NYC DEPARTMENT OF BUILDINGS NOTES

GENERAL NOTES:
1. All work shall conform to the requirements of the New York City Building Code, Fire Department regulations, utility company requirements, and the best trade practices.
2. Before commencing work, the Contractor shall file all required Certificates of Insurance with the Department of Buildings, obtain all required permits, and pay all fees required by governing New York City agencies.
3. The Contractor shall verify all existing conditions in the field prior to commencing work, and shall report any discrepancies between drawings and field conditions to the Architect.
4. Minor details not usually shown or specified, but necessary for proper construction of any part of the work shall be included as if they were indicated in the drawings.
5. The Contractor shall coordinate all work procedures with requirements of local authorities and building management.
6. The Contractor shall be responsible for the protection of all conditions and materials within the proposed construction area. The Contractor shall design and install adequate shoring and bracing for all structural or removal tasks. The Contractor shall have sole responsibility for any damage or injuries caused by or during the execution of the work.
7. The Contractor shall lay out his own work, and shall provide all dimensions required for other trades (plumbing, electrical, etc.).
8. All Plumbing Work shall be performed by a NYC Licensed Master Plumber with a current license and all necessary insurances on file.
9. The Plumber shall be responsible for obtaining the required Plumbing Work Permit from the NYC-Department of Buildings.
10. The Plumber shall be responsible for obtaining a Plumbing Signoff ('X' in BIS) for all Plumbing Work. The Plumber shall contact the Architect if a condition deviating from plans arises. The Plumber shall be responsible for obtaining all the necessary Roughing and Finish Inspections, for performing all required Tests, and for filing all the necessary signoff and support documents required for a Plumbing Signoff.
11. All Electrical work shall be performed by a NYC Licensed Electrical Contractor with a current license and all necessary insurances on file.
12. The Electrical Contractor shall be responsible for obtaining all required Electrical Permits, and for securing a Final Electrical Certificate for completion of their work.
13. The Contractor shall do all cutting, patching, repairing as required to perform all of the work indicated on the drawings, and all other work that may be required to complete the job.
14. All piping and wiring shall be removed to a point of concealment and shall be properly capped or plugged.
15. The Contractor, upon completion of the work, shall arrange for Department of Buildings inspections and signoffs as required.
16. The Architect has not been retained for the full suprevision of work. It is the Contractor's responsibility to notify the Architect of any discrepancy or change during the course of construction. Any deviation from the Approved Plans shall require the filing and approval of Amended Drawings (Post Approval Amendment) by the NYC-Department of Buildings. The Architect shall not be responsible for non-compliant As-Built changes made by the Contractor without the Architect's knowledge.
17. Drawings are not to be scaled. Dimensions are to be used.
18. Location of Equipment shown is approximate. The Contractor shall make field adjustments as necessary. Any Field Adjustments requiring Design Change must be referred to the Architect.
19. All wiring, outlets, appurtenances to comply with the requirements of the NYC Electrical Code. All outlets, switches, bell systems, etc to be located as directed by the Owner if not shown on plans.
20. For Fire Rated Ceilings: Ceiling Openings for Electrical Outlet boxes and Recessed Lighting fixtures shall not exceed 16 sq ft for each 90 sq ft of Ceiling Area, per BC 27-327(b), and shall be of Steel with a min thickness of .022 inches and sealed tightly at the ceiling.
21. Piping and Equipment are indicated in schematic form. The Contractor shall provide the necessary offsets, transitions, bends, and adjustments in location subject to the approval of the Architect.
22. Suspended Ceiling shall comply with Reference Standard 5-16 of the NYC Building Code.
23. Walks or other surfaces shall not exceed a pitch of one inch per foot (1:12). Walks at building entrances not to exceed a maximum grade of 4%.

DEMOLITION NOTES:
1. Contractor shall perform all operations of demolition and removal indicated on the drawings and as may be required by the work. All work shall be done carefully and neatly, in a systematic manner.
2. All existing surfaces and equipment to remain shall fully protected from damage. The Contractor shall assume full responsibility for damage and shall make repairs required without additional cost to the Owner.
3. No debris shall be allowed to accumulate on the site. Debris shall be removed by the Contractor as the job proceeds. The site shall be left broom clean at the completion of demolition.
4. No structural elements shall be removed unless portions affected are adequately supported by either temporary shoring or new structural elements as required to protect the stability and integrity of the existing structure.
5. All adjoining property affected by any operations of demolition shall be protected per the requirements of Article 19 of the NYC Building Code.
6. Remove or relocate all wiring, plumbing, and mechanical equipment affected by removal of partitions. Removed pipes and/or lines shall be cut to a point of concealment behind or below finish surfaces, and shall be properly capped or plugged.
7. The Contractor shall provide, erect and maintain all temporary barrier and guards, and all temporary shoring and bracing as required by Department of Building rules and regulations.
8. The Contractor shall provide adequate weather protection for the building and its contents during the course of the work. All openings in any wall or roof shall be protected from all forms of weather or water penetration.

LOCAL LAW #58/87 COMPLIANCE:
1. Proposed work to comply with applicable requirements of Local Law #58/87 for handicapped access.
2. Controls and operating mechanisms shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist, as per RS 4-6, 4.25.4.
3. Accessible routes to be provided between new facilities, providing a minimum of 36 inches of width along the accessible route as per RS 4-6, 4.3.1, and a minimum of 32 inches of width at doorways, as per RS 4-6, 4.13.5.
4. All bathrooms aside from bathrooms where fixtures are replaced on existing roughing shall be made handicapped Adaptable (Dwelling Units) or accessible (All others) in compliance with Local Law 58/87.
5. The General Contractor shall utilize the drawings included herein, and reference the accessibility diagrams provided to achieve compliance with Local Law 58/1987. Any deviations from compliance shall be reported by GC to the Architect prior to construction.

LEGAL NOTES:
1 These construction documents-Plans, Specifications, Addenda, Clarifications and the like, may only be used with the written authorization of the Architect of Record.

2 Unauthorized use and/or alteration, by any person, in any way, of any item contained on or in these construction documents-Plans, Specifications, Addenda, Clarifications and the like unless acting under the specific written direction of the licensed person(s) whose professional seal(s) are affixed hereto, is prohibited herewits and a violation of title viii section 69.5 (b) of New York State law.

SMOKE AND CARBON MONOXIDE DETECTOR NOTES:

1. Approved and operational smoke detecting devices shall be installed in mechanical rooms, electrical switch gear rooms and electric and telephone closets over seventy-five square feet in gross floor area in all buildings in all occupancy groups.

2. Smoke Detectors shall by NYC-Approved ionization chamber or photo-electric type.

TENANT SAFETY PLAN:
1. General: All work to be done in accordance with the New York City Building Code, Article 19, and regulations of all other agencies having jurisdiction.
2. Structural: Contractor to provide adequate temporary bracing and shoring wherever any structural work is involved.
3. Means of Egress: ALL existing means of egress for tenants of the building to be maintained clear and free of all obstructions, such as building materials, tools, etc.
4. Fire Safety: ALL building materials stored at construction area, and/or in any area of the building are to be secured in a locked area. Access to such areas to be controlled by Owner and/or General Contractor.
5. Dust Control: Debris, dirt, and dust to be kept to a minimum, and be confined to the immediate construction area; and be cleaned up and cleared from building periodically to avoid any excessive accumulation.
6. Noise After Hours: Construction operations will be confined to normal working hours: 9 a.m. to 5 p.m., Mondays through Fridays, except legal holidays, unless an After-Hours Work Permit is secured from the Department of Buildings.
7. Construction operations will not involve interruption of heating, water, or electrical services to other tenants of the building.
8. Construction work will be confined to the proposed construction floor. Contractor will limit to the minimal, the amount of dust, dirt, or other such inconveniences created to all other areas within the building.
9. There will be no one occupying the proposed construction area to be renovated during the course of construction work.

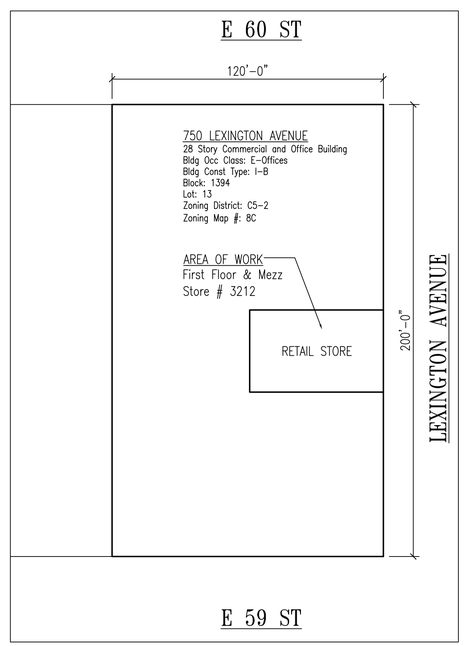
DRYWALL NOTES:
1. Gypsum Wallboard for fire-rated partitions shall be U.L. Rated for Fire Resistance and constructed per ASTM C-36, Type III, Class I, Style 3, Taper-Edged type.
2. See partition details for required Stud Gauge and Spacing. Studs shall be channel-shaped having not less than 1-1/4 inch wide flanges.
3. Studs shall be reinforced with 2x Fire Retardant Treated Wood cut to fit studs at locations where heavy electrical panels and switches are to be mounted.
4. Stud Tracks shall be min 25 gauge metal channel-shaped, sized to receive the metal studs, in not less than 10' lengths.
5. Joint Tape shall be fiber type. Tape and joint cement shall be as recommended by the Wallboard Manufacturer.
6. Insulation shall be an effective noise barrier, R-11, 3-1/2" thick and complying with ASTM C665, Type I and ASTM E199.
7. Attach Stud Track to Building Ceiling/Roof by Approved Method. Attach Stud Track to floor with power actuated anchors spaced at 24" O/C. Run track continuous wall to wall.
8. Install Metal Studs as per Project Drawings and attach to track with two #8 Phillips Head Pan Head STSM Screws, one on top and one on bottom. Place one stud against each wall.
9. Install insulation according to Manufacturer's instructions. Insulation shall be installed where shown on drawings, and between Mechanical Equipment Rooms and Occupied or Habitable Rooms.
10. Install Gypsum Wall Board as per Project Drawings. The first layer shall be attached with 1" long #6 Bugle Head Phillips Steel Screws, 8" on center around perimeter and 12" on center on intermediate studs. The second layer shall be applied with vertical joints offset. Space one stud from first layer using 1-5/8" long #6 Bugle Head Phillips Steel Screws spaced 9" O/C along vertical joints, 12" O/C at intermediate studs and 24" O/C along top and bottom tracks. Trim shall be placed on edges at ceiling and metal corner/casing beads.

shoeWoo

Proposed Retail Renovations:

Shoe Woo, Store # 3212

First Floor & Mezz
750 Lexington Avenue
NY, NY 10022



1 Plot Plan
SCALE: 1/32" = 1'-0"

DOB Note:
1. Scope of Application is for Interior renovations to Existing Retail Commercial Tenant Space. Renovations to First Floor and First Floor Mezzanine. Change to Occupancy of existing Mezzzanine filed under separate Alteration Type-1 application, as per accepted Preconsideration by Terrence Lin 3/16/2009

GC NOTE:
GC IS RESPONSIBLE FOR NOT DISRUPTING THE OPERATION OF ALL EXISTING SYSTEMS AT ALL TIMES. GC SHALL NOTIFY JONES NEW YORK PROJECT MANAGER OF ANY SYSTEMS NOT OPERATIONAL PRIOR TO STARTING DEMOLITION.

GC IS NOT TO DEMO ANY EXISTING THERMOSTAT WIRING, THERMOSTATS, BURGLAR ALARMS OR COMPONENTS, SPEAKER SYSTEMS, SMOKE EVACUATION OR ASSOCIATED COMPONENTS, ETC.

ALL EXISTING WIRING AND COMPONENTS MUST BE RETAINED AND REINSTALLED AT COMPLETION OF PROJECT IN PROPER WORKING ORDER. IF THERE ARE ANY DISCREPANCIES BETWEEN THIS NOTE AND PLANS, GC MUST CONTACT PROJECT MANAGER ASAP.

Sheet List Table

Sheet Number	Sheet Title
T-001.00	Title Sheet
G-001.00	General Schedules
G-002.00	Specification Notes
EX-001.00	First & Mezzanine Existing Plans
EX-002.00	Cellar Existing Plan
D-001.00	First & Mezzanine Demolition Plans
D-002.00	First & Mezzanine Reflected Ceiling Demolition Plans
A-001.00	First & Mezzanine Construction Plans
A-002.00	First & Mezzanine Floor Pattern Plan
A-003.00	First & Mezzanine Reflected Ceiling Proposed Plans
A-004.00	First & Mezzanine Fixture Plan
A-005.00	North & South Interior Elevations
A-006.00	East & West Interior Elevations & Mezzanine Elevations
A-007.00	Stair Elevations & Exterior Elevation
A-008.00	Std Details
A-009.00	Details
M-000.00	Mechanical Lead Sheet
M-100-00	Mechanical 1st Fl & Mezzanine Plan
M-200.00	Mechanical Specifications
E-000.00	Electrical 1st Floor & Mezzanine Lead Sheet
E-001.00	First Floor & Mezzanine Electrical Plan
E-100.00	Electrical 1st Floor & Mezzanine Power Plan
E-101.00	Electrical 1st Floor & Mezzanine Lighting Plan
E-200.00	Electrical Specifications
SP-000.00	Sprinkler Lead Sheet
SP-100.00	Sprinkler 1st Fl & Mezzanine Plan
SP-200.00	Sprinkler Details
SP-300.00	Sprinkler Specifications

Location Details:	
Block:	1394
Lot 1:	13
Lot 2:	--
Zoning District 1:	C5-2
Zoning District 2:	--
Special Zoning District:	--
Special Zoning Subdistrict:	--
Commercial Overlay:	--
Zoning Map Number:	8C

Application Information:					
Application Type:	Alteration Type-II, D-14				
Work Types:	OT	MH	SP	--	--

List of Special & Progress Inspections:
Mechanical Systems
Fire Stop, Draftstop, Fireblock System
Directive-14 Final Inspection

--
--

List of Separate Applications:
Sign
--
--

Department of Buildings Approvals:

CLIENT

MECHANICAL ENGINEER:

Tel: ----

LANDLORD:

ARCHITECT OF RECORD

SEAL

Rev	Date	Description
	6.4.09	Issed for Bid

Revisions

ACAD File Name:
T-001.00-Title Sheet.dwg

PROJECT TITLE:

SHOE WOO, STORE # 3212

FIRST FLOOR & MEZZ
750 LEXINGTON AVENUE
NY, NY 10022

Proj #:	JA08JRCO1
Drawn By:	DS
Checked By	
Date	6/15/2009
Issed For	

DRAWING TITLE:

TITLE SHEET

Drawing Number:

T-001.00

VENDOR LIST

NOTE:
UPON AWARD OF CONTRACT IT IS THE RESPONSIBILITY OF THE G.C. TO CONTACT ALL VENDORS TO ORGANIZE DELIVERY DATES FOR ALL TENANT SUPPLIED ITEMS. DO NOT WAIT UNTIL THE LAST MINUTE TO RELEASE MATERIALS. COMPLETE "MATERIAL RELEASE FORM" SUPPLIED WITH "INSTRUCTION TO BIDDERS" AND SUBMIT TO JONES RETAIL CORP. ANY ADDITIONAL FREIGHT CHARGES INCURRED AS A RESULT OF WAITING TOO LONG TO RELEASE THESE MATERIALS WILL BE PAID BY THE GENERAL CONTRACTOR.

STORE COMPONENT	VENDOR	CONTACT NAME	E-MAIL	PHONE	FAX
MUSIC SYSTEM	DMX MUSIC	JESSICA BALCUNAS	JESSICA.BALCUNAS@DMX.COM	(508) 439-5032	(508) 393-5137
ACCESSORY HARDWARE	ECONOCO	JON GIEDER	JON@ECONOCO.COM	(845) 265-0075	(845) 265-0075
MILLWORK	MG CONCEPTS	ANDREW KRULL	A_KRULL@MGCONCEPTS.COM	(631) 348-1772 x 1104	(631) 348-1879
LOCKS	METRO DOOR	MIKE POLIZZI / JULIE	MPOLIZZI@METRODOOR.COM	(800) 669-3667 x 209	(866) 745-3064
SIGNAGE	TRIANGLE SIGNS	NEAL LITTMAN – LAURA KELBAUGH	NEAL.LITTMAN@TRIANGLESIGN.COM	(410) 247-5300	(410) 247-1944
FIXTURES	PRG				
T-STANDS	ECONOCO	JOHN GEIDER		(845) 265-0075	(845) 265-0075 (SAME)
LIGHTING	LIGHTING MANAGEMENT	JOHN SAPANARO / YENY FUENTES	YFUENTES@LIGHTINGMANAGEMENT.COM	(845) 783-1350	(845) 783-9985

