JUSTIN K. AREST
MAYOR

TIMOTHY FOLEY
DAVID J. GOLDSCHMIDT
DARA B. GRUENBERG
JASON KOFMAN
RONALD SCHULHOF
SCOTT SILBERFEIN
TRUSTEES

ALEXANDRA H. MARSHALL
VILLAGE MANAGER

OFFICE OF THE
VILLAGE MANAGER
VILLAGE HALL
1001 POST ROAD
SCARSDALE, NY 10583
914.722.1110
WWW.SCARSDALE.GOV

Village Board of Trustees Agenda

July 28, 2026
Village Board of Trustees Meeting - 8:30 AM

Meeting Information

The Village Board will meet in Rutherford Hall at 8:30 AM to conduct the Village Board limited agenda meeting. All interested members of the public have the option to attend in-person or virtually through Zoom. To participate via Zoom, attend online at https://zoom.us/j/93183703358, or call into the meeting by dialing 1-929-436-2866 and entering the Meeting ID 931 8370 3358. To participate in public comment online, click "Raise Hand," or dial 9 if commenting by telephone.

For a brief tutorial or to troubleshoot a problem, see here: https://support.zoom.us/hc/en-us/articles/205566129-Raise-Hand-In-Webinar. For other user questions, please visit the Zoom Help Center: https://support.zoom.us/hc/en-us.

Roll Call

Pledge of Allegiance

Public Hearings

- Continuation of a Public Hearing to consider an application for Special Permit approval for one of the retail spaces available in the Christie Place Development Project - Deputy Mayor Gruenberg

Bills - Trustee Goldschmidt

Minutes

- Minutes for the July 14, 2026 Village Board Meeting

Agenda Items

- Resolution Granting a Special Permit for Caffe Nero at 100 Christie Place - Deputy Mayor Gruenberg

- Resolution Authorizing an Appointment to the Ad Hoc Pool Redevelopment Advisory Committee (PRAC) - Deputy Mayor Gruenberg

- Resolution Authorizing an Amendment to the Fiscal Year 2027 Budget for Interim Improvements to the Crossway Court Facilities - Trustee Silberfein

Future Meeting Schedule

- Tuesday, August 11, 2026
    - 6:00 PM - Village Board Work Session
    - 7:30 PM - Agenda Committee Meeting
    - 8:00 PM - Village Board Meeting
- Tuesday, August 25, 2026
    - 8:30 AM - Village Board Limited Agenda Meeting

Motion to Adjourn

SCARSDALE 1701 NEW YORK

Date: Tuesday, July 28, 2026
Re: Continuation of a Public Hearing to consider an application for Special Permit approval for one of the retail spaces available in the Christie Place Development Project - Deputy Mayor Gruenberg

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ATTACHMENT(S):

- 05.21.2026 - S. Shallo Memo - Special Permit
- 07.23.2026 - Letter from Caffe Nero Re Response to Board Comments on July 8 2026
- 07.08.2026 - Planning Board Memo to Board - Review and Comments on Caffe Nero
- 06.09.2026 - Resolution - Setting a Public Hearing
- 05.12.2026 - Caffe Nero - Special Permit Letter
- 05.28.2026 - Caffe Nero - Drawings
- 06.10.2026 - PH Notice - Special Permit

SCARSDALE
1701
NEW YORK

To: Alexandra Marshall, Village Manager

From: Stephen Shallo, Deputy Village Manager

Date: Thursday, May 21, 2026

RE: 1 Christie Place Ground Floor Retail Special Use Permit

MEMORANDUM
Village Manager's Office

CH Retail Fund 11/NYC Christie Place, LLC has filed an application applying for Special Use Permit approval for one of the retail spaces available in the Christie Place Development Project, located in the Village Center PUD 1.4 zoning district. Chapter 310-12(B)(6) of the Village Code states that permitted ground floor uses in the PUD 0.8 – 1.4 zoning district require a Special Use Permit from the Village Board of Trustees.

Chapter 310-28-1(B) of the Village Code states that the procedure for the Village Board of Trustees to consider Special Use Permits shall include a Public Hearing held on notice duly given in the same manner as is required by law for zoning amendments and only after a review of the report and recommendation of the proposed plan by the Planning Board. The next Planning Board meeting will be held on June 24, 2026, so the earliest that the public hearing of the Village Board could be held is July 14, 2026.

The next step in the process would be for the Village Board of Trustees, pursuant to Village Code Chapter 310-28-1(B) of the Village Code, to refer the application for Special Use Permit approval for retail space in the Christie Place Development to the Planning Board for review and recommendation to the Village Board.

To: Mayor Justin Arest and the Village Board of Trustees

From: Caffe Nero – Michael Ford-Deegan President, Tim Sheehan Finance Director and Michelle Murphy Construction Manager

Date: Friday, July 23, 2026

RE: Response to Boards comments on July 8, 2026

- Hours of operation? TBD but typical Caffe hours are 6am to 7pm Mon-Sun.
- How often will there be deliveries? We typically receive deliveries 3-4 times a week.
- At what time(s)? Deliveries can typically start 1 hour before Café opens. We anticipate deliveries between 5:30am and 12pm.
- Where will delivery trucks park? They will park across the street near the supermarket on Christie Place.
- Will there be special deliveries if there are special events at the café? Not applicable.
- Will there be a designated area for mobile order pickup parking? Our understanding is that no designated parking is available. We will have designated mobile order pickup in our Café. Our mobile orders represents less than 5% of our total sales (unlike Starbuck's which is closer to 40%). Our core customers like to dwell in our Cafe. Our customers who typically place a mobile order will have already parked, come in and grab their coffee/food and continue to final destination.
- Does the outdoor seating adhere to egress and ingress State Code requirements? When we do submit for our outdoor seating it will adhere to Chapter 245 of the Village Code.
- Will outdoor seating inhibit pedestrians? No.
- Will there be any outdoor lighting associated with the outdoor seating? No.
- What are the hours of outdoor seating? It will be available to our customers during store hours.
- Will there be outdoor speakers? No outdoor speakers.
- What is the schedule for refuse pickup? TBD. Typically, our Cafés have refuse picked up 3 to 4 times a week.
- What company, public or private will be carting the refuse away? TBD. Our plan is to use the same refuse company that already serves 100 Christie Place for continuity.
- Neon Signage? No neon signage has been proposed. The only lite sign will be inside our space in the window and will be lit by LED and is compliance with the (BAR) regulations. Our vendor National Sign Corp has been working with Victoria Robb, Village Staff Senior Office Assistant, since January 2026 and has verbally approved our shop drawings for zoning compliance on June 18, 2026. We will be formally submitting our application to the Board of Architectural Review (BAR) on Monday, July 27, 2026.
- Caffe Nero will provide direct contact information for Store Manager and Area Manager to the residents of 100 Christie Place in the event any concerns arise.

CC: Alexandra Marshall, Village Manager, Nicholas Ward Ellis, Esq., Keane & Beane P.C.

SCARSDALE
1701
NEW YORK

To: Mayor Justin Arest and the Village Board of Trustees

From: Planning Board Chairman John Clapp, on behalf of the Planning Board

Date: Wednesday, July 08, 2026

RE: Review and Comments on Caffé Nero

MEMORANDUM
Planning Department

On June 9, 2026, the Village Board referred the application of Caffé Nero to the Planning Board for review and comment. The café is being proposed at 100 Christie Place located in the PUD 1.4 Zoning District which requires a Special Permit from the Village Board pursuant to Chapter 310-12B(6)(b)[1] of the Village Code. The Village Board referral includes a Plan set from the applicant with a floor plan of the proposed cafe on the ground floor of the building at the corner of Christie Place and East Parkway.

The Planning Board, at its regular meeting held on June 24, 2026, discussed the referral and a recommendation to the Village Board regarding the request from Caffé Nero. We have the following general comments on the proposed cafe:

- We recommend the Village Board consider the traffic implications, if any, associated with deliveries and mobile order pickup. How often will there be deliveries? At what time(s)? The applicant mentioned that deliveries could take place as early as 5:30 AM. Will there be special deliveries if there are special events at the cafe? The Village Board should also consider traffic associated with mobile orders and pickup. Will there be a designated area for mobile order pickup parking?
- The plan, G001, presented to the Planning Board depicts outdoor seating on the sidewalk for both Christie Place and East Parkway. Outdoor seating, which is regulated by Chapter 245 of the Village Code, must be permitted by the Village prior to being installed. Does the outdoor seating adhere to egress and ingress State Code requirements? Will the outdoor seating inhibit pedestrians? Will there be any outdoor lighting associated with the outdoor seating? What are the hours of the outdoor seating?
- The applicant imparted to the Planning Board that the refuse receptacle location has not yet been determined. The Village Board should ensure that the refuse receptacle is in an appropriate location and prevents odors from entering the café, any place there are pedestrians or the residential apartments in the Christie Place development. What is the schedule for refuse pickup? What company, public or private, will be carting the refuse away? The applicant should provide a point person for any issues that may arise with the refuse or any other complaints.
- The applicant indicated that neon signage is being proposed. The Village Board may want to consider the Board of Architectural Review's stance on this and if this is allowed by the

Village Code. If signage is allowed the Planning Board recommends a light spillage analysis be performed and submitted for review by the Village.

We thank the Village Board for the opportunity to comment on the proposed cafe. We are available as needed to respond to any questions and to elaborate on any of the matters discussed in this memorandum.

Cc: Alexandra Marshall, Village Manager
Kellan D. Cantrell, AICP, Director of Planning
David Goessl, PE, Village Engineer
Donna Myers, Planning Secretary
Nicholas Ward Willis, Esq., Keane & Beane P.C.
Jennifer Grey, Esq., Keane & Beane P.C.

Resolution Re: Special Use Permit Application for Retail Space in the Christie Place Development

WHEREAS, CH Retail Fund 11/NYC Christie Place LLC has filed an application for a Special Use Permit approval for one of the retail spaces available in the Christie Place Development Project, located in the Village Center PUD 1.4 zoning district; and

WHEREAS, Chapter 310-12(B)(6) of the Village Code states that permitted ground floor uses in the PUD 0.8 – 1.4 zoning district require a Special Use Permit from the Village Board of Trustees, and that the procedure for the Village Board of Trustees to consider Special Use Permits shall include a Public Hearing duly noticed in the same manner as is required by law for zoning amendments and only after a review of the report and recommendation of the proposed plan by the Planning Board; and

WHEREAS, the Planning Board, on April 26, 2006, adopted a resolution, pursuant to the New York State Environmental Quality Review Act (SEQRA) and Chapter 152 of the Village Code, finding that the project, including issuance of Special Use Permits, would not have any significant adverse environmental impacts; and

WHEREAS, the applicant, CH Retail Fund 11/NYC Christie Place LLC, has identified a tenant, Caffe Nero, a European style coffee house, for 2,161 sq. ft. of retail space at 100 Christie Place that is currently vacant retail and is now seeking a Special Use Permit for this use; now therefore be it

RESOLVED, that the Village Board of Trustees, pursuant to Village Code Chapter 310-28-1(B) of the Village Code, hereby refers the application for Special Use Permit approval for retail space in the Christie Place Development to the Planning Board for review and recommendation; and be it further

RESOLVED, that a Public Hearing is hereby scheduled by the Board of Trustees of the Village of Scarsdale for 8:00 PM on July 14, 2026, to be held at Rutherford Hall in Village Hall, 1001 Post Road, Scarsdale, New York, and via Zoom video conferencing service to consider an application for Special Use Permit approval for one of the retail spaces available in the Christie Place Development Project, located in the Village Center PUD 1.4 zoning district; and be it further

RESOLVED, that members of the public wishing to present comments may do so in person or online during the public comment phase of the hearing by accessing the meeting at https://zoom.us/j/93183703358, or by calling in using 1-929-436-2866 and entering the Meeting ID, 931 8370 3358; and be it further

RESOLVED, that the Village Clerk is hereby directed to publish notice of said hearing pursuant to Village Law.

Date: June 09, 2026

RECEIVED
MAY 18 2026
Village of Scarsdale
Manager's Office

May 12, 2026

Village of Scarsdale
1001 Post Road
Scarsdale, NY 10583

Re: Application for Special Use Permit – Caffè Nero
100 Christie Place, Scarsdale, NY 10583

Dear Members of the Village Board of Trustees:

We respectfully submit this application for a special use permit to allow the operation of a café/dining establishment at 100 Christie Place.

The subject premise was formerly occupied by a Bank of America branch. The landlord is currently undertaking a full interior demolition of the space and constructing a demising wall to create two separate tenant spaces, one of which is the proposed café by Caffè Nero. No expansion of the building footprint is proposed.

Caffè Nero intends to build out and operate a neighborhood café within the newly created tenant space. The project will involve a complete interior fit-out, including installation of coffee and food preparation equipment, seating areas, customer service counters, and restrooms in compliance with applicable codes. Any exterior modifications will be minimal and limited to appropriate storefront signage and potential seasonal outdoor seating, subject to Village approvals.

Caffè Nero is a premium European coffee house company with a strong and growing presence in the United States, particularly throughout the Northeast. Known for its emphasis on high-quality coffee, handcrafted beverages, and fresh food offerings, Caffè Nero cafés are designed to serve as welcoming community spaces. Our model prioritizes creating a warm, inviting environment that encourages patrons to meet, work, and socialize. Each location is thoughtfully designed to reflect and complement the surrounding neighborhood.

Across our locations, we maintain a commitment to operational excellence, staff training, and community engagement. We believe our presence at 100 Christie Place will contribute positively to the Village of Scarsdale center by activating the space, increasing pedestrian activity, and providing a high-quality amenity for residents, workers, and visitors.

The proposed hours of operation will be approximately 6:30 AM – 8:00 PM, seven days a week. Deliveries will occur during off-peak hours and will utilize existing loading/access points. Waste and recycling services will be managed in accordance with Village requirements and handled through existing service arrangements within the building.

We believe this proposal represents an appropriate and beneficial reuse of a former financial institution space and aligns with the Village's vision for a vibrant, pedestrian-friendly commercial district.

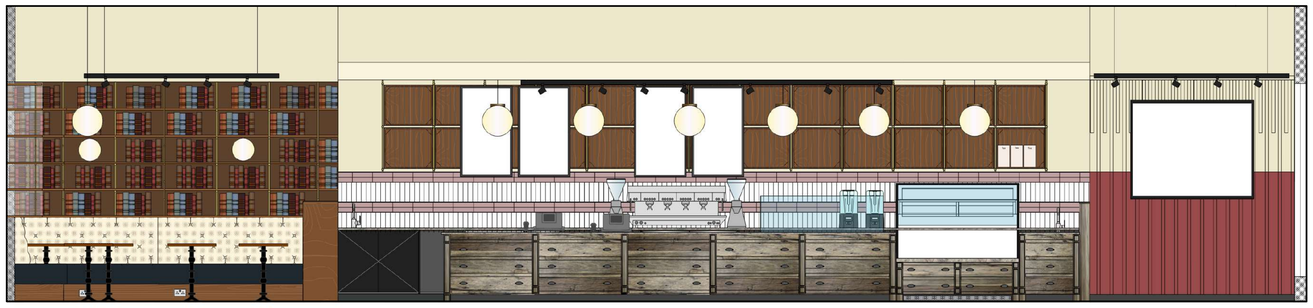
We respectfully request the Village Board of Trustees' consideration and approval of this special use permit application. Please do not hesitate to contact us should you require any additional information or clarification.

Sincerely,
Caffè Nero
320 Congress Street, 4th Floor
Boston, MA 02210
us.permits@caffenero.com

CAFFE NERO

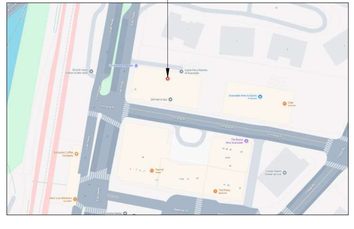
CAFFE NERO SCARSDALE

100 Christie Place
Scarsdale, NY 10583



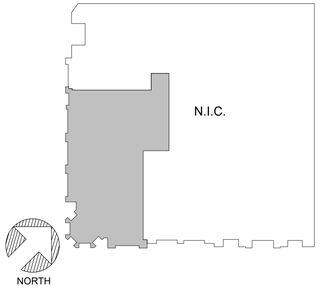
ISSUED FOR: PERMIT, 03/06/2026

100 CHRISTIE PLACE SCARSDALE, NEW YORK, 10583



NORTH

LOCUS PLAN



NORTH

KEY PLAN

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF AN INTERIOR BUILD-OUT OF A LANDLORD PROVIDED WARM DARK SHELL AT 100 CHRISTIE PLACE, SCARSDALE, NY 10583.

THE PROJECT CONSISTS OF THE FOLLOWING WORK:

- LIMITED LOCAL DEMOLITION ONLY AS NEEDED FOR NEW CONSTRUCTION.
- EXISTING TENANT SPACE (BUILDING ENVELOPE AND TENANT DEMISING WALLS)
- EXISTING/ MODIFIED ROOF PER NEW HVAC
- EXISTING/ MODIFIED FIRE PROTECTION
- NEW INTERIOR PARTITIONS AND DOORS
- NEW FURNITURE/ MILLWORK
- NEW FINISHES AS SCHEDULED
- NEW CEILING AS SCHEDULED
- NEW LIGHTING AS SCHEDULED
- NEW SPECIALITY EQUIPMENT & CONNECTIONS
- NEW PLUMBING AND FLOOR PENETRATIONS
- NEW HVAC DISTRIBUTION
- NEW ELECTRICAL DISTRIBUTION

PROJECT DESCRIPTION

OWNER / CLIENT

CAFFE NERO
320 CONGRESS STREET 4TH FLOOR
BOSTON, MA 02210
T: 857-295-236
CONTACT: MICHELLE MURPHY
EMAIL: Michelle.murphy@caffenero.com

ARCHITECT

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.
35 POND PARK RD, BAY 16
T: 352.256.3410
PROJECT MANAGER: ROBYN KIERNAN
E-MAIL: Robyn.kiernan@collierseng.com

MEP ENGINEER

ZAINO & ASSOCIATES
138 PROVIDENCE NEW LONDON TPKE.
NORTH STONINGTON, CT, 06359
T: 860.535.9337
CONTACT: JACINTA SCHULTZ
E-MAIL: Jschultz@fza-inc.com

PROJECT TEAM

SHEET INDEX

SHEET NO.	SHEET NAME	REVISION NO.	DATE	DESCRIPTION
GENERAL				
G000	COVER SHEET			
G001	CODE COMPLIANCE & LIFE SAFETY PLANS			
G003	SPECIFICATIONS			
G004	SPECIFICATIONS			
G005	SPECIFICATIONS			
G006	SPECIFICATIONS			
G007	SPECIFICATIONS			
G008	SPECIFICATIONS			
G011	ADA STANDARDS, SYMBOLS & ABBREVIATIONS			
G012	GENERAL NOTES			
G013	GENERAL NOTES			
G021	INTERIOR WALL ASSEMBLIES			
ARCHITECTURE				
A101	CONSTRUCTION PLAN			
A121	REFLECTED CEILING PLAN			
A141	FINISH PLAN			
A161	FURNITURE & MILLWORK PLAN			
A401	ENLARGED PLAN & ELEVATIONS - RESTROOMS			
A451	INTERIOR ELEVATIONS			
A452	INTERIOR ELEVATIONS			
A453	INTERIOR ELEVATIONS			
A501	INTERIOR DETAILS			
A601	DOOR SCHEDULE & DOOR TYPE ELEVATIONS			
FOOD SERVICE				
QF101	FOOD SERVICE EQUIPMENT PLAN			
QF102	FOOD SERVICE EQUIPMENT SCHEDULE			
MECHANICAL				
M001	MECHANICAL LEGEND & SYMBOLS			
M101	MECHANICAL FLOOR PLAN			
M200	MECHANICAL SCHEDULES			
M300	MECHANICAL DETAILS			
M301	MECHANICAL DETAILS			
M400	MECHANICAL SPECIFICATIONS			
ELECTRICAL				
E001	ELECTRICAL LEGEND & SYMBOLS			
E101	ELECTRICAL LIGHTING PLAN			
E102	ELECTRICAL POWER PLAN			
E103	ELECTRICAL FIRE ALARM PLAN			
E200	ELECTRICAL SCHEDULES			
E201	ELECTRICAL PANEL SCHEDULES			
E300	ELECTRICAL DETAILS			
E400	ELECRTICAL SPECIFICATIONS			
PLUMBING				
P001	PLUMBING LEGEND & SYMBOLS			
P100	PLUMBING FLOOR PLAN			
P200	PLUMBING SCHEDULES			
P300	PLUMBING DETAILS			
P400	PLUMBING SPECIFICATIONS			
FIRE PROTECTION				
FP001	FIRE PROTECTION LEGEND & SYMBOLS			
FP101	FIRE PROTECTION FLOOR PLAN			
FP300	FIRE PROTECTION DETAILS			
FP400	FIRE PROTECTION SPECIFICATIONS			

ARCHITECT:

Colliers Engineering & Design

CLIENT:

CAFFÈ NERO

MEP & FP ENGINEER:

ZAINO & ASSOCIATES, INC.

PROJECT:

CAFFE NERO
CAFFE NERO SCARSDALE
100 Christie Place
Scarsdale, NY 10583

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
MATTHEW D WITMAN
37334
STATE OF NEW YORK

ISSUED FOR: PERMIT

ISSUED DATE: 03/06/2026

PROJECT TEAM: RK, AG

PROJECT MANAGER: RK

PROJECT NUMBER: 23343

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

DRAWING NAME:

COVER SHEET

DRAWING NO.

G000

Plot Date: 3/9/2026 2:17:58 PM Dwg Filename: Autodesk Docs://23343 - Cafe Nero/Caffe Nero - Scarsdale NY.rvt

OCCUPANCY ANALYSIS - PER IBC TABLE 1004.1.2

USE GROUP	OCCUPANCY FUNCTION	AREA	LOAD FACTOR	CALCULATED OCCUPANCY
SEATING AREA (CUSTOMER)	ASSEMBLY UNCONCENTRATED	938 SF	1/15	65 (SEATS)
PATIO (CUSTOMER)	ASSEMBLY UNCONCENTRATED	191 SF	1/15	40 (SEATS)
				105 TOTAL
FOH / POS (STAFF)	BUSINESS	267 SF	1/150	2
BOH / KITCHEN (STAFF)	BUSINESS	526 SF	1/200	3
CIRCULATION	BUSINESS	506 SF	1/15	34
				39 TOTAL
TRASH ROOM	STORAGE	42 SF	1/300	1
				1 TOTAL
CUSTOMER + STAFF	ASSEMBLY (A2)			**145 TOTAL**



1 **EGRESS & OCCUPANCY PLAN - PER IBC TABLE: 1004.1.2**
3/16" = 1'-0"

CODE SYMBOLS LEGEND

CALCULATED OCCUPANCY LOAD
(###) NAME — NUMBER & NAME
OCCUPANCY FUNCTION — OCCUPANCY FUNCTION
SF — AREA (SQFT)
O — OCCUPANT LOAD
— OCCUPANCY LOAD FACTOR (GROSS OR NET)

EXIT CAPACITY
10 / 360 — ACTUAL EGRESS LOAD / MAXIMUM EGRESS CAPACITY

HANDICAP ACCESSIBLE ROUTE
ACCESSIBLE ROUTE
HEARING ACCESSIBLITY

FIRE EXTINGUISHER
FEC — FIRE EXTINGUISHER

PROJECT SCOPE LIMITS
NIC — AREA NOT IN CONTRACT, UNLESS NOTED OTHERWISE

MAXIMUM COMMON PATH OF TRAVEL

MAXIMUM TRAVEL DISTANCE W/ ACCUMULATED OCCUPANT LOAD
EGRESS PATH START
EGRESS DIRECTION
10 — 37 — TRAVEL DISTANCE: ± 0'-0"
EGRESS PATH
27
ACCUMULATED OCCUPANCY
NSO — NON SIMULANTOUS OCCUPANCY

FIRE RATING LEGEND

SYMBOL	PARTITION	OPENINGS *
## U.N.O.	THREE HOUR RATED FIRE/SMOKE WALL	3 HR
## U.N.O.	TWO HOUR RATED FIRE BARRIER	90 MIN
## U.N.O.	TWO HOUR RATED FIRE/SMOKE WALL	90 MIN
## U.N.O.	ONE HOUR RATED FIRE BARRIER	60 MIN 45 MIN
## U.N.O.	ONE HOUR RATED SMOKE BARRIER	45 MIN 20 MIN
## U.N.O.	SMOKE RESISTIVE PARTITION	SMOKE RESIST/ LATCH

*SEE OPENING SCHEDULE FOR PROTECTION REQUIREMENT WHERE MULTIPLE RATINGS ARE LISTED.
NOTE: LIFE SAFETY PLAN IS BEST VIEWED IN COLOR.

NEW YORK APPLICABLE CODES

CODE	CODE SECTION(S)
BUILDING CODE	BUILDING CODE OF NEW YORK STATE 2025 INTERNATIONAL BUILDING CODE (IBC) 2024 AMMENDED
PLUMBING CODE	PLUMBING CODE OF NEW YORK STATE 2025 INTERNATIONAL PLUMBING CODE (IPC) 2024 AMMENDED
MECHANICAL CODE	MECHANICAL CODE OF NEW YORK STATE 2025 INTERNATIONAL MECHANICAL CODE (IMC) 2024 AMMENDED
ELECTRICAL CODE	NEW YORK STATE ELECTRICAL CODE 2023 NFPA 70, 2023 (NOT AMMENDED)
LIFE SAFETY CODE	NEW YORK STATE FIRE PROTECTION AND LIFE SAFETY SYSTEM TESTING CODE 2024 NFPA 4, 2024 (NOT AMMENDED)
ACCESSIBILITY	NEW YORK STATE ACCESSIBILTY CODE 2017 W/ SUPPLEMENT 1 A117.1, 2017 W/ S1 (NOT AMMENDED)
ENERGY CODE COMPLIANCE	2025 ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE IECC 2024
EXISTING BUILDING CODE	EXISTING BUILDING CODE OF NEW YORK STATE 2025 INTERNATIONAL EXISTING BUILDING CODE (IBC) 2024 AMMENDED

PROJECT DATA

ITEM	CODE SECTION(S)	
ALTERATION LEVEL	IEBC: 603.1	ALTERATION LEVEL 2
CONSTRUCTION TYPE	IBC: 601	TYPE IIB (NO CHANGE)
USE & OCCUPANCY CLASSIFICATION	IBC: 302	(A-2) ASSEMBLY
TABULAR ALLOWABLE TENANT AREA	IBC: TABLE 506.2	(A-2) = 28,500 SF
ACTUAL TENANT AREA		TOTAL TENANT = 2,268 SF
FIRE SUPPRESSION	IBC: 903.3.1.1	SPRINKLERED
FIRE DETECTION	IBC: 907	PROVIDED
TOTAL BUILDING OCCUPANT LOAD	IBC: TABLE 1004.5	SEE CODE PLAN
AREA OF REFUGE	IBC: 1009.3.3	N/A
COMMON PATH OF TRAVEL	IBC: TABLE 1006.2.1	(A-2) (75') WITH SPRINKLER SYSTEM
MAX TRAVEL DISTANCE	IBC: TABLE 1017.2	(A-2) (250') WITH SPRINKLER SYSTEM
CORRIDOR WIDTH	IBC: TABLE 1020.3	44", MINIMUM
DEAD END CORRIDOR	IBC: TABLE 1020.5, EXCEPTION 2	(A-2) NO MORE THEN 20' WITH SPRINKLER SYSTEM
NUMBER OF EXITS	IBC: TABLE 1006.3.3	2 REQUIRED FOR STORIES OF 500 OR LESS OCCUPANTS

FIRE RESISTANCE RATINGS

ITEM	CODE SECTION(S)		
PRIMARY FRAME STRUCTURE	IBC: TABLE 601		0 HOUR(S)
BEARING WALLS			EXTERIOR: 0 HOUR(S)
			INTERIOR: 0 HOUR(S)
NON-BEARING WALLS			EXTERIOR: 0 HOUR(S)
			INTERIOR: 0 HOUR(S)
FLOOR CONSTRUCTION			0 HOUR(S)
ROOF CONSTRUCTION			0 HOUR(S)
SHAFT ENCLOSURES	IBC: 713.4		1 HOUR(S)
EXIT ENCLOSURES	IBC: 1023.2		1 HOUR(S)
CORRIDORS	IBC: TABLE 1020.2		0 HOUR(S) WITH SPRINKLER SYSTEM
DOOR RATINGS	IBC: TABLE 716.2		1 HOUR(S) EXIT ENCLOSURE = # HOUR(S) DOOR
			1 HOUR(S) CORRIDOR WALL = # HOUR(S) DOOR
OCCUPANCY SEPARATIONS	IBC: 508.4 & TABLE 508.4		# HOUR(S) - A-2 / B
INTERIOR WALL AND CEILING FINISH REQUIREMENTS BY OCCUPANCY	IBC TABLE 803.13		SPRINKLERED
		INTERIOR EXIT STAIRWAYS, RAMPS, AND EXIT PASSAGEWAYS	B
		CORRIDORS & ENCLOSURE FOR EXIT ACCESS STAIRWAYS & RAMPS	N/A
		ROOMS & ENCLOSED SPACES	C
INTERIOR WALL & CEILING FINISH MATERIALS TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723	IBC: 803.1.2	CLASS B = FLAME SPREAD INDEX 26-75; SMOKE DEVELOPED INDEX 0-450 CLASS C = FLAME SPREAD INDEX 76-200; SMOKE DEVELOPED INDEX 0-450	

PLUMBING FIXTURE COUNT

TOTAL CALCULATED OCCUPANTS: 145 OCC

CLASSIFICATION: ASSEMBLY A2

FIXTURE	REQ. FIXTURE COUNT CODE SECTION: PER IBC TABLE 2902.1.1- 2902.2		CALC. REQUIRED FIXTURE COUNT		PROVIDED FIXTURES	
	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
WATER CLOSETS	1 PER 75	1 PER 75	1	1	2 UNISEX	
LAVATORIES	1 PER 200	1 PER 200	1	1	2 UNISEX	
SERVICE SINK	1 SERVICE SINK		1 SERVICE SINK		(1) SERVICE SINK	

ARCHITECT:
Colliers Engineering & Design

CLIENT:
CAFFÈ NERO

MEP & FP ENGINEER:
ZAINO & ASSOCIATES, INC.

CAFFE NERO
CAFFE NERO SCARSDALE
100 Christie Place
Scarsdale, NY 10583

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:
REGISTERED ARCHITECT
MATTHEW D WITMAN
37334
STATE OF NEW YORK

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

PROJECT TEAM: RK, AG
PROJECT MANAGER: RK
PROJECT NUMBER: 23343

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

DRAWING NAME:
CODE COMPLIANCE & LIFE SAFETY PLANS

DRAWING NO.
G001

Plot Date: 3/5/2026 4:29:09 PM Dwg Filename: Autodesk Docs://23343 - Cafe Nero\Caffe Nero - Scarsdale NY.rvt

SECTION 011000
SUMMARY

PART 1 GENERAL

1.01 PROJECT

A. Project Name: 23343 - Cafe Nero - Scarsdale

B. Owner's Name: Cafe Nero.

C. Architect's Name: Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C..

1.02 DESCRIPTION OF ALTERATIONS WORK

1.03 WORK BY OWNER

A. Owner will supply the following for installation by Contractor:
1. _____.

1.04 OWNER OCCUPANCY

A. Owner intends to occupy the Project upon Substantial Completion.

B. Cooperate with Owner to minimize conflict and to facilitate Owner's operations.

C. Schedule the Work to accommodate Owner occupancy.

SECTION 012000
PRICE AND PAYMENT PROCEDURES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Procedures for preparation and submittal of applications for progress payments.

B. Change procedures.

1.02 SCHEDULE OF VALUES

A. Use Schedule of Values Form: AIA G703, or as stipulated in the Owner / Contractor agreement.

B. Forms filled out by hand will not be accepted.

1.03 APPLICATIONS FOR PROGRESS PAYMENTS

A. Payment Period: Submit at intervals stipulated in the Agreement.

B. Use Form AIA G702 and Form AIA G703, edition stipulated in the Agreement.

C. Forms filled out by hand will not be accepted.

D. Execute certification by signature of authorized officer.

E. Submit one electronic copy of each Application for Payment.

1.04 MODIFICATION PROCEDURES

A. For minor changes not involving an adjustment to the Contract Sum or Contract Time, Architect will issue supplemental instructions directly to Contractor.

B. For changes for which advance pricing is desired, Architect will issue a Bulletin or Supplemental Instructions document that includes a detailed description of a proposed change with supplementary or revised drawings and specifications. Contractor shall prepare and submit a fixed price quotation within 14 days. Contractor shall advise owner on any schedule impacts of proposed change. Owner may elect to instruct Contractor to proceed with the change, for subsequent inclusion in a Change Order.

C. Computation of Change in Contract Amount or Contract Time: As specified in the Agreement and Conditions of the Contract.

SECTION 012500
SUBSTITUTION PROCEDURES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Procedural requirements for proposed substitutions.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 GENERAL REQUIREMENTS

A. A Substitution Request for products, assemblies, materials, and equipment constitutes a representation that the submitter:
1. Has investigated proposed product and determined that it meets or exceeds the quality level of the specified product, equipment, assembly, or system.
2. Agrees to provide the same warranty for the substitution as for the specified product.
3. Agrees to coordinate installation and make changes to other work that may be required for the work to be complete, with no additional cost to Owner.
4. Waives claims for additional costs or time extension that may subsequently become apparent.

B. Document each request with complete data substantiating compliance of proposed substitution with Contract Documents. Burden of proof is on proposer.

C. Content: Include information necessary for tracking the status of each Substitution Request, and information necessary to provide an actionable response.

D. Limit each request to a single proposed substitution item.

3.02 SUBSTITUTION PROCEDURES DURING PROCUREMENT

A. Submittal Time Restrictions:
1. Owner will consider requests for substitutions only if submitted at least 10 days prior to the date for receipt of bids.

3.03 SUBSTITUTION PROCEDURES DURING CONSTRUCTION

A. Architect will consider requests for substitutions only within 30 days after date of Agreement.

B. Submit request for Substitution for Cause within 14 days of discovery of need for substitution, but not later than 14 days prior to time required for review and approval by Architect, in order to stay on approved project schedule.

C. Submit request for Substitution for Convenience within 14 days of discovery of its potential advantage to the project, but not later than 14 days prior to time required for review and approval by Architect, in order to stay on approved project schedule.
1. In addition to meeting general documentation requirements, document how the requested substitution benefits the Owner through cost savings, time savings, greater energy conservation, or in other specific ways.
2. Document means of coordinating of substitution item with other portions of the work, including work by affected subcontractors.

3.04 RESOLUTION

A. Architect will notify Contractor in writing of decision to accept or reject request.

3.05 ACCEPTANCE

A. Accepted substitutions change the work of the Project. They will be documented and incorporated into work of the project by Change Order, Construction Change Directive, Architectural Supplementary Instructions, or similar instruments provided for in the Conditions of the Contract.

SECTION 013000
ADMINISTRATIVE REQUIREMENTS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Submittals for review, information, and project closeout.

B. Requests for Interpretation (RFI) procedures.

C. Submittal procedures.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 REQUESTS FOR INTERPRETATION (RFI)

A. Definition: A request seeking one of the following:
1. An interpretation, amplification, or clarification of some requirement of Contract Documents arising from inability to determine from them the exact material, process, or system to be installed; or when the elements of construction are required to occupy the same space (interference); or when an item of work is described differently at more than one place in Contract Documents.

B. Preparation: Prepare an RFI immediately upon discovery of a need for interpretation of Contract Documents. Failure to submit a RFI in a timely manner is not a legitimate cause for claiming additional costs or delays in execution of the work.
1. Prepare a separate RFI for each specific item.

C. Attachments: Include sketches, proposeld solution(s), coordination drawings, descriptions, photos, submittals, and other information necessary to substantiate the reason for the request.

D. Review Time: Architect will respond and return RFIs to Contractor, on average, within seven calendar days of receipt. For the purpose of establishing the start of the response period, RFIs received after 12:00 noon will be considered as having been received on the following regular working day.

3.02 SUBMITTAL SCHEDULE

A. Submit to Architect for review a schedule for submittals in tabular format.
1. Coordinate with Contractor's construction schedule and schedule of values.
2. Account for time required for preparation, review, manufacturing, fabrication and delivery when establishing submittal delivery and review deadline dates.

3.03 SUBMITTALS FOR REVIEW

A. When the following are specified in individual sections, submit them for review:
1. Product data.
2. Shop drawings.
3. Samples for selection.
4. Samples for verification.

B. Submit to Architect for review for the limited purpose of checking for compliance with information given and the design concept expressed in Contract Documents.

C. Samples will be reviewed for aesthetic, color, or finish selection.

D. After review, provide copies and distribute in accordance with SUBMITTAL PROCEDURES article below and for record documents purposes described in Section 017800 - Closeout Submittals.

3.04 SUBMITTALS FOR INFORMATION

A. When the following are specified in individual sections, submit them for information:
1. Design data.
2. Certificates.
3. Test reports.
4. Inspection reports.
5. Manufacturer's instructions.
6. Manufacturer's field reports.
7. Other types indicated.

B. Submit for Architect's knowledge as contract administrator or for Owner.

3.05 SUBMITTALS FOR PROJECT CLOSEOUT

A. Submit Correction Punch List for Substantial Completion.

B. Submit Final Correction Punch List for Substantial Completion.

C. When the following are specified in individual sections, submit them at project closeout in compliance with requirements of Section 017800 - Closeout Submittals:
1. Project record documents.
2. Operation and maintenance data.
3. Warranties.
4. Bonds.
5. Other types as indicated.

D. Submit for Owner's benefit during and after project completion.

3.06 SUBMITTAL PROCEDURES

A. General Requirements:
1. Identify: Project; Contractor; subcontractor or supplier; pertinent drawing and detail number; and specification section number and article/paragraph, as appropriate on each copy.
2. Apply Contractor's stamp, signed or initialed certifying that review, approval, verification of products required, field dimensions, adjacent construction work, and coordination of information is in accordance with the requirements of the work and Contract Documents.
3. Schedule submittals to expedite the Project, and coordinate submission of related items.
   a. For each submittal for review, allow 15 days excluding delivery time to and from the Contractor.
   b. For sequential reviews involving Architect's consultants, Owner, or another affected party, allow an additional 7 days.

SECTION 013114
FACILITY SERVICES COORDINATION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Coordination documents.

1.02 SUBMITTALS

A. Submit coordination drawings and schedules prior to submitting shop drawings, product data, and samples.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 COORDINATION REQUIRED

A. Coordinate the work listed below:
1. Fire Suppression: Division 21.
2. Plumbing: Division 22.
3. Heating, Ventilating, and Air Conditioning: Division 23.
4. Electrical: Division 26.

B. Conduct meetings among subcontractors and others concerned, to establish and maintain coordination and schedules, and to resolve coordination matters in dispute.

3.02 COORDINATION DOCUMENTS

A. Prepare coordination drawings to organize installation of products for efficient use of available space, for proper sequence of installation, and to identify potential conflicts.

B. Identify electrical power characteristics and control wiring required for each item of equipment.

C. Maintain documents for the duration of the work, recording changes due to site instructions, modifications or adjustments.

3.03 EQUIPMENT START-UP

A. Verify utilities, connections, and controls are complete and equipment is in operable condition as required by Section 017000.

B. Observe start-up and adjustments, test run, record time and date of start-up, and results.

C. Observe equipment demonstrations made to Owner; record times and additional information required for operation and maintenance manuals.

3.04 INSPECTION AND ACCEPTANCE OF EQUIPMENT

A. Prior to inspection, verify that equipment is tested, operational, clean, and ready for operation.

SECTION 014000
QUALITY REQUIREMENTS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Testing and inspection agencies and services.

B. Control of installation.

C. Mock-ups.

D. Manufacturers' field services.

E. Defect Assessment.

1.02 TESTING AND INSPECTION AGENCIES AND SERVICES

A. Owner will employ and pay for services of an independent testing agency to perform specified testing.

B. Employment of agency in no way relieves Contractor of obligation to perform Work in accordance with requirements of Contract Documents.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 CONTROL OF INSTALLATION

A. Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce work of specified quality.

B. Comply with manufacturers' instructions, including each step in sequence.

C. Should manufacturers' instructions conflict with Contract Documents, request clarification from Architect before proceeding.

D. Comply with specified standards as minimum quality for the work except where more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.

E. Have work performed by persons qualified to produce required and specified quality.

F. Verify that field measurements are as indicated on shop drawings or as instructed by the manufacturer.

G. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion, and disfigurement.

3.02 MOCK-UPS

A. Tests shall be performed under provisions identified in this section and identified in the respective product specification sections.

B. Assemble and erect specified items with specified attachment and anchorage devices, flashings, seals, and finishes.

C. Architect will use accepted mock-ups as a comparison standard for the remaining Work.

D. Where mock-up has been accepted by Architect and is specified in product specification sections to be removed, protect mock-up throughout construction, remove mock-up and clear area when directed to do so by Architect.

3.03 TESTING AND INSPECTION

A. See individual specification sections for testing and inspection required.

B. Testing Agency Duties:
1. Provide qualified personnel at site. Cooperate with Architect and Contractor in performance of services.
2. Perform specified sampling and testing of products in accordance with specified standards.
3. Ascertain compliance of materials and mixes with requirements of Contract Documents.
4. Promptly notify Architect and Contractor of observed irregularities or non-compliance of Work or products.
5. Perform additional tests and inspections required by Architect.
6. Submit reports of all tests/inspections specified.

C. Limits on Testing/Inspection Agency Authority:
1. Agency may not release, revoke, alter, or enlarge on requirements of Contract Documents.
2. Agency may not approve or accept any portion of the Work.
3. Agency may not assume any duties of Contractor.
4. Agency has no authority to stop the Work.

D. Contractor Responsibilities:
1. Deliver to agency at designated location, adequate samples of materials proposed to be used that require testing, along with proposed mix designs.
2. Cooperate with laboratory personnel, and provide access to the Work and to manufacturers' facilities.
3. Provide incidental labor and facilities:
   a. To provide access to Work to be tested/inspected.
   b. To obtain and handle samples at the site or at source of Products to be tested/inspected.
   c. To facilitate tests/inspections.
   d. To provide storage and curing of test samples.
4. Notify Testing Agency 48 hours prior to expected time for operations requiring testing/inspection services.

E. Re-testing required because of non-compliance with specified requirements shall be paid for by Contractor.

3.04 MANUFACTURERS' FIELD SERVICES

A. When specified in individual specification sections, require material or product suppliers or manufacturers to provide qualified staff personnel to observe site conditions, conditions of surfaces and installation, quality of workmanship, start-up of equipment, test, adjust, and balance equipment, and _____ as applicable, and to initiate instructions when necessary.

B. Report observations and site decisions or instructions given to applicators or installers that are supplemental or contrary to manufacturers' written instructions.

3.05 DEFECT ASSESSMENT

A. Replace Work or portions of the Work not complying with specified requirements.

SECTION 015000
TEMPORARY FACILITIES AND CONTROLS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Temporary utilities.

B. Temporary sanitary facilities.

C. Temporary Controls: Barriers, enclosures, and fencing.

D. Waste removal facilities and services.

1.02 TEMPORARY UTILITIES

A. Provide and pay for all electrical power, lighting, water, heating and cooling, and ventilation required for construction purposes.

1.03 TEMPORARY SANITARY FACILITIES

A. Provide and maintain required facilities and enclosures. Provide at time of project mobilization.

B. Maintain daily in clean and sanitary condition.

1.04 BARRIERS

A. Provide barriers to prevent unauthorized entry to construction areas, to prevent access to areas that could be hazardous to workers or the public, to allow for owner's use of site and to protect existing facilities and adjacent properties from damage from construction operations and demolition.

1.05 FENCING

A. Construction: Contractor's option.

B. Provide 6 foot (1.8 m) high fence around construction site; equip with vehicular and pedestrian gates with locks.

1.06 INTERIOR ENCLOSURES

A. Provide temporary partitions and ceilings as indicated to separate work areas from Owner-occupied areas, to prevent penetration of dust and moisture into Owner-occupied areas, and to prevent damage to existing materials and equipment.

B. Construction: Framing and reinforced polyethylene sheet materials with closed joints and sealed edges at intersections with existing surfaces:

1.07 WASTE REMOVAL

A. Provide waste removal facilities and services as required to maintain the site in clean and orderly condition.

B. Provide containers with lids. Remove trash from site periodically.

C. If materials to be recycled or re-used on the project must be stored on-site, provide suitable non-combustible containers; locate containers holding flammable material outside the structure unless otherwise approved by the authorities having jurisdiction.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION - NOT USED

SECTION 017000
EXECUTION AND CLOSEOUT REQUIREMENTS

PART 1 GENERAL

1.01 COORDINATION

A. Coordinate scheduling, submittals, and work of the various sections of the Contract Documents to ensure efficient and orderly sequence of installation of interdependent construction elements.

B. Notify affected utility companies and comply with their requirements.

C. Verify that utility requirements and characteristics of new operating equipment are compatible with building utilities. Coordinate work of various sections having interdependent responsibilities for installing, connecting to, and placing in service, such equipment.

D. Coordinate space requirements, supports, and installation of mechanical and electrical work that are indicated diagrammatically on drawings. Follow routing indicated for pipes, ducts, and conduit, as closely as practicable; place runs parallel with lines of building. Utilize spaces efficiently to maximize accessibility for other installations, for maintenance, and for repairs.

E. In finished areas except as otherwise indicated, conceal pipes, ducts, and wiring within the construction. Coordinate locations of fixtures and outlets with finish elements.

F. Coordinate completion and clean-up of work of separate sections.

G. After Owner occupancy of premises, coordinate access to site for correction of defective work and work not in accordance with Contract Documents, to minimize disruption of Owner's activities.

PART 2 PRODUCTS

2.01 PATCHING MATERIALS

A. New Materials: As specified in product sections; match existing products and work for patching and extending work.

B. Type and Quality of Existing Products: Determine by inspecting and testing products where necessary, referring to existing work as a standard.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that existing site conditions and substrate surfaces are acceptable for subsequent work. Start of work means acceptance of existing conditions.

B. Verify that existing substrate is capable of structural support or attachment of new work being applied or attached.

C. Examine and verify specific conditions described in individual specification sections.

D. Take field measurements before confirming product orders or beginning fabrication, to minimize waste due to over-ordering or misfabrication.

E. Verify that utility services are available, of the correct characteristics, and in the correct locations.

F. Prior to Cutting: Examine existing conditions prior to commencing work, including elements subject to damage or movement during cutting and patching. After uncovering existing work, assess conditions affecting performance of work. Beginning of cutting or patching means acceptance of existing conditions.

3.02 PREPARATION

A. Clean substrate surfaces prior to applying next material or substance.

B. Patch and/or repair cracks and openings in substrate in compliance with manufacturer's requirements for application prior to applying next material or substance.

C. Apply manufacturer required or recommended substrate primer, sealer, or conditioner prior to applying any new material or substance in contact or bond.

3.03 GENERAL INSTALLATION REQUIREMENTS

A. Install products as specified in individual sections, in accordance with manufacturer's instructions and recommendations, and so as to avoid waste due to necessity for replacement.

B. Make vertical elements plumb and horizontal elements level, unless otherwise indicated.

C. Install equipment and fittings plumb and level, neatly aligned with adjacent vertical and horizontal lines, unless otherwise indicated.

D. Make consistent texture on surfaces, with seamless transitions, unless otherwise indicated.

E. Make neat transitions between different surfaces, maintaining texture and appearance.

3.04 CUTTING AND PATCHING

A. Whenever possible, execute the work by methods that avoid cutting or patching.

B. Perform whatever cutting and patching is necessary to:
1. Complete the work.
2. Fit products together to integrate with other work.
3. Provide openings for penetration of mechanical, electrical, and other services.
4. Match work that has been cut to adjacent work.
5. Repair areas adjacent to cuts to required condition.
6. Repair new work damaged by subsequent work.
7. Remove samples of installed work for testing when requested.
8. Remove and replace defective and non-complying work.

C. Execute work by methods that avoid damage to other work and that will provide appropriate surfaces to receive patching and finishing. In existing work, minimize damage and restore to original condition.

D. Employ original installer to perform cutting for weather exposed and moisture resistant elements, and sight exposed surfaces.

E. Cut rigid materials using masonry saw or core drill. Pneumatic tools not allowed without prior approval.

F. Restore work with new products in accordance with requirements of Contract Documents.

G. Fit work air tight to pipes, sleeves, ducts, conduit, and other penetrations through surfaces.

H. At penetrations of fire rated walls, partitions, ceiling, or floor construction, completely seal voids with fire rated material to full thickness of the penetrated element.

I. Patching:
1. Finish patched surfaces to match finish that existed prior to patching. On continuous surfaces, refinish to nearest intersection or natural break. For an assembly, refinish entire unit.
2. Match color, texture, and appearance.
3. Repair patched surfaces that are damaged, lifted, discolored, or showing other imperfections due to patching work. If defects are due to condition of substrate, repair substrate prior to repairing finish.

3.05 PROGRESS CLEANING

A. Maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition.

B. Remove debris and rubbish from pipe chases, plenums, attics, crawl spaces, and other closed or remote spaces, prior to enclosing the space.

C. Broom and vacuum clean interior areas prior to start of surface finishing, and continue cleaning to eliminate dust.

D. Collect and remove waste materials, debris, and trash/rubbish from site periodically and dispose off-site; do not burn or bury.

3.06 PROTECTION OF INSTALLED WORK

A. Protect installed work from damage by construction operations.

B. Provide special protection where specified in individual specification sections.

C. Provide temporary and removable protection for installed products. Control activity in immediate work area to prevent damage.

D. Provide protective coverings at walls, projections, jambs, sills, and soffits of openings.

E. Protect finished floors, stairs, and other surfaces from traffic, dirt, wear, damage, or movement of heavy objects, by protecting with durable sheet materials.

F. Prohibit traffic or storage upon waterproofed or roofed surfaces. If traffic or activity is necessary, obtain recommendations for protection from waterproofing or roofing material manufacturer.

G. Remove protective coverings when no longer needed; reuse or recycle coverings if possible.

3.07 SYSTEM STARTUP

A. Coordinate schedule for start-up of various equipment and systems.

B. Verify that each piece of equipment or system has been checked for proper lubrication, drive rotation, belt tension, control sequence, and for conditions that may cause damage.

C. Verify tests, meter readings, and specified electrical characteristics agree with those required by the equipment or system manufacturer.

D. Verify that wiring and support components for equipment are complete and tested.

E. Execute start-up under supervision of applicable Contractor personnel and manufacturer's representative in accordance with manufacturers' instructions.

F. Submit a written report that equipment or system has been properly installed and is functioning correctly.

3.08 ADJUSTING

A. Adjust operating products and equipment to ensure smooth and unhindered operation.

3.09 FINAL CLEANING

A. Use cleaning materials that are nonhazardous.

B. Clean interior and exterior glass, surfaces exposed to view; remove temporary labels, stains and foreign substances, polish transparent and glossy surfaces, vacuum carpeted and soft surfaces.

C. Remove all labels that are not permanent. Do not paint or otherwise cover fire test labels or nameplates on mechanical and electrical equipment.

D. Clean equipment and fixtures to a sanitary condition with cleaning materials appropriate to the surface and material being cleaned.

E. Clean filters of operating equipment.

ARCHITECT:
Colliers
Engineering & Design

CLIENT:
CAFFÈ NERO

MEP & FP ENGINEER:
ZAINO & ASSOCIATES, INC.

CAFFE NERO
CAFFE NERO SCARSDALE
100 Christie Place
Scarsdale, NY 10583

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
MATTHEW D WITTMER
37334
STATE OF NEW YORK

ISSUED FOR: PERMIT

ISSUED DATE: 03/06/2026

PROJECT TEAM: RK, AG

PROJECT MANAGER: RK

PROJECT NUMBER: 23343

Colliers Engineering & Design,
Architecture, Landscape
Architecture, Surveying, CT P.C.

DRAWING NAME:

SPECIFICATIONS

DRAWING NO.

G003

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F. Clean debris from roofs and drainage systems.
G. Clean site; sweep paved areas, rake clean landscaped surfaces.
H. Remove waste, surplus materials, trash/rubbish, and construction facilities from the site; dispose of in legal manner; do not burn or bury.

3.10 CLOSEOUT PROCEDURES

A. Make submittals that are required by governing or other authorities.
B. Notify Architect when work is considered ready for Architect's Substantial Completion inspection.
C. Submit written certification containing Contractor's Correction Punch List, that Contract Documents have been reviewed, work has been inspected, and that work is complete in accordance with Contract Documents and ready for Architect's Substantial Completion inspection.
D. Conduct Substantial Completion inspection and create Final Correction Punch List containing Architect's and Contractor's comprehensive list of items identified to be completed or corrected and submit to Architect.
E. Correct items of work listed in Final Correction Punch List and comply with requirements for access to Owner-occupied areas.
F. Complete items of work determined by Architect listed in executed Certificate of Substantial Completion.

3.11 MAINTENANCE

A. Provide service and maintenance of components indicated in specification sections.
B. Maintenance Period: As indicated in specification sections or, if not indicated, not less than one year from the Date of Substantial Completion or the length of the specified warranty, whichever is longer.
C. Examine system components at a frequency consistent with reliable operation. Clean, adjust, and lubricate as required.
D. Include systematic examination, adjustment, and lubrication of components. Repair or replace parts whenever required. Use parts produced by the manufacturer of the original component.
E. Maintenance service shall not be assigned or transferred to any agent or subcontractor without prior written consent of the Owner.

SECTION 017800
CLOSEOUT SUBMITTALS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Project record documents.
B. Operation and maintenance data.
C. Warranties and bonds.

1.02 RELATED REQUIREMENTS

A. Section 013000 - Administrative Requirements: Submittals procedures, shop drawings, product data, and samples.
B. Individual Product Sections: Specific requirements for operation and maintenance data.
C. Individual Product Sections: Warranties required for specific products or Work.

1.03 SUBMITTALS

A. Project Record Documents: Submit documents to Owner within 10 days after final inspection.
B. Operation and Maintenance Data:
   1. For equipment, or component parts of equipment put into service during construction and operated by Owner, submit completed documents to Owner within ten days after acceptance.
C. Warranties and Bonds:
   1. For equipment or component parts of equipment put into service during construction with Owner's permission, submit documents to Owner within 10 days after acceptance.
   2. Make other submittals within 10 days after Date of Substantial Completion, prior to final Application for Payment.
   3. For items of Work for which acceptance is delayed beyond Date of Substantial Completion, submit within 10 days after acceptance, listing the date of acceptance as the beginning of the warranty period.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.01 PROJECT RECORD DOCUMENTS

A. Maintain on site one set of the following record documents; record actual revisions to the Work:
   1. Drawings.
   2. Addenda.
   3. Change Orders and other modifications to the Contract.
B. Ensure entries are complete and accurate, enabling future reference by Owner.
C. Store record documents separate from documents used for construction.
D. Record information concurrent with construction progress.
E. Record Drawings: Legibly mark each item to record actual construction including:
   1. Field changes of dimension and detail.
   2. Details not on original Contract drawings.

3.02 OPERATION AND MAINTENANCE DATA

A. Product Data: Mark each sheet to clearly identify specific products and component parts, and data applicable to installation. Delete inapplicable information.
B. Drawings: Supplement product data to illustrate relations of component parts of equipment and systems, to show control and flow diagrams. Do not use Project Record Documents as maintenance drawings.
C. Typed Text: As required to supplement product data. Provide logical sequence of instructions for each procedure, incorporating manufacturer's instructions.

3.03 WARRANTIES AND BONDS

A. Obtain warranties and bonds, executed in duplicate by responsible Subcontractors, suppliers, and manufacturers, within 10 days after completion of the applicable item of work. Except for items put into use with Owner's permission, leave date of beginning of time of warranty until Date of Substantial completion is determined.
B. Verify that documents are in proper form, contain full information, and are notarized.
C. Co-execute submittals when required.
D. Retain warranties and bonds until time specified for submittal.

SECTION 024100
DEMOLITION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Selective demolition of building elements for alteration purposes.

PART 2 PRODUCTS -- NOT USED

PART 3 EXECUTION

3.01 GENERAL PROCEDURES AND PROJECT CONDITIONS

A. Comply with applicable codes and regulations for demolition operations and safety of adjacent structures and the public.
   1. Obtain required permits.
   2. Take precautions to prevent catastrophic or uncontrolled collapse of structures to be removed; do not allow worker or public access within range of potential collapse of unstable structures.
   3. Provide, erect, and maintain temporary barriers and security devices.
   4. Conduct operations to minimize effects on and interference with adjacent structures and occupants.
   5. Do not close or obstruct roadways or sidewalks without permits from authority having jurisdiction.
   6. Conduct operations to minimize obstruction of public and private entrances and exits. Do not obstruct required exits at any time. Protect persons using entrances and exits from removal operations.
   7. Obtain written permission from owners of adjacent properties when demolition equipment will traverse, infringe upon, or limit access to their property.
B. Do not begin removal until receipt of notification to proceed from Owner.
C. Protect existing structures and other elements to remain in place and not removed.
   1. Provide bracing and shoring.
   2. Prevent movement or settlement of adjacent structures.
   3. Stop work immediately if adjacent structures appear to be in danger.
D. Hazardous Materials:
   1. If hazardous materials are discovered during removal operations, stop work and notify the Owner; hazardous materials include regulated asbestos containing materials, lead, PCBs, and mercury.

3.02 EXISTING UTILITIES

A. Coordinate work with utility companies. Notify utilities before starting work, comply with their requirements, and obtain required permits.
B. Protect existing utilities to remain from damage.
C. Do not disrupt public utilities without permit from authority having jurisdiction.
D. Do not close, shut off, or disrupt existing life safety systems that are in use without at least 7 days prior written notification to Owner.
E. Do not close, shut off, or disrupt existing utility branches or take-offs that are in use without at least 3 days prior written notification to Owner.
F. Locate and mark utilities to remain; mark using highly visible tags or flags, with identification of utility type; protect from damage due to subsequent construction, using substantial barricades if necessary.
G. Remove exposed piping, valves, meters, equipment, supports, and foundations of disconnected and abandoned utilities.

3.03 SELECTIVE DEMOLITION FOR ALTERATIONS

A. Existing construction and utilities indicated on drawings are based on casual field observation only.
   1. Verify construction and utility arrangements are as indicated.
   2. Report discrepancies to Architect before disturbing existing installation.
   3. Beginning of demolition work constitutes acceptance of existing conditions that would be apparent upon examination prior to starting demolition.
B. Separate areas in which demolition is being conducted from areas that remain occupied.
   1. Provide, erect, and maintain temporary dustproof partitions as required.
C. Remove existing work as indicated and required to accomplish new work.
   1. Remove items indicated on drawings.
D. Services including, but not limited to, HVAC, Plumbing, Fire Protection, Electrical, and Telecommunications: Remove existing systems and equipment as indicated.
   1. Maintain existing active systems to remain in operation, and maintain access to equipment and operational components.
   2. Where existing active systems serve occupied facilities but are to be replaced with new services, maintain existing systems in service until new systems are complete and ready for service.
   3. Verify that abandoned services serve only abandoned facilities before removal.
   4. Remove abandoned pipe, ducts, conduits, and equipment, including those above accessible ceilings. Remove back to source of supply where possible, otherwise cap stub and tag with identification as allowed by local authorities having jurisdiction.
E. Protect existing work to remain.
   1. Prevent movement of structure. Provide shoring and bracing as required.
   2. Perform cutting to accomplish removal work neatly and as specified for cutting new work.
   3. Repair adjacent construction and finishes damaged during removal work.
   4. Patch to match new work.

3.04 DEBRIS AND WASTE REMOVAL

A. Remove debris, junk, and trash from site.
B. Leave site in clean condition, ready for subsequent work.
C. Clean up spillage and wind-blown debris from public and private lands.

SECTION 040511
MASONRY MORTARING AND GROUTING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Mortar for masonry.

