SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

APPLICABLE CODES

REFER TO SHEET A-001 FOR CODE ANALYSIS.

CODES:
- 2022 NYC BUILDING CODE (1968 CODE FOR LIFE SAFETY)
- 2022 NYC PLUMBING CODE
- 2022 NYC MECHANICAL CODE
- 2025 NYC ELECTRICAL CODE
- 2022 NYC ENERGY CONSERVATION CODE
- 2022 NYC FIRE CODE
- 2017. ANSI A117.1

(TABLE 3-2) CONSTRUCTION CLASSIFICATION (OLD CODE)
[TYPE: CLASS I - FIREPROOF STRUCTURE-SPRINKLERED]

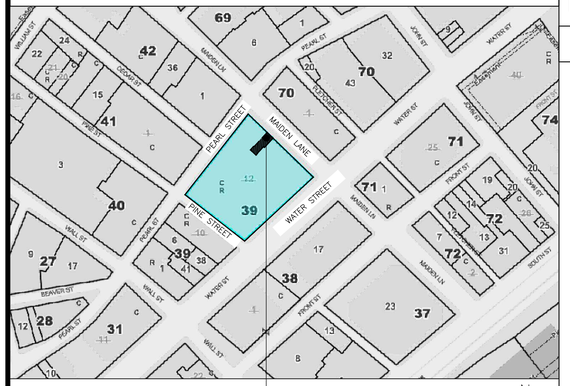
(CHAPTER 3-1) OCCUPANCY CLASSIFICATION
BUSINESS (GROUP E)

LEASED SPACE 1,067 SQ.FT.

OCCUPANT LOAD (BASED ON 1968 NEW YORK CITY CODE)
OCCUPANT LOAD REQUIREMENTS (TABLE 6-2)
BUSINESS - 100 NET S.F.
STORAGE - 200 NET S.F.

FIRST FLOOR:
BUSINESS AREA: 511 NET SQ.FT./100 = 6 PERSONS
BOH AREA: 181 NET SQ.FT./200 = 2 PERSONS
TOTAL: 8 PERSONS

BLOCK PLAN



PROJECT LOCATION
110 MAIDEN LANE
NEW YORK, NY 10005
FIRST FLOOR

PROJECT DESCRIPTION

NAME OF PROJECT: SUGARED + BRONZED
ADDRESS: 110 MAIDEN LANE
NEW YORK, NY 10005
FIRST FLOOR

PROPOSED USE: BUSINESS
OCCUPANCY: GROUP 'E'

DESCRIPTION: TENANT IMPROVEMENT OF AN EXISTING SPACE (APPROX. 1,067 S.F.) NEW INTERIOR FIT-OUT CONSTRUCTION FOR PERSONAL SERVICE BUSINESS PROVIDING HAIR REMOVAL (SUGARED) AND AIR BRUSH TANNING TREATMENTS (BRONZED). THE SPACE IS LOCATED ON THE STREET LEVEL. THE PROJECT INCLUDES ARCHITECTURAL INTERIOR DESIGN, ELECTRICAL, MECHANICAL, AND PLUMBING WORK.

EXTERIOR STOREFRONT TO REMAIN. EXTERIOR ELEMENTS TO BE MAINTAINED AND REFINISHED. EXTERIOR SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT AND SHOWN FOR REFERENCE ONLY.

EXISTING SPRINKLER HEAD LOCATIONS TO BE MODIFIED AS REQUIRED PER NEW CEILING LAYOUT AND TO BE SUBMITTED UNDER SEPARATE PERMIT.
G.C. TO HIRE SUB-CONTRACTOR DIRECTLY TO PROVIDE SPRINKLER DESIGN, INSTALL, AND PERMITS. SPRINKLER DRAWINGS TO BE REVIEWED AND APPROVED BY CLIENT PRIOR TO FINAL DESIGN PLAN AND INSTALLATION.

EXISTING FIRE ALARM SYSTEM TO REMAIN, NEW SCOPE TO BE FILED UNDER SEPARATE PERMIT AND SHOWN FOR REFERENCE ONLY.

BUILDING DEPARTMENT NOTES:
1. ALL WORK SHOWN IS FOR GENERAL CONSTRUCTION ONLY.
   ALL OTHER WORK TO BE FILED UNDER SEPARATE APPLICATIONS.
2. PLEASE REFERENCE THE FOLLOWING RELATED APPLICATIONS FOR ADDITIONAL INFORMATION.
   - MECHANICAL #
   - PLUMBING #

PLOT PLAN

ADDRESS: : 110 MAIDEN LANE - FIRST FLOOR, NEW YORK, NY 10005

BOROUGH : MANHATTAN
BLOCK : 39
LOT : 7502
MAP : 12B
ZONE : C5-5
CB : 101
BIN# : 1000880

LAND USE:
EXISTING - MIXED RESIDENTIAL & COMMERCIAL BUILDINGS

STORIES : EXISTING - 38
ROOF HEIGHT: 491.74'

LOT SIZE : 223.42' X 225.17'
LOT AREA : 48,946 SQ.FT.

PROJECT LOCATION



PROJECT TEAM

TENANT
SUGARED AND BRONZED, LLC.
24551 DEL PRADO #4138
DANA POINT, CA 92629

DESIGN: MARTY MOORE
EMAIL: MARIANNA@SUGAREDANDBRONZED.COM

CONSTRUCTION: NICK BURNS
EMAIL: NICK@SUGAREDANDBRONZED.COM

LANDLORD
80 PINE RE LLC
1 PENN PLAZA
SUITE 1115
NEW YORK, NY 10119

CONTACT: JEFFREY SCHON
EMAIL: JEFFREY@BUSHBURG.COM
TEL.: (917) 570-4807

ARCHITECT
TRICARICO ARCHITECTURE & DESIGN PC
502 VALLEY ROAD
WAYNE, NJ 07470

CONTACT: EVANGELINE CHEN
PROJECT MANAGER
EMAIL: EVANGELINEC@TRICARICO.COM
TEL.: (973) 696-0222 x529

CONTACT: KATE SAUER
DIRECTOR
EMAIL: KATES@TRICARICO.COM
TEL.: (973) 696-0222 x526

BUILDING DEPARTMENT
NEW YORK CITY DEPARTMENT OF BUILDING
280 BROADWAY
NEW YORK, NY 10007

MEP ENGINEER
DENTON MEP
OFFICE OF PETER A. LEPTUCH, PE
104-106 WEST OAK ST.
SUITE 200 (2ND FLOOR)
DENTON, TX 76201

VENDOR INFORMATION

MILLWORK VENDOR
SOMERSET
CONTACT: JASON BREEGLE
PRESIDENT
EMAIL:
JBREEGLE@SOMERSETMILLWORK.COM
CELL (814) 233-8718

VINYL TILE VENDOR (FT-1, B-1, B-2)
SCS FLOORING SYSTEMS
CONTACT: MICHAEL REITH
EMAIL:
MICHAELR@SCS-SYSTEMS.COM
TEL.: (818) 481-0597

SIGNAGE VENDOR:
IMAGE 360 SOUTH BAY/MANHATTAN BEACH
363 CORAL CIRCLE
EL SEGUNDO, CA 90245
TEL.: (310) 577-0300
CELL: (213) 925-5048

WALL COVERING VENDOR (WC-2):
MAYA ROMANOFF
CONTACT: JANET ESPINO
EMAIL: JESPINO@MAYAROMANOFF.COM
TEL.: (773) 465-6909 EXT.22

WALL COVERING VENDOR (WC-3):
THIBAUT DESIGN
EMAIL: JANE.WALSH@THIBAUTDESIGN.COM
TEL.: (323) 513-3567

DEFERRED SUBMITTALS

UNDER SEPARATE SUBMISSION

1. EXTERIOR SIGNAGE SHALL BE FILED UNDER SEPARATE PERMIT.
2. SPRINKLER AND FIRE ALARM SYSTEM SHALL BE FILED UNDER SEPARATE PERMIT.

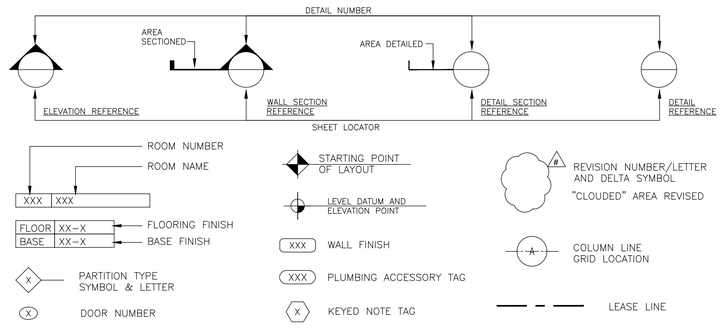
SPECIAL INSPECTION

- FIRE RESISTANT PENETRATION AND JOINT
- FINAL

ABBREVIATIONS

ACT	ACOUSTICAL TILE CLG.
ALUM.	ALUMINUM
A.F.F.	ABOVE FINISH FLOOR
BLDG.	BUILDING
B.O.	BOTTOM
℄	CENTERLINE
CLG.	CEILING
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
DIA.	DIAMETER
DIFF.	DIFFUSER
DIM(S)	DIMENSION(S)
DWG.(S)	DRAWING(S)
DN.	DOWN
DEPT.	DEPARTMENT
ELECT.	ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
EXIST.	EXISTING
FIN.	FINISHED
F.R.T.	FIRE RETARDANT
FURN.	FURNISHED
GA.	GAUGE
G.C.	GENERAL CONTRACTOR
GYP. BD.	GYPSUM WALL BOARD
H.M.	HOLLOW METAL
HT.	HEIGHT
IN.	INCH.
LEV.	LEVEL
L.L.	LANDLORD
MAX.	MAXIMUM
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPP.	OPPOSITE
PTD.	PAINTED
REQ'D.	REQUIRED
REV.	REVISED / REVISION
RM.	ROOM
RO.	ROUGH OPENING
SIM.	SIMILAR
S.F.	SQUARE FOOT
S.S. STL.	STAINLESS STEEL / STEEL
SUSP.	SUSPENDED
T.B.D.	TO BE DETERMINED
TEL.	TELEPHONE
THK.	THICK
TEMP.	TEMPERED
TYP.	TYPICAL
V.C.T.	VINYL COMPOSITION TILES
V.I.F.	VERIFY IN FIELD
W.C.	WATER CLOSET
W/O	WITHOUT

SYMBOL KEY



LIST OF DRAWINGS

SHEET NUMBER	SHEET TITLE	ISSUED (UNREVISED) ○	ISSUED (REVISED) ●	ISSUES AND REVISIONS: LL/BID SET 10/06/2026
ARCHITECTURAL				
T-100.00	TITLE SHEET	○		
T-101.00	GENERAL NOTES	○		
T-110.00	FEMA MAP AND NOTES	○		
T-200.00	RESPONSIBILITY SCHEDULE	○		
T-300.00	ACCESSIBILITY DETAILS - REFERENCE ONLY	○		
A-001.00	EGRESS PLAN AND CODE ANALYSIS - FIRST FLOOR	○		
A-002.00	ARCHITECTURAL FIELD VERIFICATION PLAN - FIRST FLOOR	○		
A-100.00	ARCHITECTURAL FLOOR PLAN - FIRST FLOOR	○		
A-101.00	ARCHITECTURAL BLOCKING PLAN - FIRST FLOOR	○		
A-110.00	DOOR SCHEDULE & DETAILS	○		
A-120.00	PARTITION TYPES & DETAILS	○		
A-121.00	PARTITION NOTES & DETAILS	○		
A-200.00	ARCHITECTURAL FINISH PLAN - FIRST FLOOR	○		
A-210.00	MATERIAL & FINISH SCHEDULE	○		
A-300.00	ARCHITECTURAL FIXTURE AND EQUIPMENT PLAN - FIRST FLOOR	○		
A-310.00	FIXTURE & EQUIPMENT SCHEDULE	○		
A-320.00	ARCHITECTURAL POWER PLAN - FIRST FLOOR	○		
A-400.00	ARCHITECTURAL REFLECTED CEILING PLAN - FIRST FLOOR	○		
A-500.00	INTERIOR ELEVATIONS - RECEPTION AREA	○		
A-501.00	INTERIOR ELEVATIONS - HALLWAY	○		
A-502.00	INTERIOR ELEVATIONS - SUGARED ROOMS	○		
A-503.00	INTERIOR ELEVATIONS - BRONZE ROOMS	○		
A-504.00	INTERIOR ELEVATIONS - B.O.H.	○		
A-510.00	ENLARGED RESTROOM PLAN AND ELEVATIONS	○		
A-520.00	EXTERIOR STOREFRONT ELEVATION AND DETAIL	○		
A-600.00	MILLWORK DETAILS - RECEPTION DESK AND DISPLAY	○		
A-601.00	MILLWORK DETAILS - SUGARING AND B.O.H.	○		
A-602.00	MILLWORK DETAILS - BRONZING	○		
MECHANICAL				
M-001.00	MECHANICAL TITLE SHEET	○		
M-002.00	MECHANICAL GENERAL NOTES	○		
M-003.00	MECHANICAL GENERAL NOTES	○		
M-004.00	FEMA MAP	○		
M-100.00	MECHANICAL PLAN - FIRST FLOOR	○		
M-101.00	MECHANICAL DIAGRAMS & NOTES	○		
M-200.00	MECHANICAL SCHEDULES	○		
M-300.00	MECHANICAL DETAILS	○		
M-400.00	MECHANICAL DETAILS	○		
ELECTRICAL				
E-001.00	ELECTRICAL TITLE SHEET	○		
E-002.00	ELECTRICAL GENERAL NOTES	○		
E-003.00	ELECTRICAL SPECIFICATIONS	○		
E-004.00	FEMA MAP	○		
E-100.00	ELECTRICAL POWER PLAN - FIRST FLOOR	○		
E-200.00	ELECTRICAL LIGHTING PLAN AND SCHEDULE - FIRST FLOOR	○		
E-300.00	ELECTRICAL RISER DIAGRAM AND SCHEDULE	○		
E-301.00	PANEL SCHEDULES	○		
EN-100.00	NYC ECC COMPLIANCE	○		
EN-101.00	NYC ECC COMPLIANCE	○		
EN-102.00	NYC ECC COMPLIANCE	○		
PLUMBING				
P-001.00	PLUMBING TITLE SHEET	○		
P-002.00	PLUMBING GENERAL NOTES	○		
P-003.00	PLUMBING SPECIFICATIONS	○		
P-004.00	FEMA MAP	○		
P-100.00	PLUMBING PLAN - SANITARY & VENT - FIRST FLOOR	○		
P-200.00	PLUMBING PLAN - WATER SUPPLY - FIRST FLOOR	○		
P-300.00	PLUMBING RISER DIAGRAM & DETAILS	○		
P-301.00	PLUMBING DETAILS	○		
FIRE PROTECTION (REFERENCE PLACEMENT ONLY)				
F-100.00	FIRE PROTECTION PLAN - FIRST FLOOR	○		

ENERGY ANALYSIS PER NYCECC 2022
Climate Zone 4A

Description of work:

WORK ITEMS *including new and/or replacement*	PROPOSED DESIGNED VALUES	CODE PRESCRIBED VALUE & CITATION
Envelope, Windows, Doors, Store Front, Basement	NA	
Interior partitions between conditioned corridor and conditioned apartment	NA	
Piping Insulations	NA	
Interior Lighting	NA	
Exterior Lighting	NA	
Boilers/Heating Furnaces	NA	
HVAC System	NA	

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NEW YORK CITY ENERGY CONSERVATION CODE OF 2022 CHAPTER C4 AND NYC LOCAL LAW 48 OF 2022

DOB APPROVAL STAMP

DOB APPROVAL STAMP

ARCHITECT
TRICARICO ARCHITECTURE AND DESIGN PC
502 VALLEY ROAD, WAYNE, NJ 07470
T:973-692-0222 F:973-692-0223
TRICARICO.COM

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THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.

ENGINEER

PROJECT NUMBER	DATE:
260392	10/02/2026
DRAWN BY: EK	CHECK BY: EC
THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	N.J.T.

ISSUE LOG:

CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:
SUGARED + BRONZED
110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

NICHOLAS J. TRICARICO
ARCHITECT
TRICARICO ARCHITECTURE AND DESIGN PC

DRAWING NAME:
TITLE SHEET

DRAWING NO. T-100.00 PAGE: 01 OF 28

FIRM REGISTRATION NO. | LICENSE NO. 012094-1

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SEAL | PROFESSIONAL SEAL

PROJECT: 260392
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005
PROJECT: SUGARED + BRONZED
PLOT SCALE: 1:1

GENERAL NOTES

ALL WORK AND MATERIALS DESCRIBED HEREIN ARE THE RESPONSIBILITY OF THE TENANT. THE TERMS "GENERAL CONTRACTOR", "CONTRACTOR", OR "SUBCONTRACTOR" REFER TO THOSE ENGAGED BY THE TENANT TO PERFORM THE WORK FOR THE TENANT. THE TENANT IS NOT RELIEVED FROM THE RESPONSIBILITY FOR THE PERFORMANCE OF SUCH CONTRACTORS.

1. THE GENERAL CONTRACTOR IS REQUIRED TO HAVE ALL SUBCONTRACTORS REVIEW THESE NOTES PRIOR TO BIDDING AND TO FAMILIARIZE ALL PERSONS AND SUBCONTRACTORS WORKING ON THIS PROJECT WITH THESE GENERAL NOTES AND THE CONTRACT DOCUMENTS NOTED: LANDLORD'S DESIGN CRITERIA AND THE EXECUTED LEASE AGREEMENT BETWEEN LANDLORD AND TENANT. ANY DISCREPANCY BETWEEN THESE CONTRACT DOCUMENTS AND THE LEASE OR DESIGN CRITERIA INFORMATION IS TO BE REPORTED TO TENANT'S ARCHITECT PRIOR TO THE START OF ANY WORK. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY ACQUAINTING THEMSELVES WITH THE CONTENT AND SCOPE OF THESE SPECIFICATIONS. SPECIAL ATTENTION SHOULD BE GIVEN TO THE SPECIFICATIONS THROUGHOUT THE SPAN OF THIS PROJECT BY THIS GENERAL CONTRACTOR, SUPERVISORS AND SUBCONTRACTORS, AS THE STANDARD ESTABLISHED HEREIN SHALL BE APPLIED, WITH EMPHASIS TO ALL WORK. CHECK "RESPONSIBILITY SCHEDULE" FOR ALLOCATION OF SPECIFIC WORK. ALL WORK IS BY TENANT'S GENERAL CONTRACTOR UNLESS OTHERWISE NOTED. WORK DECLARED UNACCEPTABLE BY THE TENANT AND LANDLORD SHALL BE CORRECTED IN A MANNER AND TO A DEGREE OF QUALITY AS ACCEPTABLE BY THE TENANT AND LANDLORD.
2. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE REQUIRED TO CHECK AND VERIFY ALL DIMENSIONS AND FIELD CONDITIONS AT BUILDING SITE AND PREMISES. NOTIFY THE LANDLORD, THE LANDLORD'S REPRESENTATIVE AND TENANT'S PROJECT ARCHITECT OR TENANT'S CONSTRUCTION REPRESENTATIVE OF ANY AND ALL DISCREPANCIES. LIST ANY EXISTING WORK NOT YET COMPLETED BEFORE STARTING NEW CONSTRUCTION WORK. IF THE GENERAL CONTRACTOR IS REQUIRED TO INSTALL A STOREFRONT BARRICADE DURING THE CONSTRUCTION PHASE OF THIS PROJECT, SUCH BARRICADE TO MEET THE LATEST BARRICADE DESIGN REQUIREMENTS OF THE LANDLORD, INCLUDING THE PAINTING OF SUCH BARRICADE AND ANY SIGNAGE ALLOWABLE BY LANDLORD AND UNDER LEASE OBLIGATION. ADDITIONALLY, THIS BARRICADE MUST BE MOVED OUT AS REQUIRED FOR STOREFRONT WORK AND / OR REMOVED AT THE END OF THE CONSTRUCTION TIME PERIOD. CHECK WITH THE LANDLORD TO VERIFY IF A BARRICADE HAS PREVIOUSLY BEEN INSTALLED ON THESE PREMISES IN ANTICIPATION OF CONSTRUCTION BY THE NEW TENANTS. IF THIS IS THE CASE, DO NOT INCLUDE ANY COST FOR THE ACTUAL BARRICADE BUT DO INCLUDE COSTS FOR: MOVING SUCH BARRICADES IN AND OUT, ANY OTHER SPECIFIC LANDLORD REQUIREMENTS REGARDING SUCH BARRICADES, AND THE PAINTING AND / OR REMOVAL OF SUCH BARRICADES AFTER CONSTRUCTION.
3. ALL RULES AND REGULATIONS, SCOPE OF WORK AND PROCEDURES INDICATED WILL BE PERFORMED BY THE GENERAL CONTRACTOR, THEIR AGENTS, SUBCONTRACTORS, AND SUPPLIERS TO PROVIDE A TOTAL AND COMPLETE PROJECT FOR THE TENANT. WORK SHOWN IN THESE NOTES IS TO BE PERFORMED BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS, AGENTS AND / OR SUPPLIERS ONLY, WHETHER OR NOT THE WORK IS DELINEATED PROPERLY.
4. THE WORK CONTAINED IN THESE CONTRACT DOCUMENTS AND / OR SPECIFICATIONS IS TO BE PERFORMED BY THE GENERAL CONTRACTOR AND / OR THEIR SUBCONTRACTORS WHETHER OR NOT SPECIFICALLY NOTED OTHERWISE.
5. FOR CLARIFICATION PURPOSES, TENANT, CLIENT AND OWNER ARE THE SAME PARTY. LANDLORD IS THE PARTY LEASING THE SPACE TO THE TENANT. THE GENERAL CONTRACTOR, WHETHER WORKING FOR THE LANDLORD OR THE TENANT, WILL BE REQUIRED TO HANDLE ALL WORK IN THESE DOCUMENTS UNLESS SPECIFICALLY NOTED OTHERWISE.
6. ALL CONTRACTORS SHALL CHECK AND VERIFY ALL FIELD CONDITIONS AND SHALL HAVE SOLE RESPONSIBILITY FOR VERIFICATION OF CLEAR HEIGHTS WITHIN THE PREMISES; ANY DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY. THE GENERAL CONTRACTOR IS TOTALLY RESPONSIBLE FOR ALL "HOLD" DIMENSIONS AND IS TO CONTACT THE ARCHITECT, THE TENANT AND THE TENANT'S CONSTRUCTION REPRESENTATIVE OF ANY DISCREPANCIES VERBALLY AND ALSO IN WRITING. DISCUSS ANY DISCREPANCY QUESTIONS FIRST, PRIOR TO BUILDING WALLS. TENANT'S FIXTURES FIT INTO PLACE WITH NO ROOM FOR ERROR. CONTRACTOR MUST REVIEW ENTIRE SET OF CONTRACT DOCUMENTS FOR WALL WIDTHS AND CEILING HEIGHTS.
7. WHEN BIDDING THIS PROJECT, EACH CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING AND VERIFYING EXISTING CONDITIONS AS REFLECTED IN THESE CONTRACT DOCUMENTS. ANY EXTRA WORK REQUIRED BUT NOT INCLUDED IN THE DOCUMENTS SHALL BE REPORTED TO THE TENANT OR TENANT'S ARCHITECT IMMEDIATELY. LANDLORD DOES NOT PAY ANY COSTS FOR JOB CONDITION SITUATIONS, UNLESS SPECIFICALLY NOTED IN THE LEASE.
8. ALL WORK ON THIS PROJECT SHALL BE IN ACCORDANCE WITH ALL CODES, SUB-CODES AND BUILDING DEPARTMENTS AND HEALTH DEPARTMENTS (IF APPLICABLE) HAVING JURISDICTION. GENERAL CONTRACTOR TO CONTACT LOCAL BUILDING OFFICIALS FOR SPECIFIC REQUIREMENTS FOR THIS USE.
9. THE OCCUPANCY CLASSIFICATION FOR THIS LOCATION IS NOTED ON THE TITLE SHEET.
10. DEMOLITION WORK (IF ANY) IS DEFINED IN THE RESPONSIBILITY SCHEDULE AND DEMOLITION DRAWING.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. SUCH CONTRACTOR IS ALSO RESPONSIBLE FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT, INCLUDING ANY AND ALL OSHA REQUIREMENTS, UNLESS CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS. SEE AIA DOCUMENT A201 – GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, LATEST EDITION.
12. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES. NEITHER IS THIS ARCHTIECT RESPONSIBLE FOR SAFETY PRECAUTIONS AND PROGRAMS, INCLUDING ANY AND ALL OSHA REQUIREMENTS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. SEE AIA DOCUMENT B101 – AGREEMENT BETWEEN OWNER AND ARCHITECT, LATEST EDITION.
13. THE GENERAL CONTRACTOR THEIR SUBCONTRACTORS SHALL PAY FOR AND OBTAIN ALL PERMITS REQUIRED FOR THE WORK NOTED ON THESE PLANS AND SPECIFICATIONS. THIS INCLUDES COSTS FOR ALL INSPECTIONS BY AUTHORITIES HAVING JURISDICTION, BUILDING DEPARTMENT AND HEALTH DEPARTMENT PERMIT COSTS, AND PERMIT COSTS FOR FIXTURES SUPPLIED BY TENANT (IF APPLICABLE).
14. ALL CLEARANCES OF PIPES AND DUCT WORK INSTALLED BY THE GENERAL CONTRACTOR OR SUBCONTRACTORS MUST BE MAINTAINED FOR ADEQUATE HEIGHTS REQUIRED FOR CEILING SYSTEM AND LIGHT FIXTURES. CONTRACTOR MUST REVIEW ENTIRE SET OF CONTRACT DOCUMENTS FOR CEILING HEIGHTS. GENERAL CONTRACTOR (OR DESIGNATED AUTHORIZED CONTRACTOR AT GENERAL CONTRACTOR'S EXPENSE) TO REMOVE OR REPLACE AS REQUIRED ANY AND ALL EXISTING P.V.C. PIPING WITH LOCAL CODE ALLOWABLE MATERIALS THROUGHOUT LEASED PREMISES.
15. THE GENERAL CONTRACTOR AGREES THAT, IN THE PERFORMANCE OF THE WORK CALLED FOR BY THIS CONTRACT, THEY WILL EMPLOY ONLY SUCH LABOR AS WILL NOT DELAY OR INTERFERE WITH THE PROGRESS OF THE PROJECT. THE GENERAL CONTRACTOR FURTHER AGREES THAT SUCH LABOR WILL BE ACCEPTABLE TO, AND WORK IN HARMONY WITH, ALL OTHER CONTRACTORS EMPLOYED ON THE CONSTRUCTION SITE. THIS INCLUDES ANY OTHER BUILDING, STRUCTURE, OR OTHER IMPROVEMENT WHETHER PUBLIC OR PRIVATE WHICH THE GENERAL CONTRACTOR MAY THEN BE ERECTING OR ALTERING IN OTHER LOCATIONS.
16. ALL WORK TO BE COMPLETED FOLLOWING LANDLORD'S CONSTRUCTION "RULES AND REGULATIONS", IF APPLICABLE. THE GENERAL CONTRACTOR IS RESPONSIBLE DURING THE BIDDING PROCEDURES, FOR CONTACTING THE LANDLORD'S REPRESENTATIVE FOR A COPY OF THESE "RULES AND REGULATIONS" AND TO INCLUDE ANY COSTS IN THE WORK QUOTED TO THE LANDLORD.
17. GENERAL CONTRACTOR AGREES THAT IN THE PERFORMANCE OF TENANT'S WORK AT THE PREMISES, ALL WORK SHALL BE PERFORMED IN A MANNER WHICH WILL NOT CREATE ANY WORK STOPPAGE, PICKETING, LABOR DISRUPTION OR DISPUTE OR VIOLATE LANDLORD'S LABOR CONTRACTS AFFECTING THE BUILDING OR INTERFERE WITH THE BUSINESS OF LANDLORD. IN THE EVENT OF THE OCCURRENCE OF ANY WORK STOPPAGE, PICKETING, LABOR DISRUPTION OR DISPUTE RESULTING FROM ACTIONS OR OMISSIONS OF GENERAL CONTRACTOR OR SUBCONTRACTORS OR ANY SUBTENANT OR CONCESSIONAIRE, OR THEIR RESPECTIVE EMPLOYEES, CONTRACTORS OR SUBCONTRACTORS, THE GENERAL CONTRACTOR SHALL, IMMEDIATELY UPON NOTICE FROM TENANT, CEASE THE CONDUCT GIVING RISE TO SUCH CONDITION. THIS CLAUSE MUST BE PART OF ALL GENERAL CONTRACTOR / SUBCONTRACTOR AGREEMENTS. IF SUCH CLAUSE IS NOT INCLUDED, IT WILL NOT RELIEVE THE GENERAL CONTRACTOR OF THE REQUIREMENTS OR WORK STATED HEREIN.
18. ALL CONTRACTORS SHALL BE BONDED, LICENSED CONTRACTORS POSSESSING GOOD LABOR RELATIONS AND MUST BE CAPABLE OF QUALITY WORKMANSHIP, IN HARMONY WITH OTHER CONTRACTORS WORKING ON THE PROJECT. THE TENANT AND TENANT'S ARCHITECT ARE TO BE NOTIFIED IN WRITING OF THE NAMES, ADDRESSES, DAYTIME PHONE, FAX, AND EMERGENCY PHONE NUMBERS OF ALL SUBCONTRACTORS AND SUPPLIERS WORKING ON THIS PROJECT. THE GENERAL CONTRACTOR MUST ALSO ATTEST THAT NO PRODUCTS CONTAINING ASBESTOS OR HAZARDOUS MATERIAL WERE KNOWINGLY USED ON THIS PROJECT.
19. PRIOR TO COMMENCEMENT OF ANY WORK, THE GENERAL CONTRACTOR SHALL CONTACT AND MEET WITH LANDLORD'S TENANT COORDINATOR AND TENANT'S PROJECT MANAGEMENT REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING DURING WHICH HE / SHE WILL PRESENT TO ALL PARTIES A LIST OF NAMES, ADDRESSES, BUSINESS PHONE, FAX AND EMERGENCY TELEPHONE NUMBERS OF THE SUBCONTRACTORS FOR THIS PROJECT. THE GENERAL CONTRACTOR WILL COMPLETE THE CHECKLIST FORM (CONTRACTOR INFORMATION FORM) REQUIRED FOR EACH TENANT'S SPACE THAT CONTRACTOR WILL BE WORKING ON AS REQUIRED UNDER LEASE OBLIGATION. THE CHECKLIST FORM INCLUDING SCHEDULE INFORMATION AS WELL AS GENERAL CONTRACTOR AND SUBCONTRACTORS INFORMATION IS TO BE SUBMITTED TO THE LANDLORD'S REPRESENTATIVE UPON ARRIVAL AT THE JOB SITE.
20. IF THE LANDLORD, LANDLORD'S REPRESENTATIVE OR LANDLORD'S ARCHITECT, TENANT, TENANT'S REPRESENTATIVE OR TENANT'S ARCHITECT DO NOT MAKE REPEATED SITE VISITS CONTINUALLY OR AT ALL, THE GENERAL CONTRACTOR IS NOT RELIEVED OF ANY RESPONSIBILITY OR DUTIES INVOLVED IN THIS CONSTRUCTION WORK.
21. THE GENERAL CONTRACTOR SHALL COMPLY AND CONFORM TO ALL OF THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA), NO EXCEPTIONS WILL BE PERMITTED. THE PROVISIONS OF THE TENANT'S LEASE SHALL APPLY IN THE EVENT OF VIOLATION RESULTING IN DAMAGES, CAUSES OF ACTION OR ANY CLAIMS ARISING THEREFROM, IF GENERAL CONTRACTOR AND / OR THEIR SUBCONTRACTORS DO NOT COMPLY WITH THIS ACT.
22. THE GENERAL CONDITIONS OF THE "CONTRACT FOR CONSTRUCTION" DOCUMENT A-201, ISSUED BY THE AMERICAN INSTITUTE OF ARCHITECTS (LATEST EDITION) RELATES TO THE WORK OF THIS PROJECT AND IS HEREBY MADE A PART OF THESE CONTRACT DOCUMENTS AS THOUGH FULLY CONTAINED HEREIN.
23. THE GENERAL CONTRACTORS AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY NUMBER OF COPIES OF DOCUMENT A-201, TO BECOME ACQUAINTED WITH THE ARTICLES CONTAINED THEREIN AND TO REVIEW WITH ALL SUBCONTRACTORS, SUPPLIERS AND ANY OTHER PARTIES TO THE CONTRACT OR INDIVIDUALS OR AGENCIES ENGAGED ON THE WORK AS TO ITS CONTENTS.
24. THE TENANT'S ARCHITECT, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK, ALTER, ADD TO, OR DEDUCT FROM THE CONTRACT WORK, IF THE INTENT IS TO ADHERE TO A PREVIOUSLY AGREED UPON DESIGN WITHOUT ANY COST TO THE TENANT, ITS AGENTS OR TENANT'S ARCHITECT.
25. NO CHANGE ORDERS OR EXTRAS FOR COSTS CAN BE AUTHORIZED UNLESS APPROVED IN WRITING BY THE TENANT'S ARCHITECT, THE TENANT'S CONSTRUCTION REPRESENTATIVE OR THE TENANT. ANY ISSUANCE OF CREDITS TO BE CALCULATED BASED ON COMPETITIVE RATES AND EQUIPMENT COSTS APPROVED BY THE TENANT'S ARCHITECT AND THE TENANT'S CONSTRUCTION REPRESENTATIVE FOR THE TENANT.
26. THE GENERAL CONTRACTOR SHALL HAVE AT ALL TIMES, AT THE PREMISES, LANDLORD APPROVED CONTRACT DOCUMENTS, BUILDING DEPARTMENT AND HEALTH DEPARTMENT (IF APPLICABLE) APPROVED PERMIT DRAWINGS.
27. THE GENERAL CONTRACTOR IS TO ARRANGE WITH THE BUILDING LANDLORD: WHERE BUILDING EQUIPMENT AND MATERIALS ARE TO BE LOCATED AND HOW TRUCK TRAFFIC IS TO BE ROUTED TO AND FROM THE BUILDING.
28. AN APPROVAL BY THE TENANT WILL ONLY BE VALID IF IN WRITING AND SIGNED BY THE TENANT OR BY THE TENANT'S DESIGNATED REPRESENTATIVE FOR SUCH PURPOSE. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING APPROVAL FROM TENANT'S ARCHITECT ON ALL STRUCTURAL CHANGES DURING THE COURSE OF THE CONSTRUCTION PHASE OF PROJECT. THIS INCLUDES VERIFICATION OF CORRECT INSTALLATION AND SPECIFICATION OF MISCELLANEOUS STEEL FOR MECHANICAL SYSTEMS, STEEL FOR MEZZANINES (IF APPLICABLE), DUCTS, ETC. THE LANDLORD'S ARCHITECT AND THE LANDLORD ARE NOT INVOLVED NOR WILL THEY TAKE ANY RESPONSIBILITY FOR TENANT'S STRUCTURE. ANY STRUCTURAL WORK ON PROJECT TO INCLUDE BUT NOT BE LIMITED TO MECHANICAL EQUIPMENT SUPPORTS, HANGING SYSTEMS, CONCRETE SLABS, COSTS, ETC.
29. THE GENERAL CONTRACTOR WILL BE REQUIRED TO PROTECT ALL NEUTRAL PIERS, LANDLORD'S ND ADJACENT TENANT CONSTRUCTION IF ADJACENT TO THIS TENANT'S WORK, AND MAKE ANY AND ALL REQUIRED REPAIRS TO THE SATISFACTION OF THE LANDLORD AND / OR THE TENANT IF THIS WORK IS DAMAGED.
30. ALL FINISH AND EXPOSED WOOD SHALL BE KILN DRIED, MILL QUALITY FINISH AND SHALL RECEIVE A FIRE RETARDANT COATING OR TREATMENT IF REQUIRED BY CODE OR THE LOCAL FIRE MARSHAL. NO WOOD OR COMBUSTIBLE MATERIAL SHALL BE USED ABOVE THE SUSPENDED CEILING UNLESS NON-COMBUSTIBLE LUMBER IS USED AND IS SPECIFICALLY ALLOWED BY APPLICABLE BUILDING CODES, THE FIRE MARSHAL AND ALL AGENCIES HAVING JURISDICTION. IF FIRE-TREATED WOOD IS REQUIRED FOR FIXTURE INSTALLATION, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR EXECUTING THIS WORK AS PER THE BUILDING OFFICIALS' REQUIREMENTS.
31. THE GENERAL CONTRACTOR SHALL FURNISH AND INSTALL AS REQUIRED, BEGINNING WITH THE CONSTRUCTION PHASE, HAND-OPERATED FIRE EXTINGUISHERS, U.L. RATED, AS PER LOCAL CODE REQUIREMENTS; PLACEMENT OF WHICH AS APPROVED BY TENANT AND LOCAL BUILDING OFFICIAL.
32. ALL CEILINGS, IF REQUIRED, SHALL BE UNDERWRITERS APPROVED AND OF THE NON-COMBUSTIBLE TYPE. SEE CEILING SPECIFICATION WITHIN THE CONTRACT DOCUMENTS.
33. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY REMOVAL OF TRASH, RUBBISH AND SURPLUS MATERIALS RESULTING FROM CONSTRUCTION, AS REQUIRED BY LANDLORD. THE CONTRACTORS AND SUBCONTRACTORS PARTICIPATING IN THE PERFORMANCE OF TENANT'S WORK SHALL REMOVE AND DISPOSE OF, AT LEAST ONCE A WEEK AND MORE FREQUENTLY AS TENANT MAY DIRECT, ALL DEBRIS AND RUBBISH CAUSED BY OR RESULTING FROM THE PERFORMANCE OF TENANT'S WORK. UPON COMPLETION THEREOF, REMOVE ALL TEMPORARY STRUCTURES, SURPLUS MATERIALS, DEBRIS AND RUBBISH OF WHATEVER KIND REMAINING IN THE BUILDING THAT HAD BEEN BROUGHT IN OR CREATED BY THE CONTRACTOR AND SUBCONTRACTORS IN THE PERFORMANCE OF TENANT'S WORK. THIS CONTRACTOR MUST MAINTAIN A CLEAR PATH OF EGRESS FROM THE PREMISES FREE FROM TRASH AND RUBBISH AT ALL TIMES. ALL REMOVAL OF CONSTRUCTION DEBRIS TO AN APPROVED DUMPING SITE TO BE INCLUDED IN THE GENERAL CONTRACTOR'S WORK.
34. ALL EXITS SHALL BE UNOBSTRUCTED AT ALL TIMES DURING CONSTRUCTION AND OCCUPANCY.
35. THE GENERAL CONTRACTOR SHALL FURNISH AND PAY FOR ALL TEMPORARY UTILITY SERVICES DURING THE COURSE OF CONSTRUCTION.
36. EACH CONTRACTOR AND SUBCONTRACTOR PARTICIPATING IN THE PERFORMANCE OF TENANT'S WORK SHALL: (A) MAKE APPROPRIATE ARRANGEMENTS WITH LANDLORD FOR TEMPORARY UTILITY CONNECTIONS INCLUDING WATER AND ELECTRICITY, AS AVAILABLE WITHIN THE BUILDING, WHICH CONNECTIONS SHALL BE AT SUCH LOCATIONS AS SHALL BE DETERMINED BY LANDLORD, (B) PAY THE COST OF THE CONNECTIONS AND OF PROPER MAINTENANCE AND REMOVAL OF SAME, AND (C) PAY ALL UTILITY CHARGES INCURRED AT THE PREVAILING RATES OF THE UTILITY COMPANY PROVIDING SUCH SERVICE TO THE BUILDING, DURING THE COURSE OF CONSTRUCTION UP TO AND INCLUDING THE DATE OF "TURNOVER" TO THE TENANT.
37. IT IS THE GENERAL CONTRACTOR'S REQUIREMENT (THROUGH THEIR SUBCONTRACTORS) TO RECONFIGURE AND BRING IN NEW UTILITY SERVICES, AS REQUIRED TO MEET THE NEEDS OF THESE CONTRACT DOCUMENTS.
38. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS WORKING ON THIS PROJECT ARE RESPONSIBLE FOR CONTACTING THE PUBLIC UTILITY COMPANIES SUPPLYING UTILITIES TO THE AREA WHERE THE PROJECT IS LOCATED. THIS IS TO VERIFY LOCATIONS OF UTILITIES, UNDERGROUND OR OVERHEAD, AND SECURE THE PROPER PROCEDURES WHILE WORKING ADJACENT TO, ABOVE OR NEAR SUCH UTILITIES TO AVOID ANY PROBLEMS WITH EXPLOSIONS, DISCONNECTION, REMOVALS, ETC.
39. THE GENERAL CONTRACTOR SHALL APPLY FOR ALL UTILITY METERS AND NOTIFY THE UTILITY COMPANY OF THE NAME, ADDRESS AND PHONE NUMBERS OF THE TENANT FOR PERMANENT SERVICES. UNLESS OTHERWISE NOTED, TENANT'S G.C. SHALL BRING IN ALL ADDITIONAL SERVICES, ADEQUATE FOR TENANT'S NEEDS AS REQUIRED, INCLUDING, BUT NOT LIMITED TO ELECTRIC, SPRINKLER, SOIL (WASTE), AND DOMESTIC WATER LINES (WHEN APPLICABLE).
40. THE GENERAL CONTRACTOR AND / OR THEIR ELECTRICAL SUBCONTRACTOR SHALL VERIFY ALL EQUIPMENT SPECIFICATIONS AND REQUIREMENTS WITH THE TENANT OR THE TENANT'S CONSTRUCTION REPRESENTATIVE PRIOR TO START OF CONSTRUCTION. THIS CONTRACTOR TO VERIFY AMPERAGE / VOLTAGE SPECIFICATIONS, WIRING SIZES AND REQUIREMENTS (SERVICE AND PANEL SPECIFICATION) WITH THE EQUIPMENT SUPPLIERS, AND CHECK THE CONTRACT DOCUMENTS FOR MISCALCULATIONS, IN COORDINATION WITH EQUIPMENT SPECIFICATIONS FOR EQUIPMENT SUPPLIED BY THE TENANT, THE CONTRACTORS OR OTHER SOURCES (AS SPECIFIED BY THE ARCHITECT) AS A DOUBLE CHECK TO ASCERTAIN PROPER INSTALLATION OF EQUIPMENT AT THE CORRECT AMPERAGE / VOLTAGE AND WIRING SIZE. NO LIGHT FIXTURES ARE TO BE ORDERED UNTIL THIS "DOUBLE CHECK" TAKES PLACE.
41. THE GENERAL CONTRACTOR AND / OR ELECTRICAL SUBCONTRACTOR IS TO FURNISH AND INSTALL EMERGENCY AND EXIT LIGHTING, AS REQUIRED BY LOCAL CODE OR AGENCIES HAVING JURISDICTION OVER THE PROJECT, UNLESS NOTED OTHERWISE IN THE APPLICABLE "RESPONSIBILITY SCHEDULE". THE EXIT / EMERGENCY LIGHTING SHOULD BE PROPERLY LABELED AND APPROVED TYPE LOCKOUTS INSTALLED.
42. ALL PLUMBING AND ELECTRICAL ROUGH-IN TO BE NEW AND ELECTRICAL SERVICE CONDUIT AND WIRE TO THE DEMISED PREMISES TO BE EXTENDED TO THE POINT OF NEW PANELS BY THE CONTRACTOR AS NECESSARY AND SHOWN ON CONTRACT DOCUMENTS. GENERAL CONTRACTOR TO FIELD VERIFY THAT THESE UTILITY LINES ARE AT OR ADJACENT TO TENANT'S SPACE AS NOTED AND AT THE SIZE SPECIFIED, BASED ON GENERAL CONTRACTOR'S OR SUBCONTRACTOR'S PRE-BID REVIEW OF PREMISES. IF THE UTILITIES ARE NOT IN LOCATIONS AS NOTED ON THE CONTRACT DOCUMENTS OR OF A SIZE LARGER OR SMALLER THAN NOTED, THIS CONTRACTOR IS TO MODIFY THE SERVICE ACCORDINGLY WITH EITHER NEW CONDUIT AND / OR NEW COPPER SERVICE WIRE EXTENDING BACK TO LANDLORD'S ELECTRICAL / METER ROOM SERVICE POINT, AND INCLUDE SUCH COSTS IN THE BID TO THE TENANT.
43. THE ELECTRICAL SUBCONTRACTOR IS TO PROVIDE A CIRCUIT DIRECTORY WITH PROPER PHASING AND BALANCING, WHICH IS TO CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND UNDERWRITER'S CODE. THE SIGN(S) JUNCTION BOX PERMIT IS TO BE INCLUDED IN THE WORK FOR THE ELECTRICAL SUBCONTRACTOR AND THE BOX IS TO BE SUPPLIED BY THIS CONTRACTOR AND PROPERLY LABELED.
44. SHOP DRAWINGS & SUBMITTALS: THE GENERAL CONTRACTOR OR THE FIXTURE CONTRACTOR OR A CONTRACTOR PAID BY THE G.C., BASED ON THE SPECIFIC CONTRACTOR SUPPLYING THE MILLWORK OR FIXTURES, IS TO PROVIDE SHOP DRAWINGS OF ALL MILLWORK AND FIXTURES PRIOR TO START OF CONSTRUCTION, FOR APPROVAL BY THE TENANT'S ARCHITECT. IT IS NOT THE TENANT'S ARCHITECT'S RESPONSIBILITY TO FOLLOW UP ON THESE OR ANY OTHER REQUIRED SHOP DRAWINGS.
    - A. BY SUBMITTING SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND SIMILAR SUBMITTALS, THE CONTRACTOR REPRESENTS TO THE OWNER AND ARCHITECT THAT THE CONTRACTOR HAS (1) REVIEWED AND APPROVED THEM, (2) DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA RELATED THERETO, OR WILL DO SO AND (3) CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS.
    - B. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK FOR WHICH THE CONTRACT DOCUMENTS REQUIRE SUBMITTAL AND REVIEW OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS UNTIL THE RESPECTIVE SUBMITTAL HAS BEEN APPROVED BY THE ARCHITECT.
    - C. THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SUBMITTALS EXCEPT THAT THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS BY THE ARCHITECT'S APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE ARCHITECT IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMITTAL AND
    - C.1. THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION AS A MINOR CHANGE IN THE WORK, OR
    - C.2. A CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVE HAS BEEN ISSUED AUTHORIZING THE DEVIATION.
    - C.3. THE CONTRACTOR SHALL DIRECT SPECIFIC ATTENTION IN WRITING OR ON RESUBMITTED SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS, TO REVISIONS OTHER THAN THOSE REQUESTED BY THE ARCHITECT ON PREVIOUS SUBMITTALS. IN THE ABSENCE OF SUCH WRITTEN NOTICE, THE ARCHITECT'S APPROVAL OF A RESUBMISSION SHALL NOT APPLY TO SUCH REVISIONS.
    - D. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS BY THE ARCHITECT'S APPROVAL THEREOF.

45\. GENERAL CONTRACTOR WILL PERFORM ALL LEASEHOLD IMPROVEMENTS AND FURNISH AND INSTALL ALL FIXTURES, UTILIZING SPECIFIED FIXTURE CONTRACTORS, IF NOTED.

45\. THE GENERAL CONTRACTOR SHALL SUPPLY ALL NECESSARY GROUNDS FOR ALL MILLWORK AND FIXTURES, FITTINGS AND EQUIPMENT AS REQUIRED. CONTACT FIXTURE CONTRACTOR FOR SPECIFICS.

46. ALL EQUIPMENT, MILLWORK AND FIXTURES SUPPLIED BY THE TENANT TO BE UNLOADED, ASSEMBLED AND INSTALLED BY THE GENERAL CONTRACTOR.
47. THE PROPER RECEIPT OF ALL NEW MATERIALS AND EQUIPMENT AT THE JOB SITE IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, AND / OR ITS SUBCONTRACTORS (IF ANY). SECURE AND SAFE STORAGE OF ALL NEW AND EXISTING MATERIALS AND EQUIPMENT TO REMAIN (IF ANY) WILL BE PROVIDED BY THE GENERAL CONTRACTOR. GENERAL CONTRACTOR TO IMMEDIATELY ADVISE TENANT OR TENANT'S REPRESENTATIVE OF ALL DAMAGED OR DEFICIENT SHIPMENTS OF MATERIALS AND EQUIPMENT, WHETHER SUPPLIED BY TENANT OR DIRECTLY BY CONTRACTOR OR THEIR SUPPLIERS. GENERAL CONTRACTOR TO COMPLETE AND SUBMIT ALL NECESSARY PAPERWORK AND ARRANGE INSPECTIONS OF DAMAGED GOODS AS PER TENANT CONSTRUCTION DEPT. REQUIREMENTS. NOTIFY TENANT, OR TENANT'S REPRESENTATIVE OF ANY POSSIBLE DELAYS. INCOMPLETE ORDERS AND DELAYS ARE TO BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE SUPPLIER AND THE ARCHITECT. SUBMIT CONFIRMATION OF ALL ORDERS, DELIVERY DATES, AND A FULL WRITTEN SCHEDULE TO TENANT'S ARCHITECT.
48. THE GENERAL CONTRACTOR SHALL UNLOAD, PROTECT AND INSTALL TENANT'S SPECIFIED EQUIPMENT, FIXTURES AND FURNISHINGS.
49. ALL EXISTING AND NEW BUILDING ENTRY GLASS AND DOORS, STOREFRONT AND INTERIOR GLAZING (IF APPLICABLE) MUST COMPLY WITH ALL APPLICABLE CODES, LANDLORD'S CRITERIA, LANDLORD'S AND TENANT'S CONTRACT DOCUMENTS AND SAFETY GLAZING STANDARDS. GENERAL CONTRACTOR TO VERIFY IN FIELD ALL EXISTING GLAZING TO REMAIN MEETS OR EXCEEDS SUCH CODES, STANDARDS, ETC. INCLUDING BUT NOT LIMITED TO TYPE, SUPPORT, FRAMING METHODS, ETC. AND UPGRADE IF OR AS REQUIRED. ALL STOREFRONTS TO BE INSTALLED BY GLAZING SUBCONTRACTORS CAREFULLY FOLLOWING REQUIREMENTS AND DETAILS FOR DESIGN AGAINST WIND LOAD CONSIDERATIONS, EVEN THOUGH SUCH INSTALLATION OF STOREFRONT GLAZING MAY BE IN AN ENCLOSED BUILDING. GENERAL CONTRACTOR TO VERIFY EXISTING STRUCTURAL SUPPORT/ HANGING CONDITIONS FOR STOREFRONT AND IF STRUCTURAL SPANS ABOVE FOR SUCH HANGING EXCEED NORMAL HANGING SUPPORT DETAILS OR SPAN AND / OR WIND LOAD CALCULATIONS ARE REQUIRED DUE TO LOCAL BUILDING DEPARTMENT REQUIREMENTS. THIS CONTRACTOR IS TO HIRE A LOCAL STRUCTURAL CONSULTANT TO DESIGN SUCH SUPPORT SYSTEM HANGERS AND COMPLETE ALL STRUCTURAL CALCULATIONS / DRAWINGS IN THOSE AREAS WHERE SUCH INFORMATION IS REQUIRED AND TO INCLUDE SUCH COSTS IN THE BID TO THE TENANT.
50. ANY SUBSTITUTIONS OF FINISH MATERIALS MUST BE APPROVED BY THE TENANT'S ARCHITECT IN WRITING. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SUBMITTING TWO (2) SAMPLES OF EACH SUBSTITUTION.
51. ALL CONCRETE FLOOR SLABS AND / OR FILLING IN OF DEPRESSED FLOOR AREAS LEVEL WITH CONCRETE OR OTHER APPROVED FINISHES WILL BE COMPLETED BY THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR TO INCLUDE MISCELLANEOUS STEEL FRAMING AND METAL DECK (IF APPLICABLE) AND CONCRETE INSTALLATION. ALL FLOOR SLAB PENETRATIONS SHALL HAVE WATERTIGHT SLEEVES EXTENDING A MINIMUM 4" A.F.F. AND MUST BE INSTALLED PER LANDLORD'S CRITERIA. CONCRETE SLABS MAY ONLY BE CORE DRILLED / SAW CUT, IF CONTRACTOR IS REQUIRED TO PENETRATE SUCH SLAB ABOVE, BELOW OR ADJACENT TO TENANT'S SPACE. COORDINATION AND APPROVAL BY THE LANDLORD WILL BE NECESSARY PRIOR TO CORE DRILLING / SAWCUTTING. IF THIS IS A STRUCTURAL SLAB, THEN ANY AND ALL PENETRATIONS THROUGH SLAB MUST BE COORDINATED WITH THE LANDLORD'S REPRESENTATIVE PRIOR TO STARTING WORK. GENERAL CONTRACTOR AND / OR THEIR PLUMBING / ELECTRICAL SUBCONTRACTOR, WITH LANDLORD'S PRIOR WRITTEN APPROVAL, TO CORE DRILL / SAW CUT, (WHICHEVER IS APPLICABLE) CONCRETE SLAB. IF SAW CUTTING OCCURS, INSTALL UNDER SLAB PLUMBING WASTE PIPING / ELECTRICAL CONDUIT. FURNISH AND INSTALL NEW CONCRETE SLAB IN EXCAVATED AREA TO MATCH EXISTING ADJACENT SLAB IN THICKNESS, STRESS AND STRENGTH. PIN BOTH EXISTING SIDES TO NEW SLAB WITH 1/2" DIAMETER STEEL RODS 12" O.C. STAGGERED.
52. ALL THE FLOOR FINISHES, WITHIN THE PREMISES, OR AT THE TRANSITION BETWEEN LANDLORD FLOOR FINISHES AND TENANT'S FLOOR FINISHES (AT ENTRY OR REAR DOOR, IF APPLICABLE) ARE TO BE SMOOTH AND LEVEL TO AVOID TRIPPING HAZARDS AND BE WITHIN THE REQUIREMENTS OF BARRIER- FREE DESIGN. IF AN EXPANSION JOINT COVER IS REQUIRED, SUCH COVER IS TO BE LEVEL AND SMOOTH WITH TENANT'S FLOOR FINISH ELEVATION AND WILL NOT PROJECT ABOVE SUCH FLOOR FINISH ELEVATION. IF THE EXISTING SLABS ARE NOT LEVEL, THE GENERAL CONTRACTOR IS REQUIRED TO COMPLETE EXTENSIVE FLASH PATCHING THROUGHOUT TO OBTAIN A SMOOTH AND LEVEL CONCRETE SLAB.
53. SHOULD AN EXPANSION JOINT OCCUR IN THE LEASED PREMISES, GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION AFFECTED BY SUCH JOINT. THIS INCLUDES FURNISHING AND INSTALLING A LEVEL, SLAB-HEIGHT EXPANSION JOINT COVER, INCLUDING FLOOR, WALLS AND CEILING. GENERAL CONTRACTOR SHALL MAINTAIN INTEGRITY OF ALL SUCH EXPANSION JOINTS IN A MANNER CONSISTENT WITH ACCEPTABLE CONSTRUCTION DESIGN PRACTICES.
54. ANY SCAFFOLDING, SAFETY RAILINGS, BARRICADES AND / OR PROTECTION DEVICES REQUIRED FOR THE PROJECT WILL BE FURNISHED AND PAID FOR BY THE GENERAL CONTRACTOR AS PART OF THE BASE BID. PROTECTION OF WORK IN PLACE THAT IS SUBJECT TO INJURY, BECAUSE OF OPERATIONS BEING CARRIED ON ADJACENT THERETO, SHALL BE COVERED, BOARDED UP, OR SUBSTANTIALLY ENCLOSED WITH ADEQUATE PROTECTION. ALL FORMS OF PROTECTION SHALL BE CONSTRUCTED IN A MANNER SUCH THAT, UPON COMPLETION, THE ENTIRE WORK WILL BE DELIVERED TO THE OWNER IN PROPER, WHOLE, AND UNBLEMISHED CONDITION. ALL SUCH WORK SHALL BE COORDINATED WITH THE TENANT'S REPRESENTATIVE. THE TENANT'S ARCHITECT IS NOT RESPONSIBLE FOR JOB SITE SAFETY OR EXISTING CONDITIONS AT THE JOB SITE. SINCE ALL WORK IS BY GENERAL CONTRACTOR FOR THE TENANT "FIT-OUT", THEIR REPRESENTATIVES WILL BE REQUIRED TO DO ALL SUPERVISION, OBSERVATIONS AND JOB SITE SAFETY.
55. THE STRUCTURAL SYSTEM OF THE BUILDING HAS BEEN DESIGNED TO CARRY A MAXIMUM LIVE LOAD AS SPECIFIED IN THE LANDLORD'S CRITERIA. THE LANDLORD'S OR TENANT'S GENERAL CONTRACTOR AND / OR THEIR SUBCONTRACTOR AND / OR ANY AND ALL MATERIAL SUPPLY HANDLERS ARE NOT TO IMPOSE ANY LOADING FOR ANY OF THE TENANT'S WORK ON A TEMPORARY OR PERMANENT BASIS WHICH CAN EXCEED SUCH SPECIFIED LOAD.
56. ANY ALTERATIONS, ADDITIONS, DRILLING, WELDING OR OTHER ATTACHMENT OR REINFORCEMENTS TO LANDLORD'S STRUCTURE TO ACCOMMODATE TENANT'S WORK SHALL NOT BE PERFORMED IN EACH INSTANCE WITHOUT THE GENERAL CONTRACTOR OBTAINING LANDLORD'S PRIOR WRITTEN APPROVAL. THIS CONTRACTOR SHALL LEAVE LANDLORD'S STRUCTURE AS STRONG AS, OR STRONGER THAN, THE ORIGINAL DESIGN AND WITH FINISHES UNIMPAIRED. ONLY UTILIZE LANDLORD'S DESIGNATED ROOFING CONTRACTOR FOR ALL ROOF PENETRATIONS, FLASHING AND COUNTER FLASHING.
57. SPRINKLER SYSTEM DESIGN AND / OR LAYOUT MODIFICATION (IF APPLICABLE) TO BE PROVIDED BY THE DESIGNATED SPRINKLER SUBCONTRACTOR AND ALL SUBMISSIONS TO THE FIRE MARSHAL AND BUILDING INSPECTOR FOR THE NECESSARY APPROVAL ARE THE RESPONSIBILITY OF THE SPRINKLER SUBCONTRACTOR. GENERAL CONTRACTOR TO VERIFY WITH THE LANDLORD OR LANDLORD'S CRITERIA IF SPRINKLER CONTRACTOR IS TO BE BY THE LANDLORD'S APPROVED OR DESIGNATED CONTRACTOR. SPRINKLER HEAD SPACING TO CONFORM WITH THE LATEST N.F.P.A. STANDARDS (#13) AND ALL CODES HAVING JURISDICTION. SPRINKLER HEAD BRANCH LINES, DROPS AND HEADS ARE THE RESPONSIBILITY OF THE SPRINKLER SUBCONTRACTOR AND THE DESIGN MUST BE BASED ON FLOOR LAYOUT AND REFLECTED CEILING PLANS. APPROVALS BY LANDLORD, LANDLORD'S INSURANCE UNDERWRITER AND THE BUILDING INSPECTOR AND FIRE MARSHAL WILL BE REQUIRED.
58. THE MECHANICAL SUBCONTRACTOR IS RESPONSIBLE FOR VISITING THE SITE PRIOR TO SUBMITTING A BID FOR THE WORK ON THIS PROJECT. THE CONTRACTOR MUST BECOME FAMILIARIZED WITH THE FIELD CONDITIONS, AND THE SCOPE OF WORK. CONTRACTOR TO ENGINEER (UNLESS A FIRE ALARM DRAWING IS SUBMITTED AS A PART OF THESE CONTRACT DOCUMENTS), FURNISH AND INSTALL ANY / ALL REQUIRED FIRE ALARM, SMOKE EVACUATION, SMOKE DETECTION SYSTEMS, INCLUDING ANY / ALL PARTS AND LABOR (OR MODIFY EXISTING AS REQUIRED), TO MEET LOCAL CODES, LANDLORD REQUIREMENTS AND FIRE MARSHAL SPECIFICATIONS, WHETHER SUCH WORK IS OR IS NOT SHOWN IN THE CONSTRUCTION DOCUMENTS. IF A SMOKE EVACUATION AND / OR DETECTION SYSTEM OCCURS FOR THIS SPACE, IT SHALL BE LEFT INTACT DURING CONSTRUCTION AND ANY NEW WORK, MODIFICATION AND REWIRING TO BE COMPLETED DURING CONSTRUCTION PHASE TO POINT OF NEW PANELS. IF SMOKE DETECTORS ARE REQUIRED TO BE HARD WIRED TO LANDLORD FIRE ALARM SYSTEM, THEY ARE TO BE PER LANDLORD'S SYSTEM. CONTRACTOR TO CONTACT LANDLORD OR APPROVED AGENTS FOR PURCHASE AND INSTALLATION OF DETECTORS AT G.C. EXPENSE. G.C. AND / OR THEIR FIRE ALARM SUBCONTRACTOR TO CONTACT LANDLORD FOR FINAL POINT OF CONNECTION TO LANDLORD'S FIRE ALARM JUNCTION BOX AND PERFORM WORK AT CONTRACTOR'S EXPENSE.
59. THE GENERAL CONTRACTOR WILL FURNISH AND INSTALL A COMPLETE MECHANICAL SYSTEM TO INCLUDE BUT NOT BE LIMITED TO MECHANICAL EQUIPMENT, INSTALLED AND MOUNTED WITH DISCONNECT AND WIRING, HANGERS AND DUNNAGE FOR SAME (INCLUDING THE HIRING OF A LOCAL STRUCTURAL ENGINEER TO DESIGN SUCH DUNNAGE HANGERS), DUCTWORK, COLLARS, DIFFUSERS, REGISTERS, CONTROLS, TIME CLOCKS, ETC., WHETHER OR NOT SUCH WORK IS OR IS NOT SHOWN OR DELINEATED IN THE CONTRACT DOCUMENTS. GENERAL CONTRACTOR'S MECHANICAL CONTRACTOR(S) IS / ARE REQUIRED TO COORDINATE WITH ALL OTHER CONTRACTORS ON JOB TO MAINTAIN TENANT'S CEILING HEIGHT, LIGHT FIXTURE LOCATION, SPRINKLER BRANCH LINES, ETC.
60. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TOILET ACCESSORIES, AS WELL AS THE NEW TOILET ROOM(S), DRINKING FOUNTAIN AND SERVICE SINK (IF APPLICABLE) IN THESE PREMISES UNLESS NOTED OTHERWISE OR EXISTING. TOILET ACCESSORY AND FIXTURE MOUNTING HEIGHTS TO BE THE HEIGHT NOTED ON THE LATEST A.D.A. / CABO / ANSI REGULATIONS AS REQUIRED BY LOCAL BUILDING AGENCIES AND PLUMBING CODES. THE GENERAL CONTRACTOR TO FURNISH AND INSTALL NEW TOILET EXHAUST WITH ASSOCIATED DUCTWORK, ROOF PENETRATIONS, OR HOOK UP TO COMMON EXHAUST DUCT WITH BACKDRAFT DAMPER ETC., INCLUDING ASSOCIATED ELECTRICAL HOOKUP AND PANEL CONNECTIONS, OR REFURBISH EXISTING LIGHT / FAN UNIT(S) TO LIKE NEW CONDITION, (WHERE NOTED ON THE PLANS), WHETHER SUCH WORK IS SHOWN OR NOT SHOWN IN THE CONSTRUCTION DOCUMENTS. THE TOILET ROOM IS OF THE A.D.A. AND / OR CABO / ANSI TYPE AND ALL PLUMBING FIXTURES AND TOILET ACCESSORIES ARE TO BE FURNISHED AND INSTALLED BY THE GENERAL CONTRACTOR, BUT WITH SPECIFICATIONS AND MOUNTING HEIGHTS HANDICAPPED ACCESSIBLE, UTILIZING ABOVE SPECIFICATIONS ONLY AS A GUIDELINE.
61. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE MECHANICAL SUBCONTRACTOR TO ENGINEER AND INSTALL ALL NECESSARY MISCELLANEOUS STRUCTURAL STEEL SHAPES. SHAPES TO BE INSTALLED WHERE DIRECTED BY THE LANDLORD'S REPRESENTATIVE FOR ADDITIONAL MECHANICAL UNIT ROOFTOP SUPPORT AND THE SUPPORT OF INTERIOR MECHANICAL EQUIPMENT, DUCTWORK, COLLARS, DIFFUSERS, REGISTERS, EXHAUSTS, FANS, ETC.
62. ALL GYPSUM BOARD TO BE 5/8" THICK, FIRE CODE TYPE 'X' ON BOTH SIDES OF WALL (WATER RESISTANT IN TOILET ROOMS) AND ALL METAL STUDS TO BE 3 5/8". METAL STUDS ARE MINIMUM GAUGE PER CODE, AND AT 16" O.C. TO UNDERSIDE OF DECK ABOVE, UNLESS OTHERWISE NOTED. DEMISING WALL FIRE RATING TO BE CONFIRMED BY GENERAL CONTRACTOR RESPONDING TO LANDLORD AND CODE REQUIREMENTS. SEE CONTRACT DOCUMENTS FOR WALL INDICATIONS. ALL PENETRATIONS FOR SUPPLY OR RETURN AIR, ETC., TO HAVE PROPERLY INSTALLED FIRE DAMPERS MEETING THE LATEST FIRE DEPARTMENT REQUIREMENTS, BASED ON SPECIFIC LOCATION OF TENANT'S SPACE IN BUILDING. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM THE BUILDING AND ELECTRICAL INSPECTORS FOR ALL CONCEALED WORK, PRIOR TO CLOSING UP WALLS, FLOORS, CEILINGS.
63. ALL GYPSUM BOARD TO BE APPLIED VERTICALLY ON WALLS UNLESS OTHERWISE NOTED. ALL GYPSUM WALL BOARD TO BE FIRE RESISTANT AND NON-COMBUSTIBLE, AS SPECIFIED BY LOCAL CODES.
64. ALL METAL FRAMING AND GYPSUM BOARD PARTITIONS, SOFFITS AND FACADES BY THE GENERAL CONTRACTOR, UNLESS OTHERWISE NOTED.
65. ALL GYPSUM BOARD TO BE FIRE TAPED AND SPACKLED THREE (3) COATS, SANDED AND READY TO RECEIVE PAINT OR WALL COVERING. ALL EXISTING GYPSUM BOARD TO BE REPAIRED TO "LIKE NEW" CONDITION.
66. ALL DOORS, METAL BUCKS, TRIMMED OPENINGS AND HARDWARE (INCLUDING LOCKS) TO BE PROVIDED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.
67. ALL SWITCH / OUTLET PLATES / COVERS TO BE FINISHED IN SAME COLOR / WALL COVERING AS ADJACENT WALL FINISHES, UNLESS NOTED OTHERWISE. FACTORY-PAINTED GRILLES, DIFFUSERS, METAL TRIM (BUCKS, ETC.), ACCESSORIES, SWITCH AND OUTLET PLATES, ETC., ARE TO BE PAINTED TO MATCH ADJACENT SURFACE IN AN ENAMEL, CLEANABLE FINISH, OR AS SPECIFIED ON THE CONTRACT DOCUMENTS.
68. THE GENERAL CONTRACTOR IS RESPONSIBLE TO CUT AND FRAME ALL OPENINGS FOR OTHER TRADES, SUCH AS MECHANICAL, SPRINKLER, PLUMBING, ELECTRICAL, FIXTURE CONTRACTOR, THROUGH PARTITIONS AND STRUCTURAL WALLS. ALL PENETRATIONS THROUGH RATED WALLS, WITH DUCTS OR PIPING, TO BE FILLED AT OPENING WITH "FIRESTOPPING" MATERIALS TO MAINTAIN THE INTEGRITY OF THE SPECIFIED RATING OF THE WALL.
69. GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE REQUIRED TO FURNISH THE FOLLOWING MINIMUM COVERAGE AND LIMITS OF LIABILITY. IF TENANT'S REQUIREMENTS ARE MORE STRINGENT, GENERAL CONTRACTOR IS REQUIRED TO ADHERE TO THE MOST STRINGENT REQUIREMENTS.
    - A. WORKMAN'S COMPENSATION UP TO $1,000,000.00, AS REQUIRED BY STATE LAW, AND ANY INSURANCE REQUIRED BY ANY EMPLOYEE BENEFITS ACTS OR OTHER STATUTES APPLICABLE WHERE THE WORK IS TO BE PERFORMED AS WILL PROTECT THE CONTRACTOR AND SUBCONTRACTORS FROM ANY AND ALL LIABILITY UNDER THE AFOREMENTIONED ACTS.
    - B. COMPREHENSIVE GENERAL LIABILITY INSURANCE (INCLUDING CONTRACTOR'S PROTECTIVE LIABILITY) IN AN AMOUNT NOT LESS THAN $2,000,000.00 FOR ANY ONE OCCURRENCE WHETHER INVOLVING BODILY INJURY LIABILITY (OR DEATH RESULTING THEREFROM) OR PROPERTY DAMAGE LIABILITY OR A COMBINATION THEREOF WITH A AGGREGATE LIMIT OF $4,000,000.00. SUCH INSURANCE SHALL PROVIDE FOR EXPLOSION, COLLAPSE AND UNDERGROUND COVERAGE. SUCH INSURANCE SHALL INSURE THE TENANT, THE LANDLORD AND THE GENERAL CONTRACTOR AGAINST ANY AND ALL CLAIMS FOR BODILY INJURY, INCLUDING DEATH RESULTING THEREFROM AND DAMAGE TO OR DESTRUCTION OF PROPERTY OF ANY KIND WHATSOEVER AND TO WHOMEVER BELONGING AND ARISING FROM THEIR OPERATIONS UNDER THE CONTRACT & WHETHER SUCH OPERATIONS ARE PERFORMED BY THE TENANT, GENERAL CONTRACTOR OR ANY OF THEIR SUBCONTRACTORS, OR BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM. GENERAL CONTRACTOR TO INCLUDE TENANT (CLIENT), LANDLORD (BUILDING), AND THE ARCHITECT AS ADDITIONAL INSUREDS ON THIS POLICY.
    - C. TENANT'S PROTECTIVE LIABILITY INSURANCE:
      TENANT SHALL PROVIDE OWNER'S (TENANT'S) PROTECTIVE LIABILITY INSURANCE THAT WILL INSURE TENANT AGAINST ANY AND ALL LIABILITY TO THIRD PARTIES FOR DAMAGE BECAUSE OF BODILY INJURY LIABILITY (OR DEATH RESULTING THEREFROM) AND PROPERTY DAMAGE LIABILITY OF OTHERS OR A COMBINATION THEREOF, WHICH MAY ARISE FROM WORK IN CONNECTION WITH THE LEASED PREMISES, AND ANY OTHER LIABILITY FOR DAMAGES WHICH GENERAL CONTRACTOR AND / OR SUBCONTRACTORS ARE REQUIRED TO INSURE AGAINST UNDER ANY PROVISIONS HEREIN. SAID INSURANCE SHALL BE PROVIDED IN MINIMUM AMOUNTS AS FOLLOWS:
    - C.1. PROPERTY DAMAGE LIABILITY, WHICH SHOULD AUTOMATICALLY INCLUDE PERSONAL AND BODILY INJURY, AND / OR DEATH, IS $5,000,000.00 PER OCCURRENCE.
    - C.2. TENANT'S BUILDERS RISK INSURANCE COMPLETED VALUE BUILDERS RISK MATERIAL DAMAGE INSURANCE COVERAGE:
      TENANT SHALL PROVIDE FOR TENANT AND "ALL PHYSICAL LOSS" BUILDERS RISK INSURANCE POLICY ON THE WORK TO BE PERFORMED FOR TENANT IN THE LEASED PREMISES AS IT RELATES TO THE BUILDING WITHIN WHICH THE LEASED PREMISES ARE LOCATED. THE AMOUNT OF INSURANCE TO BE PROVIDED SHALL BE 100% OF THE REPLACEMENT COSTS. A COPY OF ALL INSURANCE PAPERS TO BE SENT TO THE TENANT'S PROJECT MANAGEMENT COMPANY, NOT FOR REVIEW BUT FOR RECORD PURPOSES ONLY. THE GENERAL CONTRACTOR, TO THE FULLEST EXTENT PERMITTED BY LAW, IS TO INDEMNIFY, HOLD HARMLESS, AND DEFEND THE ARCHITECT / ENGINEER, ITS CONSULTANTS, AND THE EMPLOYEES AND AGENTS OF ANY OF THEM FROM AND AGAINST ANY AND ALL CLAIMS, SUITS, DEMANDS, LIABILITIES, LOSSES, DAMAGES, AND COSTS ("LOSSES"), INCLUDING BUT NOT LIMITED TO COSTS OF DEFENSE, ARISING IN WHOLE OR IN PART OUT OF THE NEGLIGENCE OF THE CONTRACTOR, ITS SUBCONTRACTORS, THE OFFICERS, EMPLOYEES, AGENTS AND SUBCONTRACTORS OF ANY OF THEM, OR ANYONE FOR WHOSE ACTS ANY OF THEM MAY BE LIABLE, REGARDLESS OF WHETHER OR NOT SUCH LOSSES ARE CAUSED IN PART BY A PARTY INDEMNIFIED HEREUNDER. SPECIFICALLY EXCLUDED FROM THE FOREGOING ARE LOSSES ARISING OUT OF: THE PREPARATION OR APPROVAL OF MAPS, DRAWINGS, OPINIONS, REPORTS, SURVEYS, CHANGE ORDERS, DESIGNS, OR SPECIFICATIONS.
    - C.3. THE GIVING OF, OR FAILURE TO GIVE, DIRECTIONS BY THE ARCHITECT / ENGINEER, THEIR CONSULTANTS, AND THE AGENTS AND EMPLOYEES OF ANY OF THEM, PROVIDED SUCH GIVING OR FAILURE TO GIVE IS THE PRIMARY CAUSE OF LOSS. THE GENERAL CONTRACTOR IS TO NAME THE ARCHITECT / ENGINEER, ITS AGENTS AND CONSULTANTS ON THE CONTRACTOR'S POLICY OR POLICIES OF COMPREHENSIVE OR COMMERCIAL GENERAL LIABILITY INSURANCE. SUCH INSURANCE SHALL INCLUDE PRODUCTS AND COMPLETED OPERATIONS AND CONTRACTUAL LIABILITY COVERAGE, SHALL BE PRIMARY AND NONCONTRIBUTING WITH ANY INSURANCE MAINTAINED BY THE ARCHITECT / ENGINEER OR THEIR AGENTS AND CONSULTANTS, AND SHALL PROVIDE THAT THE ARCHITECT / ENGINEER BE GIVEN THIRTY DAYS, UNQUALIFIED WRITTEN NOTICE PRIOR TO ANY CANCELLATION THEREOF. IF THE FOREGOING REQUIREMENTS ARE NOT MET BY THE GENERAL CONTRACTOR, THAT GENERAL CONTRACTOR REMAINS OBLIGATED TO INDEMNIFY AND HOLD HARMLESS THE ARCHITECT / ENGINEER, ITS CONSULTANTS, EMPLOYEES, AGENTS AND ALL OTHER STATED INSUREDS, FROM AND AGAINST ANY AND ALL LOSSES WHICH WOULD HAVE BEEN INDEMNIFIED AND INSURED AGAINST BY THE CONTRACTOR, BUT WERE NOT.

71\. IF A REAR EXIT DOOR EXISTS, THEN THE GENERAL CONTRACTOR IS REQUIRED TO FURNISH AND INSTALL AN APPROVED AUDIBLE TYPE PANIC BAR ASSEMBLY FOR SUCH REAR EXIT DOOR(S). PAINT OUTSIDE OF DOOR AS PER LANDLORD'S REQUIREMENTS (UNLESS WORK IS PREVIOUSLY COMPLETED BY LANDLORD). GENERAL CONTRACTOR WILL PLACE TENANT'S NAME IN TYPE, SIZE AND LOCATION ON OUTSIDE OF DOOR AS PER LANDLORD'S TYPICAL DESIGN REQUIREMENTS. IF DOOR IS IN NEED OF REPAIR OR REPLACEMENT, GENERAL CONTRACTOR TO COMPLETE SUCH WORK, AND INCLUDE COSTS IN BID TO TENANT.

72. ALL PAYMENTS MADE TO THE GENERAL CONTRACTOR FOR THIS PROJECT ARE TO BE ALLOCATED FOR THIS PROJECT ONLY, FOR PAYMENTS TO SUBCONTRACTORS, MATERIAL SUPPLIERS AND AGENTS AUTHORIZED BY THE SPECIFIC CONTRACTOR TO PERFORM WORK OR SUPPLY MATERIALS TO THIS PROJECT ONLY. PAYMENTS TO GENERAL CONTRACTOR BY TENANT, UNLESS CONTRACT STATES OTHERWISE. THE GENERAL CONTRACTOR MUST PURCHASE ALL MATERIALS FROM SPECIFIED VENDORS, AND MUST DOCUMENT ALL PURCHASES FOR WHICH A PAYMENT BY TENANT IS MADE.
73. THE GENERAL CONTRACTOR IS REQUIRED TO SUBMIT PARTIAL WAIVERS OF LIENS FOR THEIR WORK AS WELL AS SUBCONTRACTORS OR MATERIAL SUPPLIERS, UPON THE REQUEST OF THE TENANT OR THE TENANT'S ARCHITECT AND THE REQUEST FOR THE FINAL 10% RETENTION ON THIS PROJECT MUST INCLUDE SIGNED AND EXECUTED WAIVERS OF LIEN INDICATING 100% COMPLETION AND 100% PAYMENT IN FULL (WITH FULL WARRANTY) BY ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS, INCLUDING COMPLETION OF ALL PUNCHLIST ITEMS.
74. ALL WORK THAT NEEDS TO BE COMPLETED BY THE GENERAL CONTRACTOR BELOW OR ABOVE THE PREMISES MAY HAVE TO BE DONE IN OTHER TENANT'S DEMISED PREMISES AND SUCH WORK NEEDS TO BE DONE IN COORDINATION WITH THE TENANTS BELOW, OR ABOVE, INCLUDING ANY OVERTIME WORK OR PAYMENT FOR SECURITY THAT MAY BE NECESSARY. THE COST FOR THIS WORK, INCLUDING OVERTIME, MUST BE INCORPORATED IN THE BASE BID TO THE TENANT. THE GENERAL CONTRACTOR TO INCLUDE IN ITS BASE BID, ALL COSTS IN COMPLETING BELOW SLAB WASTE PIPING, OVERHEAD DOMESTIC WATER LINES, VENT LOOPS OR PENETRATIONS THROUGH ROOF AS WELL AS ALL SECURITY COSTS, REPAIRS TO WALLS, CLEANING, FLOORS IN TENANT'S SPACE, LANDLORD'S SPACE OR ADJOINING TENANT'S SPACES.
75. THE CONSTRUCTION DRAWINGS LISTED IN THESE CONTRACT DOCUMENTS HAVE BEEN PREPARED BASED ON THE BEST INFORMATION AVAILABLE TO TENANT DURING PREPARATION OF THE CONTRACT DOCUMENTS. IN THE EVENT THAT PROBLEMS ARISE DURING THE COURSE OF THE PROJECT, DUE TO UNKNOWN SITE CONDITIONS OR CODE AND LANDLORD REQUIREMENTS (IF ANY) THAT CONFLICT WITH THE CONTRACT DOCUMENTS, THE GENERAL CONTRACTOR SHALL INFORM THE TENANT'S ARCHITECT IMMEDIATELY. ANY CHANGES THAT WILL BE REQUIRED, WILL BE DELINEATED BY TENANT ARCHITECT.
76. THE GENERAL CONTRACTOR IS REQUIRED TO ADHERE TO ALL NEW REQUIREMENTS, WHETHER STATED OR NOT ON THESE CONTRACT DOCUMENTS , FOR THE LATEST A.D.A. LAW. THIS LAW IS A CIVIL RIGHTS LAW AND THE EXCLUSION OF REQUIREMENTS BY THE LOCAL CODE OFFICIALS DOES NOT RELIEVE THE TENANT OR THE GENERAL CONTRACTOR OF ADHERING TO THE NECESSARY WORK, EITHER DURING CONSTRUCTION OR AFTER OCCUPANCY.
77. QUALITY STANDARDS: ALL SUCH WORK SHALL BE PERFORMED IN A FIRST-CLASS WORKMANLIKE MANNER AND SHALL BE IN GOOD AND USABLE CONDITION AT THE DATE OF COMPLETION THEREOF. GENERAL CONTRACTOR SHALL REQUIRE ANY PERSON PERFORMING ANY SUCH WORK TO GUARANTEE THE SAME TO BE FREE FROM ANY AND ALL DEFECTS IN WORKMANSHIP AND MATERIALS FOR ONE (1) YEAR FROM THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. TENANT SHALL ALSO REQUIRE ANY SUCH PERSON TO BE RESPONSIBLE FOR THE REPLACEMENT OR REPAIR WITHOUT ADDITIONAL CHARGE, OF ANY AND ALL WORK DONE OR FURNISHED BY OR THROUGH SUCH PERSON, WHICH SHALL BECOME DEFECTIVE WITHIN ONE (1) YEAR AFTER COMPLETION OF THE WORK. THE CORRECTION OF SUCH WORK SHALL INCLUDE, WITHOUT ADDITIONAL CHARGE, ALL EXPENSES AND DAMAGES IN CONNECTION WITH SUCH REMOVAL, REPLACEMENT OR REPAIR OF ANY PART OF THE WORK WHICH MAY BE DAMAGED OR DISTURBED THEREBY. ALL WARRANTIES OR GUARANTEES AS TO MATERIALS OR WORKMANSHIP ON OR WITH RESPECT TO TENANT'S WORK SHALL BE CONTAINED IN THE CONTRACT OR SUBCONTRACT WHICH SHALL INSURE TO THE BENEFIT OF BOTH LANDLORD AND TENANT, AS THEIR RESPECTIVE INTERESTS APPEAR AND CAN BE DIRECTLY ENFORCED BY EITHER. THE GENERAL CONTRACTOR TO HAVE THIS CLAUSE IN EVERY SUBCONTRACTOR AGREEMENT FOR THE PROJECT. IF SUCH CLAUSE IS NOT INCLUDED, IT WILL NOT RELIEVE THE GENERAL CONTRACTOR OF THE REQUIREMENTS OR WORK STATED HEREIN.
78. TENANT'S WORK SHALL BE COORDINATED WITH THAT OF LANDLORD AND OTHER TENANTS IN THE BUILDING TO SUCH EXTENT THAT TENANT'S WORK WILL NOT INTERFERE WITH OR DELAY COMPLETION OF OTHER CONSTRUCTION WORK IN THE BUILDING.
79. CONTRACTOR IS TO VERIFY THAT THIS SPACE IS ASBESTOS FREE. NO ASBESTOS WORK IS TO BE COMPLETED BY THIS CONTRACTOR UNLESS SPECIFICALLY NOTED IN THESE CONTRACT DOCUMENTS. IF ASBESTOS IS UNCOVERED, NOTIFY THE TENANT'S REPRESENTATIVE IMMEDIATELY AND STOP ALL WORK. LANDLORD IS RESPONSIBLE FOR ALL ASBESTOS TESTING, FILING AND REMOVAL.
80. THE GENERAL CONTRACTOR, AT THE POINT OF "SUBSTANTIAL COMPLETION" AND "TURNOVER" OF PREMISES TO TENANT, MUST COMPLETE, AT GENERAL CONTRACTOR'S COST AND EXPENSE (FINAL PAYMENT CANNOT BE REQUESTED TO TENANT BY THIS GENERAL CONTRACTOR UNLESS ALL OF THIS WORK NOTED IS COMPLETED):
    - A. FINAL INSPECTIONS BY ALL BODIES HAVING JURISDICTION NECESSARY FOR FINAL COMPLETION, CERTIFICATE OF OCCUPANCY OR COMPLETION, WHICHEVER IS APPLICABLE.
    - B. THE GENERAL CONTRACTOR TO FINALIZE ALL APPLICABLE LANDLORD AND TENANT PUNCH LISTS AND / OR REQUIREMENTS, PAY ALL APPLICABLE LANDLORD AND / OR TENANT CHARGES ALLOCATED TO THE SATISFACTION OF BOTH THE LANDLORD AND THE TENANT.
    - C. FINALIZE CHANGES ON PLANS AND SPECIFICATIONS AND MARK ALL APPROVED LANDLORD, BUILDING DEPARTMENT, FIRE MARSHAL AND TENANT CHANGES ON A SET OF PRINTS FOR BOTH TENANT AND TENANT'S ARCHITECT AND FORWARD SUCH INFORMATION TO BOTH PARTIES VIA OVER NIGHT DELIVERY. MARKS SHALL BE COMPLETED USING A CLOUD PROCEDURE WITH A RED FELT TIP PEN TO EASILY DISTINGUISH CHANGES FROM ORIGINAL WORK.
    - D. PREPARE A WRITTEN OPERATING PROCEDURE FOR STORE MANAGEMENT FOR MECHANICAL EQUIPMENT AND CHANGE FILTERS FOR EQUIPMENT, ON DAY OF TURNOVER, IF APPLICABLE.
    - E. PAY IN FULL ALL MATERIAL SUPPLIERS AND FIXTURE CONTRACTORS THAT TENANT PREVIOUSLY SELECTED OR WHO MAY BE SPECIFIED ON THESE CONTRACT DOCUMENTS WITH REQUESTS FOR WARRANTIES GATHERED, FOR TURNOVER TO TENANT FOR RECORD PURPOSES.
    - F. TURN OVER ALL KEYS TO STORE MANAGEMENT.
81. GUARANTEES FOR ALL WORK BY SUBCONTRACTORS SHALL BE FOR A PERIOD OF ONE (1) YEAR, FROM THE DATE OF COMPLETION OF THE WORK UNLESS OTHERWISE NOTED. AT THE TIME OF FINAL SUBMITTAL FOR ALL COSTS BY THE GENERAL CONTRACTOR TO THE LANDLORD, INCLUDING BASE BID, EXTRAS AND CREDITS, THE GENERAL CONTRACTOR'S SUBCONTRACTORS SHALL FURNISH TO THE TENANT A WRITTEN GUARANTEE STIPULATING THAT, AT NO ADDITIONAL COST TO THE TENANT, ANY DEFECTIVE WORK OR MATERIALS SHALL BE REPAIRED OR REPLACED FOR A PERIOD OF ONE YEAR AFTER ACCEPTANCE OF WORK, UNLESS OTHERWISE NOTED. IF SUCH WORK AFFECTS TENANT'S OTHER WORK, TENANT'S OTHER WORK IS TO BE COMPLETED BY THE SUBCONTRACTOR AT NO COST TO THE LANDLORD OR TENANT.
82. UPON COMPLETION OF WORK, THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS ARE TO OBTAIN A CERTIFICATE OF COMPLETION AND APPROVAL FROM THE BUILDING DEPARTMENT, OR OTHER AUTHORITIES HAVING JURISDICTION, AND SUBMIT SAME TO THE TENANT'S ARCHITECT. FINAL PAYMENT WILL NOT BE ISSUED BY THE TENANT PRIOR TO RECEIPT OF SUCH CERTIFICATES.
83. UPON COMPLETION OF ALL CONSTRUCTION AND PRIOR TO TURNOVER OF THE SPACE, THE GENERAL CONTRACTOR IS RESPONSIBLE FOR HAVING THE SPACE CLEANED. ANY CLEANING WHICH IS NOT DONE AT THE TIME OF TURNOVER AND NEEDS TO BE DONE BY THE TENANT, WILL BE BACK CHARGED TO THE GENERAL CONTRACTOR.
84. ALL OF THE SUBCONTRACTORS QUOTING ON THEIR SPECIFIC SCOPE OF WORK / SERVICES TO CONTACT THE LOCAL BUILDING DEPARTMENT/AGENCY TO DISCUSS CODE ISSUES / IDIOSYNCRASIES REGARDING THEIR SERVICES AND THE QUOTE ASSOCIATED WITH THE SERVICES TO THE GENERAL CONTRACTOR FOR THIS PROJECT. THIS CONTRACTOR TO BE FAMILIAR WITH THE SITE WHERE SUCH SERVICES / WORK WILL BE PERFORMED, THIS SPECIFIC USE AND THE IDIOSYNCRASIES ASSOCIATED WITH THE LIFE, SAFETY AND HEALTH ASSOCIATED WITH THIS WORK AND TO INDICATE ON THE QUOTE ANY ITEMS REQUIRED THAT ARE NOT NECESSARILY SHOWN ON THE DRAWINGS / SPECIFICATIONS.
85. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CHANGES TO APPLICATIONS NOT CONSISTENT WITH CONTRACT DOCUMENTS IN ALL CASES, INCLUDING "SELF CERTIFICATION" BY THE ARCHITECT.

DOB APPROVAL STAMP

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THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.

ENGINEER

PROJECT NUMBER	DATE:
260392	10/02/2026
DRAWN BY: EK	CHECK BY: EC
THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	N.J.T.

ISSUE LOG:	
CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

NICHOLAS J. TRICARICO
ARCHITECT

TRICARICO ARCHITECTURE
AND DESIGN PC

DRAWING NAME:

GENERAL NOTES

DRAWING NO. PAGE: 02 OF 28

T-101.00

FIRM REGISTRATION NO.	LICENSE NO.
	012094-1

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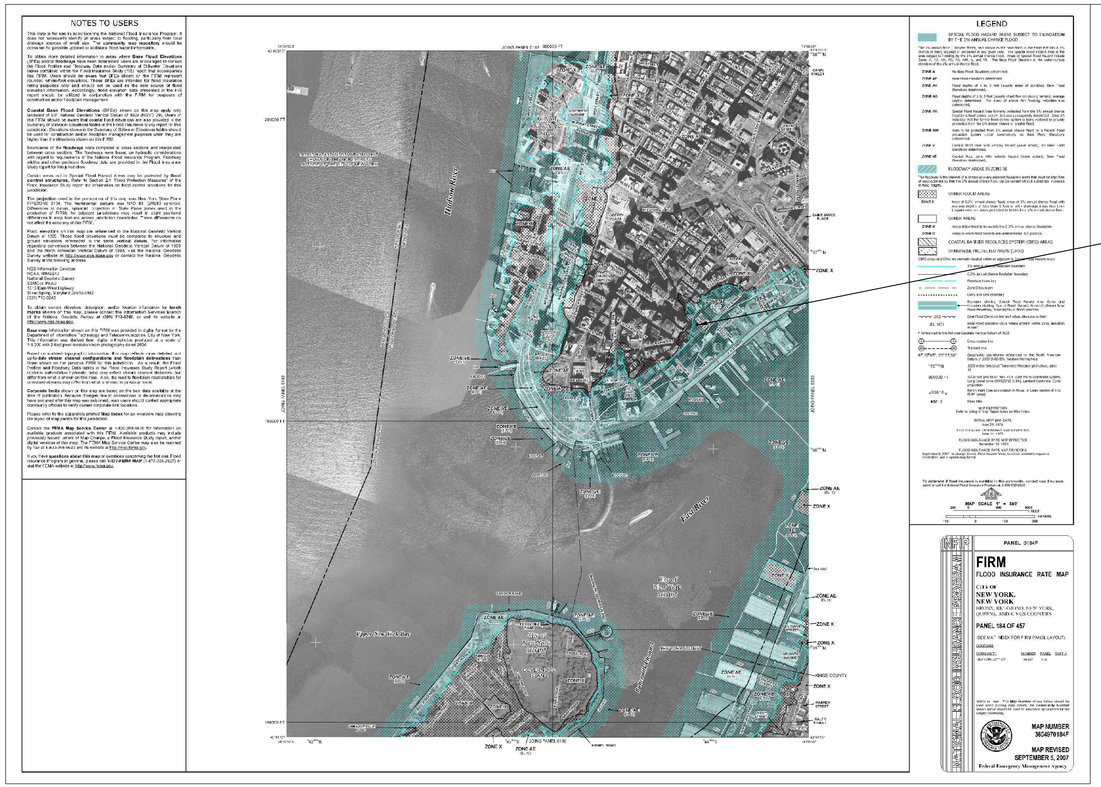
SEAL PROFESSIONAL SEAL

PROJECT: 260392

LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

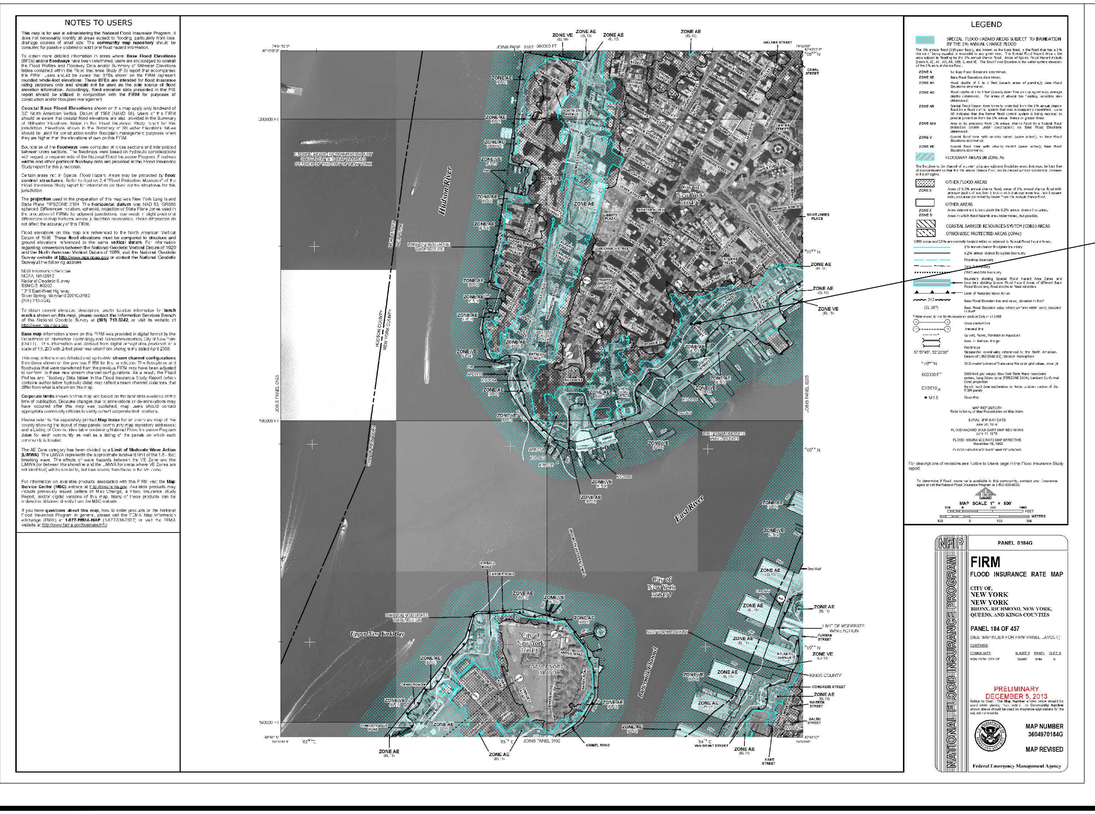
PROJECT: SUGARED + BRONZED

PLOT SCALE: 1:1



MAP INFORMATION: FEMA FIRM PRELIMINARY
MAP NUMBER: 3604970184F
MAP DATE: SEPTEMBER 5, 2007

NOTE:
THE PREMISES IS CURRENTLY LOCATED IN ZONE AE (EL10) PER THE EFFECTIVE FIRM. THE APPLICANT HAS BEEN ADVISED BY THE DOB AND ACKNOWLEDGES THAT THE PREMISE IS NOW LOCATED IN ZONE AE (EL12) PER FEMA PRELIMINARY FLOOD MAPS RELEASED IN 2013



MAP INFORMATION: FEMA FIRM PRELIMINARY
MAP NUMBER: 3604970184G
MAP DATE: DECEMBER 5, 2013

FLOOD ZONE COMPLIANCE NOTES

1. FLOOR ZONE GENERAL INFORMATION:
   - PROPERTY ADDRESS: 110 MAIDEN LANE, NEW YORK, NY 10005
   - FEMA FLOOD ZONE: AE (EL10) 2007
     AE (EL12) 2013
   - BASE FLOOD ELEVATION (BFE): 10.35' BFE
   - DESIGN FLOOD ELEVATION (DFE): 11.35 DFE

     BASE FLOOD ELEVATION PER NAVD 88: 12'–0" BFE
     MANHATTAN DATUM CONVERSION (12'–1.652'): 10.35' BFE
     DESIGN FLOOD ELEVATION (+1' REQUIRED FOR STRUCTURAL CATEGORY III): 11.35' DFE

   GENERAL NOTE: PROJECT IS LIMITED TO AN INTERIOR ALTERATION OF AN EXISTING GROUND FLOOR COMMERCIAL TENANT SPACE. NO CELLAR OR BELOW–GRADE WORK IS PROPOSED. PROPOSED WORK SHALL COMPLY WITH THE APPLICABLE REQUIREMENT OF 2022 NYC BUILDING CODE APPENDIX G AND ASCE 24.

2. SUBSTANTIAL IMPROVEMENT STATEMENT (NYC BD APPENDIX G & 1 RCNY 3606–01):
   THE WORK PROPOSED UNDER THIS APPLICATION DOES NOT CONSTITUTE A SUBSTANTIAL IMPROVEMENT OR SUBSTANTIAL DAMAGE AS DEFINED IN NYC BUILDING CODE APPENDIX G AND 1 RCNY §3606–01. THE ESTIMATED COST OF THE PROPOSED IMPROVEMENT IS LESS THAN 50 PERCENT OF THE MARKET VALUE OF THE STRUCTURE.

3. MARKET VALUE & COST CALCULATION
   STRUCTURAL MARKET VALUE: $160,000,000
   50% OF STRUCTURE MARKET VALUE: $80,000,000
   ESTIMATED COST OF PROPOSED WORK: $300,000
   CONCLUSION: THE ESTIMATED COST IS LESS THAN 50% OF THE MARKET VALUE. THEREFORE, THE PROPOSED WORK DOES NOT CONSTITUTE A SUBSTANTIAL IMPROVEMENT.

4. COMPLIANCE NOTE FOR GROUND FLOOR WORK:
   AS THE ESTIMATED COST DOES NOT EXCEED 50% OF THE MARKET VALUE. THE EXISTING BUILDING IS NOT REQUIRED TO BE BROUGHT INTO FULL COMPLIANCE WITH CURRENT FLOOD–RESISTANT CONSTRUCTION ELEVATIONS (NO STRUCTURAL ELEVATION REQUIRED). ALL MATERIALS AND FINISHES USED IN THE GROUND FLOOR ALTERATION SHALL COMPLY WITH FLOOD–DAMAGE RESISTANT REQUIREMENTS PER NYC BC APPENDIX G, WHERE APPLICABLE.

5. FLOOD ZONE COMPLIANCE – EXISTING BUILDING ALTERATION
   1. PROJECT IS LIMITED TO AN INTERIOR ALTERATION OF AN EXISTING GROUND–FLOOR COMMERCIAL TENANT SPACE. NO CELLAR OR BELOW–GRADE WORK IS PROPOSED.
   2. EXISTING BUILDING IS PRE–FIRM CONSTRUCTION AS DEFINED BY THE 2022 NYC BUILDING CODE, APPENDIX G.
   3. PROPOSED WORK DOES NOT CONSTITUTE A SUBSTANTIAL IMPROVEMENT AND SHALL NOT INCREASE THE EXISTING DEGREE OF NONCOMPLIANCE WITH THE FLOOD–RESISTANT CONSTRUCTION REQUIREMENTS OF NYC BC APPENDIX G. VERIFY BASED ON FINAL PROJECT SCOPE AND CONSTRUCTION COST.
   4. NEW COMPONENTS, MATERIALS, FINISHES AND EQUIPMENT LOCATED BELOW THE DESIGN FLOOD ELEVATION, IF ANY, SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE 2022 NYC BUILDING CODE, APPENDIX G, AND ASCE 24.
   5. NEW BUILDING SYSTEMS AND EQUIPMENT SERVING THE TENANT SPACE SHALL BE DESIGNED AND/OR ISOLATED SO THAT FLOODING OR SUBMERGENCE OF COMPONENTS WITHIN THE TENANT SPACE DOES NOT ADVERSELY AFFECT BUILDING COMPONENTS, SYSTEMS OR WIRING SERVING AREAS OUTSIDE OF THE TENANT SPACE.
   6. NO WORK TO THE EXISTING BUILDING FOUNDATION, SITE GRADING, BELOW–GRADE CONSTRUCTION, SITE DRAINAGE OR EXISTING BUILDING FLOODPROOFING SYSTEM IS PROPOSED, UNLESS OTHERWISE INDICATED.
   7. FLOOD ZONE COMPLIANCE SPECIAL INSPECTING SHALL BE PROVIDED WHTER REQUIRED BY THE 2022 NYC BUILDING CODE, APPENDIX G.
   8. ALL FLOOD ELEVATIONS AND EXISTING BUILDING ELEVATIONS SHALL BE SHOWN USING A CONSISTENT VERTICAL DATUM. FLOOD ELEVATIONS SHALL BE REFERENCED TO NAVD 88.
   9. FLOOD HAZARD DESIGNATIONS AND APPLICABLE FLOOD ELEVATIONS SHALL BE BASED UPON THE APPLICABLE EFFECTIVE FEMA FIRM/FIS AND 2015 PRELIMINARY FEMA FIRM/PFIS INFORMATION IN ACCORDANCE WITH THE 2022 NYC BUILDING CODE, APPENDIX G.
   10. FINAL FLOOD ZONE, BASE FLOOD ELEVATION, DESIGN FLOOD ELEVATION, FLOOD DESIGN CLASS, EXISTING GROUND FLOOR ELEVATION AND APPLICABLE SPECIAL INSPECTION REQUIREMENTS SHALL BE VERIFIED PRIOR TO FILING.

NOTE:
THE ARCHITECT DOES NOT WARRANTY NOR GUARANTY THAT THE FINANCIAL INFORMATION PROVIDED HERE IS ACCURATE OR COMPREHENSIVE

DOB APPROVAL STAMP

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ENGINEER

PROJECT NUMBER	DATE:
260392	10/02/2026
DRAWN BY: EK	CHECK BY: EC

THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF: N.J.T.

ISSUE LOG:

CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

NICHOLAS J. TRICARICO
ARCHITECT

TRICARICO ARCHITECTURE AND DESIGN PC

DRAWING NAME:

FEMA FLOOD MAP AND NOTES

DRAWING NO. T-110.00 PAGE: 03 OF 28

FIRM REGISTRATION NO.	LICENSE NO. 012094–1
SEAL	PROFESSIONAL SEAL

eSeal_NY_Tricarico_220931.tif

PROJECT: 260392

LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

PROJECT: SUGARED + BRONZED

PLOT SCALE: 1:1

RESPONSIBILITY SCHEDULE

ITEM	N/A	EXISTING	L.L. FURNISH	L.L. INSTALL	T.G.C. FURNISH	T.G.C. INSTALL	S+B FURNISH	S+B INSTALL	REMARKS
GENERAL REQUIREMENTS									
BUILDING PERMIT / FEES / TAXES					●				
CERTIFICATES OF INSURANCE					●				
TEMPORARY UTILITIES					●	●			IF REQUIRED. G.C. TO VERIFY
CERTIFICATE OF OCCUPANCY					●				
PROFESSIONAL CLEANING					●	●			
CONSTRUCTION DUMPSTER / TRASH REMOVAL					●	●			COORDINATE LOCATION WITH LANDLORD AND/OR CITY REGULATIONS.
DEMOLITION			●	●					
HAZ-MAT ABATEMENT			●	●					IF REQUIRED
STOREFRONT / EXTERIOR									
STOREFRONT GLAZING FRAMES		●			●	●			EXISTING GLAZING MULLIONS TO REMAIN AND PREPARED FOR NEW VINYL WRAP. REFER TO SHEET A-520.00 FOR MORE INFO.
STOREFRONT GLAZING		●							REFER TO SHEET A-520.00 FOR MORE INFO.
EXTERIOR FACADE/LOUVERS		●							REFER TO SHEET A-520.00 FOR MORE INFO.
EXTERIOR KNEEWALL / BRAKE METAL		●			●	●			REFER TO SHEET A-520.00 FOR MORE INFO.
BARRICADE / COVERING OF WINDOWS							●	●	COORDINATE WITH SIGNAGE CONTRACTOR
STOREFRONT SIGNAGE							●	●	COORDINATE WITH SIGNAGE CONTRACTOR
BLADE SIGN							●	●	COORDINATE WITH SIGNAGE CONTRACTOR
ILLUMINATED INTERIOR PENDANT MOUNTED SIGN							●	●	COORDINATE WITH SIGNAGE CONTRACTOR
FLOORING / BASE									
CONCRETE FLOOR SLAB		●							G.C. TO VERIFY FOR A LEVEL, UNSEALED, AND SMOOTH SURFACE READY FOR FLOOR TREATMENT .
CONCRETE FLOOR SLAB INFILL					●	●			
TRENCHING / CORING / X-RAY OF SLAB					●	●			AS REQUIRED
SUB FLOOR REPAIR AND LEVELING	●								
CONCRETE SLAB - PRIME AND SEAL					●	●			IF APPLICABLE
EXPANSION / JOINT CONTROL					●	●			IF APPLICABLE
TILE FLOORING						●	●		
GROUT					●	●			1/16" (MAX.) GROUT JOINT AT TYP. TILE
WATER PROOFING					●	●			
REDUCER / TRANSITION STRIPS					●	●			
LUXURY VINYL TILE FLOOR						●	●		
RUBBER BASE						●	●		
FLOOR SLOPE		●			●	●			PROVIDE CROSS SLOPE SHALL NOT EXCEED 1:48 IN SEAMLESS MANNER AT FRONT AN REAR
WALLS									
DEMISING WALL		●							
PATCHING & REPAIRING					●	●			
WALL MTD. EQUIPMENT BACKING					●	●			G.C. TO COORDINATE WITH EQUIPMENT VENDOR
INTERIOR PARTITIONS					●	●			
TAPING AND SPACKLING (INCL. SANDING)					●	●			PREP WALL AS REQUIRED FOR SCHEDULED FINISH
INSULATION					●	●			AS APPLICABLE
WATER PROOFING MEMBRANE					●	●			
F.R. BLOCKING					●	●			
WALL COVERING						●	●		REFER TO SHEET A-210.00 FOR MORE INFORMATION
WALL COVERING GLUE					●	●			
PAINTING					●	●			FINISH LEVEL 4 REQUIRED AT ALL AREAS U.O.N.
WOOD WALL						●	●		REFER TO SHEET A-210.00 FOR MORE INFORMATION
BOARD AND BATTEN WALL					●	●			REFER TO SHEET A-210.00 FOR MORE INFORMATION
TILE WALL						●	●		
GROUT, SEALER, AND SCHLUTER TRIMS					●	●			1/16" (MAX.) GROUT JOINT AT TYP. TILE
CEILING									
ACOUSTIC CEILING					●	●			
GYPSUM BOARD					●	●			
SOUND ISOLATORS					●	●			
PAINTING					●	●			FINISH LEVEL 4 REQUIRED AT ALL AREAS U.O.N.
DOOR									
ENTRY & REAR GLASS DOOR & FRAMES		●							REFER TO SHEET A-110.00 FOR MORE INFO.
HOLLOW METAL DOOR	●								
HOLLOW METAL FRAME & HARDWARE	●								
BRONZING GLASS DOORS, HINGES, HANDLES							●	●	REFER TO DOOR HARDWARE SCHEDULE
BARN DOORS, BARN DOOR HANDLES, TRACK HARDWARE							●	●	REFER TO DOOR HARDWARE SCHEDULE
ACCESS PANELS					●	●			REFER TO PLAN FOR MORE INFO.
WOOD SWING DOOR, DOOR FRAME, HARDWARE SET							●	●	REFER TO DOOR HARDWARE SCHEDULE
FIXTURE / EQUIPMENT									
SUGARED ROOM COUNTER							●	●	REFER TO SHEET A-601.00 FOR MORE INFORMATION
FURNITURE						●	●		REFER TO SHEET A-310.00 FOR MORE INFORMATION
COUNTERS / CASEWORK / TOP							●	●	REFER TO SHEET A-600.00 FOR MORE INFORMATION
INTERIOR SIGNAGE							●	●	REFER TO SHEET A-310.00 FOR MORE INFORMATION
HOOKS & WALL HARDWARE						●	●		REFER TO SHEET A-310.00 FOR MORE INFORMATION
BRONZING ROOM CABINET							●	●	REFER TO SHEETS A-602.00 FOR MORE INFORMATION
WASHER & DRYER						●	●		REFER TO MEP SHEETS FOR MORE INFORMATION
B.O.H. EQUIPMENT						●	●		REFER TO SHEET A-310.00 FOR MORE INFORMATION
ELECTRONIC EQUIPMENT						●	●		REFER TO SHEET A-310.00 FOR MORE INFORMATION
DECOR						●	●		COORDINATE WITH OWNER

ITEM	N/A	EXISTING	L.L. FURNISH	L.L. INSTALL	T.G.C. FURNISH	T.G.C. INSTALL	S+B FURNISH	S+B INSTALL	REMARKS
MECHANICAL									
HVAC EQUIPMENT		●				●			REFER TO MECHANICAL DRAWINGS
FRAMING / SUPPORTS / CURBS		●							REFER TO MECHANICAL DRAWINGS
CONTROLS / CONNECTIONS WIRING		●			●	●			REFER TO MECHANICAL DRAWINGS
ROOF PENETRATIONS / PATCHING	●								
ROOF ACCESS	●								
DUCTWORK, INCLUDING SMOKE DETECTORS					●	●			REFER TO MECHANICAL DRAWINGS
DIFFUSERS / GRILLES					●	●			REFER TO MECHANICAL DRAWINGS
BRONZING EXHAUST GRILLE						●	●		REFER TO MECHANICAL DRAWINGS
MOTORIZED DAMPER					●	●			REFER TO MECHANICAL DRAWINGS
RESTROOM EXHAUST FAN					●	●			REFER TO MECHANICAL DRAWINGS
BRONZING EXHAUST FAN						●	●		
TESTING AND BALANCING							●	●	AIR BALANCE TEST MUST BE CERTIFIED BY NEBB OR AABC
THERMOSTATS & REMOTE SENSOR					●	●			COORDINATE WITH MANUFACTURE FOR COMPATIBLE MODEL
WALL MOUNTED AIR CURTAIN		●				●			TO BE REFURBISHED AND CLEANED. TO BE PAINTED
THERMOSTAT FOR AIR CURTAIN					●	●			REFER TO MECHANICAL DRAWINGS
POWER VENTILATOR					●	●			REFER TO MECHANICAL DRAWINGS
AIR CURTAIN		●				●			G.C. TO REFURBISH AS REQ'S AND REPLACE TSTAT
TOILET / PLUMBING									
DOMESTIC SUPPLY TO PREMISES		●			●	●			G.C. TO EXTEND PER PLAN WITH SHUT OFF VALVE
SANITARY WASTE TO PREMISES		●			●	●			G.C. TO EXTEND PER PLAN WITH SHUT OFF VALVE
VENT TO PREMISES		●			●	●			G.C. TO EXTEND PER PLAN
WATER METER		●				●			VERIFY IN FIELD AND REFER TO PLUMBING SHEETS
SUPPLY, VENT, WASTE PIPING					●	●			
PLUMBING FIXTURES AND ACCESSORIES					●	●			REFER TO SHEET A-310.00 FOR MORE INFORMATION
COUNTER SINK AND ACCESSORIES					●	●			AT SUGARED ROOM(S)
SERVICE SINK AND FAUCET					●	●			
WATER COOLER						●	●		COORDINATE WITH OWNER
FLOOR DRAINS					●	●			IF APPLICABLE
TRAP PRIMER					●	●			
WATER HEATER					●	●			
GRAB BARS						●	●		REFER TO SHEETS A-310.00 & A-510.00 FOR MORE INFORMATION
MIRROR						●	●		REFER TO SHEETS A-310.00 & A-510.00 FOR MORE INFORMATION
TOILET PAPER DISPENSER / PAPER TOWEL HOLDER						●	●		REFER TO SHEETS A-310.00 & A-510.00 FOR MORE INFORMATION
RESTROOM SANITARY RECEPTACLES						●	●		REFER TO SHEETS A-310.00 & A-510.00 FOR MORE INFORMATION
TOILET SEAT COVER					●	●			REFER TO SHEETS A-310.00 & A-510.00 FOR MORE INFORMATION
GAS PIPING	●								
GAS SUBMETER	●								
ELECTRICAL									
SERVICE TO PREMISES-CONDUIT		●				●			G.C. TO CUT AND EXTEND TO NEW LOCATION. REFER TO ELECT. DWG FOR MORE INFO.
SERVICE TO PREMISES-SERVICE WIRE		●				●			G.C. TO CUT AND EXTEND TO NEW LOCATION. REFER TO ELECT. DWG FOR MORE INFO.
METER BASE		●							
DISCONNECT SWITCH		●							
METER		●							
ELECTRICAL PANELS		●				●			TO BE RELOCATED EX'G PANELS. REFER TO ELECTRICAL DRAWINGS
TIME CLOCK		●				●			TO BE RELOCATED EX'G PANELS. REFER TO ELECTRICAL DRAWINGS
DISTRIBUTION WIRING					●	●			HOMERUNS, WIRE CONDUIT, DEVICES, ETC.
DATA TO PREMISE-CONDUIT/PULLSTRING					●	●			
LOW VOLTAGE/DATA IN PREMISE-WIRE					●	●			
LOW VOLTAGE TERMINATIONS					●	●			
FINAL SIGN CONNECTION					●			●	G.C. TO PROVIDE POWER. COORDINATE WITH SIGN VENDOR
SECURITY CAMERA						●	●		COORDINATE WITH OWNER
SPEAKERS						●	●		COORDINATE WITH OWNER
SOUND SYSTEM						●	●		COORDINATE WITH OWNER
CONVENIENCE OUTLETS					●	●			
WALL SWITCH						●	●		
HAND DRYER						●	●		
LED DOWNLIGHT						●	●		
PENDANT						●	●		
TRACK LIGHTING						●	●		
LINEAR LED						●	●		
EXIT SIGN						●	●		
EXTERIOR EMERGENCY LGIHT	●								
EXTERIOR LINEAR RECESSED LED UNDER ENTRY DOOR SOFFIT						●	●		
SERVICE THRU PREMISES - CONDUIT/ SERVICE WIRES		●			●	●			G,C, TO COORDINATE W/ LL FOR RELOCATION TO PROPOSED LOCATION
FIRE PROTECTION									
SPRINKLER (MAIN)		●							
SPRINKLER SYSTEM DESIGN / MODIFICATIONS					●	●			
SPRINKLER HEADS & BRANCH LINES					●	●			
FIRE EXTINGUISHER					●	●			FINAL LOCATION AND QUANTITIES TO BE APPROVED BY FIRE MARSHALL. G.C. TO VERIFY PRIOR TO PLACEMENT
FIRE ALARM SYSTEM / WIRING		●			●	●			
SHOP DRAWINGS FOR PERMIT					●	●			
SPECIALTIES									
UTILITY ACCOUNT SETUP							●		
POS / COMPUTER SETUP							●	●	
AUDIO SYSTEM / EQUIPMENT & WIRE					●	●	●		S+B SUPPLIES AUDIO SPEAKERS & AMPS
STAIRS AND RAILING	●								

NOTES

1. THE 'RESPONSIBILITY SCHEDULE' IS INTENDED TO BE USED AS A GUIDE ONLY, AND IS NOT ALL-INCLUSIVE. ALL PERSONS BIDDING WORK OR CONTRACTED FOR WORK ARE TO REVIEW THESE DOCUMENTS, THE LANDLORD CRITERIA AND THE EXECUTED LEASE AGREEMENT, IN THEIR ENTIRETY. ALL ADDITIONAL MATERIALS, EQUIPMENT, LABOR, ETC. NOT SHOWN BUT REQUIRED FOR PROPER COMPLETION OF PROJECT SHALL BE PROVIDED BY THE CONTRACTOR.
2. G.C. SHALL PROVIDE COMPLETE AND ACCURATE CUT SHEET SUBMITTALS AND SHOP DRAWINGS (IF DIFFERENT FROM SPEC.) FOR ALL TRADES PRIOR TO FABRICATION OR INSTALLATION, AND SAMPLES OF ALL MATERIAL AND COLOR/ FINISHES FOR DESIGNER'S AND OWNER'S REP. APPROVAL. CONTRACTOR SHALL PROVIDE TIMELY AND COMPLETE DATA ON ANY DEVIATION/ SUBSTITUTION FROM CONTRACT DOCUMENTS.
3. G.C. TO COORDINATE DELIVERY OF OWNER-PROVIDED EQUIPMENT.
4. G.C. TO ASSEMBLE AND INSTALL ALL FIXTURES/EQUIPMENT THROUGHOUT. G.C. TO COORDINATE WITH OWNER.
5. G.C. TO PROVIDE BLOCKING FOR FIXTURE/EQUIPMENT PRIOR TO INSTALLATION.
6. G.C. TO REFER TO A-310 FOR FIXTURE/EQUIPMENT RESPONSIBILITY.

IF THERE IS A CONFLICT OR DISCREPANCY BETWEEN THE SCHEDULE AND DRAWINGS, G.C. TO CONFIRM SCOPE OF WORK WITH CLIENT PRIOR TO BID.