WORK PURCHASE SCHEDULE

F=FURNISH I=INSTALL	EXTG	T.G.C.		TEN.		LL		SUPPLIED BY:	REMARKS:
		F	I	F	I	F	I		
STOREFRONT									N/A
BARRICADE									
GLASS, GLAZING	●								EXISTING STOREFRONT TO REMAIN. G.C. TO CLEAN AND REFURBISH TO 'LIKE NEW' CONDITION
PAINTING	●								
SIGNAGE			●	●					
FRAMING, DRYWALL		●	●						
DOORS/HARDWARE	●								REINSTALL
DOOR PULLS	●								
U-CHANGE LOCKS				●	●			METRO DOOR	J.R.C. CORE @OPNG
ENTRY FLOORING				●	●				WALK-OFF MAT SUPPLIED BY TENANT, INSTALLED BY G.C.
SALES AREA									
COLUMN FINISH		●	●						"SHOE TREE" DECORATIVE COLUMN TREATMENT TO BE SUPPLIED & INSTALLED BY TENANT.
CORNER GUARDS		●	●						
GYPSUM BOARD CEILING		●	●						
ACOUSTICAL CEILING		●	●						
PAINTING/FINISHING		●	●						
PARTITIONS		●	●						
ALUMINUM REDUCER		●	●						
CONCRETE FLOORING		●	●						
MILLWORK FIXTURES			●	●					
WINDOW DISPLAY FIXT.			●	●					
MIRRORS			●	●					
DEMISING GYP BD	●								PATCH AND REFURBISH. EXTEND GYP BD FINISH UP FOR NEW COFFER CEILING
STOCK ROOM									
SHELVING SYSTEM	●								EXISTING TO REMAIN AT CELLAR STOCK ROOM-NOT IN CONTRACT
MANAGER'S DESK / FILE CABINET	●								EXISTING TO REMAIN AT CELLAR STOCK ROOM-NOT IN CONTRACT
MOBILE STOCK SHELVING	●								EXISTING TO REMAIN AT CELLAR STOCK ROOM-NOT IN CONTRACT
RESIDENT BASE/REDUCER	●								EXISTING TO REMAIN AT CELLAR STOCK ROOM-NOT IN CONTRACT
V.C.T.	●								EXISTING TO REMAIN AT CELLAR STOCK ROOM-NOT IN CONTRACT
ACOUSTICAL CEILING	●								EXISTING TO REMAIN AT CELLAR STOCK ROOM-NOT IN CONTRACT
DETEX ALARM (S)	●								EXISTING TO REMAIN AT CELLAR STOCK ROOM-NOT IN CONTRACT
PAINTING	●								EXISTING TO REMAIN AT CELLAR STOCK ROOM-NOT IN CONTRACT
SAFE	●								EXISTING TO REMAIN AT CELLAR STOCK ROOM-NOT IN CONTRACT
DEMISING GYP. BD.	●								EXISTING TO REMAIN AT CELLAR STOCK ROOM-NOT IN CONTRACT
LAVATORY									
ACCESSORIES	●								EXISTING TO REMAIN AT CELLAR STOCK ROOM-NOT IN CONTRACT
GYPSUM BOARD CEILING	●								EXISTING TO REMAIN AT CELLAR STOCK ROOM-NOT IN CONTRACT
VINYL BASE	●								EXISTING TO REMAIN AT CELLAR STOCK ROOM-NOT IN CONTRACT
F.R.P PANEL	●								EXISTING TO REMAIN AT CELLAR STOCK ROOM-NOT IN CONTRACT
F.R.P.	●								EXISTING TO REMAIN AT CELLAR STOCK ROOM-NOT IN CONTRACT
WATERPROOF MEMBRANE	●								EXISTING TO REMAIN AT CELLAR STOCK ROOM-NOT IN CONTRACT
SHELVING	●								EXISTING TO REMAIN AT CELLAR STOCK ROOM-NOT IN CONTRACT
HVAC									
AIR BALANCING		●	●						PROVIDE AIR BALANCING REPORT
DIFFUSERS		●	●						SEE 'M' DWGS
DUCTWORK		●	●						SEE 'M' DWGS
EXHAUST FAN & VENT	●								
HVAC UNIT		●	●						SEE 'M' DWGS
RETURN AIR GRILLES		●	●						
TRANSER gRILLES	●	●	●						REFER TO ENG'G
THERMOSTAT			●	●					LIGHTSTAT
FIRE PROTECTION									
HEAT DETECTION		●	●						
SMOKE DETECTION	●	●	●						REFER TO ENG.'G
SPRINKLERS	●	●	●						MODIFY AS REQ'D.
FIRE EXTINGUISHERS		●	●						PROVIDE A MINIMUM OF (2)
FIRE ALARM SYSTEM		●	●						REFER TO ENG.'G
PLUMBING									
FIXTURES	●								EXISTING TO REMAIN
STUB	●								EXISTING TO REMAIN
VENT	●								EXISTING TO REMAIN
ELECTRICAL									
ELECTRICAL PANELS	●								MODIFY
EMERGENCY EXIT LIGHTS			●	●				LMI	ALL NEW
LAMPING	●		●	●				LMI	
LIGHT FIXTURES	●		●	●				LMI	
METER SOCKET	●								
OUTLETS & SWITCHES	●	●	●						WHITE
POWER TO HVAC	●								
TRANSFORMER	●								
TELEPHONE CONDUIT / WIRING	●	●	●						MODIFY AT DESK
TELEPHONE EQUIPMENT	●		●						PROVIDE TELEPHONE JACKS
TIMER FOR STOREFRONT WINDOWS		●	●						G.C. TO SUPPLY JACKS
ENERGY MANAGEMENT SYTEM									NOT APPLICABLE
AUDIO SYSTEM	●		●						NEW SPEAKERS
GENERAL									
CASH REGISTERS	●			●	●				
CLEAN-UP		●	●						
CONCRETE SLAB	●								INFILL AS REQUIRED
CONSTRUCTION DETAILS		●	●						
DEMISING WALL STUDS	●								
SERVICE DOOR (S)	●								

CODES:

BUILDING CODE:	1968 BUILDING CODE OF THE CITY OF NEW YORK, AS AMENDED
PLUMBING CODE:	2008 NYC PLUMBING CODE
MECHANICAL CODE:	2008 NYC MECHANICAL CODE & FUEL GAS CODE
ELECTRICAL CODE:	2007 NYC ELECTRICAL CODE
FIRE PROTECTION	2008 NYC FIRE PROTECTION CODE FOR SPRINKLER, STANDPIPE, AND ALARMS (BC CHAPTER 9)

PROJECT MUST COMPLY WITH ANY AND / OR ALL OTHER STATE AND LOCAL CODES, AND ALL CITY ORDINANCES WHICH MAY AFFECT TENANT STORE CONSTRUCTION.

THE TENANT'S GC IS RESPONSIBLE FOR SUBMITTAL OF SPRINKLER PLANS TO THE LANDLORD.

CODE DATA SUMMARY:

Space #	3212
Floors:	First Floor, Mezzanine & Cellar.
Occupancy Classification:	M-Mercantile (No Change)
Use Group:	U.G. 6 (No Change)
Scope of Work:	Interior Renovation of existing Retail Store
HVAC:	Modify Existing
Plumbing:	N/A
Sprinkler:	Modify Existing
Fire Alarm:	Modify Existing
Electrical:	Modify Existing

Number of Occupants:

Floor:	Net SF:	SF/Person:	# of Persons:
First Floor	1355	25	54
Mezzanine	395	25	16
Total	1750		70

NOTE: Total # of Occupants does not exceed 74 persons. Therefore, one (1) Exist Door is adequate in accordance with BC Table 6-3

Travel Distance Calculation (Table 6-1):

Maximum Travel Distance, Mercantile, Fully-Sprinklered (Ft)	200'
Proposed Travel Distance:	104' < 200' = complies

Net SF Calculations

Cellar Stock #1 (Large Room)	
Storage Room	1373
Elec Closet	28
Lockers/Staff	103
Staff #2	103
Pantry & Toilets	214
Total Net SF	1821
Cellar Stock #2 (Small Room)	
Storage Room	442
Elec Closet	138
Total Net SF	580
First Floor:	
First Fl Retail Sales Area	1355
NOTE: Stair counted at Mezzanine Level	
Total Net SF	1355
Mezzanine:	
Mezzanine Retail Sales Area	395
Stair	135
Total Net SF	530
Grand Total Net SF:	4286

REQUIRED PLUMBING FIXTURES

Table 16-5

Based on Occupancy Group M-Mercantile

Total Employees	6P
# of Males	3P
# of Females	3P

Fixture:	Req'd Male:	Prov Male:	Req'd Female:	Prov Female:
Water Closets	1	1	1	1
Urinals	0	0	--	--
Lavatories	1	1	1	1

NOTE: The Toilet Rooms are existing to remain, no work is proposed. Toilet Rooms are provided for the Employees. The Toilet Rooms are located in the existing Cellar Stock Room.

CLIENT

MECHANICAL ENGINEER:

Tel: ----

LANDLORD:

ARCHITECT OF RECORD

SEAL

Rev	Date	Description
1	6.15.09	
	6.4.09	Issued for Bid

Revisions

ACAD File Name:
G-001.00 General Schedules.dwg

PROJECT TITLE:

SHOE WOO, STORE # 3212

FIRST FLOOR & MEZZ
750 LEXINGTON AVENUE
NY, NY 10022

Proj #:	JA08JRCO1
Drawn By:	DS
Checked By	
Date	6/15/2009
Issed For	

DRAWING TITLE:

GENERAL SCHEDULES

Drawing Number:

G-001.00

A. PROJECT DESCRIPTION As Applicable

1.1 THE SCOPE OF WORK INCLUDES THE COMPLETE INTERIOR CONSTRUCTION OF THE SHOE WOO STORE LOCATED IN THE SPACE NUMBER DESIGNATED ON THE TITLE SHEET.

1.2 COMPLETE INTERIOR CONSTRUCTION INCLUDES BUT IS NOT LIMITED TO: ANY DEMOLITION AND REMOVAL IF REQUIRED, NEW FRAMING, ALL DRYWALL AND ACOUSTICAL WORK, GLASS AND METAL, HVAC, LIGHTING, AND ELECTRICAL WORK.

1.3 ALL LABOR, CONSTRUCTION MATERIALS, PROVIDED AND INSTALLED TO COMPLETE WORK IN THESE DOCUMENTS SHALL BE EXECUTED IN COMPLETE COMPLIANCE WITH ALL LOCAL, STATE AND FEDERAL CODES PRACTICES OR ORDINANCES AND WITHIN THE CONSTRAINTS OF THE HIGHEST ACCEPTABLE CONSTRUCTION PRACTICES. NYC BUILDING CODE AS AMENDED.

B. GENERAL CONTRACTOR'S RESPONSIBILITIES

1.0 THE CONTRACT WORK CONSISTS OF PROVIDING ALL MATERIALS, LABOR, EQUIPMENT, SUPERVISION, SERVICES, FEES AND SPECIAL CHARGES REQUIRED TO PERFORM THE TENANTS WORK AS SET FORTH IN THE PLANS AND/OR SPECIFICATIONS OR IMPLIED BY THE SAME. NO EXTRA CHARGES WILL BE ACCEPTED BY THE TENANT. FOR EXAMPLE: THE TENANT'S GENERAL CONTRACTOR SHALL INCLUDE WITHIN THE CONTRACT PRICE PROVISIONS FOR PAYING ALL COSTS OF TEMPORARY SERVICES, SPRINKLER CONNECTIONS, ALL FEES FOR ADDITIONAL PERMITS, THE CHARGES FOR ELECTRICAL AND PLUMBING HOOK-UPS, ALL REFUNDABLE DEPOSITS, ALL COSTS OF PREPARATION AND SUBMISSION OF DESIGN DRAWINGS AND ADDITIONAL ARCHITECTURAL STAMPS, WORKING DRAWINGS REQUIRED BY THE SPECIFICATIONS AND/OR THE LANDLORD'S REQUIREMENTS AND/OR GOVERNING AUTHORITIES.

2.0 ALL WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF TENANT'S PROJECT MANUAL WHICH INCLUDES SCHEDULE 'E'; SPECIFICATIONS FOR TENANT WORK, SEPARATELY BOUND; AND WITH APPLICABLE REQUIREMENTS OF THE U.S. DEPARTMENT OF LABOR, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION AND LANDLORD'S CRITERIA EXHIBIT 'C'. COORDINATE WORK (AS REQUIRED) WITH ADJACENT TENANTS.

3.0 FIELD CONDITIONS: VERIFICATION OF ANY AND ALL EXISTING CONDITIONS, DIMENSIONS OR REQUIREMENTS OF THE STORE, THE MALL, THE TOWN, THE STATE AND FEDERAL GOVERNMENTS WHICH MAY AFFECT THIS PROJECT AND FURNISH THIS INFORMATION TO THE TENANT AND THE TENANT'S DESIGNER PRIOR TO BID SUBMISSION. ANY VARIATION FROM CONDITIONS INDICATED IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER AND THE TENANT'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK. DISCREPANCIES DURING BIDDING WILL BE HANDLED BY ADDENDUM. CONTRACTOR SHALL ALSO VERIFY SQUARE FOOTAGE AND SUBMIT IN WRITING TO JONES RETAIL CORPORATION, STORE PLANNING DEPT. PRIOR TO COMMENCEMENT OF WORK. DEMOLITION & SALVAGE, THE EXTENT OF WHICH SHALL BE DETERMINED BY THE BIDDER HAVING EXAMINED THE SITE.

4.0 NO EXTRAS WILL BE PERMITTED BECAUSE OF THE GENERAL CONTRACTOR'S FAILURE TO SITE CHECK LOCATION PRIOR TO BIDDING AND/OR FAILURE TO PREDETERMINE ALL CONDITIONS IMPOSED BY THE LANDLORD OR OTHER GOVERNING AUTHORITIES.

5.0 ALL EXTRA WORK MUST BE AUTHORIZED BY THE TENANT AND ANZALONE ARCHITECTURE PLLC IN ADVANCE AND SHALL BE PERFORMED AT COST PLUS 10%.

6.0 SUBMISSION OF A SUBCONTRACTOR LIST AND A PROJECT PROGRESS SCHEDULE OUTLINING BY DAY, PHASES OF CONSTRUCTION, OVERLAPPING OF TRADES, AND TENANT COORDINATION OF TENANT SUPPLIED ITEMS AND MERCHANDISE MOVE PRIOR TO THE START OF WORK, FOR TENANT'S REVIEW AND APPROVAL.

7.0 PREPARATION, SEALING AND FILING OF ALL ADDITIONAL DRAWINGS, PERMIT APPLICATIONS AND/OR OTHER MATERIALS REQUIRED TO SECURE ANY AND ALL NECESSARY BUILDING PERMITS AS MIGHT BE REQUIRED BY ANY LOCAL ORDINANCES OR JURISDICTIONAL AUTHORITIES TO PERFORM THIS WORK UNLESS OTHERWISE DIRECTED BY TENANT. FURNISH TENANT'S DESIGNER AND TENANT A COPY OF EACH APPROVED WORKING DRAWING.

8.0 PROVISION OF ALL TEMPORARY SERVICES INCLUDING CONSTRUCTION BARRICADES TO PROTECT PEOPLE AND MERCHANDISE, TEMPORARY ACCESS DOORS AS REQUIRED DURING CONSTRUCTION, TEMPORARY TELEPHONE, ELECTRICAL ETC. AS REQUIRED. CONSULT SCHEDULE 'E' AND EXHIBIT 'C'.

9.0 SUPERVISION AND COORDINATION FOR ALL SUBCONTRATOR'S WORK, INCLUDING ALL WORK PERFORMED BY OTHERS (INCLUDING VENDORS OF TENANT SUPPLIED ITEMS, SUCH AS MILLWORK, DISPLAY FIXTURES, EQUIPMENT, AND LIGHT FIXTURES, STEREO SOUND SYSTEM, SIGNAGE, ETC.).

10.0 BE RESPONSIBLE FOR RECEIVING, STORING (ON SITE), AND INSTALLING ALL TENANT SUPPLIED ITEMS. CONTRACTOR TO RENT STORAGE SPACE (ON SITE) BUT OUT OF TENANT'S SPACE TO PROTECT TENANT SUPPLIED ITEMS WHICH ARRIVE DURING CONSTRUCTION. PROVIDE ALL LABOR TO MOVE TENANT SUPPLIED MATERIALS FROM CURBSIDE DELIVERY TO STORE LOCATION.

11.0 FURNISH AND INSTALL HVAC SYSTEM AS DESIGNED, OR AS REQUIRED BY LANDLORD WITH REFERENCE TO TENANT SUPPLIED DRAWINGS. (SUBMIT ADD-ALTERNATE BID FOR NEW EQUIPMENT)

12.0 ALL COST OF SMOKE EVACUATION SYSTEMS, LIFE SAFETY EQUIPMENT, SMOKE AND/OR FIRE DETECTORS AND HOOKUPS TO LANDLORD'S CENTRAL EQUIPMENT IF REQUIRED.

13.0 ALL WORK SHALL MEET WITH TENANT'S, TENANT'S DESIGNER'S, ARCHITECT'S, AND LANDLORD'S APPROVAL AND SHALL SATISFY THE OBVIOUS INTENT OF THE TENANT'S DESIGNER.

14.0 ALL WORKMANSHIP WILL BE INSPECTED UPON COMPLETION OF THE STORE BY TENANT AND/OR TENANT'S DESIGNER. ALL WORK MUST BE IN ACCORDANCE WITH THE WORKING DRAWINGS AND SPECIFICATIONS. GENERAL CONTRACTOR WILL BE LIABLE FOR ANY WORK NOT IN ACCORDANCE WITH THE PREVIOUSLY MENTIONED DRAWINGS AND SPECIFICATIONS.

15.0 DELIVER TO THE TENANT A COMPLETED SPACE, IN GOOD WORKING ORDER, READY FOR BUSINESS ON THE SPECIFIED OPENING DATE AND DO WHATEVER IS NECESSARY TO AVOID LABOR DISPUTES.

16.0 UPON COMPLETION OF PROJECT, OBTAIN ALL FINAL INSPECTIONS AS REQUIRED BY LOCAL JURISDICTIONS AND FURNISH TENANT WITH EVIDENCE OF ALL SUCH INSPECTIONS AND CERTIFICATES OF OCCUPANCY.

17.0 UPON COMPLETION OF PROJECT, PROVIDE TENANT WITH ALL INSTRUCTION MANUALS, WARRANTIES AND/OR OTHER DOCUMENTS REQUIRED FOR OPERATION OR MAINTENANCE OF ANY ITEM IN THE GENERAL CONTRACTORS WORK. CONTRACTOR TO PROVIDE TENANT WITH PARTIAL LIEN WAIVERS FROM ALL SUBCONTRACTORS PRIOR TO ANY PAYMENT. GENERAL CONTRACTOR TO PROVIDE TENANT WITH ALL LIEN WAIVERS FROM ALL SUPPLIERS AND SUB- CONTRACTORS' PRIOR TO FINAL PAYMENT.

18.0 PRIOR TO STARTING WORK, THE GENERAL CONTRACTOR IS TO VERIFY THAT ALL PLANS HAVE BEEN APPROVED BY THE LANDLORD'S REPRESENTATIVE AND LOCAL AUTHORITIES.

19.0 UPON COMPLETION OF CONSTRUCTION, IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CLEAN ALL FINISH SURFACES PER MANUFACTURER'S INSTRUCTIONS AND/OR TO EMPLOY THE SERVICES OF A PROFESSIONAL CLEANING COMPANY IN ORDER TO ASSURE TENANT OF AN ABSOLUTELY CLEAN STORE.

20.0 IF AN UNTIDY STORE IS TURNED OVER, THE TENANT RESERVES THE RIGHT TO EMPLOY SIMILAR CLEANING SERVICES AND DEDUCT THE COST FROM BALANCE DUE THE GENERAL CONTRACTOR.

21.0 MANUFACTURERS ON SPECIFIED ITEMS ARE NOTED FOR QUALITY AND DESIGN. TENANTS GENERAL CONTRACTOR REFERRED TO AS THE T.G.C. MAY SUBSTITUTES 'EQUAL' PRODUCTS SUBJECT TO APPROVAL BY THE TENANT'S DESIGNER. THE T.G.C. IS ENCOURAGED TO SUBMIT ALTERNATE 'EQUAL' PRODUCTS FOR CONSIDERATION OF THE TENANT'S DESIGNER IN AN EFFORT TO REDUCE THE CONSTRUCTION COSTS. ALL REASONABLE REQUESTS WILL BE REVIEWED BY THE TENANT'S DESIGNER FOR COMPLIANCE WITH THE INTENT OF THE PRODUCTS ORIGINALLY SPECIFIED. SUBMISSION OF 'OR EQUAL ITEMS' SHALL OCCUR AT TIME OF BID.

C. GENERAL CONSTRUCTION NOTES

1.0 CONCRETE FLOOR.

1.1 SUPPLY ALL LABOR AND MATERIALS REQUIRED TO REFURBISH EXISTING CONCRETE FLOORS OR TO INSTALL NEW, TO COMPLY WITH TENANT'S AND LANDLORD'S REQUIREMENTS. WHERE CONDITIONS PERMIT PROVIDE DEPRESSIONS TO ACCOMMODATE FLOORING MATERIALS AND ENSURE THAT FINISHED FLOOR ELEVATION IS AT SAME ELEVATION AS ADJACENT AREAS. CONCRETE IS TO HAVE A SMOOTH CLEAN, STEEL TROWEL FINISH AS REQUIRED TO RECEIVE FLOOR FINISHES. ALL EXPOSED CONCRETE FLOORS MUST HAVE A SEALANT APPLICATION.

1.2 CLEAN ALL SURFACES SOILED BY LEAKAGE OF WET CONCRETE SURFACES. REMOVE AND/OR REPLACE ANY CONCRETE TO COMPLY WITH THE INTENT OF THESE DRAWINGS AND THESE SPECIFICATIONS, UNLESS PERMISSION IS GIVEN BY THE TENANT'S DESIGNER TO PATCH AND REPAIR. IF THE PATCHING DOES NOT SATISFACTORILY RESTORE THE QUALITY AND APPEARANCE OF THE WORK, THE DEFECTIVE WORK SHALL BE REMOVED, REGARDLESS OF THE PERMISSION TO PATCH.

1.3 INSTALL A WATERPROOF MEMBRANE AS REQUIRED BY MECHANICAL PLANS ON SLAB AND MIN. 4" UP WALLS IN THE LAVATORY AREA OR PER LANDLORD REQUIREMENTS AND SPECIFICATIONS. WATERPROOF MEMBRANE TO BE HYDROMENT ULTRA-SET OR HYDROMENT ULTRA-SET SL AS MANUFACTURED BY BOSTIC CONSTRUCTION PRODUCTS OR EQUAL. UNLESS OTHERWISE SPECIFIED. MUST PASS LANDLORD'S ON-SITE FLOOD TEST.

