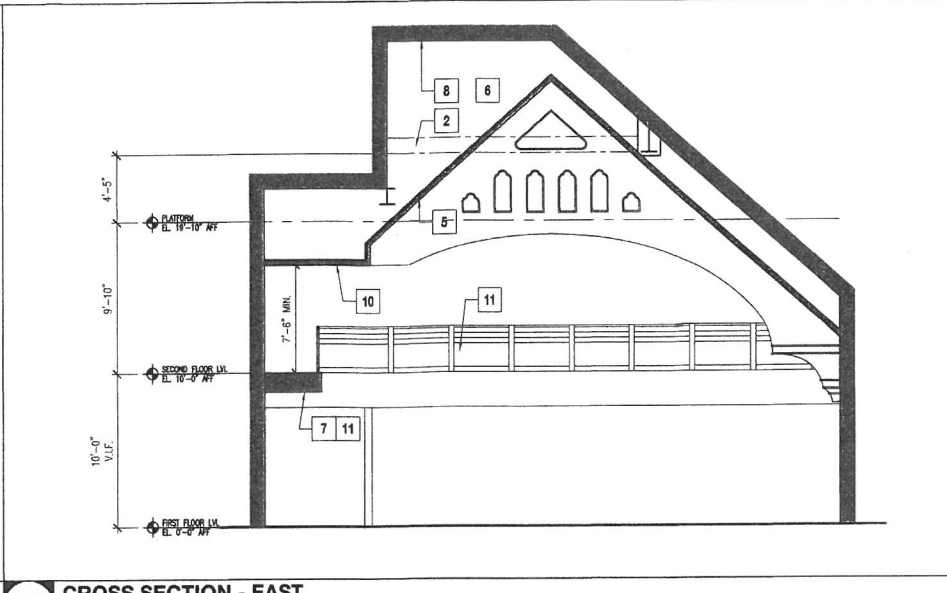
A-520.00
 Sheet - Of -



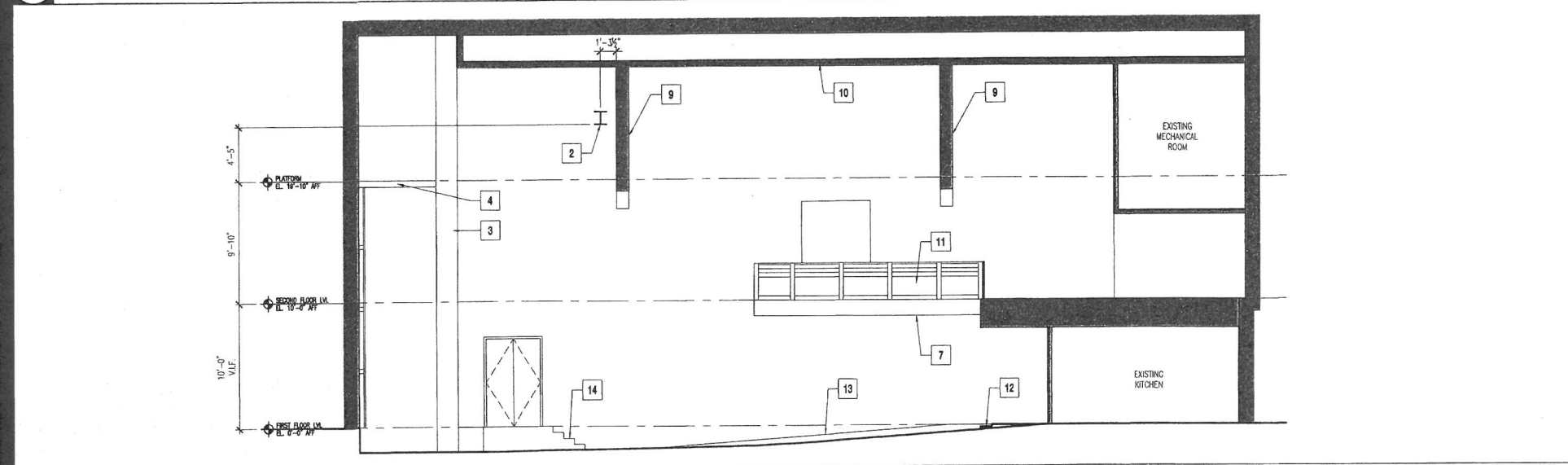
ITEM	DESCRIPTION
1	THE GENERAL CONTRACTOR SHALL CONSULT WITH TENANT'S DESIGNER FOR ALL WORK TO BE PERFORMED NOT SPECIFIED IN THIS SCOPE OF WORK. REFER TO STRUCTURAL AND MEP DRAWINGS FOR ADDITIONAL SCOPE.
2	NEW BEAM, REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3	EXISTING STEEL COLUMN TO BE ENCLOSED WITH 4HR RATED GYPSUM WALL BOARD.
4	PLATFORM WITH LADDER BEYOND. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
5	FINISHED CEILING. REFER TO DEMOLITION PLANS AND CONSTRUCTION PLANS FOR SCOPE OF WORK.
6	PLENUM SPACE
7	NEW 2ND FLOOR EXTENSION ASSEMBLY. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
8	UNDERSIDE OF EXISTING STRUCTURE
9	PATCH AND REPAIR EXISTING FAUX BEAM AS REQUIRED
10	CUT UNDERSIDE OF EXISTING BUTTRESS TO MAINTAIN A MINIMUM OF 7'-6" HEADROOM CLEARANCE
11	GUARDRAIL ASSEMBLY REFER TO SHEET A511 AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION
12	NEW BUILD OUT STEP TO ALIGN WITH FLOOR ABOVE. SEE DETAIL 3/A520.
13	1:12 SLOPE ADA RAMP BEYOND
14	STEELDECK PLATFORM AND STEP ASSEMBLY BEYOND
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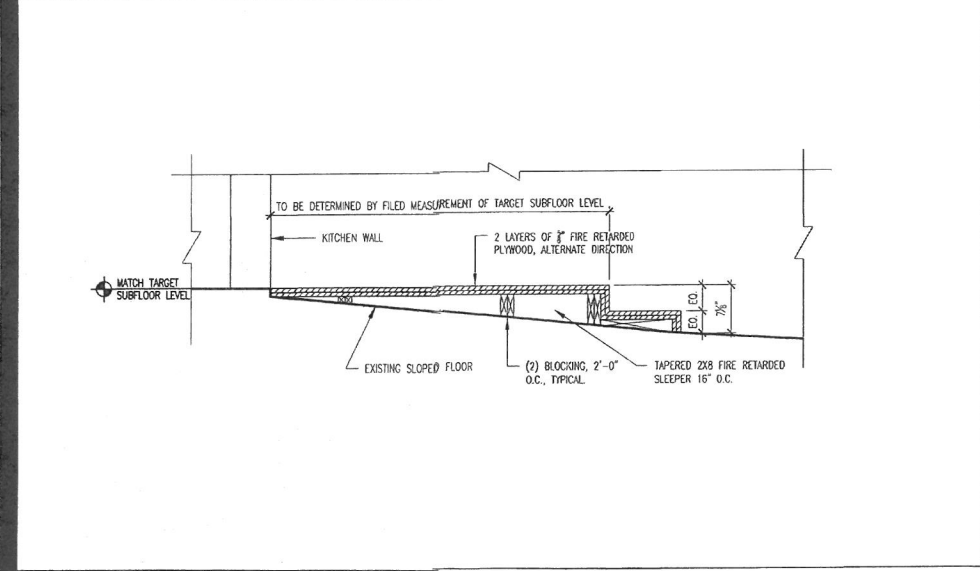
1 CROSS SECTION - WEST
 SCALE: 3/16" = 1'-0"