1.02 RELATED REQUIREMENTS

A. Section 042000 - Unit Masonry: Installation of mortar and grout.
B. Section 042616 - Adhered Masonry Veneer.

1.03 REFERENCE STANDARDS

A. ASTM C5 - Standard Specification for Quicklime for Structural Purposes; 2024.
B. ASTM C91/C91M - Standard Specification for Masonry Cement; 2025.
C. ASTM C144 - Standard Specification for Aggregate for Masonry Mortar; 2024.
D. ASTM C150/C150M - Standard Specification for Portland Cement; 2024.
E. ASTM C207 - Standard Specification for Hydrated Lime for Masonry Purposes; 2024.
F. ASTM C270 - Standard Specification for Mortar for Unit Masonry; 2019a, with Editorial Revision.
G. ASTM C404 - Standard Specification for Aggregates for Masonry Grout; 2024.
H. ASTM C780 - Standard Test Methods for Preconstruction and Construction Evaluation of Mortars for Plain and Reinforced Unit Masonry; 2023.
I. ASTM C979/C979M - Standard Specification for Pigments for Integrally Colored Concrete; 2016.
J. ASTM C1019 - Standard Test Method for Sampling and Testing Grout for Masonry; 2020.
K. ASTM C1714/C1714M - Standard Specification for Preblended Dry Mortar Mix for Unit Masonry; 2019a.
L. TMS 402/602 - Building Code Requirements and Specification for Masonry Structures; 2022, with Errata (2024).

1.04 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittal procedures.
B. Product Data: Include design mix and indicate whether the Proportion or Property specification of ASTM C270 is to be used. Also include required environmental conditions and admixture limitations.
C. Samples: Submit two samples of mortar, illustrating mortar color and color range.

1.05 QUALITY ASSURANCE

A. Comply with provisions of TMS 402/602, except where exceeded by requirements of Contract Documents.

PART 2 PRODUCTS

2.01 MORTAR AND GROUT APPLICATIONS

A. At Contractor's option, mortar and grout may be field-mixed from packaged dry materials, made from factory premixed dry materials with addition of water only, or ready-mixed.
B. Mortar Mix Designs: ASTM C270, Property Specification.
   1. Masonry below grade and in contact with earth: Type S.
   2. Exterior Masonry Veneer: Type N.
   3. Exterior Cavity Walls: Type S mortar with Type N pointing mortar.
   4. Engineered Masonry: Type M.
   5. Exterior, Loadbearing Masonry: Type N.
   6. Exterior, Non-loadbearing Masonry: Type N.
   7. Exterior Repointing Mortar: Type N with maximum 2 percent ammonium stearate or calcium stearate per cement weight.
   8. Interior, Loadbearing Masonry: Type N.
   9. Interior, Non-loadbearing Masonry: Type O.
   10. Pointing Mortar for Prefaced or Specially Faced Unit Masonry: One part Portland cement, 1/8 part hydrated lime, and two parts graded (80 mesh) aggregate, proportioned by volume. Add aluminum tristearate, calcium stearate, or ammonium stearate equal to 2 percent of Portland cement by weight.

2.02 MATERIALS

A. Packaged Dry Material for Mortar for Unit Masonry: Premixed Portland cement, hydrated lime, and sand; complying with ASTM C1714/C1714M and capable of producing mortar of the specified strength in accordance with ASTM C270 with the addition of water only.
   1. Color: As specified on drawings
B. Portland Cement: ASTM C150/C150M.
   1. Type: Type I - Normal; ASTM C150/C150M.
   2. Color: Standard gray.
C. Masonry Cement: ASTM C91/C91M.
   1. Type: Type N; ASTM C91/C91M.
D. Hydrated Lime: ASTM C207, Type S.
E. Quicklime: ASTM C5, non-hydraulic type.
F. Mortar Aggregate: ASTM C144.
G. Grout Aggregate: ASTM C404.
H. Pigments for Colored Mortar: Pure, concentrated mineral pigments specifically intended for mixing into mortar and complying with ASTM C979/C979M.
   1. Color(s): As indicated on drawings.
I. Water: Clean and potable.

2.03 MORTAR MIXING

A. Thoroughly mix mortar ingredients using mechanical batch mixer, in accordance with ASTM C270 and in quantities needed for immediate use.
B. Maintain sand uniformly damp immediately before the mixing process.
C. Do not use anti-freeze compounds to lower the freezing point of mortar.
D. If water is lost by evaporation, re-temper only within two hours of mixing.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install mortar and grout to requirements of section(s) in which masonry is specified.
B. Do not displace reinforcement while placing grout.
C. Remove excess mortar from grout spaces.

3.02 FIELD QUALITY CONTROL

A. An independent testing agency will perform field tests, in accordance with provisions of Section 014000 - Quality Requirements.
B. Test and evaluate mortar in accordance with ASTM C780 procedures.
   1. Test with same frequency as specified for masonry units.
C. Test and evaluate grout in accordance with ASTM C1019 procedures.
   1. Test with same frequency as specified for masonry units.

SECTION 055000
METAL FABRICATIONS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Shop fabricated steel and aluminum

1.02 REFERENCE STANDARDS

A. ASTM A276/A276M - Standard Specification for Stainless Steel Bars and Shapes; 2025.
B. ASTM A36/A36M - Standard Specification for Carbon Structural Steel; 2019.
C. ASTM A53/A53M - Standard Specification for Pipe, Steel, Black and Hot-Dipped, Zinc-Coated, Welded and Seamless; 2024.
D. ASTM A283/A283M - Standard Specification for Low and Intermediate Tensile Strength Carbon Steel Plates; 2024.
E. ASTM A307 - Standard Specification for Carbon Steel Bolts, Studs, and Threaded Rod 60 000 PSI Tensile Strength; 2021.
F. ASTM A501/A501M - Standard Specification for Hot-Formed Welded and Seamless Carbon Steel Structural Tubing; 2021.
G. ASTM A666/A666M - Standard Specification for Annealed or Cold-Worked Austenitic Stainless Steel Sheet, Strip, Plate, and Flat Bar; 2024.
H. ASTM F3125/F3125M - Standard Specification for High Strength Structural Bolts and Assemblies, Steel and Alloy Steel, Heat Treated, Inch Dimensions 120 ksi and 150 ksi Minimum Tensile Strength, and Metric Dimensions 830 MPa and 1040 MPa Minimum Tensile Strength; 2023.
I. AWS D1.1/D1.1M - Structural Welding Code - Steel; 2020, with Errata (2023).
J. SSPC-Paint 15 - Steel Joist Shop Primer/Metal Building Primer; 2004.

1.03 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittal procedures.

PART 2 PRODUCTS

2.01 MATERIALS - STEEL

A. Steel Sections: ASTM A36/A36M.
B. Steel Tubing: ASTM A501/A501M hot-formed structural tubing.
C. Plates: ASTM A283/A283M.
D. Pipe: ASTM A53/A53M, Grade B Schedule 40, black finish.
E. Stainless Steel, General: ASTM A666/A666M, Type 304.
F. Stainless Steel Bars, Shapes and Moldings: ASTM A276/A276M, Type 304.
G. Bolts, Nuts, and Washers: ASTM A307, Grade A, plain.
H. Bolts, Nuts, and Washers: ASTM F3125/F3125M, Type 1, plain.
I. Welding Materials: AWS D1.1/D1.1M; type required for materials being welded.
J. Shop and Touch-Up Primer: SSPC-Paint 15, complying with VOC limitations of authorities having jurisdiction.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that field conditions are acceptable and are ready to receive work.

3.02 PREPARATION

A. Clean and strip primed steel items to bare metal where site welding is required.
B. Furnish setting templates to the appropriate entities for steel items required to be cast into concrete or embedded in masonry.

3.03 INSTALLATION

A. Install items plumb and level, accurately fitted, free from distortion or defects.
B. Provide for erection loads, and for sufficient temporary bracing to maintain true alignment until completion of erection and installation of permanent attachments.
C. Perform field welding in accordance with AWS D1.1/D1.1M.
D. Obtain approval prior to site cutting or making adjustments not scheduled.

3.04 TOLERANCES

A. Maximum Variation From Plumb: 1/4 inch (6 mm) per story, non-cumulative.
B. Maximum Offset From True Alignment: 1/4 inch (6 mm).
C. Maximum Out-of-Position: 1/4 inch (6 mm).

SECTION 057300
DECORATIVE METAL RAILINGS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Railing systems.

1.02 REFERENCE STANDARDS

A. ADA Standards - 2010 ADA Standards for Accessible Design; 2010.
B. ASTM E935 - Standard Test Methods for Performance of Permanent Metal Railing Systems and Rails for Buildings; 2021.
C. ASTM E985 - Standard Specification for Permanent Metal Railing Systems and Rails for Buildings; 2024.

1.03 SUBMITTALS

A. Shop Drawings: Indicate railing system elevations and sections, details of profile, dimensions, sizes, connection attachments, anchorage, size and type of fasteners, and accessories. Indicate anchor and joint locations, brazed connections, transitions, and terminations.
B. Test Reports: Submit test reports from independent testing agency showing compliance with specified design and performance requirements.
C. Manufacturer's Instructions: Indicate installation.

PART 2 PRODUCTS

2.01 RAILING SYSTEMS

A. General: Factory- or shop-fabricated to suit project conditions, for proper connection to building structure, and in largest sizes practical for delivery to site.
B. Performance Requirements:
   1. Comply with ASTM E985.
   2. Comply with ADA Standards.
   3. Structural Requirements: Design and fabricate railings and anchorages to resist loads without failure, damage, or permanent set.
      a. Handrail and Top Rails: Applying loads simultaneously not required:
         1) Distributed Load: 50 lbf/ft (730 N/m) minimum, applied horizontally and vertically at top of handrail.
         2) Concentrated Load: 200 lbf (890 N), minimum, when applied to handrail horizontally and vertically.
      b. Infill:
         1) Concentrated Load: 50 lbf (220 N), minimum, when applied to infill horizontally and vertically.
C. Performance Requirements: Applying loads simultaneously not required; design and fabricate railings and anchorages to resist loads without failure, damage, or permanent set, including:
   1. Lateral Force: 75 lb (333 N) minimum, when tested in accordance with ASTM E935.
   2. Distributed Load: 50 lbf/ft (8756 N/m) minimum, applied vertically and horizontally at top of handrail, when tested in accordance with ASTM E935.
   3. Concentrated Loads: 200 lb (888 N) minimum, applied to handrail horizontally and vertically, in accordance with ASTM E935.
D. Assembly: Use slip-on, nonweld mechanical fittings, flanges, escutcheons, and wall brackets to join lengths, seal open ends, and conceal exposed mounting bolts and nuts.
E. Joints: Machined smooth with hairline seams; tightly fitted and secured.
F. Field Connections: Provide sleeves to accommodate site assembly and installation.
G. Wall-Mounted Handrail:
   1. 1-1/2-inch diameter. Finish as indicated.
   2. Handrail Brackets: Manufacturer's standard aluminum brackets.
      a. Mounting: Glass.
      b. Finish: Clear anodized.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with manufacturer's instructions.
B. Install components plumb and level, accurately fitted, free from distortion or defects, and with tight joints, except where necessary for expansion.
C. Anchor securely to structure.
D. Conceal anchor bolts and screws whenever possible. Where not concealed, use flush countersunk fastenings.
E. Isolate dissimilar materials with bituminous coating, bushings, grommets, or washers to prevent electrolytic corrosion.

SECTION 061000
ROUGH CARPENTRY

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Rough opening framing for doors, windows, and roof openings.
B. Sheathing.
C. Roofing nailers.
D. Preservative treated wood materials.
E. Fire retardant treated wood materials.
F. Concealed wood blocking, nailers, and supports.

1.02 REFERENCE STANDARDS

A. ASTM C1289 - Standard Specification for Faced Rigid Cellular Polyisocyanurate Thermal Insulation Board; 2023a.
B. AWPA U1 - Use Category System: User Specification for Treated Wood; 2025.
C. ICC-ES AC310 - Acceptance Criteria for Water-Resistive Membranes Factory-Bonded to Wood-Based Structural Sheathing, Used as Water-Resistive Barriers; 2008, with Editorial Revision (2021).
D. PS 2 - Performance Standard for Wood Structural Panels; 2018.
E. PS 20 - American Softwood Lumber Standard; 2025.

PART 2 PRODUCTS

2.01 GENERAL REQUIREMENTS

A. Dimension Lumber: Comply with PS 20 and requirements of specified grading agencies.
   1. If no species is specified, provide species graded by the agency specified; if no grading agency is specified, provide lumber graded by grading agency meeting the specified requirements.
   2. Grading Agency: Grading agency whose rules are approved by the Board of Review, American Lumber Standard Committee at www.alsc.org, and who provides grading service for the species and grade specified; provide lumber stamped with grade mark unless otherwise indicated.

2.02 CONSTRUCTION PANELS

A. Wall Sheathing: Oriented strand board structural wood panel with factory laminated water-resistive barrier layer.
   1. Sheathing Panel: PS 2, Exposure 1.
   2. Integral Water-Resistive Barrier: Sheet material qualifying as a Grade D water-resistive barrier; complying with ICC-ES AC310.
B. Wall Sheathing: Oriented strand board structural wood panel with factory laminated rigid plastic insulation board, and water-resistive barrier layer.
   1. Sheathing Panel: PS 2, Exposure 1.
   2. Insulation Board: Polyisocyanurate (ISO) insulation board; comply with ASTM C1289, Type II, Class 2 - Faced with coated polymer-bonded glass fiber mat facers on both major surfaces of the core foam.
   3. Integral Water-Resistive Barrier: Sheet material qualifying as a Grade D water-resistive barrier; complying with ICC-ES AC310.

2.03 FACTORY WOOD TREATMENT

A. Treated Lumber and Plywood: Comply with requirements of AWPA U1 - Use Category System for wood treatments determined by use categories, expected service conditions, and specific applications.
   1. Preservative-Treated Wood: Provide lumber and plywood marked or stamped by an ALSC-accredited testing agency, certifying level and type of treatment in accordance with AWPA standards.
B. Preservative Treatment:
   1. Products:
   2. Preservative Pressure Treatment of Lumber Above Grade: AWPA U1, Use Category UC3B, Commodity Specification A using waterborne preservative.
      a. Kiln dry lumber after treatment to maximum moisture content of 19 percent.

PART 3 EXECUTION

3.01 INSTALLATION - GENERAL

A. Select material sizes to minimize waste.
B. Reuse scrap to the greatest extent possible; clearly separate scrap for use on site as accessory components, including: shims, bracing, and blocking.
C. Where treated wood is used on interior, provide temporary ventilation during and immediately after installation sufficient to remove indoor air contaminants.

3.02 BLOCKING, NAILERS, AND SUPPORTS

A. Provide framing and blocking members as indicated or as required to support finishes, fixtures, specialty items, and trim.
B. In metal stud walls, provide continuous blocking around door and window openings for anchorage of frames, securely attached to stud framing.
C. Provide the following specific nonstructural framing and blocking:
   1. Cabinets and shelf supports.
   2. Wall brackets.
   3. Handrails.
   4. Grab bars.
   5. Towel and bath accessories.
   6. Wall-mounted door stops.

3.03 INSTALLATION OF CONSTRUCTION PANELS

A. Wall Sheathing and Roof Sheathing with Laminated Water-Resistive Barrier and Air Barrier: Secure to studs in accordance with manufacturer's installation instructions.
   1. Install with laminated water-resistive and air barrier on exterior side of sheathing.
   2. Do not bridge building expansion joints; cut and space edges of panels to match spacing of structural support elements.

ARCHITECT:
Colliers Engineering & Design

CLIENT:
CAFFÈ NERO

MEP & FP ENGINEER:
ZAINO & ASSOCIATES, INC.

CAFFE NERO
CAFFE NERO SCARSDALE
100 Christie Place
Scarsdale, NY 10583

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:
REGISTERED ARCHITECT
MATTHEW D WITMER
037334
STATE OF NEW YORK

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

PROJECT TEAM: RK, AG
PROJECT MANAGER: RK
PROJECT NUMBER: 23343

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

DRAWING NAME:
SPECIFICATIONS

DRAWING NO.
G004

Plot Date: 3/5/2026 4:29:09 PM Dwg Filename: Autodesk Docs://23343 - Cafe Nero/Caffe Nero - Scarsdale NY.rvt

3. Apply manufacturer's standard seam tape to joints between sheathing panels; use tape gun or hard rubber roller in accordance with manufacturer's installation instructions.

SECTION 064100
ARCHITECTURAL WOOD CASEWORK

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Hardware.

1.02 REFERENCE STANDARDS

A. ANSI A208.2 - Medium Density Fiberboard (MDF) for Interior Applications; 2022.

B. AWI/AWMAC/WI (AWS) - Architectural Woodwork Standards, 2nd Edition; 2014, with Errata (2016).

C. AWMAC/WI (NAAWS) - North American Architectural Woodwork Standards; 2021, with Errata.

D. BHMA A156.9 - Cabinet Hardware; 2020.

E. HPVA HP-1 - American National Standard for Hardwood and Decorative Plywood; 2024.

1.03 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

1.04 QUALITY ASSURANCE

A. Fabricator Qualifications: Company specializing in fabricating the products specified in this section with minimum five years of documented experience.
1. Accredited participant in the specified certification program prior to the commencement of fabrication and throughout the duration of the project.

B. Quality Certification:
1. Provide labels or certificates indicating that the installed work complies with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS) requirements for grade or grades specified.
2. Provide designated labels on shop drawings as required by certification program.
3. Provide designated labels on installed products as required by certification program.
4. Submit certifications upon completion of installation that verifies this work is in compliance with specified requirements.
5. Replace, repair, or rework all work for which certification is refused.

PART 2 PRODUCTS

2.01 CABINETS

A. Quality Standard: Custom Grade, in accordance with AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), unless noted otherwise.

2.02 WOOD-BASED COMPONENTS

A. Wood fabricated from old growth timber is not permitted.

2.03 PANEL CORE MATERIALS

A. Medium Density Fiberboard (MDF): Composite panel composed of cellulosic fibers, additives, and bonding system; cured under heat and pressure; comply with ANSI A208.2.
1. Grade: 115; moisture resistance: MR10.
2. Panel Thickness: 1 inch (25.4 mm).

2.04 HARDWOOD PLYWOOD PANELS

A. Hardwood Plywood: Plywood manufactured for nonstructural decorative applications; consisting of faces and backs applied to a variety of core types; comply with HPVA HP-1.
1. Woodwork Quality Standard: Panels complying with specified woodwork quality standard.

2.05 THERMALLY FUSED LAMINATE PANELS

2.06 COUNTERTOPS

2.07 ACCESSORIES

A. Adhesive: Type recommended by fabricator to suit application.

B. Plastic Edge Banding: Extruded ABS or PVC, convex shaped; smooth finish; self locking serrated tongue; of width to match component thickness.
1. Color: As indicated on drawings.

C. Grommets: Standard plastic, painted metal, or rubber grommets for cut-outs, in color to match adjacent surface.

2.08 HARDWARE

A. Cabinet Hardware: Comply with BHMA A156.9 for hardware types and grades indicated below:
1. Hardware Types: As indicated on drawings.
2. Product Grade: Grade 2.

B. Metal Z-Shaped Wall Cabinet Support Clips: Paired, cleated, structural anchorage components applied to back of cabinets and walls for wall cabinet mounting.

C. Adjustable Shelf Supports: Standard side-mounted system using recessed metal shelf standards or multiple holes for pin supports and coordinated self rests, polished chrome finish, for nominal 1 inch (25 mm) spacing adjustments.

D. Countertop Support Brackets: Fixed, L-shaped, face-of-stud mounting.
1. Materials: Steel; T-shape cross-section.
2. Materials: Steel plates.
3. Products:
a. A&M Hardware, Inc; Hybrid Brackets: www.aandmhardware.com/#sle.
b. A&M Hardware, Inc; Heavy-Duty Hybrid Brackets: www.aandmhardware.com/#sle.
c. Centerline Brackets; Front Mounting Countertop Support: www.countertopbracket.com/#sle.

E. Drawer and Door Pulls: "U" shaped wire pull, steel with chrome finish, 4 inch centers ("U" shaped wire pull, steel with chrome finish, 100 mm centers).

F. Sliding Door Pulls: Circular shape for recessed installation, steel with satin finish.

G. Cabinet Catches and Latches:
1. Type: Push latch.

H. Drawer Slides:
1. Type: Full extension.
2. Static Load Capacity: Commercial grade.
3. Mounting: Side mounted.
4. Stops: Integral type.
5. Features: Provide self closing/stay closed type.
6. Manufacturers:

I. Hinges: European style concealed self-closing type, steel with nickel-plated finish.

2.09 FABRICATION

A. Assembly: Shop assemble cabinets for delivery to site in units easily handled and to permit passage through building openings.

B. Edging: Fit shelves, doors, and exposed edges with specified edging. Do not use more than one piece for any single length.

C. Fitting: When necessary to cut and fit on site, provide materials with ample allowance for cutting. Provide matching trim for scribing and site cutting.

D. Plastic Laminate: Apply plastic laminate finish in full uninterrupted sheets consistent with manufactured sizes. Fit corners and joints hairline; secure with concealed fasteners. Slightly bevel arises. Locate counter butt joints minimum 2 feet from sink cut-outs. (Locate counter butt joints minimum 600 mm from sink cut-outs.)

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify adequacy of backing and support framing.

3.02 INSTALLATION

A. Set and secure custom cabinets in place, assuring that they are rigid, plumb, and level.

3.03 CLEANING

A. Clean casework, counters, shelves, hardware, fittings, and fixtures.

SECTION 071400
FLUID-APPLIED WATERPROOFING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Water-based asphalt emulsion waterproofing for below grade foundation walls.

1.02 RELATED REQUIREMENTS

A. Section 072100 - Thermal Insulation: Insulation used for protective cover.

1.03 REFERENCE STANDARDS

A. ASTM E96/E96M - Standard Test Methods for Gravimetric Determination of Water Vapor Transmission Rate of Materials; 2023.

B. NRCA (WM) - The NRCA Waterproofing Manual; 2021.

1.04 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Product Data: Provide data for waterproofing systems.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Basis of Design - Water-Based Asphalt Emulsion Waterproofing;
1. Carlisle Coatings & Waterproofing, Inc; Barricoat: www.carlisleccw.com/#sle.
2. Tremco Commercial Sealants & Waterproofing; TREMproof 260: www.tremcosealants.com/#sle.
3. Henry Company; Aqua-Bloc WB.

2.02 FLUID-APPLIED WATERPROOFING APPLICATIONS

A. Water-Based Asphalt Emulsion Waterproofing:

2.03 FLUID-APPLIED WATERPROOFING MATERIALS

A. Water-Based Asphalt Emulsion Waterproofing:
1. Cured Thickness: 60 mil, 0.060 inch (1.52 mm), minimum.
2. Suitable for installation over concrete substrates.
3. Water Vapor Permeability: 0.02 perm (1.1 ng/(Pa s sq m)), maximum, measured in accordance with ASTM E96/E96M.

2.04 ACCESSORIES

A. Protection Board: Rigid insulation; see Section 072100.

B. Drainage Panel: Drainage layer with geotextile filter fabric on earth side.
1. Composition: Dimpled polyethylene, polypropylene, or polystyrene core; polypropylene or polyester filter fabric.
2. Thickness: As indicated on drawings.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify existing conditions before starting work.

B. Verify substrate surfaces are free of frozen matter, dampness, loose particles, cracks, pits, projections, penetrations, or foreign matter detrimental to adhesion or application of waterproofing system.

C. Verify that substrate surfaces are smooth, free of honeycomb or pitting, and not detrimental to full contact bond of waterproofing materials.

D. Verify that items penetrating surfaces to receive waterproofing are securely installed.

E. Where existing conditions are responsibility of another installer, notify Architect of unsatisfactory conditions.

F. Do not proceed with this work until unsatisfactory conditions have been corrected.

3.02 PREPARATION

A. Protect adjacent surfaces from damage not designated to receive waterproofing.

B. Clean and prepare surfaces to receive waterproofing in accordance with manufacturer's instructions; vacuum substrate clean.

C. Do not apply waterproofing to surfaces unacceptable to waterproofing manufacturer.

D. Fill non-moving joints and cracks with a filler compatible with waterproofing materials.

E. Seal moving cracks with sealant and non-rigid filler, using procedures recommended by sealant and waterproofing manufacturers.

F. Prepare building expansion joints at locations as indicated on drawings.

G. Install cant strips at inside corners.

3.03 INSTALLATION

A. Install waterproofing to specified minimum thickness in accordance with manufacturers instructions and NRCA (WM) applicable requirements.

B. Seal membrane and flashings to adjoining surfaces.

3.04 INSTALLATION - DRAINAGE PANEL AND PROTECTION BOARD

A. Place drainage panel directly against membrane, butt joints, place to encourage drainage downward, and scribe and cut boards around projections, penetrations, and interruptions.

B. Place protection board directly against drainage panel; butt joints, and scribe and cut boards around projections, penetrations, and interruptions.

SECTION 072100
THERMAL INSULATION

PART 2 PRODUCTS

1.01 APPLICATIONS

A. Insulation Under Concrete Slabs: Extruded polystyrene (XPS) board.

B. Insulation at Perimeter of Foundation: Extruded polystyrene (XPS) board.

C. Insulation Inside Masonry Cavity Walls: Extruded polystyrene (XPS) board.

D. Insulation Over Metal Stud Framed Walls, Continuous: Extruded polystyrene (XPS) board.

E. Insulation in Metal Framed Walls: Batt insulation with integral vapor retarder.

F. Insulation in Wood Framed Walls: Batt insulation with separate vapor retarder.

G. Insulation in Wood Framed Ceiling Structure: Batt insulation with separate vapor retarder.

H. Insulation Above Lay-In Acoustical Ceilings: Batt insulation with no vapor retarder.

I. Insulation Over Roof Deck: Polyisocyanurate board.

1.02 FOAM BOARD INSULATION MATERIALS

A. Extruded Polystyrene (XPS) Board Insulation: Comply with ASTM C578 with either natural skin or cut cell surfaces.
1. Flame Spread Index (FSI): Class A - 0 to 25, when tested in accordance with ASTM E84.
2. Smoke Developed Index (SDI): 450 or less, when tested in accordance with ASTM E84.
3. Type and Thermal Resistance, R-value (RSI-value): Type IV, 5.0 (0.88), minimum, per 1 inch (25.4 mm) thickness at 75 degrees F (24 degrees C) mean temperature.

B. Polyisocyanurate (ISO) Board Insulation: Rigid cellular foam, comply with ASTM C1289.
1. Classifications:
a. Type II: Faced with either cellulosic facers or glass fiber mat facers on both major surfaces of the core foam.
1) Class 1 - Faced with glass fiber reinforced cellulosic facers on both major surfaces of core foam.
2) Compressive Strength: Classes 1-2-3, Grade 1 - 16 psi (110 kPa), minimum.
3) Thermal Resistance, R-value (RSI-value): At 1-1/2 inch (38.1 mm) thick; Class 1, Grades 1-2-3 - 8.4 (1.48), minimum, at 75 degrees F (24 degrees C).

1.03 MINERAL FIBER BLANKET INSULATION MATERIALS

A. Flexible Glass Fiber Blanket Thermal Insulation: Preformed insulation, complying with ASTM C665; friction fit.
1. Combustibility: Non-combustible, when tested in accordance with ASTM E136, except for facing, if any.
2. Facing: Aluminum foil, flame spread 25 rated; one side.

PART 3 EXECUTION

2.01 BOARD INSTALLATION AT FOUNDATION PERIMETER

A. Install boards horizontally on foundation perimeter.
1. Place boards to maximize adhesive contact.
2. Install in running bond pattern.

B. Cut and fit insulation tightly to protrusions or interruptions to the insulation plane.

2.02 BOARD INSTALLATION AT CAVITY WALLS

A. Install boards to fit snugly between wall ties.

B. Install boards horizontally on walls.

C. Cut and fit insulation tightly to protrusions or interruptions to the insulation plane.

2.03 BOARD INSTALLATION UNDER CONCRETE SLABS

A. Place insulation under slabs on grade after base for slab has been compacted.

B. Cut and fit insulation tightly to protrusions or interruptions to the insulation plane.

C. Prevent insulation from being displaced or damaged while placing vapor retarder and placing slab.

2.04 BATT INSTALLATION

A. Install insulation and vapor retarder in accordance with manufacturer's instructions.

B. Install in exterior wall and roof spaces without gaps or voids. Do not compress insulation.

C. Trim insulation neatly to fit spaces. Insulate miscellaneous gaps and voids.

D. Fit insulation tightly in cavities and tightly to exterior side of mechanical and electrical services within the plane of the insulation.

E. At wood framing, place vapor retarder on warm side of insulation by stapling at 6 inches (152 mm) on center. Lap and seal sheet retarder joints over face of member.

F. Tape seal tears or cuts in vapor retarder.

G. Extend vapor retarder tightly to full perimeter of adjacent window and door frames and other items interrupting the plane of the membrane; tape seal in place.

SECTION 076200
SHEET METAL FLASHING AND TRIM

PART 1 GENERAL

1.01 REFERENCE STANDARDS

PART 2 PRODUCTS

2.01 FABRICATION

A. Form sections true to shape, accurate in size, square, and free from distortion or defects.

B. Form pieces in longest possible lengths.

C. Hem exposed edges on underside 1/2 inch (13 mm); miter and seam corners.

D. Form material with flat lock seams, except where otherwise indicated; at moving joints, use sealed lapped, bayonet-type or interlocking hooked seams.

E. Fabricate corners from one piece with minimum 18-inch (450 mm) long legs; seam for rigidity, seal with sealant.

F. Fabricate flashings to allow toe to extend 2 inches (50 mm) over roofing gravel. Return and brake edges.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify roof openings, curbs, pipes, sleeves, ducts, and vents through roof are solidly set, reglets in place, and nailing strips located.

B. Verify roofing termination and base flashings are in place, sealed, and secure.

3.02 INSTALLATION

A. Secure flashings in place using concealed fasteners, and use exposed fasteners only where permitted.

B. Apply plastic cement compound between metal flashings and felt flashings.

C. Fit flashings tight in place; make corners square, surfaces true and straight in planes, and lines accurate to profiles.

SECTION 079200
JOINT SEALANTS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Nonsag gunnable joint sealants.

B. Joint backings and accessories.

1.02 REFERENCE STANDARDS

A. ASTM C920 - Standard Specification for Elastomeric Joint Sealants; 2018.

B. ASTM C1193 - Standard Guide for Use of Joint Sealants; 2016 (Reapproved 2023).

1.03 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Product Data: Submit manufacturer's technical datasheets for each product to be used; include the following:
1. Physical characteristics, including movement capability, VOC content, hardness, cure time, and color availability.
2. List of backing materials approved for use with the specific product.
3. Substrates that product is known to satisfactorily adhere to and with which it is compatible.
4. Substrates the product should not be used on.

C. Product Data for Accessory Products: Submit manufacturer's technical data sheet for each product to be used, including physical characteristics, installation instructions, and recommended tools.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Nonsag Sealants:
1. Bostik Inc.
2. Henry Company
3. Hilti, Inc.
4. Tremco Commercial Sealants & Waterproofing

2.02 JOINT SEALANT APPLICATIONS

A. Scope:

B. Exterior Joints: Use nonsag nonstaining silicone sealant, unless otherwise indicated.

C. Interior Joints: Use nonsag polyurethane sealant, unless otherwise indicated.

D. Interior Wet Areas: Bathrooms, restrooms, kitchens, food service areas, and food processing areas; fixtures in wet areas include plumbing fixtures, food service equipment, countertops, cabinets, and other similar items.

2.03 JOINT SEALANTS - GENERAL

A. Sealants and Primers: Provide products with acceptable levels of volatile organic compound (VOC) content; see Section 016116.

2.04 NONSAG JOINT SEALANTS

A. Polyurethane Sealant: ASTM C920, Grade NS, Uses M and A; single or multi-component; not expected to withstand continuous water immersion or traffic.
1. Movement Capability: Plus and minus 50 percent, minimum.

2.05 ACCESSORIES

A. Backing Tape: Self-adhesive polyethylene tape with surface that sealant will not adhere to and recommended by tape and sealant manufacturers for specific application.

B. Masking Tape: Self-adhesive, nonabsorbent, nonstaining, removable without adhesive residue, and compatible with surfaces adjacent to joints and sealants.

C. Joint Cleaner: Noncorrosive and nonstaining type, type recommended by sealant manufacturer; compatible with joint forming materials.

D. Primers: Type recommended by sealant manufacturer to suit application; nonstaining.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that joints are ready to receive work.

B. Verify that backing materials are compatible with sealants.

C. Verify that backer rods are of the correct size.

3.02 INSTALLATION

A. Install this work in accordance with sealant manufacturer's requirements for preparation of surfaces and material installation instructions.

B. Provide joint sealant installations complying with ASTM C1193.

C. Install bond breaker backing tape where backer rod cannot be used.

D. Install sealant free of air pockets, foreign embedded matter, ridges, and sags, and without getting sealant on adjacent surfaces.

E. Do not install sealant when ambient temperature is outside manufacturer's recommended temperature range, or will be outside that range during the entire curing period, unless manufacturer's approval is obtained and instructions are followed.

F. Nonsag Sealants: Tool surface concave, unless otherwise indicated; remove masking tape immediately after tooling sealant surface.

SECTION 081113
HOLLOW METAL DOORS AND FRAMES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Non-fire-rated hollow metal doors and frames.

B. Hollow metal frames for wood doors.

C. Fire-rated hollow metal doors and frames.

D. Thermally insulated hollow metal doors with frames.

E. Stainless-steel hollow metal doors and frames.

F. Hollow metal borrowed lites glazing frames.

1.02 REFERENCE STANDARDS

A. ANSI/SDI A250.4 - Test Procedure and Acceptance Criteria for Physical Endurance for Steel Doors, Frames and Frame Anchors; 2024.

B. ANSI/SDI A250.8 - Specifications for Standard Steel Doors and Frames (SDI-100); 2023.

C. ANSI/SDI A250.10 - Test Procedure and Acceptance Criteria for Prime Painted Steel Surfaces for Steel Doors and Frames; 2025.

D. ASTM A480/A480M - Standard Specification for General Requirements for Flat-Rolled Stainless and Heat-Resisting Steel Plate, Sheet, and Strip; 2025a.

E. ASTM A653/A653M - Standard Specification for Steel Sheet, Zinc-Coated (Galvanized) or Zinc-Iron Alloy-Coated (Galvannealed) by the Hot-Dip Process; 2023.

F. ASTM A666/A666M - Standard Specification for Annealed or Cold-Worked Austenitic Stainless Steel Sheet, Strip, Plate, and Flat Bar; 2024.

G. ASTM A1008/A1008M - Standard Specification for Steel, Sheet, Cold-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, Required Hardness, Solution Hardened, and Bake Hardenable; 2024.

H. ASTM A1011/A1011M - Standard Specification for Steel, Sheet and Strip, Hot-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, and Ultra-High Strength; 2023.

I. ICC A117.1 - Accessible and Usable Buildings and Facilities; 2017.

J. ITS (DIR) - Directory of Listed Products; Current Edition.

K. NAAMM HMMA 805 - Recommended Selection and Usage Guide for Hollow Metal Doors and Frames; 2012.

L. NAAMM HMMA 860 - Guide Specifications for Hollow Metal Doors and Frames; 2018.

M. NAAMM HMMA 866 - Guide Specifications for Stainless Steel Hollow Metal Doors and Frames; 2012 (Reapproved 2018).

N. NFPA 80 - Standard for Fire Doors and Other Opening Protectives; 2025.

O. NFPA 252 - Standard Methods of Fire Tests of Door Assemblies; 2022.

P. UL (DIR) - Online Certifications Directory; Current Edition.

Q. UL 10C - Standard for Positive Pressure Fire Tests of Door Assemblies; Current Edition, Including All Revisions.

1.03 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.

B. Product Data: Materials and details of design and construction, hardware locations, reinforcement type and locations, anchorage and fastening methods, and finishes; and one copy of referenced standards/guidelines.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Hollow Metal Doors and Frames:
1. Ceco Door, an Assa Abloy Group company: www.assaabloydss.com/#sle.
2. Curries, an Assa Abloy Group company: www.assaabloydss.com/#sle.
3. Krieger Specialty Products: www.kriegerproducts.com/#sle.
4. Steelcraft, an Allegion brand: www.allegion.com/#sle.

B. Sound-Rated Hollow Metal Doors and Frames:
1. AMBICO Limited: www.ambico.com/#sle.
2. Overly Door Company: www.overly.com/#sle.

C. Stainless-Steel Hollow Metal Doors and Frames:
1. Ceco Door, an Assa Abloy Group company: www.assaabloydss.com/#sle.
2. Curries, an Assa Abloy Group company: www.assaabloydss.com/#sle.
3. Steelcraft, an Allegion brand: www.allegion.com/#sle.

2.02 PERFORMANCE REQUIREMENTS

A. Requirements for Hollow Metal Doors and Frames:
1. Steel Sheet: Comply with one or more of the following requirements; galvannealed steel complying with ASTM A653/A653M, cold-rolled steel complying with ASTM A1008/A1008M, or hot-rolled pickled and oiled (HRPO) steel complying with ASTM A1011/A1011M, commercial steel (CS) Type B, for each.

2.03 HOLLOW METAL DOORS

A. Door Finish: As specified on finish schedule.

B. Exterior Doors: Thermally insulated.
1. Based on SDI Standards: ANSI/SDI A250.8 (SDI-100).
a. Level 1 - Standard-duty.
b. Physical Performance Level C, 250,000 cycles; in accordance with ANSI/SDI A250.4.
c. Model 1 - Full Flush.
d. Door Face Metal Thickness: 20 gauge, 0.032 inch (0.8 mm), minimum.
2. Door Core Material: Manufacturers standard core material/construction and in compliance with requirements.
3. Door Thickness: 1-3/4 inches (44.5 mm), nominal.

C. Interior Doors, Non-Fire-Rated:
1. Based on NAAMM HMMA Custom Guidelines:
a. Comply with guidelines of NAAMM HMMA 860 for Hollow Metal Doors and Frames.
b. Performance Level 1 - Light Duty, in accordance with NAAMM HMMA 805.
c. Physical Performance Level C, 250,000 cycles; in accordance with ANSI/SDI A250.4.
d. Door Face Metal Thickness: 20 gauge, 0.032 inch (0.8 mm), minimum.
2. Door Thickness: 1-3/4 inches (44.5 mm), nominal.

D. Fire-Rated Doors:
1. Based on SDI Standards: ANSI/SDI A250.8 (SDI-100).
a. Level 1 - Standard-duty.
b. Physical Performance Level C, 250,000 cycles; in accordance with ANSI/SDI A250.4.
c. Model 1 - Full Flush.
d. Door Face Metal Thickness: 20 gauge, 0.032 inch (0.8 mm), minimum.
2. Fire Rating: As indicated on Door Schedule, tested in accordance with UL 10C and NFPA 252 ("positive pressure fire tests").
3. Provide units listed and labeled by UL (DIR) or ITS (DIR).
a. Attach fire rating label to each fire rated unit.
4. Door Thickness: 1-3/4 inches (44.5 mm), nominal.

E. Stainless-Steel Interior Doors:
1. Applications: Comply with designated application in accordance with NAAMM HMMA 866 guidelines.
2. Door Face Sheets: Stainless-steel, Type 304 alloy in compliance with ASTM A666/A666M.
a. Sheet Thickness: 18 gauge, 0.042 inch (1.0 mm), minimum.
b. Door Finish: No.4 - Brushed satin finish in accordance with ASTM A480/A480M.
3. Door Core Material: Manufacturers standard core material/construction and in compliance with requirements.
4. Door Thickness: 1-3/4 inches (44.5 mm).

2.04 HOLLOW METAL FRAMES

A. Comply with standards and/or custom guidelines as indicated for corresponding door in accordance with applicable door frame requirements.

ARCHITECT:
Colliers Engineering & Design

CLIENT:
CAFFÈ NERO

MEP & FP ENGINEER:
ZAINO & ASSOCIATES, INC.

CAFFE NERO
CAFFE NERO SCARSDALE
100 Christie Place
Scarsdale, NY 10583

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
MATTHEW D WITMER
STATE OF NEW YORK
37334

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

PROJECT TEAM: RK, AG
PROJECT MANAGER: RK
PROJECT NUMBER: 23343

Colliers Engineering & Design
Architecture, Landscape Architecture, Surveying, CT P.C.

DRAWING NAME:
SPECIFICATIONS

DRAWING NO.
G005

Plot Date: 3/5/2026 4:29:10 PM Dwg Filename: Autodesk Docs://23343 - Cafe Nero/Caffe Nero - Scarsdale NY.rvt

B. Exterior Door Frames: Full profile/continuously welded type.
   1. Frame Finish: Factory primed and field finished.
   2. Weatherstripping: Separate, see Section 087100.
C. Interior Door Frames, Non-Fire Rated: Full profile/continuously welded type.
   1. Frame Finish: Factory primed and field finished.
D. Door Frames, Fire-Rated: Full profile/continuously welded type.
   1. Fire Rating: Same as door, labeled.
   2. Frame Finish: Factory primed and field finished.
E. Stainless-Steel Door Frames: Provide full profile and continuously welded type in compliance with NAAMM HMMA 866, with Type 304 alloy in compliance with ASTM A666/A666M.
F. Frames for Wood Doors: Comply with frame requirements in accordance with corresponding door.
G. Borrowed Lites Glazing Frames: Construction and face dimensions to match door frames, and as indicated on drawings.

2.05 FINISHES

A. Primer: Rust-inhibiting, complying with ANSI/SDI A250.10, door manufacturer's standard.

2.06 ACCESSORIES

A. Glazing: As specified in Section 088000, factory installed.
B. Silencers: Resilient rubber, fitted into drilled hole; provide three on strike side of single door, three on center mullion of pairs, and two on head of pairs without center mullions.
C. Temporary Frame Spreaders: Provide for factory- or shop-assembled frames.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify existing conditions before starting work.
B. Verify that opening sizes and tolerances are acceptable.
C. Verify that finished walls are in plane to ensure proper door alignment.

3.02 PREPARATION

A. Coat inside of frames to be installed in masonry or to be grouted, with bituminous coating, prior to installation.

3.03 INSTALLATION

A. Install doors and frames in accordance with manufacturer's instructions and related requirements of specified door and frame standards or custom guidelines indicated.
B. Install fire rated units in accordance with NFPA 80.
C. Coordinate frame anchor placement with wall construction.
D. Install door hardware as specified in Section 087100.

SECTION 081416
FLUSH WOOD DOORS

PART 1 GENERAL

1.01 REFERENCE STANDARDS

A. AWI/AWMAC/WI (AWS) - Architectural Woodwork Standards, 2nd Edition; 2014, with Errata (2016).
B. AWMAC/WI (NAAWS) - North American Architectural Woodwork Standards; 2021, with Errata.
C. WDMA I.S. 1A - Interior Architectural Wood Flush Doors; 2021, with Errata (2022).

1.02 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.
B. Product Data: Indicate door core materials and construction; veneer species, type and characteristics.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Wood Veneer Faced Doors:
   1. Haley Brothers: www.haleybros.com/#sle.
   2. Forte Opening Solutions; Aspiro Select Wood Veneer Doors: www.forteopenings.com/#sle.
   3. VT Industries, Inc: www.vtindustries.com/#sle.
B. Lead-Lined Wood Doors:
   1. Construction Specialties, Inc; Acrovyn Flush Doors, Lead Lined and 20 Minute Fire Rated: www.c-sgroup.com/#sle.

2.02 DOORS AND PANELS

A. Doors: See drawings for locations and additional requirements.
   1. Quality Standard: Premium Grade, Heavy Duty performance, in accordance with WDMA I.S. 1A.
   2. Wood Veneer Faced Doors: 5-ply unless otherwise indicated.
B. Interior Doors: 1-3/4 inches (44 mm) thick unless otherwise indicated; flush construction.
   1. Provide solid core doors at each location.
   2. Wood veneer facing with factory transparent finish as indicated on drawings.

2.03 DOOR AND PANEL CORES

A. Non-Rated Solid Core and 20 Minute Rated Doors: Type particleboard core (PC), plies and faces as indicated.
B. Fire-Rated Doors: Mineral core type, with fire resistant composite core (FD), plies and faces as indicated above; with core blocking as required to provide adequate anchorage of hardware without through-bolting.
C. Lead Lined Doors: Equivalent to type, with bonded particleboard core (PC) with continuous lead sheet from edge to edge in center of core or between crossband and core; lead thickness; plies and faces as indicated above.

2.04 DOOR FACINGS

A. Veneer Facing for Transparent Finish: Species as specified on drawings, veneer grade in accordance with quality standard indicated, plain sliced (flat cut), with book match between leaves of veneer, running match of spliced veneer leaves assembled on door or panel face.
   1. "Running Match" each pair of doors and doors in close proximity to each other.

2.05 DOOR CONSTRUCTION

A. Fabricate doors in accordance with door quality standard specified.
B. Cores Constructed with stiles and rails:
   1. Provide solid blocks at lock edge for hardware reinforcement.
   2. Provide solid blocking for other throughbolted hardware.
C. Glazed Openings: Non-removable stops on non-secure side; sizes and configurations as indicated on drawings.
D. Factory machine doors for hardware other than surface-mounted hardware, in accordance with hardware requirements and dimensions.
E. Factory fit doors for frame opening dimensions identified on shop drawings, with edge clearances in accordance with specified quality standard.
F. Provide edge clearances in accordance with the quality standard specified.

2.06 FINISHES - WOOD VENEER DOORS

A. Finish work in accordance with WDMA I.S. 1A for grade specified and as follows:
   1. Transparent:
      a. System - TR-6, Catalyzed Polyurethane.
      b. Sheen: Satin.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify existing conditions before starting work.
B. Verify that opening sizes and tolerances are acceptable.
C. Do not install doors in frame openings that are not plumb or are out-of-tolerance for size or alignment.

3.02 INSTALLATION

A. Install doors in accordance with manufacturer's instructions and specified quality standard.
B. Factory-Finished Doors: Do not field cut or trim; if fit or clearance is not correct, replace door.
C. Use machine tools to cut or drill for hardware.
D. Coordinate installation of doors with installation of frames and hardware.

SECTION 084313
ALUMINUM-FRAMED STOREFRONTS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Aluminum-framed storefront, with vision glass.
B. Aluminum doors and frames.

1.02 RELATED REQUIREMENTS

A. Section 088000 - Glazing: Glass and glazing accessories.

1.03 REFERENCE STANDARDS

A. ASTM B221 - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes; 2021.
B. ASTM B221M - Standard Specification for Aluminum and Aluminum-Alloy Extruded Bars, Rods, Wire, Profiles, and Tubes (Metric); 2021.
C. ASTM E283/E283M - Standard Test Method for Determining Rate of Air Leakage Through Exterior Windows, Skylights, Curtain Walls, and Doors Under Specified Pressure Differences Across the Specimen; 2019.
D. ASTM E330/E330M - Standard Test Method for Structural Performance of Exterior Windows, Doors, Skylights and Curtain Walls by Uniform Static Air Pressure Difference; 2014 (Reapproved 2021).

1.04 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.
B. Product Data: Provide component dimensions, describe components within assembly, anchorage and fasteners, glass and infill, door hardware, and internal drainage details.
C. Shop Drawings: Indicate system dimensions, framed opening requirements and tolerances, affected related work, expansion and contraction joint location and details, and field welding required.
D. Hardware Schedule: Complete itemization of each item of hardware to be provided for each door, cross-referenced to door identification numbers in Contract Documents.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Aluminum-Framed Storefronts:
   1. Kawneer North America: 451t or approved equal www.kawneer.com/#sle.

2.02 ALUMINUM-FRAMED STOREFRONT

A. Aluminum-Framed Storefront: Factory fabricated, factory finished aluminum framing members with infill, and related flashings, anchorage and attachment devices.
   1. Glazing Position: Centered (front to back), unless noted otherwise on drawings.
   2. Finish Color: As indicated on drawings.
   3. Fabrication: Joints and corners flush, hairline, and weatherproof, accurately fitted and secured; prepared to receive anchors and hardware; fasteners and attachments concealed from view; reinforced as required for imposed loads.
   4. Construction: Eliminate noises caused by wind and thermal movement, prevent vibration harmonics, and prevent "stack effect" in internal spaces.
   5. System Internal Drainage: Drain to the exterior by means of a weep drainage network any water entering joints, condensation occurring in glazing channel, and migrating moisture occurring within system.
   6. Expansion/Contraction: Provide for expansion and contraction within system components caused by cycling temperature range of 170 degrees F (95 degrees C) over a 12 hour period without causing detrimental effect to system components, anchorages, and other building elements.
   7. Movement: Allow for movement between storefront and adjacent construction, without damage to components or deterioration of seals.
   8. Perimeter Clearance: Minimize space between framing members and adjacent construction while allowing expected movement.
B. Performance Requirements
   1. Wind Loads: Design and size components to withstand the specified load requirements without damage or permanent set, when tested in accordance with ASTM E330/E330M, using loads 1.5 times the design wind loads and 10 second duration of maximum load.
      a. Member Deflection: Limit member deflection to flexure limit of glass in any direction, with full recovery of glazing materials.
   2. Air Leakage: 0.06 cfm/sq ft (0.3 L/sec sq m) maximum leakage of storefront wall area when tested in accordance with ASTM E283/E283M at 1.57 psf (75 Pa) pressure difference.

2.03 COMPONENTS

A. Aluminum Framing Members: Tubular aluminum sections, thermally broken with interior section insulated from exterior, drainage holes and internal weep drainage system.
   1. Glazing Stops: Flush.
B. Glazing: See Section 088000.
C. Swing Doors: Glazed aluminum model as indicated on drawings.
   1. Finish: Same as storefront unless otherwise noted.

2.04 MATERIALS

A. Extruded Aluminum: ASTM B221 (ASTM B221M).
B. Fasteners: Stainless steel.
C. Glazing Gaskets: Type to suit application to achieve weather, moisture, and air infiltration requirements.

2.05 HARDWARE

A. As indicated on door hardware schedule.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify dimensions, tolerances, and method of attachment with other work.
B. Verify that storefront wall openings and adjoining water-resistive and/or air barrier seal materials are ready to receive work of this section.

3.02 INSTALLATION

A. Install wall system in accordance with manufacturer's instructions.
B. Attach to structure to permit sufficient adjustment to accommodate construction tolerances and other irregularities.
C. Provide alignment attachments and shims to permanently fasten system to building structure.
D. Align assembly plumb and level, free of warp or twist. Maintain assembly dimensional tolerances, aligning with adjacent work.
E. Provide thermal isolation where components penetrate or disrupt building insulation.
F. Install sill flashings. Turn up ends and edges; seal to adjacent work to form water tight dam.
G. Where fasteners penetrate sill flashings, make watertight by seating and sealing fastener heads to sill flashing.
H. Pack fibrous insulation in shim spaces at perimeter of assembly to maintain continuity of thermal barrier.
I. Install hardware using templates provided.
J. Touch-up minor damage to factory applied finish; replace components that cannot be satisfactorily repaired.

3.03 ADJUSTING

A. Adjust operating hardware and sash for smooth operation.

SECTION 087100
DOOR HARDWARE

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Hardware for wood and hollow metal doors.
B. Hardware for fire-rated doors.
C. Electrically operated and controlled hardware.

1.02 RELATED REQUIREMENTS

A. Section 281000 - Access Control: Electronic access control devices.

1.03 REFERENCE STANDARDS

A. NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.
B. NFPA 80 - Standard for Fire Doors and Other Opening Protectives; 2025.
C. NFPA 252 - Standard Methods of Fire Tests of Door Assemblies; 2022.
D. UL (DIR) - Online Certifications Directory; Current Edition.
E. UL 10C - Standard for Positive Pressure Fire Tests of Door Assemblies; Current Edition, Including All Revisions.

1.04 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.
B. Product Data: Manufacturer's catalog literature for each type of hardware, marked to clearly show products to be furnished for this project, and includes construction details, material descriptions, finishes, and dimensions and profiles of individual components.
C. Shop Drawings - Door Hardware Schedule: Submit detailed listing that includes each item of hardware to be installed on each door. Use door numbering scheme as included in Contract Documents.
   1. Prepared by or under supervision of Architectural Hardware Consultant (AHC).
   2. Provide complete description for each door listed.

PART 2 PRODUCTS

2.01 DESIGN AND PERFORMANCE CRITERIA

A. Provide specified door hardware as required to make doors fully functional, compliant with applicable codes, and secure to extent indicated.
B. Provide individual items of single type, of same model, and by same manufacturer.
C. Provide door hardware products that comply with the following requirements:
   1. Applicable provisions of federal, state, and local codes.
   2. Fire-Rated Doors: NFPA 80, listed and labeled by qualified testing agency for fire protection ratings indicated, based on testing at positive pressure in accordance with NFPA 252 or UL 10C.
   3. Products Requiring Electrical Connection: Listed and classified by UL (DIR) as suitable for the purpose specified.
D. Electrically Operated and/or Controlled Hardware: Provide necessary power supplies, power transfer hinges, relays, and interfaces as required for proper operation; provide wiring between hardware and control components and to building power connection in compliance with NFPA 70.
E. Lock Function: Provide lock and latch function numbers and descriptions of manufacturer's series. See Door Hardware Schedule.

2.02 FINISHES

A. Finishes: Identified in Door Hardware Schedule.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install hardware in accordance with manufacturer's instructions and applicable codes.
B. Install hardware on fire-rated doors and frames in accordance with applicable codes and NFPA 80.
C. Use templates provided by hardware item manufacturer.
D. Set exterior door thresholds with full-width bead of elastomeric sealant at each point of contact with floor providing a continuous weather seal; anchor thresholds with stainless steel countersunk screws.

3.02 ADJUSTING

A. Adjust hardware for smooth operation.
B. Adjust gasketing for complete, continuous seal; replace if unable to make complete seal.

SECTION 088000
GLAZING

PART 1 GENERAL

1.01 REFERENCE STANDARDS

A. 16 CFR 1201 - Safety Standard for Architectural Glazing Materials; Current Edition.
B. ANSI Z97.1 - American National Standard for Safety Glazing Materials Used in Buildings - Safety Performance Specifications and Methods of Test; 2015 (Reaffirmed 2020).
C. ASTM C1036 - Standard Specification for Flat Glass; 2021.
D. ASTM C1048 - Standard Specification for Heat-Strengthened and Fully Tempered Flat Glass; 2018.

1.02 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.
B. Product Data on Insulating Glass Unit Glazing Types: Provide structural, physical and environmental characteristics, size limitations, special handling and installation requirements.

PART 2 PRODUCTS

2.01 GLASS MATERIALS

A. Float Glass: Provide float glass based glazing unless otherwise indicated.
   1. Annealed Type: ASTM C1036, Type I - Transparent Flat, Class 1 - Clear, Quality - Q3.
   2. Kind HS - Heat-Strengthened Type: Complies with ASTM C1048.
   3. Fully Tempered Safety Glass: Complies with ANSI Z97.1 or 16 CFR 1201 criteria for safety glazing used in hazardous locations.

2.02 BASIS OF DESIGN - INSULATING GLASS UNITS

A. Basis of Design - Insulating Glass Units: Vision glazing, with low-e coating.
   1. Applications: Exterior insulating glass glazing unless otherwise indicated.
   2. Space between lites filled with argon.
   3. Total Thickness: 1 inch (25.4 mm).
   4. Thermal Transmittance (U-Value), Summer - Center of Glass: _____, nominal.
   5. Spacer Color: Aluminum.
   6. Basis of Design - Vitro Architectural Glass (formerly PPG Glass): www.vitroglazings.com/#sle.
   7. Outboard Lite: Annealed float glass, 1/4 inch (6.4 mm) thick, minimum.
      a. Low-E Coating: Vitro Architectural Glass (formerly PPG Glass) Solarban 60 on #2 surface.
      b. Glass: Clear.
   8. Inboard Lite: Heat-strengthened float glass, 1/4 inch (6.4 mm) thick.
      a. Glass: Clear.

SECTION 090561
COMMON WORK RESULTS FOR FLOORING PREPARATION

PART 1 GENERAL

1.01 SECTION INCLUDES

A. This section applies to floors identified in Contract Documents that are receiving the following types of floor coverings:
   1. Resilient tile and sheet.
   2. Carpet tile.
   3. Thin-set ceramic tile and stone tile.
B. Removal of existing floor coverings.
C. Preparation of new and existing concrete floor slabs for installation of floor coverings.
D. Testing of concrete floor slabs for moisture and alkalinity (pH).
E. Patching compound.
F. Remedial floor coatings.

1.02 REFERENCE STANDARDS

A. ASTM C109/C109M - Standard Test Method for Compressive Strength of Hydraulic Cement Mortars (Using 50 mm [2 in.] Cube Specimens); 2024.
B. ASTM C472 - Standard Test Methods for Physical Testing of Gypsum, Gypsum Plasters, and Gypsum Concrete; 2020.
C. ASTM F1869 - Standard Test Method for Measuring Moisture Vapor Emission Rate of Concrete Subfloor Using Anhydrous Calcium Chloride; 2023.
D. RFCI (RWP) - Recommended Work Practices for Removal of Resilient Floor Coverings; 2018.

1.03 QUALITY ASSURANCE

PART 2 PRODUCTS

2.01 MATERIALS

A. Patching Compound: Floor covering manufacturer's recommended product, suitable for conditions, and compatible with adhesive and floor covering. In the absence of any recommendation from flooring manufacturer, provide a product with the following characteristics:
   1. Cementitious moisture-, mildew-, and alkali-resistant compound, compatible with floor, floor covering, and floor covering adhesive, and capable of being feathered to nothing at edges.
   2. Compressive Strength: 3000 psi, minimum, after 28 days, when tested in accordance with ASTM C109/C109M or ASTM C472, whichever is appropriate.
B. Alternate Flooring Adhesive: Floor covering manufacturer's recommended product, suitable for the moisture and pH conditions present; low-VOC. In the absence of any recommendation from flooring manufacturer, provide a product recommended by adhesive manufacturer as suitable for substrate and floor covering and for conditions present.
C. Remedial Floor Coating, Two-Component: Single-layer coating resistant to water vapor transmission meeting flooring manufacturer's emission limits, resistant to alkalinity (pH) level found, and suitable for flooring adhesion without further treatment.

PART 3 EXECUTION

3.01 CONCRETE SLAB PREPARATION

A. Perform following operations in the order indicated:
   1. Preliminary cleaning.
   2. Moisture vapor emission tests; 3 tests in the first 1000 square feet (100 square meters) and one test in each additional 1000 square feet (100 square meters), unless otherwise indicated or required by flooring manufacturer.
   3. Internal relative humidity tests; in same locations as moisture vapor emission tests, unless otherwise indicated.
   4. Alkalinity (pH) tests; in same locations as moisture vapor emission tests, unless otherwise indicated.
   5. Specified remediation, if required.
   6. Patching, smoothing, and leveling, as required to meet the requirements of the specified flooring manufacturer. For large format tile (greater than 15" on one edge), level concrete sub-floor to achieve deviations in flatness no greater than 1/8" in 10'.
   7. Other preparation specified.
   8. Adhesive bond and compatibility test.
   9. Protection.

3.02 REMOVAL OF EXISTING FLOOR COVERINGS

A. Comply with local, State, and federal regulations and recommendations of RFCI (RWP), as applicable to floor covering being removed.
B. Dispose of removed materials in accordance with local, State, and federal regulations and as specified.

3.03 MOISTURE VAPOR EMISSION TESTING

A. Where the floor covering manufacturer's requirements conflict with either the referenced test method or this specification, comply with the manufacturer's requirements.
B. Where this specification conflicts with the referenced test method, comply with the requirements of this section.
C. Test in accordance with ASTM F1869 and as follows.
D. Plastic sheet test and mat bond test may not be substituted for the specified ASTM test method, as those methods do not quantify the moisture content sufficiently.
E. In the event that test values exceed floor covering manufacturer's limits, perform remediation as indicated. In the absence of manufacturer limits, perform remediation if test values exceed 3 pounds per 1000 square feet (1.4 kg per 93 square meters) per 24 hours.
F. Report: Report the information required by the test method.

3.04 ALKALINITY TESTING

A. Where the floor covering manufacturer's requirements conflict with either the referenced test method or this specification, comply with the manufacturer's requirements.
B. In the event that test values exceed floor covering manufacturer's limits, perform remediation as indicated. In the absence of manufacturer limits, perform remediation if alkalinity (pH) test value is over 10.