DOB APPROVAL STAMP

DOB APPROVAL STAMP

ARCHITECT

TRICARICO ARCHITECTURE AND DESIGN PC
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PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

NICHOLAS J. TRICARICO
ARCHITECT

TRICARICO ARCHITECTURE AND DESIGN PC

DRAWING NAME:

RESPONSIBILITY SCHEDULE

DRAWING NO. **PAGE: 04 OF 28**

T-200.00

FIRM REGISTRATION NO.	LICENSE NO.
	012094-1

eSeal_NY_Tricarico_220931.tif

SEAL PROFESSIONAL SEAL

PROJECT: 260392

LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

PROJECT: SUGARED + BRONZED

PLOT SCALE: 1:1

CLEAR FLOOR SPACE NOTES:
1. DOORS SHALL BE PERMITTED TO SWING INTO TURNING SPACES (304.4)
2. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR SPACE MUST ADJOIN AN ACCESSIBLE ROUTE OR ANOTHER CLEAR FLOOR SPACE (305.6)
3. A CLEAR FLOOR SPACE IS REQUIRED AT ANY DEVICE WITH AN OPERABLE PART (309.2)

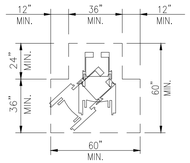
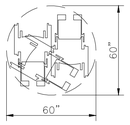


Fig. 304.3.2
T-SHAPED SPACE



Ref. 304.3.1
CIRCULAR SPACE

TURNING SPACE
Ref. Section 304

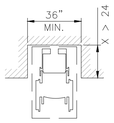


Fig. 305.7 (a)

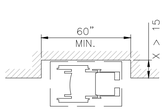
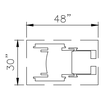


Fig. 305.7 (b)

CLEAR FLOOR SPACE IN ALCOVES



CLEAR FLOOR SPACE
Fig. 305.3



FORWARD APPROACH
Fig. 305.5 (a)



PARALLEL APPROACH
Fig. 305.5 (b)

MINIMUM CLEAR FLOOR SPACE
Ref. Sections 304 & 305

MANEUVERING CLEARANCE NOTES:
1. DOORS, DOORWAYS AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH SECTION 404
2. ADJUST DOOR CLOSERS SO THAT THE DOOR TAKES AT LEAST 5 SECONDS TO MOVE FROM 90 DEGREE OPEN POSITION TO 12 DEGREES FROM LATCH (404.2.7.1)
3. FIRE DOORS SHALL HAVE MINIMUM OPENING FORCE ALLOWABLE BY THE BUILDING AND FIRE CODES. OTHER INTERIOR DOORS, 5 POUNDS MAXIMUM. (404.2.8)
4. MANEUVERING CLEARANCES ARE REQUIRED AT AUTOMATIC DOORS UNLESS DOOR OPERATION HAS STANDBY POWER AND/OR INCLUDE BREAK-AWAY FEATURE (404.3.4)

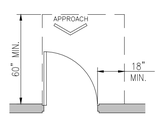


Fig. 404.2.3.2 (a)
FRONT APPROACH, PULL SIDE

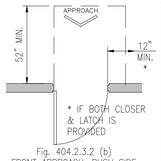


Fig. 404.2.3.2 (b)
FRONT APPROACH, PUSH SIDE

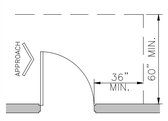


Fig. 404.2.3.2 (c)
HINGE APPROACH, PULL SIDE

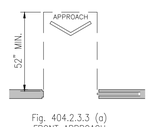


Fig. 404.2.3.3 (a)
FRONT APPROACH

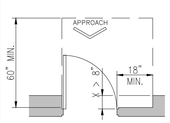


Fig. 404.2.3.5 (a)
PULL SIDE

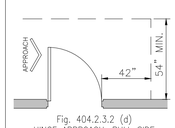


Fig. 404.2.3.2 (d)
HINGE APPROACH, PULL SIDE

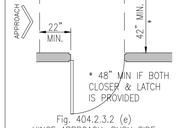


Fig. 404.2.3.2 (e)
HINGE APPROACH, PUSH SIDE

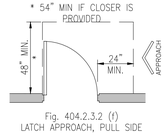


Fig. 404.2.3.2 (f)
LATCH APPROACH, PULL SIDE

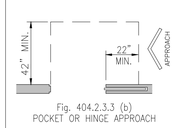


Fig. 404.2.3.3 (b)
POCKET OR HINGE APPROACH

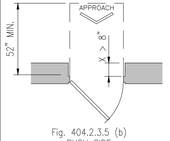


Fig. 404.2.3.5 (b)
PUSH SIDE

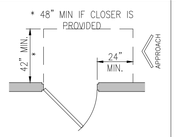


Fig. 404.2.3.2 (g)
LATCH APPROACH, PUSH SIDE

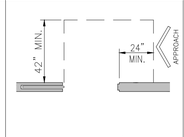


Fig. 404.2.3.3 (c)
STOP OR LATCH APPROACH

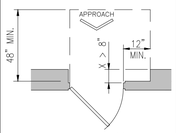


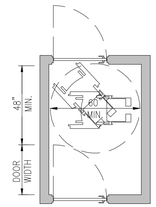
Fig. 404.2.3.5 (c)
PUSH SIDE;
DOOR w/ BOTH CLOSER & LATCH

MANUAL SWINGING DOORS & GATES
Ref. Section 404.2

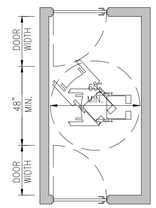
DOORWAYS w/o DOORS, SLIDING DOORS, GATES & FOLDING DOORS
Ref. Section 404.2.3.3

RECESSED DOORS & GATES
Ref. Section 404.2.3.5

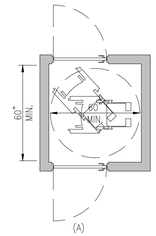
MANEUVERING CLEARANCES
Ref. Section 404.2.3



(C)

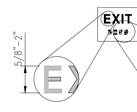


(B)



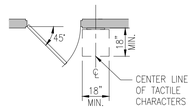
(A)

DOORS & GATES IN SERIES
Fig. 404.2.5



HEIGHT OF RAISED CHARACTERS
Fig. 703.3.5

POSITION OF BRAILLE
Fig. 703.4.4



LOCATION OF TACTILE SIGNS AT DOORS
Fig. 703.3.11



TACTILE CHARACTER HEIGHT ABOVE FLOOR
Fig. 703.3.10

TACTILE SIGN NOTES:
1. RAISED CHARACTERS SHALL COMPLY WITH 703.2 AND SHALL BE DUPLICATED IN BRAILLE COMPLYING WITH 703.3. RAISED CHARACTERS SHALL BE INSTALLED IN ACCORDANCE WITH 703.3.10. (703.2)
2. BRAILLE SHALL BE CONTRACTED (GRADE 2) AND SHALL COMPLY WITH 703.4
3. BRAILLE SHALL BE POSITIONED BELOW THE CORRESPONDING TEXT. IF TEXT IS MULTI-LINED, BRAILLE SHALL BE PLACED BELOW THE ENTIRE TEXT. (703.4.4)
4. PICTOGRAMS SHALL HAVE A FIELD HEIGHT OF 6 INCHES (150 MM) MINIMUM. CHARACTERS AND BRAILLE SHALL NOT BE LOCATED IN THE PICTOGRAM FIELD. (703.5.2)
5. PICTOGRAMS AND THEIR FIELD SHALL HAVE A NON-GLARE FINISH. PICTOGRAMS SHALL CONTRAST WITH THEIR FIELD WITH EITHER A LIGHT PICTOGRAM ON A DARK FIELD OR A DARK PICTOGRAM ON A LIGHT FIELD. (703.5.3.1)

TACTILE SIGNS
Ref. Section 703

ICC/ANSI A117.1-2017

ACCESSIBLE GUIDELINES

THIS DRAWING IS A REPRESENTATIVE SUMMARY OF THE REQUIREMENTS OF THE ICC/ANSI A117.1 STANDARDS THAT MAY BE APPLICABLE TO THE PROJECT. WHERE SPECIFIC DIMENSIONAL INFORMATION AND CLEARANCES ARE NOT NOTED ON THE DRAWINGS, CONSTRUCT TO THE CLEARANCES AND TOLERANCES DEPICTED ON ACCESSIBLE GUIDELINES SHEET(S). WHERE DRAWINGS SPECIFICALLY INDICATE DIFFERENT OR CONFLICTING INFORMATION WITH THE STANDARDS, CONSTRUCT USING THE MORE STRINGENT REQUIREMENT OR CONTACT THE ARCHITECT FOR RESOLUTION.

NOTE:
CHANGES IN LEVEL GREATER THAN 1/2" SHALL BE RAMPED, AND SHALL COMPLY w/ SECTIONS 405 OR 406. (303.4)

Fig. 303.3 (A)

Fig. 302.2
CARPET PILE THICKNESS

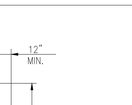
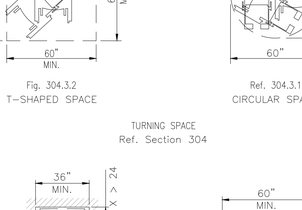


Fig. 303.2



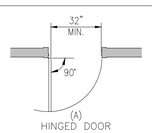
Fig. 303.3 (B)

CHANGES IN LEVEL

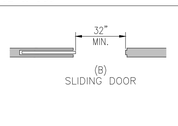


OPENINGS IN FLOOR OR GROUND SURFACE
Ref. Section 302.3

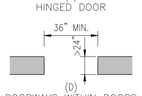
FLOOR & GROUND SURFACES
Ref. Sections 302 & 303



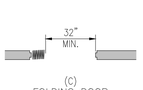
(A)
HINGED DOOR



(B)
SLIDING DOOR



(D)
DOORWAYS WITHIN DOORS



(C)
FOLDING DOOR

CLEAR WIDTH OF DOORWAYS
Fig. 404.2.2

NOTE:
ANY OPERABLE PART OF ANY DEVICE SHALL BE INSTALLED WITHIN THE REACHES SHOWN (309)

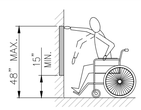
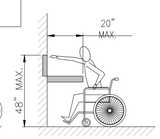
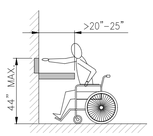


Fig. 308.2.1
UNOBSTRUCTED FORWARD REACH



(A)

Fig. 308.2.2
OBSTRUCTED HIGH FORWARD REACH



(B)

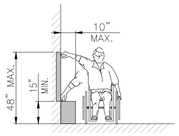
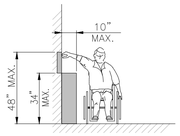


Fig. 308.3.1
UNOBSTRUCTED SIDE REACH



(A)

(B)

Fig. 308.3.2
OBSTRUCTED HIGH SIDE REACH

REACH RANGES
Ref. Section 308

(A)
ELEVATION

(B)
PLAN

Fig. 306.2
TOE CLEARANCES

(A)
ELEVATION

(B)
PLAN

Fig. 306.3
KNEE CLEARANCES

KNEE & TOE CLEARANCES
Ref. Section 306

NOTES:
1. PROTRUDING OBJECTS SHALL NOT REDUCE THE REQUIRED WIDTH OF AN ACCESSIBLE ROUTE (307.5)
2. PROTRUDING OBJECTS ON A CIRCULATION PATH SHALL COMPLY w/ SECTION 307

Fig. 307.4
VERTICAL CLEARANCES

Fig. 307.2
LIMITS OF PROTRUDING OBJECTS

Fig. 307.3 (A)

Fig. 307.3 (B)

POST-MOUNTED PROTRUDING OBJECTS

PROTRUDING OBJECTS
Ref. Section 307

CLEARANCE AT WATER CLOSETS
Fig. 604.3

WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT
Ref. Section 604

WHEELCHAIR ACCESSIBLE TOILET COMPARTMENT TOE CLEARANCE
Fig. 604.9.5

AMBULATORY ACCESSIBLE TOILET COMPARTMENT
Fig. 604.10

TOILET ROOM NOTES:
1. A TURNING SPACE PER SECTION 304 IS REQUIRED WITHIN A TOILET ROOM (603.2.1)
2. ONLY THE FOLLOWING OBJECTS ARE PERMITTED TO OVERLAP THE REQUIRED CLEARANCE: GRAB BARS, DISPENSERS, SANITARY NAPKIN DISPOSAL UNIT, COAT HOOKS AND SHELVES (604.3.3)
3. FLUSH CONTROLS SHALL BE LOCATED ON THE OPEN SIDE OF THE WATER CLOSET (604.6)
4. URINALS SHALL HAVE A CLEAR FLOOR SPACE COMPLYING WITH 305 POSITIONED FOR FORWARD APPROACH AND CENTERED ON UNIT (605.3)
5. LAVATORIES SHALL HAVE A CLEAR FLOOR SPACE COMPLYING WITH 305 POSITIONED FOR FORWARD APPROACH AND CENTERED ON UNIT (606.2)
6. EXPOSED WATER SUPPLY AND DRAIN PIPES SHALL BE INSULATED. THERE SHALL BE NO SHARP OR ABRASIVE SURFACES UNDER LAVATORIES (606.6)
7. INSTALL GRAB BARS TO WITHSTAND NOT LESS THAN A 250 POUND FORCE APPLIED AT ANY POINT ON THE BAR (609.8)

SPACING OF GRAB BARS
Fig. 609.3

TOILET

LAVATORY
Ref. Sections 606 & 603.3

TOILET ROOM CLEARANCES & MOUNTING HEIGHTS
Ref. Chapter 6

DOB APPROVAL STAMP

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ENGINEER

PROJECT NUMBER	DATE:
260392	10/02/2026
DRAWN BY: EK	CHECK BY: EC
THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	N.J.T.

ISSUE LOG:

CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:
SUGARED + BRONZED
110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

NICHOLAS J. TRICARICO
ARCHITECT
TRICARICO ARCHITECTURE AND DESIGN PC

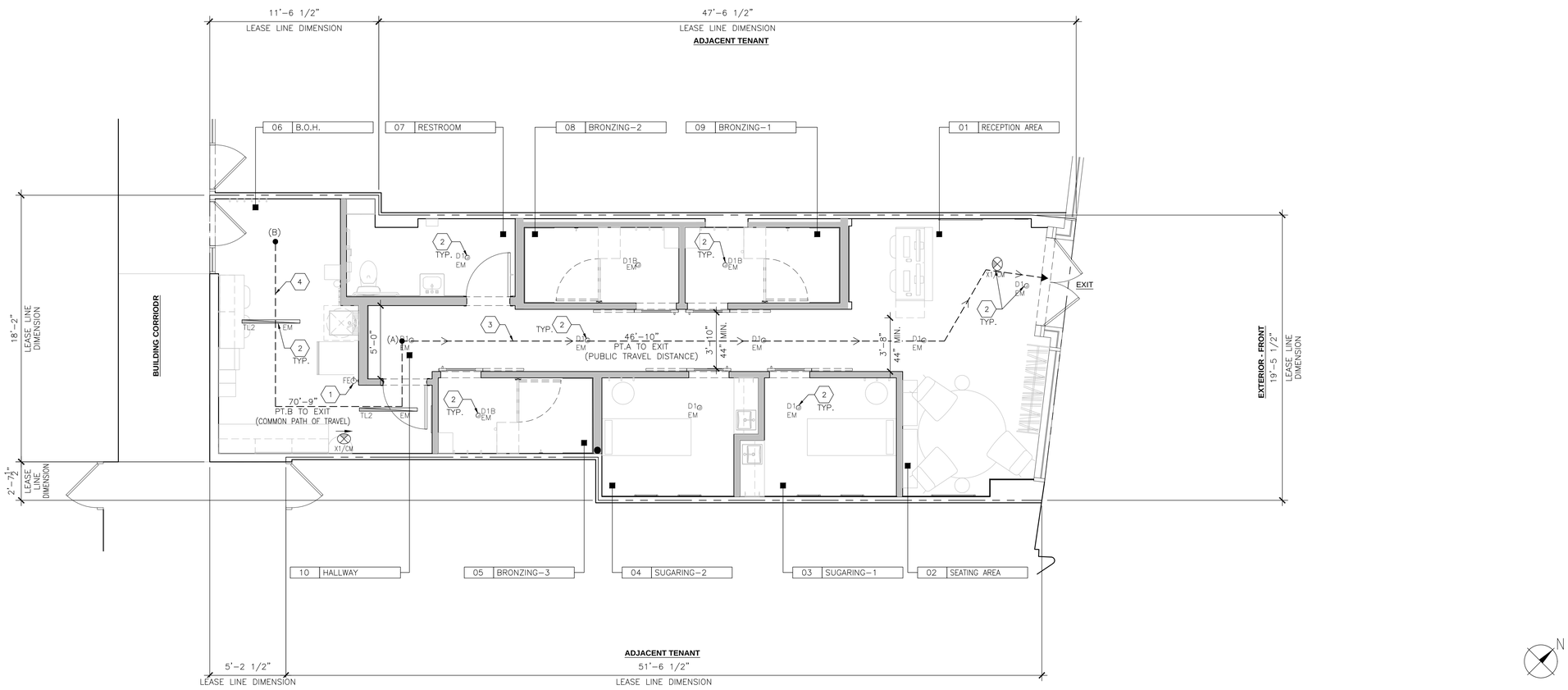
DRAWING NAME:
GENERAL ACCESSIBILITY GUIDELINES

DRAWING NO. T-300.00 PAGE: 05 OF 28

FIRM REGISTRATION NO.	LICENSE NO. 012094-1
SEAL	PROFESSIONAL SEAL

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PROJECT: 260392
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005
PROJECT: SUGARED + BRONZED
PLOT SCALE: 1:1



1 EGRESS PLAN - FIRST FLOOR

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

CODE INFORMATION & ANALYSIS

CODES:
- 2022 NYC BUILDING CODE (1968 CODE FOR LIFE SAFETY)
- 2022 NYC PLUMBING CODE
- 2022 NYC MECHANICAL CODE
- 2025 NYC ELECTRICAL CODE
- 2022 NYC ENERGY CONSERVATION CODE
- 2022 NYC FIRE CODE
- 2017. ANSI A117.1

LEASED SPACE 1,067 SQ.FT.

(TABLE 3-2) CONSTRUCTION CLASSIFICATION (OLD CODE)
[TYPE: CLASS I - FIREPROOF STRUCTURE-SPRINKLERED]

(CHAPTER 3-1) CONSTRUCTION CLASSIFICATION
BUSINESS (GROUP E)

OCCUPANT LOAD (BASED ON 1968 NEW YORK CITY CODE)
OCCUPANT LOAD REQUIREMENTS (TABLE 6-2)
BUSINESS - 100 NET S.F.
STORAGE - 200 NET S.F.

FIRST FLOOR:
BUSINESS AREA: 511 NET SQ.FT./100 = 6 PERSONS
BOH AREA: 181 NET SQ.FT./200 = 2 PERSONS
TOTAL: 8 PERSONS

TABLE 6-1 EGRESS CAPACITY
OCCUPANCY GROUP: "E"-BUSINESS
NUMBER OF PERSON PER UNIT WIDTH
DOOR OPENING TO OUTDOOR AT GRADE = 100
MAXIMUM TRAVEL DISTANCE = 200 FT [SPRINKLERED]
MAXIMUM DEAD END = 50 FT
MINIMUM CORRIDOR WIDTH = 44"

[27-359] CAPACITY OF EXITS
22 INCHES = (1) UNIT OF EGRESS WIDTH
THE NUMBER OF PERSONS PER UNIT IF WIDTH SHALL BE DETERMINED BY THE OCCUPANCY GROUP CLASSIFICATION AND TYPE OF EXIT AS LISTED IN TABLE 6-1

EXIT DOOR = 68" NET WIDTH
68"/22" = 3 UNITS OF EGRESS WIDTH
3 UNITS X 100 = 300 PERSONS CAPACITY

ACTUAL CAPACITY = 8 PERSONS.
PROVIDED EGRESS CAPACITY = 300 PERSONS.
PROPOSAL IS LESS THAN ALLOWABLE - OKAY

[TABLE 6-3] MAXIMUM OCCUPANT LOAD-SPACE WITH ONE EXIT IN BUSINESS US IS 75 PERSONS AND MAX. EGRESS TRAVEL DISTANCE IS 300 FT WITH SPRINKLER.

MINIMUM PLUMBING FACILITIES (2022 NYC PLUMBING CODE)
MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURE (TABLE 403.1)
OCCUPANT LOAD 8 PERSONS

FACILITIES:
NUMBER OF WATER CLOSETS [1-20] = 1
NUMBER OF LAVATORIES [1-25] = 1

PROVIDED:
(1) UNISEX RESTROOM PROVIDED.

PER SECTION 403.3, EXCEPTION #2 PUBLIC FACILITIES SHALL NOT BE REQUIRED WHERE LESS THAN 10,000 SQ.FT. CLASSIFIED AS OCCUPANCY GROUP B.

DRINKING FOUNTAINS: PER SECTION 410.2, DRINKING FOUNTAINS SHALL NOT BE REQUIRED FOR AN OCCUPANT LOAD OF 15 OR LESS. NONE REQUIRED.

SERVICE SINK = (1) PROVIDED

FIRE EXTINGUISHERS NOTE:
G.C. TO PROVIDE FIRE EXTINGUISHERS (MIN. 2A-10BC) (WITHIN 75 FEET TRAVEL DISTANCE FROM ALL POINTS IN THE OCCUPANCY) THE TOP OF THE EXTINGUISHER SHALL BE NO HIGHER THAN 48 INCHES ABOVE THE FLOOR; EXTINGUISHER SHALL BE PLACED IN A EASILY ACCESSIBLE LOCATIONS WHERE THEY WILL BE READILY ACCESSIBLE AND IMMEDIATELY AVAILABLE FOR USE. FINAL LOCATION AND LUMBER TO BE DETERMINED BY FIRE MARSHALL. G.C. TO VERIFY PRIOR TO FINAL PLACEMENT.

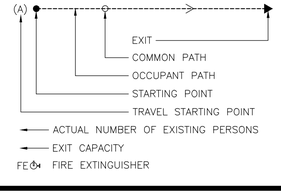
KEY NOTES

1	FIRE EXTINGUISHER WALL MOUNTED WITH STANDARD BRACKET. FIRE EXTINGUISHER SPEC TO BE MIN. 2A-10BC. FINAL LOCATION AND QUANTITY TO BE APPROVED BY FIRE MARSHALL. G.C. TO VERIFY PRIOR TO PLACEMENT.
2	EMERGENCY LIGHT / EXIT SIGNAGE LOCATION
3	ACCESSIBLE ROUTE TO BE FREE AND CLEAR AT ALL TIMES FROM ANY OBSTRUCTIONS. CLEAR WIDTH OF ACCESSIBLE ROUTE TO BE 36" MIN.
4	PER NYCBC 1006.2.1 (WITH SPRINKLER SYSTEM) MAXIMUM 100 FT OF COMMON PATH OF TRAVEL DISTANCE IS REQUIRED. PROVIDED COMMON PATH OF TRAVEL DISTANCE SHOWN PER PLAN IS LESS THAN REQUIRED.

EXIT / EMERGENCY LEGEND

SYMBOL	DESCRIPTION
⊗	LED EXIT SIGN

EGRESS LEGEND



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TRICARICO ARCHITECTURE AND DESIGN PC

DRAWING NAME:
EGRESS PLAN & CODE ANALYSIS - FIRST FLOOR

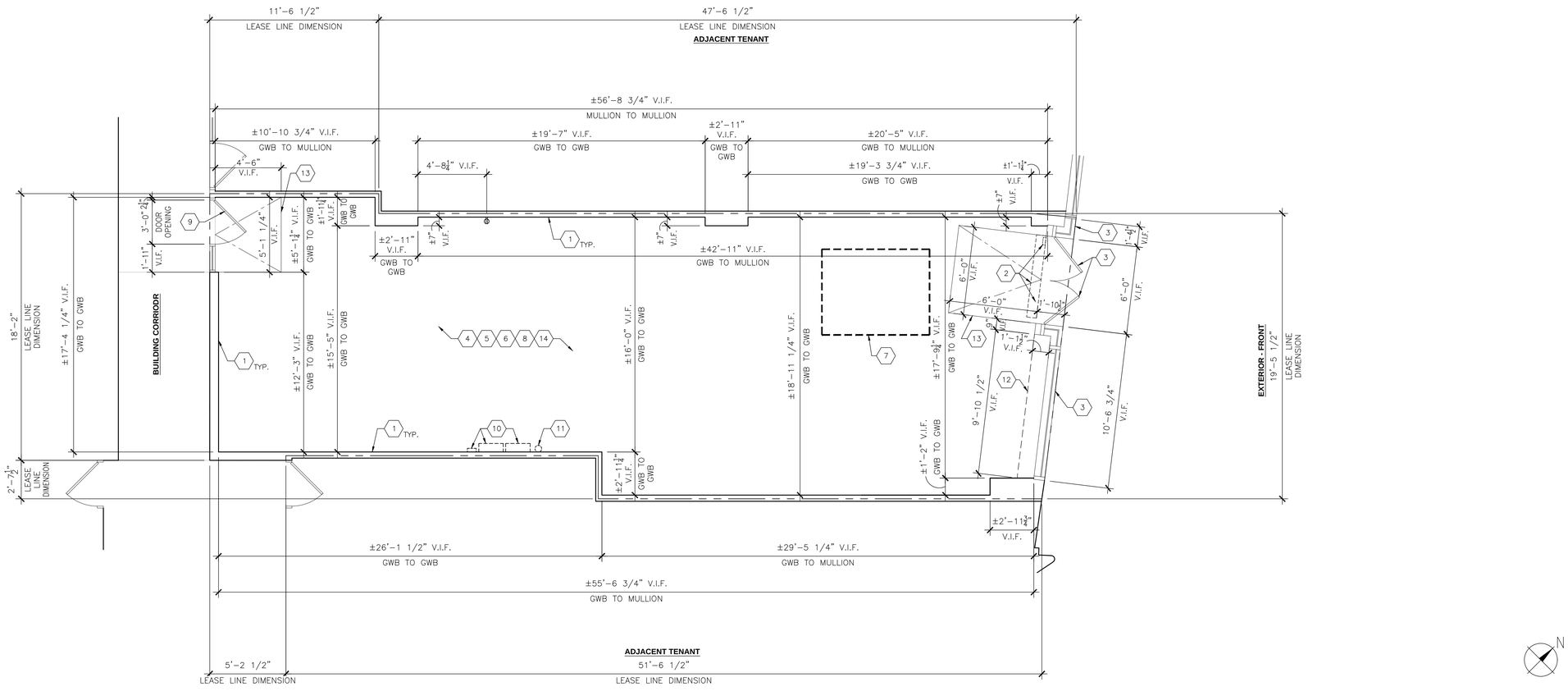
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SEAL PROFESSIONAL SEAL

PROJECT: 260392
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005
PROJECT: SUGARED + BRONZED
PLOT SCALE: 1:1



1 ARCHITECTURAL FIELD VERIFICATION PLAN - FIRST FLOOR

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

NOTE:
THE FOLLOWING DRAWING SET IS BASED OFF LANDLORD RE-DEMISING WORK DRAWING SET. THEREFORE, THERE ARE UNKNOWN CONDITIONS THAT ARE REQUIRED TO BE FIELD VERIFIED UPON POSSESSION OF SPACE. G.C. TO FIELD VERIFY ALL CONDITIONS, INCLUDING BUT NOT LIMITED TO HEIGHTS, DIMENSIONS, STRUCTURE AND ETC. PRIOR TO THE START OF ANY WORK. G.C. TO COMPARE FIELD CONDITION WITH THESE DRAWINGS FOR DISCREPANCIES. REPORT TO CLIENT AND ARCHITECT IMMEDIATELY IF ANY CONFLICT FOUND TO IMPACT PROPOSED DESIGN PRIOR TO START OF CONSTRUCTION.

EXHIBIT "A"

HAZMAT AND ACP-5: LANDLORD WILL PROVIDE TENANT WITH AN ACP-5 IN ACCORDANCE WITH TENANT'S DEMOLITION PLANS PRIOR TO DELIVERY.

SIGNAGE; STOREFRONT: TENANT SHALL HAVE THE RIGHT TO INSTALL STANDARD INTERIOR / EXTERIOR AND BLADE SIGNAGE. SIGNAGE IS SUBJECT TO LANDLORD'S APPROVAL, WHICH SHALL NOT BE UNREASONABLY WITHHELD OR DELAYED.

LANDLORD WORK: LANDLORD TO DELIVER THE PREMISES IN A VANILLA BOX AS PER EXHIBIT A.

EXHIBIT "A"
LANDLORD'S WORK

LANDLORD WILL PROVIDE THE FOLLOWING:

1. BUILDING SHELL:
   - I. STOREFRONT: GLASS STOREFRONT WITH LOCKING ENTRANCE DOOR FREE OF DAMAGE, ADA COMPLIANT ENTRANCE ALREADY IN PLACE.
   - II. INTERIOR: ALL PRIOR TENANT FURNITURE, FIXTURES, BUILT-INS AND MILLWORK REMOVED AND ALL NON-STRUCTURAL WALLS, STAIRS, MEZZANINES, PLATFORMS, OBSTRUCTIONS OR OTHERWISE REMOVED, UNLESS OTHERWISE INDICATED BY TENANT. SPACE DEMISED AND INSULATED PER CODE WITH SHEETROCK WALLS. OK
   - III. FLOOR: THE FLOOR WILL BE A LEVEL, BARE, UNSEALED, 4" THICK CONCRETE SLAB SMOOTH AND READY FOR FLOOR TREATMENT. ALL TRANSITIONS TO BE ADA COMPLIANT.
   - IV. CEILING: OPEN CEILING WITH ANY DROP/CEILING TILES REMOVED.
2. HVAC, PLUMBING, FIRE PROTECTION:
   - I. HVAC: LANDLORD SHALL EITHER A). DELIVERY EXISTING UNIT IN GOOD WORKING ORDER. THE 12-TON HVAC IS NEW FROM 2022 AND HAS BEEN METICULOUSLY MAINTAINED. LL TO LEAVE HVAC IN PLACE BUT DEMO ALL DISTRIBUTION DUCTS TO CREATE OPEN CEILING AS NOTED ABOVE.
   - II. ADA BATHROOM TO CODE ALREADY IN SPACE. BATHROOM TO BE DEMOLISHED AND UTILITY PLUMBING TO BE STUBBED IN EXISTING LOCATION.
     - A. WATER 1" INCH COMMON DOMESTIC COLD-WATER SUPPLY LINE WITH SHUT OFF VALVE
     - B. SEWER: 4" INCH SANITARY SEWER LINE
     - C. EXHAUST FOR TOILET AS REQUIRED BY CODE
   - III. SPRINKLER: IF REQUIRED BY CODE, LANDLORD TO PROVIDE THE MAIN BRANCH FOR THE SPRINKLERS AND TENANT WILL CONNECT AND DISTRIBUTE ALREADY IN SPACE.
   - IV. FIRE ALARM: STUBBED INTO TENANT'S SPACE ALREADY IN SPACE.
3. ELECTRICAL:
   - I. PANEL: ONE 200-AMP 120/208 3-PHASE, 4 WIRE SERVICE, DELIVERED TO PANEL, WITH SEPARATE METER AND SWITCH, TO CODE. OK
   - II. TELECOMMUNICATIONS / INTERNET SERVICE: LANDLORD SHALL PROVIDE CONDUIT AND UTILITY SERVICE LINES FROM THE TELECOM UTILITY TO A MAIN BACKBOARD WITH A DEDICATED PATHWAY TO THE PREMISES, ENABLING TENANT'S ISP TO INSTALL AND ACTIVATE INTERNET SERVICE. OK.
4. CERTIFICATE OF OCCUPANCY: LANDLORD SHALL DELIVER PREMISES WITH USE GROUP 6 C OF O IN SPACE.

KEY NOTES

1	EXISTING DEMISING WALL TO REMAIN.
2	EXISTING WALL MOUNTED AIR CURTAIN ABOVE TO BE REFURBISHED AND AIR CURTAIN DISCONNECT TO REMAIN.
3	EXISTING GLAZING SYSTEM, KNEEWALL, AND ENTRY DOORS. G.C. TO INSPECT FOR CHIPS OR DEFECTS IN GLASS AND DOOR HARDWARE. NOTIFY S+B CM IMMEDIATELY IF ANY FOUND.
4	G.C. TO VERIFY EXISTING LANDLORD PROVIDED SLAB CONDITION IS LEVELED WITH CODE COMPLIANT AND SEAMLESS TRANSITION THROUGHOUT FOR TENANT PROPOSED FLOOR FINISH. REPORT ANY DISCREPANCIES TO S+B CONSTRUCTION MANAGER.
5	REFER TO "EXHIBIT A" FOR LANDLORD'S SCOPE ON THIS SHEET.
6	G.C. TO VERIFY ALL EXISTING BUILDING UTILITY LINES WITHIN LEASED PREMISE. G.C. TO DETERMINE SIZE AND HEIGHT CLEARANCE BELOW. REPORT TO S+B CM IMMEDIATELY FOR ANY CONFLICT FOUND WITH PROPOSED DESIGN AND REVIEW FOR POTENTIAL MODIFICATION TO ACHIEVE DESIGN INTENT.
7	EXISTING SUSPENDED MECHANICAL UNIT AND DUCT EXISTING CONNECTIONS TO STOREFRONT LOUVERS TO REMAIN. G.C. TO VERIFY IF IN GOOD WORKING CONDITION. G.C. TO VERIFY DIMENSIONS AND LOCATION. NOTIFY S+B CM IF FOUND IN CONFLICT WITH PROPOSED DESIGN.
8	G.C. TO VERIFY ALL PENETRATIONS THROUGH PERIMETER/DEMISING WALL TO LEASED PREMISE IS PROPERLY SEALED TO ENSURE REQUIRED FIRE RATING IS MAINTAINED. REPORT ANY DISCREPANCIES TO S+B CM.
9	EXISTING REAR SERVICE DOOR TO REMAIN. G.C. TO VERIFY ALL HARDWARE IN GOOD CONDITION AND REPORT ANY DISCREPANCIES TO S+B CM.
10	EXISTING ELECTRICAL PANEL TO BE RELOCATED. G.C. TO VERIFY EQUIPMENT IN GOOD CONDITION TO REUSE AND COORDINATE WITH LANDLORD ON SERVICE WIRE/CONDUIT RE-ROUTE ENTRY LOCATION FROM BELOW. REFER TO ELECTRICAL DRAWING FOR PROPOSED LOCATION.
11	EXISTING PASS-THRU ELECTRICAL SERVICE WIRE/CONDUIT FOR OTHER TENANT TO BE RELOCATED. G.C. TO COORDINATE WITH LANDLORD AND AFFECTED TENANT ON SERVICE WIRE/CONDUIT RE-ROUTE ENTRY POINT FROM BELOW. REFER TO PLAN AND ELECTRICAL DRAWING FOR PROPOSED LOCATION.
12	EXISTING RADIATOR AT STOREFRONT TO BE TERMINATED COMPLETELY AND CAPPED SERVICE PIPES BELOW SLAB. G.C. TO PATCH AND REPAIR SLAB ACCORDINGLY FOR A LEVELED AND SMOOTH SURFACE.
13	G.C. TO VERIFY FLOOR SURFACE OF DOOR MANEUVERING CLEARANCE WITHIN LEASED SPACE AND SHALL NOT HAVE SLOPE STEEPER THAN 1:48 TO ACCOMMODATE ELEVATION CHANGE AT THE DOOR. SAME RATIO APPLIES TO ALL ASSOCIATED BLENDED TRANSITION. REPORT DISCREPANCIES TO S+B CM AND COORDINATE WITH LL.
14	G.C. TO VERIFY ALL IN-GROUND AND IN-WALL PIPES, CONDUITS AND CLEAN-OUTS NOT UTILIZED FOR PROPOSED DESIGN TO BE CAPPED AND SEALED BELOW FINISHED SURFACE THROUGHOUT. PATCH AND REPAIR SURFACE AS REQUIRED IN FLUSH CONDITION.

LEASE CONFIRMATION PLAN NOTES

NOTE: ALL VERIFICATION SHOULD BE COMPLETED FIRST DAY.

1. BEFORE CONSTRUCTION OF THE TENANT FIT OUT, CONFIRM AND NOTE INDICATED DIMENSIONS OF DEMISING PARTITIONS, FURRED-OUT WALLS, AND COLUMN LOCATIONS.
2. UPON INITIAL SITE VISIT, VERIFY ALL EXISTING CONDITIONS (I.E. OVERALL DIMENSIONS, CONDITION OF CONCRETE SLAB AND FLOORING, LOCATION OF SERVICES, PLUMBING, STRUCTURE, CLEARANCES, EXISTING CEILING HEIGHTS, ABOVE-CEILING CONDITIONS, ETC.) AND REPORT ANY DISCREPANCIES, OMISSIONS, OR OBSTRUCTIONS THAT WILL AFFECT THE LAYOUT OR DESIGN OF THE SPACE PRIOR TO START OF FRAMING TO THE TENANT AND/OR TENANT REPRESENTATIVE.
3. LOCATE ALL VERTICAL PIPES, CONDUIT, SHAFTS, LEADERS, COLUMNS, DRAINS, AND OTHER CONCEALED OR EXISTING UTILITIES UNCOVERED DURING VERIFICATION VISIT. VERIFY ALL CONCEALED PIPING, DUCTWORK, CONDUITS, MEP SERVICES, AND OTHER EXISTING UTILITIES TO DETERMINE WHETHER THEY ARE TO REMAIN, BE RELOCATED, OR BE REMOVED.
4. VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING. PROVIDE ARCHITECT WITH A COPY OF THIS PLAN SHOWING ALL FIELD-VERIFIED ELEMENTS, DIMENSIONS, AND EXISTING CONDITIONS.
5. VERIFY SPACE IS DELIVERED IN A CONDITION WHICH ALIGNS WITH EXPECTATIONS DESCRIBED IN THESE CONTRACT DOCUMENTS.
6. IF REUSING EXISTING DOOR, DOOR HARDWARE, OR ROLLING GRILLE/GATE, VERIFY CONDITION AND CONFIRM FUNCTION AND LOCKING MECHANISM(S) / HARDWARE OPERATE AS INTENDED.
7. DO NOT REMOVE OR MODIFY ANY STRUCTURAL ELEMENTS WITHOUT WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER AND ARCHITECT.

DOB APPROVAL STAMP

DOB APPROVAL STAMP

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THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.

ENGINEER

PROJECT NUMBER	DATE:
260392	10/02/2026
DRAWN BY: EK	CHECK BY: EC / KS
THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	N.J.T.

ISSUE LOG:

CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

NICHOLAS J. TRICARICO
ARCHITECT

TRICARICO ARCHITECTURE AND DESIGN PC

DRAWING NAME:
ARCHITECTURAL FIELD VERIFICATION PLAN - FIRST FLOOR

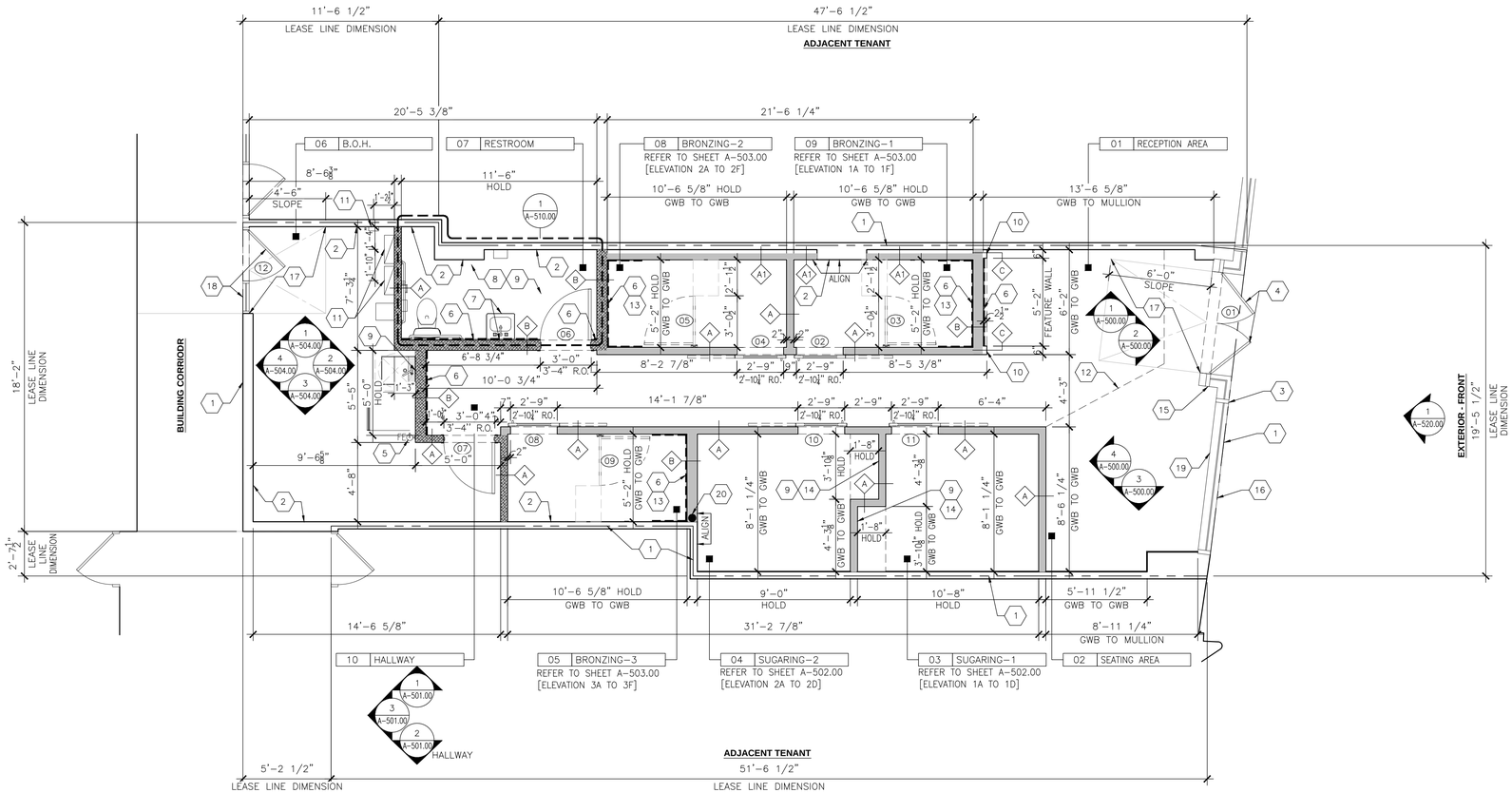
DRAWING NO. A-002.00 **PAGE: 07 OF 28**

FIRM REGISTRATION NO. | LICENSE NO. 012094-1

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SEAL | PROFESSIONAL SEAL

PROJECT: 260392
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005
PROJECT: SUGARED + BRONZED
PLOT SCALE: 1:1



1 ARCHITECTURAL FLOOR PLAN - FIRST FLOOR

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

GENERAL NOTES

THE TENANT GENERAL CONTRACTOR SHALL REVIEW THE GENERAL NOTES ON EACH SHEET PRIOR TO THE START OF CONSTRUCTION.

1. REFER TO DEMOLITION PLAN AND FLOOR PLAN FOR EXTENT OF DEMOLITION AND SALVAGING OF EXISTING EQUIPMENT AND CONSTRUCTION (IF APPLICABLE).
2. G.C. SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO AND DURING DEMOLITION (IF APPLICABLE) AND REPORT ANY DISCREPANCIES WHICH MIGHT AFFECT THE PROPOSED STORE DESIGN, INCLUDING AVAILABLE HEIGHT FOR PROPOSED CEILING ELEVATIONS, MECHANICAL DUCTWORK AND LIGHTING TO ARCHITECT OR SUGARED + BRONZED P.M.
3. G.C. IS TO FIELD VERIFY THE CLEARANCE HEIGHT BELOW THE LOWEST POINT OF STRUCTURE, HVAC, SPRINKLER MAINS, ETC. PRIOR TO INSTALLATION OF ANY AFFECTED NEW WORK.
4. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR REMOVAL AND OR ADJUSTMENTS TO MECHANICAL AND ELECTRICAL SYSTEMS.
5. WHERE EVER EXISTING CONDITIONS ARE TO BE CUT OR DISTURBED TO ALLOW INSTALLATION OF NEW WORK, THIS CONSTRUCTION SHALL BE PATCHED TO MATCH THE ORIGINAL CONSTRUCTION METHOD AND FINISH.
6. G.C. SHALL PROVIDE ALL NECESSARY DUST AND TRAFFIC BARRIERS AND TEMPORARY PARTITIONS AS REQUIRED TO MAINTAIN A SAFE AND CLEAN ENVIRONMENT FOR THE PUBLIC AND EMPLOYEES THROUGH THE DURATION OF PROJECT. G.C. TO COORDINATE WITH THE BUILDING OPERATIONS MANAGEMENT.
7. STRUCTURE AND FINISHES WHICH ARE NOT SPECIFICALLY INDICATED TO BE REMOVED AND DISPOSED OF SHALL BE PROTECTED FROM DAMAGE DURING THE EXECUTION OF THE WORK.
8. ALL EXIST. COL. ENCLOSURES AND DECORATIVE ELEMENTS/FINISHES ARE TO BE REMOVED U.O.N. ALL COLUMN FIRE RATINGS SHALL BE MAINTAINED AS REQUIRED BY CODE. (IF APPLICABLE).
9. ALL EXISTING FIRE RATED ASSEMBLIES TO BE MAINTAINED. ANY DAMAGE DONE TO INTEGRITY OF ASSEMBLY DURING DEMOLITION AND NEW CONSTRUCTION SHALL BE REPAIRED BY G.C.
10. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE CONDITIONED, USED, APPLIED, INSTALLED, CONNECTED, ERECTED, AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR INSTRUCTIONS
11. G.C. SHALL EXERCISE CAUTION SO AS NOT TO DAMAGE OR DISRUPT ANY UTILITIES OR SPRINKLER LINES WHICH PASS THROUGH TENANT SPACE, COMMON AREA AND/OR ADJACENT TENANT SPACES. GENERAL CONTRACTOR WILL BEAR SOLE RESPONSIBILITY OF ANY SUCH DISRUPTIONS OR DAMAGE.
12. ALL FLOOR PENETRATIONS ABOVE GRADE MUST BE CORE-BORED, SLEEVED, GROUTED, SEALED AND MADE WATERPROOF AND COMPLY WITH LOCAL JURISDICTIONAL REQ'S. SLEEVES MUST EXTEND AT LEAST FOUR INCHES ABOVE FINISHED FLOOR, EXCEPT JUNCTION BOXES.
13. ANY/ALL PENETRATIONS THROUGH FIRE RESISTIVE FLOORS, WALLS OR SHAFT WALLS SHALL BE PROTECTED BY MATERIALS, INSTALLATION METHODS THAT CONFORM TO U.L. STANDARDS FOR FIRESTOP SYSTEMS. THE G.C. SHALL SUBMIT SHOP DRAWING DETAILS WHICH SHOW COMPLETE CONFORMANCE TO THE U.L. LISTING TO THE ARCHITECT.
14. G.C. SHALL PERSONALLY SUPERVISE AND DIRECT ALL WORK. THE G.C. IS RESPONSIBLE FOR ALL CONSTRUCTION AND INSTALLATION METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND FOR COORDINATION OF ALL REQUIRED WORK.
15. ANY REPAIR TO LANDLORD SYSTEMS MUST BE COMPLETED TO THE SATISFACTION OF THE LANDLORD SPECIFICATIONS.
16. G.C. SHALL SEAL AROUND ALL PENETRATIONS, (DUCTS, PIPES, CONDUITS, ETC.) AT ALL FIRE-RATED WALLS AND CEILING CONSTRUCTION. THE SEALANT SHALL NOT DIMINISH RATING OF SUCH WALLS OR CEILING. THE G.C. SHALL DAM ALL VOIDS AND GAPS AND FILL IN WITH U.L. APPROVED FIRE-RATED SEALANT OR PUTTY COMPOUND AS PER MANUFACTURER'S RECOMMENDATIONS.
17. RATED PARTITIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFIED UL NUMBER. SEAL TIGHT ALL GAPS AND PENETRATIONS WITH FIRE SAFEING MATERIALS. WOOD BLOCKING SHALL BE FIRE-RETARDANT IN RATED PARTITIONS.
18. FIRE-RATED WALLS, UNLESS NOTED OTHERWISE, SHALL BE CONSTRUCTED FROM FLOOR, TIGHT TO DECK ABOVE.
19. ANY EXISTING WALLS DESIGNATED TO BE FIRE-RATED WALLS WHICH ARE NOT TIGHT TO DECK ABOVE OR WITH OPENINGS WITHIN AREA OF WORK SHALL BE BROUGHT TIGHT TO DECK ABOVE AND HAVE OPENINGS COMPLETELY FILLED IN.
20. G.C. SHALL COORDINATE BLOCKING REQUIREMENTS FOR ALL PARTITIONS WITH THE SECTION AND DETAIL SHEETS. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED IN AREAS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES, HEADERS, AND SUPPORT OF TRIM. ALL CONCEALED BLOCKING TO BE FIRE RETARDANT.
21. FIRE OR CEILING DAMPERS ARE REQUIRED IN ALL DUCTS WHICH PENETRATE FIRE RESISTIVE CEILING ASSEMBLIES OR FIRE RESISTIVE ELEMENTS OF FIRE RATED CORRIDORS.
22. G.C. TO PROVIDE FIRE EXTINGUISHER. FINAL LOCATION AND NUMBER TO BE DETERMINED BY FIRE MARSHALL. G.C. TO VERIFY PRIOR TO PLACEMENT.

PLAN NOTES

1. REFER TO SHEET T-200.00, A-210.00, & A-310.00 FOR SPECIFIC RESPONSIBILITIES.
2. VERIFY ALL FIELD DIMENSIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES BEFORE BEGINNING CONSTRUCTION.
3. G.C. IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS. G.C. IS RESPONSIBLE FOR MAINTAINING INTEGRITY OF ALL FIRE RATED ASSEMBLIES. SUSPENDING FROM STRUCTURE IS UNACCEPTABLE IF LOADS EXCEED CAPACITY OF DECK.
4. DIMENSIONS ARE GIVEN TO THE FINISH FACE OF PARTITION, CENTER LINE OF COLUMN, OR CENTER LINE OF WINDOW MULLION, UNLESS OTHERWISE NOTED ON THE DRAWINGS. DO NOT SCALE THE DRAWINGS. WHERE DISCREPANCIES OCCUR, REQUEST CLARIFICATION FROM THE ARCHITECT.
5. G.C. TO VERIFY WITHIN FIRST WEEK OF CONSTRUCTION THE CONDITION OF THE EXISTING SLAB WITH REGARD TO SIGNIFICANT ELEVATION CHANGES AND GENERAL OVERALL CONDITIONS.
6. IT WILL BE G.C.'S RESPONSIBILITY TO VERIFY SECURITY ALARM SYSTEM OPERATION WITH TENANTS VENDOR IN THE LAST WEEK OF CONSTRUCTION.
7. G.C. IS REQUIRED TO PROVIDE OWNER WITH ALL OPERATING MANUALS.
8. NO SUBSTITUTIONS, ADDITIONAL WORK OR SCHEDULE CHANGES WILL BE ACCEPTED WITHOUT THE PRIOR WRITTEN CONSENT OF THE SUGARED + BRONZED CONSTRUCTION DEPARTMENT.
9. G.C. IS TO PROVIDE A FULL TIME, ON SITE SUPERINTENDENT DEDICATED SOLELY TO THE PROJECT. PRIOR TO CONSTRUCTION. THE G.C. WILL PROVIDE THE CONSTRUCTION DEPARTMENT WITH THE SUPERINTENDENT'S CONTACT INFORMATION AND A SCHEDULE OF WORK.
10. ALL OF PLUMBING FIXTURES ARE TO BE SET TO MEET REQUIRED CLEARANCES, TAKING INTO CONSIDERATION OF WALL & FLOOR FINISH MATERIALS. PLUMBING CONTRACTOR TO COORDINATE WITH THE GENERAL CONTRACTOR PRIOR DURING ROUGH-INS AND FINAL PLACEMENT.

LEGEND

SYMBOL	DESCRIPTION
	NEW WALL CONSTRUCTION FULL HEIGHT
	NEW WALL CONSTRUCTION FULL HEIGHT WITH R-13 BATT SOUND INSULATION
	EXISTING DEMISING WALL CONSTRUCTION
REFER TO SHEET A-200.00 FOR WALL FINISHES	
◇	PARTITION TYPE TAG REFER TO SHEET A-120.00 FOR DETAIL
⬭	DOOR TAG
⬡	KEY NOTE

KEY NOTES

1	LEASE LINE
2	EXISTING DEMISING WALL TO REMAIN. G.C. TO PREP TO RECEIVE NEW SCHEDULED FINISH, TYP. THROUGHOUT.
3	EXISTING GLAZING SYSTEM TO REMAIN. EXISTING MULLION TO BE WRAPPED WITH VINYL IN WHITE ON THE EXTERIOR SIDE. G.C. TO ENSURE ALL SEALS AND WEATHERSTRIPPING ARE IN GOOD CONDITION. REFER TO SHEET A-520.00 FOR MORE INFORMATION.
4	EXISTING GLASS DOORS TO REMAIN. G.C TO ENSURE ALL HARDWARES SEALS AND WEATHERSTRIPPING ARE IN GOOD CONDITION. REFER TO A-110 FOR MORE INFO.
5	FIRE EXTINGUISHER LOCATION. FINAL LOCATION AND QUANTITY TO BE APPROVED BY FIRE MARSHALL.
6	G.C. TO USE 5/8" CEMENTITIOUS BOARD OR GYPSUM TILE BACKER BOARD WHERE TILE FINISH INSTALLED.
7	G.C. TO PROVIDE AND INSTALL UNIVERSAL IN-WALL CONCEALED ARM CARRIER COMPATIBLE FOR FOR RESTROOM SINK. REFER TO SHEET A-310 FOR MORE INFO.
8	NEW PLUMBING FIXTURES/ ACCESSORIES AND FINISHES. REFER TO SHEET A-510.00 FOR MORE INFORMATION. G.C. TO PROVIDE WATERPROOF AT ALL WET AREAS.
9	G.C. TO PROVIDE AND INSTALL 5/8" WATER RESISTANT GYP. BD. (PURPLE BOARD) IN WET LOCATIONS.
10	FEATURE WALL SURROUND TO BE 2" PROUD OF WALL TILE FINISH ON BOTH SIDES.
11	RE-LOCATED EXISTING ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS FOR MORE INFO. G.C. TO COORDINATE ACCESS FOR SERVICE ROUTING AND ENTRY POINT FROM BELOW WITH LANDLORD OR OCCUPANT. REPORT ANY CONFLICT TO S+B CM FOR IMMEDIATE ATTENTION.
12	LINE OF CEILING TRANSITION ABOVE.
13	G.C. TO COORDINATE WALL FRAME SPACING TO MAINTAIN CLEARANCE FOR 12X12 EXHAUST GRILLE TO BE CENTER WITHIN BACK WALL IN BRONZE ROOM UNLESS NOTED OTHERWISE. REFER TO BRONZE ROOM INTERIOR ELEVATION FOR LOCATION OF EXHAUST GRILLE FOR REFERENCE.
14	G.C. TO COORDINATE WALL FRAME SPACING WITH REQUIRED ELECTRICAL OUTLET LOCATION IN SUGARING MILLWORK CABINET. REFER TO ARCH POWER PLAN AND MILLWORK DETAIL SHEET FOR LOCATION.
15	EXISTING INTERIOR MULLION TO REMAIN. G.C. TO PREP TO RECEIVE NEW SCHEDULED FINISH.
16	EXISTING BLACK MARBLE BASE TO BE CLAD WITH METAL IN WHITE ON THE EXTERIOR SIDE. REFER TO STOREFRONT ELEVATION FOR THE EXTENT OF NEW FINISH.
17	ADA COMPLIANT DOOR MANEUVERING CLEARANCE AREA WITH PROPER SLOPE TRANSITION.
18	EXISTING GLAZING SYSTEM AND GLASS DOOR TO REMAIN.
19	UPON REMOVAL OF EXISTING RADIATOR AT STOREFRONT. G.C. TO VERIFY KNEEWALL CONDITION AND ADJACENT WALL SURFACE. G.C. TO FINISH WITH DRYWALL FURR-OUTS IF NOT EXISTING IN MINIMAL PROFILE FOR NEW WALL FINISH.
20	RELOCATED SERVICE WIRE/CONDUIT. G.C. TO COORDINATE WITH LANDLORD TO IDENTIFY THE DESIGNATE TENANT AND ACCESS FOR RE-ROUTING THE ENTRY POINT FROM BELOW TO INSIDE OF PROPOSED WALL CAVITY. REFER TO A-120 FOR REQUIRED 3-HOUR RATED FIRESTOP DETAIL AT FLOOR PENETRATION.

DOB APPROVAL STAMP

DOB APPROVAL STAMP

THE GENERAL CONTRACTOR IS RESPONSIBLE AT THE BEGINNING OF THE PROJECT TO MEASURE THE SPACE WHILE REVIEWING THE ARCHITECT'S DRAWINGS TO VERIFY THAT THE INFORMATION CONTAINED IN THE ARCHITECTURAL DOCUMENTS, ON WHICH HE/SHE QUOTED TO THE CLIENT, ARE COMPATIBLE WITH THE WORK TO BE PERFORMED AND THAT ALL SPACES ARE SUFFICIENT IN SIZE FOR THE WORK TO BE COMPLETED INCLUDING WIDTHS, LENGTHS, HEIGHTS, ETC.

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ENGINEER

PROJECT NUMBER	DATE:
260392	10/02/2026
DRAWN BY: EK	CHECK BY: EC
THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	N.J.T.

ISSUE LOG:

CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

NICHOLAS J. TRICARICO
ARCHITECT

TRICARICO ARCHITECTURE AND DESIGN PC

DRAWING NAME:
ARCHITECTURAL FLOOR PLAN - FIRST FLOOR

DRAWING NO. **PAGE: 08 OF 28**

A-100.00

FIRM REGISTRATION NO.	LICENSE NO. 012094-1
SEAL	PROFESSIONAL SEAL

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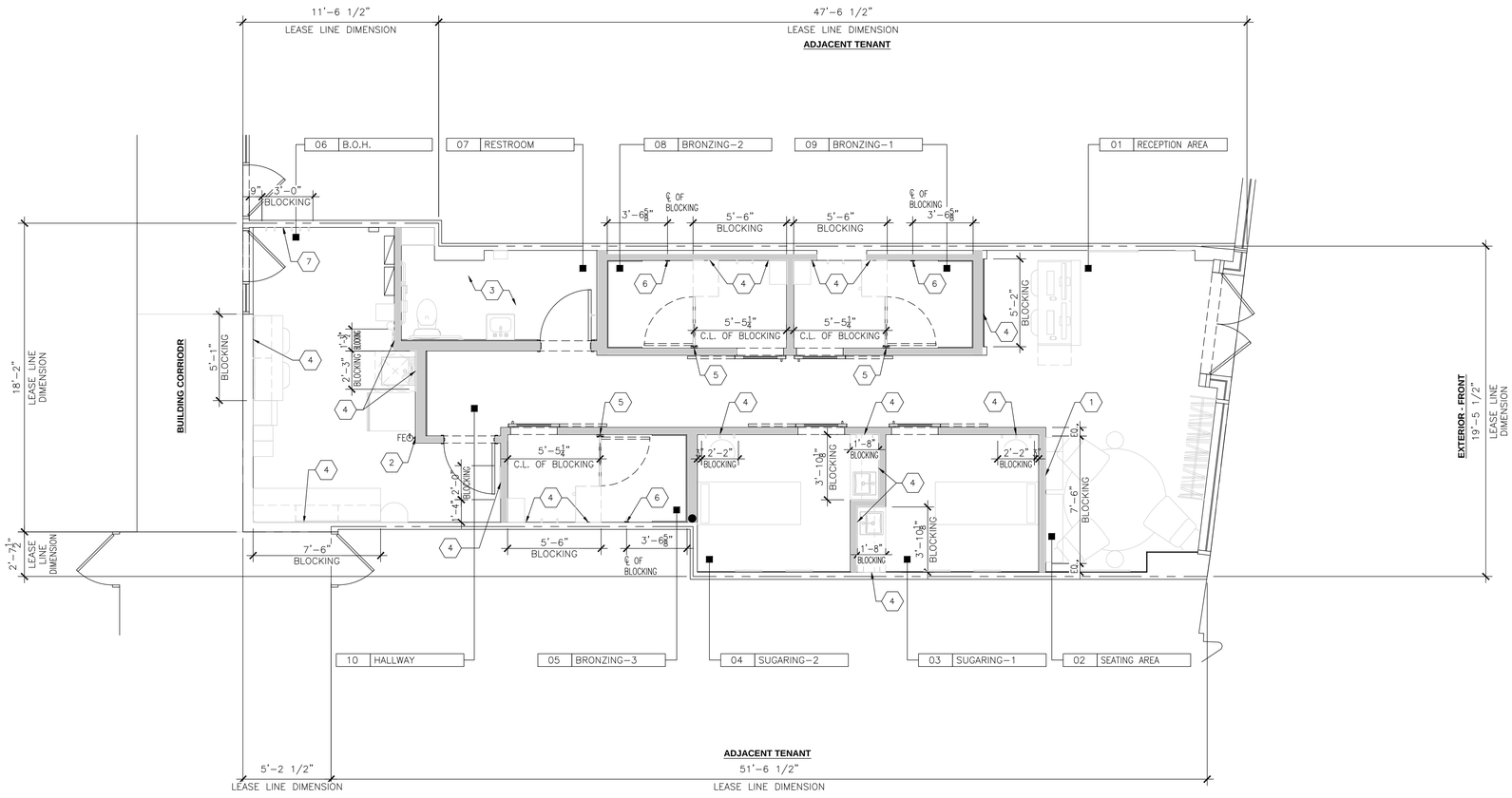
PROJECT: 260392

LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

PROJECT: SUGARED + BRONZED

PLOT SCALE: 1:1

THE GENERAL CONTRACTOR IS RESPONSIBLE AT THE BEGINNING OF THE PROJECT TO MEASURE THE SPACE WHILE REVIEWING THE ARCHITECT'S DRAWINGS TO VERIFY THAT THE INFORMATION CONTAINED IN THE ARCHITECTURAL DOCUMENTS, ON WHICH HE/SHE QUOTED TO THE CLIENT, ARE COMPATIBLE WITH THE WORK TO BE PERFORMED AND THAT ALL SPACES ARE SUFFICIENT IN SIZE FOR THE WORK TO BE COMPLETED INCLUDING WIDTHS, LENGTHS, HEIGHTS, ETC.



1 ARCHITECTURAL BLOCKING PLAN - FIRST FLOOR

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

GENERAL NOTES

THE TENANT GENERAL CONTRACTOR SHALL REVIEW THE GENERAL NOTES ON EACH SHEET PRIOR TO THE START OF CONSTRUCTION.

1. REFER TO DEMOLITION PLAN AND FLOOR PLAN FOR EXTENT OF DEMOLITION AND SALVAGING OF EXISTING EQUIPMENT AND CONSTRUCTION (IF APPLICABLE).
2. G.C. SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO AND DURING DEMOLITION (IF APPLICABLE) AND REPORT ANY DISCREPANCIES WHICH MIGHT AFFECT THE PROPOSED STORE DESIGN, INCLUDING AVAILABLE HEIGHT FOR PROPOSED CEILING ELEVATIONS, MECHANICAL DUCTWORK AND LIGHTING TO ARCHITECT OR SUGARED + BRONZED P.M.
3. G.C. IS TO FIELD VERIFY THE CLEARANCE HEIGHT BELOW THE LOWEST POINT OF STRUCTURE, HVAC, SPRINKLER MAINS, ETC. PRIOR TO INSTALLATION OF ANY AFFECTED NEW WORK.
4. REFER TO MECHANICAL AND ELECTRICAL PLANS FOR REMOVAL AND OR ADJUSTMENTS TO MECHANICAL AND ELECTRICAL SYSTEMS.
5. WHERE EVER EXISTING CONDITIONS ARE TO BE CUT OR DISTURBED TO ALLOW INSTALLATION OF NEW WORK, THIS CONSTRUCTION SHALL BE PATCHED TO MATCH THE ORIGINAL CONSTRUCTION METHOD AND FINISH.
6. G.C. SHALL PROVIDE ALL NECESSARY DUST AND TRAFFIC BARRIERS AND TEMPORARY PARTITIONS AS REQUIRED TO MAINTAIN A SAFE AND CLEAN ENVIRONMENT FOR THE PUBLIC AND EMPLOYEES THROUGH THE DURATION OF PROJECT. G.C. TO COORDINATE WITH THE BUILDING OPERATIONS MANAGEMENT.
7. STRUCTURE AND FINISHES WHICH ARE NOT SPECIFICALLY INDICATED TO BE REMOVED AND DISPOSED OF SHALL BE PROTECTED FROM DAMAGE DURING THE EXECUTION OF THE WORK.
8. ALL EXIST. COL. ENCLOSURES AND DECORATIVE ELEMENTS/FINISHES ARE TO BE REMOVED U.O.N. ALL COLUMN FIRE RATINGS SHALL BE MAINTAINED AS REQUIRED BY CODE. (IF APPLICABLE).
9. ALL EXISTING FIRE RATED ASSEMBLIES TO BE MAINTAINED. ANY DAMAGE DONE TO INTEGRITY OF ASSEMBLY DURING DEMOLITION AND NEW CONSTRUCTION SHALL BE REPAIRED BY G.C.
10. ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE CONDITIONED, USED, APPLIED, INSTALLED, CONNECTED, ERECTED, AND CLEANED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN SPECIFICATIONS OR INSTRUCTIONS
11. G.C. SHALL EXERCISE CAUTION SO AS NOT TO DAMAGE OR DISRUPT ANY UTILITIES OR SPRINKLER LINES WHICH PASS THROUGH TENANT SPACE, COMMON AREA AND/OR ADJACENT TENANT SPACES. GENERAL CONTRACTOR WILL BEAR SOLE RESPONSIBILITY OF ANY SUCH DISRUPTIONS OR DAMAGE.
12. ALL FLOOR PENETRATIONS ABOVE GRADE MUST BE CORE-BORED, SLEEVED, GROUTED, SEALED AND MADE WATERPROOF AND COMPLY WITH LOCAL JURISDICTIONAL REQ'S. SLEEVES MUST EXTEND AT LEAST FOUR INCHES ABOVE FINISHED FLOOR, EXCEPT JUNCTION BOXES.
13. ANY/ALL PENETRATIONS THROUGH FIRE RESISTIVE FLOORS, WALLS OR SHAFT WALLS SHALL BE PROTECTED BY MATERIALS, INSTALLATION METHODS THAT CONFORM TO U.L. STANDARDS FOR FIRESTOP SYSTEMS. THE G.C. SHALL SUBMIT SHOP DRAWING DETAILS WHICH SHOW COMPLETE CONFORMANCE TO THE U.L. LISTING TO THE ARCHITECT.
14. G.C. SHALL PERSONALLY SUPERVISE AND DIRECT ALL WORK. THE G.C. IS RESPONSIBLE FOR ALL CONSTRUCTION AND INSTALLATION METHODS, TECHNIQUES, SEQUENCES, PROCEDURES AND FOR COORDINATION OF ALL REQUIRED WORK.
15. ANY REPAIR TO LANDLORD SYSTEMS MUST BE COMPLETED TO THE SATISFACTION OF THE LANDLORD SPECIFICATIONS.
16. G.C. SHALL SEAL AROUND ALL PENETRATIONS, (DUCTS, PIPES, CONDUITS, ETC.) AT ALL FIRE-RATED WALLS AND CEILING CONSTRUCTION. THE SEALANT SHALL NOT DIMINISH RATING OF SUCH WALLS OR CEILING. THE G.C. SHALL DAM ALL VOIDS AND GAPS AND FILL IN WITH U.L. APPROVED FIRE-RATED SEALANT OR PUTTY COMPOUND AS PER MANUFACTURER'S RECOMMENDATIONS.
17. RATED PARTITIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE SPECIFIED UL NUMBER. SEAL TIGHT ALL GAPS AND PENETRATIONS WITH FIRE SAFEING MATERIALS. WOOD BLOCKING SHALL BE FIRE-RETARDANT IN RATED PARTITIONS.
18. FIRE-RATED WALLS, UNLESS NOTED OTHERWISE, SHALL BE CONSTRUCTED FROM FLOOR, TIGHT TO DECK ABOVE.
19. ANY EXISTING WALLS DESIGNATED TO BE FIRE-RATED WALLS WHICH ARE NOT TIGHT TO DECK ABOVE OR WITH OPENINGS WITHIN AREA OF WORK SHALL BE BROUGHT TIGHT TO DECK ABOVE AND HAVE OPENINGS COMPLETELY FILLED IN.
20. G.C. SHALL COORDINATE BLOCKING REQUIREMENTS FOR ALL PARTITIONS WITH THE SECTION AND DETAIL SHEETS. CONCEALED BLOCKING IN PARTITIONS TO BE PROVIDED IN AREAS TO INCLUDE, BUT ARE NOT LIMITED TO, OPENED AND CLOSED SHELVING, COAT RODS AND SHELVES, CABINETRY, COUNTERS, DOOR FRAMES, HEADERS, AND SUPPORT OF TRIM. ALL CONCEALED BLOCKING TO BE FIRE RETARDANT.
21. FIRE OR CEILING DAMPERS ARE REQUIRED IN ALL DUCTS WHICH PENETRATE FIRE RESISTIVE CEILING ASSEMBLIES OR FIRE RESISTIVE ELEMENTS OF FIRE RATED CORRIDORS.
22. G.C. TO PROVIDE FIRE EXTINGUISHER. FINAL LOCATION AND NUMBER TO BE DETERMINED BY FIRE MARSHALL. G.C. TO VERIFY PRIOR TO PLACEMENT.

KEY NOTES

1	G.C. TO INSTALL 1/2" F.R.T. PLYWOOD BACKING AS MOUNTING SUBSTRATE BEHIND DRYWALL AT DISPLAY FIXTURE LOCATION. REFER TO SHEETS A-500.00 AND A-600.00 FOR MORE INFORMATION.
2	FIRE EXTINGUISHER LOCATION. G.C. TO PROVIDE IN-WALL F.R.T. BLOCKING AS REQUIRED. FINAL LOCATION AND QUANTITY TO BE APPROVED BY FIRE MARSHALL.
3	G.C. TO PROVIDE BLOCKING FOR WALL MOUNTED TOILET ACCESSORIES PER MANUFACTURER INSTRUCTION. REFER TO SHEET A-510 FOR TOILET FIXTURE MOUNTING HEIGHT.
4	G.C. TO PROVIDE F.R.T. IN-WALL BLOCKING FOR ALL WALL MOUNTED CABINETRY, SHELVING, PAPER TOWEL, AND EQUIPMENT. COORDINATE WITH OWNER AND MILLWORK VENDOR FOR ADDITIONAL INFO. REFER TO FIXTURE PLAN AND INTERIOR ELEVATIONS FOR MORE INFO ON BLOCKING REQUIREMENTS.
5	G.C. TO PROVIDE IN-WALL BLOCKING FROM FLOOR TO FINISHED CEILING FOR GLASS DOOR HINGES. SURFACE BLOCKING TO BE FURNISHED AND INSTALLED BY MILLWORK VENDOR. IN-WALL BLOCKING TO BE F.R.T. AND ALIGNING WITH SURFACE BLOCKING. MAINTAIN HOLD DIMENSION FOR SHOWN ON PLAN.
6	G.C. TO PROVIDE SURFACE MOUNTED 3" DIA. BY 1/2" DEEP BACKING FOR BRONZE ROOM WALL HOSE HOOK GRILLE. REFER TO INTERIOR ELEVATION FOR MOUNTING LOCATION.
7	G.C. TO PROVIDE SURFACE 1X4 BLOCKING FOR HOOKS AND PAINTED TO MATCH ADJACENT WALL. REFER TO SHEET A-504.00 FOR MOUNTING HEIGHT.

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ENGINEER

PROJECT NUMBER	DATE:
260392	10/02/2026
DRAWN BY: EK	CHECK BY: EC
THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	N.J.T.

ISSUE LOG:

CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

NICHOLAS J. TRICARICO
ARCHITECT

TRICARICO ARCHITECTURE AND DESIGN PC

DRAWING NAME:
ARCHITECTURAL BLOCKING PLAN - FIRST FLOOR

DRAWING NO. A-101.00

PAGE: 09 OF 28

FIRM REGISTRATION NO.	LICENSE NO. 012094-1
SEAL	eSeal_NY_Tricarico_220931.tif PROFESSIONAL SEAL

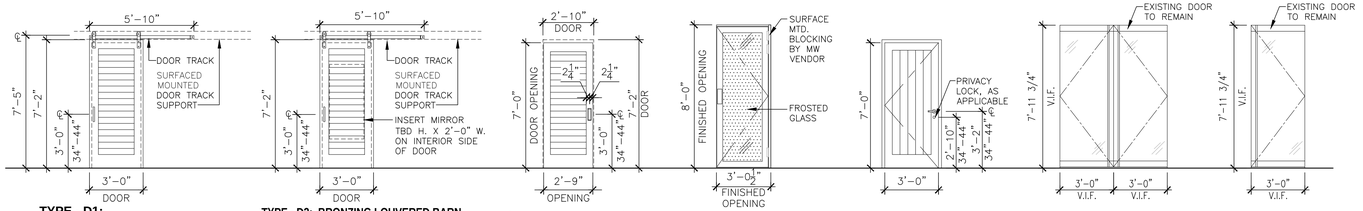
PROJECT: 260392
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005
PROJECT: SUGARED + BRONZED
PLOT SCALE: 1:1

DOOR SCHEDULE

NO.	LOCATION	SIZE	DOOR TYPE	DOOR		FRAME		RATING	HARDWARE GROUP	DETAIL			REMARKS
				MATERIAL	FINISH	MATERIAL	FINISH			HEAD	JAMB	THRESHOLD	
01	ENTRANCE	(EXISTING DOORS) (2) 3'-0" X 7'-11 3/4" V.I.F.	D5	EXISTING	EXISTING	EXISTING	EXISTING	–	1	–	–	2/A-200.00	EXISTING ENTRY DOORS TO REMAIN. G.C TO VERIFY EXISTING DOOR HARDWARE IS IN GOOD WORKING ORDER. REPORT ANY UNSATISFACTORY CONDITION TO S+B AND COORDINATE WITH LANDLORD FOR REPAIR.
02	BRONZED ROOM-1	3'-0" X 7'-2"	D2	WD	WHITE WASH	–	–	–	2	2&3/A-110.00	4&5/A-110.00	–	LOUVERED BARN DOOR – INSET MIRROR ON INTERIOR OF DOOR W/ 33"W. X 84"H. FINISHED DOOR OPENING
03	BRONZED ROOM-1	2'-10 7/8" X 7'-10 1/4"	D3	WD & TEMPERED GLASS	FROSTED DESIGN GLASS	–	–	–	3	–	–	–	DOUBLE ACTING HINGED GLASS DOOR WITH FROSTED GLASS – FINISH OPENING OF 36-1/2" X 96". OPENING HEIGHT TO BE MEASURED FROM PREPPING SIDE FINISHED FLOOR. REFER TO A-100 FOR HINGE BLOCKING
04	BRONZED ROOM-2	3'-0" X 7'-2"	D2	WD	WHITE WASH	–	–	–	2	2&3/A-110.00	4&5/A-110.00	–	LOUVERED BARN DOOR – INSET MIRROR ON INTERIOR OF DOOR W/ 33"W. X 84"H. FINISHED DOOR OPENING
05	BRONZED ROOM-2	2'-10 7/8" X 7'-10 1/4"	D3	WD & TEMPERED GLASS	FROSTED DESIGN GLASS	–	–	–	3	–	–	–	DOUBLE ACTING HINGED GLASS DOOR WITH FROSTED GLASS – FINISH OPENING OF 36-1/2" X 96". OPENING HEIGHT TO BE MEASURED FROM PREPPING SIDE FINISHED FLOOR. REFER TO A-100 FOR HINGE BLOCKING
06	RESTROOM	3'-0" X 7'-0"	D4	WD	WHITE WASH	WD	P-1	–	5	–	–	–	–
07	B.O.H.	3'-0" X 7'-0"	D4	WD	WHITE WASH	WD	P-1	–	4	–	–	–	–
08	BRONZED ROOM-3	3'-0" X 7'-2"	D2	WD	WHITE WASH	–	–	–	2	2&3/A-110.00	4&5/A-110.00	–	LOUVERED BARN DOOR – INSET MIRROR ON INTERIOR OF DOOR W/ 33"W. X 84"H. FINISHED DOOR OPENING
09	BRONZED ROOM-3	2'-10 7/8" X 7'-10 1/4"	D3	WD & TEMPERED GLASS	FROSTED DESIGN GLASS	–	–	–	3	–	–	–	DOUBLE ACTING HINGED GLASS DOOR WITH FROSTED GLASS – FINISH OPENING OF 36-1/2" X 96". OPENING HEIGHT TO BE MEASURED FROM PREPPING SIDE FINISHED FLOOR. REFER TO A-100 FOR HINGE BLOCKING
10	SUGARED ROOM-2	3'-0" X 7'-2"	D1	WD	WHITE WASH	–	–	–	2	2&3/A-110.00	4&5/A-110.00	–	LOUVERED BARN DOOR – W/ 33"W. X 84"H. FINISHED DOOR OPENING
11	SUGARED ROOM-1	3'-0" X 7'-2"	D1	WD	WHITE WASH	–	–	–	2	2&3/A-110.00	4&5/A-110.00	–	LOUVERED BARN DOOR – W/ 33"W. X 84"H. FINISHED DOOR OPENING
12	REAR DOOR	(E) 3'-0" X 7'-11 3/4" V.I.F.	D6	EXISTING	EXISTING	EXISTING	EXISTING	–	–	–	–	–	EXISTING REAR DOOR TO REMAIN. G.C. TO ENSURE DOOR HARDWARE IS IN GOOD WORKING ORDER. REPORT ANY UNSATISFACTORY CONDITION TO S+B AND COORDINATE WITH LANDLORD FOR REPAIR.

DOOR TYPES

NOTE: REFER TO PLAN FOR SWING DIRECTION.
G.C. TO VERIFY PRIOR TO FABRICATION, PURCHASE, AND INSTALLATION.



TYPE - D1: SUGARING BARN DOOR
MODERN BOUNDARY – DOUBLE SIDED DESIGN

TYPE - D2: BRONZING LOUVERED BARN DOOR WITH INTERIOR INSET MIRROR
MODERN BOUNDARY – DOUBLE SIDED DESIGN WITH INTERIOR INSET MIRROR

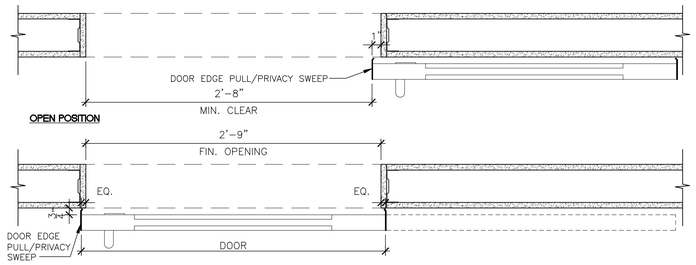
LOUVERED BARN DOOR (INTERIOR SIDE)

TYPE - D3: HINGED GLASS DOOR

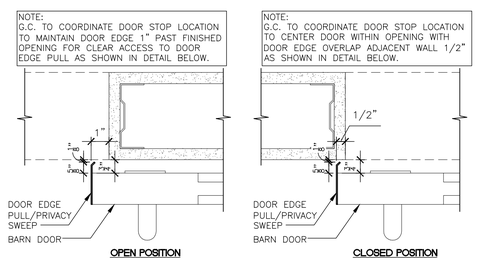
TYPE - D4: WOOD HINGE DOOR

TYPE - D5: EXISTING ENTRANCE GLASS DOORS

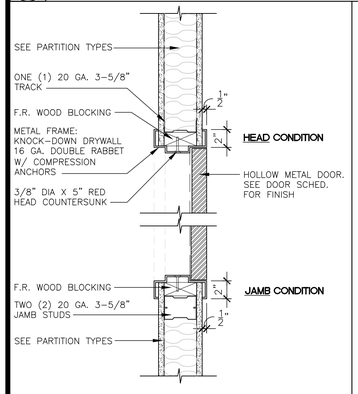
TYPE - D6: EXISTING REAR GLASS DOOR



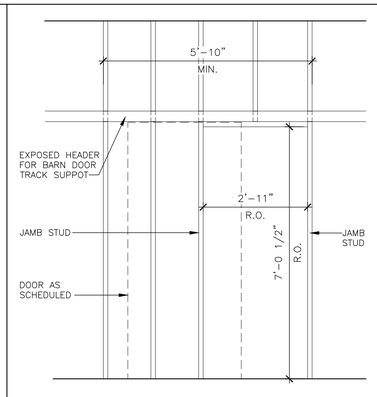
4 BARN DOOR ENLARGED PLAN DETAIL
SCALE: 1 1/2" = 1'-0"



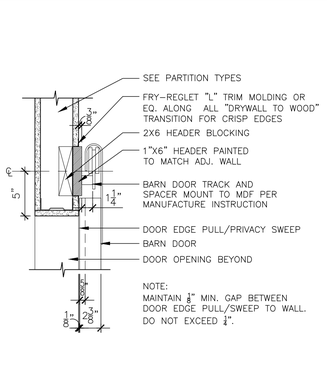
5 BARN DOOR EDGE PULLDETAIL
SCALE: 3" = 1'-0"



1 TYP. K.D. HEAD/JAMB DETAIL
SCALE: 1 1/2" = 1'-0"

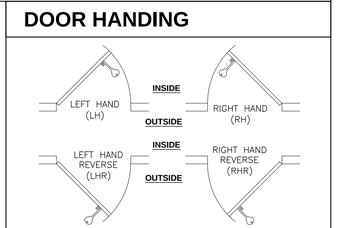


2 BARN DOOR HEADER DETAIL
SCALE: 1/2" = 1'-0"

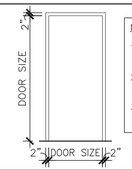


3 BARN DOOR HEADER SECTION
SCALE: 1 1/2" = 1'-0"

DOOR HANDING



TYP. DOOR FRAME



NOTES:
1. FIELD VERIFY ALL OPENINGS PRIOR TO FABRICATION.
2. ALL METAL FRAMES TO BE GALVANIZED.
3. ALL METAL DOOR FRAMES TO BE PROVIDED WITH SILENCERS.

DOOR HARDWARE SCHEDULE

HARDWARE SET #1 - ADA GLASS ENTRANCE DOOR

DESCRIPTION	MANUFACTURER	MODEL NO.	FINISH	REMARKS
THRESHOLD	NGP	HALF SADDLE	THRESHOLD– 325 MIL FINISH	VERIFY LENGTH WITH EXISTING DOOR OPENING

NOTES:
G.C. TO ENSURE WEATHERSTRIPPING IS IN GOOD WORKING ORDER AND COORDINATE IN FIELD TO REPLACE IN–KIND IF FOUND IN UNSATISFACTORY.

HARDWARE SET #2 - TREATMENT ROOM BARN DOOR

DESCRIPTION	MANUFACTURER	MODEL NO.	FINISH	REMARKS
SYSTEM: STANDARD FLAT TRACK ROLLER SYSTEM	RUSTICA	HANGER STYLE: STAG	MODERN GOLD	
DOOR TRACK	RUSTICA	TRACK STYLE: FLAT TRACK WHEEL STYLE: SLYDER MK2	MODERN GOLD	SUGARING TRACK LENGTH: 5'–10" BRONZING TRACK LENGTH: 5'–7"
FRONT HANDLES	RUSTICA	INDUSTRIC – 10" NO LOCK	MODERN GOLD	
BACK HANDLES	RUSTICA	MODERN FLUSH – 8"	MODERN GOLD	
FLOOR MOUNTED GUIDE	FLOOR MOUNT ADJUSTABLE U CHANNEL			
EDGE PULLS	(2) 6'–10" LENGTH BY MILLWORKER AND ALIGN WITH TOP OF DOOR, FINISH TO MATCH REST OF DOOR HARDWARE			

NOTES:
1. G.C. TO MAKE SURE THE BACK RECESSED HANDLE IS MOUNTED FAR ENOUGH INTO THE DOOR (FRAME PORTION OF DOOR SLAB) SO THAT IT'S NOT HIDDEN BEHIND THE WALL WHEN CLOSED.
2. G.C. TO MAKE SURE THE DOOR IS NO MORE THAN 3/4" OFF THE WALL TO PREVENT HALLWAY VISIBILITY INTO THE TREATMENT ROOMS

HARDWARE SET #3 - HINGED FROSTED GLASS DOOR FOR PRIVACY [BRONZE ROOM]

DESCRIPTION	MANUFACTURER	MODEL NO.	FINISH	REMARKS
HINGES	HINGE OUTLET	6" DOUBLE ACTING SPRING HINGES, ADJUSTABLE SKU:HO–DBLSPRH–BLK–6	MATTE BLACK	FURNISHED/INSTALLED BY MW VENDOR
PUSH PLATE	RUSTICA	8" PUSH PLATE	FLAT BLACK	FURNISHED/INSTALLED BY MW VENDOR
LAMINATE	CHEMETAL	ANODIZED ALUMINUM LAMINATE	934 LIGHT BRONZE	FURNISHED/INSTALLED BY MW VENDOR

HARDWARE SET #4 - DOOR WITH PASSAGE LEVER

DESCRIPTION	MANUFACTURER	MODEL NO.	FINISH	REMARKS
HINGES	PRIME–LINE	U 1158463	SATIN BRASS	SELF–CLOSING SPRING HINGE
LOCKSET	EMTEK	SELECT T–BAR STEM, KNURLED LEVER DISC ROSETTE	SATIN BRASS	PASSAGE LEVER SET

HARDWARE SET #5 - DOOR WITH PRIVACY LOCK

DESCRIPTION	MANUFACTURER	MODEL NO.	FINISH	REMARKS
HINGES	PRIME–LINE	U 1158463	SATIN BRASS	SELF–CLOSING SPRING HINGE
LOCKSET	EMTEK	SELECT T–BAR STEM, KNURLED LEVER DISC ROSETTE	SATIN BRASS	PASSAGE LEVER SET
PRIVACY LOCK	EMTEK	DISK ARCHED DOUBLE ROSETTE PRIVACY BOLT WITH INDICATOR	SATIN BRASS	

NOTE: ALL ALTERNATIVE HARDWARE TO BE EQUIVALENT TO SPECIFIED, INCLUDING BUT NOT LIMITED TO GRADE, FINISH AND QUALITY.

NOTE: EXISTING STOREFRONT DOOR SHALL BE FREE OF FILM, STICKERS & LABELS THAT IS NOT MANUFACTURE INSTALLED AND ENSURE ALL SURFACE SHALL BE FREE OF ADHESIVE RESIDUE WITHOUT DAMAGING THE SURFACE BENEATH. PATCH AND REPAIR AS REQUIRED TO MATCH ADJACENT FINISH. REPORT TO S+B C.M. IF DAMAGE BEYOND REPAIR AND REPLACEMENT IS REQUIRED.

DOOR RATING CLASSIFICATION

CLASS A:
CLASSIFICATION GENERALLY APPLIES TO 1–1/2 HOUR DOORS INTENDED FOR USE IN TWO–HOUR PARTITIONS. [i.e. FIRE SEPARATION WALLS; WALLS THAT DIVIDE A SINGLE BUILDING INTO FIRE AREAS]. COMMONLY REFERRED TO AS "A" LABEL DOORS.

CLASS B:
CLASSIFICATION GENERALLY APPLIES TO 3/4 HOUR DOORS INTENDED FOR USE IN ONE–HOUR PARTITIONS. [i.e. FIRE SEPARATION WALLS, 2–HOUR PARTITION PROVIDING HORIZONTAL FIRE SEPARATION]. COMMONLY REFERRED TO AS "B" LABEL DOORS.

CLASS C:
CLASSIFICATION GENERALLY APPLIES TO 20–MINUTE DOORS INTENDED FOR USE IN NOMINALLY RATED PARTITIONS [i.e. OPENINGS IN WALLS OR PARTITIONS BETWEEN ROOMS AND CORRIDORS HAVING A FIRE–RESISTANCE RATING OF 1–HOUR OR LESS]. COMMONLY REFERRED TO AS "C" LABEL DOORS.

DOOR GENERAL NOTES

1. CLOSERS: DOOR CLOSERS TO BE MOUNTED ON ROOM SIDE OF DOORS. DOOR CLOSERS TO HAVE A MAXIMUM OPENING FORCE OF 5 LBF (INTERIOR HINGED DOORS). THE SWEEP PERIOD OF THE CLOSER SHALL BE ADJUSTED SO THAT FROM AN OPEN POSITION OF 70 DEGREES, THE DOOR SHALL TAKE AT LEAST 3 SECONDS TO MOVE TO A POINT 3 IN. FROM THE LATCH, MEASURED TO THE LEADING EDGE OF THE DOOR.
2. GENERAL CONTRACTOR SHALL VERIFY WITH SUPPLIER THAT ALL HARDWARE MEETS ADA REQUIREMENTS.
3. ALL INTERIOR DOORS 1/4" UNDERCUT TO CLEAR FLOORING MATERIAL AS REQUIRED.
4. ALL INTERIOR DOORS TO BE PROVIDED WITH COMMERCIAL GRADE WALL OR FLOOR STOPS.
5. GENERAL CONTRACTOR TO SUBMIT TYPE–WRITTEN SHOP DRAWINGS AND PRODUCT LITERATURE FOR ALL DOORS AND HARDWARE SPECIFIED, PREPARED BY A LICENSED CERTIFIED CONSULTANT.
6. GENERAL CONTRACTOR SHALL ENSURE ALL EXISTING DOORS TO REMAIN TO BE IN GOOD OPERATING ORDER AND TO MEET CURRENT BUILDING CODES AND ADA REQUIREMENTS. GENERAL CONTRACTOR TO RESTORE DOORS AND HARDWARE TO "LIKE NEW" CONDITION.
7. EXTERIOR HINGES TO HAVE NON–REMOVEABLE PINS.
8. SIGN ABOVE THE DOOR STATING IN 1" HIGH LETTER ON A CONTRASTING BACKGROUND "THIS DOOR TO REMAIN UNLOCKED WHILE OCCUPIED" WHEN REQUIRED BY CODE.
9. GENDER NEUTRAL SIGNS SHALL HAVE HANDICAPPED ACCESSIBILITY SIGNAGE.
10. THIS PROJECT SHALL COMPLY WITH ALL FEDERAL AMERICANS WITH DISABILITY ACT REGULATION AND ALL LOCAL ACCESSIBILITY REGULATIONS.
11. THRESHOLDS SHALL BE NO HIGHER THAN 1/2" ABOVE THE FLOOR. EDGE TO BE BEVELED WITH A SLOPE NO GREATER THAN 1 IN 2.
12. DOOR HARDWARE SHALL BE OF THE LEVER OR PUSH TYPE, MOUNTED 34" TO 44" ABOVE THE FLOOR. HINGED, SLIDING AND FOLDING EXTERIOR OR INTERIOR DOORS WITH CLOSER SHALL BE OPERABLE WITH A MAXIMUM EFFORT OF 5 LBS.
13. ACCESSIBLE DOORS MUST BE MINIMUM 3'–0"W X 6'–8"H WITH MINIMUM CLEAR DOOR OPENING OF 32" WIDE MEASURING BETWEEN THE FACE OF THE DOOR AND THE STOP WITH THE DOOR OPEN 90 DEGREES.
14. PROVIDE 18" CLEAR SPACE AT STRIKE/PULL SIDE ON INTERIOR DOORS, AND 12" CLEAR AT STRIKE/PUSH SIDE OF DOORS W/ CLOSERS.
15. FLOOR SHALL BE LEVEL THROUGHOUT.

REFER TO SHEET T-300.00 FOR DOOR ADA APPROACH AND CLEARANCE REQUIREMENTS

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110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

NICHOLAS J. TRICARICO
ARCHITECT
TRICARICO ARCHITECTURE AND DESIGN PC

DRAWING NAME:
DOOR AND HARDWARE SCHEDULE

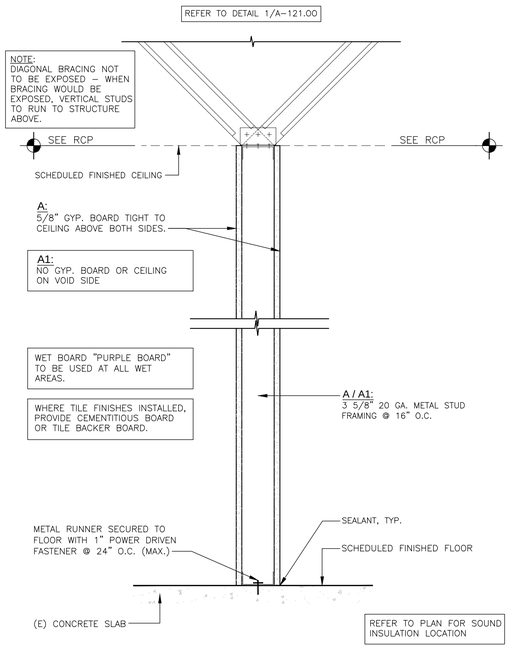
DRAWING NO. A-110.00 PAGE: 10 OF 28

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SEAL PROFESSIONAL SEAL

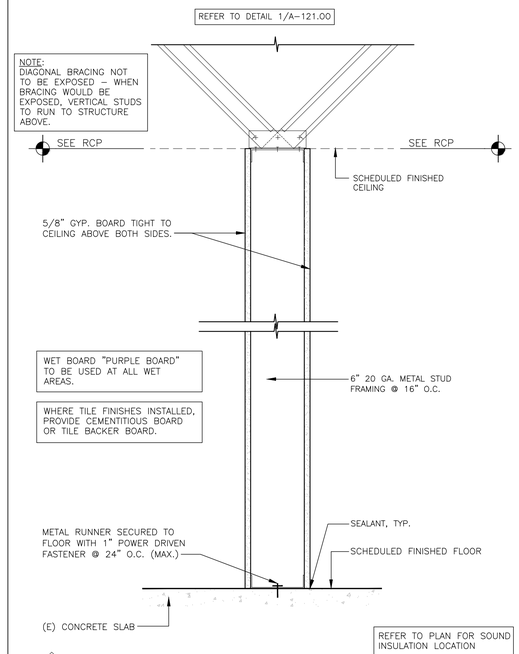
PROJECT: 260392
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005
PROJECT: SUGARED + BRONZED
PLOT SCALE: 1:1



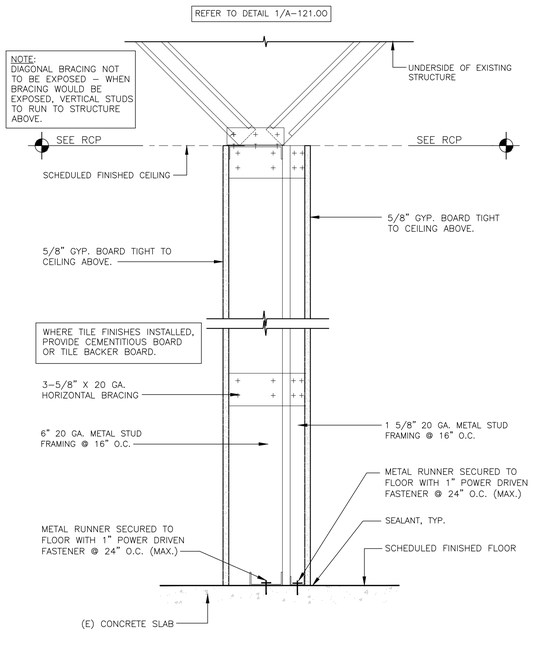
A **NON-RATED PARTITION**

A1 **NON-RATED PARTITION**

SIM. TO PARTITION TYPE 'A'
NO GYP. BD. OR CEILING ON VOID SPACE



B **NON-RATED PARTITION**



C **FURRED-OUT PARTITION**

1 PARTITION TYPES

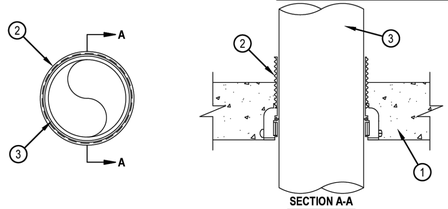
SCALE: 1 1/2" = 1'-0"

FA 1017

System No. F-A-1017

Classified by Underwriters Laboratories, Inc. to UL 1479 and CAN/ULC-S115

ANSI/UL1479 (ASTM E814)	CAN/ULC S115
F Rating — 3 Hr	F Rating — 3 Hr
T Rating — 0 Hr	FT Rating — 0 Hr
L Rating At Ambient — Less Than 1 CFM/sq ft (See Item 3)	FH Rating — 3 Hr
L Rating At 400 F — Less Than 1 CFM/sq ft (See Item 3)	FTH Rating — 0 Hr
W Rating — Class 1 (See Item 4)	L Rating At Ambient — Less Than 1 CFM/sq ft (See Item 3)
	L Rating At 400 F — Less Than 1 CFM/sq ft (See Item 3)



SECTION A-A

1. Floor Assembly — Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m^3) concrete.
1A. Floor Assembly - (Optional, Not Shown) — The fire rated unprotected concrete and steel floor assembly shall be constructed of the materials and in the manner specified in the individual D900 Series designs in the UL Fire Resistance Directory and as summarized below:
A. Concrete — Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight (100-150 pcf or 1600-2400 kg/m^3) concrete.
B. Steel Floor and Form Units* — Composite or non-composite max 3 in. (76 mm) deep galv steel fluted units as specified in the individual Floor-Ceiling Design.
2. Firestop Device* — Cast in place firestop device permanently embedded during concrete placement or grouted in concrete floor assembly in accordance with accompanying installation instructions. The devices may extend a max of 2 in. (51 mm) above the top surface of the concrete. The max extension above the concrete for the CP 680N-75/2.5" and CP 682-75/2.5" devices is not restricted when Top Seal Plug (Item 4B) is used.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 680N-75/2.5", CP 680N-110/4", CP 680N-160/6", CP 682-75/2.5", CP 682-110/4", CP 680-M 2", CP 680-M 3", CP 680-M 4", CP 680-P 2", CP 680-P 3", CP 680-P 4", CP 680-P 6", CP 680-PX 2", CP 680-PX 3"
3. Through Penetrants — One metallic pipe, conduit or tubing to be installed within the firestop device. Pipe, conduit or tubing to be rigidly supported on both sides of floor assembly. The following types of pipe, conduit or tubing may be used:
A. Steel Pipe — Nom 6 in. (152 mm) diam (or smaller) Schedule 10 (or heavier) steel pipe.
B. Iron Pipe — Nom 6 in. (152 mm) diam (or smaller) cast or ductile iron pipe.
C. Conduit — Nom 6 in. (152 mm) diam (or smaller) rigid steel conduit.
D. Conduit — Nom 4 in. (102 mm) diam (or smaller) steel electrical metallic conduit.
E. Copper Tubing — Nom 6 in. (152 mm) diam (or smaller) Type L (or heavier) copper tubing.
F. Copper Pipe — Nom 6 in. (152 mm) diam (or smaller) Regular (or heavier) copper pipe.

Hilti Firestop Systems

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Page: 1 of 3

FA 1017

System No. F-A-1017

The firestop device and metallic penetrant shall be sized as follows:

Nom Pipe Diameter+, ++	Firestop Device
1-1/2 to 2-1/2 in. (38 to 64 mm)	CP 680N-75/2.5" or CP 682-75/2.5"
1-1/2 to 2 in. (38 to 51 mm)	CP 680-M 2", CP 680-P 2", CP 680-PX 2"
2-1/2 to 3 in. (64 to 76 mm)	CP 680-M 3", CP 680-P 3", CP 680-PX 3"
3 to 4 in. (76 to 102 mm) (Copper pipe or tubing)	CP 680N-110/4" CP 680-P 4"
3 to 4 in. (76 to 102 mm) (Other than copper pipe or tubing)	CP 680N-110/4" or CP 682-110/4" CP 680-M 4", CP 680-P 4"
4 in. (102 mm) (Copper pipe or tubing)	CP 682-110/4" CP 680-M 4"
Greater than 4 to 6 in. (102 to 152 mm)	CP 680N-160/6", CP 680-P 6"
6 in. (152 mm)	CP 680-M 6"

+ When metallic pipes of diameters smaller than those shown above are installed within the device, CP618 Firestop Putty Stick or mineral wool insulation shall be installed within the device.
++ L Rating applies only to CP 680-M and CP 680-P(X) devices and only when the nom diam of pipe equals size of device (2 in. diam pipe in 2" device etc.) L Rating does not apply to CP 680N and CP682 devices.

4. Fill, Void or Cavity Material* - Putty (Not Shown) — Min 1 in. (25 mm) thickness of fill material applied within annulus flush with top surface of device.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 618 Firestop Putty Stick
4A. Packing Material (Not Shown) — As an alternate to Item 4, min 4 in. (102 mm) thickness of min 4 pcf (64 kg/m^3) mineral wool insulation firmly packed to the fullest extent possible within annulus flush with top surface of device.
4B. Firestop Device* - Top Seal Plug — (Optional, Not Shown) - Top seal plug for use with CP 680-M 2" and CP 680-P(X) 2"devices and nom pipe, conduit or tubing sizes of ½ in. (13 mm) to 2 in. (51 mm) diam. Plug is friction fit into top of firestop device (Item 2) in accordance with the manufacturer's instructions. When top seal plug is used, no putty (Item 4) or packing material (Item 4A) is required. W Rating applies only to nom 1, 1-1/4, 1-1/2 and 2 in. (25, 32, 38 and 51 mm) diam copper pipe/tube in conjunction with 2" CPS Top Seal and CP 680-M 2" or CP 680-P(X) 2" devices.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CPS Top Seal Plugs

Hilti Firestop Systems

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Page: 2 of 3

FA 1017

System No. F-A-1017

4B1. Firestop Device* - Water Barrier Module — (Optional, Not Shown) - Used an alternate to top seal plug (Item 4B). Used in combination with the CP 680-M and CP 680-P(X) devices and supplied by device manufacturer. Module is threaded onto top of device. See Table below for sizes of device/module and penetrants covered. When water barrier module is used, a W Rating applies to the water barrier module, device and penetrant sizes specified in Table below. For W Rating with Water Barrier Module, pipe shall be installed from bottom of device.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — Water Barrier Module

Penetrant Type (See Item 3 above)	Nom Penetrant Diam	Size of Device/Module
A, B, C, D	2"	2"
	2-1/2"	3"
	3"	3"
	4"	4"
	6"	6"
E, F	2"	2"
	3"	3"
	4"	4"
	6"	6"

5. Pipe Tee Fitting System — (Optional, Not Shown) — For use with Iron Pipe (Item 3B) only, One nom 6 in. (152 mm) diam (or smaller) PVC TESTRITE TEE Fitting (matched to penetrant diameter). The PVC TESTRITE TEE Fitting is secured to metallic penetrant (Item 3B) with compression type pipe coupling elastomeric gasket with stainless steel jacket and stainless steel band clamps for use in vented (drain, waste or vent) iron pipe systems. Installed (Item 3B) penetrant shall extend a minimum of 6 in. (152 mm) above the surface of the floor and minimum 12 in. (302 mm) below the bottom surface of the floor above assembly.

* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Hilti Firestop Systems

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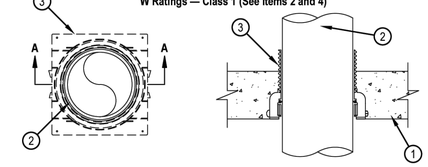
Page: 3 of 3

FA 2166

System No. F-A-2166

Classified by Underwriters Laboratories, Inc. to UL 1479

F Rating — 4 Hr
T Rating — 1/4 Hr
L Rating At Ambient — Less Than 1 CFM/sq ft (See Item 2)
L Rating At 400 F — Less Than 1 CFM/sq ft (See Item 2)
W Ratings — Class 1 (See Items 2 and 4)



SECTION A-A

1. Floor Assembly — Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight 100-150 pcf (1600-2400 kg/m3) concrete.
1A. Floor Assembly - (Optional - Not Shown) — The fire rated unprotected concrete and steel floor assembly shall be constructed of the materials and in the manner specified in the individual D900 Series designs in the UL Fire Resistance Directory and as summarized below:
A. Concrete — Min 4-1/2 in. (114 mm) thick reinforced lightweight or normal weight 100-150 pcf (1600-2400 kg/m3) concrete topping as measured over the top plane of the steel floor units.
B. Steel Floor and Form Units* — Composite or non-composite max 3 in. (76 mm) deep galv steel fluted units as specified in the individual Floor-Ceiling Design.
2. Through Penetrants — One nonmetallic pipe to be installed within the firestop system. Pipe to be rigidly supported on both sides of floor assembly. For W Rating with Water Barrier Module (Item 4), pipe shall be installed from bottom of device. The following types and sizes of nonmetallic pipes may be used:
A. Polyvinyl Chloride (PVC) Pipe — Nom 6 in. (152 mm) diam (or smaller) Schedule 40 solid-core or cellular core PVC pipe for use in closed (process or supply) or vented (drain, waste or vent) piping system.
B. Chlorinated Polyvinyl Chloride (CPVC) Pipe — Nom 6 in. (152 mm) diam (or smaller) SDR13.5 CPVC pipe for use in closed (process or supply) piping systems.
C. Rigid Nonmetallic Conduit (RNC)+ — Nom 6 in. (152 mm) diam Schedule 40 PVC conduit installed in accordance with the National Electrical Code (NFPA No. 70).
The firestop device and nonmetallic penetrant shall be sized as follows:

Nom Pipe Diameter	Firestop Device
2 in. (51 mm)	CP 680-75/2.5"N CP 680-P 2" CP 680-PX 2"
3 in. (76 mm)	CP 680-P 3" CP 680-PX 3"
3 to 4 in. (76 to 102 mm)	CP 680-110/4"N CP 680-P 4"
6 in. (152 mm)	CP 680-160/6"N CP 680-P 6"

Hilti Firestop Systems

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Page: 1 of 2

FA 2166

System No. F-A-2166

++ L Rating applies only to CP 680-P(X) devices and only when the nom diam of pipe equals size of device (2 in. diam pipe in 2" device etc.) L Rating does not apply to CP 680N devices.
3. Firestop Device* — Cast in place firestop device permanently embedded during concrete placement or grouted in concrete assembly in accordance with accompanying installation instructions with a max 2 in. (51 mm) projection above the top surface of the concrete.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CP 680-75/2.5"N, CP 680-110/4"N, CP 680-160/6"N, CP 680-P 2", CP 680-P 3", CP 680-P 4", CP 680-P 6", CP 680-PX 2", CP 680-PX 3"
4. Firestop Device* - Water Barrier Module — (Optional, Not Shown) - Applies to nom 2", 3", 4" and 6" water barrier modules used in combination with the CP 680-P(X) 2", CP 680-P(X) 3", CP 680-P 4" and CP 680-P 6" devices, respectively, and supplied by device manufacturer. Module is threaded onto top of device. W Rating applies only when water barrier module is used and nom diam of penetrant equals size of device.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — Water Barrier Module
4A. Firestop Device* — (Optional. Not shown) - Alternate to Water Barrier Module (Item 4). Top Seal Plug for use with CP 680-P(X) 2" device installed in accordance with the manufacturer's instructions. W Rating applies only to the IPS Top Seal Plug with nom 2 in. (51 mm) diam penetrants and CPS Top Seal Plug for nom 2 in. (51 mm) diam penetrants.
HILTI CONSTRUCTION CHEMICALS, DIV OF HILTI INC — CPS and IPS Top Seal Plugs
* Indicates such products shall bear the UL or cUL Certification Mark for jurisdictions employing the UL or cUL Certification (such as Canada), respectively.

Hilti Firestop Systems

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Page: 2 of 2

DOB APPROVAL STAMP

DOB APPROVAL STAMP

FIRE STOP DETAILS

ARCHITECT

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ENGINEER

PROJECT NUMBER	DATE:
260392	10/02/2026
DRAWN BY: EK	CHECK BY: EC
THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	N.J.T.

ISSUE LOG:

CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

NICHOLAS J. TRICARICO
ARCHITECT

TRICARICO ARCHITECTURE AND DESIGN PC

DRAWING NAME:

PARTITION TYES AND DETAILS

DRAWING NO. A-120.00

PAGE: 11 OF 28

FIRM REGISTRATION NO.

LICENSE NO. 012094—1

eSeal_NY_Tricarico_220931.tif

SEAL

PROFESSIONAL SEAL

PROJECT: 260392

LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

PROJECT: SUGARED + BRONZED

PLOT SCALE: 1:1

NONLOAD-BEARING INTERIOR METAL STUD LIMITING HEIGHTS

NOMINAL DEPTH	COMPLETE SSMA DESIGNATION	THICKNESS / COMMON GAUGE REFERENCE	FB L/240	FB L/360	MB-48 L/240	MB-48 L/360
2 1/2"	250S125-30	30 MIL / 20 GA DW REF.	11'-7"	10'-2"	11'-8"	10'-2"
	250S125-33	33 MIL / 20 GA STR REF.	12'-0"	10'-6"	12'-1"	10'-6"
	250S125-43	43 MIL / 18 GA REF.	13'-0"	11'-5"	13'-1"	11'-5"
3 5/8"	362S125-30	30 MIL / 20 GA DW REF.	15'-6"	13'-6"	15'-6"	13'-7"
	362S125-33	33 MIL / 20 GA STR REF.	16'-0"	14'-6"	16'-1"	14'-0"
	362S125-43	43 MIL / 18 GA REF.	17'-5"	15'-3"	17'-5"	15'-3"
4"	400S125-30	30 MIL / 20 GA DW REF.	16'-8"	14'-7"	16'-9"	14'-8"
	400S125-33	33 MIL / 20 GA STR REF.	17'-3"	15'-1"	17'-4"	15'-2"
	400S125-43	43 MIL / 18 GA REF.	18'-10"	16'-5"	18'-10"	16'-6"
6"	600S125-30	30 MIL / 20 GA DW REF.	22'-11"	20'-0"	23'-0"	23'-3"
	600S125-33	33 MIL / 20 GA STR REF.	23'-9"	20'-9"	23'-11"	21'-0"
	600S125-43	43 MIL / 18 GA REF.	26'-1"	22'-10"	26'-2"	22'-10"
8"	800S125-30	30 MIL / 20 GA DW REF.	N/T	N/T	N/T	N/T
	800S125-33	33 MIL / 20 GA STR REF.	N/T	N/T	N/T	N/T
	800S125-43	43 MIL / 18 GA REF.	32'-9"	28'-8"	33'-1"	29'-0"

DW = DRYWALL | STR = STRUCTURAL | GA = GAUGE | MIL = STEEL THICKNESS IN MILS | REF. = REFERENCE ONLY | FB = FULLY BRACED
MB-48 = MECHANICALLY BRACED AT 48" O.C. MAXIMUM | N/T = MEMBER NOT TABULATED BY SSMA FOR THE INDICATED DEPTH AND THICKNESS.

VALUES ARE TAKEN FROM THE SSMA NON-COMPOSITE FULLY BRACED AND BRACED @ 48" O.C. TABLES AT 5 PSF AND 16" O.C.

DO NOT USE AN N/T MEMBER WITHOUT CURRENT MANUFACTURER DATA OR PROJECT-SPECIFIC ENGINEERING.

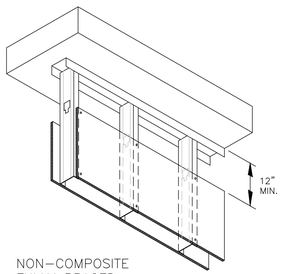
TYPICAL NON-COMPOSITE WALL CONDITIONS SHOWN FOR REFERENCE:

THESE DETAILS ILLUSTRATE TYPICAL METHODS OF PROVIDING LATERAL RESTRAINT TO NON-COMPOSITE STEEL-STUD PARTITIONS WHERE GYPSUM BOARD DOES NOT CONTINUOUSLY RESTRAIN BOTH STUD FLANGES FOR THE FULL STUD HEIGHT.

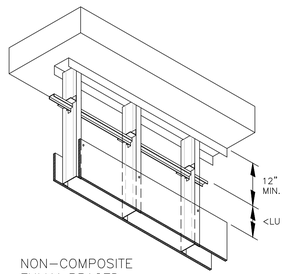
Lu IS THE CRITICAL UNBRACED LENGTH OF THE STUD. PROVIDE GYPSUM BOARD, MECHANICAL BRIDGING OR OTHER APPROVED LATERAL RESTRAINT SO THAT THE DISTANCE BETWEEN POINTS OF RESTRAINT DOES NOT EXCEED THE PUBLISHED Lu VALUE FOR THE ACTUAL STUD PROVIDED.

Lu VARIES BY STUD SIZE, PROFILE, THICKNESS, STEEL STRENGTH AND MANUFACTURER. REFER TO THE SELECTED STUD MANUFACTURER'S CURRENT PUBLISHED PRODUCT DATA FOR THE APPLICABLE Lu VALUE AND REQUIRED BRACING DETAILS.

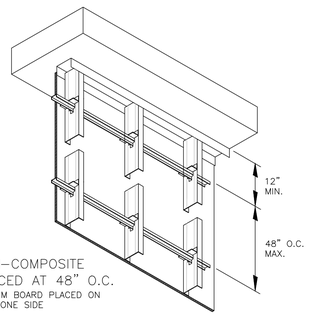
WHERE THE MB-48 CONDITION IS USED, PROVIDE MECHANICAL BRIDGING AT 48" O.C. VERTICALLY MAXIMUM, WITH THE UPPERMOST BRIDGING ROW LOCATED AS INDICATED BY THE STUD AND HEAD-OF-WALL MANUFACTURER.