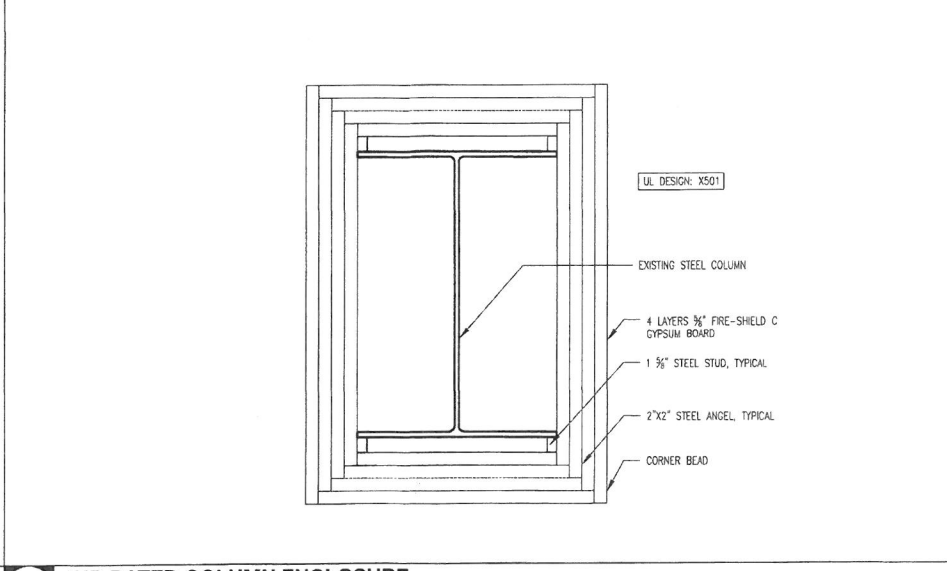
2A CROSS SECTION - EAST
 SCALE: 3/16" = 1'-0"



2B LOGITUDINAL SECTION - SOUTH
 SCALE: 3/16" = 1'-0"



3 STEP BUILD OUT DETAIL
 SCALE: 1" = 1'-0"



4 4HR RATED COLUMN ENCLOSURE
 SCALE: 3/4" = 1'-0"

Owner
Remarkable, LLC
 311 West 57th Street
 New York, NY 10019

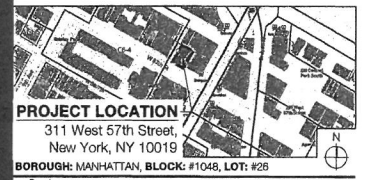
Architect
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3.	PAA SUBMISSION	11/14/2019



Project Information
VARIETY 57TH STREET HOLDINGS, LLC
 311 West 57th Street, New York, NY, 10019

Job Number **016092**
 Drawing Title

ADA RESTROOM PLAN AND ELEVATIONS

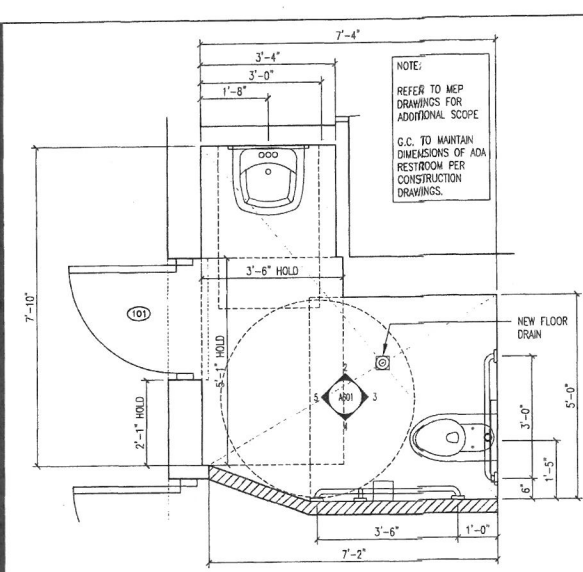
Adopted for GPPN #1/04
 Professional Certification
 MANHATTAN
 Date: **NOV. 20 2019**