3.05 ADHESIVE BOND AND COMPATIBILITY TESTING

A. Comply with requirements and recommendations of floor covering manufacturer.

3.06 APPLICATION OF REMEDIAL FLOOR COATING

A. Comply with requirements and recommendations of coating manufacturer.

SECTION 092116
GYPSUM BOARD ASSEMBLIES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Performance criteria for gypsum board assemblies.
B. Metal stud wall framing.
C. Metal channel ceiling framing.
D. Acoustic insulation.
E. Cementitious backing board.
F. Gypsum wallboard.
G. Joint treatment and accessories.

1.02 RELATED REQUIREMENTS

A. Section 061000 - Rough Carpentry: Wood blocking product and execution requirements.

1.03 REFERENCE STANDARDS

A. AISI S220 - North American Standard for Cold-Formed Steel Nonstructural Framing; 2020.
B. AISI S240 - North American Standard for Cold-Formed Steel Structural Framing; 2015, with Errata (2020).
C. ANSI A108.11 - American National Standard Specifications for Interior Installation of Cementitious Backer Units; 2023.
D. ANSI A118.9 - American National Standard Specifications for Test Methods and Specifications for Cementitious Backer Units; 2023.
E. ASTM A1003/A1003M - Standard Specification for Steel Sheet, Carbon, Metallic- and Nonmetallic-Coated for Cold-Formed Framing Members; 2015.
F. ASTM C1007 - Standard Specification for Installation of Load Bearing (Transverse and Axial) Steel Studs and Related Accessories; 2020.
G. ASTM C475/C475M - Standard Specification for Joint Compound and Joint Tape for Finishing Gypsum Board; 2017 (Reapproved 2022).
H. ASTM C665 - Standard Specification for Mineral-Fiber Blanket Thermal Insulation for Light Frame Construction and Manufactured Housing; 2023.
I. ASTM C754 - Standard Specification for Installation of Steel Framing Members to Receive Screw-Attached Gypsum Panel Products; 2020.
J. ASTM C840 - Standard Specification for Application and Finishing of Gypsum Board; 2023.
K. ASTM C1047 - Standard Specification for Accessories for Gypsum Wallboard and Gypsum Veneer Base; 2019.
L. ASTM C1325 - Standard Specification for Fiber-Mat Reinforced Cementitious Backer Units; 2022, with Editorial Revision (2023).
M. ASTM C1396/C1396M - Standard Specification for Gypsum Board; 2017.
N. ASTM D3273 - Standard Test Method for Resistance to Growth of Mold on the Surface of Interior Coatings in an Environmental Chamber; 2021.
O. ASTM E90 - Standard Test Method for Laboratory Measurement of Airborne Sound Transmission Loss of Building Partitions and Elements; 2023.
P. ASTM E413 - Classification for Rating Sound Insulation; 2022.
Q. GA-216 - Application and Finishing of Gypsum Panel Products; 2024.

1.04 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.
B. Product Data:
   1. Provide data on metal framing, gypsum board, accessories, and joint finishing system.

PART 2 PRODUCTS

2.01 GYPSUM BOARD ASSEMBLIES

A. Provide completed assemblies complying with ASTM C840 and GA-216.
B. See architectural drawings for partition type assemblies.
C. Interior Partitions, Indicated as Acoustic: Provide completed assemblies with the following characteristics:
   1. Acoustic Attenuation: STC as indicated calculated in accordance with ASTM E413, based on tests conducted in accordance with ASTM E90.

2.02 METAL FRAMING MATERIALS

A. Steel Sheet: ASTM A1003/A1003M, subject to the ductility limitations indicated in AISI S220 or equivalent.

ARCHITECT:
Colliers Engineering & Design

CLIENT:
CAFFÈ NERO

MEP & FP ENGINEER:
ZAINO & ASSOCIATES, INC.

CAFFE NERO
CAFFE NERO SCARSDALE
100 Christie Place
Scarsdale, NY 10583

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
MATTHEW D WITTEK
37334
STATE OF NEW YORK

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

PROJECT TEAM: RK, AG
PROJECT MANAGER: RK
PROJECT NUMBER: 23343

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

DRAWING NAME:
SPECIFICATIONS

DRAWING NO.
G006

Plot Date: 3/5/2026 4:20:10 PM Dwg Filename: Autodesk Docs://23343 - Cafe Nero/Caffe Nero - Scarsdale NY.rvt

B. Nonstructural Framing System Components: AISI S220; galvanized sheet steel, of size and properties necessary to comply with ASTM C754 for the spacing indicated, with maximum deflection of wall framing of L/120 at 5 psf (L/120 at 240 Pa).
   1. Studs: C-shaped with knurled or embossed faces.
      a. Stud width: Refer to drawings.
      b. Stud gauge: Limit 25-gage studs to 10 foot high partitions or less, provide 20-gage studs for partition heights greater than 10 feet.
   2. Runners: U shaped, sized to match studs.
   3. Ceiling Channels: C-shaped. ASTM C754, roll-formed steel, 16-gage x 1 1/2 inch wide flange, minimum.
   4. Furring Members: Hat-shaped sections, minimum 25 gage, minimum depth of 7/8 inch (22 mm).
   5. Resilient Furring Channels: Single or double leg configuration; 1/2 inch (13 mm) channel depth.
C. Shaft Wall Studs and Accessories: AISI S220; galvanized sheet steel, of size and properties necessary to comply with ASTM C754 and specified performance requirements.
D. Grid Suspension Systems: Steel grid system of main tees and support bars connected to structure using hanging wire.

2.03 BOARD MATERIALS

A. Gypsum Wallboard: Paper-faced gypsum panels as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
   1. Application: Use for vertical surfaces and ceilings, unless otherwise indicated.
   2. At Assemblies Indicated with Fire-Resistance Rating: Use type required by indicated tested assembly; if no tested assembly is indicated, use Type X board, UL or WH listed.
B. Abuse Resistant Wallboard:
   1. Application: High-traffic areas indicated.
   2. Mold Resistance: Score of 10, when tested in accordance with ASTM D3273.
C. Backing Board For Wet Areas: One of the following products:
   1. Mold Resistance: Score of 10, when tested in accordance with ASTM D3273.
   2. ANSI Cement-Based Board: Non-gypsum-based; aggregated Portland cement panels with glass fiber mesh embedded in front and back surfaces complying with ANSI A118.9 or ASTM C1325.
D. Backing Board For Non-Wet Areas: Water-resistant gypsum backing board as defined in ASTM C1396/C1396M; sizes to minimum joints in place; ends square cut.
   1. Application: Vertical surfaces behind thinset tile, except in wet areas.
   2. Edges: Tapered.
E. Ceiling Board: Special sag resistant gypsum ceiling board as defined in ASTM C1396/C1396M; sizes to minimize joints in place; ends square cut.
   1. Application: Ceilings, unless otherwise indicated.
F. Shaftwall and Coreboard: Type X; 1 inch (25 mm) thick by 24 inches (600 mm) wide, beveled long edges, ends square cut.

2.04 GYPSUM BOARD ACCESSORIES

A. Acoustic Insulation: ASTM C665; preformed mineral-fiber, friction fit type, unfaced; see partition types for wall thickness.
   1. Flame Spread Index: 25 or less, when tested in accordance with ASTM E84.
   2. Smoke Developed Index: 50 or less, when tested in accordance with ASTM E84.
B. Acoustic Sealant: Acrylic emulsion latex or water-based elastomeric sealant; do not use solvent-based non-curing butyl sealant.
C. Fire Rated Acoustic Sealant: Acrylic, latex based, skinning, UL classified for use in conjunction with fire rated gypsum board assemblies.
D. Beads, Joint Accessories, and Other Trim: ASTM C1047, rigid plastic, galvanized steel, or rolled zinc, unless noted otherwise.
E. Joint Materials: ASTM C475/C475M and as recommended by gypsum board manufacturer for project conditions.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that project conditions are appropriate for work of this section to commence.

3.02 SHAFT WALL INSTALLATION

A. Shaft Wall Framing: Install in accordance with manufacturer's installation instructions.

3.03 FRAMING INSTALLATION

A. Metal Framing: Install in accordance with ASTM C1007AISI S220 and manufacturer's instructions.
B. Suspended Ceilings and Soffits: Space framing and furring members as indicated.
C. Blocking: Install wood blocking (fire retardant treated blocking in fire rated assemblies) for support of:
   1. Wall-mounted cabinets.
   2. Plumbing fixtures.
   3. Toilet partitions.
   4. Toilet accessories.
   5. Wall-mounted door hardware.
   6. Other wall mounted items such as signage.
   7. As indicated on drawings.

3.04 ACOUSTIC ACCESSORIES INSTALLATION

A. Acoustic Insulation: Place tightly within spaces, around cut openings, behind and around electrical and mechanical items within partitions, and tight to items passing through partitions.
B. Acoustic Sealant: Install in accordance with manufacturer's instructions.

3.05 BOARD INSTALLATION

A. Comply with ASTM C840, GA-216, and manufacturer's instructions. Install to minimize butt end joints, especially in highly visible locations.
B. Cementitious Backing Board: Install over steel framing members and plywood substrate where indicated, in accordance with ANSI A108.11 and manufacturer's instructions.

3.06 INSTALLATION OF TRIM AND ACCESSORIES

A. Control Joints: Place control joints consistent with lines of building spaces and as indicated.
   1. Not more than 30 feet (10 meters) apart on walls and ceilings over 50 feet (16 meters) long.
   2. At exterior soffits, not more than 30 feet (10 meters) apart in both directions.
B. Corner Beads: Install at external corners, using longest practical lengths.

3.07 JOINT TREATMENT

A. Finish gypsum board in accordance with levels defined in ASTM C840, as follows:
   1. Level 5: Walls and ceilings to receive semi-gloss or gloss paint finish, walls indicated to receive wallcovering and/or graphics and other areas specifically indicated.
   2. Level 4: Walls and ceilings to receive paint finish, unless otherwise indicated.
   3. Level 1: Fire-resistance-rated wall areas above finished ceilings, whether or not accessible in the completed construction.
B. Tape, fill, and sand exposed joints, edges, and corners to produce smooth surface ready to receive finishes.
   1. Feather coats of joint compound so that camber is maximum 1/32 inch (0.8 mm).
C. Where Level 5 finish is indicated, spray apply high build drywall surfacer over entire surface after joints have been properly treated; achieve a flat and tool mark-free finish.

SECTION 093000
TILING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Tile for floor applications.
B. Non-ceramic trim.

1.02 REFERENCE STANDARDS

A. ANSI A108/A118/A136 - American National Standard Specifications for the Installation of Ceramic Tile (Compendium); 2024.
B. TCNA (HB-GP) - Handbook for Gauged Porcelain Tiles and Gauged Porcelain Tile Panels/Slabs Installation; 2023.
C. TCNA (HB) - Handbook for Ceramic, Glass, and Stone Tile Installation; 2025.

1.03 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.
B. Product Data: Provide manufacturers' data sheets on tile, mortar, grout, and accessories. Include instructions for using grouts and adhesives.
C. Shop Drawings: Indicate tile layout, patterns, color arrangement, perimeter conditions, junctions with dissimilar materials, control and expansion joints, thresholds, ceramic accessories, and setting details.
D. Samples: Submit sample of each tile that is specified in drawings to Architect for approval.

1.04 DELIVERY, STORAGE, AND HANDLING

A. See Section 017419 - Construction Waste Management and Disposal for packaging waste requirements.
B. Protect adhesives from freezing or overheating in accordance with manufacturer's instructions.
C. Properly store materials in accordance with manufacturer's instructions.

PART 2 PRODUCTS

2.01 TILE

A. See finish schedule on drawings for specified tile manufacturer, color and size.

2.02 TRIM AND ACCESSORIES

A. Non-Ceramic Trim: Satin natural anodized extruded aluminum, unless noted otherwise, style and dimensions to suit application, for setting using tile mortar or adhesive.
   1. Products:
      a. Schluter-Systems; Schiene: www.schluter.com/#sle.

2.03 SETTING MATERIALS

A. Provide setting and grout materials from same manufacturer.
B. Latex-Portland Cement Mortar Bond Coat: ANSI A118.4.
C. Epoxy Adhesive and Mortar Bond Coat: ANSI A118.3.
   1. Applications: Where indicated on drawings.

2.04 GROUTS

A. High Performance Polymer Modified Grout: ANSI A118.7 polymer modified cement grout.
   1. Applications: Use where indicated on drawings and where no other type of grout is indicated.
   2. Use sanded grout for joints 1/8 inch (3.2 mm) wide and larger; use unsanded grout for joints less than 1/8 inch (3.2 mm) wide.
   3. Color: As indicated on drawings.
B. Epoxy Grout: ANSI A118.3 chemical resistant and water-cleanable epoxy grout.
   1. Applications: Use where indicated on drawings.

2.05 ACCESSORY MATERIALS

A. Concrete Floor Slab Crack Isolation Membrane: Material complying with ANSI A118.12; not intended as waterproofing.
   1. Crack Resistance: No failure at 1/8 inch (3.2 mm) gap, minimum.
B. Waterproofing Membrane at floors in wet areas (kitchens / bathrooms): Specifically designed for bonding to cementitious substrate under thick mortar bed or thin-set tile; complying with ANSI A118.10.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that subfloor surfaces are smooth and flat within the tolerances specified for that type of work and are ready to receive tile. For large format tile installations where the sub-floor flatness varies more than 1/8" in 10', provide sub-floor preparation in accordance with Section 090561
B. Verify wall surfaces are smooth and flat within tolerances specified for that type of work, are dust-free, and are ready to receive tile.

3.02 PREPARATION

A. Vacuum clean surfaces and damp clean.
B. Seal substrate surface cracks with filler.

3.03 INSTALLATION - GENERAL

A. Install tile, thresholds, and stair treads and grout in accordance with applicable requirements of ANSI A108/A118/A136, manufacturer's instructions, and TCNA (HB) or TCNA (HB-GP) recommendations, as applicable.
B. Cut and fit tile to penetrations through tile, leaving sealant joint space. Form corners and bases neatly. Align floor joints.
C. Place tile joints uniform in width, subject to variance in tolerance allowed in tile size. Make grout joints without voids, cracks, excess mortar or excess grout, or too little grout.
D. Form internal angles square and external angles bullnosed.
E. Install non-ceramic trim in accordance with manufacturer's instructions.
F. Sound tile after setting. Replace hollow sounding units.
G. Keep control and expansion joints free of mortar, grout, and adhesive.
H. Prior to grouting, allow installation to completely cure; minimum of 48 hours.
I. Grout tile joints unless otherwise indicated on drawings. Use standard grout unless otherwise indicated on drawings.
J. At changes in plane and tile-to-tile control joints, use tile sealant instead of grout, with either bond breaker tape or backer rod as appropriate to prevent three-sided bonding.

3.04 CLEANING

A. Clean tile and grout surfaces.

3.05 PROTECTION

A. Do not permit traffic over finished floor surface for 4 days after installation.

SECTION 095100
ACOUSTICAL CEILINGS

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Suspended metal grid ceiling system.
B. Acoustical units.

1.02 REFERENCE STANDARDS

A. ASTM C635/C635M - Standard Specification for Manufacture, Performance, and Testing of Metal Suspension Systems for Acoustical Tile and Lay-in Panel Ceilings; 2022.
B. ASTM C636/C636M - Standard Practice for Installation of Metal Ceiling Suspension Systems for Acoustical Tile and Lay-In Panels; 2019 (Reapproved 2025).
C. ASTM E580/E580M - Standard Practice for Installation of Ceiling Suspension Systems for Acoustical Tile and Lay-in Panels in Areas Subject to Earthquake Ground Motions; 2024a.
D. ASTM E1264 - Standard Classification for Acoustical Ceiling Products; 2023.

1.03 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.
B. Product Data: Provide data on suspension system components and acoustical units.

PART 2 PRODUCTS

2.01 ACOUSTICAL UNITS

A. Acoustical Panels: Painted mineral fiber, Manufacturer and Model as indicated on drawings, with the following characteristics:
   1. Classification: ASTM E1264 Type III.
   2. Suspension System: Exposed grid.

2.02 SUSPENSION SYSTEM(S)

A. Metal Suspension Systems: By same manfacturer as Acoustical Panels as indicated on drawings; Complying with ASTM C635/C635M; die cut and interlocking components, with perimeter moldings, hold down clips, stabilizer bars, clips, and splices as required.

PART 3 EXECUTION

3.01 INSTALLATION - SUSPENSION SYSTEM

A. Install suspension system in accordance with ASTM C636/C636M, ASTM E580/E580M, and manufacturer's instructions and as supplemented in this section.
B. Rigidly secure system, including integral mechanical and electrical components, for maximum deflection of 1:360.
C. Suspension System, Non-Seismic: Hang suspension system independent of walls, columns, ducts, pipes and conduit. Where carrying members are spliced, avoid visible displacement of face plane of adjacent members.
D. Where ducts or other equipment prevent the regular spacing of hangers, reinforce the nearest affected hangers and related carrying channels to span the extra distance.
E. Do not support components on main runners or cross runners if weight causes total dead load to exceed deflection capability.
F. Support fixture loads using supplementary hangers located within 6 inches (152 mm) of each corner, or support components independently.
G. Do not eccentrically load system or induce rotation of runners.

3.02 INSTALLATION - ACOUSTICAL UNITS

A. Install acoustical units in accordance with manufacturer's instructions.
B. Fit acoustical units in place, free from damaged edges or other defects detrimental to appearance and function.
C. Fit border trim neatly against abutting surfaces.
D. Install acoustical units level, in uniform plane, and free from twist, warp, and dents.
E. Cutting Acoustical Units:
   1. Make field cut edges of same profile as factory edges.

SECTION 096500
RESILIENT FLOORING

PART 2 PRODUCTS

1.01 TILE FLOORING

A. As indicated on drawings.

1.02 RESILIENT BASE

1.03 ACCESSORIES

A. Primers, Adhesives, and Seam Sealer: Waterproof; types recommended by flooring manufacturer.

PART 3 EXECUTION

2.01 EXAMINATION

A. Verify that surfaces are flat to tolerances acceptable to flooring manufacturer, free of cracks that might telegraph through flooring, clean, dry, and free of curing compounds, surface hardeners, and other chemicals that might interfere with bonding of flooring to substrate.
B. Cementitious Subfloor Surfaces: Verify that substrates are ready for resilient flooring installation by testing for moisture and alkalinity (pH).
   1. Test in accordance with Section 090561.
   2. Obtain instructions if test results are not within limits recommended by resilient flooring manufacturer and adhesive materials manufacturer.

2.02 INSTALLATION - GENERAL

A. Starting installation constitutes acceptance of subfloor conditions.
B. Install in accordance with manufacturer's written instructions.

2.03 INSTALLATION - TILE FLOORING

A. Mix tile from container to ensure shade variations are consistent when tile is placed, unless otherwise indicated in manufacturer's installation instructions.

2.04 INSTALLATION - RESILIENT BASE

A. Fit joints tightly and make vertical. Maintain minimum dimension of 18 inches (45 mm) between joints.
B. Install base on solid backing. Bond tightly to wall and floor surfaces.

SECTION 096813
TILE CARPETING

PART 1 GENERAL

1.01 RELATED REQUIREMENTS

A. Section 090561 - Common Work Results for Flooring Preparation: Removal of existing floor coverings, cleaning, and preparation.

1.02 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittal procedures.
B. Product Data: Provide data on specified products, describing physical and performance characteristics; sizes, patterns, colors available, and method of installation.

1.03 FIELD CONDITIONS

A. Store materials in area of installation for minimum period of 24 hours prior to installation.
B. Store and handle materials as listed by the manufacturer.

PART 2 PRODUCTS

2.01 MATERIALS

A. Tile Carpeting: Tufted, manufactured in one color dye lot.
   1. Product: As indicated on drawings.

2.02 ACCESSORIES

A. Carpet Tile Adhesive: Recommended by carpet tile manufacturer; releasable type.

PART 3 EXECUTION

3.01 EXAMINATION

A. Verify that subfloor surfaces are smooth and flat within tolerances specified for that type of work and are ready to receive carpet tile.
B. Verify that subfloor surfaces are dust-free and free of substances that could impair bonding of adhesive materials to subfloor surfaces.
C. Cementitious Subfloor Surfaces: Verify that substrates are ready for flooring installation by testing for moisture and alkalinity (pH).
   1. Test in accordance with Section 090561.
   2. Obtain instructions if test results are not within limits recommended by flooring material manufacturer and adhesive materials manufacturer.
D. Verify that required floor-mounted utilities are in correct location.
E. Do not commence carpet installation until painting and finishing work is complete and ceiling and overhead work is completed, tested, and approved.

3.02 PREPARATION

A. Remove existing flooring.
B. Prepare floor substrates for installation of flooring in accordance with Section 090561.
C. Prepare floor substrates as recommended by flooring and adhesive manufacturers.

3.03 INSTALLATION

A. Starting installation constitutes acceptance of subfloor conditions.
B. Install carpet tile in accordance with manufacturer's instructions.
C. Blend carpet from different cartons to ensure minimal variation in color match.
D. Cut carpet tile clean. Fit carpet tight to intersection with vertical surfaces without gaps.
E. Lay carpet tile in square pattern, with pile direction parallel to next unit, set parallel to building lines.
F. Trim carpet tile neatly at walls and around interruptions.
G. Complete installation of edge strips, concealing exposed edges.

3.04 CLEANING

A. Remove excess adhesive without damage, from floor, base, and wall surfaces.
B. Clean and vacuum carpet surfaces.

SECTION 099123
INTERIOR PAINTING

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Surface preparation.
B. Field application of paints.
C. Scope: Finish interior surfaces exposed to view, unless fully factory-finished and unless otherwise indicated.
D. Do Not Paint or Finish the Following Items:
   1. Items factory-finished unless otherwise indicated; materials and products having factory-applied primers are not considered factory finished.
   2. Items indicated to receive other finishes.
   3. Items indicated to remain unfinished.
   4. Fire rating labels, equipment serial number and capacity labels, bar code labels, and operating parts of equipment.
   5. Floors, unless specifically indicated.
   6. Glass.
   7. Concealed pipes, ducts, and conduits.

1.02 REFERENCE STANDARDS

A. MPI (APSM) - Master Painters Institute Architectural Painting Specification Manual; Current Edition.

1.03 SUBMITTALS

A. See Section 013000 - Administrative Requirements, for submittal procedures.
B. Product Data: Provide complete list of products to be used, with the following information for each:
   1. Manufacturer's name, product name and/or catalog number, and general product category (e.g., "alkyd enamel").
   2. MPI product number (e.g., MPI #47).
   3. Cross-reference to specified paint system products to be used in project; include description of each system.

PART 2 PRODUCTS

2.01 PAINTS AND FINISHES - GENERAL

A. Paints and Finishes: Ready-mixed, unless intended to be a field-catalyzed paint.
   1. Provide paints and finishes of a soft paste consistency, capable of being readily and uniformly dispersed to a homogeneous coating, with good flow and brushing properties, and capable of drying or curing free of streaks or sags.
   2. Supply each paint material in quantity required to complete entire project's work from a single production run.
   3. Do not reduce, thin, or dilute paint or finishes or add materials unless such procedure is specifically described in manufacturer's product instructions.

2.02 PAINT SYSTEMS - INTERIOR

A. Interior Surfaces to be Painted, Unless Otherwise Indicated: Including gypsum board, concrete, concrete masonry units, brick, wood, plaster, uncoated steel, shop primed steel, galvanized steel, aluminum, and acoustical ceilings.
   1. Two top coats and one coat primer.
   2. Top Coat(s): Institutional Low Odor/VOC Interior Latex; MPI #143, 144, 145, 146, 147, or 148.

PART 3 EXECUTION

3.01 PREPARATION

A. Clean surfaces thoroughly and correct defects prior to application.
B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.
C. Remove or mask surface appurtenances, including electrical plates, hardware, light fixture trim, escutcheons, and fittings, prior to preparing surfaces or finishing.
D. Seal surfaces that might cause bleed through or staining of topcoat.
E. Gypsum Board: Fill minor defects with filler compound. Spot prime defects after repair.
F. Plaster: Fill hairline cracks, small holes, and imperfections with latex patching plaster. Make smooth and flush with adjacent surfaces. Wash and neutralize high-alkali surfaces.
G. Wood Surfaces to Receive Opaque Finish: Wipe off dust and grit prior to priming. Seal knots, pitch streaks, and sappy sections with sealer. Fill nail holes and cracks after primer has dried; sand between coats. Back prime concealed surfaces before installation.

3.02 APPLICATION

A. Apply products in accordance with manufacturer's written instructions and recommendations in "MPI Architectural Painting Specification Manual".
B. Do not apply finishes to surfaces that are not dry. Allow applied coats to dry before next coat is applied.
C. Apply each coat to uniform appearance in thicknesses specified by manufacturer.
D. Sand wood and metal surfaces lightly between coats to achieve required finish.
E. Vacuum clean surfaces of loose particles. Use tack cloth to remove dust and particles just prior to applying next coat.
F. Reinstall electrical cover plates, hardware, light fixture trim, escutcheons, and fittings removed prior to finishing.

SECTION 102800
TOILET, BATH, AND LAUNDRY ACCESSORIES

PART 2 PRODUCTS

1.01 MANUFACTURERS

A. Commercial Toilet, Shower, and Bath Accessories:
   1. American Specialties, Inc: www.americanspecialties.com/#sle.
   2. Bradley Corporation: www.bradleycorp.com/#sle.
   3. Bobrick Washroom Equipment, Inc.: www.bobrick.com/.

1.02 MATERIALS

A. Accessories - General: Shop assembled, free of dents and scratches and packaged complete with anchors and fittings, steel anchor plates, adapters, and anchor components for installation.
B. Stainless Steel Sheet: ASTM A666/A666M, Type 304.

1.03 FINISHES

A. Stainless Steel: Satin finish, unless otherwise noted.

1.04 COMMERCIAL TOILET ACCESSORIES

A. See drawings for schedule.

SECTION 104400
FIRE PROTECTION SPECIALTIES

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Fire extinguishers.
B. Fire extinguisher cabinets.

1.02 REFERENCE STANDARDS

A. ASTM E814 - Standard Test Method for Fire Tests of Penetration Firestop Systems; 2013a (Reapproved 2017).
B. FM (AG) - FM Approval Guide; Current Edition.
C. NFPA 10 - Standard for Portable Fire Extinguishers; 2022.
D. UL (DIR) - Online Certifications Directory; Current Edition.

PART 2 PRODUCTS

2.01 MANUFACTURERS

A. Fire Extinguishers:
   1. Kidde, a unit of United Technologies Corp; _____: www.kidde.com/#sle.
   2. Potter-Roemer; _____: www.potterroemer.com/#sle.
B. Fire Extinguisher Cabinets and Accessories:
   1. Kidde, a unit of United Technologies Corp; _____: www.kidde.com/#sle.
   2. Larsen's Manufacturing Co; _____: www.larsensmfg.com/#sle.
   3. Potter-Roemer; _____: www.potterroemer.com/#sle.

2.02 FIRE EXTINGUISHERS

A. Fire Extinguishers - General: Comply with product requirements of NFPA 10 and applicable codes, whichever is more stringent.
   1. Provide extinguishers labeled by UL (DIR) or FM (AG) for purpose specified and as indicated.
B. Multipurpose Dry Chemical Type Fire Extinguishers: Carbon steel tank, with pressure gauge.
   1. Class: A:B:C type.
   2. Temperature range: Minus 40 degrees F (Minus 40 degrees C) to 120 degrees F (49 degrees C).

2.03 FIRE EXTINGUISHER CABINETS

ARCHITECT:
Colliers Engineering & Design

CLIENT:
CAFFÈ NERO

MEP & FP ENGINEER:
ZAINO & ASSOCIATES, INC.

CAFFE NERO
CAFFE NERO SCARSDALE
100 Christie Place
Scarsdale, NY 10583

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT · MATTHEW D WITTEK · 037334 · STATE OF NEW YORK

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

PROJECT TEAM: RK, AG
PROJECT MANAGER: RK
PROJECT NUMBER: 23343

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

DRAWING NAME:
SPECIFICATIONS

DRAWING NO.
G007

Plot Date: 3/5/2026 4:29:11 PM Dwg Filename: Autodesk Docs://23343 - Cafe Nero/Caffe Nero - Scarsdale NY.rvt

A. Fire Rating: Listed and labeled in accordance with ASTM E814 requirements for fire resistance rating of walls where being installed.
B. Fire Rated Cabinet Construction: One-hour fire rated.
C. Cabinet Configuration: Semi-recessed type unless noted otherwise.
1. Size to accommodate accessories.

PART 3 EXECUTION

3.01 INSTALLATION

A. Install in accordance with manufacturer's instructions.

3.02 MAINTENANCE

A. See Section 017000 - Execution and Closeout Requirements, for additional requirements relating to maintenance service.

SECTION 123200
MANUFACTURED WOOD CASEWORK

PART 1 GENERAL

1.01 SECTION INCLUDES

A. Manufactured standard and custom casework, with cabinet hardware.
B. Countertops.

1.02 DEFINITIONS

A. Exposed: Portions of casework visible when drawers and cabinet doors are closed, including end panels, bottoms of cases more than 42 inches (1.066 m) above finished floor, tops of cases less than 72 inches (1.82 m) above finished floor and all members visible in open cases or behind glass doors.
B. Semi-Exposed: Portions of casework and surfaces behind solid doors, tops of cases more than 72 inches (1.828 m) above finished floor and bottoms of cabinets more than 30 inches (0.762 m) but less than 42 inches (1.066 m) above finished floor.
C. Concealed: Sleepers, web frames, dust panels and other surfaces not generally visible after installation and cabinets less than 30 inches (762 mm) above finished floor.

1.03 REFERENCE STANDARDS

A. ANSI Z97.1 - American National Standard for Safety Glazing Materials Used in Buildings - Safety Performance Specifications and Methods of Test; 2015 (Reaffirmed 2020).
B. ASTM A666/A666M - Standard Specification for Annealed or Cold-Worked Austenitic Stainless Steel Sheet, Strip, Plate, and Flat Bar; 2024.
C. ASTM C1036 - Standard Specification for Flat Glass; 2021.
D. ASTM C1048 - Standard Specification for Heat-Strengthened and Fully Tempered Flat Glass; 2018.
E. AWI/AWMAC/WI (AWS) - Architectural Woodwork Standards, 2nd Edition; 2014, with Errata (2016).
F. AWMAC/WI (NAAWS) - North American Architectural Woodwork Standards; 2021, with Errata.
G. BHMA A156.9 - Cabinet Hardware; 2020.
H. HPVA HP-1 - American National Standard for Hardwood and Decorative Plywood; 2024.
I. ISFA 2-01 - Classification and Standards for Solid Surfacing Material; 2013.
J. NEMA LD 3 - High-Pressure Decorative Laminates; 2005.

1.04 SUBMITTALS

A. See Section 013000 - Administrative Requirements for submittal procedures.
B. Shop Drawings: Indicate casework types, sizes, and locations, using large scale plans, elevations, and cross sections (details at 1 1/2"=1'-0" scale min.) Include rough-in and anchors and reinforcements, placement dimensions and tolerances, clearances required, and keying information.
C. Maintenance Data: Manufacturer's recommendations for care and cleaning.
D. Finish touch-up kit for each type and color of materials provided.

1.05 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years of documented experience.
B. Installer Qualifications: Company specializing in performing work of the type specified in this section, with not less than three years of documented experience and approved by manufacturer.

1.06 DELIVERY, STORAGE, AND HANDLING

A. Protect items provided by this section, including finished surfaces and hardware items during handling and installation. For metal surfaces, use polyethylene film or other protective material standard with the manufacturer.
B. Acceptance at Site:
1. Do not deliver or install casework until the conditions specified under Part 3, Examination Article of this section have been met. Products delivered to sites that are not enclosed and/or improperly conditioned will not be accepted if warping or damage due to unsatisfactory conditions occurs.
C. Storage:
1. Store casework in the area of installation. If necessary, prior to installation, temporarily store in another area, meeting the environmental requirements specified under Part 3, "Site Verification of Conditions" Article of this section.

PART 2 PRODUCTS

2.01 CASEWORK, GENERAL

A. Quality Standard: AWI/AWMAC/WI (AWS) or AWMAC/WI (NAAWS), unless noted otherwise.

2.02 FABRICATION

A. Assembly: Shop assemble casework items for delivery to site in units easily handled and to permit passage through building openings.
B. Construction: As required for selected grade.
C. Removable back panels on all base cabinets. Provide partial height back panels at sink cabinets.
D. Edging: Fit shelves, doors, and exposed edges with specified edging. Do not use more than one piece for any single length.
E. Scribes and Fillers: Panels of matching construction and finish, for locations where cabinets do not fit tight to adjacent construction.
F. Apron Frames: Construction similar to other cabinets, with modifications.
G. Countertop Panel-Type Supports: Materials similar to adjacent casework, 1-1/2 inch (38 mm) in width, with front-to-back and toe space dimensions matching base cabinet. Designed to be secured in a concealed fashion to countertop material. Include two leveling devices per support panel.

2.03 WOOD-VENEER-FACED CASEWORK

A. Wood-Veneer-Faced Casework: Solid wood and wood panel construction; each unit self-contained and not dependent on adjacent units or building structure for rigidity; in sizes necessary to avoid field cutting except for scribes and filler panels. Include adjustable levelers for base cabinets.
1. Style: Flush overlay. Ease doors and drawer fronts slightly at edges.
2. Cabinet Nominal Dimensions: Unless otherwise indicated, provide cabinets of widths and heights indicated on drawings, and with following front-to-back dimensions:
a. Base Cabinets: 24 inches (610 mm).
b. Tall Cabinets: 22 inches (559 mm).
c. Wall Cabinets: 16 inches (406 mm).
3. Finishes:
a. Exposed Exterior Surfaces: HPVA HP-1 Grade A, Ash, plain sliced, random-matched.
b. Exposed Interior Surfaces: HPVA HP-1 Grade B, Ash, plain sliced, random-matched.
c. Semi-Exposed Surfaces: HPVA HP-1 Grade B, Ash, plain sliced, random-matched.
d. Concealed Surfaces: Manufacturer's option.

2.04 PLASTIC-LAMINATE-CLAD CASEWORK

A. Plastic-Laminate-Clad Casework: Solid wood and wood panel construction; each unit self-contained and not dependent on adjacent units or building structure for rigidity; in sizes necessary to avoid field cutting except for scribes and filler panels. Include adjustable levelers for base cabinets.
1. Style: Flush overlay. Ease doors and drawer fronts slightly at edges.
2. Cabinet Nominal Dimensions: Unless otherwise indicated, provide cabinets of widths and heights indicated on drawings, and with following front-to-back dimensions:
a. Base Cabinets: 22 inches (559 mm).
b. Tall Cabinets: 22 inches (559 mm).
c. Wall Cabinets: 16 inches (406 mm).
3. Plastic Laminate: Apply plastic laminate finish in full uninterrupted sheets consistent with manufactured sizes. Fit corners and joints hairline.
a. Finish: Matte or suede, gloss rating of 5 to 20.

2.05 SOLID PHENOLIC CASEWORK

A. Solid Phenolic Casework: Solid phenolic panel construction; each unit self-contained and not dependent on adjacent units or building structure for rigidity; in sizes necessary to avoid field cutting except for scribes and filler panels. Include adjustable levelers for base cabinets.
1. Style: Flush overlay. Ease doors and drawer fronts slightly at edges.
2. Cabinet Nominal Dimensions: Unless otherwise indicated, provide cabinets of widths and heights indicated on drawings, and with following front-to-back dimensions:
a. Base Cabinets: 24 inches (610 mm).
b. Tall Cabinets: 22 inches (559 mm).
c. Wall Cabinets: 16 inches (406 mm).

2.06 THERMALLY FUSED LAMINATE CASEWORK

A. Thermally Fused Laminate Casework: Thermally fused laminate panel construction; each unit self-contained and not dependent on adjacent units or building structure for rigidity; in sizes necessary to avoid field cutting except for scribes and filler panels. Include adjustable levelers for base cabinets.
1. Style: Flush overlay. Ease doors and drawer fronts slightly at all edges.
2. Cabinet Nominal Dimensions: Unless otherwise indicated, provide cabinets of widths and heights indicated on drawings, and with following front-to-back dimensions:
a. Base Cabinets: 24 inches (610 mm).
b. Tall Cabinets: 22 inches (559 mm).
c. Wall Cabinets: 16 inches (406 mm).

2.07 COUNTERTOPS

A. Types: More than one type is required. See drawings for location of each type of countertop.
B. Stainless Steel Countertops: Manufacturer's standard alloy and gauge.
1. Manufacturer's standard configuration for exposed edges, back and end splashes.
C. Plastic Laminate Countertops: High pressure decorative laminate sheet bonded to substrate.
1. Manufacturer's standard configuration for exposed edges, back and end splashes.
2. Fabricate in accordance with manufacturer's standard requirements.
D. Solid Phenolic Countertops: Self-supporting high pressure laminate panel with decorative surface over structural members.
1. Manufacturer's standard configuration for exposed edges, back and end splashes.
2. Fabricate in accordance with manufacturer's standard requirements.
E. Epoxy Resin Countertops: Filled epoxy resin molded into homogenous, non-porous sheets; no surface coating and color and pattern consistent throughout thickness; with integral or adhesively seamed components.
1. Manufacturer's standard configuration for exposed edges, back and end splashes.
2. Fabricate in accordance with manufacturer's standard requirements.
F. Solid Surfacing Countertops: Solid surfacing sheet or plastic resin casting over continuous substrate.
1. Solid Surfacing Sheet and Plastic Resin Castings: Complying with ISFA 2-01 and NEMA LD 3; acrylic or polyester resin, mineral filler, and pigments; homogenous, non-porous and capable of being worked and repaired using standard woodworking tools; no surface coating; color and pattern consistent throughout thickness.
2. Manufacturer's standard configuration for exposed edges, back and end splashes.
3. Fabricate in accordance with manufacturer's standard requirements.
G. Natural Quartz and Resin Composite Countertops: Sheet or slab of natural quartz and plastic resin over continuous substrate.
1. Manufacturer's standard configuration for exposed edges, back and end splashes.
2. Fabricate in accordance with manufacturer's standard requirements.
H. Natural Stone Countertops: Stone slabs bonded to substrate; use as large pieces as possible with inconspicuous adhesive joints.
1. Manufacturer's standard configuration for exposed edges, back and end splashes.
2. Fabricate in accordance with manufacturer's standard requirements.

2.08 CABINET HARDWARE

A. Manufacturer's standard types, styles and finishes.
B. Comply with BHMA A156.9 requirements.

2.09 MATERIALS

A. Wood-Based Materials:
1. Solid Wood: Air-dried to 4.5 percent moisture content, then tempered to 6 percent moisture content before use.
2. Composite Wood Panels: Containing no urea-formaldehyde resin binders.
B. Stainless Steel Sheet: ASTM A666/A666M Type 304.
C. Glass: Fully tempered float; ASTM C1036, Type 1, Quality Q3; ASTM C1048, tempered using horizontal tempering and complying with ANSI Z97.1; 3/16 inch (4.5 mm) thick minimum; exposed edges ground, and cut or drilled to receive hardware; clear.

2.10 ACCESSORIES

A. Plastic Edge Banding: Extruded PVC, convex shaped; smooth finish; self locking serrated tongue; of width to match component thickness.
B. Bolts, Nuts, Washers, Lags, Pins, and Screws: Of size and type to suit application; galvanized or chrome-plated finish in concealed locations and stainless steel or chrome-plated finish in exposed locations.
C. Concealed Joint Fasteners: Corrosion-resistant, standard with manufacturer.
D. Grommets: Standard plastic grommets for cut-outs, in color to match adjacent surface.

PART 3 EXECUTION

3.01 PREPARATION

A. Large Components: Ensure that large components can be moved into final position without damage to other construction.

3.02 EXAMINATION

A. Site Verification of Environmental Conditions:
1. Do not deliver casework until the following conditions have been met:
a. Building has been enclosed (windows and doors sealed and weather-tight).
b. An operational HVAC system that maintains temperature and humidity at occupancy levels has been put in place.
c. Ceiling, overhead ductwork, piping, and lighting have been installed.
d. Installation areas do not require further "wet work" construction.
B. Verify adequacy of support framing and anchors.
C. Verify that service connections are correctly located and of proper characteristics.

3.03 INSTALLATION

A. Perform installation in accordance with manufacturer's instructions.
B. Use anchoring devices to suit conditions and substrate materials encountered. Use concealed fasteners to the greatest degree possible. Use exposed fasteners only where allowed by approved shop drawings, or where concealed fasteners are impracticable.
C. Set casework items plumb and square, securely anchored to building structure.
D. Align cabinets to adjoining components, install filler and/or scribe panels where necessary to close gaps.
E. Fasten together cabinets in continuous runs, with joints flush, uniform and tight. Misalignment of adjacent units not to exceed 1/16 inch (1.6 mm). In addition, do not exceed the following tolerances:
1. Variation of Tops of Base Cabinets from Level: 1/16 inch (1.6 mm) in 10 feet (3 m).
2. Variation of Faces of Cabinets from a True Plane: 1/8 inch (3 mm) in 10 feet (3 m).
3. Variation of Adjacent Surfaces from a True Plane (Lippage): 1/32 inch (0.8 mm).
4. Variation in Alignment of Adjacent Door and Drawer Edges: 1/16 inch (1.6 mm).
F. Base Cabinets: Fasten cabinets to service space framing and/or wall substrates, with fasteners spaced not more than 16 inches (407 mm) on center. Bolt adjacent cabinets together with joints flush, tight, and uniform.
G. Install hardware uniformly and precisely.
H. Countertops: Install countertops intended and furnished for field installation in one true plane, with ends abutting at hairline joints, and no raised edges.
I. Replace units that are damaged, including those that have damaged finishes.

3.04 CLEANING

A. Clean casework and other installed surfaces thoroughly.

3.05 PROTECTION

A. Do not permit finished casework to be exposed to continued construction activity.
B. Protect casework and countertops from ongoing construction activities. Prevent workmen from standing on, or storing tools and materials on casework or countertops.
C. Repair damage, including to finishes, that occurs prior to Date of Substantial Completion, using methods prescribed by manufacturer; replace units that cannot be repaired to like-new condition.

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ARCHITECT:
Colliers Engineering & Design
CLIENT:
CAFFÈ NERO
MEP & FP ENGINEER:
ZAINO & ASSOCIATES, INC.

CAFFE NERO
CAFFE NERO SCARSDALE
100 Christie Place
Scarsdale, NY 10583

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
MATTHEW D WITTEN
37334
STATE OF NEW YORK

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

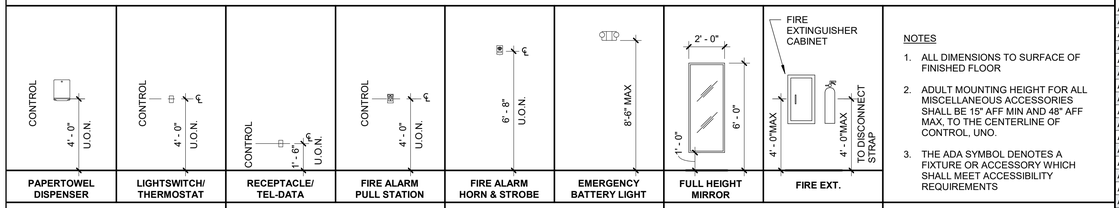
PROJECT TEAM: RK, AG
PROJECT MANAGER: RK
PROJECT NUMBER: 23343

Colliers Engineering & Design,
Architecture, Landscape
Architecture, Surveying, CT P.C.

DRAWING NAME:
SPECIFICATIONS

DRAWING NO.
G008

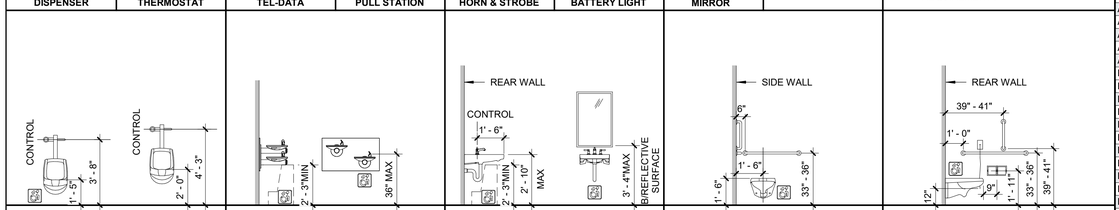
DEVICE MOUNTING HEIGHTS



PAPERTOWEL DISPENSER | **LIGHTSWITCH/ THERMOSTAT** | **RECEPTACLE/ TEL-DATA** | **FIRE ALARM PULL STATION** | **FIRE ALARM HORN & STROBE** | **EMERGENCY BATTERY LIGHT** | **FULL HEIGHT MIRROR** | **FIRE EXT.**

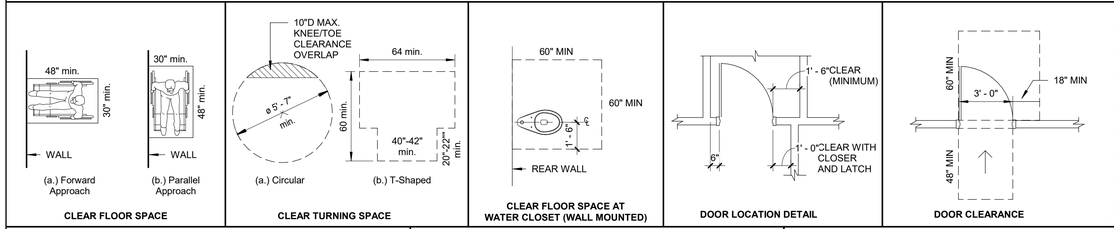
NOTES

1. ALL DIMENSIONS TO SURFACE OF FINISHED FLOOR
2. ADULT MOUNTING HEIGHT FOR ALL MISCELLANEOUS ACCESSORIES SHALL BE 15" AFF MIN AND 48" AFF MAX, TO THE CENTERLINE OF CONTROL, UNO.
3. THE ADA SYMBOL DENOTES A FIXTURE OR ACCESSORY WHICH SHALL MEET ACCESSIBILITY REQUIREMENTS

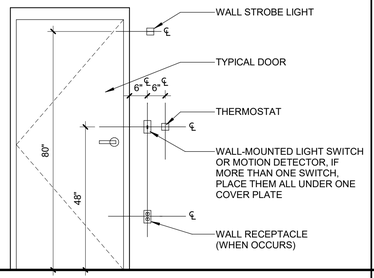


URINAL | **WATER FOUNTAIN** | **LAVATORY** | **WATER CLOSET (FRONT VIEW)** | **WATER CLOSET (SIDE VIEW)**

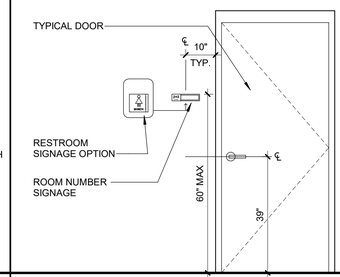
ACCESSIBILITY CLEARANCES



CLEAR FLOOR SPACE | **CLEAR TURNING SPACE** | **CLEAR FLOOR SPACE AT WATER CLOSET (WALL MOUNTED)** | **DOOR LOCATION DETAIL** | **DOOR CLEARANCE**



TYPICAL MOUNTING HEIGHT DIAGRAM

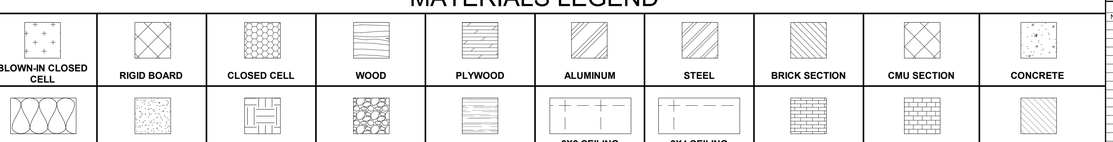


TYP. SIGNAGE MOUNTING HEIGHT DIAGRAM

ABBREVIATIONS

A	
AB	ANCHOR BOLT
ABBREV	ABBREVIATION
AC	AIR CONDITIONING
ACC	ACCESSIBLE
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AGGR	AGGREGATE
ALT	ALTERNATE
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
ASPH	ASPHALT
ATTN	ATTENTION
AUTO	AUTOMATIC
AV	AUDIOVISUAL
B	
BD	BOARD
BET	BETWEEN
BIT	BITUMINOUS
BLDG	BUILDING
BLK	BLOCK
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BOF	BOTTOM OF FOOTING
BOS	BOTTOM OF STEEL
BR	BEDROOM
BRG	BEARING
BRKT	BRACKET
BSMT	BASEMENT
C	
CAB	CABINET
CAT	CATEGORY
CB	CATCH BASIN
CB	CEMENT BOARD
CBU	CEMENTITIOUS BACKER UNIT
CC	CENTER TO CENTER
CCTV	CLOSED CIRCUIT TELEVISION
CEM	CEMENT
CER	CERAMIC
CG	CORNER GUARD
CH	CHILLER
CI	CAST IRON
CIP	CAST-IN-PLACE
CIR	CIRCLE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMT	CERAMIC MOSAIC TILE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
COND	CONDITION
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CRS	COURSE
CT	CERAMIC TILE
CTR	CENTER
CU	CUBIC
CURT	CURTAIN WALL
CW	COLD WATER
D	
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLITION
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DIA (ø)	DIAMETER
DIAG	DIAGINAL
DIFF	DIFFUSER
DIM	DIMENSION
DIMS	DIMENSIONS
DISP	DISPENSER
DIV	DIVISION
DL	DEADLOAD
DMPF	DAMP PROOFING
DN	DOWN
DO	DOOR OPENING
DR	DOOR
DRN	DRAIN
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
E	
EA	EACH
EB	EXPANSION BOLT
EF	EXHAUST FAN
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENG	ENGINEER
ENT	ENTRANCE
EP	ELECTRICAL PANEL
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS
EQ	EQUAL
EQUIP	EQUIPMENT
EST	ESTIMATE
ETR	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
EXC	EXCAVATE
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F	
FA	FIRE ALARM
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF&E	FURNITURE, FIXTURES AND EQUIPMENT
FGL	FIBERGLASS
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FLEX	FLEXIBLE
FLR	FLOOR
FLUOR	FLUORESCENT
FND	FOUNDATION
FO	FACE OF
FP	FIRE PROTECTION
FPG	FIREPROOFING
FR	FIRE RESISTANT
FRC	FIBER REINFORCED CONCRETE
FRT	FIRE RETARDANT TREATED
FT	FEET/FOOT
FTG	FOOTING
FURN	FURNITURE
FURR	FURRED, FURRING
G	
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACT(OR)
GEN	GENERAL
GFI	GROUND FAULT INTERRUPTOR
GFRC	GLASS FIBER REINFORCED CONCRETE
GKT	GASKET
GL	GLASS
GLAZ	GLAZING
GR	GRADE
GRAN	GRANULAR
GSM	GALVANIZED SHEET METAL
GV	GAS VALVE
GVL	GRAVEL
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
H	
HB	HOSE BIB
HC	HANDICAPPED
HCR	HOLLOW CORE
HDWD	HARDWOOD
HDWR	HARDWARE
HGT	HEIGHT
HM	HOLLOW METAL
HNDRL	HANDRAIL
HO	HOLD OPEN
HORIZ	HORIZONTAL
HP	HIGH POINT
HPDL	HIGH PRESSURE DECORATIVE LAMINATE
HR	HOUR
HRC	HOSE REEL CABINET
HT	HIGH/HEIGHT
HTR	HEATER
HVAC	HEATING VENTILATION AND AIR CONDITIONING
HW	HOT WATER
I	
ID	INSIDE DIAMETER
IN	INCH/INCHES
INCAND	INCANDESCENT
INCL	INCLUDED/INCLUDING
INSUL	INSULAT(ED)(ION)
INT	INTERIOR
INTERM	INTERMEDIATE
J	
JB	JUNCTION BOX
JC	JANITOR'S CLOSET
JST	JOIST
JT	JOINT
L	
LAM	LAMINATE
LAV	LAVATORY
LB	POUNDS
LIN	LINEAR
LL	LANDLORD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LOW POINT
LT	LIGHT
LVR	LOUVER
LVT	LUXURY VINYL TILE
LW	LIGHT WEIGHT
M	
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MEMBR	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MAN HOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLD	MOLDING
MO	MASONRY OPENING
MOD	MODULAR
MOV	MOVABLE
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTL	METAL
MULL	MULLION
N	
NA	NOT APPLICABLE
NAT	NATURAL
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NON COMB	NON COMBUSTIBLE
NRC	NOISE REDUCTION COEFFICIENT
NSO	NON SIMULTANOUS OCCUPANCY
NTS	NOT TO SCALE
O	
OA	OUTSIDE AIR
OAL	OVERALL
OC	ON CENTER
OD	OUTSIDE DIAMETER
OD	OVERFLOW DRAIN
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OFRD	OVERFLOW ROOF DRAIN
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
OZ	OUNCE
P	
PAV	PAVING
PBD	PARTICLE BOARD
PC	PRECAST
PCF	POUNDS PER CUBIC FOOT
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLF	POUNDS PER LINEAR FOOT
PLS	PLASTIC
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT OR PAINTED
POL	POLISHED
PREFAB	PREFABRICATED
PROJ	PROJECT
PROT	PROTECTION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PTD	PAINTED
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
Q	
QTY	QUANTITY
R	
RAD	RADIUS
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
REC	RECESSED
RECPT	RECEPTACLE
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED
REL	RELOCATE
REM	REMOVABLE
REQ	REQUIRE/REQUIRED
RES	RESILIENT
REV	REVISION/REVISED
RFG	ROOFING
RFL	REFLECT(OR)(ED)(IVE)
RM	ROOM
RO	ROUGH OPENING
RTD	RATED
RTU	ROOF TOP MECHANICAL UNIT
S	
SA	SUPPLY AIR
SAF	SELF ADHERED FLASHING
SAN	SANITARY
SC	SOLID CORE
SCHED	SCHEDULE
SD	STORM DRAIN
SEAL	SEALANT
SECT	SECTION
SF	STOREFRONT
SH	SPRINKLER HEAD
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SP	STANDPIPE
SPEC	SPECIFICATION
SPK	SPRINKLER OR SPEAKER
SPKR	SPEAKER
SQ	SQUARE
SQFT	SQUARE FEET/FOOT
SQYD	SQUARE YARD
SST	STAINLESS STEEL
STA	STATION
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRG	STRINGER
STRUCT	STRUCTURAL
SUBCAT	SUBCATEGORY
SUP	SUPPORT
SUR	SURFACE
SUSP	SUSPENDED
SW	SWITCH
SYM	SYMMETRICAL
SYS	SYSTEM
T	
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEL	TELEPHONE/TELECOM
TEMD	TEMPERED
TEMP	TEMPERATURE
TEXT	TEXTURED
THK	THICKNESS
THR	THRESHOLD
THRU	THROUGH
TLT	TOILET
TMPD	TEMPERED
TO	TOP OF
TOB	TOP OF BEAM
TOC	TOP OF CONCRETE
TOL	TOLERENCE
TOP	TOP OF PAVEMENT
TOS	TOP OF SLAB, STEEL
TOW	TOP OF WALL
TRANS	TRANSPARENT
TRT	TREATED
TS	TUBE STEEL
TYP	TYPICAL
U	
UC	UNDERCUT
UL	UNDERWRITER'S LABORATORY
UNFIN	UNFINISHED
UON	UNLESS OTHERWISE NOTED
URNL	URINAL
UTIL	UTILITY
V	
VAR	VARIES
VCT	VINYL COMPOSITE TILE
VENT	VENTILATION
VERT	VERTICAL
VEST	VESTIBULE
VIF	VERIFY IN FIELD
VNR	VENEER
VOL	VOLUME
VP	VISION PANEL
VR	VAPOR RETARDER
VWC	VINYL WALL COVERING
VYL	VINYL
W	
W/	WITH
W/O	WITHOUT
WC	WATER CLOSET
WD	WOOD
WIN	WINDOW
WK	WORKING
WM	WIRE MESH
WP	WATERPROOF/WATERPROOFING
WPM	WATERPROOF MEMBRANE
WRG	WATER RESISTANT GYPSUM
WS	WEATHER-STRIPPING
WSCT	WAINSCOT
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

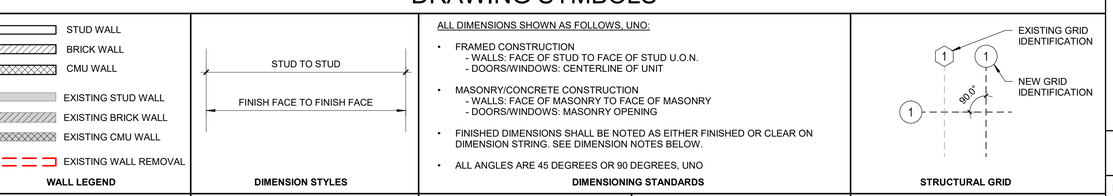
MATERIALS LEGEND



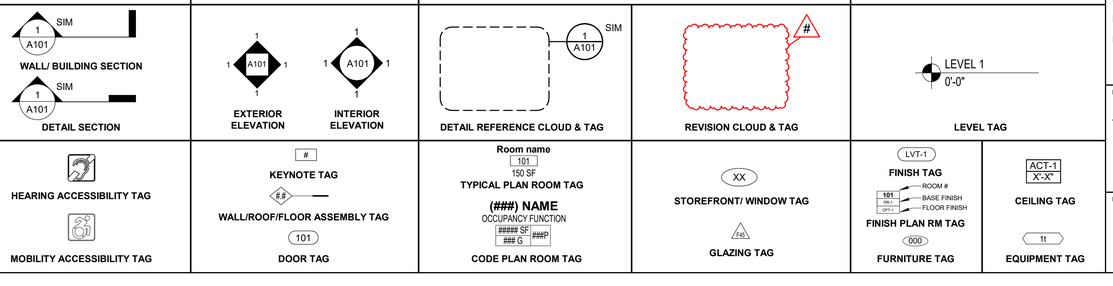
BLOWN-IN CLOSED CELL | **RIGID BOARD** | **CLOSED CELL** | **WOOD** | **PLYWOOD** | **ALUMINUM** | **STEEL** | **BRICK SECTION** | **CMU SECTION** | **CONCRETE**

BATT INSULATION | **GYP BOARD** | **EARTH** | **LOOSE FILL** | **ROOFING** | **2X2 CEILING DEMO** | **2X4 CEILING DEMO** | **BRICK ELEVATION** | **CMU ELEVATION** | **AREA NIC**

DRAWING SYMBOLS



WALL LEGEND | **DIMENSION STYLES** | **DIMENSIONING STANDARDS** | **STRUCTURAL GRID**



ARCHITECT:
Colliers Engineering & Design

CLIENT:
CAFFÈ NERO

MEP & FP ENGINEER:
ZAINO & ASSOCIATES, INC.