GENERAL CONSTRUCTION NOTES – CONTINUED

1.4 TENANT'S GENERAL CONTRACTOR SHALL INSPECT THE EXISTING SLAB CONDITIONS TO DETERMINE THE AMOUNT OF CONCRETE FLOOR TO BE REMOVED AND REPLACED FOR INSTALLATION OF PLUMBING, ELECTRICAL, AND MECHANICAL WORK (AND PROPER INSTALLATION OF GLASS ENTRY DOORS IF APPLICABLE). ALL PENETRATIONS OF SLAB TO BE COORDINATED WITH THE MALL TENANT COORDINATOR.

2.0 ACCESS PANELS. PROVIDE ACCESS PANELS AS REQUIRED IN HARD CEILINGS TO ACCESS MALL AND STORE EQUIPMENT.

3.0 FIRE EXTINGUISHERS. PROVIDE AND INSTALL NEW FIRE EXTINGUISHERS RATED 2A AND LOCATED SO THAT THE MAXIMUM TRAVEL DISTANCE TO THE NEAREST FIRE EXTINGUISHER FROM ANY POINT IN THE DEMISED SPACE SHALL NOT EXCEED 75 FEET.

4.0 PARTITION AND WOODWORKING

4.1 PROVIDE IN WALL BLOCKING FOR LAVATORY AND SERVICE EQUIPMENT AT LOCATIONS INDICATED ON PLANS OR AS REQUIRED.

4.2 UNLESS OTHERWISE NOTED ON PLANS, FURNISH AND INSTALL COMPLETE: ALL PARTITIONS AND DECORATIVE TREATMENTS AS INDICATED ON PLANS AND/OR ELEVATIONS AND RELATED DETAILS INCLUDING ALL REQUIRED FINISH HARDWARE. ALL WOOD SHALL BE FIRE RETARDANT TREATED AS REQUIRED BY LOCAL GOVERNING CODES WITH A METHOD COMPATIBLE WITH FINISH.

4.3 NO COMBUSTIBLE MATERIALS SHALL BE USED ABOVE SUSPENDED CEILINGS. FIRE RETARDANT TREATMENTS SHALL BE EXTENDED TO STRUCTURAL DECK WHEREVER REQUIRED FOR COMPLIANCE WITH BUILDING CODES.

4.4 METAL STUDS OR 7/8" METAL FURRING CHANNELS TO BE A MINIMUM OF TWENTY-FIVE (25) GA. AND SIXTEEN (16) GA. AT STOREFRONT CONSTRUCTION. TYPE AND SPACING TO BE IN ACCORDANCE WITH LOCAL BUILDING CODE REQUIREMENTS. NORMAL SPACING 16" O.C., FOR FRAMING PARTITIONS AND SIMILAR CONSTRUCTION. PROVIDE FIRE STOPPING AS REQUIRED TO COMPLY WITH ANY U.L. RATINGS.

4.5 STRUCTURAL MATERIAL SHALL COMPLY WITH UNDERWRITERS LABORATORIES, INC. FIRE RETARDANT TREATMENT FOR FINISH WOOD SHALL BE COMPATIBLE WITH THE SPECIFIED WOOD FINISH.

4.6 WOOD USED FOR TRIM AND DECORATIVE COMPONENTS SHALL BE FIRST CLASS TRIM STOCK, FREE OF ANY BLEMISH WHICH WILL BE EVIDENT AFTER FINISHING.

4.7 WOOD DOORS AND FRAMES SHALL MEET ALL APPLICABLE REQUIREMENTS OF THE ARCHITECTURAL WOODWORKING INSTITUTE (AWI) 'QUALITY STANDARDS' AND THE NATIONAL WOODWORK MANUFACTURER'S ASSOCIATION (NWMA) SPECIFICATIONS UNLESS SPECIFIED OTHERWISE.

4.8 GYPSUM BOARD SHALL BE 5/8" THICK 'TYPE X' AND SHALL BE MOISTURE OR WATER RESISTANT GRADE IN ALL WET AREAS, INCLUDING TOILET ROOMS. ALL DEMISING PARTITIONS SHALL EXTEND TO ROOF/DECK ABOVE. (IF LANDLORD'S PLENUM IS REQUIRED, INSTALL A MESH SECURITY SCREEN OF HEAVY GA. CHICKEN WIRE ABOVE DRYWALL TO ROOF/DECK ABOVE.). INTERIOR PARTITIONS SHALL EXTEND TO ROOF/DECK ONLY IF REQUIRED TO COMPLY WITH A FIRE-RATED U.L. SYSTEM.

4.9 ALL INTERIOR JOINTS AND DEPRESSIONS OF THE GYPSUM BOARD WILL BE TAPED, WITH A MINIMUM OF THREE (3) COATS OF APPLIED JOINT COMPOUND, AND SANDED SMOOTH, WITH A SURFACE THAT IS READY TO RECEIVE PAINT. CEILING SURFACES SHALL BE STRAIGHT, FREE OF WAVES, BUCKLES AND UNEVENNESS AT JOINTS ALL OUTSIDE CORNERS SHALL HAVE METAL BEAD AND JOINT COMPOUND.

4.10 ALL INTERIOR PARTITIONS MUST EXTEND A MINIMUM OF 3" ABOVE HIGHEST ADJACENT FINISHED CEILING OR AS REQUIRED BY LOCAL GOVERNING CODES.

5.0 CORNER GUARDS
T.G.C. SHALL PROVIDE AND INSTALL CLEAR PLASTIC CORNER GUARDS AT OUTSIDE CORNER LOCATIONS INDICATED ON DRAWINGS. PROVIDE GUARDS FULL HEIGHT CONTINUOUSLY TO UNDERSIDE OF OPENING OR TO 5'-0" A.F.F. WHERE NOT VISIBLE FROM SALES AREA.

6.0 HARDWARE SEE CONSTRUCTION AND FIXTURE DETAILS FOR SPECIFICATIONS.

D. PLUMBING SPECIFICATIONS

1.0 RELATED DOCUMENTS ALL APPLICABLE PROVISIONS IN THE SPECIFICATIONS FOR TENANT WORK WILL GOVERN ALL WORK IN THIS SECTION

2.0 DRAWINGS
DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED TO SHOW APPROXIMATE LOCATIONS OF FIXTURES AND PIPING ALL DIMENSIONS ARE TO BE VERIFIED ON SITE.

3.0 SCOPE
FURNISH AND INSTALL A COMPLETE PLUMBING SYSTEM IN ACCORDANCE WITH APPROVED DRAWINGS, INCLUDE IF NECESSARY, BREAKING, BACKFILLING, AND PATCHING OF EXISTING FLOORS. BY MEANS OF A LETTER FROM THE TENANTS GENERAL CONTRACTOR TO THE TENANT, GUARANTEE ALL MATERIALS AND INSTALLATION FOR A PERIOD OF ONE YEAR AFTER TENANTS DESIGNER ACCEPTANCE OF WORK. THIS GUARANTEE WILL INCLUDE AN ALLOWANCE FOR RESTORATION OF ADJACENT WORK WHICH IS DAMAGED OR DISTURBED IN FULFILLING THIS GUARANTEE.

4.0 COMPONENTS
FURNISH NEW, FIRST QUALITY COMPONENTS, FREE FROM FLAWS OR IMPERFECTIONS. FIXTURE MODEL NUMBERS SHALL APPLY TO THE ENTIRE FIXTURE AS OUTLINED IN CATALOG OR AS INTENDED, THE TENANTS GENERAL CONTRACTOR SHALL INCLUDE THE ADDITIONAL REQUIRED ITEMS AS IF IT WERE SPECIFIED. REFER TO ENGINEERING DRAWINGS FOR COMPONENT SPECIFICATION.

5.0 TOILET ROOM ACCESSORIES.

5.1 PROVIDE TOILET ROOM ACCESSORIES. PROVIDE AND INSTALL AS REQUIRED TO COMPLY WITH GOVERNING HANDICAPPED ACCESSIBILITY CODES. SUPPLEMENT AS REQUIRED TO COMPLY WITH THESE CODES.

5.1a McKINNEY/PARKER 9700 SERIES GRAB BARS SURFACE MOUNT 36" A.F.F.

5.1b McKINNEY/PARKER 1033D DOUBLE TOILET TISSUE HOLDER MOUNT 29" A.F.F.

5.1c BETTER QUALITY PAPER TOWEL DISPENSER (ROLL TYPE) PER LOCAL AVAILABILITY. MOUNT 54" A.F.F.

5.1d 18" X 24" MIRROR MOUNTED 40" A.F.F. TO BOTTOM.

5.1e LEVER ACTION PRIVACY DOOR LATCH SET FOR A 3' X 7' DOOR.

E. SPRINKLER SPECIFICATIONS

1.0 RELATED DOCUMENTS
ALL APPLICABLE PROVISIONS OF THE SPECIFICATIONS FOR TENANT WORK GOVERNS ALL WORK IN THIS SECTION.

2.0 SCOPE
THE TENANTS GENERAL CONTRACTOR SHALL MODIFY EXISTING OR INSTALL NEW SPRINKLER SYSTEM AS REQUIRED BY SITE SURVEY CONDITIONS. THREE COPIES OF SHOP DRAWINGS SHALL BE SUBMITTED TO THE LANDLORD, LOCAL BUILDING DEPT. AND THE TENANT'S DESIGNER FOR APPROVAL BEFORE INSTALLATION BEGINS.

3.0 INSTALLATION
SPRINKLER INSTALLATION SHALL CONFORM TO REQUIREMENTS SET FORTH IN THE N.F.P.A. (CURRENT EDITION) AND THE LANDLORD'S REQUIREMENTS. SYSTEM TO BE WET PIPE WITH FULLY CONCEALED HEADS IN THE SALES AREA, GYPSUM BOARD CEILINGS OR AS SPECIFIED ON SPRINKLER (FIRE PROTECTION) PLAN. ALL PIPING SHALL BE CONCEALED ABOVE THE CEILING AND BE ABSOLUTELY TIGHT. PENDANT HEADS SHALL BE CHROME PLATED WITH MATCHING ESCUTCHEONS, IN ALL NON-SALES AREAS. THE SPRINKLER SYSTEM SHALL BE PROPERLY COORDINATED WITH THE REFLECTED CEILING PLAN AND THE HVAC SYSTEM.

F. STOREFRONT

1.0 STOREFRONT WORK SHALL BE SUPPORTED BY STRUCTURAL STEEL FRAMEWORK WHICH SHALL BE SELF-SUPPORTING AND MAY NOT BE ATTACHED TO THE LANDLORD'S BUILDING STRUCTURE, (I.E. BEAMS, COLUMNS, ROOF/DECK OR JOISTS) EXCEPT FOR LATERAL SUPPORT ONLY. ANY DIRECT ATTACHMENT TO LANDLORD'S STRUCTURE SHALL NOT BE ALLOWED WITHOUT WRITTEN PERMISSION FROM THE LANDLORD.

2.0 STOREFRONT GLASS, GLAZING, DOORS (IF SPECIFIED) AND ALL FRAMING WILL BE BY TENANT'S GENERAL CONTRACTOR.

G. CEILING SPECIFICATIONS

1.0 RELATED DOCUMENTS ALL APPLICABLE PROVISIONS OF THE SPECIFICATIONS FOR TENANT WORK WILL GOVERN ALL WORK IN THIS SECTION.

2.0 SCOPE
PROVIDE ALL LABOR, MATERIALS, (AS SPECIFIED ON DRAWINGS) AND EQUIPMENT REQUIRED TO SUPPLY AND INSTALL ALL CEILING SYSTEMS COMPLETE WITH SUSPENSION SYSTEM AND RELATED ACCESSORIES.

3.0 MATERIALS

3.1 SALES AREA: GYPSUM BOARD CEILINGS SUPPLIED AND INSTALLED BY TENANT'S GENERAL CONTRACTOR. (OR CEILING SPECIFIED BY REFLECTED CEILING PLAN.)

3.1a WHERE REQUIRED BY JURISDICTIONAL CODE AUTHORITIES, GYPSUM BOARD CEILING SYSTEM SHALL HAVE A ONE HOUR U.L. (UNDERWRITER'S LABORATORIES) RATING. ALL JOINTS AND DEPRESSIONS SHALL BE TAPED WITH THREE (3) COATS OF SPACKLE, AND SANDED SMOOTH, READY TO RECEIVE PAINT FINISH. CEILING SURFACES SHALL BE STRAIGHT, FREE OF WAVES, BUCKLES AND FREE OF UNEVENNESS AT JOINTS ALL OUTSIDE CORNERS TO HAVE METAL BEAD AND SPACKLE. INSTALL PER LOCAL CODE INCLUDING SEISMIC REQUIREMENTS.

3.2 STOCKROOM AREA THE STOCKROOM AREA SHALL NOT HAVE A CEILING EXCEPT WHERE LOCAL JURISDICTIONAL CODES REQUIRE A ONE (1) HOUR U.L. RATED SYSTEM. IF SUCH A SYSTEM IS REQUIRED THE CEILING MATERIAL SHALL BE ARMSTRONG #895 FISSURED FIRE GUARD 24" X 48" X 5/8" LAY-IN PANELS W/ GRID, COLOR: WHITE. CEILING TO BE INSTALLED AT MAXIMUM HEIGHT.

3.3 LAVATORY CEILING
EXG GYPSUM BOARD CEILING (SEE PLANS FOR HEIGHT)

H. ELECTRICAL SPECIFICATIONS

1.0 EXCEPT AS OTHERWISE NOTED, THE TENANT'S GENERAL CONTRACTOR SHALL FURNISH ALL SERVICES (INCLUDING PERMIT), MATERIALS AND COMPONENTS REQUIRED TO DELIVER A COMPLETE ELECTRICAL POWER AND LIGHTING SYSTEM ON TIME, IN ACCORDANCE WITH TENANT'S APPROVED DRAWINGS AND SPECIFICATIONS FOR TENANT'S WORK AND ALSO IN COMPLIANCE WITH THE REQUIREMENTS OF ALL JURISDICTIONAL AUTHORITIES INCLUDING O.S.H.A., B.O.C.A., BASIC BUILDING CODE, NATIONAL ELECTRIC CODE, AND THE LANDLORD'S REQUIREMENTS.

2.0 THE TENANT'S VENDOR WILL SUPPLY ALL LIGHT FIXTURES AND LAMPING. (SEE VENDOR LIST)

3.0 THE TENANT'S GENERAL CONTRACTOR SHALL INSTALL ALL ITEMS FURNISHED BY THE TENANT'S VENDOR AND SHALL SUPPLY AND INSTALL ALL ADDITIONAL COMPONENTS REQUIRED TO COMPLETE THE ELECTRICAL SYSTEM IN ACCORDANCE WITH THE TENANT'S APPROVED PLANS.

4.0 RECEIVING, INSPECTING, AND SECURELY STORING ALL LIGHT FIXTURES AND LAMPS SUPPLIED BY TENANT'S VENDOR, SHALL BE THE RESPONSIBILITY OF THE TENANT'S GENERAL CONTRACTOR. IN THE EVENT OF THE RECEIPT OF ANY DAMAGED FIXTURES OR LAMPS, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE TENANT AND THE SHIPPER PRIOR TO SIGNING FOR THE DELIVERY.

5.0 PROVIDE NIGHT LIGHT CIRCUITS, TO EACH FIXTURE NOTED ON REFLECTED CEILING PLAN AS 'NITE'.

6.0 EMERGENCY LIGHTS SHALL BE LOCATED AS PER REFLECTED CEILING PLAN. A MINIMUM OF TWO (2) IN SALES AREA, WITH ONE (1) BY CASH DESK, WIRED TO EMERGENCY BATTERY PACK AND NITE LIGHT CIRCUIT. LOCATE ADDITIONAL AS REQUIRED BY LOCAL AUTHORITIES.

7.0 THE TENANT'S GENERAL CONTRACTOR SHALL DETERMINE (IN ACCORDANCE WITH JOB CONDITIONS AND THE REQUIRE- MENTS OF THE LOCAL UTILITY COMPANY) ALL REQUIREMENTS FOR METERS AND TRANSFORMERS AND SHALL FURNISH AND INSTALL THE SAME.

8.0 ALL WORKMANSHIP WILL BE INSPECTED UPON COMPLETION OF THE STORE BY THE TENANT'S REPRESENTATIVE. ALL WORK MUST BE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS. THE TENANT'S GENERAL CONTRACTOR WILL BE LIABLE FOR ANY WORK NOT COMPLETED IN ACCORDANCE WITH PREVIOUSLY MENTIONED PLANS AND SPECIFICATIONS.

J. COLOR AND DECOR FINISH SPECIFICATIONS

1.0 WOOD FLOOR

1.1 INSTALLATION:
1.1a ALL WOOD PLANKS TO BE INSTALLED BY FLOORING INSTALLERS, PROFESSIONALLY TRAINED AND EXPERIENCED IN CURRENT TECHNIQUES AND INDUSTRY ACCEPTED STANDARDS FOR PROFESSIONAL INSTALLATION OF WOOD FLOORING. FOR COMPLETE INSTALLATION INSTRUCTIONS, PLEASE REFER TO THE MOST CURRENT ISSUE OF TECHNICAL MANUAL FOR INTERIOR FLOORING PRODUCTS.

1.2 ADHESIVES:
1.2a ALL WOOD FLOOR IS TO BE INSTALLED WITH ADHESIVES/ PRODUCTS SUPPLIED , MATCHED TO REQUIREMENTS OF FLOORING SYSTEMS, FLOORING MATERIAL, SITE AND PROJECT CONDITIONS. FOR COMPLETE INSTALLATION INSTRUCTIONS, PLEASE REFER TO THE MOST CURRENT ISSUE OF TECHNICAL MANUAL FOR INTERIOR FLOORING PRODUCTS.

1.3 MAINTENANCE:
1.3a BEST RESULTS WILL ALWAYS BE OBTAINED WITH A MAINTENANCE PROGRAM MATCHED TO THE OWNER'S STANDARDS AND REQUIREMENTS FOR APPEARANCE AND CLEANLINESS. FOR COMPLETE MAINTENANCE INSTRUCTIONS, PLEASE REFER TO THE MOST CURRENT ISSUE OF TECHNICAL MANUAL FOR INTERIOR FLOORING PRODUCTS.
1.3b ATTENTION IS ESSENTIAL TO SECTION TITLED MAINTENANCE IN TECHNICAL MANUAL FOR INTERIOR FLOORING PRODUCTS. ITS TEST IS APPLICABLE TO FLOOR UNLESS OTHERWISE EVIDENT. ALSO TO BE NOTED:

1. THE LIFE, PERFORMANCE AND APPEARANCE LEVEL OF THE SPORTS FLOOR SURFACE IS, AND WILL BE, DIRECTLY RELATED TO NATURE AND EXTENT OF THE MAINTENANCE PROGRAM SELECTED BY ITS OWNER/ END-USER, AS INFLUENCED BY PERSONAL PREFERENCES AND COST CONSIDERATIONS.

2. A MAINTENANCE PROGRAM THAT DESIGNATES AN ACRYLIC FLOOR FINISH COATING SHOULD SUE TASKI VISION MATTE, SUPPLIED BY JOHNSON-DIVERSEY AND SPECIFICALLY RECOMMENDED BY PARTERRE. COVERAGE WILL BE 1500-2000 SQUARE FEET PER GALLON PER SINGLE COAT.

DAILY CLEANING SHOULD BE WITH TASKI PROFI, SUPPLIED BY JOHNSON-DIVERSEY AND SPECIFICALLY RECOMMENDED BY PARTERRE. APPLICATION CAN BE PERFORMED MANUALLY WITH STRING MOP AND BUCKET OR MECHANICALLY WITH FLOOR MACHINE OR AUTO-SCRUBBER.