Drawing Date **09 / 20 / 2019**

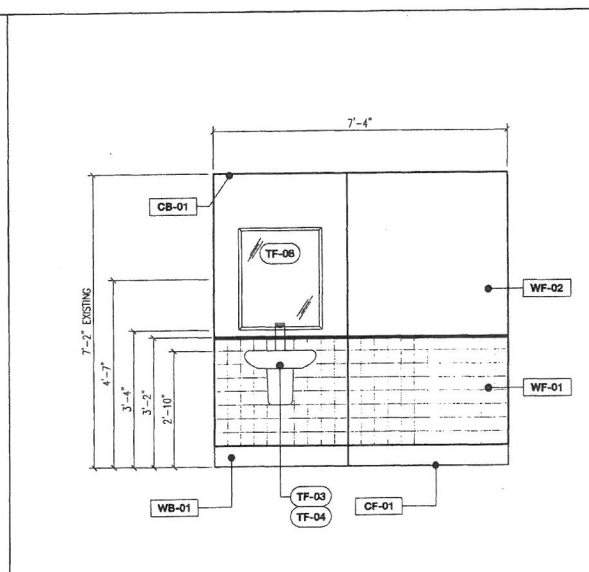
Drawing No.

A-601.00

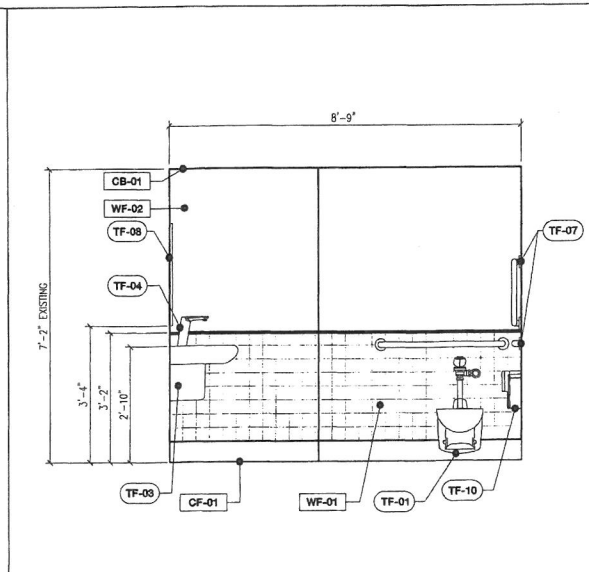
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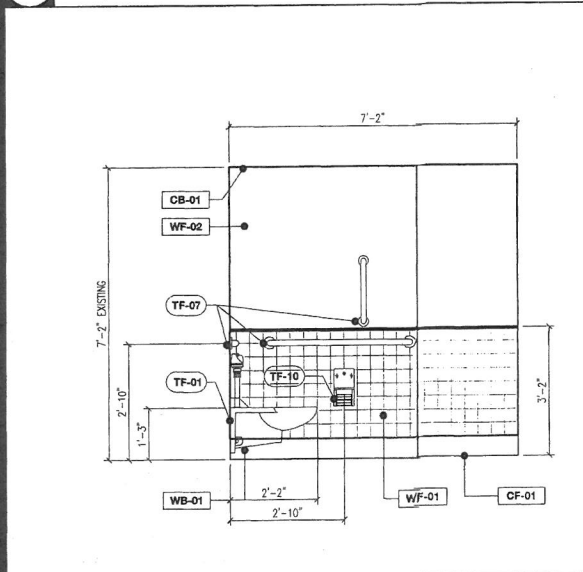
1 ADA RESTROOM PLAN
 SCALE: 1/2" = 1'-0"



2 ADA RESTROOM ELEVATION
 SCALE: 1/2" = 1'-0"



3 ADA RESTROOM ELEVATION
 SCALE: 1/2" = 1'-0"



4 ADA RESTROOM ELEVATION
 SCALE: 1/2" = 1'-0"

PLUMBING FIXTURES

ITEM	DESCRIPTION
TF-01	WATER CLOSET, ADA AMERICAN STANDARD AFWALL MILLENNIUM FLOWISE 1.1 CPF FLUSHMETER TOILET 2856.111. COLOR: BLACK. WALL-MOUNT, TOP OF SEAT AT 18" AFF [ADA COMPLIANT], WITH EVEROLEAN MANUAL FLUSH VALVE AND BLACK HEAVY-DUTY SEAT 5805.110
TF-03	WALL-HUNG LAVATORY, ADA AMERICAN STANDARD MIRROR UNIVERSAL DESIGN WALL-HUNG LAVATORY VITREOUS CHINA WITH CENTER FAUCET HOLES 0955.001EC AND SHROUD/KNEE CONTACT GUARD 0059.020EC. COLOR: BLACK. TOP OF FRONT RIM AT 34" AFF.
TF-04	LAVATORY FAUCET NEXTGEN SELECTONIC INTEGRATED PROXIMITY FAUCET 775B.305, WITH POWER KIT PH00.HMC. FINISH: BRUSHED NICKEL 0.295
TF-07	ADA GRAB BARS: BOBRIKX 1 1/2" GRAB BARS B-5806 SERIES, STAINLESS STEEL SATIN FINISH, WITH SWAP FLANGE. LENGTHS, AS REQUIRED BY CODE, AND INDICATED IN DRAWINGS.
TF-08	MIRROR, ADA COMPLIANT. BY OWNER
TF-09	
TF-10	TOILET TISSUE DISPENSER BOBRIKX SURFACE-MOUNTED MULTI-ROLL (2 ROLL) TOILET TISSUE DISPENSER B-2888, STAINLESS STEEL
TF-11	
TF-12	