NON-COMPOSITE
FULLY BRACED



NON-COMPOSITE
FULLY BRACED
BRACING SPACING ABOVE
GYPSUM IS LESS THAN Lu



NON-COMPOSITE
BRACED AT 48" O.C.
GYPSUM BOARD PLACED ON
ONLY ONE SIDE

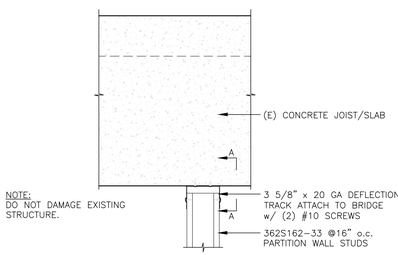
METAL STUD LIMITING-HEIGHT NOTES

1. MANUFACTURER-SPECIFIC DATA:
   THIS TABLE IS PROVIDED AS A GENERAL MEMBER-SELECTION AND FIELD COORDINATION GUIDE BASED ON SSMA STANDARD STUD PROPERTIES.CONTRACTOR SHALL SUBMIT CURRENT PRODUCT DATA AND LIMITING-HEIGHT TABLES FOR THE ACTUAL STUD MANUFACTURER AND PRODUCT PROPOSED, INCLUDING CLARK DIETRICH, MARINO\WARE OR APPROVED EQUAL. IDENTIFY THE COMPLETE PRODUCT DESIGNATION, MEMBER DEPTH, FLANGE WIDTH, STEEL THICKNESS, YIELD STRENGTH AND REQUIRED BRACING. MANUFACTURER'S CURRENT PUBLISHED DATA SHALL GOVERN WHERE MORE RESTRICTIVE.
2. TABLE BASIS:
   TABULATED HEIGHTS ARE BASED ON SSMA S125 STUDS WITH 1 1/4" FLANGES, 33 KSI MINIMUM YIELD STRENGTH, STUDS AT 16" O.C., 5 PSF INTERIOR LATERAL LOAD, NON-COMPOSITE DESIGN AND THE DEFLECTION LIMIT INDICATED.
3. COMPLETE MEMBER DESIGNATION:
   PROVIDE THE COMPLETE SSMA STUD DESIGNATION, INCLUDING THE MIL-THICKNESS SUFFIX. FOR EXAMPLE, 362S125-33 INDICATES A 3 5/8" STUD WITH A 1 1/4" FLANGE AND 33-MIL STEEL THICKNESS. A DESIGNATION SUCH AS 362S125 WITHOUT THE THICKNESS SUFFIX IS INCOMPLETE.
4. GAUGE AND THICKNESS:
   GAUGE DESIGNATIONS ARE PROVIDED FOR COMMON TRADE REFERENCE ONLY. PROVIDE THE SSMA MIL THICKNESS AND MINIMUM BASE-METAL THICKNESS SPECIFIED. "20 GAUGE" ALONE IS NOT AN ACCEPTABLE PRODUCT DESIGNATION, AS IT MAY REFER TO EITHER 30-MIL DRYWALL FRAMING OR 33-MIL STRUCTURAL FRAMING.
5. HEIGHT DEFINITION:
   TABULATED HEIGHT IS THE MAXIMUM CLEAR, SINGLE-SPAN WALL HEIGHT BETWEEN BOTTOM AND TOP STRUCTURAL SUPPORTS. IT IS NOT THE MANUFACTURED STOCK LENGTH OR CUT LENGTH OF THE STUD.
6. DEFLECTION CRITERIA:
   UNLESS NOTED OTHERWISE, USE L/240 FOR STANDARD NON-LOAD-BEARING INTERIOR GYPSUM-BOARD PARTITIONS WITH PAINTED FINISHES, INCLUDING TYPICAL LEVEL 4 FINISH CONDITIONS, UNDER THE DESIGN LATERAL LOAD INDICATED. USE L/360 FOR TILE, CONVENTIONAL PLASTER AND OTHER BRITTLE FINISHES, OR WHERE REQUIRED BY THE FINISH OR ASSEMBLY MANUFACTURER. FOR VENEER PLASTER, USE L/240 MINIMUM OR THE MORE RESTRICTIVE MANUFACTURER'S REQUIREMENT. STRUCTURAL DRAWINGS, PROJECT SPECIFICATIONS AND FINISH-MANUFACTURER REQUIREMENTS SHALL GOVERN WHERE MORE RESTRICTIVE. THIS CHART IS LIMITED TO L/240 AND L/360 DEFLECTION CRITERIA.
7. FULLY BRACED CONDITION:
   FB HEIGHTS REQUIRE BOTH STUD FLANGES TO BE LATERALLY RESTRAINED FOR THE FULL STUD HEIGHT. THE SSMA NON-COMPOSITE VALUES DO NOT INCLUDE THE CONTRIBUTION OF GYPSUM BOARD TO THE WALL'S FLEXURAL STRENGTH OR STIFFNESS; HOWEVER, PROPERLY FASTENED SHEATHING OR EQUIVALENT RESTRAINT IS REQUIRED FOR THE STUDS TO BE CONSIDERED FULLY BRACED.
8. ABOVE-CEILING CONDITION:
   WHERE GYPSUM BOARD TERMINATES AT OR APPROXIMATELY 6" ABOVE THE FINISHED CEILING AND THE STUDS CONTINUE TO THE STRUCTURE ABOVE, THE REMAINING UNSHEATHED STUD EXTENSION SHALL NOT BE CONSIDERED FULLY BRACED. USE THE MB-48 LIMITING-HEIGHT VALUES FOR THE FULL STUD HEIGHT, UNLESS ANOTHER MANUFACTURER-APPROVED BRACING DESIGN IS PROVIDED.
9. MECHANICAL BRIDGING:
   MB-48 BRIDGING SHALL BE PROVIDED AT 48" O.C. VERTICALLY MAXIMUM, MEASURED BETWEEN HORIZONTAL BRACING ROWS. PROVIDE BRACING CLOSER WHERE REQUIRED BY THE SELECTED MANUFACTURER. GREATER SPACING SHALL NOT BE USED UNLESS SUPPORTED BY CURRENT MANUFACTURER DATA OR PROJECT-SPECIFIC ENGINEERING.
10. BRIDGING ATTACHMENT:
    COLD-ROLLED CHANNEL SHALL BE POSITIVELY ATTACHED TO EACH STUD WITH APPROVED BRIDGING CLIPS AND FASTENERS. CHANNEL LOOSELY INSERTED THROUGH STUD PUNCHOUTS SHALL NOT BE CONSIDERED EFFECTIVE BRACING. TERMINATE AND ANCHOR BRACE LINES IN ACCORDANCE WITH THE APPROVED MANUFACTURER'S DETAILS.
11. DEFLECTION TRACK:
    WHERE A DEFLECTION OR SLIP TRACK IS PROVIDED, LOCATE THE UPPERMOST BRIDGING ROW NOT MORE THAN 12" BELOW THE DEFLECTION-TRACK WEB, OR AS REQUIRED BY THE APPROVED STUD AND HEAD-OF-WALL MANUFACTURER. DO NOT FASTEN STUDS TO DEFLECTION-TRACK FLANGES WHERE VERTICAL MOVEMENT IS REQUIRED.
12. DIAGONAL LATERAL BRACING:
    WHERE A PARTITION DOES NOT EXTEND TO, OR IS NOT POSITIVELY CONNECTED TO, THE BUILDING STRUCTURE ABOVE, PROVIDE ENGINEERED DIAGONAL BRACING OR KICKERS AS REQUIRED TO STABILIZE THE TOP OF THE WALL AND TRANSFER LATERAL LOADS TO THE BUILDING STRUCTURE.

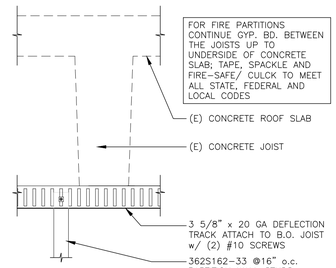
    WHERE FULL-HEIGHT STUDS ARE CONNECTED TO THE STRUCTURE ABOVE THROUGH AN APPROVED FIXED OR DEFLECTION HEAD-OF-WALL SYSTEM, DIAGONAL KICKERS ARE NOT REQUIRED SOLELY BECAUSE THE GYPSUM BOARD TERMINATES ABOVE THE CEILING, UNLESS OTHERWISE REQUIRED BY THE STRUCTURAL DRAWINGS OR PROJECT-SPECIFIC ENGINEERING.

    DIAGONAL KICKERS SHALL NOT BE USED AS A SUBSTITUTE FOR REQUIRED HORIZONTAL STUD-FLANGE BRIDGING. KICKER SIZE, SPACING, CONNECTIONS AND ATTACHMENT TO THE BUILDING STRUCTURE SHALL BE DESIGNED BY THE STRUCTURAL ENGINEER OR CONTRACTOR'S DELEGATED DESIGN PROFESSIONAL. DO NOT ATTACH KICKERS TO CEILING GRID, DUCTWORK, PIPING OR OTHER NONSTRUCTURAL COMPONENTS.
13. WALL-SUPPORTED AND CONCENTRATED LOADS:
    TABULATED HEIGHTS ARE BASED ON A 5 PSF UNIFORM INTERIOR LATERAL LOAD AND DO NOT, BY THEMSELVES, ADDRESS WALL-MOUNTED CABINETS, SHELVING, MILLWORK, HANDRAILS, GRAB BARS, TELEVISIONS, EQUIPMENT, LARGE DOORS, IMPACT LOADS OR OTHER CONCENTRATED LOADS. PROVIDE APPROVED BACKING, BLOCKING AND CONNECTIONS, AND INCREASE STUD THICKNESS, REDUCE STUD SPACING OR PROVIDE ENGINEERED FRAMING WHERE REQUIRED.
14. UNBRACED CONDITION:
    UNSHEATHED STUD PORTIONS WITHOUT APPROVED MECHANICAL BRIDGING ARE NOT COVERED BY THIS TABLE. ATTACHMENT TO FLOOR AND DECK TRACKS ALONE DOES NOT CONSTITUTE FULL BRACING. FIELD-IMPROVISED BRACING SHALL NOT BE USED AS A SUBSTITUTE FOR AN APPROVED STUD-FLANGE BRACING SYSTEM.
15. FIELD VERIFICATION:
    CONTRACTOR SHALL VERIFY ACTUAL FLOOR-TO-STRUCTURE HEIGHTS, CEILING HEIGHTS, GYPSUM-BOARD TERMINATION HEIGHTS, HEAD-OF-WALL CONDITIONS AND ABOVE-CEILING CONDITIONS BEFORE ORDERING OR INSTALLING FRAMING. WHERE THE ACTUAL HEIGHT EXCEEDS THE TABULATED LIMIT, OR WHERE ANY FIELD CONDITION DIFFERS FROM THE ASSUMPTIONS OF THIS TABLE, DO NOT PROCEED. SUBMIT AN RFI TO THE ARCHITECT IDENTIFYING THE CONDITION AND PROPOSED RESOLUTION. WHERE REQUIRED TO SUPPORT THE PROPOSED RESOLUTION, PROVIDE CURRENT MANUFACTURER DATA, FRAMING DETAILS AND CALCULATIONS PREPARED BY THE CONTRACTOR'S QUALIFIED DESIGN PROFESSIONAL FOR REVIEW.
16. SINGLE-PIECE STUDS:
    PROVIDE FULL-HEIGHT, SINGLE-PIECE STUDS. FIELD-SPLICED, OVERLAPPED, BUILT-UP OR TELESCOPED STUDS ARE NOT PERMITTED UNLESS SPECIFICALLY DESIGNED AND DETAILED.
17. PRODUCT EQUIVALENCY:
    PROPRIETARY OR "EQ" STUDS SHALL NOT BE SUBSTITUTED BASED SOLELY ON NOMINAL DEPTH OR GAUGE. LIMITING HEIGHTS SHALL BE BASED ON THE EXACT MANUFACTURER, PRODUCT DESIGNATION, STEEL THICKNESS, YIELD STRENGTH AND CURRENT PUBLISHED DESIGN DATA OR EVALUATION REPORT.
18. EXCLUDED CONDITIONS:
    TABLE DOES NOT APPLY TO EXTERIOR WALLS, LOAD-BEARING OR AXIALLY LOADED WALLS, SHAFT WALLS, GUARDS, PARAPETS, CANTILEVERED PARTITIONS, IMPACT-RESISTANT WALLS OR WALLS SUPPORTING STRUCTURAL OR OTHER SIGNIFICANT CONCENTRATED LOADS.
19. ITEMS NOT COVERED:
    TRACK THICKNESS, HEAD-OF-WALL MOVEMENT, BRIDGING CONNECTIONS, BLOCKING, FASTENERS, JAMB STUDS, DOOR FRAMING AND CONNECTIONS TO THE BUILDING STRUCTURE ARE NOT FULLY ESTABLISHED BY THIS TABLE AND SHALL BE PROVIDED AS REQUIRED BY THE CONTRACT DOCUMENTS, STRUCTURAL DRAWINGS AND APPROVED MANUFACTURER DATA.
20. CONFLICTS:
    STRUCTURAL DRAWINGS, PROJECT-SPECIFIC ENGINEERING, TESTED FIRE-RESISTANCE OR ACOUSTICAL ASSEMBLIES, FINISH-MANUFACTURER REQUIREMENTS, APPLICABLE CODE AND MANUFACTURER'S CURRENT DATA SHALL GOVERN WHERE MORE RESTRICTIVE OR IN THE EVENT OF A CONFLICT.

SOURCE:
SSMA PRODUCT TECHNICAL GUIDE, INTERIOR WALL LIMITING HEIGHTS: NON-COMPOSITE | FULLY BRACED, PAGES 21-22, AND INTERIOR WALL
LIMITING HEIGHTS - BRACED AT 48" O.C., PAGES 23-24. VERIFY AGAINST THE CURRENT SSMA GUIDE AND SELECTED STUD MANUFACTURER'S CURRENT PUBLISHED DATA.



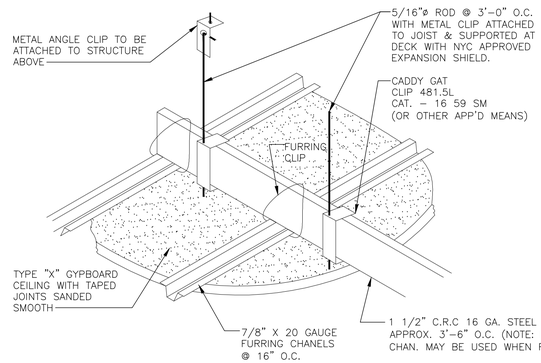
NOTE:
DO NOT DAMAGE EXISTING STRUCTURE.



SECTION A-A

1 TYPICAL WALL BRACING DETAILS

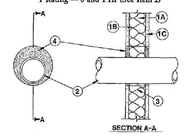
SCALE: 1 1/2" = 1'-0"



2 BLACK IRON DETAIL

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

System No. W-L-1039
(Formerly System No. 605)
F Rating — 1 Hr
T Rating — 0 and 1 Hr (See Item 2)



SECTION A-A

1. **Wall Assembly —** The fire rated gypsum wallboard/stud wall assembly shall be constructed of the materials and in the manner specified in the individual U300 or U400 Series Wall and Partition Designs in the UL Fire Resistance Directory and shall include the following construction features:
   A. **Studs —** Wall framing may consist of either wood studs or steel channel studs. Wood studs to consist of nom 2 by 4 in. lumber spaced 16 in. OC. Steel studs to be min 2-1/2 in. wide and spaced max 24 in. OC.
   B. **Batts and Blankets*** — Nom 1-1/2 in. thick mineral wool batts friction fitted to fill interior of stud cavities.
   C. **Gypsum Board*** — The gypsum wallboard type, thickness, number of layers and orientation shall be as specified in the individual Wall and Partition Design. Max diam of opening is 6 in.
2. **Through Penetrants —** One metallic pipe, conduit or tubing to be installed in either concentrically or eccentrically within the firestop system. Pipe, conduit or tubing to be rigidly supported on both sides of wall assembly. The following types and sizes of metallic pipes, conduits or tubing may be used:
   A. **Steel Pipe —** Nom 4 in. diam (or smaller) Schedule 10 (or heavier) steel pipe. The annular space shall be min 1/4 to max 1-3/8 in. **When steel pipe is used T Rating is 0 hr.**
   B. **Conduit —** Nom 4 in. diam or smaller steel electrical metallic tubing or steel conduit. The annular space shall be min 1/4 to max 1-5/8 in. **When conduit is 1/2 in. diam or less, T Rating is 1 hr.**
   C. **Copper Tubing —** Nom 4 in. diam (or smaller) Type M (or heavier) copper tubing. The annular space shall be min 1/4 to max 1-5/8 in. **When copper tubing is used, T Rating is 0 hr.**
3. **Forming Material* —** Min 2-1/2 in. thickness of min 3.5 pcf mineral wool batt insulation firmly packed into opening as a permanent form. Forming material to be recessed from both surfaces of wall to accommodate the required thickness of fill material.
   THERMAFIBER L L C —Type SAF
4. **Fill, Void or Cavity Material* —** Min 1/2 in. thickness of fill material applied within the annulus, flush with both surfaces of wall. Dry mix material mixed at a rate of 2.1 parts dry mix to 1 part water by weight in accordance with the accompanying installation instructions.
   UNITED STATES GYPSUM CO —Type FC
4A. **Fill, Void or Cavity Material* —** Not Shown — Two component fill material used as an alternate to Item 4. Min 1/2 in. thickness of fill material applied within the annulus, flush with both surfaces of wall. Ready-mixed component mixed with accelerator component at a rate of 66 parts of ready-mixed component to 1 part of accelerator component by weight in accordance with the accompanying installation instructions.
   UNITED STATES GYPSUM CO —Type RFC
*Bearing the UL Classification Mark

FIRE STOP DETAILS

DOB APPROVAL STAMP

DOB APPROVAL STAMP

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THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.

ENGINEER

PROJECT NUMBER	DATE:
260392	10/02/2026
DRAWN BY: EK	CHECK BY: EC
THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	N.J.T.

ISSUE LOG:

CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

NICHOLAS J. TRICARICO
ARCHITECT

TRICARICO ARCHITECTURE AND DESIGN PC

DRAWING NAME:

PARTITION NOTES AND DETAILS

DRAWING NO. A-121.00 PAGE: 12 OF 28

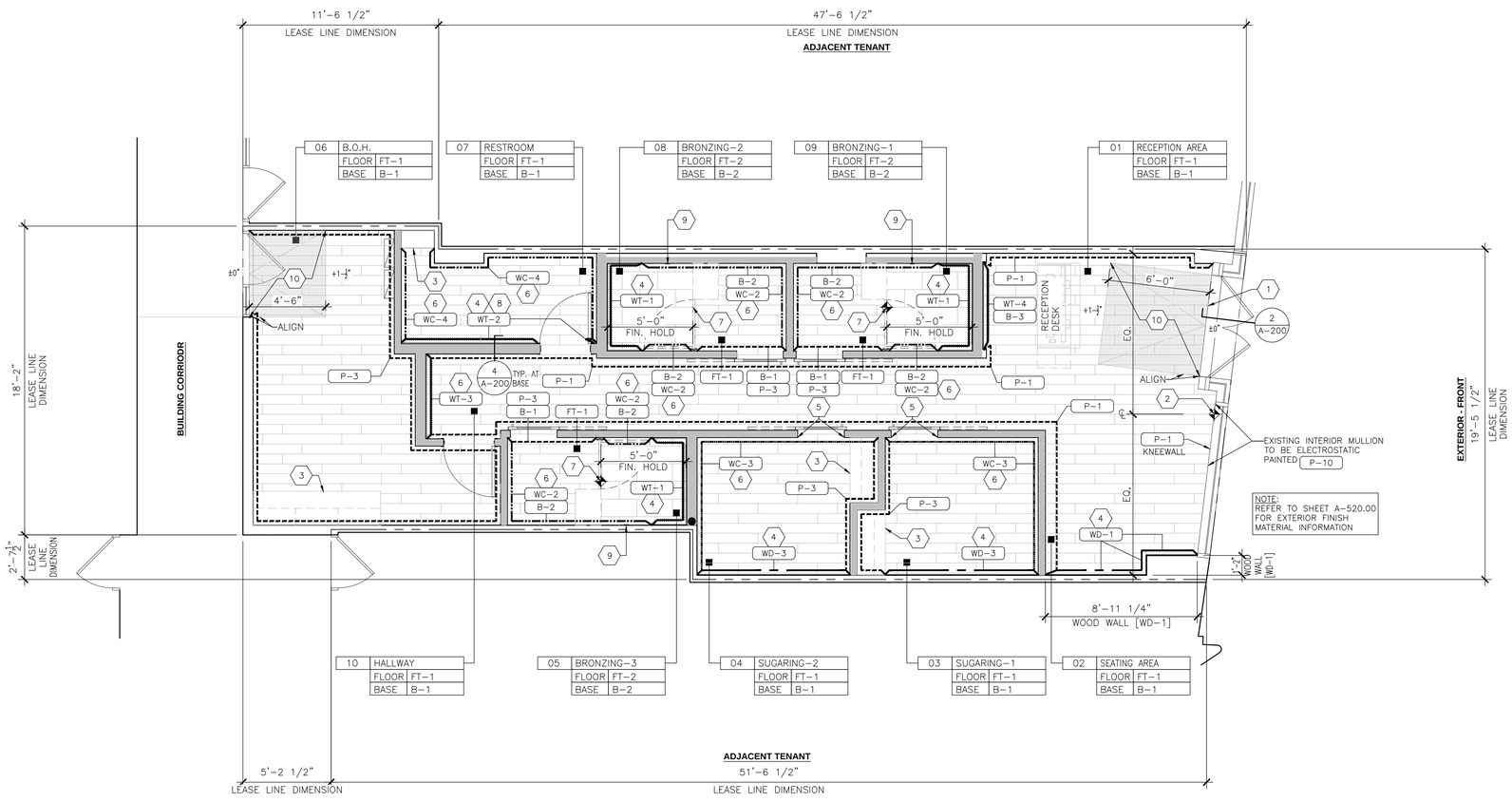
FIRM REGISTRATION NO.	LICENSE NO. 012094-1
SEAL	PROFESSIONAL SEAL

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PROJECT: 260392
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005
PROJECT: SUGARED + BRONZED
PLOT SCALE: 1:1

FINISH	APPROXIMATE MATERIAL SQ.FT. TAKE OFF
WC-2	400 SQ.FT.
WC-3	323 SQ.FT.
WC-4	216 SQ.FT.
WT-1&FT-2	300 SQ.FT.
WT-2	85 SQ.FT.
WT-3	45 SQ.FT.
WT-4	47 SQ.FT.
WD-1	112 SQ.FT.
WD-3	162 SQ.FT.

SQUARE FOOTAGES ARE TO BE VERIFIED IN FIELD PRIOR TO ORDERING MATERIALS

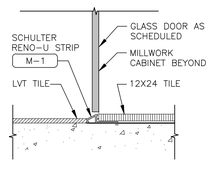


1 ARCHITECTURAL FINISH PLAN - FIRST FLOOR

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

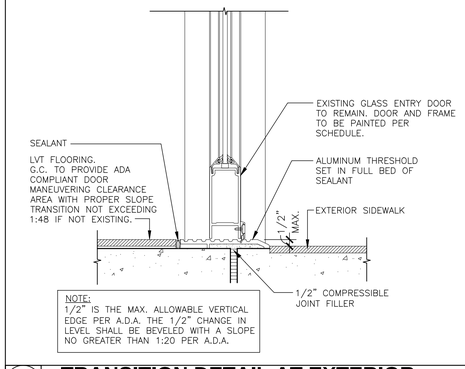
NOTES

1. THE GENERAL CONTRACTOR MUST BE AWARE OF ALL PRODUCT LEAD TIMES AND COORDINATE ALL ORDERS TO MAINTAIN PROJECT SCHEDULE. PROVIDE SUBMITTAL SAMPLES TO SUGARED + BRONZED CONTACT FOR REVIEW AND APPROVAL.
2. ALL FINISHES MUST BE DURABLE AND EASILY REPLACEABLE.
3. ALL WALL PAINT SHALL BE PROVIDE WITH AN EGGSHELL FINISH, UNLESS OTHERWISE NOTED.
4. ALL SURFACES SHALL BE PREPARED FOR PAINT AND ALL PAINT SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION FOR PARTICULAR SURFACES. PROVIDE MINIMUM (2) FINISH COATS OVER (1) PRIME COAT, REPAINT OR TOUCH-UP AREAS WHERE NECESSARY PRIOR TO COMPLETIONS.
5. ALL CEILING PAINT SHALL BE PROVIDED WITH A FLAT FINISH, UNLESS OTHERWISE NOTED.
6. ALL WALLS (NEW AND EXISTING) SHALL BE PROPERLY PREPARED (SPACKLED, SANDED, ETC.) FOR PAINTING AS PER FINISH PLAN AND MANUFACTURER'S SPECIFICATIONS. PREPARE ALL WALLS TO A LEVEL 4 FINISH.
7. ALL SUB-SURFACES TO BE PREPARED AS PER MANUFACTURER'S SPECIFICATIONS TO RECEIVE SPECIFIED FINISH. FLASH PATCH, SKIM COAT, PRIME AND OTHERWISE PREPARE AS REQUIRED.
8. ALL MATERIALS AND FINISHES TO BE APPLIED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
9. ALL MATERIALS SHALL BE NON-COMBUSTIBLE OR FLAME-PROOFED IN AN APPROVED MANNER.
10. PREPARE ALL EXPOSED STRUCTURE, PIPE WORK, DUCTWORK, ETC. AT ALL EXPOSED STRUCTURE, PIPE WORK, DUCTWORK, ETC. AT CEILING TO RECEIVE A PAINT FINISH, UNLESS OTHERWISE NOTED.
11. ALL DOORS AND FRAMES TO BE PAINTED THE SAME COLOR AND TYPE OF PAINT ON BOTH SIDES, UNLESS OTHERWISE NOTED.
12. ALL CONVECTOR ENCLOSURES TO BE PAINTED SHALL HAVE THE GRILLES AND ACCESS PANELS REMOVED AND PAINTED SEPARATELY AND REINSTALLED WHEN THOROUGHLY DRY.
13. ALL OUTLETS AND SWITCH PLATES TO MATCH ADJACENT SURFACES. COORDINATE ALL OUTLET HEIGHTS WITH MILLWORK, EQUIPMENT, ADJACENCIES, ETC. FINAL LOCATIONS TO BE REVIEWED AND APPROVED BY OWNER PRIOR TO INSTALLATION.
EXCEPTION: BRONZING SPRAY ROOM OUTLETS WILL BE DARK BROWN ON A GOLD PAINTED WALL
14. PRIME AND PREPPED ALL WALLS PRIOR TO THE INSTALLATION OF TILING AND/OR PANELING.
15. ANY SLOPED AREAS REQUIRED THROUGHOUT THE SPACE SHALL MEET ALL ACCESSIBILITY CODE REQUIREMENTS. ANY / ALL FLOORING TRANSITIONS SHALL NOT EXCEED 1/2" IN HEIGHT AND MEET ALL ACCESSIBILITY CODE REQUIREMENTS.
16. WALL SURFACE / SUBSTRATE MUST BE UNIFORM AND CLEAN WHERE VINYL BASE IS TO BE INSTALLED. ALL OUTSIDE CORNERS TO RECEIVE THE MANUFACTURER'S PERFORMANCE TRIM PIECE.
17. ALL WALLS WHICH HAVE BEEN PAINTED WITH AN EGGSHELL FINISH AND MUST BE TOUCHED-UP AS A PUNCH-LIST ITEM SHALL BE REPAINTED ENTIRELY BETWEEN THE (2) CLOSET BREAK POINTS.
18. TILE INSTALLATION SHALL CONFORM TO ALL APPLICABLE INSTALLATION METHODS OF THE "HANDBOOK FOR CERAMIC TILE INSTALLATION" PUBLISHED BY THE THE COUNCIL OF AMERICA, INC.
19. GENERAL CONTRACTOR TO PROVIDE AND INSTALL ALL METAL ANGLES AND/OR MARBLE REDUCING SADDLES PER DETAILS, IN ADDITION TO ANY FLOOR LEVELING AS MAY BE REQUIRED FOR SMOOTH TRANSITION AT ALL STONE OR TILE FLOORING/MATERIAL TRANSITION POINTS.
20. FLOOR COVERING IN CLOSETS SHALL BE THE SAME AS THAT OF THE SPACE ONTO WHICH THE CLOSET OPENS, UNLESS OTHERWISE NOTED.
21. GENERAL CONTRACTOR SHALL FLASH PATCH AND PREPARE ALL FLOORS AS REQUIRED TO RECEIVE SPECIFIED FLOORING MATERIAL.
22. FOR CARPET, VINYL AND LINOLEUM INSTALLATION FLASH PATCH, LEVEL AND OTHERWISE PREPARE FLOOR AS REQUIRED FOR SPECIFIED FLOOR FINISH.
23. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY UNACCEPTABLE FLOOR FINISH WORK CAUSED BY POOR SUB-FLOOR CONDITIONS.
24. FLOORS MUST BE FREE OF DUST, OIL AND ALL FOREIGN MATTER, BUILDING MUST BE PRE-HEATED TO A MINIMUM OF 65°F (18.3°C) AND AT HUMIDITY LEVEL ACCEPTABLE TO THE MANUFACTURER, 24 HOURS PRIOR TO INSTALLATION OF FLOOR COVERING. CRACKS 1/16" (1.59MM) OR MORE, HOLES AND OTHER UNEVENNESS MUST BE FILLED WITH A LATEX BASE FLOOR FILLER; HIGH SPOTS MUST BE LEVELED. FLOOR MUST BE SWEPT CLEAN, WET MOPPED WITH WARM WATER AND SWEPT AGAIN. IF SWEEPING LEAVES A RESIDE, FLOORS SHALL BE VACUUMED.
25. PROTECT ALL FLOOR AND WALL SURFACES UPON COMPLETION DURING CONSTRUCTION.
26. PROTECT ALL FLOOR DRAINS NEW AND EXISTING FROM DEBRIS DURING CONSTRUCTION. DO NOT PARTIALLY BLOCK OR COVER AN FLOOR DRAINS OR CLEAN OUTS WITH NEW CONSTRUCTION.
27. G.C. TO PROVIDE AND INSTALL SOUNDPROOFING UNDERLAYMENT (LATTICRETE OR SIMILAR) IN ALL AREAS TO RECEIVE STONE OR TILE FLOORING.
28. G.C. TO PROVIDE AND INSTALL ALL REQUIRED COORDINATING SPECIALITY TILE AND STONE PIECES TO COMPLETE REQUIRED LAYOUT IN SPECIFIED MATERIAL INCLUDING CORNER PIECES, END PIECES, TRANSITIONS, SADDLES AND TRIMS.
29. BRONZING ROOM WALL TILE RECEIVES SPECIFIC BRONZED SCHLUTER TRIM. REFER TO INTERIOR ELEVATIONS FOR MORE INFORMATION.
30. CONTRACTOR TO INSPECT ALL EXISTING WALLS TO REMAIN AND INCLUDE THE COST OF A SKIM COAT, IF REQUIRED, IN BID.



3 TRANSITION DETAIL AT BRONZE ROOM

SCALE: 3" = 1'-0"



2 TRANSITION DETAIL AT EXTERIOR

SCALE: 3" = 1'-0"

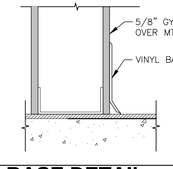
KEY NOTES

1	G.C. TO PROVIDE THRESHOLD TRANSITION AT EXTERIOR ENTRY DOOR IN COMPLIANCE WITH ACCESSIBILITY REQUIREMENT. VERIFY DIMENSIONS IN FIELD AND CUT TO LENGTH REQUIRED. REFER TO DETAIL 2 ON THIS SHEET.	6	THE WALL COVERING EDGE CONDITION IS TO BE SEALED WITH SILICONE TO AVOID PEALING.
2	START TILE FROM CENTER OF SPACE WIDTH AT STOREFRONT	7	STARTING BRONZE ROOM TILE [FT-2] AT CENTER OF ROOM WITH METAL TRANSITION TRIM, M-1. FLOOR AND WALL TILE PATTERN TO ALIGN. REFER TO DETAIL 3 ON THIS SHEET.
3	MILLWORK VENDOR TO SUPPLY TOE KICK AROUND MILLWORK.	8	G.C. TO PROVIDE AND INSTALL SEALER FOR TILE PER TILE MANUFACTURE RECOMMENDED PRODUCT AND APPLICATION.
4	NO BASE TO BE INSTALLED ON ACCENT WALL. G.C. TO INSTALL FINISH FROM FLOOR TO CEILING.	9	WALL BLOCKING FOR HOSE HOOK TO BE PAINTED [P-6].
5	WALL COVERING TO STOP AT THE EDGE OF BARN DOOR OPENINGS IN ALL SUGARING ROOM. THE WALL COVERING EDGE CONDITION IS TO BE SEALED WITH SILICONE TO AVOID PEALING. INSIDE FACE OF BARN DOOR OPENING TO BE PAINTED [P-3]	10	G.C. TO PROVIDE ADA COMPLIANT DOOR MANEUVERING CLEARANCE AREA WITH PROPER SLOPE TRANSITION NOT EXCEEDING 1:48 IF NOT EXISTING.

WALL FINISH LEGEND

INDICATION	DESCRIPTION	SYMBOL
	PAINT	FLOOR XX-1 / BASE XX-1 — FLOORING & BASE FINISH
	WALLCOVERING	
	WOOD PLANK / BOARD & BATTEN	XX-1 — WALL FINISH
	WALL TILE	

NOTES:
1. REFER TO SHEET A-210.00 FOR FINISH SCHEDULES AND A-400.00 FOR CEILING FINISHES.
2. REFER TO SHEETS A-520.00 FOR EXTERIOR FINISHES.



4 BASE DETAIL

SCALE: 3" = 1'-0"

DOB APPROVAL STAMP

DOB APPROVAL STAMP

ARCHITECT

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PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

NICHOLAS J. TRICARICO ARCHITECT

TRICARICO ARCHITECTURE AND DESIGN PC

DRAWING NAME:

ARCHITECTURAL FINISH PLAN AND DETAILS - FIRST FLOOR

DRAWING NO. A-200.00

PAGE: 13 OF 28

FIRM REGISTRATION NO.

LICENSE NO. 012094-1

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SEAL

PROFESSIONAL SEAL

PROJECT: 260392

LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

PROJECT: SUGARED + BRONZED

PLOT SCALE: 1:1

MATERIAL AND FINISH SCHEDULE

HATCHED AS SHOWN - SUBJECT TO CHANGE REFER TO FINISH SCHEDULE DOC.

SYMBOL / TAG	MATERIAL	MANUFACTURER	PRODUCT NAME / MODEL NUMBER	SIZE	COLOR	LOCATION	NOTES	RESPONSIBILITY	
								FURNISHED BY	INSTALLED BY
FLOORING									
FT-1	WOOD FLOORING	MOHAWK GROUP	HOT AND HEAVY II FLEXIBLE LVT	7" X 48"	SECOYA 2.5 TOFFEE OAK	THROUGHOUT EXCEPT BRONZED SPRAY ROOM	G.C. TO COORDINATE QUANTITY AND TARGETED DELIVERY DATES WITH S+B REQUIRED VENDOR ON TITLE SHEET. CC RECEIPTS@SUGAREDANDBRONZED.COM ON ALL CORRESPONDENCES.	S&B	G.C.
FT-2	PORCELAIN	LANDMARK CERAMICS	VISION DW MOKA PORCELAIN TILE	12" X 24"	VISION DW MOKA	BRONZED SPRAY ROOM	G.C. TO COORDINATE QUANTITY AND TARGETED DELIVERY DATES WITH RECEIPTS@SUGAREDANDBRONZED.COM ON ALL CORRESPONDENCES.	S&B	G.C.
BASE									
B-1	RUBBER BASE	JOHNSONITE	TRADITIONAL (WITH TOE)	4" X 1/8"	#50 WHITE	THROUGHOUT	G.C. TO VERIFY QUANTITY. DO NOT INSTALL WHERE THERE IS [WD-1] OR BRONZING SPRAY AREA OR [WT-1] G.C. TO COORDINATE QUANTITY AND TARGETED DELIVERY DATES WITH S+B REQUIRED VENDOR ON TITLE SHEET. CC RECEIPTS@SUGAREDANDBRONZED.COM ON ALL CORRESPONDENCES.	S&B	G.C.
B-2	RUBBER BASE	JOHNSONITE	TRADITIONAL (WITH TOE)	4" X 1/8"	#80 FAWN	BRONZE ROOM ON WC-2 WALLS	G.C. TO VERIFY QUANTITY. DO NOT INSTALL WHERE THERE IS [WT-1] G.C. TO COORDINATE QUANTITY AND TARGETED DELIVERY DATES WITH S+B REQUIRED VENDOR ON TITLE SHEET. CC RECEIPTS@SUGAREDANDBRONZED.COM ON ALL CORRESPONDENCES.	S&B	G.C.
B-3	WOOD BASE		2" DEEP 4" PAINT GRADE WOOD BASE	2" D. X 4" H.	PAINT TO MATCH ADJACENT PAINT	RECEPTION FEATURE WALL	FLUSH WITH ADJACENT SURFACE	G.C.	G.C.
GROUT									
GR-2	GROUT	POLYBLEND	EPOXY GROUT		TRUFFLE #540	BRONZE SPRAY AREA FLOOR AND WALL	G.C. TO VERIFY QUANTITY	G.C.	G.C.
GR-3	GROUT	POLYBLEND	EPOXY GROUT		BRIGHT WHITE #381	RESTROOM WALL & RECEPTION WALL	G.C. TO VERIFY QUANTITY	G.C.	G.C.
PAINT									
P-1	PAINT	BENJAMIN MOORE	EGGSHELL REGAL FINISH (INTERIOR NON-FLAT) VOC.80		DECORATOR'S WHITE #CC-20 #N319	WAITING AREA, RECEPTION AREA	G.C. TO VERIFY QUANTITY	G.C.	G.C.
P-2	PAINT	BENJAMIN MOORE	#508 WATERBORNE CEILING PAINT FLAT FINISH VOC.34		DECORATOR'S WHITE #CC-20	CEILING	G.C. TO VERIFY QUANTITY	G.C.	G.C.
P-3	PAINT	BENJAMIN MOORE	REGAL CLASSIC SEMIGLOSS FINISH VOL.O		DECORATOR'S WHITE #CC-20	SUGARED ROOMS, BRONZED ROOMS, & BOH	G.C. TO VERIFY QUANTITY	G.C.	G.C.
P-5	PAINT	BENJAMIN MOORE	SCUFF-X® INTERIOR LATEX PAINT SEMI-GLOSS FINISH N487		ASHLEY GRAY HC-87	BRONZE ROOM CEILING	G.C. TO VERIFY QUANTITY	G.C.	G.C.
P-6	PAINT	RUST-OLEUM	UNIVERSAL SPRAY PAINT FOR ALUMINUM, METAL AND WOOD 11OZ		FLAT CHESTNUT	BRONZE ROOM HOSE HOOK BLOCKING	G.C. TO VERIFY QUANTITY	G.C.	G.C.
P-10	PAINT	BENJAMIN MOORE	AURA WATERBORNE EXTERIOR PAINT SATIN FINISH 631		DECORATOR'S WHITE #CC-20	STOREFRONT MULLION (INTERIOR SIDE ONLY)	GC TO VERIFY QUANTITY	G.C.	G.C.
WALL									
WC-1	WALL COVERING	TBD				HALLWAY FEATURE WALL	G.C. TO COORDINATE QUANTITY AND TARGETED DELIVERY DATES WITH RECEIPTS@SUGAREDANDBRONZED.COM ON ALL CORRESPONDENCES.	S&B	G.C.
WC-2	WALL COVERING	MAYA ROMANOFF 54	HURLY BURLY TYPE II WALL VINYL IN COFFEE & CREAM	54" WIDTH	MR-FV-19176	BRONZED ROOM	G.C. TO COORDINATE QUANTITY AND TARGETED DELIVERY DATES WITH S+B REQUIRED VENDOR ON TITLE SHEET. CC RECEIPTS@SUGAREDANDBRONZED.COM ON ALL CORRESPONDENCES.	S&B	G.C.
WC-3	WALL COVERING	THIBAUT	THIBAUT NORMANDY WIDE WIDTH WALLCOVERING TWW14554 COLORWAY	54" WIDTH	SPA BLUE	SUGARED ROOM	G.C. TO COORDINATE QUANTITY AND TARGETED DELIVERY DATES WITH S+B REQUIRED VENDOR ON TITLE SHEET. CC RECEIPTS@SUGAREDANDBRONZED.COM ON ALL CORRESPONDENCES.	S&B	G.C.
WC-4	WALL COVERING	WOLF GORDON	CAPELLA CPL VINYL CONTRACT WALL COVERING 03	52" WIDTH	CPL 3485 AQUEOUS	RESTROOM	G.C. TO COORDINATE QUANTITY AND DELIVERY DATES WITH RECEIPTS@SUGAREDANDBRONZED.COM	S&B	G.C.
WD-3	BOARD AND BATTEN WALL	CUSTOM WOOD	2"W X 1"D PAINTED WOOD VERTICALS SPACED EQUALLY APART (APPROX. 12" O.C.) W/ 4" PAINTED WOOD HEAD/BASEBOARD AT TOP AND BOTTOM	5/8" THICK	[P-3], SEMI-GLOSS	SUGARING ROOM	G.C. TO VERIFY QUANTITY	G.C.	G.C.
WD-1	WOOD WALL	WEABER	WEATHERED HARDWOOD BOARD	1/2" X 4" X 4"	WHITE WASH	LOBBY	G.C. TO VERIFY QUANTITY	S&B	G.C.
WD-3	BOARD AND BATTEN WALL	CUSTOM WOOD	2"W X 1"D PAINTED WOOD VERTICALS SPACED EQUALLY APART (APPROX. 12" O.C.) W/ 4" PAINTED WOOD HEAD/BASEBOARD AT TOP AND BOTTOM	5/8" THICK	[P-3], SEMI-GLOSS	SUGARING ROOM	G.C. TO VERIFY QUANTITY	G.C.	G.C.
WT-1	PORCELAIN	LANDMARK CERAMICS	VISION DW MOKA PORCELAIN TILE	12" X 24"	VISION DW MOKA	BRONZED SPRAY ROOM	G.C. TO COORDINATE QUANTITY AND TARGETED DELIVERY DATES WITH RECEIPTS@SUGAREDANDBRONZED.COM ON ALL CORRESPONDENCES.	S&B	G.C.
WT-2	ACCENT TILE	TBD				RESTROOM	G.C. TO VERIFY QUANTITY. GROUT JOINT 3/16". G.C. TO COORDINATE QUANTITY AND TARGETED DELIVERY DATES WITH RECEIPTS@SUGAREDANDBRONZED.COM ON ALL CORRESPONDENCES.	S&B	G.C.
WT-3	ACCENT TILE	TBD				HALLWAY FEATURE WALL	G.C. TO COORDINATE QUANTITY AND TARGETED DELIVERY DATES WITH RECEIPTS@SUGAREDANDBRONZED.COM ON ALL CORRESPONDENCES.	S&B	G.C.
WT-4	ACCENT TILE	TBD				RECEPTION FEATURE WALL	G.C. TO COORDINATE QUANTITY AND TARGETED DELIVERY DATES WITH RECEIPTS@SUGAREDANDBRONZED.COM ON ALL CORRESPONDENCES.	S&B	G.C.
MISCELLANEOUS									
SS-1	CORIAN COUNTERTOP	DU PONT	CORIAN		GLACIER WHITE	RECEPTION	MILLWORK VENDOR TO VERIFY QUANTITY	S&B	MILLWORK VENDOR
PL-1	PLASTIC LAMINATE	FORMICA	COLORCORE® 2 LAMINATE		COLOR: SURF (923) FINISH: MATTE (58)	SUGARING ROOM MILLWORK	MILLWORK VENDOR TO VERIFY QUANTITY	S&B	MILLWORK VENDOR
PL-3	PLASTIC LAMINATE	FORMICA	COLORCORE® 2 LAMINATE		COLOR: WHITE (949) FINISH: MATTE (58)	SUGARING ROOM MILLWORK	MILLWORK VENDOR TO VERIFY QUANTITY	S&B	MILLWORK VENDOR
PL-4	PLASTIC LAMINATE	WILSONART	LAMINATE		BRITTANY BLUE D321 FINISH: MATTE	BOH MILLWORK	MILLWORK VENDOR TO VERIFY QUANTITY	S&B	MILLWORK VENDOR
M-1	METAL TRANSITION STRIP	SCHLUTER	RENO-U OR EQUIVALENT		BRUSHED ANTIQUE BRONZE ANODIZED ALUMINUM RUST RESISTANT	BRONZING CHANGING TO PREPPING ROOM FLOORING	G.C. TO VERIFY QUANTITY	G.C.	G.C.
M-2	METAL TRANSITION STRIP	SCHLUTER	JOLLY (J100 ABGB) OR EQUIVALENT		BRUSH ANTIQUE BRONZE ANODIZED ALUMINUM	BRONZING ROOM	G.C. TO VERIFY QUANTITY	G.C.	G.C.
WD-2	WOOD MILLWORK	ABET LAMINATI	CAMPIONARIO GRAINWOOD	0.9MM THICK X 305X130	607 MORGAN ASH	LOBBY & TREATMENT ROOM MILLWORK	MILLWORK VENDOR TO VERIFY QUANTITY	S&B	G.C.
SF-1	SOLAR FILM	EDGE	PRISTINE CERAMIC 70 FILM			STOREFRONT GLAZING	VENDOR TO VERIFY QUANTITY	S&B	S&B
SF-2	BRAKE METAL		16 GA. MIN.		WHITE (POWDERCOATED TO MATCH P-10)	STOREFRONT KNEEWALL (EXTERIOR SIDE ONLY)	G.C. TO VERIFY QUANTITY	G.C.	G.C.
SF-3	VINYL WRAP	TBD	TBD		WHITE (MATCH P-10)	STOREFRONT MULLION (EXTERIOR SIDE ONLY)	VENDOR TO VERIFY QUANTITY	S&B	S&B
CEILING									
CT-1	CEILING TILE	USG	RADAR BASIC WHITE SQUARE EDGE LAY-IN CEILING TILE	2" X 2" X 5/8"	WHITE	BOH	TO BE USED WITH A 5/16" GRID SYSTEM	G.C.	G.C.

MATERIAL / FINISH NOTES:

1. G.C. TO VERIFY AND USE ALL FINISH MATERIALS, PAINTS, ADHESIVES, SEALANTS, AND CAULKS TO BE COMPLIANT WITH CODE REGULATION.
2. ALL GYP. BD. SURFACES THROUGHOUT SHALL HAVE LEVEL 4 FINISH A SMOOTH (NO TEXTURE) SANDED SURFACE AND SHALL BE PREPARED FOR PAINT FINISH AS SPECIFIED ON THE PLANS.
3. ALL PAINT USED SHALL BE COMMERCIAL WATER BASED INTERIOR ENMEL AT INTERIOR LOCATIONS.
4. ALL GYP. BD. SURFACES SHALL RECEIVE TWO COATS OF PAINT.
5. ALL DRYWALL FINISHES, GYP. BD. CEILING IN THE WAITING AREA AND CORRIDOR TO BE LEVEL 4 FINISH.

FLAMESPREAD INFORMATION

FLAME SPREAD CLASSIFICATION / FLAME-SPREAD RATING OR INDEX / SMOKE DEVELOPED

CLASS I (OR A)		CLASS II (OR B)		CLASS III (OR C)		CLASS IV (OR D)	
FLAME SPREAD	0-25	FLAME SPREAD	26-75	FLAME SPREAD	76-200	FLAME SPREAD	OVER 200
SMOKE DEVELOPED	0-450						

FINISHES SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES AND REQUIREMENTS FOR INTERIOR FINISHES AND TRIM.
ALL FINISH MATERIALS TO BE CLASSIFIED AS CLASS A (I), CLASS B (II), CLASS C (III) FLAME SPREAD / SMOKE DEVELOPMENT.

MATERIAL	FLAME-SPADE RATING	FLAME-SPACE CLASS	SMOKE DEVELOPED	
ACOUSTIC CEILING TILE	CLASS I	<25	10 OR <50	ASTM E-84
METAL	CLASS I	<25	<450	ASTM E-84
PAINT	CLASS I	10 OR <25	5 OR <50	ASTM E-84-79a
WOOD PANEL	CLASS III	76-200		

NOTE:
CHAPTER 8 INTERIOR FINISHES:
CLASSIFICATION REQUIREMENTS FOR INTERIOR FINISHES SHALL APPLY AS SPECIFIED FOR OCCUPANCY IN ACCORDANCE WITH SECTION 803.1.1 THROUGH 803.15 AND TABLE 803.13.

(AS APPLICABLE)
PAINT P-1 THRU P-7:
ASTM E-84-79a, FLAME SPREAD MAX. (15) - CLASS A
SMOKE DEVELOPED MAX. (5)

WALLCOVERING WC-1, WC-2, WC-3, WC-4:
ASTM E84 FLAME SPREAD (5), CLASS A
SMOKE DEVELOPED (10)

FLOORING FT-1:
ASTM F1514 <8, CLASS A
SMOKE DENSITY ASTM E662 PART <450

RUBBER WALL BASE B-2:
ASTM F-1700, CLASS I ($\geq$ 0.45 w/CM^2)
FLAME SPREAD / SMOKE DENSITY: CLASS < 450

FINISH SCHEDULE QR CODE

SCAN HERE TO ACCESS THE MOST UP TO DATE FINISH SCHEDULE WITH MANUFACTURER'S CUT SHEET

DOB APPROVAL STAMP

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ENGINEER

PROJECT NUMBER	DATE:
260392	10/02/2026
DRAWN BY: EK	CHECK BY: EC
THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	N.J.T.

ISSUE LOG:

CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

NICHOLAS J. TRICARICO
ARCHITECT

TRICARICO ARCHITECTURE AND DESIGN PC

DRAWING NAME:
MATERIAL AND FINISH SCHEDULE

DRAWING NO.	PAGE: 14 OF 28
A-210.00	

FIRM REGISTRATION NO.	LICENSE NO.
	012094-1

SEAL

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PROFESSIONAL SEAL

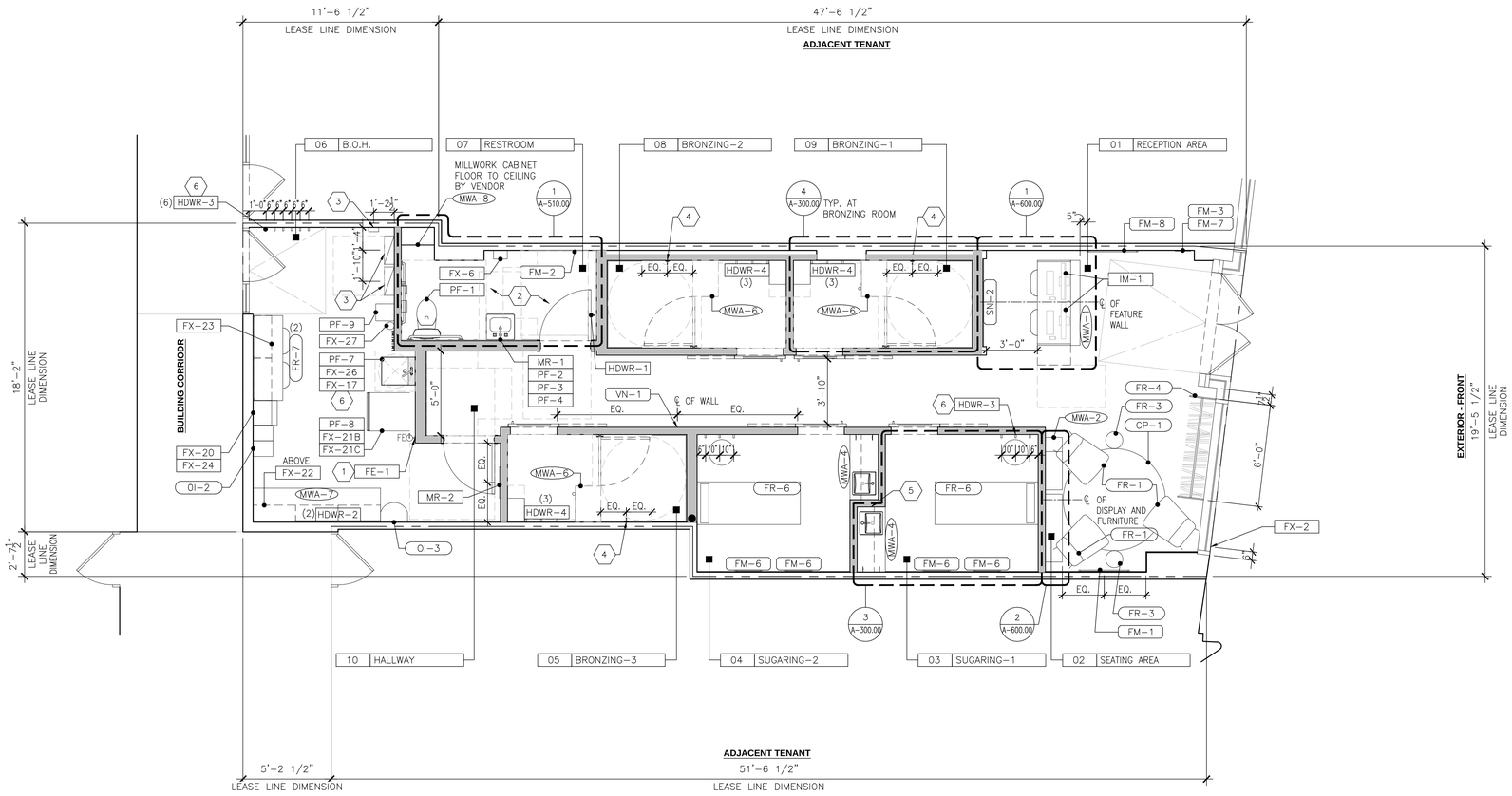
PROJECT: 260392

LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

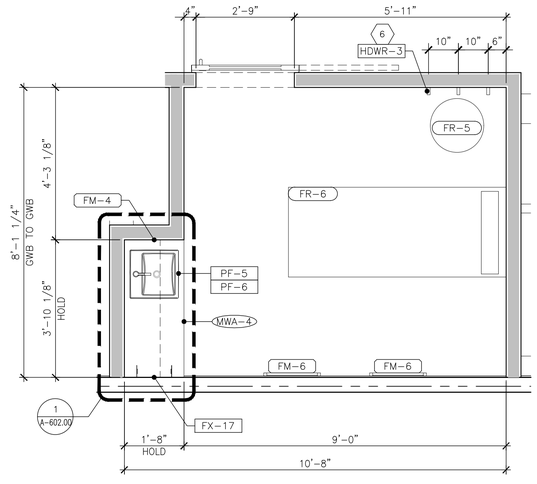
PROJECT: SUGARED + BRONZED

PLOT SCALE: 1:1

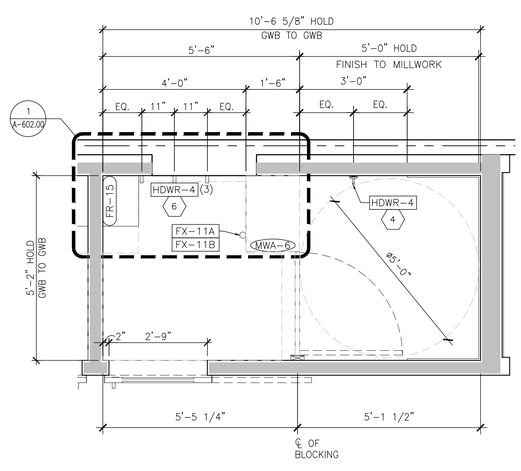
NOTE:
THIS DRAWING IS FOR DESIGN INTENT ONLY.
SHOP DRAWINGS WILL BE REQUESTED FROM AWARDED MILLWORKER FOR FINAL REVIEW.
REFER TO A-600 SERIES FOR MORE INFORMATION.



1 ARCHITECTURAL FIXTURE AND EQUIPMENT PLAN - FIRST FLOOR
SCALE: 1/4" = 1'-0"



2 ENLARGED SUGARING SUITE FIXTURE PLAN
SCALE: 1/2" = 1'-0"



3 ENLARGED BRONZING SUITE FIXTURE PLAN
SCALE: 1/2" = 1'-0"

KEY NOTES

1	G.C. TO PROVIDE AND INSTALL FIRE EXTINGUISHER(S) PER LOCAL CODE REQUIREMENTS. G.C. VERIFY LOCATIONS AND QUANTITY WITH LOCAL FIRE DEPARTMENT PRIOR TO INSTALLATION. ALL FIRE EXTINGUISHERS SHALL BE STATE CERTIFIED AND BE PROPERLY MOUNTED SO ALL OPERABLE PARTS ARE A MAX. OF 48" A.F.F.
2	NEW PLUMBING FIXTURES / ACCESSORIES. REFER TO SHEET A-510.00 FOR MORE INFORMATION.
3	RE-LOCATED EXISTING ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.
4	G.C. TO PROVIDE IN-WALL BLOCKING AND 3" DIA. ROUND BY 1/2" THICK SURFACE MOUNT BLOCKING PAINTED: [P-6]. USE 3" TO 4" SCREW FOR WALL HOOK.
5	G.C. TO COORDINATE WALL CLEAN OUT WITH MILLWORK TO PROVIDE CUTOUT FOR ACCESS. REFER TO PLUMBING SHEET FOR REQUIRED LOCATION.
6	G.C. TO USE 3" TO 4" SCREW FOR WALL FIXTURE/EQUIPMENT INCLUDING BUT NOT LIMITED TO HOOKS, SHELVES, PAPER TOWEL HOLDER AND ETC.

LEGEND

SYMBOL	DESCRIPTION
XX-XX	FIXTURE / EQUIPMENT HARDWARE
MWA-X	MILLWORK
XX-X	FURNITURE
XX-XX	ART WORK / FRAME WORK VINYL
XX-XX	MISCELLANEOUS

NOTE:
REFER TO SHEET A-310.00 FOR FIXTURE & EQUIPMENT SCHEDULE.
REFER TO SHEET A-510.00 FOR RESTROOM ELEVATIONS.
REFER TO SHEET A-600.00 SERIES FOR MILLWORK DETAILS.

GENERAL NOTES

1. G.C. TO FIELD VERIFY ALL CONDITIONS. IF FIELD CONDITIONS VARY FROM CONDITIONS SHOWN ON THIS DRAWINGS, G.C. TO NOTIFY ARCHITECT IMMEDIATELY.
2. MANUFACTURER/FABRICATOR SHALL PROVIDE FULL SHOP DRAWINGS TO OWNER AND ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
3. G.C. TO VERIFY ALL GRAPHIC ELEMENTS AND REQUIREMENTS WITH OWNER/MILLWORK VENDOR. G.C. TO PROVIDE MOUNTING ATTACHMENTS AND/OR BLOCKING AS REQUIRED. COORDINATE WITH MILLWORK VENDOR.
4. G.C. TO COORDINATE ALL ELECTRICAL AND PLUMBING CONTAINED IN FIXTURES. ALL G.C. TO VERIFY ALL EQUIPMENT SPECIFICATIONS AND SIZES PRIOR TO CONSTRUCTION/FABRICATION, INCLUDING BLOCKING, ELECTRICAL, PLUMBING, MECHANICAL, VENTILATION, OPERATIONAL ACCESS, AND MAINTENANCE ACCESS PER MANUFACTURER'S RECOMMENDATIONS/GUIDELINES AND OWNER'S SPECIFIC DIRECTIONS.
5. ALL FIXTURES WITH LOCKS TO MASTER KEYED.
6. G.C. TO VERIFY AND COORDINATE ALL HARDWARE SYSTEMS WITH OWNER STANDARDS.
7. G.C. TO LEVEL ALL EQUIPMENT PRIOR TO TURN OVER OF SPACE.
8. G.C. IS RESPONSIBLE FOR ASSEMBLY AND INSTALLATION OF FURNITURE.
9. G.C. TO REFERENCE SHOP DRAWINGS FOR INSTALLATION INSTRUCTIONS FOR ALL FIXTURES, BASE CABINETS, AND COUNTERTOPS. G.C. TO COORDINATE WITH FIXTURE'S VENDOR TO ENSURE PROPER FIT OF ALL COMPONENTS.

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DOB NOW APPLICATION NO.:

NICHOLAS J. TRICARICO
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TRICARICO ARCHITECTURE AND DESIGN PC

DRAWING NAME:
ARCHITECTURAL FIXTURE AND EQUIPMENT PLAN - FIRST FLOOR

DRAWING NO. A-300.00
PAGE: 15 OF 28

FIRM REGISTRATION NO.
LICENSE NO. 012094-1

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SEAL
PROFESSIONAL SEAL

PROJECT: 260392
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005
PROJECT: SUGARED + BRONZED
PLOT SCALE: 1:1

FIXTURE AND FURNITURE SCHEDULE

HATCHED AS SHOWN - SUBJECT TO CHANGE REFER TO FINISH/FIXTURE SCHEDULE DOC.

SYMBOL / TAG	DESCRIPTION	MANUFACTURER	PRODUCT NAME / MODEL NUMBER	SIZE (D X W X H)	COLOR	LOCATION	NOTES	RESPONSIBILITY	
								FURNISHED BY	INSTALLED BY
FIXTURE / EQUIPMENT									
MR-1	MIRROR	THREE POSTS	GRAY HERALD SQUARE BEVELED ACCENT MIRROR	1" X 20" X 30"		RESTROOM	QUANTITY: 1	S&B	G.C.
MR-2	MIRROR	GLASS VAREHOUSE	BLACK INARA PILL MIRROR	1" X 22" X 36"	SATIN BRASS	BOH	QUANTITY: 1	S&B	G.C.
HDWR-1	HOOK	JQK	WALL HOOK		WHITE TH100-WH	RESTROOM DOOR HOOK	QUANTITY: 1	S&B	G.C.
HDWR-2	PEGBOARD	THE CONTAINER STORE	WHITE ELFA UTILITY	30"W X 15"H	WHITE	BOH	QUANTITY: 2	S&B	G.C.
HDWR-3	HOOK	JQK	WALL HOOK		BRUSHED FINISH TH100-BN-P4	SUGARING ROOM / BOH	QUANTITY: 3 PER SUGARING ROOM QUANTITY: 6 IN BOH	S&B	G.C.
HDWR-4	WALL & HOSE HOOK	JQK	WALL HOOK		OIL RUBBED BRONZED TH100-ORB-P2	BRONZE ROOM	QUANTITY: 3 PER BRONZED ROOM	S&B	G.C.
HDWR-5	DRAWER PULL	HIGHPOINT	DRAWER PULL		DARK COPPER	BRONZE PREPPING AREA	QUANTITY: 4 PER BRONZED ROOM	MILLWORK VENDOR	
HDWR-6	SPRAY GUN HOOK	HARPOON	SINGLE PRONG ROBE HOOK		OIL RUBBED BRONZED	BRONZE SPRAY AREA	QUANTITY: 1 PER BRONZED ROOM	MILLWORK VENDOR	
HDWR-7	BROOM MOP HOLDER	FAVBAL	HOLDER			BOH	QUANTITY: 1	S&B	G.C.
FX-2	MASTERLOCK	BLUETOOTH LOCK BOX	5441D (WALL MOUNT)			STOREFRONT	QUANTITY: 1	S&B	G.C.
FX-6	SURFACE-MOUNTED DRYER	TOTO	CLEAN DRY HIGH SPEED HAND DRYER HDR101 #WH		WHITE	RESTROOM	QUANTITY: 1	S&B	G.C.
FX-7	TOILET ROLL HOLDER	POKIM	WHITE TOILET PAPER HOLDER	3.54" X 8.3"	WHITE	RESTROOM	QUANTITY: 1 PER RESTROOM	S&B	G.C.
FX-8	ADA COMP. 18" BAR	CSI BATHWARE	CONCEALED SCREW GRAB BAR		POWDER WHITE	RESTROOM	QUANTITY: 1	S&B	G.C.
FX-9	ADA COMP. 36" BAR	CSI BATHWARE	CONCEALED SCREW GRAB BAR		POWDER WHITE	RESTROOM	QUANTITY: 1	S&B	G.C.
FX-10	ADA COMP. 42" BAR	CSI BATHWARE	CONCEALED SCREW GRAB BAR		POWDER WHITE	RESTROOM	QUANTITY: 1	S&B	G.C.
FX-11A	BARRIER CREAM DISPENSER	BLOMUS	SONO SOAP DISPENSER CERAMIC PLASTIC SILICONE MOONBEAM	3.7" X 3.4" X 5.7"	WHITE	BRONZE PREPPING AREA	QUANTITY: 3	S&B	G.C.
FX-11B	BARRIER CREAM DISPENSER WALL MOUNT	BLOMUS	SONO WALL ADAPTER FOR SOAP DISPENSER/TUMLER-MOONBEAM		WHITE	BRONZE PREPPING AREA	QUANTITY: 3	S&B	G.C.
FX-17	PAPER TOWEL HOLDER	SIMPLETOME	ONE HAND TEAR PAPER TOWER HOLDER	5.71" X 13"	WHITE	SUGARING ROOM & BOH	QUANTITY: 3	S&B	G.C.
FX-20	REFRIGERATOR	COSTWAY	3.4 CU.FT 22756WH-CYPE-CS	17" X 17.5" X 38.5"	WHITE	BOH	QUANTITY: 1	S&B	G.C.
FX-21B	DRYER	LG ELECTRONICS	7.4 CU.FT. FRONT LOAD DRYER #DLE3400W	30" X 27" X 38.11/16"	WHITE	BOH	QUANTITY: 1	S&B	G.C.
FX-21C	LAUNDRY STACKING KIT	LG	KSTKI	27"	CHROME	BOH	QUANTITY: 1	S&B	G.C.
FX-22	ELFA SHELVING	THE CONTAINER STORE		7'-6" WIDE		BOH	QUANTITY: 1	S&B	G.C.
FX-23	ELFA SHELVING	THE CONTAINER STORE		5'-0" WIDE		BOH	QUANTITY: 1	S&B	G.C.
FX-24	MICROWAVE	COMFEE	EM720CPL-PM	13" X 17.3" X 10.2"	WHITE	BOH	QUANTITY: 1	S&B	G.C.
FX-25	SANITARY RECEPTACLE	HOSPECO	GID-HOSND-1W WHITE METAL FEMININE HYGIENE RECEPTACLE	4" X 8" X 11"		BOH	QUANTITY: 1	S&B	G.C.
FX-26	WALL MOUNTED WHITE METAL WIRE SHELF	RUBBERMAID	2'X1' WALL MOUNTED METAL WIRE SHELF (TO BE INSTALLED ABOVE UTILITY SINK)	1.91' X 11.9" X 24"	WHITE	BOH	QUANTITY: 1	S&B	G.C.
FX-27	CORDLESS HANDHELD VACUUM	BLACK+DECKER	HNVC215B10		WHITE	BOH	QUANTITY: 1	S&B	G.C.
IM-1	IMAC	APPLE	24" IMAC W/MOUSE + KEYBOARD			RECEPTION AREA	QUANTITY: 2	S&B	G.C.
MILLWORK									
MWA-1	RECEPTION DESK					RECEPTION AREA	QUANTITY: 1 SEE MILLWORK DETAILS	S&B	MILLWORK VENDOR
MWA-2	PRODUCT SHELVING					RECEPTION AREA	QUANTITY: 1 SEE MILLWORK DETAILS	S&B	MILLWORK VENDOR
MWA-3	RETAIL PRODUCT STORAGE CABINET					RECEPTION AREA	QUANTITY: 1 SEE MILLWORK DETAILS	S&B	MILLWORK VENDOR
MWA-4	SUGARING ROOM CABINET					SUGARING ROOM UPPER & LOWER	QUANTITY: 2 SEE MILLWORK DETAILS	S&B	MILLWORK VENDOR
MWA-5	BRONZING ROOM LEDGE					BRONZE PREPPING AREA	QUANTITY: 3 SEE MILLWORK DETAILS	S&B	MILLWORK VENDOR
MWA-6	BRONZING ROOM DUAL CABINET UNIT					BRONZE SPRAY ROOMS	QUANTITY: 3 SEE MILLWORK DETAILS	S&B	MILLWORK VENDOR
MWA-7	SOLUTION FILL UP LOWER CABINETS					BOH	QUANTITY: 1 SEE MILLWORK DETAILS	S&B	MILLWORK VENDOR
MWA-8	RESTROOM STORAGE UNIT					RESTROOM	QUANTITY: 1 SEE MILLWORK DETAILS	S&B	MILLWORK VENDOR
PLUMBING FIXTURES									
PF-1	TOILET	TOTO	DRAKE TWO PIECE TOILET CST776CEG#01 (LEFT HAND LEVER) W/ COMMERCIAL SEAT SC534 1.28 GPF	30-1/8" H X 17-3/16" W X 28-3/8" L	COTTON	RESTROOM	QUANTITY: 1	G.C.	G.C.
PF-2	WALL MOUNTED SINK	KOHLER	SOHO WALL-MOUNTED BATHROOM SINK #K-2054-N W/ ZURN UNIVERSAL IN-WALL CONCEALED ARM CARRIER OR EQUIVALENT		WHITE	RESTROOM	QUANTITY: 1	G.C.	G.C.
PF-3	FAUCET	SIGNATURE HARDWARE	LINDO CENTERSET BATHROOM FAUCET #4181157 WITH AERATOR FOR MAX. 0.5 GPM		CHROME	RESTROOM	QUANTITY: 1	G.C.	G.C.
PF-4	P TRAP	KOHLER	K-8998		POLISHED CHROME	RESTROOM	QUANTITY: 1	G.C.	G.C.
PF-5	COUNTERTOP SINK	AMERICAN STANDARD STUDIO CARRE	0642.001 CENTER HOLE ONLY		WHITE	SUGARING ROOM	QUANTITY: 2	G.C.	G.C.
PF-6	FAUCET	SIGNATURE HARDWARE	LENTZ SINGLE CONTROL LAVATORY FAUCET SKU 466415 (1 HOLE) WITH AERATOR FOR MAX. 0.5 GPM		CHROME	SUGARING ROOM	QUANTITY: 2	G.C.	G.C.
PF-7	UTILITY SINK WITH PULLOUT FAUCET	MUSTEE	19CFP UTILATUB COMBO LAUNDRY/UTILITY TUB W/ FAUCET	24" X 20" X 34"		BOH	QUANTITY: 1	G.C.	G.C.
PF-8	WASHER	LG ELECTRONICS	4.5 CU.FT. FRONT LOAD STACKABLE WASHER #WM3400CW	30 1/4" X 27" X 39"	WHITE	BOH	QUANTITY: 1	S&B	G.C.
PF-9	SELF CLEANING BOTTOMLESS WATER COOLER DISPENSER	AVALON	#A7 BOTTOMLESS WATER COOLER	13" X 12" X 41"	WHITE	BOH	QUANTITY: 1	S&B	G.C.

SYMBOL / TAG	DESCRIPTION	MANUFACTURER	PRODUCT NAME / MODEL NUMBER	SIZE (D X W X H)	COLOR	LOCATION	NOTES	RESPONSIBILITY	
								FURNISHED BY	INSTALLED BY
FURNITURE									
FR-1	SEATING	WEST ELM	BROOKS SLIPPER CHAIR	25.5" X 33" X 18"		WAITING AREA	QUANTITY: 3	S&B	G.C.
FR-2	DESK CHAIR	KERDOM	ERGONOMIC OFFICE CHAIR	14.9" X 21" X 42.5"	DEEP GRAY	RECEPTION AREA	QUANTITY: 2	S&B	G.C.
FR-3	SOLID WOOD DRUM END TABLE	JOSS & MAIN	VELIA SOLID WOOD END TABLE	12" X 12" X 17.75"	BROWN	WAITING AREA	QUANTITY: 2	S&B	G.C.
FR-4	CLOTHES RACK		CUSTOM ORDER	72" X 65" X 18.5"		RECEPTION AREA	QUANTITY: 1	S&B	G.C.
FR-5	PERSONAL ITEM STOOL	BEACHCREST HOME	EVERARD RATTAN ACCENT STOOL	18" X 18" X 18"	WHITE	SUGARING ROOM	QUANTITY: 1 PER SUGARED ROOM	S&B	G.C.
FR-6	BED	EARTHLIFE	SEDONA TREATMENT TABLE NS STERLING / TRESTILE BASE	28" X 73" AND 30" X 73"	WHITE LACQUER	SUGARING ROOM	QUANTITY: 1 PER SUGARED ROOM	S&B	G.C.
FR-7	BREAK ROOM CHAIRS	VOGUE FURNITURE DIRECT STORE	24" H. BAR STOOLS BACKLESS WHITE METAL BARSTOOLS INDOOR-OUTDOOR COUNTER HEIGHT STOOL WITH SQUARE SEAT	16.3" X 16.3" X 24"	WHITE	BOH	QUANTITY: 2	S&B	G.C.
FR-8	RESTROOM CABINET	RED BARREL STUDIO	DUNSTER CANEE 2-DRAWER STORAGE NIGHTSTAND	14" X 34" X 32"	NATURAL	RESTROOM	QUANTITY: 1	S&B	G.C.
FR-9	SHELVING UNIT	REIBII	GARAGE SHELVING 2000 LBS STORAGE HEAVY DUTY METAL SHELVING UNIT SHELF	17" X 32" X 72"	BLUE	BOH	QUANTITY: 2	S&B	G.C.
FR-10	CUBBY BENCH	THE CONTAINER STORE	CLYBOURN 3-CUBBY BENCH	16.5" X 41.75" X 22"	WHITE	BOH	QUANTITY: 1	S&B	G.C.
FR-11	EMPLOYEE LOCKER	SUPER STORE	18 DOOR METAL LOCKERS	15.7" X 35.4" X 72"	DARK GRAY	BOH	QUANTITY: 1	S&B	G.C.
FR-12	FOLD-IN TABLE	SUPER DEAL STORE	8FT FOLDING TABLE WITH CARRYING HANDLE	30" X 95" X 29"	WHITE	BOH	QUANTITY: 1	S&B	G.C.
FR-13	BREAK ROOM CHAIRS	GEORGE OLIVER	CLARION MID-CENTURY MODERN DINING CHAIRS WITH WOODEN LEGS	18.9" X 21.1" X 33.1"	BLUE	BOH	QUANTITY: 2 (SET OF 2)	S&B	G.C.
FR-14	OFFICE COMPUTER DESK	SHW STORE	48 INCH COMMERCIAL-GRADE OFFICE COMPUTER DESK	24" X 48" X 28"	MAPLE	BOH	QUANTITY: 1	S&B	G.C.
FR-15	WOOD STOOL	FWRD	ELM WOOD STOOL	13" X 17" X 19"	WHITE WASH	BRONZE PREPPING AREA	QUANTITY: 1 PER BRONZED ROOM	S&B	G.C.
CP-1	RUG	LAUREL FOUNDRY MODERN FARMHOUSE	BRADON NATURAL/IVORY AREA RUG	6 FT DIAMETER	NATURAL/IVORY	WAITING AREA	QUANTITY: 1	S&B	G.C.
OI-1	TRASH CAN	SIMPLEHUMAN	45 LITTER RECTANGULAR HAND FREE		WHITE	RESTROOM	QUANTITY: 1	S&B	G.C.
OI-2	HAMPER	MAPLE HOME	PLASTIC LAUNDRY HAMPER WITH LID		WHITE-GRAY	BOH	QUANTITY: 1	S&B	G.C.
OI-3	TRASH CAN	SIMPLEHUMAN	13 GALLON SEMI-ROUND KITCHEN STEP TRASH CAN		GRAY	BOH	QUANTITY: 1	S&B	G.C.
OI-4	LOBBY PLANT					RECEPTION AREA	QUANTITY: 1	S&B	S&B
ARTWORK / FRAME WORK									
FM-1	FRAMED PHOTOGRAPHY	GRAY MALIN	WHITE FRAME XL SIZE	51" X 36"		LOBBY	QUANTITY: 1	S&B	G.C.
FM-2	FRAMED PHOTOGRAPHY	GRAY MALIN	WHITE FRAME SMALL SIZE	21" X 16"		RESTROOM	QUANTITY: 1	S&B	G.C.
FM-3	STATE BUSINESS LICENSE FRAME	MCS	STATE BUSINESS LICENSE FRAME	12.75" X 18.75"		RECEPTION AREA	QUANTITY: 1	S&B	G.C.
FM-4	ESTHETICIAN LICENSE	MCS STORE	MCS FORMAT FRAME	11" X 17"		SUGARING ROOM	QUANTITY: 1 PER SUGARED ROOM	S&B	G.C.
FM-5	DISPOSABLE ITEM PRICING FRAME			10.25" X 10.25"		BRONZING ROOM	QUANTITY: 1 PER BRONZING ROOM	S&B	MILLWORK VENDOR
FM-6	FRAMED PHOTOGRAPHY	GARY MALIN	SUGARING ROOM 1: COLOMBIER BEACH DIPTYSH, ST. BARTHS SUGARING ROOM 2: POSITANO BLUE UMBRELLAS DIPTYCH SUGARING ROOM 3: LA FONTELINA UMBRELLAS DIPTYCH	22" X 31"		SUGARING ROOM	QUANTITY: 2 PER SUGARED ROOM	S&B	G.C.
FM-7	STATE MESSAGE TO CONSUMER SIGN	PICTURE FRAMES	FELICIA - WEATHERED GRAY	12.75" X 10.25"		RECEPTION AREA	QUANTITY: 1	S&B	G.C.
FM-8	MEMBERSHIP MENU FRAME	PICTURE FRAMES	FELICIA - WEATHERED GRAY	54" X 27"		RECEPTION AREA	QUANTITY: 1	S&B	G.C.
SN-1	EXTERIOR SIGN					EXTERIOR	QUANTITY: 2	S&B	S+B SIGNAGE VENDOR
SN-2	S&B LOGO SIGN					RECEPTION AREA	QUANTITY: 1	S&B	
SN-3	INTERIOR PENDANT SIGN					STOREFRONT	QUANTITY: 1	S&B	
VN-1	FEEL FLAWLESS			66" W		HALLWAY	QUANTITY: 1 TO BE CENTERED ON WALL WIDTH BASE OF VINYL (EXCEPT Fs) TO BE 56.5" A.F.F.	S&B	
VN-8	EXTERIOR WINDOW VINYL					STOREFRONT	QUANTITY: 1	S&B	
BL-1	BLADE SIGN	TBD				STOREFRONT	QUANTITY: 1	S&B	G.C.
MISCELLANEOUS									
CM-1	SECURITY CAMERA	UBIQUITI	G3 FLEX SKU: UVC-G5-FLEX			RECEPTION & BOH	QUANTITY: 2	S&B	G.C.
SP-1A	IN CEILING SPEAKER	POLK	POLK AUCIO RC801		WHITE	PUBLIC AREA	QUANTITY: 8	S&B	G.C.
SP-2	ROCKBOT MEDIA PLAYER	ROCKBOT				BOH	QUANTITY: 1	S&B	G.C.
SP-3	PYLE WIRELESS BLUETOOTH AUDIO SOUND POWER STEREO RECEIVER	PYLE STORE	750 WATTER RECEIVER AMPLIFIER W/ USB [PTA62BT, AUX]		BLACK	BOH	QUANTITY: 1	S&B	G.C.
AP-1	WIFI ACCESS POINT	UBIQUITI	COMPACT U6 IN-WALL ACCESS POINT		WHITE	BOH	QUANTITY: 2	S&B	G.C.
AP-2	SWITCH LITE 9 POLE	UBIQUITI	DREAM MACHINE SPECIAL EDITION SKU: UDM-SE		WHITE	BOH	QUANTITY: 1	G.C.	G.C.
FE	FIRE EXTINGUISHER					RECEPTION & BOH	QUANTITY: TO BE V.I.F. BY G.C.	G.C.	G.C.

FIXTURE SCHEDULE QR CODE

SCAN HERE TO ACCESS THE MOST UP TO DATE FIXTURE SCHEDULE WITH MANUFACTURER'S CUT SHEET

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ENGINEER

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260392	10/02/2026
DRAWN BY: EK	CHECK BY: EC

THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF: N.J.T.

ISSUE LOG:

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LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

NICHOLAS J. TRICARICO
ARCHITECT

TRICARICO ARCHITECTURE AND DESIGN PC

DRAWING NAME:
ARCHITECTURAL
FIXTURE AND EQUIPMENT SCHEDULE

DRAWING NO. **PAGE: 16 OF 28**

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	012094-1

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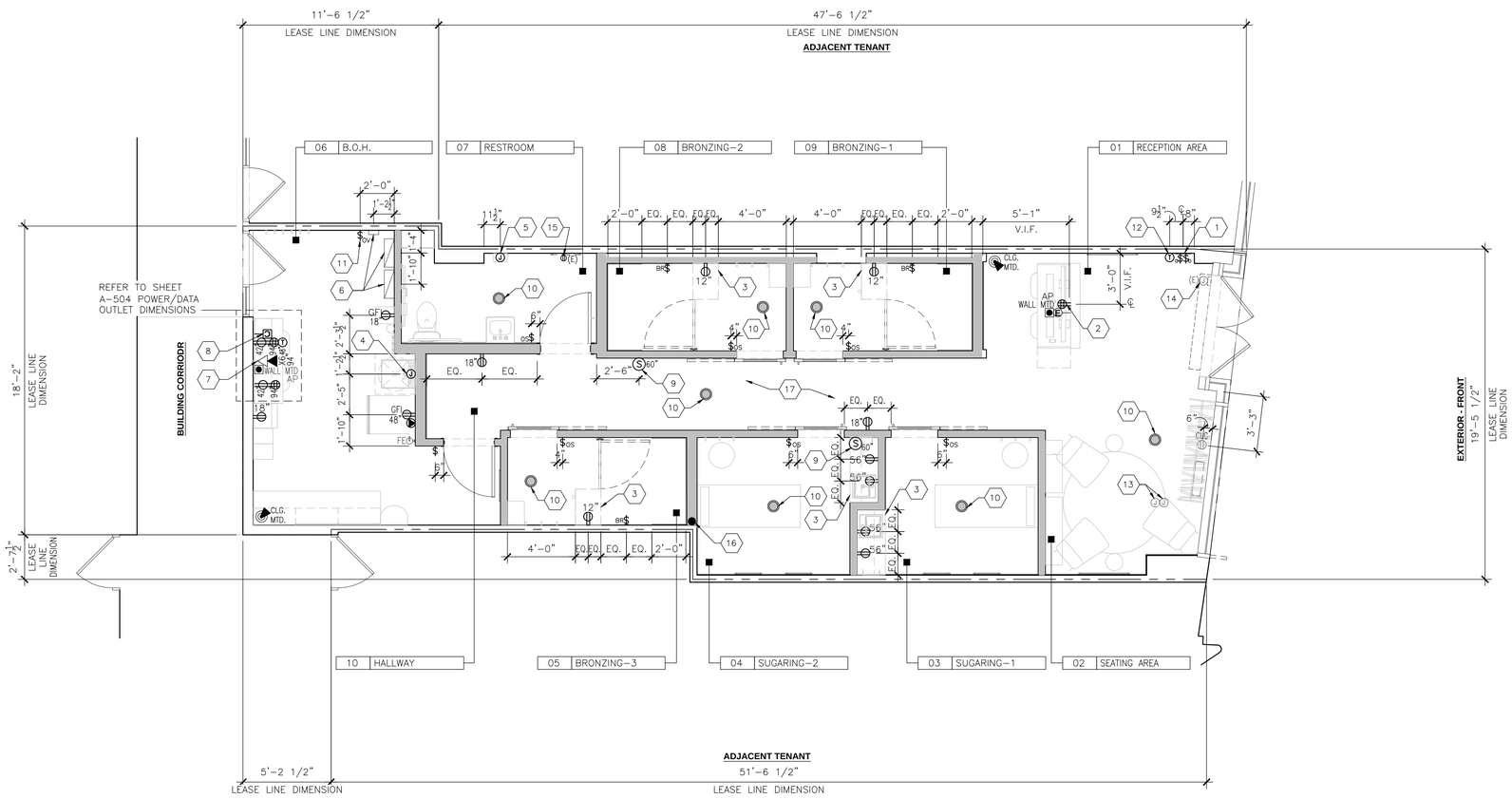
SEAL PROFESSIONAL SEAL

PROJECT: 260392

LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

PROJECT: SUGARED + BRONZED

PLOT SCALE: 1:1



1 ARCHITECTURAL POWER PLAN - FIRST FLOOR

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

ELECTRICAL LEGEND

	HOMERUN – HOMERUN QUANTITIES MAY VARY PER CIRCUIT NUMBERS SHOWN ON PLANS.	(J)	JUNCTION BOX – ELECTRICAL CONTRACTOR TO MAKE ALL REQUIRED CONNECTIONS TO DESIGNATED EQUIPMENT
	ELECTRICAL PANEL BOARD		FUSED OR UNFUSED DISCONNECT SWITCH
	DUPLEX CONVENIENCE RECEPTACLE		WIRELESS ACCESS POINT
	FLOOR MOUNTED DUPLEX RECEPTACLE	$	SINGLE POLE SINGLE THROW SWITCH AT 48"A.F.F. U.N.O.
	QUADPLEX RECEPTACLE	$D	SINGLE POLE DIMMER SWITCH AT 48"A.F.F. U.N.O.
GFI	DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER	$3	3-WAY TOGGLE SWITCH AT 48"A.F.F. U.N.O.
	SINGLE RECEPTACLE	$2	DOUBLE POLE SNAP ACTION SWITCH AT 48"A.F.F. U.N.O.
	DEDICATED RECEPTACLE	$K	KEY-OPERATED SWITCH AT 48"A.F.F. U.N.O.
	QUAD ISOLATED GROUND RECEPTACLE	$m	MANUAL MOTOR SWITCH (FOR FRACTIONAL HORSEPOWER MOTORS), W/ MELTING ALLOY TYPE THERMAL OVERLOAD PROTECTION. MOUNT AT 48" AFF U.O.N.
	SPECIAL PURPOSE RECEPTACLE – VOLTAGE AND AMPS AS REQUIRED BY EQUIPMENT E.C. IS RESPONSIBLE TO PROVIDE MATCHING CORD AND PLUG	$sc	SPEED CONTROL GREENHECK PRODUCT #385031
	TELEPHONE DIRECT CONNECTION – SEE DWGS. FOR HEIGHT. RUN CONDUIT TO ABOVE CEILING WITH PULLWIRE	$os	WALL MOUNTED OCCUPANCY SENSOR – LEVITON OSSMT-GAW
	DATA OUTLET – RUN CONDUIT TO ABOVE CEILING WITH PULLWIRE AND WIRE AS SPECIFIED ON DWGS.	OS	CEILING MOUNTED OCCUPANCY SENSOR – LEVITION ODCOS-112
	COMBINATION DATA/TELEPHONE OUTLET – RUN CONDUIT TO ABOVE CEILING WITH PULLWIRE AND WIRE AS SPECIFIED ON DWGS.		CCTV CAMERA
T	WALL MOUNTED THERMOSTAT WALL MOUNTED @ 48" A.F.F.	S	THERMOSTAT REMOTE SENSOR WALL MOUNTED @ 60" A.F.F.
C	COAXIAL PORT FOR CABLE	E	ETHERNET CABLE STUB-IN WITHIN MILLWORK.
	SPEAKER		

NOTE:
SYMBOL LIST ABOVE IS GENERIC IN NATURE AND REPRESENT THE TOTAL POSSIBLE SYMBOLS PRESENT FOR ELECTRICAL. NOT ALL SYMBOLS MAY NOT BE USED ON THIS PARTICULAR PROJECT.

KEY NOTES

1	SWITCH BANK LOCATION. SEE ELECTRICAL SHEETS FOR MORE INFORMATION.
2	G.C. TO PROVIDE CONDUIT STUB-UP FOR POWER AND ETHERNET TERMINATED CABLE WITH CONNECTOR WITHIN RECEPTION DESK AS SHOWN PER PLAN. COORDINATE RECEPTACLE AND ACCESS POINT MOUNTING HEIGHTS/LOCATION AT RECEPTION DESK WITH MILLWORK DRAWINGS AND REFER TO SHEET A-600.00 FOR INTENT. G.C. TO CONFIRM MOUNTING HEIGHT AND LOCATION WITH MILLWORK PRIOR TO PROCEEDING WITH WORK AND PROVIDE EXTRA LENGTH AT STUB-UP TO ALLOW FINAL CONNECTION.
3	G.C. TO COORDINATE RECEPTACLE LOCATION WITH MILLWORK. REFER TO SHEET A-601.00 & A-602.00 FOR MORE INFO.
4	G.C. TO PROVIDE J-BOX FOR WATER HEATER.
5	G.C. TO PROVIDE 'J-BOX' FOR HAND DRYER.
6	RE-LOCATED EXISTING ELECTRICAL EQUIPMENT. REFER TO ELECTRICAL DRAWINGS FOR MORE INFORMATION.
7	BOH ABOVE STORAGE SHELVING: PROVIDE ETHERNET AND COAX PORTS. E.C. SHALL LABEL PORTS WITH THEIR ASSOCIATED DEVICES: 1) FOH ACCESS POINT 2) BOH ACCESS POINT 3) FOH SECURITY CAMERA 4) BOH SECURITY CAMERA
8	PROVIDE WALL PLATE WITH A CABLE PASS FOR SPEAKER AND ACCESS CONTROL SYSTEM CONNECTIONS TO AMPS. AND ACCESS HUB. E.C. SHALL LABEL THE AMP KNOBS WITH THEIR ASSOCIATED SPEAKER LINES. REFER TO BOH INTERIOR ELEVATION FOR MOUNTING LOCATION.
9	SENSOR AT 5'-0" A.F.F. REFER TO MECHANICAL DRAWINGS FOR MORE INFO.
10	IN-CEILING SPEAKERS. REFER TO SHEET A-400 FOR LOCATION.
11	OVERRIDE SWITCH FOR LOBBY LIGHTING. OWNER TO PROVIDE LABEL AT SWITCH WITH WORDING: "ONLY USE AFTER BUSINESS HOUR"
12	REPLACE WITH NEW RECESSED T-STAT FOR AIR CURTAIN.
13	G.C. TO PROVIDE J-BOX FOR EXTERIOR SIGNAGE AND INTERIOR PENDANT SIGN AT STOREFRONT. G.C. TO COORDINATE WITH SIGNAGE VENDOR.
14	TO VERIFY IN FIELD FOR EXISTING JUNCTION BOX FOR EXISTING WALL MOUNTED DISCONNECT. (TBD)
15	EXISTING DUPLEX RECEPTACLE TO REMAIN. PROVIDE NEW IF NO LONGER EXISTING AFTER LANDLORD DEMOLITION WORK.
16	RELOCATED SERVICE WIRE/CONDUIT. G.C. TO COORDINATE WITH LANDLORD TO IDENTIFY THE DESIGNATE TENANT AND ACCESS FOR RE-ROUTING THE ENTRY POINT FROM BELOW TO INSIDE OF PROPOSED WALL CAVITY.
17	G.C. TO FURNISH AND INSTALL 3M BARRIER MOLDABLE PUTTY AND PADS AT ALL ELECTRICAL RECEPTACLES AND SWITCH BOXES AS REQUIRED WITHIN A FIRE RATED ASSEMBLY.

NOTES

- REFERENCE ONLY
THIS SHEET HAS BEEN PROVIDED AS A GUIDE FOR DESIGN INTENT ONLY.

REFER TO ELECTRICAL SHEETS FOR MORE INFORMATION.

G.C. TO COORDINATE WITH EQUIPMENT VENDOR AND MILLWORK VENDOR FOR POWER REQUIREMENT.

DOB APPROVAL STAMP

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NEW YORK, NY 10005

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NICHOLAS J. TRICARICO
ARCHITECT

TRICARICO ARCHITECTURE AND DESIGN PC

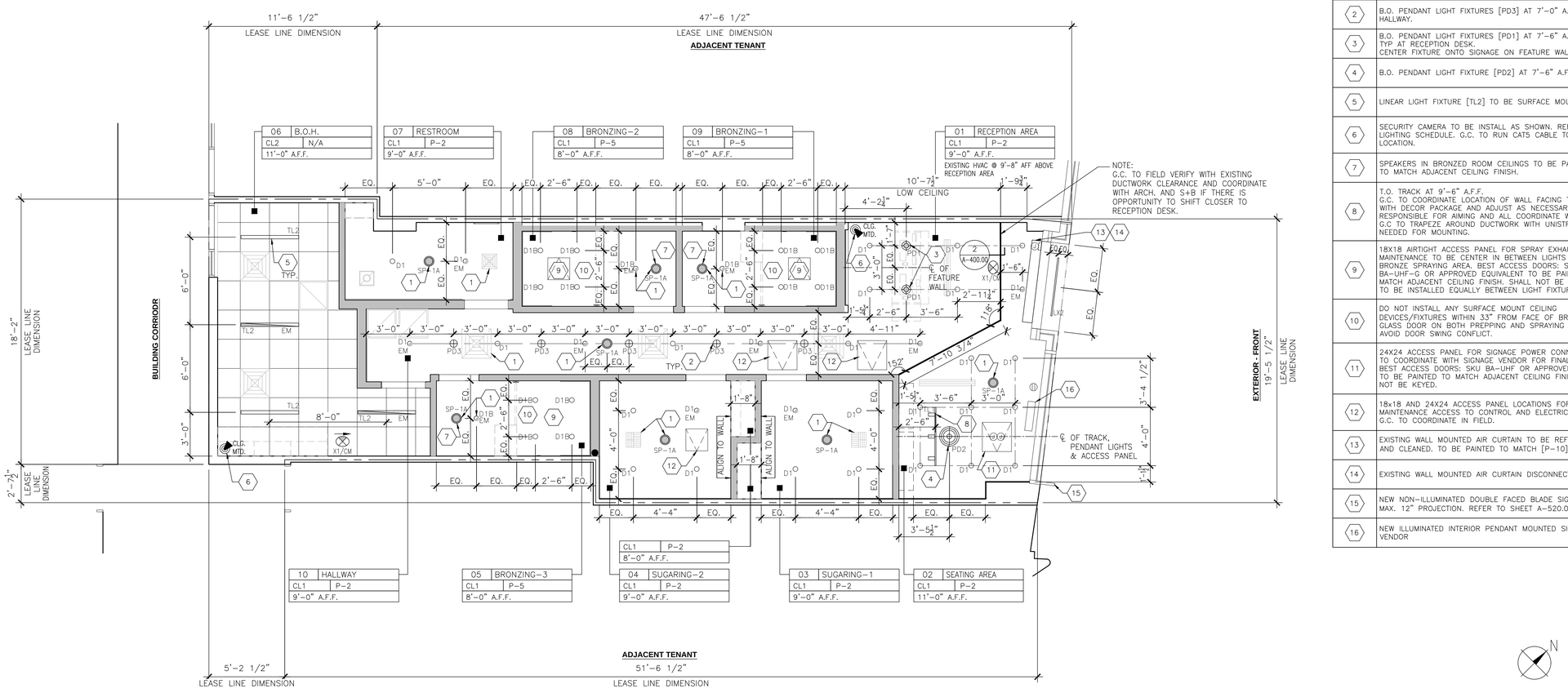
DRAWING NAME:
ARCHITECTURAL POWER PLAN - FIRST FLOOR

DRAWING NO. **PAGE: 17 OF 28**

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FIRM REGISTRATION NO.	LICENSE NO. 012094-1
SEAL	eSeal_NY_Tricarico_220931.tif PROFESSIONAL SEAL

PROJECT: 260392
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005
PROJECT: SUGARED + BRONZED
PLOT SCALE: 1:1



1 ARCHITECTURAL REFLECTED CEILING PLAN - FIRST FLOOR

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

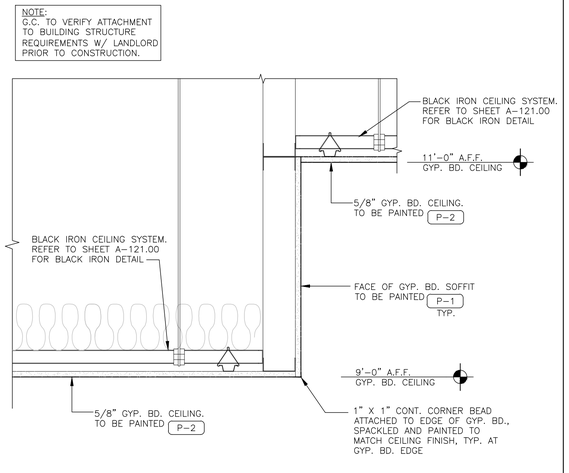
KEY NOTES

1	CEILING ELEMENTS TO BE INSTALLED EQUALLY BETWEEN LIGHT FIXTURES / OTHER CEILING ELEMENTS AND IN LINE.
2	B.O. PENDANT LIGHT FIXTURES [PD3] AT 7'-0" A.F.F., TYP. AT HALLWAY.
3	B.O. PENDANT LIGHT FIXTURES [PD1] AT 7'-6" A.F.F., TYP AT RECEPTION DESK. CENTER FIXTURE ONTO SIGNAGE ON FEATURE WALL BEHIND.
4	B.O. PENDANT LIGHT FIXTURE [PD2] AT 7'-6" A.F.F.
5	LINEAR LIGHT FIXTURE [TL2] TO BE SURFACE MOUNTED
6	SECURITY CAMERA TO BE INSTALL AS SHOWN. REFER TO LIGHTING SCHEDULE. G.C. TO RUN CAT5 CABLE TO FINAL LOCATION.
7	SPEAKERS IN BRONZED ROOM CEILINGS TO BE PAINTED P-5 TO MATCH ADJACENT CEILING FINISH.
8	T.O. TRACK AT 9'-6" A.F.F. G.C. TO COORDINATE LOCATION OF WALL FACING TRACK LIGHTS WITH DECOR PACKAGE AND ADJUST AS NECESSARY. G.C. IS RESPONSIBLE FOR AIMING AND ALL COORDINATE WITH OWNER. G.C TO TRAPEZE AROUND DUCTWORK WITH UNISTRUT AS NEEDED FOR MOUNTING.
9	18X18 AIRTIGHT ACCESS PANEL FOR SPRAY EXHAUST FAN MAINTENANCE TO BE CENTER IN BETWEEN LIGHTS IN THE BRONZE SPRAYING AREA. BEST ACCESS DOORS: SKU BA-UHF-G OR APPROVED EQUIVALENT TO BE PAINTED TO MATCH ADJACENT CEILING FINISH. SHALL NOT BE KEYED AND TO BE INSTALLED EQUALLY BETWEEN LIGHT FIXTURES.
10	DO NOT INSTALL ANY SURFACE MOUNT CEILING DEVICES/FIXTURES WITHIN 33" FROM FACE OF BRONZE ROOM GLASS DOOR ON BOTH PREPPING AND SPRAYING AREA TO AVOID DOOR SWING CONFLICT.
11	24X24 ACCESS PANEL FOR SIGNAGE POWER CONNECTION. G.C. TO COORDINATE WITH SIGNAGE VENDOR FOR FINAL LOCATION. BEST ACCESS DOORS: SKU BA-UHF OR APPROVED EQUIVALENT TO BE PAINTED TO MATCH ADJACENT CEILING FINISH. SHALL NOT BE KEYED.
12	18x18 AND 24X24 ACCESS PANEL LOCATIONS FOR HVAC MAINTENANCE ACCESS TO CONTROL AND ELECTRICAL DEVICES. G.C. TO COORDINATE IN FIELD.
13	EXISTING WALL MOUNTED AIR CURTAIN TO BE REFURBISHED AND CLEANED. TO BE PAINTED TO MATCH [P-10]
14	EXISTING WALL MOUNTED AIR CURTAIN DISCONNECT TO REMAIN.
15	NEW NON-ILLUMINATED DOUBLE FACED BLADE SIGNAGE W/ MAX. 12" PROJECTION. REFER TO SHEET A-520.00.
16	NEW ILLUMINATED INTERIOR PENDANT MOUNTED SIGN BY SIGN VENDOR

LIGHTING SCHEDULE

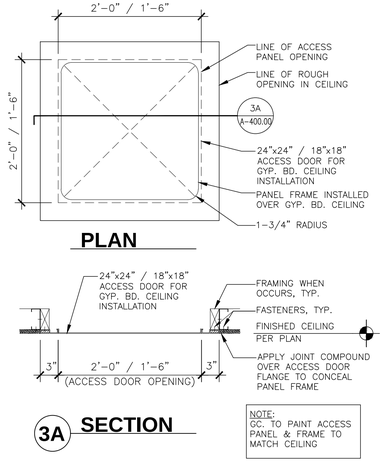
SYMBOL / TAG	DESCRIPTION	MFR.	MODEL NUMBER	LAMPS	INPUT WATTS	REMARKS
D1	4" RECESSED LED DOWNLIGHT – WHITE REFLECTOR & WHITE FLANGE	NORA LIGHTING	NLCBC2-451 30 WW/ 10-NHIC-4LMRAT	LED	12	PROVIDE COMPATIBLE DIMMER SWITCH
D1 EM	4" RECESSED LED DOWNLIGHT – WHITE REFLECTOR & WHITE FLANGE-EM	NORA LIGHTING	NLCBC2-451 30 WW/ 10-EM-NHIC-4LMRAT	LED	12	PROVIDE 90 MINUTE BATTERY PACK FOR FIXTURES DESIGNATED AS "EM" PROVIDE COMPATIBLE DIMMER SWITCH
D1B	4" RECESSED LED DOWNLIGHT – BRONZE REFLECTOR & BRONZE FLANGE	NORA LIGHTING	NLCBC2-451 30 BZBZ /10-NHIC-4LMRAT	LED	12	
D1B EM	4" RECESSED LED DOWNLIGHT – BRONZE REFLECTOR & BRONZE FLANGE-EM	NORA LIGHTING	NLCBC2-451 30 BZBZ /10-EM-NHIC-4LMRAT	LED	12	PROVIDE 90 MINUTE BATTERY PACK FOR FIXTURES DESIGNATED AS "EM"
PD1	TBD					
PD2	PENDANT MOUNTED CHANDELIER LUMINAIRE	THE LIGHT FACTORY	THE CUMULUS GLASS BUBBLE CHANDELIER	LED	24	ADJUSTABLE HEIGHT. REFER TO RCP FOR MOUNTING HEIGHT
PD3	PENDANT MOUNTED CHANDELIER LUMINAIRE	WEST ELM	SCULPTURAL GLASS RIBBED PENDANT CHANPAGIE E3638	LED 800 LUMENS 3500K	3.8	DIMMABLE 8W EDISION FROST TUBULAR BULB, 300K T10/G30 VINTAGE FILAMENT LED LIGHT, E26 BASE FROSTED GLASS COVER, 800 LUMENS
TL1	LED TRACK LIGHTING WITH SINGLE CIRCUIT TRACK AND CURRENT LIMITER	COMMERCIAL LIGHTING	INT-IS4W/IS125W1A-T24 CON-HTL9052M3CP	LED 3000K	14	PROVIDE CURRENT LIMITER SIZED FOR LOAD SERVED
TL2	LED SUSPENDED LINEAR LIGHT	ORACLE LIGHTING	4-OEC-LED-3/4/5-DIM1 0-MVOLT	3000 LUMEN	21	PROVIDE SUSPENDED MOUNTING ACCESSORIES
TL2 EM	LED SUSPENDED LINEAR LIGHT-EM	ORACLE LIGHTING	4-OEC-LED-3/4/5-DIM1 0-MVOLT W/EMG	3000 LUMEN	21	PROVIDE 90 MINUTE BATTERY PACK FOR FIXTURES DESIGNATED AS "EM"
LX2	EXTERIOR LED LINEAR LIGHT	PURE EDGE LIGHTING	CN-F5-5W-54-30K-B-B-W	LED 3000K	25	MOUNTING CLIP: LCS.6-MCL WET J-BOX: 2RE-JBOX-W WET POWER CABLE: SS-CFX-96IN-W
L6	EXTERIOR GOOSENECK LIGHT	BASELITE CORPORATION	W513/49/SP-E6/LGSWL/49/ LED15WF/27K/TRI-ELV/120V	LED	15	13" SHADE GALVANIZED FINISH
	STOREFRONT	ELCO LIGHTING	6" 0-10V LED INSERTS WITH 5CCT AND 3-LUMEN SWITCH			
	STOREFRONT	CURRENT	DUAL-LITE PGN			
	STOREFRONT	HINKLEY	SILO 13594SW-LL			
X1	EXIT SIGN	EXIT LIGHT CO	ELRT-RM-R-W-BB-SC (CM/WM)	LED	4.8	CM: CEILING MOUNT WM: WALL MOUNT
SP	SPEAKER	POLK AUDIO	RC80i, 8 INCH			SP-1A: RECESSED SPEAKER; WHITE
	UNIFI CAMERA	CAMERA G5 FLEX	UVC-G5-FLEX ACT/GYP.BD CLG= CEILING MTD. OPEN CLG= WALL MTD.			TO BE INSTALLED WITH THE LOW-PROFILE IN CEILING MOUNT

NOTES:
1. ALL LIGHT FIXTURES TO BE UL LISTED.
2. EXISTING LIGHT FIXTURES ARE DESIGNATED WITH "E". G.C. TO ENSURE IN GOOD WORKING ORDER.
3. LIGHTING FIXTURE FURNISHED BY OWNER AND INSTALLED BY G.C. U.N.O.
4. G.C. TO COORDINATE WITH OWNER FOR APPROVED EQUAL FIXTURE MANUFACTURER.



2 SUSPENDED GYP. BD. CEILING DETAIL

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



3A SECTION

3 ACCESS PANEL DETAIL

SCALE: 1" = 1'-0"

CEILING LEGEND

TAG	DESCRIPTION
CL1	SUSPENDED GYPSUM BOARD CEILING WITH TAPED JOINTS SANDED SMOOTH. ALL GYPSUM BOARD CEILING/SOFFIT TO BE SKIM COATED AND PREPARED FOR PAINT. USE MOISTURE RESISTANT GYPSUM BOARD AT WET LOCATIONS.
CL2	2X2 LAY IN CEILING SYSTEM [CT-1]. REFER TO FINISH SCHEDULE FOR CEILING TILE AND CEILING GRID SUSPENSION SYSTEM.

NOTE:
REFER TO SHEET A-210 FOR FINISH SCHEDULE

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110 MAIDEN LANE NEW YORK, NY 10005

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NICHOLAS J. TRICARICO ARCHITECT
TRICARICO ARCHITECTURE AND DESIGN PC

DRAWING NAME:
ARCHITECTURAL REFLECTED CEILING PLAN AND LIGHTING SCHEDULE - FIRST FLOOR

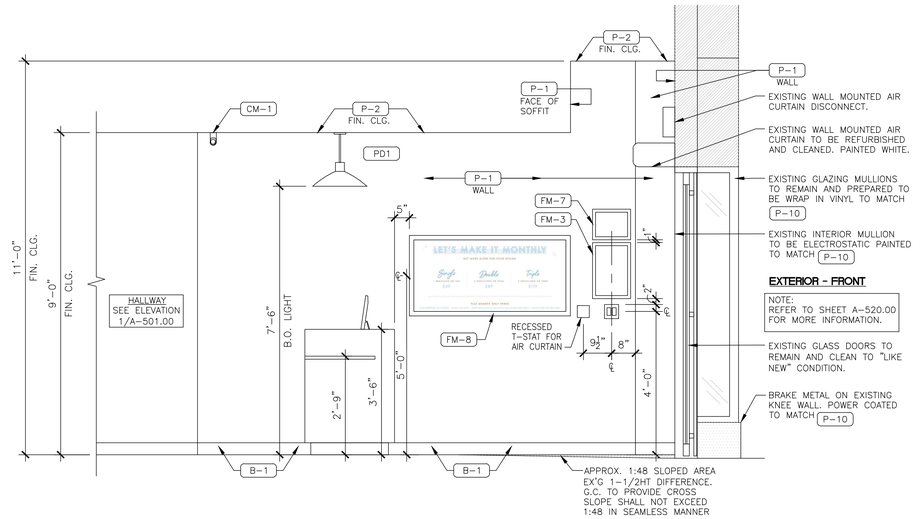
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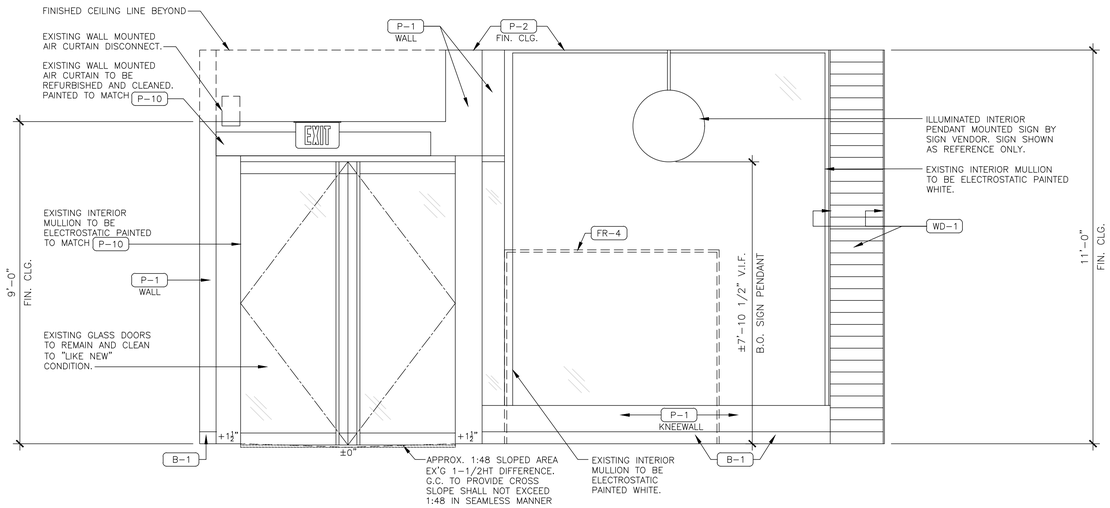
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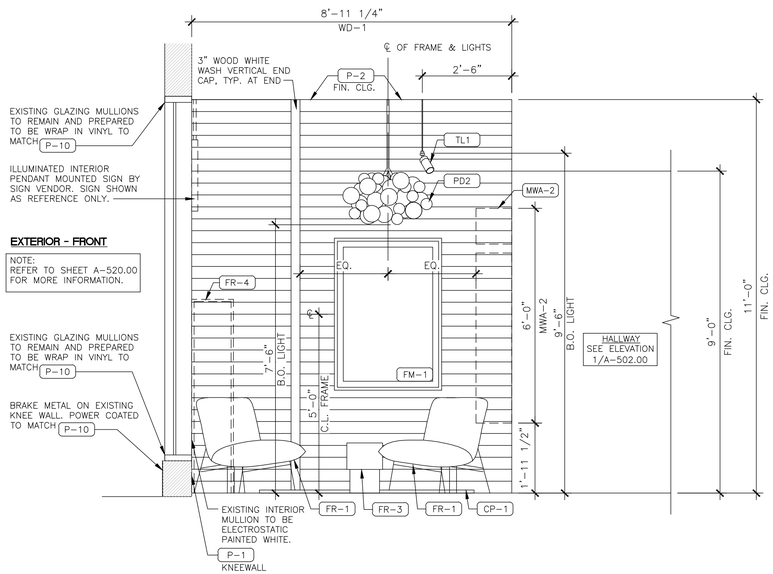
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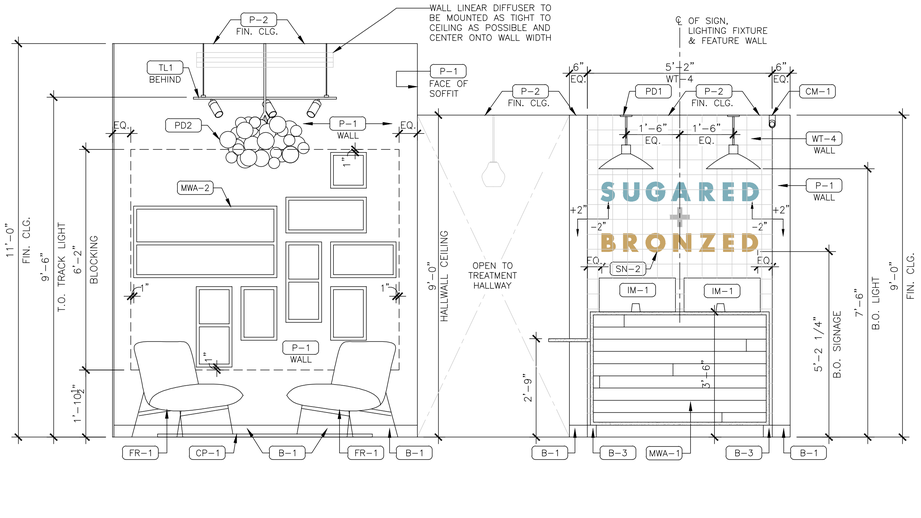
1 INTERIOR ELEVATION AT RECEPTION
SCALE: 1/2" = 1'-0"



2 INTERIOR ELEVATION AT ENTRY / WAITING
SCALE: 1/2" = 1'-0"



3 INTERIOR ELEVATION AT WAITING
SCALE: 1/2" = 1'-0"



4 INTERIOR ELEVATION AT WAITING / RECEPTION
SCALE: 1/2" = 1'-0"

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NICHOLAS J. TRICARICO
ARCHITECT

TRICARICO ARCHITECTURE AND DESIGN PC

DRAWING NAME:

INTERIOR ELEVATIONS
- RECEPTION AND WAITING AREA

DRAWING NO. A-500.00

PAGE: 19 OF 28

FIRM REGISTRATION NO.	LICENSE NO. 012094-1
SEAL	PROFESSIONAL SEAL

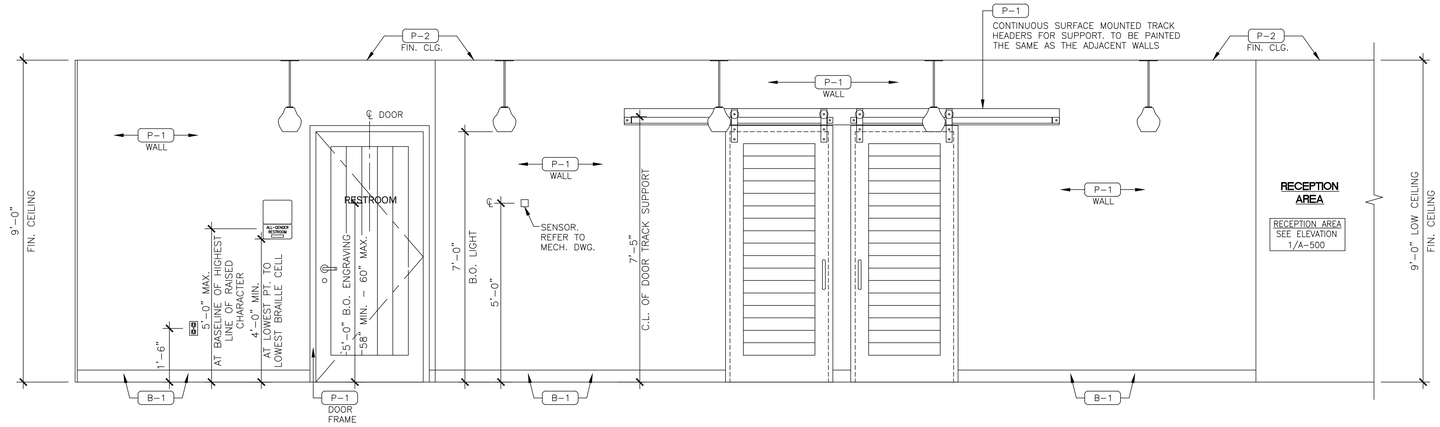
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PROJECT: 260392

LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

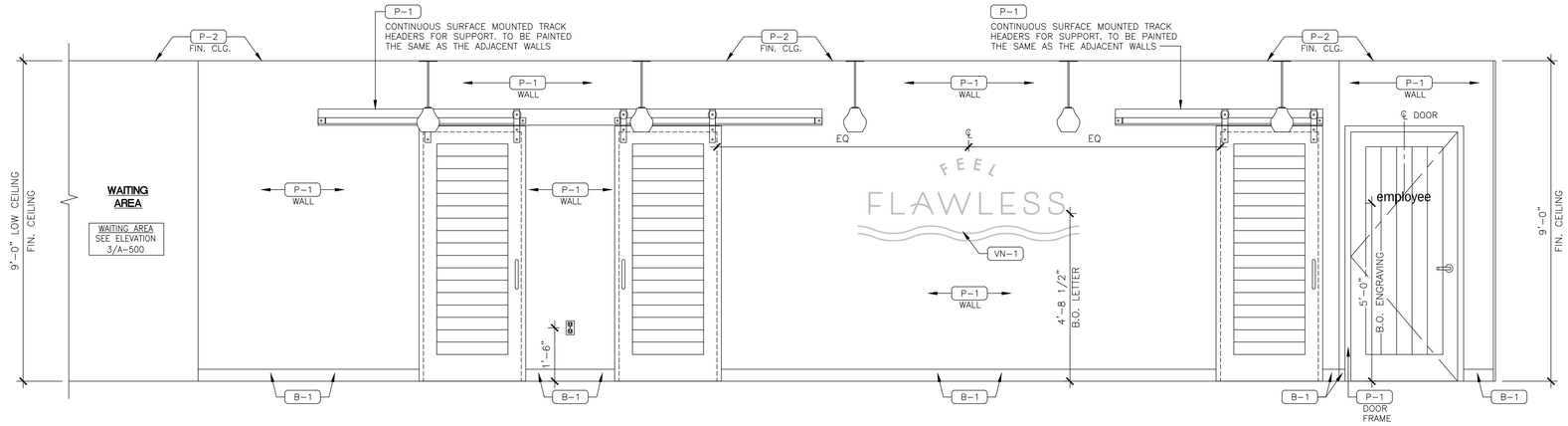
PROJECT: SUGARED + BRONZED

PLOT SCALE: 1:1



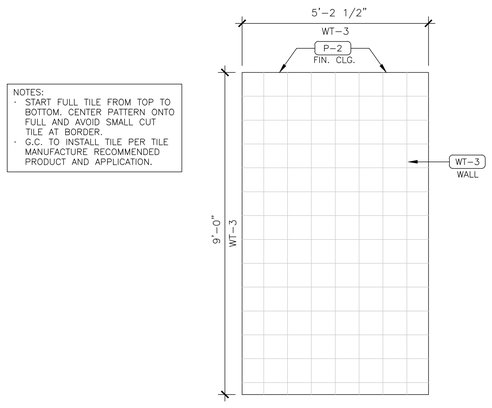
1 INTERIOR ELEVATION AT HALLWAY

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



2 INTERIOR ELEVATION AT HALLWAY

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



3 INTERIOR ELEVATION AT HALLWAY

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

DOB APPROVAL STAMP

DOB APPROVAL STAMP

ARCHITECT

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ENGINEER

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260392	10/02/2026
DRAWN BY: EK	CHECK BY: EC / KS

THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF: N.J.T.