PERIODIC STRIPPING OF ALL FLOOR FINISH, WHEN INDICATED BY FLOOR FINISH APPEARANCE, SHOULD BE WITH TASKI RADICAL STRIPPER SUPPLIED BY JOHNSON-DIVERSEY AND SPECIFICALLY RECOMMENDED BY PARTERRE.

FLOOR FINISH COATING ACTIVITY STARTS IMMEDIATELY AGAIN AFTER STRIPPING.

NEVER USE SPIC 'N SPAN, PINE-SOL, HANDY ANDY OR SIMILAR, AGGRESSIVE "PINE" CLEANERS WITH HIGH pH. CLEANER FORMULATION SHOULD BE pH NEUTRAL.

COLOR AND DECOR FINISH SPECIFICATIONS – CONTINUED

2.0 PAINTING

2.1 THE TENANT'S GENERAL CONTRACTOR SHALL PAINT WALLS AS INDICATED ON PLANS USING A MINIMUM OF ONE COAT PRIMER AND TWO COATS FINISH AS REQUIRED. STOCKROOM WALLS SHALL RECEIVE ONE COAT PRIMER AND ONE COAT FINISH.

2.2 ALL PAINT WORK SHALL BE FIRST QUALITY WITH NO DEFECTS, SAND ALL SURFACES BETWEEN COATS.

2.3 THE TENANT'S GENERAL CONTRACTOR SHALL DO ALL TOUCH UP AT THE COMPLETION OF JOB WHERE OTHER TRADES HAVE MARRED THE PAINT SURFACES. CLEAN PAINT DROPPINGS FROM HARDWARE, FLOORS, ETC....

3.0 CARPETING (SUPPLIED BY TENANT'S FLOORING VENDOR, INSTALLED BY TENANT'S GENERAL CONTRACTOR).

3.1 TENANT'S GENERAL CONTRACTOR SHALL INSTALL TENANT SUPPLIED CARPET USING A DIRECT GLUE DOWN METHOD AS RECOMMENDED BY CARPET MANUFACTURER.

3.2 INSTALL TRANSITION STRIPS AT TRANSITION FROM CARPET TO VINYL COMPOSITION TILE OR OTHER HARD SURFACE FLOORING (SEE FIXTURE/FINISH PLAN FOR LOCATIONS).

3.3 CARPETING SHALL NOT BE INSTALLED AS TO BRIDGE EXPANSION JOINTS. PROVIDE EXPANSION JOINT ASSEMBLY SIMILAR TO THAT USED BY THE LANDLORD.

3.4 ANY EXCESS OF APPRECIABLE SIZE SHALL BE RETURNED TO AND BECOMES PROPERTY OF THE TENANT.

3.5 PROVIDE AND INSTALL ALUMINUM METAL TRANSITION STRIP BETWEEN CARPET AND TILE AND A SNAPDOWN EDGE VINYL REDUCER BETWEEN STOCKROOM V.C.T. AND SALES AREA CARPET.

4.0 RESILIENT FLOORING

4.1 TENANT'S GENERAL CONTRACTOR SHALL PROVIDE AND INSTALL 12" X 12" X 1/8" 'ARMSTRONG' #51908 (OR EQUAL) VINYL COMPOSITION TILE IN AREAS INDICATED ON PLANS.

5.0 WALLCOVERING

5.1 THE TENANT'S GENERAL CONTRACTOR SHALL PROVIDE AND USE ADHESIVES ACCORDING TO MANUFACTURER'S RECOMMENDATIONS

5.2 INSTALL WITH LONG DIMENSION VERTICAL UNLESS OTHERWISE NOTED.

5.3 DO NOT MAKE ANY JOINTS AT EXTERNAL CORNERS.

5.4 NO AIR BUBBLES, WRINKLES, TEARS, CUTS, CONSPICUOUS JOINTS, STAINED OR OTHERWISE DAMAGED WORK WILL BE ACCEPTED.

K. SPECIALTY SIGNS PROVIDE SEPARATE PERMIT

1.0 SIGNAGE (SIGNAGE SHALL BE SUPPLIED AND INSTALLED BY TENANTS SIGN VENDOR OR AS NOTED)

1.1 INSTALLATION OF SIGNAGE SHALL BE ACCORDING TO SPECIFICATIONS AND SHOP DRAWINGS. SOME INSTALLATION MATERIALS ARE FURNISHED, HOWEVER, SIGN MANUFACTURER OR MANUFACTURERS APPROVED CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION MATERIALS NOT FURNISHED.

2.0 INSTALL SIGNS WHERE INDICATED ON DRAWINGS. USE SIGN MANUFACTURER'S SHOP DRAWINGS.

3.0 SIGN(S) SHALL BE INSTALLED WITH EXTREME ACCURACY. ALL LETTERS AND/OR SIGN(S) SHALL BE INSTALLED TRUE AND PLUMB WITH SPACING AS PER SHOP DRAWINGS. CLEAN LETTERS AFTER INSTALLATION.

4.0 TENANT'S GENERAL CONTRACTOR SHALL PROVIDE ELECTRICAL CONNECTIONS AS REQUIRED.

L. STORAGE SHELVING

1.0 TENANT'S GENERAL CONTRACTOR SHALL INSTALL ALL SHELVING SUPPLIED BY TENANT'S VENDOR. SHELVING SHALL BE INSTALLED PER DRAWING DETAILS.

2.0 TENANT'S GENERAL CONTRACTOR SHALL INSTALL CHICKEN WIRE MESH IN BETWEEN FREE-STANDING SHELVING UNITS AND TO THE BACK-SIDE OF SINGLE FREE-STANDING SHELVING UNITS.

3.0 INSTALL CROSS BRACING USING ALL OF THE BRACING PROVIDED, AT LOCATIONS RECOMMENDED BY MANUFACTURER.

4.0 CUT DOWN SHELVES AS REQUIRED TO CONFORM TO LAY-OUT SHOWN ON PLANS AND APPROVED CEILING CLEARANCES. VERIFY/CONSULT J.R.C. BEFORE CUTTING!

5.0 INSTALL TENANT SUPPLIED MANAGERS DESK IN LOCATION DESIGNATED ON PLANS. (EXG)

6.0 INSTALL TENANT SUPPLIED MOBILE STORAGE SYSTEM (IF SPECIFIED) ON SMOOTH LEVEL FLOOR.

7.0 TENANT'S GENERAL CONTRACTOR MUST CALL 603.746.6200 AND 800.234.7477 TO RELEASE STOCK AND MOBILE SHELVING SYSTEMS.

M. FIXTURES AND FURNISHINGS

1.0 ALL MILLWORK FIXTURES ARE SUPPLIED BY TENANT'S VENDOR AND INSTALLED BY TENANT'S GENERAL CONTRACTOR.

2.0 TENANT'S GENERAL CONTRACTOR TO CUT FIXTURE UNITS DOWN TO SIZE IN HEIGHT AS REQUIRED BY CODE OR SITE CONDITIONS.

3.0 INSTALL FIXTURES PLUMB AND LEVEL. ATTACH FIXTURES TO WALL WITH CONCEALED FASTENERS. ATTACH TO METAL STUDS WHERE EVER POSSIBLE.

4.0 KEEP FIXTURES PROTECTED UNTIL CONSTRUCTION HAS BEEN COMPLETED. IF PROBLEMS ARE EXPERIENCED IN THE PLACEMENT OF FIXTURES, CONTACT THE TENANT'S DESIGNER FOR THE MANNER IN WHICH THE SITUATION IS TO BE CORRECTED OR RESOLVED. REPAIR AND OR REPORT ANY DAMAGE TO FIXTURES BEFORE CONSTRUCTION IS COMPLETE. MAINTAIN MINIMUM CLEARANCE REQUIRED BY CODE FOR EGRESS.

LANDLORD NOTES

1. T.G.C. TO READ AND COMPLY TO LANDLORD'S CONSTRUCTION REGULATIONS.

2. IT IS IMPORTANT TO MAINTAIN A HIGH INDOOR AIR QUALITY. T.G.C. TO INSURE THAT DURING DEMOLITION AND CONSTRUCTION, THE INDOOR AIR QUALITY IS PROTECTED. T.G.C. SHOULD DEVELOP AN INDOOR AIR QUALITY MANAGEMENT PLAN. PROTECT ALL EXISTING HVAC EQUIPMENT DURING CONSTRUCTION. REPLACE ALL FILTRATION MEDIA IMMEDIATELY PRIOR TO OCCUPANCY. MAINTAIN A CLEAN SITE TO CONTROL CONTAMINANTS MIGRATING TO OTHER STORES AND PUBLIC SPACE.

3. T.G.C. TO COORDINATE CONSTRUCTION OF ANY CONSTRUCTION BARRICADE WITH LANDLORD

4. ALL ADHESIVES AND SEALANTS USED IN THE BUILDING MUST NOT EXCEED THE VOC CONTENT LIMITS AS OF SOUTH COAST RULE #1168.

CLIENT

MECHANICAL ENGINEER:

Tel: ----

LANDLORD:

ARCHITECT OF RECORD

SEAL

Rev	Date	Description
	6.4.09	Issued for Bid

Revisions

ACAD File Name:
G-002.00 Specification Notes.dwg

PROJECT TITLE:

SHOE WOO, STORE # 3212

FIRST FLOOR & MEZZ
750 LEXINGTON AVENUE
NY, NY 10022

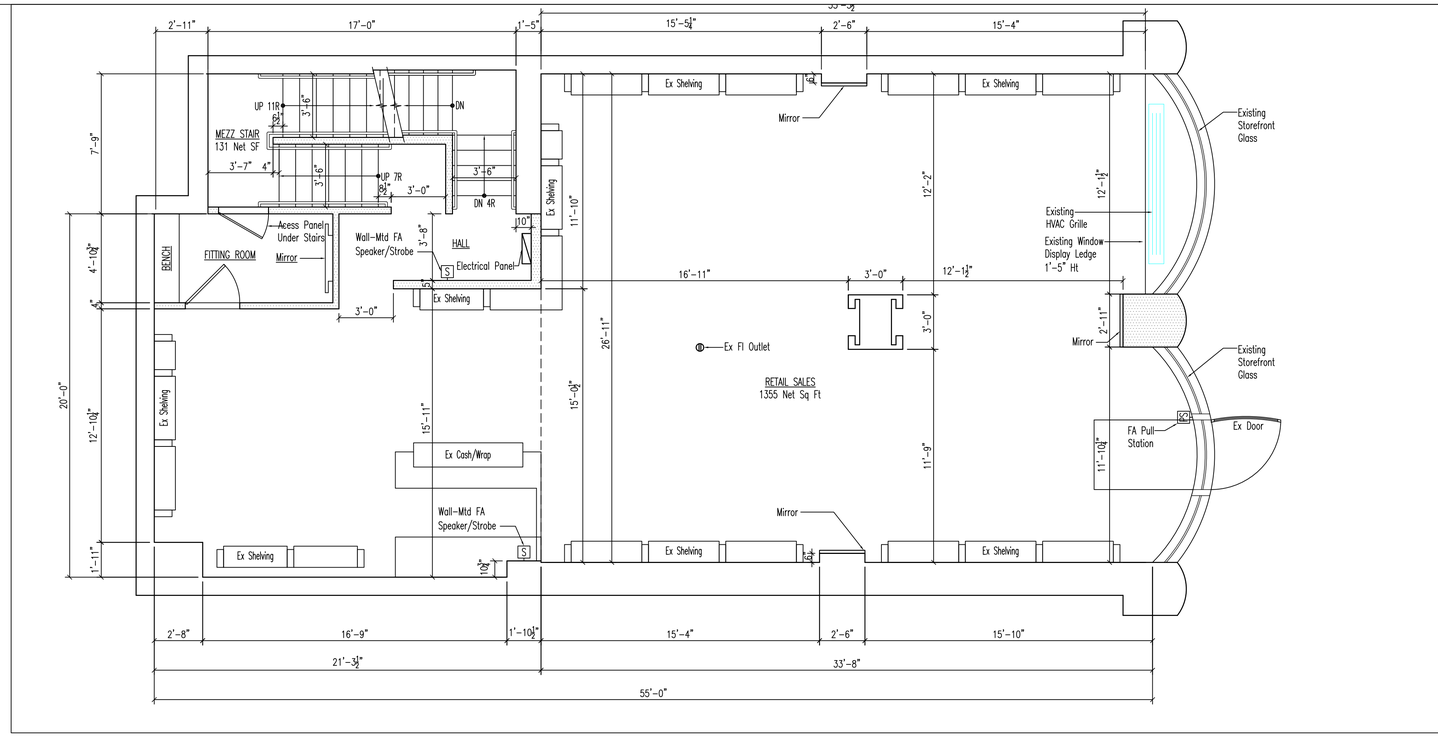
Proj #:	JA08JRCO1
Drawn By:	DS
Checked By	
Date	6/15/2009
Issed For	

DRAWING TITLE:

SPECIFICATION NOTES

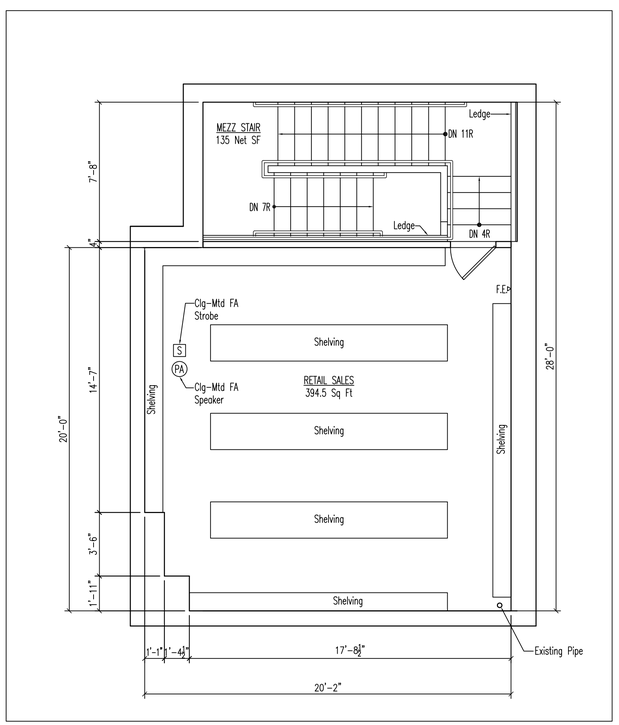
Drawing Number:

G-002.00



1 First Floor Existing Plan

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



2 Mezzanine Existing Plan

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

Note:

Existing Conditions plans provided for reference purposes.

It is the responsibility of the GC to field verify ALL conditions and dimensions within the scope of work for this project. G.C. shall report any problems and/or discrepancies to Architect and Tenant prior to the start of work.

CLIENT

MECHANICAL ENGINEER:

Tel: ----

LANDLORD:

ARCHITECT OF RECORD

SEAL

Rev	Date	Description
	6.4.09	Issued for Bid

Revisions

ACAD File Name:
EX-001.00-First & Mezzanine Existing Plans.dwg

PROJECT TITLE:

SHOE WOO, STORE # 3212

FIRST FLOOR & MEZZ
750 LEXINGTON AVENUE
NY, NY 10022

Proj #:	JA08JRCO1
Drawn By:	DS
Checked By	
Date	6/15/2009
Issed For	

DRAWING TITLE:

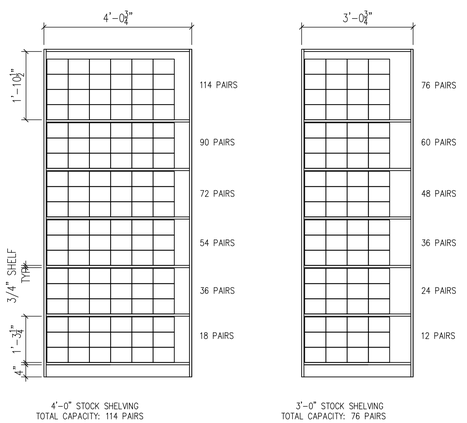
FIRST & MEZZANINE EXISTING PLANS

Drawing Number:

EX-001.00

Stock Room Capacity Schedule

Retail Storage Room #1 (Large Room)			
Shelving Units:	# of Shelving Units:	Capacity per Unit	Total Capacity
9' High x 4' Wide Shelving Units	67	114 Pair Shoes	7638 Pair Shoes
9' High x 3' Wide Shelving Units	56	76 Pair Shoes	4256 Pair Shoes
Total:	123 Shelving Units		11894 Pair Shoes
Retail Storage Room #2 (Small Room)			
Shelving Units:	# of Shelving Units:	Capacity per Unit	Tocal Capacity
9' High x 4' Wide Shelving Units	14	114 Pair Shoes	1596 Pair Shoes
9' High x 3' Wide Shelving Units	15	76 Pair Shoes	1140 Pair Shoes
Total:	29 Shelving Units		2736 Pair Shoes
Grand Total (both Rooms)	152 Shelving Units		14630 Pair Shoes



9'-0" HIGH STOCK SHELVING

6 shelves per unit

CAPACITY BASED ON MEDIUM SHOE BOXES
5" TALL X 7" WIDE X 12" DEEP

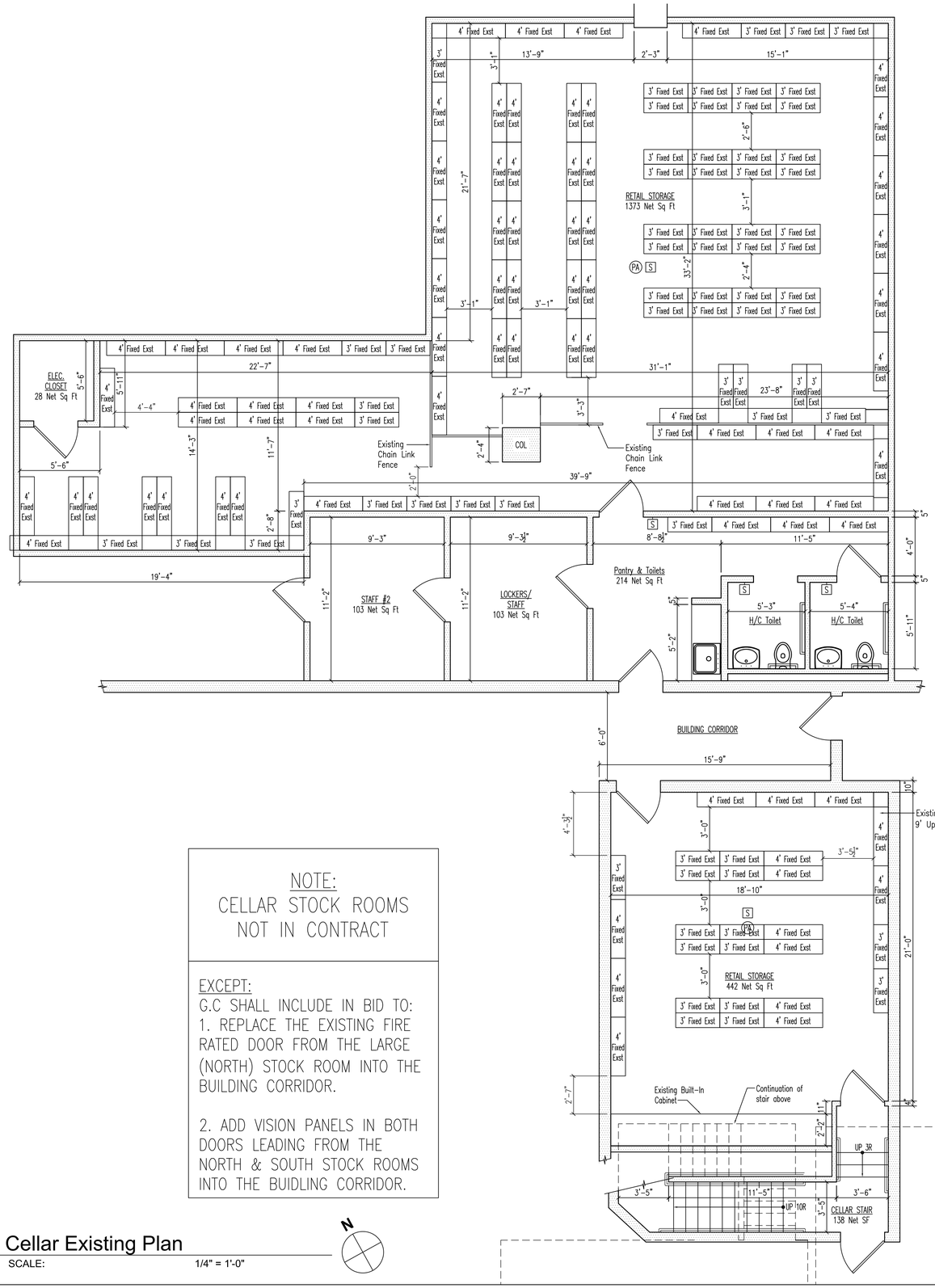
2 Stock Shelving Capacity Diagram

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

NOTE:
CELLAR STOCK ROOMS
NOT IN CONTRACT

EXCEPT:
G.C SHALL INCLUDE IN BID TO:
1. REPLACE THE EXISTING FIRE RATED DOOR FROM THE LARGE (NORTH) STOCK ROOM INTO THE BUILDING CORRIDOR.