PLUMBING GENERAL NOTES

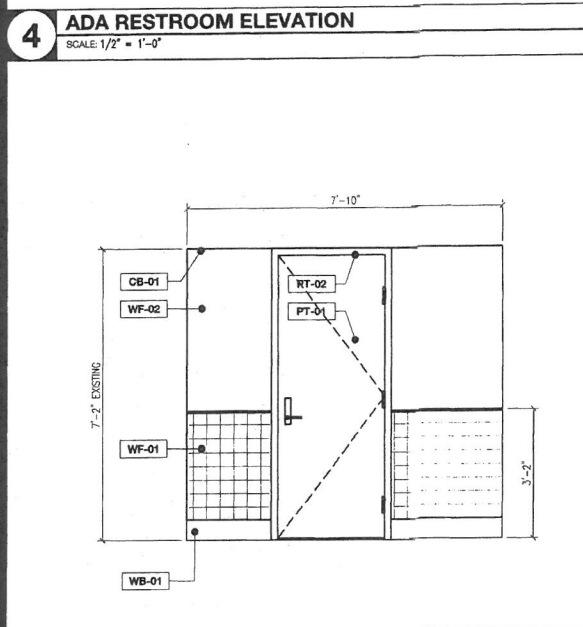
- SEE PLUMBING DRAWINGS, FOR ADDITIONAL INFORMATION ON PLUMBING INSTALLATION, AND CODE REQUIREMENTS. ALL INSTALLATIONS TO COMPLY WITH ALL CURRENT APPLICABLE CODE/S AND/OR LOCAL LAWS, AND ACCESSIBILITY GUIDELINES/LAWS.
- CONTRACTOR TO COORDINATE WITH ALL TRADES - CONCRETE, ELECTRICAL, HVAC, PLUMBING, CARPENTRY - FOR INSTALLATION OF ALL FIXTURES AND ACCESSORIES.

FINISH SCHEDULE

CB-01	CEILING	SHEETROCK CEILING COLOR: OWNER TO SELECT
CF-01	FLOOR	OWNER TO SELECT
WF-01	WALL TILE	OWNER TO SELECT
WF-02	WALL FINISH	GYPSTUM WALL BOARD PRIMED AND PAINTED COLOR: OWNER TO SELECT
WB-01	SANITARY BASE	OWNER TO SELECT
	GROUT	LATICRETE SPECTRALOCK PRO GROUT, 1/16" THICK COLOR: OWNER TO SELECT
PT-01	DOOR PANEL	COLOR: OWNER TO SELECT
PT-02	DOOR FRAME	COLOR: OWNER TO SELECT

FINISH GENERAL NOTES

- PAINTING
 - ALL WALL SURFACES TO RECEIVE PAINT FINISH, "2103", UNLESS OTHERWISE NOTED. ALL APPLICATIONS SHALL BE A 3-COAT PAINT SYSTEM.
 - ALL GYPSUM BOARD FASCOS, SOFFITS AND TRIMS SHALL RECEIVE FINISH: "2103", UON.
 - ALL EXISTING SURFACES TO REMAIN SHALL BE PROPERLY PREPARED - PRIMED, SPACKLED, PATCHED, FILLED, SANDED - AS NEEDED, TO RECEIVE FINISH MATERIAL.
 - APPLY FINISH PAINT, AS PER SCHEDULE. THESE INCLUDE, BUT IS NOT LIMITED TO, EXISTING WALLS, DOORS AND DOOR FRAMES, WINDOWS/WINDOW FRAMES, CEILING AND TRIMS, FLOORS.
 - ALL WET AREAS TO RECEIVE WATER-BASED EPOXY PAINT. COLOR, AS SCHEDULED.
- WHERE SPECIFIED, ALL STAINLESS STEEL TO BE SATIN FINISH #4, UNLESS OTHERWISE NOTED.
- ALL FLOOR, WALL AND CEILING FINISH MATERIALS SHALL HAVE CLASS 'A' FLAME SPREAD RATING. SURFACE FLAME SPREAD RATING SHALL BE 0 TO 25, AS PER NYC BUILDING CODE.
- ALL MATERIALS SHALL BE PREPARED AND ALL FINISHES SHALL BE APPLIED, IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. SAMPLES OF ALL FINISHES SHALL BE SUBMITTED TO THE ARCHITECT FOR APPROVAL, PRIOR TO ANY PURCHASE AND/OR INSTALLATION/APPLICATION.
- CONTRACTOR SHALL USE ALL ASSOCIATED CORNER TRIMS, COVE BASE CORNERS, INSIDE AND OUTSIDE CORNER TRIMS, AS REQUIRED, TO PROVIDE A PROFESSIONAL TILE/PLANK INSTALLATION.