ISSUE LOG:

CLIENT SET	09.25.2026
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PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

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ARCHITECT

TRICARICO ARCHITECTURE AND DESIGN PC

DRAWING NAME:

INTERIOR ELEVATIONS
- HALLWAY

DRAWING NO. **PAGE: 20 OF 28**

A-501.00

FIRM REGISTRATION NO.	LICENSE NO. 012094-1
SEAL	PROFESSIONAL SEAL

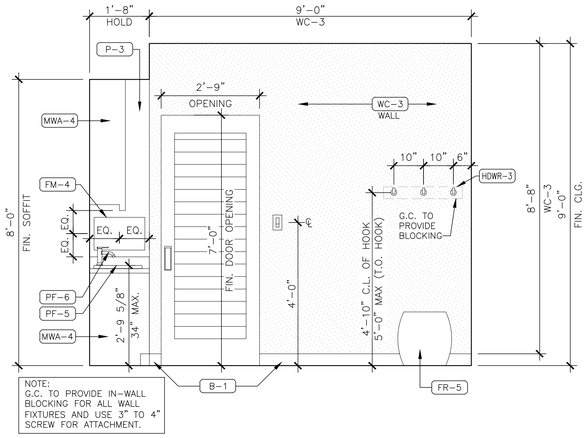
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PROJECT: 260392

LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

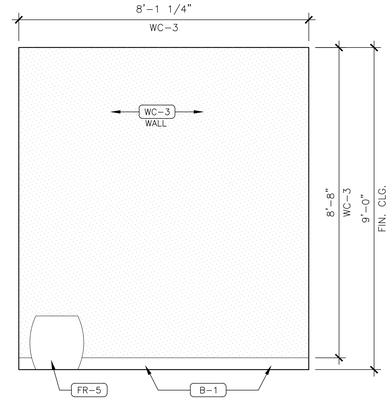
PROJECT: SUGARED + BRONZED

PLOT SCALE: 1:1



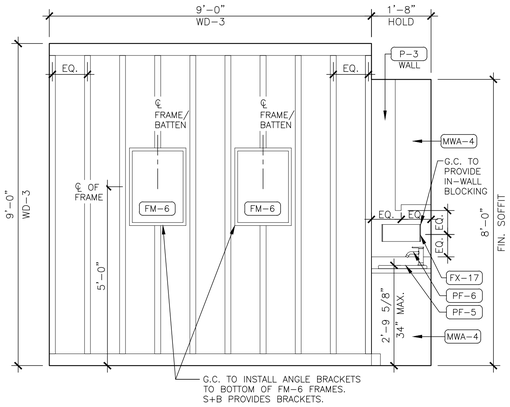
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SCALE: 1/2" = 1'-0"



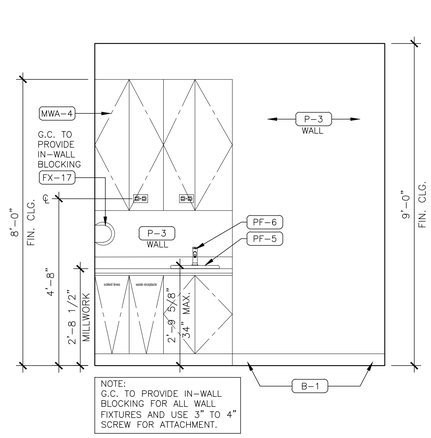
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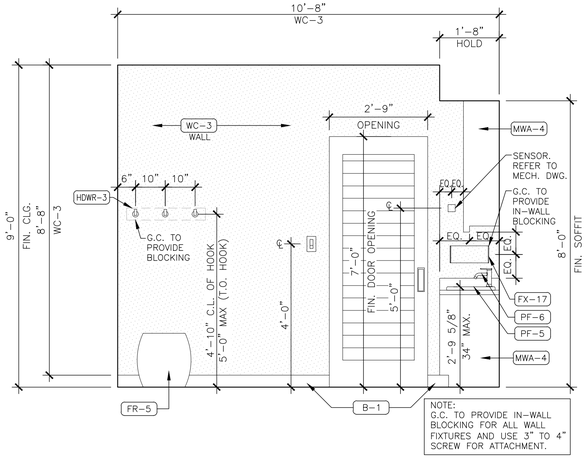
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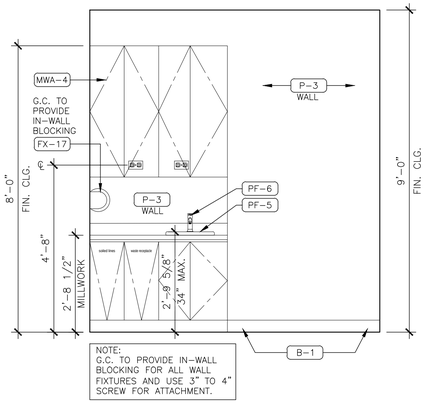
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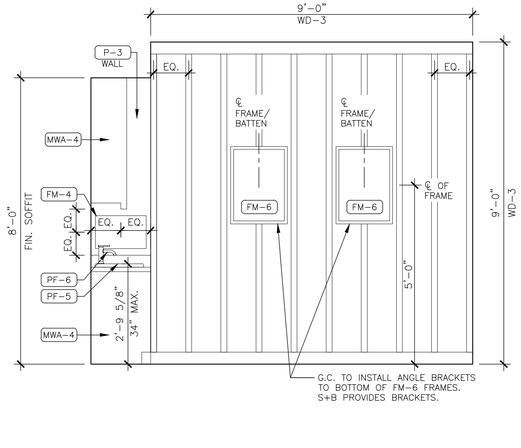
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SCALE: 1/2" = 1'-0"



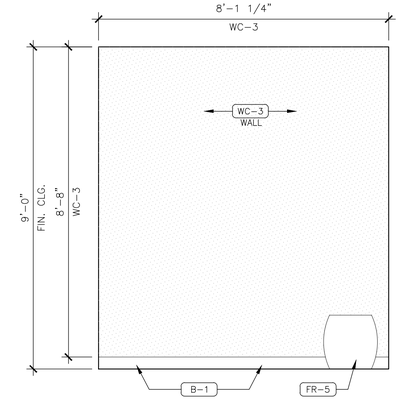
2B SUGARED ROOM #2 ELEVATION

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



2C SUGARED ROOM #2 ELEVATION

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



2D SUGARED ROOM #2 ELEVATION

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

DOB APPROVAL STAMP

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ARCHITECT

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SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

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NICHOLAS J. TRICARICO
ARCHITECT

TRICARICO ARCHITECTURE AND DESIGN PC

DRAWING NAME:
INTERIOR ELEVATIONS
- SUGARED ROOMS

DRAWING NO. **PAGE: 21 OF 28**

A-502.00

FIRM REGISTRATION NO.	LICENSE NO.
	012094-1

eSeal_NY_Tricarico_220931.tif

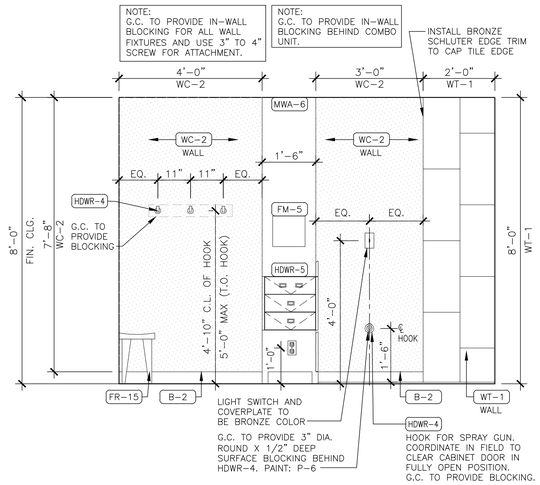
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PROJECT: 260392

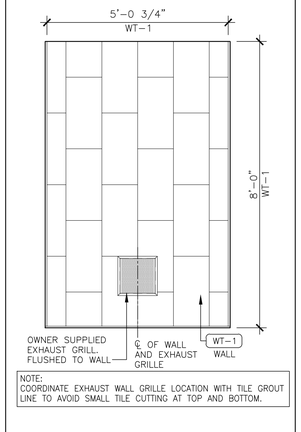
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PROJECT: SUGARED + BRONZED

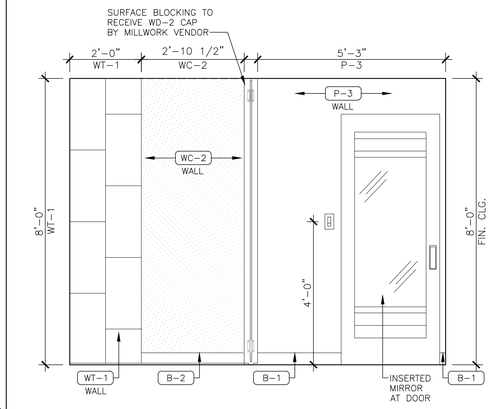
PLOT SCALE: 1:1



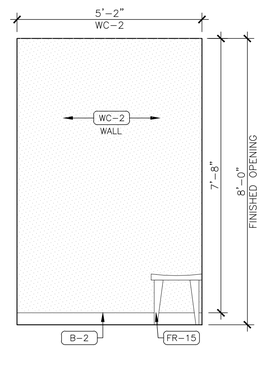
1A BRONZE ROOM #1 ELEVATION
SCALE: 1/2" = 1'-0"



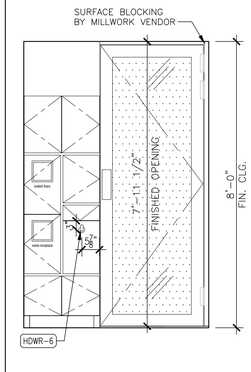
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SCALE: 1/2" = 1'-0"



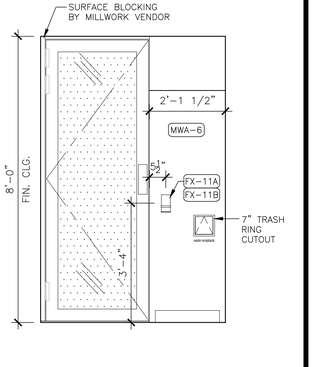
1C BRONZE ROOM #1 ELEVATION
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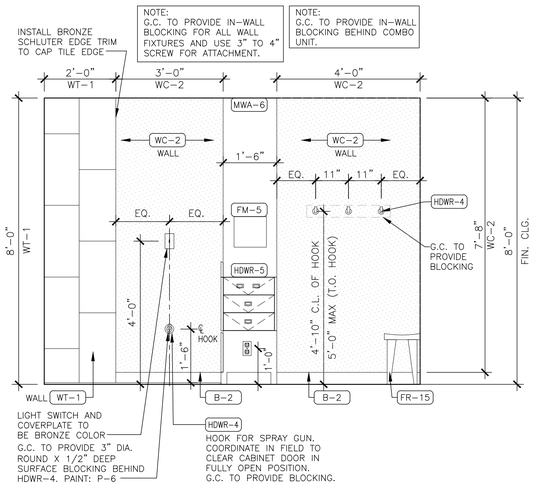
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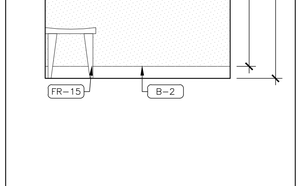
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SCALE: 1/2" = 1'-0"



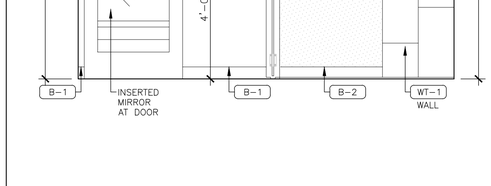
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SCALE: 1/2" = 1'-0"



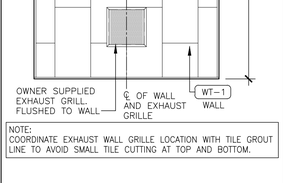
2A BRONZE ROOM #2 ELEVATION
SCALE: 1/2" = 1'-0"



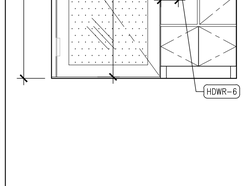
2B BRONZE ROOM #2 ELEV.
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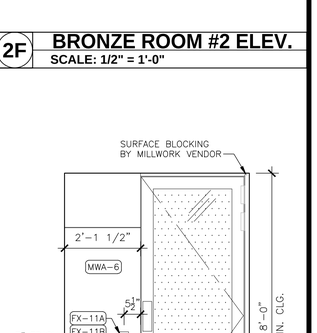
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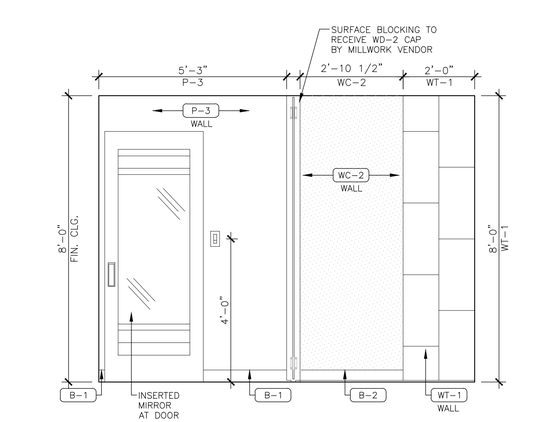
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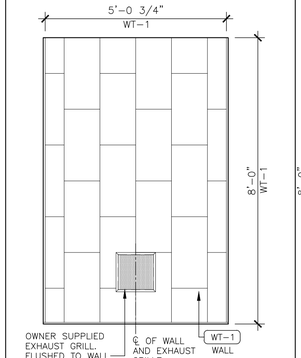
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SCALE: 1/2" = 1'-0"



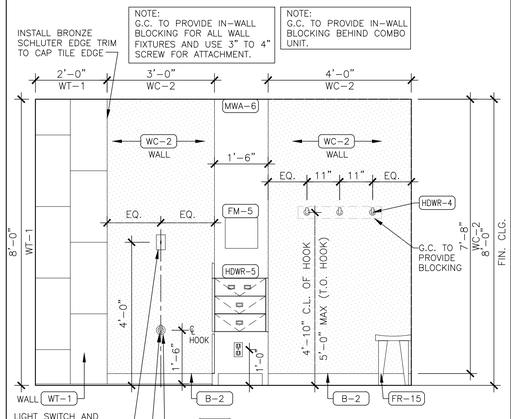
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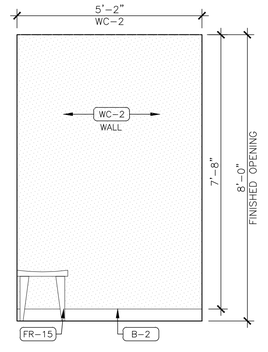
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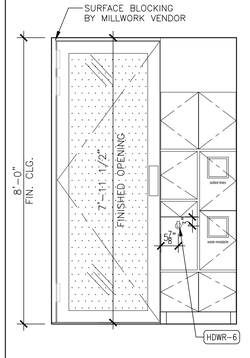
3B BRONZE ROOM #3 ELEV.
SCALE: 1/2" = 1'-0"



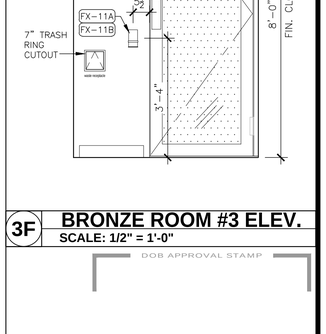
3C BRONZE ROOM #3 ELEVATION
SCALE: 1/2" = 1'-0"



3D BRONZE ROOM #3 ELEV.
SCALE: 1/2" = 1'-0"



3E BRONZE RM #3 ELEV.
SCALE: 1/2" = 1'-0"



3F BRONZE ROOM #3 ELEV.
SCALE: 1/2" = 1'-0"

DOB APPROVAL STAMP

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ARCHITECT
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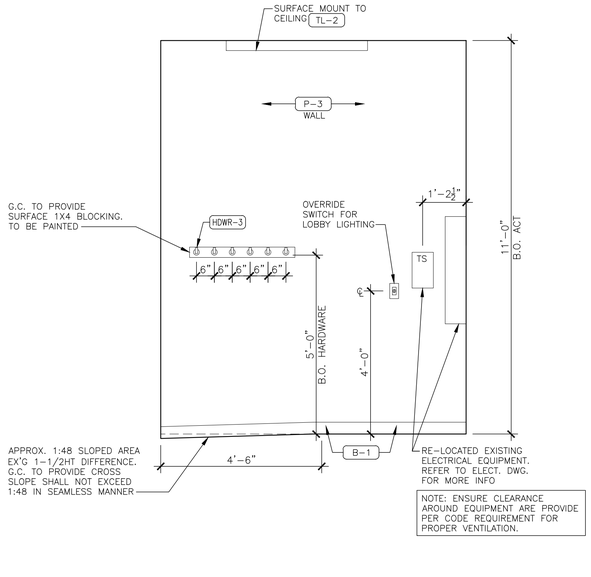
NICHOLAS J. TRICARICO
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DRAWING NAME:
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- BRONZE ROOMS

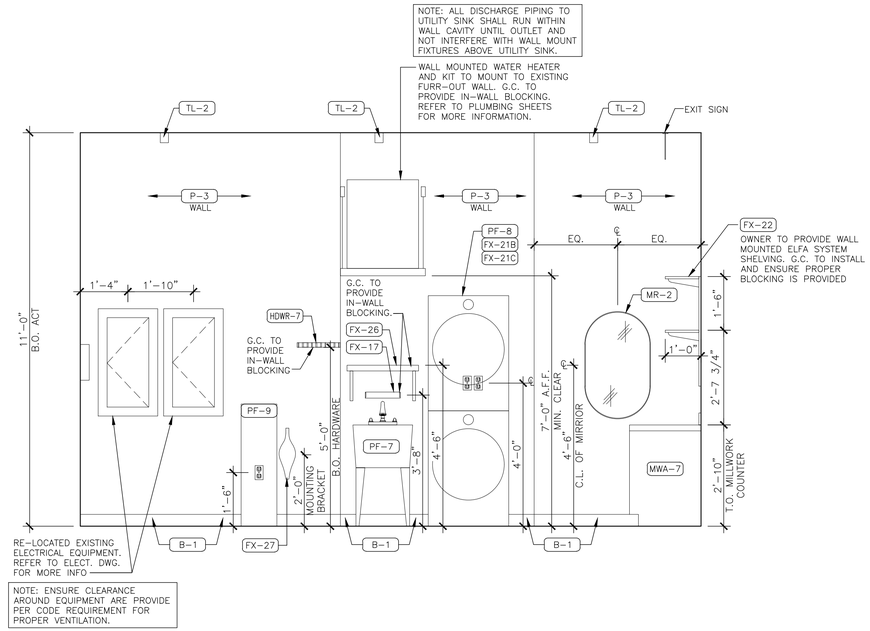
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PAGE: 22 OF 28

FIRM REGISTRATION NO.
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SEAL
PROFESSIONAL SEAL

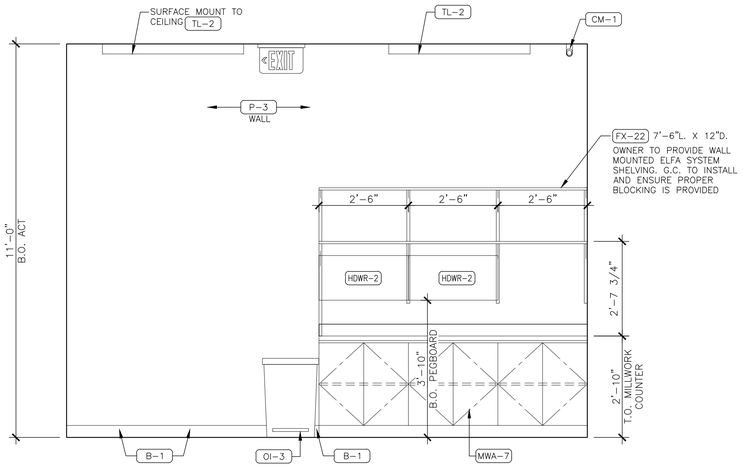
PROJECT: 260392
PROJECT: SUGARED + BRONZED
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005
PLOT SCALE: 1:1



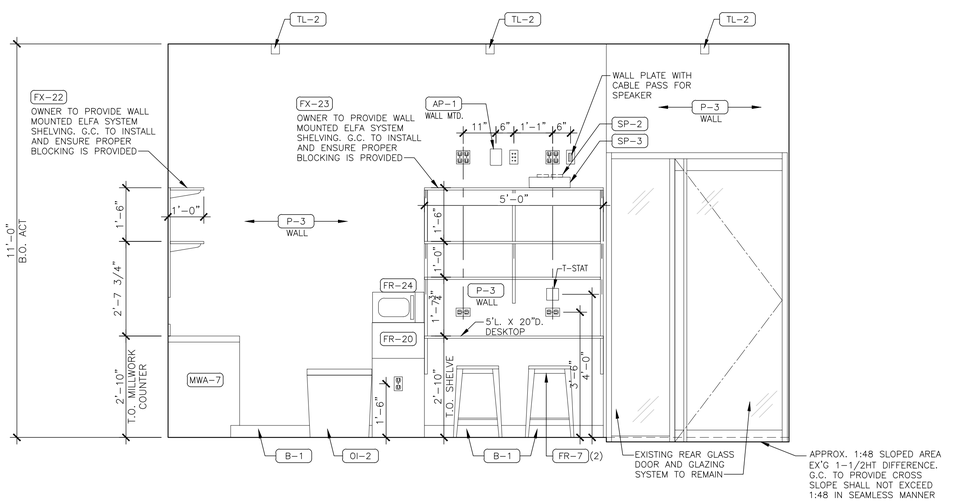
1 BACK OF HOUSE ELEVATION
SCALE: 1/2" = 1'-0"



2 BACK OF HOUSE ELEVATION
SCALE: 1/2" = 1'-0"



3 BACK OF HOUSE ELEVATION
SCALE: 1/2" = 1'-0"



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4 BACK OF HOUSE ELEVATION
SCALE: 1/2" = 1'-0"

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INTERIOR ELEVATIONS
BACK OF HOUSE

DRAWING NO. A-504.00

PAGE: 23 OF 28

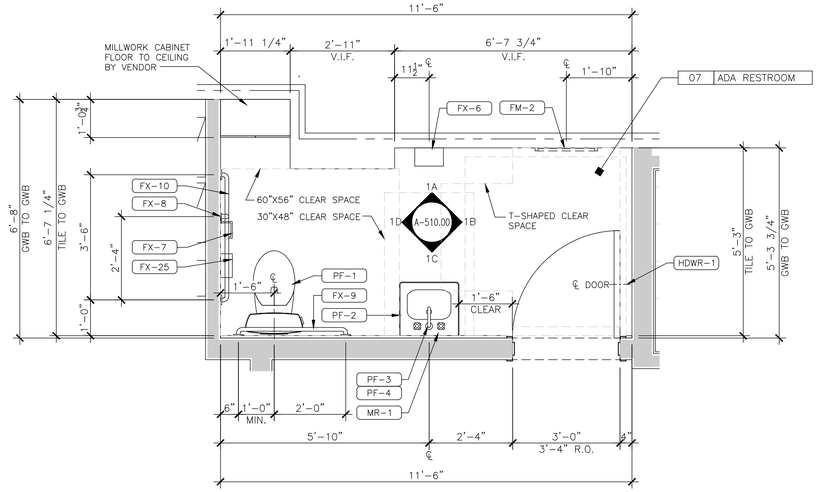
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SEAL	PROFESSIONAL SEAL

PROJECT: 260392

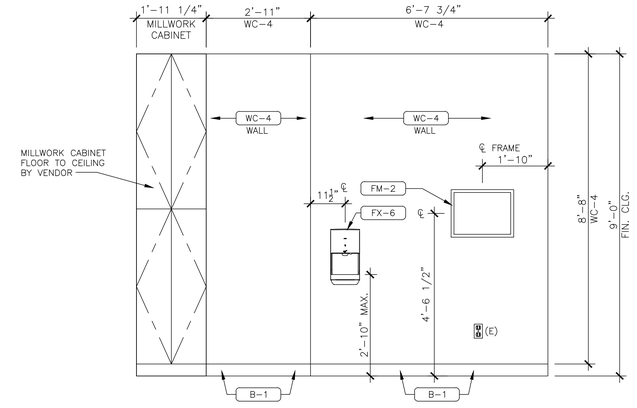
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PROJECT: SUGARED + BRONZED

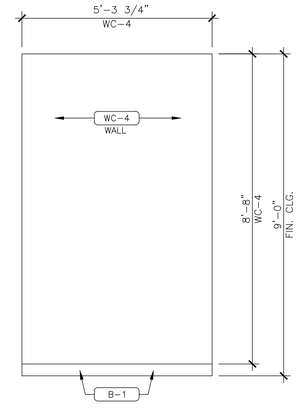
PLOT SCALE: 1:1



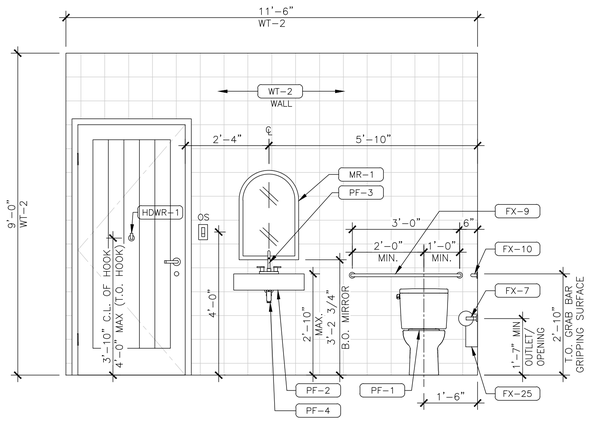
1 ENLARGED RESTROOM PLAN
SCALE: 1/2" = 1'-0"



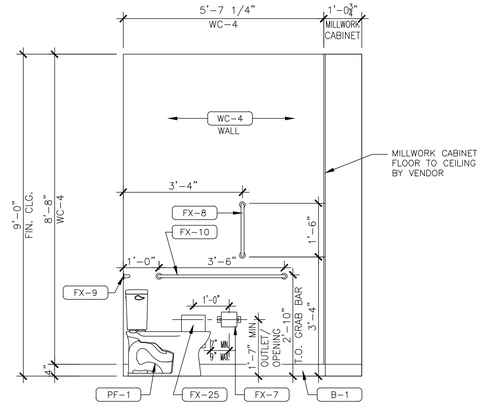
1A RESTROOM ELEVATION
SCALE: 1/2" = 1'-0"



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



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



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

GENERAL NOTES

1. RESTROOM SHALL CONFORM TO ALL LOCAL, STATE AND FEDERAL REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADAAG).
2. ALL CONSTRUCTION AND MOUNTING HEIGHTS SHALL COMPLY WITH ALL APPLICABLE CITY AND STATE ACCESSIBILITY REGULATIONS AS WELL AS THE FEDERAL ADA (AMERICANS WITH DISABILITIES ACT OF 1990) REGULATIONS. REFER QUESTIONABLE MOUNTING HEIGHTS TO THE ARCHITECT FOR FINAL DECISION.
3. THE PLUMBING CONTRACTOR IS TO FAMILIARIZE HIMSELF WITH LANDLORD'S CRITERIA FOR THIS LOCATION AND INCLUDE ANY WORK REQUIRED OF THIS CRITERIA, WHICH IS NOT SPECIFICALLY NOTED IN THESE DRAWINGS AND SPECIFICATIONS.
4. G.C. TO INSTALL WATERPROOF MEMBRANE ON SLAB AND MINIMUM 6" UP WALL.
5. REFER TO SCHEDULES ON SHEET A-210.00 AND A-310.00 FOR FURTHER INFORMATION ON FIXTURES, FINISH, HARDWARE, AND ETC.
6. G.C. TO FURNISH AN INSTALL ADA RESTROOM SIGNAGE AS REQUIRED BY LOCAL CODE. REFER TO THIS SHEET FOR MINIMUM REQUIREMENTS.

NOTE:
G.C. TO PROVIDE IN-WALL F.R.T. BLOCKING AT ALL AREAS WHERE FIXTURES AND ACCESSORIES ARE TO BE INSTALLED. COORDINATE ALL BLOCKING REQUIREMENTS WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.

REFER TO SHEET A-310.00 FOR PLUMBING FIXTURE SPECIFICATION.

REFER TO SHEET T-300.00 FOR ACCESSIBILITY REQUIREMENTS / MOUNTING HEIGHT

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ENGINEER

PROJECT NUMBER	DATE:
260392	10/02/2026
DRAWN BY: EK	CHECK BY: EC
THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	N.J.T.

ISSUE LOG:

CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

NICHOLAS J. TRICARICO
ARCHITECT

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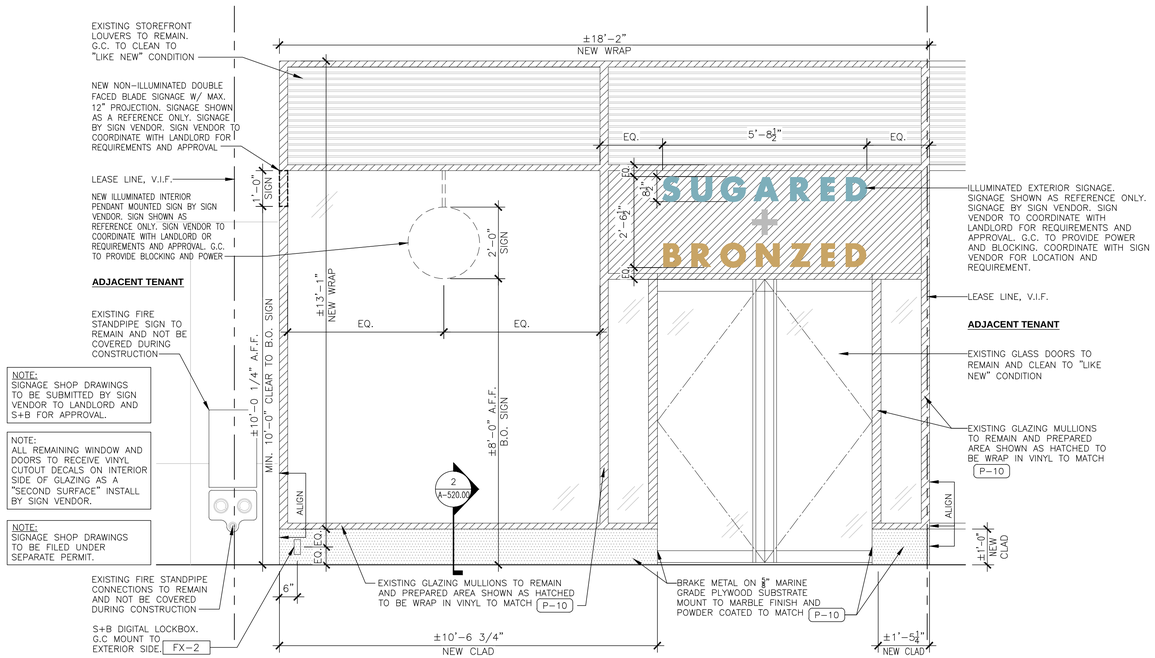
DRAWING NAME:
ENLARGED RESTROOM PLAN AND ELEVATIONS

DRAWING NO.	PAGE: 24 OF 28
A-510.00	
FIRM REGISTRATION NO.	LICENSE NO. 012094-1

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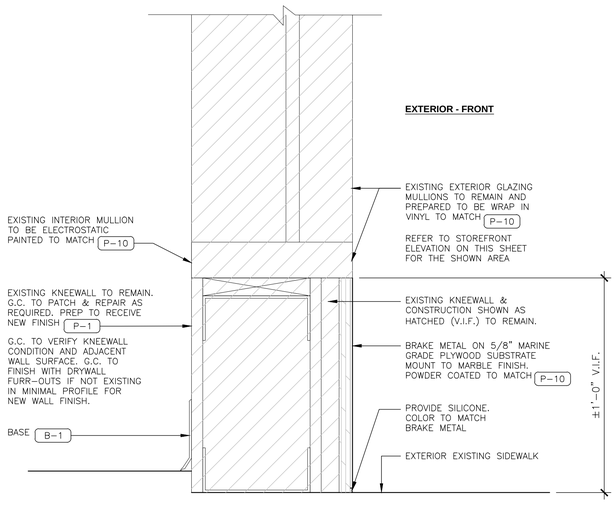
SEAL PROFESSIONAL SEAL

PROJECT: 260392
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005
PROJECT: SUGARED + BRONZED
PLOT SCALE: 1:1



1 EXTERIOR ELEVATION

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



2 STOREFRONT CLADDING DETAIL

SCALE: 3" = 1'-0"

GENERAL NOTES

1. ALL SIGNAGE TO BE FURNISHED AND INSTALLED BY SIGN VENDOR. SHOP DRAWINGS TO BE SUBMITTED TO ALL PARTIES FOR APPROVAL & FILED UNDER SEPARATE PERMIT.
2. G.C. TO VERIFY ATTACHMENT TO BUILDING STRUCTURE REQUIREMENTS WITH LANDLORD PRIOR TO CONSTRUCTION.
3. COORDINATE WITH MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR ALL PENETRATIONS IN THE EXTERIOR FACADES.
4. SIGNAGE VENDOR TO VERIFY LOCATION, SIZE AND TYPE OF ADDRESS NUMBERS & LETTERS FOR BUILDING WITH LOCAL AUTHORITIES. LETTERS & NUMBERS TO BE PROVIDED AND INSTALLED BY SIGNAGE VENDOR.
5. G.C. TO COORDINATE WITH SIGNAGE VENDOR FOR MOUNTING DETAILS AND EXACT DIMENSIONS AND MOUNTING HEIGHTS. G.C. TO PROVIDE NECESSARY BLOCKING, POWER AND SUPPORT/FRAMING CONNECTIONS ACCORDINGLY.
6. SIGNAGE VENDOR IS RESPONSIBLE FOR ALL LOCAL JURISDICTION REQUIREMENTS ON SIGNAGE INSTALLATION AND SPECIFICATIONS.

FIXTURE / EQUIPMENT SCHEDULE

SYMBOL / TAG	DESCRIPTION	MANUFACTURER	PRODUCT NAME / MODEL NUMBER
S+B LOCK BOX			
FX-2	MASTERLOCK	BLUETOOTH LOCK BOX	5441D (WALL MOUNT)
BL-1	TBD		

EXTERIOR FINISH SCHEDULE

SYMBOL / TAG	MATERIAL	MANUFACTURER	PRODUCT NAME / MODEL NUMBER	COLOR
PAINT				
P-10	PAINT	BENJAMIN MOORE	AURA WATERBORNE EXTERIOR PAINT SATIN FINISH 631	DECORATOR'S WHITE #CC-20

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DRAWING NAME:
EXTERIOR ELEVATION AND DETAIL

DRAWING NO. **PAGE: 25 OF 28**

A-520.00

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SEAL PROFESSIONAL SEAL

PROJECT: 260392

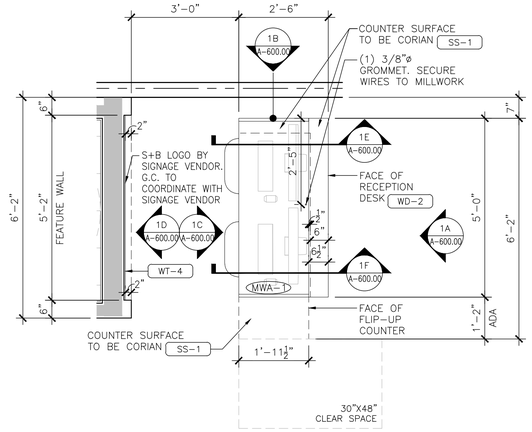
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

PROJECT: SUGARED + BRONZED

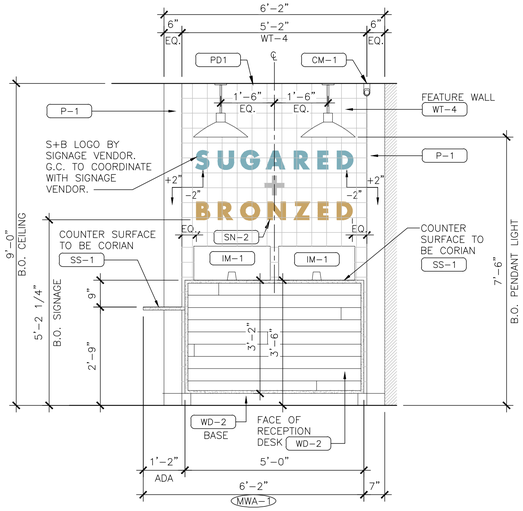
PLOT SCALE: 1:1

NOTE:
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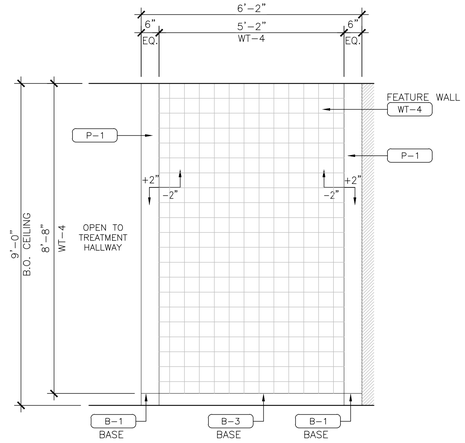
NOTE:
MILLWORKER TO PROVIDE GROMMET AT COUNTER FOR POWER WIRING.



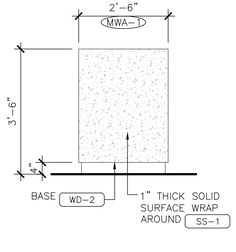
1 ENLARGED PLAN - RECEPTION DESK
SCALE: 1/2" = 1'-0"



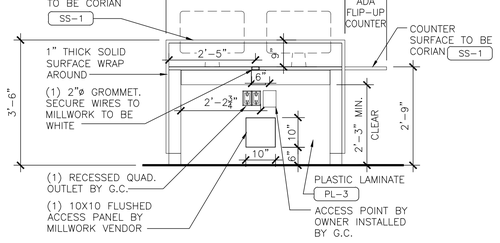
1A RECEPTION DESK ELEVATION - FRONT
SCALE: 1/2" = 1'-0"



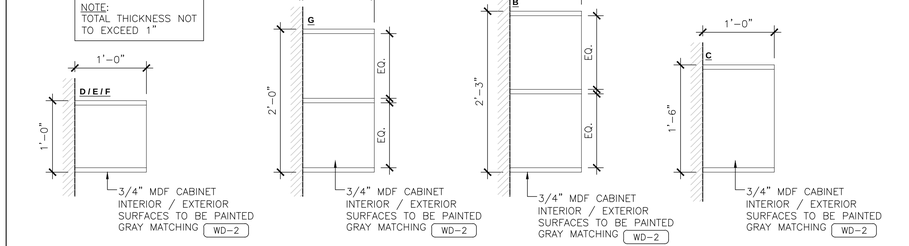
1D RECEPTION WALL ELEVATION - FRONT
SCALE: 1/2" = 1'-0"



1B RECEPTION CABINET ELEV. - SIDE
SCALE: 1/2" = 1'-0"



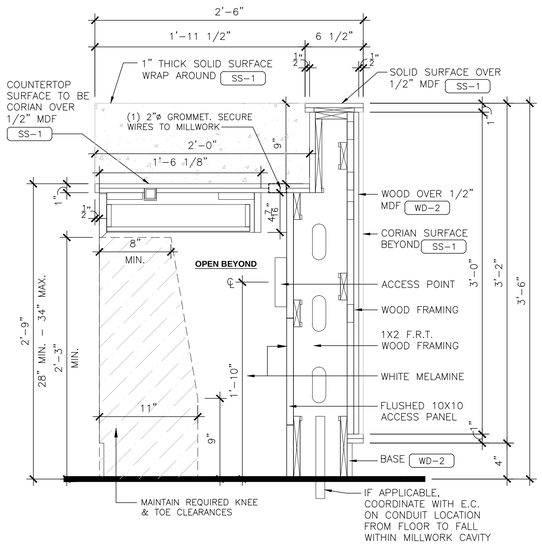
1C RECEPTION DESK ELEVATION - REAR
SCALE: 1/2" = 1'-0"



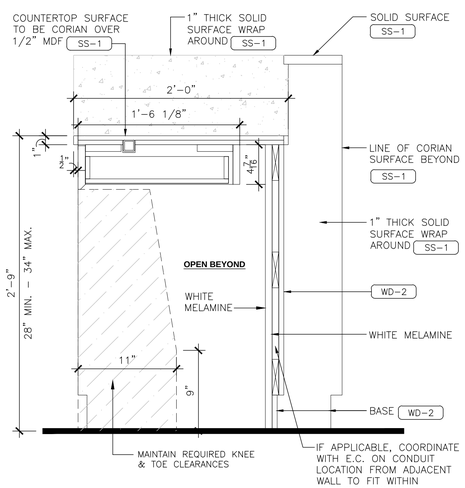
3 DISPLAY FIXTURE SECTION
SCALE: 1" = 1'-0"

DISPLAY MILLWORK LEGEND

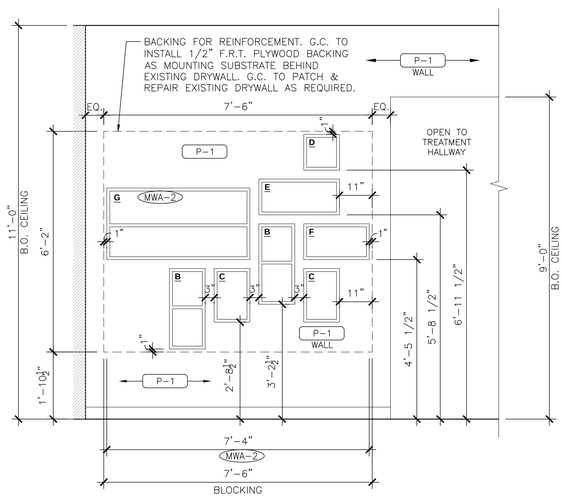
TYPE	QUANTITY	SIZE
A	0	24" X 42"
B	2	12" X 27"
C	2	12" X 18"
D	1	12" X 12"
E	1	27" X 12"
F	1	22" X 12"
G	1	48" X 24"
H	0	24" X 24"



1E RECEPTION DESK SECTION
SCALE: 1-1/2" = 1'-0"



1F RECEPTION DESK SECTION
SCALE: 1-1/2" = 1'-0"



2 DISPLAY FIXTURE WALL ELEVATION
SCALE: 1/2" = 1'-0"

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PROJECT / LOCATION:

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110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

NICHOLAS J. TRICARICO
ARCHITECT

TRICARICO ARCHITECTURE AND DESIGN PC

DRAWING NAME:
MILLWORK DETAILS - RECEPTION DESK AND CABINET

DRAWING NO. A-600.00 PAGE: 26 OF 28

FIRM REGISTRATION NO.	LICENSE NO.
	012094-1

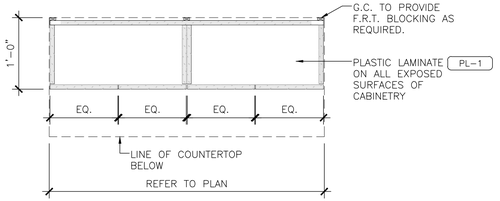
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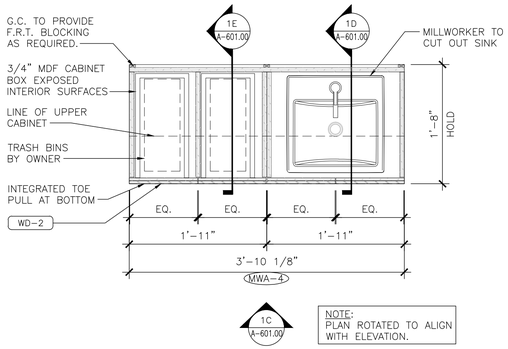
PROJECT: 260392
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005
PROJECT: SUGARED + BRONZED
PLOT SCALE: 1:1

NOTE:
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NOTE:
MILLWORKER TO PROVIDE GROMMET AT COUNTER FOR POWER WIRING.



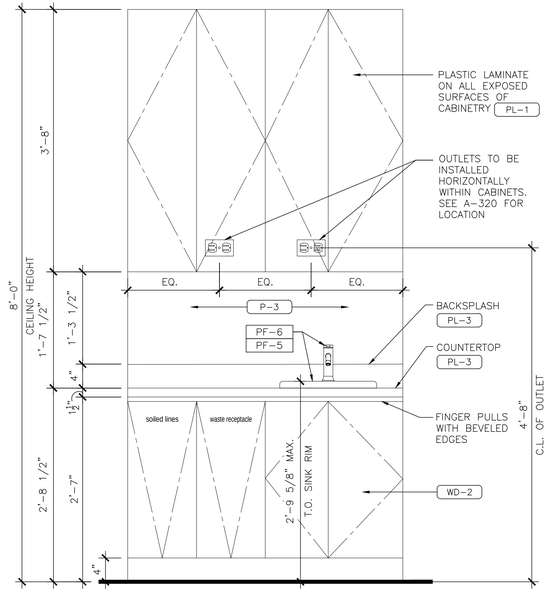
1B SUGARING UPPER CABINET PLAN



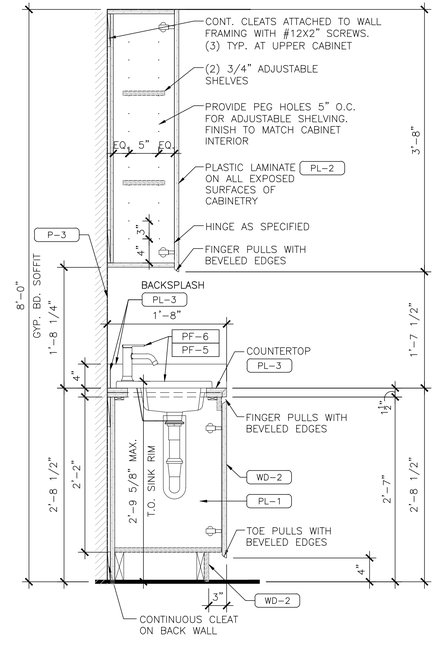
NOTE:
PLAN ROTATED TO ALIGN WITH ELEVATION.

1A SUGARING CABINET PLAN

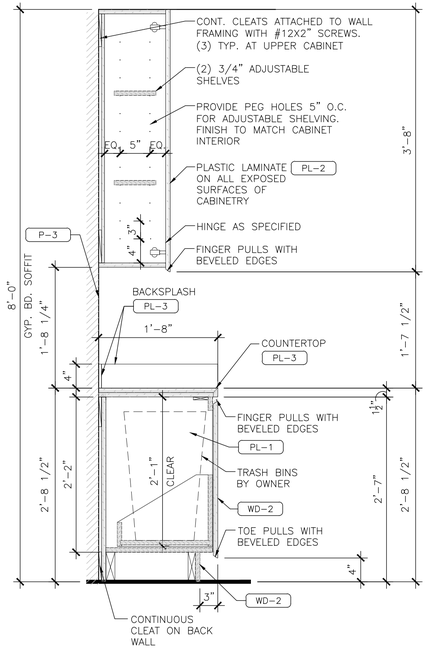
1 SUGARING CABINET PLANS
SCALE: 1" = 1'-0"



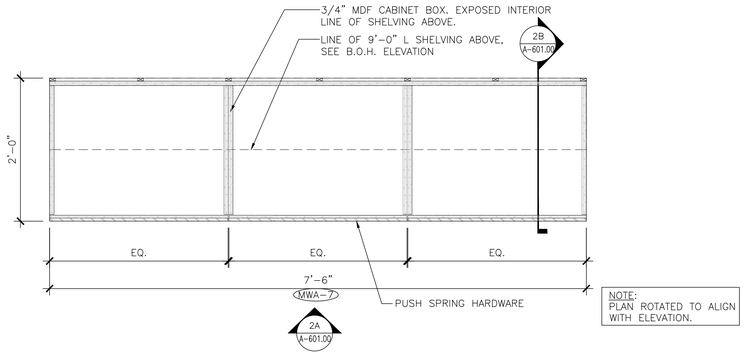
1C SUGARING CABINET ELEVATION
SCALE: 1" = 1'-0"



1D SUGARING CABINET SECTION AT SINK
SCALE: 1" = 1'-0"

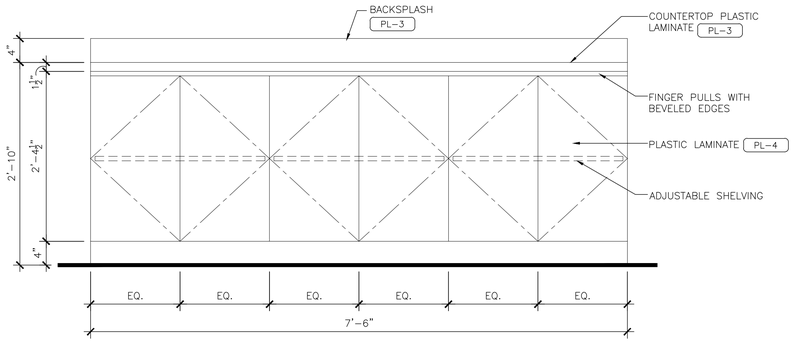


1E SUGARING CABINET SECTION
SCALE: 1" = 1'-0"

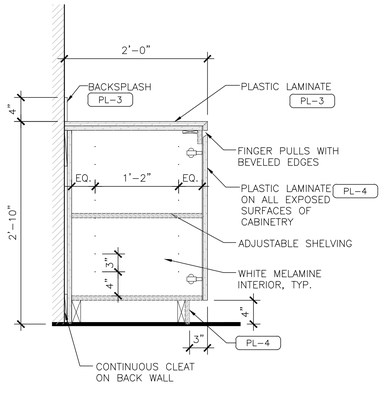


NOTE:
PLAN ROTATED TO ALIGN WITH ELEVATION.

2 B.O.H. CABINET PLAN
SCALE: 1" = 1'-0"



2A B.O.H. CABINET ELEVATION
SCALE: 1" = 1'-0"



2B B.O.H. CABINET SECTION
SCALE: 1" = 1'-0"

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ARCHITECT

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DRAWING NAME:
MILLWORK DETAILS - SUGARING AND B.O.H.

DRAWING NO. A-601.00 PAGE: 27 OF 28

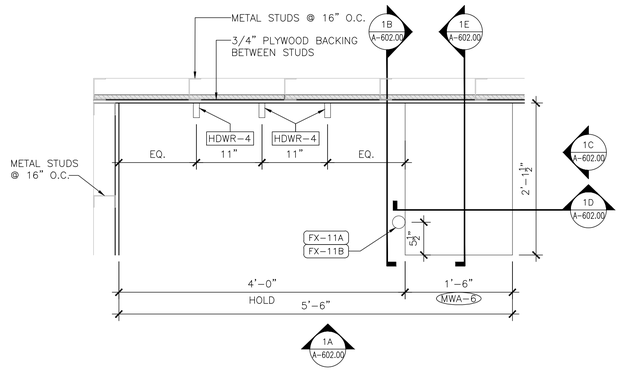
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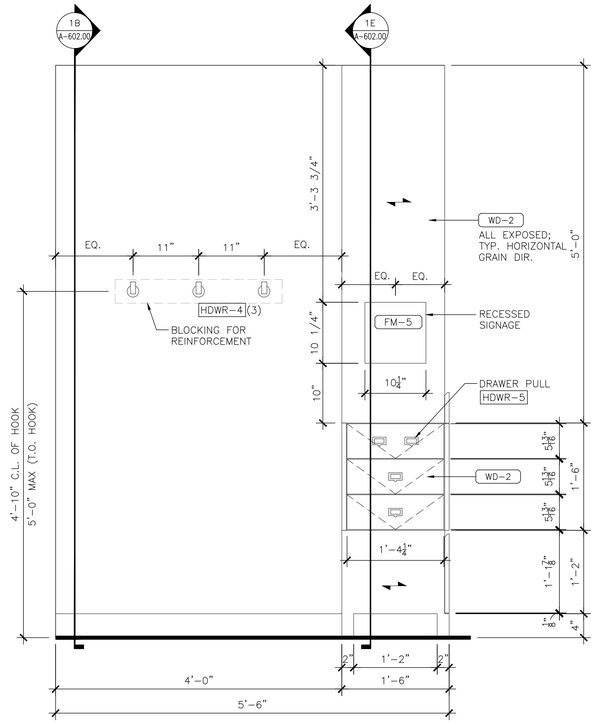
PROJECT: 260392
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005
PROJECT: SUGARED + BRONZED
PLOT SCALE: 1:1

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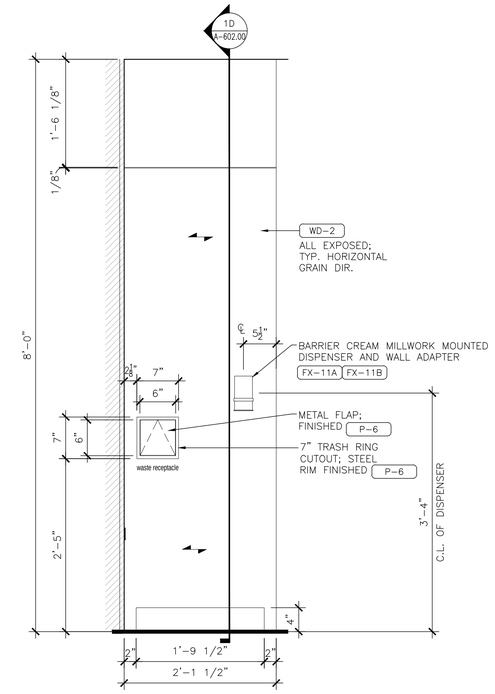


NOTE:
G.C. TO INSTALL 3/4" PLYWOOD BACKING AS MOUNTING SUBSTRATE BEHIND DRYWALL AT COMBO UNIT AND ALL FIXTURE LOCATION. G.C. TO USE 3" TO 4" SCREW FOR ATTACHMENT.

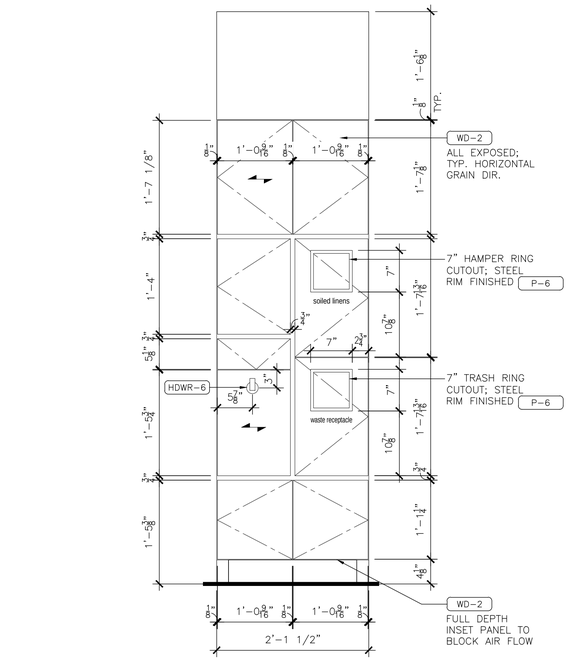
1 BRONZING CABINET PLAN-1
SCALE: 1" = 1'-0"



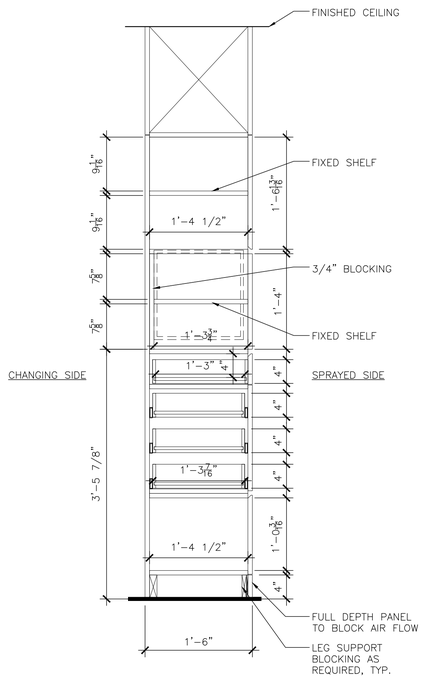
1A BRONZING CABINET ELEVATION
SCALE: 1" = 1'-0"



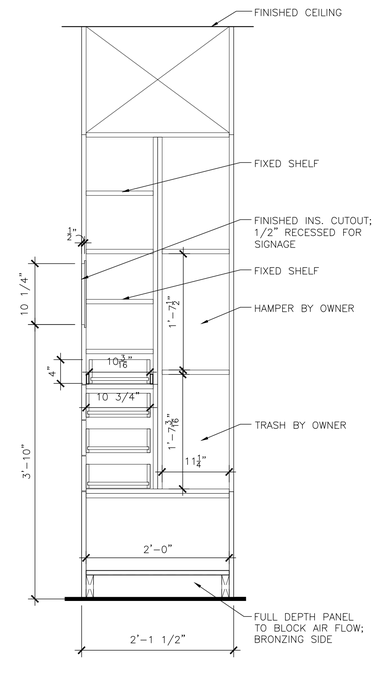
1B BRONZING CABINET SECTION AT BENCH
SCALE: 1" = 1'-0"



1C BRONZING CABINET ELEVATION AT BRONZING SIDE
SCALE: 1" = 1'-0"



1D BRONZING CABINET SECTION
SCALE: 1" = 1'-0"



1E BRONZING CABINET SECTION
SCALE: 1" = 1'-0"

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NICHOLAS J. TRICARICO
ARCHITECT

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DRAWING NAME:
MILLWORK DETAILS - BRONZING

DRAWING NO. PAGE: 28 OF 28

A-602.00

FIRM REGISTRATION NO.	LICENSE NO.
	012094-1

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SEAL PROFESSIONAL SEAL

PROJECT: 260392
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005
PROJECT: SUGARED + BRONZED
PLOT SCALE: 1:1

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

APPLICABLE CODES

REFER TO SHEET A-001 FOR CODE ANALYSIS.

CODES:
- 2022 NYC BUILDING CODE (1968 CODE FOR LIFE SAFETY)
- 2022 NYC PLUMBING CODE
- 2022 NYC MECHANICAL CODE
- 2025 NYC ELECTRICAL CODE
- 2022 NYC ENERGY CONSERVATION CODE
- 2022 NYC FIRE CODE
- 2017. ANSI A117.1

(TABLE 3-2) CONSTRUCTION CLASSIFICATION (OLD CODE)
[TYPE: CLASS I - FIREPROOF STRUCTURE-SPRINKLERED]

(CHAPTER 3-1) OCCUPANCY CLASSIFICATION
BUSINESS (GROUP E)

LEASED SPACE 1,067 SQ.FT.

OCCUPANT LOAD (BASED ON 1968 NEW YORK CITY CODE)
OCCUPANT LOAD REQUIREMENTS (TABLE 6-2)
BUSINESS - 100 NET S.F.
STORAGE - 200 NET S.F.

FIRST FLOOR:
BUSINESS AREA: 511 NET SQ.FT./100 = 6 PERSONS
BOH AREA: 181 NET SQ.FT./200 = 2 PERSONS
TOTAL: 8 PERSONS

BLOCK PLAN



PROJECT LOCATION
110 MAIDEN LANE
NEW YORK, NY 10005
FIRST FLOOR

PROJECT DESCRIPTION

NAME OF PROJECT: SUGARED + BRONZED
ADDRESS: 110 MAIDEN LANE
NEW YORK, NY 10005
FIRST FLOOR

PROPOSED USE: BUSINESS
OCCUPANCY: GROUP 'E'

DESCRIPTION: TENANT IMPROVEMENT OF AN EXISTING SPACE (APPROX. 1,067 S.F.) NEW INTERIOR FIT-OUT CONSTRUCTION FOR PERSONAL SERVICE BUSINESS PROVIDING HAIR REMOVAL (SUGARED) AND AIR BRUSH TANNING TREATMENTS (BRONZED). THE SPACE IS LOCATED ON THE STREET LEVEL. THE PROJECT INCLUDES ARCHITECTURAL INTERIOR DESIGN, ELECTRICAL, MECHANICAL, AND PLUMBING WORK.

EXTERIOR STOREFRONT TO REMAIN. EXTERIOR ELEMENTS TO BE MAINTAINED AND REFINISHED. EXTERIOR SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT AND SHOWN FOR REFERENCE ONLY.

EXISTING SPRINKLER HEAD LOCATIONS TO BE MODIFIED AS REQUIRED PER NEW CEILING LAYOUT AND TO BE SUBMITTED UNDER SEPARATE PERMIT.
G.C. TO HIRE SUB-CONTRACTOR DIRECTLY TO PROVIDE SPRINKLER DESIGN, INSTALL, AND PERMITS. SPRINKLER DRAWINGS TO BE REVIEWED AND APPROVED BY CLIENT PRIOR TO FINAL DESIGN PLAN AND INSTALLATION.

EXISTING FIRE ALARM SYSTEM TO REMAIN, NEW SCOPE TO BE FILED UNDER SEPARATE PERMIT AND SHOWN FOR REFERENCE ONLY.

BUILDING DEPARTMENT NOTES:
1. ALL WORK SHOWN IS FOR GENERAL CONSTRUCTION ONLY.
   ALL OTHER WORK TO BE FILED UNDER SEPARATE APPLICATIONS.
2. PLEASE REFERENCE THE FOLLOWING RELATED APPLICATIONS FOR ADDITIONAL INFORMATION.
   - MECHANICAL #
   - PLUMBING #

PLOT PLAN

ADDRESS: : 110 MAIDEN LANE - FIRST FLOOR, NEW YORK, NY 10005

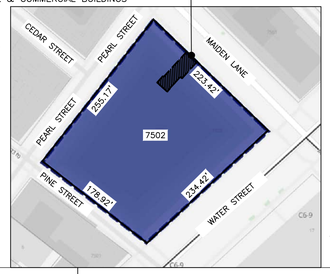
BOROUGH : MANHATTAN
BLOCK : 39
LOT : 7502
MAP : 12B
ZONE : C5-5
CB : 101
BIN# : 1000880

LAND USE:
EXISTING - MIXED RESIDENTIAL & COMMERCIAL BUILDINGS

STORIES : EXISTING - 38
ROOF HEIGHT: 491.74'

LOT SIZE : 223.42' X 225.17'
LOT AREA : 48,946 SQ.FT.

PROJECT LOCATION



PROJECT TEAM

TENANT
SUGARED AND BRONZED, LLC.
24551 DEL PRADO #4138
DANA POINT, CA 92629

DESIGN: MARTY MOORE
EMAIL: MARIANNA@SUGAREDANDBRONZED.COM

CONSTRUCTION: NICK BURNS
EMAIL: NICK@SUGAREDANDBRONZED.COM

ARCHITECT
TRICARICO ARCHITECTURE & DESIGN PC
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WAYNE, NJ 07470

CONTACT: EVANGELINE CHEN
PROJECT MANAGER
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TEL.: (973) 696-0222 x529

CONTACT: KATE SAUER
DIRECTOR
EMAIL: KATES@TRICARICO.COM
TEL.: (973) 696-0222 x526

MEP ENGINEER
DENTON MEP
OFFICE OF PETER A. LEPTUCH, PE
104-106 WEST OAK ST.
SUITE 200 (2ND FLOOR)
DENTON, TX 76201

LANDLORD
80 PINE RE LLC
1 PENN PLAZA
SUITE 1115
NEW YORK, NY 10119

CONTACT: JEFFREY SCHON
EMAIL: JEFFREY@BUSHBURG.COM
TEL.: (917) 570-4807

BUILDING DEPARTMENT
NEW YORK CITY DEPARTMENT OF BUILDING
280 BROADWAY
NEW YORK, NY 10007

VENDOR INFORMATION

MILLWORK VENDOR
SOMERSET
CONTACT: JASON BREEGLE
PRESIDENT
EMAIL:
JBREEGLE@SOMERSETMILLWORK.COM
CELL (814) 233-8718

VINYL TILE VENDOR (FT-1, B-1, B-2)
SCS FLOORING SYSTEMS
CONTACT: MICHAEL REITH
EMAIL:
MICHAELR@SCS-SYSTEMS.COM
TEL.: (818) 481-0597

SIGNAGE VENDOR:
IMAGE 360 SOUTH BAY/MANHATTAN BEACH
363 CORAL CIRCLE
EL SEGUNDO, CA 90245
TEL.: (310) 577-0300
CELL: (213) 925-5048

WALL COVERING VENDOR (WC-2):
MAYA ROMANOFF
CONTACT: JANET ESPINO
EMAIL: JESPINO@MAYAROMANOFF.COM
TEL.: (773) 465-6909 EXT.22

WALL COVERING VENDOR (WC-3):
THIBAUT DESIGN
EMAIL: JANE.WALSH@THIBAUTDESIGN.COM
TEL.: (323) 513-3567

DEFERRED SUBMITTALS

UNDER SEPARATE SUBMISSION

1. EXTERIOR SIGNAGE SHALL BE FILED UNDER SEPARATE PERMIT.
2. SPRINKLER AND FIRE ALARM SYSTEM SHALL BE FILED UNDER SEPARATE PERMIT.

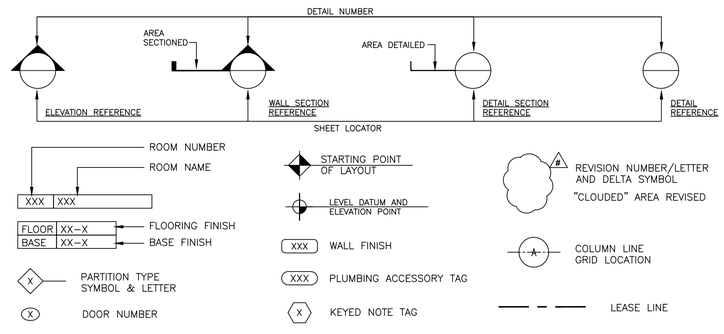
SPECIAL INSPECTION AND CODE SECTIONS

- FIRE RESISTANCE PENETRATION AND JOINT (BC 1704.27, BC 1705.17)
- EXHAUST AND VENT SYSTEMS IN PLENUMS AND DUCTS (BC 1705.39)
- MECHANICAL SYSTEMS (BC 1704.16, BC 1705.21)
- HVAC-R AND SERVICE AND WATER PIPING DESIGN AND INSTALLATION (IB5, IIB5)
- FINAL (28-114, 28-116, BC 110.5)

ABBREVIATIONS

ACT	ACOUSTICAL TILE CLG.
ALUM.	ALUMINUM
A.F.F.	ABOVE FINISH FLOOR
BLDG.	BUILDING
B.O.	BOTTOM
℄	CENTERLINE
CLG.	CEILING
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
DIA.	DIAMETER
DIFF.	DIFFUSER
DIM(S)	DIMENSION(S)
DWG.(S)	DRAWING(S)
DN.	DOWN
DEPT.	DEPARTMENT
ELECT.	ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
EXIST.	EXISTING
FIN.	FINISHED
F.R.T.	FIRE RETARDANT
FURN.	FURNISHED
GA.	GAUGE
G.C.	GENERAL CONTRACTOR
GYP. BD.	GYPSUM WALL BOARD
H.M.	HOLLOW METAL
HT.	HEIGHT
IN.	INCH.
LEV.	LEVEL
L.L.	LANDLORD
MAX.	MAXIMUM
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPP.	OPPOSITE
PTD.	PAINTED
REQ'D.	REQUIRED
REV.	REVISED / REVISION
RM.	ROOM
RO.	ROUGH OPENING
SIM.	SIMILAR
S.F.	SQUARE FOOT
S.S.	STAINLESS STEEL
STL.	STEEL
SUSP.	SUSPENDED
T.B.D.	TO BE DETERMINED
TEL.	TELEPHONE
THK.	THICK
TEMP.	TEMPERED
TYP.	TYPICAL
V.C.T.	VINYL COMPOSITION TILES
V.I.F.	VERIFY IN FIELD
W.C.	WATER CLOSET
W/O	WITHOUT

SYMBOL KEY



LIST OF DRAWINGS

SHEET NUMBER	SHEET TITLE	ISSUED (UNREVISED) ○	ISSUED (REVISED) ●	ISSUES AND REVISIONS: LL/PERMIT/BID SET 10/06/2026				
ARCHITECTURAL								
M-001.00	MECHANICAL TITLE SHEET	○						
M-002.00	MECHANICAL GENERAL NOTES	○						
M-003.00	MECHANICAL GENERAL NOTES	○						
M-004.00	FEMA FLOOD MAP	○						
M-100.00	MECHANICAL PLAN	○						
M-101.00	MECHANICAL CONTROLS DIAGRAM AND NOTES	○						
M-200.00	MECHANICAL SCHEDULES	○						
M-300.00	MECHANICAL DETAILS	○						
M-400.00	MECHANICAL DETAILS	○						

DOB APPROVAL STAMP

DOB APPROVAL STAMP

ARCHITECT

TRICARICO ARCHITECTURE AND DESIGN PC
502 VALLEY ROAD, WAYNE, NJ 07470
T:973-692-0222 F:973-692-0223
TRICARICO.COM

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THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.

ENGINEER

Peter A. Leptuch, P.E.
104 West Oak St.
Suite #200 (2nd Floor)
Denton, TX 76201
(940) 808-0615

PROJECT NUMBER	DATE:
260392	09/25/2026
DRAWN BY: AF	CHECK BY: PL
THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	P.A.L.

ISSUE LOG:

CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

PETER A. LEPTUCH, PE

DRAWING NAME:
TITLE SHEET

DRAWING NO. M-001.00 PAGE: 01 OF 09

FIRM REGISTRATION NO.	LICENSE NO.
SEAL	PROFESSIONAL SEAL

PROJECT: 260392
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005
PROJECT: SUGARED + BRONZED
PLOT SCALE: 1:1

MECHANICAL GENERAL NOTES

A. GENERAL CONDITIONS

1. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND ALL OTHER SPECIFICATION SECTIONS (IF PROVIDED AS PART OF THE CONTRACT) ARE A PART OF THIS CONTRACT.

2. THE TERM "CONTRACTOR" SHALL MEAN THE "MECHANICAL CONTRACTOR HIRED TO COMPLETE THE WORK OUTLINED IN THESE PLANS AND SPECIFICATIONS", UNLESS OTHERWISE SPECIFIED.

3. THE CONTRACTOR FOR THIS WORK IS REQUIRED TO REVIEW ALL DRAWINGS FOR ALL OTHER TRADES.

4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEIR SUBCONTRACTORS WITH A FULL SET OF BID DOCUMENTS INCLUDING SPECIFICATIONS AND MUST COORDINATE ITS WORK AND INSPECTIONS AND THE WORK AND INSPECTION OF THEIR SUBCONTRACTORS WITH ALL OTHER TRADES ON SITE TO CONFORM WITH THE GENERAL CONTRACTOR'S TIME SCHEDULE.

5. BY SUBMITTING A QUOTATION OR PROPOSAL THE MECHANICAL CONTRACTOR EXPRESSLY STATES AND WARRANTS THAT ALL DRAWINGS AND SPECIFICATIONS HAVE BEEN THOROUGHLY REVIEWED, AND THAT THIS CONTRACTOR HAS BECOME FAMILIARIZED WITH JOB SITE CONDITIONS AND IS TOTALLY QUALIFIED TO PERFORM ALL OF THE WORK REQUIRED.

6. BEFORE SUBMITTING A FINAL PROPOSAL THE CONTRACTOR SHALL EXAMINE THE SITE OF THE PROPOSED WORK TO DETERMINE THE EXISTING CONDITIONS THAT MAY AFFECT THE PROPOSAL. IF DISCREPANCIES ARE NOTED BETWEEN THE DOCUMENTS AND THE EXISTING CONDITIONS THE ARCHITECT SHALL BE NOTIFIED AND THE CONTRACTOR SHALL RECEIVE CLARIFICATION BEFORE SUBMITTING A BID. THE SUBMISSION OF A PROPOSAL SHALL INDICATE THAT ALL CHARGES AND COSTS MADE NECESSARY BY EXISTING CONDITIONS ARE INCLUDED AND THAT THE COMPLETE SYSTEM AS DESCRIBED HEREIN WILL BE FURNISHED AT THE PROPOSED COST.

   A. THE HVAC SUBCONTRACTOR IS REQUIRED TO VISIT THE SITE DURING BIDDING AND VERIFY LOCATION(S) OF WHERE DUCTWORK IS INDICATED TO BE PLACED, THEIR ROUTES AND POSSIBLE INTERSECTION(S) WITH OTHER EQUIPMENT/WORK (PLUMBING, SPRINKLER, ELECTRICAL, ETC.) TO BE INSTALLED AND/OR EXISTING TO REMAIN AND TO VERIFY HEIGHTS TO "BE INSTALLED" TO MAINTAIN DESIGNED CEILING HEIGHTS AND HEAD ROOM. ANY DISCREPANCIES BETWEEN DESIGNED AND ACTUAL ARE TO BE TOLD TO THE GENERAL CONTRACTOR AND BE INDICATED ON THE BID FORM.

7. WHEN USED, THE TERM "PROVIDED BY CONTRACTOR" SHALL BE INTERPRETED AS MEANING "FURNISHED AND INSTALLED BY CONTRACTOR" WITH THE EXCEPTION WHERE ITEMS ARE "PROVIDED BY TENANT" SHALL BE INTERPRETED AS MEANING "FURNISHED BY TENANT (INSTALLED BY CONTRACTOR)", EXCEPT WHERE NOTED OTHERWISE.

B. GENERAL REQUIREMENTS

1. THE GENERAL CONTRACTOR AND HIS/HER SUB-CONTRACTORS SHALL SUPERVISE AND DIRECT THE WORK, USING THEIR BEST SKILL AND ATTENTION. ALL CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THEIR CONTRACT, UNLESS THE CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS. IF THE CONTRACT DOCUMENTS GIVE SPECIFIC INSTRUCTIONS CONCERNING CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, THE CONTRACTOR SHALL EVALUATE THE JOBSITE SAFETY THEREOF AND, EXCEPT AS STATED BELOW, SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE JOBSITE OF SUCH MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES. IF THE CONTRACTOR DETERMINES THAT SUCH MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES MAY NOT BE SAFE, THE CONTRACTOR SHALL GIVE TIMELY WRITTEN NOTICE TO THE OWNER AND ARCHITECT AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK WITHOUT FURTHER WRITTEN INSTRUCTIONS FROM THE ARCHITECT. IF THE CONTRACTOR IS THEN INSTRUCTED TO PROCEED WITH THE REQUIRED MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES WITHOUT ACCEPTANCE OF CHANGES PROPOSED BY THE CONTRACTOR, THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY RESULTING LOSS OR DAMAGE.

2. THE MECHANICAL SUBCONTRACTORS QUOTING ON THEIR SPECIFIC SCOPE OF WORK/SERVICES TO CONTACT THE LOCAL BUILDING DEPARTMENT/AGENCY TO DISCUSS CODE ISSUES/IDIOSYNCRASIES REGARDING THEIR SERVICES AND THE QUOTE ASSOCIATED WITH THE SERVICES TO THE GENERAL CONTRACTOR FOR THIS PROJECT. THIS CONTRACTOR TO BE FAMILIAR WITH THE SITE WHERE SUCH SERVICES/WORK WILL BE PERFORMED, THIS SPECIFIC USE AND THE IDIOSYNCRASIES ASSOCIATED WITH THE LIFE, SAFETY AND HEALTH ASSOCIATED WITH THIS WORK AND TO INDICATE ON THE QUOTE ANY ITEMS REQUIRED THAT ARE NOT NECESSARILY SHOWN ON THE DRAWINGS/SPECIFICATIONS.

3. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, TOOLS, TRANSPORTATION, INCIDENTALS AND DETAILS NECESSARY TO PROVIDE COMPLETE AND FULLY FUNCTIONAL MECHANICAL SYSTEMS AS SHOWN ON THE DRAWINGS, AS CALLED FOR IN THE SPECIFICATIONS (IF SUPPLIED) AND AS REQUIRED BY JOB CONDITIONS. ALL WORK NOT SPECIFICALLY NOTED AS BEING BY THE LANDLORD SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR. CLOSELY COORDINATE THE ENTIRE INSTALLATION WITH LANDLORD AS REQUIRED. FIELD VERIFY THE EXACT TYPE, SIZE, LOCATION, REQUIREMENTS, ETC. OF EXISTING EQUIPMENT, PIPE AND DUCTS SERVING THE TENANT SPACE PRIOR TO SUBMISSION OF BID.

4. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO SUPPLEMENT EACH OTHER AND ANY MATERIAL OR LABOR CALLED FOR IN ONE SHALL BE PROVIDED EVEN THOUGH NOT SPECIFICALLY MENTIONED IN BOTH. ANY MATERIAL OR LABOR WHICH IS NEITHER SHOWN ON THE DRAWINGS NOR CALLED FOR IN THE SPECIFICATIONS, BUT WHICH IS NECESSARY TO COMPLETE THE WORK OR WHICH IS USUALLY INCLUDED IN WORK OF SIMILAR CHARACTER, SHALL BE PROVIDED AS PART OF THE CONTRACT.

5. WHERE THE DRAWINGS AND / OR SPECIFICATIONS CALL FOR ITEMS THAT EXCEED CODES OR THE LANDLORD'S TENANT CRITERIA, THE CONTRACTOR IS STILL RESPONSIBLE FOR PROVIDING THE SYSTEM AS DESIGNED AND DESCRIBED ON THE DRAWINGS, UNLESS SPECIFICALLY NOTED OTHERWISE.

6. THE CONTRACTOR SHALL OBTAIN AND COMPLY WITH DETAILED REQUIREMENTS OF LEASE EXTRACTS FROM THE LANDLORD AND TENANT.

7. COORDINATE LOCATIONS OF ALL AIR OUTLETS WITH ALL WALLS, LIGHTS, SPRINKLER HEADS, CEILING TILES AND DECORATIVE CEILING FIXTURES PRIOR TO INSTALLATION.

8. ALL MECHANICAL WORK SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATION, SERVICE, MAINTENANCE AND REPAIR. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUFFICIENT ACCESS TO ALL EQUIPMENT FOR SERVICE.

9. THE CONTRACTOR SHALL DO ALL CUTTING, CORE DRILLING, CHASING, OR CHANNELING AND PATCHING REQUIRED FOR ANY WORK UNDER THIS CONTRACT. CUTTING SHALL HAVE PRIOR APPROVAL BY THE TENANT'S CONSTRUCTION MANAGER AND THE LANDLORD OR LANDLORD'S REPRESENTATIVE. PATCHING SHALL MATCH FINISH OF SURROUNDING AREA.

10. WORKMANSHIP:

   A. USE EXPERIENCED, WELL-QUALIFIED CRAFTSMEN, IN GOOD STANDING WITH THEIR RESPECTIVE LABOR UNIONS.

   B. USE CAPABLE AND EXPERIENCED SUPERINTENDENTS, AUTHORIZED BY THE CONTRACTOR TO INSTRUCT WORK, MAKE JOB DECISIONS AND ACT FOR THE CONTRACTOR IN ALL MATTERS PERTAINING TO THE CONTRACT.

11. PERMITS, TESTS AND INSPECTIONS:

   A. APPLY FOR, SECURE AND PAY FOR ALL REQUIRED PERMITS, FEES, LICENSES AND ROYALTIES TO ACCOMPLISH THE WORK.

   B. APPLY FOR, SECURE AND PAY FOR ALL REQUIRED TESTS AND INSPECTIONS TO ACCOMPLISH THE WORK IN CONFORMANCE WITH ALL CODES AND JURISDICTIONS.

   C. FURNISH SIGNED CERTIFIED AND ACCEPTABLE COPIES OF ALL ITEMS COVERED IN (A) AND (B) ABOVE TO THE OWNER FOR HIS RECORDS.

   D. COMPLY WITH RULES AND REGULATIONS OF JURISDICTIONAL AUTHORITIES AND MALL OR LEASE SPECIFICATIONS AND REPORT ANY DEVIATIONS ON DRAWINGS TO OWNER.

C. CODES

1. ALL WORK SHALL BE PERFORMED IN A NEAT AND PROFESSIONAL MANNER USING GOOD CONSTRUCTION PRACTICES. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE LANDLORD'S CRITERIA; THE STATE, COUNTY AND LOCAL CODES AND ORDINANCES; THE LATEST EDITIONS OF ASHRAE STANDARDS; THE LIFE SAFETY CODE; THE APPLICABLE BUILDING CODE; UNDERWRITERS LABORATORIES; THE NATIONAL ELECTRICAL CODE; NFPA 70, 90A, AND 96; AND ALL OTHER APPLICABLE CODES ENFORCED BY AUTHORITIES HAVING JURISDICTION.

2. THE CHANGES REQUIRED BY ANY APPLICABLE CODES SHALL BE INCLUDED IN THE BID. AFTER THE CONTRACT IS ISSUED, NO ADDITIONAL COST DUE TO CODE ISSUES SHALL BE REIMBURSED BY THE TENANT TO THE CONTRACTOR.

D. DRAWINGS

1. DRAWINGS (PLANS AND SPECIFICATIONS) ARE DIAGRAMMATIC AND INDICATE THE GENERAL LOCATION AND INTENT OF THE MECHANICAL SYSTEMS. BECAUSE OF THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL DUCT AND PIPE OFFSETS, FITTINGS AND ACCESSORIES THAT MAY BE REQUIRED. THE MECHANICAL CONTRACTOR MUST OBTAIN APPROVED CONSTRUCTION DRAWINGS FROM THE GENERAL CONTRACTOR BEFORE BEGINNING ANY WORK.

2. THE LAYOUT SHOWN ON THE DRAWINGS IS BASED ON A PARTICULAR MAKE OF EQUIPMENT. IF ANOTHER MAKE OF EQUIPMENT IS USED WHICH REQUIRES MODIFICATION OR CHANGE OF ANY DESCRIPTION FROM THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE AS PART OF THIS WORK, FOR MAKING ALL SUCH MODIFICATIONS AND CHANGES, INCLUDING THOSE INVOLVING OTHER TRADES WITH THE COST THEREOF INCLUDED IN THE BID. IN SUCH CASE, CONTRACTOR SHALL SUBMIT DRAWINGS AND SPECIFICATIONS PRIOR TO STARTING WORK SHOWING ALL SUCH MODIFICATIONS AND CHANGES. THE PROPOSAL SHALL BE SUBJECT TO THE APPROVAL OF THE TENANT'S CONSTRUCTION MANAGER.

E. EXISTING LEASE SPACE CONDITIONS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE DEMOLITION OF EXISTING MECHANICAL WORK IN THE SPACE NOT SHOWN TO BE REUSED IN THE NEW TENANT SPACE.

2. THE CONTRACTOR SHALL INCLUDE, AND WILL BE HELD RESPONSIBLE FOR, THE REMOVAL OF ALL EXISTING FIRE PROTECTION, PLUMBING FIXTURES, PIPING, HVAC UNITS, REFRIGERANT RECAPTURE, EXHAUST FANS, DUCTWORK, ETC. AND ASSOCIATED ROOF CURBS NOT TO BE REUSED ON THIS PROJECT, UNLESS SPECIFICALLY NOTED OTHERWISE. CONTRACTOR MUST VERIFY WITH THE LANDLORD ALL PRESUMED ABANDONED EQUIPMENT, PIPES, DUCTWORK AND EQUIPMENT PRIOR TO REMOVAL. ROOF CURBS SHALL BE REMOVED AND THE ROOF SHALL BE PATCHED UNLESS NOTED FOR REUSE OR RECONFIGURATION ON PLANS. ROOF PATCHING SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE BY A ROOFING CONTRACTOR APPROVED BY THE LANDLORD. ALL EXTRANEOUS ITEMS IN THE SPACE OR ON THE ROOF (ABOVE THIS SPACE) NOT APPLICABLE TO THE NEW WORK OR PART OF THE LANDLORD'S OR ANOTHER TENANT'S ACTIVE SYSTEM MUST BE REMOVED AND ROOF / WALL / FLOOR MUST BE PATCHED / REPAIRED TO MATCH THE EXISTING STRUCTURE. EXISTING ABANDONED PIPES, DUCTS OR EQUIPMENT IN THE FLOOR, EMBEDDED IN CONCRETE OR OTHERWISE INACCESSIBLE ARE TO BE CUT OFF AND SEALED BELOW OR WITHIN FLOOR OR WALL LEVEL WHEN THEY ARE NOT REUSED IN THIS PROJECT.

   A. IF REQUIRED BY THE LANDLORD OR CODES, ABANDONED PIPING AND / OR DUCTWORK MUST BE REMOVED TO POINT OF ORIGIN. CONFIRM THE EXTENT OF DEMOLITION PRIOR TO BID AND INCLUDE IN BID PROPOSAL.

3. ACTIVE LANDLORD OR OTHER TENANT SERVICES ENCOUNTERED IN WORK SHALL BE PROTECTED AND SUPPORTED. IF EXISTING SERVICES NOT ANTICIPATED REQUIRE RELOCATION, CONTACT THE TENANT'S CONSTRUCTION MANAGER IMMEDIATELY. ALL COSTS FOR REPAIR OF DAMAGES TO ACTIVE LANDLORD OR OTHER TENANT SERVICES DURING CONSTRUCTION SHALL BE PAID FOR BY THE CONTRACTOR CAUSING THE DAMAGE.

4. TIE-INS AND MODIFICATIONS TO EXISTING LANDLORD SERVICES MUST BE DONE WITH MINIMUM INTERRUPTION OF LANDLORD OPERATION AND DURING HOURS SPECIFIED BY THE LANDLORD. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING EXACT WORKING HOURS OF THIS WORK WITH THE LANDLORD PRIOR TO SUBMITTING THEIR BID. THE CONTRACTOR SHALL INCLUDE IN THEIR BID, ALL PREMIUM TIME REQUIRED TO PERFORM MODIFICATIONS DURING OTHER THAN NORMAL WORKING HOURS. ALL SUCH WORK MUST BE COORDINATED WITH THE LANDLORD.

5. EQUIPMENT AND MATERIALS IN TRANSIT SHALL UTILIZE FREIGHT ELEVATOR OR STAIRS. SAID EQUIPMENT OR MATERIALS SHALL BE DISASSEMBLED AS REQUIRED TO MEET THE RESTRICTIONS IMPOSED BY THE BUILDING OR ITS COMPONENT CONSTRAINTS AND THEN REASSEMBLED IN THE NEW WORK AREA.

6. ALL WORK SHALL BE DONE WITH A MINIMUM OF NOISE AND DISTURBANCE TO BUSINESS ROUTINE. ALL WORK SCHEDULES SHALL BE COORDINATED WITH, AND APPROVED BY, THE TENANTS CONSTRUCTION MANAGER.

7. ALL DELIVERIES, WORKERS, WORK OPERATORS, ETC., REQUIRED BY THE CONTRACTOR FOR WORK PERFORMED IN ANY AREA OR SITE BUILDING SHALL BE IN STRICT CONFORMANCE TO THE RULES AND REGULATIONS OF THE OWNER.

8. CONTRACTOR SHALL PROTECT THEIR WORK AND EQUIPMENT FROM DAMAGE, VANDALS, ETC. ANY ITEM THAT IS DAMAGED, VANDALIZED OR STOLEN PRIOR TO ACCEPTANCE OF BUILDING BY OWNER AND ARCHITECT SHALL BE REPLACED BY RESPECTIVE CONTRACTOR AT NO CHARGE TO TENANT.

9. IT IS SPECIFICALLY THE INTENTION OF THIS SPECIFICATION TO HOLD THE CONTRACTOR RESPONSIBLE FOR ALL DAMAGE DONE TO ANY EXISTING FACILITIES, EQUIPMENT, PAINTING, OR ARCHITECTURAL AND STRUCTURAL FEATURES OF THE BUILDING, BY EITHER THEIR OWN WORKMEN OR BY ANY OF THEIR SUBCONTRACTORS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE DONE BY THEIR OWN WORKMEN OR SUBCONTRACTORS AND THE OWNER AT THEIR DISCRETION, MAY WITHHOLD PAYMENTS EQUAL TO THE REASONABLE COST OF THE REPAIRS.

10. THIS CONTRACTOR OR THEIR WORKMEN SHALL NOT BE PERMITTED TO USE ANY PART OF THE EXISTING BUILDING AS A SHOP WITHOUT THE APPROVAL OF THE OWNER AND ARCHITECT.

11. WHERE THE WORK MAKES TEMPORARY SHUTDOWN OF SERVICES UNAVOIDABLE, THEY SHALL BE MADE AT NIGHT OR AT SUCH TIMES AS WILL CAUSE THE LEAST INTERFERENCE WITH THE ESTABLISHED OPERATING ROUTINE.

12. THIS CONTRACTOR SHALL ARRANGE THE WORK SO AS TO ASSURE THAT SERVICES WILL BE SHUT DOWN ONLY DURING THE TIME ACTUALLY REQUIRED TO MAKE THE NECESSARY CONNECTION TO THE EXISTING WORK. THIS CONTRACTOR SHALL GIVE AMPLE WRITTEN NOTICE IN ADVANCE TO THE OWNER OF ANY REQUIRED SHUT DOWN.

13. ALL MOTORS, FANS, CONTROLS, FIXTURES, HVAC UNIT, DUCTWORK AND OTHER EQUIPMENT FOR USE IN THIS CONTRACT SHALL BE PROTECTED BY TARPAULIN OR BY BOXING AS SOON AS DELIVERED TO THE SITE AND SHALL BE KEPT CLEAN AND DRY. THE MOTORS, UNITS, FIXTURES, FANS, DUCTWORK AND MOVING PARTS SHALL BE KEPT COVERED SO AS TO ELIMINATE DIRT, DUST AND OTHER MATERIALS ENTERING THE PARTS DURING ERECTION AND CONSTRUCTION WORK ON THE BUILDING. SHOULD IT BE FOUND THAT ANY PARTS ARE DAMAGED DUE TO CARELESSNESS ON THE PART OF THE CONTRACTOR IN NOT PROVIDING PROPER PROTECTION, SUCH PART OR PARTS SHALL BE REPLACED BY THE CONTRACTOR AT THEIR OWN COST AND EXPENSE. ALL OPENINGS IN DUCTS, PIPING, CONDUITS, ETC., SHALL BE PROPERLY PROTECTED WITH TEMPORARY CAPS OR PLUGS AT ALL TIMES.

14. THE CONTRACTOR, IN REGARDS TO ANY SAWCUTTING, COREDRILLING OR ANY PENETRATING OF A CONCRETE SLAB, FLOOR AND/OR ROOF, IS REQUIRED TO SURVEY DURING BIDDING TO DETERMINE ANY ISSUES, INCLUDING BUT NOT LIMITED TO, NECESSITY OF X-RAYING OF A CONCRETE SLAB, WHERE SUCH MATERIAL BEING PENETRATED IS NOT PROJECTED AND/OR ROUTED INTO A SPACE(S) THAT CREATES A NON-CODE COMPLIANT CONDITION, THE NEED FOR WEATHERSTRIPPING, WATERPROOFING OR OTHER CONDITION AND TO NOTIFY THE OWNER IF A PROBLEM(S) MAY EXIST AND TO INCLUDE COSTS TO SOLVE THE ISSUE UNCOVERED, IN ADDITION TO, NOTIFYING THE ARCHITECT OF RECORD REGARDING SUCH ISSUE(S).

F. DISCREPANCIES IN DOCUMENTS

1. DRAWINGS (PLANS, SPECIFICATIONS AND DETAILS) ARE DIAGRAMMATIC AND INDICATE THE GENERAL LOCATION AND INTENT OF THE MECHANICAL SYSTEMS. WHERE DRAWING, EXISTING SITE CONDITIONS, SPECIFICATIONS OR OTHER TRADES CONFLICT OR ARE UNCLEAR, ADVISE THE GENERAL CONTRACTOR IN WRITING, PRIOR TO SUBMITTAL OF BID. THE GENERAL CONTRACTOR IS RESPONSIBLE TO ADVISE THE TENANT'S CONSTRUCTION MANAGER, IN WRITING, OF VARIATIONS TO THE CONTRACT DOCUMENTS PRIOR TO SUBMISSION OF BID. OTHERWISE, TENANT'S CONSTRUCTION MANAGER'S INTERPRETATION OF CONTRACT DOCUMENTS OR CONDITIONS SHALL BE FINAL WITH NO ADDITIONAL COMPENSATION PERMITTED.

2. ACCURACY OF DATA:

   A. THE DATA GIVEN HEREIN AND ON THE DRAWINGS ARE AS EXACT AS COULD BE SECURED, BUT THEIR ABSOLUTE ACCURACY IS NOT GUARANTEED. THE SPECIFICATIONS AND DRAWINGS ARE FOR THE ASSISTANCE AND GUIDANCE OF THE CONTRACTOR. EXACT LOCATIONS, DISTANCES, LEVELS, ETC., WILL BE GOVERNED BY THE BUILDING AND THE CONTRACTOR SHALL USE THE DATA CONTAINED HEREIN WITH THIS UNDERSTANDING.

   B. THE EXACT LOCATION OF EACH AND EVERY OUTLET OF EACH WIRING SYSTEM, NOT DIMENSIONED ON THE DRAWINGS, SHALL BE AS DIRECTED BY THE OWNER, THE OWNER'S ARCHITECT OR HIS SELECTED REPRESENTATIVE.

G. TRADE NAMES AND MANUFACTURERS

1. WHERE TRADE NAMES AND MANUFACTURERS ARE USED ON THE DRAWINGS OR IN THE SPECIFICATIONS, THE EXACT EQUIPMENT SHALL BE USED AS A MINIMUM STANDARD FOR THE BASE BID. MANUFACTURERS CONSIDERED AS AN EQUIVALENT OR BETTER IN ALL ASPECTS TO THAT SPECIFIED WILL BE SUBJECT TO REVIEW IN WRITING BY THE TENANT'S CONSTRUCTION MANAGER PRIOR TO ACCEPTANCE. THE USE OF ANY UNAUTHORIZED EQUIPMENT SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.

2. SUBSTITUTIONS: CATALOG AND MANUFACTURER'S NUMBERS IN THIS SECTION AND ON THE DRAWINGS ARE FOR THE PURPOSE OF ESTABLISHING STANDARDS OF QUALITY AND TYPE OF MATERIALS TO BE USED. PRODUCTS OR OTHER MANUFACTURERS MAY BE USED IF SIMILAR AND EQUAL IN QUALITY AND DESIGN IN THE OPINION OF THE OWNER OR OWNER'S ARCHITECT AND ARE SPECIFICALLY APPROVED BY THE OWNER OR OWNER'S ARCHITECT, IN WRITING, PRIOR TO CLOSE OF BIDDING. REQUESTS FOR APPROVAL OF SUBSTITUTIONS SHALL BE IN WRITING, AND SHALL INCLUDE REPORTS OF TESTS, PERFORMANCE DATA OR OTHER PROOF OF EQUALITY TO THE ITEM SPECIFIED.

H. SHOP DRAWINGS

1. SUBMIT THREE COPIES OF MATERIAL LISTS AND SHOP DRAWINGS FOR ALL EQUIPMENT AND DUCT FABRICATION DRAWINGS TO THE TENANT'S CONSTRUCTION MANAGER FOR REVIEW PRIOR TO ORDERING EQUIPMENT. SUBMISSIONS MUST BE EARLY ENOUGH TO ALLOW THE TENANT'S CONSTRUCTION MANAGER EIGHT WORKING DAYS FOR REVIEW WITHOUT CAUSING DELAYS OR CONFLICTS TO THE JOB'S PROGRESS. SUBMITTALS SHALL BE IN ACCORDANCE WITH THE GENERAL CONDITIONS USING THE MANUFACTURER'S LISTED ON THE DRAWINGS. SHOP DRAWINGS SHALL INCLUDE ALL DATA THAT PERTAINS TO THE REQUIREMENTS SET FORTH ON THE DRAWINGS AND IN THE SPECIFICATIONS. THE SUBMITTAL SHALL INCLUDE BUT NOT BE LIMITED TO CUTS OR CATALOGS INCLUDING DESCRIPTIVE LITERATURE AND CHARACTERISTICS OF EQUIPMENT SHALL SHOW MAJOR DIMENSIONS, ROUGHING-IN DATA, CAPACITY, CURVES, PRESSURE DROPS, CODE COMPLIANCE, MOTOR AND DRIVE DATA AND ELECTRICAL DATA. OBSERVE SPECIAL INSTRUCTIONS WHEN REQUIRED. SUBMITTALS SHALL BEAR THE STAMP OF THE GENERAL AND SUBCONTRACTOR SHOWING THAT HE HAS REVIEWED AND CONFIRMED THAT THEY ARE IN CONFORMANCE WITH THE CONTRACT DOCUMENTS OR INDICATE WHERE EXCEPTIONS TAKE PLACE. LACK OF SUCH CONTRACTOR'S REVIEW WILL BE CAUSE FOR REJECTION WITHOUT REVIEW BY TENANT'S CONSTRUCTION MANAGER. ALL SHOP DRAWINGS MUST APPEAR IN THE OPERATION AND MAINTENANCE MANUALS LEFT ON SITE AT JOB COMPLETION.

   A. BY SUBMITTING SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND SIMILAR SUBMITTALS, THE CONTRACTOR REPRESENTS TO THE CLIENT AND ARCHITECT THAT THE CONTRACTOR HAS (1) REVIEWED AND APPROVED THEM, (2) DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA RELATED THERETO, OR WILL DO SO AND (3) CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS.

   B. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK FOR WHICH THE CONTRACT DOCUMENTS REQUIRE SUBMITTAL AND REVIEW OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS UNTIL THE RESPECTIVE SUBMITTAL HAS BEEN APPROVED BY THE ARCHITECT.

   C. THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SUBMITTALS EXCEPT THAT THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS BY ANY APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE CLIENT IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMITTAL AND

   C.1. THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION AS A MINOR CHANGE IN THE WORK, OR

   C.2. A CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVE HAS BEEN ISSUED AUTHORIZING THE DEVIATION.

   C.3. THE CONTRACTOR SHALL DIRECT SPECIFIC ATTENTION IN WRITING OR ON RESUBMITTED SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS, TO REVISIONS OTHER THAN THOSE REQUESTED BY THE ARCHITECT ON PREVIOUS SUBMITTALS. IN THE ABSENCE OF SUCH WRITTEN NOTICE, THE ARCHITECT'S APPROVAL OF A RESUBMISSION SHALL NOT APPLY TO SUCH REVISIONS.

2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND / OR THEIR SUBCONTRACTORS TO FURNISH SHOP DRAWINGS AND SUBMITTALS ON ANY AND ALL EQUIPMENT, DUCT, DAMPERS, CONTROLS ETC. TO THE TENANT'S CONSTRUCTION MANAGER OR ARCHITECT FOR THEIR REVIEW PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ERRORS, OMISSIONS OR OTHER DEFICIENCIES OR DEVIATIONS IN SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS BY THE TENANT'S CONSTRUCTION MANAGER'S OR ARCHITECT'S APPROVALS THEREOF.

I. RECORD DRAWINGS

1. THE CONTRACTOR SHALL MAINTAIN ONE COPY OF DRAWINGS AND SPECIFICATIONS ON THE JOB SITE TO RECORD DEVIATIONS FROM CONTRACT DRAWINGS, SUCH AS LOCATIONS OF CONCEALED PIPING VALVES AND DUCTS, REVISIONS, ADDENDUM'S AND CHANGE ORDERS, SIGNIFICANT DEVIATIONS MADE NECESSARY BY FIELD CONDITIONS, APPROVED EQUIPMENT SUBSTITUTIONS AND CONTRACTOR'S COORDINATION WITH OTHER TRADES AND EXACT ROUTING OF ALL SANITARY AND DOMESTIC WATER PIPING UNDER FLOOR.

2. AT COMPLETION OF THE PROJECT AND BEFORE FINAL APPROVAL, THE CONTRACTOR SHALL MAKE ANY FINAL CORRECTIONS TO DRAWINGS AND CERTIFY THE ACCURACY OF EACH PRINT BY SIGNATURE THEREON. THE DRAWINGS ARE TO BE TURNED OVER TO THE TENANT.

J. GUARANTEE, WARRANTY

1. THE MECHANICAL CONTRACTOR SHALL INCLUDE IN THE PROPOSAL A ONE YEAR GUARANTEE, WARRANTY ON ALL EQUIPMENT AND MATERIAL INSTALLED OR REFURBISHED, ALL MATERIALS AND WORK UNDER THE CONTRACT AND SHALL MAKE GOOD, REPAIR, OR REPLACE AT THEIR OWN EXPENSE, ANY DEFECTIVE WORK, MATERIAL OR EQUIPMENT WHICH MAY BE DISCOVERED WITHIN A PERIOD OF 12 MONTHS FROM THE DATE OF WRITTEN ACCEPTANCE OF THE INSTALLATION BY THE TENANT'S CONSTRUCTION MANAGER. IN CASE OF REPLACEMENT OR REPAIR OF EQUIPMENT DUE TO FAILURE WITHIN THE GUARANTEE PERIOD, THE GUARANTEE ON THAT PORTION OF WORK SHALL BE EXTENDED FOR A PERIOD OF 12 MONTHS FROM THE DATE OF SUCH REPLACEMENT OR REPAIR. THIS GUARANTEE, WARRANTY IS TO INCLUDE ALL LABOR, MATERIAL, PARTS, ETC. NECESSARY TO MAINTAIN THE SYSTEM IN SATISFACTORY OPERATION FOR A PERIOD OF ONE YEAR STARTING FROM THE DATE OF ACCEPTANCE OF THE SYSTEM BY THE TENANT. IT SHALL ALSO INCLUDE ONE SUMMER TO WINTER CHANGEOVER AND ONE WINTER TO SUMMER CHANGEOVER, A NEW SET OF FILTERS AT THE TIME OF STARTUP AND TWELVE (12) MONTHLY FILTER CHANGES DURING THE FIRST YEAR. THE NORMAL PREVENTATIVE MAINTENANCE WORK SHALL BE PERFORMED AT THE TIME OF THE FILTER CHANGES. USE ONLY #40 PLEATED TYPE AIR FILTERS.

K. OPERATIONS MANUALS

1. ONE COPY OF EACH OPERATION AND MAINTENANCE MANUAL FOR ALL EQUIPMENT FURNISHED ON THE JOB SHALL BE PROVIDED TO THE TENANT BOUND TOGETHER IN A 3 INCH, THREE RING BINDER. THE BINDER SHALL INCLUDE BUT NOT BE LIMITED TO INSTALLATION, MAINTENANCE AND OPERATING INSTRUCTIONS, PAMPHLETS OR BROCHURES, REVIEWED SHOP DRAWINGS AND WARRANTIES OBTAINED FROM EACH MANUFACTURER OF PRINCIPAL ITEMS OF EQUIPMENT.

L. SLEEVES

1. THE CONTRACTOR SHALL PROVIDE SLEEVES TO PROTECT EQUIPMENT OR FACILITIES IN THE INSTALLATION. EACH SLEEVE SHALL EXTEND THROUGH ITS RESPECTIVE FLOOR, WALL, OR PARTITION AND SHALL BE CUT FLUSH WITH EACH SURFACE EXCEPT SLEEVES THAT PENETRATE THE FLOOR, WHICH SHALL EXTEND 2 INCHES ABOVE THE FLOOR.

2. ALL SLEEVES AND OPENINGS THROUGH FIRE RATED WALLS AND / OR FLOORS SHALL BE FIRE SEALED WITH APPROVED SEALANTS RATED FOR THE APPLICATION SO AS TO MAINTAIN THE FIRE RATING OF THE ASSEMBLY. CONFORM TO THE U.L. ASSEMBLY RATING OF THE FLOOR OR WALL.

3. SLEEVES IN BEARING AND MASONRY WALLS, FLOORS AND PARTITIONS SHALL BE STANDARD WEIGHT STEEL PIPE FINISHED WITH SMOOTH EDGES. FOR OTHER THAN MASONRY PARTITIONS, THROUGH SUSPENDED CEILINGS OR FOR CONCEALED VERTICAL PIPING, SLEEVES SHALL BE 22 GAUGE GALVANIZED STEEL MINIMUM.

4. DUCT SLEEVES SHALL BE MINIMUM 14 GAUGE STEEL.

M. HANGERS

1. HANGERS SHALL INCLUDE ALL MISCELLANEOUS STEEL SUCH AS ANGLE IRON, BANDS, C-CLAMPS WITH RETAINING CLIPS, CHANNELS, HANGER RODS, ETC. NECESSARY FOR THE INSTALLATION OF WORK.

2. HANGERS SHALL BE FASTENED TO BUILDING STEEL, CONCRETE, OR MASONRY, BUT NOT TO PIPING OR DUCTWORK. DUCTWORK SHALL NOT BE SUPPORTED FROM ROOF DECKING AND/OR BRIDGING, BUT SHALL BE SUSPENDED FROM THE TOP CHORD OF BAR JOISTS, STEEL OR OTHER STRUCTURE. DUCTWORK SHALL CLEAR ALL SPRINKLERS AND OTHER OBSTACLES AND SHALL BE HUNG AS HIGH AS POSSIBLE IN WORK AND STORAGE AREAS. WHERE INTERFERENCE'S OCCUR, IN ORDER TO SUPPORT DUCTWORK OR PIPING, THE CONTRACTOR MUST INSTALL TRAPEZE TYPE HANGERS OR SUPPORTS WHICH SHALL BE LOCATED WHERE THEY DO NOT INTERFERE WITH ACCESS TO FIRE DAMPERS, VALVES, ACCESS DOORS AND OTHER EQUIPMENT SERVICE REQUIREMENTS AND/OR OTHER TRADES. HANGER TYPES AND INSTALLATION METHODS ARE SUBJECT TO LANDLORD CRITERIA.

3. HANGERS FOR ALL INSULATED PIPING SHALL BE SIZED AND INSTALLED FOR THE OUTER DIAMETER OF INSULATION. INSTALL 6 INCH LONG SPLIT CIRCLE GALVANIZED SADDLE BETWEEN THE HANGER AND THE PIPE INSULATION.

4. HANGERS AND PIPING OF DISSIMILAR METALS SHALL BE DI-ELECTRICALLY SEPARATED FROM ONE ANOTHER.

N. ACCESS DOORS

1. FURNISH STEEL ACCESS DOORS AND FRAMES, MINIMUM 16 INCHES BY 20 INCHES OR AS REQUIRED FOR ADEQUATE ACCESS TO THE GENERAL CONTRACTOR FOR ALL LOCATIONS WHERE NECESSARY TO PROVIDE ACCESS TO CONCEALED VALVES AND OTHER EQUIPMENT REQUIRING SERVICE OR INSPECTION. LOCATION, TYPE, SIZE AND NUMBER WILL BE DETERMINED BY THE CONTRACTOR AND APPROVED BY THE TENANT CONSTRUCTION MANAGER TO SUIT EQUIPMENT REQUIREMENTS. GENERAL CONTRACTOR WILL INSTALL ACCESS DOORS AND FRAMES.

2. ACCESS DOORS LOCATED IN FIRE-RATED WALLS, FLOORS, CEILING-FLOOR, OR CEILING-ROOF ASSEMBLIES SHALL BE FIRE RATED, U.L. LISTED AND LABELED.

3. ACCESS DOORS SHALL BE FLUSH TYPE, MANUFACTURED FROM 14 GAUGE STEEL, COMPLETE WITH FLUSH FLANGE TYPE FRAMES MANUFACTURED FROM 16 GAUGE STEEL, PROVIDED WITH ANCHORS. ACCESS DOORS SHALL BE SUITABLE FOR INSTALLATION IN WALL OR CEILING MATERIALS SHOWN IN ROOM FINISH SCHEDULES. PROVIDE ACCESS DOORS FOR ALL CONCEALED VALVES, VENTS, DAMPERS, FIRE DAMPERS, EXPANSION JOINTS, PULL BOXES, SHOCK ABSORBERS, DRAINS, MOTORS, FANS, PUMPS AND ANY OTHER ITEM REQUIRING SERVICE. DOORS IN PLASTER OR CONCRETE SURFACES SHALL HAVE A RECESSED DOOR WITH CONCRETE OR PLASTER FACING. DOORS IN CARPETED OR TILED AREAS SHALL BE RECESSED WITH TILE FACING. NO ACCESS DOORS ARE REQUIRED IN 2' x 2' AND 2' x 4' LAY-IN ACOUSTIC TILE CEILING. PROVIDE COLORED PINS TO DENOTE ACCESS TILES. FURNISH FACTORY MADE METAL ACCESS DOORS, COMPLETELY FLUSH, "ALLAN HEAD" SCREWDRIVER OPERATED, WITH FRAMES AND CAM-TYPE CATCH WITH STAINLESS STEEL STUD. DOORS SHALL BE NOT LESS THAN 1' x 1' FOR HAND ACCESS. DOORS IN WALLS AND CEILING SHALL BE PRIME COATED CARBON STEEL. FURNISH FIRE RATED DOORS FOR FIRE RATED CONSTRUCTION. RATING OF DOOR MUST BE SAME RATING AS CONSTRUCTION.

O. ELECTRIC MOTORS

1. FURNISH, INSTALL AND ALIGN ALL MOTORS REQUIRED FOR THIS EQUIPMENT, UNLESS THEY ARE FACTORY INSTALLED ON THE UNIT. ALL STARTERS AND ASSOCIATED WIRING AND SAFETY SWITCHES FOR SUCH MOTORS SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR. STARTERS SHALL MEET ALL REQUIREMENTS AS DEFINED IN THE ELECTRICAL SPECIFICATIONS.

2. DESIGN, CONSTRUCTION AND PERFORMANCE CHARACTERISTICS OF MOTORS SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF LATEST NEMA, ANSI, ISEE STANDARDS FOR ELECTRICAL EQUIPMENT. ALL MOTORS SHALL BE SUITABLE FOR OPERATION ON VOLTAGE VARIATION OF PLUS OR MINUS 10 PERCENT, 40 DEGREES C AMBIENT TEMPERATURE AND HAVE A SERVICE FACTOR OF NOT LESS THAN 1.15.

P. LOW VOLTAGE (24 VOLT) WIRING

1. THE CONTRACTOR IS TO INSTALL ALL LOW VOLTAGE WIRING REQUIRED FOR THEIR EQUIPMENT. THIS WORK INCLUDES ALL TRANSFORMERS AND DEVICES TO MAKE THIS A COMPLETE FUNCTIONAL SYSTEM.

2. ALL WORK IS TO CONFORM TO THE ELECTRICAL SPECIFICATIONS AND THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION.

3. ANY CONDUIT REQUIRED BY CODE OR THE LANDLORD WILL BE INSTALLED BY THE ELECTRICAL SUBCONTRACTOR.

4. SMOKE DETECTORS AND REMOTE TEST STATION:

   A. IONIZING TYPE ARE TO BE USED ON THE RETURN SIDE OF THE AHU AND PHOTO-TYPE ARE TO BE USED ON THE SUPPLY SIDE. ON ALL OTHER TYPES OF HVAC UNITS WHERE SMOKE DUCT DETECTORS ARE REQUIRED, USE FIELD INSTALLED IONIZING TYPE IN RETURN DUCTWORK AND PHOTO-TYPE ON THE SUPPLY LOCATED BEFORE THE FIRST TAKEOFF. ONCE ACTIVATED, THE SMOKE DETECTOR WILL SHUT DOWN HVAC UNIT.

   B. SMOKE DETECTORS SHALL HAVE THEIR OWN REMOTE KEY TEST STATION SYSTEM WITH AUDIBLE AND VISUAL ALARM, SIMPLEX MODEL 4098-9842 OR APPROVED EQUIVALENT. ALARM TO HAVE CANDELA SETTING OF 75 AND A HIGH VOLUME HORN TONE SETTING.

   C. ALARM SYSTEM MAY BE DELETED WHERE NOT REQUIRED BY LANDLORD OR BY LOCAL CODE.

DOB APPROVAL STAMP

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THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.

ENGINEER

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PROJECT NUMBER	DATE:
260392	09/25/2026
DRAWN BY: AF	CHECK BY: PL
THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	P.A.L.

ISSUE LOG:	
CLIENT SET	09.25.2026
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REVISION LOG:

PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

PETER A. LEPTUCH, PE

DRAWING NAME:

MECHANICAL GENERAL NOTES

DRAWING NO. PAGE: 02 OF 09

M-002.00

FIRM REGISTRATION NO. LICENSE NO.

SEAL PROFESSIONAL SEAL

PROJECT: 260392

LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

PROJECT: SUGARED + BRONZED

PLOT SCALE: 1:1

MECHANICAL GENERAL NOTES

A. HEATING, VENTILATION AND AIR CONDITIONING

1. BEFORE STARTING WORK, THIS CONTRACTOR SHALL EXAMINE THE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL PLANS AND SPECIFICATIONS TO SEQUENCE, COORDINATE AND INTEGRATE THE VARIOUS ELEMENTS OF THE HVAC SYSTEM, MATERIALS AND EQUIPMENT WITH OTHER CONTRACTORS TO AVOID INTERFERENCE'S AND CONFLICTS.

B. HVAC EQUIPMENT (REFER TO PLANS FOR SCHEDULE OF EQUIPMENT)

1. PRIMARY HVAC UNITS ARE TO BE AS SCHEDULED. EQUIVALENTS MAY BE SUBSTITUTED WITH WRITTEN APPROVAL ONLY. ALL COMPRESSORS ARE TO INCLUDE A 5 YEAR EXTENDED WARRANTY.
2. ALL EQUIPMENT SHALL BE COMPLETE IN EVERY RESPECT WITH ALL DEVICES, APPURTENANCES AND ACCESSORIES PROVIDED TO MEET THE DESIGN INTENT AND OPERATION OF THE SYSTEMS SHOWN ON THE DRAWINGS AND SPECIFIED.
3. EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. ALL AIR CONDITIONING EQUIPMENT MUST HAVE A CONDENSATE DRAIN AND BE TRAPPED IN ACCORDANCE WITH MANUFACTURER'S DATA. SEE DRAWINGS FOR ADDITIONAL DETAILS.
4. SECONDARY DRAIN PANS ARE REQUIRED TO BE INSTALLED BENEATH ALL INDOOR AIR CONDITIONING EQUIPMENT WITH THE EXCEPTION OF AIR TERMINAL BOXES. SECONDARY PANS ARE TO PROTECT ENTIRE UNIT. PROVIDE CONDENSATE PUMPS AS REQUIRED. CONDENSATE SHALL BE DIRECTED TO MOP SINK, LAVATORY TRAP OR OTHER APPROVED DRAIN.

C. TOILET EXHAUST FANS

1. WHERE SHOWN ON DRAWINGS PROVIDE A TOILET EXHAUST FAN COMPLETE WITH GRAVITY BACKDRAFT DAMPER. ALL DUCTWORK, ROOF OPENINGS AND CAPS NECESSARY TO PROVIDE A COMPLETE EXHAUST SYSTEM SHALL BE PROVIDED BY THE CONTRACTOR. REFER TO PLANS FOR APPLICABILITY.

D. BASEBOARD, CABINET AND UNIT HEATERS

1. WHERE SHOWN ON THE DRAWINGS, PROVIDE ELECTRIC HEATERS COMPLETE WITH ELECTRIC HEATING COIL, CONTROLS AND INTEGRAL OR REMOTE THERMOSTAT AS SHOWN.

E. INLINE PUMPS

1. WHERE SHOWN ON DRAWINGS, PROVIDE AN INLINE CLOSE COUPLED PUMP(S), BRONZE FITTED. PUMPS SHALL BE FURNISHED WITH BRONZE CASE WEARING RINGS, BRONZE SHAFT SLEEVE AND MECHANICAL SHAFT SEALS. PUMPS TO BE SO CONSTRUCTED THAT THEY MAY BE MOUNTED IN A HORIZONTAL OR VERTICAL PIPE LINE. MOTOR TO BE 1750 RPM UNLESS NOTED OTHERWISE.

F. VIBRATION ISOLATION DEVICES

1. VIBRATION ISOLATION DEVICES SHALL BE PROVIDED IN ALL SUPPORTS BETWEEN VIBRATING EQUIPMENT (FANS, ROOFTOP UNITS, WATER SOURCE HEAT PUMPS, AIR HANDLERS, FAN POWERED VAV BOXES, ETC.) AND STRUCTURE.
2. VIBRATING EQUIPMENT HUNG FROM STRUCTURE SHALL BE ISOLATED WITH RUBBER AND SPRING DEVICES. VIBRATING EQUIPMENT SUPPORTED FROM FLOOR OR DECK SHALL BE ISOLATED WITH HOUSED SPRING MOUNT DEVICES.
3. EXAMINE DEAD LOAD AND OPERATING LOAD CONDITIONS WHEN SELECTING DEVICES. ADJUST FOR PROPER ALIGNMENT AND LOADING. AVOID "GROUNDING" THE ISOLATOR.
4. CHECK HANGER ROD SIZE FOR ALLOWABLE LOADS AT THE ISOLATING DEVICE AND THE UPPER AND LOWER ATTACHMENTS TO STRUCTURES, DUCTS, EQUIPMENT, ETC.
5. CONSULT MANUFACTURER FOR APPLICATION DATA.

G. CURBS AND STEEL FRAMING FOR SUPPORT

1. THIS CONTRACTOR WILL PROVIDE ALL NECESSARY CURBS AND STEEL FRAMING REQUIRED TO INSTALL ALL HVAC EQUIPMENT. CURBS SHALL BE A MINIMUM OF 14 INCHES HIGH AND OF THE SAME MANUFACTURER AS THE EQUIPMENT SUPPORTED. INSULATE UNDER THE COMPRESSOR SECTION TO PREVENT CONDENSATION. ALL CURBS MUST BE INSTALLED SO THAT THE TOP OF CURBS ARE "DEAD" LEVEL. ALL PENETRATIONS OF EXISTING STRUCTURE SHALL BE DONE IN ACCORDANCE WITH THE LANDLORD'S GUIDELINES AT THIS CONTRACTOR'S EXPENSE. ALL CONNECTIONS TO ROOFTOP EQUIPMENT SHALL BE INSIDE THE CURB (CONDENSATE DRAIN, POWER WIRING, CONTROL WIRING, ETC.).