2. ADD VISION PANELS IN BOTH DOORS LEADING FROM THE NORTH & SOUTH STOCK ROOMS INTO THE BUIDLING CORRIDOR.



1 Cellar Existing Plan

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

Note:

Existing Conditions plans provided for reference purposes-Not In Contract

It is the responsibility of the GC to field verify ALL conditions and dimensions within the scope of work for this project. G.C. shall report any problems and/or discrepancies to Architect and Tenant prior to the start of work.

CLIENT

MECHANICAL ENGINEER:

Tel: ----

Tel: ----

LANDLORD:

ARCHITECT OF RECORD

SEAL

Rev	Date	Description
	6.4.09	Issued for Bid

Revisions

ACAD File Name:
EX-002.00 Cellar Existing Plan.dwg

PROJECT TITLE:

SHOE WOO, STORE # 3212

FIRST FLOOR & MEZZ
750 LEXINGTON AVENUE
NY, NY 10022

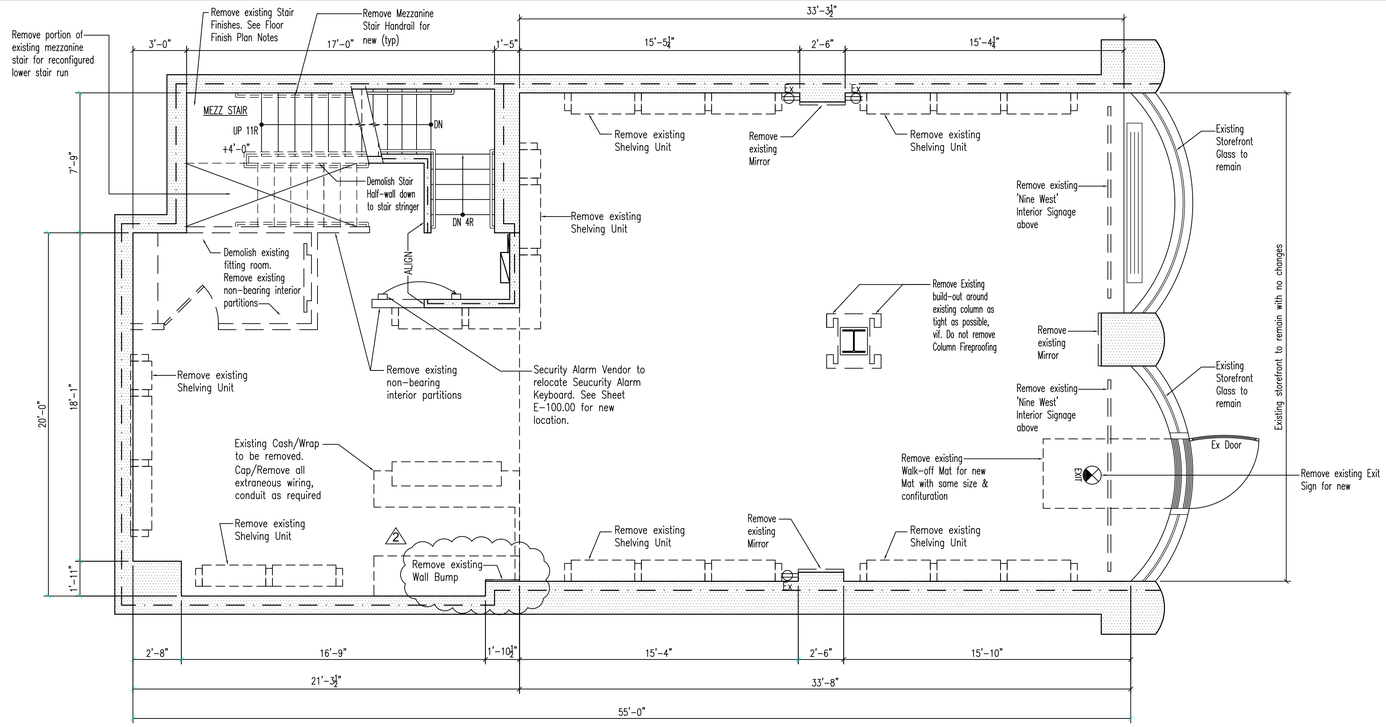
Proj #:	JA08JRCO1
Drawn By:	DS
Checked By	
Date	6/15/2009
Issed For	

DRAWING TITLE:

CELLAR EXISTING PLAN

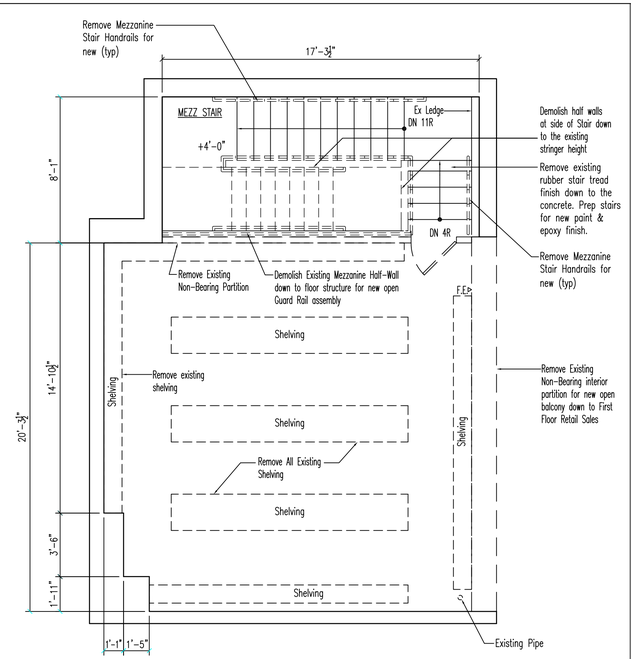
Drawing Number:

EX-002.00



1 First Floor Demolition Plan

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



2 Mezzanine Floor Demolition Plan

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

N

Legend:

- Existing non-rated wall/partition to remain
- Existing wall/partition/element to be removed (non-structural)

Demolition Notes:

1. General Contractor shall perform all removal work required to install new work as shown or otherwise indicated in this set of construction drawings including but not limited to the following:

2. Remove non-load bearing walls (Gyp Bd) Doors & frames, enclosures, and all other items indicated to be removed on this plan.

3. See Reflected Ceiling Demolition Plan for Ceiling Demoiltion information.

4. Patch and/or repair floor, ceiling, and/or wall surfaces where removals are made and prepare to receive new finishes. Integrity of existing wall fire rating to be maintained.

5. All removal & Demolition debris shall be removed at least once per day, or as required to maintain safe working conditions. Verify methods & location of removal with Landlord.

6. Contractor shall be responsible for obtaining all permits and pay all fees as part of the scope of work for this project.

7. GC must plan, schedule, and coordinate all removals (and new work) to avoid interruption of services, elec, HVAC, Plumbing, Fire Protection.

8. Demolish and remove all erections, alterations, improvements or additions made to existing store including Furniture, Fixtures, Partitions, etc installed for previous layout unless otherwise noted. All debris shall be removed from the site by GC. The GC shall maintain security to the space per Landlord and/or Tenant direction.

9. Remove existing 'Nine West' interior storefront signage.

10. The entire existing storefront (i.e. Glass, Glazing Base, Soffit Framing, Doors, etc) is existing to remain with no changes other than the removal of existing interior 'Nine West' signage.

11. Remove all existing wall treatments (i.e. Mirrors, furred out walls, paneling, standards, etc) throughout the Tenant Space unless otherwise noted.

12. It is the responsibility of the GC to field verify ALL conditions and dimensions within the scope of work for this project. G.C. shall report any problems and/or discrepancies to Architect and Tenant prior to the start of work.

LEGAL NOTES:
1 THESE CONSTRUCTION DOCUMENTS-PLANS, SPECIFICATIONS, ADDENDA, CLARIFICATIONS AND THE LIKE, MAY ONLY BE USED WITH THE WRITTEN AUTHORIZATION OF THE ARCHITECT OF RECORD
2 UNAUTHORIZED USE AND/OR ALTERATION, BY ANY PERSON, IN ANY WAY, OF ANY ITEM CONTAINED ON OR IN THESE CONSTRUCTION DOCUMENTS-PLANS, SPECIFICATION ADDENDA, CLARIFICATIONS AND THE LIKE UNLESS ACTING UNDER THE SPECIFIC WRITTEN DIRECTION OF THE LICENSED PERSON(S) WHOSE PROFESSIONAL SEAL(S) ARE AFFIXED HERETO, IS PROHIBITED HEREWITS AND A VIOLATION OF TITLE VIII SECTION 69.5 (b) OF NEW YORK STATE LAW.

3 ALL IDEAS, DESIGNS, ARRANGEMENTS, PLANS AND SPECIFICATIONS, ADDENDA, CLALIFICATION, AND THE LIKE, INDICATED AND/OR REPRESENTED BY THESE CONSTRUCTION DOCUMENTS, ARE OWNED EXCLUSIVELY BY THE ARCHITECT OF RECORD.

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Department of Buildings Approvals:

CLIENT

MECHANICAL ENGINEER:

Tel: ----

LANDLORD:

ARCHITECT OF RECORD

SEAL

Rev	Date	Description
2	9.30.09	As Built
	6.4.09	Issued for Bid

Revisions

ACAD File Name:

D-001.00-First & Mezzanine Demolition Plans.dwg

PROJECT TITLE:

SHOE WOO, STORE # 3212

FIRST FLOOR & MEZZ

750 LEXINGTON AVENUE

NY, NY 10022

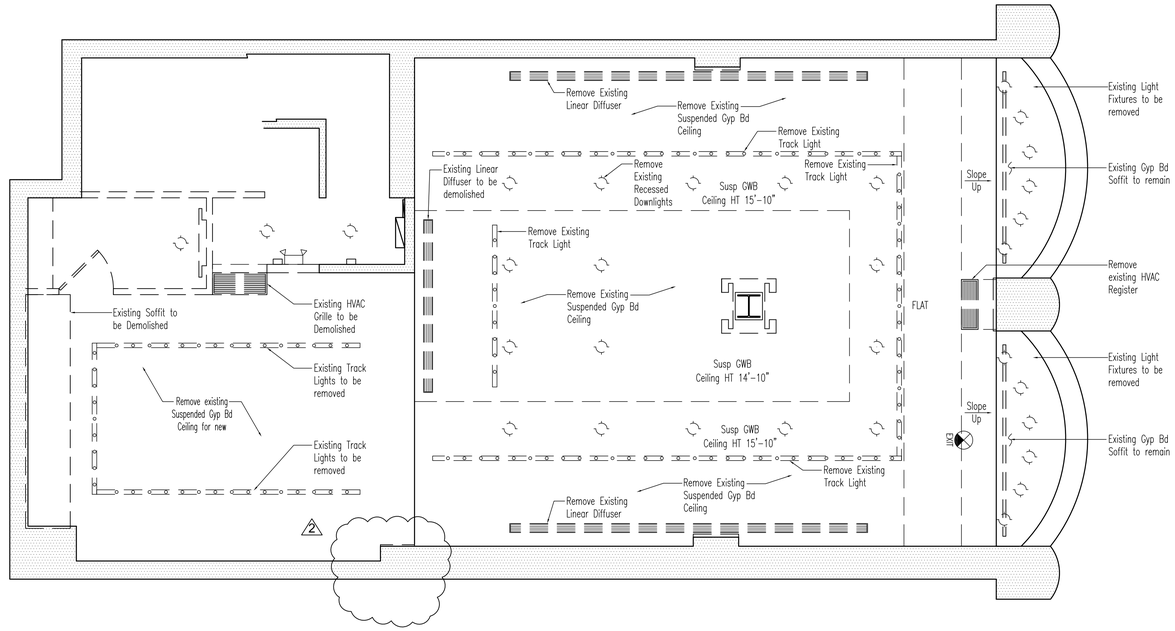
Proj #:	JA08JRCO1
Drawn By:	DS
Checked By	
Date	6/16/2009
Issed For	

DRAWING TITLE:

FIRST & MEZZANINE DEMOLITION PLANS

Drawing Number:

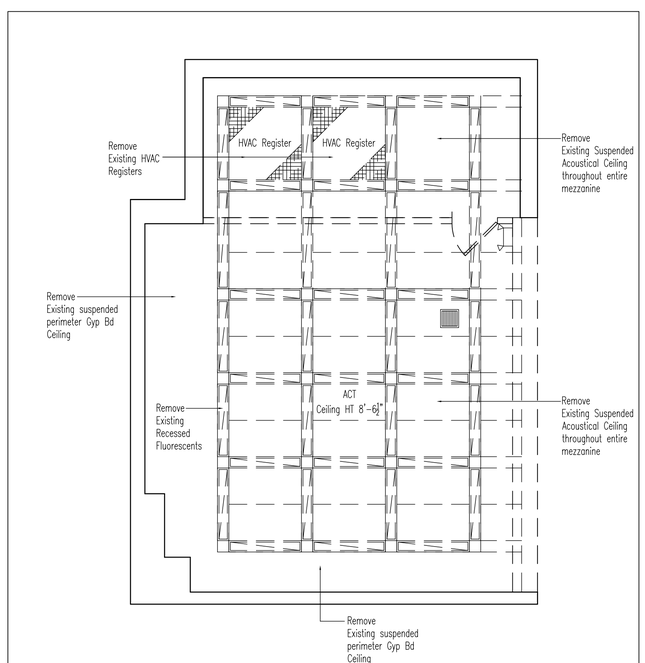
D-001.00



1 First Floor RCP-Demo

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

N



2 Mezzanine Floor RCP-Demo

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

Ceiling Demolition Notes:

1. General Contractor shall perform all removal work required to install new work as shown or otherwise indicated in this set of construction drawings including but not limited to the following:

2. Remove all existing Ceiling Elements shown Dashed as noted on the plan, including Gyp Bd Ceilings, ACT Ceilings, Light Fixtures, HVAC Registers, etc.

4. Patch and/or repair floor, ceiling, and/or wall surfaces where removals are made and prepare to receive new finishes. Integrity of existing wall fire rating to be maintained.

5. All removal & Demolition debris shall be removed at least once per day, or as required to maintain safe working conditions. Verify methods & location of removal with Landlord.

6. Contractor shall be responsible for obtaining all permits and pay all fees as part of the scope of work for this project.

7. GC must plan, schedule, and coordinate all removals (and new work) to avoid interruption of services, elec, HVAC, Plumbing, Fire Protection.

8. Demolish and remove all erections, alterations, improvements or additions made to existing store including Furniture, Fixtures, Partitions, etc installed for previous layout unless otherwise noted. All debris shall be removed from the site by GC. The GC shall maintain security to the space per Landlord and/or Tenant direction.

9. Remove existing 'Nine West' interior storefront signage.

10. The entire existing storefront (i.e. Glass, Glazing Base, Soffit Framing, Doors, etc) is existing to remain with no changes other than the removal of existing interior 'Nine West' signage.

11. Remove all existing wall treatments (i.e. Mirrors, furred out walls, paneling, standards, etc) throughout the Tenant Space unless otherwise noted.

12. It is the responsibility of the GC to field verify ALL conditions and dimensions within the scope of work for this project. G.C. shall report any problems and/or discrepancies to Architect and Tenant prior to the start of work.

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Department of Buildings Approvals:

CLIENT

MECHANICAL ENGINEER:

Tel: ----

LANDLORD:

ARCHITECT OF RECORD

SEAL

Rev	Date	Description
2	9.30.09	As-Built
	6.4.09	Issued for Bid

Revisions

ACAD File Name:

D-002.00 First & Mezzanine Reflected Ceiling Demolition Plans.dwg

PROJECT TITLE:

SHOE WOO, STORE # 3212

FIRST FLOOR & MEZZ
750 LEXINGTON AVENUE
NY, NY 10022

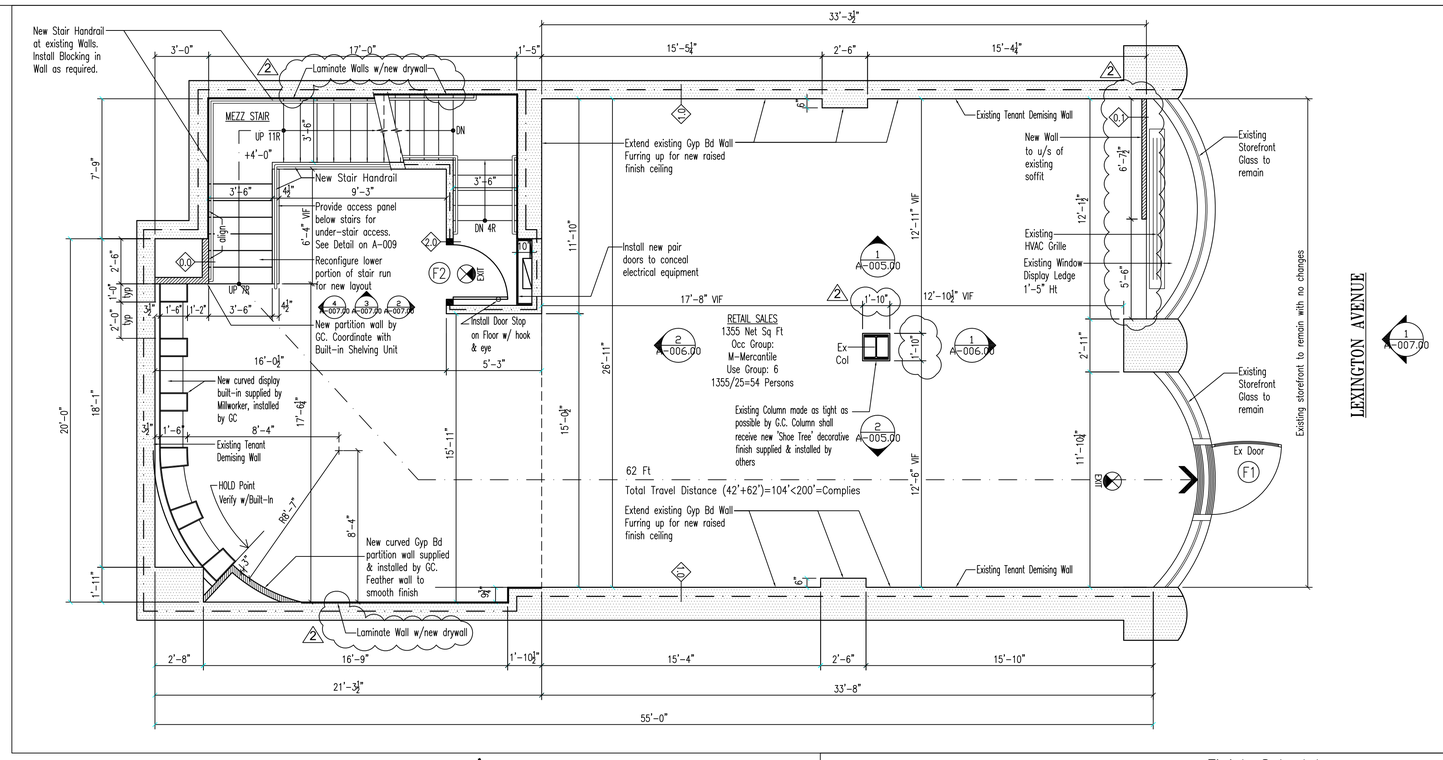
Proj #:	JA08JRCO1
Drawn By:	DS
Checked By	
Date	6/15/2009
Issed For	