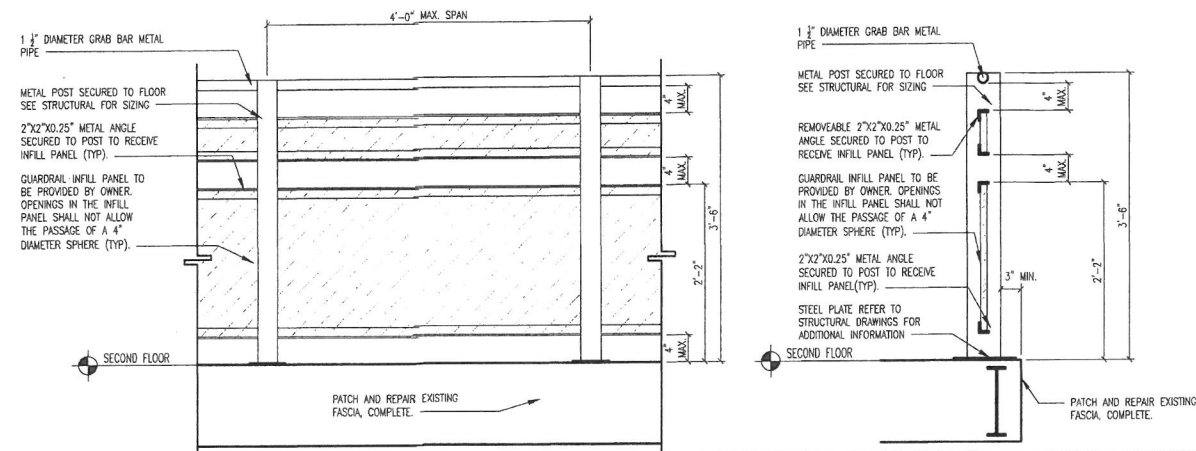


5 ADA RESTROOM ELEVATION
 SCALE: 1/2" = 1'-0"

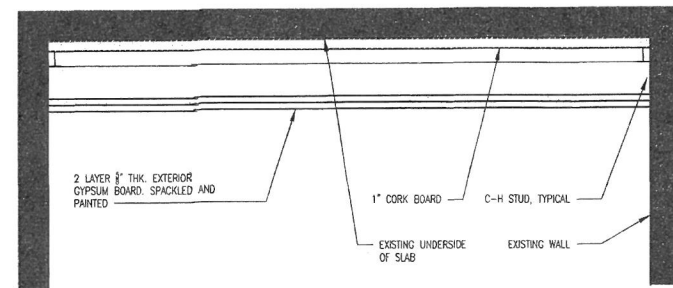
6 PLUMBING FIXTURE AND FINISH SCHEDULE
 SCALE: N.T.S.

GENERAL CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR ARCHITECT REVIEW PRIOR TO CONSTRUCTION.

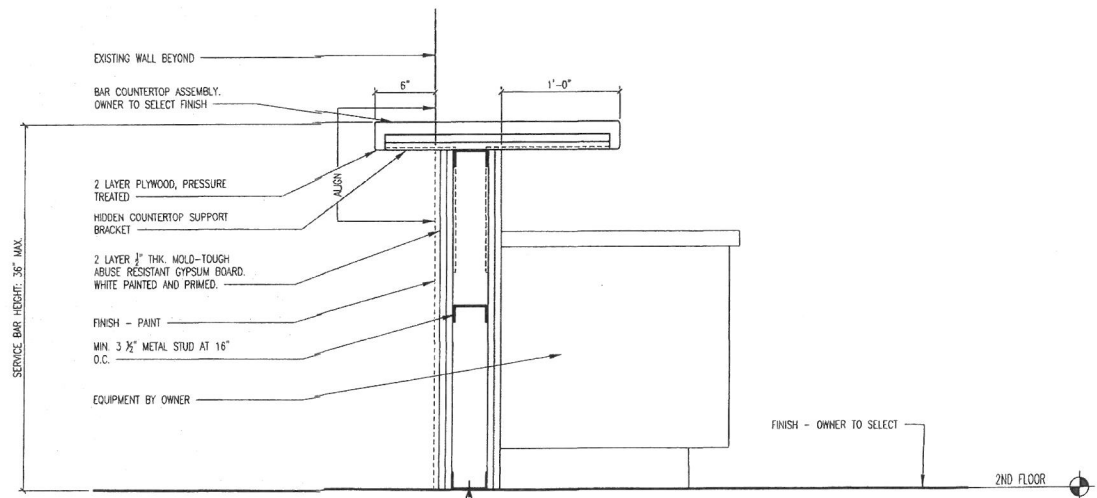
- GUARDRAIL NOTES:
1. ALL CONNECTIONS TO BE FULLY-WELDED, WHERE APPLICABLE. GRIND SMOOTH.
 2. ASSEMBLY TO BE PRIMED AND PAINTED, BLACK.
 3. REFER TO STRUCTURAL DRAWINGS FOR ADDITIONAL SCOPE AND INFORMATION.
 4. ASSEMBLY TO BE REMOVABLE.



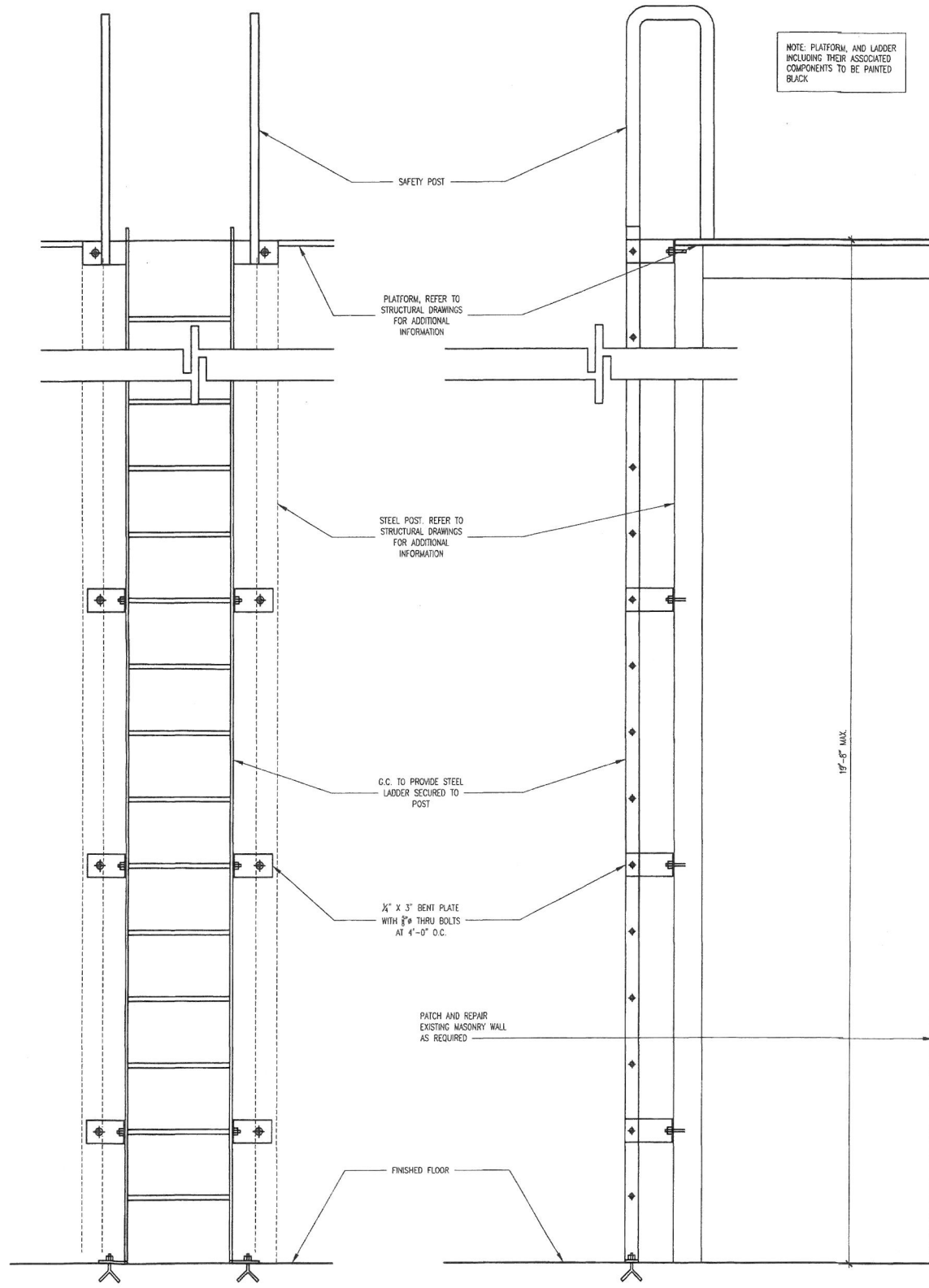
1 GUARDRAIL ELEVATION & DETAILS
SCALE: 1" = 1'-0"