H. METAL DUCTWORK – NO FIBERGLASS DUCT ALLOWED

1. NO DUCTWORK SHALL BE FABRICATED PRIOR TO APPROVAL BY THE TENANT'S CONSTRUCTION MANAGER. DEVIATIONS FROM DESIGN MUST BE APPROVED BY TENANT'S CONSTRUCTION MANAGER PRIOR TO FABRICATION OR INSTALLATION. ALL DUCT SHOWN AS ROUND ABOVE A CEILING SHALL BE LONGITUDINAL SEAM DUCT AND SPIRAL WHERE EXPOSED, OR AS SHOWN ON THE DRAWINGS.
2. ALL DUCTWORK SHALL BE PROVIDED AND INSTALLED IN ACCORDANCE WITH SMACNA LOW VELOCITY AND "HVAC DUCT CONSTRUCTION STANDARDS MANUAL", LATEST EDITION AND ASHRAE USING PRIME SHEETS OF GALVANIZED STEEL. CONFORM TO THE REQUIREMENTS IN THE REFERENCED STANDARD FOR METAL THICKNESS, REINFORCING TYPES AND INTERVALS, TIE ROD APPLICATIONS AND JOINT TYPES AND INTERVALS. ALL SQUARE ELBOWS SHALL BE PROVIDED WITH DOUBLE WALLED VANES ON MAXIMUM 3" CENTERS. PROVIDE SEAL CLASS "A" ON ALL TRAVERSE JOINTS UNLESS SUPERSEDED BY MORE STRINGENT LOCAL CODES. ALL DUCT CONNECTIONS ARE TO BE RIGID AND LEAK FREE ASSEMBLIES.
3. DURING THE CONSTRUCTION PHASE OF THE PROJECT, ANY DUCTWORK INSTALLED IS TO BE COMPLETELY SEALED UP OF ANY OPENINGS, EITHER AT THE BEGINNING OR END OF A DUCT RUN OR AT A BRANCH, COLLAR DIFFUSER OR REGISTER TO AVOID DIRT OR OTHER CONTAMINANTS FROM ENTERING THE SYSTEM.
4. EXCEPT WHERE OTHERWISE INDICATED, CONSTRUCT DUCT SYSTEMS TO 2-INCH WATER GAUGE PRESSURE CLASSIFICATION (VERIFY WHETHER RETURN OR EXHAUST DUCT IS POSITIVE OR NEGATIVE PRESSURE). PRESSURE TEST DUCTS FOR LEAKAGE. REMAKE LEAKING JOINTS AND APPLY SEALANTS AS REQUIRED TO FABRICATE A SYSTEM THAT DOES NOT EXCEED 5 PERCENT LEAKAGE OR LESS AS STATED BY PRESSURE CLASS RATINGS IN SMACNA STANDARDS.
5. AS A MINIMUM, CROSSBREAK ALL FLAT SURFACES OR REINFORCE WITH A BEAD APPROXIMATELY 3/8 INCH WIDE BY 3/16 INCH DEEP ON 12 INCH CENTERS TO PREVENT VIBRATIONS.
6. INSTALL RIGID ROUND AND RECTANGULAR METAL DUCT WITH SUPPORT SYSTEMS INDICATED IN SMACNA STANDARDS. NO WOOD SHALL BE USED TO SUPPORT OR BRACE DUCTS. PROVIDE SWAY AND SEISMIC BRACING AS REQUIRED BY STATE AND LOCAL CODES OR BY LANDLORD.
7. WHERE DUCTS PASS THROUGH ROOFS, FLOORS AND FIRE RATED PARTITIONS, PROVIDE AS MINIMUM 1-1/2 INCH BY 1-1/2 INCH BY 1/8 INCH STEEL ANGLE FRAMES AT EACH SIDE OF OPENING. THE ANNULAR SPACE BETWEEN DUCT AND ANGLE FRAMES SHALL BE CAULKED WITH SILICONE SEALANT OR FIREPROOFED AS REQUIRED BY THE ASSEMBLY FIRE RATING. CONTRACTOR TO PROVIDE FIRE OR COMBINATION FIRE / SMOKE DAMPERS AT EACH PENETRATION WHERE REQUIRED BY CODE.
8. ALL TRAVERSE JOINTS AND SEAMS IN SUPPLY AIR DUCT SHALL BE SEALED AIR-TIGHT WITH DAP CMC DUCT SEALER. JOINTS ALSO SHALL BE RIVETED OR CONNECTED WITH SHEET METAL SCREWS.
9. SOFT ELASTOMER BUTYL GASKETS WITH ADHESIVE BACKING SHALL BE USED TO SEAL FLANGED JOINTS.
10. DUCT TRANSITIONS SHALL NOT EXCEED 30 DEGREES SLOPE EXCEPT AS SPECIFICALLY NOTED OTHERWISE.
11. PROVIDE ACCESS TO ALL MOTORIZED DAMPERS, FIRE DAMPERS, FIRE / SMOKE DAMPERS, CONTROLS AND OTHER ITEMS IN DUCTWORK THAT REQUIRE SERVICE OR INSPECTION. IF THE ACCESS PANEL LOCATION IS EXPOSED TO THE SALES AREA, IT MUST BE APPROVED BY THE TENANT'S CONSTRUCTION MANAGER PRIOR TO INSTALLATION. LAY-IN SUPPLY AND RETURN AIR DIFFUSERS, GRILLES AND REGISTERS WITH PLASTER FRAMES MAY BE USED AS ACCESS LOCATIONS.
12. ALL BRANCHES AND TAKEOFFS SHALL BE EQUIPPED WITH MANUAL VOLUME CONTROLLING DEVICES HAVING AN INDICATING AND LOCKING DEVICE.

I. FLEXIBLE CONNECTIONS

1. FLEXIBLE COLLARS SHALL BE PROVIDED IN ALL CONNECTIONS BETWEEN VIBRATING EQUIPMENT (FANS, ROOFTOP UNITS, WATER SOURCE HEAT PUMPS, AIR HANDLERS, FAN POWERED VAV BOXES, ETC.) AND DUCTS OR CASINGS. ALSO PROVIDE FLEXIBLE CONNECTIONS WHERE DUCTS CROSS BUILDING EXPANSION JOINTS.
2. FLEXIBLE CONNECTIONS SHALL BE CONSTRUCTED OF NEOPRENE-COATED FLAMEPROOF FABRIC. PROVIDE ADEQUATE JOINT FLEXIBILITY TO ALLOW FOR MOVEMENT AND PREVENT THE TRANSMISSION OF VIBRATION.
3. FLEXIBLE CONNECTIONS ARE TO BE RATED FOR THE OPERATING PRESSURE OF THE SYSTEM.
4. FINAL CONNECTIONS TO EXHAUST FAN(S) SHALL BE WITH A HEAVY AIRTIGHT ACID RESISTANT FIRE RETARDANT FIBERGLASS NEOPRENE CONNECTOR, A MINIMUM OF SIX (6) INCHES IN LENGTH. THE CONNECTOR SHALL BE FASTENED TO EQUIPMENT AND DUCT WITH TWO FLEXIBLE REMOVABLE BRASS STRAPS OR ALTERNATE APPROVED METHOD.

J. THERMOSTATS

1. MOUNT THERMOSTATS 4'-0" (ADA-COMPLIANT), THERMOSTAT SENSORS 5'-0" ABOVE FINISHED FLOORS, OR AS SHOWN ON THE PLANS, AND SET DATE, TIME, TEMPERATURE, ETC. TURN OVER OPERATING INSTRUCTIONS TO TENANT REPRESENTATIVE.

K. FIRE DAMPERS, SMOKE DAMPERS

1. THE MECHANICAL CONTRACTOR SHALL PROVIDE ALL FIRE DAMPERS AS REQUIRED BY LANDLORD AND / OR TENANT CRITERIA AND / OR CODES HAVING JURISDICTION. ALL FIRE DAMPERS SHALL COMPLY WITH THE REQUIREMENTS OF THE BOARD OF FIRE UNDERWRITERS, THE LOCAL FIRE MARSHAL AND SHALL BE LABELED AND APPROVED BY UNDERWRITERS LABORATORIES.
2. FIRE DAMPERS SHALL HAVE THE BLADES OUT OF THE AIR STREAM AND A 165– DEGREE 'F' FUSIBLE LINK.
3. PROVIDE ALL NECESSARY FRAMING AND SLEEVES FOR DAMPER MOUNTING PER UL AND CODE REQUIREMENTS.
4. PROVIDE DUCT ACCESS DOORS IN AN ACCESSIBLE LOCATION FOR ALL FIRE DAMPERS. DOOR IS TO BE 20-GAUGE GALVANIZED DOOR WITH QUICK-OPENING LATCH AND PIANO HINGE.
5. WHERE REQUIRED BY LOCAL CODES, LANDLORD AND IF INDICATED ON DRAWINGS, PROVIDE UL555S SMOKE DAMPER WITH FIRE / HEAT / SMOKE SENSOR, REVERSIBLE MOTOR AND INTERLOCK WITH FIRE ALARM SYSTEM.

L. FLEXIBLE AIR DUCT

1. FLEXIBLE DUCT FOR CONNECTIONS SHALL BE A FACTORY FABRICATED ASSEMBLY CONSISTING OF AN INNER SLEEVE, INSULATION AND AN OUTER MOISTURE BARRIER. THE INNER SLEEVE SHALL BE CONSTRUCTED OF A CONTINUOUS VINYL COATED SPRING STEEL WIRE HELIX FUSED TO A CONTINUOUS LAYER OF FIBERGLASS IMPREGNATED AND COATED VINYL. A 1-1/4" THICK LAYER OF INSULATING BLANKET OF FIBERGLASS WOOL SHALL ENCASE THE INNER SLEEVE AND BE SHEATHED WITH AN OUTER MOISTURE BARRIER OF A BI-DIRECTIONAL REINFORCED METALIZED VAPOR BARRIER. THE FLEXIBLE DUCT SHALL BE RATED FOR A MAXIMUM WORKING VELOCITY OF 6000 FPM AND SHALL BE LISTED BY THE UNDERWRITERS LABORATORIES UNDER THEIR UL-181 STANDARDS AS A CLASS 1 DUCT AND SHALL COMPLY WITH NFPA STANDARD – 90A. THE FLEXIBLE DUCT SHALL BE THERMAFLEX M-KC OR APPROVED EQUIVALENT. FLEXIBLE DUCT SHALL ROUTE FROM SHEET METAL DUCTWORK TO CEILING DIFFUSERS ONLY. THERE SHALL BE NO EXPOSED FLEXIBLE DUCT.
2. FLEXIBLE AIR DUCT MAY ONLY BE USED IN VERTICAL APPLICATIONS WITH PRIOR APPROVAL FROM THE TENANT'S CONSTRUCTION MANAGER.
3. FLEXIBLE DUCT SHALL NOT EXTEND OVER 5 FEET IN LENGTH AT ANY ONE LOCATION.

M. SUPPLY AND RETURN AIR TAKEOFF FITTINGS

1. RECTANGULAR DUCT
   A. PROVIDE 45-DEGREE RECTANGULAR TAKEOFFS FROM MAIN DUCTWORK TO RECTANGULAR BRANCHES.
2. SPIRAL DUCT
   A. PROVIDE SADDLE OR DIRECT CONNECTION OF A BRANCH DUCT INTO A LARGER DUCT. THE DIAMETER OF THE BRANCH SHALL NOT EXCEED TWO THIRDS OF THE DIAMETER OF THE MAIN. PROTRUSIONS INTO THE MAIN ARE NOT ALLOWED.

N. DAMPERS

1. PROVIDE MANUAL LOCKING QUADRANT VOLUME CONTROL DAMPERS WITH HANDLE OPERATORS IN EACH BRANCH DUCT AND AS SHOWN ON PLANS TO FACILITATE AIR BALANCING.
2. WHERE ACCESS TO BALANCING DAMPER IS RESTRICTED OR IN AREAS WITH SHEET ROCK CEILINGS, YOUNG REGULATORS SHALL BE USED.
3. ALL RECTANGULAR DAMPERS IN OUTSIDE AIR AND RELIEF AIR DUCTS ARE TO BE OPPOSED BLADE TYPE. ALL RECTANGULAR DAMPERS IN RETURN AIR DUCTS TO BE PARALLEL BLADE TYPE. ALL OUTSIDE AIR DUCT DAMPERS MUST ALSO BE OF THE LOW LEAKAGE TYPE.
4. ALL MOTORIZED DAMPERS NOT FURNISHED WITH EQUIPMENT ARE TO BE HONEYWELL DAMPERS.

O. DIFFUSERS, GRILLES AND REGISTERS

1. PROVIDE DIFFUSERS, GRILLES AND REGISTERS AS SCHEDULED. DEVICES TO BE COMPLETE WITH FRAMES AND ALL ACCESSORIES. ALL DIFFUSERS, GRILLES AND REGISTERS IN SHEET ROCK CEILINGS TO BE PROVIDED WITH PLASTER FRAMES. FINISH TO BE COORDINATED WITH INTERIOR FINISHES.
2. INSTALL ALL AIR DEVICES AS LOCATED ON THE ARCHITECTURAL REFLECTED CEILING PLAN OR THE MECHANICAL PLAN.

P. DUCTWORK INSULATION

1. ALL NEW SUPPLY AND RETURN AIR DUCTWORK WITHIN 10' OF HVAC UNIT SHALL BE ACOUSTICALLY LINED. DUCT SIZES SHOWN ON THE DRAWING ARE INTERNAL FREE AREA SIZES. INTERNAL LINER SHALL BE 1.5-INCH THICK DUCT LINER EQUIVALENT TO JOHNS MANVILLE "PERMACOTE LINACOUSTIC" ("R VALUE" = 6.3) AND SHALL BE APPLIED TO THE DUCTWORK WITH FIRE RESISTIVE ADHESIVES AND CADMIUM OR COPPER PLATED MECHANICAL FASTENERS.
2. ALL OUTSIDE AIR AND UNEXPOSED DUCTWORK WITHIN BUILDING, EXCEPT WHERE ACOUSTICALLY LINED, SHALL HAVE 2-1/5 INCH, FIBERGLASS DUCT WRAP INSULATION WITH FSK FACING EQUIVALENT TO JOHNS MANVILLE "MICROLITE FSK TYPE 75" (INSTALLED "R VALUE" = 6.0).
3. LEADING EDGES OF DUCT INSULATION SHALL BE OVERLAPPED BY ADJOINING INSULATION AT LEAST 6 INCHES MINIMUM AND THEN SEALED WITH FOIL VAPOR BARRIER ADHESIVE AND DUCT MASTIC SO THAT NO FIBERGLASS INSULATION IS VISIBLE.
4. ALL INSULATION ON EXISTING PIPING OR DUCTS THAT BECOMES WET, DAMAGED, DISTURBED OR GETS REMOVED SHALL BE REPLACED.
5. INSTALL INSULATION PRODUCTS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS AND IN ACCORDANCE WITH RECOGNIZED INDUSTRY PRACTICES. INSULATION MUST COMPLY WITH NFPA 90A.
6. ALL INSULATION SHALL HAVE A FLAME SPREAD RATING OF NOT MORE THAN 25 AND A SMOKE DEVELOPED RATING OF NO HIGHER THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM TEST: C411 OR AS REQUIRED BY LOCAL CODES.
7. EXTERIOR SUPPLY AND RETURN DUCT INSULATION:
   A. SERVICE: RECTANGULAR, SUPPLY-AIR AND RETURN-AIR DUCTS.
      A.1. MATERIAL: INSULATION BOARD, 6 PSF MINIMUM AND PLAIN FACING.
      A.2. THICKNESS: 2 INCHES.
      A.3. NUMBER OF LAYERS: TWO.
      A.4. TOTAL THICKNESS = 4".
      A.5. VAPOR RETARDER REQUIRED: YES.
   B. INORGANIC GLASS FIBERS PREFORMED AND BONDED BY THERMOSETTING RESIN. MUST COMPLY WITH ASTM C 612, TYPE 1A & 1B, KNAUF INSULATION OR APPROVED EQUIVALENT.
   C. INSULATION INSTALLED OUTDOORS: FLAME SPREAD RATING OF 25 OR LESS AND SMOKE DEVELOPED RATING OF 50 OR LESS.
8. APPLY INSULATION AS FOLLOWS:
   A. APPLY TWO-LAYER INSULATION WITH JOINTS TIGHTLY BUTTED AND STAGGERED AT LEAST 3 INCHES. SECURE LAYERS WITH ADHESIVE, MECHANICAL FASTENERS OR BANDING. FASTENERS SHALL BE LOCATED A MAXIMUM OF 3" FROM EACH EDGE AND NO GREATER THAN 12" APART.
   B. ON EXPOSED APPLICATIONS, FINISH INSULATION WITH A SKIM COAT OF MINERAL-FIBER, HYDRAULIC-SETTING CEMENT TO SURFACE OF INSTALLED INSULATION. WHEN DRY, APPLY FLOOD COAT OF LAGGING ADHESIVE AND PRESS ON ONE LAYER OF GLASS CLOTH OR TAPE. OVERLAP EDGES AT LEAST 1 INCH (25 MM). APPLY FINISH COAT OF LAGGING ADHESIVE OVER GLASS CLOTH OR TAPE. THIN THE FINISH COAT TO ACHIEVE SMOOTH FINISH. OUTDOOR JACKET: POLYGUARD PRODUCTS, INC. 'ALUMAGUARD 60' OR MFM BUILDING PRODUCTS CORP. 'FLEXCLAD 400'.

Q. SYSTEM CLEANOUT

1. UPON COMPLETION OF INSTALLATION, CLEAN ENTIRE SYSTEM BEFORE INSTALLING AIR OUTLETS. CONTRACTOR TO PROVIDE A CERTIFICATION THAT CLEANING WAS ACCOMPLISHED PRIOR TO PROJECT CLOSEOUT.
2. FILTERS MUST BE IN UNITS AT ANY TIME FANS ARE OPERATED.

R. SYSTEM TESTING, ADJUSTING AND BALANCING

1. TESTING, ADJUSTING AND BALANCING OF ALL WORK SHALL BE COMPLETED BY AN INDEPENDENT CONTRACTOR WHO IS CURRENTLY LICENSED BY THE ASSOCIATED AIR BALANCING COUNCIL (AABC) OR NATIONAL ENVIRONMENTAL BALANCING BUREAU (NEBB). NO OTHER BALANCE REPORTS WILL BE REVIEWED OR ACCEPTED. ALL BALANCING WORK MUST BE COMPLETE AND DONE IN ACCORDANCE WITH THE MOST RECENT STANDARDS OF THEIR SOCIETY. PAYMENT OF ALL COSTS FOR TESTING SHALL BE MADE BY THE HVAC CONTRACTOR.
2. THE CONTRACTOR SHALL INSTALL NEW FILTERS IN ALL UNITS PRIOR TO THE AIR BALANCING. THE COMPLETE AIR BALANCE SHALL TAKE PLACE WITH OUTSIDE AIR DAMPERS IN MINIMUM POSITION.
3. BALANCE AIR AND WATER QUANTITIES TO WITHIN PLUS OR MINUS 5 PERCENT OF THAT INDICATED ON THE DRAWINGS. ANY REQUIRED CHANGES IN SHEAVES, BELTS, PULLEYS OR THE ADDITION OF DAMPERS REQUIRED TO ACHIEVE SPECIFIED FLOW RATES SHALL BE PROVIDED BY THE HVAC CONTRACTOR WITH NO ADDITIONAL COST TO THE TENANT.
4. THE BALANCE REPORT SHALL INCLUDE AS A MINIMUM THE FOLLOWING INFORMATION:
   A. AABC OR NEBB CERTIFICATION NUMBER AND SIGNATURE OF BALANCING CONTRACTOR.
   B. INSTRUMENTATION LIST WITH LAST CALIBRATION DATES.
   C. MAKE AND MODEL NUMBERS OF ALL HVAC EQUIPMENT TESTED.
   D. AIR CFM AND STATIC PRESSURE READINGS (DISCHARGE AND SUCTION) AS MEASURED BY PITOT TUBE DUCT TRAVERSE AT THE UNITS.
   E. MOTOR NAMEPLATE DATA WITH ACTUAL FIELD VOLTAGE AND AMPERAGE READINGS FOR EACH LEG.
   F. MOTOR AND FAN RPM, SHEAVE SIZES AND BELT SIZES AND LENGTHS.
   G. OUTSIDE, RETURN, MIXED AND SUPPLY AIR TEMPERATURES AT FULL COOLING.
   H. WATER BALANCE DATA INCLUDING GPM WITH INLET AND OUTLET TEMPERATURE AND PRESSURE READINGS.
   I. MAKE AND MODEL NUMBERS OF ALL AIR DISTRIBUTION EQUIPMENT.
   J. FINAL BALANCED AIR VOLUMES AT ALL OUTLETS (INCLUDING RETURNS WHERE DUCTED).
   K. INDEXED PLAN WITH DIFFUSER AND RETURN LOCATIONS.
5. ALL CONTROL SEQUENCES SHALL BE TESTED AND OPERATING STATUS RECORDED IN THE REPORT.
6. THREE COPIES OF THE BALANCE REPORT SHALL BE SUBMITTED THROUGH THE GENERAL CONTRACTOR TO THE TENANT'S CONSTRUCTION MANAGER FOR REVIEW AND COMMENT.
7. THE BALANCING CONTRACTOR SHALL PERFORM ALL APPLICABLE TESTING AND BALANCING FUNCTIONS REQUIRED FOR THE SYSTEM DESIGNED IN THESE DRAWINGS. THE BALANCING CONTRACTOR SHALL RECHECK ANY ITEMS THAT THE TENANT DEEMS NECESSARY AT NO ADDITIONAL COST TO THE TENANT.
8. FINAL BALANCE REPORT SHALL BE INCLUDED IN THE OPERATION AND MAINTENANCE MANUAL.

S. FINAL HVAC INSPECTIONS

1. ASIDE FROM NORMAL INTERIM INSPECTIONS OF WORK IN PLACE, THE TENANT SHALL HAVE THE RIGHT TO HAVE AN INDEPENDENT HVAC CONTRACTOR INSPECT THE FINISHED HVAC INSTALLATION UPON COMPLETION FOR COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND CODES. THE INSTALLING CONTRACTOR WILL BE RESPONSIBLE TO BRING ALL ITEMS REPORTED BY THE INDEPENDENT HVAC CONTRACTOR UP TO PLANS AND SPECIFICATIONS REQUIREMENTS AT NO ADDITIONAL COST TO THE TENANT.

T. INDOOR AIR QUALITY

1. NO ANALYSIS HAS BEEN MADE WITH REGARD TO SOURCES OR POTENTIAL SOURCES OF INDOOR OR OUTDOOR AIR CONTAMINANTS OR LEVELS OF CONTAMINATION.
2. IT IS THE RESPONSIBILITY OF THE GENERAL AND MECHANICAL CONTRACTOR TO INFORM THE TENANT'S REPRESENTATIVE, LANDLORD AND TENANT'S ARCHITECT IF ANY SOURCE OR POTENTIAL SOURCE OF INDOOR AIR CONTAMINATION IS IDENTIFIED.
3. PRIOR TO ENCLOSING SPACES SUCH AS PLUMBING CHASES, AIR SHAFTS AND RETURN AIR PLENUMS CLEAN ALL AREAS THOROUGHLY. THE CONTRACTOR SHALL GUARANTEE THAT THE PLENUM CHAMBER USED FOR RE-CIRCULATING OF AIR WILL BE OF TIGHT CONSTRUCTION AND THAT ALL SOURCES OF CONTAMINATION FROM TRAPS, SOIL STACKS, DOWNSPOUTS, VENTS, EXHAUST DISCHARGES AND OTHER SOURCES WILL BE ENCLOSED SO THAT NO CONTAMINATED AIR WILL BE RE-CIRCULATED.
4. PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES SHUT OFF THE HVAC SYSTEM, BLOCK OFF ALL AIR GRILLS, DIFFUSERS AND OTHER OPENINGS OUTSIDE THE IMMEDIATE CONSTRUCTION AREA. OPENINGS TO ADJACENT TENANT SPACES SHALL BE COVERED WITH FILTER MEDIA TO PREVENT DUST AND OTHER AIRBORNE CONTAMINANTS FROM PASSING TO ADJOINING SPACES.
5. CONTRACTOR TO INSTALL TEMPORARY EXHAUST SYSTEM TO VENTILATE CONSTRUCTION SITE AND KEEP SITE UNDER SLIGHT NEGATIVE PRESSURE DURING ALL HOURS OF CONSTRUCTION, EVEN IF AFTER NORMAL BUSINESS HOURS.
6. CONTRACTOR TO INSTALL TEMPORARY BARRIERS TO PROTECT ADJACENT SPACES FROM DUST, PARTICULATES, VAPORS AND NOISE. WHERE TEMPORARY BARRIERS ARE INSTALLED ALWAYS MAINTAIN FIRE EXITS AND EXITWAYS.

MECHANICAL GENERAL NOTES

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, TOOLS AND EQUIPMENT TO INSTALL A COMPLETE AND OPERATION HEATING AND COOLING SYSTEM.
2. CONTRACTOR SHALL PROVIDE ALL REQUIRED HVAC PERMITS.
3. THE CONTRACTOR SHALL COMPLY WITH NFPA-90A AND ALL APPLICABLE CODES.
4. ALL HVAC WORK TO BE PERFORMED SHALL BE IN COMPLIANCE WITH ALL STATE AND LOCAL CODES.
5. SHEET METAL DUCT, WHERE REQUIRED BY LOCAL CODES, SHALL BE LINED WITH 1" MATT FACED DUCTLINER IN THE FIRST 10 (TEN) FEET OF THE RETURN AND SUPPLY DUCT STARTING FROM THE HVAC UNIT. AFTER THE FIRST 10 (TEN) FEET THE USE OF 1" DUCT WRAP SHALL BE ACCEPTABLE WORK MATERIAL TO BE VERIFIED WITH CEILING ACCESSIBILITY RATING.
6. FLEXIBLE DUCT SHALL COMPLY WITH SMACNA, ALL LOCAL CODES, U.L. RATING, AND NOT EXCEED FIVE FEET IN LENGTH.
7. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL SWITCHES, DISCONNECTS, AND CONTROL WIRING.
8. ALL DUCT SIZES ARE CLEAR INSIDE DIMENSIONS, ALLOW FOR DUCT INSULATION.
9. THE CONTRACTOR SHALL PROVIDE A WRITTEN GUARANTEE THAT SHALL WARRANT ALL WORKMANSHIP AND MATERIALS FOR ONE (1) YEAR FROM THE FINAL WORK ACCEPTANCE BY THE OWNER AND A FIVE YEAR WARRANTY ON THE COMPRESSOR.
10. FILTERS SHALL BE OF THE DISPOSABLE TYPE AND SHALL BE MERV-8, PROVIDE TWO SETS, ONE DURING CONSTRUCTION AND ONE FOR USE AFTER OCCUPANCY.
11. CONTRACTORS SHALL INSTALL ALL NECESSARY OFFSETS, BENDS, AND TRANSITIONS REQUIRED TO PROVIDE A COMPLETE SYSTEM AT NO ADDITIONAL COST TO THE OWNER.
12. COORDINATE LOCATION OF ALL CEILING DIFFUSERS, GRILLES AND REGISTERS IN THE FIELD WITH THE ELECTRICIAN TO PREVENT CONFLICT WITH LIGHTS AND ARCHITECTURAL ELEMENTS.
13. ALL WORK OF THIS TRADE SHALL BE COORDINATED WITH ALL OTHER TRADES TO AVOID ANY INTERFERENCES THAT MAY DELAY PROGRESS DURING CONSTRUCTION.
14. THE MECHANICAL CONTRACTOR SHALL TEST AND BALANCE TO THE AIR QUANTITIES ON THE PLAN AND PROVIDE A T&B REPORT.
15. CONTRACTOR SHALL INSTALL A THERMOSTAT IN ACCORDANCE WITH THERMOSTAT SPECS.
16. CONTRACTOR SHALL INSTALL MANUAL BALANCING DAMPERS AT ALL SUPPLY AIR BRANCH DUCTWORK RUN OUTS.
17. CONTRACTOR SHALL INSTALL TURNING VANES AT ALL DUCTWORK TEES AND 90 DEGREE ELBOWS.
18. ALL SHEET METAL DUCTWORK SHALL COMPLY WITH SMACNA STANDARDS. ALL DUCTWORK JOINTS SHALL BE TAPED AND SEALED.
19. CONTRACTOR SHALL PROVIDE EQUIPMENT OF THE SCHEDULED CAPACITIES DESIGNED.

WORK RESPONSIBILITY

TENANT'S MECHANICAL CONTRACTOR SHALL REMOVE AND DISPOSE OF THE FOLLOWING:

1. THIS CONTRACTOR SHALL REMOVE ONE EXISTING SPLIT SYSTEM, DUCTWORK, DIFFUSERS, REGISTERS AND ALL WORK PERTAINING TO THE EXISTING HVAC SYSTEM INCLUDING EXISTING GAS PIPING.

TENANT'S MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL THE FOLLOWING:

1. THIS CONTRACTOR SHALL FURNISH AND INSTALL SPLIT SYSTEMS FANS, DUCTWORK, DIFFUSERS, REGISTERS, HANGERS, PROGRAMMABLE THERMOSTAT AND ALL ITEMS REQUIRED TO PRODUCE A COMPLETE AND OPERABLE HVAC SYSTEM.

2. DUCTWORK: THE MECHANICAL CONTRACTOR IS TO FURNISH AND INSTALL, IN COMPLIANCE WITH THE MOST RECENT SMACNA STANDARDS FOR LOW AND MEDIUM PRESSURE, NEW DUCTWORK, INSULATION, FLEX DUCT, GRILLES, REGISTERS, DIFFUSERS, VOLUME DAMPERS, FIRE DAMPERS, SMOKE DETECTORS, SECONDARY CONDENSATE DRAIN, ETC. NECESSARY TO RENDER THE SYSTEM OPERATIONAL AS DESCRIBED IN THESE PLANS AND SPECIFICATIONS AND AS REQUIRED BY THE LANDLORD, LOCAL AND STATE CODES.

3. ALL DUCTWORK SHALL BE HUNG AS HIGH AS POSSIBLE TO MAINTAIN ARCHITECTURAL CEILING HEIGHT REQUIREMENTS.

4. ALL OUTSIDE AIR AND UNEXPOSED DUCTWORK WITHIN BUILDING, EXCEPT WHERE ACOUSTICALLY LINED, SHALL HAVE 3 INCH IN CLIMATE ZONES 1–4 AND 4" IN CLIMATE ZONES 5–8, FIBERGLASS DUCT WRAP INSULATION WITH FSK FACING EQUIVALENT TO JOHNS MANVILLE "MICROLITE EQ TYPE 75" (INSTALLED "R VALUE" = 8.3 FOR 3" AND 12 FOR FOR 4").

5. FIRE DAMPERS MUST BE INSTALLED AT ALL LOCATIONS WHERE DUCTWORK PENETRATES A FIRE RATED WALL. PROVIDE ACCESS DOORS AS REQUIRED. FIRE DAMPERS TO BE OF THE TYPE APPROVED BY THE AGENCIES HAVING JURISDICTION.

6. WHEN NEW DUCTWORK CONFLICTS WITH EXISTING DUCTWORK, PIPING, ETC., NEW DUCTWORK SHALL BE SET UP OR DOWN AS REQUIRED.

7. PROVIDE VOLUME DAMPERS ON ALL NEW SUPPLY AIR DUCT SPLITS AND TAPS.

8. POWER WIRING:

A. THE ELECTRICAL CONTRACTOR IS TO FURNISH AND INSTALL ALL EQUIPMENT AND MATERIAL REQUIRED TO PROVIDE POWER TO THE HVAC UNITS FROM THE TENANT'S POWER SUPPLY.

B. THE ELECTRICAL CONTRACTOR IS TO FURNISH AND INSTALL A DISCONNECT SWITCH ON THE HVAC UNITS.

C. THE ELECTRICAL CONTRACTOR IS TO PROVIDE POWER WIRING TO THE TOILET EXHAUST FAN.

D. THE ELECTRICAL CONTRACTOR IS TO PROVIDE POWER WIRING TO THE BRONZING ROOM FANS.

9. CONTROL WIRING AND CONTROLS: THE MECHANICAL CONTRACTOR IS TO FURNISH AND INSTALL ALL NECESSARY WIRING (IN CONDUIT IF REQUIRED) AND CONTROLS REQUIRED TO PROVIDE A COMPLETE AND OPERATING SYSTEM.
10. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LOCATION OF ALL CEILING DIFFUSERS AND REGISTERS.

11. THE MECHANICAL CONTRACTOR IS TO FURNISH AND INSTALL A CONDENSATE DRAIN SYSTEM PER THE MANUFACTURERS RECOMMENDATIONS AND THE LANDLORD'S REQUIREMENTS. INTERIOR CONDENSATE DRAIN LINE SHALL BE INSULATED WITH 1/2" THICK ARMAFLEX. PITCH 1/4" PER FOOT.

12. TENANT'S MECHANICAL CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL THE LANDLORD'S SPECIFICATIONS FOR THIS INSTALLATION.

13. THIS CONTRACTOR IS TO HIRE LANDLORD'S SPECIFIED CONTRACTOR FOR ALL ROOF PENETRATIONS (IF APPLICABLE).

14. THE MECHANICAL CONTRACTOR, AS PART OF THEIR WORK, IS TO STENCIL THE TENANT NAME AND SPACE NUMBER ON ALL HVAC EQUIPMENT WITH 4" HIGH BLOCK LETTERS (2" HIGH BLOCK LETTERS ON ALL SMALL EQUIPMENT WHERE 4" WILL NOT FIT) IN A COLOR APPROVED BY THE BUILDING MANAGER / CONSTRUCTION INDIVIDUAL.

15. IF STRUCTURAL DRAWINGS FOR HVAC EQUIPMENT SUPPORTS ARE NOT ALREADY INCORPORATED INTO THIS SET OF PLANS AND SPECIFICATIONS, THE MECHANICAL CONTRACTOR, AT THEIR OWN COST AND EXPENSE, AND AS PART OF THE BID TO THE G.C., IS TO HIRE A STRUCTURAL ENGINEER TO DESIGN THE SUPPORTS FOR THE NEW HVAC UNIT AND A STRUCTURAL SUBCONTRACTOR TO FURNISH AND INSTALL SUCH HANGERS / SUPPORTS, COLUMNS, BEAMS, BRACING, ETC. TO HANG FROM THE STRUCTURAL AND / OR SUPPORT AT THE STRUCTURE FOR ALL NEW HVAC EQUIPMENT. G.C. TO SUBMIT AS REQUIRED ALL STRUCTURAL SHOP DRAWINGS TO THE LANDLORD'S ARCHITECT, AS REQUIRED, FOR APPROVAL, PRIOR TO STARTING WORK.

DOB APPROVAL STAMP

DOB APPROVAL STAMP

ARCHITECT

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THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.

ENGINEER

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PROJECT NUMBER	DATE:
260392	09/25/2026
DRAWN BY: AF	CHECK BY: PL
THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	P.A.L.

ISSUE LOG:

CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

PETER A. LEPTUCH, PE

DRAWING NAME:

MECHANICAL GENERAL NOTES

DRAWING NO. PAGE: 03 OF 09

M-003.00

FIRM REGISTRATION NO. LICENSE NO.

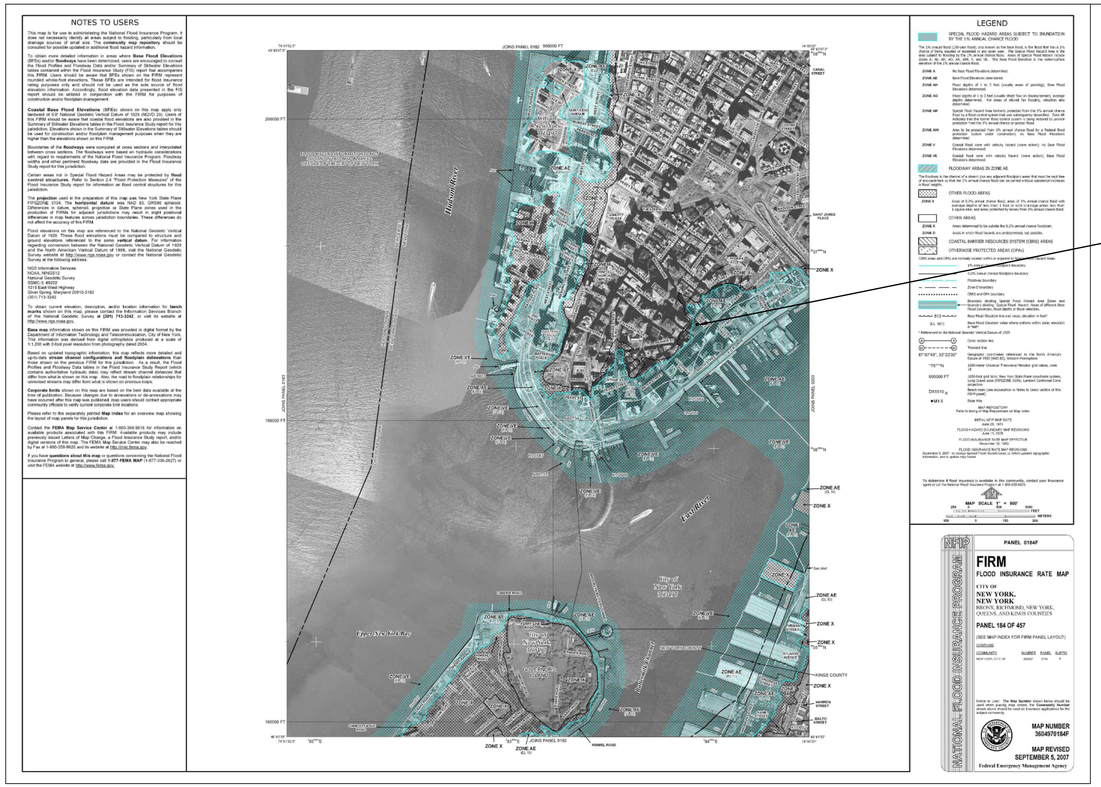
SEAL PROFESSIONAL SEAL

PROJECT: 260392

LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

PROJECT: SUGARED + BRONZED

PLOT SCALE: 1:1



MAP INFORMATION: FEMA FIRM PRELIMINARY
MAP NUMBER: 3604970184F
MAP DATE: SEPTEMBER 5, 2007

NOTE:
THE PREMISES IS CURRENTLY LOCATED IN ZONE AE (EL10) PER THE EFFECTIVE FIRM. THE APPLICANT HAS BEEN ADVISED BY THE DOB AND ACKNOWLEDGES THAT THE PREMISE IS NOW LOCATED IN ZONE AE (EL12) PER FEMA PRELIMINARY FLOOD MAPS RELEASED IN 2013

FLOOD ZONE COMPLIANCE NOTES

1. FLOOR ZONE GENERAL INFORMATION:
   - PROPERTY ADDRESS: 110 MAIDEN LANE, NEW YORK, NY 10005
   - FEMA FLOOD ZONE: AE (EL10) 2007
     AE (EL12) 2013
   - BASE FLOOD ELEVATION (BFE): 10.35' BFE
   - DESIGN FLOOD ELEVATION (DFE): 11.35 DFE

   BASE FLOOD ELEVATION PER NAVD 88: 12'-0" BFE
   MANHATTAN DATUM CONVERSION (12'-1.652'): 10.35' BFE
   DESIGN FLOOD ELEVATION (+1' REQUIRED FOR STRUCTURAL CATEGORY III): 11.35' DFE

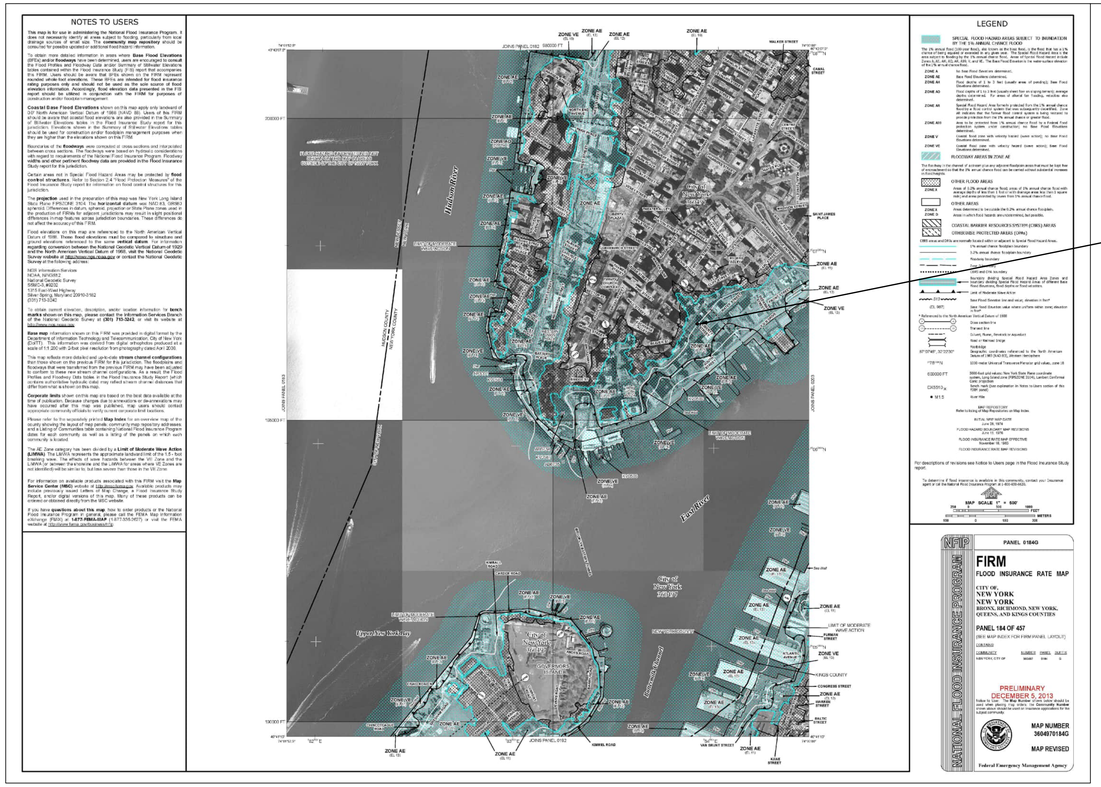
   GENERAL NOTE: PROJECT IS LIMITED TO AN INTERIOR ALTERATION OF AN EXISTING GROUND FLOOR COMMERCIAL TENANT SPACE. NO CELLAR OR BELOW-GRADE WORK IS PROPOSED. PROPOSED WORK SHALL COMPLY WITH THE APPLICABLE REQUIREMENT OF 2022 NYC BUILDING CODE APPENDIX G AND ASCE 24.

2. SUBSTANTIAL IMPROVEMENT STATEMENT (NYC BD APPENDIX G & 1 RCNY 3606-01):
   THE WORK PROPOSED UNDER THIS APPLICATION DOES NOT CONSTITUTE A SUBSTANTIAL IMPROVEMENT OR SUBSTANTIAL DAMAGE AS DEFINED IN NYC BUILDING CODE APPENDIX G AND 1 RCNY §3606-01. THE ESTIMATED COST OF THE PROPOSED IMPROVEMENT IS LESS THAN 50 PERCENT OF THE MARKET VALUE OF THE STRUCTURE.

3. MARKET VALUE & COST CALCULATION
   STRUCTURAL MARKET VALUE: $160,000,000
   50% OF STRUCTURE MARKET VALUE: $80,000,000
   ESTIMATED COST OF PROPOSED WORK: $300,000
   CONCLUSION: THE ESTIMATED COST IS LESS THAN 50% OF THE MARKET VALUE. THEREFORE, THE PROPOSED WORK DOES NOT CONSTITUTE A SUBSTANTIAL IMPROVEMENT.

4. COMPLIANCE NOTE FOR GROUND FLOOR WORK:
   AS THE ESTIMATED COST DOES NOT EXCEED 50% OF THE MARKET VALUE. THE EXISTING BUILDING IS NOT REQUIRED TO BE BROUGHT INTO FULL COMPLIANCE WITH CURRENT FLOOD-RESISTANT CONSTRUCTION ELEVATIONS (NO STRUCTURAL ELEVATION REQUIRED). ALL MATERIALS AND FINISHES USED IN THE GROUND FLOOR ALTERATION SHALL COMPLY WITH FLOOD-DAMAGE RESISTANT REQUIREMENTS PER NYC BC APPENDIX G, WHERE APPLICABLE.

5. FLOOD ZONE COMPLIANCE – EXISTING BUILDING ALTERATION
   1. PROJECT IS LIMITED TO AN INTERIOR ALTERATION OF AN EXISTING GROUND-FLOOR COMMERCIAL TENANT SPACE. NO CELLAR OR BELOW-GRADE WORK IS PROPOSED.
   2. EXISTING BUILDING IS PRE-FIRM CONSTRUCTION AS DEFINED BY THE 2022 NYC BUILDING CODE, APPENDIX G.
   3. PROPOSED WORK DOES NOT CONSTITUTE A SUBSTANTIAL IMPROVEMENT AND SHALL NOT INCREASE THE EXISTING DEGREE OF NONCOMPLIANCE WITH THE FLOOD-RESISTANT CONSTRUCTION REQUIREMENTS OF NYC BC APPENDIX G. VERIFY BASED ON FINAL PROJECT SCOPE AND CONSTRUCTION COST.
   4. NEW COMPONENTS, MATERIALS, FINISHES AND EQUIPMENT LOCATED BELOW THE DESIGN FLOOD ELEVATION, IF ANY, SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE 2022 NYC BUILDING CODE, APPENDIX G, AND ASCE 24.
   5. NEW BUILDING SYSTEMS AND EQUIPMENT SERVING THE TENANT SPACE SHALL BE DESIGNED AND/OR ISOLATED AS REQUIRED SO THAT FLOODING OR SUBMERGENCE OF COMPONENTS WITHIN THE TENANT SPACE DOES NOT ADVERSELY AFFECT BUILDING COMPONENTS, SYSTEMS OR WIRING SERVING AREAS OUTSIDE OF THE TENANT SPACE.
   6. NO WORK TO THE EXISTING BUILDING FOUNDATION, SITE GRADING, BELOW-GRADE CONSTRUCTION, SITE DRAINAGE OR EXISTING BUILDING FLOODPROOFING SYSTEM IS PROPOSED, UNLESS OTHERWISE INDICATED.
   7. FLOOD ZONE COMPLIANCE SPECIAL INSPECTING SHALL BE PROVIDED WHTER REQUIRED BY THE 2022 NYC BUILDING CODE, APPENDIX G.
   8. ALL FLOOD ELEVATIONS AND EXISTING BUILDING ELEVATIONS SHALL BE SHOWN USING A CONSISTENT VERTICAL DATUM. FLOOD ELEVATIONS SHALL BE REFERENCED TO NAVD 88.
   9. FLOOD HAZARD DESIGNATIONS AND APPLICABLE FLOOD ELEVATIONS SHALL BE BASED UPON THE APPLICABLE EFFECTIVE FEMA FIRM/FIS AND 2015 PRELIMINARY FEMA FIRM/PFIS INFORMATION IN ACCORDANCE WITH THE 2022 NYC BUILDING CODE, APPENDIX G.
   10. FINAL FLOOD ZONE, BASE FLOOD ELEVATION, DESIGN FLOOD ELEVATION, FLOOD DESIGN CLASS, EXISTING GROUND FLOOR ELEVATION AND APPLICABLE SPECIAL INSPECTION REQUIREMENTS SHALL BE VERIFIED PRIOR TO FILING.



MAP INFORMATION: FEMA FIRM PRELIMINARY
MAP NUMBER: 3604970184G
MAP DATE: DECEMBER 5, 2013

NOTE:
THE ARCHITECT DOES NOT WARRANTY NOR GUARANTY THAT THE FINANCIAL INFORMATION PROVIDED HERE IS ACCURATE OR COMPREHENSIVE

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PROJECT NUMBER	DATE:
260392	09/25/2026
DRAWN BY:	CHECK BY:
-	-

THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF: P.A.L.

ISSUE LOG:

CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:
SUGARED + BRONZED
110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

PETER A. LEPTUCH, PE

DRAWING NAME:
FEMA FLOOD MAP AND NOTES

DRAWING NO. M-004.00 PAGE: 04 OF 09

FIRM REGISTRATION NO. | LICENSE NO.

SEAL | PROFESSIONAL SEAL

PROJECT: 260392
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005
PROJECT: SUGARED + BRONZED
PLOT SCALE: 1:1

NYC, NY NOTE:

ALL MECHANICAL WORK SHALL COMPLY WITH 2022 NEW YORK CITY MECHANICAL CODE (2015 IMC WITH AMENDMENTS), 2025 NEW YORK CITY ENERGY CONSERVATION CONSTRUCTION CODE (NYCECC, BASED ON 2024 IECC AND NEW YORK CITY LOCAL LAWS), AND ASHRAE STANDARD 90.1-2022.

NYC, NY NOTE:

THIS PROJECT IS A TENANT FINISHOUT OF AN INLINE RETAIL SPACE ON THE GROUND LEVEL OF A MULTI-STORY, MIXED-USE BUILDING WITH RESIDENTIAL ABOVE AND PARTIAL CELLAR BELOW TENANT. THE SPACE IS BOUNDED BY AN ADJACENT TENANT ON ONE SIDE AND THE MAIN ENTRANCE ON THE OTHER.

NYC, NY NOTE:

FLEX DUCT RUNS ARE TO BE LIMITED TO A MAXIMUM OF 5'-0".

SHALLOW STRUCTURE NOTE:

PORTIONS OF THIS BUILDING HAVE SHALLOW STRUCTURE. HVAC RUNS ARE DIAGRAMMATIC. ADJUST AS NEEDED TO AVOID STRUCTURAL ELEMENTS, (BEAMS, CONDUITS, PIPING, ETC.). VISIT SITE AND/OR PROVIDE ALLOWANCE IN BID TO ADJUST TO FIELD CONDITIONS.

NYC, NY - MAIDEN LANE NOTE:

PER THE 05/19/25 SERVICE REPORT, THE HVAC UNIT WAS FULLY FUNTSIONAL, WELL MAINTAINED WITH A DISCHARGE AIR TEMPERATURE OF 52°F. THE UNIT HAS 2-STAGES OF COOLING, BOTH FUNCTIONAL.

NYC, NY - MAIDEN LANE NOTE:

PER THE 05/19/25 SERVICE REPORT, THE HVAC UNIT WAS FULLY FUNTSIONAL, WELL MAINTAINED WITH A DISCHARGE AIR TEMPERATURE OF 52°F. THE UNIT HAS 2-STAGES OF COOLING, BOTH FUNCTIONAL.

NYC, NY NOTE:

THE ENGINEER RECOMMENDS MAINTAINING THE EXISTING HYDRONIC RADIATOR FOR STOREFRONT HEAT. IF REMOVED, CAREFULLY REMOVED AND PLACE IT IN BASEMENT LEVEL FOR FUTURE RE-INSTALLATION , CAP VALVES IN A WAY FOR EASY RESTORATION.

NYC, NY - MAIDEN LANE NOTE:

EXISTING HVAC UNIT IS ESTIMATED TO BE EITHER 14 YEARS OR 4 YEARS OLD. (2022). THE GC SHALL CONFIRM AND PROVIDE LINE-ITEM BID TO REPLACE WITH NEW IF UNIT MORE THAN 5 YEARS OLD.

NYC, NY NOTE:

THERE IS NO ANTICIPATED CELLAR (BELOW GRADE) WORK.

HVAC SUMMARY

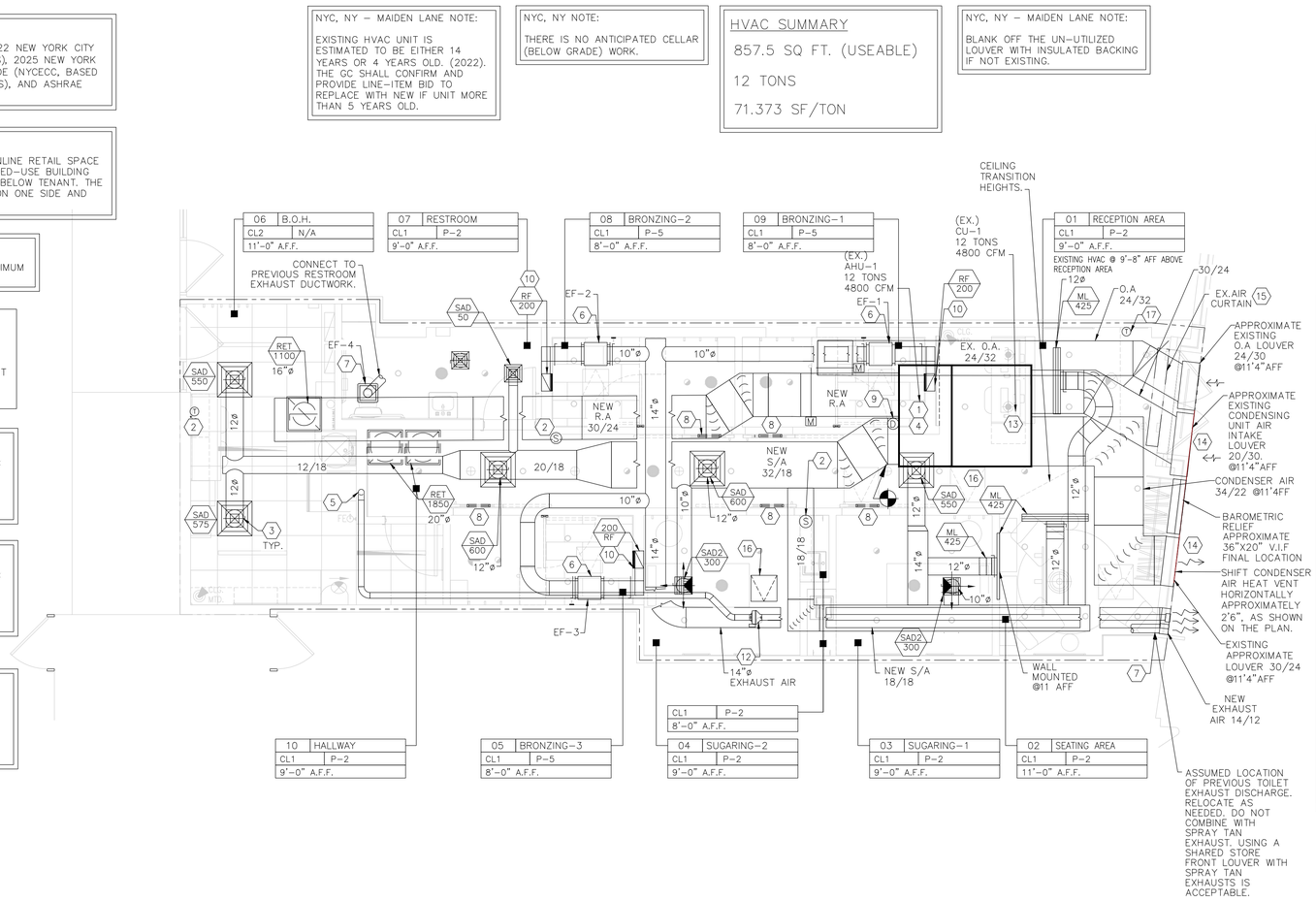
857.5 SQ FT. (USEABLE)

12 TONS

71.373 SF/TON

NYC, NY - MAIDEN LANE NOTE:

BLANK OFF THE UN-UTILIZED LOUVER WITH INSULATED BACKING IF NOT EXISTING.



NOTES BY SYMBOL: (#)

1. EXISTING 12.0 TON AHU-1 IS LOCATED AT APPROXIMATELY THIS LOCATION, PER LANDLORD MECHANICAL DRAWINGS DATED 06/10/2026 AND SITE SURVEY. CONFIRM ORIENTATION AND DUCT CONFIGURATION IN FIELD. ROUTE TRAPPED INSULATED CONDENSATE LINE TO MOP SINK. SLOPE 1/4" PER FOOT. ALL TO REMAIN AS-IS.
2. THERMOSTAT SHALL BE MOUNTED AT 4'-0" A.F.F. THERMOSTAT FOR AHU-1 SHALL BE PART OF THE TEMPERATURE AVERAGING. IN SETTINGS MENU, CONTRACTOR SHALL ENSURE "USE T-STAT SENSOR FOR TEMP CONTROL" IS SET TO YES. SET RANGE FROM 70-75°F. PROVIDE COMPATIBLE REMOTE SENSOR(S) MOUNTED AT 5'-0" A.F.F. AT LOCATION INDICATED ON PLAN. IN SETTINGS MENU, CONTRACTOR SHALL ENSURE "USE INDOOR SENSOR IN TEMP AVERAGE" IS SET TO YES. REFERENCE M-200 FOR SPECIFICATIONS. REFER TO ARCHITECT'S BACK OF HOUSE ELEVATION SHEET FOR THERMOSTAT LOCATION.
3. VOLUME/BALANCING DAMPER (TYPICAL). PROVIDE REMOTE CABLE CONTROL (BOWDEN YOUNG REGULATOR OR EQUIVALENT) FOR SLOT DIFFUSERS WHERE ACCESS TO DAMPERS IS LIMITED ABOVE HARD LID CEILING.
4. HVAC UNIT DUCT SUPPLY & RETURN LOCATIONS ARE DIAGRAMMATIC, ADJUST DUCTWORK, CONNECTIONS AND ROUTING AS NEEDED BASED ON ACTUAL FIELD CONDITIONS.
5. GALVANIZED STEEL 4" RIGID SHEET METAL, INSULATED DRYER EXHAUST DUCT TO EXITING WALL PENETRATION. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS. COORDINATE EXACT ROUTING AND TERMINATION POINT IN FIELD, AND ENSURE IT IS AT LEAST 10'-0" AWAY FROM ANY FRESH AIR INTAKE.
6. BRONZING ROOM EXHAUST FAN (EF-1,2,3) SHALL BE CONTROLLED VIA SPRAY COMPRESSOR SWITCH AND HAVE A TIME OFF DELAY. MC SHALL COORDINATE WITH EC FOR SPECIFIC CONTROLS WORK RESPONSIBILITY. REFER TO CONTROL WIRING DIAGRAM AND SEQUENCE OF OPERATIONS ON SHEET M-101. INSTALL DRIP PAN UNDER EXHAUST FAN, AND ENSURE ACCESS TO FAN IS PROVIDED FOR ROUTINE MAINTENANCE PURPOSES. MECHANICAL CONTRACTOR SHALL INSTALL FAN IN A LOCATION THAT PROVIDES FULL AND UNOBSTRUCTED ACCESS THROUGH THE ACCESS PANEL FOR ROUTINE MAINTENANCE. OFFSET FAN FROM ACCESS OPENING AS REQUIRED.
7. CEILING MOUNTED EXHAUST FAN. ROUTE TO PREVIOUS TOILET EXHAUST FAN DUCTWORK. REUSE PREVIOUS DISCHARGE POINT.
8. LOUVERED BARN DOORS BY MILLWORK VENDOR. LOUVERED AREA SHALL HAVE A MINIMUM NET FREE AREA OF 144 SQUARE INCHES TO ALLOW UP TO 300 CFM AIR FLOW.
9. EXISTING DUCT SMOKE DETECTOR IN SUPPLY AIR DUCT. INSPECT AND TEST EXISTING DETECTOR PRIOR TO REUSE. PROVIDE NEW IF ONE IS NOT PRESENT.
10. PROVIDE DUCT TRANSITION ABOVE FINISHED CEILING. ROUTE 12"x6" RECTANGULAR DUCT WITHIN WALL CAVITY TO GRILLE.
11. NOT USED.
12. POWER VENTILATOR WHERE VENT EXCEEDS DRYER MANUFACTURER'S LENGTH LIMITATION: TJERNDLUND #LB2. PROVIDE ACCESS PANEL WHERE MOUNTED IN AN INACCESSIBLE AREA ABOVE GYP. CEILING
13. EXISTING 12-TONS CU. CU IS ADJACENT TO AHU WITH EXISTING DUCTWORK FOR HEAT REJECTION AIR TO OUTDOORS. CONFIRM LOCATION IN FIELD.
14. EXISTING DUCTWORK FROM INDOOR CU FOR HEAT REJECTION AIR TO/FROM CONDENSING UNIT TO OUTDOORS.
15. EXISTING AIR CURTAIN. REMAIN AS-IS. CLEAN, TEST, REFURBISH AND BRING TO LIKE-NEW CONDITIONS.
16. PROVIDE ACCESS PANELS AT ALL LOCALS REQUIRED FOR SERVICING AND INSPECTING EQUIPMENT. LOCATIONS SHOWN ARE DIAGRAMMATIC AND ADDITIONAL ACCESS PANEL ARE LIKELY REQUIRED. V.F.I ACCESS PANELS ARE REQUIRED IN HARD LID CEILINGS.
17. AIR CURTAIN T-STAT TO BE REWORKED. PROVIDE RECESSED-MOUNT T-STAT. RE-RUN ALL CONTROL WIRING/CONDUIT CONCEALED WITHIN WALL TO NEW LOCATION.

N

1 MECHANICAL PLAN

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

BRONZING ROOM NOTES

1. COORDINATE LOCATION OF EXHAUST WITH ACCESS PANEL AND ENSURE APPROPRIATE ACCESSIBILITY IS PROVIDED FOR ROUTINE MAINTENANCE. ACCESS PANEL SHALL NOT BE LOCKABLE TYPE.
2. AT EACH GRILLE "RF", A MINIMUM MERV-8, WASHABLE REUSABLE FILTER SHALL BE PROVIDED.
3. BRONZING ROOM EXHAUST FAN (EF-1,2,3) SHALL BE CONTROLLED VIA SPRAY COMPRESSOR SWITCH, HAVE A TIME OFF DELAY, AND BE INTERLOCKED WITH THE MOTORIZED OUTSIDE AIR DAMPER. MC SHALL COORDINATE WITH EC FOR SPECIFIC CONTROLS WORK RESPONSIBILITY. REFER TO CONTROL WIRING DIAGRAM AND SEQUENCE OF OPERATIONS ON SHEET M-101.
4. FOR TRANSFER AIR, MAINTAIN MINIMUM 1/4" CLEAR SPACE ON ALL SIDES OF CONTAINMENT DOOR INSIDE BRONZING ROOMS. MAINTAIN MINIMUM 1/2" CLEAR BETWEEN WALL AND BARN DOOR.
5. SLOPE TANNING EXHAUST BACK AT 1/4" PER FOOT TO EXHAUST GRILL LOCATIONS

S+B PROTO NOTE:

MANDATORY TEST AND BALANCE REPORT BY LICENSED 3RD PARTY TO BE PROVIDED TO OWNER AND ARCHITECT UPON COMPLETION OF HVAC WORK. THE BALANCING SHALL BE PERFORMED WITH ALL DOORS CLOSED AND REUSEABLE, WASHABLE MERV-8 EXHAUST FILTERS IN PLACE. REPORT SHALL INCLUDE TOTAL OUTSIDE AIR CFM OF THE SYSTEM.

S+B PROTO NOTE:

CONTRACTOR SHALL VERIFY THAT THE SUPPLY DIFFUSERS IN SUGARING ROOMS ARE INSTALLED TO MATCH THE ORIENTATION INDICATED ON PLANS.

PROTO NOTE:

THE MEP DRAWINGS ARE NOT STRUCTURAL ENGINEERING DRAWINGS. STRUCTURAL ENGINEERING IS BY OTHERS.

DUCT SCHEDULE

AIR FLOW (CFM)	DUCT SIZE
0 – 100	6"
101 – 200	8"
201 – 300	10"
301 – 500	12"
501 – 700	14"

NOTES:
1. NECK SIZES SHALL BE SIZED AS PER FLEX DUCT SCHEDULE, EXCEPT RETURN GRILLES, WHICH HAVE NOMINAL SIZE NECK.
2. USE THIS TABLE ONLY WHERE DUCT SIZES ARE MISSING FROM PLANS.
3. USE THESE SIZES UNLESS A LARGER SIZE IS SHOWN ON THE PLANS.

PROTO NOTE:

PROVIDE PROVIDE TURNING VANES AT EVERY 90° BEND IN SUPPLY/ RETURN DUCT WHICH CARRIES 1,000 CFM OR MORE.

AIR BALANCE SCHEDULE

UNIT	SUPPLY AIR	RETURN AIR	OUTSIDE AIR	EXHAUST	SPACE PRESSURE	AREA SERVED
AHU-1	4,800	4,100	700	--	+700	RETAIL/SUGARING/BOH
EF-1	--	--	--	200	-200	BRONZING ROOM #1
EF-2	--	--	--	200	-200	BRONZING ROOM #2
EF-3	--	--	--	200	-200	BRONZING ROOM #3
EF-4	--	--	--	70	-70	RESTROOM
TOTAL	4,800	4,100	700	670	+30	--

*EXHAUST FANS IN BRONZING ROOMS RUN INTERMITTENTLY AND NON-SIMULTANEOUSLY, IN 5 MINUTE CYCLES.
**SPACE BALANCE SHOWN ASSUMES EVERY EXHAUST FAN ON SIMULTANEOUSLY. PRESSURES WILL VARY.
***A LOUVER OR PORTION OF LOUVER SHALL BE FURNISHED WITH A COUNTERBALANCED BACKDRAFT DAMPER AND UTILIZED FOR BAROMETRIC RELIEF.

CONDENSATE LINE SIZES:

3/4"	UP TO 20 TONS CONNECTED.
1"	UP TO 21-40 TONS CONNECTED.
1-1/4"	UP TO 41-90 TONS CONNECTED.
1-1/2"	UP TO 91-125 TONS CONNECTED.
2"	UP TO 126-250 TONS CONNECTED.

*ROUTE TO APPROVED RECEPTOR VIA AIR GAP.

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PROJECT NUMBER	DATE:
260392	09/25/2026
DRAWN BY: AF	CHECK BY: PL
THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	P.A.L.

ISSUE LOG:

CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

PETER A. LEPTUCH, PE

DRAWING NAME:

MECHANICAL PLAN

DRAWING NO. M-100.00 PAGE: 05 OF 09

FIRM REGISTRATION NO. | LICENSE NO.

SEAL | PROFESSIONAL SEAL

PROJECT: 260392

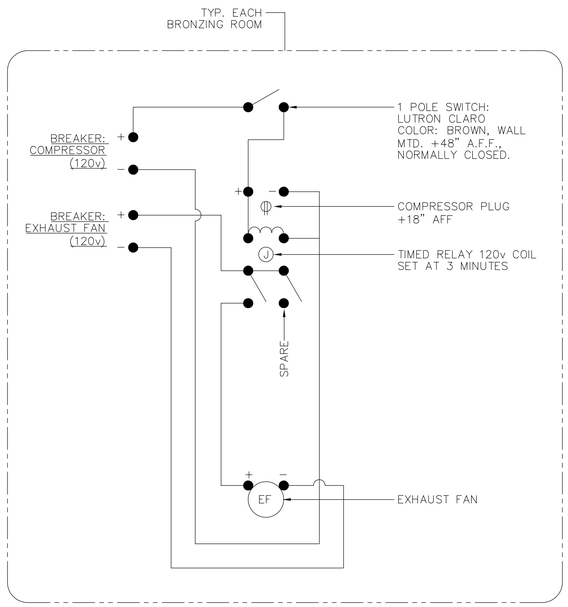
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

PROJECT: SUGARED + BRONZED

PLOT SCALE: 1:1

TYPICAL BRONZING EXHAUST CONTROL

(TYP. EACH BRONZING ROOM)



TIMED RELAY
MACROMATIC #TR-60622 OR EQUIVALENT 110v TRUE OFF DELAY RELAY

SEQUENCE OF OPERATIONS

1. MANUALLY CLOSE (TURN ON) THE WALL SWITCH TO START THE COMPRESSOR. THIS ENERGIZES THE COMPRESSOR PLUG AND THE TIMED RELAY, 120v.

2. WHEN THE TIMED RELAY IS ENERGIZED, IT CLOSES THE NORMALLY OPEN CONTACTS, ENERGIZING THE EXHAUST FAN.

3. MANUALLY OPEN (TURN OFF) THE WALL SWITCH. THIS BEGINS A TIMER COUNTDOWN TO OPEN (DE-ENERGIZE) THE TIMED RELAY COIL. ONCE THE PRESET TIMER COUNTS TO THE SET VALUE (3 MINUTES, FOR EXAMPLE), IT OPENS THE TWO CONTACTS, DE-ENERGIZING THE EXHAUST FAN. THIS RETURNS THE SYSTEM TO THE READY POINT WHERE IT AWAITS THE WALL SWITCH TO BE CLOSED AGAIN.

HVAC SEQUENCE OF OPERATIONS

OCCUPIED MODE

EQUIPMENT: AHU-1

SEQUENCE:

COOLING MODE: COMMAND FROM TEMP SENSOR (AHU-1 SET AT 72℉, ADJUSTABLE) CALLS FOR COOLING, THE SUPPLY FAN SHALL ENERGIZE AND THE UNIT SHALL CYCLE THE CORRESPONDING COMPRESSOR(S) ON, AS NEEDED, TO MAINTAIN SPACE TEMPERATURE SET POINT.

HEATING MODE: COMMAND FROM TEMP SENSOR (AHU-1 SET AT 68℉, ADJUSTABLE) CALLS FOR HEATING, THE SUPPLY FAN SHALL ENERGIZE AND THE UNIT'S HEAT SHALL ENERGIZE AND CYCLE AS NEEDED TO MAINTAIN SPACE TEMPERATURE SET POINT.

UNOCCUPIED MODE

EQUIPMENT: AHU-1, EF-1,2,3

SEQUENCE: EXHAUST FAN IS OFF. AHU-1 SHALL MAINTAIN UNOCCUPIED SET POINT (80℉ COOLING AND 60℉ HEATING – ADJUSTABLE). AHU-1 WILL CYCLE COOLING AND HEATING AS NEEDED. MOTORIZED DAMPER SHALL REMAIN CLOSED. EXHAUST FANS WILL REMAIN OFF.

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SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

PETER A. LEPTUCH, PE

DRAWING NAME:
MECHANICAL DIAGRAMS & NOTES

DRAWING NO. M-101.00

PAGE: 06 OF 09

FIRM REGISTRATION NO.

LICENSE NO.

SEAL

PROFESSIONAL SEAL

PROJECT: 260392

LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

PROJECT: SUGARED + BRONZED

PLOT SCALE: 1:1

MECHANICAL SCHEDULES

SPLIT SYSTEM AIR HANDLING UNIT SCHEDULE — EXISTING TO REMAIN — MFR: TITHE CORPORATION

TAG	MODEL NO.	SERIAL NO.	SERVICE	SUPPLY FAN				MIN. OA CFM	COOLING COIL				ELEC. HEATER KW	HUMIDIFIER	ELECTRICAL			FILTER	APPROX. DIM. WxDxH (IN.)	APPROX. WT. (LBS)	DATE	NOTES
				CFM	E.S.P. (IN. W.G.)	MOTOR HP	FLA		TOTAL CAP. (MBH)	SENSIBLE CAP. (MBH)	EAT DB/WB (°F)	LAT DB/WB (°F)			V/PH/Hz	MCA	MAX. FUSE					
AHU-1N	BAA144H4	G20-0002	ENTIRE STORE	*4800*	*1.00*	5	6.2	*EX.*	*144.0*	*108.0*	*78.9/66.4*	*59.6/58.5*	NA	NA	460/3/60	7.8	10	(2) 25x25x2	*70x35x29*	*350*	APRROX 2020	1–5

NOTES:

(1) Existing unit to remain. Nameplate: Tithe Corp. system model BAA/CAA144H4, SO#/PO#/TAG 20005643/AL20200518B/STARBUCKS PEARL&MAIDEN (2020 replacement unit).

(2) Nameplate electrical data (MCA 7.8 / max fuse 10) is for the evaporator blower only, with the blower installed remote from the condensing section.

(3) Nameplate shows electric heater NA. The 2020 design scheduled a separate 20 kW, 2-stage duct heater (25.1 FLA). Field verify whether the duct heater is installed.

(4) Clean and refurbish: check belts, coil, drain pan and condensate drain. Test and balance to the scheduled CFM.

CONDENSING UNIT SCHEDULE — EXISTING TO REMAIN — MFR: TITHE CORPORATION

TAG	MODEL NO.	SYSTEM SERIAL NO.	SERVICE	NOMINAL TONS	COMPRESSORS				CONDENSER FAN		REFRIGERANT			ELECTRICAL			UNIT EER	APPROX. DIM. WxDxH (IN.)	APPROX. WT. (LBS)	NOTES
					NO. OF COMP.	COMP. SERIAL NOS.	RLA (EACH)	LRA (EACH)	MOTOR HP	FLA	TYPE	CIR. #1 CHARGE	CIR. #2 CHARGE	V/PH/Hz	MCA	MAX. FUSE				
CU-1N	CAA144H4	G20-0002	AHU-1N	*12*	2	20DE1805N / 20DE1802N	11.8	75.0	5	6.6	R-410A	18 LBS 0 OZ	17 LBS 0 OZ	460/3/60	33.2	40	*12.4*	*70x55x29*	*875*	1–3

NOTES

(1) Existing unit to remain. Part of the Tithe Corp. BAA/CAA144H4 system, SO#/PO#/TAG 20005643/AL20200518B/STARBUCKS PEARL&MAIDEN.

(2) Two compressors and two refrigerant circuits, each with its own factory charge as listed.

(3) The condenser fan is a 5 HP blower on the air-cooled condensing section, which uses ducted outdoor air through the storefront louver.

NYC, NY NOTE:

AHU AND CU SCHEDULE IS BASED ON LANDLORD UPDATED MECHANICAL DRAWINGS DATED 03/20/2020. UNITS ARE EXISTING AND MAY HAVE BEEN REPLACED SINCE 2020. V.I.F. GC SHALL CONSIDER THIS SCHEDULE AS APPROXIMATE.

EXHAUST FAN SCHEDULE

MARK	MANUFACTURER	MODEL	DRIVE	AIRFLOW (CFM)	RPM	EXT. SP (IN W.C.)	V, PH, HZ	MOTOR SIZE (HP)	SERVICE	APPROXIMATE WEIGHT (LBS)	INSTALL LOCATION	NOTES
(NEW) EF-4	GREENHECK	SP-A110	DIRECT	70	744	0.2"	115/1/60	60 WATTS	RR	18	CEILING	1,2,3

1. PROVIDE WITH BACK DRAFT DAMPER AND SPEED CONTROLLER.
2. CONTROL SHALL BE INTERLOCKED WITH WALL SWITCH.
3. FAN TO RUN CONTINUOUSLY DURING BUSINESS HOURS.

THERMOSTAT SCHEDULE

THERMOSTAT/SENSORS BY MECHANICAL CONTRACTOR. GC TO PROVIDE SUBMITTAL FOR CLIENT APPROVAL.

(T) THERMOSTAT SHALL BE TOUCHSCREEN PROGRAMMABLE 7-DAY TYPE MANUFACTURED BY: RESIDEO MODEL: ELITEPRO S1000. WITH REDLINK (REDLINK INTERNET GATEWAY IS REQUIRED). MOUNT AT 4'-0" AFF. SET RANGE FROM 70-75 DEGREES. THERMOSTAT SHALL BE PART OF THE TEMPERATURE AVERAGING. IN SETTINGS MENU, CONTRACTOR SHALL ENSURE "USE T-STAT SENSOR FOR TEMP CTRL" IS SET TO YES.

(S) REMOTE SENSORS SHALL BE COMPATIBLE WITH T'STAT, MANUFACTURED BY RESIDEO (WIRELESS #C7189R3010). MOUNT AT 5'-0" AFF UNLESS SHOWN OTHERWISE ON THE PLAN.

VOLUME DAMPER CABLE CONTROLS

TYPE	DESCRIPTION
"VD1"	THE VOLUME DAMPER SHALL BE ADJUSTABLE FROM THE FACE OF THE DIFFUSER BY USE OF THE BOWDEN CABLE CONTROL SYSTEM (#270-275 CONTROLLER) MANUFACTURED BY YOUNG REGULATOR COMPANY OR APPROVED EQUIVALENT. DAMPER MUST BE INSTALLED WITHIN 30 FEET FROM THE FACE OF THE DIFFUSER. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR. YOUNG REGULATOR (440) 232-9700.

LEGEND

	SQUARE CEILING SUPPLY AIR DIFFUSER 24/24	SAD 100	EQUIPMENT LABEL / CFM/TONNAGE
	SQUARE CEILING SUPPLY AIR DIFFUSER 12/12	4W 12" DIA. N	DIFFUSER NECK SIZE / DIFFUSER AIRFLOW PATTERN
	SAME AS ABOVE EXCEPT 3-WAY THROW TYPE DIFFUSER. ARROWS INDICATE DIRECTIONAL THROW PATTERN. HATCHED SIDE SHALL NOT THROW AIR.		
	LINEAR SUPPLY AIR DIFFUSER	X/Y	X=DUCT WIDTH Y=DUCT HEIGHT
		SAD	SUPPLY AIR DIFFUSER
	CEILING RETURN AIR GRILLE	RET	RETURN AIR GRILLE
		TR	TOP REGISTER
T	THERMOSTAT	— - — FD	FIRE DAMPER
S	TEMPERATURE SENSOR	— - — SD	SMOKE DAMPER
H	HUMIDISTAT	— - — FSD	FIRE/SMOKE DAMPER
	NEW DUCTWORK	— - — BD	BACK DRAFT DAMPER
		P	PHOTOELECTRIC SMOKE DETECTOR
	NEW DUCTWORK WITH ACOUSTICAL LINING	(E)	EXISTING
		(R)	RELOCATED
	EXISTING DUCTWORK	(N)	NEW
VD	VOLUME DAMPER	FC	FLEXIBLE CONNECTION
VD1	CABLE OPERATED VOLUME DAMPER		FIELD CONNECTION
MD	MOTORIZED DAMPER, 2 POSITION		

DIFFUSER, REGISTER AND GRILLE SCHEDULE

TAG	DESCRIPTION
"SAD"	STEEL CONSTRUCTION, ROUND NECK CEILING DIFFUSER WITH REMOVABLE INNER CONE ASSEMBLY AND ADJUSTABLE VANES FOR CHANGING AIRFLOW DISCHARGE. PROVIDE WITH STANDARD WHITE FINISH, AND OPPOSED BLADE DAMPER. PRICE MODEL #SCD WITH SURFACE MOUNT FRAME SUITABLE FOR INSTALLATION IN DRYWALL CEILING. 12"x12" OR 24"x24". SEE MECHANICAL PLAN FOR NECK SIZES.
"SAD2"	STEEL CONSTRUCTION, RECTANGULAR CEILING DIFFUSER WITH ADJUSTABLE VANES FOR CHANGING AIRFLOW DISCHARGE. PROVIDE WITH STANDARD WHITE FINISH AND OPPOSED BLADE DAMPER. PRICE MODEL #SMCD. BORDER STYLE 1 SUITABLE FOR INSTALLATION IN DRYWALL CEILING. PROVIDE OPTIONAL SQUARE TO ROUND ADAPTER. 12"x12". SEE MECHANICAL PLAN FOR DIRECTIONAL THROW PATTERN.
"RET"	STEEL CONSTRUCTION RETURN AIR GRILLE WITH BLADES ON 3/4" CENTER, PARALLEL TO THE LONG DIMENSION AND SET AT 35 DEGREES. PROVIDE WITH STANDARD WHITE FINISH, OPPOSED BLADE DAMPER AND SURFACE MOUNT BORDER SUITABLE FOR INSTALLATION IN DRYWALL CEILING. PRICE MODEL #530D. BORDER:F FASTENING:A MOUNTING FRAME:D 12"x12" OR 24"X24", PER PLAN.
"TR1"	STEEL CONSTRUCTION, SURFACE MOUNTED, LOUVERED FACE, DOUBLE DEFLECTION SUPPLY GRILLE PROVIDE WITH STANDARD WHITE FINISH, OPPOSED BLADE DAMPER AND SURFACE MOUNT BORDER SUITABLE FOR INSTALLATION ON DUCTWORK OR WALL. PRICE MODEL #520L. BORDER:F FASTENING:A MOUNTING FRAME:D. ORDER WITH BLADES PARALLEL TO LONG DIMENSION. DIRECT BLADES SO AIRFLOW IS DOWNWARD. 12"x8".
"TR2"	STEEL CONSTRUCTION, SURFACE MOUNTED, LOUVERED FACE, RETURN GRILLE. PROVIDE WITH STANDARD WHITE FINISH, SURFACE MOUNT BORDER SUITABLE FOR INSTALLATION FLUSH WITH WALL. PRICE MODEL #5102. ORDER WITH BLADES PARALLEL TO LONG DIMENSION. 22"x12".
"RF"	ALUMINUM CONSTRUCTION PERFORATED RETURN AIR GRILLE WITH FILTER FRAME. PROVIDE WITH FACTORY DARK BRONZE FINISH, SURFACE MOUNT BORDER SUITABLE FOR INSTALLATION IN WALL. COCO ARCHITECTURAL GRILLES MODEL #CUSTOM EXHAUST 12"x12". FULLY REMOVABLE FACE. FURNISH GRILLE WITH MINIMUM MERV-8, WASHABLE REUSABLE FILTER.
"ML"	ALUMINUM CONSTRUCTION LINEAR SLOT DIFFUSER WITH 1" SLOT WIDTH, 2-SLOT, FLANGED BORDER, CONCEALED MOUNT. PROVIDE WITH STANDARD WHITE FINISH AND INSULATED SUPPLY AIR PLENUM BOX CONNECTION (SDB(I)100, INSULATION OPTION CF). PRICE MODEL #SDS100. PROVIDE WITH OPTIONAL CABLE OPERATED DAMPER. SEE MECHANICAL PLAN FOR LINEAR OPENING LENGTH (48" TYP.).
"TAG"	STEEL CONSTRUCTION TRANSFER AIR GRILLE WITH BLADES ON 3/4" CENTER, PARALLEL TO THE LONG DIMENSION AND SET AT 35 DEGREES. PROVIDE WITH STANDARD WHITE FINISH, SURFACE MOUNT BORDER SUITABLE FOR INSTALLATION IN DRYWALL CEILING. PRICE MODEL #530D. BORDER:F FASTENING:A MOUNTING FRAME:B 13"x13", PER PLAN.

*NOT ALL DEVICES ON ALL JOBS

CAPTIVEAIRE SCHEDULES

EF-1, EF-2, EF-3:

REFER TO CAPTIVEAIRE SHEET M400

DRYER VENT CALCULATION

52'-11"	HORIZONTAL LENGTH
13'-0"	VERTICAL LENGTH
18'-0"	90 DEGREE ELBOWS (6.0')
83'-11"	TOTAL DEVELOPED DUCT LENGTH

*DRYER DUCT RUNS SHALL BE INSULATED.

**PROVIDE POWER VENTILATOR EQUAL TO TJERNLUND #LB2, AS NEEDED. THERE SHALL BE NO SEAMS BETWEEN VENTILATOR AND DRYER VENT CAP.

***REFER TO DETAILS ON SHEET M-300 FOR ADDITIONAL INFORMATION.

LOAD CALCULATIONS

HVAC Load Calculation **9/15/2026** **Sugared & Bronzed - New York, New York** **26.480**

Cooling Load Analysis:
Sensible Heat:

ASHRAE DESIGN: DB = 92.7
Basis of Design: Manhattan heliport, NY WB = 74.5
Design Indoor Temp 72 F

H_sensible, O.A. = 1.08 * cfm * delta T	H_sensible_OA =	15,649.20 dT =	20.7
H_sensible, lighting = watts * 3.413	H_sens_ltg=	4,703.80	
H_sensible, people =250 * # people	H_sens_ppl =	3,576.88	
H_sensible, walls = A*u*dT	H_sens_wall =	818.46 (dT = 40F)	
H_sensible, floor = A*u*dT	H_sens_floor =	918.80 (dT = 1F)	
H_sensible, roof = A*u*dT	H_sens_roof =	0.00 (dT=50F)	
H_sensible, window conductance = A_glass*U*dT	H_sens_glass =	4,752.00	
H_sensible, window transmittance = A_glass*SHGC*Et	H_sens_solar gain =	6,156.00	
H_latent, O.A. = 0.68 * q*delta w_grains	H_latent_OA =	13,090.00	
H_latent, people = 250 * # people	H_latent_ppl=	3,576.88	

Lighting Load (watts)	1378.2	(from Comcheck/ T-24 / FlaCom)
Occupant Load	14	(Auto Populate - from ASHRAE calculation)
Grains O.A. =	99.7	<----- update per site
Grains I.A. =	72.2	(72.2 is for saturated air at 58F)
Outside Air, Ventilation =	700	(Auto Populate - from ASHRAE calculation)
Roof / Floor Area =	918.8	(Auto Populate - from ASHRAE calculation)
Wall Height - Average	14	<----- update per site
Perimeter (unconditioned)	19	<----- update per site
Wall Area =	266	
Window Length =	16	<----- update per site
Window Height =	9	<----- update per site
Window Area =	144	
Shading Factor =	0.75	(0 = none, 1.0 = fully shaded)
R-value Walls = (R_net) =	13	
U-value Walls =	0.076923	Average Wall
R-floor = (R_net) =	1	
U-floor	1	
R-roof = (R_net) =	30	
U-roof	0	Average Roof
U-glass	1.1	
SHGC	0.76	
Et = incident solar radiation	225	(assume peak daily, btu/hr p.s.f. Solar constant is 442 BTUH/hr at top of atmos, 317 at sfc.))
Total Cooling Load:		**53,242.01**
Space Load - Tonnage Required		**4.44 tons**
Safety Factor (10%)		**58,566.21**
Space Load - Recommended Tonnage		**4.88 tons**
Tonnage Provided		**12.0 tons**

HVAC Load Calculation **9/15/2026** **Sugared & Bronzed - New York, New York**

Heating Load Analysis:
Sensible Heat Loss:

ASHRAE DESIGN: DB = 16.3
Design Temp 70

H_sensible, O.A. = 1.08 * cfm * delta T	H_sensible_OA =	-40,597.20 (dT = 57F)
H_sensible, O.A. = 1.08 * cfm * delta T	H_sensible_OA =	-8,699.40 (dT = 57F)
H_sensible, walls = A*u*dT	H_sens_wall =	-751.80 (dT = 57F)
H_sensible, floor = A*u*dT	H_sens_floor =	2,756.40 (dT = 3F)
H_sensible, roof = A*u*dT	H_sens_roof =	0.00 (dT = 57F)
H_sensible, window conductance = A_glass*U*dT	H_sens_glass =	-8,506.08

Outside Air, ventilation =	700	(from ASHRAE calculation)
Outside Air, intrusion =	150	(from open doors on windy winter days)
Roof / Floor Area =	918.8	<----- update per site
Wall Height - Average	14	<----- update per site
Perimeter (unconditioned)	19	<----- update per site
Wall Area =	266	
Window length =	16	<----- update per site
Window height =	9	<----- update per site
Window Area =	144	
Shading Factor =	0.75	(0 = none, 1.0 = fully shaded)
R-value Walls = (R_net) =	19	
U-value Walls =	0.052631579	Average Wall
R-floor = (R_net) =	1	
U-floor	1	
R-roof = (R_net) =	0	
U-roof	0	Average Roof
U-glass	1.1	**(1.1/0.55)** for **(1-pane/2-pane)** windows; Energy Star windows **(0.55 max.).**
Total Heating Load:		**-55,798.1**
Safety Factor (25%)		**-69,747.6 BTUH**
Space Load - Tonnage Required		**20.44 KW**

ASHRAE Ventilation Comparison **9/15/2026** **Sugared & Bronzed - New York, New York**

Zone Identification			Standard Case: ASHRAE 62.1-2022 - Section 6.2 Verification Rate Procedure										Design Case		
Zone	Occupancy Category	Area (sf) (A_z)	Table 6-1 People Outdoor Air Rate (cfm/person) (R_p)	Table 6-1 Area outdoor Air Rate (cfm/sf) (R_a)	Table 6-1 Expected Occupant Density (#/1000 sf)	Zone Population (# persons) (P_z)	Breathing Zone Outdoor Air Flow (CFM) (V_{bz})	Table 6-4 Zone Air Distribution Effectiveness (E_z)	Zone Outdoor Air Flow (CFM) (V_{oz})	Zone Primary Air Flow Fraction (CFM) (V_{pz})	Factor: $Z_p = V_{oz}/V_{pz}$	Table 6-3 System Ventilation Efficiency (E_v)	Outdoor Air Intake Flow (CFM) (V_{ot})	Total Outdoor Airflow provided by HVAC equip. (CFM)	Total Airflow provided by HVAC equip. (CFM)	Design % by which Outside Air Design Flow Exceeds Standard
Reception Area	Reception Areas	210.0	5	0.06	30	6	44.1	0.8	55.1	1	-	1	55.1	115	1,275	108.6%
Treatment Rooms	Beauty Salon	320.3	20	0.12	25	8	198.6	0.8	248.2	1	248.2	1	248.2	500	1,900	101.4%
Hall	Corridors	146.6	-	0.06	-	-	8.8	0.8	11.0	1	-	1	11.0	30	575	172.9%
Back of House	Storage	179.9	-	0.12	-	-	21.6	0.8	27.0	1	27.0	1	27.0	55	1,000	103.8%
Restroom	Restroom	62.0	-	-	-	-	-	-	-	-	-	-	-	0	50	
	Total	918.8				14						Total (CFM):	341.3	700	4,800	

$V_{bz} = R_p*P_z + R_a*A_z$

V_{ot} = Total airflow provided by the HVAC equipment (Outdoor + Recirculated).

$V_{oz} = V_{bz}/E_z$

$Z_p = V_{oz}/V_{pz}$

Salon Required Exhaust = 192 CFM
Toilet Required Exhaust = 70
Total Exhaust Required = 262 CFM

Exhaust rates are based on ASHRAE 62.1-2022 Table 6-1, Minimum Exhaust Rates

Terminology has been adopted from ASHRAE 62.1-2022 Section 6.2 of that code for additional terminology, equations, etc.

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ENGINEER

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PROJECT NUMBER 260392 | DATE: 09/25/2026
DRAWN BY: AF | CHECK BY: PL
THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF: P.A.L.

ISSUE LOG:

CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

PETER A. LEPTUCH, PE

DRAWING NAME:

MECHANICAL SCHEDULES

DRAWING NO. **PAGE: 07 OF 09**

M-200.00

FIRM REGISTRATION NO. | LICENSE NO.

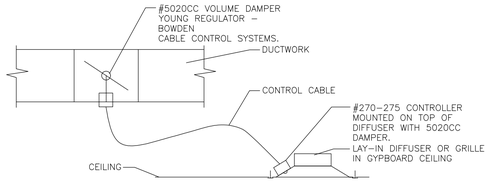
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PROJECT: 260392

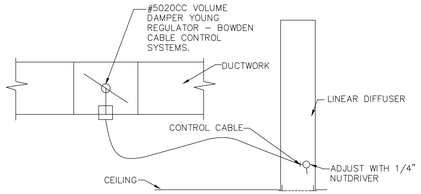
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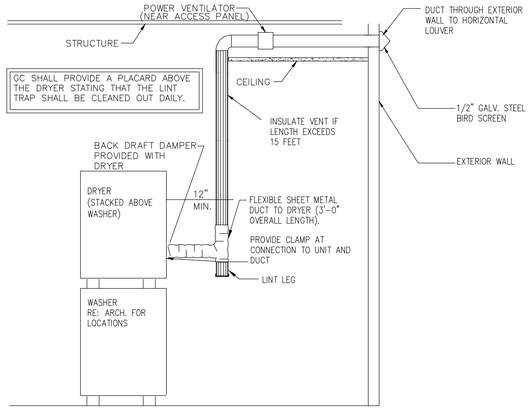
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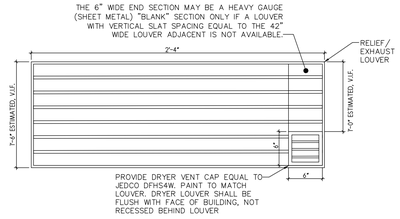
5 REMOTE VOLUME DAMPER DETAIL
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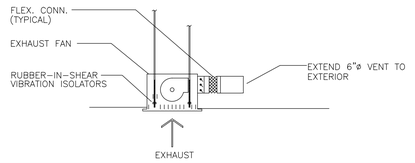
1 SIDEWALL DIFFUSER DETAIL
SCALE: N.T.S.



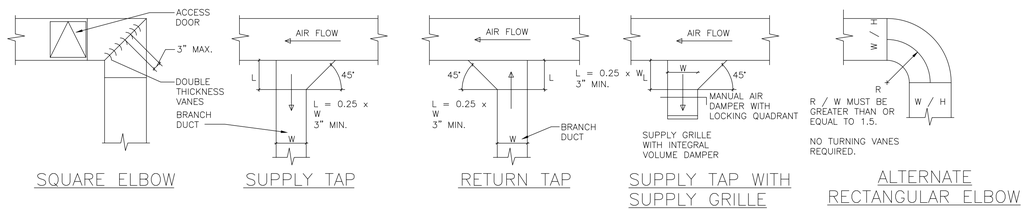
6 DRYER EXHAUST DETAIL
SCALE: N.T.S.



8 EXHAUST / DRYER VENT LOUVER DETAIL.
SCALE: N.T.S.



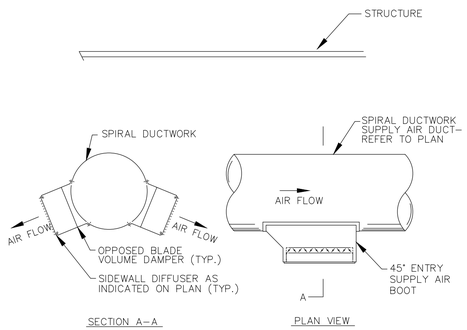
7 TOILET EXHAUST DETAIL
SCALE: N.T.S.



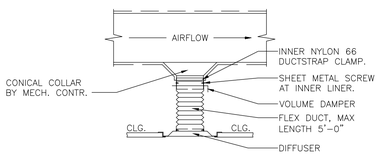
4 DUCTWORK DETAILS
SCALE: N.T.S.

SUGARED & BRONZED PROTO NOTE:

A,M DIFFUSERS DOWN 22° IF MOUNTED AT 11'–0" OR LOUVER. AIM 45° DOWN IF MOUNTED ABOVE 11'–0", OR IF AIR FLOW IS LESS THAN 150 CFM PER REGISTER.

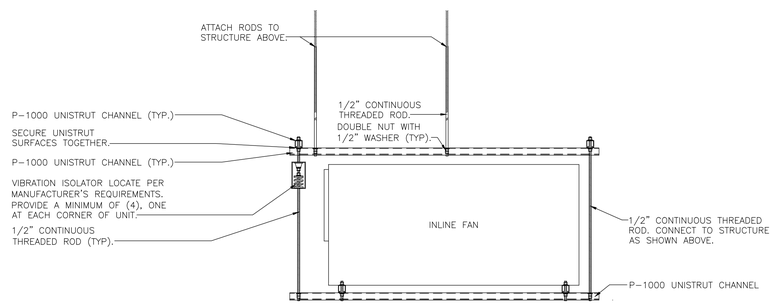


2 BOTTOM DISCHARGE DETAIL
SCALE: N.T.S.



NOTES:
FLEXIBLE DUCT IS TO BE USED FOR VERTICAL DROPS ONLY. RUNOUTS AND ELBOWS ARE TO BE SHEETMETAL DUCT. THE MECHANICAL CONTRACTOR MUST PROVIDE ADAPTERS FOR DIFFUSERS WITH SQUARE AND RECTANGULAR NECKS AS REQUIRED. INNER LINER TO BE SECURED TO COLLAR BY NYLON STRAP AND THREE SHEET METAL SCREWS TO PREVENT LINER FROM SLIPPING OFF COLLAR. MAXIMUM FLEX DUCT IS 5 FEET. CUT SMALL SLIT IN LINER AT DAMPER ADJUSTMENT W/STRING OR WIRE MARKER TO SHOW LOCATION.

3 INLINE FAN SUPPORT DETAIL
SCALE: N.T.S.



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110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

PETER A. LEPTUCH, PE

DRAWING NAME:

MECHANICAL DETAILS

DRAWING NO. M-300.00 PAGE: 08 OF 09

FIRM REGISTRATION NO. | LICENSE NO.

SEAL | PROFESSIONAL SEAL

PROJECT: 260392

LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

PROJECT: SUGARED + BRONZED

PLOT SCALE: 1:1

EXHAUST FAN INFORMATION

FAN UNIT NO	TAG	QTY	FAN UNIT MODEL #	MANUFACTURER	CFM	ESP	RPM	MOTOR ENCL	HP	BHP	PHASE	VOLT	FLA	WEIGHT (LBS)	SONES
1	EF-1	1	SIF10DD-SS	CAPTIVEAIRE	200	0.500	1316	TEAO-ECM	0.250	0.0830	1	115	2.9	57	7.3
2	EF-2	1	SIF10DD-SS	CAPTIVEAIRE	200	0.500	1316	TEAO-ECM	0.250	0.0830	1	115	2.9	57	7.3
3	EF-3	1	SIF10DD-SS	CAPTIVEAIRE	200	0.500	1316	TEAO-ECM	0.250	0.0830	1	115	2.9	57	7.3

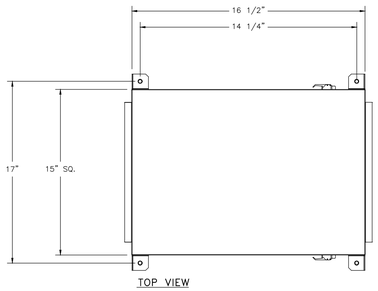
NOTE:

EF-1, EF-2, AND EF-3 ARE RATED FOR 300 CFM MAXIMUM. CONTRACTOR SHALL FIELD-ADJUST AND BALANCE EXHAUST FANS TO DELIVER 200 CFM EACH, AS INDICATED ON THE PLANS.

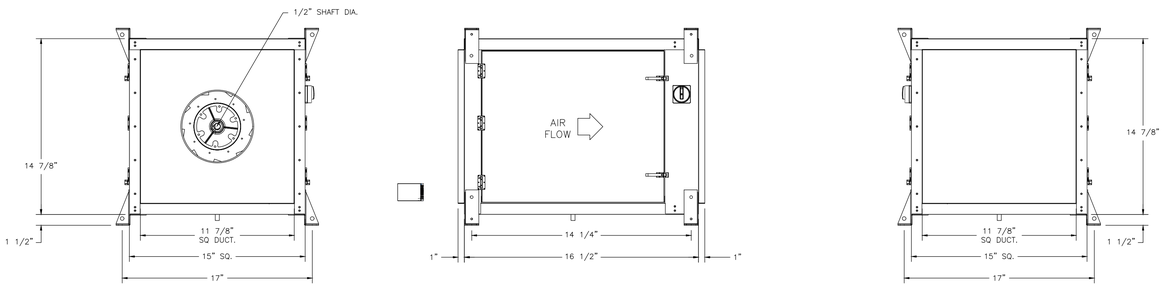
FAN UNIT NO	TAG	QTY	DESCRIPTION
1	EF-1	1	ECM WIRING PACKAGE – EXHAUST – MANUAL OR 0-10VDC REFERENCE SPEED CONTROL –MSC– (TELCO), CCW ROTATION
		1	SIF – HORIZONTAL OVERHEAD MOUNT – PRE-INSTALLED MOUNTS (9-10)
		1	SIF9-10 – STRAIGHT DISCHARGE, SQUARE DUCT CONNECTION
		1	SIF9-10 – INLET –SQUARE DUCT CONNECTION
		1	2 YEAR PARTS WARRANTY
2	EF-2	1	ECM WIRING PACKAGE – EXHAUST – MANUAL OR 0-10VDC REFERENCE SPEED CONTROL –MSC– (TELCO), CCW ROTATION
		1	SIF – HORIZONTAL OVERHEAD MOUNT – PRE-INSTALLED MOUNTS (9-10)
		1	SIF9-10 – STRAIGHT DISCHARGE, SQUARE DUCT CONNECTION
		1	SIF9-10 – INLET –SQUARE DUCT CONNECTION
		1	2 YEAR PARTS WARRANTY
3	EF-3	1	ECM WIRING PACKAGE – EXHAUST – MANUAL OR 0-10VDC REFERENCE SPEED CONTROL –MSC– (TELCO), CCW ROTATION
		1	SIF – HORIZONTAL OVERHEAD MOUNT – PRE-INSTALLED MOUNTS (9-10)
		1	SIF9-10 – STRAIGHT DISCHARGE, SQUARE DUCT CONNECTION
		1	SIF9-10 – INLET –SQUARE DUCT CONNECTION
		1	2 YEAR PARTS WARRANTY

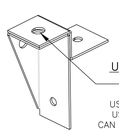
FOR QUESTIONS, CALL THE
Los Angeles Office
REGION 81
PHONE: (310) 876 – 8505
EMAIL: reg81@captiveaire.com

FANS #1 (EF-1), #2 (EF-1), #3 (EF-1) – SIF10DD-SS EXHAUST FAN



TOP VIEW





UNIVERSAL MOUNTING BRACKET

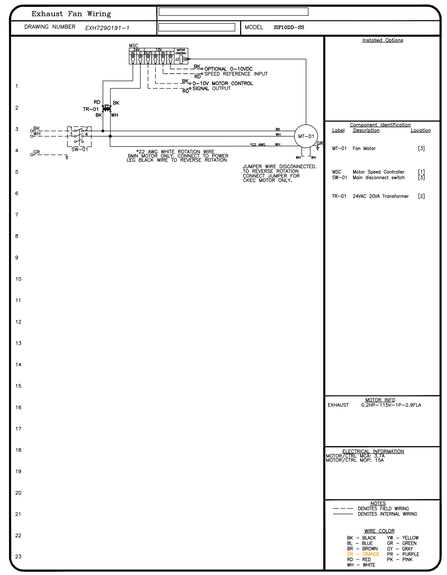
1/2" DIA. THREADED ROD ONLY
.560" DIA. MOUNTING HOLES.
USED WITH CEILING VIBRATION ISOLATORS.
USED WITH FLOOR VIBRATION ISOLATORS.
CAN BE RELOCATED IN THE FIELD AS NEEDED.

FEATURES:

- DIRECT DRIVE CONSTRUCTION (NO BELTS/PULLEYS).
- TWO ACCESS DOORS FOR EASY ACCESS.
- BACKWARD INCLINED NON-OVERLOADING WHEELS.
- UL705 LISTING.
- AMCA AIR & SOUND CERTIFIED.
- THERMAL OVERLOAD PROTECTION (SINGLE PHASE).
- 1" NPT THREADED DRAIN CENTERED IN BASE (SS MODELS).

OPTIONS

– ECM WIRING PACKAGE – EXHAUST – MANUAL OR 0-10VDC REFERENCE SPEED CONTROL –MSC– (TELCO), CCW ROTATION.
– SIF – HORIZONTAL OVERHEAD MOUNT – PRE-INSTALLED MOUNTS (9-10).
– SIF9-10 – STRAIGHT DISCHARGE, SQUARE DUCT CONNECTION.
– SIF9-10 – INLET –SQUARE DUCT CONNECTION.
– 2 YEAR PARTS WARRANTY.



REVISIONS

	DESCRIPTION	DATE:
△		
△		
△		
△		

CAPTIVEAIRE
Los Angeles Office
1810 14th St Suite 214, Santa Monica, CA, 90404 PHONE: (310) 876 - 8505 FAX: 9197475639 EMAIL: reg81@captiveaire.com
www.captiveaire.com

S+B

DATE:

DWG.#:

DRAWN BY:

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

MASTER DRAWING

SHEET NO. 1

DOB APPROVAL STAMP

DOB APPROVAL STAMP

ARCHITECT

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THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.

ENGINEER

Peter A. Leptuch, P.E.
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PROJECT NUMBER	DATE:
260392	09/25/2026
DRAWN BY: AF	CHECK BY: PL
THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	P.A.L.

ISSUE LOG:

CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

-

PETER A. LEPTUCH, PE

DRAWING NAME:

MECHANICAL DETAILS

DRAWING NO. M-400.00

PAGE: 09 OF 09

FIRM REGISTRATION NO.

LICENSE NO.

SEAL

PROFESSIONAL SEAL

PROJECT: 260392

LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

PROJECT: SUGARED + BRONZED

PLOT SCALE: 1:1

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

APPLICABLE CODES

REFER TO SHEET A-001 FOR CODE ANALYSIS.

CODES:
- 2022 NYC BUILDING CODE (1968 CODE FOR LIFE SAFETY)
- 2022 NYC PLUMBING CODE
- 2022 NYC MECHANICAL CODE
- 2025 NYC ELECTRICAL CODE
- 2022 NYC ENERGY CONSERVATION CODE
- 2022 NYC FIRE CODE
- 2017. ANSI A117.1

(TABLE 3-2) CONSTRUCTION CLASSIFICATION (OLD CODE)
[TYPE: CLASS I - FIREPROOF STRUCTURE-SPRINKLERED]

(CHAPTER 3-1) OCCUPANCY CLASSIFICATION
BUSINESS (GROUP E)

LEASED SPACE 1,067 SQ.FT.

OCCUPANT LOAD (BASED ON 1968 NEW YORK CITY CODE)
OCCUPANT LOAD REQUIREMENTS (TABLE 6-2)
BUSINESS - 100 NET S.F.
STORAGE - 200 NET S.F.

FIRST FLOOR:
BUSINESS AREA: 511 NET SQ.FT./100 = 6 PERSONS
BOH AREA: 181 NET SQ.FT./200 = 2 PERSONS
TOTAL: 8 PERSONS

BLOCK PLAN



PROJECT LOCATION
110 MAIDEN LANE
NEW YORK, NY 10005
FIRST FLOOR

PROJECT DESCRIPTION

NAME OF PROJECT: SUGARED + BRONZED
ADDRESS: 110 MAIDEN LANE
NEW YORK, NY 10005
FIRST FLOOR

PROPOSED USE: BUSINESS
OCCUPANCY: GROUP 'E'

DESCRIPTION: TENANT IMPROVEMENT OF AN EXISTING SPACE (APPROX. 1,067 S.F.) NEW INTERIOR FIT-OUT CONSTRUCTION FOR PERSONAL SERVICE BUSINESS PROVIDING HAIR REMOVAL (SUGARED) AND AIR BRUSH TANNING TREATMENTS (BRONZED). THE SPACE IS LOCATED ON THE STREET LEVEL. THE PROJECT INCLUDES ARCHITECTURAL INTERIOR DESIGN, ELECTRICAL, MECHANICAL, AND PLUMBING WORK.

EXTERIOR STOREFRONT TO REMAIN. EXTERIOR ELEMENTS TO BE MAINTAINED AND REFINISHED. EXTERIOR SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT AND SHOWN FOR REFERENCE ONLY.

EXISTING SPRINKLER HEAD LOCATIONS TO BE MODIFIED AS REQUIRED PER NEW CEILING LAYOUT AND TO BE SUBMITTED UNDER SEPARATE PERMIT.
G.C. TO HIRE SUB-CONTRACTOR DIRECTLY TO PROVIDE SPRINKLER DESIGN, INSTALL, AND PERMITS. SPRINKLER DRAWINGS TO BE REVIEWED AND APPROVED BY CLIENT PRIOR TO FINAL DESIGN PLAN AND INSTALLATION.

EXISTING FIRE ALARM SYSTEM TO REMAIN, NEW SCOPE TO BE FILED UNDER SEPARATE PERMIT AND SHOWN FOR REFERENCE ONLY.

BUILDING DEPARTMENT NOTES:
1. ALL WORK SHOWN IS FOR GENERAL CONSTRUCTION ONLY.
   ALL OTHER WORK TO BE FILED UNDER SEPARATE APPLICATIONS.
2. PLEASE REFERENCE THE FOLLOWING RELATED APPLICATIONS FOR ADDITIONAL INFORMATION.
   - MECHANICAL #
   - PLUMBING #

PLOT PLAN

ADDRESS: : 110 MAIDEN LANE - FIRST FLOOR, NEW YORK, NY 10005

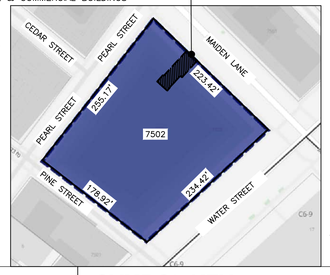
BOROUGH : MANHATTAN
BLOCK : 39
LOT : 7502
MAP : 12B
ZONE : C5-5
CB : 101
BIN# : 1000880

LAND USE:
EXISTING - MIXED RESIDENTIAL & COMMERCIAL BUILDINGS

STORIES : EXISTING - 38
ROOF HEIGHT: 491.74'

LOT SIZE : 223.42' X 225.17'
LOT AREA : 48,946 SQ.FT.

PROJECT LOCATION



PROJECT TEAM

TENANT
SUGARED AND BRONZED, LLC.
24551 DEL PRADO #4138
DANA POINT, CA 92629

DESIGN: MARTY MOORE
EMAIL: MARIANNA@SUGAREDANDBRONZED.COM

CONSTRUCTION: NICK BURNS
EMAIL: NICK@SUGAREDANDBRONZED.COM

LANDLORD
80 PINE RE LLC
1 PENN PLAZA
SUITE 1115
NEW YORK, NY 10119

CONTACT: JEFFREY SCHON
EMAIL: JEFFREY@BUSHBURG.COM
TEL.: (917) 570-4807

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CONTACT: KATE SAUER
DIRECTOR
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TEL.: (973) 696-0222 x526

BUILDING DEPARTMENT
NEW YORK CITY DEPARTMENT OF BUILDING
280 BROADWAY
NEW YORK, NY 10007

MEP ENGINEER
DENTON MEP
OFFICE OF PETER A. LEPTUCH, PE
104-106 WEST OAK ST.
SUITE 200 (2ND FLOOR)
DENTON, TX 76201

VENDOR INFORMATION

MILLWORK VENDOR
SOMERSET
CONTACT: JASON BREEGLE
PRESIDENT
EMAIL:
JBREEGLE@SOMERSETMILLWORK.COM
CELL (814) 233-8718

VINYL TILE VENDOR (FT-1, B-1, B-2)
SCS FLOORING SYSTEMS
CONTACT: MICHAEL REITH
EMAIL:
MICHAELR@SCS-SYSTEMS.COM
TEL.: (818) 481-0597

SIGNAGE VENDOR:
IMAGE 360 SOUTH BAY/MANHATTAN BEACH
363 CORAL CIRCLE
EL SEGUNDO, CA 90245
TEL.: (310) 577-0300
CELL: (213) 925-5048

WALL COVERING VENDOR (WC-2):
MAYA ROMANOFF
CONTACT: JANET ESPINO
EMAIL: JESPINO@MAYAROMANOFF.COM
TEL.: (773) 465-6909 EXT.22

WALL COVERING VENDOR (WC-3):
THIBAUT DESIGN
EMAIL: JANE.WALSH@THIBAUTDESIGN.COM
TEL.: (323) 513-3567

DEFERRED SUBMITTALS

UNDER SEPARATE SUBMISSION

1. EXTERIOR SIGNAGE SHALL BE FILED UNDER SEPARATE PERMIT.
2. SPRINKLER AND FIRE ALARM SYSTEM SHALL BE FILED UNDER SEPARATE PERMIT.

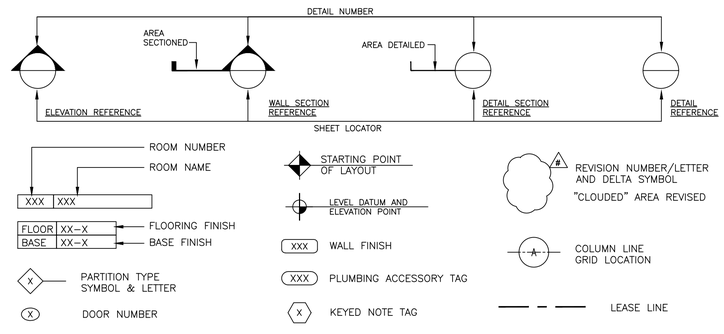
SPECIAL INSPECTION AND CODE SECTIONS

- ENERGY CODE COMPLIANCE (BC 110.3.5)
- INTERIOR LIGHTING POWER (IC2, IIC3)
- LIGHTING CONTROLS (IIC5)
- FINAL (28-114, 28-116, BC 110.5)

ABBREVIATIONS

ACT	ACOUSTICAL TILE CLG.
ALUM.	ALUMINUM
A.F.F.	ABOVE FINISH FLOOR
BLDG.	BUILDING
B.O.	BOTTOM
℄	CENTERLINE
CLG.	CEILING
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
DIA.	DIAMETER
DIFF.	DIFFUSER
DIM(S)	DIMENSION(S)
DWG.(S)	DRAWING(S)
DN.	DOWN
DEPT.	DEPARTMENT
ELECT.	ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
EXIST.	EXISTING
FIN.	FINISHED
F.R.T.	FIRE RETARDANT
FURN.	FURNISHED
GA.	GAUGE
G.C.	GENERAL CONTRACTOR
GYP. BD.	GYPSUM WALL BOARD
H.M.	HOLLOW METAL
HT.	HEIGHT
IN.	INCH.
LEV.	LEVEL
L.L.	LANDLORD
MAX.	MAXIMUM
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPP.	OPPOSITE
PTD.	PAINTED
REQ'D.	REQUIRED
REV.	REVISED / REVISION
RM.	ROOM
RO.	ROUGH OPENING
SIM.	SIMILAR
S.F.	SQUARE FOOT
S.S.	STAINLESS STEEL
STL.	STEEL
SUSP.	SUSPENDED
T.B.D.	TO BE DETERMINED
TEL.	TELEPHONE
THK.	THICK
TEMP.	TEMPERED
TYP.	TYPICAL
V.C.T.	VINYL COMPOSITION TILES
V.I.F.	VERIFY IN FIELD
W.C.	WATER CLOSET
W/O	WITHOUT

SYMBOL KEY



LIST OF DRAWINGS

SHEET NUMBER	SHEET TITLE	ISSUED (UNREVISED) ○	ISSUED (REVISED) ●	ISSUES AND REVISIONS: LL/PERMIT/BID SET 10/06/2026				
ELECTRICAL								
E-001.00	ELECTRICAL TITLE SHEET	○						
E-002.00	ELECTRICAL GENERAL NOTES	○						
E-003.00	ELECTRICAL SPECIFICATIONS	○						
E-004.00	FEMA FLOOD MAP	○						
E-100.00	ELECTRICAL POWER PLANS	○						
E-200.00	ELECTRICAL LIGHTING PLANS AND SCHEDULES	○						
E-300.00	ELECTRICAL RISER DIAGRAM	○						
E-301.00	ELECTRICAL PANEL SCHEDULES	○						
EN-100.00	NYC ECC COMPLIANCE	○						
EN-101.00	NYC ECC COMPLIANCE	○						
EN-102.00	NYC ECC COMPLIANCE	○						

DOB APPROVAL STAMP

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ENGINEER
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PROJECT NUMBER	DATE:
260392	09/25/2026
DRAWN BY: AF	CHECK BY: PL

THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF: P.A.L.

ISSUE LOG:

CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:
SUGARED + BRONZED
110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

PETER A. LEPTUCH, PE

DRAWING NAME:
TITLE SHEET

DRAWING NO. E-100.00 PAGE: 01 OF 11

FIRM REGISTRATION NO. | LICENSE NO.

SEAL | PROFESSIONAL SEAL

PROJECT: 260392
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005
PROJECT: SUGARED + BRONZED
PLOT SCALE: 1:1

ELECTRICAL GENERAL NOTES

I. GENERAL REQUIREMENTS

1. GENERAL CONDITIONS: ALL CONDITIONS AND REQUIREMENTS UNDER THE "GENERAL CONDITIONS", THE "SUPPLEMENTARY GENERAL CONDITIONS", THE "SPECIAL CONDITIONS" SHALL BECOME A PART OF THIS SPECIFICATION, AND BIDDERS WILL EXAMINE ALL DRAWINGS AND READ ALL PARTS OF THE SPECIFICATIONS TO AVOID OMISSIONS, DUPLICATIONS AND TO INSURE COMPLETE EXECUTION OF ALL WORK FOR ELECTRICAL.

2. GENERAL: THE WORK UNDER THIS SECTION SHALL INCLUDE ALL LABOR, MATERIALS AND EQUIPMENT AND INCIDENTAL COSTS NECESSARY TO FURNISH AND INSTALL ALL ELECTRICAL WORK, EQUIPMENT, LAMPS, ETC. INDICATED ON THE DRAWINGS, AS SPECIFIED HEREIN, OR BOTH.

A. THE ELECTRICAL SUBCONTRACTORS QUOTING ON THEIR SPECIFIC SCOPE OF WORK / SERVICES TO CONTACT THE LOCAL BUILDING DEPARTMENT / AGENCY TO DISCUSS CODE ISSUES / IDIOSYNCRASIES REGARDING THEIR SERVICES AND THE QUOTE ASSOCIATED WITH THE SERVICES TO THE GENERAL CONTRACTOR FOR THIS PROJECT. THIS CONTRACTOR TO BE FAMILIAR WITH THE SITE WHERE SUCH SERVICES / WORK WILL BE PERFORMED, THIS SPECIFIC USE AND THE IDIOSYNCRASIES ASSOCIATED WITH THE LIFE, SAFETY AND HEALTH ASSOCIATED WITH THIS WORK AND TO INDICATE ON THE QUOTE ANY ITEMS REQUIRED THAT ARE NOT NECESSARILY SHOWN ON THE DRAWINGS / SPECIFICATIONS.

3. THE TENANT'S GENERAL CONTRACTOR AND/OR HIS ELECTRICAL SUBCONTRACTOR IS TO VERIFY ALL EQUIPMENT SPECIFICATIONS AND REQUIREMENTS WITH THE TENANT OR THE TENANT'S CONSTRUCTION REPRESENTATIVE PRIOR TO START OF CONSTRUCTION. THIS CONTRACTOR TO VERIFY AMPERAGE AND VOLTAGE SPECIFICATIONS AND REQUIREMENTS (SERVICE AND PANEL SPECIFICATION) WITH THE ELECTRICAL SUBCONTRACTOR IN COORDINATION WITH EQUIPMENT SPECIFICATIONS FOR EQUIPMENT SUPPLIED BY THE TENANT, THE CONTRACTORS OR OTHER SOURCES (AS SPECIFIED BY THE ARCHITECT) AS A DOUBLE CHECK TO ASCERTAIN PROPER INSTALLATION OF EQUIPMENT AT THE CORRECT VOLTAGE/ AMPERAGE.

A. THE ELECTRICAL SUBCONTRACTOR IS REQUIRED TO VISIT THE SITE DURING BIDDING AND VERIFY LOCATION(S) OF WHERE THE ELECTRICAL EQUIPMENT/PIPING IS INDICATED TO BE PLACED, SIZE OF ANY EXISTING SERVICE AND WHAT IS INDICATED TO BE INSTALLED OR "EXISTING TO REMAIN" AND IF NEW SERVICE IS INDICATED, TO VERIFY IF DIFFERENT THAN THE DRAWINGS, SIZE OF FEEDER PIPES, REQUIRED DISTANCES AND POSSIBLE ADDITIONAL WORK REQUIRED AT THE ELECTRICAL DISTRIBUTIONS ROOM. ANY DISCREPANCIES BETWEEN DESIGNED AND ACTUAL TO BE TOLD TO THE GENERAL CONTRACTOR AND BE INDICATED ON THE BID FORM.