CAFFE NERO
CAFFE NERO SCARSDALE
100 Christie Place
Scarsdale, NY 10583

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

REGISTERED ARCHITECT
MATTHEW D WITTMAN
37334
STATE OF NEW YORK

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

PROJECT TEAM: RK, AG
PROJECT MANAGER: RK
PROJECT NUMBER: 23343

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

DRAWING NAME:
ADA STANDARDS, SYMBOLS & ABBREVIATIONS

DRAWING NO.
G011

Plot Date: 3/5/2026 4:29:12 PM Dwg Filename: Autodesk Docs://23343 - Cafe Nero/Caffe Nero - Scarsdale NY.rvt

ARCHITECTURAL GENERAL NOTES

1. ALL WORK SHALL CONFORM TO FEDERAL, STATE AND MUNICIPAL CODES, LAWS, ORDINANCES, RULES, AND REGULATIONS. THESE SHALL SUPERSEDE DRAWINGS, NOTES AND DIMENSIONS IN ALL CASES. THE ARCHITECT SHALL BE NOTIFIED OF SUCH CHANGES BEFORE WORK IS STARTED. CONTRACTOR SHALL OBTAIN PERMITS BEFORE STARTING WORK, AND OBTAIN APPROVALS OF ALL REGULATORY AGENCIES UPON COMPLETION, AND AS REQUIRED.
2. THE CONTRACT DOCUMENTS CONSIST OF THE DRAWINGS, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, OWNER-CONTRACTOR AGREEMENTS AND ALL ADDENDA ISSUED PRIOR TO AND ALL PLAN CHANGES ISSUED AFTER EXECUTION OF THE CONTRACT.
3. NO DEVIATION FROM CONTRACT DOCUMENTS AND SPECIFICATIONS SHALL BE MADE WITHOUT WRITTEN APPROVAL OF THE DESIGN PROFESSIONAL. IF EMERGENCY DICTATES VERBAL APPROVAL, CHANGE MUST BE DOCUMENTED IN WRITING WITHIN THE NEXT BUSINESS DAY.
4. UNLESS OTHERWISE INDICATED IN THE CONSTRUCTION DOCUMENTS AS BEING NOT IN CONTRACT (N.I.C.) OR EXISTING; ALL ITEMS, MATERIALS AND INSTALLATION OF SAME ARE A PART OF THE CONTRACT DEFINED BY THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ACCESSORIES, COMPONENTS AND ASSEMBLIES REQUIRED FOR THE WORK SHOWN.
5. U.O.N. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR PAYING FOR AND OBTAINING ALL PERMITS, INSPECTIONS, REQUIRED TESTS AND UTILITY CONNECTIONS, TERMINATIONS, AND CAPPING UNLESS OTHERWISE NOTED.
6. IN THE EVENT OF DISCREPANCIES IN THE DRAWINGS, THE COSTLIER OR MORE RESTRICTIVE CONDITIONS SHALL BE DEEMED THE CONTRACT REQUIREMENT, UNLESS OTHERWISE STATED IN WRITING, FROM THE OWNER OR OWNER'S REPRESENTATIVE. ANY DISCREPANCIES SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ARCHITECT.
7. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO KEEP THE PREMISES CLEAN OF DEBRIS, RUBBISH, EXCESS MATERIALS, ETC. RESULTING FROM THE WORK OF THIS CONTRACT. OFFICE AREAS SHALL BE BROOM CLEANED EACH WORK DAY. AT THE END OF THE JOB THE SPACE SHALL BE BROOM CLEANED ONE LAST TIME WITH ALL LABELS, STICKERS, PAINT AND WRAPPING MATERIALS REMOVED FROM FIXTURES, WINDOWS AND FLOORS AS TO REQUIRE ONLY NORMAL WASHING AND CLEANING PRIOR TO THE TURNOVER OF THE SPACE TO THE TENANT.
8. ALL CHANGE ORDERS MUST BE SUBMITTED IN WRITING TO THE ARCHITECT AND CLIENT FOR REVIEW. ALL CHANGE ORDERS MUST INCLUDE A BRIEF NARRATIVE OUTLINING THE SCOPE AND REASON FOR THE WORK AS WELL AS THE COST ASSOCIATED WITH THE WORK AND ANY IMPACT THE WORK MAY HAVE ON THE OVERALL PROJECT SCHEDULE. NO CHANGE ORDER SHALL BE VALID UNTIL SIGNED BY ALL PARTIES.
9. ANY DEVIATION FROM THE CONSTRUCTION DOCUMENTS WITHOUT A PROPERLY EXECUTED CHANGE ORDER SHALL BE CONSIDERED INVALID AND WILL BE THE SOLE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR / SUPPLIER.
10. AS REQUIRED BY CODE, EACH CONTRACTOR AND EACH SUBCONTRACTOR SHALL OBTAIN REQUIRED INSPECTION OF THAT PORTION OF WORK WHICH THEY ARE RESPONSIBLE FOR, OR CONTRACTED TO DO.
11. CONTRACTOR TO COORDINATE WORK WITH THE CITY/OWNER/LANDLORD, INCLUDING SCHEDULING TIME AND LOCATIONS FOR DELIVERIES, BUILDING ACCESS, USE OF BUILDING SERVICES AND FACILITIES, AND USE OF ELEVATORS. COORDINATE WORK WITH OTHER CONTRACTS. MINIMIZE DISTURBANCE OF BUILDING FUNCTIONS AND OCCUPANTS, INCLUDING TRASH REMOVAL ACCESS.
12. CLIENT WILL PROVIDE WORK NOTED "BY OTHERS" OR "NIC" UNDER SEPARATE CONTRACT. CONTRACTOR TO INCLUDE SCHEDULE REQUIREMENTS IN CONSTRUCTION PROGRESS SCHEDULE AND COORDINATE TO ASSURE ORDERLY SEQUENCE OF INSTALLATION.
13. CONTRACTOR TO PROTECT AND MAINTAIN EXISTING EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS IN CONFORMANCE WITH CODES AND ORDINANCES DURING ENTIRETY OF CONSTRUCTION.
14. IF NOT EXISTING, CONTRACTOR SHALL PROVIDE TEMPORARY EXIT SIGNS TO ASSURE A MEANS OF EGRESS DURING CONSTRUCTION.
15. CONTRACTOR TO PROTECT AREA OF WORK AND ADJACENT AREAS FROM DAMAGE DURING CONSTRUCTION.
16. CONTRACTOR/OWNER/LANDLORD TO MAINTAIN WORK AREAS SECURE AND LOCKABLE FROM PUBLIC DURING CONSTRUCTION. COORDINATE WITH COUNTY TO PROVIDE SECURITY, IF REQUIRED.
17. WHERE EXISTING ACCESS PANELS CONFLICT WITH CONSTRUCTION. CONTRACTOR TO RELOCATE PANELS TO ALIGN WITH AND FIT WITHIN NEW CONSTRUCTION.
18. CONTRACTOR TO UNDERCUT DOORS TO CLEAR TOP OF FLOOR FINISHES BY 1/4 INCH, U.O.N.
19. DOORS ARE LOCATED 6" FROM INTERIOR OF DOOR FRAME ON HINGED SIDE TO FINISHED WALL U.O.N.
20. GC TO VERIFY WITH BUILDING OWNER REQUIREMENTS FOR CONSTRUCTION BARRIER, PROVIDE AND MAINTAIN BARRICADES, LIGHTING, AND GUARDRAILS AS REQUIRED BY APPLICABLE CODES AND REGULATIONS TO PROTECT OCCUPANTS OF BUILDING AND WORKERS.
21. WHERE A TYPICAL CONDITION IS DETAILED, IT SHALL BE UNDERSTOOD THAT ALL "LIKE" OR "SIMILAR" CONDITIONS ARE THE SAME UNLESS SPECIFICALLY NOTED OR DETAILED OTHERWISE.
22. CONTRACTOR SHALL PROVIDE AND INSTALL ALL STIFFENERS, BRACING, BLOCKING, BACK-UP PLATES AND SUPPORTING BRACKETS REQUIRED FOR THE INSTALLATION OF ALL CASEWORK, TOILET ROOM ACCESSORIES, FIXTURES AND PARTITIONS AND ALL WALL MOUNTED OR SUSPENDED MECHANICAL, ELECTRICAL OR MISCELLANEOUS EQUIPMENT AND FURNISHINGS, OR AS REQUIRED ELSEWHERE.
23. ALL WORK PERFORMED SHALL COMPLY HEREIN WITH THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS, INCLUDING THESE GENERAL NOTES. THE CONTRACTOR SHALL COORDINATE THE INTENT OF THE GENERAL NOTES WITH ALL TRADES.
24. SEPARATE BOOK SPECIFICATIONS OR SHEETED SPECIFICATIONS ARE PART OF THE CONTRACT DOCUMENTS (IF APPLICABLE).
25. THE ORGANIZATION OF THE DRAWINGS AND SPECIFICATIONS SHALL NOT CONTROL THE CONTRACTOR IN DIVIDING THE WORK AMONG SUBCONTRACTORS OR IN ESTABLISHING THE EXTENT OF WORK TO BE PERFORMED BY ANY TRADE.
26. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. IF CONFLICT IS FOUND BETWEEN DRAWINGS, GENERAL NOTES AND SPECIFICATIONS, CONSULT THE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
27. MEANS AND METHODS ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
28. ALL MATERIAL TO BE NEW UNLESS OTHERWISE NOTED "EXISTING".
29. THE STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF STRUCTURAL, MECHANICAL AND ELECTRICAL WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE CONSULTING ENGINEERS' DRAWINGS THAT WOULD CAUSE AN AWKWARD INSTALLATION, IT SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION PRIOR TO INSTALLATION OF SAID WORK. ANY WORK INSTALLED IN CONFLICT WITH THE ARCHITECTURAL DRAWINGS SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST. ALL WIRING, PLUMBING, HEATING, AND SPRINKLERS TO BE RUN CONCEALED IN WALLS AND FLOOR ASSEMBLIES U.O.N. PROVIDE ALL NECESSARY CHASES AND "BOX OUTS" FOR MEP COMPONENTS AS REQUIRED TO COMPLETE THE WORK. REVIEW LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
30. VERIFY KEYING REQUIREMENTS OF ALL LOCKS, BOTH NEW AND EXISTING, WITH CLIENT.
31. UNLESS LOCAL JURISDICTION REQUIRES DIFFERENTLY, FIRE ALARM AND FIRE PROTECTION DRAWINGS AND ASSOCIATED NARRATIVES TO BE CONTRACTED AND COORDINATED BY GENERAL CONTRACTOR AND SUBMITTED UNDER SEPARATE PERMIT.

DEMOLITION NOTES

1. THE TERM "PATCH AND REPAIR" SHALL BE DEFINED AS: THE PROCESS OF REPAIRING FLOOR, WALL, OR CEILING SURFACES THAT HAVE BEEN DAMAGED OR ARE ADJACENT TO DEMOLISHED CONSTRUCTION. THE REPAIR SHALL INCLUDE, BUT NOT BE LIMITED TO: FILLING VOIDS SOLID WITH CONCRETE, PREPARING SURFACES FOR NEW FINISH MATERIAL PER MANUFACTURER'S RECOMMENDATIONS, MATCH EXISTING FINISHES AND MATERIALS WHERE NO NEW FINISHES ARE CALLED FOR, CLOSING WALL, FLOOR OR ROOF PENETRATIONS AS DIRECTED BY ARCHITECT.
2. THE TERM "SALVAGE" SHALL BE DEFINED AS: THE PROCESS OF THE CONTRACTOR CAREFULLY REMOVING THE MENTIONED ITEM, SUCH THAT IT IS IN A USABLE CONDITION, AND STORING IT (IN LOCATION DETERMINED BY OWNER) UNTIL NEEDED FOR THE CONSTRUCTION PHASE. IF THE CLIENT DOES NOT NEED SAID ITEM CONTRACTOR SHALL DISPOSE OF PROPERLY AT NO ADDITIONAL COST.
3. DEMOLITION CONTRACTOR TO COORDINATE ALL PHASES OF DEMOLITION FOR PROJECT AND NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONFLICTING CONDITIONS WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK, PRIOR TO THE START OF CONSTRUCTION.
4. COMPLY WITH APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS PERTAINING TO SAFETY OF PERSONS, PROPERTY AND ENVIRONMENTAL PROTECTION DURING DEMOLITION PHASE.
5. ERECT AND MAINTAIN DUSTPROOF PARTITIONS AS REQUIRED TO PREVENT SPREAD OF DUST, FUMES, AND SMOKE, ETC. TO OTHER PARTS OF THE BUILDING. ON COMPLETION, REMOVE PARTITIONS AND REPAIR DAMAGED SURFACES TO MATCH ADJACENT SURFACES.
6. WHEN REMOVING EXISTING COMPONENTS, CARE MUST BE TAKEN TO ENSURE THAT ADJACENT SURFACES ARE NOT DAMAGED. PATCH AND REPAIR ANY DAMAGE THAT MAY OCCUR. IF DEMOLITION IS PERFORMED IN EXCESS OF THAT REQUIRED, CONTRACTOR WILL RESTORE EFFECTED AREAS AT NO COST TO THE OWNER.
7. REMOVE FROM SITE DAILY AND LEGALLY DISPOSE OF REFUSE, DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. LEAVE ALL AREAS BROOM CLEAN DAILY. RETURN ALL REUSABLE ITEMS TO BE REMOVED SUCH AS DOORS, WINDOWS, WOOD TRIM, HARDWARE, ETC. TO OWNER.
8. REMOVE DESIGNATED PARTITIONS, COMPONENTS, BUILDING EQUIPMENT, AND FIXTURES AS REQUIRED FOR NEW WORK.
9. REMOVE ABANDONED ELECTRICAL, TELEPHONE AND DATA CABLING AND DEVICES, U.O.N. ALL ELECTRICAL SHALL BE TEMPORARILY CAPPED AND MADE SAFE UNTIL PROPOSED WORK.
10. NO EXISTING BUILDING OWNER WORK SHALL BE REMOVED UNLESS SUCH REMOVAL IS APPROVED IN WRITING BY THE BUILDING OWNER.
11. REF. ARCHITECTURAL AND MEP DRAWINGS. COORDINATE SCOPE OF DEMOLITION WITH ARCH AND MEP.
12. DO NOT ABANDON ANY UTILITIES OR MATERIALS WITHIN AREA OF WORK. REMOVE BACK TO THE SOURCE.
13. PROVIDE TEMPORARY SHORING AS REQUIRED TO ASSURE SAFETY AND STABILITY OF EXISTING STRUCTURE AT ALL TIMES. CONDUCT A SURVEY OF THE EXISTING CONDITIONS TO DETERMINE THE NEED FOR SHORING.
14. REFER TO SITE & MEP DEMOLITION DRAWINGS FOR ADDITIONAL SCOPE.

HVAC

15. COORDINATE REMOVAL AND / OR RELOCATION OF MECHANICAL UNITS IN PLENUM SPACE WITH MEP DRAWINGS. RELOCATION OF UNITS REQUIRED BY NEW CONSTRUCTION SHALL BE COORDINATED WITH DEMOLITION WORK.
16. REMOVE ABANDONED HVAC EQUIPMENT, INCLUDING DUCT WORK. DEMO EXISTING MECHANICAL DUCTS BACK TO MAIN TRUNK, VERIFY WITH MEP PRIOR TO THE START OF ANY MECHANICAL DEMO WORK.
17. REMOVE ALL ABANDONED SMOKE FIRE DAMPERS AS REQUIRED BY NEW CONSTRUCTION, INCLUDING ALL ELECTRICAL AND CONNECTIONS.
18. CONTRACTOR SHALL MAINTAIN THE INTEGRITY AND CONTINUITY OF THE EXIST. BASE BUILDING SYSTEMS AND SHALL EXERCISE CARE BY NOT DEMOLISHING, OR DISRUPTING ANY BASE BUILDING SYSTEMS. ANY DAMAGED AND/OR DISCONNECTED SERVICE SHALL BE RESTORED AT CONTRACTOR'S COST.

ELECTRICAL

19. REMOVE ALL LIGHT FIXTURES, EXIT SIGNS, LIGHT SWITCHES, POWER AND TELE/DATA OUTLETS. REMOVE ALL BRANCH CIRCUIT FEEDERS, INCLUDING CONDUITS, BOXES AND WIRING BACK TO ELECTRICAL PANELBOARDS. CONTRACTOR SHALL SWITCH ALL SPARE BREAKERS TO OFF POSITION FOR FUTURE REFERENCE. ALL ABANDONED CONDUIT AND CABLING SHALL BE COMPLETELY REMOVED BACK TO ORIGIN.
20. MAINTAIN CIRCUIT CONTINUITY TO AREAS NOT AFFECTED BY WORK. CONTRACTOR SHALL REWORK BRANCH FEEDER HOME-RUNS AS REQUIRED TO KEEP CONTINUITY TO EXISTING LIGHT FIXTURES, EXIT SIGNS AND DEVICES IN AREAS NOT BE DEMOLISHED.

PLUMBING

21. IN DEMOLITION AREAS, UNUSED PIPING SHALL NOT BE ABANDONED "IN PLACE". PIPING SHALL BE REMOVED BACK TO SOURCE OR POINT OF DISCHARGE, AND THE RESULTING OPENINGS PLUGGED U.N.O.
22. EXISTING PLUMBING FIXTURES AND EQUIPMENT TO BE REMOVED SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL BE DISPOSED OF BY THE CONTRACTOR AS DIRECTED BY THE OWNER.
23. DISCONNECT AND REMOVE EXISTING UNUSED PIPING AND FIXTURES WITHOUT INTERRUPTING EXISTING REQUIRED FUNCTIONING SYSTEMS.
24. UNUSED PIPING AND RELATED ITEMS CONCEALED IN WALLS, FLOORS AND CEILING WITHIN THE STRUCTURE SHALL BE REMOVED WHERE EXPOSED TO VIEW. REMOVAL OF EXISTING PIPING SHALL BE DONE IN A SATISFACTORY MANNER TO THE ENGINEER AND BUILDING ENGINEER.
25. WASTE AND SANITARY DRAINAGE PIPING NOT BEING REUSED SHALL BE REMOVED AND PLUGGED AT ACTIVE MAIN OR RISER. NO DEAD ENDS SHALL REMAIN LONGER THAN TWO (2) FEET.

FIRE ALARM

26. ALL EXISTING FIRE ALARM EQUIPMENT TO REMAIN. WALL MOUNTED EQUIPMENT (I.E. HORN/STROBE) SHALL BE REMOVED PRIOR TO DEMOLITION OF WALL FINISH MATERIALS AN SALVAGED FOR REINSTALLATION AFTER THE NEW WALL FINISH MATERIAL HAS BEEN INSTALLED.

TURNOVER NOTES

1. THE CONTRACTOR SHALL ARRANGE FOR ALL INSPECTIONS AND SHALL ALSO OBTAIN AND FURNISH OWNER'S REPRESENTATIVE WITH THE CERTIFICATE OF OCCUPANCY AND/OR CERTIFICATE OF COMPLETION. G.C. IS ALSO TO PROVIDE A TYPE-WRITTEN LIST OF NAMES, ADDRESSES AND PHONE NUMBERS OF ALL SUBCONTRACTORS AND MATERIAL SUPPLIERS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE ENTIRE SPACE CLEANED TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE AT THE TIME OF TURNOVER.
3. PRIOR TO OPENING OF SPACE, CONTRACTOR IS TO ARRANGE FOR A NEBB CERTIFIED INDEPENDENT BALANCING CONTRACTOR TO BALANCE THE HVAC SYSTEM AND PROVIDE A COPY OF THE BALANCING REPORT TO THE OWNER AND OWNER'S REPRESENTATIVE IN A FORMAT ACCEPTABLE TO THE OWNER.
4. IF REQUIRED BY BUILDING OWNER, THE CONTRACTOR SHALL SECURE ANY NECESSARY APPROVALS FOR PROJECT SPRINKLER SYSTEM REQUIRED BY BUILDING OWNER'S INSURANCE CARRIER.
5. CONTRACTOR TO TURN OVER ALL KEYS TO THE OWNER'S REPRESENTATIVES AND MARK EACH KEY FOR IDENTIFICATION.
6. THE CONTRACTOR SHALL SET ALL THE TIME CLOCKS, THERMOSTATS, ETC. PER THE REQUIREMENTS OF THE OWNER'S REPRESENTATIVE.
7. THE CONTRACTOR SHALL EXPLAIN THE OPERATION OF ALL MECHANICAL SYSTEMS TO THE OWNER'S REPRESENTATIVE AND PROVIDE COPIES OF OPERATION, MAINTENANCE AND WARRANTY MANUALS.
8. GENERAL CONTRACTOR SHALL MAINTAIN AND SUBMIT ONE COMPLETE SET OF REPRODUCIBLE "AS-BUILT" DRAWINGS INDICATING ALL DISCREPANCIES, CHANGES, ETC. AND ACTUAL LOCATIONS OF CONCEALED WORK (I.E., UNDERGROUND CONDUIT) TO THE OWNER'S REPRESENTATIVE. THE GENERAL CONTRACTOR SHALL ALSO SUBMIT A PHOTOCOPY OF THE ACTUAL PANEL DIAGRAM AND A COPY OF ANY APPLICABLE SHOP DRAWINGS INCLUDING APPROVED SPRINKLER SHOP DRAWINGS.
9. THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL WARRANTY THE WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE BY TENANT OF FINISHED WORK.
10. THE GENERAL CONTRACTOR SHALL INSTALL NEW FILTERS IN THE HVAC UNITS AFTER FINAL CLEANING.

ACCESSIBILITY NOTES

1. IN ALL BUILDINGS, FLOORS OF A GIVEN STORY SHALL BE A COMMON LEVEL THROUGHOUT, OR SHALL BE CONNECTED BY PEDESTRIAN RAMPS, PASSENGER ELEVATORS OR SPECIAL ACCESS LIFTS.
2. FLOOR SURFACES SHALL BE SLIP-RESISTANT.
3. ALL CORRIDORS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE NOT LESS THAN 44" IN WIDTH.
4. ABRUPT CHANGES IN LEVEL ALONG ANY ACCESSIBLE ROUTE SHALL NOT EXCEED 1/2" IN HEIGHT. LEVEL CHANGES NOT EXCEEDING 1/4" MAY BE VERTICAL. BEVEL OTHERS W/ A SLOPE NO GREATER THAN 1:2.
5. LATCHING AND LOCKING DOORS THAT ARE HAND ACTIVATED AND WHICH ARE IN A PATH OF TRAVEL SHALL BE OPERABLE WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE. MOUNT DOOR OPENING HARDWARE BETWEEN 30" AND 44" ABOVE FLOOR FINISH.
6. CENTER HAND ACTIVATED DOOR OPENING HARDWARE BETWEEN 30" AND 44" ABOVE THE FLOOR.
7. MAXIMUM PULL OR PUSH EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS, MEASURED AT RIGHT ANGLES TO HINGED DOORS AND AT CENTER PLANE OF SLIDING OR FOLDING DOORS. CORRESPONDING DEVICES OR AUTOMATIC DOOR OPERATORS MAY BE UTILIZED TO MEET THE ABOVE STANDARDS. MAXIMUM EFFORT TO OPERATE REQUIRED FIRE DOORS MAY BE INCREASED NOT TO EXCEED 15 POUNDS.
8. THE BOTTOM 10" OF ALL DOORS (EXCEPT SLIDING AND AUTOMATIC) OR KICKPLATES SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. PROVIDE A 10" HIGH SMOOTH PANEL ON THE PUSH SIDE OF NARROW FRAME DOORS.
9. EVERY REQUIRED ENTRANCE OR PASSAGE DOORWAY SHALL BE NOT LESS THAN 3' IN WIDTH AND NOT LESS THAN 6'-8" IN HEIGHT. DOORS SHALL BE CAPABLE OF OPENING AT LEAST 90 DEGREES AND SHALL BE SO MOUNTED THAT THE CLEAR WIDTH OF THE DOORWAY IS NOT LESS THAN 32".
10. WHERE A PAIR OF DOORS IS UTILIZED, AT LEAST ONE OF THE DOORS SHALL PROVIDE A CLEAR, UNOBSTRUCTED OPENING WIDTH OF 32" WITH THE LEAF POSITIONED AT AN ANGLE OF 90 DEGREES FROM ITS CLOSED POSITION.
11. IDENTIFY ACCESSIBLE ENTRANCES WITH AT LEAST ONE STANDARD SIGN AND WITH ADDITIONAL DIRECTIONAL SIGNS, AS REQUIRED, VISIBLE FROM APPROACHING PEDESTRIAN WAYS.
12. THE FLOOR OR LANDING ON EACH SIDE OF AN ENTRANCE OR PASSAGE DOOR SHALL BE LEVEL AND CLEAR. THE LEVEL AND CLEAR AREA SHALL HAVE A LENGTH IN THE DIRECTION OF DOOR SWING OF AT LEAST 60" AND THE LENGTH OPPOSITE THE DIRECTION OF DOOR SWING OF 44" AS MEASURED AT RIGHT ANGLES TO THE PLANE OF THE DOOR IN ITS CLOSED POSITION.
13. PROVIDE A CLEAR FLOOR SPACE 30" X 48" IN FRONT OF LAVATORY TO PERMIT A FORWARD APPROACH.
14. FAUCET CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS. LEVER OPERATED, PUSH TYPE AND ELECTRONICALLY CONTROLLED MECHANISMS ARE EXAMPLES OF ACCEPTABLE DESIGNS. SELF CLOSING ARE ALLOWED IF THE FAUCET REMAINS OPEN FOR AT LEAST 10 SECONDS.
15. INSULATE OR OTHERWISE COVER HOT WATER AND DRAIN PIPES UNDER LAVATORIES.
16. IF APPLICABLE, LOW DRINKING FOUNTAIN BUBBLER SHALL BE ACTIVATED BY MANUALLY OPERATED SYSTEM NOT REQUIRING A FORCE GREATER THAN 5LBS THAT IS LOCATED WITHIN 6 INCHES OF THE FRONT EDGE OF THE FOUNTAIN OR AN ELECTRONICALLY CONTROLLED DEVICE.

QUALITY ASSURANCE/ QUALITY CONTROL NOTES

1. THE G.C. SHALL REVIEW ALL DOCUMENTS AND EXISTING CONDITIONS IF POSSIBLE TO CONFIRM THAT THE WORK CAN BE BUILT AS SHOWN. IN THE EVENT OF ANY CONFLICTS OR OMISSIONS WITHIN THE DRAWINGS, G.C. TO CONTACT TENANT'S PROJECT MANAGER & ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.
2. CONTRACT DOCUMENTS ARE NOT AS-BUILT DRAWINGS. UPON POSSESSION OF THE CLIENT'S SPACE AND PRIOR TO SUBMITTING BIDS IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FULLY EXAMINE AND VERIFY THE EXISTING CONDITIONS OF THE PROJECT SITE. THE CONTRACTOR IS TO FIELD VERIFY ALL DIMENSIONS USING THE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES EXIST, G.C. TO MARK UP THE DRAWINGS TO REFLECT THE ACTUAL CONDITION AND FORWARD THEM TO THE ARCHITECT WITHIN (3) DAYS FOR REVIEW & CLARIFICATION AS REQUIRED.
3. DO NOT SCALE THE DRAWINGS. DIMENSIONS SHALL TAKE PRECEDENCE OVER ANY SCALES SHOWN ON THE DRAWINGS.
4. DRAWINGS ARE INTENDED TO CONVEY DESIGN INTENT ONLY. CONTRACTOR AND/OR FABRICATOR SHALL HAVE SOLE RESPONSIBILITY FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK TO PRODUCE THE INTENT OF THE DRAWINGS. CONTRACTOR/FABRICATOR IS SOLELY RESPONSIBLE FOR STRUCTURAL INTEGRITY AND PERFORMANCE OF ALL ELEMENTS.
5. ANY DEVIATION FROM THE INTENT OF THE DRAWINGS MUST BE APPROVED BY ARCHITECT & OWNER.
6. GENERAL CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SCHEDULE AND IS SOLELY RESPONSIBLE FOR CONSTRUCTION SEQUENCING, METHODS AND TECHNIQUES.
7. UPON STARTING CONSTRUCTION, CONTRACTOR TO CONDUCT SITE MEETINGS AND WRITE MEETING MINUTES AT FREQUENCY AS DIRECTED BY OWNER, UNLESS OTHERWISE DIRECTED BY OWNER OR OWNER'S REPRESENTATIVE. CONTRACTOR AND ALL RELEVANT SUB-CONTRACTORS AND VENDORS MUST BE PRESENT, UNLESS WAIVED BY OWNER.
8. THE GENERAL CONTRACTOR WILL ISSUE BI-WEEKLY CONSTRUCTION STATUS REPORTS INCLUDING A SUMMARY OF THAT WEEK'S WORK, A ONE WEEK LOOK AHEAD FORECAST OF WORK TO BE DONE (INCLUDING INSPECTIONS IF APPLICABLE), STATUS OF OVERALL CONSTRUCTION SCHEDULE, PROGRESS PICTURES, STATUS OF SUBMITTALS, STATUS OF RFI'S, AND STATUS OF CHANGE ORDER REQUEST.
9. EXCEPT AS MORE STRINGENT REQUIREMENTS ARE INDICATED ON THESE DRAWINGS AND IN THESE NOTES, COMPLY WITH GENERALLY ACCEPTED INDUSTRY STANDARDS AND INSTALL PRODUCTS IN STRICT COMPLIANCE WITH MANUFACTURER'S PRINTED INSTRUCTIONS.
10. WHEN EVALUATING APPEARANCE OR CONFORMANCE WITH DESIGN INTENT, THE WORDS "ACCEPTABLE", "VISIBLE", "INVISIBLE", "MATCHING", "ALIGNED", AND SIMILAR TERMS OF JUDGMENT SHALL MEAN "ACCEPTABLE, ETC., IN THE OPINION OF THE ARCHITECT OR OWNER".
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING AND FAMILIARIZING THEMSELVES WITH ALL DOCUMENTATION RELATED TO OR PERTAINING TO THIS PROJECT INCLUDING BUT NOT LIMITED TO: CONSTRUCTION DRAWINGS (STARTING WITH THE FIRST ISSUE AS WELL AS ALL SUBSEQUENT REVISIONS), SPECIFICATIONS, BULLETINS, ADDENDA AND/OR SKETCHES, SHOP DRAWINGS AND CUT SHEETS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR PROVIDING ALL OF THE BEFORE MENTIONED DOCUMENTATION TO ALL SUB-CONTRACTOR TRADES INVOLVED WITH THIS PROJECT AND TO MAKE SURE THEY ARE FAMILIAR WITH ALL CONDITIONS AND SCOPE OF WORK AS THEY RELATE TO THIS JOB. THE BEFORE MENTIONED PROJECT DOCUMENTATION, IN ITS ENTIRETY, REPRESENTS THE FULL SCOPE OF WORK ASSOCIATED WITH THIS PROJECT. AS SUCH, SCOPE OF WORK OR INFORMATION RELATIVE TO A PARTICULAR SUB-CONTRACTOR THAT IS NOT SHOWN ON SPECIFIC TRADE DOCUMENTS (BUT SHOWN ELSEWHERE WITHIN THE PROJECT DOCUMENTATION) DOES NOT RELIEVE THAT SUB-CONTRACTOR OF RESPONSIBILITY FOR INCLUSION OF THAT SCOPE OF WORK OR INFORMATION WITHIN THE SUB CONTRACTOR'S BID.

BUILDING OWNER NOTES

1. GENERAL CONTRACTOR MUST CHECK-IN WITH BUILDING OWNER'S ON-SITE REPRESENTATIVE PRIOR TO WORK START. TENANT PRE-CONSTRUCTION MEETING MUST BE SCHEDULED 72 HOURS IN ADVANCE OF CONSTRUCTION START. TENANT WILL COORDINATE DIRECTLY WITH MANAGEMENT.
2. ANY WORK INVOLVING ALTERATIONS TO THE EXISTING BUILDING UTILITIES & WHICH REQUIRE UTILITY SHUT DOWN, SHALL BE COORDINATED W/ THE BLDG OWNER AND SHALL REQUIRE A MIN. OF (5) FIVE DAYS NOTICE.
3. GENERAL CONTRACTOR WILL REPAINT AND/OR REPAIR BUILDING OWNER'S PROPERTY, (NEUTRAL PIERS, BULKHEADS, REAR CORRIDOR, ETC.) DAMAGED DURING IMPROVEMENT.
4. SUPPORT WIRES FOR LAY-IN CEILING GRID, LIGHTS, HVAC EQUIPMENT, ETC. MUST NOT BE CONNECTED TO ANY OF BUILDING OWNER'S ELECTRICAL, PLUMBING, FIRE PROTECTION PIPING AND MECHANICAL EQUIPMENT OR DECK ABOVE.
5. ALL MATERIALS USED IN THE CONSTRUCTION MUST BE ASBESTOS FREE.
6. CONTRACTOR SHALL NOT PENETRATE BUILDING OWNER'S METAL ROOF DECK WITH ANY TYPE OF FASTENERS.
7. IT IS CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF BUILDING OWNER'S DEMISING WALLS, FLOOR SLABS, ROOF, AND BUILDING STRUCTURE.
8. CONTRACTOR IS TO MAINTAIN ANY EXPANSION JOINTS WITHIN THEIR AREA OF WORK. INSTALL COVER PLATES PER CENTER REQUIREMENTS.
9. ANY AND ALL STOREFRONT SYSTEMS MUST BE SELF SUPPORTED FROM THE FLOOR. ATTACHMENT TO BUILDING STRUCTURE ABOVE IS ALLOWED FOR LATERAL BRACING ONLY.
10. IF SOUND LEVELS WILL BE 40 DECIBELS OR HIGHER, SOUND INSULATION MUST BE INSTALLED WITHIN DEMISING WALLS.
11. WOOD BLOCKING, DECKING AND FRAMING IS ALLOWED ONLY BELOW THE CEILING LINE AND IF IT IS MILL-STAMPED FIRE RETARDANT.
12. COVER RETURN AIR OPENINGS BEFORE AND DURING CONSTRUCTION.
13. ALL ROOF WORK TO BE PERFORMED BY BUILDING OWNER'S APPROVED ROOFING CONTRACTOR AT CONTRACTOR'S EXPENSE.
14. CONTRACTOR IS LIABLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE BUILDING OWNER'S FIRE PROTECTION ENGINEERS DURING ORIGINAL CONSTRUCTION AND ALL SUBSEQUENT FIELD INSPECTIONS.
15. ANY CHANGES OR MODIFICATIONS IN THE CONSTRUCTION DOCUMENTS MUST BE APPROVED BY A BUILDING OWNER REPRESENTATIVE AND ARCHITECT IN WRITING.
16. ANY PENETRATIONS OR OTHER MODIFICATIONS TO STRUCTURAL STEEL OR CONCRETE MUST BE COORDINATED WITH A BUILDING OWNER REPRESENTATIVE.
17. PROVIDE TEMPORARY CONSTRUCTION BARRICADE AS APPLICABLE PRIOR TO CO

FINISH NOTES

1. ENSURE SURFACES TO RECEIVE FINISHES ARE CLEAN, TRUE, AND FREE OF IRREGULARITIES. DO NOT PROCEED WITH WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED.
2. GENERAL CONTRACTOR TO TEST SLAB AND USE WORST CASE MOISTURE CONTENT SCENARIO PER MANUFACTURER'S RECOMMENDATIONS PRIOR TO INSTALLATION OF ANY FLOORING MATERIALS.
3. GENERAL CONTRACTOR TO PROTECT EXISTING FLOORING TO REMAIN AND SHALL PATCH AND REPAIR ANY AREAS DAMAGED DURING CONSTRUCTION PRIOR TO INSTALLATION OF NEW FINISHES.
4. CONTRACTOR TO REPLACE EXISTING SLAB COMPONENTS WHERE TRENCHING OCCURS WHICH MUST INCLUDE PATCHING OF EXISTING VAPOR RETARDER AND REBAR DOWELING BACK INTO EXISTING SLAB PER CONTRACT DOCUMENT DETAILS.
5. GENERAL CONTRACTOR SHALL VERIFY WALL SUBSTRATE PRIOR TO INSTALLATION OF NEW FINISH AND CONVEY ANY ISSUES BACK TO AOR IMMEDIATELY.
6. ANY REQUEST FOR MATERIAL SUBSTITUTIONS ARE TO BE SENT TO ARCHITECT AND/OR CLIENT FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION. SAMPLES OF ALL FINISHES MUST BE SUBMITTED AND MUST BE APPROVED BY ARCHITECT & TENANT'S CONSTRUCTION MANAGER.
7. RETOUCH OR REFINISH SURFACES DAMAGED BY SUBSEQUENT WORK AS DIRECTED BY GC. THE COST OF SUCH RESTORATION WORK SHALL BE BORNE BY SUB CONTRACTOR.
8. THE GC SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL FINISHES IN THE SPACE PRIOR TO TURNOVER. G.C. SHALL TOUCH UP ALL CORNER BEADS, WALLS, CEILING AND FLOORING AS REQUIRED PRIOR TO TURNOVER AND ANY DAMAGE CAUSED BY OTHER TRADES INCLUDING MILLWORK VENDOR.
9. USE CLEAR CAULK BETWEEN MILLWORK AND GWB IF REQUIRED TO CREATE A SMOOTH FINISH.
10. ALL GWB SHALL BE INSTALLED WITH METAL CORNER BEADS, TRIM, ACCESSORIES AND MOLDINGS, ETC. AS REQUIRED FOR COMPLETION, TAPED AND SANDED READY FOR PAINT, OR SELECTED FINISH, BY DRYWALL CONTRACTOR. PATCH AND REPAIR EXISTING WALLS AS REQUIRED TO ACCEPT NEW FINISHES.
11. MOISTURE RESISTANT GYPSUM BOARD TO BE USED IN ALL 'WET' AREAS.
12. IF APPLICABLE, ANY WALLS THAT ARE TO RECEIVE TILE FINISH ARE TO HAVE A CEMENT BACKERBOARD.
13. GYPSUM WALL BOARD SURFACES SHALL BE WIPED WITH A DAMP CLOTH JUST PRIOR TO APPLICATION OF THE FIRST COAT OF PAINT IN ORDER TO LAY FLAT ANY NAP WHICH MAY HAVE FORMED IN SANDING.
14. PAINTING SUBCONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OR REMOVAL & REINSTALLATION OF HARDWARE, SWITCH / OUTLET COVERS, ETC. TO PROTECT FROM PAINTING.
15. ALL PAINTED SURFACES TO RECEIVE (1) COAT PRIMER & (2) COATS FINISH PAINT (MINIMUM) WITH ADDITIONAL COATS AS REQUIRED FOR PROPER COVERAGE.
16. AT COMPLETION OF PAINTING, ALL PAINT MATERIALS & EQUIPMENT SHALL BE REMOVED, ALL PAINT SPOTS REMOVED AND ALL AREAS THOROUGHLY CLEANED. ANY DIRT OR DEBRIS CAUSED BY WORK SHALL BE CLEANED UP AS WORK PROGRESSES.
17. ALL FLOORING SUBCONTRACTORS SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE WORKING WITH RESPECTIVE FLOORING MATERIAL.
18. ALL FINISHED FLOORING TO BE PROTECTED BY G.C. FOLLOWING INSTALLATION.
19. U.O.N. ALL INTERIOR FINISHES (WALL, FLOOR, AND CEILING), FURNISHINGS, AND MILLWORK ARE TO BE CLASS 'A' FIRE-RATED AND ARE TO COMPLY WITH CODE-REQUIRED (INTERIOR FLAME SPREAD) RATINGS.
20. ALL TILE EDGES, CORNER TRANSITIONS, OR TOP CAPS SHALL BE FINISHED WITH SCHLUTER-JOLLY OR EQUAL STAINLESS STEEL FINISHING OR EDGE-PROTECTION PROFILE THROUGHOUT.
21. ANY WALL SURFACES ADJACENT TO EQUIPMENT THAT PRODUCE MODERATE TO HIGH LEVELS OF HEAT ARE TO BE FINISHED WITH STAINLESS STEEL PANELS. COORDINATE WITH AOR AND CLIENT PRIOR TO FABRICATION AND INSTALLATION.
22. ALL FLOOR TRANSITIONS BETWEEN DIFFERENT FLOORING MATERIALS ARE TO RECEIVE FLOOR TRANSITION STRIPS PER THE MANUFACTURER'S STANDARDS U.O.N. GENERAL CONTRACTOR TO FOLLOW ADA STANDARDS FOR ALL TRANSITION STRIPS BETWEEN MATERIALS.
23. G.C. TO PROVIDE LEVEL 4 DRYWALL FINISH THROUGHOUT SPACE U.O.N.

FINAL CLEANING NOTES

1. THE WORK INCLUDED IN THIS CONTRACT SHALL BE PERFORMED ACCORDING TO THE GENERAL CONDITIONS AND REQUIREMENTS WHICH ARE STATED ON THIS SET OF DRAWINGS.
2. EACH SUBCONTRACTOR SHALL CLEAN HIS/HER WORK AND REMOVE ALL TRASH, DEBRIS, PACKING, ETC. RESULTING FROM THAT WORK.
3. ALL SURFACES AND FINISHES SHALL BE LEFT FREE OF MARKS, BLEMISHES, DUST, DIRT, OVER SPRAY, PAINT SPILLS, ETC.
4. ALL SUB CONTRACTORS SHALL REMOVE EXCESS MATERIALS AFTER WORK IS COMPLETED AND FLOOR TO BE BROOM CLEANED.
5. GENERAL CONTRACTOR SHALL PROVIDE A PROFESSIONAL CLEANING SERVICE FOR ALL AREAS OF THE SPACE AT THE COMPLETION OF THE PROJECT AND BEFORE TURNING THE SPACE OVER TO THE CLIENT. WORK TO INCLUDE BUT NOT BE LIMITED TO REMOVAL OF ALL TRACES OF SOIL, WASTE MATERIALS, SMUDGES, AND FOREIGN MATTER. REMOVE ALL TRACES OF SPLASHED MATERIAL FROM ADJACENT SURFACES. CLEAN GLASS, BOTH SIDES. TO SURFACES REQUIRING POLISH, APPLY POLISH RECOMMENDED BY MANUFACTURER OF THE MATERIAL BEING POLISHED. FLOORING REQUIRING WAXING, AFTER ADHESIVE HAS FULLY DRIED SHALL HAVE ANY DRIED ADHESIVES REMOVED. THE FLOOR SHALL BE CLEANED AND WAXED USING MANUFACTURER'S RECOMMENDED CLEANING AND WAXING MATERIALS ONLY.

REFLECTED CEILING NOTES

1. SUPPORT LIGHT FIXTURES AND AIR DIFFUSERS DIRECTLY BY WIRES TO THE STRUCTURE ABOVE.
2. LOCATE REGISTERS AND LIGHTING FIXTURES WITHIN GRID LINES. CENTER SPRINKLER HEADS, SPEAKERS, RECESSED FIXTURES, AND SIMILAR CEILING ELEMENTS IN ACOUSTICAL UNITS, U.O.N.
3. FINISH HVAC DIFFUSERS, TRIM PIECES, AND SPEAKER GRILLES TO MATCH ADJACENT FINISH, U.O.N.
4. CONTRACTOR TO USE LASER FOR LEVELING OF ALL SOFFITS, CEILINGS AND SUSPENDED GRIDS.
5. ALL FIXTURES TO BE INSTALLED IN ACOUSTIC CEILINGS TO BE CENTERED IN CEILING GRID, U.O.N.
6. HANGER WIRE AT SUSPENDED GYP BD CEILINGS TO BE 8 GA.; HANGER WIRE AT SUSPENDED ACOUSTICAL CEILINGS TO BE 10 GA.
7. HANGER WIRES SHALL BE ATTACHED TO STRUCTURAL STEEL ONLY W/ U.L. LISTED CLAMPS. DO NOT HANG SUPPORT WIRES FROM MECHANICAL EQUIPMENT OR PIPING. NO SCREWS PERMITTED IN METAL DECKING.
8. ALL SUSPENDED CEILING SYSTEMS TO BE INSTALLED PER INDUSTRY STANDARDS, ALL CODE REQUIREMENTS, AND ALL RECOMMENDATIONS OF THE MANUFACTURER OF THE SYSTEM.
9. ALL LIGHT FIXTURES, HVAC EQUIPMENT AND DIFFUSERS SHALL BE SUPPORTED FROM THE TOP CHORD OF THE JOIST AND/OR STRUCTURAL MEMBERS ABOVE.
10. GC SHALL VERIFY ALL CEILING HEIGHTS, AND CONFIRM THAT THE WORK CAN BE BUILT AS SHOWN. IN THE EVENT OF ANY CONFLICTS OR OMISSIONS WITHIN THE DRAWINGS, GC TO CONTACT ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.
11. CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACES.
12. IF THE SPACE ABOVE THE SUSPENDED CEILING IS USED AS A RETURN AIR PLENUM, THEN ALL EQUIPMENT AND WIRING (COMMUNICATION, POWER ETC) SHALL BE LISTED FOR INSTALLATION IN A PLENUM.
13. GC TO REFER TO ELECTRICAL DRAWINGS FOR FULL LIGHTING SPECIFICATIONS AND ADDITIONAL LIGHTING NOTES. ARCHITECTURAL TO BE REFERENCED ONLY AS SHOWN IN SCHEDULE.

MECHANICAL NOTES

1. EXCEPT WHERE SHOWN IN DIMENSIONAL DETAIL, THE LOCATIONS OF MECHANICAL EQUIPMENT, DUCTS, PIPING, AND FITTING ARE ONLY APPROXIMATE. THE EXACT LOCATIONS SHALL BE DETERMINED BY THE CONTRACTOR, SUBJECT TO APPROVAL BY THE ARCHITECT.
2. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL MECHANICAL EQUIPMENT PADS AND BASES AS WELL AS POWER AND WATER OR DRAIN INSTALLATIONS WITH EQUIPMENT MANUFACTURERS BEFORE PROCEEDING WITH THE WORK. CHANGES TO ACCOMMODATE FIELD CONDITIONS OR SUBSTITUTIONS SHALL BE MADE AT NO ADDITIONAL COST.
3. MECHANICAL SUPPLY AND RETURN AIR SHAFTS SHALL BE AIRTIGHT AND SEALED.
4. ALL FLEXIBLE AIRDUCTS, IF USED, SHALL MEET THE REQUIREMENTS OF NFPA 90A, 2-3-2 IN CONSTRUCTION AND INSTALLATION.

ELECTRICAL / TELEPHONE NOTES

1. ALL LINE AND DISCONNECT SWITCHES, SAFETY CUT-OUTS, CONTROL PANELS, FUSE BOXES, OR OTHER ELECTRICAL CONTROLS, FITTINGS, AND CONNECTIONS NOT FURNISHED AS A STANDARD PART OF THE FIXTURE BY THE MANUFACTURER TO BE FURNISHED AND INSTALLED UNDER ELECTRICAL CONTRACT. STARTING SWITCHES PROVIDED BY EQUIPMENT CONTRACTOR AND FURNISHED LOOSE AS STANDARD BY FOOD SERVICE EQUIPMENT MANUFACTURERS (OTHER THAN CUSTOM FABRICATED ITEMS) IS TO BE MOUNTED AND WIRED COMPLETE UNDER ELECTRICAL CONTRACT.
2. ELECTRICAL SUB TO VERIFY SERVICE PROVIDED IS ADEQUATE. IF NOT, NOTIFY ARCHITECT IMMEDIATELY.
3. PRIOR TO CORING SLAB, REVIEW LOCATIONS WITH ARCHITECT AND COORDINATE LOCATIONS WITH OWNER. ALL LOCATIONS SHALL BE MARKED FOR LANDLORD APPROVAL PRIOR TO CORING.
4. CONTRACTOR TO COORDINATE INSTALLATION OF TELECOMMUNICATIONS, DATA, SECURITY, AUDIO VISUAL SYSTEMS W/ LOCAL CLIENT PROVIDERS.
5. VERIFY EQUIPMENT SPECIFICATIONS, POWER AND INSTALLATION REQUIREMENTS WITH MANUFACTURER TO ENSURE PROPER FIT AND FUNCTION.
6. VERIFY MOUNTING REQUIREMENTS OF ELECTRICAL, TELEPHONE AND OTHER EQUIPMENT. PROVIDE NON-COMBUSTIBLE BLOCKING WITHIN WALLS AS REQUIRED FOR PROPER EQUIPMENT INSTALLATION.
7. GANG ADJACENT LIGHT SWITCHES AND COVER WITH A SINGLE PLATE.
8. INDICATED DIMENSIONS ARE TO THE CENTER LINE OF OUTLET OR SWITCH, OR CLUSTER OF OUTLETS OR SWITCHES, UNLESS OTHERWISE NOTED.
9. INSTALL OUTLETS ON OPPOSITE SIDES OF PARTITIONS IN SEPARATE STUD CAVITIES. DO NOT INSTALL BACK-TO-BACK.
10. IDENTIFY DEDICATED OR ISOLATED GROUND ELECTRICAL OUTLETS WITH A RED DOT.
11. MOUNT STANDARD WALL OUTLETS, SWITCHES AND THERMOSTATS AT HEIGHTS REQUIRED BY TITLE 24 AND ADA GUIDELINES, UNLESS OTHERWISE NOTED. WHEN THERMOSTATS AND LIGHT SWITCH OCCUR TOGETHER, INSTALL BOTH ALIGNED HORIZONTALLY WITH CENTER LINE AT +3' - 2" ABOVE FINISHED FLOOR.
12. IF SPECIFICALLY INDICATED ON PLANS, ALL OUTLETS AND/OR SWITCHES ARE TO BE INSTALLED AS DIMENSIONED. ANY DISCREPANCIES BETWEEN PLAN AND EXISTING FIELD CONDITIONS TO BE CLARIFIED WITH THE ARCHITECT BEFORE COMMENCEMENT OF WORK.
13. ALL ELECTRICAL AND TELEPHONE WORK TO BE INSTALLED IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ALL ELECTRICAL CODES, NATIONAL BOARD OF FIRE UNDERWRITERS, UTILITY COMPANIES, TELEPHONE COMPANIES, THE LANDLORD, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
14. THE GC SHALL PROVIDE ALL CUTTING AND PATCHING OF FLOORS, WALLS AND CEILING AS REQUIRED.
15. U.O.N. ALL DEVICES (TELEPHONE, DATA, ELECTRIC, SWITCH) SHALL BE WHITE WITH WHITE COVER PLATES AND ALL EXISTING OUTLETS TO REMAIN TO RECEIVE NEW WHITE DEVICES WITH WHITE COVER PLATES.
16. ALL SURFACES WITH EXISTING OUTLETS BEING REMOVED SHALL BE PATCHED FLUSH WITH ADJACENT WALL SURFACES.
17. PROVIDE BREAKER LOCKS FOR A.C. UNITS AND POS/PHONE SYSTEMS.
18. ALL TELEPHONE OUTLETS SHALL BE PROVIDED WITH TWO (2) PULL STRINGS BACK TO THE TELEPHONE EQUIPMENT.
19. U.O.N, ALL ELECTRICAL, TELEPHONE, AND DATA OUTLETS ARE TO BE MOUNTED 15" A.F.F.
20. CENTERLINE TO CENTERLINE DIMENSIONS OF ANY OUTLET PAIR OR GROUP SHALL NOT EXCEED 6".
21. ALL LIGHT FIXTURES SHALL BEAR UL LABELS.
22. EMERGENCY & EXIT LIGHTS TO BE INSTALLED ON SEPARATE CIRCUIT.

PLUMBING NOTES

1. WHERE POSSIBLE, UTILITIES SHALL BE CONCEALED WITHIN BUILDING WALLS OR COLUMN CHASES, NOT RUN ALONG WALL FACE. DO NOT STUB OUT OF FLOOR AND RUN ON THE FACE OF THE WALL.
2. ANY AND ALL EXPOSED PIPING OR FITTINGS TO BE STAINLESS STEEL, CHROME PLATED OR ENCLOSED IN A CONCEALED, MOUNTED STAINLESS STEEL CHASE.
3. DRINKING FOUNTAINS ARE BY MECHANICAL TRADES. VERIFY UTILITY REQUIREMENTS WITH MECHANICAL ENGINEER.
4. GC TO REFER TO PLUMBING SPECIFICATIONS. ARCHITECTURAL TO BE REFERENCE ONLY AS SHOWN IN SCHEDULE.

FIRE / LIFE SAFETY NOTES

1. FIRE PROTECTION EQUIPMENT AND SERVICE ACCESS MUST BE PROVIDED DURING THE CONSTRUCTION PERIOD AS REQUIRED BY THE COUNTY.
2. PROVIDE A PORTABLE FIRE EXTINGUISHER WITH A RATING OF NOT LESS THAN 2-A WITHIN 75 FOOT TRAVEL DISTANCE TO ALL PORTIONS OF THE PROJECT, AND ADDITIONAL EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT FIELD INSPECTOR OR BUILDING DEPARTMENT INSPECTOR.
3. ALL FIRE-RATED ASSEMBLES SHALL BE INSTALLED, LABELED, AND INSPECTED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE WHEN REQUIRED.
4. PROVIDE EXIT SIGN WITH 6" LETTERS OVER REQUIRED EXITS, WHERE SHOWN ON DRAWINGS, AND ADDITIONAL SIGNS AS REQUIRED BY BUILDING DEPARTMENT INSPECTOR OR FIRE DEPARTMENT FIELD INSPECTOR. CONNECT EXIT SIGNS TO EMERGENCY POWER CIRCUITS. COMPLY WITH BUILDING CODES.
5. PROVIDE EMERGENCY LIGHTING OF ONE FOOT-CANDLE AT FLOOR LEVEL. COMPLY WITH BUILDING CODES.
6. EVERY EXIT DOOR SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. ALL NEW DOORS SHALL HAVE APPROVED LEVER HANDLES.
7. DOORS OPENING INTO REQUIRED 1-HOUR, FIRE-RESISTIVE CORRIDORS SHALL BE PROTECTED WITH A SMOKE OR DRAFT STOP ASSEMBLY HAVING A 20-MINUTE RATING AND SHALL BE SELF-CLOSING.
8. 20-MINUTE DOOR JAMBS TO BE TIGHT-FITTING, SMOKE AND DRAFT CONTROLLED.
9. EXIT DOORS SHALL SWING IN THE DIRECTION OF TRAVEL WHEN SERVING 50 OR MORE PERSONS.
10. PROVIDE FIRE DAMPERS OR DOORS WHERE AIR DUCTS PENETRATE FIRE-RATED WALLS OR CEILINGS.
11. STORAGE, DISPENSING OR USE OF ANY FLAMMABLE OR COMBUSTIBLE LIQUIDS, FLAMMABLE GAS AND HAZARDOUS SUBSTANCES SHALL COMPLY WITH UNIFORM FIRE CODE REGULATIONS.
12. EXTEND OR MODIFY EXISTING FIRE / LIFE SAFETY SYSTEM AS REQUIRED TO PROVIDE AN APPROVED FIRE / LIFE SAFETY SYSTEM FOLLOWING LANDLORD APPROVAL. SUBMIT PLANS TO FIRE DEPARTMENT WITH COMPLETE DESCRIPTION OF SEQUENCE OF OPERATION, AND OBTAIN APPROVAL PRIOR TO INSTALLATION.
13. LOCATE THE CENTER OF FIRE ALARM INITIATING DEVICES 48" ABOVE THE LEVEL OF THE FLOOR, WORKING PLATFORM, GROUND SURFACE OR SIDEWALK.
14. EMERGENCY WARNING SYSTEMS SHALL ACTIVATE A MEANS OF WARNING THE HEARING IMPAIRED. FLASHING VISUAL WARNING SHALL HAVE A FREQUENCY OF NOT MORE THAN 60 FLASHES PER MINUTE.
15. THE FIRE PROTECTION DOCUMENTATION CONTAINED WITHIN THESE DRAWINGS HAVE BEEN PREPARED TO PERFORMANCE SPECIFICATION LEVEL OF DEVELOPMENT FOR GENERAL DESIGN AND FIRE PROTECTION CODE COMPLIANCE / CRITERIA. THE GENERAL CONTRACTOR IS TO RETAIN A LICENSED FIRE PROTECTION ENGINEER WHOM WILL PROVIDE / PERFORM HYDRAULIC AND / OR FLOW TESTING, PREPARE F.P. SHOP DRAWINGS, STAMP / SIGN SAID SHOP DRAWINGS AND SUBMIT SAID SHOP DRAWINGS FOR PERMIT.

MILLWORK NOTES

1. REFER TO FINISH SCHEDULE FOR ALL FINISHES.
2. MILLWORK CONTRACTOR TO SITE VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
3. GENERAL CONTRACTOR SHALL REFER TO CASEWORK & COUNTERTOP SPECIFICATIONS.
4. CUSTOMER SIDE OF ALL SERVING COUNTERS SHALL NOT EXCEED 34" ABOVE FINISHED FLOOR.
5. G.C. IS RESPONSIBLE FOR SUPPLYING & INSTALLING ALL SITE REQUIREMENTS (IN WALL BLOCKING, ETC.) FOR MILLWORK. COORDINATE ALL REQUIREMENTS WITH VENDOR(S).
6. SHOP DRAWINGS MUST BE SUBMITTED AND APPROVED BY ARCHITECT & TENANT'S CONSTRUCTION MANAGER FOR APPROVAL PRIOR TO FABRICATION WHEN REQUIRED.
7. ALL MILLWORK IS TO CONFORM TO A.W.I./A.W.M.A.C. PREMIUM STANDARDS.
8. G.C. IS RESPONSIBLE FOR THE COORDINATION OF THE INSTALLATION PROCESS OF ALL MILLWORK, INCLUDING TOUCH UP OF ANY DAMAGE AND FINAL CLEANING AFTER INSTALLATION.
9. MILLWORK VENDOR TO COORDINATE WITH OTHER TRADES AND PROVIDE CONCEALED GROUNDS & OR BLOCKING AS REQUIRED. PROVIDE CUTOUTS FOR OUTLETS AND EQUIPMENT AS REQUIRED. VERIFY ALL DIMENSIONS PRIOR TO FABRICATION.
10. G.C. TO PROVIDE ADDITIONAL CUTOUTS AS REQUIRED IN VENDOR SUPPLIED MILLWORK. ALL MODIFICATIONS TO BE PERFORMED BY A QUALIFIED FINISH CARPENTER. ALL CUTS TO BE PLACED TO MINIMIZE VISIBILITY. NO ADDITIONAL MODIFICATION TO MILLWORK WILL ABE ALLOWED WITHOUT PRIOR APPROVAL FROM TENANT'S PROJECT MANAGER.
11. ALL CUTOUTS IN ENGINEERED STONE SHALL BE SPACED A MINIMUM OF 2" APART AND/OR PER MANUFACTURER'S SPECIFICATIONS.
12. ALL FINISHED VENEERED WOOD SHALL BE FREE FROM KNOTS, SHAKES AND OTHER DEFECTS AFFECTING EITHER DURABILITY OR APPEARANCE, & SHALL BE CAREFULLY SELECTED FOR GRAIN & COLOR FOR MARKED VARIATIONS AT JOINTS BETWEEN VENEERS.
13. ALL MILLWORK IS TO BE LASER CUT IN A TRADE SHOP ONLY, NO FIELD CUTTING WILL BE ALLOWED. ALSO, NO FIELD FINISHING OTHER THAN MINOR TOUCH-UPS OF MILLWORK WILL BE PERMITTED.
14. ALL MILLWORK HARDWARE TO BE FURNISHED & INSTALLED BY MILLWORK VENDOR.
15. MILLWORK VENDOR TO FURNISH & INSTALL RUBBER BUMPERS ON ALL DOORS AND DRAWERS.
16. WOOD BLOCKING SHALL BE FIRE TREATED IN ACCORDANCE WITH APPLICABLE CODE REQUIREMENTS. LENGTHS OF WALL BLOCKING ARE NOMINAL, ALWAYS EXTEND TO THE NEXT STUD IN EACH DIRECTION.
17. ALL SURFACES TO BE FINISHED. NO EXPOSED UNFINISHED SURFACES WILL BE ACCEPTED.
18. U.O.N. ALL INTERIOR KNEEWALL SURFACES TO RECEIVE A WHITE CLEANABLE FRP FINISH.
19. U.O.N. ALL CABINET INTERIORS TO RECEIVE A WHITE PLASTIC LAMINATE FINISH.
20. U.O.N. THE UNDERSIDE OF ALL COUNTERTOP SUBSTRATES TO RECEIVE A WHITE PLASTIC LAMINATE FINISH.
21. MILLWORK CONTRACTOR TO ENSURE ALL SPECIFIED EQUIPMENT FITS INTO COUNTER AS NOTED. CHECK ALL MANUFACTURER'S SPECIFICATIONS PRIOR TO FABRICATION.
22. MILLWORK CONTRACTOR TO ENSURE COUNTER FITS SNUG WITH SURROUNDING SITE AND MILLWORK CONDITIONS. IF NECESSARY SCRIBE COUNTER ON SITE.
23. COORDINATE ALL CUTOUTS & FINAL LOCATIONS WITH KITCHEN EQUIPMENT CONTRACTOR, TYP.
24. 1/2" X 1/2" STAINLESS STEEL CORNER GUARDS ALL EXPOSED OUTSIDE CORNERS AT MILLWORK, TYP.
25. 1/2" X 1/2" STAINLESS STEEL BOTTOM EDGING AT ALL EXPOSED LAMINATE TOE-KICKS AT MILLWORK, TYP.
26. FIXED EQUIPMENT AND MILLWORK TO BE SEALED, USING APPROVED CLEAR SILICONE SEALANT, TO FLOORS, WALLS AND COUNTER TOPS AS REQUIRED.
27. ALL ENGINEERED STONE BACKSPLASHES AND COUNTERTOPS SHALL BE SEALED TO ADJACENT WALLS WITH CLEAR SILICONE SEALANT AS REQUIRED. GAPS BETWEEN ENGINEERED STONE AND WALL SURFACES SHALL NOT EXCEED 1/4" MAX.
28. ANY SUPPORT LEGS INDICATED ON THE DRAWINGS ARE SUGGESTED PLACEMENT ONLY. QUANTITY OF SUPPORT LEGS SHALL BE DETERMINED BY THE MILLWORK CONTRACTOR AND KEC.
29. INSTALLATION OF EQUIPMENT AND MILLWORK TO INCLUDE PROPER SPACING TO ALLOW FOR CLEANING.
30. ALL STAINLESS STEEL ADJUSTABLE LEGS SHALL HAVE FEET MECHANICALLY FASTENED TO THE FLOOR.
31. MAX SPAN BETWEEN LOW WALL SUPPORTS AND/OR STAINLESS STEEL LEGS SHALL NOT EXCEED 4'-0" MAX.
32. MILLWORK CONTRACTOR TO LIASE WITH KEC TO COORDINATE ADEQUATE MILLWORK REINFORCEMENT TO SUPPORT SPECIFIED/PROVIDED EQUIPMENT AT FULL CAPACITY.
33. WHERE COUNTERTOP SUBSTRATE INTERFERES WITH UNDERCOUNTER EQUIPMENT CLEARANCES, STEEL FLAT BARS SHALL BE USED TO SUPPORT THE COUNTERTOP AS NEEDED.
34. ALL SEAM LOCATIONS SHALL BE SUPPORTED BY LOW WALL AND/OR STAINLESS STEEL LEG SUPPORT WITH STEEL CHANNEL RUNNING BACK TO MAIN LOW WALL SUPPORT.
35. AFTER WORK IS COMPLETED ALL MILLWORK AND/OR EQUIPMENT WILL BE CLEANED AND SANITIZED BEFORE OPERATIONS COMMENCE.
36. U.O.N ALL MILLWORK SUBSTRATE MATERIALS TO BE EITHER SOLID WOOD OR 3/4" C-3 GRADE PLYWOOD OR APPROVED EQUAL. NO M.D.F OR PARTICLE BOARD WILL BE ACCEPTED WITHOUT PRIOR APPROVAL.
37. NO MATERIAL SUBSTITUTIONS WILL BE PERMITTED WITHOUT PRIOR AUTHORIZATION FROM ARCHITECT.
38. ALL PLYWOOD SUBSTRATES SHALL BE MARINE GRADE PLYWOOD OR APPROVED EQUAL.
39. G.C. SHALL FURNISH AND INSTALL ACCESS PANELS IN MILLWORK WHERE INDICATED ON DRAWINGS, REQUIRED BY THE NATURE OF THE PROJECT, OR REQUIRED TO SERVICE DEVICES WITHIN THE MILLWORK. THE ACCESS PANELS SHALL BE OF SUFFICIENT SIZE SO THAT ALL EQUIPMENT WILL BE COMPLETELY SERVICEABLE. PANELS SHALL BE FINISHED TO MATCH THE SURFACE IN WHICH THEY ARE LOCATED.
40. MILLWORK CONTRACTOR TO PROVIDE ADEQUATE VENTILATION IN COUNTERS FOR REQUIRED EQUIPMENT. CHECK ALL MANUFACTURER'S SPECIFICATIONS PRIOR TO FABRICATION.
41. U.O.N. LOUVERED MILLWORK DOORS SHALL HAVE 1/2" VENTILATION SLOTS ROUTED INTO THE ENTIRE DOOR @ 11/2" O.C. VENTILATION SLOTS SHALL STOP MIN. 3" ON ALL SIDES. INSIDE OF SLOT TO BE PAINTED BLACK WITH WATERPROOF SEALANT.