DRAWING TITLE:

FIRST & MEZZANINE REFLECTED CEILING DEMOLITION PLANS

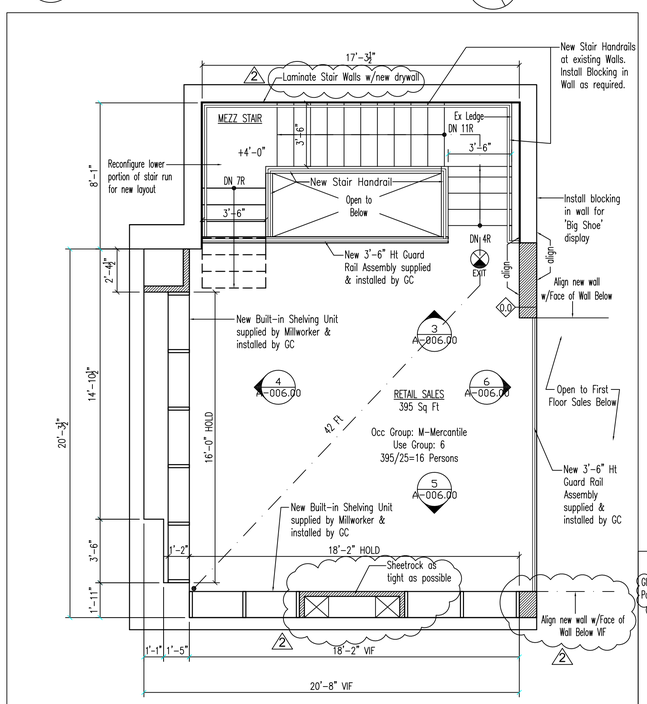
Drawing Number:

D-002.00



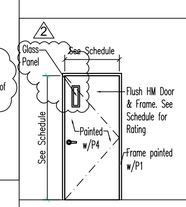
1 First Floor Construction Plan

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



2 Mezzanine Construction Plan

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



A Flush Hollow Metal Door

Finish Schedule

Area	Floor			Wall								Ceiling				Remarks
				North		South		East		West						
	Mat	Fin	Base	Mat	Fin	Mat	Fin	Mat	Fin	Mat	Fin	Mat	Fin	Ht	Crown Mldg	
Retail Sales-Front	Existing Stone Tile	FPT-1	WB-1	GWB-1	P4	GWB-1	P4	GWB/SF	P4	GWB-1	P5 Level 5 Finish	GWB	P3	19'-9", 20'-11"	CM-1 CM-2	See Reflected Ceiling Plan for Coffer Ceiling Info. See Floor Finish Plan for Floor finish Info. Crown Molding at existing Wall Columns only. See Interior Elevations.
Retail Sales-Rear	Existing Stone Tile	FPT-1	WB-1	GWB	P4	GWB	P4	N/A	N/A	GWB/ CAB	P4/ CAB	GWB	P2	10'-3½"	CM-3	Crown Molding over Rear (West) curved shelving unit and curved Gyp Bd Wall
Mezzanine Stair	Conc/Stl	FPT-2	N/A	GWB	P4	N/A	N/A	GWB	P4	GWB	P4	ACT-1	P2	Match Mezzanine Ceiling	N/A	
Mezzanine Sales	PLYWD-1	CT	See A-004	N/A	N/A	CAB	N/A	N/A	N/A	CAB	N/A	ACT-1	P2	8'-6½"	N/A	See Floor Finish Plan for Floor finish Info.

Legend:

FPT-1	Stone Floor Tiles Painted-See Floor Pattern Plan (by G.C.)
FPT-2	Concrete Stair Treads and Stl Stair Risers painted (by G.C.)
CM-1	Dykes #611 Crown at existing Wall Columns with Dykes #691 Ornamental below. See interior elevations. Supplied by Tenant, installed by G.C.
CM-2	Dykes #11270, 691, & 131 Crown Molding over West curving display and curved gyp bd wall. See Curved Wall Unit Details. Supplied by Tenant. Installed by G.C.
WB-1	6" Base with Dykes #124 Base Cap at First Floor Retail Sales only
GWB-1	Existing Gyp Bd Demising Wall extended up for new, raised Coffer Ceiling Height
ACT-1	New Suspended Tile Ceiling. Armstrong Tincraft Circles Item #8008. 2'x2'

Paint Schedule

Paint	Element	Color	Finish	Manuf	Type
P1	Crown Moldings, Base Board	White A	Semi-Gloss	Benjamin Moore	Snow White OC-66
P2	Mezzanine Ceiling	White A	Flat	Benjamin Moore	Snow White OC-66
P3	Coffer Ceiling Inset/Recess areas	Pink	Flat	Benjamin Moore	Hot Lips-2077-30. Provide Tinted Primer & 3 Finish Coats
P4	Walls	White B	Eggshell	Benjamin Moore	Icicle-OC-60
P5	Back Wall	Purple	Eggshell	Benjamin Moore	Autumn Purple-2073-20 Provide Tinted Primer & 3 Finish Coats Walls receiving P5 to have Level 5 Finish.

Door Schedule

Floor	Door No	Type	Rating	Location	Width	Height	Thick	Mat	Hdwe	Frame Type	Frame Material	Notes
First	F1	EX	N/A	Storefront Entry (Exist'g)	3'-10"	8'-0"	--	Temp Glass	EX	--	--	Clean/Polish for 'Like New' Apeparance
	F2	A	1½ Hr FPSC	Stair to Cellar	3'-0"	7'-0"	1⅜"	HM	Swing Door	1	HM	Fireproof, Self-closing 1-1/2 Hr Rated. Paint Door & Frame to match walls
	F3	B	NR	Access Door to Storefront Display	2'-0"	5'-0"	1¾"	SCWD		WD	SCWD	Deleted

Legend:

- Existing Masonry Demising wall w/Gyp Bd Wall Furring to remain. GC shall patch/repair as required to maintain 1-hr Fire Resistance Rating between Tenants. Note 1: Extend the existing Gyp Bd Wall furring up to the height of the new Suspended Gyp Bd Coffer Ceiling in the First Floor main sales area Note 2: Install blocking as required for support of new 'Big Shoe' and 'Curtain'. See Interior Elevations.
- Existing non-rated wall/partition to remain
- Existing wall/partition to be removed
- New Interior non-bearing, non-rated partition. See Partition Details-Sheet A-008
- New 2-hr rated wall/partition. See Partition Details-Sheet A-008
- EXIT — NYC-Approved, internally illuminated Exit Sign. See A-003 Lighting Schedule.
- NYC-Approved 3-Head Emergency Light with Battery Back-up
- NYC-Approved 2-Head Emergency Light with Battery Back-up

Notes

NOTES

Department of Buildings Approvals:

CLIENT

MECHANICAL ENGINEER:

Tel: ----

LANDLORD:

ARCHITECT OF RECORD

SEAL

Rev	Date	Description
2	9.30.09	As Built
1	6.15.2009	Revised Walls, Finish Schedule
	6.4.09	Issued for Bid

Revisions

ACAD File Name:

A-001.00-First & Mezzanine Construction Plans.dwg

PROJECT TITLE:

SHOE WOO, STORE # 3212

FIRST FLOOR & MEZZ
750 LEXINGTON AVENUE
NY, NY 10022

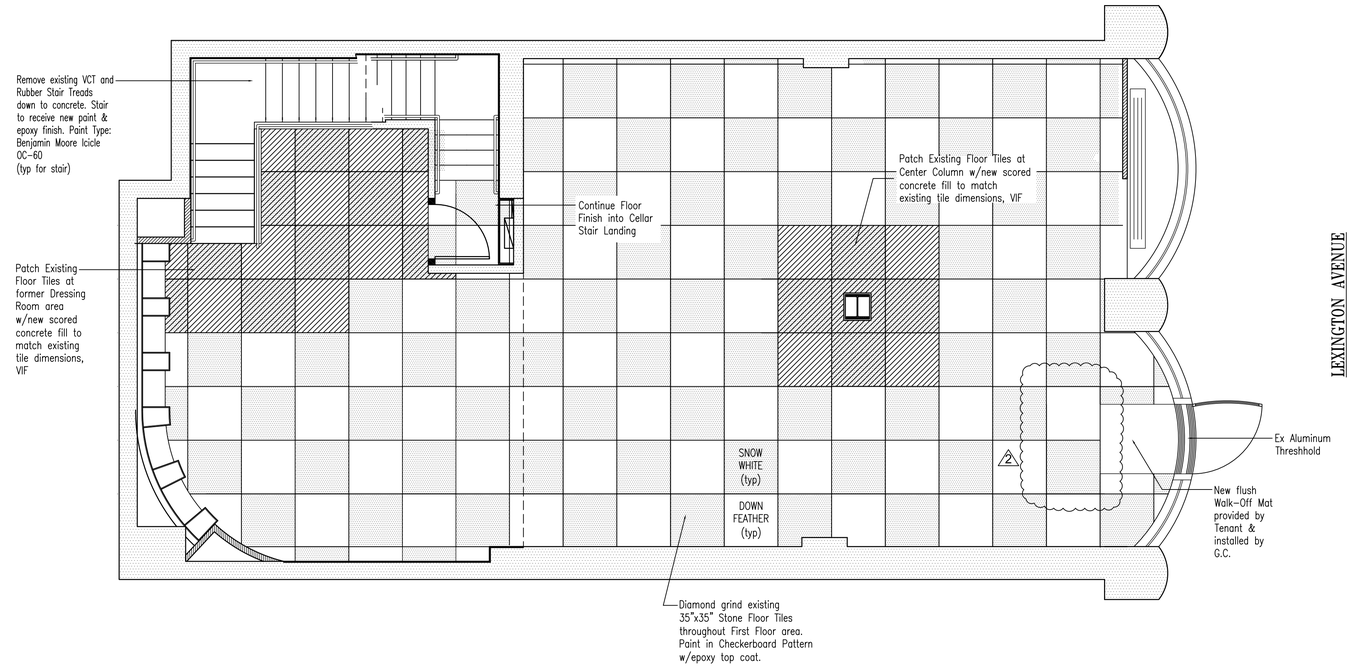
Proj #:	JA08JRCO1
Drawn By:	DS
Checked By	
Date	6/15/2009
Issed For	

DRAWING TITLE:

FIRST & MEZZANINE CONSTRUCTION PLANS

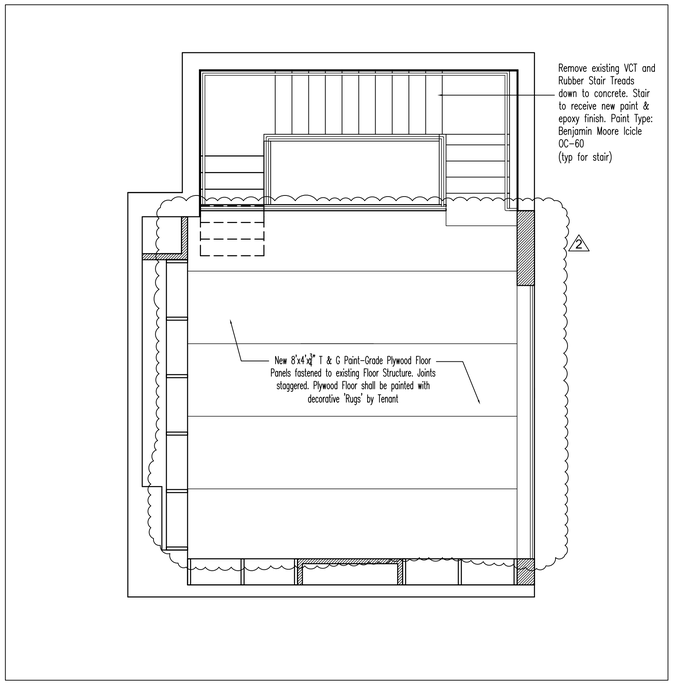
Drawing Number:

A-001.00



1 First Floor Plan-Floor Pattern Plan

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



2 Mezzanine Floor Plan-Floor Pattern Plan

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

Floor Finish Notes

First Floor Finish Notes:

1. Diamond grind existing 35" x 35" Stone Floor Tiles at First Floor area.

2. Patch existing Tiles with new poured concrete to match existing size & thickness in locations where tile floor is discontinuous due to interior demolition at First Floor area, VIF exact quantity of patch/repair that is required. New poured concrete shall be scored to match the joint lines of the existing tiles.

3. Existing Stone Tile Floor to be mixed with epoxy and painted in alternate colors to create a checkerboard pattern:

Color #1: Benjamin Moore Icicle OC-60
Color #2: Benjamin Moore Snow White OC-66

Provide ¼" thick epoxy finish layer on top.

4. Front Entry: GC to prepare Floor for new Walk-off Mat at location indicated on Floor Finish Plan.

Mezzanine Floor Finish Notes:

5. Remove existing VCT Tile at Mezzanine Floor.

6. Install New 8'x4'x¾" T & G Paint-Grade Plywood Floor Panels fastened to existing Floor Structure and Custom painted with 'Rug Patterns' by others, with epoxy top coat. Joints staggered.

Stair Finish Notes:

7. Remove existing rubber treads down to Concrete. Clean and prepare for new finish on existing Treads.

8. Stair Treads to receive new paint and epoxy finish over concrete. Paint Type Benjamin Moore Icicle OC-60.

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Department of Buildings Approvals:

CLIENT

MECHANICAL ENGINEER:

Tel: ----

LANDLORD:

ARCHITECT OF RECORD

SEAL

Rev	Date	Description
2	9.30.09	As-Built
1	6.15.09	Walk-off Mat Revised
	6.4.09	Issued for Bid

Revisions

ACAD File Name:
A-002.00 First & Mezzanine Floor Pattern Plan.dwg

PROJECT TITLE:

SHOE WOO, STORE # 3212

FIRST FLOOR & MEZZ
750 LEXINGTON AVENUE
NY, NY 10022

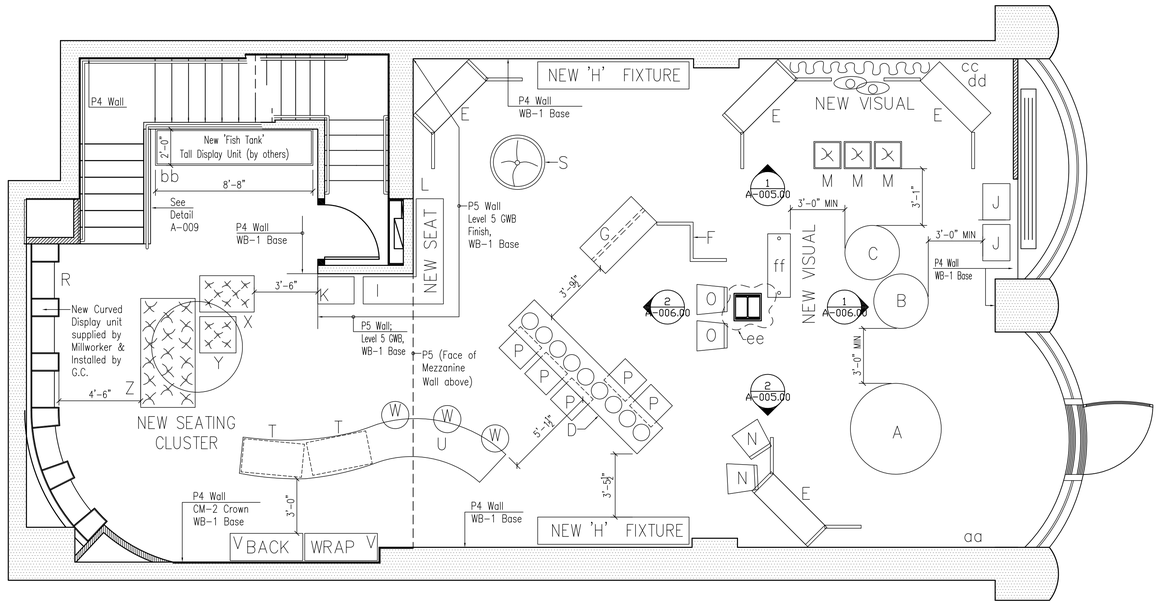
Proj #:	JA08JRCO1
Drawn By:	DS
Checked By	
Date	6/15/2009
Issed For	

DRAWING TITLE:

FIRST & MEZZANINE FLOOR PATTERN PLAN

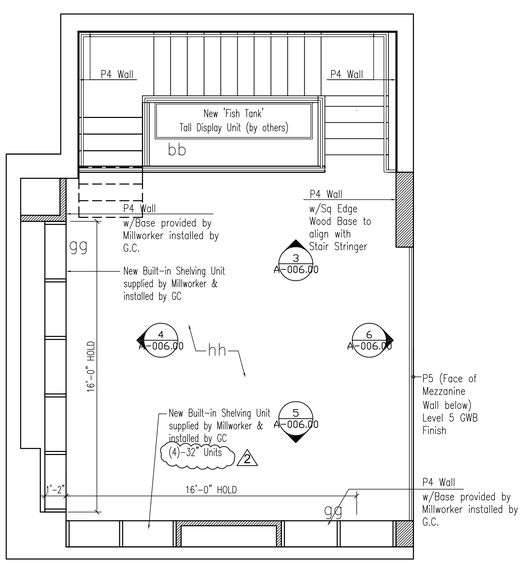
Drawing Number:

A-002.00



1 First Floor Fixture Plan

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



2 Mezzanine Floor Fixture Plan

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

Store Fixture Schedule

Symbol	Model	Item	Description/Finish	Manufacturer	Location	Qty
A	75000	Large Round Entrance Table	48" Diameter Table Pink Lacquer Finish	MG Concepts	1st Fl Sales	1
B	75232	Medium Round Display Table	36" Diameter Table White Painted Finish	MG Concepts	1st Fl Sales	1
C	75233	Medium Round Display Table	36" Diameter Table White Painted Finish	MG Concepts	1st Fl Sales	1
D	75203	Rectangular Tables	Brown Lacquer/One Lacquer Blue Leg	MG Concepts	1st Fl Sales	1
E	75204	Armoire with Doors	White Antique Finish, Mirror Doors	MG Concepts	1st Fl Sales	5
F	75107	Mirror Screen	Mirror Finish	MG Concepts	1st Fl Sales	1
G	75008	Double Sided Armoire	Dk Antique Maple Finish, Wallpaper, Open both sides	MG Concepts	1st Fl Sales	1
H	75225	Wire Etegere	Metal Framed Etegere with Plexi Shelves	MG Concepts	1st Fl Sales	2
I	TBD1	Corner Sofa		MG Concepts	1st Fl Sales	1
J	75116	Chest of Drawers	White or Green Lacquer Finish	MG Concepts	1st Fl Sales	2
K	TBD2	Clock Fixture		MG Concepts	lst Fl Sales	1
L	TBD3	Large Shoe		PRG	1st Fl Sales	1
M	75218	Patent Poofs	White Patent Leather. White Lacquer Cross Leg	MG Concepts	1st Fl Sales	3
N	75222	Yellow Chair	Yellow Patent Leather Chair	MG Concepts	1st Fl Sales	2
O	75023	Pink Louis Chair	2804 Custom White. Patent Leather	MG Concepts	1st Fl Sales	4
P	75119	Pods COM 1	20" x 20" Typ Pod. Fabric TBD.	MG Concepts	1st Fl Sales	3
Q	75120	Pods COM 2	20" x 20" Typ Pod. Fabric TBD.	MG Concepts	1st Fl Sales	2
R	75226	Curved Perimeter Wall Unit		MG Concepts	1st Fl Sales	1
S	75227	Ottoman	36" Round Ottoman	MG Concepts	1st Fl Sales	1
T	75213	Cashwrap	2 Reg Wrap. Brown Lacquer Finish.	MG Concepts	1st Fl Sales	1
U	75214	Cashwrap Shoe Bar	Review Turned Metal Legs. Brown Lacquer Finish. Review Alt.	MG Concepts	1st Fl Sales	1
V	75117	Backwrap Drawers	Blue Lacquer Finish	MG Concepts	1st Fl Sales	2
W	75221	Stool	Patent Leather. Plexi Legs.	MG Concepts	1st Fl Sales	3
X	75228	Ottoman 1	Tufted Rectangular Ottoman	MG Concepts	1st Fl Sales	1
Y	75229	Ottoman 2	Tufted Rectangular Ottoman	MG Concepts	1st Fl Sales	1
Z	75230	Ottoman	Tufted Rectangular Ottoman	MG Concepts	1st Fl Sales	1
aa	TBD4	Perimeter Wall Frames		PRG	1st Fl Sales	TBD
bb	TBD5	Staircase Glass Unit		PRG	1st Fl Sales	1
cc	TBD6	Curtains		Circle Fabrics	1st Fl Sales	1
dd	TBD7	Curtain Rod		Circle Fabrics	1st Fl Sales	1
ee	TBD8	Shoe Tree		PRG	1st Fl Sales	1
ff	TBD9	Swing		PRG	1st Fl Sales	1
gg	TBD10	Perimeter Attic Wall Shelving Unit		MG Concepts		
hh		Misc Furnishings				

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Department of Buildings Approvals:

CLIENT

MECHANICAL ENGINEER:

Tel: ----

LANDLORD:

ARCHITECT OF RECORD

SEAL

Rev	Date	Description
2	9.30.09	As-Built
1	6.15.2009	P5 Accent wall has Level 5 Finish
	6.4.09	Issued for Bid

Revisions

ACAD File Name:
A-004.00 First & Mezzanine Fixture Plan.dwg

PROJECT TITLE:

SHOE WOO, STORE # 3212

FIRST FLOOR & MEZZ
750 LEXINGTON AVENUE
NY, NY 10022

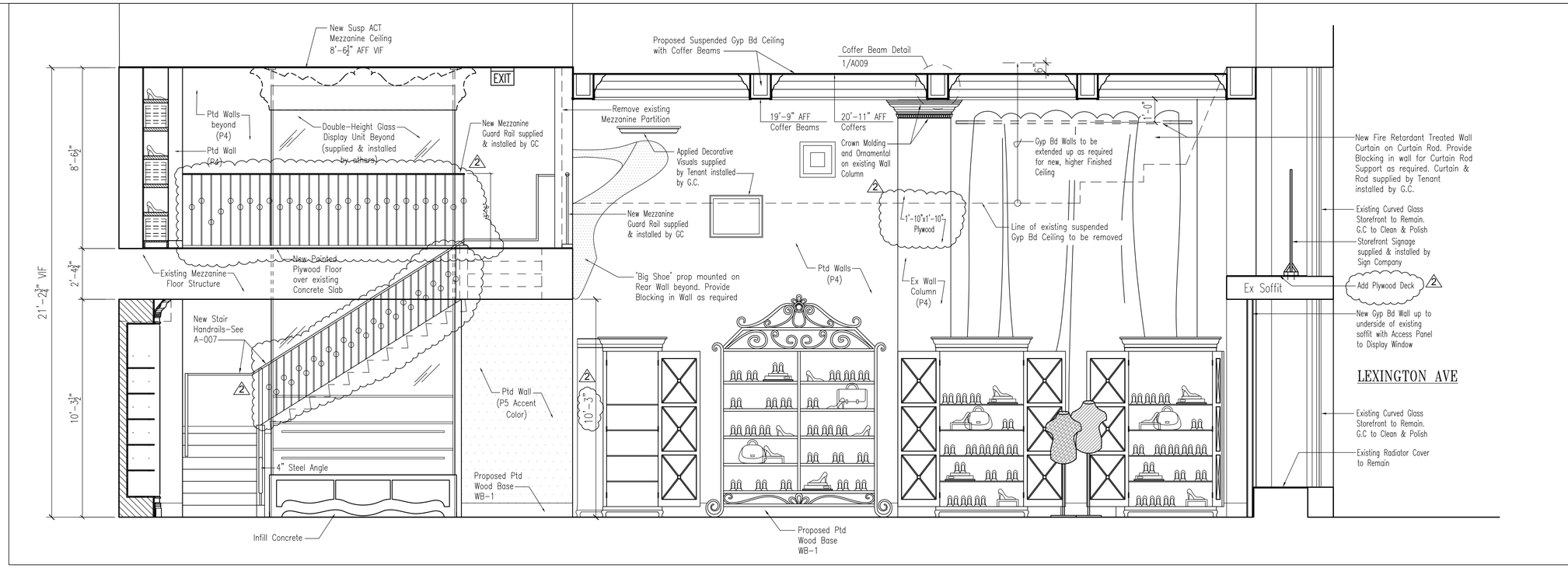
Proj #:	JA08JRCO1
Drawn By:	DS
Checked By	
Date	6/15/2009
Issed For	

DRAWING TITLE:

FIRST & MEZZANINE FIXTURE PLAN

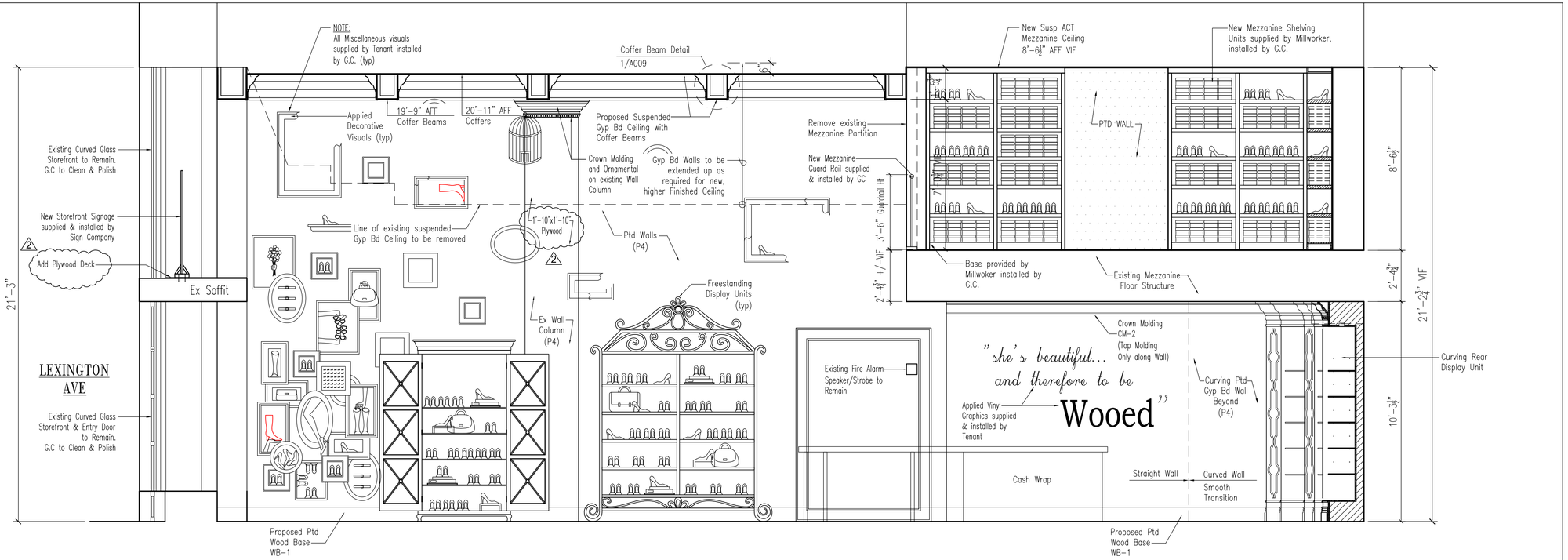
Drawing Number:

A-004.00



1 Interior Elevation-North

SCALE: 3/8" = 1'-0"



2 Interior Elevation-South

SCALE: 3/8" = 1'-0"

CLIENT

MECHANICAL ENGINEER:

Tel: ----

LANDLORD:

ARCHITECT OF RECORD

SEAL

Rev	Date	Description
2	9.30.09	As-Built
	6.4.09	Issued for Bid

Revisions

ACAD File Name:

A-005.00 North & South Interior Elevations.dwg

PROJECT TITLE:

SHOE WOO, STORE # 3212

FIRST FLOOR & MEZZ

750 LEXINGTON AVENUE

NY, NY 10022

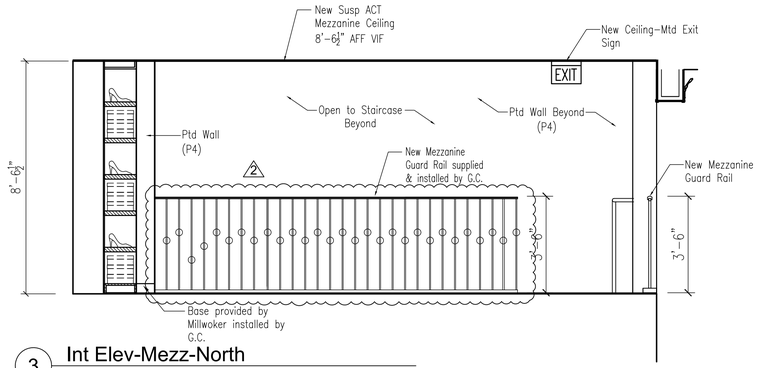
Proj #:	JA08JRCO1
Drawn By:	DS
Checked By	
Date	6/15/2009
Issed For	

DRAWING TITLE:

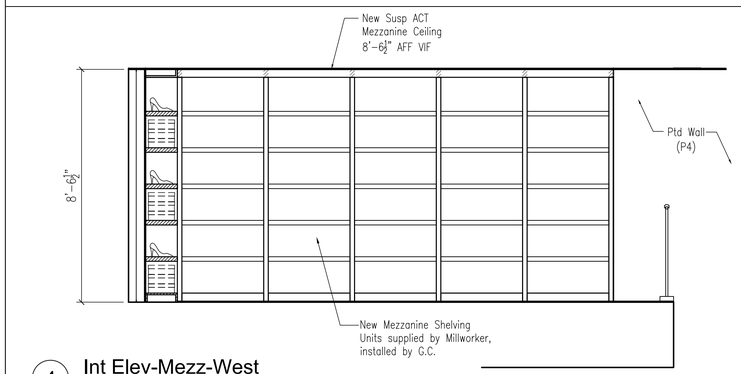
NORTH & SOUTH INTERIOR ELEVATIONS

Drawing Number:

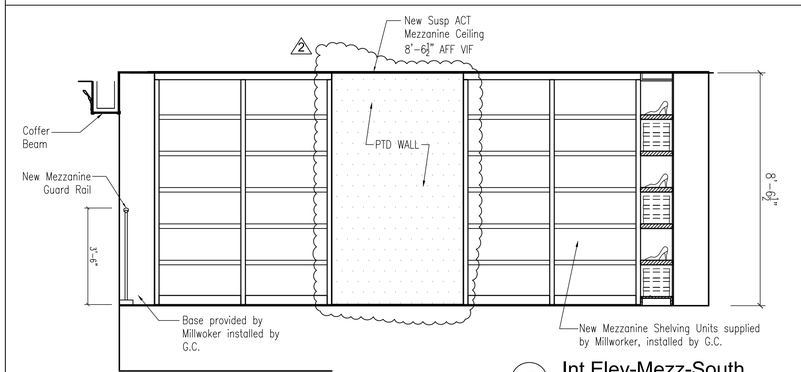
A-005.00



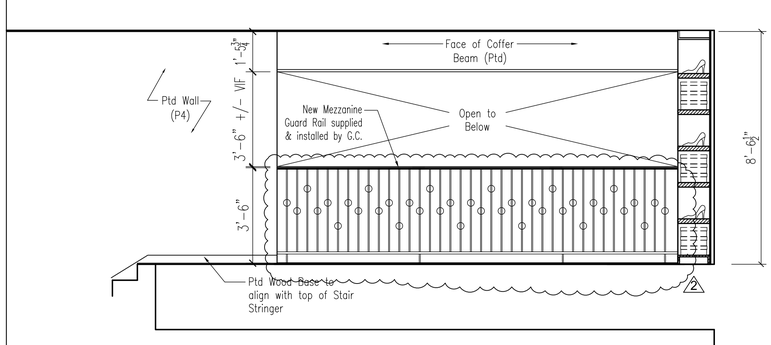
3 Int Elev-Mezz-North
SCALE: 3/8" = 1'-0"



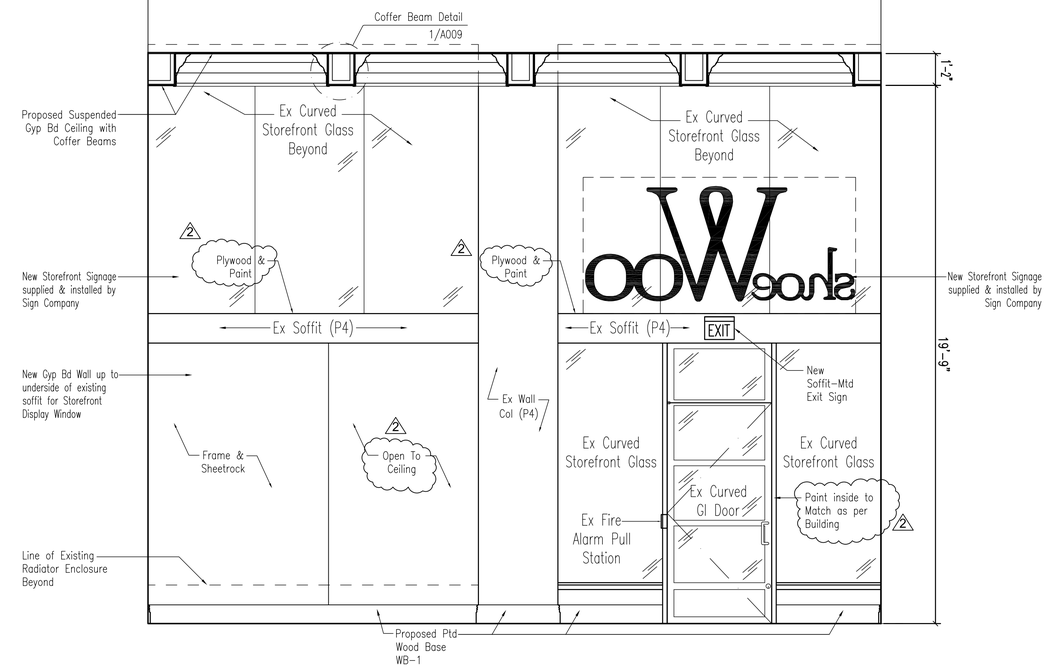
4 Int Elev-Mezz-West
SCALE: 3/8" = 1'-0"



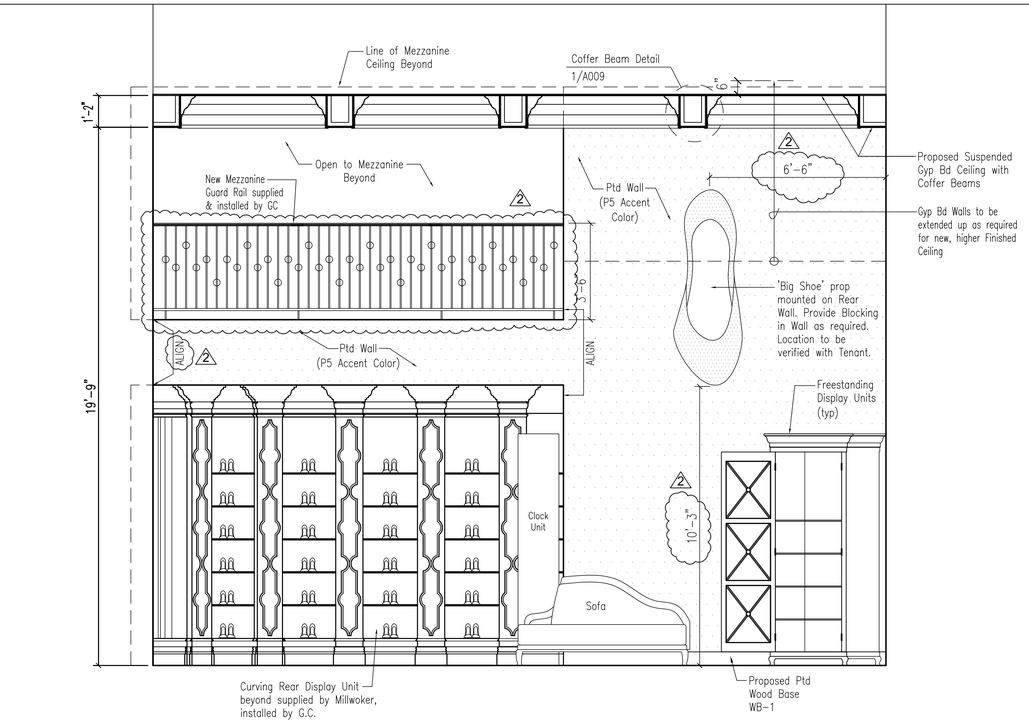
5 Int Elev-Mezz-South
SCALE: 3/8" = 1'-0"



6 Int Elev-Mezz-East
SCALE: 3/8" = 1'-0"



1 Interior Elevation-First Floor-East
SCALE: 3/8" = 1'-0"



2 Interior Elevation-First Floor-West
SCALE: 3/8" = 1'-0"

CLIENT

MECHANICAL ENGINEER:

Tel: ----

LANDLORD:

ARCHITECT OF RECORD

SEAL

Rev	Date	Description
2	9.30.09	As-Builts
	6.4.09	Issued for Bid

Revisions

ACAD File Name:
A-006.00 East & West Interior Elevations & Mezzanine Elevations.dwg

PROJECT TITLE:

SHOE WOO, STORE # 3212

FIRST FLOOR & MEZZ
750 LEXINGTON AVENUE
NY, NY 10022

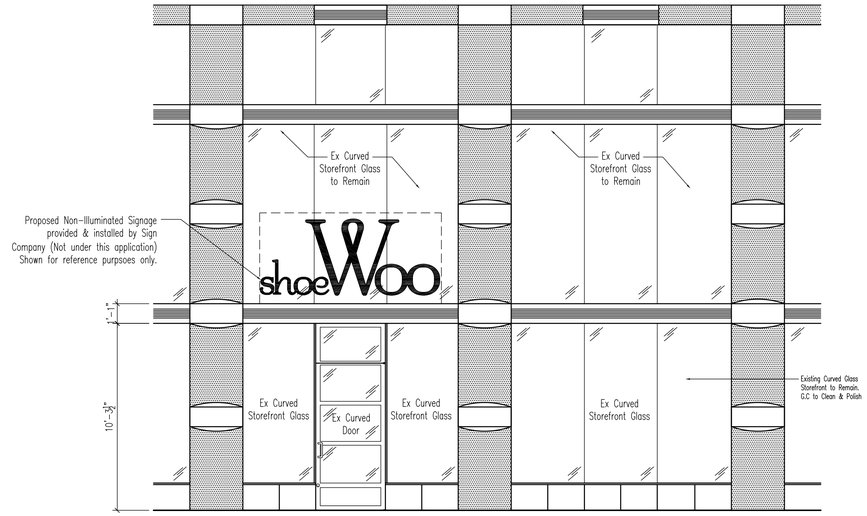
Proj #:	JA08JRCO1
Drawn By:	DS
Checked By	
Date	6/15/2009
Issed For	