4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FROM THE BUILDING AND ELECTRICAL INSPECTORS FOR ALL CONCEALED WORK PRIOR TO CLOSING UP WALLS, FLOORS AND CEILINGS.

5. TENANT'S GENERAL CONTRACTOR SHALL BRING IN ALL ADDITIONAL SERVICES, ADEQUATE FOR TENANT'S NEEDS AS REQUIRED, INCLUDING BUT NOT LIMITED TO ELECTRIC, SPRINKLER, SOIL (WASTE), DOMESTIC WATER LINES, OUTSIDE TOILET EXHAUST AIR, FIRE ALARM, TELEPHONE AND DATA.

6. SCOPE: FURNISH LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC., REQUIRED FOR A COMPLETE INSTALLATION OF ELECTRICAL SYSTEMS AND WORK, IN ACCORDANCE WITH LOCAL CODES AND GOVERNING BODIES HAVING JURISDICTION, AS SHOWN ON DRAWINGS, AND AS SPECIFIED, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

A. NEW SERVICE -- TENANT'S CONTRACTOR IS TO REUSE EXISTING ELECTRICAL SERVICE OR CONDUIT ONLY; FURNISH AND INSTALL NEW ELECTRICAL SERVICE WIRE AND EXTEND BOTH CONDUIT AND WIRE TO POINT OF ALL NEW PANELS, TRANSFORMERS, WIREWAYS, TROUGHS, TIME CLOCKS, ETC.. SINCE SPACE MAY OR MAY NOT BE MEASURED OR REVIEWED BY TENANT'S ARCHITECT, THE ACTUAL LOCATION OF SERVICE AND PANEL LOCATIONS MAY NOT BE KNOWN. THE ELECTRICAL SUBCONTRACTOR, IN REVIEW OF THE PREMISES, IS REQUIRED TO INSTALL PANELS IN LOCATION AS NOTED ON DRAWINGS AND MUST INCLUDE IN HIS BID ANY EXTENSION OF CONDUIT AND WIRE, NEW DISCONNECTS, RELOCATION OR INSTALLATION OF PANELS, TROUGHS, WIREWAYS, ETC. TO MAKE THE SYSTEM WHOLE AND TO UPGRADE AS NECESSARY TO MEET CODE REQUIREMENTS. INSTALL NEW SERVICE INCLUDING CONDUIT AND WIRE FROM DEMISED PREMISES TO LANDLORD'S ELECTRICAL ROOM IF THE EXISTING SERVICE NEEDS TO BE UPGRADED FROM WHAT TENANT WAS ORIGINALLY TOLD SERVICE WOULD BE, OR THE SERVICE NEEDS TO BE MOVED BECAUSE IT'S EITHER SHOWN TO BE MOVED OR IS EXISTING NOW IN THE PATH OF FUTURE PARTITION OR OTHER SERVICES.

B. EXISTING SERVICE -- TENANT'S CONTRACTOR IS TO REUSE EXISTING ELECTRICAL SERVICE WIRE, CONDUIT AND ELECTRICAL EQUIPMENT; CUT AND EXTEND TO POINT OF NEW ELECTRICAL EQUIPMENT. ALL EXISTING ELECTRICAL EQUIPMENT WHICH IS REUSED TO BE BROUGHT UP TO "LIKE NEW" CONDITION AND THE LATEST N.E.C. STANDARD. SINCE SPACE MAY OR MAY NOT BE MEASURED OR REVIEWED BY TENANT'S ARCHITECT, THE ACTUAL LOCATION OF SERVICE AND PANEL LOCATIONS MAY NOT BE KNOWN. THE ELECTRICAL SUBCONTRACTOR, IN REVIEW OF THE PREMISES IS REQUIRED TO INSTALL PANELS IN LOCATION AS NOTED ON DRAWINGS AND MUST INCLUDE IN HIS BID ANY EXTENSION OF CONDUIT AND WIRE, NEW DISCONNECTS, RELOCATION OR INSTALLATION OF PANELS, TROUGHS, WIREWAYS, ETC. TO MAKE SYSTEM WHOLE AND TO UPGRADE AS NECESSARY TO MEET CODE REQUIREMENTS. INSTALL NEW SERVICE INCLUDING CONDUIT AND WIRE FROM DEMISED PREMISES TO LANDLORD'S ELECTRICAL ROOM IF THE EXISTING SERVICE NEEDS TO BE UPGRADED FROM WHAT TENANT WAS ORIGINALLY TOLD SERVICE WOULD BE, OR THE SERVICE NEEDS TO BE MOVED BECAUSE IT'S EITHER SHOWN TO BE MOVED OR IS EXISTING NOW IN THE PATH OF FUTURE PARTITION OR OTHER SERVICES. IF SERVICE IS ADEQUATE BUT MUST BE RELOCATED, CUT AND EXTEND EXISTING WIRE AND CONDUIT TO POINT OF ALL NEW PANELS, DISCONNECTS, TROUGHS, TIME CLOCKS, ETC.

C. POWER DISTRIBUTION SYSTEMS AND TRANSFORMER.

D. LIGHTING SYSTEMS (ALSO SEE REFLECTED CEILING PLAN).

E. ELECTRICAL ENERGIZING -- MISCELLANEOUS FAN AND MOTOR.

F. MOTOR POWER WIRING SYSTEM.

G. TELEPHONE EMPTY CONDUIT SYSTEM (INCLUDING TERMINAL BOXES AND OUTLETS).

H. CONVENIENCE RECEPTACLE SYSTEM, DOOR ALARM/ ENTRY SYSTEM/ SECURITY.

I. SOUND SYSTEM, INTERCOM SYSTEM -- FURNISHED AND INSTALLED BY THIS CONTRACTOR IF REQUIRED BY CLIENT; EMERGENCY LIGHT SYSTEM AND BATTERIES FURNISHED BY CLIENT AND INSTALLED BY THIS CONTRACTOR.

J. GROUNDING IN ACCORDANCE WITH NATIONAL ELECTRIC CODE AND ALL MALL REQUIREMENTS.

K. NIGHT LIGHT CIRCUITING THROUGHOUT PREMISES AS PER CODE WHETHER SHOWN OR NOT ON DRAWINGS.

L. LOCK OUTS FOR EXIT / EMERGENCY LIGHTING, ALARM SYSTEMS, CASH REGISTERS, GRILLE AT ENTRY (IF APPLICABLE) AS REQUIRED. SEE PANEL SCHEDULE FOR CIRCUITS.

M. SMOKE DETECTORS FURNISHED AND INSTALLED WITHIN STORE TO INCLUDE LOCATIONS AND INTERNAL / EXTERNAL WIRING IF REQUIRED BY LANDLORD OR FIRE MARSHAL.

N. ELECTRICAL SUBCONTRACTOR, WHEN BIDDING THIS WORK, TO CHECK TO MAKE SURE THAT SERVICE WIRE, CONDUIT, DISCONNECTS, ETC., ARE ADEQUATE FOR TENANT'S NEEDS. IF ADDITIONAL SERVICE IS REQUIRED, INCLUDE NEW CONDUIT AND SERVICE FEED OR DISCONNECTS, METER BASE AND METER (IF APPLICABLE), ETC., TO BRING SUCH SERVICE UP TO TENANT'S NEEDS.

O. FURNISH AND INSTALL ALL CONDUIT AND WIRING, DISCONNECTS, BREAKERS, BALANCING OF LOADS, ETC. FOR HOOKUP OF ALL H.V.A.C. EQUIPMENT, UNIT(S), OR INLINE HEATERS WHETHER SUCH HEATERS OR EQUIPMENT / UNITS ARE SHOWN OR NOT.

P. FURNISH AND INSTALL A TWENTY FOUR (24) HOUR, SEVEN (7) DAY TIME CLOCK INCLUDING ALL INTEGRAL WIRING AND LOAD BALANCING (PANEL) FOR CONTROLLING THE STOREFRONT SIGN AND SHOW WINDOW LIGHTING, WHETHER SUCH WORK IS OR IS NOT SHOWN ON PLANS / OR SPECIFICATIONS.

Q. ALL ELECTRICAL ROUGH-IN TO BE NEW AND THE ORIGINAL SERVICES TO THE DEMISED PREMISES TO BE REUSED; CUT AND EXTEND TO POINT OF ALL NEW ELECTRICAL EQUIPMENT (IF ANY EQUIPMENT IS REUSED, UPGRADE SAME TO "LIKE NEW" CONDITION AND THE LATEST N.E.C. STANDARDS) BY THE TENANT'S CONTRACTOR UNLESS NOTED OTHERWISE ON DRAWINGS. TENANT'S GENERAL CONTRACTOR TO FIELD VERIFY THAT ALL UTILITY LINES ARE AT OR ADJACENT TO TENANT'S SPACE AS NOTED AND AT THE SIZE SPECIFIED. IF THE UTILITIES ARE NOT IN LOCATIONS AS NOTED ON THE DRAWINGS OR OF A SIZE LARGER OR SMALLER THAN NOTED, THIS CONTRACTOR IS TO NOTIFY THE TENANT'S ARCHITECT IMMEDIATELY.

R. THE TENANT'S ELECTRICAL SUBCONTRACTOR IS TO PROVIDE A NEW CIRCUIT DIRECTORY(IES) WITH PROPER PHASING AND BALANCING, WHICH IS TO CONFORM TO THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AND UNDERWRITER'S CODE.

S. THE SIGN(S) JUNCTION BOX PERMIT IS TO BE INCLUDED IN THE WORK FOR THE ELECTRICAL SUBCONTRACTOR AND THE BOX IS TO BE SUPPLIED BY THIS CONTRACTOR AND PROPERLY LABELED.

T. FURNISH AND INSTALL NEW (OR REFURBISH IF EXISTING) TOILET EXHAUST WITH ASSOCIATED DUCTWORK, ROOF PENETRATIONS, OR HOOK UP TO COMMON EXHAUST DUCT WITH BACKDRAFT DAMPER ETC., INCLUDING ASSOCIATED ELECTRICAL HOOKUP AND PANEL CONNECTIONS, WHETHER SUCH WORK IS SHOWN OR NOT SHOWN ON PLANS AND SPECIFICATIONS.

U. IF A SMOKE EVACUATION AND / OR DETECTION SYSTEM OCCURS FOR THIS SPACE, IT SHALL BE LEFT INTACT DURING CONSTRUCTION AND ANY NEW WORK, MODIFICATIONS AND/ OR REWIRING TO BE COMPLETED DURING CONSTRUCTION PHASE TO POINT OF NEW PANELS, WHETHER SHOWN OR NOT SHOWN ON PLANS AND SPECIFICATIONS.

V. ENGINEER, FURNISH AND INSTALL ANY AND ALL REQUIRED SMOKE EVACUATION, SMOKE DETECTION AND FIRE ALARM SYSTEMS, INCLUDING ANY AND ALL PARTS AND LABOR, TO MEET LOCAL CODE, LANDLORD REQUIREMENTS AND FIRE MARSHAL SPECIFICATIONS WHETHER SHOWN OR NOT SHOWN ON PLANS AND SPECIFICATIONS.

W. THE ELECTRICAL SUBCONTRACTOR TO COORDINATE WITH OTHER ENGINEERING DRAWINGS AND INCLUDE COSTS (LABOR AND MATERIALS) NECESSARY FOR OTHER ELECTRICAL EQUIPMENT / FIXTURES NOT SHOWN ON THESE ELECTRICAL DRAWINGS, BUT SHOWN ON OTHER ENGINEERING DRAWINGS.

7. THE TENANT'S GENERAL CONTRACTOR AND/ OR ELECTRICAL SUBCONTRACTOR IS TO INSTALL EMERGENCY AND EXIT LIGHTING, AS REQUIRED BY LOCAL CODE OR AGENCIES HAVING JURISDICTION OVER THE PROJECT. THE EXIT/ EMERGENCY LIGHTING SHOULD BE PROPERLY LABELED AND APPROVED TYPE LOCKOUTS INSTALLED.

8. SUBSTITUTIONS: CATALOG AND MANUFACTURER'S NUMBERS IN THIS SECTION AND ON THE DRAWINGS ARE FOR THE PURPOSE OF ESTABLISHING STANDARDS OF QUALITY AND TYPE OF MATERIALS TO BE USED. PRODUCTS OR OTHER MANUFACTURERS MAY BE USED IF SIMILAR AND EQUAL IN QUALITY AND DESIGN IN THE OPINION OF THE OWNER OR OWNER'S ARCHITECT AND ARE SPECIFICALLY APPROVED BY THE OWNER OR OWNER'S ARCHITECT, IN WRITING, PRIOR TO CLOSE OF BIDDING. REQUESTS FOR APPROVAL OF SUBSTITUTIONS SHALL BE IN WRITING, AND SHALL INCLUDE REPORTS OF TESTS, PERFORMANCE DATA OR OTHER PROOF OF EQUALITY TO THE ITEM SPECIFIED.

9. SHOP DRAWINGS & SUBMITTALS: PRIOR TO THE COMMENCEMENT OF WORK, SUBMIT ONE (1) SET OF THE FOLLOWING ITEMS TO THE OWNER'S ARCHITECT IN THE FORM OF SHOP DRAWINGS, DETAILS OR CATALOG CUTS FOR THE RECORD: LIGHTING AND POWER PANELS, WIRING DEVICES, SAFETY SWITCHES, TRANSFORMER, TIME CLOCKS AND ANY OTHER ITEMS AS REQUESTED BY THE OWNER OR THE OWNER'S ARCHITECT.

A. BY SUBMITTING SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND SIMILAR SUBMITTALS, THE CONTRACTOR REPRESENTS TO THE CLIENT AND ARCHITECT THAT THE CONTRACTOR HAS (1) REVIEWED AND APPROVED THEM, (2) DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA RELATED THERETO, OR WILL DO SO AND (3) CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS.

B. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK FOR WHICH THE CONTRACT DOCUMENTS REQUIRE SUBMITTAL AND REVIEW OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS UNTIL THE RESPECTIVE SUBMITTAL HAS BEEN APPROVED BY THE ARCHITECT.

C. THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SUBMITTALS EXCEPT THAT THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS BY ANY APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE CLIENT IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMITTAL AND

C.1. THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION AS A MINOR CHANGE IN THE WORK, OR A CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVE HAS BEEN ISSUED AUTHORIZING THE DEVIATION.
C.2. THE CONTRACTOR SHALL DIRECT SPECIFIC ATTENTION IN WRITING OR ON RESUBMITTED SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS, TO REVISIONS OTHER THAN THOSE REQUESTED BY THE ARCHITECT ON PREVIOUS SUBMITTALS. IN THE ABSENCE OF SUCH WRITTEN NOTICE, THE ARCHITECT'S APPROVAL OF A RESUBMISSION SHALL NOT APPLY TO SUCH REVISIONS.

D. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS BY THE ARCHITECT'S APPROVAL THEREOF.

10. WORKMANSHIP:

A. USE EXPERIENCED, WELL-QUALIFIED CRAFTSMEN, IN GOOD STANDING WITH THEIR RESPECTIVE LABOR UNIONS.

B. USE CAPABLE AND EXPERIENCED SUPERINTENDENTS, AUTHORIZED BY THE CONTRACTOR TO INSTRUCT WORK, MAKE JOB DECISIONS AND ACT FOR THE CONTRACTOR IN ALL MATTERS PERTAINING TO THE CONTRACT.

11. PERMITS, TESTS AND INSPECTIONS:

A. APPLY FOR, SECURE AND PAY FOR ALL REQUIRED PERMITS, FEES, LICENSES AND ROYALTIES TO ACCOMPLISH THE WORK.

B. APPLY FOR, SECURE AND PAY FOR ALL REQUIRED TESTS AND INSPECTIONS TO ACCOMPLISH THE WORK IN CONFORMANCE WITH ALL CODES AND JURISDICTIONS.

C. FURNISH SIGNED CERTIFIED AND ACCEPTABLE COPIES OF ALL ITEMS COVERED IN (A) AND (B) ABOVE TO THE OWNER FOR HIS RECORDS.

D. COMPLY WITH RULES AND REGULATIONS OF JURISDICTIONAL AUTHORITIES AND MALL OR LEASE SPECIFICATIONS AND REPORT ANY DEVIATIONS ON DRAWINGS TO OWNER.

12. CODES, RULES AND REGULATIONS: INCLUDE IN ELECTRICAL BID ANY ADDITIONAL MATERIALS AND LABOR, THAT MAY BE REQUIRED FOR COMPLIANCE WITH ALL GOVERNING LAWS, RULES AND REGULATIONS, EVEN THOUGH THE WORK IS NOT MENTIONED IN THESE SPECIFICATIONS OR SHOWN ON THE DRAWINGS. NOTHING IN THE PLANS OR SPECIFICATIONS SHALL BE DEEMED AS AUTHORITY TO VIOLATE ANY GOVERNING CODE.

13. ACCURACY OF DATA:

A. THE DATA GIVEN HEREIN AND ON THE DRAWINGS ARE AS EXACT AS COULD BE SECURED, BUT THEIR ABSOLUTE ACCURACY IS NOT GUARANTEED. THE SPECIFICATIONS AND DRAWINGS ARE FOR THE ASSISTANCE AND GUIDANCE OF THE CONTRACTOR. EXACT LOCATIONS, DISTANCES, LEVELS, ETC., WILL BE GOVERNED BY THE BUILDING AND THE CONTRACTOR SHALL USE THE DATA CONTAINED HEREIN WITH THIS UNDERSTANDING.

B. THE EXACT LOCATION OF EACH AND EVERY OUTLET OF EACH WIRING SYSTEM, NOT DIMENSIONED ON THE DRAWINGS, SHALL BE AS DIRECTED BY THE OWNER, THE OWNER'S ARCHITECT OR HIS SELECTED REPRESENTATIVE.

14. CLEANUP: REMOVE ALL SURPLUS MATERIAL, EQUIPMENT AND DEBRIS INCIDENTAL TO THIS WORK AND LEAVE THE PREMISES IN A CONDITION ACCEPTABLE TO THE OWNER.

15. GUARANTEE: FURNISH A WRITTEN CERTIFIED GUARANTEE, IN ACCEPTABLE FORM TO THE OWNER, AGAINST ANY DEFECTIVE WORKMANSHIP, MATERIAL AND OPERATING EQUIPMENT. THIS GUARANTEE SHALL BE IN FULL FORCE AND EFFECTIVE FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE OF THE INSTALLATION.

16. TEMPORARY ELECTRIC SERVICE: THE ELECTRICAL CONTRACTOR SHALL PROVIDE TEMPORARY ELECTRICAL WIRING FOR CONSTRUCTION USE AS FOLLOWS: THE SERVICE ENTRANCE AND FEEDER SHALL BE 60 AMPS, SINGLE PHASE, 3 WIRE 120/208 VOLT FUSED MAIN DISCONNECT. THE FEEDER TO SERVE THE TEMPORARY DISTRIBUTION WIRING PROVIDING TEMPORARY LIGHTING IN ALL AREAS AS INDICATED ON DRAWINGS AND WHEREVER REQUIRED FOR THE OPERATION OF 120 VOLT SINGLE PHASE PORTABLE TOOLS AND EQUIPMENT NOT TO EXCEED 1 H.P.. THE WIRING SHOULD BE EXTENDED ALSO, SO THERE IS A 120 VOLT SINGLE PHASE OUTLET WITHIN 75 FEET OF ANY PORTION OF THE BUILDING. PROVIDE GROUND FAULT PROTECTION FOR ALL REQUIRED RECEPTACLES NOT TO BECOME A PERMANENT PART OF THE INSTALLATION.

17. STRUCTURAL CONDITIONS: NOTCHING AND BORING OF STRUCTURAL MEMBERS WILL NOT BE PERMITTED. IF CONDUIT, BOXES, ETC. NEED TO BE HUNG FROM STRUCTURAL STEEL, ONLY HANG FROM TOP FLANGE OF BEAMS AND TOP CHORDS AND ONLY AT PANEL POINTS OF JOISTS/ TRUSSES.

18. COOPERATION WITH OTHER CONTRACTORS: THIS CONTRACTOR SHALL COOPERATE WITH ALL OTHER CONTRACTORS FURNISHING LABOR MATERIALS AND ALL WORK, SO THAT THE WORK AS A WHOLE SHALL BE EXECUTED AND COMPLETED WITHOUT CONFLICT OR DELAY. IN THE EVENT OF ANY MECHANICAL OBSTRUCTION, AS PLUMBING OR AIR CONDITIONING DUCTS IN WAY OF ELECTRICAL EQUIPMENT, IT IS THE RESPONSIBILITY OF THIS CONTRACTOR TO NOTIFY THE OWNER'S ARCHITECT BEFORE COMMENCING ANY WORK.

II. BASIC MATERIALS AND METHODS

1. RACEWAYS AND BOXES:

A. WHERE SIZES OF RACEWAY OR BOXES ARE NOT INDICATED, THE CONTRACTOR SHALL SIZE THESE ITEMS AS REQUIRED FOR THE INSTALLATION.

B. FLEXIBLE METAL CONDUIT AS ALLOWABLE BY CODE SHALL BE USED FOR FINAL CONNECTION OF LIGHTING FIXTURES AND WIRING DEVICES TO BE INSTALLED IN HUNG CEILINGS.

C. WORK INSTALLED IN METAL PARTITIONS SHALL BE RUN IN CONCEALED ELECTRIC METALLIC TUBING OR FLEXIBLE CONDUIT AS REQUIRED BY GOVERNING CODE AND LANDLORD.

D. BRANCH CIRCUIT WORK CHASED INTO EXISTING CONSTRUCTION FOR CONCEALMENT UNDER PATCHED FINISHES, MAY BE INSTALLED IN RIGID CONDUIT, OR EMT.

E. CONDUITS THAT RUN EXPOSED ON EXTERIOR OF BUILDING SHALL BE RIGID CONDUIT WITH WEATHER TIGHT, CORROSION RESISTANT FITTINGS.

F. FLEXIBLE STEEL CONDUITS SHALL BE USED IN MAKING UP SHORT, FLEXIBLE CONNECTIONS TO ROTATING OR VIBRATING MACHINERY, MINIMUM 12" LENGTH AND FOR CONNECTIONS BETWEEN JUNCTION BOXES IN HUNG OR FURRED CEILING FIXTURES.

G. ALL INTERIOR FEEDERS OR EXPOSED FEEDERS TO THE PUBLIC'S EYE, SHALL BE INSTALLED IN RIGID CONDUIT OR EMT.

H. ALL INTERIOR LOW VOLTAGE WIRING SHALL BE INSTALLED IN RIGID CONDUIT OR EMT WHERE REQUIRED BY CODE.

I. MINIMUM SIZE CONDUIT SHALL BE 3/4" TRADE SIZE UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

J. ALL WORK RUN IN UNEXCAVATED AREAS, CRAWL SPACES, TUNNELS, OR UNDERGROUND SHALL BE INSTALLED IN RIGID CONDUIT.

K. ALL WORK RUN EXPOSED WITHIN THE BUILDING MAY BE INSTALLED IN RIGID STEEL CONDUIT OR ELECTRICAL METALLIC TUBING.

L. ALL WORK RUN CONCEALED WITHIN HUNG OR FURRED CEILINGS, METAL STUD PARTITIONS AND THE LIKE, MAY BE INSTALLED IN RIGID STEEL CONDUIT, ELECTRIC METALLIC TUBING EXCEPT THAT WIRING IN OR THROUGH SLABS SHALL BE IN RIGID CONDUIT.

M. GALVANIZED PRESSED STEEL OUTLET BOXES OF PROPER SIZE AND TYPE AS REQUIRED BY THE BUILDING CONDITIONS SHALL BE PROVIDED FOR ALL INTERIOR OUTLETS FOR LIGHTING, SWITCHES, RECEPTACLES, CLOCKS, SIGNALS, AND THE LIKE.

N. PROVIDE GALVANIZED FITTINGS FOR EXPOSED WORK, THREADED FOR CONDUIT CONNECTIONS AND PROVIDE WITH SUITABLE COVERS.

O. THE OUTLETS FOR LOCAL SWITCHES SHALL BE INSTALLED ADJACENT TO THE TRIM ON THE STRIKING SIDE OF THE DOOR, REGARDLESS OF THE LOCATIONS INDICATED ON THE DRAWINGS; THEREFORE, CHECK ALL DOOR SWINGS BEFORE INSTALLING CONDUIT AND OUTLETS.

2. GROUNDING:

A. ALL MAJOR PARTS NOT CARRYING CURRENT, INCLUDING THE FOLLOWING ITEMS BELOW, SHALL BE PROPERLY GROUNDED:

A.1. SECONDARY FEEDER CONDUIT AND EQUIPMENT ENCLOSURES.
A.2. PANEL BOARD ENCLOSURES, PULL AND JUNCTION BOXES, CABLE TROUGHS.
A.3. ALL CONDUITS, METAL MOLDING AND OUTLET BOXES.
A.4. FAN AND EQUIPMENT HOUSINGS EXPOSED ON THE STRUCTURE OR ON GRADE.

B. ALL CASH REGISTER OUTLETS TO BE ISOLATED AND SEGREGATED.

3. SAFETY SWITCHES: PROVIDE WHERE SHOWN OR AS REQUIRED, HEAVY-DUTY, METAL ENCLOSED, EXTERNALLY OPERATED FUSED, OR UNFUSED, SAFETY SWITCHES, OF SUCH TYPE AND SIZE AS REQUIRED TO PROPERLY PROTECT OR DISCONNECT THE LOAD FOR WHICH THEY ARE INTENDED. THE OPERATING MECHANISM SHALL BE SO DESIGNED THAT THE SWITCHES MAY BE LOCKED IN THE "ON" OR "OFF" POSITIONS. WHERE "WEATHERPROOF" SAFETY SWITCHES ARE INDICATED OR REQUIRED, THESE SHALL BE AS SPECIFIED ABOVE EXCEPT ENCLOSURES SHALL BE NEMA III, RAINTIGHT.

4. MOTOR AND OTHER WIRING:

A. PROVIDE ALL REQUIRED CONDUIT, WIRING AND SAFETY SWITCHES FOR ALL MOTORS, AND ANY OTHER ELECTRICAL EQUIPMENT INSTALLED OR CONNECTED UNDER THIS DIVISION.

B. ALL MOTORS WILL BE FURNISHED AND SET UNDER OTHER DIVISION, THE WORK OF THIS DIVISION SHALL INCLUDE PROVIDING ALL CONNECTIONS SO AS TO BE COMPLETE.

C. ALL STARTING DEVICES, MOTOR CONTROLLERS, FLOAT SWITCHES, LEVEL SENSORS, ALARM DEVICES, REMOTE CONTROL PUSH BUTTONS, ETC., WILL BE FURNISHED BY THE VARIOUS CONTRACTORS, UNLESS OTHERWISE NOTED HEREIN. BUT THIS CONTRACTOR SHALL SET THESE DEVICES AND PROVIDE ALL CONNECTIONS.

D. FOR EACH THERMOSTAT (BY H.V.A.C.), PROVIDE 4" x 4" OUTLET BOX WITH 3/4" EMPTY CONDUIT STUBBED UP INTO CEILING AND BUSHED. PROVIDE STEEL DRAG WIRE FOR EACH LOCATION.

5. WIRING DEVICES:

A. COMPUTER RECEPTACLES AT CASH WRAP AREA SHALL BE HUBBELL #IG5262, COMPUTER GRADE WITH "ISOLATED" GROUND LUGS.

B. ALL WIRING DEVICES INSTALLED IN THIS BUILDING SHALL BE "SPECIFIED GRADE," MANUFACTURED BY ARROW, HART AND HEGEMAN, HUBBELL, GENERAL ELECTRIC, OR EQUIVALENT.

C. LOCAL SWITCHES SHALL BE TOGGLE TYPE, A.C. RATED 20 AMPERES, 125 VOLTS, QUIET-TYPE WITH SILENT OPERATING MECHANISM, TOTAL CLOSED IN A MOLDED COMPOSITION BASE. SWITCHES SHALL BE SINGLE POLE, THREE OR FOUR-WAY AS INDICATED. WHERE LOCK TYPE LOCAL SWITCHES ARE INDICATED, THESE SHALL BE SIMILAR TO ABOVE SPECIFICATION WITH KEY OPERATOR; PROVIDE TO OWNER TWO (2) KEYS FOR EACH SWITCH INSTALLED.

D. ALL RECEPTACLES INSTALLED IN THIS BUILDING SHALL BE OF THE GROUNDING TYPE, WITH GROUNDING PIN SLOT CONNECTED TO DEVICE GROUND SCREW FOR GROUND WIRE CONNECTION TO CONDUIT SYSTEM.

6. WIRES AND CABLES:

A. ALL WIRE FOR LIGHT AND POWER INSTALLATIONS SHALL BE HIGH CONDUCTIVITY COPPER, 600 VOLT INSULATED IN ACCORDANCE WITH THE NATIONAL BOARD OF FIRE UNDERWRITERS STANDARDS FOR TYPE "THW" WIRES, EXCEPT AS NOTED ON THE DRAWINGS OR OTHERWISE SPECIFIED HEREIN.

B. NO WIRE SHALL BE SMALLER THAN NO. 12 A.W.G.. ALL WIRES NO. 8 AND LARGER SHALL BE STRANDED.

C. WIRES SHALL BE COLOR CODED.

D. ALL WIRES SHALL BE POLARIZED.

E. CIRCUIT WORK BETWEEN OUTLET BOXES AND EACH RECESSED LIGHTING FIXTURE SHALL BE TYPE 'AF' WIRE.

7. LIGHTING AND POWER PANELS:

A. PANELS SHALL BE CIRCUIT BREAKER TYPE INSTALLED IN CODE GAUGE GALVANIZED SHEET STEEL CABINETS, FLUSH OR SURFACE MOUNTED AS INDICATED ON THE DRAWINGS. THE PANEL SECTIONS SHALL BE MOUNTED AWAY FROM THE BACK OF THE CABINETS IN SUCH A MANNER THAT THERE WILL BE NO SPACE BETWEEN THE CABINET TRIMS AND FRAMES. THE GUTTER SPACES ON ALL SIDES, TOPS AND BOTTOMS SHALL BE OF SUFFICIENT SIZE TO PREVENT OVERCROWDING OF WIRES AND CABLES AND TO PROVIDE SUFFICIENT VENTILATION TO PREVENT OVERHEATING OF THE CIRCUIT BREAKERS. EACH CABINET SHALL BE COMPLETE WITH HINGED DOORS, CYLINDER LOCK, DIRECTORY FRAME AND NEATLY TYPED DIRECTORY CHARTS. ALL PANELS SHALL BE KEYED ALIKE. INSTALL AN ANGLE PIECE ON INSIDE OF EACH TRIM FOR EASE OF INSTALLATION.

B. THE BRANCH CIRCUIT BREAKERS, IN GENERAL, SHALL BE MOLDED CASE, BOLT-ON TYPE, RATED 10,000 AIC ON 120/208V, 100 AMPERE FRAME, THERMAL MAGNETIC TRIP SINGLE, TWO OR THREE POLE AS SHOWN ON THE DRAWINGS. ALL MULTIPLE POLE BREAKERS FOR PANELS WHERE INDICATED ON THE DRAWING SCHEDULES. MAIN BREAKER CHARACTERISTICS SHALL BE AS INDICATED ON THE DRAWINGS. MAIN BUSS WORK OF ALL PANELS SHALL, AS A MINIMUM, BE DESIGNED TO CARRY THE FULL RATING OF THE FEEDER SWITCH SUPPLYING THE PANEL, AT A CIRCUIT DENSITY OF 800 AMPERES PER SQUARE INCH OF CROSS SECTION. BUSS WORK SHALL BE HIGH CONDUCTIVITY COPPER (277 / 480V CIRCUIT BREAKERS SHALL BE RATED AT 14,000 A.I.C.).

C. PANEL SECTIONS SHALL BE SUCH THAT NO LIVE PARTS ARE EXPOSED AFTER INSTALLATION. THEY SHALL BE SO ARRANGED THAT EACH BREAKER IS READILY REMOVABLE FROM THE PANEL WITHOUT DISTURBING ADJACENT BREAKERS. ELECTRICAL CONTRACTOR TO PROVIDE TYPED BREAKER LIST.

D. PHASE LEGS SHALL BE ALTERNATELY BUSSED TO EACH CIRCUIT BREAKER IN A MANNER TO AFFECT BALANCING THE BRANCH CIRCUIT CONNECTIONS AS NEARLY AS POSSIBLE OVER EACH PHASE.

8. DRY TYPE TRANSFORMERS (IF NEW IS REQUIRED):

A. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL A DRY TYPE AIR COOLED INDOOR POWER TRANSFORMER, AS RATED ON THE DRAWINGS AND HEREINAFTER SPECIFIED.

B. THE TRANSFORMER SHALL BE PROVIDED WITH SUITABLE VIBRATION DAMPERS. SAME TO BE PLACED BETWEEN THE CORE AND THE COILS OF THE ENCLOSURE.

C. THE TRANSFORMER SHALL HAVE CLASS 'H' INSULATION, AND THE WIRING TEMPERATURE RISE SHALL NOT EXCEED 150 DEGREES CELSIUS UNDER FULL LOAD IN AN AMBIENT TEMPERATURE OF 40 DEGREES CELSIUS.

D. THE TRANSFORMER ENCLOSURE SHALL BE PRIMED INSIDE AND OUT WITH A ZINC-COATED CHROMATE IRON OXIDE RUST INHIBITING PRIMER AND FINISHED ASAG1 GRAY ENAMEL.

E. THE MAXIMUM ACCEPTABLE NOISE LEVEL SHALL NOT EXCEED THE FOLLOWING: 0 TO 150 kVA - 42 dB

9. LIGHTING FIXTURES:

A. ALL LIGHTING FIXTURES AND LAMPS SHALL BE SUPPLIED BY THE TENANT AND / OR TENANT'S LIGHT FIXTURE AND LAMP SUPPLIER UNLESS OTHERWISE NOTED, AND SHALL BE DELIVERED HANDLED, ASSEMBLED AND INSTALLED AT THE SITE BY THE ELECTRICAL CONTRACTOR. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE UNLOADING, STORAGE AND PROTECTION OF ALL ITEMS FOUND TO BE DEFECTIVE AND SHALL BE REPLACED BY THE ELECTRICAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

B. THE ELECTRICAL CONTRACTOR SHALL PROVIDE ALL THE NECESSARY LABOR AND MATERIALS FOR THE COMPLETE INSTALLATION OF THE LIGHTING FIXTURES AS INDICATED ON THE DRAWINGS.

C. ALL FLUORESCENT AND INCANDESCENT LAMPS SHALL BE AS NOTED ON PLANS AND SPECIFICATIONS AND SHALL BE PROVIDED BY THE TENANT AND/OR TENANT'S LIGHT FIXTURE AND LAMP SUPPLIER AND INSTALLED BY THE ELECTRICAL CONTRACTOR.

D. SEE ELECTRICAL DRAWING FOR LIGHTING FIXTURE DESCRIPTIONS.

III. SPECIFIC ELECTRICAL SPECIFICATIONS

1. SEE ELECTRICAL DRAWINGS – LANDLORD'S CRITERIA: THE ELECTRICAL CONTRACTOR IS TO BECOME FAMILIARIZED WITH LANDLORD'S CRITERIA FOR THIS LOCATION AND INCLUDE ANY WORK REQUIRED OF THIS CRITERIA, WHICH IS NOT SPECIFICALLY NOTED IN THESE DRAWINGS AND SPECIFICATIONS.

IV. TELEPHONE

1. PROVIDE 3/4" EMT IN WALLS WITH DRAG STRING AT EACH LOCATION.

V. MISCELLANEOUS

1. ALUMINUM WIRE IS STRICTLY PROHIBITED FOR THIS PROJECT.

2. DURING DEMOLITION, ANY ELECTRICAL EQUIPMENT, FIXTURE SYSTEMS, CONDUIT AND WIRE ARE TO BE REMOVED AS NOTED AND NOT REUSED. THIS UNUSED EQUIPMENT, FIXTURE SYSTEMS, CONDUIT, AND WIRE MAY NOT BE ABANDONED AND LEFT WITHIN THE SPACE. THEY MUST BE REMOVED TO AN APPROVED DISPOSAL SITE.

DOB APPROVAL STAMP

DOB APPROVAL STAMP

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THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.

ENGINEER

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PROJECT NUMBER	DATE:
260392	09/25/2026
DRAWN BY: AF	CHECK BY: PL
THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	P.A.L.

ISSUE LOG:	
CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

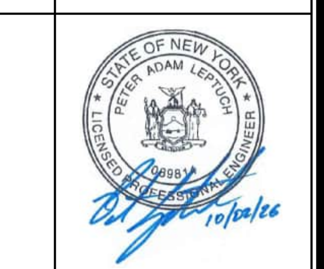
DOB NOW APPLICATION NO.:
-

PETER A. LEPTUCH, PE

DRAWING NAME:
ELECTRICAL GENERAL NOTES

DRAWING NO. E-002.00 PAGE: 02 OF 11

FIRM REGISTRATION NO. LICENSE NO.



SEAL PROFESSIONAL SEAL

PROJECT: 260392

LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

PROJECT: SUGARED + BRONZED

PLOT SCALE: 1:1

ELECTRICAL SPECIFICATIONS

I. GENERAL

A. THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, AND ANY EQUIPMENT AND SPECIFICATIONS ARE HEREBY INCORPORATED INTO AND BECOME A PART OF THE ELECTRICAL CONTRACT DOCUMENTS. THIS CONTRACTOR SHALL EXAMINE ALL SUCH DRAWINGS AND SPECIFICATIONS AND BECOME FAMILIAR WITH PROVISIONS CONTAINED THEREIN.

B. IT IS THE PURPOSE OF THE ELECTRICAL DRAWINGS TO INDICATE THE APPROXIMATE LOCATIONS OF ALL EQUIPMENT, OUTLETS, FIXTURES, ETC. ASCERTAIN EXACT LOCATIONS AND ARRANGE WORK ACCORDINGLY. THE FINAL LOCATIONS ARE SUBJECT TO REASONABLE CHANGE BY ARCHITECT OR OWNER PRIOR TO ROUGH–IN AT NO ADDITIONAL COST. DIMENSIONS GIVEN ON THE PLANS SHALL BE VERIFIED IN THE FIELD. DRAWINGS SHALL NOT BE SCALED TO OBTAIN EXACT DIMENSIONS.

C. THE DRAWINGS SHOW DIAGRAMMATICALLY THE LOCATIONS OF THE VARIOUS ELECTRICAL DEVICES, EQUIPMENT, FIXTURES, AND THE METHOD OF CONNECTING AND CONTROLLING THEM; THEY ARE NOT INTENDED TO SHOW EVERY CONNECTION IN DETAIL, NOR ALL FITTINGS REQUIRED FOR A COMPLETE SYSTEM. MATERIAL OR LABOR WHICH IS NOT SHOWN ON THE DRAWINGS OR INCLUDED IN THE SPECIFICATIONS BUT IS NECESSARY TO COMPLETE THE WORK, SHALL BE PROVIDED.

D. ALL BIDDERS ARE REQUIRED TO VISIT THE SITE OF WORK AND BECOME FAMILIAR WITH THE CONDITIONS AFFECTING INSTALLATION. SUBMISSION OF A PROPOSAL SHALL PRESUPPOSE KNOWLEDGE OF SUCH CONDITIONS AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED WHERE EXTRA LABOR OR MATERIALS ARE REQUIRED BECAUSE OF IGNORANCE OF THESE CONDITIONS.

E. IT IS THE INTENT OF THESE SPECIFICATIONS THAT EQUIPMENT SPECIFIED AS AN EXTENSION TO OR AN INTERFACE WITH AN EXISTING SYSTEM BE COMPLETELY COMPATIBLE WITH THE EXISTING SYSTEM. THE CONTRACTOR SHALL DETERMINE CHARACTERISTICS OF THE EXISTING SYSTEMS AND COORDINATE WITH SUPPLIERS OF NEW EQUIPMENT TO PROVIDE COMPLETE AND PROPERLY OPERATING SYSTEMS.

II. WORK INCLUDED

A. ALL LABOR, MATERIALS AND EQUIPMENT REQUIRED FOR A COMPLETE AND OPERATING ELECTRICAL INSTALLATION.

B. ALL PERMITS AND INSPECTIONS REQUIRED FOR ELECTRICAL WORK.

C. TEMPORARY ELECTRICAL SERVICE, LIGHTING AND WIRING FOR CONSTRUCTION.

D. CONCRETE WHERE REQUIRED FOR ELECTRICAL WORK.

E. CUTTING, PATCHING AND FIREPROOFING WHERE REQUIRED FOR ELECTRICAL WORK.

F. BRANCH CIRCUIT WIRING.

G. GROUNDING SYSTEM.

H. LUMINAIRES AND LAMPS.

I. ALL LUMINAIRES, HANGERS, SUPPORTS, LAMPS AND CONTROL DEVICES INSTALLED AND CONNECTED IN COMPLETE WORKING ORDER.

J. EMERGENCY LIGHTING SYSTEM AND EXIT SIGNS.

K. RECEPTACLE OUTLETS, DISCONNECT SWITCHES AND EQUIPMENT CONNECTIONS.

L. OUTLET BOXES FOR DATA CABLING. MATCH EXISTING SURFACE MOUNTED RACEWAY.

M. DEMOLITION OF EXISTING ELECTRICAL WORK AFFECTED BY THE NEW WORK SHOWN AND/OR IS INDICATED ON THE DRAWINGS.

III. MATERIALS NOT PROVIDED BY THIS CONTRACTOR, BUT SUBJECT TO HIS WIRING

A. MOTORS AND MOTOR CONTROLS PROVIDED BY OTHER CONTRACTORS UNDER OTHER SECTIONS OF SPECIFICATIONS.
B. UNLESS OTHERWISE INDICATED ON THE DRAWING, THE MECHANICAL CONTRACTOR PROVIDES TEMPERATURE CONTROL COMPONENTS AND ALL RELATED CONDUIT AND WIRE.

IV. REQUIREMENTS OF REGULATORY AGENCIES

A. ALL WORK SHALL BE FURNISHED AND INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL REGIONAL CODES, RULES, REGULATIONS, AND STANDARDS, INCLUDING THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE AS INTERPRETED BY THE LOCAL INSPECTION DEPARTMENT.
B. SECURE AND PAY FOR ALL PERMITS AND INSPECTIONS REQUIRED FOR ELECTRICAL WORK AND GIVE THE PROPER AUTHORITIES NOTICES AS REQUIRED BY LAW. COMPLY WITH REGULATIONS REGARDING TEMPORARY ENCLOSURES, OBSTRUCTIONS, EXCAVATIONS, AND PAY FOR ALL LEGAL FEES INVOLVED.
C. COPIES OF ALL INSPECTION REPORTS SHALL BE MADE AVAILABLE TO THE ARCHITECT ON REQUEST. THE ELECTRICAL CONTRACTOR SHALL FURNISH TO THE ARCHITECT THERE (3) COPIES OF THE APPROVED FINAL INSPECTION REPORT BEFORE REQUEST FOR FINAL PAYMENT.
D. ALL CONDITIONS AND REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) SHALL BE FOLLOWED THROUGHOUT THE CONSTRUCTION OF THIS PROJECT. THIS PROJECT, WHEN COMPLETE, SHALL MEET OR EXCEED THE CONDITIONS AND REQUIREMENTS FOR SAFETY AS ESTABLISHED BY THE OCCUPATIONAL SAFETY AND HEALTH ACT.

V. SUBMITTALS

A. SUBMIT DRAWINGS, CATALOG SHEETS, AND/OR WIRING DIAGRAMS FOR THE FOLLOWING EQUIPMENT AND SYSTEMS AS SPECIFIED IN DIVISION 1.
1. WIRING DEVICES AND COVER PLATES. SUBMIT COLOR SAMPLES
2. DISCONNECT SWITCHES, FUSED AND NON–FUSED.
3. LUMINAIRES AND EMERGENCY LIGHTING.

B. THE SUBMITTALS WILL BE REVIEWED BY THE ENGINEER FOR GENERAL COMPLIANCE WITH CONTRACT DOCUMENTS ONLY, AND NOT FOR DIMENSIONS, QUANTITIES, ETC.

C. THE SUBMITTALS RETURNED MARKED "REVIEWED" OR "FURNISH AS CORRECTED" SHALL BE USED FOR PROCUREMENT; HOWEVER, THE RESPONSIBILITY FOR CORRECT PROCUREMENT REMAINS SOLELY WITH THE CONTRACTOR. ANY SUBMITTALS RETURNED MARKED "REVISE AND RESUBMIT" OR "REJECTED" SHOULD BE RESUBMITTED AS NOTED.

D. DEPOSITION OF SUBMITTALS SHALL NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY FOR DEVIATIONS FROM DRAWINGS OR SPECIFICATIONS. UNLESS HE HAS SUBMITTED IN WIRING A LETTER ITEMIZING OR CALLING ATTENTION TO SUCH DEVIATIONS AT TIME OF SUBMISSION AND SECURED WRITTEN APPROVAL FROM THE ARCHITECT, NOR SHALL SUCH DISPOSITION OF SUBMITTALS RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS IN SUBMITTALS.

VI. SUBSTITUTIONS

A. THESE SPECIFICATIONS SHALL ESTABLISH THE QUALITY AND STANDARD FOR MATERIALS AND EQUIPMENT TO BE FURNISHED. ITEMS SPECIFIED BY MANUFACTURER, TRADE NAME, OR CATALOG NUMBER SHALL BE FURNISHED AS SPECIFIED.

B. WHERE MORE THAN ONE MANUFACTURER IS SPECIFIED FOR AN ITEM OR SYSTEM, THE CONTRACTOR MAY FURNISH ANY ITEM OR SPECIFIED.
C. WHERE THE EQUIPMENT OF ONE MANUFACTURER IS SPECIFIED AND OTHER MANUFACTURERS ARE LISTED AS "ALTERNATE MANUFACTURERS", THE CONTRACTOR MAY FURNISH THE EQUIPMENT OF THE SPECIFIED MANUFACTURER OR OF ANY OF THE LISTED ALTERNATE MANUFACTURERS. HOWEVER, THE DRAWINGS ARE BASED ON THE EQUIPMENT OF THE SPECIFIED MANUFACTURER ONLY. IF THE CONTRACTOR ELECTS TO FURNISH EQUIPMENT OF AN ALTERNATE MANUFACTURER, ANY CHANGES TO THE WORK SHOWN ON THE DRAWINGS REQUIRED ACCOMMODATING VARIATIONS OF THE ALTERNATE EQUIPMENT IN DIMENSIONS, CHARACTERISTIC, ACCESS, ETC. FROM THE SPECIFIED EQUIPMENT INCLUDING WORK OF OTHER CONTRACTORS SHALL BE INCLUDED IN THIS CONTRACTOR'S BID.

VII. AS–BUILT DRAWINGS

A. PROVIDE AS–BUILT DRAWINGS ON MEDIA REQUIRED BY ARCHITECT. AS WORK PROGRESSES, RECORD ANY DEVIATION FROM CONTRACT DRAWINGS. NOTATIONS SHALL BE NEAT AND LEGIBLE WITH ANY ADDITIONAL EXPLANATORY DRAWINGS OR SKETCHES NECESSARY.

VIII. TEMPORARY LIGHTING AND WIRING

A. PROVIDE TEMPORARY ELECTRICAL SERVICE, CONVENIENCE OUTLETS, LIGHTING AND POWER REQUIRED FOR USE OF ALL TRADES DURING CONSTRUCTION.

XIV. GUARANTEE

A. GUARANTEE ALL WORKMANSHIP AND MATERIALS FURNISHED UNDER THE CONTRACT FOR ONE YEAR AFTER ACCEPTANCE BY OWNER. REPAIR OR REPLACE ANY DEFECT DURING THE GUARANTEE PERIOD, WITHOUT COST TO OWNER.

X. MATERIALS AND EQUIPMENT

A. ALL EQUIPMENT AND MATERIAL SHALL BE NEW, OF CURRENT MANUFACTURER AND MEET OR EXCEED STANDARDS SPECIFIED BY UL, NEMA, ANSI, AND IEEE WHEREVER SUCH STANDARDS HAVE BEEN ESTABLISHED AND SHALL BEAR THE UNDERWRITER'S LABORATORIES LABEL. ALL MATERIALS SUPPLIED OF ONE TYPE OR OF ONE SYSTEM SHALL BE BY THE SAME MANUFACTURER.

B. EQUIPMENT AND MATERIAL SHALL BE PROTECTED BY AND BE THE RESPONSIBILITY OF CONTRACTOR UNTIL FORMALLY ACCEPTED BY THE OWNER.

XI. SUPPORTING DEVICES

A. PROVIDE ALL HARDWARE, SUPPORTS, HANGERS, ANGLE IRON, CHANNELS, RODS, CLAMPS, ETC., FOR INSTALLATION OF ELECTRICAL EQUIPMENT AND LIGHT FIXTURES AS REQUIRED TO SUIT CONATIONS AND APPLICATION. ALL SUPPORTING DEVICES SHALL BE GALVANIZED OR CADMIUM PLATED STEEL OR OTHER SUITABLY CORROSION–RESISTANT MATERIAL.

B. SUPPORTING DEVICES SHALL INCLUDE:
1. INDIVIDUAL STEEL RING OR CLEVIS TYPE HANGERS
2. MALLEABLE IRON C–CLAMP AND RETAINING CLIPS FOR ATTACHMENT TO STEEL BEAMS.
3. RING AND TURNBUCKLE ATTACHMENT FOR STEEL PIPE.
4. TRAPEZE HANGERS WITH CLAMPS AND HANGER.
5. CONCRETE INSERTS RATED PER LOAD FOR ATTACHMENT TO CONCRETE.

XII. WORKMANSHIP

A. JOURNEYMAN ELECTRICIANS UNDER THE DIRECT SUPERVISION OF A COMPETENT FOREMAN SHALL INSTALL ELECTRICAL WORK. WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADE.

XIII. EQUIPMENT CONNECTIONS

A. SERVE AND CONNECT ELECTRICAL EQUIPMENT FURNISHED BY OTHERS AS SCHEDULED ON DRAWINGS. COORDINATE ALL OUTLET LOCATIONS AND CONNECTION REQUIREMENTS WITH THE CONTRACTOR FURNISHING THE EQUIPMENT. BEFORE CONNECTING ANY PIECE OF EQUIPMENT, CHECK THE NAMEPLATE RATING AGAINST THE INFORMATION SHOWN ON THE DRAWINGS AND CALL ANY DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT. CAREFULLY STUDY ALL EQUIPMENT MANUFACTURER'S WIRING DIAGRAMS AND MAKE CONNECTIONS ACCORDINGLY.

B. CUTTING AND PATCHING

C. AVOID CUTTING AND PATCHING OF NEW CONSTRUCTION BY USING SLEEVES, INSERTS, AND CHASES AS REQUIRED. OPENINGS FOR THE PASSAGE OF DUCTS AND CONDUITS THROUGH WALLS AND FLOORS, CHASES, ETC., IN NEW CONSTRUCTION WILL BE PROVIDED BY THE GENERAL CONTRACTOR. THIS CONTRACTOR SHALL GIVE THE GENERAL CONTRACTOR COMPLETE INFORMATION AS TO THE EXACT SIZE AND LOCATION OF SUCH OPENINGS AT THE PROPER TIME.

D. PROVIDE ALL CUTTING AND PATCHING REQUIRED FOR INSTALLATION OF ELECTRICAL WORK IN EXISTING CONSTRUCTION. STRUCTURAL MEMBERS SHALL NOT BE CUT UNLESS APPROVED BY ARCHITECT.

XV. TESTS AND INSPECTIONS

A. TEST ALL CIRCUITS EQUIPMENT AND SYSTEMS SPECIFIED FOR GROUNDS, SHORTS, AND PROPER PHASING BEFORE ENERGIZING. TEST ALL DEVICES, EQUIPMENT AND LIGHT FIXTURES FOR PROPER FUNCTIONING.

B. CONDUIT ANY TESTS REQUIRED BY CODE, LISTING AGENCY, MANUFACTURER, INSPECTOR, BUILDING DEPARTMENT, FIRE DEPARTMENT OR ANY OTHER AUTHORITY HAVING JURISDICTION.

C. THE CONTRACTOR SHALL CONDUCT TESTS OF THE SYSTEM IN THE PRESENCE OF THE ARCHITECT/ENGINEER OR HIS AGENT. THE CONTRACTOR SHALL TURN OVER SYSTEM WIRING DIAGRAMS AND MAINTENANCE DATA TO THE ARCHITECT/ENGINEER.

XVI. FIELD QUALITY CONTROL AND COORDINATION

A. CONSULT PLANS, FIELD LAYOUTS AND SHOP DRAWINGS COVERING WORK OF THE VARIOUS OTHER TRADES AND PLAN LAYOUT OF ELECTRICAL WORK ACCORDINGLY.

B. KEEP FULLY INFORMED OF THE PROGRESS OF THE GENERAL CONSTRUCTION, AND INSTALL WORK THAT IS TO BE CONCEALED WITHIN THE BUILDING CONSTRUCTION IN SUFFICIENT TIME TO SECURE PROPER LOCATION WITHOUT DELAY TO WORK OF OTHER TRADES.

C. ALL CONDUIT AND OUTLET BOXES CONCEALED IN MASONRY CONSTRUCTION SHALL BE INSTALLED DURING WALL CONSTRUCTION. OUTLET BOXES SHALL LINE UP WITH EITHER TOP OR BOTTOM OF MASONRY COURSES. ATTEND THE ELECTRICAL WORK DURING PROGRESS OF BUILDING–IN TO PREVENT MISALIGNMENT.

D. EXAMINE WORK OF OTHER TRADES WHERE THEIR WORK COMES IN CONTACT WITH OR IS COVERED BY ELECTRICAL WORK. DO NOT ATTACH TO, COVER UP, OR FINISH AGAINST ANY DEFECTIVE WORK OR INSTALL ELECTRICAL WORK IN A MANNER, WHICH WILL PREVENT PROPER INSTALLATION OF THE WORK OF OTHER TRADES.

E. TAKE ALL FIELD MEASUREMENTS NECESSARY AND ASSUME RESPONSIBILITY FOR THEIR ACCURACY.

F. BEFORE INSTALLING ANY WORK, SEE THAT IT DOES NOT INTERFERE WITH ARCHITECTURAL, STRUCTURAL, AND MECHANICAL WORK. REPORT ANY INTERFERENCE BETWEEN THIS WORK AND THAT OF ANY OTHER CONTRACTOR TO THE ARCHITECT AS SOON AS THEY ARE DISCOVERED.

XVII. EQUIPMENT INSTALLATION AND SUPPORT

A. ALL EQUIPMENT AND MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S AND U.L. LABELING INSTRUCTIONS.

B. ALL ELECTRICAL WORK SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATING, SERVICING, MAINTAINING AND REPAIRING.

C. ELECTRICAL WORK SHALL BE SUPPORTED FROM BUILDING STRUCTURAL ELEMENTS ONLY AND NOT FROM BUILDING SUB–SYSTEMS SUCH AS MECHANICAL DUCTS OR PIPES OR ROOF DECK.

XVIII. DEMOLITION

A. ANY DEMOLITION INDICATED ON AND/OR NOTED ON THE DRAWINGS IS SHOWN IN GENERAL TO INDICATE THE EXTENT OF DEMOLITION AND IS NOT TO BE CONSIDERED AS A RECORD DRAWING OF EXISTING CONDITIONS. ACCORDINGLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE DEMOLITION OF THE ELECTRICAL WORK INDICATED INCLUDED ANY BURIED ITEMS FOR ANY EXISTING ITEMS NOT SHOWN ON THE DRAWINGS. BEFORE DEMOLITION, THE CONTRACTOR SHALL BE RESPONSIBLE TO APPROPRIATE FIELD TESTING TO DETERMINE THE NATURE OF THE EXISTING ELECTRICAL WORK TO BE DEMOLISHED AND TO PROTECT EXISTING WORK TO REMAIN.

B. REPAIR AND RESTORE TO ORIGINAL SOUND CONDITION ALL ITEMS OR PORTIONS OF ELECTRICAL WORK WHICH ARE NOT NOTED TO BE DEMOLISHED, BUT ARE DAMAGED BY WORK UNDER THIS CONTRACT. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROTECT AND RETAIN POWER TO ALL EXISTING ACTIVE EQUIPMENT THAT SHALL REMAIN. ELECTRICAL CONTRACTOR SHALL RECONNECT ANY EQUIPMENT BEING DISTURBED BY THIS RENOVATION, YET REQUIRED FOR CONTINUED SERVE TO SAME OR NEAREST AVAILABLE PANEL.

C. WHERE WORK BY THE GENERAL CONTRACTOR (WALL REMOVAL, NEW OR RELOCATED WALL OPENING, ETC.) RESULTS IN THE REMOVAL, RELOCATION, OR REFEEDING OF ELECTRICAL DEVICES OR LIGHTING FIXTURES, THE ELECTRICAL CONTRACTOR SHALL DISCONNECT OR RECONNECT AS REQUIRED ALL ACTIVE DEVICES REMAINING ON THAT CIRCUIT SYSTEM.

D. DO NOT PROCEED WITH DEMOLITION WITHOUT WRITTEN AUTHORITY TO PROCEED. PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER AND COORDINATE WITH ALL TRADES INVOLVED. COORDINATE AND SEQUENCE DEMOLITION SO AS NOT TO CAUSE A SHUTDOWN OF OPERATION OF SURROUNDING AREAS.

E. DISCONNECT OR SHUT OFF SERVICE TO AREAS WHERE ELECTRICAL WORK IS TO BE REMOVED. REMOVE ALL ELECTRICAL FIXTURES, EQUIPMENT, AND RELATED SWITCHES, OUTLETS, CONDUIT, AND WIRING THAT ARE NOT A PART OF THE FINAL PROJECT IN ALL AREAS WHERE WORK OF THIS CONTRACT IS TO BE PERFORMED. ALL REMOVED EQUIPMENT SHALL BE DISPOSED OF BY THIS CONTRACTOR UNLESS DIRECTED TO DO OTHERWISE BY THE ARCHITECT/ENGINEER. REMOVE ALL CONDUIT WIRE, BOXES, AND FASTENING DEVICES, AS REQUIRED, TO AVOID ANY INTERFERENCE WITH NEW INSTALLATION. ABANDONED CONDUIT TO BE CAPPED AT BOTH ENDS. REMOVE EXISTING WIRE NO LONGER IN USE FROM DEVICE LOCATION BACK TO PANEL.

F. ARRANGE TIMING OF SHUTOFF PERIODS OF ALL IN–SERVICE PANELS WITH OWNER OR HIS REPRESENTATIVE. DO NOT SHUTDOWN ANY SERVICES WITHOUT PRIOR WRITTEN APPROVAL.

G. CONTRACTOR SHALL BE RESPONSIBLE FOR EXECUTING PROPER SAFETY REQUIREMENTS DURING DEMOLITION TO PROTECT THE PUBLIC.

BASIC METHODS AND MATERIALS

I. CONDUITS

A. CONDUITS SHALL BE:
1. RIGID OR INTERMEDIATE GRADE GALVANIZED STEEL CONDUIT IN WET LOCATIONS, CONCRETE, EXTERIOR MASONRY WALLS AND EXPOSED LOCATIONS SUBJECT TO DAMAGE.
2. GALVANIZED STEEL ELECTRICAL METALLIC TUBING IN DRY LOCATIONS, INTERIOR PARTITIONS, AND CEILING SPACE.
3. FLEXIBLE METAL CONDUIT FOR FINAL CONNECTIONS TO TRANSFORMERS, MOTORS, AND EQUIPMENT, LIQUIDTIGHT FLEXIBLE METAL CONDUIT IN WET AND DAMP LOCATIONS.
4. FLEXIBLE METALLIC TUBING FROM OUTLET BOX TO RECESSED LIGHT.
5. FIXTURES IN SUSPENDED CEILINGS – SIX FOOT MAXIMUM LENGTH.

B. RACEWAYS SHALL BE SIZED IN ACCORDANCE WITH N.E.C. TABLES OR AS NOTED ON DRAWINGS, WHICHEVER IS LARGER. MINIMUM CONDUIT SIZE SHALL BE ONE HALF INCH.

C. CONDUIT FITTINGS FOR RIGID CONDUIT SHALL BE THREADED CASE FERROUS ALLOY WITH GASKETS AND COVERS WHERE REQUIRED. CONDUIT FITTINGS FOR EMT SHALL BE SET SCREW OR COMPRESSION TYPE. LOCKNUTS SHALL BE OF THE BONDING TYPE THAT BITES INTO THE METAL OF THE BOX. BUSHINGS SHALL BE OF THE INSULATION TYPE.

D. METAL CONDUITS SHALL BE COUPLED AND SECURED TO ALL BOXES IN A MANNER THAT PROVIDES AN ELECTRICALLY CONTINUOUS GROUND PATH FROM POINT OF SE5RVICE TO ALL OUTLETS.

E. RIGID CONDUITS SHALL BE TERMINATED IN SHEET STEEL WITH DOUBLE LOCKNUTS AND AN INSULATING BUSHING. EMPTY CONDUITS STUBBED SHALL BE THREADED AND CAPPED.

F. NYLON PULL LINE SHALL BE INSTALLED IN ALL EMPTY CONDUITS.

G. CONDUIT ROUTING INDICATED ON THE DRAWINGS IS DIAGRAMMATIC ONLY IS NOT NECESSARILY THE INTENDED ACTUAL CONDUIT RUN. CONTRACTOR SHALL CHECK AND BE RESPONSIBLE FOR THE ACTUAL INSTALLATION WITH REGARD TO AVAILABLE SPACE AND SHALL COOPERATE WITH OTHER TRADES.

H. ALL CONDUITS SHALL BE SIZED AND INSTALLED SO THAT THE REQUIRED NUMBER OF CONDUCTORS MAY BE PULLED IN WITHOUT INJURY OR STRAIN.

I. CONDUIT RUNS SHALL BE LOCATED TO AVOID EQUIPMENT AND ACCESS TO EQUIPMENT OF OTHER TRADES.

J. CONDUITS IN FINISHED AREAS SHALL BE RUN CONCEALED IN WALLS AND ABOVE FINISHED CEILINGS. CONDUITS MAY BE RUN EXPOSED ONLY IN MECHANICAL ROOM.

K. EXPOSED CONDUITS, WHERE PERMITTED, SHALL BE RUN WITH ALL RUNS PARALLEL TO OR AT RIGHT ANGLES TO BUILDING STRUCTURAL MEMBERS.

L. CONDUIT SUPPORTS SHALL BE ATTACHED TO BUILDING STRUCTURAL MEMBER ONLY, AND NOT TO ANY BUILDING SUB–SYSTEMS SUCH AS SUSPENDED CEILINGS, MECHANICAL DUCTS OR PIPES.

M. ENDS OF EACH CONDUIT SHALL BE CAPPED WITH AN APPROVED CAP OR DISC TO PREVENT THE ENTRANCE OF FOREIGN MATERIALS DURING CONSTRUCTION.

N. CONDUITS THAT PASS THROUGH FIRE OR SMOKE RATED WALLS, CEILINGS, OR DECKS SHALL BE INSTALLED SO AS TO MAINTAIN THE FIRE OR SMOKE RATING.

O. EXPANSION FITTINGS SHALL BE INSTALLED AT ALL POINTS WHERE CONDUITS CROSS BUILDING EXPANSION JOINTS.

P. CONDUIT ENTRIES INTO BUILDING SHALL BE MADE WATERTIGHT. ALL UNDERGROUND JOINTS SHALL BE SEALED.

II. 600 VOLT FEEDER AND BRANCH CIRCUIT CONDUCTORS

A. FEEDER AND BRANCH CIRCUIT CONDUCTORS SHALL BE U.L. LABELED, 98% CONDUCTIVITY COPPER STAMPED AT 2 FT. INTERVALS WITH CONDUCTOR SIZE AND INSULATION TYPE.

B. FEEDER CIRCUIT CONDUCTORS SHALL BE TYPE 'THWN' OR 'XHHW', 600 VOLT, STRANDED COOPER.

C. BRANCH CIRCUIT CONDUCTORS SHALL BE 'THHN/THWN', 600 VOLT, COPPER, WIRE SIZES #8 AWG AND LARGER SHALL BE STRANDED. MINIMUM WIRE SIZE SHALL BE #12 AWG OR LARGER AS REQUIRED TO LIMIT VOLTAGE DROP AT FURTHEST OUTLET TO 3%.

D. COLOR CODE BRANCH CIRCUIT AND FEEDER CONDUCTORS AS FOLLOWS:
120/240 VOLT, 1 PHASE 3 WIRE
PHASE A – BLACK
PHASE B– RED
NEUTRAL – WHITE
GROUND – GREEN

E. COLOR CODING SHALL BE CONTINUOUS ON INSULATION FOR #8 AWG OR SMALLER CONDUCTORS AND CONTINUOUS OR MARKED WITH COLORED TAPE AT ALL CONNECTIONS FOR CONDUCTORS LARGER THAN #8 AWG.

F. WIRE AND CABLE SHALL BE PULLED INTO CONDUIT USING IDEAL INDUSTRIES "YELLOW 77" OR EQUAL. MECHANICAL MEANS MAY BE USED TO PULL #4 AWG AND LARGER CONDUCTORS. SIX INCHES OF FREE WIRE SHALL BE PROVIDED AT ALL OUTLETS FOR WIRING DEVICE CONNECTION.

G. ALL MECHANICAL WIRE AND CABLE TERMINATIONS SHALL BE TIGHTENED WITH TORQUE WRENCH OR SCREWDRIVER TO MANUFACTURER'S RECOMMENDED TORQUE VALUES.

H. JOINTS IN #10 AWG AND SMALLER WIRE SHALL BE MADE WITH 3M SCOTCH LOCKS OR EQUIVALENT INSULATED CONNECTORS.

I. JOINTS IN #8 AWG AND LARGER WIRE SHALL BE MADE WITH PRESSURE TYPE MECHANICAL CONNECTORS AND INSULATED WITH ELECTRICAL TAPE OR HEAT SHRINK INSULATION TO 150% OF THE INSULATING VALUE OF THE CONDUCTOR INSULATION.

J. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO CONNECT ALL SINGLE–PHASE, (120 AND 208) VOLT LOADS TO THE 3–PHASE BUS SYSTEM IN ORDER TO BALANCE THE LOADING ON THE PHASE DISTRIBUTION.

K. PROVIDE DEDICATED NEUTRAL PER CODE FOR 120/277 CIRCUITS.

III. METAL CLAD CABLE (MC) SHALL BE CONSTRUCTED IN STRICT ACCORDANCE WITH UNDERWRITERS LABORATORIES, INC. STANDARD FOR METAL CLAD CABLES. THE CABLE SHALL BEAR THE U.L. LABEL AND THE MANUFACTURER'S "E" NUMBER. IN ADDITION, METAL CLAD CABLE MUST MEET THE REQUIREMENTS OF THE LATEST NYC ENERGY CODE, NFPA 70, ARTICLE 334, METAL CLAD CABLE.

A. DESCRIPTION: CLAD CABLE, CONTINUOUS SHEATH (INTERLOCKED STYLE IS NOT ACCEPTABLE BECAUSE THE OUTER ARMOR IS NOT AN APPROVED GROUNDING PATH)

B. FEEDER CIRCUIT CONDUCTORS SHALL BE TYPE 'THWN' OR 'XHHW', 600 VOLT, STANDED COPPER.

C. INSULATION VOLTAGE RATING: 600 VOLTS
D. INSULATION TEMPERATURE RATING: 90 DEGREES C (DRY)
1. INSULATION MATERIAL: THERMOPLASTIC (THHN) OR EQUIVALENT
2. ARMOR MATERIAL: GALVANIZED STEEL OR ALUMINUM OF THE CLASS A TYPE, CONTINUOUS SHEATH.
3. GROUNDING: A FULL–SIZE INSULATED GREEN CONDUCTOR MUST BE PROVIDED.
4. USE ON U.L. "MC" CONNECTORS LISTED FOR SMOOTH OR CORRUGATE CONTINUOUS SHEATH (ROMEX AND BX CONNECTORS ARE NOT ACCEPTABLE).
5. PROTECT EXPOSED CABLE FROM DAMAGE.
6. MC CABLE MAY BE USED IN LIEU OF CONDUIT AND WIRE SYSTEM FOR 20 AMP, 120 VOLT OR 277 VOLT CIRCUITING WHERE CONCEALED IN FINISHED AREAS, ABOVE CEILINGS OR UNFINISHED UTILITY SPACES EXCEPT FOR EXAM ROOMS AND INJECTION ROOM.

SERVICE AND DISTRIBUTION

I. CONDUIT BOXES

A. OUTLET BOXES SHALL BE GALVANIZED STEEL CONSTRUCTION OF PROPER SIZE MEETING NYC ENERGY CODE REQUIREMENTS AND SUITABLE FOR THE LOCATION.

B. PULL AND JUNCTION BOXES SHALL BE INSTALLED AT ALL POINTS REQUIRED WHETHER INDICATED ON DRAWINGS OR NOT. MINIMUM DIMENSIONS SHALL NOT BE LESS THAN NYC ENERGY CODE REQUIREMENTS. PULL AND JUNCTION BOXES SHALL BE CONSTRUCTED OF CODE GAUGE GALVANIZED STEEL AND SHALL BE PROVIDED WITH FLAT PLAIN COVERS.

C. ALL CONDUIT BOXES SHALL BE RIGIDLY MOUNTED TO THE BUILDING STRUCTURE INDEPENDENT OF CONDUIT SYSTEM.

D. DOOR SWING DIRECTIONS SHALL BE VERIFIED BEFORE INSTALLING BOXES FOR LIGHT SWITCHES.

E. BOXES SHALL NOT BE INSTALLED BACK–TO–BACK IN WALLS. OPEN KNOCKOUTS OR HOLES IN BOXES SHALL BE PLUGGED WITH SUITABLE BLANKING DEVICES.

II. WIRING DEVICES

A. WIRING DEVICES SHALL BE AS SPECIFIED IN THE SYMBOL LEGEND ON THE DRAWINGS. ALL WIRING DEVICES SHALL BE THE PRODUCT OF A SINGLE MANUFACTURER EXCEPT WHERE SPECIFICALLY STATED OTHERWISE. COLORS SHALL BE AS SELECTED BY ARCHITECT.

B. SWITCHES AND RECEPTACLES SHALL BE MANUFACTURED BY HUBBELL, PASS & SEYMOUR OR LEVITION.

C. COVER PLATES SHALL BE HIGH IMPACT SMOOTH THERMOPLASTIC. COLOR OF COVER PLATE SHALL MATCH DEVICE, AND STAINLESS OR GALVANIZED STEEL IN UNFINISHED SPACES. FINAL COLOR BY ARCHITECT.

D. EACH RECEPTACLE SHALL BE TESTED FOR PROPER CONNECTION, POLARITY AND GROUNDING, WITH PLUG–IN CIRCUIT TESTER.

E. THE INSIDE COVER OF ALL RECEPTACLE AND LIGHT SWITCH PLATES SHALL BE PERMANENTLY MARKED TO INDICATE THE PANEL AND CIRCUIT NUMBER OF THE OUTLET OR LIGHT CIRCUIT.

III. LUMINAIRES

A. ALL LUMINAIRES SHALL BE SECURELY SUPPORTED FROM BUILDING STRUCTURAL MEMBERS WITH APPROVED HANGERS REQUIRED. RECESSED GRID TROFFERS SHALL BE FASTENED TO CEILING T–BARS WITH APPROVED CLIPS AND T–BARS SHALL BE PROVIDED WITH WIRE HANGERS AT FOUR CORNERS OF FIXTURES. COORDINATE THIS REQUIREMENT WITH CEILING CONTRACTOR.

B. COORDINATE LUMINAIRE AIA REQUIREMENTS TYPES WITH ARCHITECT BEFORE ORDERING FIXTURES.

IV. INSTALLATION

A. FURNISH AND INSTALL ALL NECESSARY HANGERS, SUPPORTS, FRAMING, FITTINGS, ETC., TO SUPPORT LUMINAIRES AND LUMINAIRES OUTLETS. ALL LUMINAIRE SUPPORTS SHALL BE SECURELY ANCHORED TO THE CEILING AND/OR BUILDING CONSTRUCTION AND SHALL BE CAPABLE OF SUPPORTING THE FIXTURE IN QUESTION PLUS 100% ADDITIONAL WEIGHT.

B. WHERE INSTALLING CHAIN MOUNTED LUMINAIRES, THE CONTRACTOR SHALL PROVIDE ADDITIONAL SUPPORTING CHANNELS AS REQUIRED.

COMMUNICATION SYSTEMS

I. TELEPHONE, CATV, & DATA SYSTEMS

A. PROVIDE ALL RACEWAY & BOXES INSTALLATION OF TELEPHONE/CATV/DATA OUTLET. CABLES, JACKS, WALL PLATES, TERMINATIONS SHALL BE FURNISHED AND INSTALLED BY THIS CONTRACTOR. ELECTRICAL CONTRACTOR SHALL COORDINATE WITH OWNER SYSTEM PROVIDER.

DOB APPROVAL STAMP

DOB APPROVAL STAMP

ARCHITECT

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THE GENERAL CONTRACTOR AND/OR ALL SUB–CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.

ENGINEER

Peter A. Leptuch, P.E.
104 West Oak St.
Suite #200 (2nd Floor)
Denton, TX 76201
(940) 808–0615

PROJECT NUMBER	DATE:
260392	09/25/2026
DRAWN BY: AF	CHECK BY: PL
THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	P.A.L.

ISSUE LOG:

CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

-

PETER A. LEPTUCH, PE

DRAWING NAME:

ELECTRICAL SPECIFICATIONS

DRAWING NO. E-003.00

PAGE: 03 OF 11

FIRM REGISTRATION NO.

LICENSE NO.

SEAL

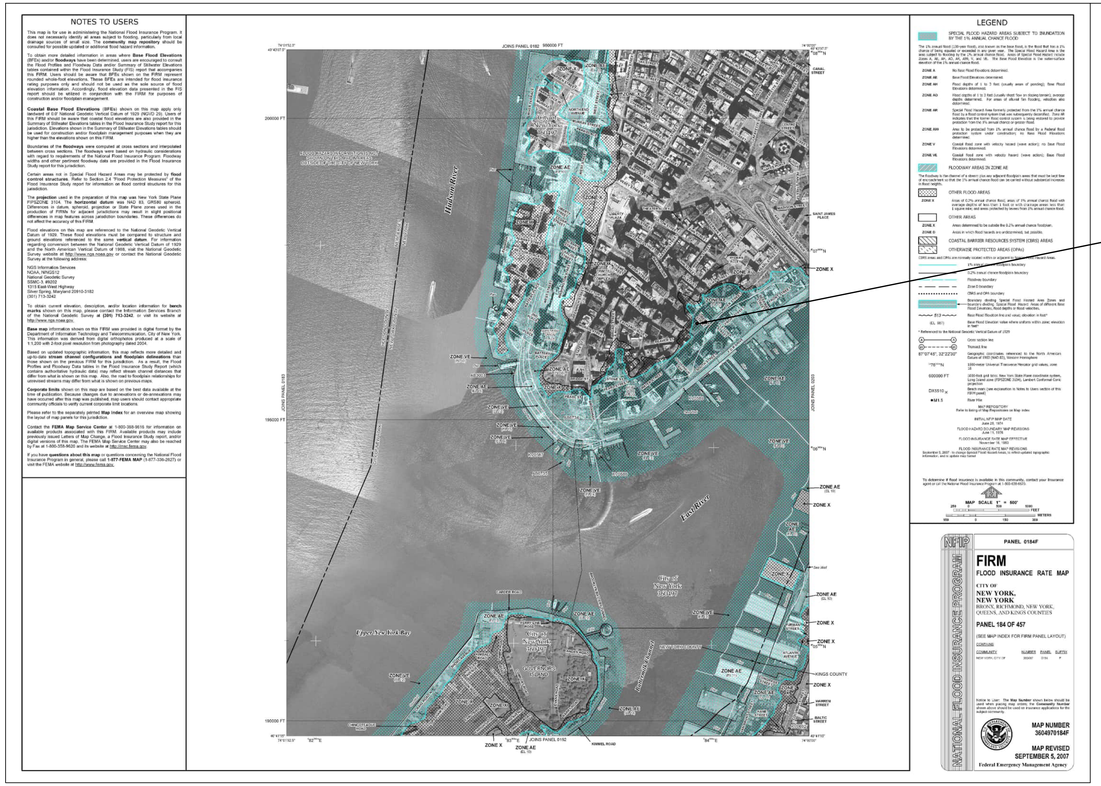
PROFESSIONAL SEAL

PROJECT: 260392

LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

PROJECT: SUGARED + BRONZED

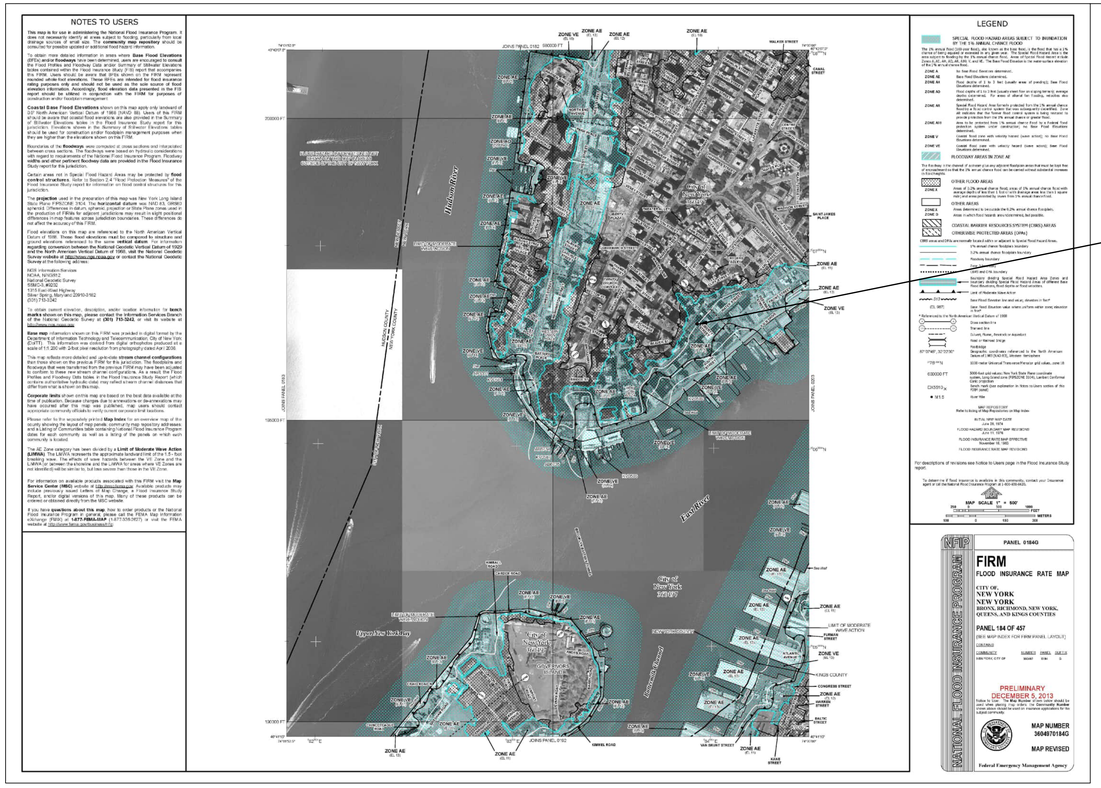
PLOT SCALE: 1:1



MAP INFORMATION: FEMA FIRM PRELIMINARY
MAP NUMBER: 3604970184F
MAP DATE: SEPTEMBER 5, 2007

NOTE:
THE PREMISES IS CURRENTLY LOCATED IN ZONE AE (EL10) PER THE EFFECTIVE FIRM. THE APPLICANT HAS BEEN ADVISED BY THE DOB AND ACKNOWLEDGES THAT THE PREMISE IS NOW LOCATED IN ZONE AE (EL12) PER FEMA PRELIMINARY FLOOD MAPS RELEASED IN 2013

AREA OF WORK:
110 MAIDEN LANE
NEW YORK, NY 10005



MAP INFORMATION: FEMA FIRM PRELIMINARY
MAP NUMBER: 3604970184G
MAP DATE: DECEMBER 5, 2013

AREA OF WORK:
110 MAIDEN LANE
NEW YORK, NY 10005

FLOOD ZONE COMPLIANCE NOTES

1. FLOOR ZONE GENERAL INFORMATION:
   - PROPERTY ADDRESS: 110 MAIDEN LANE, NEW YORK, NY 10005
   - FEMA FLOOD ZONE: AE (EL10) 2007
     AE (EL12) 2013
   - BASE FLOOD ELEVATION (BFE): 10.35' BFE
   - DESIGN FLOOD ELEVATION (DFE): 11.35 DFE

     BASE FLOOD ELEVATION PER NAVD 88: 12'-0" BFE
     MANHATTAN DATUM CONVERSION (12'-1.652'): 10.35' BFE
     DESIGN FLOOD ELEVATION (+1' REQUIRED FOR STRUCTURAL CATEGORY III): 11.35' DFE

   GENERAL NOTE: PROJECT IS LIMITED TO AN INTERIOR ALTERATION OF AN EXISTING GROUND FLOOR COMMERCIAL TENANT SPACE. NO CELLAR OR BELOW-GRADE WORK IS PROPOSED. PROPOSED WORK SHALL COMPLY WITH THE APPLICABLE REQUIREMENT OF 2022 NYC BUILDING CODE APPENDIX G AND ASCE 24.

2. SUBSTANTIAL IMPROVEMENT STATEMENT (NYC BD APPENDIX G & 1 RCNY 3606-01):
   THE WORK PROPOSED UNDER THIS APPLICATION DOES NOT CONSTITUTE A SUBSTANTIAL IMPROVEMENT OR SUBSTANTIAL DAMAGE AS DEFINED IN NYC BUILDING CODE APPENDIX G AND 1 RCNY §3606-01. THE ESTIMATED COST OF THE PROPOSED IMPROVEMENT IS LESS THAN 50 PERCENT OF THE MARKET VALUE OF THE STRUCTURE.

3. MARKET VALUE & COST CALCULATION
   STRUCTURAL MARKET VALUE: $160,000,000
   50% OF STRUCTURE MARKET VALUE: $80,000,000
   ESTIMATED COST OF PROPOSED WORK: $300,000
   CONCLUSION: THE ESTIMATED COST IS LESS THAN 50% OF THE MARKET VALUE. THEREFORE, THE PROPOSED WORK DOES NOT CONSTITUTE A SUBSTANTIAL IMPROVEMENT.

4. COMPLIANCE NOTE FOR GROUND FLOOR WORK:
   AS THE ESTIMATED COST DOES NOT EXCEED 50% OF THE MARKET VALUE. THE EXISTING BUILDING IS NOT REQUIRED TO BE BROUGHT INTO FULL COMPLIANCE WITH CURRENT FLOOD-RESISTANT CONSTRUCTION ELEVATIONS (NO STRUCTURAL ELEVATION REQUIRED). ALL MATERIALS AND FINISHES USED IN THE GROUND FLOOR ALTERATION SHALL COMPLY WITH FLOOD-DAMAGE RESISTANT REQUIREMENTS PER NYC BC APPENDIX G, WHERE APPLICABLE.

5. FLOOD ZONE COMPLIANCE – EXISTING BUILDING ALTERATION
   1. PROJECT IS LIMITED TO AN INTERIOR ALTERATION OF AN EXISTING GROUND-FLOOR COMMERCIAL TENANT SPACE. NO CELLAR OR BELOW-GRADE WORK IS PROPOSED.
   2. EXISTING BUILDING IS PRE-FIRM CONSTRUCTION AS DEFINED BY THE 2022 NYC BUILDING CODE, APPENDIX G.
   3. PROPOSED WORK DOES NOT CONSTITUTE A SUBSTANTIAL IMPROVEMENT AND SHALL NOT INCREASE THE EXISTING DEGREE OF NONCOMPLIANCE WITH THE FLOOD-RESISTANT CONSTRUCTION REQUIREMENTS OF NYC BC APPENDIX G. VERIFY BASED ON FINAL PROJECT SCOPE AND CONSTRUCTION COST.
   4. NEW COMPONENTS, MATERIALS, FINISHES AND EQUIPMENT LOCATED BELOW THE DESIGN FLOOD ELEVATION, IF ANY, SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE 2022 NYC BUILDING CODE, APPENDIX G, AND ASCE 24.
   5. NEW BUILDING SYSTEMS AND EQUIPMENT SERVING THE TENANT SPACE SHALL BE DESIGNED AND/OR ISOLATED AS REQUIRED SO THAT FLOODING OR SUBMERGENCE OF COMPONENTS WITHIN THE TENANT SPACE DOES NOT ADVERSELY AFFECT BUILDING COMPONENTS, SYSTEMS OR WIRING SERVING AREAS OUTSIDE OF THE TENANT SPACE.
   6. NO WORK TO THE EXISTING BUILDING FOUNDATION, SITE GRADING, BELOW-GRADE CONSTRUCTION, SITE DRAINAGE OR EXISTING BUILDING FLOODPROOFING SYSTEM IS PROPOSED, UNLESS OTHERWISE INDICATED.
   7. FLOOD ZONE COMPLIANCE SPECIAL INSPECTING SHALL BE PROVIDED WHTER REQUIRED BY THE 2022 NYC BUILDING CODE, APPENDIX G.
   8. ALL FLOOD ELEVATIONS AND EXISTING BUILDING ELEVATIONS SHALL BE SHOWN USING A CONSISTENT VERTICAL DATUM. FLOOD ELEVATIONS SHALL BE REFERENCED TO NAVD 88.
   9. FLOOD HAZARD DESIGNATIONS AND APPLICABLE FLOOD ELEVATIONS SHALL BE BASED UPON THE APPLICABLE EFFECTIVE FEMA FIRM/FIS AND 2015 PRELIMINARY FEMA FIRM/PFIS INFORMATION IN ACCORDANCE WITH THE 2022 NYC BUILDING CODE, APPENDIX G.
   10. FINAL FLOOD ZONE, BASE FLOOD ELEVATION, DESIGN FLOOD ELEVATION, FLOOD DESIGN CLASS, EXISTING GROUND FLOOR ELEVATION AND APPLICABLE SPECIAL INSPECTION REQUIREMENTS SHALL BE VERIFIED PRIOR TO FILING.

NOTE:
THE ARCHITECT DOES NOT WARRANTY NOR GUARANTY THAT THE FINANCIAL INFORMATION PROVIDED HERE IS ACCURATE OR COMPREHENSIVE

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PROJECT NUMBER	DATE:
260392	09/25/2026
DRAWN BY:	CHECK BY:
-	-

THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF: P.A.L.

ISSUE LOG:

CLIENT SET	09.25.2026
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REVISION LOG:

PROJECT / LOCATION:
SUGARED + BRONZED
110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

PETER A. LEPTUCH, PE

DRAWING NAME:
FEMA FLOOD MAP AND NOTES

DRAWING NO. E-004.00 PAGE: 04 OF 11

FIRM REGISTRATION NO. | LICENSE NO.

SEAL | PROFESSIONAL SEAL

PROJECT: 260392
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005
PROJECT: SUGARED + BRONZED
PLOT SCALE: 1:1

NYCECC 2025

2025 NYCECC APPLIANCE NOTES:

1. REFRIGERATION EQUIPMENT SHALL MEET THE EFFICIENCY STANDARDS OF 2025 NYCECC SECTION C403.12. ENERGY STAR REFRIGERATORS AND FREEZERS ARE APPROXIMATELY 10% MORE EFFICIENT THAN THE MINIMUM FEDERAL EFFICIENCY STANDARDS FOR SUCH PRODUCTS AND ARE THEREFORE EXPECTED TO MEET THIS REQUIREMENT.

2025 NYCECC ELECTRICAL NOTES:

1. DAYLIGHT-RESPONSIVE CONTROLS SHALL COMPLY WITH 2025 NYCECC SECTION C405.2.4. DAYLIGHT-RESPONSIVE CONTROLS ARE REQUIRED IN SPACES WITH EXTERIOR WINDOWS HAVING 150 WATTS OR MORE OF GENERAL LIGHTING WITHIN PRIMARY SIDELIT DAYLIGHT ZONES, AND/OR 300 WATTS OR MORE OF GENERAL LIGHTING WITHIN COMBINED PRIMARY AND SECONDARY SIDELIT DAYLIGHT ZONES.
2. ALL BUILDING LIGHTING NOT CONTROLLED BY AN OCCUPANT SENSOR (AND NOT LOCATED IN AN EQUIPMENT ROOM) SHALL BE CONTROLLED BY THE BUILDING LIGHTING TIME-SWITCH CONTROL PER 2025 NYCECC SECTION C405.2.2, AND SHALL BE SET AND LABELED TO BE OFF DURING UNOCCUPIED HOURS.
3. AUTOMATIC CONTROLS SHALL TURN ON LIGHTING TO NOT MORE THAN 50% POWER WHEN OCCUPANTS ARE SENSED. THIS SHALL BE ACCOMPLISHED BY AN OCCUPANT SENSOR WITHOUT A WALL SWITCH, EXCEPT THAT A MANUAL OVERRIDE-OFF SWITCH SHALL BE PROVIDED IN CLASSROOMS, MEETING ROOMS WITH PROJECTORS, AND SIMILAR SPACES. THE SENSOR SHALL HAVE A MAXIMUM 20-MINUTE TIMEOUT.
4. THE REMAINING 50% OF LIGHTING SHALL BE MANUALLY TURNED ON BY A WALL SWITCH AND AUTOMATICALLY SHUT OFF BY A SEPARATE OCCUPANT SENSOR DURING UNOCCUPIED PERIODS. THIS SENSOR SHALL HAVE A MAXIMUM 20-MINUTE TIMEOUT.
5. OCCUPANT SENSOR CONTROLS IN OPEN PLAN OFFICES, WAREHOUSES, CORRIDORS, AND SIMILAR SPACES SHALL BE PROVIDED IN ACCORDANCE WITH 2025 NYCECC SECTION C405.2.1.1.

2025 NYCECC ELECTRICAL COMMISSIONING NOTES:

1. ELECTRICAL COMMISSIONING IS REQUIRED. LIGHTING SYSTEM FUNCTIONAL TESTING AND COMMISSIONING SHALL BE PERFORMED IN ACCORDANCE WITH 2025 NYCECC SECTION C408.3. ENERGY CODE PROGRESS INSPECTIONS SHALL BE PERFORMED AND DOCUMENTED PER NYC DOB REQUIREMENTS (TR8).

NYC, NY NOTE:

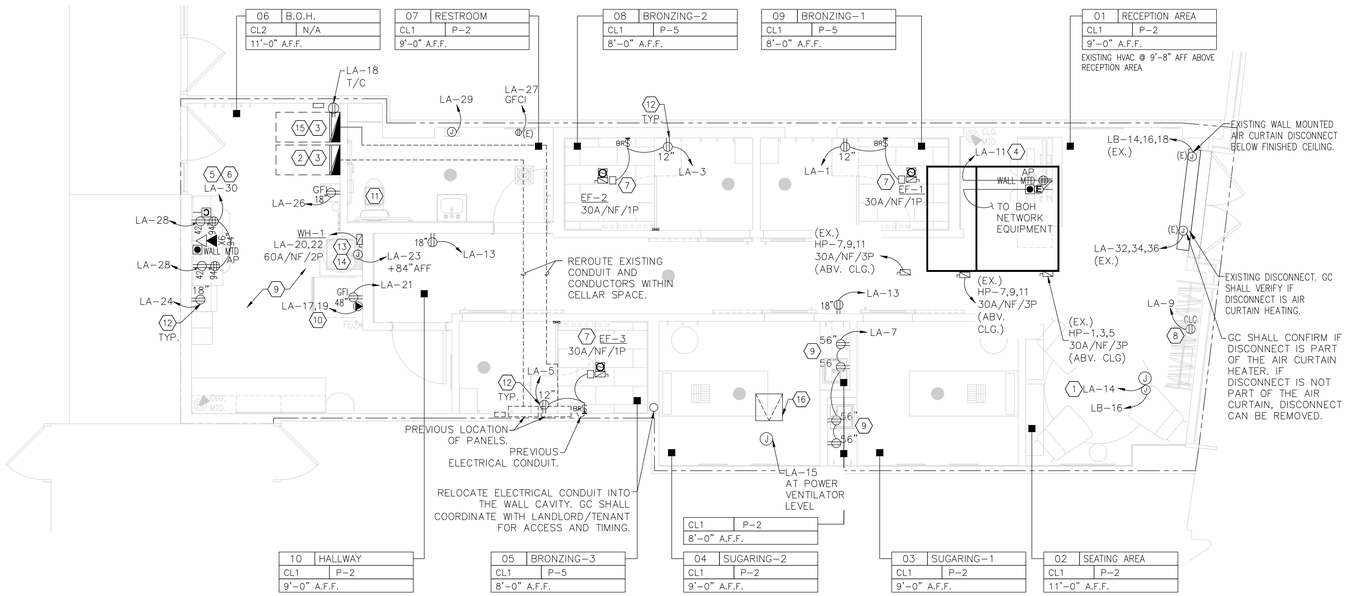
THIS PROJECT IS A TENANT FINISHOUT OF AN INLINE RETAIL SPACE ON THE GROUND LEVEL OF A MULTI-STORY, MIXED-USE BUILDING WITH RESIDENTIAL ABOVE AND A PARTIAL CELLAR BELOW OF PROPOSED TENANT SPACE. THE SPACE IS BOUNDED BY AN ADJACENT TENANT ON ONE SIDE AND THE MAIN ENTRANCE ON THE OTHER.

NYC, NY NOTE:

ALL ELECTRICAL WORK SHALL COMPLY WITH 2025 NEW YORK CITY ENERGY CONSERVATION CONSTRUCTION CODE (NYCECC, BASED ON 2024 IECC AND NEW YORK CITY LOCAL LAWS).

NYC, NY NOTE:

VERIFY CONDITION OF ALL ELECTRICAL EQUIPMENT TO BE REUSED. SERVICE AND IF EQUIPMENT IS WORN OR HAS HEAT DAMAGE, REPLACE COMPONENTS OR EQUIPMENT WITH NEW EQUAL. REFER TO BASELINE SPECIFICATIONS IF NEW IS REQUIRED.



NOTES BY SYMBOL: (#)

1. J-BOX FOR SIGN(S). VERIFY EXACT LOCATION AND HEIGHT WITH SIGN VENDOR. SIGN CONTROLLED BY 7 DAY PROGRAMMABLE TIME CLOCK. REUSE EXISTING CONDUIT/CIRCUIT FROM PREVIOUS TENANT'S SIGN LOCATION FOR NEW TENANT'S SIGN.
2. RELOCATED 120/208V, 3PH PANEL 'LA'. 225A MCB. REFER TO ELECTRICAL RISER DIAGRAM FOR MORE INFORMATION.
3. MAINTAIN 36" CLEAR SERVICE SPACE IN FRONT OF 120/208V ELECTRIC PANELS AND SWITCHGEAR, AND 42" IN FRONT OF 277/480V GEAR, PER NEC.
4. ETHERNET AND POWER SHALL RUN THROUGH FLOOR. X-RAY AND CORE DRILLS, IN SEPARATE CONDUITS, TO NEAREST FULL HEIGHT WALL. STUB W/IN MILLWORK FOR FINAL CONNECTION. COORDINATE WORK ACCESS WITH LL PRIOR TO WORK START.
5. PROVIDE WALL PLATE WITH A CABLE PASS FOR SPEAKER CONNECTIONS TO AMP. E.C. SHALL LABEL THE AMP KNOBS WITH THEIR ASSOCIATED SPEAKER LINES.
6. BOH ABOVE STORAGE SHELVING: PROVIDE TELEPHONE, ETHERNET AND COAX PORTS (FINAL COUNT TBD BY LOW VOLTAGE VENDORS) E.C. SHALL LABEL PORTS WITH THEIR ASSOCIATED DEVICES: SECURITY CAMERAS. ACCESS POINTS, AND IMACS.
7. EXHAUST FAN IN BRONZING ROOM SHALL BE INTERLOCKED WITH CONTROLLED RECEPTACLE SWITCH SUCH THAT THE EXHAUST FAN TURNS ON WHEN THE SPRAY TAN COMPRESSOR IS TURNED ON. PROVIDE A TIME-DELAY RELAY AND CONTROL TRANSFORMER AS NEEDED FOR FAN TO RUN FOR MINIMUM OF 5 MINUTES (ADJUSTABLE) AFTER SPRAY RECEPTACLE IS SWITCHED OFF. REFER TANNING EXHAUST CONTROL DETAIL IN SHEET M101.
8. SHOW WINDOW RECEPTACLE IN CEILING ABOVE WINDOW.
9. CIRCUIT SHALL BE PROVIDED WITH GFCI PROTECTION.
10. ELECTRIC DRYER. PROVIDE (2)#10, (1)#10, #10G. 3/4"C, 208V/30A/2P RECEPTACLE.
11. RESTROOM EXHAUST FAN SHALL BE INTERLOCKED WITH RESTROOM LIGHT SWITCH.
12. FURROUT WALLS AS NECESSARY FOR POWER AND PLUMBING.
13. STORAGE TYPE WATER HEATER. MAINTAIN REQUIRED CLEARANCES.
14. PLACE RECIRCULATION PUMP OUTLET/ J-BOX ABOVE WATER HEATER WHERE SPACE ALLOWS.
15. RELOCATED 120/208V, 3PH PANEL "LB", 100 ,MLO. REFER TO ELECTRICA RISER DIAGRAM FOR MORE INFORMATION.
16. PROVIDE ACCESS PANEL FOR POWER VENTILATOR ABOVE CEILING HARDWIRE. PROVIDE MOTOR-RATED SWITCH FOR SERVICING DEVICE.

REVIEW AND APPROVAL BY THE A.H.J. SHALL NOT RELIEVE THE APPLICANT OF THE RESPONSIBILITY OF COMPLIANCE WITH ALL APPLICABLE CODES.

LOW-VOLTAGE CONTRACTOR SHALL COORDINATE WITH JURISDICTION. AND IF NECESSARY, SHALL HAVE A LICENSED ELECTRICIAN PULL THE LOW-VOLTAGE PERMIT. LOW VOLTAGE WIRING SHALL BE SHIELDED.

N

1 ELECTRICAL POWER PLAN

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

GENERAL NOTES

1. PROVIDE GROUND CONDUCTOR IN ALL CONDUIT RUNS. SHARING OF NEUTRALS IS PROHIBITED.
2. ELECTRICAL CONTRACTOR TO VERIFY IF SERVICE PROVIDED IS ADEQUATE. IF NOT, G.C. TO NOTIFY ARCHITECT IMMEDIATELY.
3. ALL WORK TO MEET LOCAL, STATE, AND FEDERAL CODES HAVING JURISDICTION. ALL ELECTRICAL AND TELEPHONE WORK SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE ELECTRICAL CODE, NATIONAL BOARD OF FIRE UNDERWRITERS, PUBLIC UTILITIES COMPANY. TELEPHONE COMPANY, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
4. THE GENERAL CONTRACTOR SHALL PROVIDE ALL CUTTING AND PATCHING OF ALL CHASES IN FLOOR, WALLS, AND CEILING AS REQUIRED.
5. ALL GENERAL ELECTRICAL RECEPTACLES, TELEPHONE, AND DATA OUTLETS ARE TO BE MOUNTED 18" A.F.F. TO BOTTOM OF BOX, U.N.O. CENTERLINE TO CENTERLINE DIMENSIONS OF ANY OUTLET PAIR OR GROUP SHALL NOT EXCEED 6", U.N.O. G.C. TO COORDINATE WITH VENDOR FOR EQUIPMENT REQUIREMENT PRIOR TO ROUGH-IN. G.C. TO COORDINATE APPROXIMATE LOCATION OF WHIPS WITH VENDOR IN FIELD PRIOR TO INSTALLATION.
6. ALL BOXES, CONDUITS, AND WIRING MUST BE COMPLETELY HIDDEN.
7. THE CONTRACTOR, IN REGARDS TO ANY SAWCUTTING, COREDRILLING OR ANY PENETRATING OF A CONCRETE SLAB, FLOOR AND/OR ROOF, IS REQUIRED TO SURVEY DURING BIDDING TO DETERMINE ANY ISSUES, INCLUDING BUT NOT LIMITED TO, NECESSITY OF X-RAYING OF A CONCRETE SLAB, WHERE SUCH MATERIAL BEING PENETRATED IS NOT PROJECTED AND/OR ROUTED INTO A SPACE(S) THAT CREATES A NON-CODE COMPLIANT CONDITION, THE NEED FOR WEATHERSTRIPPING, WATERPROOFING OR OTHER CONDITION AND TO NOTIFY THE OWNER IF A PROBLEM(S) MAY EXIST AND TO INCLUDE COSTS TO SOLVE THE ISSUE UNCOVERED, IN ADDITION TO, NOTIFYING THE ARCHITECT OF RECORD REGARDING SUCH ISSUE(S).
8. G.C. TO COORDINATE SECURITY SYSTEM REQUIREMENTS WITH OWNER.
9. REFER TO MECHANICAL SHEETS FOR ALL MECHANICAL EQUIPMENT CONTROLS AND REQUIRED CONTROL WIRING.
10. ALL OF THE ELECTRICAL WORK IS NOT NECESSARILY SHOWN OR NOTED ON THESE DRAWINGS. THE CONTRACTORS SHALL VISIT THE JOB SITE AND VERIFY ALL EXISTING CONDITIONS RELATED TO THEIR WORK BEFORE BIDDING. NOTIFY THE OWNER OF ANY DISCREPANCIES. THOSE ITEMS NOT SHOWN OR NOTED BUT WHICH ARE DEEMED NECESSARY FOR REMOVAL OR RELOCATION BY OWNER'S REPRESENTATIVE SHALL BE PART OF THIS CONTRACT.
11. THE SUBMISSION OF THE PROPOSAL SHALL BE CONSIDERED EVIDENCE THAT THE CONTRACTOR HAS VISITED THE SITE. NO EXTRA PAYMENTS WILL BE ALLOWED THESE CONTRACTORS CLAIMS FOR EXTRA WORK MADE NECESSARY BY THEIR FAILURE TO VISIT THE SITE.

THE GENERAL CONTRACTOR IS RESPONSIBLE AT THE BEGINNING OF THE PROJECT TO MEASURE THE SPACE WHILE REVIEWING THE ARCHITECT'S DRAWINGS TO VERIFY THAT THE INFORMATION CONTAINED IN THE ELECTRICAL DOCUMENTS, ON WHICH HE/SHE QUOTED TO THE CLIENT, ARE COMPATIBLE WITH THE WORK TO BE PERFORMED AND THAT ALL SPACES ARE SUFFICIENT IN SIZE FOR THE WORK TO BE COMPLETED INCLUDING WIDTHS, LENGTHS, HEIGHTS, ETC.

ELECTRICAL LEGEND

	HOMERUN – HOMERUN QUANTITIES MAY VARY PER CIRCUIT NUMBERS SHOWN ON PLANS.	(J)	JUNCTION BOX – ELECTRICAL CONTRACTOR TO MAKE ALL REQUIRED CONNECTIONS TO DESIGNATED EQUIPMENT
	ELECTRICAL PANEL BOARD	□F	FUSED OR UNFUSED DISCONNECT SWITCH
	DUPLEX CONVENIENCE RECEPTACLE	AP WALL MTD	WIRELESS ACCESS POINT
	FLOOR MOUNTED DUPLEX RECEPTACLE	$	SINGLE POLE SINGLE THROW SWITCH AT 48"A.F.F. U.N.O.
	QUADPLEX RECEPTACLE	$D	SINGLE POLE DIMMER SWITCH AT 48"A.F.F. U.N.O.
GFI	DUPLEX RECEPTACLE WITH GROUND FAULT INTERRUPTER	$3	3-WAY TOGGLE SWITCH AT 48"A.F.F. U.N.O.
	SINGLE RECEPTACLE	$2	DOUBLE POLE SNAP ACTION SWITCH AT 48"A.F.F. U.N.O.
	DEDICATED RECEPTACLE	$K	KEY-OPERATED SWITCH AT 48"A.F.F. U.N.O.
	QUAD ISOLATED GROUND RECEPTACLE	E	ETHERNET CABLE STUB-IN WITHIN MILLWORK.
	SPECIAL PURPOSE RECEPTACLE – 208V/30A/2P CIRCUIT BREAKER E.C. IS RESPONSIBLE FOR PROVIDING MATCHING CORD AND PLUG.	C	COAXIAL PORT FOR CABLE
	TELEPHONE DIRECT CONNECTION – SEE DWGS. FOR HEIGHT. RUN CONDUIT TO ABOVE CEILING WITH PULLWIRE	$OS	WALL MOUNTED OCCUPANCY SENSOR – LEVITON OSSMT-GAW
	DATA OUTLET – RUN CONDUIT TO ABOVE CEILING WITH PULLWIRE AND WIRE AS SPECIFIED ON DWGS.	OS	CEILING MOUNTED OCCUPANCY SENSOR – LEVITION ODCOS-112
	COMBINATION DATA/TELEPHONE OUTLET – RUN CONDUIT TO ABOVE CEILING WITH PULLWIRE AND WIRE AS SPECIFIED ON DWGS.		CCTV CAMERA
T	THERMOSTAT WALL MOUNTED @ 48" A.F.F.	(S)	REMOTE SENSOR WALL MOUNTED @ 60" A.F.F.

NOTE:
SYMBOL LIST ABOVE IS GENERIC IN NATURE AND REPRESENT THE TOTAL POSSIBLE SYMBOLS PRESENT FOR ELECTRICAL. NOT ALL SYMBOLS MAY NOT BE USED ON THIS PARTICULAR PROJECT.

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PROJECT NUMBER	DATE:
260392	09/25/2026
DRAWN BY: AF	CHECK BY: PL
THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	P.A.L.

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CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:

SUGARED + BRONZED

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NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

-

PETER A. LEPTUCH, PE

DRAWING NAME:

ELECTRICAL POWER PLAN

DRAWING NO. E-100.00 PAGE: 05 OF 11

FIRM REGISTRATION NO. | LICENSE NO.

SEAL | PROFESSIONAL SEAL

PROJECT: 260392

LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

PROJECT: SUGARED + BRONZED

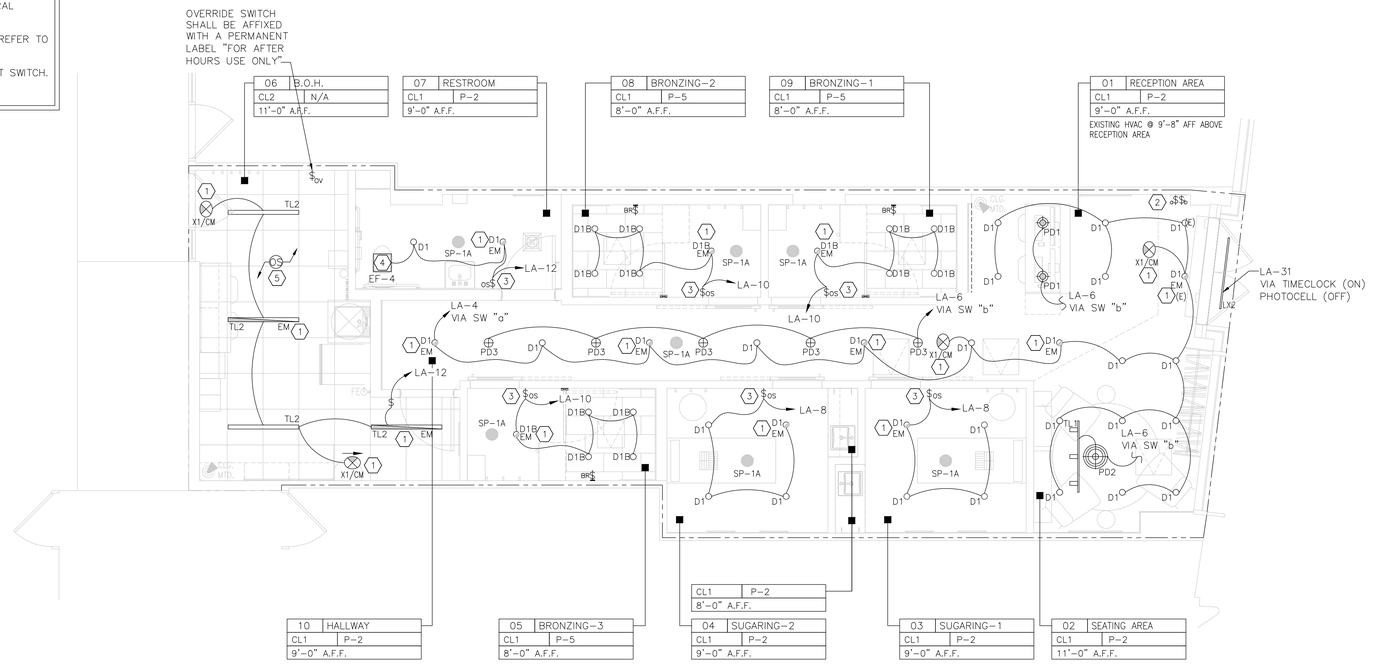
PLOT SCALE: 1:1

NOTES BY SYMBOL: (#)

1. EMERGENCY LIGHTS, NIGHT LIGHTS, AND EXIT SIGNS SHALL BE WIRED AHEAD OF SWITCHING (NOT SWITCHED) TO NEAREST LIGHTING CIRCUIT. PROVIDE & INSTALL 924 DEVICES AS NEEDED.
2. SWITCH BANK CONSISTING OF SWITCHES UNDER COMMON FACEPLATES FOR CONTROL OF LIGHTING, MOUNTED AT A MAXIMUM OF 48" AFF. LABEL EACH SWITCH PER AREA SERVED WITH STATUS INDICATOR, PER ENERGY CODE. REFER TO ARCHITECTURAL ELEVATIONS FOR ADDITIONAL INFORMATION.
3. MOTION DETECTOR SWITCH ON-OFF-AUTO. REFER TO OCCUPANCY SENSOR SCHEDULE.
4. INTERLOCK TOILET EXHAUST FAN WITH LIGHT SWITCH.
5. CEILING MOUNTED OCCUPANCY SENSOR.

LIGHTING CONTROLS SCHEDULE (BASIS OF DESIGN)

$	LOBBY SWITCH 'a' (DIMMER): WIRELESS, SINGLE POLE DIMMER SWITCH AT 48"A.F.F. U.N.O. LUTRON MAESTRO MRF2S-6ND-120-WH. PROVIDE WITH LUTRON VIVE POWPAK DIMMING MODULE MODEL# RMJS-16R-DV-B AND LUTRON PHASE ADAPTIVE MODULE MODEL# PHPM-PA-120-WH
$b	LOBBY SWITCH 'b' (ON/OFF): WIRELESS, SINGLE POLE SINGLE THROW SWITCH AT 48"A.F.F. U.N.O. LUTRON PICO #PJ2-2B-GWH-L01. PROVIDE WITH VIVE POWPAK RELAY MODULE.
$BR	BRONZING ROOM COMPRESSOR SWITCH (ON/OFF): SINGLE POLE SWITCH, 15A. LUTRON CLARO COLOR: BROWN, WALL MTD. +48" A.F.F. MODEL# CA-1PS-BR. PROVIDE WITH CLARO WALLPLATE MODEL# CW-1-BR.
$	BACK OF HOUSE (TOGGLE SWITCH): WIRELESS, SINGLE POLE SWITCH AT 48"A.F.F. U.N.O. LUTRON PICO #PJ2-2B-GWH-L01. PROVIDE WITH VIVE POWPAK RELAY MODULE.
$os	TREATMENT ROOMS (ON/OFF OCCUPANCY/VACANCY SENSOR): WALL MOUNTED, NON-DIMMING SWITCH LUTRON MAESTRO #MSOPS2-WH. SET TIMEOUT TO 15 MIN.
OS	BACK OF HOUSE: CEILING/PENDANT MOUNTED OCCUPANCY SENSOR: LUTRON LRF2-OCR2B-P-WH. PROVIDE WITH VIVE POWPAK RELAY MODULE
$ov	OVERRIDE SWITCH: WALL MOUNTED, 2-HOUR MAXIMUM COUNTDOWN TIMER. INTERMATIC #FD32HW



N

1 ELECTRICAL LIGHTING PLAN

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

LIGHTING SCHEDULE

SYMBOL / TAG	DESCRIPTION	MFR.	MODEL NUMBER	LAMPS	INPUT WATTS	REMARKS
D1	4" RECESSED LED DOWNLIGHT – WHITE REFLECTOR & WHITE FLANGE	NORA LIGHTING	NLCBC2-451 30 WW/ 10-NHIC-4LMRAT	LED	12	PROVIDE COMPATIBLE DIMMER SWITCH
D1 EM	4" RECESSED LED DOWNLIGHT – WHITE REFLECTOR & WHITE FLANGE-EM	NORA LIGHTING	NLCBC2-451 30 WW/ 10-EM-NHIC-4LMRAT	LED	12	PROVIDE 90 MINUTE BATTERY PACK FOR FIXTURES DESIGNATED AS "EM" PROVIDE COMPATIBLE DIMMER SWITCH
D1B	4" RECESSED LED DOWNLIGHT – BRONZE REFLECTOR & BRONZE FLANGE	NORA LIGHTING	NLCBC2-451 30 BZBZ /10-NHIC-4LMRAT	LED	12	
D1B EM	4" RECESSED LED DOWNLIGHT – BRONZE REFLECTOR & BRONZE FLANGE-EM	NORA LIGHTING	NLCBC2-451 30 BZBZ /10-EM-NHIC-4LMRAT	LED	12	PROVIDE 90 MINUTE BATTERY PACK FOR FIXTURES DESIGNATED AS "EM"
PD1	TBD					
PD2	PENDANT MOUNTED CHANDELIER LUMINAIRE	THE LIGHT FACTORY	THE CUMULUS GLASS BUBBLE CHANDELIER	LED	24	ADJUSTABLE HEIGHT. REFER TO RCP FOR MOUNTING HEIGHT
PD3	PENDANT MOUNTED CHANDELIER LUMINAIRE	WEST ELM	SCULPTURAL GLASS RIBBED PENDANT CHANPAGIE E3638	LED 800 LUMENS 3500K	3.8	DIMMABLE 8W EDISION FROST TUBULAR BULB, 300K T10/G30 VINTAGE FILAMENT LED LIGHT, E26 BASE FROSTED GLASS COVER, 800 LUMENS
TL1	LED TRACK LIGHTING WITH SINGLE CIRCUIT TRACK AND CURRENT LIMITER	COMMERCIAL LIGHTING	INT-IS4W/IS125W1A-T24 CON-HTL9052M3CP	LED 3000K	14	PROVIDE CURRENT LIMITER SIZED FOR LOAD SERVED
TL2	LED SUSPENDED LINEAR LIGHT	ORACLE LIGHTING	4-OEC-LED-3/4/5-DIM1 0-MVOLT	3000 LUMEN	21	PROVIDE SUSPENDED MOUNTING ACCESSORIES
TL2 EM	LED SUSPENDED LINEAR LIGHT-EM	ORACLE LIGHTING	4-OEC-LED-3/4/5-DIM1 0-MVOLT W/EMG	3000 LUMEN	21	PROVIDE 90 MINUTE BATTERY PACK FOR FIXTURES DESIGNATED AS "EM"
LX2	EXTERIOR LED LINEAR LIGHT	PURE EDGE LIGHTING	CN-F5-5W-54-30K-B-B-W	LED 3000K	25	MOUNTING CLIP: LCS.6-MCL WET J-BOX: 2RE-JBOX-W WET POWER CABLE: SS-CFX-96IN-W
L6	EXTERIOR GOOSENECK LIGHT	BASELITE CORPORATION	WS13/49/SP-E6/LGSWL/49/ LED15WF/27K/TRI-ELV/120V	LED	15	13" SHADE GALVANIZED FINISH
	STOREFRONT	ELCO LIGHTING	6" 0-10V LED INSERTS WITH 5CCT AND 3-LUMEN SWITCH			
	STOREFRONT	CURRENT	DUAL-LITE PGN			
	STOREFRONT	HINKLEY	SILO 13594SW-LL			
X1	EXIT SIGN	EXIT LIGHT CO	ELRT-RM-R-W-BB-SC (CM/WM)	LED	4.8	CM: CEILING MOUNT WM: WALL MOUNT
SP	SPEAKER	POLK AUDIO	RC80i, 8 INCH			SP-1A: RECESSED SPEAKER; WHITE
	UNIFI CAMERA	CAMERA G5 FLEX	UVC-G5-FLEX ACT/GYP.BD CLG= CEILING MTD. OPEN CLG= WALL MTD.			TO BE INSTALLED WITH THE LOW-PROFILE IN CEILING MOUNT

NOTES:
1. ALL LIGHT FIXTURES TO BE UL LISTED.
2. EXISTING LIGHT FIXTURES ARE DESIGNATED WITH "E". G.C. TO ENSURE IN GOOD WORKING ORDER.
3. LIGHTING FIXTURE FURNISHED BY OWNER AND INSTALLED BY G.C. U.N.O.
4. G.C. TO COORDINATE WITH OWNER FOR APPROVED EQUAL FIXTURE MANUFACTURER.
*THIS LIGHT FIXTURE SCHEDULE SHALL BE CONSIDERED PRELIMINARY. THE GC SHALL ORDER FIXTURES FROM THE SCHEDULE IN THE ARCHITECTURAL SET.