ARCHITECT:
Colliers Engineering & Design

CLIENT:
CAFFÈ NERO

MEP & FP ENGINEER:
ZAINO & ASSOCIATES, INC.

PROJECT:
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ISSUED DATE: 03/06/2026

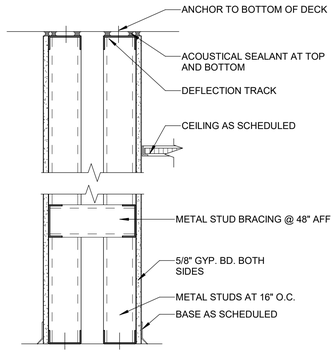
PROJECT TEAM: RK, AG
PROJECT MANAGER: RK
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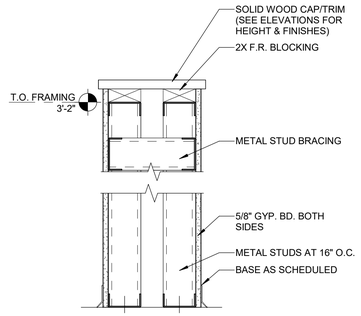
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DRAWING NO.
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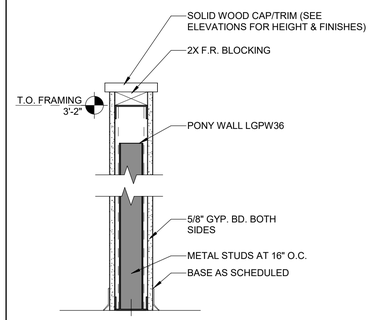
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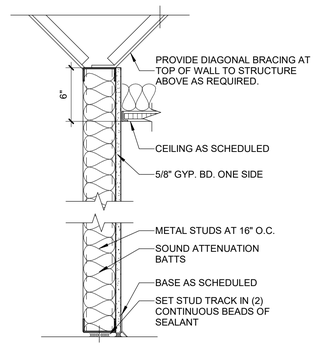
9.0	**METAL STUD GYP BOTH SIDES FULL HEIGHT TO DECK**
9.3	(2) 3 5/8" STUD



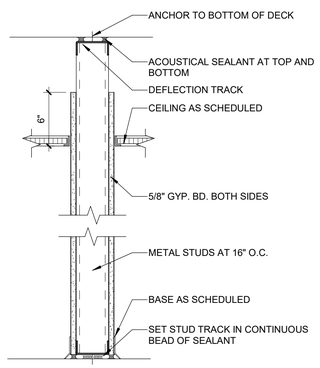
8.0	**METAL STUD GYP BOTH SIDES PARTIAL HEIGHT**
8.3	(2) 3 5/8" STUD



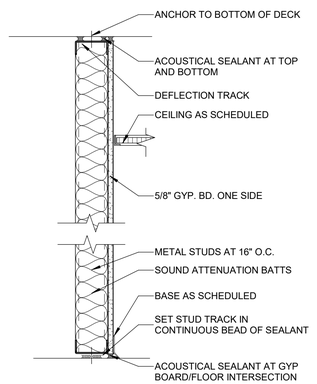
7.0	**METAL STUD GYP BOTH SIDES PARTIAL HEIGHT**
7.3	3 5/8" STUD
7.6	6" STUD



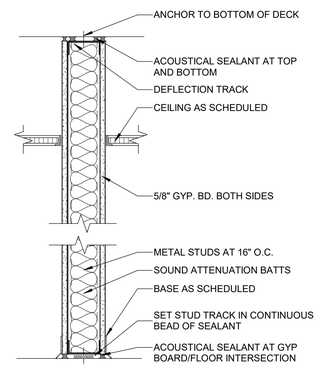
6.0	**METAL STUD GYP ONE SIDE INSULATED 6" ABOVE CEILING**
6.2	1 5/8" STUD
6.3	3 5/8" STUD



3.0	**METAL STUD GYP BOTH SIDES 6" ABOVE CEILING**
3.3	3 5/8" STUD
3.6	6" STUD



2.0	**METAL STUD GYP ONE SIDE INSULATED TO DECK**
2.2	2 1/2" STUD
2.3	3 5/8" STUD



1.0	**METAL STUD GYP BOTH SIDES INSULATED TO DECK**
1.3	3 5/8" STUD
1.6	6" STUD

E	**NEW PARTITION TO MATCH EXISTING ADJACENT PARTITION**
E.1	NEW PARTITION TO MATCH ADJACENT EXISTING CONSTRUCTION. GC TO VERIFY EXISTING WALL CONSTRUCTION UPON DEMOLITION AND MATCH

INTERIOR PARTITION TYPES NOTES

A. SEE LIFE SAFETY DRAWINGS FOR LOCATIONS OF RATED PARTITIONS

B. PROVIDE TILE BACKERBOARD ON ALL WALL SCHEDULE TO RECEIVE TILE FINISH

C. WALL FINISHES VARY, REFER TO FINISH SCHEDULE, INTERIOR ELEVATIONS, AND DETAILS FOR ALL PARTITIONS

D. MAINTAIN FIRE RATING AND ACOUSTICAL RATING OF PARTITIONS AROUND FIRE EXTINGUISHER CABINETS, ELECTRICAL BOXES, AND OTHER RECESSED ITEMS

E. FIRE-RATED PARTITIONS SHALL HAVE FIRE STOP SEALANTS AT THE HEAD, SILL, THROUGH PENETRATIONS, OPENINGS, AND JUNCTIONS WITH DISSIMILAR MATERIALS

F. NON-RATED PARTITIONS SHALL HAVE SEALANTS AT THE HEAD, SILL, THROUGH PENETRATIONS, OPENINGS AND JUNCTURES WITH DISSIMILAR MATERIALS.

G. ALL STUD WALLS CONSTRUCTED TO DECK SHALL HAVE A DEFLECTION TRACK TO ACCOMMODATE MOVEMENT OF THE STRUCTURE. ALL DEFLECTION TRACK SHALL ACCOMMODATE A MINIMUM OF 1" DEFLECTION OF THE STRUCTURE.

H. CONTRACTOR SHALL REFERENCE UL LISTING OF EACH IDENTIFIED UL ASSEMBLY FOR FULL ASSEMBLY DETAILS

I. NOT ALL PARTITION TYPES MAY NOT BE USED IN THIS PROJECT.

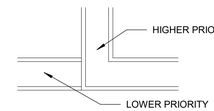
PARTITION DESIGNATION CODES

SECOND DIGIT: PARTITION THICKNESS AS FOLLOWS

- #.0 — **7/8"** MTL STUD
- #.1 — **1-5/8"** MTL STUD, OR **1x** WD STUD
- #.2 — **2 1/2"** MTL STUD, OR **2 1/2"** C-H MTL STUD, OR **2x3** WD STUD
- #.3 — **3 5/8"** MTL STUD
- #.4 — **4"** MTL STUD, OR **4"** C-H MTL STUD, OR **2x4** WD STUD, OR **4"** CMU
- #.6 — **6"** MTL STUD, OR **2x6** WD STUD, OR **6"** CMU
- #.8 — **8"** MTL STUD, OR or **2x8** WD STUD, OR **8"** CMU

SEE WALL SCHEDULE, AND CONSTRUCTION PLAN FOR LOCATIONS

PARTITION PRIORITY LEGEND



TWO HOUR FIRE AND SMOKE PARTITION	PRIORITY 1 HIGHER
TWO HOUR FIRE PARTITION	PRIORITY 2
TWO HOUR SHAFTWALL	PRIORITY 2
ONE HOUR FIRE AND SMOKE PARTITION	PRIORITY 3
ONE HOUR FIRE PARTITION	PRIORITY 4
NON-RATED PARTITION	PRIORITY 5 LOWER

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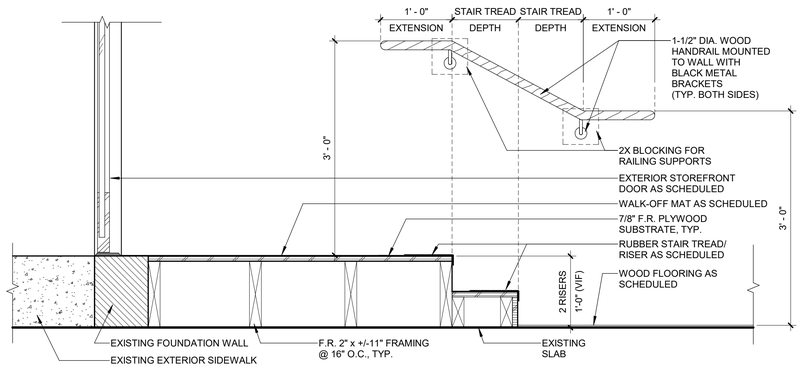
PROJECT TEAM: RK, AG
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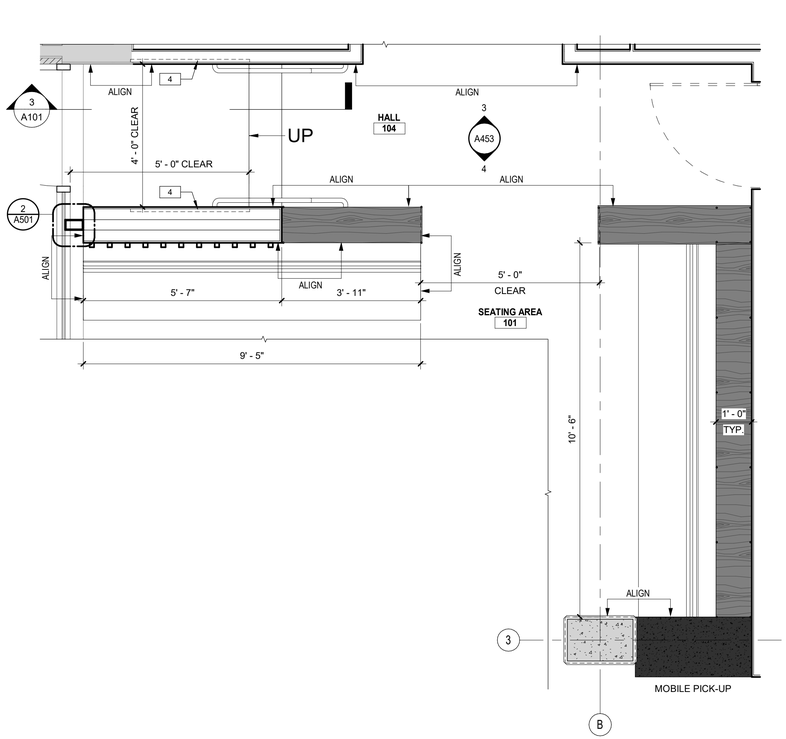
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INTERIOR WALL ASSEMBLIES

DRAWING NO.
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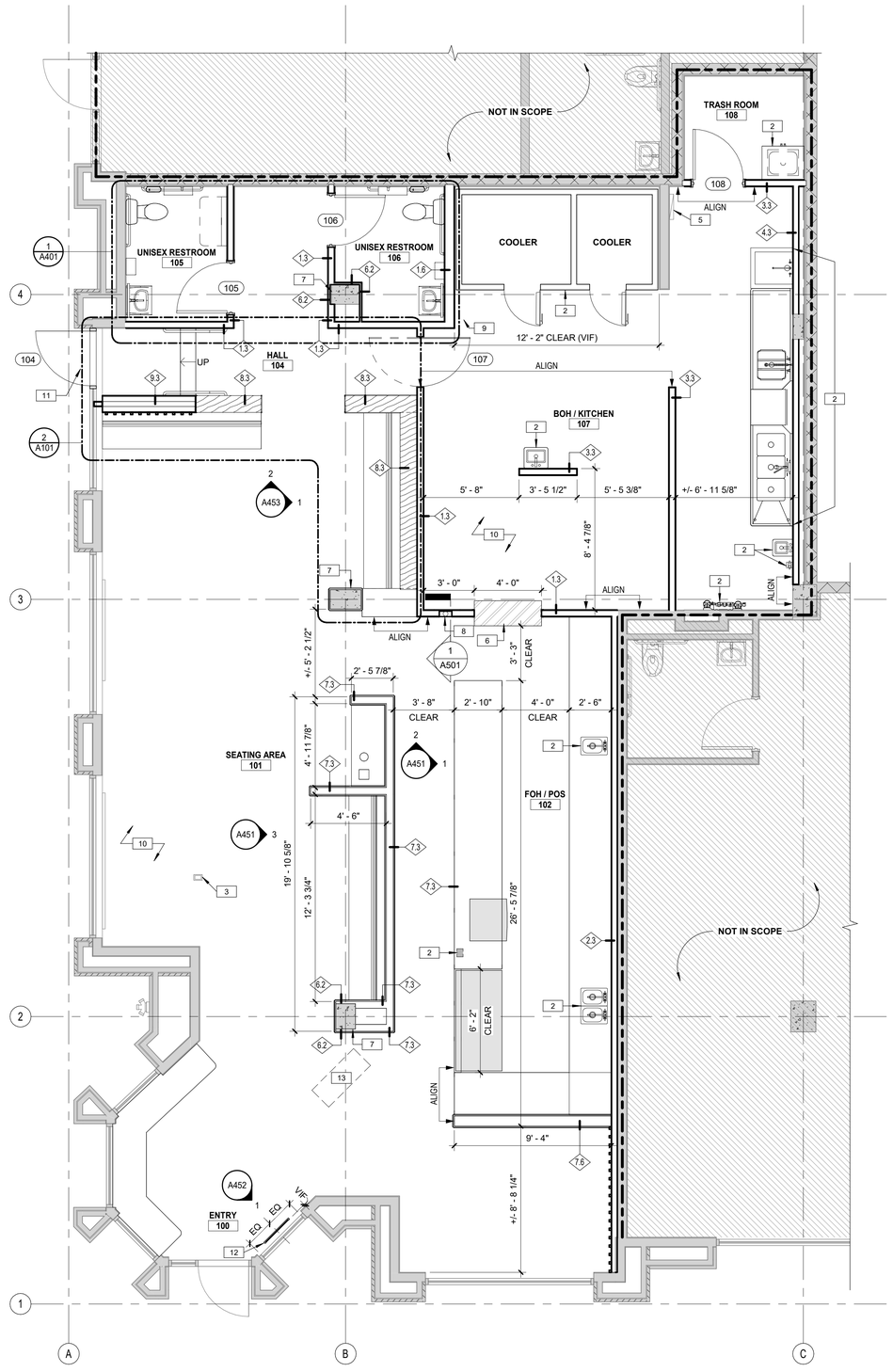
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3 DETAIL SECTION - STEPS & RAILING AT REAR EXIT/EGRESS
1" = 1'-0"



2 ENLARGED PLAN - REAR STAIR, EGRESS & BOOKSHELVES
1/2" = 1'-0"



1 CONSTRUCTION PLAN
1/4" = 1'-0"

0' 2' 4' 8'
1/4" = 1'-0"

OVERALL PLAN GENERAL NOTES

A. SEE CODE PLANS, ENLARGED PLANS, FINISH PLANS, ETC. FOR ADDITIONAL INFORMATION.

B. COORDINATE FINAL PLACEMENT OF ALL WALL MOUNTED EQUIPMENT WITH SIGNAGE.

C. PRIOR TO GYPSUM BOARD INSTALLATION AND ELECTRICAL ROUGH-IN INSPECTION, GENERAL CONTRACTORS, ELECTRICAL/DATA CONTRACTORS, ARCHITECT, AND CONSTRUCTION MANAGER SHALL REVIEW IN-PLACE LOCATIONS OF ALL SWITCH BOXES, RECEPTACLE BOXES, FIRE ALARM BOXES, ETC. FINAL LOCATIONS MAY BE ADJUSTED AT THIS TIME TO ALIGN OR COORDINATE WITH DESIGN INTENT.

D. GC TO REFER TO PLUMBING SPECIFICATIONS. ARCHITECTURAL TO BE REFERENCE ONLY AS SHOWN IN SCHEDULE.

E. ALL DOORS TO BE SET 6" FROM ADJACENT PARTITION, UNLESS NOTED OTHERWISE.

F. COORDINATE WITH FOOD SERVICE DRAWINGS FOR FOH / BOH EQUIPMENT.

CONSTRUCTION PLAN KEYNOTES

#	DESCRIPTION
1	MULLION MATE PLUS 5: WALL TO GLASS AT EXISTING STOREFRONT GLASS
2	COORDINATE EQUIPMENT & PLUMBING WITH FOOD SERVICE VENDOR SPECIFICATIONS AND MEP DRAWINGS.
3	EXISTING FLOOR-BASED POWER TO REMAIN (TBC)
4	PROVIDE FR IN-WALL BLOCKING AT TENANT-PROVIDED ARTWORK LOCATIONS BY CAFFE NERO, BETWEEN 4' - 8'
5	EXISTING ELECTRICAL PANEL TO REMAIN.
6	PASSTHROUGH SHELF BY FOOD SERVICE VENDOR, VERIFY DIMENSIONS AND ROUGH FRAMING REQUIREMENTS IN FIELD.
7	EXISTING COLUMN
8	SEMI-RECESSED FIRE EXSTINGUISHER CABINET. REFER TO DETAIL ON A501
9	WALL MOUNTED FIRE EXSTINGUISHER
10	PREP SUBFLOOR AS REQUIRED FOR NEW FLOOR FINISH THROUGHOUT
11	MODIFY EXISTING STOREFRONT, ADD NEW VERTICAL MULLION TO MATCH EXISTING, FOR NEW EXTERIOR DOOR
12	OFCI VERTICAL STEMICEILING MOUNTED 50" DISPLAY FACING OUTWARD. COORDINATE WITH MEP POWER/DATA AT CEILING PLANE. COORDINATE STEM LENGTH & HEIGHT AT DISPLAY CENTER WITH TENANT'S AV VENDOR (REFER TO ELEVATION)
13	FREESTANDING MERCHANDISE CASEWORK BY CAFFE NERO.

PLAN LEGEND

KEYNOTE	#
PROPOSED WALLS	## WALL ASSEMBLY TAG NEW STUD WALL NEW CMU WALL NEW BRICK WALL
EXISTING PARTITION TO REMAIN	EXISTING WALL
AREA NOT IN CONTRACT	NIC

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037334
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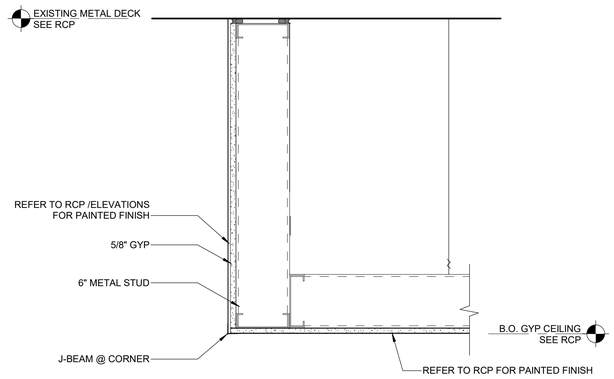
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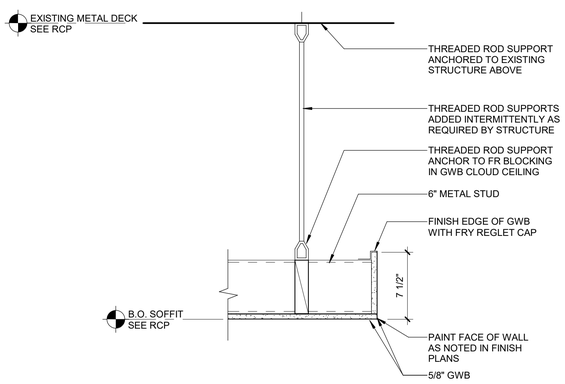
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LIGHTING FIXTURE SCHEDULE

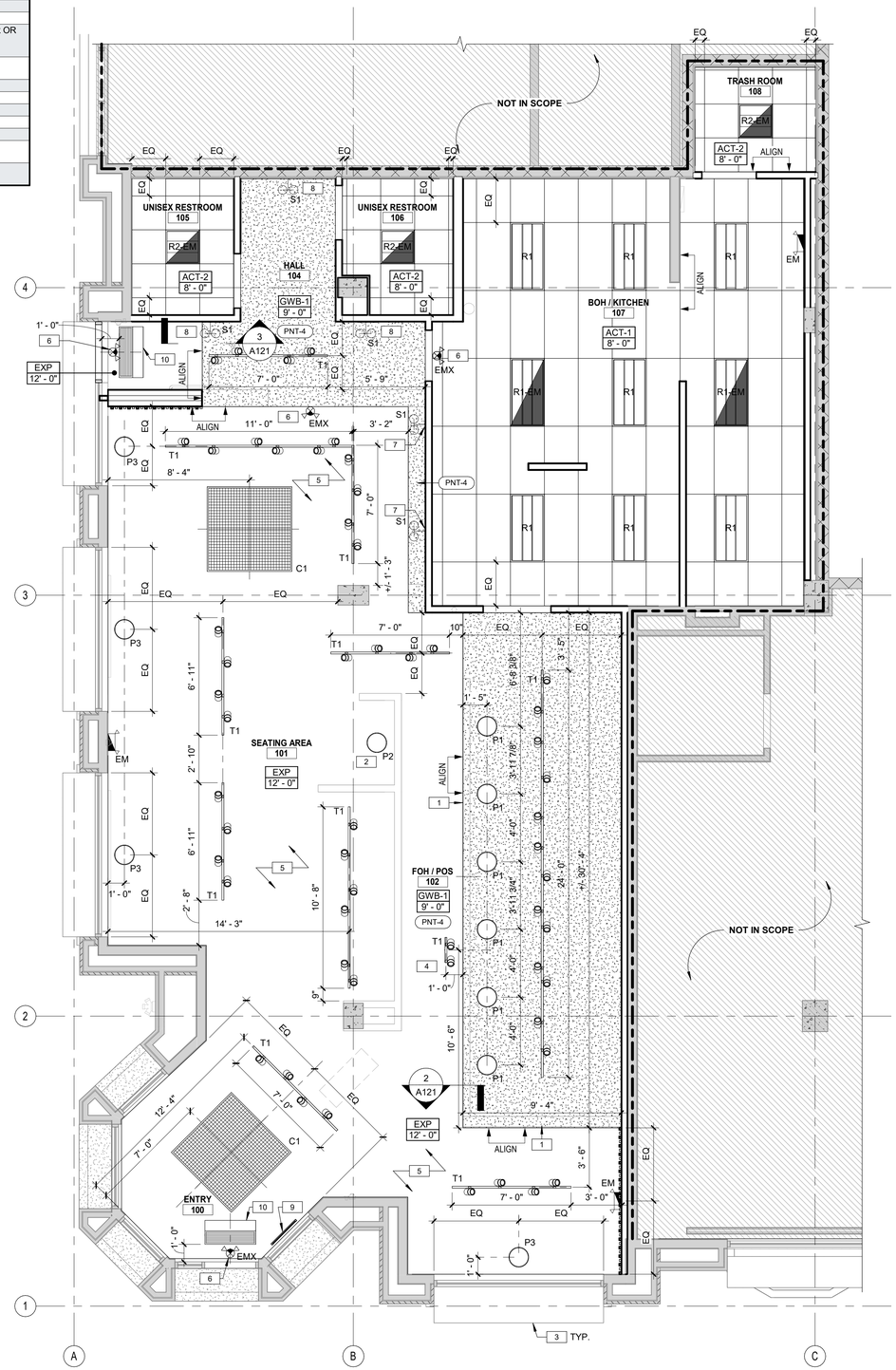
TYPE	DESCRIPTION	MANUFACTURER	FINISH	MOUNTING	MOUNTING HEIGHT	COMMENTS
C1	5X5 CHANDELIER	BY CAFFE NERO	-	SUSPENDED	9'-0" AFF	B.O. OF FIXTURE
EM	EMERGENCY EGRESS LIGHT	LITHONIA OR EQ.	-	WALL	-	-
EMX	EXIT SIGN / EMERGENCY LIGHT COMBO	LITHONIA OR EQ.	-	WALL OR STEM/POLE MOUNT AT OPEN CEILING	-	CENTER ABOVE DOOR OR OPENING
P1	14" PENDANT	OLDE BRICK LIGHTING	HISTORIC ORNATE DOWN ROD, BRONZE	SUSPENDED	7'-3" AFF	-
P2	10" PENDANT	OLDE BRICK LIGHTING	BRONZE	SUSPENDED	7'-3" AFF	-
P3	5" PENDANT	CRATE & BARREL	BLACK/WOOD	SUSPENDED	7'-3" AFF	-
R1	2X4 FLAT PANEL LED	NORA LIGHTING OR EQ.	WHITE	LAY-IN	-	-
R1-EM	2X4 FLAT PANEL LED (EMERGENCY)	NORA LIGHTING OR EQ.	WHITE	LAY-IN	-	-
R2-EM	2X2 FLAT PANEL LED (EMERGENCY)	NORA LIGHTING OR EQ.	WHITE	LAY-IN	-	-
S1	WALL SCONCE	OLDE BRICK LIGHTING	BRONZE	WALL	SEE INTERIOR ELEVATION FOR MOUNTING HEIGHT	-
T1	TRACK LIGHTING SYSTEM	JUNO	BLACK	SUSPENDED OR GWB DIRECT MOUNT	10'-0" AFF @ EXPOSED DECK OR GWB CEILING HEIGHT	-



3 DETAIL - METAL DECK TO GYP SOFFIT
1 1/2" = 1'-0"



2 DETAIL - DROP CEILING
1 1/2" = 1'-0"



1 REFLECTED CEILING PLAN
1/4" = 1'-0"

0' 2' 4' 8'
1/4" = 1'-0"

CEILING GENERAL NOTES

A. HVAC SHOWN ON THIS PLAN IS DIAGRAMATICAL. REFER TO MEP DRAWINGS FOR FULL SCOPE OF WORK.

B. GC SHALL VERIFY ALL CEILING HEIGHTS, AND CONFIRM THAT THE WORK CAN BE BUILT AS SHOWN. IN THE EVENT OF ANY CONFLICTS OR OMISSIONS WITHIN THE DRAWINGS, GC TO CONTACT ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.

C. CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACES.

D. CENTER AND ALIGN ALL CEILING GRIDS, LIGHTING, AND EQUIPMENT WITHIN ROOM UNLESS OTHERWISE NOTED.

E. SEE FINISH SCHEDULE FOR ADDITIONAL CEILING INFO.

F. GC TO REFER TO ELECTRICAL DRAWINGS FOR FULL LIGHTING SPECIFICATIONS AND ADDITIONAL LIGHTING NOTES. ARCHITECTURAL TO BE REFERENCED ONLY AS SHOWN IN SCHEDULE.

CEILING PLAN KEYNOTES

#	DESCRIPTION
1	ALIGN FACE OF GWB SOFFIT WITH FACE OF MILLWORK BELOW.
2	CENTER PENDANT ABOVE MILLWORK COUNTER BELOW.
3	NEW AWNING(S) BY LANDLORD, TYP. COORDINATE WITH TENANT DESIGN STANDARDS.
4	CENTER TRACK ABOVE MILLWORK DISPLAY BELOW.
5	EXPOSED DECKING/FRAMING/DUCTWORK TO BE PAINTED PNT-4.
6	POLE-MOUNTED EMERGENCY DEVICE TO BE CENTERED ABOVE DOORWAY, U.O.N. B.O. DEVICE TO ALIGN WITH B.O. DOOR HEADER/MULLION.
7	REFER TO ELEVATIONS FOR SCONCE PLACEMENT WITHIN MILLWORK SHELVING.
8	REFER TO ELEVATIONS FOR SCONCE LOCATION.
9	OFCI VERTICAL STEM/CEILING MOUNTED 50" DISPLAY. PROVIDE UNISTRUT FROM EXISTING DECK PAINTED TO MATCH EXPOSED CEILING TO SUPPORT STEM MOUNT BY AV VENDOR. COORDINATE WITH MEP POWER/DATA AT CEILING PLANE.
10	PROVIDE NEW AIR CURTAIN, SUPPORTED FROM EXISTING DECK.B.O. AIR CURTAIN TO BE MOUNTED 10'-10" AFF. REFER TO MECHANICAL DRAWINGS FOR MORE INFORMATION.

REFLECTED CEILING PLAN LEGEND

CEILING INFORMATION	ACT-1 / X'-X" — CEILING TYPE; DIMENSION A.F.F TO FINISH FACE OF CEILING
ACT ACOUSTICAL CEILING TILE	2x2 2x4
GWB GYPSUM CEILING	
LIGHT FIXTURES	## — LIGHT FIXTURE SCHEDULE ID REFER TO LIGHT FIXTURE SCHEDULE FOR SYMBOL INDICATIONS AND FIXTURE INFORMATION
CEILING ITEMS	SUPPLY; RETURN; SPRINKLER; OCCUPANCY SENSOR; EXIT SIGN; EMERGENCY LIGHT REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION

ARCHITECT:
Colliers Engineering & Design

CLIENT:
CAFFÈ NERO

MEP & FP ENGINEER:
ZAINO & ASSOCIATES, INC.

CAFFE NERO
CAFFE NERO SCARSDALE
100 Christie Place
Scarsdale, NY 10583

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:
REGISTERED ARCHITECT
MATTHEW D WITMER
037334
STATE OF NEW YORK

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

PROJECT TEAM: RK, AG
PROJECT MANAGER: RK
PROJECT NUMBER: 23343

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

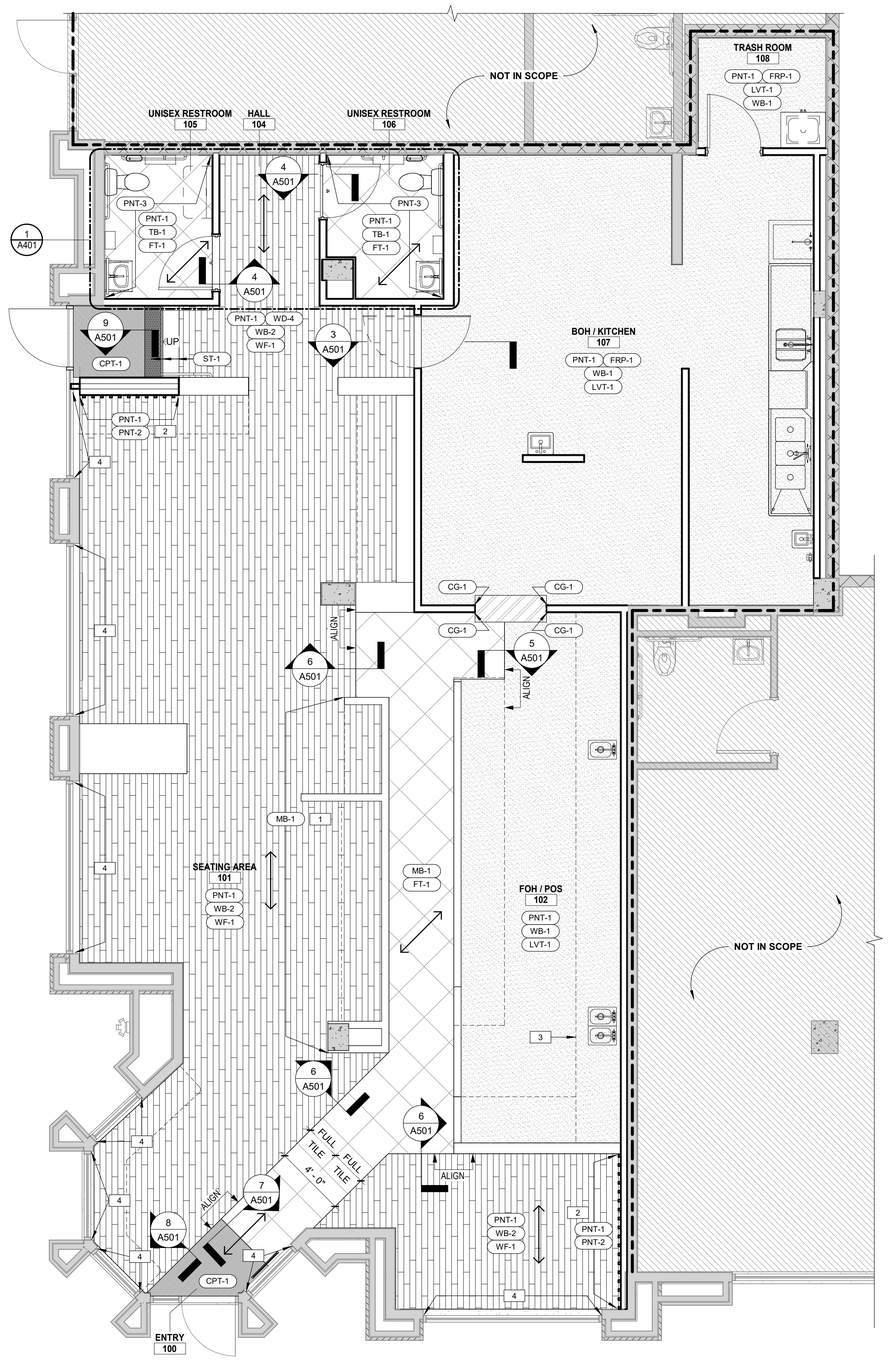
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REFLECTED CEILING PLAN

DRAWING NO.
A121

Plot Date: 3/9/2026 4:54:16 PM
Dwg Filename: Autodesk Docs://23343 - Cafe Nero/Caffe Nero - Scarsdale NY.rvt

INTERIOR FINISH SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	STYLE NAME	STYLE COLOR	SIZE	SPECIAL INFO
CARPET						
CPT-1	WALK-OFF MAT	MATTER SURFACES	BERKSHIRE SYNTHETIC MAT	BLACK WALNUT	6'-7"W ROLL	
ST-1	STAIR TREAD	ROPPE	94 SQUARE	R100 BLACK		
CEILING						
ACT-1	CEILING	ARMSTRONG	KITCHEN ZONE	WHITE	24"x48"	15/16" PRELUDE GRID (WHITE)
ACT-2	CEILING	ARMSTRONG	CALLA	WHITE	24"x24"	15/16" PRELUDE GRID (WHITE)
FLOOR TILE						
FT-1	FLOOR TILE	DALTILE	FIXTURE	COAL FX24	24"x24"	
GROUT						
GR-1	GROUT	LATICRETE	60	DUSTY GRAY		WT-1 (REFER TO ELEVATIONS)
GR-2	GROUT	LATICRETE	60	DUSTY GRAY		FT-1
LUXURY VINYL TILE						
LVT-1	LUXURY VINYL TILE	ALTRO	STRONGHOLD 30	K3001 ABYSS		NON-SLIP SHEET ROLL, FLOOR & BASE
MILLWORK						
WD-1	WOOD TRIM		RECLAIMED BOARD CLADDING	PAINTED (OFF-WHITE), INTUMESCENT		VERTICAL FACE (SEE ELEVATIONS)
WD-2	WOOD TRIM		FOH / POS DRAWER CLADDING	DARK WOOD, INTUMESCENT		VERTICAL FACE (SEE ELEVATIONS)
WD-3	WOOD TRIM		1" SOLID MILLWORK CAP	LIGHT WOOD, INTUMESCENT		HORIZONTAL FACE (SEE ELEVATIONS)
WD-4	WOOD TRIM		PAINTED BEADBOARD	PNT-2		PROVIDE 1" PNT-1 SOLID CAP TRIM (SEE ELEVATIONS)
WD-5	SHELVING MILLWORK		1" SHELVING	MEDIUM WOOD STAIN		MOUNTED WITH BRASS OR EQ. HARDWARE (SEE ELEVATIONS)
PAINT						
PNT-1	WALL PAINT	SHERWIN WILLIAMS	TBD BY CAFFE NERO	[GREIGE]		FLAT MATTE, GENERAL
PNT-2	WALL PAINT	SHERWIN WILLIAMS	TBD BY CAFFE NERO	[MAROON]		FLAT MATTE, SLAT WALL
PNT-3	WALL PAINT	SHERWIN WILLIAMS	TBD BY CAFFE NERO	[GREEN]		FLAT MATTE, RESTROOM
PNT-4	CEILING PAINT	SHERWIN WILLIAMS	TBD BY CAFFE NERO	SW7557 SUMMER WHITE		FLAT MATTE (EXPOSED DECK & DUCTWORK, TYP. SEE RCP)
SOLID SURFACE/QUARTZ						
SS-1	SOLID SURFACE					
TILE						
WT-1	WALL TILE	DALTILE	TBD BY CAFFE NERO	[WHITE]	2"x8"	VERTICAL BACKSPLASH (SEE ELEVATIONS)
WT-2	WALL TILE	DALTILE	TBD BY CAFFE NERO	[MAUVE]	2"x8"	HORIZONTAL BACKSPLASH (SEE ELEVATIONS)
WT-3	WALL TILE	DALTILE	VV11 VITRUVIAN	MATTE WHITE	3"x6"	RESTROOM WET WALL, TYP. (SEE ELEVATIONS)
TRANSITION STRIP						
TS-1	TRANSITION STRIP	SCHLUTER	DECO	-	-	-
TS-2	TRANSITION STRIP	SCHLUTER	SCHIENE REVEAL		-	-
TS-3	TRANSITION STRIP	TARKETT	SLIM LINE TRANSITION STRIP	SLT-XX-G	-	-
TS-4	TRANSITION STRIP	SCHLUTER	JOLLY	ALUMINUM, PEWTER	-	CONFIRM SIZE WITH WALL TILE SPEC
WALL BASE						
MB-1	METAL BASE	BLACKENED STEEL BASE	CUSTOM		4"	
TB-1	TILE BASE	DALTILE	FIXTURE	COAL	6"x12"	COVE TRIM (S36C9)
WB-1	WALL BASE	ALTRO	STRONGHOLD	K3001 ABYSS	4"	
WB-2	WALL BASE	TARKETT/JOHNSONITE	MASQUERADE, EXHIBIT	WALNUT MW 2 BLACK	4.25"H	OR EQUAL
WALL PROTECTION						
CG-1	CORNER GUARD	INPRO	304 KITCHEN GRADE, 14 GAUGE	STAINLESS STEEL, NO. 4 SATIN	1-1/2" WING, CUT IN FIELD	PROVIDE MANUFACTURER-RECOMMENDED HEAVYTY DUTY ADHESIVE
WALLCOVERING						
FRP-1	FRP	MARLITE	-	WHITE	4'W x 8'H	TBD FINISH (SMOOTH OR TEXTURED)
WOOD FLOORING						
WF-1	WOOD FLOORING	LUMBER LIQUIDATORS	UTILITY WHITE OAK FLOORING	UNFINISHED	2.25"	STAIN: PURE RUBIO MONOCOAT



1 FINISH PLAN
1/4" = 1'-0"

FINISH PLAN GENERAL NOTES

A. STONE SADDLE TO MATCH COLOR OF FIELD TILE, FINAL APPROVAL BY ARCHITECT.

B. ALL FLOOR BASE SHALL WRAP MILLWORK UNLESS OTHERWISE NOTED.

C. DO NOT INSTALL FLOOR BASE AT TILE UNLESS OTHERWISE NOTED.

D. ALL GROUT COLORS TO BE SELECTED BY ARCHITECT, CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL.

E. ALL FLOOR FINISHES TO EXTEND TO MEET WALL AND/OR BASE OF CASEWORK UNLESS NOTED OTHERWISE.

F. ALIGN JOINTS OF FLOOR & WALL TILES. EXACT TILE JOINT LAYOUTS TO BE APPROVED BY ARCHITECT PRIOR TO INSTALLATION.

G. SUBMIT SAMPLES OF ALL FINISHES FOR APPROVAL BY ARCHITECT.

FLOOR FINISH PLAN KEYNOTES

#	DESCRIPTION
1	METAL BASE AT MILLWORK, U.O.N. REFER TO ELEVATION(S).
2	PAINTED WALL-APPLIED SLATS. REFER TO ELEVATION(S).
3	DASHED LINE(S) INDICATE BUILT-IN MILLWORK, TYP.
4	PAINT EXISTING INTERIOR WINDOW/STOREFRONT MULLIONS; COLOR TBD.

FINISH PLAN FLOOR LEGEND

CARPET — CPT-1

TILE — FT-1

LUXURY VINYL TILE — LVT-1

WOOD — WF-1

FINISH PLAN SYMBOL LEGEND

KEYNOTE	1
FINISHES INDICATOR	PNT-1
FLOORING DIRECTION	
FLOORING SEAM	
AREA NOT IN CONTRACT	NIC

ARCHITECT: Colliers Engineering & Design

CLIENT: CAFFÈ NERO

MEP & FP ENGINEER: ZAINO & ASSOCIATES, INC.

CAFFE NERO
CAFFE NERO SCARSDALE
100 Christie Place
Scarsdale, NY 10583

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL: REGISTERED ARCHITECT — MATTHEW D WITMER — 37334 — STATE OF NEW YORK

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

PROJECT TEAM: RK, AG
PROJECT MANAGER: RK
PROJECT NUMBER: 23343

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

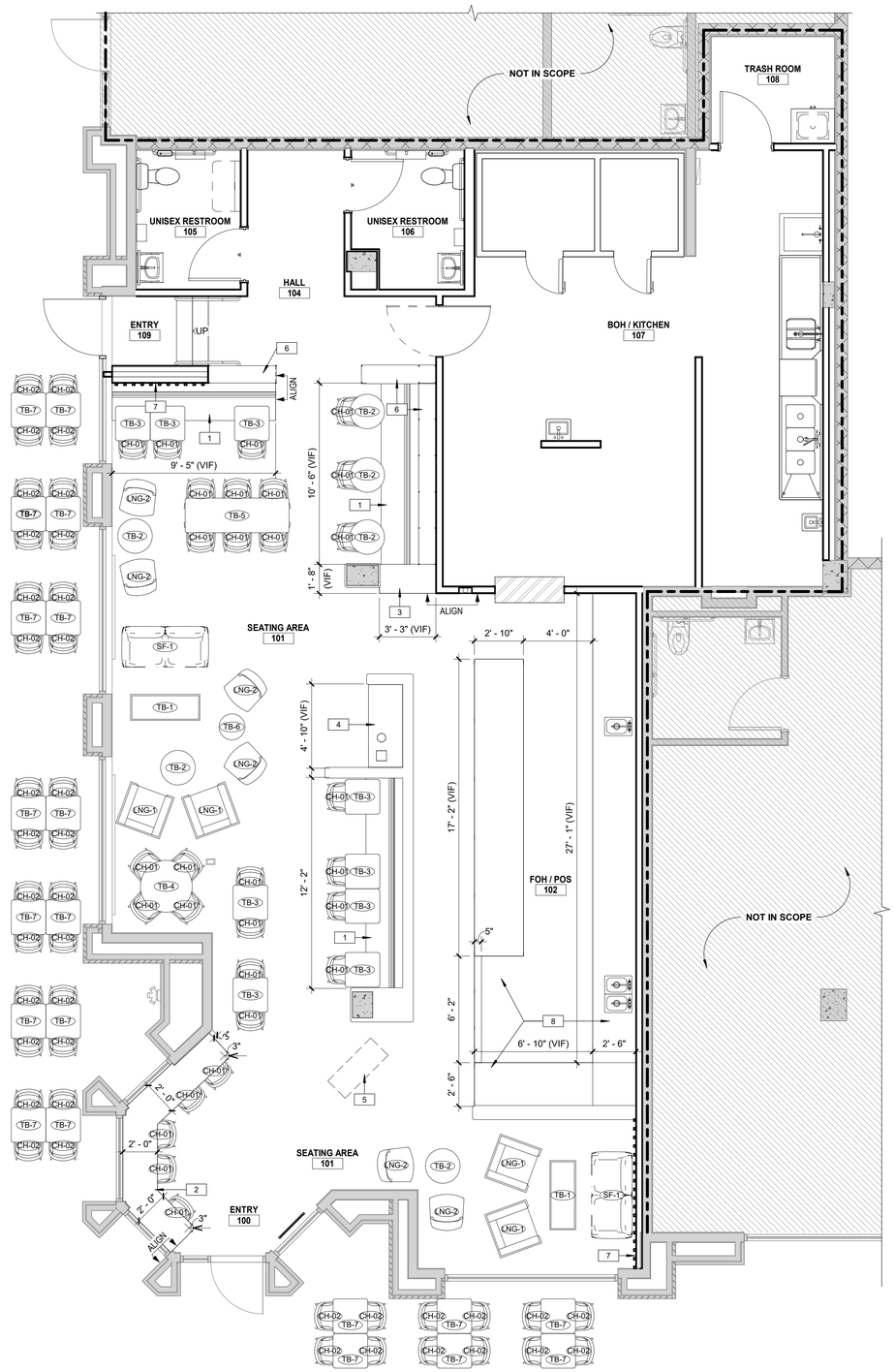
DRAWING NAME: FINISH PLAN

DRAWING NO. **A141**

Plot Date: 3/5/2026 4:29:20 PM
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FURNITURE SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL	FINISH	COMMENTS
CH-01	CAFE CHAIR				FURN BY CAFFE NERO
CH-02	CAFE CHAIR (PATIO)				FURN BY CAFFE NERO
LNG-1	LG LOUNGE CHAIR				FURN BY CAFFE NERO
LNG-2	SM LOUNGE CHAIR				FURN BY CAFFE NERO
SF-1	TWO-SEAT SOFA				FURN BY CAFFE NERO
TB-1	COFFEE TABLE				FURN BY CAFFE NERO
TB-2	ROUND CAFE TABLE				FURN BY CAFFE NERO
TB-3	SQUARE CAFE TABLE				FURN BY CAFFE NERO
TB-4	LG ROUND CAFE TABLE				FURN BY CAFFE NERO
TB-5	COMMUNAL TABLE				FURN BY CAFFE NERO
TB-6	SM SIDE TABLE				FURN BY CAFFE NERO
TB-7	SQUARE CAFE TABLE (PATIO)				FURN BY CAFFE NERO



1 **FURNITURE & MILLWORK PLAN**
1/4" = 1'-0"

FF&E PLAN GENERAL NOTES

A. GC SHALL COORDINATE REQUIREMENTS FOR WOOD BLOCKING POWER AND DATA FOR ALL FF&E.

MILLWORK GENERAL NOTES

A. REFER TO SHEET **A141** FOR FINISH SCHEDULE AND FINISHES LEGEND.

B. SEE INTERIOR ELEVATIONS FOR CONFIGURATIONS OF ALL MILLWORK FINISHES.

C. STONE TILE AND COUNTERTOPS TO BE SEALED AS APPROVED BY ARCHITECT.

D. FOR ALL BASE CABINETS (REFER TO SPECS FOR MORE DETAILS): APPLY COLORED CAULK TO MATCH ADJACENT SURFACE BETWEEN 2 JOINTS: ONE JOINT BETWEEN TOP OF BACKSPLASH AND WALL AND A SECOND JOINT BETWEEN COUNTERTOP AND BOTTOM OF BACKSPLASH. THEN APPLY CLEAR SILICONE CAULKING OVER THE COLORED CAULK IN BOTH JOINT AREAS.

E. GC TO COORDINATE MILLWORK WITH OWNER/TENANT PROVIDED EQUIPMENT.

FURNITURE & MILLWORK PLAN KEYNOTES

#	DESCRIPTION
1	BANQUETTE
2	COUNTER @ WINDOW
3	COUNTER @ MOBILE PICK-UP
4	COUNTER @ CONDIMENT STATION
5	RETAIL KIOSK
6	BOOKSHELF ABOVE
7	SLAT WALL (SEE ELEVATIONS)
8	COUNTER(S) @ FOH/POS

MILLWORK PLAN LEGEND

KEYNOTE	#
AREA NOT IN CONTRACT	NIC

FURNITURE PLAN LEGEND

KEYNOTE	#
FURNITURE TAG	000
EQUIPMENT TAG	1t
AREA NOT IN CONTRACT	NIC

ARCHITECT:
Colliers Engineering & Design

CLIENT:
CAFFÈ NERO

MEP & FP ENGINEER:
ZAINO & ASSOCIATES, INC.

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CAFFE NERO SCARSDALE
100 Christie Place
Scarsdale, NY 10583

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:
REGISTERED ARCHITECT
MATTHEW D WITTEN
37334
STATE OF NEW YORK

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

PROJECT TEAM: RK, AG
PROJECT MANAGER: RK
PROJECT NUMBER: 23343

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

DRAWING NAME:
FURNITURE & MILLWORK PLAN

DRAWING NO.
A161

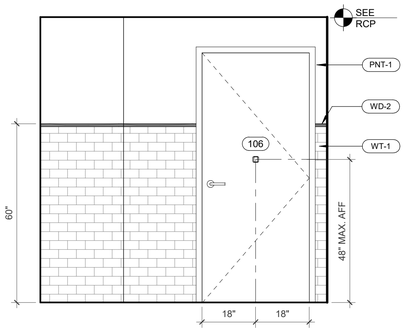
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RESTROOM ACCESSORY SCHEDULE

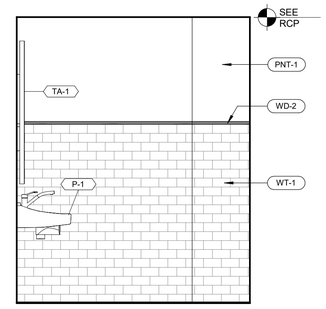
TAG	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
TA-1	WALL-MOUNTED MIRROR	BOBRICK OR EQ.	B-105-2448 OR EQ.	FINISH TBD BY CAFFE NERO
TA-2	HAND DRYER	XLERATOR	-	WHITE FINISH
TA-3	36" GRAB BAR	BOBRICK OR EQ.	-	STAINLESS STEEL
TA-4	42" GRAB BAR	BOBRICK OR EQ.	-	STAINLESS STEEL
TA-5	18" VERTICAL GRAB BAR	BOBRICK OR EQ.	-	STAINLESS STEEL
TA-6	BABY CHANGING STATION	KOALA CARE OR EQ.	-	GRAY GRANITE
TA-7	SURFACE MOUNTED TOILET TISSUE DISPENSER DOUBLE ROLL	BOBRICK OR EQ.	-	STAINLESS STEEL
TA-8	SANITARY NAPKIN DISPOSAL	BOBRICK OR EQ.	-	STAINLESS STEEL
TA-9	ADA COAT HOOK	BOBRICK OR EQ.	B-7671 OR EQ.	(1) PER DOOR, INTERIOR

RESTROOM PLUMBING SCHEDULE

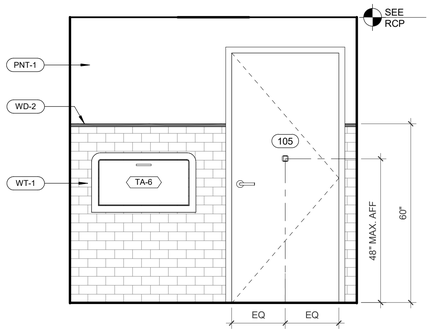
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P-1	RESTROOM SINK	-	-	-	REFER TO PLUMBING DRAWINGS
P-2	TOILET	-	-	-	REFER TO PLUMBING DRAWINGS



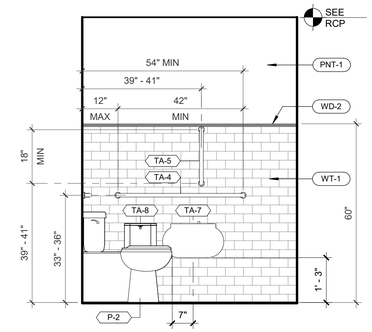
7 ELEVATION - UNISEX RESTROOM 106 (WEST)
1/2" = 1'-0"



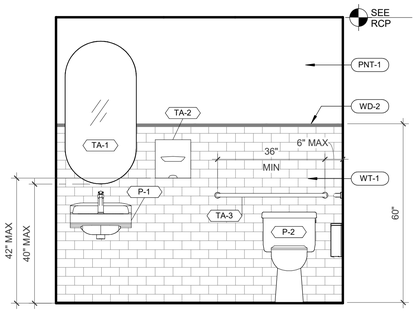
6 ELEVATION - UNISEX RESTROOM 106 (SOUTH)
1/2" = 1'-0"



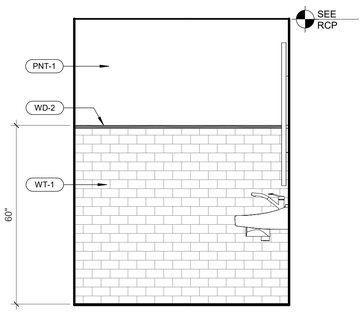
5 ELEVATION - UNISEX RESTROOM 106 (EAST)
1/2" = 1'-0"



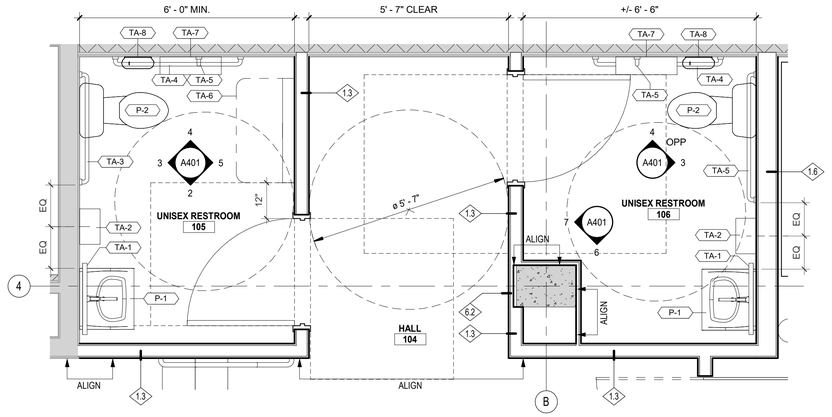
4 ELEVATION - UNISEX RESTROOM 105 (NORTH)
1/2" = 1'-0"



3 ELEVATION - UNISEX RESTROOM 105 (WEST)
1/2" = 1'-0"



2 ELEVATION - UNISEX RESTROOM 105 (SOUTH)
1/2" = 1'-0"



1 ENLARGED PLANS - UNISEX RESTROOMS 105 & 106
1/2" = 1'-0"

ENLARGED PLAN GEN. NOTES

A. PROVIDE MOLD AND MILDEW RESISTANT GWB AT ALL PLUMBING WALLS AND THROUGHOUT ALL BATHROOMS.

B. ANY GLAZINGWITHIN 18" OF FINISH FLOORING OR WITHIN ENCROACHMENT OF CODE CLEARANCES AT STAIR WINDOWS SHALL BE TEMPERED.

INTERIOR ELEVATION LEGEND

KEYNOTE	#
FINISH TAG	PNT-1

PLAN LEGEND

KEYNOTE	#
PROPOSED WALLS	STUD WALL CMU WALL BRICK WALL
EXISTING COMPONENT TO REMAIN	
AREA NOT IN CONTRACT	NIC

ARCHITECT:
Colliers Engineering & Design

CLIENT:
CAFFÈ NERO

MEP & FP ENGINEER:
ZAINO & ASSOCIATES, INC.