DRAWING TITLE:

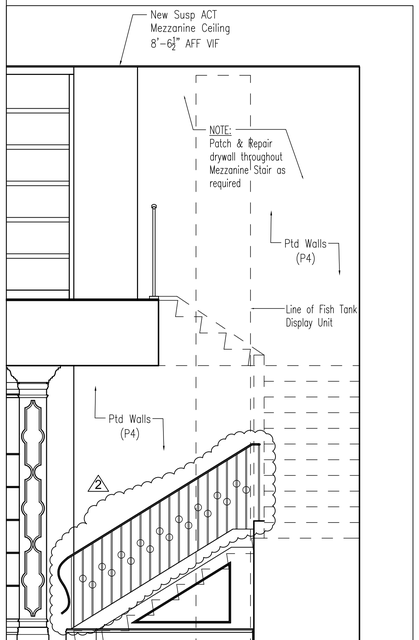
EAST & WEST INTERIOR ELEVATIONS & MEZZANINE ELEVATIONS

Drawing Number:

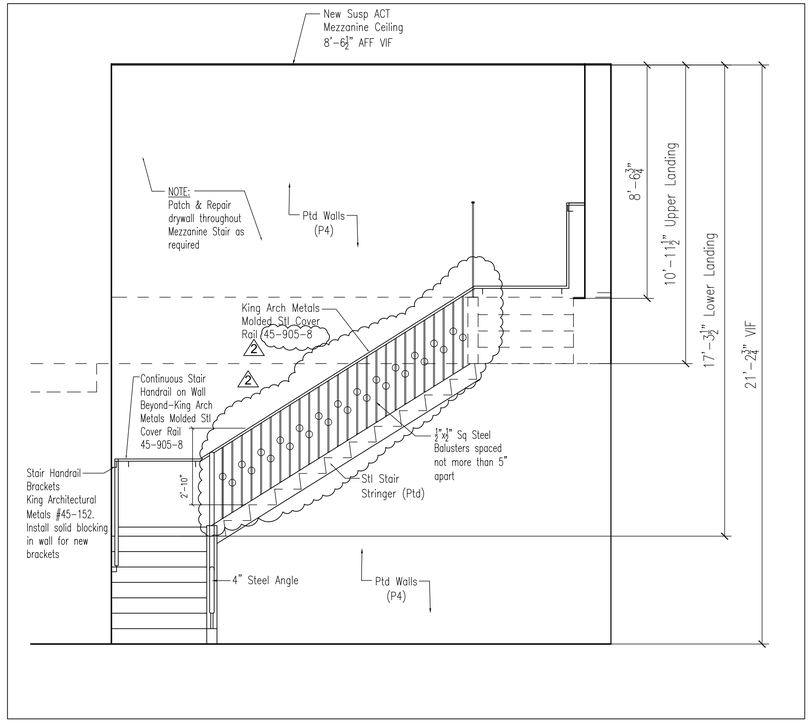
A-006.00



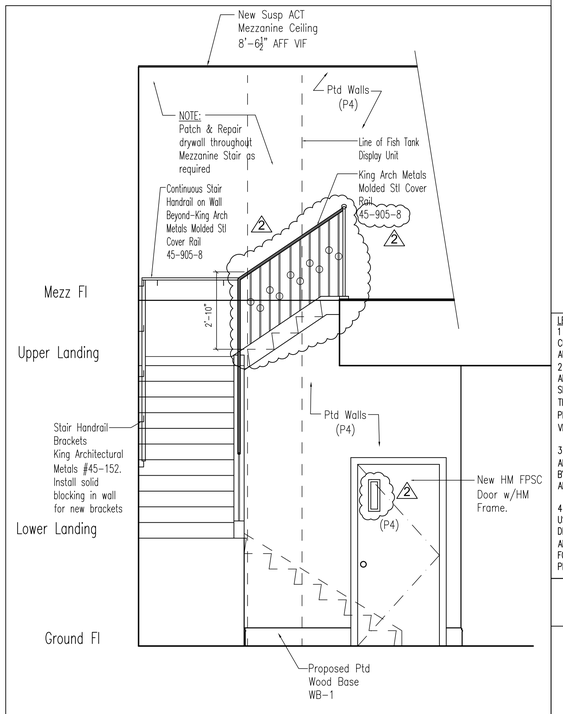
1 Exterior Elevation
SCALE: 1/4" = 1'-0"



4 Stair Elevation-West
SCALE: 3/8" = 1'-0"



3 Stair Elevation-North
SCALE: 3/8" = 1'-0"



2 Stair Elevation-East
SCALE: 3/8" = 1'-0"

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Department of Buildings Approvals:

CLIENT

MECHANICAL ENGINEER:

Tel: ----

LANDLORD:

ARCHITECT OF RECORD

SEAL

Rev	Date	Description
2	9.30.09	As-Built
	6.4.09	Issued for Bid

Revisions

ACAD File Name:
A-007.00-Stair Elevations & Exterior Elevation.dwg

PROJECT TITLE:

SHOE WOO, STORE # 3212

FIRST FLOOR & MEZZ
750 LEXINGTON AVENUE
NY, NY 10022

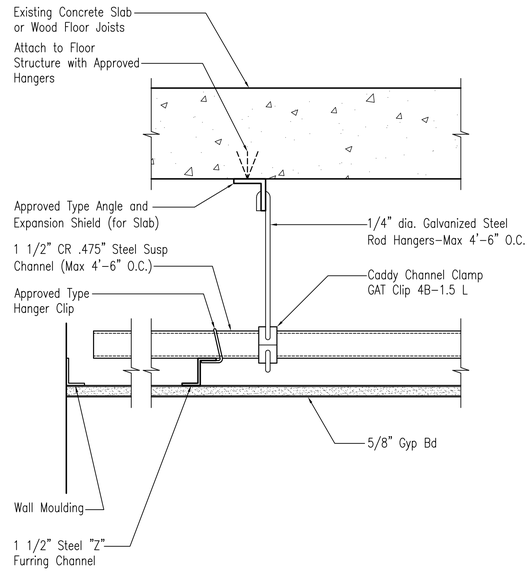
Proj #:	JA08JRCO1
Drawn By:	DS
Checked By	
Date	6/15/2009
Issed For	

DRAWING TITLE:

STAIR ELEVATIONS & EXTERIOR ELEVATION

Drawing Number:

A-007.00



NOTES:

1. Hangers and fastening system to be capable of supporting minimum 299 lbs in addition to Dead Load

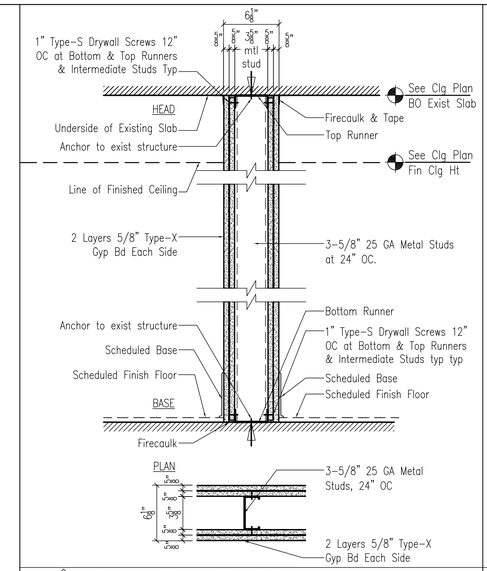
2. The total weight of a lighting fixture and other equipment and ceiling material supported by the main beam must not exceed 40 lbs.

3. Surface or Pendent Fixtures must be independently supported from 1 1/2" black iron channel

4. New suspended ceiling is non–fire rated

4 Suspended Gyp Bd Ceiling Detail

SCALE: 3" = 1'-0"



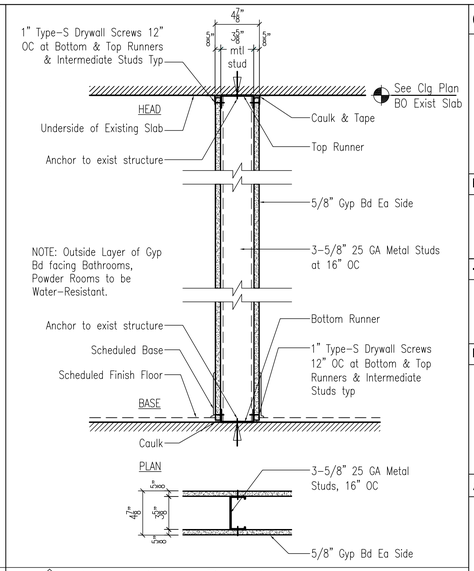
2.0 Metal Stud Partition 2–HR MEA 81–98–M

Rated Partition STC 50 UL 415B

NOTES:

NOTES

Variations:



0.0 Metal Stud Partition 0–HR

Interior non–bearing, up to slab

NOTES:

NOTES

Variations: 0.1=Same as above but with $2\frac{1}{2}$" Mtl Studs

CLIENT

MECHANICAL ENGINEER:

Tel: ----

LANDLORD:

ARCHITECT OF RECORD

SEAL

Rev	Date	Description
	6.4.09	Issued for Bid

Revisions

ACAD File Name:

A-008.00-Std Details.dwg

PROJECT TITLE:

SHOE WOO, STORE # 3212

FIRST FLOOR & MEZZ

750 LEXINGTON AVENUE

NY, NY 10022

Proj #:	JA08JRCO1
Drawn By:	DS
Checked By	
Date	6/15/2009
Issed For	

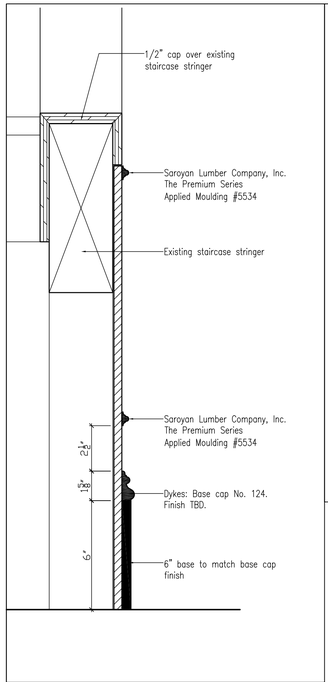
Department of Buildings Approvals:

DRAWING TITLE:

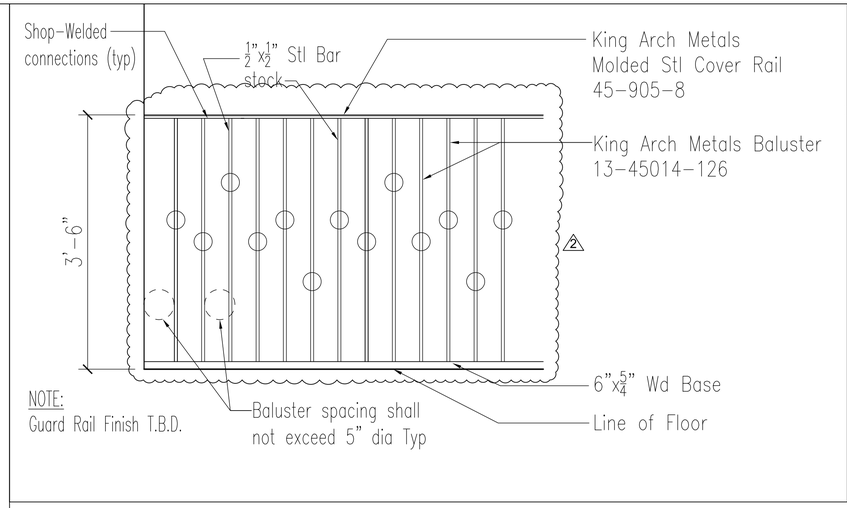
STD DETAILS

Drawing Number:

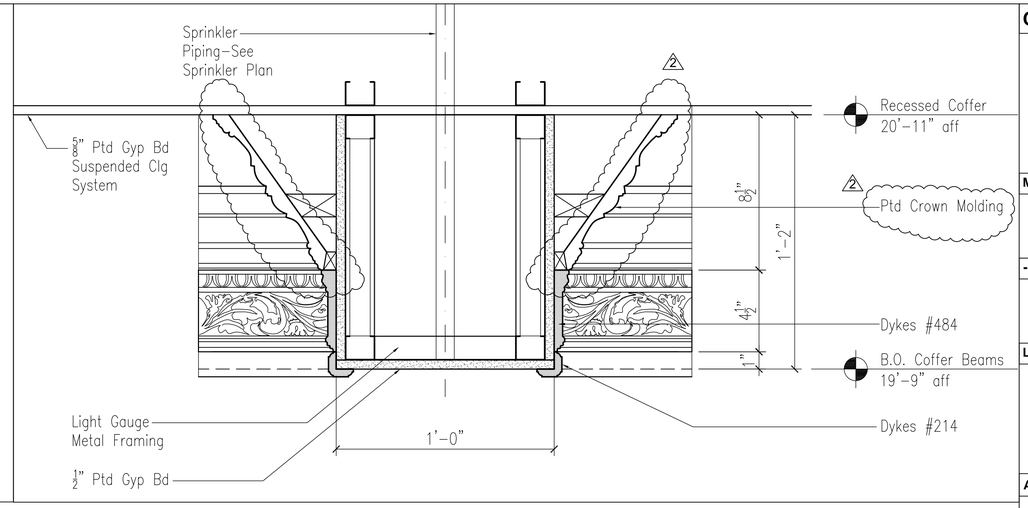
A-008.00



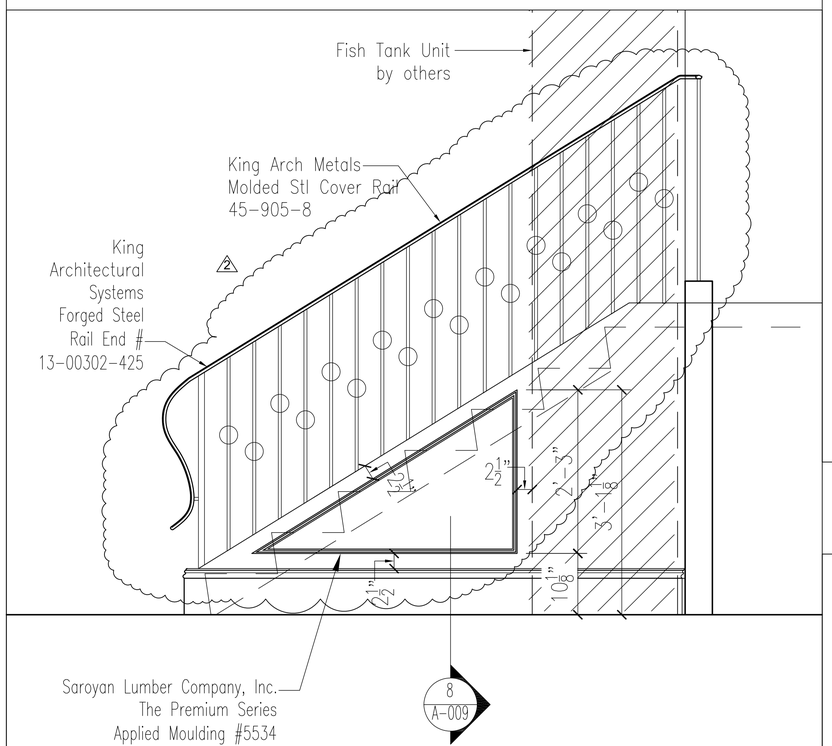
8 Stair Access Panel Detail Section
SCALE: 3" = 1'-0"



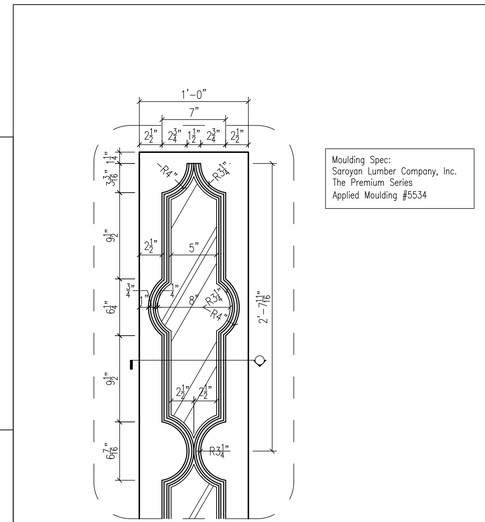
2 Guard Rail Detail
SCALE: 1" = 1'-0"



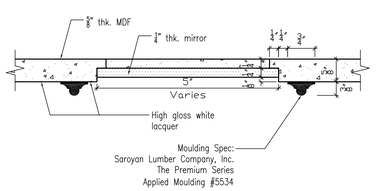
1 Coffer Beam Detail
SCALE: 3" = 1'-0"



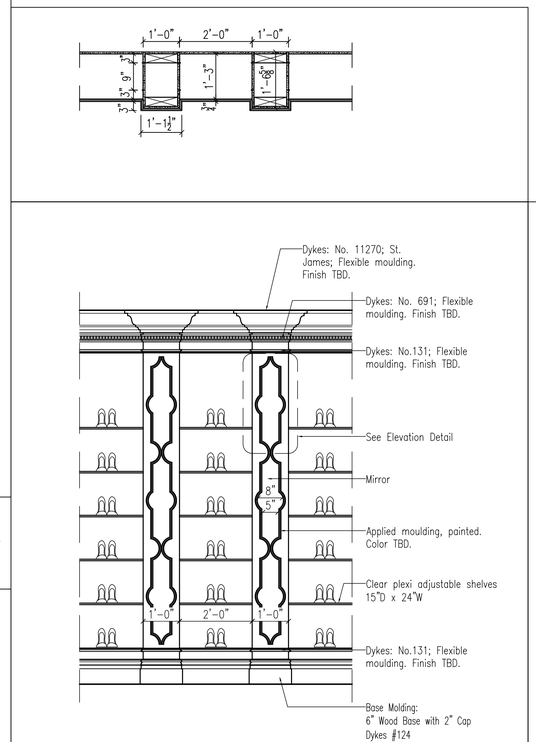
7 Stair Access Panel Elevation
SCALE: 1" = 1'-0"



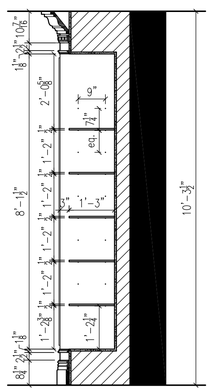
5 Perimeter Wall-Elevation Detail
SCALE: 1 1/2" = 1'-0"



6 Perimeter Wall-Plan Detail
SCALE: 6" = 1'-0"



4 Perimeter Wall-Elevation
SCALE: 1/2" = 1'-0"



3 Perimeter Wall-Section
SCALE: 1/2" = 1'-0"

CLIENT

MECHANICAL ENGINEER:

Tel: ----

LANDLORD:

ARCHITECT OF RECORD

SEAL

Rev	Date	Description
2	9.30.10	As-Built
1	6.15.09	Det 7-Access Door Note Added
	6.4.09	Issued for Bid

Revisions

ACAD File Name:
A-009.00 Details.dwg

PROJECT TITLE:

SHOE WOO, STORE # 3212

FIRST FLOOR & MEZZ
750 LEXINGTON AVENUE
NY, NY 10022

Proj #:	JA08JRCO1
Drawn By:	DS
Checked By	
Date	6/15/2009
Issed For	

DRAWING TITLE:

DETAILS

Drawing Number:

A-009.00