GENERAL NOTES

1. ALL EXIT AND EMERGENCY LIGHTING (HALF SHADED LIGHT FIXTURES) ARE TO BE WIRED TO 120V LIGHTING CIRCUIT SERVING IMMEDIATE AREA, AHEAD OF ANY SWITCHING. BATTERY LIFE ON EGRESS LIGHTING SHALL MAINTAIN AT MIMINUM 1 FC AT ALL EGRESS PATHS AND SHALL MAINTAIN 87.5% OF ORIGINAL OUTPUT FOR A MINIMUM OF 90 MINUTES.
2. COORDINATE CEILING GRID AND CEILING TYPE WITH PROJECT ARCHITECT PRIOR TO INSTALLATION.
3. ELECTRICAL CONTRACTOR SHALL FIELD VERIFY ALL LIGHT SWITCHES WITH OWNER.
4. FULLY SHADED LIGHT FIXTURES WITH AN 'NL' DESIGNATION ARE SECURITY NIGHT LIGHTS AND SHALL BE WIRED AHEAD OF ALL SWITCHING TO OPERATE 24 HOURS A DAY 7 DAYS A WEEK.
5. WIRING USED IN RETURN OR DISCHARGE AIR PLENUMS SHALL BE AS REQUIRED BY CODE OR AN APPROVED METHOD AS DIRECTED IN THE N.E.C. AND I.C.C. CODES.
6. ELECTRICAL CONTRACTOR'S BID SHALL INCLUDE INSTALLATION OF ALL LIGHT FIXTURES AND ASSOCIATED LAMPS. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO ENSURE THE ADJUSTABILITY OF ALL DIRECTIONAL FIXTURES AFTER INSTALLATION AND AIM THEM.
7. EMERGENCY AND EXIT LIGHTS SHALL BE INSTALLED AND CIRCUITED PER THE LATEST NATIONAL ELECTRICAL CODE AND ALL LOCAL CODES. ALL EMERGENCY AND EXIT FIXTURES SHALL BE DUAL VOLTAGE (120/277 VOLT INPUT) WITH BATTERY BACKUP.
8. ALL LIGHTING CIRCUITS UP TO 100'-0" IN LENGTH SHALL UTILIZE #12 CONDUCTORS MINIMUM. ALL LIGHTING CIRCUITS FROM 101'-0" TO 150'-0" IN LENGTH SHALL UTILIZE #10 CONDUCTORS MINIMUM. ALL LIGHTING CIRCUITS 151'-0" UP TO 250'-0" IN LENGTH SHALL UTILIZE #8 CONDUCTORS MINIMUM. CIRCUITS ABOVE 251'-0" SHALL UTILIZE #6 CONDUCTORS MINIMUM.
9. ELECTRICAL CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS AS REQUIRED FOR A FULLY COMPLETE AND OPERABLE SYSTEM.
10. IT IS THE G.C. RESPONSIBILITY TO ENSURE ALL WIRING IS PLENUM RATED OR IN CONDUIT AS PER LOCAL CODE. NO ROMEX BX, ~~SPIRAL~~ PERMITTED.
11. G.C. TO COORDINATE WITH ALL LOW VOLTAGE VENDORS INCLUDING SPEAKERS PRIOR TO INSTALLATION.
12. ALL WIRING SHALL BE IN CONDUIT E.M.T. OR RIGID FLEXIBLE CONDUIT MAY ONLY BE USED FOR FINAL CONNECTIONS FROM OUTLET BOXES TO LIGHT FIXTURES, MOTORS, APPLIANCES, ETC., MAX LENGTH 6 FEET, NO BC, ROMEX, ARMORED CABLE, ETC., ALLOWED.

S+B PROTO NOTE:

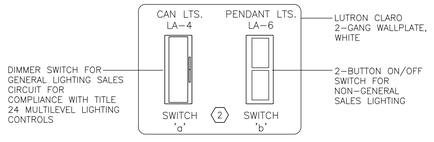
TIMECLOCK SCHEDULE SHALL BE AS FOLLOWS:

LOBBY & HALL LIGHTS: 8:00 A.M. – 12:00 A.M.

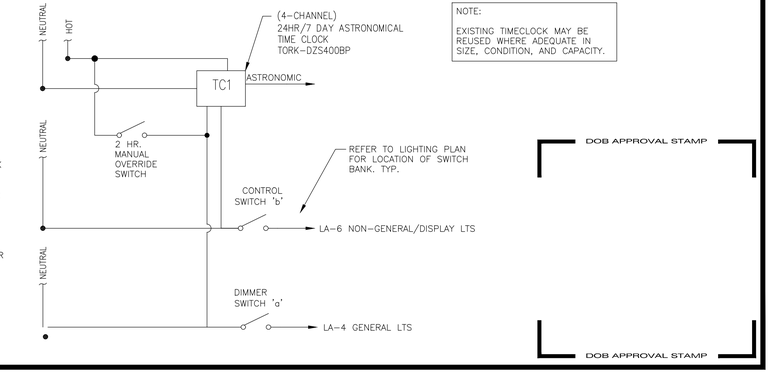
EXTERIOR LIGHTS & SIGNAGE: ASTRONOMICAL TIME BLOCK BASED ON SUNSET/SUNRISE.

* ALL TIMES TO BE ADJUSTABLE.

SWITCH BANK DETAIL



LIGHTING CONTROLS - SCHEDULE & DETAILS



NOTE:

EXISTING TIMECLOCK MAY BE REUSED WHERE ADEQUATE IN SIZE, CONDITION, AND CAPACITY.

NOTE:

1. EMERGENCY, EXIT, AND NIGHT LIGHTING SHALL NOT RUN THRU BUILDING SHUTOFF.
2. IMPORTANT: ALL LIGHT FIXTURES NOT ON TIMECLOCK OR OCCUPANCY SENSOR SHALL BE CONTROLLED BY LIGHTING CONTACTOR(S). TGC SHALL PROVIDE ADDITIONAL CONTACTORS AS REQUIRED.
3. DIMMER SWITCHES SHALL BE COMPATIBLE WITH 0-10V LED DIMMING. CONFIRM PRIOR TO PURCHASE.

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THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.

ENGINEER
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PROJECT NUMBER	DATE:
260392	09/25/2026
DRAWN BY: AF	CHECK BY: PL
THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	P.A.L.

ISSUE LOG:

CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

-

PETER A. LEPTUCH, PE

DRAWING NAME:

ELECTRICAL LIGHTING PLAN AND SCHEDULE

DRAWING NO. E-200.00

PAGE: 06 OF 11

FIRM REGISTRATION NO.

LICENSE NO.

SEAL

PROFESSIONAL SEAL

PROJECT: 260392

PROJECT: SUGARED + BRONZED

LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

PLOT SCALE: 1:1

BASELINE SPEC FOR 75KVA TRANSFORMER

SCHNEIDER ELECTRIC, SQUARE D DRY TYPE LOW VOLTAGE DISTRIBUTION TRANSFORMER:

75 KVA: 480V : 120/208V 3-PHASE WYE SECONDARY.

MODEL # EXN75T3H

%Z = 4.90
LET THRU = 3.71 kA

TEMP RISE:	150° C
WEIGHT:	515 LBS
ENCLOSURE:	20M
DIMENSIONS:	28" DEPTH, 34" TALL, 31" WIDE.

ADD 5.75" FOR VENT COVERS (NEMA 3R)

HOMERUNS AND BRANCH WIRING FOR 20 AMP CIRCUITS SHALL BE AS FOLLOWS:

LENGTH	CIRCUIT WIRE SIZE	HOMERUN WIRE SIZE	GROUND WIRE SIZE	CONDUIT SIZE
1FT TO 50FT	NO.12 AWG	NO.12 AWG	NO.12 AWG	3/4"C
51FT TO 75FT	NO.12 AWG	NO.10 AWG	NO.10 AWG	3/4"C
76FT TO 120FT	NO.10 AWG	NO.8 AWG	NO.8 AWG	3/4"C
121FT TO 190FT	NO.10 AWG	NO.6 AWG	NO.6 AWG	3/4"C
191FT TO 300FT	NO.10 AWG	NO.4 AWG	NO.4 AWG	1"C

ONE-LINE RISER NOTES:

1. PROVIDE A DISCONNECT AND OVERCURRENT PROTECTION MEANS FOR THE ELECTRICAL SERVICE, PROVIDE GFI MAIN BREAKER WHERE REQUIRED BY A.H.J. BASE BID SHALL BE FOR COPPER FEEDERS.
2. PROVIDE FEEDER FOR TENANT SERVICE. VERIFY LOCATION OF UTILITY XFMR. IN FIELD.
3. E.C. SHALL VERIFY LENGTH OF FEEDERS PRIOR TO (AND INCLUDE PRICING IN) BID
4. ALL PANELS AND SUB-PANELS SHALL HAVE LOCKS. ALL PANELS SHALL BE SQUARE D / EATON / CUTLER-HAMMER & SUB-PANELS AND PANELS 600A OR LESS SHALL FIT INTO A 6" STUD WALL WITH LOCKING FLUSH MOUNT COVERS.
5. G.C. SHALL CONFIRM VOLTAGE AVAILABLE ON SITE PRIOR TO ORDERING ANY NEW HVAC EQUIPMENT OR ELECTRICAL GEAR. NOTIFY ENGINEER IF VOLTAGE IS DIFFERENT THAN AS SHOWN.
6. HVAC BREAKER SIZES SHALL BE CONFIRMED WITH UNITS AND/OR EQUIPMENT THAT ARRIVE ON SITE. BREAKER SIZES AND WIRE SIZES SHALL BE ADJUSTED AS NECESSARY.
7. PROVIDE LOCK-ON BREAKERS FOR ALL NL/EM AND SECURITY/PHONE CIRCUITS, REFRIGERATION EQUIPMENT, DUCT DETECTORS, AND TIME CLOCK OR OTHER EQUIPMENT REQUIRED TO HAVE POWER 24/7 WITHOUT INTERRUPTION.
8. ELECTRICAL PANELS SHALL BE SERIES RATED WITH COORDINATED BREAKERS. WHERE POSSIBLE, ORDER ALL PANELS FROM ONE MANUFACTURER FOR A COMPLETE COORDINATED PACKAGE.
9. PROVIDE ANCILLARY POWER AS NEEDED FOR ITEMS SUCH AS FLUSH SENSORS, DUCT DETECTORS, CAMERA/MUSIC SYSTEMS, ETC.
10. AREA SMOKE DETECTORS AND DUCT SMOKE DETECTORS SHALL BE INSTALLED AND CIRCUITED TO AVAILABLE CIRCUIT ON PANEL.
11. VERIFY FAULT DUTY (SCCR) OF EX. PANEL, SUB-PANEL TO MATCH OR SHALL HAVE SERIES RATED BREAKER FROM SAME MANUFACTURER AS MAIN PANEL.
12. ELECTRICAL CONTRACTOR SHALL VERIFY AVAILABLE FAULT WITH UTILITY CO. PRIOR TO ORDERING GEAR AND ENERGIZING SERVICE AND SHALL LABEL GEAR WITH SCCR RATING AND AVAILABLE FAULT AT EACH PIECE OF EQUIPMENT AND DATE CALCULATIONS WERE MADE.
13. DISCONNECTS SHALL BE RATED FOR VOLTAGE OF EQUIPMENT SERVED. DISCONNECTS SHALL BE RATED AT VOLTAGE OF EQUIPMENT SERVED. CONFIRM VOLTAGE AVAILABLE ON SITE PRIOR TO ORDERING EQUIPMENT.
14. ALL WIRING IS COPPER, SIZED FOR 75° C THWN.
15. FEEDER CONDUIT SHALL BE RIGID METALLIC CONDUIT, OR PVC SUITABLE (RATED) FOR ELECTRICAL USE.
16. PROVIDE ARCFLASH HAZARD WARNING LABELS ON ALL GEAR AS REQUIRED BY N.E.C.
17. WHERE CONTRACTORS ARE ADDING SUB-PANELS TO A PROJECT, THE SUB-PANELS SHALL BE SCCR RATED AT 10 KAIC AND SAME MANUFACTURER AS THE EXISTING PANEL(S) AND SHALL BE FEED FROM A SERIES RATED BREAKER. OTHERWISE SUB-PANELS SHALL BE FULLY RATED WITH SAME SCCR AS ORIGINATING PANEL.

*DISCONNECTS SHALL BE PROVIDED WHERE REQUIRED BY CODE AND ORDERED AT THE VOLTAGE OF THE EQUIPMENT SERVED.

BRANCH CIRCUIT WIRING SCHEDULE

OCPD AMPS	1P-2W+G,2P-2W+G	2P-3W+G & 3P-3W+G	3P-4W+G
15	2#12, 1#12G, 3/4"C	3#12, 1#12G, 3/4"C	4#12, 1#12G, 3/4"C
20	2#12, 1#12G, 3/4"C	3#12, 1#12G, 3/4"C	4#12, 1#12G, 3/4"C
25	2#10, 1#10G, 3/4"C	3#10, 1#10G, 3/4"C	4#10, 1#10G, 3/4"C
30	2#10, 1#10G, 3/4"C	3#10, 1#10G, 3/4"C	4#10, 1#10G, 3/4"C
35	2#8, 1#10G, 3/4"C	3#8, 1#10G, 3/4"C	4#8, 1#10G, 3/4"C
40	2#8, 1#10G, 3/4"C	3#8, 1#10G, 3/4"C	4#8, 1#10G, 3/4"C
45	2#6, 1#10G, 3/4"C	3#6, 1#10G, 3/4"C	4#6, 1#10G, 1"C
50	2#6, 1#10G, 3/4"C	3#6, 1#10G, 3/4"C	4#6, 1#10G, 1"C
60	2#4, 1#6G, 3/4"C	3#4, 1#6G, 1"C	4#4, 1#6G, 1 1/4"C
70	2#4, 1#8G, 3/4"C	3#4, 1#8G, 1"C	4#4, 1#8G, 1 1/4"C
80	2#3, 1#8G, 1"C	3#3, 1#8G, 1"C	4#3, 1#8G, 1 1/4"C
90	2#2, 1#8G, 1"C	3#2, 1#8G, 1 1/4"C	4#2, 1#8G, 1 1/4"C
100	2#1, 1#8G, 1 1/4"C	3#1, 1#8G, 1 1/4"C	4#1, 1#8G, 1 1/2"C

GENERAL INSTALLATION NOTES

1. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE UTILITY COMPANY PRIOR TO BID SUBMISSION.
2. THE MANUFACTURER SHALL PROVIDE EQUIPMENT DATA SHOWING THE SHORT CIRCUIT ANALYSIS, INCLUDING THE AVAILABLE FAULT CURRENT FROM THE UTILITY COMPANY.
3. G.C. TO COORDINATE HVAC PACKAGE WITH MECHANICAL CONTRACTOR PRIOR TO ROUGH IN. VERIFY LOADS SCHEDULED IS CONSISTENT WITH EQUIPMENT NAMEPLATE DATA AT TIME OF CONSTRUCTION.
4. THE AMPACITY OF CONDUCTOR SIZES #14 THROUGH #1 SHALL BE RATED AT 60 DEGREES CENTIGRADE.
5. G.C. TO PROVIDE PERMANENT 3"X1" LAMINATED IDENTIFICATION TAG ON PANELS LISTING TENANT PANEL NAME, ADDRESS AND FAULT CURRENT LEVEL.

NYC, NY NOTE:

ELECTRICAL SERVICE GEAR IS EXISTING. CONTRACTOR SHALL VERIFY GEAR IS IN GOOD WORKING CONDITION. IF NECESSARY, REFURBISH, SERVICE, AND BRING TO FULL WORKING ORDER.

NYC, NY - MAIDEN LANE NOTE:

THE PREVIOUS TENANT WAS A STARBUCKS IN THIS SPACE. ELECTRICAL DEMAND IS EXPECTED TO BE LESS THAN OR EQUAL TO FORMER TENANT.

NYC, NY NOTE:

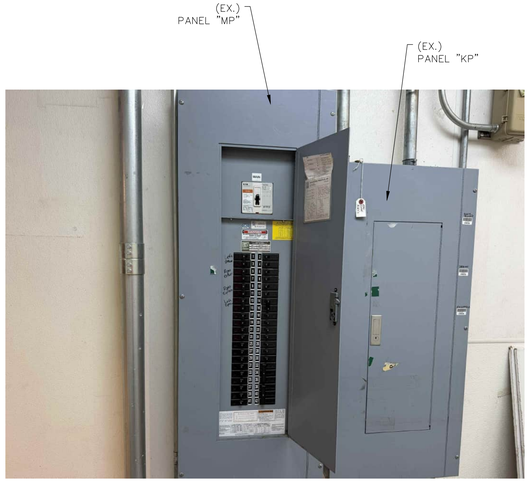
REUSE EXISTING AHU-1, AND CU-1 BREAKER AS-IS, WHERE-IS, WHERE PRESENT AND SIZED PER NAMEPLATE OF UNIT. REFER TO PANEL SCHEDULE. DESIGN ASSUMES 4-YEAR OLD NON-CONVENTIONAL SPLIT SYSTEM PER EMAIL DIRECTIVE. OF 9/11/26. REFURBISH UNIT AS NEEDED.

NYC, NY NOTE:

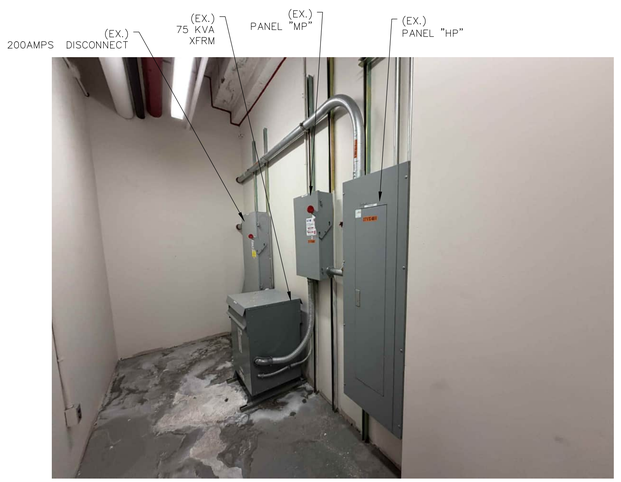
INTENT OF DESIGN IS TO REUSE THE EXISTING ELECTRICAL SERVICE AND DISTRIBUTION EQUIPMENT AND RELOCATE 225AMPS AND 100AMPS 120/208VS PANELS TO BACK OF HOUSE. GC SHALL COORDINATE NEW ROUTING WITH LANDLORD.

NYC, NY - MAIDEN LANE NOTE:

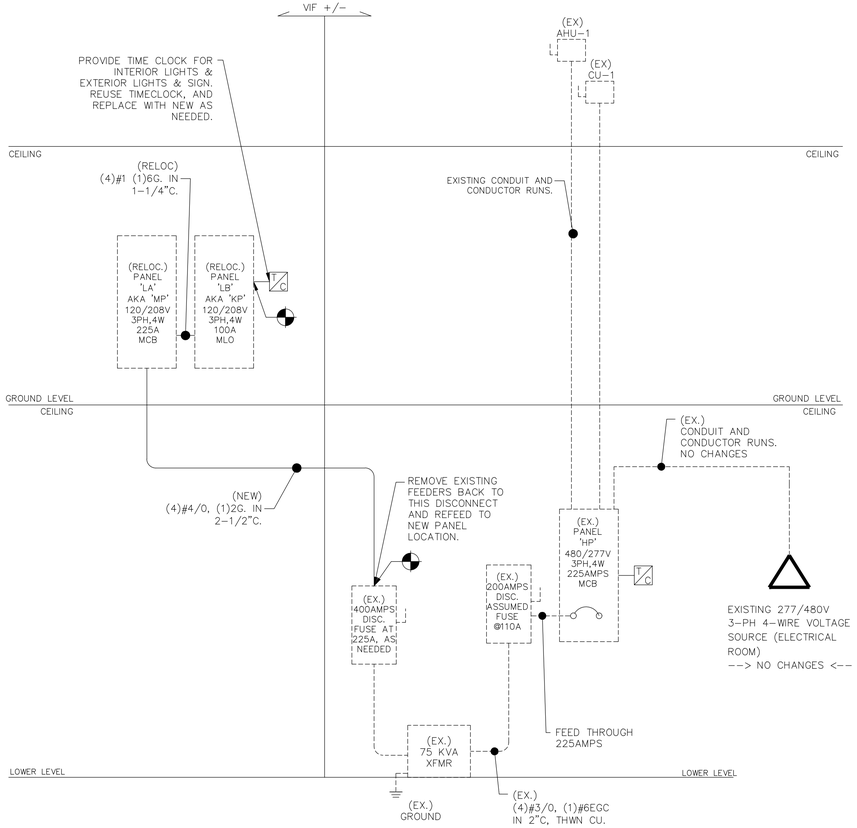
THE LOCATION OF THE BASEMENT PANELS WAS NOT KNOWN AT THE TIME OF DESIGN.



1 **FIRST FLOOR CONDITIONS.**
NTS



2 **BASEMENT CONDITIONS**
NTS



1 **ONE LINE ELECTRICAL RISER DIAGRAM**
NTS

DOB APPROVAL STAMP

DOB APPROVAL STAMP

ELECTRICAL RISER

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ENGINEER

Peter A. Leptuch, P.E.
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(940) 808-0615

PROJECT NUMBER	DATE:
260392	09/25/2026
DRAWN BY: AF	CHECK BY: PL

THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF: P.A.L.

ISSUE LOG:

CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:
-

PETER A. LEPTUCH, PE

DRAWING NAME:
ELECTRICAL RISER
DIAGRAM AND SCHEDULE

DRAWING NO. E-300.00 PAGE: 07 OF 11

FIRM REGISTRATION NO. | LICENSE NO.

SEAL | PROFESSIONAL SEAL

PROJECT: 260392
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005
PROJECT: SUGARED + BRONZED
PLOT SCALE: 1:1

PANELBOARD SCHEDULE - 'HP' (EX.)

MAIN: 225A MCB | VOLTAGE: 480/277 | PHASE: 3 | WIRE: 4 | MOUNTING: SURFACE | AIC: EX.

	CKT #	TRIP POLE	DESCRIPTION	LOAD (KVA) LTG	REC	MTR	A/C	HTG	KIT	MISC	PHASE A	B	C	LOAD (KVA) LTG	REC	MTR	A/C	HTG	KIT	MISC	DESCRIPTION	TRIP POLE	CKT #	
a	1	50/3	CU				8.9											3.6			HEATER	30/3	2	a
	3	-	-				8.9											3.6			-	-	4	
	5	-	-				8.9											3.6			-	-	6	
a	7	20/3	AHU				2.1														SPARE	20/1	8	
	9	-	-				2.1														SPARE	20/1	10	
	11	-	-				2.1														SPARE		12	
	13	20/1	SPARE																		SPARE	-	14	
	15	20/1	SPARE																		SPARE	-	16	
	17	-	SPACE																		SPACE	-	18	
	19	-	SPACE																		SPACE	-	20	
	21	-	SPACE																		SPACE	-	22	
	23	-	SPACE																		SPACE	-	24	
	25	-	SPACE																		SPACE	-	26	
	27	-	SPACE																		SPACE	-	28	
	29	-	SPACE																		SPACE	-	30	
	31	-	SPACE																		SPACE	-	32	
	33	-	SPACE																		SPACE	-	34	
	35	-	SPACE																		SPACE	-	36	
	37	-	SPACE											2.3	1.3	0.1	1.3	1.8	0.0	7.5	TRANSFORMER	225/3	38	
	39	-	SPACE											1.6	1.1	0.2	1.3	1.8	0.0	6.6	75KVA	-	40	
	41	-	SPACE											0.3	1.7	0.1	0.0	1.8	0.0	6.6	EX.	-	42	
	LIGHTING (KVA):	4.2		0.0	0.0	0.0	32.9	0.0	0.0	0.0				4.2	4.0	0.4	2.7	16.1	0.0	20.7	CONNECTED LOAD (KVA):		81.0	
	RECEPTACLES (KVA):	4.0																			DEMAND LOAD (KVA):		81.0	
	MOTORS (KVA):	0.4									PHASE A	29	103.8											
	A/C (KVA):	35.5									PHASE B	27	98.0								CONNECTED LOAD (AMPS):		97.4	
	HEATING (KVA):	16.1									PHASE C	25	90.4								DEMAND LOAD (AMPS):		97.4	
	KITCHEN (KVA):	0.0										KVA	AMPS											
	MISCELLANEOUS (KVA):	20.7																			AMPACITY REQUIRED:		98.6	

NOTES: BREAKERS PROTECTING MULTI-WIRE BRANCH CIRCUITS SHALL BE EQUIPPED WITH A PAD-LOCK DEVICE SO THAT CIRCUITS CAN BE DISCONNECTED SIMULTANEOUSLY.

AMPACITY REQD CALCS

LIGHTING	4.19	KVA X	125	%	=	**5.2 KVA**
RECEPTACLE TOTAL	4.02	KVA				
1ST	10.00	KVA X	100	%	=	**4.0 KVA**
REMAIN	0.00	KVA X	50	%	=	**0.0 KVA**
MOTORS TOTAL	0.40	KVA X	100	%		
LARGEST		KVA X	125	%	=	**0.0 KVA**
REMAIN	0.40	KVA X	100	%	=	**0.4 KVA**
A/C	35.52	KVA X	100	%	=	**35.5 KVA**
HEATING	16.14	KVA X	100	%	=	**16.1 KVA**
LOCKED-OUT LOAD		KVA X	100	%	=	**0.0 KVA**
KITCHEN	0.00	KVA X	65	%	=	**0.0 KVA**
MISCELLANEOUS	20.69	KVA X	100	%	=	**20.7 KVA**
TOTAL					=	**82.0 KVA**

PANEL SCHEDULE NOTES

*BALANCE ALL PHASES TO WITHIN 10%
**SHADED CIRCUITS ARE EXISTING TO REMAIN. LOADS ARE ASSUMED

a: HACR RATED BREAKER
b: PROVIDE LOCK ON DEVICE
c: PROVIDE GFCI RATED BREAKER AND LOCK OFF DEVICE
d: CIRCUIT SHALL BE ROUTED THROUGH TIME CLOCK FOR BUILDING SHUT OFF. SEE LIGHTING CONTROLS DETAIL FOR MORE INFORMATION
e. PROVIDE GFCI RATED BREAKER.

PANELBOARD SCHEDULE - 'LA' (AKA 'MP', RELOC)

MAIN: 225A MCB | VOLTAGE: 208/120 | PHASE: 3 | WIRE: 4 | MOUNTING: SURFACE | AIC: EX.

	CKT #	TRIP POLE	DESCRIPTION	LOAD (KVA) LTG	REC	MTR	A/C	HTG	KIT	MISC	PHASE A	B	C	LOAD (KVA) LTG	REC	MTR	A/C	HTG	KIT	MISC	DESCRIPTION	TRIP POLE	CKT #	
e	1	20/1	BRONZING 1 REC. / EF-1		0.2	0.1															EXIT/EMER NL	20/1	2	
e	3	20/1	BRONZING 2 REC. / EF-2		0.2	0.1								0.3							GENERAL SALES/HALL LTS.	20/1	4	d
e	5	20/1	BRONZING 3 REC. / EF-3		0.2	0.1								0.2							PENDANTS/TRACK LTS	20/1	6	d
e	7	20/1	SUGARING 1 & 2 RECS.		0.7									1.0							SUGARING ROOM LTS.	20/1	8	
	9	20/1	SW RECEPT		0.2									0.2							BRONZING LTS.	20/1	10	
	11	20/1	CASHWRAP QUAD		0.4									0.1	0.1						BOH/ RR LIGHTS/ EF-4	20/1	12	
	13	20/1	HALLWAY REC		0.4									1.2							STORE FRONT SIGN	20/1	14	d
c	15	20/1	POWER VENTILATOR			0.1								1.2							SIDE SIGN	20/1	16	
	17	30/2	DRYER (ELEC.) (GFCI)							2.0					0.2						TIMECLOCK	20/1	18	
	19	-	-							2.0									3.0		WH-1	40/2	20	
e	21	20/1	WASHER (GFCI)							1.8									3.0		-	-	22	
	23	20/1	RECIRC. PUMP							0.4									1.5		MICROWAVE/FRIDGE	20/1	24	e
	25	20/1	SPARE																0.7		WATER COOLER	20/1	26	e
	27	20/1	RR REC		0.2									0.4							BOH REC.	20/1	28	
c	29	20/1	HAND DRYER							1.0				0.7							BOH REC	20/1	30	
	31	20/1	EXTERIOR LIGHTS	0.1														1.8			AIR CURTAIN HEAT CIRK	40/3	32	a
	33	20/1	SPARE															1.8			(EX.) (CIRCUIT 1 OF 2)	-	34	
	35	20/1	SPARE															1.8			-	-	36	
	37	20/1	SPARE											0.0	0.0	0.0	1.3	0.0	0.0	1.8	SUBFEED PANEL	100/3	38	
	39	20/1	SPARE											0.0	0.2	0.0	1.3	0.0	0.0	1.8	-	-	40	
	41	20/1	F.A.C.P. (AS NECCESARY)		0.2									0.0	0.0	0.0	0.0	0.0	0.0	1.8	-	-	42	
	LIGHTING (KVA):	4.2		0.1	2.5	0.4	0.0	0.0	0.0	7.2				4.1	1.5	0.0	2.7	5.3	0.0	13.5	CONNECTED LOAD (KVA):		37.3	
	RECEPTACLES (KVA):	4.0																			DEMAND LOAD (KVA):		37.3	
	MOTORS (KVA):	0.4									PHASE A	14	118.3											
	A/C (KVA):	2.7									PHASE B	13	105.0								CONNECTED LOAD (AMPS):		103.5	
	HEATING (KVA):	5.3									PHASE C	10	87.5								DEMAND LOAD (AMPS):		103.5	
	KITCHEN (KVA):	0.0										KVA	AMPS											
	MISCELLANEOUS (KVA):	20.7																			AMPACITY REQUIRED:		106.4	

NOTES: BREAKERS PROTECTING MULTI-WIRE BRANCH CIRCUITS SHALL BE EQUIPPED WITH A PAD-LOCK DEVICE SO THAT CIRCUITS CAN BE DISCONNECTED SIMULTANEOUSLY.

AMPACITY REQD CALCS

LIGHTING	4.19	KVA X	125	%	=	**5.2 KVA**
RECEPTACLE TOTAL	4.02	KVA				
1ST	10.00	KVA X	100	%	=	**4.0 KVA**
REMAIN	0.00	KVA X	50	%	=	**0.0 KVA**
MOTORS TOTAL	0.40	KVA X	100	%		
LARGEST		KVA X	125	%	=	**0.0 KVA**
REMAIN	0.40	KVA X	100	%	=	**0.4 KVA**
A/C	2.66	KVA X	100	%	=	**2.7 KVA**
HEATING	5.34	KVA X	100	%	=	**5.3 KVA**
LOCKED-OUT LOAD		KVA X	100	%	=	**0.0 KVA**
KITCHEN	0.00	KVA X	65	%	=	**0.0 KVA**
MISCELLANEOUS	20.69	KVA X	100	%	=	**20.7 KVA**
TOTAL					=	**38.3 KVA**

PANEL SCHEDULE NOTES

*BALANCE ALL PHASES TO WITHIN 10%
**SHADED CIRCUITS ARE EXISTING TO REMAIN. LOADS ARE ASSUMED.

a: HACR RATED BREAKER
b: PROVIDE LOCK ON DEVICE
c: PROVIDE GFCI RATED BREAKER AND LOCK OFF DEVICE
d: CIRCUIT SHALL BE ROUTED THROUGH TIME CLOCK FOR BUILDING SHUT OFF. SEE LIGHTING CONTROLS DETAIL FOR MORE INFORMATION
e. PROVIDE GFCI RATED BREAKER.

PANELBOARD SCHEDULE - 'LB' (AKA 'KP' RELOC.)

MAIN: 100A MCB | VOLTAGE: 208/120 | PHASE: 3 | WIRE: 4 | MOUNTING: SURFACE | AIC: EX.

	CKT #	TRIP POLE	DESCRIPTION	LOAD (KVA) LTG	REC	MTR	A/C	HTG	KIT	MISC	PHASE A	B	C	LOAD (KVA) LTG	REC	MTR	A/C	HTG	KIT	MISC	DESCRIPTION	TRIP POLE	CKT #	
	1	20/1	SPACE																		SPARE	20/1	2	
	3	20/1	SPACE																		SPARE	20/1	4	
	5	20/1	SPACE																		SPARE	20/1	6	
a	7	20/2	AC- CONDENSAT PUMP				1.3														SPARE	20/1	8	
	9	-	-				1.3														SPARE	20/1	10	
	11	20/1	SPARE																		SPARE	20/1	12	
	13	20/1	SPARE																	1.8	AIR CURTAIN	40/3	14	a
d	15	20/1	SPARE																	1.8	(EX.) (CIRCUIT 2 OF 2)	-	16	
	17	20/1	SPARE																	1.8	-	-	18	
	19	20/1	SPARE																		SPARE	20/2	20	
a	21	20/1	DAMPER		0.2																-	-	22	
	23	20/1	SPARE																		SPARE	20/1	24	
	25	20/1	SPARE																		SPARE	20/1	26	
	27	50/2	SPARE																		SPARE	20/1	28	
	29	-	-																		SPARE	20/1	30	
	31	20/1	SPARE																		SPARE	20/1	32	
	33	20/1	SPARE																		SPARE	20/1	34	
	35	20/1	SPARE																		SPARE	20/1	36	
	37	20/1	SPARE																		SPARE	20/1	38	
	39	20/1	SPARE																		SPARE	20/1	40	
	41	20/1	SPARE																		SPARE	20/1	42	
	LIGHTING (KVA):	0.0		0.0	0.2	0.0	2.7	0.0	0.0	0.0				0.0	0.0	0.0	0.0	0.0	0.0	5.3	CONNECTED LOAD (KVA):		8.2	
	RECEPTACLES (KVA):	0.2																			DEMAND LOAD (KVA):		8.2	
	MOTORS (KVA):	0.0									PHASE A	3	25.9											
	A/C (KVA):	2.7									PHASE B	3	27.4								CONNECTED LOAD (AMPS):		22.7	
	HEATING (KVA):	0.0									PHASE C	2	14.8								DEMAND LOAD (AMPS):		22.7	
	KITCHEN (KVA):	0.0										KVA	AMPS											
	MISCELLANEOUS (KVA):	5.3																			AMPACITY REQUIRED:		22.7	

NOTES: BREAKERS PROTECTING MULTI-WIRE BRANCH CIRCUITS SHALL BE EQUIPPED WITH A PAD-LOCK DEVICE SO THAT CIRCUITS CAN BE DISCONNECTED SIMULTANEOUSLY.

AMPACITY REQD CALCS

LIGHTING	0.00	KVA X	125	%	=	**0.0 KVA**
RECEPTACLE TOTAL	0.18	KVA				
1ST	10.00	KVA X	100	%	=	**0.2 KVA**
REMAIN	0.00	KVA X	50	%	=	**0.0 KVA**
MOTORS TOTAL	0.00	KVA X	100	%		
LARGEST		KVA X	125	%	=	**0.0 KVA**
REMAIN	0.00	KVA X	100	%	=	**0.0 KVA**
A/C	2.66	KVA X	100	%	=	**2.7 KVA**
HEATING	0.00	KVA X	100	%	=	**0.0 KVA**
LOCKED-OUT LOAD		KVA X	100	%	=	**0.0 KVA**
KITCHEN	0.00	KVA X	65	%	=	**0.0 KVA**
MISCELLANEOUS	5.34	KVA X	100	%	=	**5.3 KVA**
TOTAL					=	**8.2 KVA**

PANEL SCHEDULE NOTES

*BALANCE ALL PHASES TO WITHIN 10%
**SHADED CIRCUITS ARE EXISTING TO REMAIN. LOADS ARE ASSUMED

a: HACR RATED BREAKER
b: PROVIDE LOCK ON DEVICE
c: PROVIDE GFCI RATED BREAKER AND LOCK OFF DEVICE
d: CIRCUIT SHALL BE ROUTED THROUGH TIME CLOCK FOR BUILDING SHUT OFF. SEE LIGHTING CONTROLS DETAIL FOR MORE INFORMATION
e. PROVIDE GFCI RATED BREAKER.

DOB APPROVAL STAMP

DOB APPROVAL STAMP

PANEL SCHEDULES

ARCHITECT

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ENGINEER

Peter A. Leptuch, P.E.
104 West Oak St.
Suite #200 (2nd Floor)
Denton, TX 76201
(940) 808-0615

PROJECT NUMBER: 260392
DATE: 09/25/2026
DRAWN BY: AF
CHECK BY: PL

THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF: P.A.L.

ISSUE LOG:

CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.: -

PETER A. LEPTUCH, PE

DRAWING NAME: PANREL SCHEDULE

DRAWING NO. E-301.00 PAGE: 08 OF 11

FIRM REGISTRATION NO. | LICENSE NO.

SEAL | PROFESSIONAL SEAL

PROJECT: 260392
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005
PROJECT: SUGARED + BRONZED
PLOT SCALE: 1:1

COMcheck-Web™

Compliance Certificate

Project Information

Energy Code:	2025 New York City Energy Conservation Code
Project Title:	26.480 Sugared + Bronzed - Maiden Lane
Location:	New York, New York
Climate Zone:	4a
Project Type:	Alteration
Project No:	171807
Project Sub Type:	Other Alteration
All Electric:	false
Is Renewable:	false
Has Battery:	false
Has Charger:	false
Has Heat Pump	false

Construction Site:
110 Maiden Lane
New York , New York 10005

Owner/Agent:

Designer/Contractor:
Peter Leptuch
Denton MEP
104 W. Oak St Suite 200
Denton , Texas 76201
940-808-0615
peter.leptuch@dentonmep.com

Notes:

Energy Credits

Description	Credit
Not applicable	

Renewable energy

Number of Floors:	1
Area of Three Largest Floors:	0
Proposed Capacity:	0
Required Capacity:	0
Proposed Off-site Energy:	0
Required Off-site Energy:	0
Exception:	None

Renewables Pass

Building Area

Description	Floor Area
1-Retail (Retail) : Nonresidential Tenant Space	1067

Interior Lighting Compliance Certificate

Project Information

Energy Code:	2025 New York City Energy Conservation Code
Project Title:	26.480 Sugared + Bronzed - Maiden Lane
Location:	New York, New York
Climate Zone:	4a
Project Type:	Alteration

Construction Site:
110 Maiden Lane
New York , New York 10005

Owner/Agent:

Designer/Contractor:
Peter Leptuch
Denton MEP
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Denton , Texas 76201
940-808-0615
peter.leptuch@dentonmep.com

Allowed Interior Lighting Power

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts
1-Entrance, reception (Common Space Types:Lobby)	210	0.8	168
2-Bronzing room (Common Space Types:Office - enclosed)	162	0.73	118
3-Wax rooms (Common Space Types:Office - enclosed)	158	0.73	116
4-Hallway (Common Space Types:Corridor <8 ft wide)	147	0.44	65
5-B.O.H (Common Space Types:Storage room)	180	0.35	63
Total Allowed Watts:			**832**

Proposed Interior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B # of Fixture	C Fixture Watt.	D (B X C)
1-Entrance, reception (Common Space Types:Lobby)			
D1: D1: LED:	13	12	156
PD2: PD2: LED:	1	24	24
D1/EM: D1/EM: LED:	2	12	24
PD1: PD1: LED:	2	4	8
TL1: TL1: Track Lighting: Wattage based on current limiting device capacity	0	120	120
2-Bronzing room (Common Space Types:Office - enclosed)			
D1B: D1B: LED:	12	12	144
D1B/EM: D1B/EM: LED:	3	12	36
3-Wax rooms (Common Space Types:Office - enclosed)			
D1: D1: LED:	6	12	72
D1/EM: D1/EM: LED:	2	12	24
4-Hallway (Common Space Types:Corridor <8 ft wide)			
D1: D1: LED:	3	12	36
PD3: PD3: LED:	5	3.8	19

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B # of Fixture	C Fixture Watt.	D (B X C)
D1/EM: D1/EM: LED:	3	12	36
5-B.O.H (Common Space Types:Storage room)			
TL2: TL2: LED:	2	21	42
TL2/EM: TL2/EM: LED:	2	21	42
Total Proposed Watts:			**783**

Proposed Interior Lighting Controls

Fixture	Lighting Control
1-Entrance, reception (Common Space Types:Lobby)	
D1: D1: LED:	Interior Timeswitch, Manual Control
PD2: PD2: LED:	Interior Timeswitch, Manual Control
D1/EM: D1/EM: LED:	Interior Timeswitch, Manual Control
PD1: PD1: LED:	Interior Timeswitch, Manual Control
TL1: TL1: Track Lighting: Wattage based on current limiting device capacity	Interior Timeswitch, Manual Control
2-Bronzing room (Common Space Types:Office - enclosed)	
D1B: D1B: LED:	Occupancy Sensor, Manual Control
D1B/EM: D1B/EM: LED:	Occupancy Sensor, Manual Control
3-Wax rooms (Common Space Types:Office - enclosed)	
D1: D1: LED:	Occupancy Sensor, Manual Control
D1/EM: D1/EM: LED:	Occupancy Sensor, Manual Control
4-Hallway (Common Space Types:Corridor <8 ft wide)	
D1: D1: LED:	Interior Timeswitch, Manual Control
PD3: PD3: LED:	Interior Timeswitch, Manual Control
D1/EM: D1/EM: LED:	Interior Timeswitch, Manual Control
5-B.O.H (Common Space Types:Storage room)	
TL2: TL2: LED:	Manual Control
TL2/EM: TL2/EM: LED:	Manual Control

Interior Lighting PASSES

Interior Lighting Compliance Statement

Compliance Statement: The proposed interior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed interior lighting systems have been designed to meet the 2025 New York City Energy Conservation Code requirements in COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Peter A. Leptuch, PE 10/02/26

Name - Title | Signature | Date

Exterior Lighting Compliance Certificate

Project Information

Energy Code:	2025 New York City Energy Conservation Code
Project Title:	26.480 Sugared + Bronzed - Maiden Lane
Location:	New York, New York
Climate Zone:	4a
Project Type:	Alteration
Exterior Lighting Zone:	High activity metropolitan commercial district (LZ4)

Construction Site:
110 Maiden Lane
New York , New York 10005

Owner/Agent:

Designer/Contractor:
Peter Leptuch
Denton MEP
104 W. Oak St Suite 200
Denton , Texas 76201
940-808-0615
peter.leptuch@dentonmep.com

Allowed Exterior Lighting Power

A Area/Surface Category	B Quantity	C Allowed Watts / ft2	D Tradable Wattage	E Allowed Watts (B X C)
Ext Area (Entry canopies)	256 ft2	0.25	No	64.0
Total Tradable Watts (a):				0
Base Site Allowance (b):				560
Total Allowed Watts:				624.512

(a) Wattage tradeoffs are only allowed between tradable areas/surfaces.
(b) A base site allowance equal to 400 watts may be applied toward compliance of both non-tradable and tradable areas/surfaces.

Proposed Exterior Lighting Power

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B # of Fixture	C Fixture Watt.	D (B X C)
Ext Area (Entry canopies, 256 ft2): Tradeable Wattage			
LX2: LX2: LED:	1	15	15
Total Tradable Watts:			15
Total Tradable Proposed Watts:			0

Proposed Exterior Lighting Controls

Fixture	Lighting Control
Ext Area (Entry canopies, 256 ft2)	
LX2: LX2: LED:	Daylight Shutoff, Exterior Timeswitch

Exterior Lighting PASSES

Exterior Lighting Compliance Statement

Compliance Statement: The proposed exterior lighting design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed exterior lighting systems have been designed to meet the 2025 New York City Energy Conservation Code requirements in COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Peter A. Leptuch, PE 10/02/26

Name - Title | Signature | Date

Mechanical Compliance Certificate

Project Information

Energy Code:	2025 New York City Energy Conservation Code
Project Title:	26.480 Sugared + Bronzed - Maiden Lane
Location:	New York, New York
Climate Zone:	4a
Project Type:	Alteration

Construction Site:
110 Maiden Lane
New York , New York 10005

Owner/Agent:

Designer/Contractor:
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Denton MEP
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Denton , Texas 76201
940-808-0615
peter.leptuch@dentonmep.com

Mechanical Systems List

Quantity	Component	Description
Water Heaters		
1	WH-1:	Electric Storage Water Heater, Capacity: 40 gallons w/ Circulation Pump No minimum efficiency requirement applies

Mechanical Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2025 New York City Energy Conservation Code requirements in COMcheckWeb and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Peter A. Leptuch, PE 10/02/26

Name - Title | Signature | Date

DOB APPROVAL STAMP

DOB APPROVAL STAMP

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ENGINEER
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260392	09/25/2026
DRAWN BY: AF	CHECK BY: PL
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PROJECT / LOCATION:
SUGARED + BRONZED
110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

PETER A. LEPTUCH, PE

DRAWING NAME:
NYC ECC COMPLIANCE

DRAWING NO. E-100.00 | PAGE: 09 OF 11

FIRM REGISTRATION NO. | LICENSE NO.

SEAL | PROFESSIONAL SEAL

PROJECT: 260392
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005
PROJECT: SUGARED + BRONZED
PLOT SCALE: 1:1

Inspection Checklist

Energy Code: 2025 New York City Energy Conservation Code

Requirements: 0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Plan Review

Section & Req.ID	Plan Review	Complies?	Comments/Assumptions
C105.2 [PR3][1]	Plans, specifications, and/or calculations provide all information in sufficient detail with which compliance can be determined for the interior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include interior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C105.2 [PR4][1]	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the exterior lighting and electrical systems and equipment and document where exceptions to the standard are claimed. Information provided should include exterior lighting power calculations, wattage of bulbs and ballasts, transformers and control devices.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.15 [ME69][1]	Dehumidification systems for plant growth and maintenance are tested in accordance with DOE 10 CFR 430, has on-site heat recovery > 75% of dehumidification energy or has a solid or liquid desiccant.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C403.16 [ME70][1]	Service water pressure boost systems contain pressure sensors for pump control, no devices used to reduce pressure and booster pumps do not operate when there is no service water flow.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C403.17 [ME71][1]	Clean water pumps achieve a pump energy index (PEI) <= 1.0.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C408.2.2.1 [ME73][1]	Air outlets and zone terminal devices have means for air balancing.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C403.4.6 [ME85][1]	Electric heating and cooling systems are provided with demand responsive controls as required in Section C403.4.6.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Plumbing Rough-In Inspection

Section # & Req.ID	Plumbing Rough-In Inspection	Complies?	Comments/Assumptions
C404.5, C404.5.1, C404.5.2 [PL1][1]	Heated water supply piping conforms to pipe length and volume requirements. Refer to section details.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C404.6.1, C404.6.1.1 [PL2][1]	Demand recirculation water systems have controls that start the pump upon receiving a signal from the action of a user of a fixture or appliance and limits the temperature of the water entering the cold-water piping to 104°F.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C404.6.1, C404.6.2 [PL3][1]	Automatic time switches installed to automatically switch off the recirculating hot-water system or heat trace.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C404.6.3 [PL4][1]	Pumps that circulate water between a heater and storage tank have controls that limit operation from startup to <= 5 minutes after end of heating cycle.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C404.7 [PL5][1]	Drain water heat recovery (DWHR) units comply with CSA B55.2 with pressure loss < 10 psi at maximum flow. Group R occupancies have DWHR efficiencies in accordance with CSA B55.1.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Rough-In Electrical Inspection

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.2.1, C405.2.1.1 [EL7]	Occupancy sensors installed in classrooms/lecture/training rooms, computer rooms/data center, conference/meeting/multipurpose rooms, copy/print rooms, lounges/breakrooms, dining rooms, medical supply rooms, classrooms, and in other than open plan office areas, restrooms, storage rooms, telemedicine rooms, locker rooms, corridors/transition areas/stairways, warehouse storage areas, and other spaces <= 300 sqft that are enclosed by floor-to-ceiling height partitions.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.2.8, C405.2.8.1 [EL16][1]	Interior lighting in Group B, E, M and S buildings have demand responsive lighting controls capable of reducing lighting load to <=70% of full load upon receipt of a demand response signal.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.2.9 [EL17][1]	Interior parking area lighting controlled by occupancy sensors or time switch control.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.2.1.5 [EL18][1]	Occupancy sensor control function for egress lighting is controlled by a combination of listed emergency relay and occupancy sensors or by signal from another building control system to reduce lighting power by 50% when occupied over 15 minutes.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.7 [EL3][1]	Low-voltage dry-type distribution electric transformers meet the minimum efficiency requirements of Table C405.7.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.8 [EL4][1]	Electric motors meet the minimum efficiency requirements of Tables C405.7(1) through C405.7(4). Efficiency verified through certification under an approved certification program or the equipment efficiency ratings shall be provided by motor manufacturer (where certification programs do not exist).	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.11 [EL1][1]	Total voltage drop across the combination of feeders and branch circuits <= 5%.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.10.2 [EL5][1]	Escalators and moving walks comply with ASME A17.1/CSA B44 and have automatic controls configured to reduce speed to the minimum permitted speed in accordance with ASME A17.1/CSA B44 or applicable local code when not conveying passengers.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.10.3 [EL19][1]	New traction elevators with a rise > 75 ft have a regenerative drive for energy recovery during motion for electrical energy to building.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.10.1.1 [EL20][1]	New traction elevators with a rise > 75 ft have a power conversion system that meets motor, transmission and drive requirements in C405.10.1.1.1 through C405.10.1.1.3.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	

Mechanical Rough-In Inspection

Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C403.12.3, C403.12.3.1, C403.12.3.2 [ME13][1]	Refrigerated display cases, walk-in coolers or walk-in freezers served by remote compressors and remote condensers not located in a condensing unit, have fan-powered condensers that comply with Sections C403.12.3.1 and refrigeration compressor systems that comply with C403.12.3.2.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C403.4.1.3 [ME24][1]	Where thermostatic control setpoints are adjustable by occupants or HVAC operators, the adjustments are independent for heating and cooling setpoint.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C403.9 [ME3][1]	Large diameter fans where installed shall be tested and labeled in accordance with AMCA 250 and meet efficacy requirements of Table C403.9.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C403.4.7 [ME35][1]	Doors or operable openings from conditioned space to outdoors > 40 sq ft contain automatic controls interlocked with the heating and cooling system.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C403.4.8.1 [ME36][1]	Dehumidification controls do not use mechanical cooling to reduce humidity < 60% or a dew point < 55F	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C403.4.8.2 [ME37][1]	Humidity controls do not use fossil fuel or electricity for a humidity > 30% in warmest zone.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C403.4.8.3 [ME38][1]	Zones served by systems with both humidification and dehumidification prevent simultaneous operation.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C404.2 [ME4][1]	Service water heating equipment meets efficiency requirements.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C403.5.5 [ME45][1]	Fault detection and diagnostics installed with air-cooled unitary DX units or VRF units having economizers.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C403.7.2 [ME57][1]	Enclosed parking garage ventilation has separate ventilation systems for each section and complies with NYC Mechanical Code, can reduce airflow < 0.05 cfm/sq ft of floor area and >20% of design capacity.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C403.7.5 [ME60][1]	Kitchen exhaust systems comply with replacement air and conditioned supply air limitations, and satisfy hood rating requirements and maximum exhaust rate criteria. Type I exhaust hoods contain demand control kitchen ventilation with > 50% reduction in exhaust.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	

Section # & Req.ID	Rough-In Electrical Inspection	Complies?	Comments/Assumptions
C405.12 [EL20][1]	Commercial kitchen equipment complies with efficiency requirements in C405.12(1) through C405.12(5).	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.2.1.2 [EL9][1]	Occupancy sensors control function in warehouses: In warehouses, the lighting in aisleways and open areas is controlled with occupant sensors that automatically reduce lighting power by 30% or more within 15 minutes of when the areas are unoccupied. The occupant sensors control lighting in each aisleway independently and do not control lighting beyond the aisleway being controlled by the sensor. Lights not turned off by occupant sensors is done so by time-switch.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.2.1.3 [EL9][1]	Occupant sensor control function in open plan office areas, cafeteria areas and fast food dining areas: Occupant sensor controls in open office spaces >= 300 sq.ft. have controls 1) configured so that general lighting can be controlled separately in control zones with floor areas <= 600 sq.ft. within the space, 2) general lighting in each zone permitted to turn on upon occupancy in control zone, 3) automatically turn off general lighting in all control zones within 15 minutes after all occupants have left the space, 4) are configured so that general lighting power in each control zone is reduced by >= 80% of full zone general lighting power within 15 minutes of all occupants leaving that control zone.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.2.10, C405.2.10.1, C405.2.10.2 [EL10][1]	Sleeping or dwelling units provided with lighting controls by switched receptacles in each room and automatic controls to turn off lights after 15 minutes.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.2.2, C405.2.2.1 [EL11][1]	Each area not served by occupancy sensors (per C405.2.1.1) have time-switch controls and functions detailed in sections C405.2.2.1.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.2.3.1 [EL15][1]	Spaces required to have dimming controls have a manual control that allows the occupant to reduce the connected lighting load to 10% of full power.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.2.4, C405.2.4.1, C405.2.4.3 [EL13][1]	Daylight zones provided with individual controls that control the lights independent of general area lighting. See code section C405.2.3 Daylight-responsive controls for applicable spaces, C405.2.3.1 Daylight responsive control function and section C405.2.3.2 Sidelit zone.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.2.5 [EL14][1]	Additional interior lighting power allowed for special functions per the approved lighting plans and is automatically controlled and separated from general lighting.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.2.7 [EL15][1]	Automatic lighting controls for exterior lighting installed. Controls as required in Section C405.2.7.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

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ARCHITECT

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ENGINEER

Peter A. Leptuch, P.E.
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PROJECT NUMBER	DATE:
260392	09/25/2026
DRAWN BY: AF	CHECK BY: PL

THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF: P.A.L.

ISSUE LOG:

CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

PETER A. LEPTUCH, PE

DRAWING NAME:

NYC ECC COMPLIANCE

DRAWING NO. E-101.00

PAGE: 10 OF 11

FIRM REGISTRATION NO.

LICENSE NO.

SEAL

PROFESSIONAL SEAL

PROJECT: 260392

LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

PROJECT: SUGARED + BRONZED

PLOT SCALE: 1:1

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)

Final Inspection

Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C404.3 [F12]	Heat traps installed on supply and discharge piping of non-circulating systems.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C404.4 [F13]	All service water heating piping meets the thickness requirements of Table C404.4.1.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C404.6.1 [F121]	Controls are installed that limit the operation of a recirculation pump installed to maintain temperature of a storage tank. System return pipe is a dedicated return pipe or a cold water supply pipe.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.15.1, C405.15.2 [F125]	Buildings comply with the on-site and/or off-site renewable energy requirements of Section C405.15.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C405.5.1 [F126]	Exterior lighting power is consistent with what is shown on the approved lighting plans, demonstrating proposed watts are less than or equal to allowed watts.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	*See the Exterior Lighting fixture schedule for values*
C405.4 [F182]	Permanent lighting for horticultural lighting has a photosynthetic photon efficacy > 2.1 micromoles per joule (umol/J). It also contains automatic controls to turn off lighting when adequate daylight is present.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	*See the Exterior Lighting fixture schedule for values*
C408.1.1 [F158]	Building operations and maintenance documents will be provided to the owner. Documents will cover manufacturers' information, specifications, programming procedures and means of illustrating to owner how building, equipment and systems are intended to be installed, maintained, and operated.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C408.2.5 [F176]	Furnished as-built drawings for electric power systems within 90 days of system acceptance.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C408.3 [F14]	Lighting systems and receptacle controls have been tested to ensure proper calibration, adjustment, programming, and operation in accordance with C408.3.1.1 through C408.3.1.6.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	
C408.3.2.2 [F177]	Furnished O&M instructions for systems and equipment to the building owner or designated representative.	☐ Complies ☐ Does Not Comply ☐ Not Observable ☐ Not Applicable	

Additional Comments/Assumptions:

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DOB NOW APPLICATION NO.:

PETER A. LEPTUCH, PE

DRAWING NAME:

NYC ECC COMPLIANCE

DRAWING NO. **PAGE: 11 OF 11**

E-102.00

FIRM REGISTRATION NO.	LICENSE NO.
SEAL	PROFESSIONAL SEAL

PROJECT: 260392

LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

PROJECT: SUGARED + BRONZED

PLOT SCALE: 1:1

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

APPLICABLE CODES

REFER TO SHEET A-001 FOR CODE ANALYSIS.

CODES:
- 2022 NYC BUILDING CODE (1968 CODE FOR LIFE SAFETY)
- 2022 NYC PLUMBING CODE
- 2022 NYC MECHANICAL CODE
- 2025 NYC ELECTRICAL CODE
- 2022 NYC ENERGY CONSERVATION CODE
- 2022 NYC FIRE CODE
- 2017. ANSI A117.1

(TABLE 3-2) CONSTRUCTION CLASSIFICATION (OLD CODE)
[TYPE: CLASS I - FIREPROOF STRUCTURE-SPRINKLERED]

(CHAPTER 3-1) OCCUPANCY CLASSIFICATION
BUSINESS (GROUP E)

LEASED SPACE 1,067 SQ.FT.

OCCUPANT LOAD (BASED ON 1968 NEW YORK CITY CODE)
OCCUPANT LOAD REQUIREMENTS (TABLE 6-2)
BUSINESS - 100 NET S.F.
STORAGE - 200 NET S.F.

FIRST FLOOR:
BUSINESS AREA: 511 NET SQ.FT./100 = 6 PERSONS
BOH AREA: 181 NET SQ.FT./200 = 2 PERSONS
TOTAL: 8 PERSONS

BLOCK PLAN



PROJECT LOCATION
110 MAIDEN LANE
NEW YORK, NY 10005
FIRST FLOOR

PROJECT DESCRIPTION

NAME OF PROJECT: SUGARED + BRONZED
ADDRESS: 110 MAIDEN LANE
NEW YORK, NY 10005
FIRST FLOOR

PROPOSED USE: BUSINESS
OCCUPANCY: GROUP 'E'

DESCRIPTION: TENANT IMPROVEMENT OF AN EXISTING SPACE (APPROX. 1,067 S.F.) NEW INTERIOR FIT-OUT CONSTRUCTION FOR PERSONAL SERVICE BUSINESS PROVIDING HAIR REMOVAL (SUGARED) AND AIR BRUSH TANNING TREATMENTS (BRONZED). THE SPACE IS LOCATED ON THE STREET LEVEL. THE PROJECT INCLUDES ARCHITECTURAL INTERIOR DESIGN, ELECTRICAL, MECHANICAL, AND PLUMBING WORK.

EXTERIOR STOREFRONT TO REMAIN. EXTERIOR ELEMENTS TO BE MAINTAINED AND REFINISHED. EXTERIOR SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT AND SHOWN FOR REFERENCE ONLY.

EXISTING SPRINKLER HEAD LOCATIONS TO BE MODIFIED AS REQUIRED PER NEW CEILING LAYOUT AND TO BE SUBMITTED UNDER SEPARATE PERMIT.
G.C. TO HIRE SUB-CONTRACTOR DIRECTLY TO PROVIDE SPRINKLER DESIGN, INSTALL, AND PERMITS. SPRINKLER DRAWINGS TO BE REVIEWED AND APPROVED BY CLIENT PRIOR TO FINAL DESIGN PLAN AND INSTALLATION.

EXISTING FIRE ALARM SYSTEM TO REMAIN, NEW SCOPE TO BE FILED UNDER SEPARATE PERMIT AND SHOWN FOR REFERENCE ONLY.

BUILDING DEPARTMENT NOTES:
1. ALL WORK SHOWN IS FOR GENERAL CONSTRUCTION ONLY. ALL OTHER WORK TO BE FILED UNDER SEPARATE APPLICATIONS.
2. PLEASE REFERENCE THE FOLLOWING RELATED APPLICATIONS FOR ADDITIONAL INFORMATION.
   - MECHANICAL #
   - PLUMBING #

PLOT PLAN

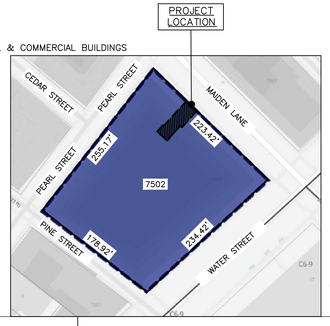
ADDRESS: : 110 MAIDEN LANE - FIRST FLOOR, NEW YORK, NY 10005

BOROUGH : MANHATTAN
BLOCK : 39
LOT : 7502
MAP : 12B
ZONE : C5-5
CB : 101
BIN# : 1000880

LAND USE:
EXISTING - MIXED RESIDENTIAL & COMMERCIAL BUILDINGS

STORIES : EXISTING - 38
ROOF HEIGHT: 491.74'

LOT SIZE : 223.42' X 225.17'
LOT AREA : 48,946 SQ.FT.



PROJECT TEAM

TENANT
SUGARED AND BRONZED, LLC.
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DANA POINT, CA 92629

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CONSTRUCTION: NICK BURNS
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CONTACT: KATE SAUER
DIRECTOR
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NEW YORK, NY 10119

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TEL.: (917) 570-4807

BUILDING DEPARTMENT
NEW YORK CITY DEPARTMENT OF BUILDING
280 BROADWAY
NEW YORK, NY 10007

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SOMERSET
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PRESIDENT
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CELL (814) 233-8718

VINYL TILE VENDOR (FT-1, B-1, B-2)
SCS FLOORING SYSTEMS
CONTACT: MICHAEL REITH
EMAIL:
MICHAELR@SCS-SYSTEMS.COM
TEL.: (818) 481-0597

SIGNAGE VENDOR:
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363 CORAL CIRCLE
EL SEGUNDO, CA 90245
TEL.: (310) 577-0300
CELL: (213) 925-5048

WALL COVERING VENDOR (WC-2):
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CONTACT: JANET ESPINO
EMAIL: JESPINO@MAYAROMANOFF.COM
TEL.: (773) 465-6909 EXT.22

WALL COVERING VENDOR (WC-3):
THIBAUT DESIGN
EMAIL: JANE.WALSH@THIBAUTDESIGN.COM
TEL.: (323) 513-3567

DEFERRED SUBMITTALS

UNDER SEPARATE SUBMISSION

1. EXTERIOR SIGNAGE SHALL BE FILED UNDER SEPARATE PERMIT.
2. SPRINKLER AND FIRE ALARM SYSTEM SHALL BE FILED UNDER SEPARATE PERMIT.

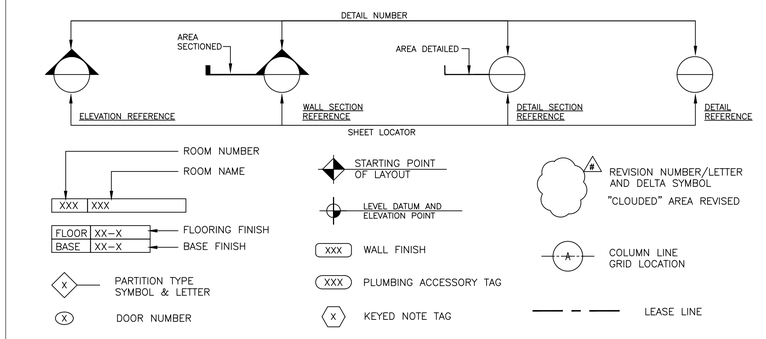
SPECIAL INSPECTION AND CODE SECTIONS

- FIRE RESISTANCE PENETRATION AND JOINT (BC 1704.27, BC 1705.17)
- EXHAUST AND VENT SYSTEMS IN PLENUMS AND DUCTS (BC 1705.39)
- MECHANICAL SYSTEMS (BC 1704.16, BC 1705.21)
- HVAC-R AND SERVICE AND WATER PIPING DESIGN AND INSULATION (IB5, IIB5)
- FINAL (28-114, 28-116, BC 110.5)

ABBREVIATIONS

ACT	ACOUSTICAL TILE CLG.
ALUM.	ALUMINUM
A.F.F.	ABOVE FINISH FLOOR
BLDG.	BUILDING
B.O.	BOTTOM
℄	CENTERLINE
CLG.	CEILING
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
DIA.	DIAMETER
DIFF.	DIFFUSER
DIM(S)	DIMENSION(S)
DWG.(S)	DRAWING(S)
DN.	DOWN
DEPT.	DEPARTMENT
ELECT.	ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
EXIST.	EXISTING
FIN.	FINISHED
F.R.T.	FIRE RETARDANT
FURN.	FURNISHED
GA.	GAUGE
G.C.	GENERAL CONTRACTOR
GYP. BD.	GYPSUM WALL BOARD
H.M.	HOLLOW METAL
HT.	HEIGHT
IN.	INCH.
LEV.	LEVEL
L.L.	LANDLORD
MAX.	MAXIMUM
MFR.	MANUFACTURER
MIN.	MINIMUM
MISC.	MISCELLANEOUS
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
OPP.	OPPOSITE
PTD.	PAINTED
REQ'D.	REQUIRED
REV.	REVISED / REVISION
RM.	ROOM
RO.	ROUGH OPENING
SIM.	SIMILAR
S.F.	SQUARE FOOT
S.S.	STAINLESS STEEL
STL.	STEEL
SUSP.	SUSPENDED
T.B.D.	TO BE DETERMINED
TEL.	TELEPHONE
THK.	THICK
TEMP.	TEMPERED
TYP.	TYPICAL
V.C.T.	VINYL COMPOSITION TILES
V.I.F.	VERIFY IN FIELD
W.C.	WATER CLOSET
W/O	WITHOUT

SYMBOL KEY



LIST OF DRAWINGS

SHEET NUMBER	SHEET TITLE	ISSUED (UNREVISED) ○	ISSUED (REVISED) ●	ISSUES AND REVISIONS: LL/PERMIT/BID SET 10/06/2026				
ARCHITECTURAL								
P-001.00	PLUMBING TITLE SHEET	○						
P-002.00	PLUMBING GENERAL NOTES	○						
P-003.00	PLUMBING SPECIFICATION	○						
P-004.00	FEMA FLOOD MAP	○						
P-100.00	PLUMBING PLAN - SANITARY & VENT	○						
P-200.00	PLUMBING PLAN - DOMESTIC WATER	○						
P-300.00	PLUMBING RISER DIAGRAMS & DETAILS	○						
P-301.00	PLUMBING DETAILS	○						

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110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

PETER A. LEPTUCH, PE

DRAWING NAME:

TITLE SHEET

DRAWING NO. P-001.00 PAGE: 01 OF 09

FIRM REGISTRATION NO. | LICENSE NO.

SEAL | PROFESSIONAL SEAL

PROJECT: 260392
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005
PROJECT: SUGARED + BRONZED
PLOT SCALE: 1:1

PLUMBING GENERAL NOTES

A. GENERAL INSTRUCTIONS

1. DRAWINGS AND GENERAL PROVISIONS OF CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND ALL OTHER SPECIFICATION SECTIONS (IF PROVIDED AS PART OF THE CONTRACT) ARE A PART OF THIS CONTRACT.
2. THE TERM "CONTRACTOR" SHALL MEAN THE "PLUMBING CONTRACTOR HIRED TO COMPLETE THE WORK OUTLINED IN THESE PLANS AND SPECIFICATIONS", UNLESS OTHERWISE SPECIFIED.
3. THE CONTRACTOR FOR THIS WORK IS REQUIRED TO REVIEW ALL DRAWINGS FOR ALL OTHER TRADES.
4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PROVIDING THEIR SUBCONTRACTORS WITH A FULL SET OF BID DOCUMENTS INCLUDING SPECIFICATIONS AND MUST COORDINATE ITS WORK AND INSPECTIONS AND THE WORK AND INSPECTION OF THEIR SUBCONTRACTORS WITH ALL OTHER TRADES ON SITE TO CONFORM WITH THE GENERAL CONTRACTOR'S TIME SCHEDULE.
5. BY SUBMITTING A QUOTATION OR PROPOSAL THE PLUMBING CONTRACTOR EXPRESSLY STATES AND WARRANTS THAT ALL DRAWINGS AND SPECIFICATIONS HAVE BEEN THOROUGHLY REVIEWED, AND THAT THIS CONTRACTOR HAS BECOME FAMILIARIZED WITH JOB SITE CONDITIONS AND IS TOTALLY QUALIFIED TO PERFORM ALL OF THE WORK REQUIRED.
6. BEFORE SUBMITTING A FINAL PROPOSAL THE CONTRACTOR SHALL EXAMINE THE SITE OF THE PROPOSED WORK TO DETERMINE THE EXISTING CONDITIONS THAT MAY AFFECT THE PROPOSAL. IF DISCREPANCIES ARE NOTED BETWEEN THE DOCUMENTS AND THE EXISTING CONDITIONS THE ARCHITECT SHALL BE NOTIFIED AND THE CONTRACTOR SHALL RECEIVE CLARIFICATION BEFORE SUBMITTING A BID. THE SUBMISSION OF A PROPOSAL SHALL INDICATE THAT ALL CHARGES AND COSTS MADE NECESSARY BY EXISTING CONDITIONS ARE INCLUDED AND THAT THE COMPLETE SYSTEM AS DESCRIBED HEREIN WILL BE FURNISHED AT THE PROPOSED COST.
   A. THE PLUMBING SUBCONTRACTOR IS REQUIRED TO VISIT THE SITE DURING BIDDING AND VERIFY LOCATION(S) OF WHERE PLUMBING PIPING/EQUIPMENT IS INDICATED TO BE PLACED, THEIR ROUTE(S) AND POSSIBLE INTERSECTION(S) WITH OTHER EQUIPMENT/WORK/STRUCTURE (E.G. STEEL BEAMS, ETC.) TO BE INSTALLED AND / OR "EXISTING TO REMAIN". THIS SUBCONTRACTOR IS TO VERIFY HEIGHTS "TO BE INSTALLED" TO MAINTAIN DESIGNED CEILING HEIGHTS AND HEAD ROOM. ANY DISCREPANCIES BETWEEN DESIGNED AND ACTUAL TO BE TOLD TO THE GENERAL CONTRACTOR AND INDICATED ON THE BID FORM.
7. WHEN USED, THE TERM "PROVIDED BY CONTRACTOR" SHALL BE INTERPRETED AS MEANING "FURNISHED AND INSTALLED BY CONTRACTOR" WITH THE EXCEPTION WHERE ITEMS ARE "PROVIDED BY TENANT" SHALL BE INTERPRETED AS MEANING "FURNISHED BY TENANT (INSTALLED BY CONTRACTOR)", EXCEPT WHERE NOTED OTHERWISE.

B. GENERAL REQUIREMENTS

1. THE GENERAL CONTRACTOR AND HIS/HER SUB-CONTRACTORS SHALL SUPERVISE AND DIRECT THE WORK, USING THEIR BEST SKILL AND ATTENTION. ALL CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THEIR CONTRACT, UNLESS THE CONTRACT DOCUMENTS GIVE OTHER SPECIFIC INSTRUCTIONS CONCERNING THESE MATTERS. IF THE CONTRACT DOCUMENTS GIVE SPECIFIC INSTRUCTIONS CONCERNING CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, THE CONTRACTOR SHALL EVALUATE THE JOBSITE SAFETY THEREOF AND, EXCEPT AS STATED BELOW, SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE JOBSITE OF SUCH MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES. IF THE CONTRACTOR DETERMINES THAT SUCH MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES MAY NOT BE SAFE, THE CONTRACTOR SHALL GIVE TIMELY WRITTEN NOTICE TO THE OWNER AND ARCHITECT AND SHALL NOT PROCEED WITH THAT PORTION OF THE WORK WITHOUT FURTHER WRITTEN INSTRUCTIONS FROM THE ARCHITECT. IF THE CONTRACTOR IS THEN INSTRUCTED TO PROCEED WITH THE REQUIRED MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES WITHOUT ACCEPTANCE OF CHANGES PROPOSED BY THE CONTRACTOR, THE OWNER SHALL BE SOLELY RESPONSIBLE FOR ANY RESULTING LOSS OR DAMAGE.
2. THE PLUMBING SUBCONTRACTORS QUOTING ON THEIR SPECIFIC SCOPE OF WORK/SERVICES TO CONTACT THE LOCAL BUILDING DEPARTMENT/AGENCY TO DISCUSS CODE ISSUES/IDIOSYNCRASIES REGARDING THEIR SERVICES AND THE QUOTE ASSOCIATED WITH THE SERVICES TO THE GENERAL CONTRACTOR FOR THIS PROJECT. THIS CONTRACTOR TO BE FAMILIAR WITH THE SITE WHERE SUCH SERVICES/WORK WILL BE PERFORMED, THIS SPECIFIC USE AND THE IDIOSYNCRASIES ASSOCIATED WITH THE LIFE, SAFETY AND HEALTH ASSOCIATED WITH THIS WORK AND TO INDICATE ON THE QUOTE ANY ITEMS REQUIRED THAT ARE NOT NECESSARILY SHOWN ON THE DRAWINGS/SPECIFICATIONS.
3. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, SERVICES, TOOLS, TRANSPORTATION, INCIDENTALS AND DETAILS NECESSARY TO PROVIDE COMPLETE AND FULLY FUNCTIONAL PLUMBING SYSTEMS AS SHOWN ON THE DRAWINGS, AS CALLED FOR IN THE SPECIFICATIONS (IF SUPPLIED) AND AS REQUIRED BY JOB CONDITIONS. ALL WORK NOT SPECIFICALLY NOTED AS BEING BY THE LANDLORD SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR. CLOSELY COORDINATE THE ENTIRE INSTALLATION WITH LANDLORD AS REQUIRED. FIELD VERIFY THE EXACT TYPE, SIZE, LOCATION, REQUIREMENTS, ETC. OF EXISTING EQUIPMENT, PIPE AND DUCTS SERVING THE TENANT SPACE PRIOR TO SUBMISSION OF BID.
4. THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO SUPPLEMENT EACH OTHER AND ANY MATERIAL OR LABOR CALLED FOR IN ONE SHALL BE PROVIDED EVEN THOUGH NOT SPECIFICALLY MENTIONED IN BOTH. ANY MATERIAL OR LABOR WHICH IS NEITHER SHOWN ON THE DRAWINGS NOR CALLED FOR IN THE SPECIFICATIONS, BUT WHICH IS NECESSARY TO COMPLETE THE WORK OR WHICH IS USUALLY INCLUDED IN WORK OF SIMILAR CHARACTER, SHALL BE PROVIDED AS PART OF THE CONTRACT.
5. WHERE THE DRAWINGS AND / OR SPECIFICATIONS CALL FOR ITEMS THAT EXCEED CODES OR THE LANDLORD'S TENANT CRITERIA, THE CONTRACTOR IS STILL RESPONSIBLE FOR PROVIDING THE SYSTEM AS DESIGNED AND DESCRIBED ON THE DRAWINGS, UNLESS SPECIFICALLY NOTED OTHERWISE.
6. THE CONTRACTOR SHALL OBTAIN AND COMPLY WITH DETAILED REQUIREMENTS OF LEASE EXTRACTS FROM THE LANDLORD AND TENANT.
7. COORDINATE LOCATIONS OF ALL AIR OUTLETS WITH ALL WALLS, LIGHTS, SPRINKLER HEADS, CEILING TILES AND DECORATIVE CEILING FIXTURES PRIOR TO INSTALLATION.
8. ALL PLUMBING WORK SHALL BE INSTALLED SO AS TO BE READILY ACCESSIBLE FOR OPERATION, SERVICE, MAINTENANCE AND REPAIR. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING SUFFICIENT ACCESS TO ALL EQUIPMENT FOR SERVICE.
9. THE CONTRACTOR SHALL DO ALL CUTTING, CORE DRILLING, CHASING, OR CHANNELING AND PATCHING REQUIRED FOR ANY WORK UNDER THIS CONTRACT. CUTTING SHALL HAVE PRIOR APPROVAL BY THE TENANT'S CONSTRUCTION MANAGER AND THE LANDLORD OR LANDLORD'S REPRESENTATIVE. PATCHING SHALL MATCH FINISH OF SURROUNDING AREA.
10. WORKMANSHIP:
    A. USE EXPERIENCED, WELL-QUALIFIED CRAFTSMEN, IN GOOD STANDING WITH THEIR RESPECTIVE LABOR UNIONS.
    B. USE CAPABLE AND EXPERIENCED SUPERINTENDENTS, AUTHORIZED BY THE CONTRACTOR TO INSTRUCT WORK, MAKE JOB DECISIONS AND ACT FOR THE CONTRACTOR IN ALL MATTERS PERTAINING TO THE CONTRACT.
11. PERMITS, TESTS AND INSPECTIONS:
    A. APPLY FOR, SECURE AND PAY FOR ALL REQUIRED PERMITS, FEES, LICENSES AND ROYALTIES TO ACCOMPLISH THE WORK.
    B. APPLY FOR, SECURE AND PAY FOR ALL REQUIRED TESTS AND INSPECTIONS TO ACCOMPLISH THE WORK IN CONFORMANCE WITH ALL CODES AND JURISDICTIONS.
    C. FURNISH SIGNED CERTIFIED AND ACCEPTABLE COPIES OF ALL ITEMS COVERED IN (A) AND (B) ABOVE TO THE OWNER FOR HIS RECORDS.
    D. COMPLY WITH RULES AND REGULATIONS OF JURISDICTIONAL AUTHORITIES AND MALL OR LEASE SPECIFICATIONS AND REPORT ANY DEVIATIONS ON DRAWINGS TO OWNER.

C. CODES

1. ALL WORK SHALL BE PERFORMED IN A NEAT AND PROFESSIONAL MANNER USING GOOD CONSTRUCTION PRACTICES. ALL WORK SHALL CONFORM TO THE LATEST ADOPTED EDITION OF THE LANDLORD'S CRITERIA; THE STATE, COUNTY AND LOCAL CODES AND ORDINANCES; THE LATEST EDITIONS OF ASHRAE STANDARDS; THE LIFE SAFETY CODE; THE APPLICABLE BUILDING CODE; UNDERWRITERS LABORATORIES; THE NATIONAL ELECTRICAL CODE; NFPA 70, 90A, AND 96; AND ALL OTHER APPLICABLE CODES ENFORCED BY AUTHORITIES HAVING JURISDICTION. THE CHANGES REQUIRED BY ANY APPLICABLE CODES SHALL BE INCLUDED IN THE BID. AFTER THE CONTRACT IS ISSUED, NO ADDITIONAL COST DUE TO CODE ISSUES SHALL BE REIMBURSED BY THE TENANT TO THE CONTRACTOR.

D. DRAWINGS

1. DRAWINGS (PLANS AND SPECIFICATIONS) ARE DIAGRAMMATIC AND INDICATE THE GENERAL LOCATION AND INTENT OF THE PLUMBING SYSTEMS. BECAUSE OF THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL DUCT AND PIPE OFFSETS, FITTINGS AND ACCESSORIES THAT MAY BE REQUIRED. THE PLUMBING CONTRACTOR MUST OBTAIN APPROVED CONSTRUCTION DRAWINGS FROM THE GENERAL CONTRACTOR BEFORE BEGINNING ANY WORK.
2. THE LAYOUT SHOWN ON THE DRAWINGS IS BASED ON A PARTICULAR MAKE OF EQUIPMENT. IF ANOTHER MAKE OF EQUIPMENT IS USED WHICH REQUIRES MODIFICATION OR CHANGE OF ANY DESCRIPTION FROM THE DRAWINGS OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE AS PART OF THIS WORK, FOR MAKING ALL SUCH MODIFICATIONS AND CHANGES, INCLUDING THOSE INVOLVING OTHER TRADES WITH THE COST THEREOF INCLUDED IN THE BID. IN SUCH CASE, CONTRACTOR SHALL SUBMIT DRAWINGS AND SPECIFICATIONS PRIOR TO STARTING WORK SHOWING ALL SUCH MODIFICATIONS AND CHANGES. THE PROPOSAL SHALL BE SUBJECT TO THE APPROVAL OF THE TENANT'S CONSTRUCTION MANAGER.

E. EXISTING LEASE SPACE CONDITIONS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THE DEMOLITION OF EXISTING PLUMBING WORK IN THE SPACE NOT SHOWN TO BE REUSED IN THE NEW TENANT SPACE.
2. THE CONTRACTOR SHALL INCLUDE, AND WILL BE HELD RESPONSIBLE FOR, THE REMOVAL OF ALL EXISTING FIRE PROTECTION, PLUMBING FIXTURES, PIPING, HVAC UNITS, REFRIGERANT RECAPTURE, EXHAUST FANS, DUCTWORK, ETC. AND ASSOCIATED ROOF CURBS NOT TO BE REUSED ON THIS PROJECT, UNLESS SPECIFICALLY NOTED OTHERWISE. CONTRACTOR MUST VERIFY WITH THE LANDLORD ALL PRESUMED ABANDONED EQUIPMENT, PIPES, DUCTWORK AND EQUIPMENT PRIOR TO REMOVAL. ROOF CURBS SHALL BE REMOVED AND THE ROOF SHALL BE PATCHED UNLESS NOTED FOR REUSE OR RECONFIGURATION ON PLANS. ROOF PATCHING SHALL BE PERFORMED AT THE CONTRACTOR'S EXPENSE BY A ROOFING CONTRACTOR APPROVED BY THE LANDLORD. ALL EXTRANEOUS ITEMS IN THE SPACE OR ON THE ROOF (ABOVE THIS SPACE) NOT APPLICABLE TO THE NEW WORK OR PART OF THE LANDLORD'S OR ANOTHER TENANT'S ACTIVE SYSTEM MUST BE REMOVED AND ROOF / WALL / FLOOR MUST BE PATCHED / REPAIRED TO MATCH THE EXISTING STRUCTURE. EXISTING ABANDONED PIPES, DUCTS OR EQUIPMENT IN THE FLOOR, EMBEDDED IN CONCRETE OR OTHERWISE INACCESSIBLE ARE TO BE CUT OFF AND SEALED BELOW OR WITHIN FLOOR OR WALL LEVEL WHEN THEY ARE NOT REUSED IN THIS PROJECT.
   A. IF REQUIRED BY THE LANDLORD OR CODES, ABANDONED PIPING AND / OR DUCTWORK MUST BE REMOVED TO POINT OF ORIGIN. CONFIRM THE EXTENT OF DEMOLITION PRIOR TO BID AND INCLUDE IN BID PROPOSAL.
3. ACTIVE LANDLORD OR OTHER TENANT SERVICES ENCOUNTERED IN WORK SHALL BE PROTECTED AND SUPPORTED. IF EXISTING SERVICES NOT ANTICIPATED REQUIRE RELOCATION, CONTACT THE TENANT'S CONSTRUCTION MANAGER IMMEDIATELY. ALL COSTS FOR REPAIR OF DAMAGES TO ACTIVE LANDLORD OR OTHER TENANT SERVICES DURING CONSTRUCTION SHALL BE PAID FOR BY THE CONTRACTOR CAUSING THE DAMAGE.
4. TIE-INS AND MODIFICATIONS TO EXISTING LANDLORD SERVICES MUST BE DONE WITH MINIMUM INTERRUPTION OF LANDLORD OPERATION AND DURING HOURS SPECIFIED BY THE LANDLORD. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING EXACT WORKING HOURS OF THIS WORK WITH THE LANDLORD PRIOR TO SUBMITTING THEIR BID. THE CONTRACTOR SHALL INCLUDE IN THEIR BID, ALL PREMIUM TIME REQUIRED TO PERFORM MODIFICATIONS DURING OTHER THAN NORMAL WORKING HOURS. ALL SUCH WORK MUST BE COORDINATED WITH THE LANDLORD.
5. EQUIPMENT AND MATERIALS IN TRANSIT SHALL UTILIZE FREIGHT ELEVATOR OR STAIRS. SAID EQUIPMENT OR MATERIALS SHALL BE DISASSEMBLED AS REQUIRED TO MEET THE RESTRICTIONS IMPOSED BY THE BUILDING OR ITS COMPONENT CONSTRAINTS AND THEN REASSEMBLED IN THE NEW WORK AREA.
6. ALL WORK SHALL BE DONE WITH A MINIMUM OF NOISE AND DISTURBANCE TO BUSINESS ROUTINE. ALL WORK SCHEDULES SHALL BE COORDINATED WITH, AND APPROVED BY, THE TENANTS CONSTRUCTION MANAGER.
7. ALL DELIVERIES, WORKERS, WORK OPERATORS, ETC., REQUIRED BY THE CONTRACTOR FOR WORK PERFORMED IN ANY AREA OR SITE BUILDING SHALL BE IN STRICT CONFORMANCE TO THE RULES AND REGULATIONS OF THE OWNER.
8. CONTRACTOR SHALL PROTECT THEIR WORK AND EQUIPMENT FROM DAMAGE, VANDALS, ETC. ANY ITEM THAT IS DAMAGED, VANDALIZED OR STOLEN PRIOR TO ACCEPTANCE OF BUILDING BY OWNER AND ARCHITECT SHALL BE REPLACED BY RESPECTIVE CONTRACTOR AT NO CHARGE TO TENANT.
9. IT IS SPECIFICALLY THE INTENTION OF THIS SPECIFICATION TO HOLD THE CONTRACTOR RESPONSIBLE FOR ALL DAMAGE DONE TO ANY EXISTING FACILITIES, EQUIPMENT, PAINTING, OR ARCHITECTURAL AND STRUCTURAL FEATURES OF THE BUILDING, BY EITHER THEIR OWN WORKMEN OR BY ANY OF THEIR SUBCONTRACTORS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE DONE BY THEIR OWN WORKMEN OR SUBCONTRACTORS AND THE OWNER AT THEIR DISCRETION, MAY WITHHOLD PAYMENTS EQUAL TO THE REASONABLE COST OF THE REPAIRS.
10. THIS CONTRACTOR OR THEIR WORKMEN SHALL NOT BE PERMITTED TO USE ANY PART OF THE EXISTING BUILDING AS A SHOP WITHOUT THE APPROVAL OF THE OWNER AND ARCHITECT.
11. WHERE THE WORK MAKES TEMPORARY SHUTDOWN OF SERVICES UNAVOIDABLE, THEY SHALL BE MADE AT NIGHT OR AT SUCH TIMES AS WILL CAUSE THE LEAST INTERFERENCE WITH THE ESTABLISHED OPERATING ROUTINE.
12. THIS CONTRACTOR SHALL ARRANGE THE WORK SO AS TO ASSURE THAT SERVICES WILL BE SHUT DOWN ONLY DURING THE TIME ACTUALLY REQUIRED TO MAKE THE NECESSARY CONNECTION TO THE EXISTING WORK. THIS CONTRACTOR SHALL GIVE AMPLE WRITTEN NOTICE IN ADVANCE TO THE OWNER OF ANY REQUIRED SHUT DOWN.
13. ALL MOTORS, FANS, CONTROLS, FIXTURES, HVAC UNIT, DUCTWORK AND OTHER EQUIPMENT FOR USE IN THIS CONTRACT SHALL BE PROTECTED BY TARPAULIN OR BY BOXING AS SOON AS DELIVERED TO THE SITE AND SHALL BE KEPT CLEAN AND DRY. THE MOTORS, UNITS, FIXTURES, FANS, DUCTWORK AND MOVING PARTS SHALL BE KEPT COVERED SO AS TO ELIMINATE DIRT, DUST AND OTHER MATERIALS ENTERING THE PARTS DURING ERECTION AND CONSTRUCTION WORK ON THE BUILDING. SHOULD IT BE FOUND THAT ANY PARTS ARE DAMAGED DUE TO CARELESSNESS ON THE PART OF THE CONTRACTOR IN NOT PROVIDING PROPER PROTECTION, SUCH PART OR PARTS SHALL BE REPLACED BY THE CONTRACTOR AT THEIR OWN COST AND EXPENSE. ALL OPENINGS IN DUCTS, PIPING, CONDUITS, ETC., SHALL BE PROPERLY PROTECTED WITH TEMPORARY CAPS OR PLUGS AT ALL TIMES.
14. THE CONTRACTOR, IN REGARDS TO ANY SAWCUTTING, COREDRILLING OR ANY PENETRATING OF A CONCRETE SLAB, FLOOR AND/OR ROOF, IS REQUIRED TO SURVEY DURING BIDDING TO DETERMINE ANY ISSUES, INCLUDING BUT NOT LIMITED TO, NECESSITY OF X-RAYING OF A CONCRETE SLAB, WHERE SUCH MATERIAL BEING PENETRATED IS NOT PROJECTED AND/OR ROUTED INTO A SPACE(S) THAT CREATES A NON-CODE COMPLIANT CONDITION, THE NEED FOR WEATHERSTRIPPING, WATERPROOFING OR OTHER CONDITION AND TO NOTIFY THE OWNER IF A PROBLEM(S) MAY EXIST AND TO INCLUDE COSTS TO SOLVE THE ISSUE UNCOVERED, IN ADDITION TO, NOTIFYING THE ARCHITECT OF RECORD REGARDING SUCH ISSUE(S).

F. DISCREPANCIES IN DOCUMENTS

1. DRAWINGS (PLANS, SPECIFICATIONS AND DETAILS) ARE DIAGRAMMATIC AND INDICATE THE GENERAL LOCATION AND INTENT OF THE PLUMBING SYSTEMS. WHERE DRAWING, EXISTING SITE CONDITIONS, SPECIFICATIONS OR OTHER TRADES CONFLICT OR ARE UNCLEAR, ADVISE THE GENERAL CONTRACTOR IN WRITING, PRIOR TO SUBMITTAL OF BID. THE GENERAL CONTRACTOR IS RESPONSIBLE TO ADVISE THE TENANT'S CONSTRUCTION MANAGER, IN WRITING, OF VARIATIONS TO THE CONTRACT DOCUMENTS PRIOR TO SUBMISSION OF BID. OTHERWISE, TENANT'S CONSTRUCTION MANAGER'S INTERPRETATION OF CONTRACT DOCUMENTS OR CONDITIONS SHALL BE FINAL WITH NO ADDITIONAL COMPENSATION PERMITTED.
2. ACCURACY OF DATA:
   A. THE DATA GIVEN HEREIN AND ON THE DRAWINGS ARE AS EXACT AS COULD BE SECURED, BUT THEIR ABSOLUTE ACCURACY IS NOT GUARANTEED. THE SPECIFICATIONS AND DRAWINGS ARE FOR THE ASSISTANCE AND GUIDANCE OF THE CONTRACTOR. EXACT LOCATIONS, DISTANCES, LEVELS, ETC., WILL BE GOVERNED BY THE BUILDING AND THE CONTRACTOR SHALL USE THE DATA CONTAINED HEREIN WITH THIS UNDERSTANDING.
   B. THE EXACT LOCATION OF EACH AND EVERY OUTLET OF EACH WIRING SYSTEM, NOT DIMENSIONED ON THE DRAWINGS, SHALL BE AS DIRECTED BY THE OWNER, THE OWNER'S ARCHITECT OR HIS SELECTED REPRESENTATIVE.

G. TRADE NAMES AND MANUFACTURERS

1. WHERE TRADE NAMES AND MANUFACTURERS ARE USED ON THE DRAWINGS OR IN THE SPECIFICATIONS, THE EXACT EQUIPMENT SHALL BE USED AS A MINIMUM STANDARD FOR THE BASE BID. MANUFACTURERS CONSIDERED AS AN EQUIVALENT OR BETTER IN ALL ASPECTS TO THAT SPECIFIED WILL BE SUBJECT TO REVIEW IN WRITING BY THE TENANT'S CONSTRUCTION MANAGER PRIOR TO ACCEPTANCE. THE USE OF ANY UNAUTHORIZED EQUIPMENT SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT AT THE CONTRACTOR'S EXPENSE.
2. SUBSTITUTIONS: CATALOG AND MANUFACTURER'S NUMBERS IN THIS SECTION AND ON THE DRAWINGS ARE FOR THE PURPOSE OF ESTABLISHING STANDARDS OF QUALITY AND TYPE OF MATERIALS TO BE USED. PRODUCTS OR OTHER MANUFACTURERS MAY BE USED IF SIMILAR AND EQUAL IN QUALITY AND DESIGN IN THE OPINION OF THE OWNER OR OWNER'S ARCHITECT AND ARE SPECIFICALLY APPROVED BY THE OWNER OR OWNER'S ARCHITECT, IN WRITING, PRIOR TO CLOSE OF BIDDING. REQUESTS FOR APPROVAL OF SUBSTITUTIONS SHALL BE IN WRITING, AND SHALL INCLUDE REPORTS OF TESTS, PERFORMANCE DATA OR OTHER PROOF OF EQUALITY TO THE ITEM SPECIFIED.

H. SHOP DRAWINGS

1. SUBMIT THREE COPIES OF MATERIAL LISTS AND SHOP DRAWINGS FOR ALL EQUIPMENT AND DUCT FABRICATION DRAWINGS TO THE TENANT'S CONSTRUCTION MANAGER FOR REVIEW PRIOR TO ORDERING EQUIPMENT. SUBMISSIONS MUST BE EARLY ENOUGH TO ALLOW THE TENANT'S CONSTRUCTION MANAGER EIGHT WORKING DAYS FOR REVIEW WITHOUT CAUSING DELAYS OR CONFLICTS TO THE JOB'S PROGRESS. SUBMITTALS SHALL BE IN ACCORDANCE WITH THE GENERAL CONDITIONS USING THE MANUFACTURER'S LISTED ON THE DRAWINGS. SHOP DRAWINGS SHALL INCLUDE ALL DATA THAT PERTAINS TO THE REQUIREMENTS SET FORTH ON THE DRAWINGS AND IN THE SPECIFICATIONS. THE SUBMITTAL SHALL INCLUDE BUT NOT BE LIMITED TO CUTS OR CATALOGS INCLUDING DESCRIPTIVE LITERATURE AND CHARACTERISTICS OF EQUIPMENT SHALL SHOW MAJOR DIMENSIONS, ROUGHING-IN DATA, CAPACITY, CURVES, PRESSURE DROPS, CODE COMPLIANCE, MOTOR AND DRIVE DATA AND ELECTRICAL DATA. OBSERVE SPECIAL INSTRUCTIONS WHEN REQUIRED. SUBMITTALS SHALL BEAR THE STAMP OF THE GENERAL AND SUBCONTRACTOR SHOWING THAT HE HAS REVIEWED AND CONFIRMED THAT THEY ARE IN CONFORMANCE WITH THE CONTRACT DOCUMENTS OR INDICATE WHERE EXCEPTIONS TAKE PLACE. LACK OF SUCH CONTRACTOR'S REVIEW WILL BE CAUSE FOR REJECTION WITHOUT REVIEW BY TENANT'S CONSTRUCTION MANAGER. ALL SHOP DRAWINGS MUST APPEAR IN THE OPERATION AND MAINTENANCE MANUALS LEFT ON SITE AT JOB COMPLETION.
   A. BY SUBMITTING SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND SIMILAR SUBMITTALS, THE CONTRACTOR REPRESENTS TO THE CLIENT AND ARCHITECT THAT THE CONTRACTOR HAS (1) REVIEWED AND APPROVED THEM, (2) DETERMINED AND VERIFIED MATERIALS, FIELD MEASUREMENTS AND FIELD CONSTRUCTION CRITERIA RELATED THERETO, OR WILL DO SO AND (3) CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS.
   B. THE CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK FOR WHICH THE CONTRACT DOCUMENTS REQUIRE SUBMITTAL AND REVIEW OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS UNTIL THE RESPECTIVE SUBMITTAL HAS BEEN APPROVED BY THE ARCHITECT.
   C. THE WORK SHALL BE IN ACCORDANCE WITH APPROVED SUBMITTALS EXCEPT THAT THE CONTRACTOR SHALL NOT BE RELIEVED OF THE RESPONSIBILITY FOR DEVIATIONS FROM REQUIREMENTS OF THE CONTRACT DOCUMENTS BY ANY APPROVAL OF SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS UNLESS THE CONTRACTOR HAS SPECIFICALLY INFORMED THE CLIENT IN WRITING OF SUCH DEVIATION AT THE TIME OF SUBMITTAL AND
      C.1. THE ARCHITECT HAS GIVEN WRITTEN APPROVAL TO THE SPECIFIC DEVIATION AS A MINOR CHANGE IN THE WORK, OR
      C.2. A CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVE HAS BEEN ISSUED AUTHORIZING THE DEVIATION.
      C.3. THE CONTRACTOR SHALL DIRECT SPECIFIC ATTENTION IN WRITING OR ON RESUBMITTED SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS, TO REVISIONS OTHER THAN THOSE REQUESTED BY THE ARCHITECT ON PREVIOUS SUBMITTALS. IN THE ABSENCE OF SUCH WRITTEN NOTICE, THE ARCHITECT'S APPROVAL OF A RESUBMISSION SHALL NOT APPLY TO SUCH REVISIONS.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND / OR THEIR SUBCONTRACTORS TO FURNISH SHOP DRAWINGS AND SUBMITTALS ON ANY AND ALL EQUIPMENT, DUCT, DAMPERS, CONTROLS ETC. TO THE TENANT'S CONSTRUCTION MANAGER OR ARCHITECT FOR THEIR REVIEW PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOT BE RELIEVED OF RESPONSIBILITY FOR ERRORS, OMISSIONS OR OTHER DEFICIENCIES OR DEVIATIONS IN SHOP DRAWINGS, PRODUCT DATA, SAMPLES OR SIMILAR SUBMITTALS BY THE TENANT'S CONSTRUCTION MANAGER'S OR ARCHITECT'S APPROVALS THEREOF.

I. RECORD DRAWINGS

1. THE CONTRACTOR SHALL MAINTAIN ONE COPY OF DRAWINGS AND SPECIFICATIONS ON THE JOB SITE TO RECORD DEVIATIONS FROM CONTRACT DRAWINGS, SUCH AS LOCATIONS OF CONCEALED PIPING VALVES AND DUCTS, REVISIONS, ADDENDUM'S AND CHANGE ORDERS, SIGNIFICANT DEVIATIONS MADE NECESSARY BY FIELD CONDITIONS, APPROVED EQUIPMENT SUBSTITUTIONS AND CONTRACTOR'S COORDINATION WITH OTHER TRADES AND EXACT ROUTING OF ALL SANITARY AND DOMESTIC WATER PIPING UNDER FLOOR.
2. AT COMPLETION OF THE PROJECT AND BEFORE FINAL APPROVAL, THE CONTRACTOR SHALL MAKE ANY FINAL CORRECTIONS TO DRAWINGS AND CERTIFY THE ACCURACY OF EACH PRINT BY SIGNATURE THEREON. THE DRAWINGS ARE TO BE TURNED OVER TO THE TENANT.

J. GUARANTEE, WARRANTY

1. THE PLUMBING CONTRACTOR SHALL INCLUDE IN THE PROPOSAL A ONE YEAR GUARANTEE, WARRANTY ON ALL EQUIPMENT AND MATERIAL INSTALLED OR REFURBISHED, ALL MATERIALS AND WORK UNDER THE CONTRACT AND SHALL MAKE GOOD, REPAIR, OR REPLACE AT THEIR OWN EXPENSE, ANY DEFECTIVE WORK, MATERIAL OR EQUIPMENT WHICH MAY BE DISCOVERED WITHIN A PERIOD OF 12 MONTHS FROM THE DATE OF WRITTEN ACCEPTANCE OF THE INSTALLATION BY THE TENANT'S CONSTRUCTION MANAGER. IN CASE OF REPLACEMENT OR REPAIR OF EQUIPMENT DUE TO FAILURE WITHIN THE GUARANTEE PERIOD, THE GUARANTEE ON THAT PORTION OF WORK SHALL BE EXTENDED FOR A PERIOD OF 12 MONTHS FROM THE DATE OF SUCH REPLACEMENT OR REPAIR. THIS GUARANTEE, WARRANTY IS TO INCLUDE ALL LABOR, MATERIAL, PARTS, ETC. NECESSARY TO MAINTAIN THE SYSTEM IN SATISFACTORY OPERATION FOR A PERIOD OF ONE YEAR STARTING FROM THE DATE OF ACCEPTANCE OF THE SYSTEM BY THE TENANT. IT SHALL ALSO INCLUDE ONE SUMMER TO WINTER CHANGEOVER AND ONE WINTER TO SUMMER CHANGEOVER, A NEW SET OF FILTERS AT THE TIME OF STARTUP AND TWELVE (12) MONTHLY FILTER CHANGES DURING THE FIRST YEAR. THE NORMAL PREVENTATIVE MAINTENANCE WORK SHALL BE PERFORMED AT THE TIME OF THE FILTER CHANGES. USE ONLY #40 PLEATED TYPE AIR FILTERS.

K. OPERATIONS MANUALS

1. ONE COPY OF EACH OPERATION AND MAINTENANCE MANUAL FOR ALL EQUIPMENT FURNISHED ON THE JOB SHALL BE PROVIDED TO THE TENANT BOUND TOGETHER IN A 3 INCH, THREE RING BINDER. THE BINDER SHALL INCLUDE BUT NOT BE LIMITED TO INSTALLATION, MAINTENANCE AND OPERATING INSTRUCTIONS, PAMPHLETS OR BROCHURES, REVIEWED SHOP DRAWINGS AND WARRANTIES OBTAINED FROM EACH MANUFACTURER OF PRINCIPAL ITEMS OF EQUIPMENT.

GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH ALL NATIONAL, STATE, & LOCAL CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE THAT ALL PLUMBING WORK IS PROVIDED AND INSTALLED IN STRICT ACCORDANCE WITH SEISMIC REQUIREMENTS.
2. THE CONTRACTOR SHALL PREPARE AND FILE ALL REQUIRED PLANS AND PERMITS WITH THE LOCAL BUILDING DEPARTMENT AND SHALL PAY ALL FILING FEES AS REQUIRED. THE CONTRACTOR SHALL OBTAIN ALL AUTHORITIES AND SHALL PAY ALL WORK PERMITS, INSPECTIONS, AND WRITE-OFFS AS REQUIRED TO EXECUTE THIS WORK IN A MANNER IN CONFORMANCE WITH THE CODES AND AUTHORITIES HAVING JURISDICTION.
3. CONTRACTOR SHALL COMPLY WITH ALL LANDLORD AND CLIENT DESIGN CRITERIA REQUIREMENTS.
4. GENERAL CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH LANDLORD'S ON-SITE OPERATIONS MANAGER.
5. DO NOT SCALE FROM THESE DRAWINGS.
6. ALL REMOVALS PERFORMED UNDER THIS CONTRACT SHALL INCLUDE REMOVAL OF ALL DEBRIS AND DISPOSAL AT AN APPROPRIATE SITE. COORDINATE WITH ARCHITECTURAL DRAWINGS FOR DEMOLITION WORK. ANY UNUSED EXISTING PLUMBING FIXTURES AND ASSOCIATED PIPING, VALVES, ETC. SHALL BE REMOVED IN THEIR ENTIRETY AND SHALL NOT BE ABANDONED IN PLACE UNLESS OTHERWISE NOTED BY THE CONSTRUCTION DOCUMENTS.
7. PLUMBING CONTRACTOR SHALL CONSULT WITH, COOPERATE AND COORDINATE WITH THE GENERAL CONTRACTOR, HVAC CONTRACTOR, SPRINKLER CONTRACTOR, ELECTRICAL CONTRACTOR, ETC. IN ORDER TO MINIMIZE INTERFERENCES BETWEEN TRADES DURING PERFORMANCE OF THIS WORK.
8. CONTRACTOR SHALL VERIFY LOCATION, INVERT, DIRECTION OF FLOW, AND CONDITION OF EXISTING SANITARY PIPING PRIOR TO COMMENCEMENT OF WORK.
9. THE PLUMBING CONTRACTOR SHALL PERFORM ALL TESTS AND ARRANGE FOR ALL INSPECTIONS FOR WORK UNDER THEIR CONTRACT AS REQUIRED BY LAW AND SHALL SUPPLY ALL CERTIFICATES OF INSURANCE AS REQUIRED BY THE LAW AND THE OWNER.
10. THE PLUMBING CONTRACTOR SHALL MAKE ALL FINAL CONNECTIONS TO ALL PLUMBING EQUIPMENT REGARDLESS WHETHER IT IS ILLUSTRATED HEREIN OR NOT WITHOUT ANY ADDITIONAL COSTS TO THE OWNER.
11. PLUMBING CONTRACTOR SHALL VISIT THE SITE AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS, INCLUDING THE SIZE OF CONNECTIONS, ROUGH-IN DIMENSIONS, ETC. BEFORE SUBMITTING A QUOTE FOR THE WORK.
12. PLUMBING CONTRACTOR SHALL PERFORM ALL CUTTING, X-RAY, CORE DRILLING, EXCAVATION, BACKFILLING, ROUGH AND FINISH PATCHING AS PER THE SPECIFICATIONS AS REQUIRED FOR THE INSTALLATION OF THE WORK, UNLESS NOTED OTHERWISE.
13. ALL CONNECTIONS TO NEW AND / OR EXISTING EQUIPMENT SHALL BE SIZED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
14. ALL PIPE HANGERS AND SUPPORTS SHALL BE INSTALLED AT REQUIRED INTERVALS AND BE FABRICATED OF MATERIALS AS REQUIRED BY THE CODE.
15. ALL NEW EXPOSED WATER AND WASTE PIPING SERVING THE FIXTURES SHALL BE CHROME PLATED AND SHALL HAVE CHROME PLATED ESCUTCHEONS RIGIDLY ATTACHED TO THE PIPING AT THE POINT OF ANY WALL OR FLOOR PENETRATIONS.
16. WATERPROOF PIPE SLEEVES SHALL BE INSTALLED AT ALL PENETRATIONS THROUGH EXTERIOR WALLS.
17. FIRE SEALED PIPE SLEEVES SHALL BE INSTALLED AT ALL WALL PENETRATIONS THROUGH INTERIOR WALLS AND FLOORS.
18. WATER HAMMER ARRESTERS SHALL BE INSTALLED AT ALL RUN OUTS IN HOT AND / OR COLD WATER LINES SERVING TOILET ROOMS AND OTHER AREAS WHICH INCORPORATE QUICK CLOSING VALVES SUCH AS FLUSHOMETERS, SOLENOID VALVES, ETC.
19. ALL PIPING SHALL BE TESTED AT A MINIMUM PRESSURE OF 1-1/2 TIMES THE MAXIMUM OPERATING PRESSURE UNLESS OTHERWISE NOTED ON THE DOCUMENTS OR THE PLUMBING CODE AND IN ACCORDANCE WITH THE UTILITY REQUIREMENTS FOR APPLICABLE PIPING SYSTEMS.
20. ALL LAVATORIES DESIGNED FOR USE BY PERSONS CONFINED TO WHEELCHAIRS SHALL HAVE THE HOT AND COLD WATER SERVICES, AS WELL AS THE TRAP, RECESSED AND INSULATED IN ACCORDANCE WITH THE ADA REQUIREMENTS.
21. ALL WATER PIPING IS TO BE INSULATED WITH 1" FIBERGLASS INSULATION. JACKETED GLASS FIBER PREFORMED INSULATION W/ JACKET SEALED & TAPED
22. ALL PLUMBING FIXTURES TO BE INSTALLED AS PER MANUFACTURER RECOMMENDATIONS.
23. ALL PIPE DIMENSIONS ARE INSIDE CLEAR.
24. ALL WATER PIPING SERVING PLUMBING FIXTURES & EQUIPMENT TO HAVE ISOLATION VALVES.
25. CONTRACTOR SHALL COORDINATE ALL ROOFING WORK WITH LANDLORD'S APPROVED ROOFING CONTRACTOR. CONTRACTOR TO INSPECT ALL EXISTING ROOF PENETRATIONS TO REMAIN. IF REQUIRED G.C. SHALL HIRE ROOFING CONTRACTOR TO PATCH & REPAIR ROOF INCLUDING NEW FLASHINGS, BOOTS, PORTALS, (ETC.) AS DEEMED NECESSARY UPON INSPECTION.
26. ALL PIPING SHALL BE CLEARLY AND DISTINCTLY IDENTIFIED WITH STENCIL MARKERS.
27. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL CHANGES TO APPLICATIONS NOT CONSISTENT WITH CONTRACT DOCUMENTS IN ALL CASES, INCLUDING "SELF-CERTIFICATION" BY THE ARCHITECT.

DOB APPROVAL STAMP

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THE GENERAL CONTRACTOR AND/OR ALL SUB-CONTRACTORS WORKING FROM THESE PLANS AND SPECIFICATIONS ARE NOT TO SCALE SUCH INFORMATION BUT TO CONTACT THE ARCHITECT OR HIS REPRESENTATIVE REGARDING MEASUREMENTS, IF SUCH MEASUREMENTS DO NOT APPEAR CORRECT, ADD UP PROPERLY OR SCALE CORRECTLY TO THE INDICATED SIZE.

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PROJECT NUMBER	DATE:
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CLIENT SET	09.25.2026
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REVISION LOG:

PROJECT / LOCATION:
SUGARED + BRONZED
110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

PETER A. LEPTUCH, PE

DRAWING NAME:
PLUMBING GENERAL NOTES

DRAWING NO. P-002.00

PAGE: 02 OF 09

FIRM REGISTRATION NO. LICENSE NO.

SEAL PROFESSIONAL SEAL

STATE OF NEW YORK · PETER ADAM LEPTUCH · LICENSED PROFESSIONAL ENGINEER · 10/02/26

PROJECT: 260392

LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

PROJECT: SUGARED + BRONZED

PLOT SCALE: 1:1

PLUMBING SPECIFICATIONS

SPECIFIC NOTES:

1. IT IS THE INTENT OF THESE SPECIFICATIONS TO PROVIDE A COMPLETE INSTALLATION FOR FINISHED WORK, TESTED AND READY FOR OPERATION. THE WORK THROUGHOUT SHALL BE EXECUTED IN THE BEST AND MOST THOROUGH MANNER UNDER THE DIRECTION OF AND TO THE SATISFACTION OF THE OWNER.
2. ALL MATERIALS REQUIRED FOR THIS WORK SHALL BE NEW, UNUSED, BEST OF ITS RESPECTIVE KINDS, AND FREE FROM DEFECTS AND OF FIRST CLASS QUALITY. BASIS OF QUALITY SHALL BE LATEST STANDARDS OF ASTM, ANSI FEDERAL SPECIFICATIONS OR OTHER ACCEPTABLE STANDARDS.
3. THIS CONTRACTOR MUST PROVIDE LANDLORD'S CONSTRUCTION REPRESENTATIVE WITH COPIES OF REQUIRED INSURANCE AND COPIES TO BE FURNISHED TO THE OWNER BEFORE COMMENCING WORK.
4. NOTCHING AND BORING OF STRUCTURAL STEEL MEMBERS IS NOT PERMITTED. WHEN HANGING FROM STRUCTURAL STEEL, HANG ONLY FROM TOP FLANGE OF BEAMS AND TOP CHORDS ONLY AT PANEL POINTS OF JOISTS / TRUSSES.
5. DURING BIDDING, INCLUSIVE OF THE COST TO THE CLIENT, THE PLUMBING SUBCONTRACTOR IS TO COMPLY WITH ALL PIPE SLOPE REQUIREMENTS TO EXISTING PLUMBING WASTE LINES. IF SUCH A SLOPE IS NONEXISTENT, THIS CONTRACTOR TO CREATE A COMPLIANT SLOPE. INCLUDE COSTS TO FURNISH AND INSTALL THE NECESSARY "EJECTOR PUMP" WITH PIT / BASIN AND ASSOCIATED ELECTRIC TO MEET POTENTIAL "SLOPE" ISSUES.

A. WORK RESPONSIBILITY

1. FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND CONTRACTORS FOR A COMPLETE, SAFE INSTALLATION OF PLUMBING WORK IN FULL CONFORMITY WITH REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION AS INDICATED ON DRAWINGS AND / OR HEREIN SPECIFIED, INCLUDING IN GENERAL THE FOLLOWING:
2. SANITARY DRAINAGE CONNECTIONS TO PLUMBING FIXTURES AND EQUIPMENT REQUIRING SAME WITH FINAL CONNECTIONS TO EXISTING PRE-INSTALLED OUTLETS PROVIDED BY PRIOR TENANT(S) OR LANDLORD. PLUMBER SHALL VERIFY EXACT LOCATION OF WASTE PIPE OUTLET BEFORE SUBMITTING BID AND NOTIFY THE ARCHITECT OF ANY LOCATION DISCREPANCIES. PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CONCRETE SAW CUTTING REQUIRED TO MAKE THE FINAL CONNECTION TO THE EXISTING WASTE PIPING OR CAPPED OUTLET(S). SAW CUTTING, EXCAVATING, BACKFILLING AND NEW CONCRETE MUST MEET WITH THE LANDLORD'S APPROVAL.
   - A. SNAKE SANITARY FOR A DISTANCE OF 100 FEET AND REPORT ANY BLOCKAGE.
   - B. TEST WATER PRESSURE TO INSURE MINIMUM OF 50 PSI.
3. COMPLETE VENT SYSTEM: ALL FIXTURES INDIVIDUALLY VENTED WITH FINAL CONNECTION THROUGH ROOF OR TO EXISTING LANDLORD SUPPLIED COMMON VENT. ROOF PENETRATION AND FLASHING TO BE PERFORMED BY LANDLORD'S ROOFER (IF APPLICABLE). COST OF ROOF PENETRATION AND FLASHING TO BE PART OF THIS CONTRACT, UNLESS NOTED OTHERWISE IN BID PROPOSAL (IF APPLICABLE).
4. DOMESTIC WATER SUPPLY SYSTEM INCLUDING CONNECTION TO EXISTING CAPPED OUTLET AND FINAL CONNECTIONS TO PLUMBING FIXTURES AND EQUIPMENT REQUIRING SAME. VERIFY EXACT LOCATION AND SIZE BEFORE SUBMITTING BID.
5. INSULATION OF ALL HOT AND COLD WATER PIPING, INCLUDING UNDER LAVATORY A.D.A. PIPE WRAPPINGS.
6. FURNISH AND INSTALL WATER METER (IF APPLICABLE) ACCESSIBLE TO UTILITY COMPANY OR LANDLORD'S REPRESENTATIVE FOR MONITORING WATER, BUT METER SHOULD IN NO WAY BE IN THE PATH OF THE A.D.A./CABO-ANSI, 5'-0" CIRCULAR PATTERN.
7. COSTS FOR WORKING BELOW TENANT'S SLAB IN ANOTHER TENANT'S SPACE.
8. INSTALLATION OF FLOOR DRAIN, BACKFLOW PREVENTER (IF REQ'D. BY CODE) AS PER LANDLORD REQUIREMENT AND CLEANOUT PER LOCAL CODE. COORDINATE ALL LOCATIONS WITH OPERATIONS MANAGER.
9. COMPLETE NATURAL GAS PIPING SYSTEMS (AS APPLICABLE, REFER TO PLANS).

B. INSTALLATION

1. SLEEVES: PROVIDE #22 GAGE GALVANIZED IRON PIPE SLEEVES FOR PIPING THROUGH WALLS AND FLOOR, PACK WITH NON-ASBESTOS ROPE AND FILL WITH 'EXPANDO' NON-SHRINKING CEMENT.
2. ESCUTCHEONS: PROVIDE EXPOSED PIPING, BOTH BARE AND COVERED, WITH CP CAST BRASS ESCUTCHEONS WHERE PASSING THROUGH FLOORS, CEILINGS, WALLS OR PARTITIONS.
3. HANGERS AND SUPPORTS: SUPPORT HORIZONTAL DRAINAGE PIPING AT LEAST EVERY 5 FEET OR AT EVERY HUB, COPPER TUBING EVERY 7 FEET AND STEEL PIPE EVERY 10 FEET WITH "CLEVIS" HANGERS AND INSULATION PROTECTION SHIELDS. PIPING SHALL NOT BE SUPPORTED FROM BRIDGING OR OTHER PIPING. ONLY SUPPORT FROM TOP FLANGES OF BEAMS AND TOP CHORDS AT PANELS OF JOIST AND TRUSSES. PROVIDE SWAY AND SEISMIC BRACING WHERE REQUIRED BY CODES.
4. TEST: TEST PIPING AND PROVE TIGHT FOR AT LEAST TWO HOURS IN ACCORDANCE WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION AND/OR AS SPECIFIED. TEST SHALL BE PERFORMED IN THE PRESENCE OF OWNER'S REPRESENTATIVE AND LOCAL INSPECTOR. TEST SHALL BE REPEATED IF NECESSARY UNTIL FINAL APPROVAL OF SYSTEM IS OBTAINED.
   - B. TEST DRAINAGE AND VENT PIPING BY FILLING WITH WATER TO OVERFLOWING AT ROOF, WATER LEVEL TO REMAIN.
   - C. TEST WATER PIPING WITH WATER TO 1-1/2 TIMES THE WORKING PRESSURE.
5. STERILIZATION OF DOMESTIC WATER SYSTEM: BEFORE BEING PLACED IN SERVICE, ALL WATER LINES SHALL BE CHLORINATED TO THE SATISFACTION OF THE ARCHITECT OR LANDLORD'S REPRESENTATIVE, IN ACCORDANCE WITH A.W.W.A. SPECIFICATION: C601-53T.
6. SLOPE WASTE LINES 2 INCHES AND SMALLER NOT LESS THAN 1/4 INCH PER FOOT. SLOPE LARGER MAINS NOT LESS THAN 1/8 INCH PER FOOT.
7. INSTALL A CLEANOUT AT BASE OF EACH SOIL STACK, AT EACH CHANGE IN DIRECTION, AT INTERVALS NOT OVER 40 FEET AND ELSEWHERE AS SHOWN ON DRAWINGS OR REQUIRED BY LOCAL CODE. CLEANOUTS SHALL NOT BE INSTALLED IN PUBLIC AREAS WITHOUT SPECIFIC PERMISSION BY TENANT'S CONSTRUCTION MANAGER.