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100 Christie Place
Scarsdale, NY 10583

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:
REGISTERED ARCHITECT
MATTHEW D WITTEK
37334
STATE OF NEW YORK

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

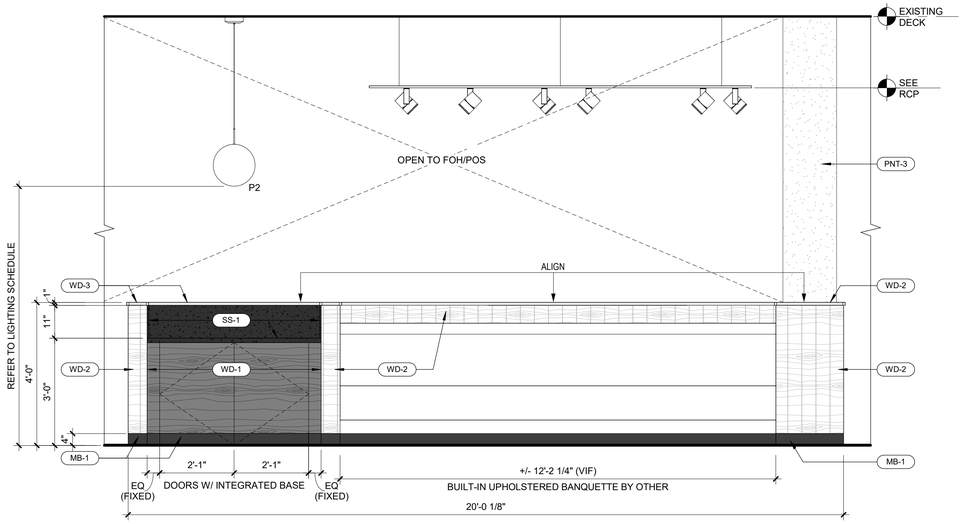
PROJECT TEAM: RK, AG
PROJECT MANAGER: RK
PROJECT NUMBER: 23343

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

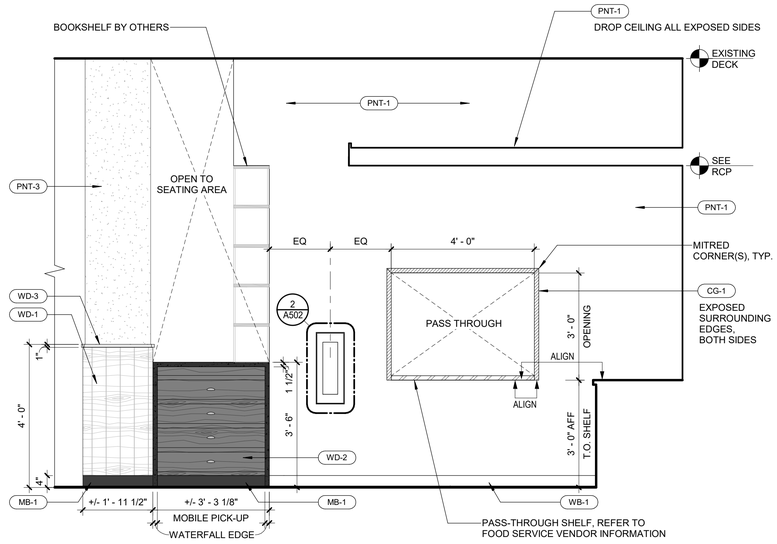
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ENLARGED PLAN & ELEVATIONS - RESTROOMS

DRAWING NO.
A401

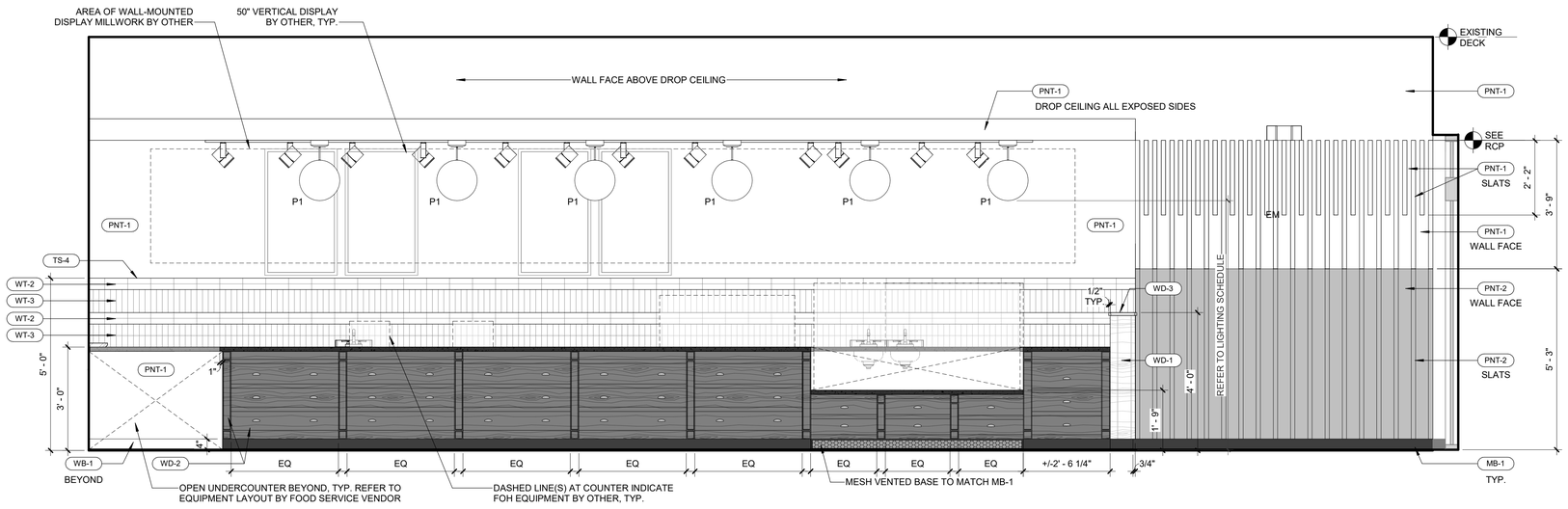
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3 ELEVATION - SEATING AREA 101 BANQUETTE SOUTH
1/2" = 1'-0"



2 ELEVATION - MOBILE PICK-UP & PASS-THROUGH
1/2" = 1'-0"



1 ELEVATION - FOH/POS MILLWORK FRONT
1/2" = 1'-0"

INTERIOR ELEVATION GENERAL NOTES

A. COORDINATE CABINETRY & APPLIANCES PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR ALTERATIONS. G.C. TO PROVIDE SHOP DRAWINGS OF ALL CASEWORK FOR ARCHITECT'S REVIEW AND COMMENT. FIELD VERIFY ALL DIMENSIONS.

B. ALL FINISH FLOORING AND WALL BASE SHALL EXTEND UNDER ALL AREAS NOT COVERED WITH BASE CABINETRY.

C. ALL FINISH FLOORING SHALL EXTEND UNDER ALL REMOVABLE BASE CABINETS.

D. ALL PLUMBING FIXTURES & WORK STATIONS TO MEET ADA REQUIREMENTS UNO. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR ALTERATIONS.

E. PROVIDE HOLES & GROMMETS AT EACH WORK STATION AS REQUIRED. COORDINATE WITH OWNER.

F. REFER TO REFLECTED CEILING PLAN FOR ALL CEILING HEIGHTS AND LIGHTING INFORMATION.

G. REFER TO FINISH PLAN & SCHEDULE FOR ADDITIONAL INFORMATION.

H. REFER TO GENERAL INFORMATION SHEET FOR TYPICAL MOUNTING HEIGHTS.

I. APPLY COLORED CAULK TO MATCH ADJACENT SURFACE BETWEEN 2 JOINTS: ONE JOINT BETWEEN TOP OF BACKSPLASH AND WALL, A SECOND JOINT BETWEEN COUNTERTOP AND BOTTOM OF BACKSPLASH. APPLY CLEAR SILICONE CAULKING OVER THE COLORED CAULK IN BOTH JOINT AREAS.

J. COUNTERTOP SUPPORT BRACKETS SHALL SPAN A MAXIMUM OF 36" O.C. PRIME AND PAINT BRACKETS TO MATCH ADJACENT WALL SURFACE.

INTERIOR ELEVATION LEGEND

KEYNOTE	#
FINISH TAG	PNT-1

ARCHITECT:
Colliers Engineering & Design

CLIENT:
CAFFÈ NERO

MEP & FP ENGINEER:
ZAINO & ASSOCIATES, INC.

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100 Christie Place
Scarsdale, NY 10583

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:
REGISTERED ARCHITECT
MATTHEW D WITTEK
37334
STATE OF NEW YORK

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

PROJECT TEAM: RK, AG
PROJECT MANAGER: RK
PROJECT NUMBER: 23343

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

DRAWING NAME:
INTERIOR ELEVATIONS

DRAWING NO.
A451

Plot Date: 3/5/2026 4:29:26 PM
Dwg Filename: Autodesk Docs://23343 - Cafe Nero/Caffe Nero - Scarsdale NY.rvt

INTERIOR ELEVATION GENERAL NOTES

A. COORDINATE CABINETRY & APPLIANCES PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR ALTERATIONS. G.C. TO PROVIDE SHOP DRAWINGS OF ALL CASEWORK FOR ARCHITECT'S REVIEW AND COMMENT. FIELD VERIFY ALL DIMENSIONS.

B. ALL FINISH FLOORING AND WALL BASE SHALL EXTEND UNDER ALL AREAS NOT COVERED WITH BASE CABINETRY.

C. ALL FINISH FLOORING SHALL EXTEND UNDER ALL REMOVABLE BASE CABINETS.

D. ALL PLUMBING FIXTURES & WORK STATIONS TO MEET ADA REQUIREMENTS UNO. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR ALTERATIONS.

E. PROVIDE HOLES & GROMMETS AT EACH WORK STATION AS REQUIRED. COORDINATE WITH OWNER.

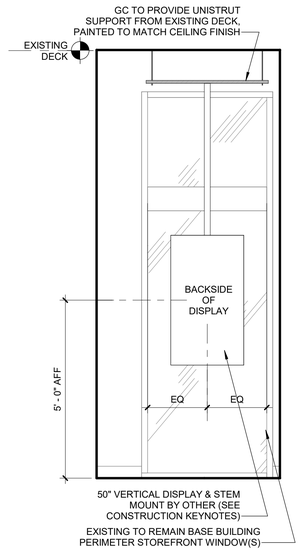
F. REFER TO REFLECTED CEILING PLAN FOR ALL CEILING HEIGHTS AND LIGHTING INFORMATION.

G. REFER TO FINISH PLAN & SCHEDULE FOR ADDITIONAL INFORMATION.

H. REFER TO GENERAL INFORMATION SHEET FOR TYPICAL MOUNTING HEIGHTS.

I. APPLY COLORED CAULK TO MATCH ADJACENT SURFACE BETWEEN 2 JOINTS: ONE JOINT BETWEEN TOP OF BACKSPLASH AND WALL, A SECOND JOINT BETWEEN COUNTERTOP AND BOTTOM OF BACKSPLASH. APPLY CLEAR SILICONE CAULKING OVER THE COLORED CAULK IN BOTH JOINT AREAS.

J. COUNTERTOP SUPPORT BRACKETS SHALL SPAN A MAXIMUM OF 36" O.C. PRIME AND PAINT BRACKETS TO MATCH ADJACENT WALL SURFACE.



1 **ELEVATION - DISPLAY AT WINDOW**
1/2" = 1'-0"

INTERIOR ELEVATION LEGEND

KEYNOTE	#
FINISH TAG	PNT-1

ARCHITECT:
Colliers Engineering & Design

CLIENT:
CAFFÈ NERO

MEP & FP ENGINEER:
ZAINO & ASSOCIATES, INC.

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CAFFE NERO SCARSDALE
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37334
STATE OF NEW YORK

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

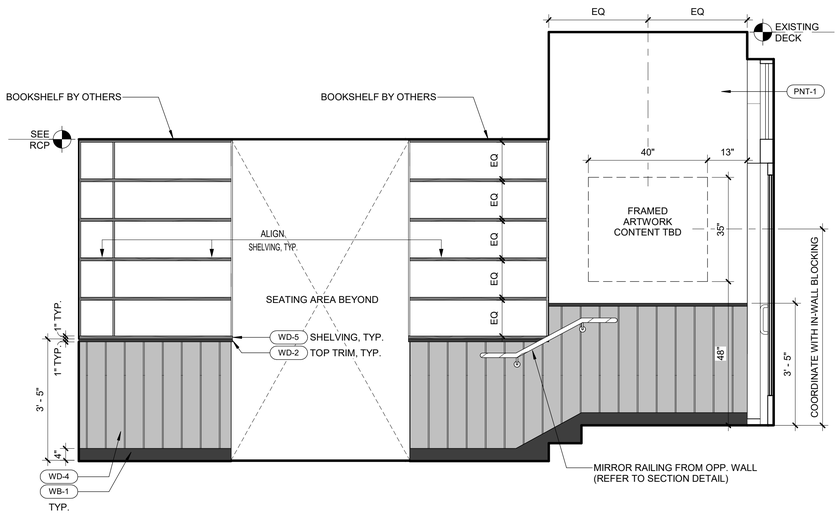
PROJECT TEAM: RK, AG
PROJECT MANAGER: RK
PROJECT NUMBER: 23343

Colliers Engineering & Design,
Architecture, Landscape
Architecture, Surveying, CT P.C.

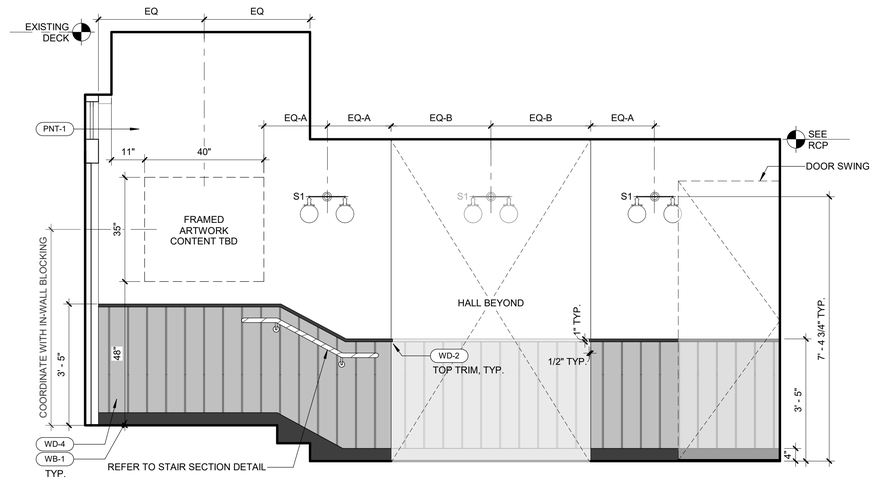
DRAWING NAME:
INTERIOR ELEVATIONS

DRAWING NO.
A452

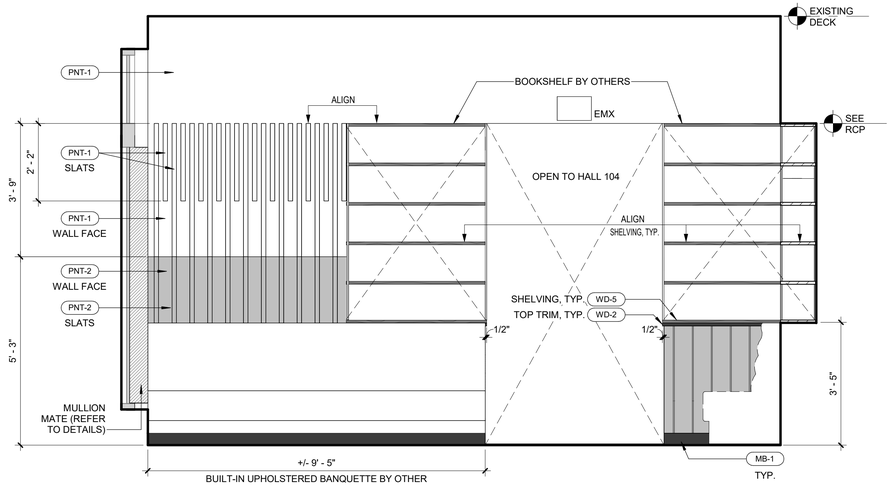
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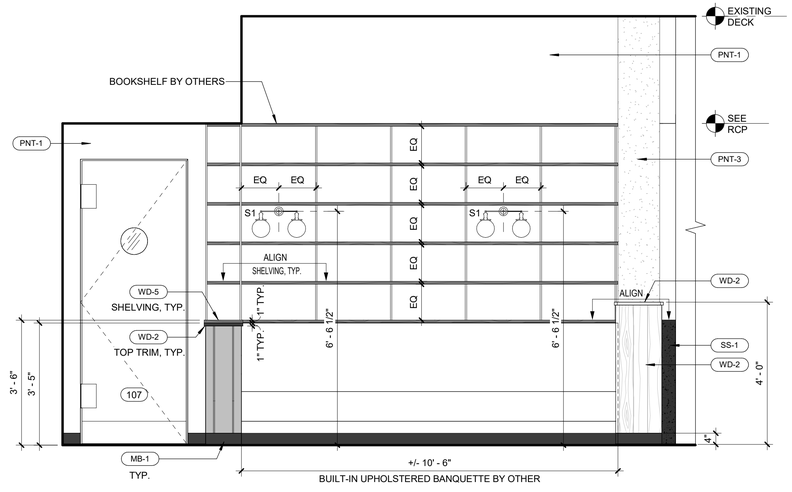
4 **ELEVATION - HALL 104 (SOUTH)**
1/2" = 1'-0"



3 **ELEVATION - HALL 104 (NORTH)**
1/2" = 1'-0"



2 **ELEVATION - BANQUETTES & BOOKSHELF (NORTH)**
1/2" = 1'-0"



1 **ELEVATION - SEATING AREA 101 BANQUETTE NORTH**
1/2" = 1'-0"

INTERIOR ELEVATION GENERAL NOTES

A. COORDINATE CABINETRY & APPLIANCES PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR ALTERATIONS. G.C. TO PROVIDE SHOP DRAWINGS OF ALL CASEWORK FOR ARCHITECT'S REVIEW AND COMMENT. FIELD VERIFY ALL DIMENSIONS.

B. ALL FINISH FLOORING AND WALL BASE SHALL EXTEND UNDER ALL AREAS NOT COVERED WITH BASE CABINETRY.

C. ALL FINISH FLOORING SHALL EXTEND UNDER ALL REMOVABLE BASE CABINETS.

D. ALL PLUMBING FIXTURES & WORK STATIONS TO MEET ADA REQUIREMENTS UNO. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR ALTERATIONS.

E. PROVIDE HOLES & GROMMETS AT EACH WORK STATION AS REQUIRED. COORDINATE WITH OWNER.

F. REFER TO REFLECTED CEILING PLAN FOR ALL CEILING HEIGHTS AND LIGHTING INFORMATION.

G. REFER TO FINISH PLAN & SCHEDULE FOR ADDITIONAL INFORMATION.

H. REFER TO GENERAL INFORMATION SHEET FOR TYPICAL MOUNTING HEIGHTS.

I. APPLY COLORED CAULK TO MATCH ADJACENT SURFACE BETWEEN 2 JOINTS: ONE JOINT BETWEEN TOP OF BACKSPLASH AND WALL, A SECOND JOINT BETWEEN COUNTERTOP AND BOTTOM OF BACKSPLASH. APPLY CLEAR SILICONE CAULKING OVER THE COLORED CAULK IN BOTH JOINT AREAS.

J. COUNTERTOP SUPPORT BRACKETS SHALL SPAN A MAXIMUM OF 36" O.C. PRIME AND PAINT BRACKETS TO MATCH ADJACENT WALL SURFACE.

INTERIOR ELEVATION LEGEND

KEYNOTE	#
FINISH TAG	PNT-1

ARCHITECT:
Colliers Engineering & Design

CLIENT:
CAFFÈ NERO

MEP & FP ENGINEER:
ZAINO & ASSOCIATES, INC.

CAFFE NERO
CAFFE NERO SCARSDALE
100 Christie Place
Scarsdale, NY 10583

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:
REGISTERED ARCHITECT
MATTHEW D WITTE
37334
STATE OF NEW YORK

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

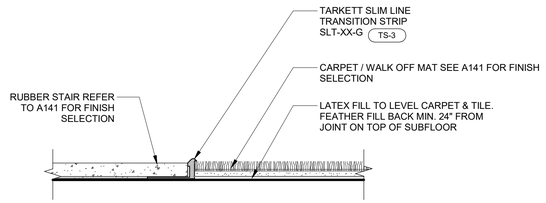
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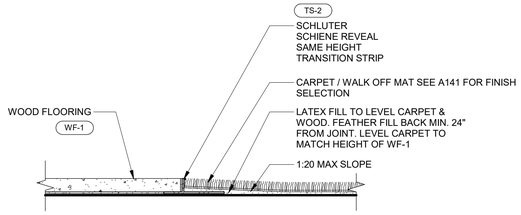
DRAWING NAME:
INTERIOR ELEVATIONS

DRAWING NO.
A453

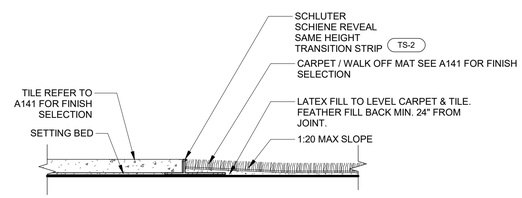
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9 RUBBER STAIR TO WALK OFF MAT
6" = 1'-0"



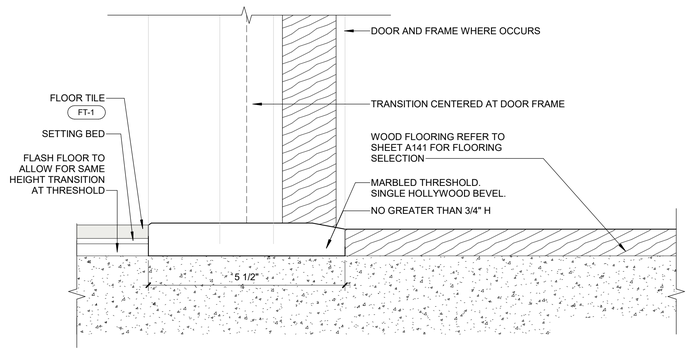
8 WALK OFF MAT TO WOOD FLOORING
6" = 1'-0"



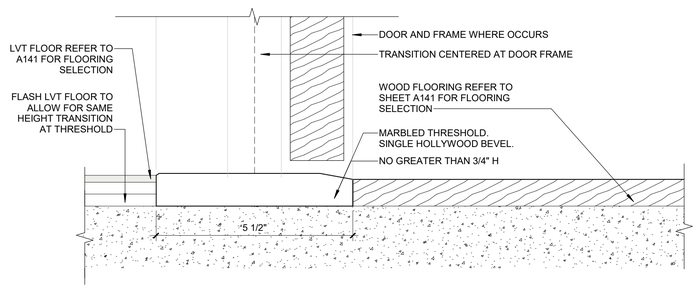
7 WALK OFF MAT TO TILE
6" = 1'-0"

6 TILE/LVT TO WOOD FLOOR TRANSITION
6" = 1'-0"

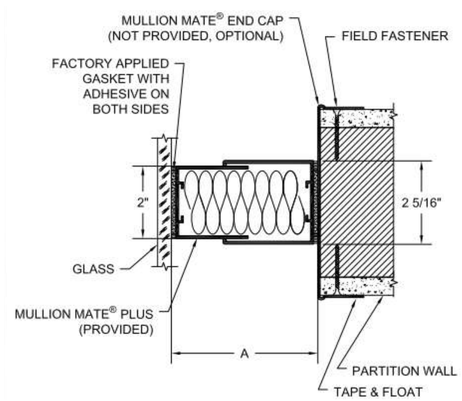
5 LVT TO TILE TRANSITION
6" = 1'-0"



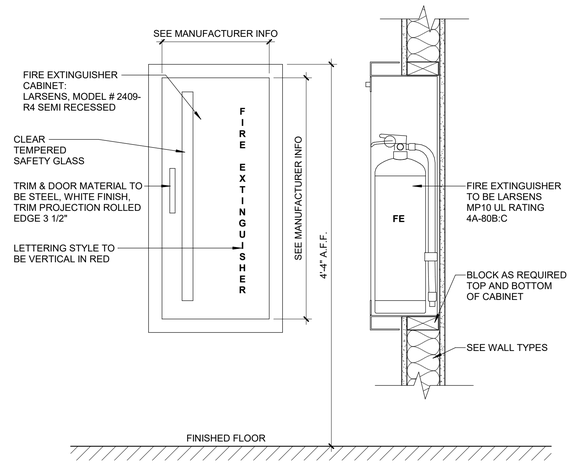
4 TILE TO WOOD WITH THRESHOLD
6" = 1'-0"



3 WOOD TO LVT WITH THRESHOLD
6" = 1'-0"



2 PLAN DETAIL - MULLION MATE
12" = 1'-0"



1 SEMI-RECESSED - FIRE EXTINGUISHER DETAIL
1 1/2" = 1'-0"

ARCHITECT:
Colliers Engineering & Design

CLIENT:
CAFFÈ NERO

MEP & FP ENGINEER:
ZAINO & ASSOCIATES, INC.

CAFFE NERO
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37334
STATE OF NEW YORK

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

PROJECT TEAM: RK, AG
PROJECT MANAGER: RK
PROJECT NUMBER: 23343

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

DRAWING NAME:
INTERIOR DETAILS

DRAWING NO.
A501

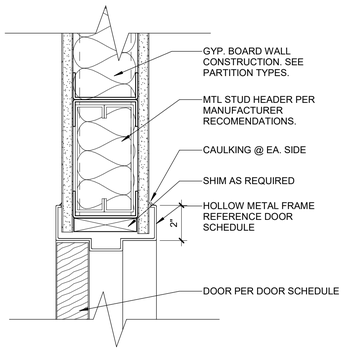
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DOOR SCHEDULE (HARDWARE SETS)

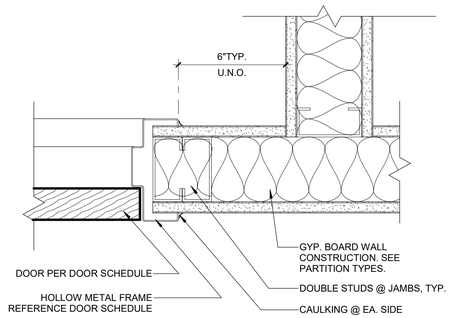
FLOOR LEVEL	ROOM NAME	DOOR #	DOOR: TYPE (SEE ELEV.)	DOOR: DOOR MATERIAL	DOOR: # OF LEAF	DOOR: SIZE: WIDTH	DOOR: SIZE: HEIGHT	DOOR: SIZE: THICKNESS	DOOR: DOOR FINISH	FRAME: TYPE (SEE ELEVATIONS)	FRAME: MATERIAL	FRAME: FRAME FINISH	DETAILS (A603): HEAD	DETAILS (A603): JAMB	DETAILS (A603): THRESHOLD	DOOR HARDWARE	REMARKS
FIRST FLOOR																	
FIRST FLOOR	ENTRY	104	FG	ALUMINUM	1	3' - 3"	7' - 4"	1 3/4"	MATCH EXISTING	-	ALUMINUM	MATCH EXISTING	-	-	-	1	-
FIRST FLOOR	UNISEX RESTROOM	105	WD	WD	1	3' - 0"	7' - 0"	1 3/4"	PNT-1	1	HM	PNT-1	-	-	-	3	-
FIRST FLOOR	UNISEX RESTROOM	106	WD	WD	1	3' - 0"	7' - 0"	1 3/4"	PNT-1	1	HM	PNT-1	-	-	-	3	-
FIRST FLOOR	BOH / KITCHEN	107	EL	LAM	1	3' - 0"	8' - 0"	1 3/4"	PNT-1	-	-	-	-	-	-	4	-
FIRST FLOOR	TRASH ROOM	108	F	HM	1	3' - 0"	7' - 0"	1 3/4"	PNT-1	1	HM	PNT-1	-	-	-	2	-

DOOR HARDWARE SETS

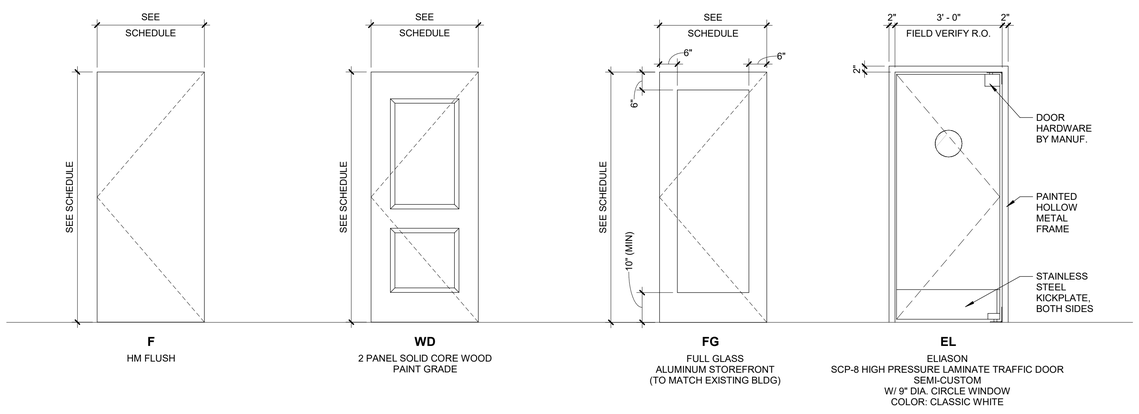
#	HADWARE	MANUFACTURER
HARDWARE SET #1 (LOCKING)		
3	HINGE	-
1	RIM EXIT DEVICE: SURFACE MOUNT NIGHT LATCH W/ OFFSET PULL & KEYED CYLINDER. MATCH BUILDING STANDARD	-
3	SILENCERS: 1229A	MFG: TRI
1	THRESHOLD	-
1	SURFACE O.H. MOUNT CLOSER	MFG:LCN
1	DOOR STOP, WEATHER STRIPPING	MFG: ROCKWOOD
HARDWARE SET #2 (PASSAGE)		
3	HINGE: ECBB1101 NPR 4 1/2" x 4 1/2", FINISH: BLACK	MFG: HAGER
1	PASSAGE LOCKSET: 3410 x ARCHER x 3948, SC x 3935 x KD PASSAGE, FINISH: BLACK	MFG: HAGER
1	SILENCER: 1229A	MFG: TRI
3	DOOR STOP: 446, FINISH: BLACK	MFG: ROCKWOOD
HARDWARE SET #3 (PRIVACY)		
3	HINGE: ECBB1101 NPR 4 1/2" x 4 1/2", FINISH: BLACK	MFG: HHC
1	PRIVACY LOCKSET W/ INDICATOR: 3480 x ARCHER x 3948, SC x 3935 x KD STOREROOM, FINISH: BLACK	MFG: HHC
1	SILENCER 1229A	MFG: TRI
3	DOOR STOP: 446, FINISH: BLACK	MFG: ROCKWOOD
2	KICKPLATE: KIOSO 6"X34" FINISH: BLACK	MFG: ROCKWOOD
1	O.H. CLOSER: BLACK	MFG: LNC
HARDWARE SET #4 (BOH)		
1	ELIASON EASY SWING HINGE SYSTEM	MFG: ELIASON
4	ALUMINUM BUMPER STRIP	MFG: ELIASON
1	JAMB GUARD	MFG: ELIASON
1	DOOR STOP: 446, FINISH: BLACK	MFG: ROCKWOOD



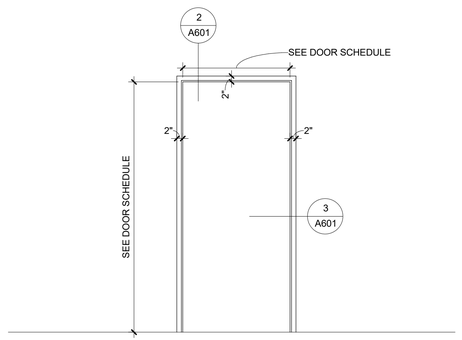
2 **HMF DOOR HEAD**
3" = 1'-0"



3 **HMF DOOR JAMB**
3" = 1'-0"



DOOR ELEVATIONS



HMF
HOLLOW METAL FRAME

DOOR FRAME ELEVATION

DOOR GENERAL NOTES

A. GC TO PROVIDE SHOP DRAWINGS / DATA SUBMITTALS FOR ALL DOORS, DOOR FRAMES, AND DOOR HARDWARE FOR ARCHITECT'S APPROVAL, PRIOR TO FABRICATION / ORDERING. DOOR SCHEDULE DOES NOT INDICATE QUANTITIES OF DOORS. G.C. SHALL BE RESPONSIBLE FOR QUANTIFYING THE NUMBER OF DOORS.

B. G.C. SHALL REVIEW AND VERIFY ALL HARDWARE FUNCTIONS WITH THE OWNER PRIOR TO PLACING ORDER. COORDINATE ALL KEYING & MASTERS WITH OWNER PRIOR TO FABRICATION.

C. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK PARTITION DETAILS @ FIELD CONDITIONS FOR JAMB SIZES.

D. ALL DOOR THRESHOLDS SHALL BE HANDICAP ACCESSIBLE WITH A 1:2 SLOPED BEVEL AT EACH EDGE.

E. PROVIDE TACTILE SIGNAGE TO READ "EXIT" ON EGRESS SIDE OF STAIRWAY ENTRY DOORS.

F. PROVIDE KICKPLATES ON PUSH SIDE ONLY FOR ALL DOORS SCHEDULED TO RECEIVE KICKPLATES.

G. ALL EXIT DOORS TO BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY, SPECIFIC KNOWLEDGE OR EFFORT.

H. OPERATING FORCE TO OPEN DOORS SHALL NOT EXCEED 5 POUNDS.

I. ALL WOOD DOORS TO BE SOLID CORE. SEE DOOR SCHEDULE FOR FIRE RATINGS.

J. UNLESS OTHERWISE SPECIFIED, ALL DOOR HARDWARE FINISH SHALL BE BLACK.

K. (IF APPLICABLE) ALL ACCESS CONTROL KEY FOB READERS SHALL BE SUPPLIED AND INSTALLED BY OWNERS SECURITY CONSULTANT. GC TO COORDINATE INSTALLATION OF DOOR & FRAME PREP.

L. ALL DOOR HARDWARE SHALL COMPLY WITH FEDERAL & STATE ACCESSIBILITY REQUIREMENTS.

M. GENERAL HARDWARE SPECIFICATIONS

1. DOOR LOCKSET AND LATCH SETS SHALL COMPLY WITH ANSI/BHMA A156.2.
2. DOOR CLOSERS SHALL COMPLY WITH ANSI BHMA A156.4.
3. ALL HINGES SHALL COMPLY WITH ANSI/BHMA A156.1 AND BE STAINLESS STEEL WITH STAINLESS STEEL PINS, HEAVY DUTY BALL BEARINGS, AND HAVE NON-REMOVABLE PINS.
4. ALL DOOR STOPS SHALL COMPLY WITH ANSI/BHMA A156.16, GRADE 1.
5. G.C. TO COORDINATE CARD READERS AND POWER SUPPLY @ ALL DOORS REQUIRING, ACCESS CONTROL WITH OWNERS SECURITY VENDER.
6. OCCUPANCY INDICATOR, SHALL HAVE ADA COMPLIANT LEVER ON BOTH SIDES WITH PRIVACY FUNCTION PUSH BUTTON LOCK WITH AUTOMATIC UNLOCK WHEN INSIDE LEVER IS PUSHED DOWN.

N. PROVIDE TEMPERED GLASS WHEN:

1. GLASS UNITS ARE WITHIN 18" OF FINISH FLOOR.
2. GLASS UNITS ARE WITHIN 24" OF A VERTICAL EDGE OF A DOOR TO A HEIGHT 60" MIN ABOVE FINISHED FLOOR.
3. GLASS UNITS ARE WITHIN 36" HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.
4. GLASS UNITS ARE WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.

N. DOOR HINGES

QUANTITY: PROVIDE THE FOLLOWING, UNLESS OTHERWISE INDICATED:

1. TWO HINGES: FOR DOORS WITH HEIGHTS UP TO 60 INCHES.
2. THREE HINGES: FOR DOORS WITH HEIGHTS 61 TO 90 INCHES
3. FOUR HINGES: FOR DOORS WITH HEIGHTS 91 TO 120 INCHES

O. ALL ACOUSTICAL AND WEATHER STRIPPING SHALL INCLUDE FULL PERIMETER STRIPPING WITH DOOR THRESHOLD.

DOOR SCHEDULE KEY

X = NEW ITEM, REPLACE EXISTING ITEMS WHERE NOTED AT EXISTING CONDITIONS

EX = EXISTING ITEM TO REMAIN. GC SHALL VERIFY ALL EXISTING CONDITIONS AND CONFIRM WORKING ORDER.

AL = ALUMINUM
ALF = ALUMINUM FRAME
HM = HOLLOW METAL
HMF = HOLLOW METAL FRAME
WD = WOOD
WDF = WOOD FRAME
FGF = FIBER GLASS FRAME

* WHERE NOTED WITH TOP & BOTTOM BOLTS, BOLTS SHALL BE PROVIDED ON INACTIVE LEAF WITH DUMMY LEVER WITH ACTIVE LEAF LATCHING INTO INACTIVE DOOR.

ARCHITECT:
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CLIENT:
CAFFÈ NERO

MEP & FP ENGINEER:
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CAFFE NERO
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100 Christie Place
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037334
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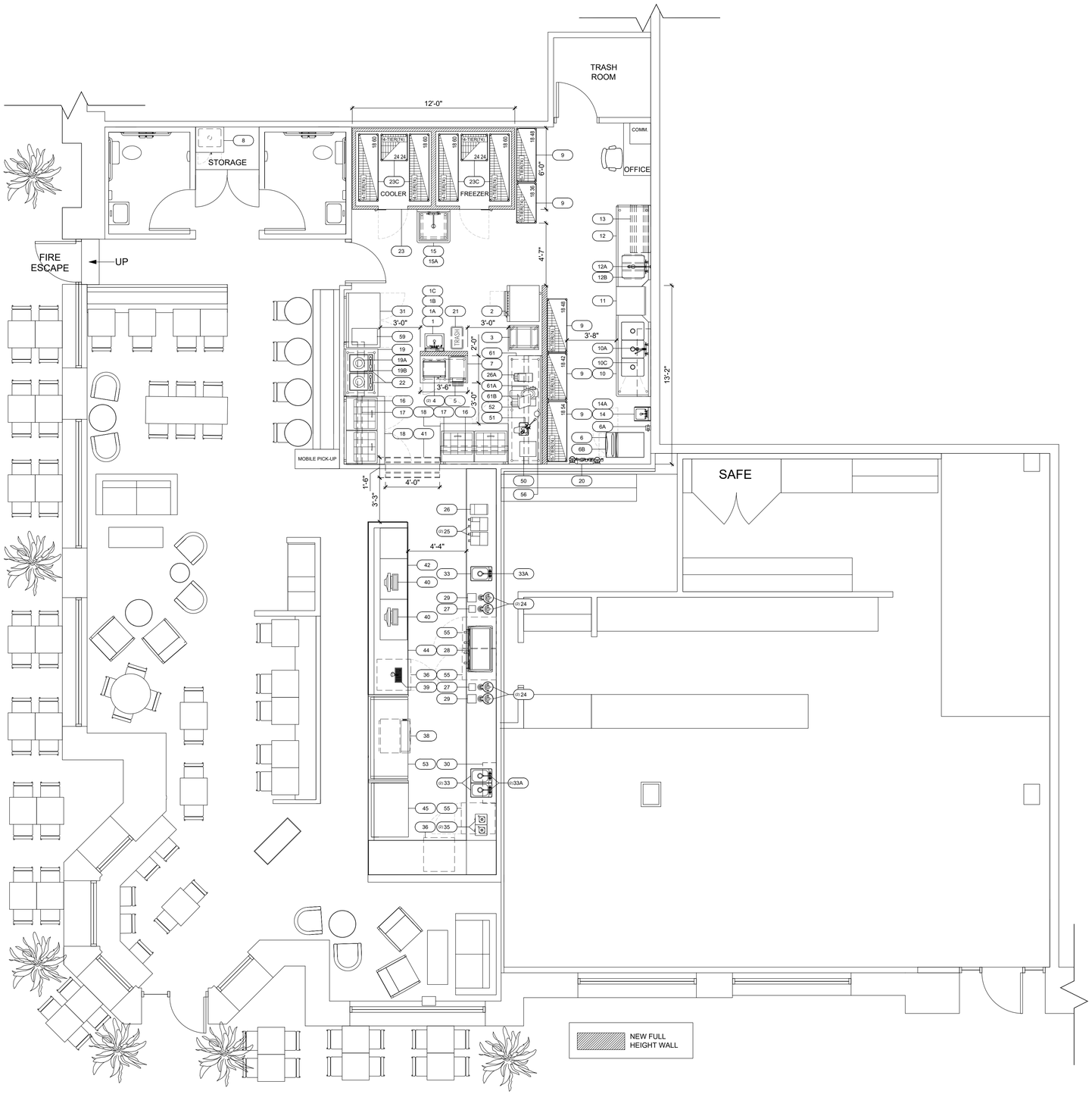
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DRAWING NAME:
DOOR SCHEDULE & DOOR TYPE ELEVATIONS

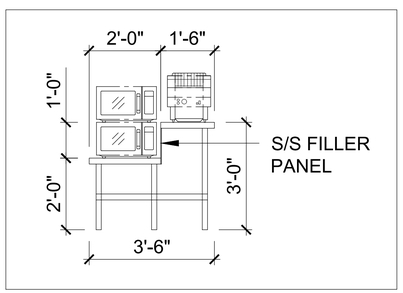
DRAWING NO.
A601

Plot Date: 3/5/2026 4:29:28 PM
Dwg Filename: Autodesk Docs://23343 - Cafe Nero/Caffe Nero - Scarsdale NY .rvt



FOODSERVICE EQUIPMENT PLAN

1/4" = 1'-0"



CUSTOM WORKTABLE DETAIL

1/2" = 1'-0"

NOTE:

THE ARCHITECTURAL BASE PLAN INDICATED ON THIS DRAWING IS TO CONVEY TRIMARK'S GENERAL EQUIPMENT DESIGN INTENT ONLY. UNDER NO CONDITION SHALL THE ARCHITECTURAL PORTION OF THIS DRAWING BE REFERENCED FOR BASE PLAN DIMENSIONS, COORDINATION OR CONSTRUCTION EFFORTS. ALL DIMENSIONS AND OR CONSTRUCTION COORDINATION MUST BE COORDINATED DIRECTLY WITH THE ARCHITECTS DRAWINGS. THIS NOTE WILL BE REMOVED ONCE TRIMARK RECEIVES A FORMAL ARCHITECTURAL DRAWING FROM THE CUSTOMERS ARCHITECT.

NOTE:

THIS EQUIPMENT PLAN PREPARED BY TRIMARK DOES NOT INCLUDE CONNECTIONS FOR ITEMS THAT ARE NOT PART OF THE SOLD TRIMARK EQUIPMENT PACKAGE. ANY UTILITY REQUIREMENTS FOR EXISTING AND OR NOT IN CONTRACT ITEMS SHALL BE THE RESPONSIBILITY OF THE CUSTOMER TO PROVIDE TO THE RESPECTIVE TRADES FOR COORDINATION.

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9 Hampshire Street
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trimarkusa.com

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REVISIONS

DATE	NO.	DESCRIPTION
01/13/26		TAG & LIST

CAFFE NERO

SCARSDALE, NY

ISSUED FOR COORDINATION 01/13/2026
NOT FOR CONSTRUCTION

PROJECT PHASE:	TAG & LIST
DATE: 12/05/2025	PROJECT #: 25-253
DRAWN BY: MS	APPROVED BY: TR

SHEET TITLE: FOODSERVICE EQUIPMENT PLAN

SHEET NUMBER: QF101

THIS DOCUMENT WAS ORIGINALLY PRINTED ON A 24" X 36" SIZE SHEET

NOTE: THE UTILITY SCHEDULE BELOW IS "PRELIMINARY ONLY" AND IS SUBJECT TO CHANGES DURING THE ONGOING DESIGN DEVELOPMENT OF THE PROJECT. FINAL FOOD SERVICE DRAWINGS WILL BE ISSUED ONCE THE PROJECT HAS BEEN FINALIZED WITH THE CUSTOMER.

UTILITY SCHEDULE

						ELECTRICAL							PLUMBING							
REV	ITEM NO.	QTY	ITEM DESCRIPTION	MFR	MODEL	VOLTS	PHASE	AMPS	HP	KW	CONN.	NEMA	CW	HW	IW	DW	GAS	MBTUH	REMARKS	ITEM NO.
	1	1	HAND SINK	JOHN BOOS	PBHS-W-1410-SSL-X														WITH SIDE SPLASHES, G.C. SHALL PROVIDE WALL BLOCKING AS REQUIRED	1
	1A	1	WALL / SPLASH MOUNT FAUCET	T&S BRASS	B-1146-01-CR								1/2"	1/2"						1A
	1B	1	TOWEL DISPENSER	BOBRICK	330-43														G.C. SHALL PROVIDE WALL BLOCKING AS REQUIRED	1B
	1C	1	SOAP DISPENSER	BOBRICK	B-4112														G.C. SHALL PROVIDE WALL BLOCKING AS REQUIRED	1C
	2	1	CONVECTION OVEN, ELECTRIC	MOFFAT	E27M2	208	1	13.0		2.7	SP	6-15P							WITH STACKING KIT DSK27/28/31C AND SK2731U EQUIPMENT STAND	2
	3	1	BUN / SHEET PAN RACK	CHANNEL	401A															3
	4	2	MICROWAVE - (NIC - BY OWNER)	CUSTOM	CUSTOM														ALL TRADES SHALL VERIFY DETAILS, DIMENSIONS, AND UTILITY REQUIREMENTS PER MANUFACTURER;S FINAL APPROVED SPEC SHEETS	4
	5	1	CONVEYOR TOASTER	HATCO	TQ-800	208	1	16.0		3.33	SP	6-20P								5
	6	1	ICE MAKER, CUBE-STYLE	MANITOWOC	IDT0420A	115	1	11.3			JBW		3/8"		1/2"				WITH WATER FILTER ASSEMBLY	6
	6A	1	WATER FILTRATION SYSTEM, FOR ICE MACHINES	KOOLAIRE	AR-10000-P								3/8"						G.C. SHALL PROVIDE WALL BLOCKING AS REQUIRED	6A
	6B	1	ICE BIN FOR ICE MACHINES	MANITOWOC	D320										3/4"				WITH ICE SCOOP	6B
	7	1	WORK TABLE	JOHN BOOS	FABRICATE														CUSTOM WORK TABLE, O.A. SIZE: 42" X 24"D X 36"H, S/S CONSTRUCTION, REFER TO FINAL APPROVED SHOP DRAWINGS FOR DETAILS AND DIMENSIONS	7
	8	1	MOP SINK CABINET	JOHN BOOS	PBJC-222584-X							1/2"	1/2"		2"					8
	9	5	SHELVING, WIRE	1880 HOSPITALITY	EPOXY														5-TIER UNITS WITH 74" POSTS, SIZE PER PLAN	9
	10	1	CLEAN DISHTABLE	JOHN BOOS	CDT6-S72SBK-R										(3) 2"				WITH THREE (3) DRAIN LEVER WASTE BRACKETS, SINK COVERS AND STORAGE BRACKETS	10
	10A	1	MINI PRE-RINSE FAUCET ASSEMBLY	T&S BRASS	MPZ-8WLN-08								1/2"	1/2"						10A
	10B	3	DRAIN, LEVER / TWIST WASTE	T&S BRASS	B-3952										1-1/2" TO 2"				NOT SHOWN ON PLAN	10B
	10C	1	SHELVING, WALL MOUNTED	JOHN BOOS	BHS1260-X														MOUNTED AT 60" A.F.F., G.C. SHALL PROVIDE WALL BLOCKING AS REQUIRED	10C
	11	1	DISHWASHER - (NIC - BY OWNER)	CUSTOM	CUSTOM														ALL TRADES SHALL VERIFY DETAILS, DIMENSIONS, AND UTILITY REQUIREMENTS PER MANUFACTURER;S FINAL APPROVED SPEC SHEETS	11
	12	1	SOILED DISHTABLE	JOHN BOOS	SDT6-S72SBK-L										2"					12
	12A	1	PRE-RINSE FAUCET ASSEMBLY	T&S BRASS	B-0133-CR-BJ								1/2"	1/2"						12A
	12B	1	PRE-RINSE SINK BASKET	JOHN BOOS	PB-DTA-20-01-X								1/2"	1/2"						12B
	13	1	DISHTABLE SORTING SHELF	JOHN BOOS	BHS1842-TS-X														G.C. SHALL PROVIDE WALL BLOCKING AS REQUIRED	13
	14	1	HAND SINK	JOHN BOOS	PBHS-W-0909-P-X								1/2"	1/2"		1-1/2"			G.C. SHALL PROVIDE WALL BLOCKING AS REQUIRED	14
	14A	1	WALL / SPLASH MOUNT FAUCET	T&S BRASS	B-1146-01-CR								1/2"	1/2"						14A
	15	1	ONE (1) COMPARTMENT SINK	JOHN BOOS	1PB24										2"				WITH ONE (1) LEVER WASTE SUPPORT BRACKET	15
	15A	1	WALL / SPLASH MOUNT FAUCET	T&S BRASS	B-0231-CC-CR								1/2"	1/2"						15A
	15B	1	DRAIN, LEVER / TWIST WASTE	T&S BRASS	B-3952										1-1/2" TO 2"				NOT SHOWN ON PLAN	15B
	16	2	SHELVING, WALL MOUNTED	JOHN BOOS	BHS1260-X														G.C. SHALL PROVIDE WALL BLOCKING AS REQUIRED	16
	17	2	SHELVING, WALL MOUNTED	JOHN BOOS	BHS1660-X															17
	18	2	MEGA TOP SANDWICH / SALAD PREPARATION REFRIGERATOR	TURBO AIR	TST-60SD-24-D2R(L)-FB-N	115	1	8.9	1/5		DR	5-15P							WITH CASTERS	18
	19	1	WORK TABLE, 48", STAINLESS STEEL TOP	JOHN BOOS	ST6R5-3048SSK-X														WITH 5" CASTERS	19
	19A	1	SHELVING, WALL MOUNTED	JOHN BOOS	BHS1248-X														G.C. SHALL PROVIDE WALL BLOCKING AS REQUIRED	19A
	19B	1	SHELVING, WALL MOUNTED	JOHN BOOS	BHS1848														G.C. SHALL PROVIDE WALL BLOCKING AS REQUIRED	19B
	20	1	WATER FILTER	TRIMARK	ELGE SLB-4PL								1/2"						MANUFACTURER: ELGE FILTRATION, G.C. SHALL PROVIDE WALL BLOCKING AS REQUIRED	20
	21	1	TRASH RECEPTACLE LID / TOP - (NIC - BY OTHERS)	CUSTOM	CUSTOM															21
	22	2	INDUCTION RANGE, COUNTERTOP	EQUIPEX	BRIC 2500	208/240	1	11.0/12.0		2.5	SP	6-20P								22
	23	1	WALK IN COOLER/FREEZER MODULAR, SELF CONTAINED	NORLAKE	KOLD LOCKER	X	X	X			JBH								SELF CONTAINED, WITH R290 CAPSULE PAK REFRIGERATION, O.A. SIZE: 6'-0" X 12'-0" X 7'-7"H, COOLER DOOR HINGED LEFT, FREEZER DOOR HINGED RIGHT PER PLAN, PLYWOOD BACKING TO BE ADDED TO SUPPORT PREP SINK, ALL TRADES SHALL VERIFY DETAILS, DIMENSIONS, AND UTILITY REQUIREMENTS PER MANUFACTURER'S FINAL APPROVED SHOP DRAWINGS	23
	23A	1	REFRIGERATION SELF CONTAINED SYSTEM	NORLAKE	KOLD LOCKER	115	1	6.9			JBH								NOT SHOWN ON PLAN	23A
	23B	1	FREEZER SELF CONTAINED SYSTEM	NORLAKE	KOLD LOCKER	208-230	1				JBH								NOT SHOWN ON PLAN	23B
	23C	6	COOLER/FREEZER SHELVING	1880 HOSPITALITY	CUSTOM														4-TIER UNIT WITH 74" POSTS, SIZE PER PLAN	23C
	24	4	ESPRESSO GRINDER - (NIC - BY OTHERS)	CUSTOM	MECAP MXD EXTREME	X	X	X			X	X							ALL TRADES SHALL VERIFY DETAILS, DIMENSIONS, AND UTILITY REQUIREMENTS PER MANUFACTURER'S FINAL APPROVED SHOP DRAWINGS	24
	25	2	COFFEE BREWER	FETCO	E2241US-1A123-PA012	120	1	19.7		2.3	DR	5-20P							WITH D448 THERMAL DISPENSER	25
	26	1	COFFEE GRINDER	FETCO	G1202US-1A000-00001	120	1	7.4	2/3	.37	DR	5-15P								26
	26A	1	COFFEE GRINDER	BUNN	22100.0000	120	1	11.0		1.32	DR	5-15P								26A
	27	2	KNOCK BOX	ESPRESSO PARTS	EPKB665B															27
	28	1	ESPRESSO CAPPUCINO MACHINE - (NIC - BY OTHERS)	CUSTOM	M100 ATTIVA GTA DT/2-6P BLACK	X	X	X			X	X							ALL TRADES SHALL VERIFY DETAILS, DIMENSIONS, AND UTILITY REQUIREMENTS PER MANUFACTURER'S FINAL APPROVED SHOP DRAWINGS	28
	29	2	RINSER FOR ESPRESSO PITCHERS	ESPRESSO PARTS	EPPRCT662								3/8"							29
	30	1	SHELVING, WALL MOUNTED	JOHN BOOS	BHS1236-X														G.C. SHALL PROVIDE WALL BLOCKING AS REQUIRED	30
	31	1	REFRIGERATED WORK TOP	TURBO AIR	TWR-48SD-FB-N	115	1	6.5	1/5		DR	5-15P							WITH CASTERS	31
	32	1	SPARE NUMBER	CUSTOM	CUSTOM															32
	33	3	DROP-IN SINK	TRIMARK	KDIHS101410SP											1-1/2"				33
	33A	3	DECK MOUNT FAUCET	T&S BRASS	B-0325-CC-CR								1/2"	1/2"						33A
	34	1	SPARE NUMBER	CUSTOM	CUSTOM															34
	35	2	BLENDER, BAR	BLENDTEC	S885XC2901-B1GB1D	120	1	15.0	3-4/5	1.8	X									35
	36	2	UNDERCOUNTER REFRIGERATOR	TURBO AIR	PUR-28-FB-N	115	1	3.8	1/5		DR	5-15P							DOOR HINGED LEFT, WITH CASTERS, G.C./OWNER TO COORDINATE WITH MILLWORK HEIGHT	36
	37	1	SPARE NUMBER	CUSTOM	CUSTOM															37
	38	1	ICE MAKER WITH BIN, CUBE-STYLE	MANITOWOC	UYF0310A	115	1	10.0	3/4		DR	5-15P	3/8"		1/2"				WITH 1.125" LEGS, AR-PRE-P FILTER AND EXTRA CARTRIDGE K00496	38
	39	1	ICED COFFEE SYSTEM - (NIC - BY OTHERS)	CUSTOM	CUSTOM	X	X	X			X	X							ALL TRADES SHALL VERIFY DETAILS, DIMENSIONS, AND UTILITY REQUIREMENTS PER MANUFACTURER'S FINAL APPROVED SHOP DRAWINGS	39
	40	2	POINT-OF-SALE SYSTEMS - (NIC - BY OTHERS)	CUSTOM	CUSTOM	X	X	X			X	X							ALL TRADES SHALL VERIFY DETAILS, DIMENSIONS, AND UTILITY REQUIREMENTS PER MANUFACTURER'S FINAL APPROVED SHOP DRAWINGS	40
	41	1	PASS-THRU SHELF	JOHN BOOS	PTS16K-1848														O.A. 48" X 18" DEEP SINGLE PASS THRU SHELF MOUNTED TO HALF WALL WITH FLAG BRACKETS AS REQUIRED	41
	42	1	FRONT MILLWORK COUNTER - (NIC - BY OTHERS)	CUSTOM	CUSTOM														ALL TRADES SHALL VERIFY DIMENSIONS	42
	43	1	SPARE NUMBER	CUSTOM	CUSTOM															43
	44	1	BACK MILLWORK COUNTER - (NIC - BY OTHERS)	CUSTOM	CUSTOM														ALL TRADES SHALL VERIFY DIMENSIONS	44
	45	1	DISPLAY CASE, REFRIGERATED/NON-REFRIG	STRUCTURAL CONCEPTS	NR4851RRSSV	208-240	1	X			SP	6-20P							WITH NIGHT CURTAIN, RETRACTABLE, NON-LOCKING, EXTENEDED 2 YEAR WARRANTY, CLEAN SWEEP AND REAR DOOR LOCK	45
	46-49	1	SPARE NUMBER	CUSTOM	CUSTOM															46-49
	50	1	PLANETARY MIXER	KITCHENAID	KSM8990WH	120	1	X	1-3/10	.5	DR	5-15P							ALL TRADES SHALL VERIFY UTILITY INFORMATION	50
	51	1	FOOD PROCESSOR, BENCHTOP / COUNTERTOP	ROBOT COUPE	R301U	120	1	9.0	1-1/2		DR	5-15P								51
	52	1	FOOD SLICER, ELECTRIC	GLOBE (MIDDLEBY)	G12	115	1	3.0	1/2		DR	5-15P								52
	53	1	FRONT MILLWORK COUNTER - (NIC - BY OTHERS)	CUSTOM	CUSTOM														ALL TRADES SHALL VERIFY DETAILS, DIMENSIONS, AND UTILITY REQUIREMENTS PER MANUFACTURER'S FINAL APPROVED SHOP DRAWINGS	53
	55	3	UNDERCOUNTER REFRIGERATOR	TURBO AIR	PUR-28-FB-N	115	1	3.8	1/5		DR	5-15P							DOOR HINGED RIGHT, WITH CASTERS, G.C./OWNER TO COORDINATE WITH MILLWORK HEIGHT	55
	56	1	IMMERSION BLENDER - (NIC)	CUSTOM	BY SMALLWARES	120	1	6.25	.75	1	DR	5-15P							ALL TRADES SHALL VERIFY DETAILS, DIMENSIONS, AND UTILITY REQUIREMENTS PER MANUFACTURER'S FINAL APPROVED SHOP DRAWINGS	56
	57-58	1	SPARE NUMBER	CUSTOM	CUSTOM															57-58
	59	1	FOOD WARMER - (NIC - BY OWNER)	CUSTOM	CUSTOM	X	X	X			X	X							ALL TRADES SHALL VERIFY DETAILS, DIMENSIONS, AND UTILITY REQUIREMENTS PER MANUFACTURER'S FINAL APPROVED SHOP DRAWINGS	59
	60	1	SPARE NUMBER	CUSTOM	CUSTOM															60
	61	1	WORK TABLE, 96", STAINLESS STEEL TOP	JOHN BOOS	ST6R5-3096SSK-X															61

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REVISIONS

DATE	NO.	DESCRIPTION
01/13/26		TAG & LIST

CAFFE NERO

SCARSDALE, NY

PROJECT PHASE: TAG & LIST

DATE:	PROJECT #:
12/05/2025	25-253
DRAWN BY: MS	APPROVED BY: TR

SHEET TITLE: FOODSERVICE EQUIPMENT SCHEDULE

SHEET NUMBER: QF102

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MECHANICAL SYMBOL LEGEND

ALL ITEMS SHOWN ARE NOT NECESSARILY USED ON THIS PROJECT

GENERAL

- EQUIPMENT TO BE REMOVED
- EXISTING / DEMOLITION — EXTENT OF DEMOLITION. VERIFY SIZE AND LOCATION IN FIELD PRIOR TO INSTALLATION
- NEW / EXISTING — POINT TO CONNECT NEW TO EXISTING. VERIFY SIZE AND LOCATION IN FIELD PRIOR TO INSTALLATION
- S — SWITCH
- (S) — SENSOR
- (T) — WALL THERMOSTAT
- H — WALL MOUNTED HUMIDISTAT
- T_C — COOLING THERMOSTAT (REVERSE ACTING)
- $T_{H/C}$ — HEATING/COOLING THERMOSTAT
- THERMOSTAT GUARD w/ KEY LOCK BY HONEYWELL MODEL VERSAGUARD
- SP — DUCT MOUNTED STATIC PRESSURE SENSOR
- SD — DUCT MOUNTED SMOKE DETECTOR
- HS — DUCT MOUNTED HUMIDITY SENSOR
- TS — DUCT MOUNTED TEMPERATURE SENSOR
- TC — WALL MOUNTED TIME CLOCK
- CO2 — CO2 SENSOR FOR DEMAND CONTROL VENTILATION