2A CEILING DETAIL
SCALE: 1/2" = 1'-0"



2B 2ND FLOOR SERVICE BAR DETAILS
SCALE: 1/2" = 1'-0"



3 PLATFORM LADDER DETAILS
SCALE: 1" = 1'-0"

SBLM

Owner
Remarkable, LLC
311 West 57th Street
New York, NY 10019

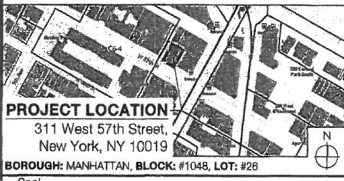
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3.	PAA SUBMISSION	11/14/2019



Project Information
VARIETY 57TH STREET HOLDINGS, LLC
311 West 57th Street, New York, NY, 10019

Job Number **016082**

Drawing Title
BAR, GUARDRAIL AND LADDER DETAILS
Accepted for OPPN #1/04
Professional Certification
MANHATTAN
Date: **NOV 20 2019**

Drawing Date **09 / 20 / 2019**

Drawing No.
A-611.00
Sheet - Of -



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2. REVISED PER CLIENT'S COMMENTS	11/12/2019
3. PAA SUBMISSION	11/14/2019



Project Information
VARIETY 57TH STREET HOLDINGS, LLC
 311 West 57th Street, New York, NY, 10019

Job Number **016092**
 Drawing Title
DOOR AND WALL DETAILS
 Accepted for OPPN #1/04 Professional Certification MANHATTAN
 Date: **NOV 20 2019**

AMENDED PLAN
 Drawing Date **09 / 20 / 2019**

Drawing No.
A-701.01
 Sheet - Of -

DOOR SCHEDULE

NO	DOOR		FRAME			HW NO	FIRE RATING	NOTES				
	TYPE	MTL	WD	HT	THK							
101	B	HM	2'-6"	7'-0"	2"	HM	4/A-701	2/A-701	3/A-701	4		RESTROOM DOOR
102	E	HM	2'-5 1/2"	6'-7 1/2"	2"	HM	4/A-701	2/A-701	3/A-701	1	1 1/2 HR	FRSD EGRESS DOOR
103	B	HM	3'-0"	7'-0"	2"	HM	4/A-701	2/A-701	3/A-701	5	1 1/2 HR	FRSD KITCHEN DOOR
201	B	HM	3'-0"	7'-0"	2"	HM	4/A-701	2/A-701	3/A-701	2		STORAGE DOOR

DOOR HARDWARE

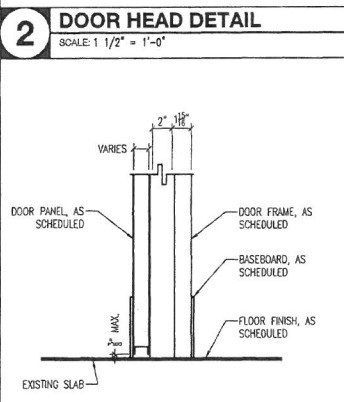
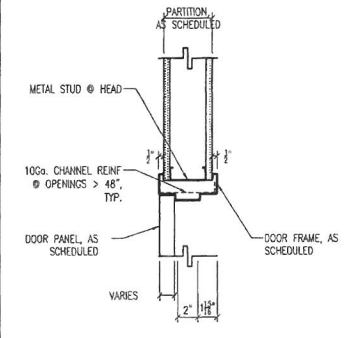
SET 1: EGRESS, INTERIOR, HM
 6 HINGE (HEAVY WEIGHT) MK TA388 FTUS32D
 2 RIN EXIT DEVICE SA LC LD 31 43 55 56 8804 ETMB, US32D
 2 DOOR LEVER HANDLE DOOR HANDLE CONSUL 110
 2 CYLINDER SC AS REQUIRED, 626
 2 DOOR CLOSER NO UN7500 689