PLUMBING SPECIFICATIONS:

SECTION 15B: PLUMBING

15B GENERAL INSTRUCTIONS

15B GENERAL REQUIREEMNTS

MATERIALS SPECIFIED OR NOTED ON THIS DRAWINGS ARE SUBJECT TO THE APPROVAL OF LOCAL CODE AUTHORITIES. VERIFY APPROVAL BEFORE INSTALLING ANY MATERIAL OR JOINING METHOD.

DOMESTIC WATER (COLD, HOT AND HOT WATER RECIRCULATION: DOMESTIC WATER PIPING INSTALLED ABOVE THE FLOOR SLAB INSIDE THE BUILDING SHALL BE TYPE "L" HARD TEMPER COPPER TUBE WITH WROUGHT COPPER FITTINGS AND SOLDERED CONNECTIONS MADE UP WITH 95/5 SOLDER. BRAZED MECHANICALLY FORMED THE CONNECTIONS (T-DRILL) MAY BE USED IN COPPER LINES WHERE APPROVED BY CODE; CONNECTION SHALL BE MADE WITH BRAZED SILVER SOLDER (SILFOS) JOINTS IN CONFORMANCE WITH MANUFACTURER'S INSTRUCTIONS.

UNDERGROUND DOMESTIC WATER PIPING 2" AND SMALLER SHALL BE TYPE "K" SOFT EMPER COPPER TUBING WITH FLARED COPPER ALLOY FITTINGS AND CONNECTIONS, OR TYPE "K" HARD TEMPER COPPER TUBING WITH CONVENTIONAL WROUGHT COPPER FITTINGS AND SILVER SOLDER (SILFOS) JOINTS. INSTALL AS FEW UNDERGROUND COPPER PIPING JOINTS AS POSSIBLE. AT BUILDING SERVICE ENTRANCE, NO JOINTS SHALL BE INSTALLED UNDER OR WITHIN 5 FEET OF THE BUILDING. INSTALL DOMESTIC WATER PIPING BELOW GRADE OUTSIDE BUILDING AT ADEQUATE DEPTH TO PREVENT FREEZING.

UNDERGROUND DOMESTIC WATER PIPING 3" AND LARGER SHALL BE CLASS 52 DUCTILE IRON MEETING THE REQUIREMENTS OF ANSI/AWWA STAND C151/A21.51. PIPING SHALL BE DOUBLE CEMENT LINED IN ACCORDANCE WITH ANSI/AWWA STANDARD C104/A21.4. FITTINGS SHALL HAVE MECHANICAL JOINTS. AT CONTRACTOR'S OPTION, PIPE JOINTS IN STRAIGHT RUNS (NOT AT FITTINGS) AND NOT INSTALLED UNDER OR WITHIN 5 FEET OF THE BUILDING SLAB MAY BE PUSH-ON JOINTS. JOINTS SHALL CONFORM TO THE REQUIREMENTS OF ANSI 21.11.

INTERIOR WASTE AND VENT BELOW SLAB: WASTE AND VENT PIP BELOW SLAB INSIDE BUILDING SHALL BE SERVICE WEIGHT CAST IRON SOIL PIPE WITH HUB AND SPIGOT FITTINGS WITH NEOPRENE GASKET JOINTS, MEETING ASTM A74, MANUFACTURED BY AB & I FOUNDRY, CHARLOTTE OR TYLER PIPE AND BEARING THE TRADEMARK OF THE CISPI AND NSF. HUBLESS WASTE AND VENT PIPE IS NOT PERMITTED BELOW BASE SLAB. PVD SCHEDULE 40 DWV ASTM D2665 PIPE WITH PVC MEETING ASTM B1784, "SOLID WALL" CELL CLASS 12454-B WITH ASTM 2665 SOCKET FITTINGS WITH SOLVENT WELD JOINTS IS ALSO PERMITTED WHERE APPROVED BY CODE.

INTERIOR WASTE AND VENT ABOVE SLAB: WASTE AND VENT PIPE ABOVE SLAB INSIDE BUILDING SHALL BE HUBLESS CAST IRON SOIL PIPE AND FITTINGS, MEETING ASTM A888 AND CISPI 301, MANUFACTURED BY AB & I FOUNDRY, CHARLOTTE OR TYLER PIPE AND BEARING THE TRADEMARK OF THE CISPI AND NSF.

CONNECTIONS TO PLUMBING FIXTURES AND EQUIPMENT: 1-1/4" AND LARGER WASTE CONNECTIONS FROM FIXTURE TRAPS TO CASE IRON PIPE SHALL BE "DWV" COPPER WITH WROUGHT COPPER DRAINAGE PATTERN FITTINGS WITH COPPER SWEAT OR COMPRESSION JOINTS AT FIXTURE TRAP CONNECTIONS AND THREADED JOINTS AT CONNECTIONS TO CAST IRON PIPE.

INDIRECT AND CONDENSATE DRAIN INSIDE BUILDING: INDIRECT AND CONDENSATE DRAIN PIPE INSTALLED INSIDE THE BUILDING SHALL BE TYPE "M" HARD COPPER WITH WROUGHT COPPER FITTINGS FOR 1" AND SMALLER AND "DWV" COPPER WITH WROUGHT COPPER DRAINAGE PATTERN FITTINGS FOR 1-1/4" AND LARGER HARD TEMPER COPPER TUBE AND SOLDERED CONNECTIONS MADE WITH 95/5 SOLDER. INSTALL CLEANOUTS AT ELBOWS GREATER THAN 45 DEGREES.

15B PIPING AND EQUIPMENT INSULATION

DOMESTIC COLD WATER, HOT WATER, HOT WATER RECIRCULATION, INDIRECT AND CONDENSATE DRAIN PIPE (WITHIN BUILDING) INTERIOR HORIZONTAL STORM DRAIN PIPING ABOVE CEILING AND EXPOSED 1" ONE-PIECE FIBERGLASS COVERING WITH FIRE-RESISTANT JACKET WITH SELF-SEALING LAP TO PROVIDE A CONTINUOUS VAPOR BARRIER BY CERTAINTEED, OWENS-CORNING OR ARMSTRONG. FOR HOT PIPING, PROVIDE PIPE HANGERS AND RISER CLAMPS SIZED FOR THE OUTSIDE DIAMETER OF PIPING. BUTT INSULATION TO HANGER OR RISER CLAMP FOR VERTICAL PIPE. SEAL EXPOSED INSULATION WITH INSULATION SEALER. EXCEPTION FOR VERTICAL PIPING: PROVIDE CLAMPS SIZED FOR THE OUTSIDE DIAMETER OF THE VERTICAL PIPE AND EXTEND CLAMP THROUGH INSULATION. SEAL PENETRATIONS OF INSULATION AND VAPOR BARRIER WITH WET COAT OF VAPOR BARRIER LAP CEMENT. FOR COLD PIPING AT HANGERS PROVIDE 8" LONG SECTIONS OF HIGH DENSITY, HIGH TEMPERATURE CALCIUM SILICATE BY JOHNS-MANVILLE, FIBERGLASS BY KNAUF, OR 8" LONG STYROFORM BILLETS BY DOW OR FLEXIBLE UNICELLULAR PIPING INSULATION MEETING ASTM C534-01A, TYPE I WITH INTEGRAL HIGH DENSITY PIPE SUPPORTS AND ENCASED IN STEEL INSULATION SHIELD BY COOPER B-LINE / ARMACELL OR APPROVED EQUAL. INSULATION SHALL BE CONTINUOUS ALONG THE PIPE SURFACE, EXCEPT AT VALVES, UNIONS, AND WHERE PIPING IS EXPOSED AT FIXTURES. PROVIDE 1" FIBERGLASS INSULATION ON VENT PIPING WITHIN SIX FEET OF VENT THROUGH THE OF ROOF. PROVIDE FIBERGLASS INSULATION ON DOMESTIC COLD AND HOT WATER PIPES INSTALLED IN WALLS AND CHASES. PROVIDE FIBERGLASS INSULATION ON DOMESTIC COLD AND HOT WATER PIPES INSTALLED IN WALLS AND CHASES. PROVIDE INSULATION PROTECTION SHIELD AT EACH HANGER FOR INSULATED PIPING.

COVER FITTINGS WITH ZESTON, KNAUF, OR EQUAL INSULATED FITTING COVER, JACKETS AND ADHESIVES SHALL NOT EXCEED FLAME SPREAD RATING OF 25 AND SMOKE DEVELOPMENT RATING OF 50 PER ASTM E84. AT ALL ELBOWS AND TEES, FILL VOIDS BETWEEN COVERS AND PIPING WITH FIBERGLASS INSULATION AND TAPE INSTALL PIPE INSULATION IN COMPLIANCE WITH MANUFACTURER'S RECOMMENDATIONS. WHERE PREMOLDED INSULATING FITTINGS ARE NOT APPROVED BY LOCAL AUTHORITIES, MITER INSULATION AT FITTINGS.

15B PIPING JOINTS

COPPER TUBING: JOINTS IN HARD TEMPER TUBING SHALL BE SOLDERED JOINTS USING LEADFREE 95/5 SOLDER EXCEPT WHERE TUBING IS INSTALLED BELOW GRADE OR BELOW THE BASE SLAB, IN WHICH CASE JOINTS SHALL BE SOLDERED WITH SILVER SOLDER (SILFOS). JOINTS IN SOFT TEMPER COPPER TUBING SHALL BE OF THE FLARED TYPE INSTALLED IN COMPLIANCE WITH THE FITTING MANUFACTURER'S RECOMMENDATIONS.

THREADED STEEL PIPE: THREADED JOINTS SHALL BE FULL AND CLEAN, CUT WITH NOT MORE THAN THREE (3) THREADS EXPOSED BEYOND THE FITTINGS. MAKE JOINTS TIGHT WITH GRAPHITE BASE PIPE JOINT COMPOUND AND PAINT EXPOSED THREADS OF FERROUS PIPE WITH ACIDRESISTING PAINT AFTER PIPING HAS BEEN TESTED AND PROVEN TIGHT. NO CAULKING, LAMPWICK OR OTHER MATERIAL WILL BE PERMITTED FOR CORRECTION OF DEFECTIVE JOINTS.

WELDED STEEL PIPE: WELDED JOINTS SHALL BE OF THE BUTT WELDED SINGLE "VEE" TYPE. BEVEL PIPE AT A 45 DEGREE ANGLE TO WITHIN 1/16" OF THE INSIDE WALL, AND BUILD UP THE WELD TO ONE FOURTH GREATER DEPTH THAN THE PIPE WALL THICKNESS. WELDING SHALL BE EITHER ELECTRIC OR OXY-ACETYLENE, PERFORMED IN CONFORMANCE WITH THE ASME CODE FOR PRESSURE PIPE WELDING, AND ONLY BY EXPERIENCED CERTIFIED WELDERS.

CAST IRON PIPE BELOW GRADE: JOINTS IN BELL AND SPIGOT CAST IRON WASTE AND VENT PIPE SHALL BE NEOPRENE COMPRESSION GASKETS, TYSEAL OR EQUAL.

CAST IRON PIPE ABOVE GRADE: JOINTS IN HUBLESS PIPE SHALL BE STANDARD CISPI 310 NSF CERTIFIED BY ANACO, IDEAL, MISSON OR TYLER. JOINTS IN STOME PIPING, INCLUDING CONNECTIONS TO ROOF DRAINS, SHALL BE HEAVY DUTY COUPLINGS MEETING ASTM C1540 AND FM 1680, ANNACO HUSKY #SD-2000, CLAMP-ALL "HI TORQUE" 80 IN. LB, IDEAL TRIDON "HD" OR MISSION "HEAVYWEIGHT".

PIPE ADAPTER: MAKE CONNECTION OF NEW WASTE PIPE TO NEW OR EXISTING DISSIMILAR WASTE PIPE USING ADAPTER COUPLINGS. PROVIDE FERNCO, PROFLEX 3000 SERIES OR MISSION FLEXSEAL MR56 SERIES WITH NEOPRENE ADAPTER GASKET WITH STAINLESS STEEL SHIELD AND HOSE CLAMPS FOR CONNECTING DISSIMILAR PIPES ABOVE GRADE. PROVIDE FERNCO, 1056 SERIES OR MISSION SEWER COUPLINGS WITH NEOPRENE ADAPTER GASKET AND HOSE CLAMPS FOR CONNECTING DISSIMILAR PIPES BELOW GRADE AND COAT STAINLESS STEEL BANDS WITH MASTIC.

15B PIPING INSTALLATION

GENERAL: CLEAN PIPE THOROUGHLY PRIOR INSTALLATION. REAM ENDS OF PIPE TO REMOVE BURRS. CUT PIPE ACCURATELY TO MEASUREMENTS TAKEN ON THE JOB. INSTALL WITH ADEQUATE CLEARANCE FOR INSTALLATION OF COVERINGS WHERE REQUIRED. PIPE SHALL NOT BE SPRUNG OR BENT. NEATLY ALIGN PIPE, CONNECT IT SECURELY, AND SUPPORT IT FROM THE BUILDING STRUCTURE WITH HANGERS AS SPECIFIED BELOW. PROVIDE CHROME-PLATED ESCUTCHEONS ON PIPES PASSING THROUGH CEILINGS, FLOORS OR WALLS OF FINISHED RUN PIPES FREELY THROUGH FLOOR AND WALL PENETRATIONS USING PIPE SLEEVES. DO NOT GROUT IN PLACE UNLESS REQUIRED FOR STRUCTURAL FIRE INTEGRITY. INSTALL PIPE CONCEALED IN FINISHED SPACES WHEREVER POSSIBLE. USE A DIELECTRIC UNION WHERE FERROUS AND COPPER PIPE CONNECT. DIELECTRIC UNION SHALL HAVE A ZINC-PLATED STEEL BODY, A THREADED NYLON INSERT, AND INSULATING PRESSURE GASKET. NO FERROUS METALTO-COPPER CONNECTION MADE WITHOUT INSULATING UNIONS WILL BE ALLOWED.

HANGER & SUPPORTS: PIPE HANGERS SHALL BE AS DESCRIBED IN THE SPECIFICATIONS BY BLINE OR EQUAL BY ANVIL, MICHIGAN, TRUSCON, OR UNISTRUT. CONNECT HANGERS TO THE STRUCTURE WITH SIDE BEAM CONNECTORS AND ALL THREAD HANGER RODS. PROVIDE ENGINEERED SUPPORT STRUTS BETWEEN JOISTS AND OTHER STRUCTURAL MEMBERS AS REQUIRED TO PROVIDE A RIGID HANGING INSTALLATION. DO NOT HANG PIPES FROM OTHER PIPES, CONDUIT OR DUCTWORK. PROVIDE HANGER RODS AND SPACE HANGERS AT INTERVALS AS SPECIFIED IN "HANGER SPACING". PROVIDE SUPPORT WITHIN 1' OF EACH ELBOW AND TEE. PROVIDE SUPPORTS WITHIN 1' OF EACH EQUIPMENT CONNECTION. PROVIDE TWO NUTS ON THREADED SUPPORTS TO SECURELY FASTEN THE SUPPORT. INSTALL HANGER TYPES OR SUPPORTS FOR VARIOUS PIPING AS FOLLOWS:

COPPER TUBE: ADJUSTABLE BAND HANGERS FOR BARE COPPER TUBE 3" AND SMALLER SHALL BE B-LINE #B3170 CT COPPER PLATED ADJUSTABLE BAND SWIVEL RING TYPE. ADJUSTABLE BAND HANGERS FOR INSULATED COPPER TUBE AND 3" SMALLER SHALL BE B-LINE #B3170 NF ADJUSTABLE BAND SWIVEL RING TYPE. CLEVIS HANGERS FOR INSULATED COPPER TUBE 4" AND LARGER SHALL BE B-LINE #B3100 GALVANIZED STEEL CLEVIS TYPE. SUPPORT EXPOSED COPPER TUBE 2" AND SMALLER TO WALLS OR IN CHASES WITH B-LINE #B3198RCT COPPER COATED EXTENSION SPLIT RING PIPE CLAMPS, 3/8" THREADED ROD AND B-LINE #B3199CT CEILING FLANGES. SUPPORT COPPER TUBE IN CHASES AND WALLS AT PLUMBING FIXTURES WITH PLASTIC OR COPPER BRACKETS SECURED TO STRUCTURE AND U-BOLTS SIZED TO BARE ON THE RISER CLAMPS TO SUPPORT VERTICAL COPPER TUBE SHALL BE B-LINE #B3373CT COPPER COATED STEEL, CUT INSULATION, SEAL VAPOR BARRIER, AND ATTACH TO BARE TUBE.
STEEL PIPE: ADJUSTABLE BAND HANGERS FOR 2" AND SMALLER SHALL BE B-LINE #3170 NF ADJUSTABLE BAND SWIVEL RING TYPE. CLEVIS HANGERS FOR 2-1/2" AND LARGER SHALL BE B-LINE #B3100 GALVANIZED STEEL CLEVIS TYPE. RISER CLAMPS TO SUPPORT VERTICAL PIPE SHALL BE B-LINE #B3373 GALVANIZED STEEL.

CAST IRON PIPE: ADJUSTABLE BAND HANGERS FOR 2" AND SMALLER. CLEVIS HANGER FOR 3" AND LARGER SHALL BE B-LINE #B3100 GALVANIZED STEEL CLEVIS TYPE. RISER CLAMPS TO SUPPORT VERTICAL PIPE SHALL BE B-LINE #B3373 GALVANIZED STEEL.

INSULATION PROTECTION SHIELDS: B-LINE #B3151 OF 18 GAUGE GALVANIZED SHEET METAL. SHIELD SHALL COVER HALF OF THE CIRCUMFERENCE OF THE PIPE AND SHALL BE OF LENGTH INDICATED BY MANUFACTURER FOR PIPE SIZE AND THICKNESS OF INSULATION.

HANGER SPACING, ROD SIZES & CONNECTORS: CONNECT RODS TO STEEL BEAMS OR JOISTS WITH B-LINE #B3031 OR #B3033 BEAM CLAMPS AS REQUIRED. CONNECT RODS TO CONCRETE WITH B-LINE #3014 MALLEABLE IRON SINGLE TYPE INSERS WITH MALLEABLE IRON NUT. CONNECT RODS IN WOOD CONSTRUCTION WITH B-LINE #B3058 SIDE BEAM CONNECTORS. HANG AND SUPPORT PIPING WITH SPACING AND ROD SIZES AS FOLLOWS:

COPPER TUBE: 1-1/2" AND SMALLER - EVERY 6' WITH 3/8" HANGER RODS; 2" EVERY 10' WITH 3/8" HANGER RODS; 2-1/2" EVERY 10' WITH 3/8" HANGER RODS; 3" EVERY 10'' WITH 1/2" RODS, 4" EVERY 10' WITH 5/8" HANGER RODS. SUPPORT VERTICAL COPPER TUBE EVERY 10'.

STEEL PIPE: 1" AND SMALLER - EVERY 8' WITH 3/8" HANGER RODS; 1-1/4" TO 2" EVERY 10' WITH 3/8" HANGER RODS; 2-1/2" AND 3" EVERY 10' WITH 1/2" HANGER RODS, 4" EVERY 10' WITH 5/8" HANGER RODS. SUPPORT VERTICAL STEEL PIPE EVERY 10'.

CAST IRON PIPE: EVERY 10' AND WITHIN 1' OF EACH JOINT. 2" AND SMALLER WITH 3/8" HANGER RODS; 3" WITH 1/2" HANGER RODS; 4" WITH 5/8" HANGER RODS; 6" WITH 3/4" HANGER RODS; 8" AND LARGER WITH 7/8" HANGER RODS. SUPPORT VERTICAL CAST IRON PIPE EVERY 15'.

SUPPORTS ON FLOOR: SUPPORT PIPING FROM THE FLOOR WHERE REQUIRED FOR FERROUS PIPE OR INSULATED COPPER TUBE, SHALL BE B-LINE B3093 GALVANIZED STEEL WITH PIPE SADDLE, THREADED SHANK FOR HEIGHT ADJUSTMENT AND FLOOR STAND SECURED TO THE FLOOR.

INSTALL SOIL AND WASTE PIPING TO A UNIFORM SLOPE OF NOT LESS THAN 1/8" PER FOOT FOR PIPING 4" OR LARGER, AND NOT LESS THAN 1/4" PER FOOT FOR PIPING 3" OR SMALLER. SLOPE STORM PIPING AT 1/8" PER FOOT. LAY PIPE AT UNIFORM SLOPE, FREE FROM SAGS, WITH HUB END UPSTREAM. MAKE CHANGES IN DIRECTION FROM HORIZONTAL TO VERTICAL, AT FIXTURE BRANCHES AND OTHER BRANCH CONNECTIONS WITH SANITARY "TEES" OR SHORT SWEEP "ELLS". MAKE CHANGES IN DIRECTION FROM VERTICAL TO HORIZONTAL OR HORIZONTAL TO HORIZONTAL WITH LONG RADIUS FITTINGS, LONG SWEEPING "ELLS", COMBINATION "Y AND 1/8" BEND" FITTINGS, OR 45 DEGREE "ELLS" (1/8 BEND FITTINGS), 1/6 BEND OR 1/16 BEND AND "Y" FITTINGS. INSTALL PIPE WITH THE BARREL OF THE PIPE ON FIRM, SOLID EARTH FOR ITS ENTIRE LENGTH, AND EXCAVATE HOLES FOR THE PIPE BELLS. LAY PIPE IN A STRAIGHT LINE AND INSTALL WITH UNIFORM GRADE TO LINE WITH BATTEN BOARDS SET NOT MORE THAN 24'-0" CLOSE OPEN ENDS OF PIPE WITH A STOPPER WHEN PIPE LAYING IS NOT IN PROGRESS. CENTER SPIGOTS ACCURATELY IN BELLS FOR UNIFORM CAULKING. PROVIDE A SMOOTH AND UNIFORM INVERT IN THE SYSTEM. DRILLING OR TAPPING OF SOIL AND WASTE LINES, AND SADDLE HUBS AND BANDS ARE NOT PERMITTED. LOCATE AND INSTALL SOIL AND WASTE LINES AS INDICATED ON THE DRAWINGS. DETERMINE EXACT LOCATIONS IN SUCH A MANNER AS TO MAINTAIN PROPER CLEARANCE. PRIOR TO INSTALLATION OF ANY BUILDING DRAIN PIPE, VERIFY ELEVATION OF CONNECTION POINT OF EXISTING SEWER, SERVICE LINE OR EXISTING TENANT CONNECTIONS INDICATED ON THE DRAWINGS. IF THE INSTALLATION WILL NOT TIE INTO THE INDICATED INVERT ELEVATION POINT WHILE MAINTAINING PROPER FALL, NOTIFY ARCHITECT SO THAT AN ALTERNATIVE MAY BE DETERMINED.

ABOVE GROUND INSTALLATION FOR SOIL, WASTE AND STORM: INSTALL SOIL AND WASTE PIPING TO A UNIFORM SLOPE OF NOT LESS THAN 1/8" PER FOOT FOR PIPING 4" OR LARGER, AND NOT LESS THAN 1/4" PER FOOT FOR PIPING 3" OR SMALLER. SLOPE STORM PIPING AT 1/8" PER COVERS. LAY PIPE AT UNIFORM SLOPE FREE FROM SAGS. SUPPORT PIPE WITHIN 12" OF EACH COVERS. MAKE CHANGES IN DIRECTION FROM HORIZONTAL TO VERTICAL, AT FIXTURE BRANCHES AND OTHER BRANCH CONNECTIONS WITH SANITARY "TEES" OR SHORT SWEEP "ELLS". MAKE CHANGES IN DIRECTION FROM VERTICAL TO HORIZONTAL OR HORIZONTAL TO HORIZONTAL WITH LONG RADIUS FITTINGS, LONG SWEEPING "ELLS", COMBINATION "Y AND 1/8 BEND" FITTINGS, OR 45 DEGREE "ELLS" (1/8 BEND FITTINGS), 1/6 BEND OR 1/16 BEND AND "U" FITTINGS. PROVIDE A SMOOTH AND UNIFORM INVERT IN THE SYSTEM. DRILLING OR TAPPING OF SOIL AND WASTE LINES, AND SADDLE HUBS AND BANDS ARE NOT PERMITTED. LOCATE AND INSTALL SOIL AND WASTE LINES AS INDICATED ON THE DRAWINGS. DETERMINE EXACT LOCATIONS IN SUCH A MANNER AS TO MAINTAIN PROPER CLEARANCE.

PLUMBING VENT: CONNECT PLUMBING VENT PIPES TO FIXTURE DRAIN PIPES AS INDICATED ON THE DRAWINGS OR AS REQUIRED BY THE INSTALLATION PRACTICES ADOPTED AND ENFORCED BY LOCAL CODES OFFICIAL, AND EXTEND VENT PIPES FULL SIZE THROUGH THE ROOF LINE. GRADE PIPE TO A UNIFORM SLOPE SO AS TO DRAIN BACK BY GRAVITY TO THE DRAINAGE PIPING COVERS. VENTS PASSING THROUGH THE ROOF SHALL BE MINIMUM 3" SIZE EXCEPT IN TROPICAL CLIMATES, PER LOCAL CODES. TURN FLASHING DOWN INTO STACKS AT LEAST 2", AND EXTEND FLASHING 24" IN ALL DIRECTIONS FROM THE PIPE AT THE ROOF LINE. APPLY WHITE LEAD PIPE DOPE ON MALE STEEL PIPE THREADS. VENT LINES SHALL BE AIR AND WATER TIGHT. VENT FLOOR DRAINS INDIVIDUALLY OR CONNECT THEM TO A HORIZONTALLY VENTED LINE AS SHOWN ON THE DRAWINGS.

DOMESTIC WATER: ARRANGE COLD, HOT, AND HOT WATER RECIRCULATION PIPING TO DRAIN AT THE LOWEST POINT IN EACH SYSTEM. INSTALL AT LEAST ONE PIPE UNION ADJACENT TO ALL SHUTOFF VALVES, AT CONNECTION POINTS OF EACH PIECE OF EQUIPMENT, AND ELSEWHERE IN THE SYSTEM WHERE REQUIRED TO ALLOW PROPER MAINTENANCE. PROVIDE UNIONS OF THE GROUND JOINT TYPE. MAKE ALLOWANCE FOR EXPANSION AND CONTRACTION WHERE REQUIRED BY THE INSTALLATION. WHERE WATER PIPING OCCURS IN EXTERIOR WALLS, HOLD PIPE AS CLOSE AS POSSIBLE TO THE INTERIOR FACE OF WALL AND INSTALL INSULATION BATT OR OTHER INSULATION (MINIMUM R8) BETWEEN PIPING AND THE EXTERIOR WALL FACE.

15B PIPING SANITIZATION

SANITIZE THE ENTIRE DOMESTIC WATER PIPING SYSTEM (COLD, HOT, AND HOT WATER RETURN) WITH A SOLUTION CONTAINING NOT LESS THAN 50 PPM AVAILABLE CHLORINE, KEEP SOLUTION IN THE SYSTEM FOR A MINIMUM OF 24 HOURS, WITH EACH VALVE BEING OPERATED SEVERAL TIMES DURING THE PERIOD. AFTER COMPLETION, FLUSH SYSTEM WITH CITY WATER UNTIL CHLORINE RESIDUAL IS LOWERED TO INCOMING CITY WATER LEVEL.

15B PIPE AND VALVE MARKERS

PROVIDE MANUFACTURER'S STANDARD PRE-PRINTED, SEMI-RIGID SNAP-ON OR PERMANENT ADHESIVE, PRESSURE-SENSITIVE VINYL PIPE MARKERS, PIPE MARKERS SHALL BE COLORCODED COMPLYING WITH ANSI A13.1.

INSTALL PIPE MARKERS ON EACH PLUMBING PIPING SYSTEM AND INCLUDE ARROWS TO SHOW NORMAL DIRECTION OF FLOW.

LOCATE PIPE MARKERS AND COLOR BANDS WHEREVER PIPING IS EXPOSED TO VIEW IN OCCUPIED SPACES, MACHINE ROOMS, ACCESSIBLE MAINTENANCE SPACES (SHAFTS, TUNNELS, PLENUMS) AND EXTERIOR NON-CONCEALED LOCATIONS.

PROVIDE PLASTIC LAMINATE OR BRASS VALVE TAG ON EVERY VALVE, COCK AND CONTROL DEVICE IN EACH PLUMBING PIPING SYSTEM; EXCLUDE CHECK VALVES, VALVES WITHIN FACTORY FABRICATED EQUIPMENT UNITS, PLUMBING FIXTURE FAUCETS, CONVENIENCE AND LAWN WATERING HOSE BIBBS, AND SHUT-OFF VALVES AT PLUMBING FIXTURES AND SIMILAR ROUGH-IN CONNECTIONS OF END-USE FIXTURES AND UNITS.

15B PLUMBING SPECIALTIES

PROVIDE WATER-SEAL TRAPS ON FLOOR DRAINS, FIXTURES AND EQUIPMENT WITH DRAIN CONNECTIONS, INCLUDING TRAPS NOT FURNISHED IN COMBINATION WITH FIXTURES AND EQUIPMENT. PLACE TRAP AS CLOSET TO THE FIXTURE OR DRAIN AS POSSIBLE. EXPOSED TRAPS IN FINISHED SPACES SHALL BE CHROME-PLATED BRASS.

PROVIDE CONVENTIONAL "P" TYPE TRAP, WATER-SEALED SELF-CLEANING DESIGN. FULL "S" TRAPS OR TRAP STANDARDS SHALL BE USED ONLY WHERE SPECIFICALLY CALLED FOR ON THE DRAWINGS OR ELSEWHERE IN THIS SPECIFICATION. TRAP WATER SEALS SHALL NOT BE LESS THAN 2", AND DEEP SEAL TRAPS SHALL BE PROVIDED WHERE SPECIFIED OR INDICATED. EACH TRAP NOT INTEGRAL WITH THE FIXTURE OR FLOOR DRAIN OR INSTALLED BELOW THE BASE SLAB SHALL BE PROVIDED WITH AN ACCESSIBLE CLEANOUT OF ADEQUATE SIZE. PROVIDE TRAP PRIMERS WHERE REQUIRED BY CODE AND WHERE INDICATED ON THE DRAWINGS.

15B CLEANOUTS, FLOOR DRAINS

PROVIDE LONG SWEEP FITTINGS FOR CLEANOUT EXTENSIONS; SHORT SWEEPS AT START OF RUNS OR CHANGE IN DIRECTION AND COMBINATION WYE AND EIGHT BEND FITTINGS IN HORIZONTAL RUNS. INSTALL CLEANOUTS WITH A MINIMUM OF 18" CLEAR ALL AROUND, CONSULT LOCAL CODES FOR OTHER REQUIREMENTS, FOR EASY SYSTEM MAINTENANCE. INSTALL PLUG WITH TEFLON JOINT COMPOUND.

FLOOR DRAINS: SHALL BE AS SCHEDULED ON THE DRAWINGS.

FLOOR CLEANOUTS: SHALL BE AS SCHEDULED ON THE DRAWINGS. INSTALL CLEANOUTS AT POINTS AS NOTED ON THE DRAWINGS, AT THE BUILDING EXIT; AT MINIMUM OF EVERY 50 FEET IN HORIZONTAL SOIL AND WASTE LINES; AND AT TURNS OF PIPE GREATER THAN 45 DEGREES CLEANOUTS SHALL BE FULL SIZE OF THE PIPE UP TO 4", AND 4" SIZE FOR PIPES LARGER THAN 4". DETERMINE THE TYPE OF FLOOR COVERING TO BE USED AT EACH FLOOR CLEANOUT LOCATION AND PROVIDE TOP WITH VARIATIONS SUITABLE FOR FLOOR COVERING (CARPET MARKERS, RECESSED FOR TILE AND SOCORIATED FOR UNFINISHED FLOOR). ROUGH-IN AND INSTALL EACH FLOOR CLEANOUT FLUSH WITH THE FINISHED FLOOR CONSTRUCTION.

WALL CLEANOUTS: SHALL BE AS SCHEDULED ON THE DRAWINGS. INSTALL WALL CLEANOUTS AT POINTS AS NOTED ON THE DRAWINGS; AT THE FOOT OF EACH SOIL, WASTE OR INTERIOR DOWNSPOUT STACK; AT HORIZONTAL SOIL AND WASTE BRANCHES LONGER THAN FIVE FEET NOT SERVED BY A FLOOR CLEANOUT; CONSULT LOCAL CODES FOR INSTALLATION AT SPECIFIC FIXTURE TYPES. INSTALL WALL CLEANOUTS ABOVE THE FLOOD RIM OF THE FIXTURE SERVED WITHIN FOUR FEET OF THE FLOOR AND INSTALL EXTENSIONS FROM THE CLEANOUT TEE TO THE WALL TO LOCATE THE PLUG WITHIN 2" OF THE WALL WHERE REQUIRED. INSTALL CLEANOUTS ON URINALS AND SINKS WHERE REQUIRED BY CODE.

15B VALVES, STRAINERS, HOSE BIBBS, AND UNIONS

PLUMBING SYSTEM VALVES SHALL BE DESIGNED FOR 125 PSI STEM WORKING PRESSURE AND 200 PSI COLD WATER PRESSURE. INSTALL VALVES ON THE HOT AND COLD WATER LINES AT THE WATER HEATER CONNECTIONS AND OTHER ITEMS OF EQUIPMENT, AT BRANCHES FROM MAINS SERVING GROUPS OF FIXTURES, AND AT OTHER PLACES INDICATED OR REQUIRED BY THE INSTALLATION TO ALLOW EASE OF FUTURE MAINTENANCE. SUBMIT CERTIFICATION THAT VALVES, FITTINGS AND SPECIALTIES COMPLY WITH NSF 61 ANNEX G AND/OR NSF 372. EXCEPT FOR THE FOLLOWING: HOSE BIBBS, HYDRANTS, BACKFLOW PREVENTERS ISOLATING IRRIGATION OR MECHANICAL MAKE-UP SYSTEMS, EMERGENCY MIXING VALVES AND TRAP PRIMERS.

BALL VALVES 2" AND SMALLER: (MAY BE USED IN LIEU OF GATE VALVES UP TO 2") CLASS 150, TWO PIECE LEAD FREE CAST BRONZE BODY, WITH SWEAT ENDS, CHROME PLATED BRONZE BALL WITH CONVENTIONAL PORT, 600 PSI, BLOW-OUT PROOF STEM BY APOLLO #70-LF-200, HAMMOND #UP8501, MILWAUKEE #UPBA-150.

THERMOSTATIC MIXING VALVES: THERMOSTATIC MIXING VALVES SHALL BE POWERS AS DESCRIBED ON THE DRAWINGS OR EQUAL BRADLEY, LEONARD, LAWLER, SYMMONS OR WATTS MEETING ASSE 1070 WITH LEAD FREE BRASS BODY, NON-CORROSIVE INTERNAL PARTS, TAMPER RESISTANT TEMPERATURE ADJUSTMENT, UNION INLETS AND CHECK STOPS WITH STRAINERS. SET TEMPERATURE AS SCHEDULED ON THE DRAWINGS.

UNIONS: FERROUS UNIONS SHALL BE CRANE OR EQUAL, COMBINATION IRON AND BRASS, GROUND JOINT WITH SCREWED ENDS. COPPER UNIONS SHALL BE STREAMLINE OR EQUAL, CAST BRONZE SWEAT TYPE WITH GROUND JOINT. FERROUS TO COPPER UNIONS SHALL BE UNIVERSAL CONTROLS OR EQUAL, DIELECTRIC TYPE WITH THREADED NYLON INSERT.

SWING CHECK VALVES 2" AND SMALLER: CLASS 125, LEAD FREE CAST BRONZE BODY AND WITH SWEAT ENDS BY APOLLO #163S-LF, MILWAUKEE #UP-1509, OR NIBCO #S-413-Y-LF. INSTALL IN HORIZONTAL PIPE RUNS.

15B SYSTEM ACCESSORIES

THEROMOMETERS SHALL BE AMERICAN 3" BI-METAL DIAL TYPE WITH SEPARABLE SOCKET, AND SHALL BE INSTALLED WHERE INDICATED OR REQUIRED.

TRAP PRIMERS SHALL BE AS SPECIFIED ON THE DRAWINGS, PRECISION PLUMBING PRODUCTS "PRIME RITE" OR EQUAL BY MIFAB OR SIOUX CHIEF WITH BRASS BODY AND INTEGRAL VACUUM BREAKER. PROVIDE DISTRIBUTION BOX WHERE MORE THAN ONE TRAP IS INDICATED TO BE PRIMED ON THE DRAWINGS. PROVIDE ACCESS PANEL WHERE REQUIRED.

ICE MAKER CONNECTION BOXES SHALL BE AS SPECIFIED ON THE DRAWINGS, GUY GRAY #BIM875 OR APPROVED EQUAL, WITH 20 GAUGE STEEL BODY BODY, WALL FLANGE AND LEAD FREE BRASS WATER CONNECTION.

15B PLUMBING FIXTURES AND EQUIPMENT

15B PLUMBING FIXTURES

ALL PLUMBING FIXTURES SHALL SHALL BEAR THE WATERSENSE LABEL (AS DESIGNATED BY THE U.S. ENVIRONMENTAL PROTECTION AGENCY WATERSENSE PROGRAM), WHEN SUCH LABELED FIXTURES ARE AVAILABLE - PER NAPERVILLE AMENDMENT TITLE 5.

FURNISH AND INSTALL COMMERCIAL GRADE PLUMBING FIXTURES, SEE THE DRAWINGS FOR QUANTITIES AND DESCRIPTIONS. PROVIDE CHINA FIXTURES AS SCHEDULED BY AMERICAN STANDARD OR APPROVED EQUAL BY CRANE, GERBER, KOHER, SLOAN VALVE CO, TOTO-KIKI OR ZURN. PROVIDE STAINLESS STEEL SINKS AS SCHEDULED BY ELKAY OR EQUAR BY ACORN / AQUA, HALSEY TAYLOR OR HAWS. PROVIDE MOP SINKS AS SCHEDULED BY STERNWILLIAMS OR EQUAL BY ACORN ENGINEERING CO., FIAT OR FLORESTONE. PROVIDE EMERGENCY EQUIPMENT AS SCHEDULED BY BRADLEY OR EQUAL BY CHICAGO, ENCON, GUARDIAN, HAWS OR SPEAKMAN. PROVIDE FIXTURES OF SAME MANUFACTURER WHERE POSSIBLE.

FIXTURES SHOWN ON THE DRAWINGS OR SPECIFIED HEREIN SHALL BE FURNISHED AND INSTALLED, SET FIRM AND TRUE, CONNECTED TO REQUIRED PIPING SERVICES, THOROUGHLY CLEANED, LEFT CLEAN AND READY FOR USE. EXPOSED FITTINGS AND PIPING AT THE FIXTURES SHALL BE CHROME-PLATED, AND WATER SUPPLY PIPING SHALL BE VALVED AT EACH FIXTURE.

VITREOUS CHINA FIXTURES SHALL BE OF THE BEST GRADE VITREOUS WARE, WITHOUT PIT HOLES OR BLEMISHES, AND THE OUTLINES SHALL BE GENERALLY TRUE. THE ENGINEER RESERVES THE RIGHT TO REJECT ANY PIECES WHICH, IN HIS OPINION, ARE FAULTY. FIXTURES SET AGAINST WALLS SHALL HAVE GROUND BACKS AND SHALL BE CAULKED WITH SILICONE SEALANT OF A MATCHING COLOR.

15B PLUMBING FIXTURE TRIM

FIXTUREP-TRAPS SHALL BE 17 GAUGE BRASS BODY WITH CLEANOUT, 17 GAUGE SEAMLESS TUBULAR WALL BEND WITH CAST BRASS SLIP NUT, SHALLOW STEEL FLANGE, ALL CHROME PLATED: BY MCGUIRE, BRASS CRAFT, DEARBORN BRASS, EBC, PROFLO, WATTS BRASS AND TUBULAR OR ZURN.

15B WATER HEATER

WATER HEATER SHALL BE BY A.O. SMITH, BRANDFORD-WHITE, LOCHINVAR, STATE, RHEEM OR RUUD WITH CAPACITY AS SCHEDULED ON THE DRAWINGS. UNIT SHALL BE ELECTRIC GLASSLINED TANK TYPE COMPLETE WITH STEEL JACKET, FIBERGLASS INSULATION, MAGNESIUM ANODE, INTEGRAL THERMOSTATS AND CONTROLS, AND ASME TEMPERATURE & PRESSURE RELIEF VALVE. WATER HEATER SHALL BE UL LISTED AND MEET ASHRAE 90.1B STANDARDS FOR THERMAL EFFICIENCY AND STANDBY HEAT LOSS.

RELIEF VALVE: WATER HEATER RELIEF VALVE SHALL BE OF THE TEST LEVER TYPE, WITH AUTOMATIC RESET, COMBINATION TEMPERATURE AND PRESSURE RELIEF, APPROVED AND STAMPED BY THE AMERICAN GAS ASSOCIATION. IF SHALL BE INSTALLED DIRECTLY ON THE HEATER TANK, OR IN THE HOT WATER OUTLET, NOT MORE THAN 3" FROM THE TANK. THE TEMPERATURE SHALL BE NORMALLY SET TO RELIEVE AT 210°F AND THE PRESSURE RELIEF SHALL BE AT 125 PSI. THE RELIEF VALVE DISCHARGE LINE SHALL BE PIPED DOWN AND TERMINATE 6" ABOVE A FLOOR DRAIN.

VACUUM RELIEF VALVE: WATTS #N36 OR WILKINS #VR-10 WITH BRONZE BODY AND SILICON DISC. VALVE SHALL OPEN AT 0.5"HG VACUUM AND BE RATED FOR 200 PSIG WORKING PRESSURE AND 250°F TEMPERATURE. INSTALL IN COLD WATER SUPPLY TO EACH WATER HEATER DOWNSTREAM OF THE SHUTOFF AND CHECK VALVES.

RECIRCULATION PUMP: SHALL BE BY GRUNDFOS AS SCHEDULED ON THE DRAWINGS, OR EQUAL BY ARMSTRONG, B&G OR TACO, OF ALL BRONZE CONSTRUCTION WITH AQUASTAT AND/OR TIMER.

EXPANSION TANK: EXPANSION TANK SHALL BE AS SCHEDULE ON THE DRAWINGS OR EQUAL BY ARMSTRONG, BELL & GOSSETT, PROFLO, TACO, OR WATTS. UNIT SHALL BE CONSTRUCTED OF WELDED CARBON STEEL, WITH A FDA APPROVED BUTYL RUBBER DIAPHRAGM, TAPS FOR PRESSURE GAGE, AIR CHARGING FITTING, AND DRAIN FITTING. SUPPORT AS DETAILED ON THE DRAWINGS. CHARGE TANK WITH AIR PRESSURE EQUAL TO THE STATIC WATER PRESSURE.

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ENGINEER

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PROJECT NUMBER	DATE:
260392	09/25/2026
DRAWN BY: AF	CHECK BY: PL
THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	P.A.L.

ISSUE LOG:

CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

PETER A. LEPTUCH, PE

DRAWING NAME:

PLUMBING SPECIFICATIONS

DRAWING NO. PAGE: 03 OF 09

P-003.00

FIRM REGISTRATION NO. LICENSE NO.

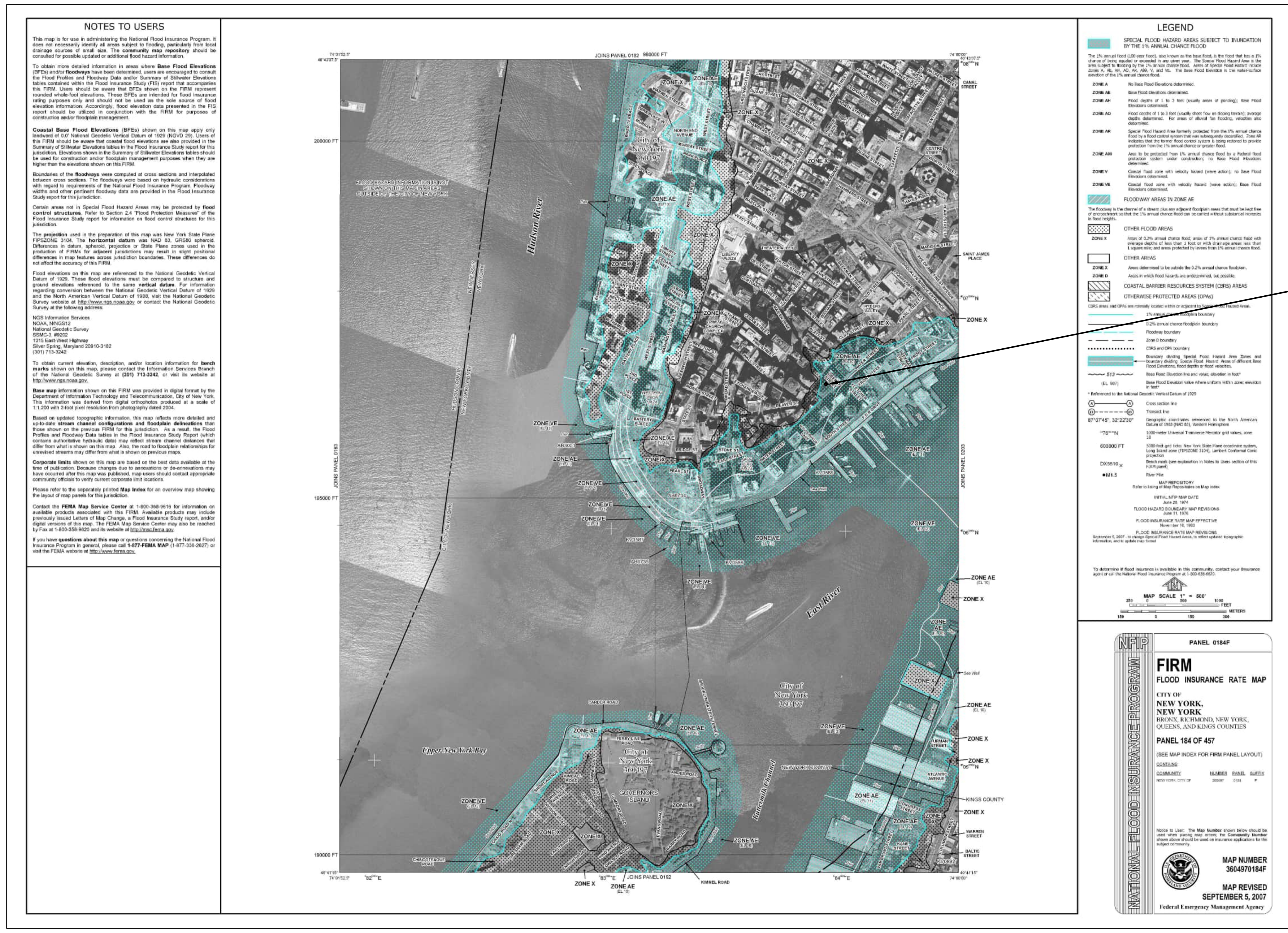
SEAL PROFESSIONAL SEAL

PROJECT: 260392

LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

PROJECT: SUGARED + BRONZED

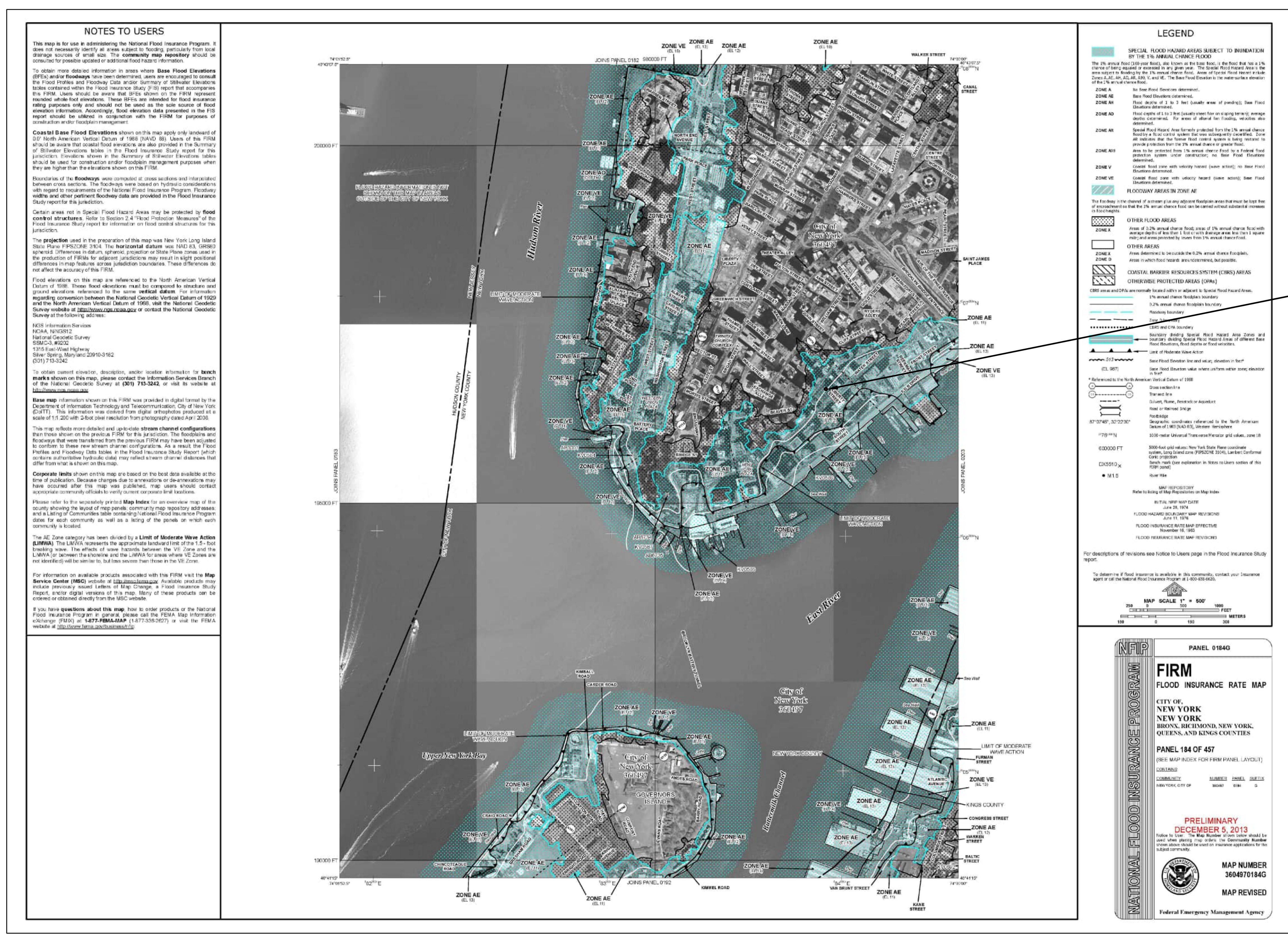
PLOT SCALE: 1:1



MAP INFORMATION: FEMA FIRM PRELIMINARY
MAP NUMBER: 3604970184F
MAP DATE: SEPTEMBER 5, 2007

NOTE:
THE PREMISES IS CURRENTLY LOCATED IN ZONE AE (EL10) PER THE EFFECTIVE FIRM. THE APPLICANT HAS BEEN ADVISED BY THE DOB AND ACKNOWLEDGES THAT THE PREMISE IS NOW LOCATED IN ZONE AE (EL12) PER FEMA PRELIMINARY FLOOD MAPS RELEASED IN 2013

AREA OF WORK:
110 MAIDEN LANE
NEW YORK, NY 10005



MAP INFORMATION: FEMA FIRM PRELIMINARY
MAP NUMBER: 3604970184G
MAP DATE: DECEMBER 5, 2013

AREA OF WORK:
110 MAIDEN LANE
NEW YORK, NY 10005

FLOOD ZONE COMPLIANCE NOTES

1. FLOOR ZONE GENERAL INFORMATION:
   - PROPERTY ADDRESS: 110 MAIDEN LANE, NEW YORK, NY 10005
   - FEMA FLOOD ZONE: AE (EL10) 2007
     AE (EL12) 2013
   - BASE FLOOD ELEVATION (BFE): 10.35' BFE
   - DESIGN FLOOD ELEVATION (DFE): 11.35 DFE

   BASE FLOOD ELEVATION PER NAVD 88: 12'–0" BFE
   MANHATTAN DATUM CONVERSION (12'–1.652'): 10.35' BFE
   DESIGN FLOOD ELEVATION (+1' REQUIRED FOR STRUCTURAL CATEGORY III): 11.35' DFE

GENERAL NOTE: PROJECT IS LIMITED TO AN INTERIOR ALTERATION OF AN EXISTING GROUND FLOOR COMMERCIAL TENANT SPACE. NO CELLAR OR BELOW–GRADE WORK IS PROPOSED. PROPOSED WORK SHALL COMPLY WITH THE APPLICABLE REQUIREMENT OF 2022 NYC BUILDING CODE APPENDIX G AND ASCE 24.

2. SUBSTANTIAL IMPROVEMENT STATEMENT (NYC BD APPENDIX G & 1 RCNY 3606–01): THE WORK PROPOSED UNDER THIS APPLICATION DOES NOT CONSTITUTE A SUBSTANTIAL IMPROVEMENT OR SUBSTANTIAL DAMAGE AS DEFINED IN NYC BUILDING CODE APPENDIX G AND 1 RCNY §3606–01. THE ESTIMATED COST OF THE PROPOSED IMPROVEMENT IS LESS THAN 50 PERCENT OF THE MARKET VALUE OF THE STRUCTURE.

3. MARKET VALUE & COST CALCULATION
   STRUCTURAL MARKET VALUE: $160,000,000
   50% OF STRUCTURE MARKET VALUE: $80,000,000
   ESTIMATED COST OF PROPOSED WORK: $300,000
   CONCLUSION: THE ESTIMATED COST IS LESS THAN 50% OF THE MARKET VALUE. THEREFORE, THE PROPOSED WORK DOES NOT CONSTITUTE A SUBSTANTIAL IMPROVEMENT.

4. COMPLIANCE NOTE FOR GROUND FLOOR WORK:
   AS THE ESTIMATED COST DOES NOT EXCEED 50% OF THE MARKET VALUE. THE EXISTING BUILDING IS NOT REQUIRED TO BE BROUGHT INTO FULL COMPLIANCE WITH CURRENT FLOOD–RESISTANT CONSTRUCTION ELEVATIONS (NO STRUCTURAL ELEVATION REQUIRED). ALL MATERIALS AND FINISHES USED IN THE GROUND FLOOR ALTERATION SHALL COMPLY WITH FLOOD–DAMAGE RESISTANT REQUIREMENTS PER NYC BC APPENDIX G, WHERE APPLICABLE.

5. FLOOD ZONE COMPLIANCE – EXISTING BUILDING ALTERATION
   1. PROJECT IS LIMITED TO AN INTERIOR ALTERATION OF AN EXISTING GROUND–FLOOR COMMERCIAL TENANT SPACE. NO CELLAR OR BELOW–GRADE WORK IS PROPOSED.
   2. EXISTING BUILDING IS PRE–FIRM CONSTRUCTION AS DEFINED BY THE 2022 NYC BUILDING CODE, APPENDIX G.
   3. PROPOSED WORK DOES NOT CONSTITUTE A SUBSTANTIAL IMPROVEMENT AND SHALL NOT INCREASE THE EXISTING DEGREE OF NONCOMPLIANCE WITH THE FLOOD–RESISTANT CONSTRUCTION REQUIREMENTS OF NYC BC APPENDIX G. VERIFY BASED ON FINAL PROJECT SCOPE AND CONSTRUCTION COST.
   4. NEW COMPONENTS, MATERIALS, FINISHES AND EQUIPMENT LOCATED BELOW THE DESIGN FLOOD ELEVATION, IF ANY, SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE 2022 NYC BUILDING CODE, APPENDIX G, AND ASCE 24.
   5. NEW BUILDING SYSTEMS AND EQUIPMENT SERVING THE TENANT SPACE SHALL BE DESIGNED AND/OR ISOLATED AS REQUIRED SO THAT FLOODING OR SUBMERGENCE OF COMPONENTS WITHIN THE TENANT SPACE DOES NOT ADVERSELY AFFECT BUILDING COMPONENTS, SYSTEMS OR WIRING SERVING AREAS OUTSIDE OF THE TENANT SPACE.
   6. NO WORK TO THE EXISTING BUILDING FOUNDATION, SITE GRADING, BELOW–GRADE CONSTRUCTION, SITE DRAINAGE OR EXISTING BUILDING FLOODPROOFING SYSTEM IS PROPOSED, UNLESS OTHERWISE INDICATED.
   7. FLOOD ZONE COMPLIANCE SPECIAL INSPECTING SHALL BE PROVIDED WHTER REQUIRED BY THE 2022 NYC BUILDING CODE, APPENDIX G.
   8. ALL FLOOD ELEVATIONS AND EXISTING BUILDING ELEVATIONS SHALL BE SHOWN USING A CONSISTENT VERTICAL DATUM. FLOOD ELEVATIONS SHALL BE REFERENCED TO NAVD 88.
   9. FLOOD HAZARD DESIGNATIONS AND APPLICABLE FLOOD ELEVATIONS SHALL BE BASED UPON THE APPLICABLE EFFECTIVE FEMA FIRM/FIS AND 2015 PRELIMINARY FEMA FIRM/PFIS INFORMATION IN ACCORDANCE WITH THE 2022 NYC BUILDING CODE, APPENDIX G.
   10. FINAL FLOOD ZONE, BASE FLOOD ELEVATION, DESIGN FLOOD ELEVATION, FLOOD DESIGN CLASS, EXISTING GROUND FLOOR ELEVATION AND APPLICABLE SPECIAL INSPECTION REQUIREMENTS SHALL BE VERIFIED PRIOR TO FILING.

NOTE:
THE ARCHITECT DOES NOT WARRANTY NOR GUARANTY THAT THE FINANCIAL INFORMATION PROVIDED HERE IS ACCURATE OR COMPREHENSIVE

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SUGARED + BRONZED
110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

PETER A. LEPTUCH, PE

DRAWING NAME:
FEMA FLOOD MAP AND NOTES

DRAWING NO. PAGE: 04 OF 09
P-004.00

FIRM REGISTRATION NO. LICENSE NO.

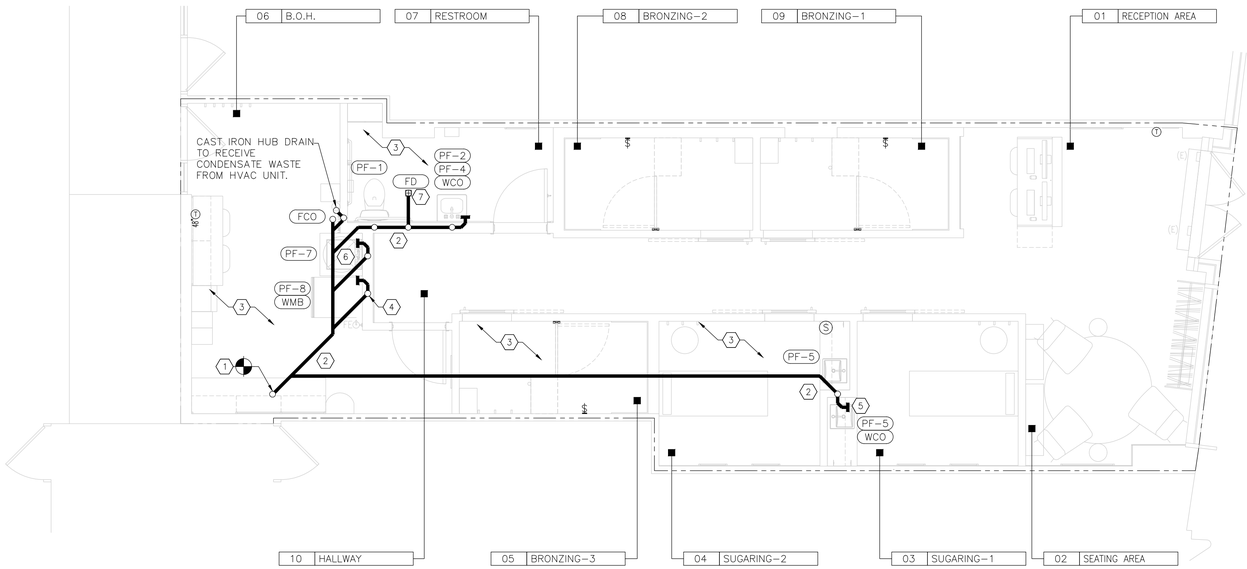
SEAL PROFESSIONAL SEAL

PROJECT: 260392
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005
PROJECT: SUGARED + BRONZED
PLOT SCALE: 1:1

PLUMBING LEGEND

FPWF	FROST PROOF WALL FAUCET
F.D.	FLOOR DRAIN
P.O.C.	POINT OF CONNECTION
F.S.	FLOOR SINK
M.S.	MOP SINK
LAV.	LAVATORY
UR.	URINAL
WC	WATER CLOSET
E.W.C	ELECTRIC WATER COOLER
G.I.	GREASE INTERCEPTOR
H.S.	HAND SINK
D.W.	DISHWASHER
I.M.	ICE MACHINE
A.F.F.	ABOVE FINISHED FLOOR
B.F.F.	BELOW FINISHED FLOOR
M	WATER METER (W.M.)
R	REMOTE READOUT FOR W.M.
EWH	ELECTRIC WATER HEATER
FCO	FLOOR CLEANOUT
WCO	WALL CLEANOUT
GCO	GRADE CLEANOUT
TWCO	TWO WAY CLEANOUT
V.T.R.	VENT THRU ROOF
C.D.	CONDENSATE DRAIN
O.F.D.	OVER FLOW DRAIN
	SANITARY SEWER LINE
	VENT LINE
	COLD WATER LINE
	HOT WATER LINE (140°F.)
	TEMPERED WATER LINE (110°F.)
	HOT WATER RETURN LINE
	SHUT-OFF VALVE
	BACKFLOW PREVENTER
	NOTE BY SYMBOL
	NEW TO EXISTING

FOR EQUIP. INFORMATION REFER TO PLUMBING FIXTURE SCHEDULE. NOTE BY SYMBOL INFORMATION REFER TO NOTES BY SYMBOL. (NOT ALL SYMBOLS USED FOR THIS JOB.)





1 PLUMBING PLAN - SANITARY & VENT

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

PLUMBING SCHEDULE

SYMBOL / TAG	DESCRIPTION	MANUFACTURER	MODEL NUMBER	FINISH	ROUGH-IN PIPE SIZES (MIN.)			
					CW	TW	HW	WASTE
PF-1	TOILET ADA COMPLIANT	TOTO	DRAKE TWO PIECE TOILET CST776CEG#01 (LEFT HAND LEVER) W/ COMMERCIAL SEAT SC534 1.28 GPF		1/2"			4"
PF-2	LAVATORY ADA COMPLIANT	KOHLER	SOHO WALL-MOUNTED BATHROOM SINK #K-2054-0 W/ 4" CENTERSET FAUCET HOLES	WHITE	1/2"	1/2"	1/2"	2"
PF-3	LAVATORY FAUCET ADA COMPLIANT	SIGNATURE HARDWARE	LINDO MODEL #4118157 CENTERSET FAUCET WITH POP-UP DRAIN ASSEMBLY. PROVIDE 0.5 GPM AERATOR (SOLD SEPARATELY)	CHROME				
PF-4	WASTE ADA COMPLIANT	KOHLER	P-TRAP #K-8998	POLISHED CHROME				
PF-5	TREATMENT SINK ADA COMPLIANT	AMERICAN STANDARD	STUDIO CARRE COUNTERTOP SINK WITH CENTER HOLE #0642.001	WHITE	1/2"	1/2"	1/2"	2"
PF-6	TREATMENT SINK FAUCET ADA COMPLIENT	SIGNATURE HARDWARE	SINGLE CONTROL LAVATORY FAUCET SKU 466415 (1 HOLE) MODEL: LENTZ 1.2 GPM	CHROME				
PF-7	UTILITY SINK WITH PULLOUT FAUCET	MUSTEE	19CFP UTILATUB COMBO LAUNDRY/UTILITY TUB W/ FAUCET	GRAPHITE STEEL	1/2"		1/2"	3"
PF-8	WASHER ADA COMPLIANT	LG	4.5 CU.FT. FRONT LOAD STACKABLE WASHER #WM3400CW		1/2"		1/2"	2"
PF-9	WATER COOLER	AVALON	FILTERED. BOTTLELESS WATER COOLER #A7	WHITE	1/2"			
	G.C. TO PROVIDE WATERLINE & OUTLET. VENDOR TO INSTALL							

NOTES

1. REFER TO SHEET A-310 FOR FIXTURE & EQUIPMENT SCHEDULES FOR MORE INFORMATION.
2. G.C. TO PROVIDE ALL ASSOCIATED ROUGH PLUMBING, ACCESSORIES, AND REQUIRED BLOCKING/INSTALLATION REQUIREMENT. REFER TO MANUFACTURER'S SPECIFICATIONS AND INSTALLATION INSTRUCTIONS.
3. ALL SINKS, TO INCLUDE DRAINS AS REQUIRED. FINISH TO MATCH ADJACENT FAUCET.
4. G.C. TO SUBMIT CUT SHEET/SUBMITTAL TO ARCHITECT FOR REVIEW PRIOR TO PURCHASE OR FABRICATION.
5. ALL HORIZONTAL SURFACES REQUIRING FLOOR DRAIN (FLOORS, NICHES, CURBS, ETC.) TO BE SLOPED TOWARD DRAIN AT 1/4" PER FOOT.
6. QUANTITIES AND LOCATIONS USED IN THE SCHEDULE MUST BE CONFIRMED WITH PLANS AND ELEVATIONS. ALL PLUMBING FIXTURES AND ACCESSORIES SHALL BE VERIFIED WITH OWNER PRIOR TO SUBMITTING BID. REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO FINAL BID SCOPE.

DRAIN AND CLEANOUT SCHEDULE

SYMBOL / TAG	DESCRIPTION	SPECIFICATION
FD	CAST IRON FLOOR DRAIN	ZURN #Z415, 6" DIAMETER ROUND. POLISHED NICKEL BRONZE STRAINER, CAST IRON BODY, BOTTOM OUTLET, INVERTIBLE MEMBRANE CLAMP, ADJUSTABLE COLLAR WITH SEEPAGE SLOTS, 1/ 2" TRAP PRIMER CONNECTION
WCO	WALL CLEANOUT	SIOUX CHIEF #873 SERIES, COUNTSERSUNK BRASS CLEANOUT PLUG. PROVIDE DRILLED TAP FOR CENTER SCREW AND STAINLESS STEEL COVER. PROVIDE WITH CAST IRON BODY. USE CAULK OR PUSH-ON JOINT.
FCO	FLOOR CLEANOUT	ZURN #Z1400 CAST IRON BODY, ABS PLUG AND ADJUSTABLE, ROUND, SECURED, NICKEL BRONZE TOP. RECESSED TOP FOR TILE FLOORS, SCORIATED TOP FOR EXPOSED FLUSH WITH FINISHED FLOOR APPLICATIONS.

WASTE CONNECTION BOX

SYMBOL / TAG	DESCRIPTION	SPECIFICATION
WMB	WASHING MACHINE BOX	GUY GRAY MODEL #B200 20 GAUGE GLAVANIZED STEEL BOX, 20 GUAGE STEEL FACEPLATE, BOTTOM INLET WATER SUPPLIES WITH ANGLED WHEEL HANDLE 3/4" HOSE BIBBS, AND 2" BOTTOM OUTLET DRAIN. TRIM: PROVIDE 24" LONG TAIL PIECE AND 2" DIAMETER P-TRAP.

NYC, NY NOTE:

ALL PLUMBING WORK SHALL COMPLY WITH 2022 NEW YORK CITY PLUMBING CODE (2015 IPC WITH AMENDMENTS), 2025 NEW YORK CITY ENERGY CONSERVATION CONSTRUCTION CODE (NYCECC, BASED ON 2024 IECC AND NEW YORK CITY LOCAL LAWS), AND ASHRAE STANDARD 90.1-2022.

NYC, NY NOTE:

THIS PROJECT IS A TENANT FINISHOUT OF AN INLINE RETAIL SPACE ON THE GROUND LEVEL OF A MULTI-STORY, MIXED-USE. THE BUILDING HAS RESIDENTIAL ABOVE AND PARTIAL CELLAR BELOW. THE SPACE IS BOUNDED BY AN ADJACENT TENANT ON ONE SIDE AND THE MAIN ENTRANCE ON THE OTHER.

NYC, NY NOTE:

NYC PLUMBING CODE PROHIBITS PLASTIC PIPE.

NYC, NY - MAIDEN LANE NOTE:

COORDINATE ACCESS TO CELLAR SPACE WITH LANDLORD.

NYC, NY - MAIDEN LANE NOTE:

EXHIBIT A OF LANDLORD'S WORK INDICATES AN ADA BATHROOM TO CODE EXIST IN THE SPACE. THE TENANT WILL REMOVE AND REBUILD AT A DIFFERENT LOCATION WITHIN THE SPACE.

NYC, NY NOTE:

THERE IS A CELLAR SPACE BELOW AT LEAST PART OF THIS SPACE. VERIFY BEST POINTS OF CONNECTION IN FIELD. WASTE PIPING FOR THE PROPOSED S&B LEASE SPACE SHALL BE AS HIGH AND OUT OF THE WAY AS POSSIBLE, OVERHEAD, IN THE CELLAR SPACE BELOW. ROUTING SHOWN ON PLANS IS DIAGRAMMATIC.

PLUMBING WASTE KEY NOTES

1. APPROXIMATE LOCATION OF PREVIOUS TOILET, PER SURVEY DATED 09/15/2026. COORDINATE EXACT LOCATION IN FIELD. MINIMIZE NUMBER OF TIE IN POINTS. VERIFY SIZE, LOCATION, INVERT, AND DIRECTION OF FLOW OF SANITARY MAIN PRIOR TO CONNECTING.
2. SLOPE 4" SANITARY LINE AT 1/8" PER FOOT, AND 3" OR SMALLER SANITARY LINES AT 1/4" PER FOOT.
3. COORDINATE ROUTING OF WASTE LINES IN FIELD WITH STRUCTURAL ELEMENTS.
4. FURROUT / THICKEN WALLS AS NECESSARY FOR POWER, PLUMBING, AND DRYER VENT.
5. WALL CLEANOUT TO BE COORDINATED WITHIN MILLWORK.
6. ROUTE ALL WATER HEATER DRAIN LINES TO UTILITY SINK WITHIN WALL. NO SURFACE MOUNT PIPING TO AVOID INTERFERENCE WITH WALL FIXTURE INSTALLATION BELOW WATER HEATER.
7. PROVIDE TRAP PRIMERS ON ALL HUB/FLOOR DRAINS WHERE TRAPS ARE SUBJECT TO DRYING OUT.

S+B PROTO NOTE:

THE PLUMBING CONTRACTOR SHALL FIELD EVALUATE THE MOST EFFICIENT ROUTING OF THE SANITARY LINES WITH CLIENT.

ALL FIXTURES SHALL HAVE CLEANOUTS, WHETHER GRAPHICALLY INDICATED ON DRAWINGS OR NOT.

= CONNECT NEW TO EXISTING

2" AND 3" SANITARY LINES SHALL HAVE 1-1/2" VENT RISERS, 4" SANITARY LINES SHALL HAVE 2" VENT RISERS. OVERHEAD HORIZONTAL VENTS SHALL BE 2". CONFORM TO THESE SIZES UNLESS OTHERWISE ALLOWED/ REQUIRED BY A.H.J..

VERIFY ALL CONDITIONS IN FIELD.

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PROJECT NUMBER	DATE:
260392	09/25/2026
DRAWN BY: AF	CHECK BY: PL
THESE DRAWINGS WERE COMPLETED UNDER THE DIRECT SUPERVISION OF:	P.A.L.

ISSUE LOG:

CLIENT SET	09.25.2026
LL/BID SET	10.06.2026

REVISION LOG:

PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

PETER A. LEPTUCH, PE

DRAWING NAME:
PLUMBING PLAN
SANITARY & VENT

DRAWING NO. P-100.00 PAGE: 05 OF 09

FIRM REGISTRATION NO. | LICENSE NO.

SEAL | PROFESSIONAL SEAL

PROJECT: 260392
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005
PROJECT: SUGARED + BRONZED
PLOT SCALE: 1:1

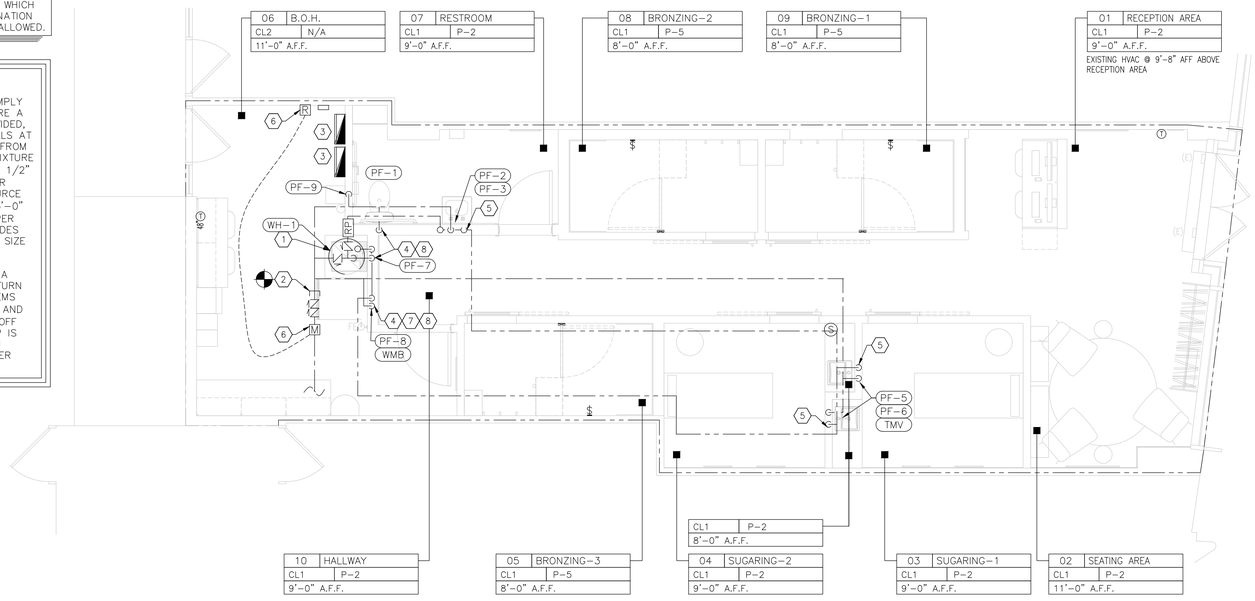
CONTRACTORS NOTE

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ARCHITECT, LANDLORD OR TENANT OF ANY DISCREPANCIES ENCOUNTERED ON THE PLANS OR IN EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK. BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF WORK. THE BASE BID SHALL REFLECT MODIFICATIONS TO SYSTEMS AND DEVICES AS REQUIRED BY STATE AND LOCAL CODES WHETHER INDICATED OR NOT ON CONTRACT DOCUMENTS. THE SUBMISSIONS OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION AND COMPLIANCE WITH GOVERNING CODES / REQUIREMENTS HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT, OR MATERIALS REQUIRED OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN, HAD AN EXAMINATION AND CODE REVIEW BEEN MADE, WILL NOT BE ALLOWED.

BASE BID TO ASSUME THAT THE JURISDICTION REQUIRES CONTAINMENT BACK FLOW PREVENTION. P.C. SHALL CONFIRM IF BUILDING HAS MAIN RPZBFP AND DOES NOT REQUIRE ADDITIONAL BFP IN SPACE. IF JURISDICTION REQUIRES ISOLATION BFP, THE PLUMBING CONTRACTOR SHALL PROVIDE A POINT OF USE BFP AS DETERMINED BY THE PLUMBING INSPECTOR.

2025 NYCECC PLUMBING NOTES:

1. HEATED WATER SUPPLY PIPING SHALL COMPLY WITH 2025 NYCECC SECTION C404.5. WHERE A HOT WATER RECIRCULATION LOOP IS PROVIDED, THE LOOP SHALL DROP DOWN IN THE WALLS AT PUBLIC LAVATORIES SO THAT THE PIPING FROM THE LOOP TO THE TERMINATION OF THE FIXTURE SUPPLY PIPE DOES NOT EXCEED 2'-0" OF 1/2" PIPE OR 6" OF 3/4" PIPE. FOR ALL OTHER FIXTURES, PIPING FROM THE NEAREST SOURCE OF HEATED WATER SHALL NOT EXCEED 43'-0" OF 1/2" PIPE OR 21'-0" OF 3/4" PIPE, PER TABLE C404.5.1. WHERE THE PIPING INCLUDES MORE THAN ONE PIPE SIZE, THE LARGEST SIZE SHALL DETERMINE THE MAXIMUM LENGTH.
2. THE RECIRCULATION SYSTEM SHALL HAVE A CIRCULATION PUMP AND A DEDICATED RETURN PIPE. GRAVITY AND THERMOSYPHON SYSTEMS ARE PROHIBITED. PUMP CONTROLS (TIMER AND AQUASTAT) SHALL AUTOMATICALLY TURN OFF THE PUMP WHEN THE WATER IN THE LOOP IS AT THE DESIRED TEMPERATURE AND WHEN THERE IS NO DEMAND FOR HOT WATER, PER 2025 NYCECC SECTION C404.6.1.



PLUMBING SUPPLY PLAN KEY NOTES '⬡'

1. PROVIDE AND INSTALL TANK TYPE WATER HEATER, PER SCHEDULE, THIS SHEET, AND DETAIL 1 (SHEET P-301).
2. POINT OF CONNECTION (DIAGRAMMATIC) TO EXISTING WATER SUB-METER AND BFP AT APPROXIMATELY THIS LOCATION, PER LANDLORD SITE SURVEY DATED 09/15/2026. VERIFY SIZE AND LOCATION IN FIELD. FROM POINT OF CONNECTION, ROUTE NEW 1" CW PIPING IN JOIST SPACE FOR DISTRIBUTION. PROVIDE NEW MAIN SHUTOFF VALVE WHERE NONE IS EXISTING.
3. DO NOT ROUTE PLUMBING LINES ABOVE ELECTRICAL GEAR, OR PROVIDE PROTECTION IF LINES ARE EXISTING, VIA WATERPROOF SLEEVE. WHERE IMPRACTICAL, ELECTRICAL CONTRACTOR SHALL PROVIDE NEMA 3R (OUTDOOR RATED) GEAR/EQUIPMENT.
4. PROVIDE W.H.A. ON ALL FAST CLOSING VALVES, AND WHERE ELSE INDICATED AND WHERE NECESSARY.
5. PROVIDE ASSE APPROVED THERMOSTATIC MIXING VALVE IF NOT PRESENT AT ALL NEW LAVS AND HAND SINKS. SET TEMPERATURE TO 105°F.
6. REUSE EXISTING SUB-METER WHERE PRESENT AND ADEQUATE IN SIZE, CONDITION, AND REUSE EXISTING WATER METER WITH REMOTE REDOUT. RELOCATE THE REMOTE READ-OUT TO NEAR THE PANELS. VERIFY WITH OWNER'S REP FINAL PLACEMENT OF REMOTE READ OUT. METER IS ABOVE CEILING HEIGHT. RELOCATE AS NEEDED.
7. PROVIDE WASHER BOX AT 36" AFF FOR HW, CW & SAN CONNECTIONS. WALL SHALL ALLOW FOR 4" DRYER VENT TO BE CONCEALED WITHIN WALL.
8. FURROUT/THICKEN WALLS AS NECESSARY FOR POWER, PLUMBING, AND DRYER VENT AS APPLICABLE.

PROVIDE TRAP PRIMERS ON ALL FIXTURES WHOSE TRAP SEALS ARE SUBJECT TO DRYING OUT.

ALL PLUMBING SUPPLY LINES SHALL BE 1/2" UNLESS INDICATED OTHERWISE.

ALL DOMESTIC WATER PIPING MUST BE INSULATED

NYC, NY NOTE:

THIS PACE WAS A PREVIOUSLY A STARBUCKS COFFEE SHOP. WATER SERVICE IS PURPORTED TO BE 1" AND WILL BE REUSED.

N

1 PLUMBING PLAN - WATER SUPPLY

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

WATER HEATER SCHEDULE (TANK-TYPE / STORAGE TYPE)

SYMBOL / TAG	DESCRIPTION	MANUFACTURER	MODEL NUMBER	FINISH	ELECTRICAL DATA			RECOVERY (GPH)
					VOLTS	PHASE	WATTS	
WH-1	WATER HEATER	A.O. SMITH	ELECTRIC DEL-40	40 GAL	208	1	6000	32

NOTES

A. 73° TEMPERATURE RISE WITH 120°F OPERATING TEMPERATURE.

B. PROVIDE VACUUM RELIEF VALVE AND ASME TEMPERATURE AND PRESSURE RELIEF VALVE.

C. PROVIDE DRIP PAN. DISCHARGE TO FLOOR DRAIN BELOW UTILITY SINK.

RECIRCULATION PUMP

SYMBOL / TAG	DESCRIPTION	MANUFACTURER	MODEL NUMBER	TOTAL HEAD FT.	ELECTRICAL DATA			GPM
					VOLTS	PHASE	WATTS	
RP-1	RECIRC PUMP FOR HOT WATER LOOP	GRUNDFOS	UP10-16 BU SERIES	3.9	115	1	180	2.2

NOTES

A. PROVIDE WITH AQUASTAT AND TIMER. 36° – 203°F SERVICE.

WATER MIXING VALVE SCHEDULE

SYMBOL / TAG	DESCRIPTION	MANUFACTURER	MODEL NUMBER	PIPE CONNECTION SIZE			NOTES
				CW	TW	HW	
TMV	THERMOSTATIC WATER MIXING VALVE WITH INTEGRAL CHECK VALVES AND WALL MOUNTING BRACKET.	SYMMONS	MAXLINE 5-210-CK-D	.375"	.375"	.375"	ASSE 1017 AND ASSE 1070 COMPLIANT. PROVIDE DIAL TYPE THERMOMETER ON TEMPERED WATER LINE AT TMV OUTLET AND SET AT 105°F

CHECK VALVE SCHEDULE

SYMBOL / TAG	DESCRIPTION	MANUFACTURER	MODEL NUMBER	PIPE CONNECTION SIZE			NOTES
				CW	TW	HW	
CV	CHECK VALVE	WATTS	SD-3	1/2"	–	–	STAINLESS STEEL ASSE 1022 APPROVED DUAL CHECK VALVE BACKFLOW PREVENTER WITH ATMOSPHERIC PORT

TRAP PRIMER SCHEDULE

SYMBOL / TAG	DESCRIPTION	MANUFACTURER	MODEL NUMBER	NOTES
TP	TRAP PRIMER VALVE	PRECISION PLUMBING PRODUCTS (PPP)	MINI-PRIME #MPB-500-12V, BATTERY POWERED, SOLENDOID OPERATED TRAP PRIMER VALVE WITH PPP DU-4 DISTRIBUTION MANIFOLD IN WALL MOUNTED NEMA 1 ENCLOSURE	ASSE 1018. INSTALL TRAP PRIMER. NOT LESS THAN 12 INCHES ABOVE FLOOR LEVEL. PLUG UNUSED MANIFOLD OUTLETS.

EXPANSION TANK SCHEDULE

SYMBOL / TAG	DESCRIPTION	MANUFACTURER	MODEL NUMBER	AREA SERVED	TANK SIZE (GALLONS)	MIN. ACCEPTANCE VOL. (GALLONS)
ET	EXPANSION TANK	AMTROL	ST-12	RESTROOM / WASHROOM	4.5	1.8

GENERAL INFORMATION (ALL UNITS)

1. CHARGE TANK WITH AIR TO IDENTICAL PRESSURE AS STATIC DOMESTIC WATER PRESSURE.

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260392	09/25/2026
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SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

PETER A. LEPTUCH, PE

DRAWING NAME:

PLUMBING PLAN
WATER SUPPLY

DRAWING NO. P-200.00

PAGE: 06 OF09

FIRM REGISTRATION NO.

LICENSE NO.

SEAL

PROFESSIONAL SEAL

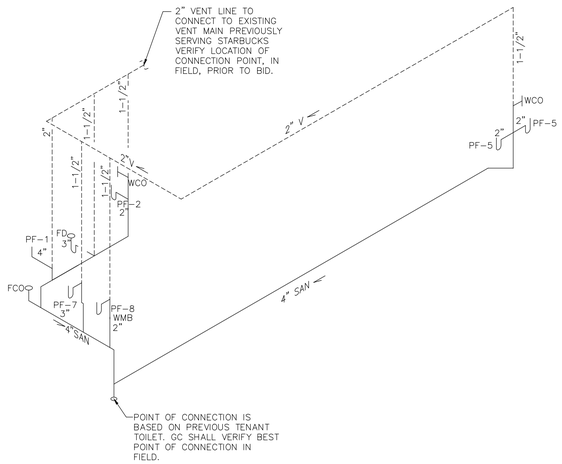
PROJECT: 260392

LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

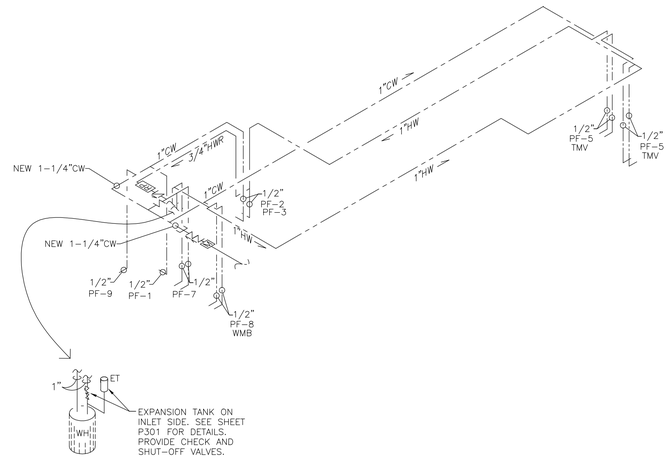
PROJECT: SUGARED + BRONZED

PLOT SCALE: 1:1

SANITARY SEWER & VENT - RISER DIAGRAM



DOMESTIC WATER SUPPLY- RISER DIAGRAM



PLUMBING NOTES

A. WASTE AND VENT PIPING MATERIALS INCLUDING FITTINGS AND ACCESSORIES AND INSTALLATION SHALL MEET ALL LOCAL CODE REQUIREMENTS.

B. CONTRACTOR SHALL FURNISH AND INSTALL HANGER SUPPORTS AND ACCESSORIES AS REQUIRED FOR THE PROPER INSTALLATION AND OPERATION OF THE PLUMBING SYSTEM.

C. FLOOR DRAINS TO BE FURNISHED WITH BRASS GRATES, TYPICAL.

D. WHERE APPLICABLE EACH INDIRECT WASTE LINE SHALL BE SEPARATE PIPING FROM THE EQUIPMENT OUTLET CONNECTION TO THE CORRESPONDING FLOOR SINK.

E. PROVIDE HANGERS AND SUPPORTS FOR INDIRECT WASTE LINES.

F. PROVIDE 2" MIN. AIR GAP AT INDIRECT WASTE DISCHARGE OF 2.5X PIPE DIAMETER, OR AS OTHERWISE REQUIRED BY CODE.

G. CONTRACTOR SHALL COORDINATE ALL NEW WORK WITH EXISTING FIELD CONDITIONS AND OTHER TRADES.

H. CONTRACTOR SHALL VERIFY THE LOCATION, INVERT AND ELEVATION OF THE EXISTING WASTE LINE FOR NEW CONNECTIONS AT THE JOB SITE.

I. WASTE AND VENT PIPING INSTALLATION SHALL BE TESTED, INSPECTED AND APPROVED BEFORE BEING COVERED AND CONCEALED.

J. FIXTURE TRAPS AND FITTINGS INSTALLATION SHALL MEET LOCAL CODE REQUIREMENTS.

K. CONTRACTOR SHALL REFER TO FIXTURE AND EQUIPMENT MANUFACTURER'S INSTALLATION REQUIREMENTS AND INSTRUCTIONS. CONTRACTOR SHALL FURNISH AND INSTALL ALL HARDWARE, PARTS AND ACCESSORIES REQUIRED FOR PROPER INSTALLATION AND OPERATION.

L. FURROUT WALLS FOR ELECTRICAL AND PLUMBING AS NEEDED OR REQUIRED BY LANDLORD FOR ELECTRICAL AND PLUMBING CONNECTIONS.

M. NO INFORMATION IS AVAILABLE AT TIME OF DESIGN INDICATING A LIFT SYSTEM WILL BE NEEDED. SHOULD UNEXPECTED CONDITIONS BE FOUND ON SITE, THE G.C. SHALL PREPARE A BID FOR ADDITIONAL WORK FOR THIS SCOPE.

N. CHANGES IN DIRECTION OF FLOW FOR WASTE PIPING SHALL BE IN INCREMENTS OF NO MORE THAN 45°.

O. PLUMBING MAY NOT BE PERMITTED IN LANDLORD'S DEMISING WALLS. ALL PLUMBING SUPPLY, WASTE, AND VENT LINES SHALL BE INSTALLED WITHIN DEMISED SPACE. IN CASES WHERE LINES ARE SHOWN UNDER AND WITHIN DEMISING WALLS IT IS FOR DIAGRAMMATIC PURPOSES ONLY. FURROUT WALLS AS NECESSARY FOR VENT/PIPING.

P. EACH PLUMBING VENT SHALL TERMINATE NOT LESS THAN TEN (10) FEET FROM OR AT LEAST THREE (3) FEET ABOVE ANY WINDOW, DOOR, OPENING OR FRESH AIR INTAKE.

Q. PROVIDE TRAP PRIMERS ON ALL FIXTURES WHOSE TRAP SEALS ARE SUBJECT TO DRYING OUT.

R. PROVIDE FREEZE PROTECTION FOR ALL WATER AND SPRINKLER LINES SUBJECT TO FREEZING CONDITIONS.

S. ALL PLUMBING LINES MUST BE RECESSED WITHIN WALL CAVITIES UNLESS SPECIFICALLY NOTED OTHERWISE IN THE DRAWING SET.

T. CONNECT NEW DOMESTIC WATER TO EXISTING LINE. INSTALL BALL VALVE AS SHOWN AND PROVIDE REDUCED PRESSURE BFP AT WATER SERVICE CONNECTION IF REQUIRED BY AHJ.

U. EXTEND PLUMBING VENT UP THRU ROOF TO APPROVED VENT TERMINATION. LOCATE MINIMUM OF 10 FEET FROM ANY O.A. INTAKE AT THE ROOF-TOP UNITS.

V. ALL EXPOSED PIPING TO PLUMBING FIXTURES SHALL BE CHROME PLATED. STOPS SHALL BE PROVIDED WITH REMOVABLE TYPE HANDLES.

PLUMBING RISER NOTES (SUPPLY & WASTE)

1. THE CONTRACTOR SHALL CONFIRM WASTE LINES FOUND IN FIELD AND SHALL VERIFY THAT TENANT SANITARY WASTE LINES ARE CONNECTED TO BUILDING SANITARY WASTE LINE, AND NOT INTO A BUILDING COMMON GREASE WASTE LINE.
2. PROVIDE MINIMUM 6" AIR GAP AT DISCHARGE OF A T&P AT WATER HEATER. PROVIDE FLOOR SINK OR HUB DRAIN WHERE REQUIRED BY A.H.J.
3. PLUMBING CONTRACTOR SHALL REFER TO ARCHITECTURAL DRAWINGS, FOR PLACEMENT OF HOT AND COLD WATER SUPPLY TAPS PRIOR TO INSTALLATION. WATER SUPPLY LOCATIONS ON THIS SHEET ARE DIAGRAMMATIC.
4. ROUTING OF WATER LINES SHOWN ON PLANS IN VICINITY OF PANELS IS DIAGRAMMATIC. DO NOT ROUTE WATER LINES DIRECTLY ABOVE PANELS OR OTHER ELECTRICAL GEAR.
5. PROVIDE PRESSURE REDUCING VALVE ON MAIN TAP IF SERVICE PRESSURE EXCEEDS 80 PSI, REDUCE TO 65 PSI. NOTIFY ENGINEER IF WATER PRESSURE IS BELOW 45 PSI ON SITE (STATIC OR DYNAMIC). MEASURE BEFORE BEGINNING CONSTRUCTION. READ MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ALL PLUMBING EQUIPMENT AND ADD/ADJUST INSTALLATION OF COMPONENTS WHERE NECESSARY.
6. PLACE VENTS THRU ROOF IN FIELD ONCE ALL FRESH AIR INTAKES ARE INSTALLED. MAINTAIN 10'-0" SEPARATION BETWEEN ALL PLUMBING VENTS AND FRESH AIR INTAKES.
7. HOT WATER LOOP SIZE SHALL NOT DECREASE ON DROPS AT SINKS. THE SIZE DECREASE IS ONLY FOR THE BRANCH LINE OFF OF THE MAIN, REGARDLESS OF WHAT THE RISER MAY INDICATE.
8. REUSE EXISTING VENT THROUGH ROOF, IF PRESENT.

PLUMBING MATERIALS:

A. SANITARY PIPING:
(WHERE NOT OTHERWISE SPECIFIED THROUGHOUT THE DRAWING SET, WASTE, DRAIN AND VENT PIPING SHALL BE PER LOCAL CODE AND AUTHORITY HAVING JURISDICTION.)
1. UNDERSLAB DRAIN PIPING SHALL BE SCHEDULE 40 PVC.
2. VENT PIPING SHALL BE SCHEDULE 40 PVC. VENT PIPING ABOVE FLOOR 2" OR SMALLER MAY BE GALVANIZED STEEL.
3. CONDENSATE PIPING SHALL BE TYPE "L" HARD DRAWN COPPER TUBE WITH 95-5 TIN-ANTIMONY SOLDERED JOINTS AND WROUGHT COPPER FITTINGS WITH DIELECTRIC SEPARATION BETWEEN DISSIMILAR METALS. CONDENSATE PIPING BELOW ROOF DECK MAY BE PVC. PROVIDE SHARKBITE TRANSITION FROM PVC TO COPPER.
4. INSULATE ALL HORIZONTAL RUNS OF PIPING LOCATED IN CEILING SPACES OF TENANTS IN SPACES BELOW WHEN APPLICABLE. INSULATION TO BE AS SPECIFIED FOR WATER PIPING.
5. PROVIDE LINE-ITEM BID TO UTILIZE PVC, OBTAIN APPROVAL FROM INSPECTOR PRIOR TO INSTALLATION THAT PVC IS ALLOWED FOR THE SPECIFIC HVAC LAYOUT FOR THIS PROJECT.
6. ALL PVC SANITARY, WASTE, AND VENT PIPING SHALL BE SCHEDULE 40 PVC DWV, MANUFACTURED BY SPEARS AND CHARLOTTE PIPE & FOUNDRY.

B. POTABLE WATER PIPING
1. ALL HOT AND COLD WATER SUPPLY PIPING, WHERE ALLOWED BY A.H.J. AND OWNER SHALL BE CPVC.
2. WATER PIPING ABOVE CEILINGS AND WITHIN WALLS SHALL BE CPVC, MANUFACTURED BY SPEARS AND CHARLOTTE PIPE & FOUNDRY, AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION REQUIREMENTS. PROVIDE SHARK-BITE TRANSITIONS.
3. BELOW GRADE: TYPE "K", ANNEALED TEMPERED COPPER TUBE FOR PIPE SIZES 2 INCHES AND SMALLER. BRAZE ALL JOINTS.
4. WHERE APPLICABLE, TRANSITIONS BETWEEN COPPER AND PLASTIC PIPE SHALL BE MADE BY SHARKBITE OR SIMILAR TRANSITIONS, RATED FOR USE WITH SUCH MATERIALS AS ARE BEING USED.

C. GAS PIPING
1. GAS LINES SHALL BE BLACK STEEL, SCHEDULE 40, ASTM A-120, WITH MALLEABLE THREADED FITTINGS FOR 2" AND SMALLER, AND WITH WELDED JOINTS FOR 2-1/2" AND LARGER.
2. GAS PIPING EXPOSED ON ROOF MUST BE PAINTED WITH RUST-INHIBITING PAINT.

**THIS MATERIALS LIST REPRESENTS THE MINIMUM SPECIFICATIONS SET FORTH BY THE MEP ENGINEER. CONTACT LANDLORD'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION TO VERIFY IF THERE ARE ANY ADDITIONAL OR MORE STRINGENT REQUIREMENTS BEYOND THESE.

WATER CALCULATIONS

Storage Tank Water Heater Sizing Calculator			
Developed by the Plan Review Unit of the Environmental Health Services Section			
Facility Name:	S+B		
Address:	New York, NY		
EQUIPMENT			**GPH CALCULATED**
Enter the quantity of equipment below	**Quantity**		**Gallons Per Hour (GPH)**
Lavatory	1		5
Hand Sink	2		10
Mop Sink	1		5
Washer	1		6.8
Hand sinks and mop sinks are calculated at 5 GPH each, showers at 15 GPH each.		**Total**	26.8
Hose reels are calculated at 5 GPH, clothes washers at 6.8 GPH, other equipment at the usage entered			
Recovery Rate Needed (GPH):			**27**

Water Heater Input (BTU or kW) Needed:	
Gas Water Heater	**Electric Water Heater**
23 ,000 BTU at 80°F rise	**5 kW at 80°F rise**
26 ,000 BTU at 90°F rise	**6 kW at 90°F rise**
29 ,000 BTU at 100°F rise	**7 kW at 100°F rise**
	17.5 kW at 65°F rise

Recovery Calc (For Tank Type Water Heater)	
Temperature Set Point =	120 °F
Incoming Water Temp =	57.6 °F
ΔT =	62.4 °F
1 Gallon water =	8.34 LBS
BTUH = GPH*8.34*ΔT	**13,947.15 BTUH**
kW = BTUH/3412.142	**4.09 kW Required**
6 kW Provided	

Sanitary Sewer and Water Service Plumbing Calculations for Public Fixtures

2022 NYC Plumbing Code — Project: Sugared + Bronzed - NYC, NY - Maiden Lane

Fixture Type	Quantity	Drainage Fixture Units (DFU) Public	Total Drainage Fixture Units (DFU) Public	Water HOT Supply Fixture Units (WSFU) Public	Water Supply Fixture Units (WSFU) Public	Total Water Supply Fixture Units (WSFU) Public	Total HOT Water Supply Fixture Units (WSFU) Public
Clothes Washer	1	3	3	2.25	3	3	2.25
Drinking Fountain/Water Cooler	1	0.5	0.5		0.25	0.25	
Floor Drain	1	4	4				
Lavatory	1	1	1	1.5	2	2	1.5
Receptor, indirect waste, 2" trap	1	4	4				
Sinks							
Bar	2	3	6	1.5	2	4	3
Service/Mop Sink	1	3	3	2.25	3	3	2.25
Water Closet, 1.6 GPF Flushometer Valve	1	4	4		10	10	
			25.5			**22.25**	**9**
Service Pipe Size:			**3"**				
Distance from meter to most remote fixture (feet):			**80**				

Water Pipe Calculation		
Total Water Service Demand (flow):	**37**	gpm
Distance from meter to most remote fixture:	**96**	feet
Street Pressure:	**55**	psi
Pressure loss through meter:	**3**	psi
Pressure loss through pressure reducing valve:	**0**	psi
Pressure loss through backflow preventer:	**12**	psi
Head Loss (head in feet x 0.5 psi/ft):	**6**	psi
Minimum working pressure required in your system:	**25**	psi
Total Pressure available for friction loss:	**9**	psi
Allowable friction loss per 100 feet of pipe:	**9.4**	
Water supply pipe diameter:	**1-1/4"**	

DOB APPROVAL STAMP

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ENGINEER

Peter A. Leptuch, P.E.
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260392	09/25/2026
DRAWN BY: AF	**CHECK BY:** PL
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REVISION LOG:

PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

PETER A. LEPTUCH, PE

DRAWING NAME:
PLUMBING RISER DIAGRAM & DETAILS

DRAWING NO. P-300.00 — **PAGE: 07 OF 09**

FIRM REGISTRATION NO. | LICENSE NO.

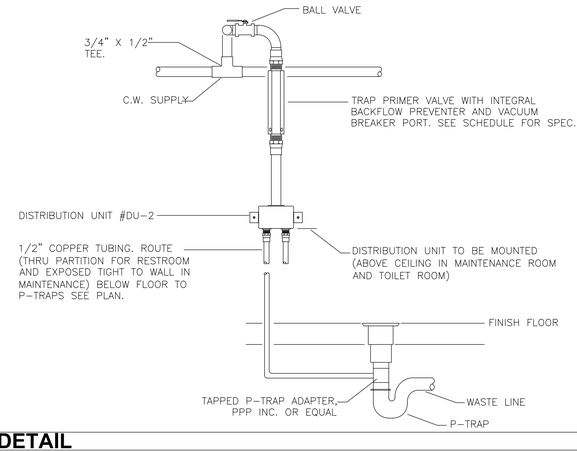
SEAL | PROFESSIONAL SEAL

PROJECT: 260392

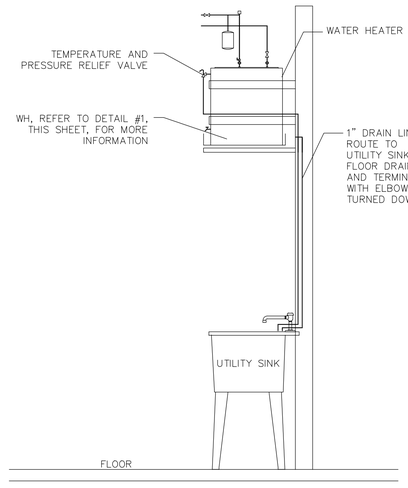
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PROJECT: SUGARED + BRONZED

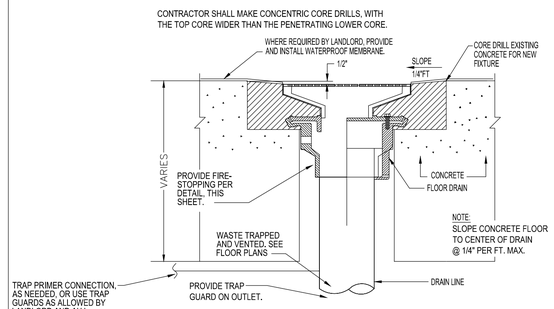
PLOT SCALE: 1:1



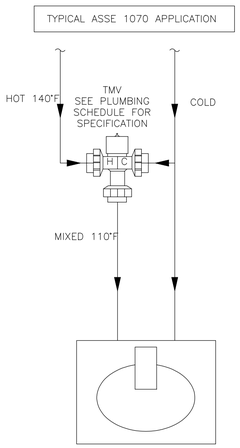
8 TRAP PRIMER DETAIL
SCALE: N.T.S.



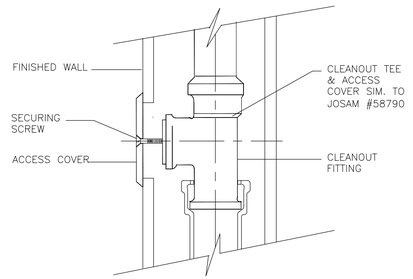
7 WTR HTR DRAIN ROUTE/TERMINATION DETAIL
SCALE: N.T.S.



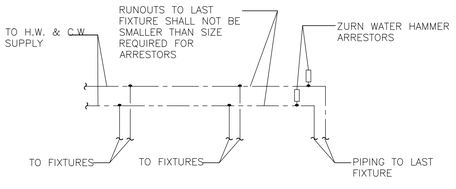
6 FLOOR DRAIN DETAIL
SCALE: N.T.S.



5 TEMPERATURE MIXING VALVE DETAIL
SCALE: N.T.S.



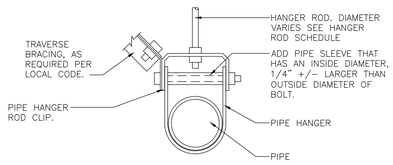
4 WALL CLEANOUT DETAIL
SCALE: N.T.S.



NOTE: USE TABLE 10-1 UNIFORM PLUMBING CODE FOR FIXTURE UNITS, FOR SIZING WATER HAMMER ARRESTORS. TABLE APPLIES TO BOTH UPC & IPC.

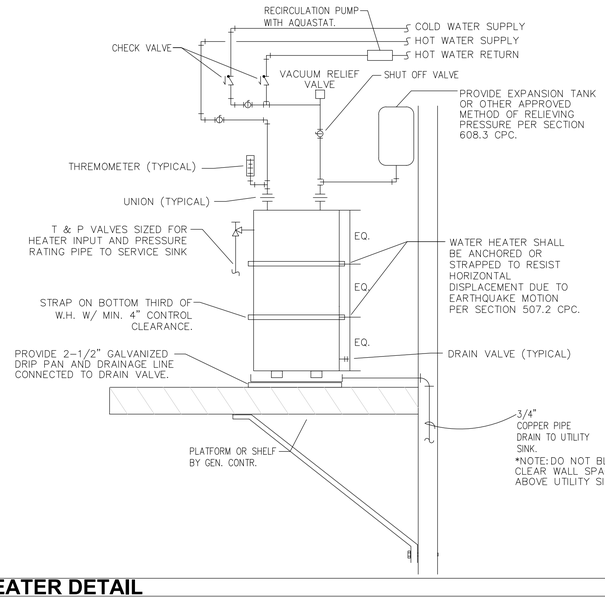
WATER HAMMER ARRESTOR SIZING CHART	
FIXTURE UNIT RATING	CONNECTION TO SUPPLY LINE
1-11	3/4"
12-32	1"
33-60	1"
61-113	1"
114-154	1"
155-330	1"

03 WATER HAMMER ARRESTOR DETAIL
SCALE: N.T.S.



HANGER ROD SCHEDULE	
PIPE SIZE	ROD SIZE
1/2"	3/8"
3/4"	3/8"
1"	3/8"
1-1/4"	3/8"
1-1/2"	3/8"
2"	3/8"
2-1/2"	3/8"
3"	3/8"
4"	1/2"
5"	1/2"
6"	1/2"

2 PIPE HANGER DETAIL
SCALE: N.T.S.



1 WATER HEATER DETAIL
SCALE: N.T.S.

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ENGINEER

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PROJECT / LOCATION:

SUGARED + BRONZED

110 MAIDEN LANE
NEW YORK, NY 10005

DOB NOW APPLICATION NO.:

PETER A. LEPTUCH, PE

DRAWING NAME:

PLUMBING DETAILS

DRAWING NO. P-301.00 PAGE: 08 OF 09

FIRM REGISTRATION NO. LICENSE NO.

SEAL PROFESSIONAL SEAL

PROJECT: 260392

LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005

PROJECT: SUGARED + BRONZED

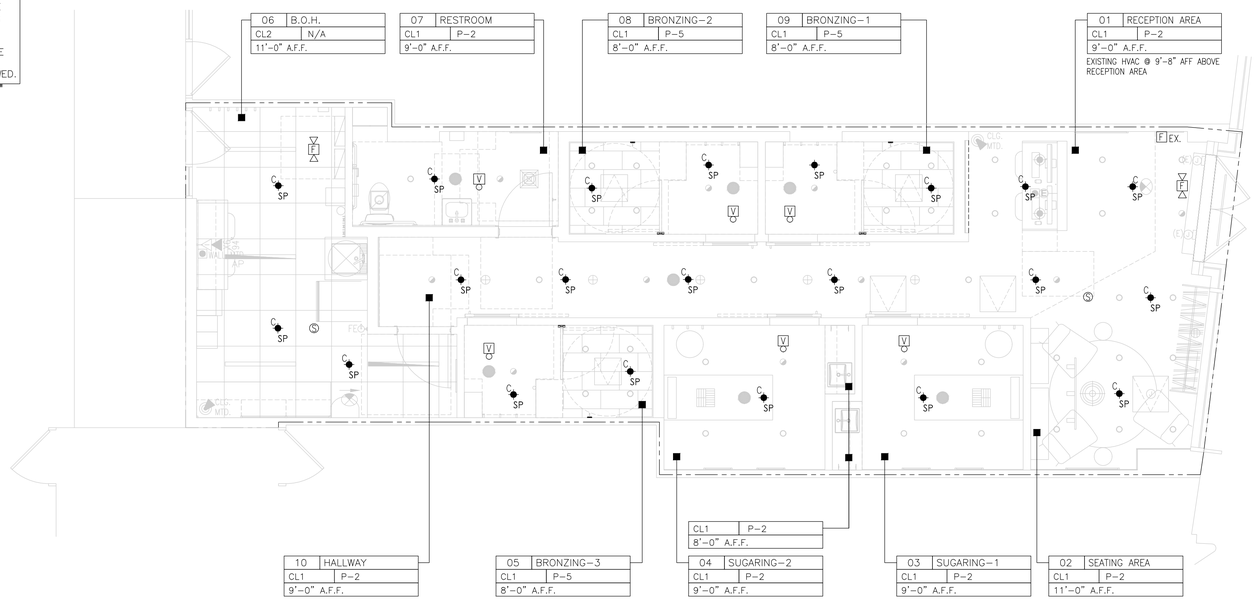
PLOT SCALE: 1:1

CONTRACTOR NOTES:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY.
THE ARCHITECT, LANDLORD OR TENANT OF ANY DISCREPANCIES ENCOUNTERED ON THE PLANS OR IN EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK.

BIDDERS ARE TO VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS AND SATISFY THEMSELVES AS TO THE NATURE AND SCOPE OF WORK. THE BASE BID SHALL REFLECT MODIFICATIONS TO SYSTEMS AND DEVICES AS REQUIRED BY STATE AND LOCAL CODES WHETHER INDICATED OR NOT ON CONTRACT DOCUMENTS. THE SUBMISSIONS OF A BID WILL BE EVIDENCE THAT SUCH AN EXAMINATION AND COMPLIANCE WITH GOVERNING CODES / REQUIREMENTS HAS BEEN MADE. LATER CLAIMS FOR LABOR, EQUIPMENT, OR MATERIALS REQUIRED OR FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN, HAD AN EXAMINATION AND CODE REVIEW BEEN MADE, WILL NOT BE ALLOWED.

THIS PLAN IS FOR REFERENCE ONLY



FIRE SPRINKLER LEGEND

SYMBOL	DESCRIPTION
SP	NEW SPRINKLER HEAD

HEAD TYPE:
C = GYP. CEILING = CONCEALED (FULLY RECESSED), PROVIDE ESCUTCHEON PLATE WITH WHITE FINISH TO MATCH ADJACENT SURFACE.
U = UPRIGHT = OPEN CEILING = FULLY EXPOSED TYPE
R = RECESSED

EX = EXISTING TO REMAIN.
RE = RELOCATED

ALL HEAD SHALL BE QUICK RESPONSE TYPE.

* THE TENANT FIRE SPRINKLER CONTRACTOR SHALL COMPLY WITH THE LANDLORDS INSURANCE UNDERWRITER'S REQUIREMENTS.

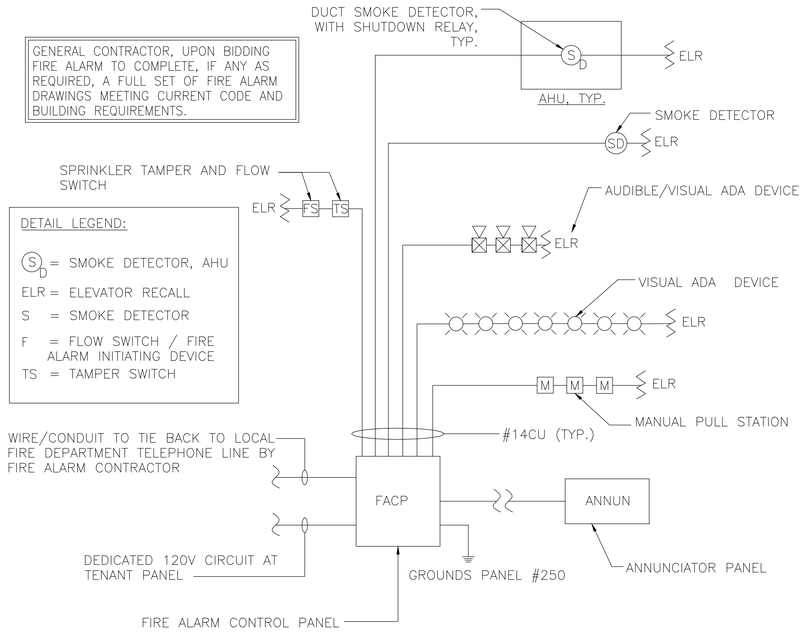
FIRE ALARM LEGEND

SYMBOL	DESCRIPTION
F	FIRE ALARM SPEAKER – WALL MOUNTED AT 80" A.F.F.
F	FIRE ALARM SPEAKER – OR CEILING MOUNT
V	FIRE ALARM STROBE DEVICE – WALL MOUNTED AT 80" A.F.F.
V	FIRE ALARM STROBE DEVICE – CEILING MOUNT
S	CEILING MOUNTED SMOKE DETECTOR
S	DUCT MOUNTED SMOKE DETECTOR
F	MANUAL PULL STATION
FA	FIRE ALARM SYSTEM TRANSPONDER

CLG = CEILING MOUNTED

N

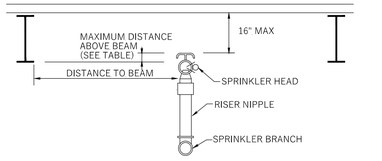
1 FIRE PROTECTION PLAN
SCALE: 1/4" = 1'-0"



NOTES:

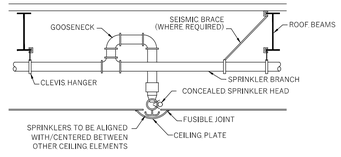
1. THIS DIAGRAM REPRESENTS A TYPICAL SYSTEM AND IS NOT INTENDED FOR INSTALLATION. SYSTEM SUPPLIER SHALL PROVIDE INSTALLATION DRAWINGS AND SCHEMATIC WIRING DIAGRAMS. EXACT SYSTEM REQUIREMENTS SHALL BE COORDINATED WITH THE SYSTEM SUPPLIER. SYSTEM INSTALLER SHALL BE NICET CERTIFIED, IF REQUIRED BY LOCAL AUTHORITY HAVING JURISDICTION.
2. SYSTEM SUPPLIER SHALL SUPERVISE INSTALLATION, PROGRAM AND TEST SYSTEM AND INSTRUCT OWNER ON SYSTEM OPERATION.
3. ALL CONTROL CABINETS SHALL BE GROUNDED PER PR REQUIREMENTS AND PER SPECIFICATIONS.
4. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS. REFER TO DRAWINGS FOR DEVICE QUANTITY AND LOCATIONS.
5. ANY CHANGES TO THE FIRE ALARM SYSTEM MUST BE MADE BY THE LANDLORD'S CONTRACTOR AT THE LANDLORD'S EXPENSE.
6. FIRE ALARM SYSTEM SHALL MATCH EXISTING LANDLORD SYSTEM.

4 FIRE ALARM SCHEMATIC AND NOTES, STAND ALONE F.A. CONTROL PANEL
SCALE: NOT TO SCALE



DISTANCE FROM SPRINKLER TO SIDE OF BEAM	MAXIMUM ALLOWABLE DISTANCE DEFLECTOR ABOVE BOTTOM OF BEAM
LESS THAN 1 FT	0 IN.
1 FT TO LESS THAN 2 FT	1 IN.
2 FT TO LESS THAN 2 FT 6 IN	2 IN.
2 FT 6 IN TO LESS THAN 3 FT	3 IN.
3 FT TO LESS THAN 3 FT 6 IN	4 IN.
3 FT 6 IN TO LESS THAN 4 FT	6 IN.
4 FT TO LESS THAN 4 FT 6 IN	7 IN.
4 FT 6 IN TO LESS THAN 5 FT	9 IN.
5 FT TO LESS THAN 5 FT 6 IN	11 IN.
5 FT 6 IN TO LESS THAN 6 FT	14 IN.

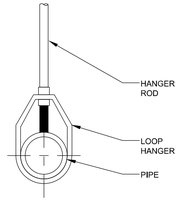
UPRIGHT SPRINKLER INSTALLATION



CONCEALED SPRINKLER INSTALLATION

3 SPRINKLER DETAILS
SCALE: NOT TO SCALE

HANGER ROD SCHEDULE	
PIPE SIZE	ROD SIZE
1/2"	3/8"
3/4"	3/8"
1"	3/8"
1-1/4"	3/8"
1-1/2"	3/8"
2"	3/8"
2-1/2"	3/8"
3"	3/8"
4"	1/2"
5"	1/2"
6"	1/2"



NOTES:
1.) HANGER SPACING AND SIZING SHALL BE AS PER SPECIFICATION.
2.) SINGLE CONCRETE ANCHOR MAY BE USED ON PIPE 6" AND SMALLER.
3.) HANGERS TO BE INSTALLED IN ACCORDANCE WITH LATEST VERSION OF NFPA-13

2 PIPE HANGER DETAIL
SCALE: NOT TO SCALE

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DRAWING NAME:
FIRE PROTECTION PLAN

DRAWING NO. F-100.00
PAGE: 09 OF 09

FIRM REGISTRATION NO.
LICENSE NO.

SEAL
PROFESSIONAL SEAL

PROJECT: 260392
LOCATION: 110 MAIDEN LANE, NEW YORK, NY 10005
PROJECT: SUGARED + BRONZED
PLOT SCALE: 1:1