DUCTWORK

- SUPPLY CEILING DIFFUSER THROW PATTERN
- RETURN/EXHAUST CEILING REGISTER
- CEILING EXHAUST FAN WITH FLEXIBLE CONNECTION
- SIDE WALL GRILLE/REGISTER
- LINEAR DIFFUSER
- FLOOR GRILLE/REGISTER
- SUPPLY DUCT UP
- SUPPLY DUCT DOWN
- RETURN/EXHAUST DUCT UP
- RETURN/EXHAUST DUCT DN.
- MITERED ELBOWS 90° w/ VANES
- MITERED ELBOWS 45° w/ VANES
- 30° 2 PIECE CUT ELBOW
- CUT ELBOW 45° 3 PIECE
- CUT ELBOW 60° 3 PIECE
- CUT ELBOW 90° 3 PIECE
- CUT ELBOW 90° 5 PIECE
- ROUND ELBOWS 90° LONG RADIUS (R/D=1.5)
- ROUND ELBOWS 90° SHORT RADIUS (R/D=1.25)
- ROUND ELBOWS 45° LONG RADIUS
- ROUND ELBOWS 45° SHORT RADIUS
- ROUND DUCT DROP
- ROUND DUCT RISER
- TAKE-OFF W/ BRANCH DAMPER (REFER TO DETAIL FOR TAKE-OFF TYPE)
- BULLHEAD SPLIT SUPPLY — OR
- BULLHEAD CONVERGE RETURN/EXHAUST
- HORIZONTAL OFFSET
- FLEXIBLE CONNECTION (6" NEOPRENE)
- LINED DUCT - SIZE INDICATES INSIDE DIMENSION — 24x12
- RECTANGULAR DUCT - FIRST FIGURE IS SIDE SHOWN — 24x12
- SPIRAL DUCTWORK — 26ø
- FLEXIBLE DUCTWORK
- DUCT HUMIDIFIER
- DUCT FILTER BOX
- VOLUME DAMPER (OPPOSED BLADE TYPE) — MD
- MOTORIZED CONTROL DAMPER — MD
- BACK DRAFT DAMPER — BDD
- DYNAMIC FIRE DAMPER HORIZONTAL — FD
- DYNAMIC FIRE DAMPER VERTICAL — FD
- OUTSIDE AIR MEASUREMENT STATION — OA
- DUCT CAP
- WELDED DUCT
- EXISTING DUCT TO REMAIN (SHOWN LIGHT)
- EXISTING DUCT TO BE REMOVED (SHOWN DARK)
- ACCESS PANEL ON BOTTOM OF DUCT
- ACCESS PANEL ON SIDE OF DUCT
- TRANSITION - ECCENTRIC
- TRANSITION - CONCENTRIC
- RECTANGULAR TO ROUND TRANSITION
- EXHAUST/RETURN/INTAKE FLOW ARROW
- SUPPLY AIR FLOW DIRECTION

PIPING

- HWS — HEATING HOT WATER SUPPLY
- HWR — HEATING HOT WATER RETURN
- CHWS — CHILLED WATER SUPPLY
- CHWR — CHILLED WATER RETURN
- DTS — DUAL TEMP SUPPLY (HEATING/CHILLED WATER)
- DTR — DUAL TEMP RETURN (HEATING/CHILLED WATER)
- HPS — HIGH PRESSURE STEAM (100psi)
- LPS — LOW PRESSURE STEAM (15psi)
- SCR — STEAM CONDENSATE RETURN (GRAVITY)
- PCR — PUMPED CONDENSATE STEAM RETURN
- L — LIQUID REFRIGERANT LINES
- S — SUCTION REFRIGERANT LINES
- CD — CONDENSATE DRAIN
- CTWS — COOLING TOWER WATER SUPPLY
- CTWR — COOLING TOWER WATER RETURN
- PIPE TURNING DOWN
- PIPE TURNING UP
- TEE OFF TOP
- TEE OFF BOTTOM
- DROP AND RUN
- DROP AND TURN
- TEE UP
- TEE DOWN
- VALVE IN RISER
- PIPE CAP
- CLEAN-OUT
- UNION (DIELECTRIC TYPE ON DISSIMILAR METALS)
- FLANGED (DIELECTRIC TYPE ON DISSIMILAR METALS)
- BALL VALVE
- GATE VALVE
- GATE VALVE
- BUTTERFLY VALVE
- GLOBE VALVE
- DIAPHRAGM VALVE
- OS-Y GATE VALVE
- 3-WAY VALVE
- 4-WAY VALVE
- CHECK VALVE (SWING TYPE)
- CHECK VALVE w/ BALL DRIP
- PRESSURE REDUCING VALVE
- PLUG VALVE
- CIRCUIT SETTER w/ GAGE PORT
- MULTI PURPOSE VALVE
- AUTOMATIC BALANCING VALVE
- PUMP
- STRAINER w/ BLOW DOWN (INLINE)
- PIPE DRAIN w/ BALL VALVE & CAP
- EPDM FLEXIBLE CONNECTION
- EPDM FLEXIBLE CONNECTION
- UP/DN — PITCH UP/DN IN DIRECTION OF FLOW
- F&T STEAM TRAP
- ANCHOR
- PIPE GUIDE
- WALL SLEEVE
- FLOW SWITCH
- FLOW RATE METER (IN GPM)
- FLOW SENSOR
- TEMPERATURE SENSOR
- SAFETY RELIEF VALVE PIPE TO FLOOR DRAIN
- MANUAL NON-RISING
- MANUAL LEVER
- QUICK OPEN LEVER
- M — PNEUMATIC ACTUATOR
- M — ELECTRIC ACTUATOR
- E — ELECTRIC ACTUATOR
- THERMOMETER w/ STOP
- PRESSURE GAGE w/ STOP
- AUTO. AIR VENT

ABBREVIATIONS

ALL ABBREVIATIONS SHOWN ARE NOT NECESSARILY USED ON THIS PROJECT

AFF	ABOVE FINISHED FLOOR
AC	AIR CONDITIONING UNIT
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AF	AIR FILTER
AHU	AIR HANDLING UNIT
AP	ACCESS PANEL
ARCH	ARCHITECT
ATC	AUTOMATIC TEMPERATURE CONTROL
AS	AIR SEPARATOR
AV	AIR VENT
BB	BASEBOARD
BD	BAROMETRIC DAMPER (COUNTER BALANCED)
BDD	BACKDRAFT DAMPER
BHP	BRAKE HORSEPOWER
BLDG	BUILDING
BOD	BOTTOM OF DUCT
BTU	BRITISH THERMAL UNITS
BTUH	BTU PER HOUR
BV	BALL VALVE
B	BOILER
CB	CHILLER BOILER
CC	COOLING COIL
CEF	CEILING EXHAUST FAN
CFM	CUBIT FEET PER MINUTE
CH	CEILING HEATER
CH	CHILLER
CP	CONDENSATE PUMP
CP	CONTROL PANEL
CO	CLEAN OUT
CO2	CARBON DIOXIDE
COP	CENTER OF PIPE
CR	CONDENSATE RECEIVER
CRP	CONDENSATE RETURN PUMP
CT	COOLING TOWER
CUH	CABINET UNIT HEATER
CTWP	COOLING TOWER WATER PUMP
CWP	CHILLED WATER PUMP
CV	CONVECTOR
CU	CONDENSING UNIT
DDC	DIRECT DIGITAL CONTROL
DB	DRY BULB
DIA	DIAMETER
DIFF	DIFFUSER
DN	DOWN
DX	DIRECT EXPANSION
DP	DEW POINT
DWG	DRAWING
DHE	DOMESTIC WATER HEATER EXCHANGER
E	EXISTING
EAT	ENTERING AIR TEMPERATURE
EBB	ELECTRIC BASEBOARD
EFF	EFFICIENCY
EF	EXHAUST FAN
EH	ELECTRIC HUMIDIFIER
ELEC	ELECTRICAL
ELV	ELEVATION
ERV	ENERGY RECOVERY UNIT
ESP	EXTERNAL STATIC PRESSURE
ET	EXPANSION TANK
EUH	ELECTRIC UNIT HEATER
EWT	ENTERING WATER TEMPERATURE
EXH	EXHAUST
EXP	EXPANSION
°F	DEGREES FAHRENHEIT
FA	FRESH AIR
FA	FREE AREA
FBT	FLAT BOTTOM TRANSIENT
FCU	FAN COIL UNIT
FD	FIRE DAMPER
FLA	FULL LOAD AMPS
FLEX	FLEXIBLE
FMS	FLOW MEASURING STATION
FPI	FINS PER INCH
FPM	FEET PER MINUTE
FOS	FUL OIL SUPPLY
FOR	FUIL OIL RETURN
FTR	FINNED TUBE RADIATION
FTT	FLAT TOP TRANSITION
FT	FEET
GAL	GALLONS
GALV	GALVANIZED
GC	GENERAL CONTRACTOR
GPM	GALLONS PER MINUTE
GV	GATE VALVE
HC	HEATING COIL
HP	HORSEPOWER
HP	HEAT PUMP
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING
HV	HEATING & VENTILATING UNIT
HHE	HEATING WATER HEAT EXCHANGER
HE	HEAT EXCHANGER
HWP	HOT WATER PUMP
HW	HOT WATER
HWR	HOT WATER RETURN
HWS	HOT WATER SUPPLY
HZ	HERTZ
IN	INCHES
IRV	INTAKE ROOF VENT
KEF	KITCHEN EXHAUST FAN
KW	KILOWATT
LAT	LEAVING AIR TEMPERATURE
LD	LINEAR DIFFUSER
LF	LINEAR DIFFUSER
LF	LINEAR FEET
LPH	LOUVERED PENTHOUSE
LPS	LOW PRESSURE STEAM
LRA	LOCKED ROTOR AMPS
LWT	LEAVING WATER TEMPERATURE
MAU	MAKE-UP AIR UNIT
MBH	THOUSANDS OF BTU'S PER HOUR
MCA	MINIMUM CIRCUIT AMPS
MD	MOTORIZED DAMPER
MECH	MECHANICAL
MOCP	MAXIMUM OVER CORRENT PROTECTION
MTD	MOUNTED
N/A	NOT APPLICABLE
NC	NORMALLY CLOSED
NEZV	NONE ELECTRIC ZONE VALVE
NIC	NOT IN CONTRACT
NO	NORMALLY OPEN
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OAT	OUTSIDE AIR TEMPERATURE
OBD	OPPOSED BLADE DAMPER
OD	OUTSIDE DIAMETER
P	PUMP
PD	PRESSURE DROP
PSI	POUNDS PER SQUARE INCH GA.
PR	PANEL RADIATOR
PRV	PRESSURE REDUCING VALVE
PTAC	PACKAGED TERMINAL AIR CONDITIONER
R	RETURN
RA	RETURN AIR
REF	ROOF EXHAUST FAN
REQ'D.	REQUIRED
RG	RETURN GRILLE
RH	RELATIVE HUMIDITY
RH	REHEAT COIL
RLA	RATED LOAD AMPS
RM	ROOM
RPM	REVOLUTIONS PER MINUTE
RTU	ROOF TOP UNIT
RVD	REMOTE CONTROLLED VOLUME DAMPER
S	SUPPLY
SA	SUPPLY AIR
SA	SOUND ATTENUATOR
SAT	SUPPLY AIR TEMPERATURE
SCT	SATURATED CONDENSING TEMPERATURE
SD	SMOKE DAMPER
SF	SQUARE FEET
SH	STEAM HUMIDIFIER
SFD	SMOKE/FIRE DAMPER
SP	STATIC PRESSURE
SQ	SQUARE
SST	SATURATED SUCTION TEMPERATURE
STL	STEEL
T	THERMOSTAT
T.B.D.	TO BE DEMOLISHED
TU	TERMINAL UNIT
TYP.	TYPICAL
UC	UNDERCUT DOOR 3/4" (MIN.)
UH	UNIT HEATER
UV	UNIT VENTILATOR
VAV	VARIABLE AIR VOLUME
VD	VOLUME DAMPER
VFD	VARIABLE FREQUENCY DRIVE
VIF	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT
WB	WET BULB TEMPERATURE
WG	WATER GAUGE
WMS	WIRE MESH SCREEN
ZV	ZONE VALVE
WH	WATER HEATER

PROJECT GENERAL NOTES

1. SCOPE OF WORK SHALL INCLUDE ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, HOISTING, RIGGING, INSURANCE, ETC., TO PERFORM THE WORK AS INDICATED ON THE DRAWINGS AND HEREIN SPECIFIED FOR A COMPLETE INSTALLATION. ALL WORK SHALL BE IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES AND ORDINANCES HAVING JURISDICTION, AS INTERPRETED BY THE ARCHITECT/ENGINEER.
2. MECHANICAL EQUIPMENT AND SUCH OTHER APPARATUS AS MAY REQUIRE MAINTENANCE AND OPERATION FROM TIME TO TIME SHALL BE MADE EASILY ACCESSIBLE. ALTHOUGH THE EQUIPMENT MAY BE SHOWN ON THE DRAWINGS IN CERTAIN LOCATIONS, THE CONSTRUCTION MAY DISCLOSE THAT SUCH LOCATIONS DO NOT MAKE ITS POSITION READILY ACCESSIBLE. IN SUCH CASES, THE OWNER OR HIS REPRESENTATIVE SHALL BE NOTIFIED BEFORE ADVANCING THE CONSTRUCTION TO A STAGE WHERE A CHANGE WILL REFLECT ADDITIONAL EXPENSE.
3. THE DRAWINGS SHOW THE LAYOUT OF THE MECHANICAL SYSTEMS AND INDICATE THE APPROXIMATE LOCATIONS OF DUCTWORK, PIPING, BRANCHES AND ELBOWS, AND EQUIPMENT. THE RUNS AND QUANTITY OF DUCTWORK, PIPING, OFFSETS AND ELBOWS AS SHOWN ON THE DRAWINGS ARE DIAGRAMMATIC ONLY. THE EXACT ROUTING OF QUANTITY DUCTWORK, PIPING, OFFSETS AND ELBOWS SHALL BE DETERMINED BY THE STRUCTURAL CONDITIONS, POSSIBLE OBSTRUCTIONS AND COORDINATION DRAWINGS. THIS SHALL NOT BE CONSTRUED TO MEAN THAT THE DESIGN OF THE SYSTEMS MAY BE CHANGED, BUT REFERS ONLY TO EXACT RUNS BETWEEN GIVEN POINTS.
4. IT SHALL BE THE RESPONSIBILITY OF THE HVAC CONTRACTOR TO STUDY ALL DRAWINGS AND DETAILS SO THAT THE INSTALLATION OF ALL NEW WORK CAN BE FULLY COORDINATED. COORDINATE WITH ALL TRADES TO AVOID INTERFERENCE OF EQUIPMENT.
5. HVAC WORK IS INDICATED DIAGRAMMATICALLY. EXACT LOCATION OF ALL COMPONENTS ARE TO BE DETERMINED IN THE FIELD AND BY THE ACTUAL BUILDING CONDITIONS. EQUIPMENT, DUCTS OR PIPES INTERFERING WITH OTHER INSTALLATIONS SHALL BE RELOCATED AS REQUIRED.
6. HVAC CONTRACTOR SHALL COORDINATE ALL WALL, CEILING, FLOOR, ROOF AND BEAM PENETRATIONS WITH ARCHITECT AND STRUCTURAL ENGINEER.
7. PRODUCTS REQUIRED BY CONSTRUCTION BUT NOT SPECIFICALLY DESCRIBED HEREIN SHALL BE AS SELECTED BY THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE A/E.
8. PROVIDE ALL MATERIALS, LABOR, AND ACCESSORIES FOR A COMPLETE AND OPERABLE SYSTEMS AND AS REQUIRED BY THE EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS.
9. INSTALL ALL MATERIALS, ACCESSORIES AND EQUIPMENT ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR A COMPLETE AND OPERABLE SYSTEMS AS INDICATED ON THE DRAWINGS MANUFACTURERS INSTRUCTIONS.
10. INSTALLATION OF THE HVAC SYSTEM SHALL PERMIT ACCESSIBILITY FOR SERVICE AND/OR REPLACEMENT OF EQUIPMENT.
11. ALL MISCELLANEOUS STRUCTURAL SUPPORTS REQUIRED FOR HVAC EQUIPMENT INSTALLATION SHALL BE PROVIDED BY MECHANICAL CONTRACTOR.
12. INSTALL ALL PIPING BELOW DUCTWORK UNLESS CLEARANCE CONDITION REQUIRES PIPING TO BE ABOVE.
13. WHERE DUCTWORK PENETRATES ANY SMOKE AND/OR FIRE RATED PARTITIONS PROVIDE UL LISTED DYNAMIC FIRE AND/OR SMOKE DAMPERS PER NFPA GUIDELINES. INSTALL DAMPER PER MANUFACTURE INSTRUCTIONS.
14. ALL CEILING MOUNTED EQUIPMENT SHALL BE INSTALLED IN SUCH A WAY THAT LIGHTS, PIPING, AND DUCTWORK DO NOT BLOCK ACCESS TO UNITS AND RELATED ACCESSORIES.
15. EXACT ELEVATION FOR SIDE WALL DIFFUSERS, REGISTERS AND GRILLES SHALL BE APPROVED BY THE ARCHITECT BEFORE INSTALLATION.
16. INSTALL ROOM THERMOSTATS OR SENSORS 48" (MAXIMUM) ABOVE FINISHED FLOOR OR AS OTHERWISE DIRECTED BY THE ARCHITECT.
17. THE MECHANICAL CONTRACTOR SHALL INCLUDE IN THEIR BID AND SECURE THE SERVICES OF THE PROJECT ELECTRICAL CONTRACTOR FOR INCIDENTAL LINE VOLTAGE REQUIRED FOR AUTOMATIC TEMPERATURE CONTROLS.
18. THE MECHANICAL CONTRACTOR MUST COORDINATE THE COMPONENTS AND PROGRAMMING OF THEIR EQUIPMENT VENDORS AND THEIR ATC SUBCONTRACTOR. CONTROL SEQUENCES SHALL BE TESTED AND CORRECTED TO THE SATISFACTION OF THE OWNER AND ENGINEER.
19. THE MECHANICAL CONTRACTOR MUST INCLUDE COMPLETE TESTING, ADJUSTING, AND BALANCING OF EVERY COMPONENT. ENTERING WATER TEMPERATURE, LEAVING WATER TEMPERATURE, GPM, AND PRESSURE DROP READINGS ARE REQUIRED AT EVERY COIL AND COMPONENT; ABSOLUTELY NO AUTOMATIC BALANCING VALVES WILL BE ALLOWED. EVERY AIR SYSTEM MUST BE TESTED, ADJUSTED, AND BALANCED. ENTERING AIR TEMPERATURE, LEAVING AIR TEMPERATURE, AND APD THROUGH EACH COIL IS REQUIRED WITH CORRESPONDING WATER-SIDE INFORMATION. CFM FLOW WILL BE MEASURED AND CHECKED AGAINST AIRFLOW STATION READING TO CALIBRATE AIR FLOW STATIONS. CFM AIRFLOW AND PRESSURE MUST BE MEASURED IN MAIN AND BRANCH DUCTS, DIFFUSER, AND REGISTER AIRFLOW SHALL BE MEASURED AT EACH DEVICE AND ADJUSTMENTS MADE. INITIAL, ADJUSTED, AND FINAL READINGS SHALL BE RECORDED. CONDITIONS AT TIME OF TESTING MUST INCLUDE OUTDOOR AIR TEMPERATURE, MODE OF SYSTEM, CONDITION OF FILTERS, CONDITION OF EQUIPMENT, AND ANY OTHER RELEVANT INFORMATION. DOCUMENT ALL PROBLEMS FOUND OR CONDITIONS WHICH IMPACT RESULTS OF BALANCING. RECORD ALL MOTOR POWER DATA AND FAN RPMS. MARK ALL BALANCED SETTINGS IN PERMANENT INK ON THE VALVE, VOLUME DAMPER, OR SPEED.

DRAWING LIST

SHEET NUMBER	SHEET NAME
M001	MECHANICAL LEGEND & SYMBOLS
M101	MECHANICAL FLOOR PLAN
M200	MECHANICAL SCHEDULES
M300	MECHANICAL DETAILS
M301	MECHANICAL DETAILS
M400	MECHANICAL SPECIFICATIONS

ARCHITECT:
Colliers Engineering & Design

CLIENT:
CAFFE NERO

CONSULTANT:
ZAINO & ASSOCIATES, INC.

CAFFE NERO

CAFFE NERO SCARSDALE

100 Christie Place
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PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

STATE OF NEW YORK — FRANK N. ZAINO — LICENSED PROFESSIONAL ENGINEER — No. 054681

ISSUED FOR: PERMIT

ISSUED DATE: 03/06/2026

PROJECT TEAM: KES

PROJECT MANAGER: MCP

PROJECT NUMBER: 23343

Colliers Engineering & Design,
Architecture, Landscape
Architecture, Surveying, CT P.C.

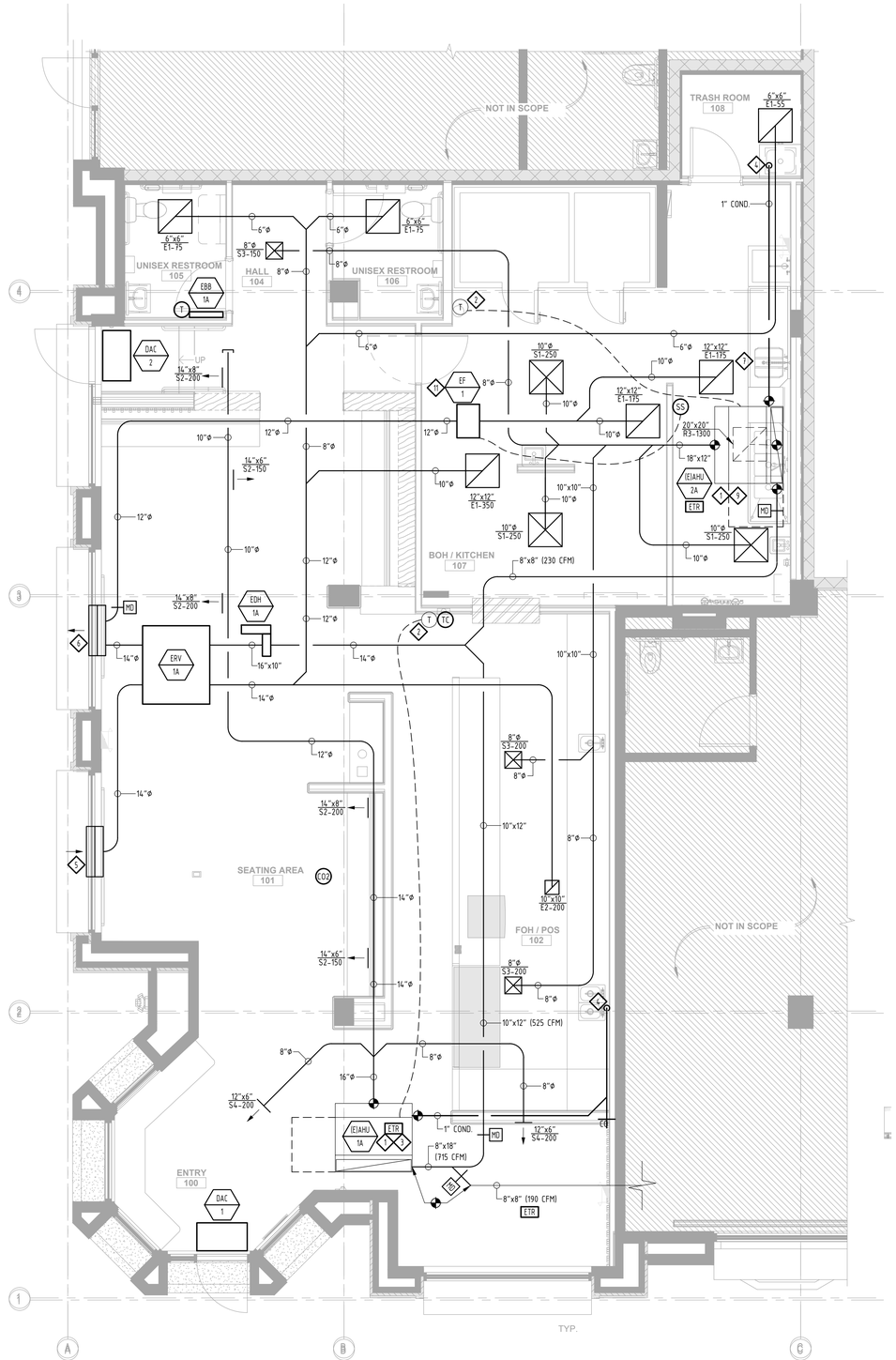
DRAWING NAME:

MECHANICAL LEGEND & SYMBOLS

DRAWING NO.

M001

FZA PROJECT: PR-25-00775



GENERAL SHEET NOTES

1. EXACT LOCATION OF EXISTING TO REMAIN DUCTWORK AND EQUIPMENT SHALL BE COORDINATED BY CONTRACTOR DURING DEMO WORK. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REPORT AN DISCREPANCIES TO THE ENGINEER.
2. ALL EQUIPMENT OR DAMPERS LOCATED ABOVE A SOLID GYP CEILING WILL NEED AN ACCESS PANEL. COORDINATE ACCESS PANEL SIZE WITH MANUFACTURE'S INSTRUCTIONS AND ARCHITECT (MINIMUM 24"x24"). COORDINATE CEILING TYPE, FINISH, AND RATING WITH GC.
3. COORDINATE ALL HVAC EQUIPMENT WITH OTHER TRADES (I.E. PLUMBING, ELECTRICAL POWER AND LIGHTING, ARCHITECTURAL, STRUCTURAL, ETC.) CONTRACTOR TO REFER TO MANUFACTURER'S RECOMMENDATIONS FOR PROPER EQUIPMENT CLEARANCES AND ACCESSORIES.
4. SHEET METAL DUCTWORK DIMENSIONS SHOWN ARE CLEAR INSIDE DIMENSIONS.
5. ALL EXPOSED ROUND DUCTWORK SHALL BE SPIRAL AND PAINTED MY MECHANICAL CONTRACTOR. COORDINATE COLOR AND FINISH WITH ARCHITECT.
6. COORDINATE THE FINAL DUCTWORK, DIFFUSER, GRILLE, AND REGISTER LOCATIONS WITH THE EXISTING STRUCTURE AND NEW LIGHTING OR LIGHTING SUPPORTS/HANGERS PRIOR TO INSTALLING DUCTWORK, DIFFUSERS, GRILLES, AND REGISTERS.
7. EXHAUST AIR SHALL BE A MINIMUM OF 10'-0" HORIZONTALLY FROM ALL OPENINGS INTO BUILDING AND HVAC INTAKES ALONG THE SAME WALL.

KEYED SHEET NOTES

ETR EXISTING TO REMAIN

1. RE-BALANCE EXISTING EQUIPMENT AND CLEAN ASSOCIATED EQUIPMENT, DUCTWORK, REGISTERS, GRILLES, AND DIFFUSERS EXPOSED DURING CONSTRUCTION. REPLACE ALL EXISTING EQUIPMENT FILTERS IN KIND ONCE CONSTRUCTION IS COMPLETE.
2. RELOCATE EXISTING THERMOSTAT TO NEW LOCATION SHOWN ON THIS PLAN. FINAL LOCATION OF THERMOSTAT SHALL BE COORDINATED WITH OWNER DURING CONSTRUCTION.
3. EXISTING AHU AND ASSOCIATED EXISTING REFRIGERANT PIPING TO ASSOCIATED EXISTING OUTDOORS CONDENSING UNIT ON ROOF SHALL REMAIN. RETURN DUCTWORK FROM EXISTING ACCESSORY FILTER BOX SHALL BE EXTENDED TO ACCOMMODATE NEW VENTILATION DUCTWORK CONNECTION. RETURN DUCT DIMENSIONS SHALL MATCH FILTER BOX INLET DIMENSIONS. THE RETURN DUCT SHALL TERMINATE WITH WIRE MESH INSECT SCREEN OPEN TO SPACE.
4. ALL EXISTING CONDENSATE FROM EXISTING AHUs AND ACCESSORIES WITH CONDENSATE SHALL BE REPIPED AS NEEDED. 1" CONDENSATE PIPE FROM THE UNIT TO BE GRAVITY PITCHED TO NEAREST MOP SINK OR INDIRECT WASTE CONNECTION CONCEALED AT SINK. MAINTAIN MINIMUM 8' FROM FLOOR TO UNDERSIDE OF CONDENSATE LINES WHILE MAINTAINING 1/8" SLOPE. PROVIDE NEW CONDENSATE PUMP AS NECESSARY BASED ON FIELD CONDITIONS.
5. PROVIDE 36"x18" OUTSIDE AIR INTAKE LOUVER: 6" DEEP, MINIMUM 16 SQUARE FEET FREE AREA, DRAINABLE, WITH WIRE MESH SCREEN TYPICAL OF C&S MODEL EDS-645 WITH OPTIONAL 2" R-8.7 BLANK-OFF PANEL FOR CONNECTION OF INSULATED OUTSIDE AIR DUCTWORK. LOUVER COLOR SHALL BE SELECTED BY THE ARCHITECT FROM THE MANUFACTURER'S STANDARD COLOR SELECTION. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION. INTAKE AIR SHALL BE A MINIMUM OF 10'-0" HORIZONTALLY FROM ALL EXHAUST AND FLUES ALONG THE SAME WALL.
6. PROVIDE 36"x18" EXHAUST LOUVER: 6" DEEP, MINIMUM 16 SQUARE FEET FREE AREA, DRAINABLE, WITH WIRE MESH SCREEN TYPICAL OF C&S MODEL EDS-645 WITH OPTIONAL 2" R-8.7 BLANK-OFF PANEL FOR CONNECTION OF UNINSULATED EXHAUST DUCTWORK. LOUVER COLOR SHALL BE SELECTED BY THE ARCHITECT FROM THE MANUFACTURER'S STANDARD COLOR SELECTION. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION. EXHAUST AIR SHALL BE A MINIMUM OF 10'-0" HORIZONTALLY FROM ALL OPENINGS INTO BUILDING AND HVAC INTAKES ALONG THE SAME WALL.
7. THE DISHWASHER PROVIDED BY THE OWNER SHALL BE VENTLESS AND SHALL NOT REQUIRE AN EXHAUST CONNECTION OR AN EXHAUST FAN.
8. EXHAUST FAN EF-1 FOR MANUAL OPERATION (AS NEEDED) WITH A SPEED SWITCH LOCATED ON THE WALL WITH A PHENOLIC LABEL "EXHAUST FAN - TURN OFF WHEN NOT NEEDED". INSTALL 12" ROUND EXHAUST DUCT TO TERMINATE AT THE EXHAUST LOUVER.
9. EXISTING AHU AND ASSOCIATED EXISTING REFRIGERANT PIPING TO ASSOCIATED EXISTING OUTDOORS CONDENSING UNIT ON ROOF SHALL REMAIN. RETURN DUCTWORK FROM EXISTING ACCESSORY FILTER BOX SHALL BE EXTENDED TO ACCOMMODATE NEW VENTILATION DUCTWORK CONNECTION. RETURN DUCT DIMENSIONS SHALL MATCH FILTER BOX INLET DIMENSIONS. PROVIDE RETURN DUCTWORK TRANSITION TO NEW CEILING RETURN GRILLE.

NORTH

0' 2' 4' 8'

1/4" = 1'-0"

1 MECHANICAL FLOOR PLAN
1/4" = 1'-0"

ARCHITECT:
Colliers Engineering & Design

CLIENT:
CAFFÈ NERO

CONSULTANT:
ZAINO & ASSOCIATES, INC.

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100 Christie Place
Scarsdale, NY 10583

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:
STATE OF NEW YORK
FRANK N. ZAINO
No. 054691
LICENSED PROFESSIONAL ENGINEER

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

PROJECT TEAM: KES
PROJECT MANAGER: MCP
PROJECT NUMBER: 23343

Colliers Engineering & Design,
Architecture, Landscape
Architecture, Surveying, CT P.C.

DRAWING NAME:
MECHANICAL FLOOR PLAN

DRAWING NO.
M101

FZA PROJECT: PR-25-00775

ENERGY RECOVERY VENTILATOR SCHEDULE

ERV -

TAG NO.	LOCATION	SUPPLY FAN DATA						RETURN/EXHAUST FAN DATA						HEAT RECOVERY - SUMMER							HEAT RECOVERY - WINTER							ELETRICAL DATA					PHYSICAL DATA				MANUFACTURER MODEL NUMBER	REMARKS
		AIRFLOW (CFM)	TSP (IN WC)	ESP (IN WC)	MOTOR QTY	MOTOR WATTS	FAN RPM	AIRFLOW (CFM)	TSP (IN WC)	ESP (IN WC)	MOTOR QTY	MOTOR WATTS	FAN RPM	OAT. DB °F	OAT. WB °F	RAT. DB °F	RAT. WB °F	SAT. DB °F	SAT. WB °F	ERR (%)	OAT. DB °F	OAT. WB °F	RAT. DB °F	RAT. WB °F	SAT. DB °F	SAT. WB °F	ERR (%)	SERR (%)	VOLT	PH	HZ	MCA	MOCP	LENGTH (IN)	WIDTH (IN)	HEIGHT (IN)	WEIGHT (LBS)		
ERV-1A	REFER TO PLAN	755	-	0.5	1	480	1327	755	-	0.5	1	480	1317	89.9	73.9	75.0	62.5	78.7	67.5	59.4	9.0	6.1	70.0	51.4	54.9	41.9	73.1	75.3	120	1	60	15.1	20	48-1/8"	56-1/4"	31-7/8"	338	RENEWAIRE HE15-JINV-S11EE--DGNT-L	1-12

REMARKS:
1. COORDINATE POWER REQUIREMENTS WITH ELECTRICAL CONTRACTOR.
2. PROVIDED WITH SINGLE WALL CASING CONSTRUCTION.
3. PROVIDED WITH DIRECT DRIVE, EC MOTOR FOR BOTH AIRSTREAMS.
4. PROVIDED WITH NON-FUSED DISCONNECT.
5. PROVIDE WITH MOTORIZED DAMPERS FOR BOTH AIRSTREAMS.
6. PROVIDED WITH MERV-8 FILTERS.
7. PROVIDE (3) SETS SPARE SUPPLY & RETURN FILTERS.
8. PROVIDE WITH DIGITAL WALL MOUNTED TIME CLOCK ACCESSORY FOR OCCUPIED HOURS PROGRAMMING.
10. 2 YEAR WARRANTY WITH 1 YEAR LABOR
11. UNIT SHALL BE HARD WIRED.

ELECTRIC BASEBOARD SCHEDULE

EBB -

FAN NO.	LOCATION SERVED	LENGTH (IN.)	BTU	WATTS	AMPS	ELECTRICAL SUPPLY	MANUFACTURER MODEL	NOTES
EBB-1A	BATHROOM	24"	1365	400	3.4	120/1/60	QMARK 2512NW	1,2,3,4

NOTES:
1. COORDINATE POWER REQUIREMENTS WITH ELECTRICAL CONTRACTOR.
2. PROVIDE WITH INTEGRAL DISCONNECT.
3. PROVIDE WITH INTEGRAL THERMOSTAT.
4. INSTALL PER MANUFACTURER'S REQUIREMENTS.

ELECTRIC DUCT HEATER SCHEDULE

EDH -

TAG NO.	ASSOCIATED SYSTEM	DUCT SIZE	CFM	EAT (°F)	LAT (°F)	ELECTRICAL DATA							MANUFACTURER MODEL NUMBER	REMARKS
						VOLT	PH	HZ	MOCP	MCA	FLA	KW		
EDH-1A	ERV-1A	16"x10"	755	54	60	208	1	60	15	12.02	9.62	2	RENEWAIRE EK-1610002SCCHL--21-15V-N	1-7

REMARKS:
1. COORDINATE POWER AND DISCONNECT REQUIREMENTS WITH ELECTRICIAN.
2. FURNISH WITH CONTROL TERMINAL BOARD, AIRFLOW PROVING SWITCH, DISCHARGE AIR SENSOR, MULTI-STAGE.
3. HINGED TERMINAL BOX COVER, OVER CURRENT PROTECTION, AUTOMATIC RESET OVER TEMPERATURE PROTECTION, DOOR INTERLOCK SWITCH.
4. UNIT SHALL BE PROVIDED WITH SCR CONTROL WITH OPTIONAL INDICATOR LIGHTS FOR "HEATER ON" AND "LOW AIRFLOW". ELECTRIC HEAT TEMPERATURE CONTROL SHALL BE INTERLOCKED WITH RESPECTIVE PIECE OF EQUIPMENT WITH A REMOTE DUCT-MOUNTED SENSOR FOR USE WITH SCR CONTROL.
5. THE HEATER SHALL HAVE BOTH MANUAL AND AUTOMATIC RESET THERMAL CUT-OUT FOR OVER TEMPERATURE PROTECTION. DUCT HEATER SHALL HAVE AN OPTIONAL BUILT-IN, SNAP-ACTING DOOR INTERLOCKING DISCONNECT SWITCH WITH "ON-OFF" INDICATOR.
6. PROVIDED WITH INTEGRAL ELECTRONIC TEMPERATURE REGULATOR.
7. INSTALL ELECTRIC DUCT HEATER IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

DOOR AIR CURTAIN SCHEDULE

DAC -

TAG NO.	AREA SERVED	MAX. HEIGHT A.F.F. (FT.)	CFM	VELOCITY	MOTOR HP	DIMENSIONS			ELECTRIC HEATING DATA		ELECTRICAL DATA					WEIGHT (LBS)	MANUFACTURER MODEL	REMARKS
						LENGTH (IN.)	DEPTH (IN.)	HEIGHT (IN.)	KW	TEMP. RISE (°F)	VOLT	PH	HZ	MCA	MOCP			
DAC-1	ENTRY 100	12.0	1,379	2,206	1/2	36	20	12	N/A	N/A	120	1	60	6.4	15	60.0	MARS QP1036-1UA	1-6
DAC-2	HALL 104	12.0	1,379	2,206	1/2	36	20	12	N/A	N/A	120	1	60	6.4	15	60.0	MARS QP1036-1UA	1-6

REMARKS:
1. COORDINATE POWER AND DISCONNECT REQUIREMENTS WITH ELECTRICAL CONTRACTOR.
2. COORDINATE MOUNTING, COLOR, AND FINISH WITH ARCHITECT.
3. PROVIDE WITH ALL NECESSARY MOUNTING HARDWARE.
4. PROVIDE WITH MAGNETIC DOOR SWITCH.
5. PROVIDE WITH 120V CONTROLLER WITH ADJUSTABLE TIME DELAY.
6. COORDINATE WITH OWNER FOR DESIRED CONTROL SETTINGS (RECOMMENDED TIME DELAY OVERLAP FOR FAN, SEASONAL USAGE, ETC.).

SPLIT SYSTEM EVAPORATOR UNIT SCHEDULE (INDOOR)

FCU -

UNIT NO.	MAKE MODEL NUMBER	ASSOCIATED OUTDOOR UNIT	UNIT TYPE	COOLING CAPACITY (MBH)	HEATING CAPACITY (MBH)	MINIMUM SUCTION (IN. O.D.)	MINIMUM LIQUID (IN. O.D.)	MAXIMUM AIRFLOW (CFM)	ELECTRICAL DATA			NOTES
									V/PH/HZ	MCA	MOCP	
(E)AHU-1A	MITSUBISHI PEFY-P48NMAU-E4	(E)CU-1A	DUCTED UNIT	48.0	54.0	-	-	1,306	208/1/60	4.38	15	1-7
(E)AHU-2A	MITSUBISHI PEFY-P48NMAU-E4	(E)CU-1A	DUCTED UNIT	48.0	54.0	-	-	1,306	208/1/60	4.38	15	1-7

NOTES:
1. RE-COMMISSION EXISTING EQUIPMENT.
2. R-410A REFRIGERANT.

SPLIT SYSTEM CONDENSING UNIT SCHEDULE (OUTDOOR UNIT)

HP -

UNIT NO.	MAKE MODEL NUMBER	ASSOCIATED INDOOR UNITS	COOLING CAPACITY (MBH)	HEATING CAPACITY (MBH)	MINIMUM SUCTION (IN. O.D.)	MINIMUM LIQUID (IN. O.D.)	COOLING OUTDOOR TEMP DB (°F)	HEATING OUTDOOR TEMP WB (°F)	EER	ELECTRICAL DATA			WEIGHT (LBS)	NOTES
										V/PH/HZ	MCA	MOCP		
(E)CU-1A	MITSUBISHI MXZ-SM96TAM-U1	(E)AHU-1A & (E)AHU-2A	96.0	108.0	-	-	-	-	11.8	208/3/60	50	76	483	1-2

NOTES:
1. RE-COMMISSION EXISTING EQUIPMENT.
2. R-410A REFRIGERANT.

EXHAUST FAN SCHEDULE

EF -

UNIT NO.	SERVES	CFM	SONES	RPM	ESP	MCA	MCOP	ELECTRICAL SUPPLY	MAKE	MODEL	WEIGHT LBS	NOTES
EF-1	KITCHEN	360	1.9	775	0.25"	1.4	15	115/1/60	ACME/BROAN	L-400L	34	1-6

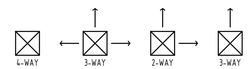
NOTES:
1. COORDINATE POWER AND DISCONNECT WITH ELECTRICAL CONTRACTOR.
2. INLINE EXHAUST FAN.
3. PROVIDE ACCESSORY WALL MOUNTED SPEED CONTROLLER 57W (WHITE) FOR MANUAL OPERATION.
4. PROVIDE VIBRATION ISOLATION HANGERS.
5. PROVIDE INTEGRAL BACKDRAFT DAMPER.
6. PROVIDE MOTORIZED DAMPER TO OPEN WHEN THE EXHAUST FAN STARTS AND CLOSE WHEN THE EXHAUST FAN STOPS.

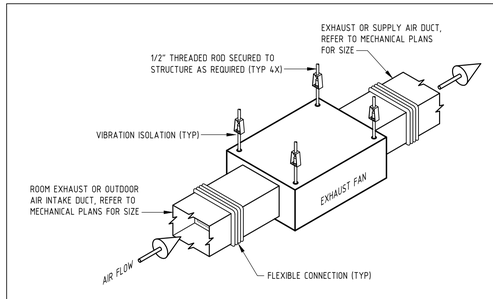
AIR INLETS AND OUTLETS

XXxXX ⊲— NECK SIZE
S1-XXX ⊲— TYPE & CFM

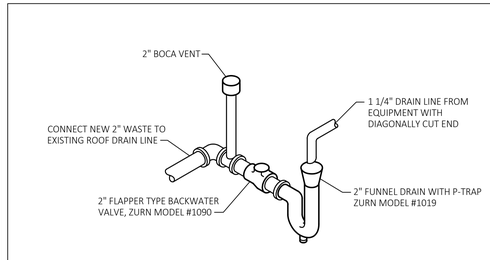
UNIT NO.	SERVICE	AIR PATTERN	NECK SIZE (IN)	MOUNTING	NC AT MAX CFM	MAX PD (IN)	MATERIAL	MANUF. MODEL NUMBER	NOTES
S1	ACT CEILING SUPPLY	360° HORIZONTAL DISCHARGE	REFER TO PLAN	24"x24" FRAME LAY-IN	25	0.1	STEEL	KRUEGER PLQ	1,2,4
S2	SPIRAL DUCT MOUNTED SUPPLY	DOUBLE DEFLECTION, 3/4" BLADE SPACING	REFER TO PLAN	SURFACE	25	0.1	ALUMINUM	KRUEGER SDMGDR	1,2,4
S3	SURFACE SUPPLY	360° HORIZONTAL DISCHARGE	REFER TO PLAN	12"x12" FRAME SURFACE	25	0.1	STEEL	KRUEGER PLQ	1,2,4
S4	SIDEWALL SUPPLY GRILLE	45 DEG. DEFLECTION W/ 3/4" BLADE SPACING	REFER TO PLAN	SURFACE	25	0.1	STEEL	KRUEGER 80	1,2,4
R/E1	ACT CEILING RETURN	45 DEG. DEFLECTION W/ 3/4" BLADE SPACING	REFER TO PLAN	24"x24" FRAME LAY-IN	25	0.1	ALUMINUM	KRUEGER S80	1,2,4
R/E2	SURFACE RETURN	45 DEG. DEFLECTION W/ 3/4" BLADE SPACING	REFER TO PLAN	SURFACE	25	0.1	ALUMINUM	KRUEGER S80	1,2,4
R/E3	ACT CEILING RETURN	1/2"x1/2"x1" EGGCRATE	REFER TO PLAN	24"x24" FRAME LAY-IN	25	0.1	ALUMINUM	KRUEGER EG15	1,2,4

NOTES:
1. COORDINATE FINISH, MOUNTING AND COLORS WITH ARCHITECT AND NEW LAYOUT.
2. PROVIDE OPPOSED BLADE DAMPER.
3. PROVIDE ACT RADIATION DAMPER AT RATED ASSEMBLIES AS NEEDED.
4. BRANCH DUCT SIZE SHALL BE SAME AS NECK SIZE UNLESS OTHERWISE SHOWN ON DRAWINGS.





1 HANGING INLINE EXHAUST FAN DETAIL



2 INDIRECT WASTE RECEPTOR DETAIL
NOT TO SCALE

ARCHITECT:
Colliers
Engineering & Design

CLIENT:
CAFFÈ NERO

CONSULTANT:
ZAINO & ASSOCIATES, INC.

CAFFE NERO
CAFFE NERO SCARSDALE
100 Christie Place
Scarsdale, NY 10583

PROJECT:

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL:
STATE OF NEW YORK
FRANK N. ZAINO
No. 054691
LICENSED PROFESSIONAL ENGINEER

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

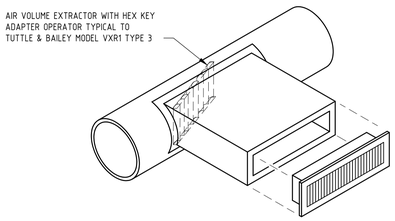
PROJECT TEAM: KES
PROJECT MANAGER: MCP
PROJECT NUMBER: 23343

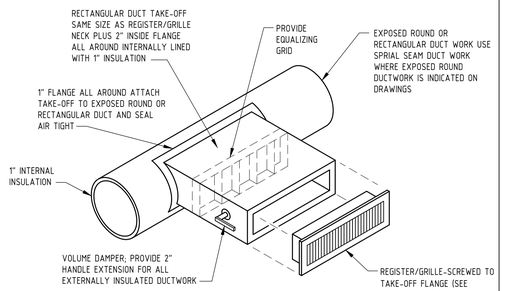
Colliers Engineering & Design,
Architecture, Landscape
Architecture, Surveying, CT P.C.

DRAWING NAME:
MECHANICAL SCHEDULES

DRAWING NO.
M200

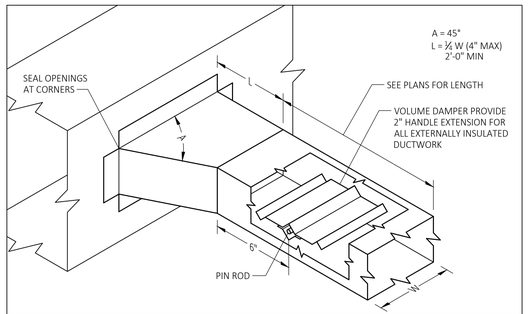
FZA PROJECT: PR-25-00775





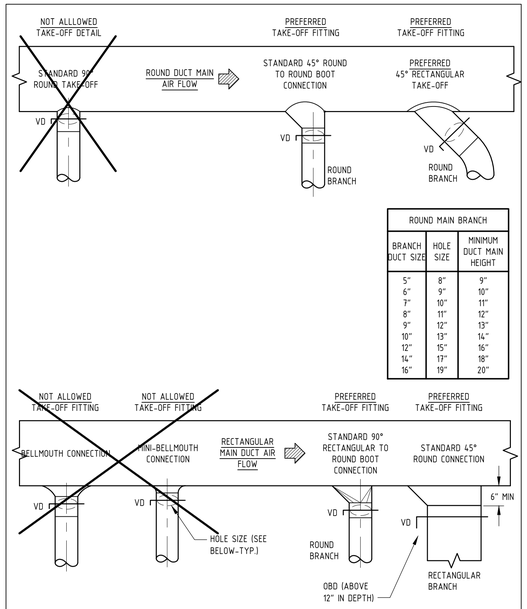
1 TYPICAL/EXPOSED DUCT REGISTER/GRILLE TAKEOFF

NOT TO SCALE



2 BRANCH CONNECTION (45°) DETAIL

NOT TO SCALE



ROUND MAIN BRANCH		
BRANCH DUCT SIZE	HOLE SIZE	MINIMUM DUCT MAIN HEIGHT
5"	8"	9"
6"	9"	10"
7"	10"	11"
8"	11"	12"
9"	12"	13"
10"	13"	14"
12"	15"	16"
14"	17"	18"
16"	19"	20"

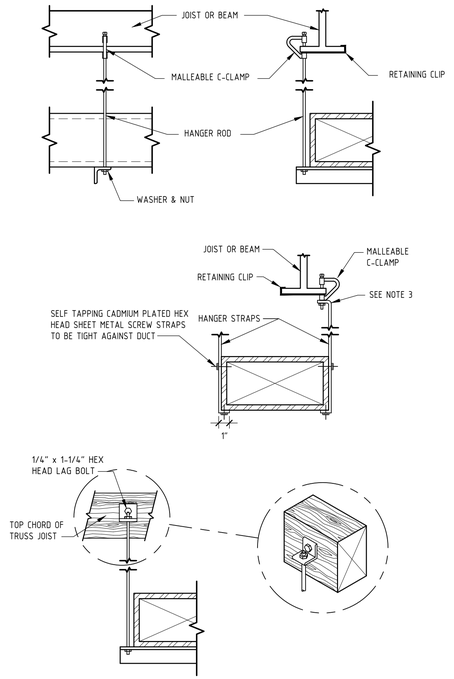
RECTANGULAR MAIN BRANCH		
BRANCH DUCT SIZE	HOLE SIZE	MINIMUM DUCT MAIN HEIGHT
6 x 4	1.5 x 5.5	7.5
10 x 4	11.5 x 5.5	7.5
16 x 4	17.5 x 5.5	7.5
24 x 4	25.5 x 5.5	7.5
6 x 5	7.5 x 6.5	8.5
10 x 5	11.5 x 6.5	8.5
16 x 5	17.5 6.5	8.5
24 x 5	25.5 x 6.5	8.5
6 x 6	7.5 x 7.5	9.5
10 x 6	11.5 x 7.5	9.5
16 x 6	17.5 x 7.5	9.5
24 x 6	25.5 x 7.5	9.5
8 x 8	9.5 x 9.5	11.5
16 x 8	17.5 x 9.5	11.5
24 x 8	25.5 9.5	11.5
10 x 10	11.5 x 11.5	13.5
16 x 10	17.5 x 11.5	13.5
24 x 10	25.5 x 11.5	13.5

NOTES:

1. ALL ROUND AND RECTANGULAR TAKEOFF FITTINGS SHALL BE INCLUDED WITH THE FOLLOWING STANDARD FEATURES:
   A. NEOPRENE GACKET TO MINIMIZE AIR LEAKAGE.
   B. PRE-DRILLED HOLES FOR QUICK MOUNTING.
   C. CONSTRUCTED OF HEAVY DUTY GALVANIZED STEEL.
   D. 26 GAUGE GALV. QUADRANT VOLUME DAMPER W/TIGHT FITTING GASKETING TO MINIMIZE LEAKAGE AT DAMPER PIVOT POINTS
   E. HEAVY DUTY HARDWARE IS AVAILABLE FOR APPLICATIONS WITH INCREASED STATIC PRESSURE.
2. ALTERNATE FITTINGS SHALL BE USED WHEN DUCT HEIGHT DOES NOT PERMIT THE USE OF THE PREFERRED FULL IZE TAKE OFF SUBMIT FITTINGS FOR REVIEW BY ENGINEER PRIOR TO INSTALLATION.
3. THIS DETAIL APPLIES TO SINGLE TAKEOFFS TO DIFFUSERS AS WELL AS BRANCH TAKEOFFS. IT ALSO APPLIES IF TAKEOFFS IN THE HORIZONTAL AS WELL AS THE VERTICAL DIRECTION.
4. SEE PLAN FOR DUCT SIZES.

3 DUCTWORK TAKEOFF DETAIL

NOT TO SCALE



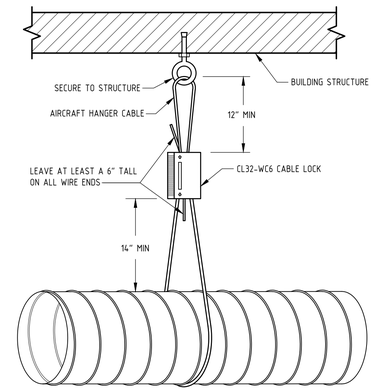
NOTES:

1. ALL SUPPLY AIR, RETURN AIR AND OUTDOOR AIR DUCTS SHALL BE WRAPPED EXTERNALLY WITH DUCT INSULATION AS PER MECHANICAL SPECIFICATIONS.
2. NO POP RIVETS ALLOWED, SELF-TAPPING SHEETMETAL SCREWS ONLY.
3. PREVENT BENDING OF STRAP AT 90° BEND UNDER LOAD
4. PROVIDE SUPPLEMENTAL STEEL WHERE NECESSARY TO SUPPORT DUCTWORK AT REQUIRED SPACING

HANGER SIZES FOR RECTANGULAR DUCT			
MAX SIDE	HANGER	HORIZONTAL SUPPORT ANGLE	MAX SPACING
30"	1" x 18 GA. STRAP	NONE REQUIRED	10'-0"
36"	1/4" ROUND ROD	1-1/2" x 1-1/2" x 1/8"	8"-0"
48"	1/4" ROUND ROD	2" x 2" x 1/8"	8'-0"
60"	5/16" ROUND ROD	2" x 2" x 1/8"	8'-0"
84"	3/8" ROUND ROD	2" x 2" x 1/8"	8'-0"

4 DUCT STRAP HANGER DETAIL

NOT TO SCALE

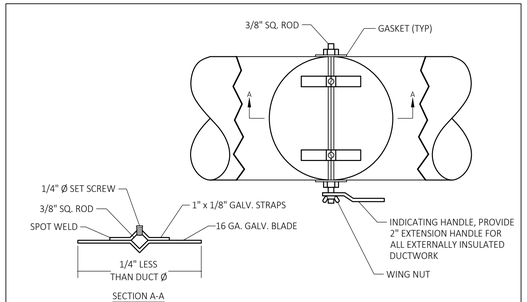


NOTE:

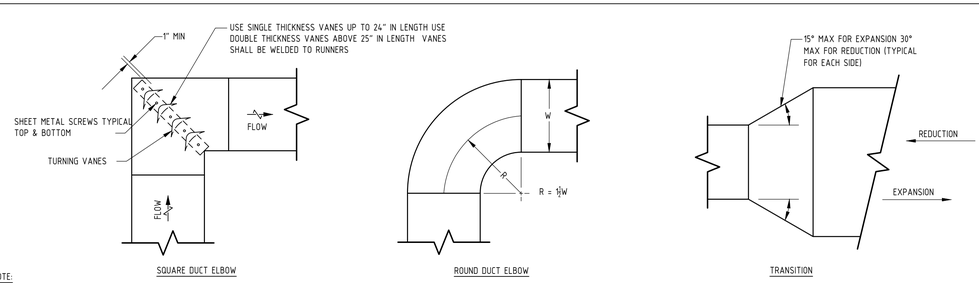
1. DO NOT EXCEED 200 LBS PER SUPPORT HANGER
2. REFER TO DUCT STRAP HANGER DETAIL FOR ATTACHMENT TO SPECIFIC CONSTRUCTION

5 EXPOSED SPIRAL DUCTWORK HANGER DETAIL

NOT TO SCALE



6 ROUND VOLUME DAMPER - UP TO 14"Ø

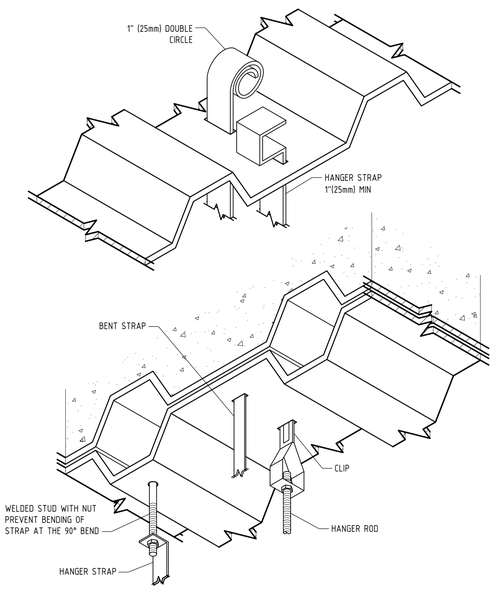


NOTE:

1. SQUARE THROAT - ROUND HEEL ELBOWS ARE NOT ALLOWED

7 DUCTWORK ELBOW AND TRANSITION DETAIL

NOT TO SCALE



NOTES:

1. UNLESS OTHERWISE APPROVED, ALLOWABLE LOAD ON UPPER ATTACHMENTS IS 1/4 OF THE ALLOWABLE LOAD.
2. AVOID PENETRATION OF ALL ELECTRICAL ENCLOSURES WHEN LOCATING UPPER ATTACHMENTS.

8 UPPER ATTACHMENTS DETAIL

ARCHITECT:

Colliers Engineering & Design

CLIENT:

CAFFÈ NERO

CONSULTANT:

ZAINO & ASSOCIATES, INC.

CAFFE NERO

CAFFE NERO SCARSDALE

100 Christie Place
Scarsdale, NY 10583

PROJECT:

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL:

STATE OF NEW YORK
FRANK N. ZAINO
LICENSED PROFESSIONAL ENGINEER
No. 054693

ISSUED FOR: PERMIT

ISSUED DATE: 03/06/2026

PROJECT TEAM: KES

PROJECT MANAGER: MCP

PROJECT NUMBER: 23343

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying. CT P.C.

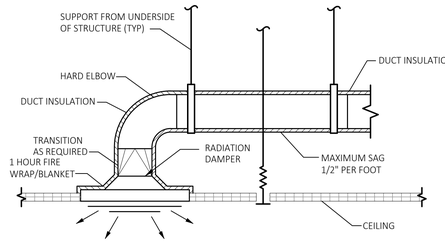
DRAWING NAME:

MECHANICAL DETAILS

DRAWING NO.