SET 2: BOH / STORAGE, INTERIOR, HM
 3 HINGE MK TA314 FT, US32D
 1 MORTISE LOCK SC PRIVACY FUNCTION X LATA 630
 1 DOOR CLOSER HO 7500 / P7500 689
 1 DOOR STOP RO 400 / 441CU, US26D

SET 4: TOILET, SINGLE
 3 HINGE MK TA314 FT, US32D
 1 MORTISE LOCK SC PRIVACY FUNCTION X LATA 630
 1 DOOR STOP RO 400 / 441CU, US26D
 1 COAT HOOK RO RM602, US32D

SET 5: KITCHEN
 DOOR AND DOOR HARDWARE TO BE SUPPLIED AND INSTALLED, COMPLETE. PROVIDE HIGH IMPACT COMMERCIAL KITCHEN DOOR, STAINLESS STEEL EDGE CAPPING/PROTECTION, GRAVITY HINGE MOUNTED TO JAMB WITH OFFSET CAM SYSTEM AND HARDEN ROLLERS, 18" HIGH STAINLESS STEEL IMPACT PLATES AND 9"x14" CLEAR ACRYLIC VISION PANELS WITH BLACK RUBBER MOLDING.

BASIS OF DESIGN: TRADITIONAL WOOD CORE SWING DOORS BY RESTAURANTDOORS.COM. SUBMIT COMPLETE PRODUCT DATA/SHOP DRAWING, FOR APPROVAL.

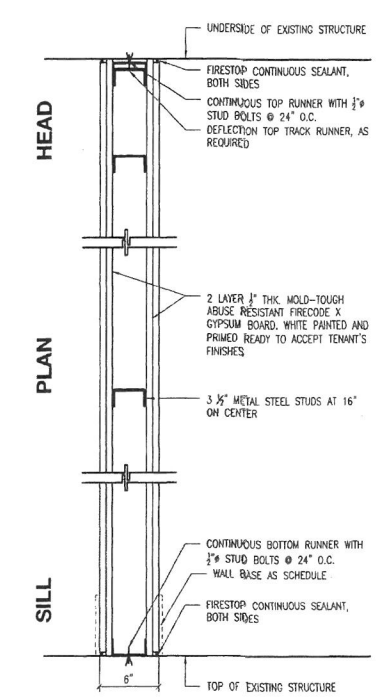
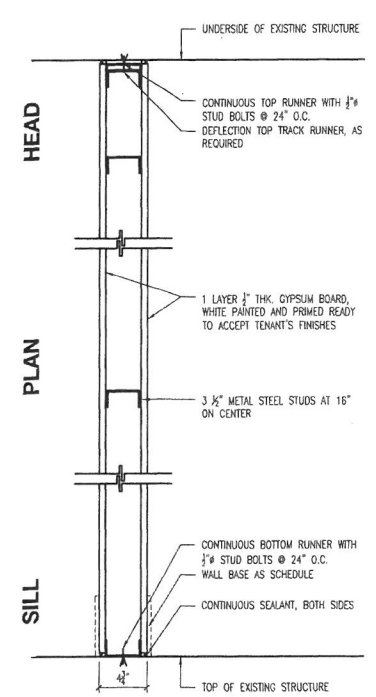
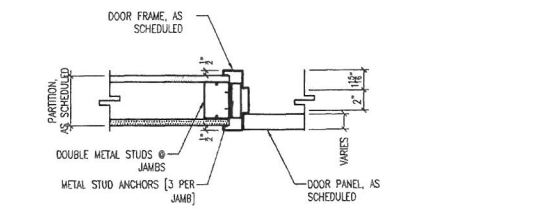


DOOR SCHEDULE NOTES INDICATE ADDITIONAL DETAIL REFERENCE GIVEN FLOOR ASSEMBLY OF DEMISED SPACES.

- DOOR CONSTRUCTION
- DOOR WIDTHS AND HEIGHTS ARE INDICATED IN THE DOOR SCHEDULE, MEASURED INSIDE OF FRAME.
 - EXTERIOR AND INTERIOR DOOR FRAMES, WHERE REQUIRED AND/OR INDICATED, SHALL BE HOLLOW METAL, FULLY SHOP-WELDED, GALVANIZED AND PAINTED, UNLESS OTHERWISE NOTED. COLOR, AS SCHEDULED. MITER, WELD, AND GRIND SMOOTH ALL CORNERS OF HOLLOW METAL FRAMES.
 - ALL DOOR PANEL ASSEMBLIES TO BE 16GA GALVANIZED, INSULATED. ALL DOOR FRAMES TO BE 16GA GALVANIZED, UNLESS OTHERWISE NOTED.
 - IDENTIFY EACH DOOR AND FRAME WITH METAL UL OR WARROCK HERSEY INC. LABELS INDICATING APPLICABLE FIRE CLASS OF THE UNIT, WHERE REQUIRED.
 - PROVIDE STEEL REINFORCEMENT AT JAMBS, AS REQUIRED.
 - ALL STAINLESS STEEL DOORS TO HAVE DIRECTIONAL VERTICAL FINISH.

- DOOR ASSEMBLY
- ALL EGRESS DOORS SHALL BE READILY OPERABLE AT ALL TIMES, FROM SIDE FROM WHICH EGRESS IS TO BE MADE, WITHOUT THE USE OF KEY, SPECIAL KNOWLEDGE OR EFFORT.
 - OPENING FORCE FOR DOORS MAY NOT EXCEED 5 PSF, AS PER ANSI 117.1-1996-4.13.11 AND 4.12.2.
 - ALL FIRE RATED DOORS SHALL BE SELF-CLOSING.
 - ALL DOORS LEADING TO A CORRIDOR/Common AREA SHALL BE SELF-CLOSING AS PER IBC 415.11.3.3 AND/OR IBC 415.11.5.7. REFER TO DOOR SCHEDULE, HARDWARE SCHEDULE AND SPECIFICATIONS FOR SELF-CLOSING MECHANISM.
 - PROVIDE DOORS WITH 3/8" UNDERCUT/BOTTOM CLEARANCE, TO FINISH FLOOR, AS PER HVAC REQUIREMENTS, TYPICAL.
 - DOOR CLOSERS TO BE MOUNTED ON INTERIOR SIDE OF SPACE. ATTACH DOOR CLOSER TO DOOR FRAME AND ATTACH ARM ASSEMBLY TO DOOR. TYPICAL. ALL DOOR CLOSERS SHALL HAVE A MAXIMUM 5-LB FULL PER A.D.A.
 - KICK PLATES SHALL BE STAINLESS STEEL WITH US32D FINISH, 2" LESS THAN DOOR WIDTH, HEIGHT, AS INDICATED IN DOOR TYPES. MANUFACTURED BY ROCKWOOD OR APPROVED EQUAL, INSTALLED ON BOTH SIDES OF DOOR, UNLESS OTHERWISE NOTED.
 - COORDINATE ALL DOOR HARDWARE WITH ACOUSTICAL SEALS, SMOKE SEALS, WEATHER-STRIPPING, SILLS, AND ASTRAGALS, WHERE REQUIRED.
 - ALL HARDWARE MOUNTING SHALL MEET APPLICABLE HANDICAPPED ACCESS CODES.
 - LOOKING HARDWARE TO USE STANDARD KEYS AND CYLINDERS, UNLESS OTHERWISE NOTED.
 - ALL DOOR HARDWARE SHALL BE KEYPED TO COORDINATE WITH EXISTING KEYING SYSTEM AND/OR AS PER DIRECTION OF OWNER'S REPRESENTATIVE.

- VISION PANEL, WHERE REQUIRED
- VISION PANELS IN MEANS OF EGRESS SHALL BE LOCATED AT THE LATCH SIDE OF THE DOOR.
 - VISION PANELS IN ONE [1] AND ONE AND ONE HALF [1 1/2] HOUR FIRE RATED DOORS SHALL NOT BE GREATER THAN 100 SQUARE INCHES, AND/OR AS REQUIRED.
 - ALL VISION PANELS, WHERE REQUIRED, SHALL BE 1/2" WIRE GLASS OR CODE COMPLIANT EQUIVALENT.
 - NON-FIRE RATED VISION PANELS TO BE 1/2" THK. INSULATED TEMPERED CLEAR GLASS, UNLESS OTHERWISE NOTED.



1 DOOR SCHEDULE

SCALE: N.T.S.

3 DOOR SILL DETAIL

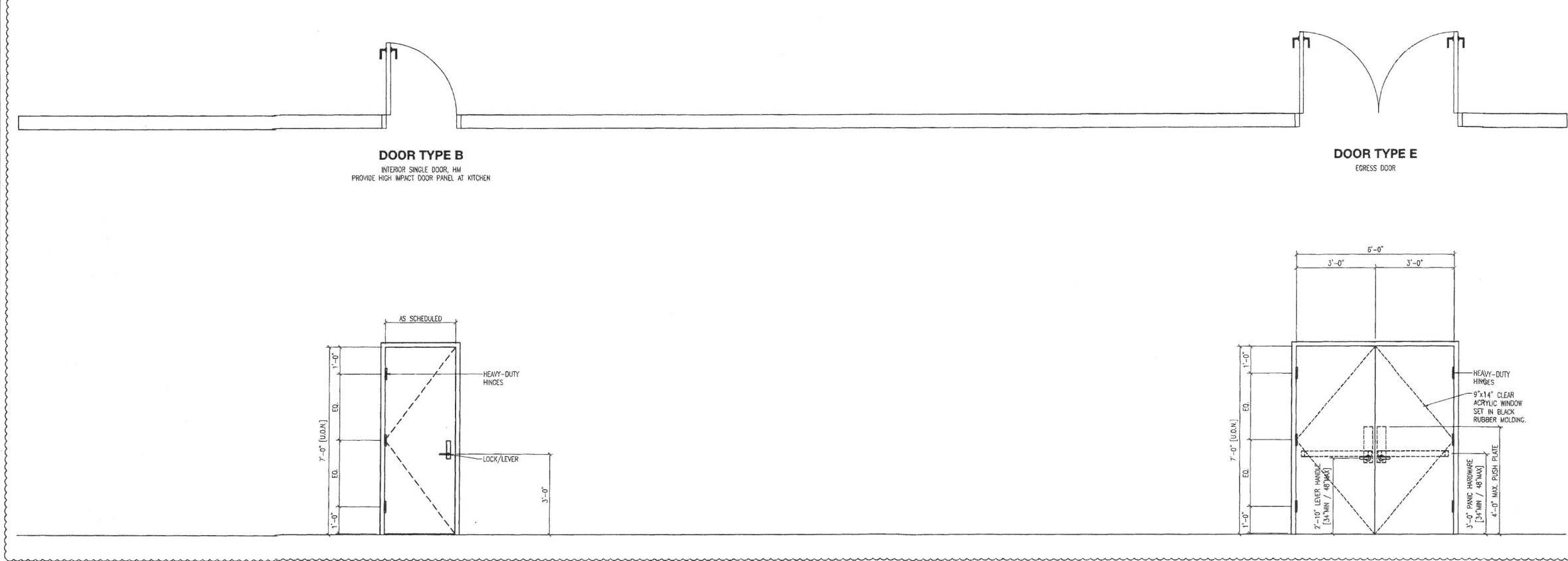
SCALE: 1 1/2" = 1'-0"

4 DOOR JAMB DETAIL & NOTES

SCALE: 1 1/2" = 1'-0"

5 WALL TYPES

SCALE: 1 1/2" = 1'-0"



6 DOOR TYPES

SCALE: 1/2" = 1'-0"