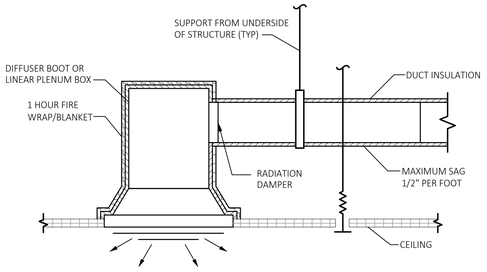
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FZA PROJECT: PR-25-00775



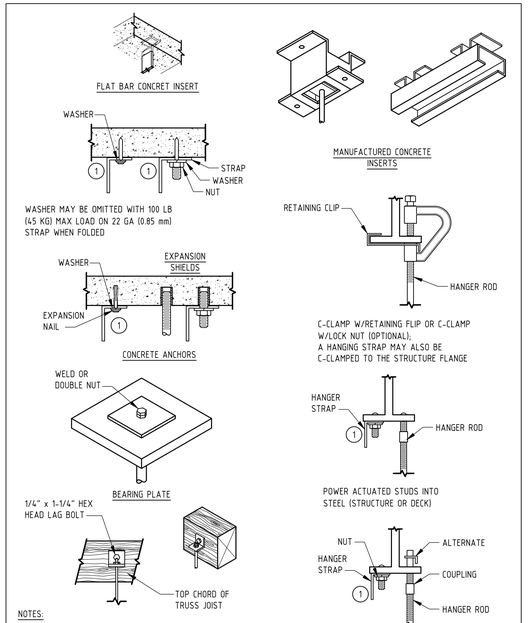
NOTE:

1. THIS CONFIGURATION TO BE USED ONLY WHEN SPACE RESTRAINTS WILL NOT ALLOW USE OF THE DIFFUSER BOOT.



1 DUCTWORK DIFFUSER/GRILLE CONNECTION DETAIL

NOT TO SCALE



NOTES:

1. UNLESS OTHERWISE APPROVED, ALLOWABLE LOAD ON UPPER ATTACHMENT WSLDER STUDS 1/4 OF FAILURE LOAD.
2. UPPER ATTACHMENTS WAY BE TO WOOD STRUCTURES ALSO

(1) PREVENT BENDING OF STRAP AT 90° BEND UNDER LOAD

2 UPPER ATTACHMENTS DETAIL

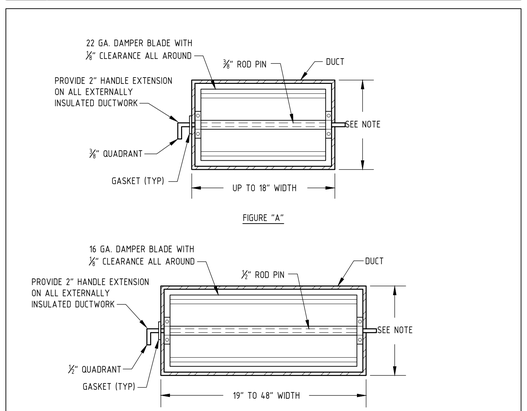
NOT TO SCALE

DIMENSION OF LONGEST SIDE- INCHES	SHEET METAL GAGE (ALL FOUR SIDES)	MINIMUM REINFORCING ANGLE SIZE & MAXIMUM LONGITUDINAL SPACING BETWEEN TRANSVERSE JOINTS &/OR INTERMEDIATE REINFORCING	MIN "H" DIM. IN.	DRIVE SLIP / PLAIN "S" SLIP	HEMMED "S" SLIP	ALTERNATE BAR SLIP	REINFORCED BAR SLIP	BAR SLIP / ANGLE SLIP		STAND. SEAM / ANGLE REINFORCED STAND. SEAM		POCKET LOCK / ANGLE REINFORCED POCKET LOCK	
				RECOMMENDED GAGE	RECOMMENDED GAGE	RECOMMENDED GAGE	RECOMMENDED GAGE	RECOM- MENDED GAGE	REINFORCED ANGLE SIZE	REINFORCED ANGLE SIZE	RECOM- MENDED GAGE	REINFORCED ANGLE SIZE	
UP THRU 12	26	NON REQUIRED	1	26	26	24	24	24	NOT REQUIRED	NOT REQUIRED	24	13 - 18	
13 - 18	24	NON REQUIRED	1	24	24	24	24	24	NOT REQUIRED	NOT REQUIRED	24	13 - 18	
19 - 30	24	1 x 1 x $\frac{1}{8}$ @ 60 "	1	-	24	24	24	24	NOT REQUIRED	NOT REQUIRED	24	19 - 30	
31 - 42	22	1 x 1 x $\frac{1}{8}$ @ 60 "	1	-	-	22	22	22	NOT REQUIRED	NOT REQUIRED	22	31 - 42	
43 - 54	22	$1\frac{1}{2}$ x $1\frac{1}{2}$ x $\frac{1}{8}$ @ 60"	$1\frac{1}{2}$	-	-	22	22	22	$1\frac{1}{2}$ x $1\frac{1}{2}$ x $\frac{1}{8}$	NOT REQUIRED	22	43 - 54	
55 - 60	20	$1\frac{1}{2}$ x $1\frac{1}{2}$ x $\frac{1}{8}$ @ 60"	$1\frac{1}{2}$	-	-	-	22	22	$1\frac{1}{2}$ x $1\frac{1}{2}$ x $\frac{1}{8}$	NOT REQUIRED	22	55 -60	
61 - 84	20	$1\frac{1}{2}$ x $1\frac{1}{2}$ x $\frac{1}{8}$ @ 30"	$1\frac{1}{2}$	-	-	-	22	22	$1\frac{1}{2}$ x $1\frac{1}{2}$ x $\frac{1}{8}$	$1\frac{1}{2}$ x $1\frac{1}{2}$ x $\frac{1}{8}$	22	$1\frac{1}{2}$ x $1\frac{1}{2}$ x $\frac{1}{8}$	

TRANSVERSE REINFORCING SIZE IS DETERMINED BY DIMENSION OF SIDE TO WHICH ANGLE IS APPLIED

3 DUCT CONSTRUCTION DETAIL

NOT TO SCALE

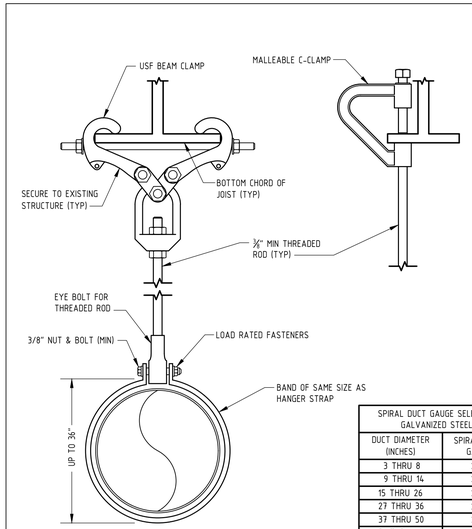


NOTE:

1. MAX HEIGHT FOR SINGLE BLADE DAMPER AS REQUIRED BY MANUFACTURER. FOR GREATER HEIGHT USE MULTI-BLADE CONTROL DAMPER.

4 VOLUME DAMPER DETAIL

NOT TO SCALE

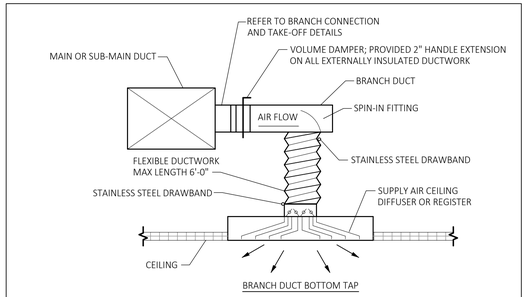


SPIRAL DUCT GAUGE SELECTION GALVANIZED STEEL	
DUCT DIAMETER (INCHES)	SPIRAL SEAM GAUGE
3 THRU 8	28
9 THRU 14	28
15 THRU 26	26
27 THRU 36	24
37 THRU 50	22
51 THRU 60	20
61 THRU 84	18

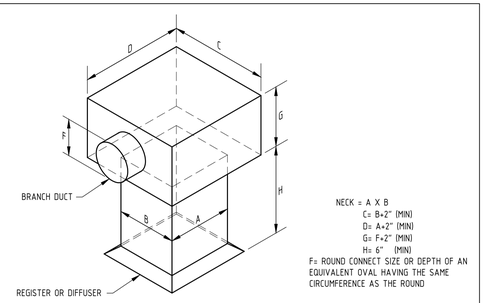
ROUND DUCT HANGER SPACING				
DUCT DIAMETER	MAX SPACING	WIRE DIAMETER	ROD DIAMETER	STRAP
3" THRU 10"	12'	(1) AT 12 GA.	3/8"	1" x 22 GA.
11" THRU 18"	12'	(2) AT 12 GA. OR (1) AT 8 GA.	3/8"	1" x 22 GA.
19" THRU 24"	12'	(2) AT 10 GA.	3/8"	1" x 22 GA.
25" THRU 36"	12'	(2) AT 8 GA.	3/8"	1" x 20 GA.

5 ROUND DUCT HANGER DETAIL

NOT TO SCALE

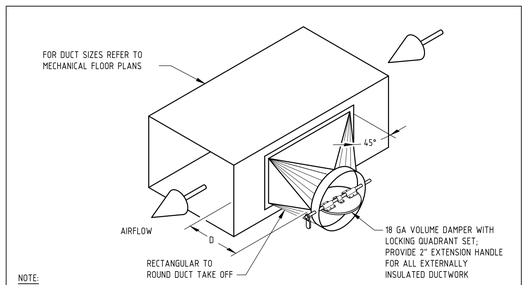


6 DIFFUSER/REGISTER CONNECTION DETAIL



7 SQUARE DIFFUSER CONNECTION BOOT DETAIL

NOT TO SCALE

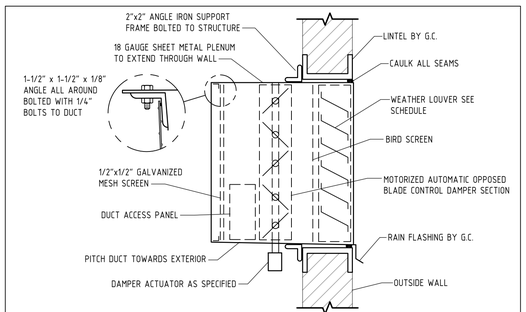


NOTE:

1. REFER TO MECHANICAL FLOOR PLANS FOR ALL DUCT DIAMETER (D).

8 RECTANGLE-TO-ROUND DUCTWORK TAKE OFF DETAIL

NOT TO SCALE



9 EXTERIOR WALL LOUVER W/MD FOR EXH AND INTAKE

ARCHITECT:

Colliers Engineering & Design

CLIENT: CAFFÈ NERO

CONSULTANT: ZAINO & ASSOCIATES, INC.

CAFFE NERO

CAFFE NERO SCARSDALE

100 Christie Place
Scarsdale, NY 10583

PROJECT:

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL:

STATE OF NEW YORK — FRANK N. ZAINO — No. 054693 — LICENSED PROFESSIONAL ENGINEER

ISSUED FOR: PERMIT

ISSUED DATE: 03/06/2026

PROJECT TEAM: KES

PROJECT MANAGER: MCP

PROJECT NUMBER: 23343

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

DRAWING NAME:

MECHANICAL DETAILS

DRAWING NO.

M301

FZA PROJECT: PR-25-00775

PART 1 - GENERAL PROVISIONS FOR MECHANICAL WORK

1.1. GENERAL REQUIREMENTS:

A. SCOPE OF WORK SHALL INCLUDE ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, HOISTING, RIGGING, INSURANCE, ETC., TO PERFORM THE WORK AS INDICATED ON THE DRAWINGS AND HEREIN SPECIFIED FOR A COMPLETE INSTALLATION. ALL WORK SHALL BE IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES AND ORDINANCES HAVING JURISDICTION, AS INTERPRETED BY THE ARCHITECT/ENGINEER.

B. APPLY AND PAY FOR ALL NECESSARY INSPECTION FEES, LICENSES AND PERMITS REQUIRED BY THE PROPER AUTHORITIES HAVING JURISDICTION.

C. NO EXITS SHALL BE CLOSED WITHOUT THE WRITTEN PERMISSION OF THE OWNER AND LOCAL AUTHORITIES HAVING JURISDICTION.

D. ANY UTILITY OUTAGES OR SYSTEM SHUTDOWNS FOR CONSTRUCTION SHALL BE SCHEDULED WITH THE OWNER PRIOR TO COMMENCING OF WORK.

E. SUBMIT SHOP DRAWINGS OF ALL HVAC EQUIPMENT AND RECORD DRAWINGS FOR ALL WORK PROVIDED UNDER THIS CONTRACT TO THE OWNER FOR HIS USE PRIOR TO ORDERING, FABRICATING OR INSTALLING SAME.

F. ALL MATERIALS SHALL BE NEW. ALL EQUIPMENT SHALL BEAR THE U.L. LABEL.

E. CONTRACTOR SHALL PREPARE COMPOSITE WORKING "COORDINATION" DRAWINGS AND SECTIONS AT SCALE NOT LESS THAN ¼" = 1'-0" CLEARLY SHOWING HOW THEIR WORK IS TO BE INSTALLED IN RELATION TO WORK OF OTHER TRADES. THE CONTRACTOR SHALL IDENTIFY ANY CONFLICTS AND REQUEST ASSISTANCE FROM THE ARCHITECT / ENGINEER FOR ASSISTANCE IN RESOLVING A FIELD CONDITION IN ORDER TO COMPLETE THE WORK REQUIRED. NO ADDITIONAL COMPENSATION WILL BE GRANTED OR AWARDED FOR RESOLVING COORDINATION ISSUES SINCE THIS IS CONSIDERED PART OF THIS CONTRACTORS DUTIES. IF THE CONTRACTOR INSTALLS THEIR WORK BEFORE COORDINATING WITH OTHER TRADES OR AS TO CAUSE ANY INTERFERENCE WITH WORK OF OTHER TRADES THEY SHALL MAKE NECESSARY CHANGES TO THEIR WORK TO CORRECT THE CONDITION WITH OUT ADDITIONAL COST TO THE OWNER.

F. RECORD DRAWINGS: THE CONTRACTOR SHALL KEEP DAILY UPDATED ACCURATE RECORDS OF ALL DEVIATIONS IN WORK AS ACTUALLY INSTALLED FROM WORK INDICATED ON THE CONTRACT DRAWINGS. EACH CONTRACTOR SHALL RECORD CLEARLY, NEATLY, ACCURATELY, AND PROMPTLY AS WORK PROGRESSES THE FOLLOWING DATA: CHANGES MADE RESULTING FROM CHANGE ORDERS OR INSTRUCTIONS OR SKETCHES ISSUED BY THE A/E. CHANGES IN ROUTING MADE TO AVOID CONFLICT WITH OTHER TRADES OR STRUCTURAL CONDITIONS. FINAL LOCATION OF EQUIPMENT AND PANELS IF DIFFERENT THAN CONTRACT DOCUMENTS. THE RECORD DRAWINGS SHALL BE KEPT AT THE JOB SITE, AVAILABLE TO THE OWNER AT ALL TIMES AND LABELED AS "PROJECT RECORD INFORMATION - JOB SET". WHEN WORK IS COMPLETED, ONE COMPLETE SET OF MARKED-UP ORIGINAL PRINTS, UPDATED CAD DRAWINGS WITH ALL CHANGES LISTED ABOVE AND A CD WITH CAD FILES SHALL BE DELIVERED TO THE A/E FOR APPROVAL. ALL CAD FILES REQUESTED BY THE CONTRACTOR WILL BE GIVEN TO THE CONTRACTOR AT A COST OF $250.00 PER DRAWING/SHEET.

1.02. GUARANTEES:

A. ALL WORK, MATERIALS AND EQUIPMENT SHALL BE GUARANTEED AGAINST DEFECTS RESULTING FROM THE USE OF INFERIOR MATERIALS, EQUIPMENT, OR WORKMANSHIP FOR ONE YEAR FROM THE DATE OF FINAL COMPLETION OF THE CONTRACT, OR FROM FULL ACCEPTANCE BY THE OWNER, WHICHEVER IS EARLIER. ALL DEFECTIVE MATERIAL OR WORKMANSHIP AS WELL AS DAMAGES TO THE WORK OF ALL TRADES RESULTING FROM SAME SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

B. THE GUARANTEE PERIOD SHALL BE FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE, WHICH SHALL BE THE DATE OF FINAL PAYMENT OR THE DATE OF FORMAL NOTICE OF ACCEPTANCE, WHICHEVER IS EARLIER.

C. CERTIFICATION SHALL BE SUBMITTED BY THE CONTRACTOR ATTESTING TO THE FACT THAT SPECIFIED PERFORMANCE CRITERIA ARE MET BY ALL EQUIPMENT.

D. IF, WITHIN ANY GUARANTEE PERIOD, REPAIRS OR CHANGES TO GUARANTEED WORK ARE REQUIRED AS A RESULT OF THE USE OF DEFECTIVE MATERIALS OR EQUIPMENT, INFERIOR WORKMANSHIP OR WORK THAT IS NOT IN ACCORDANCE WITH THE TERMS OF THE CONTRACT, AND UPON RECEIPT OF NOTICE FROM THE OWNER, THE FOLLOWING SHALL BE DONE WITHOUT EXPENSE TO THE OWNER:

1. REPAIR ALL DAMAGE TO THE BUILDING OR SITE/EQUIPMENT OR CONTENTS THEREOF WHICH IS THE RESULT OF THE USE OF DEFECTIVE MATERIALS OR EQUIPMENT OR INFERIOR WORKMANSHIP, OR OF WORK NOT IN ACCORDANCE WITH THE TERMS OF THE CONTRACT.
2. MAKE GOOD ANY WORK OR MATERIALS, OR THE EQUIPMENT AND CONTENTS OF SAID BUILDING OR SITE DISTURBED IN FULFILLING ANY SUCH GUARANTEE.
3. IN FULFILLING THE REQUIREMENTS OF THE CONTRACT OR OF ANY GUARANTEE EMBRACED IN OR REQUIRED THEREBY, ANY WORK GUARANTEED UNDER ANOTHER CONTRACT IS DISTURBED, RESTORE SUCH DISTURBED WORK TO ORIGINAL CONDITION AND GUARANTEE SUCH RESTORED WORK TO THE SAME EXTENT AS IT WAS GUARANTEED UNDER SUCH OTHER CONTRACT.
4. IF UPON FAILURE TO PROCEED PROMPTLY AFTER NOTICE TO COMPLY WITH THE TERMS OF THE GUARANTEE, THE OWNER MAY HAVE THE DEFECTS CORRECTED AND CONTRACTOR AND HIS SURETY SHALL BE LIABLE FOR ALL EXPENSES INCURRED.

1.03. CONTRACTORS RESPONSIBILITIES:

A. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY INJURIES TO PEOPLE, EMPLOYEES OR DAMAGE DONE TO BUILDING PREMISES OR ADJOINING AREAS OR TO OTHER WORK RESULTING FROM EXECUTION ON HIS PART OF WORK, IN ANY MANNER WHATSOEVER.

B. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PROTECTION OF HIS WORK, MATERIALS, PEOPLE OR EMPLOYEES FROM INJURY OR LOSS DONE BY OTHERS AND SHALL MAKE GOOD SUCH INJURY AT HIS OWN EXPENSE.

C. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

D. ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF CONTRACTOR'S EMPLOYEES, MATERIALS OR EQUIPMENT.

1.4. COORDINATION AND INTERPRETATION OF DRAWINGS:

A. THIS CONTRACTOR, PRIOR TO SUBMITTING BID SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS AND TO INSPECT THAT ALL PROVISIONS HAVE BEEN MADE FOR ALL ASPECTS OF THIS PROJECT.

B. IF DISCREPANCIES EXIST BETWEEN DRAWINGS AND/OR SITE CONDITIONS, THE HVAC CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE OWNER PRIOR TO SIGNING OF CONTRACT. REQUESTS FOR COMPENSATION FOR EXTRA WORK, WHICH WOULD HAVE BEEN EVIDENT BY COMPLIANCE WITH THE PREVIOUS STATEMENT, WILL NOT BE CONSIDERED. MECHANICAL EQUIPMENT AND SUCH OTHER APPARATUS WHICH MAY REQUIRE MAINTENANCE OR INSPECTION FROM TIME TO TIME SHALL BE MADE EASILY ACCESSIBLE. ALTHOUGH THE EQUIPMENT MAY BE SHOWN ON THE DRAWINGS IN CERTAIN LOCATIONS, THE CONSTRUCTION MAY DISCLOSE THAT SUCH LOCATIONS DO NOT MAKE ITS POSITION READILY ACCESSIBLE. IN SUCH CASES, THE OWNER OR HIS REPRESENTATIVE SHALL BE NOTIFIED BEFORE ADVANCING THE CONSTRUCTION TO A STAGE WHERE A CHANGE WILL REFLECT ADDITIONAL EXPENSE. NO COMPENSATION WILL BE CONSIDERED FOR WORK INSTALLED WHICH IS NOT IN COMPLIANCE WITH THE DRAWINGS, SPECIFICATIONS, LOCAL CODES, AND MANUFACTURER'S REQUIRED CLEARANCES FOR ACCESS AND SERVICING OF EQUIPMENT.

C. IT SHALL BE THE RESPONSIBILITY OF THE HVAC CONTRACTOR TO STUDY ALL DRAWINGS AND DETAILS SO THAT THE INSTALLATION OF ALL NEW WORK CAN BE FULLY COORDINATED. COORDINATE WITH ALL TRADES TO AVOID INTERFERENCE OF EQUIPMENT, EXISTING AND NEW, OF ALL TRADES. COORDINATION DRAWINGS ARE THE RESPONSIBILITY OF THIS CONTRACTOR.

D. HVAC WORK IS INDICATED DIAGRAMMATICALLY. EXACT LOCATION OF ALL COMPONENTS ARE TO BE DETERMINED IN THE FIELD AND BY THE ACTUALBUILDING CONDITIONS. EQUIPMENT, DUCTS OR PIPES INTERFERING WITH OTHER INSTALLATIONS SHALL BE RELOCATED AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

E. HVAC CONTRACTOR SHALL COORDINATE ALL WALL, CEILING, FLOOR, ROOF, AND BEAM PENETRATIONS WITH ARCHITECT, STRUCTURAL ENGINEER, OWNER, AND EXISTING CONDITIONS PRIOR TO INSTALLATION

1.05. DEMOLITION:

A. ALL DEMOLITION OF INACTIVE HVAC SYSTEMS WITHIN THE CONTRACT LIMITS SHALL BE BY THE GENERAL CONTRACTOR. EACH BIDDER FOR WORK UNDER THIS SECTION OF THE SPECIFICATION SHALL INCLUDE IN THEIR BID ALL COSTS INVOLVED IN DISCONNECTING ALL PIPING, DUCTWORK, AND UNUSED CONTROL WIRING SERVING EXISTING HVAC EQUIPMENT THAT IS TO BE REMOVED. COORDINATE ALL SHUTDOWN OF EXISTING SYSTEMS AS REQUIRED, WITH THE OWNER, THROUGH THE GENERAL CONTRACTOR.

B. CONTRACTOR SHALL VISIT THE SITE AND IDENTIFY EXISTING CONDITIONS AND DIFFICULTIES THAT WILL AFFECT WORK OF THIS SECTION. DEMOLITION WORK WILL REQUIRE CAREFUL SITE EXAMINATION PRIOR TO BIDDING.

C. PRIOR TO COMMENCING DEMOLITION, CONTRACTOR SHALL IDENTIFY WITH OWNER ANY EQUIPMENT TO BE RETURNED TO THE OWNER AFTER DEMOLITION. ALL OTHER DEBRIS SHALL BE DISPOSED OF BY THIS CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

D. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE DISCONNECTION AND REMOVAL OF THE EXISTING MECHANICAL EQUIPMENT. DUCTWORK, PIPING, VALVES, ETC. IN DESIGNATED AREAS. CUT & CAP PIPING AND DUCTWORK BACK TO MAINS.

E. THIS CONTRACTOR SHALL PROTECT WORK AGAINST INJURY OR DAMAGE; AND CAREFULLY STORE MATERIAL AND EQUIPMENT TO BE RELOCATED. OPEN ENDS OF WORK SHALL BE CLOSED WITH TEMPORARY COVERS OR PLUGS DURING STORAGE AND CONSTRUCTION TO PREVENT ENTRY OF OBSTRUCTING MATERIAL.

1.06. EQUIPMENT:

A. PRODUCTS REQUIRED BY CONSTRUCTION BUT NOT SPECIFICALLY DESCRIBED HEREIN SHALL BE AS SELECTED BY THE CONTRACTOR SUBJECT TO THE APPROVAL OF THE ENGINEER.

B. PROVIDE ALL MATERIALS, LABOR, AND ACCESSORIES FOR COMPLETE AND OPERABLE SYSTEMS AND AS REQUIRED BY THE EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS.

C. PROVIDE VOLUME DAMPERS OR ACCEPTABLE AIR BALANCING DEVICES AT EACH BRANCH FROM MAIN DUCT RUN OUT AND EACH NECK TO AN INDIVIDUAL DIFFUSER, REGISTER OR GRILLE IN SUPPLY, RETURN AND EXHAUST DUCTS IRRESPECTIVE OF WHETHER DAMPER IS INDICATED ON PLANS.

D. PROVIDE ALL HANGERS AND SUPPORTS AS REQUIRED TO SUPPORT ALL NEW PIPING, DUCTWORK AND EQUIPMENT.

E. ALL EXPOSED EQUIPMENT (REGISTERS, UNIT HEATERS, ETC.,) SHALL HAVE COLORS SELECTED BY THE OWNER, UNLESS NOTED OTHERWISE.

F. MOTORS: ALL MOTORS SHALL BE RATED AT 85% POWER FACTOR AT FULL RATED LOAD. MOTORS LESS THAN 85% POWER FACTOR SHALL BE CORRECTED TO 90% POWER FACTOR AT THE FACTORY. ALL MOTORS SHALL BE RATED PREMIUM EFFICIENCY. MOTORS USED WITH VARIABLE FREQUENCY DRIVES SHALL BE RATED FOR INVERTER DUTY.

G. STARTERS: STARTERS SHALL BE CUTLER HAMMER OR EQUAL, WITH PUSH BUTTONS, HOA SWITCHES, AUXILIARY CONTACTS, ETC. FURNISH STARTERS FOR MOTORS ½ HP AND OVER AND AS REQUIRED BY SEQUENCE OF OPERATION. STARTERS FOR MOTORS 200 V/3 PHASE AND OVER, USE PRODUCTS WITH BUILT-IN, 120-VOLT CONTROL CIRCUIT TRANSFORMER. THIS CONTRACTOR SHALL SUPPLY ALL STARTERS UNLESS SPECIFICALLY SHOWN OR SPECIFIED ELSEWHERE. ELECTRICAL CONTRACTOR SHALL INSTALL STARTERS.

H. DISCONNECTS PROVIDED BY THIS CONTRACTOR WILL BE INSTALLED BY ELECTRICAL CONTRACTOR, WITH THE EXCEPTION OF FACTORY MOUNTED DISCONNECTS.

1.07. EXECUTION:

A. ALL ROUGH CUTTING, CORE DRILLING AND PATCHING REQUIRED FOR INSTALLATION OF THE MECHANICAL SYSTEM SHALL BE THE RESPONSIBILITY OF THIS CONTRACTOR. ALL FINISH PATCHING RELATIVE TO THIS CONTRACTOR'S WORK SHALL BE THE RESPONSIBILITY OF OTHER TRADES IN ACCORDANCE WITH OTHER SECTIONS OF THIS SPECIFICATION. COORDINATE ALL WORK FOR A COMPLETE AND FINISHED INSTALLATION.

B. INSTALL ALL MATERIALS, ACCESSORIES AND EQUIPMENT ACCORDING TO MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR COMPLETE AND OPERABLE SYSTEMS AS INDICATED ON THE DRAWINGS AND PER THE MANUFACTURER'S INSTRUCTIONS.

C. INSTALLATION OF THE HVAC SYSTEM SHALL PERMIT ACCESSIBILITY FOR SERVICE AND/OR REPLACEMENT OF NEW AND EXISTING EQUIPMENT.

D. ALL MISCELLANEOUS STRUCTURAL SUPPORTS REQUIRED FOR HVAC EQUIPMENT INSTALLATION SHALL BE PROVIDED BY MECHANICAL CONTRACTOR.

E. WHERE DUCTWORK PENETRATES ANY SMOKE AND/OR FIRE RATED PARTITIONS PROVIDE UL LISTED DYNAMIC FIRE AND/OR SMOKE DAMPERS PER NFPA GUIDELINES. INSTALL PER MANUFACTURES INSTRUCTIONS INCLUDING AN APPROVED ACCESS PANEL.

F. ALL CEILING MOUNTED EQUIPMENT SHALL BE INSTALLED IN SUCH A WAY THAT LIGHTS, PIPING, AND DUCTWORK DO NOT BLOCK ACCESS TO UNITS AND RELATED ACCESSORIES.

G. EXACT LOCATION OF CEILING DIFFUSERS, GRILLES AND REGISTERS SHALL BE DETERMINED BY THE ARCHITECTURAL REFLECTED CEILING PLAN. ENGINEER SHALL APPROVE FINAL LOCATION IF LOCATION OF CEILING DIFFUSERS SHOWN ON THE MECHANICAL PLANS ARE DIFFERENT THEN THE REFLECTED CEILING PLANS BY MORE THEN ONE CEILING TILE.

H. EXACT ELEVATION FOR SIDE WALL DIFFUSERS, REGISTERS AND GRILLES SHALL BE APPROVED BY THE OWNER BEFORE INSTALLATION.

I. INSTALL ROOM THERMOSTATS 48" (MAXIMUM) ABOVE FINISHED FLOOR OR AS OTHERWISE DIRECTED BY THE OWNER.

J. CONTRACTOR TO DRAIN, FLUSH, FILL AND BALANCE ALL SYSTEMS AS REQUIRED TO COMPLETE THE WORK.

1.08. SMOKE AND FIRSTOPPING:

A. FIRESTOP ALL PENETRATIONS BETWEEN FLOORS & FIRE RATED WALLS WITH APPROVED FIRE STOPPING ASSEMBLIES AS MANUFACTURED BY 3M INDUSTRY, DOW CORNING, OR HILTI. THE ASSEMBLIES SHALL COMPLY WITH THE LATEST APPLICABLE REQUIREMENTS OF THE: BUILDING CODE, NFPA STANDARDS AND OWNERS INSURANCE COMPANY. PROVIDE UL LISTED DETAIL FOR EACH TYPE OF PROPOSED APPLICABLE ASSEMBLIES WITH OF THE MECHANICAL EQUIPMENT SUBMITTAL.

B. ALL PIPING PASSING THROUGH FIRE-RATED WALLS, SLABS, FLOORS, ETC. SHALL HAVE STEEL SLEEVES EXTENDING 2" BEYOND SURROUNDING SURFACE. THE SPACE BETWEEN THE PIPES AND THE SLEEVES SHALL BE COMPLETELY PACKED WITH AN APPROVED FIRESTOPPING MATERIAL. AFTER FIRESTOPPING MATERIAL HAS BEEN INSTALLED AROUND PIPES, A 26" GAUGE SHEET METAL COLLAR SHALL BE SECURED AROUND THE PIPE TO INSURE TIGHTNESS. .

1.9. EQUIPMENT, VALVE, AND PIPE IDENTIFICATION:

A. AVAILABLE MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PRODUCTS ARE LIMITED TO SETON, BRADY OR BRIMAR WHOM HAVE A MINIMUM OF 5 YEARS EXPERIENCE IN THE MANUFACTURING OF MECHANICAL IDENTIFICATION PRODUCTS.

B. PLASTIC PIPE MARKERS

1. SNAP-ON TYPE: PROVIDE MANUFACTURER'S STANDARD PRE-PRINTED, SEMI-RIGID SNAP-ON, COLOR-CODED PIPE MARKERS, COMPLYING WITH ANSI A13.1.
2. FOR EXTERNAL DIAMETERS UP TO 10" (INCLUDING INSULATION IF ANY), PROVIDE FULL-BAND PIPE MARKERS, EXTENDING 360 DEGREES AROUND PIPE AT EACH LOCATION, FASTENED BY APPLICATION OF ADHESIVE FLOW-ARROW TAPE AT EACH END.
3. THE FOLLOWING DESCRIPTION AND COLORS SHALL BE USED FOR PIPING IDENTIFICATION WITH FLOW ARROWS UNLESS NOTED OTHERWISE:

LEGEND	SERVICE	COLOR
COND	CONDENSATE	WHITE

COLOR BANDING SHALL MEET LATEST EDITION OF ANSI AND OSHA REQUIREMENTS.

4. PIPING SHALL BE LABELLED AT A MINIMUM OF EVERY 25', AT BOTH SIDES OF EVERY WALL PENETRATION, AND AT LEAST ONCE IN EACH ROOM.

C. WHERE AIR OR HYDRONIC SYSTEMS HAVE BEEN BALANCED, THE CONTRACTOR SHALL PERMANENTLY MARK, ON THE DEVICE, THE CORRECT BALANCING SETTLING OF EACH VALVE, DAMPER, OR SIMILAR DEVICE.

E. EQUIPMENT IDENTIFICATION:

4. USE BLACK LAMINATED PHENOLIC NAMEPLATES 6" LONG X 3" HIGH WITH WHITE INCISED LETTERING ½" HIGH. ATTACH TO EQUIPMENT WITH STAINLESS STEEL OR BRASS SCREWS, OR RIVETS.

PART 2 - EQUIPMENT

2.1. DUCTWORK:

A. ALL DUCTWORK SHALL BE OF TOP GRADE GALVANIZED STEEL, CONSTRUCTED AND SUPPORTED AS PER S.M.A.C.N.A. LOW PRESSURE STANDARDS. SQUARE THROAT, ROUND HEEL ELBOWS ARE NOT ACCEPTABLE. ALL ELBOWS SHALL BE SQUARE WITH TURNING VANES OR LONG RADIUS TYPE. ALL JOINTS, SEAMS, AND FITTINGS SHALL BE AIR AND WATER TIGHT USING SOLDER JOINTS, COMPOUND OR SILICONE AND SHALL BE FORMED TO PROVIDE A MINIMUM RESISTANCE TO THE AIR FLOW.

B. ALL RECTANGULAR DUCTS TO BE INSULATED SHALL BE PANELED FOR STIFFENING. ALL OTHER DUCTWORK SHALL BE CROSS BROKEN TO PREVENT VIBRATION.

C. ALL DUCTWORK CONSTRUCTION SHALL BE OF FABRICATED SHEET METAL (NO DUCT BOARD WILL BE ACCEPTABLE) AND BE BUILT IN ACCORDANCE WITH 'SMACNA' STANDARDS AND PUBLICATION TITLED "HVAC DUCT CONSTRUCTION STANDARDS".

D. DUCTWORK DIMENSIONS INDICATED ON DRAWINGS ARE NET INSIDE DIMENSIONS REQUIRED FOR AIRFLOW. INCREASE DUCTWORK TO ALLOW FOR INTERNAL INSULATION THICKNESS.

E. FLEXIBLE CONNECTION: ATTACH AT INLET AND OUTLET OF FANS SO THAT METAL IS SEPARATED BY 6" MINIMUM AND SO THAT JOINT IS AIR TIGHT. PROVIDE FLEXIBLE CONNECTION AT ALL MOTORIZED EQUIPMENT AND AT BUILDING EXPANSION JOINTS. USE NEOPRENE HEAVY DUTY TYPE 6.0 INCH CLEAR DUCT TO DUCT.

F. ALL EXISTING & NEW DUCTWORK SEAMS AND JOINTS SHALL BE SEALED WITH MASTIC BEFORE INSULATION IS INSTALLED. INSPECTION OF THIS SHALL BE COMPLETED BY OWNER BEFORE INSULATION IS INSTALLED.

G. ALL FLEX DUCT USED SHALL BE OF THE INSULATED TYPE, AND SHALL NOT EXCEED SIX FEET (6'-0") IN LENGTH.

H. FLEX DUCT CAN BE USED FROM THE DIFFUSER ADAPTER BACK TO THE RIGID SHEET METAL. DO NOT USE FOR CHANGE IN DIRECTION.

I. LOW PRESSURE INSULATED FLEXIBLE DUCT SHALL BE A MAXIMUM OF SIX (6) FEET LONG AND SHALL BE SIZED AS FOLLOWS:

CFM	FLEX DUCT DIAMETER
0-110	6"
111-250	8"
251-420	10"

J. QUADRANT DAMPERS OR BLASTGATES SHALL BE PROVIDED WITH A LOCKING DEVICE TO PERMANENTLY SET AIR VOLUME.

K. DUCT SUPPORTS SHALL BE SPACED NOT MORE THAN 8'-0" O.C. AND SHALL BE STEEL STRAP HANGERS, (PERFORATED STRAP NOT PERMITTED) FOR DUCTS UP TO 30" WIDE; ANGLE HANGERS FOR DUCTS OVER 20" WIDE. STRAP HANGERS SHALL BE 1" x 16 GAUGE MINIMUM EXTENDING ON BOTH SIDES OF DUCT AND TURNING UNDER 2", FASTENED TO SIDES AND BOTTOM WITH SHEET METAL SCREWS.

L. ACCESS DOORS: WHEREVER MECHANISMS REQUIRING ACCESS FOR OPERATION ARE CONCEALED IN STRUCTURE AND WHEREVER ALSO INDICATED ON THE DRAWINGS OR WHERE SO DIRECTED, CONTRACTOR SHALL SUPPLY ACCESS DOORS OF SIZES NECESSARY TO PROVIDE READY ACCESS TO CONCEALED ITEMS. USE PYRO/GARD ACCESS DOORS, OR APPROVED EQUAL. ACCESS DOORS SHALL MATCH RATING TO WHICH IT IS INSTALLED. DOORS SHALL BE ONE INCH INSULATED HINGE CAM MODELS.

2.02. DUCT INSULATION:

A. ALL INSULATION SHALL CONFORM WITH ALL FIRE HAZARD RATINGS AS DETERMINED BY NFPA 255, "METHOD OF TEST OF SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS", ASTM E84 OR UL 723. IN GENERAL, THE FIRE HAZARD RATING SHALL NOT EXCEED A FLAME SPREAD RATING OF 25 OR SMOKE DEVELOPED RATING OF 50.

B. NEW AND EXISTING SUPPLY, RETURN AND OUTSIDE AIR INTAKE DUCTWORK WITHIN THE LIMITS OF THIS PROJECT SHALL BE INSULATED WITH 2" MIN R-8 THICK FIBERGLASS DUCT INSULATION AS MANUFACTURED BY OWENS CORNING OR JOHNS MANVILLE. INSULATION SHALL HAVE A FOIL-FACED VAPOR BARRIER.

1. EXTERIOR OF DUCT IN CONCEALED SPACES: WRAP TIGHTLY, BUTT CIRCUMFERENTIAL JOINTS AND OVERLAP LONGITUDINAL JOINTS A MINIMUM OF TWO INCHES. ADHERE TO DUCT WITH FOUR-INCH STRIPS OF INSULATION BONDING ADHESIVE 8" OC. DUCTWORK OVER 24" WIDE: SECURE WITH MECHANICAL FASTENERS NOT MORE THAN 18" OC. CIRCUMFERENTIAL JOINTS: SECURE THE TWO-INCH FLANGE OF THE FACING WITH 9/16" FLARE DOOR STAPLES 6" OC AND TAPE WITH MINIMUM OF THREE-INCH-WIDE, FOIL REINFORCED KRAFT TAPE. TAPE PIN PENETRATIONS AND PUNCTURES. IN EXPOSED APPLICATIONS, COVER JOINTS WITH THREE-INCH-WIDE, FOIL REINFORCED KRAFT TAPE.

C. AT DAMPER AND DUCT ACCESS DOOR LOCATIONS, CUT INSULATION BACK TO EXPOSE DAMPER ADJUSTER AND ACCESS DOOR. TAPE SEAL INSULATION TO DUCT. PROVIDE AN INSULATION "DOOR" TO COVER THE ACCESS POINT AND MARK THE "DOOR" WITH HIGHLY VISIBLE MARKER OR TAPE.

2.3. DAMPERS:

A. ALL DAMPERS SHALL BE AT LEAST ONE GAUGE HEAVIER THAN DUCT IN WHICH INSTALLED, REINFORCED AS NECESSARY AND EQUIPPED WITH QUADRANT AND LOCKING DEVICE.

B. MANUAL DAMPERS SHALL BE YOUNG REGULATOR OPPOSED BLADE TYPE WITH FACTORY INSTALLED LOCKING HAND QUADRANTS EXTENDED 2".

C. ALL MOTORIZED DAMPERS SHALL BE LOW VOLTAGE.

2.04. VOLUME DAMPER:

A. PROVIDE YOUNG REGULATOR MANUAL ADJUSTABLE RECTANGULAR OPPOSED BLADE DAMPERS FOR DUCT HEIGHTS LESS THAN 12" WITH FACTORY-INSTALLED LOCKING HAND QUADRANTS EXTENDED 2" FOR ALL DAMPERS INSTALLED IN EXTERNALLY INSULATED DUCT: ON EACH SUPPLY, RETURN AND GENERAL EXHAUST DUCT TAKE-OFF & AT EACH TAKE-OFF TO REGISTER, GRILLE OR DIFFUSER.

B. DAMPERS ARE MANUFACTURED APPROXIMATELY 5/16" SMALLER IN WIDTH AND 1/8" SMALLER IN HEIGHT THAN SIZE OF DUCT IN WHICH THEY ARE INSTALLED; E.G., NOMINAL DAMPER SIZE IS 24" X 10"; ACTUAL SIZE IS APPROXIMATELY 23-11/16" X 9-7/8".

C. DAMPER FRAME SHALL BE CONSTRUCTED OF #6063 EXTRUDED ALUMINUM REINFORCED CHANNEL WITH MINIMUM THICKNESS OF .050". OPPOSED DAMPER BLADES SHALL BE #6063 EXTRUDED ALUMINUM WITH MINIMUM THICKNESS OF .050" AND SHALL INCLUDE REINFORCING RIBS. EACH BLADE SHALL BE SUPPORTED IN THE DAMPER FRAME BY INDIVIDUAL TEFLON AXLE BEARINGS, AND SHALL BE DRIVEN BY STAINLESS STEEL CONNECTING SLIDE LINKAGE CONTROLLED BY 3/8" SQUARE STEEL CONTROL SHAFT.

D. DAMPERS 12" AND LARGER IN HEIGHT SHALL BE OPPOSED MULTI-BLADE EQUAL TO GREENHECK, NAILOR, OR VENT PRODUCTS.

E. DAMPER BLADES SHALL BE TWO GAUGES HEAVIER THAN ADJOINING DUCTWORK, AND SHALL BE RIVETED TO SUPPORTING RODS. HEM OVER EDGES PARALLEL TO RODS.

F. BRACKETS SHALL BE GALVANIZED METAL, SECURED TO DUCTWORK WITH SHEET METAL SCREW WITH LOCKING QUADRANT ARMS (SEE SEAL CLASS SECTION FOR ADDITIONAL REQUIREMENTS). PROVIDE 2" HANDLE EXTENSION FOR ALL DAMPERS ON EXTERNALLY INSULATED DUCTWORK.

G. WHERE DAMPERS ARE INACCESSIBLE PROVIDE REMOTE VOLUME DAMPER BY YOUNG REGULATOR MODEL 80WDEN CABLE WITH CONTROL KIT MODEL 270-275, WITH YOUNG 830A-CC-2 VOLUME DAMPER. INSTALL DAMPER OPERATOR INSIDE DUCTWORK NEXT TO GRILLE FOR EASY ACCESSIBILITY. THE 3/8" ROD BETWEEN REGULATOR AND DAMPER SHALL BE PROVIDED BY THIS CONTRACTOR.

H. CONSTANT AIR REGULATORS, CAR-II, BY ALDES SHALL BE PERMITTED IN LIEU OF MANUAL VOLUME DAMPERS ONLY FOR SCENARIOS WHERE CONSTANT AIRFLOW IS DESIRED AT ALL TIMES.

2.5. CONTROL DAMPER:

A. PROVIDE CONTROL DAMPERS WHEN INDICATED ON THE DRAWINGS.

B. BEARINGS SHALL BE MOLDED SYNTHETIC OR BRONZE OLITE.

C. LINKAGE SHALL BE CONCEALED IN THE FRAME.

D. DAMPERS SHALL BE OPPOSED BLADE IN ALL LOCATIONS EXCEPT MIXING PLENUMS, WHERE PARALLEL BLADES SHALL BE POSITIONED TO DIRECT AIR STREAMS INTO EACH OTHER, THUS FACILITATING MIXING.

E. FURNISH SINGLE OR MULTIPLE BLADE AUTOMATIC AND SMOKE (UL555S) RATED DAMPERS FOR INSTALLATION UNDER DUCTWORK PARAGRAPH AS REQUIRED..

F. PROVIDE ONE LINKAGE CONNECTION POINT PER EIGHT SQUARE FEET OF SECTION AREA, EQUALLY SPACED. SECTIONS SHALL NOT EXCEED 48"x48". PROVIDE SHAFT LINKAGE (1/2" MINIMUM BAR WITH CRANKDOWN ARMS ATTACHED TO BLADES) ON DAMPERS 12 FEET OR WIDER. DAMPERS 12 FEET OR WIDER AND MORE THAN FOUR FEET HIGH SHALL HAVE ONE LINE SHAFT FOR EACH FOUR FEET OF HEIGHT, OR ANY INCREMENT THEREOF; WHERE SIZE OF DAMPER REQUIRED MORE THAN ONE LINE SHAFT, SPACING SHALL BE EQUAL.

G. SMOKE DAMPERS SHALL BE UL555S APPROVED, LEAKAGE CLASS 1, 250°F.

H. DAMPER FRAMES SHALL BE 13 GAUGE GALVANIZED SHEET METAL WITH FLANGES FOR DUCT-MOUNTING.

I. DAMPER BLADES SHALL NOT EXCEED 6" IN WIDTH. BLADES SHALL BE SUITABLE FOR DUCT VELOCITY PERFORMANCE.

J. DAMPER BEARINGS SHALL BE NYLON. BUSHINGS THAT TURN IN BEARINGS SHALL BE OIL-IMPREGNATED, SINTERED METAL.

K. ASSEMBLED MULTIPLE DAMPER SECTIONS SHALL INCORPORATE MULLION SUPPORTS TO PREVENT FAILURE OF SECTIONAL ASSEMBLY.

L. PROVIDE REPLACEABLE BUTYL RUBBER SEALS, ALONG TOP, BOTTOM AND SIDES OF FRAME AND ALONG EACH BLADE. SEALS SHALL PROVIDE TIGHT CLOSING AND LOW LEAKAGE 48"x48" DAMPER SECTION SHALL HAVE LEAKAGE LESS THAN 8 CFM/SF AT 4" WG DIFFERENTIAL PRESSURE. SUBMIT LEAKAGE AND FLOW CHARACTERISTIC CHARTS FOR APPROVAL. DAMPERS SHALL BE HONEYWELL, INC. #D643 SERIES, JOHNSON CONTROLS, INC. #D-1330 SERIES, RUSKIN SD-50 OR GREENHECK.

M. THE AFOREMENTIONED CONTROL DAMPERS SHALL FAIL CLOSED.

N. ALL MOTORIZED DAMPERS SHALL BE LOW VOLTAGE.

2.06. REGISTERS, GRILLES & DIFFUSERS:

A. APROVIDE ALUMINUM CONTRUCTION DIFFUSERS, REGISTERS AND GRILLES WITH SIZES AS NOTED ON THE DRAWINGS AND HEREIN SPECIFIED. REGISTERS AND GRILLES SHALL BE AS MANUFACTURED BY KRUEGER, METALAIRE, TITUS, OR PRICE.

B. DISTRIBUTION DEVICES SHALL BE FACTORY PRIMED AND FINISH PAINTED BY THE MANUFACTURER IN COLOR AS APPROVED BY THE ARCHITECT, DURING SHOP DRAWINGS.

C. COORDINATE GRILLES WITH CEILING AND WALL CONSTRUCTION. REFER TO ARCHITECTURAL DRAWINGS FOR EXACT LENGTHS AND FOR FRAMING AND MITERING ARRANGEMENTS THAT MAY DIFFER FROM THOSE SHOWN ON HVAC DRAWINGS.

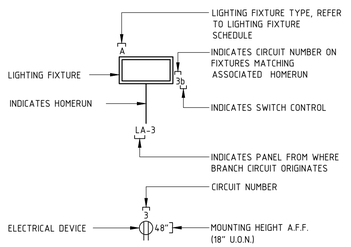
D. IN

ABBREVIATIONS

ALL ABBREVIATIONS SHOWN ARE NOT NECESSARILY USED ON THIS PROJECT

A/AMP	AMPERE	KVA	KILOVOLT-AMPERE
AC	ALTERNATING CURRENT	KW	KILOWATT
ADA	AMERICAN WITH DISABILITIES ACT	KWH	KILOWATT HOURS
AF	AMPERE FRAME	LTG	LIGHTING
AFF	ABOVE FINISHED FLOOR	LV	LOW VOLTAGE
AHJ	AUTHORITY HAVING JURISDICTION	MAX	MAXIMUM
AIC	AMPERE INTERRUPTING CAPACITY	MCB	MAIN CIRCUIT BREAKER
AL	ALUMINUM	MIN	MINIMUM
AT	AMPERE TRIP	MLO	MAIN LUG ONLY
ATS	AUTOMATIC TRANSFER SWITCH	MTD	MOUNTED
AWG	AMERICAN WIRE GAUGE	MTG	MOUNTING
AV	AUDIO VISUAL	N	NEUTRAL
C	CONDUIT	NA	NOT APPLICABLE
CA	CABLE	NEC	NATIONAL ELECTRICAL CODE
CAT	CATALOG	NL	NIGHT LIGHT
CATV	CABLE TELEVISION	NIC	NOT IN CONTRACT
CB	CIRCUIT BREAKER	NTS	NOT TO SCALE
CBA	COLOR BY ARCHITECT	OPD	OVER CURRENT PROTECTION DEVICE
CD	CANDELA	P	POLE
CKT	CIRCUITS	PH	PHASE
CU	COPPER	PVC	POLYVINYL CHLORIDE
dB	DECIBEL	PWR	POWER
DC	DIRECT CURRENT	SWBD	SWITCHBOARD
DN	DOWN	TTB	TELEPHONE TERMINAL BOARD
DWG	DRAWING	TEL	TELEPHONE
EC	ELECTRICAL CONTRACTOR	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSER
ETR	EXISTING TO REMAIN	TYP	TYPICAL
F	FAHRENHEIT	UG	UNDERGROUND
FA	FIRE ALARM	UL	UNDERWRITERS LABORATORIES
FACP	FIRE ALARM CONTROL PANEL	UPS	UNINTERRUPTIBLE POWER SUPPLY
FBA	FINISH BY ARCHITECT	V	VOLTS
FLA	FULL LOAD AMPERES	VA	VOLT-AMPERE
G	GROUND	VFD	VARIABLE FREQUENCY DRIVE
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	VSD	VARIABLE SPEED DRIVE
GND	GROUND	W	WATTS
HP	HORSEPOWER	WP	WEATHERPROOF
HVAC	HEATING, VENTILATION, AND AIR CONDITIONING	XFMR/T	TRANSFORMER
IG	ISOLATED GROUND		

CIRCUITING LEGEND



*BRANCH CIRCUIT SOURCE PANELBOARD INDICATED IN PARENTHESIS FOR REFERENCE WHEN HOMERUN IS NOT VISIBLE ON PLAN.

GENERAL NOTES:
1. WIRING AND CONDUIT SHALL BE REQUIRED BETWEEN ALL LIGHTING FIXTURES, RECEPTACLES, OUTLETS, ETC. INDICATED WITH CIRCUIT NUMBERS AND PANEL DESIGNATIONS. REFER TO SPECIFICATIONS FOR APPLICABLE MEANS AND METHODS.
2. ALTHOUGH ALL BRANCH CIRCUIT WIRE AND CONDUIT IS NOT SHOWN, IT IS THE INTENT OF THESE DOCUMENTS THAT A COMPLETE BRANCH CIRCUIT WIRING SYSTEM BE INSTALLED.
3. WIRING SHALL BE 2#12+1#12G IN 3/4"C MINIMUM.

RECEPTACLE BRANCH CIRCUIT WIRING SCHEDULE

CONDUCTOR AWG.	MAXIMUM CONDUCTOR LENGTH AT 120V	GROUND AWG.
#12	100'-0"	#12
#10	165'-0"	#10
#8	255'-0"	#10
#6	405'-0"	#10

RECEPTACLE BRANCH CIRCUIT WIRING SCHEDULE NOTES:
1. BASED ON 20A CIRCUIT LOADED TO 9A USING SINGLE PHASE, 2 WIRE CIRCUITS.
2. THE ABOVE SCHEDULE REPRESENTS MINIMUM CONDUCTOR SIZED BASED FROM PANEL TO CENTER OF LEAD TO OVERCOME VOLTAGE DROP.
3. MAKE PROVISIONS FOR JUNCTION BOX ADJACENT TO OUTLET TO TRANSITION TO #12 WIRE FOR FINAL TERMINATIONS TO DEVICE AS REQUIRED.

LIGHTING BRANCH CIRCUIT WIRING SCHEDULE

CONDUCTOR AWG.	MAXIMUM CONDUCTOR LENGTH AT 120V	MAXIMUM CONDUCTOR LENGTH AT 277V	GROUND AWG.
#12	75'-0"	175'-0"	#12
#10	120'-0"	285'-0"	#10
#8	190'-0"	445'-0"	#10
#6	300'-0"	-	#10

LUMINAIRE BRANCH CIRCUIT WIRING SCHEDULE NOTES:
1. BASED ON 20A CIRCUIT LOADED TO 12A USING SINGLE PHASE, 2 WIRE CIRCUITS.
2. THE ABOVE SCHEDULE REPRESENTS MINIMUM CONDUCTOR SIZE BASED FROM PANEL TO CENTER OF LEAD TO OVERCOME VOLTAGE DROP
3. MAKE PROVISIONS FOR JUNCTION BOX ADJACENT TO OUTLET TO TRANSITION TO #12 WIRE FOR FINAL TERMINATIONS TO DEVICE AS REQUIRED.

GENERAL NEW WORK NOTES

1. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH ALL TRADE DOCUMENTS PRIOR TO SUBMITTING A BID IN ORDER TO GET A COMPLETE UNDERSTANDING OF THE ENTIRE SCOPE OF WORK. ALL WORK FOR OTHER TRADES THAT REQUIRE ELECTRICAL CONNECTIONS, TERMINATIONS, ETC ARE INCLUDED IN THIS SCOPE OF WORK UNLESS OTHERWISE SPECIFIED.
2. WIRING AND CONDUIT OR MC CABLE SHALL BE REQUIRED BETWEEN ALL LIGHT FIXTURES, SWITCHES, SENSORS, POWER PACKS, RELAYS, AND OTHER AUXILIARY DEVICES.
3. PROVIDE A NYLON PULL CORD IN ALL EMPTY CONDUITS.
4. COORDINATE WITH SECURITY VENDOR PLANS FOR EXACT ELECTRICAL REQUIREMENTS FOR SECURITY SYSTEM. PROVIDE ALL ASSOCIATED POWER CONNECTIONS AND EMPTY RACEWAY SYSTEM AND BOXES. PROVIDE PLASTIC END BUSHINGS AND PULL STRINGS IN ALL CONDUITS.
5. COORDINATE WITH A/V VENDOR PLANS FOR EXACT ELECTRICAL REQUIREMENTS FOR A/V SYSTEM. PROVIDE ALL ASSOCIATED POWER CONNECTIONS AND EMPTY RACEWAY SYSTEM AND BOXES. PROVIDE PLASTIC END BUSHINGS AND PULL STRINGS IN ALL CONDUITS.
6. FURNISH LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY FOR THE PROPER AND COMPLETE INSTALLATION OF ALL ELECTRIC WORK SHOWN ON THE DRAWINGS AND HEREIN SPECIFIED.
7. ALL ITEMS NOT SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS, BUT WHICH ARE NECESSARY TO MAKE A COMPLETE ELECTRICAL INSTALLATION, SHALL BE FURNISHED AND INSTALLED AS PART OF THIS PROJECT.
8. ALL ELECTRICAL INSTALLATIONS AND GROUNDING SHALL BE IN STRICT ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE LOCAL, STATE AND NATIONAL CODES.
9. MATERIALS AND WORKMANSHIP SHALL BE THE BEST OF THEIR RESPECTIVE KIND AND IN FULL ACCORDANCE WITH THE MOST MODERN ELECTRICAL CONSTRUCTION STANDARDS. ALL MATERIAL SHALL BE NEW, UNLESS OTHERWISE NOTED AND FREE OF ANY DEFECTS.
10. ALL WORK SEQUENCES SHALL BE COORDINATED WITH THE OWNER, ARCHITECT AND OTHER BUILDING TRADES PRIOR TO THE INITIATION OF ANY WORK.
11. ALL BRANCH CIRCUITS RATED AT 120 VOLTS, 20 AMPERES EXCEEDING 75 FEET SHALL BE MINIMUM #10 AWG.
12. DRAWINGS ARE DIAGRAMMATIC AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS. THE ELECTRICAL CONTRACTOR SHALL COORDINATE WITH INDIVIDUAL ELECTRICAL SYSTEM REPRESENTATIVES IN ORDER TO INCLUDE ALL REQUIRED AUXILIARY EQUIPMENT AND MATERIALS FOR A COMPLETE INSTALLATION.
13. INFORMATION AND COMPONENTS SHOWN ON RISER DIAGRAMS BUT NOT ON PLANS, AND VICE VERSA, SHALL APPLY OR SHALL BE PROVIDED AS THOUGH EXPRESSLY REQUIRED ON BOTH. IT IS NOT INTENDED THAT EVERY JUNCTION BOX, OFFSET, FITTING OR COMPONENT BE SPECIFIED OR SHOWN ON THESE DRAWINGS; HOWEVER, CONTRACT DOCUMENTS REQUIRE PROVISION OF ALL COMPONENTS AND MATERIALS NECESSARY FOR COMPLETE AND OPERATIONAL ELECTRICAL INSTALLATION, WHETHER OR NOT INDICATED OR SPECIFIED.
14. BRANCH CIRCUIT WIRING MAY NOT BE GRAPHICALLY SHOWN ON DRAWINGS AND MAY BE SHOWN BY CIRCUIT NUMBERS BESIDE FIXTURES, DEVICES AND EQUIPMENT. PROVIDE COMPLETE WIRING SYSTEM WHETHER OR NOT SHOWN GRAPHICALLY. WIRING IS SHOWN BY CONDUIT RUNS ON DRAWINGS WHERE SPECIFIC ROUTING IS REQUIRED OR FOR OTHER SPECIAL REASONS. ONLY ROOMS WITH MULTIPLE SWITCHING HAVE "SWITCH CONTROL LETTERS" ASSIGNED. ALL WIRING SHALL BE RUN IN A NEAT AND ORDERLY MANNER.
15. PROVIDE THHN CONDUCTORS IN AREAS WITH HIGH AMBIENT TEMPERATURES SUCH AS BOILER ROOMS, INCINERATOR ROOMS, MECHANICAL EQUIPMENT ROOMS ETC., FOR SIZES LARGER THAN NO. 10 AWG.
16. ALL WIRING, BUSSING, WINDINGS, AND ALL OTHER CONDUCTORS ARE BASED ON THE USE OF COPPER UNLESS OTHERWISE SPECIFIED.
17. ALL WIRING SHALL BE COLOR CODED. WIRING SHALL BE CONCEALED UNLESS OTHERWISE NOTED.
18. PROVIDE CONDUIT SLEEVES AS REQUIRED. THROUGH FIRE RATED SEPARATIONS, FIRE SEAL AFTER WIRING IS COMPLETE.
19. WIRING SHALL NOT BE LAID ON, OR ATTACHED TO THE SUSPENDED CEILING OR ITS SUPPORT WIRES. ALL CABLES SHALL BE RUN PARALLEL OR PERPENDICULAR TO WALLS. DO NOT RUN CABLES DIAGONALLY THROUGH ANY SPACE.
20. WHERE THE NUMBER OF CURRENT CARRYING CONDUCTORS IN A RACEWAY OR CABLE EXCEEDS THREE, THE ALLOWABLE AMPACITY SHALL BE REDUCED PER NATIONAL ELECTRIC CODE TABLE BASED ON NO DIVERSITY. CONSIDER NEUTRALS TO BE CURRENT CARRYING CONDUCTORS.
21. DO NOT COMBINE CIRCUITS OR USE COMMON NEUTRALS.
22. LABEL ("BROTHER P-TOUCH LABELING SYSTEM" OR APPROVED EQUAL) OR ENGRAVE EACH RECEPTACLE PLATE WITH PANEL DESIGNATION AND CIRCUIT NUMBER.
23. CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF WITH THE EXISTING CONDITIONS. NO CLAIM FOR EXTRA COMPENSATION SHALL BE ENTERTAINED FOR WORK WHICH A PRELIMINARY EXAMINATION WOULD HAVE REVEALED. THE SUBMISSION OF A BID WILL BE CONSIDERED AS ACKNOWLEDGMENT ON THE PART OF THE BIDDER OF HIS VISITATION TO THE SITE.
24. OBTAIN ALL NECESSARY PERMITS AND CERTIFICATES. PRESENT SATISFACTORY PROOF OF FINAL INSPECTION AND APPROVAL BY AUTHORITIES HAVING JURISDICTION.
25. MAINTAIN CORRECT PHASE SEQUENCE OF ALL FEEDERS AND CIRCUITS BY ESTABLISHING PHASE IDENTIFICATION AND MAINTAINING CORRECT RELATIONSHIP THROUGHOUT THE SYSTEM. PROVIDE LINE BALANCE WITHIN 10% OF NORMAL LOADS.
26. PROVIDE FLUSH, LOCKING, WEATHERPROOF "WHILE IN USE" TYPE RECEPTACLE ENCLOSURE; C.W. COLE # TL310-WCS-SH-GFCI-CC (FINISH SELECTED BY THE ARCHITECT); TYPICAL FOR ALL EXTERIOR RECEPTACLES.
27. PROVIDE TAMPER RESISTANT RECEPTACLES PER NEC ARTICLE 406.12.
28. ALL WORK SHALL BE COORDINATED WITH THE LANDLORD AND THE LANDLORD'S LEASE AGREEMENT.
29. ELECTRICAL CONTRACTOR SHALL VERIFY ALL ELECTRICAL CONNECTIONS FOR FOOD SERVICE EQUIPMENT WITH GC, OWNER, AND PROVIDING VENDOR PROIOR TO PROCUREMENT OF MATERIALS AND INSTALLATION.
30. CONTRACTOR SHALL COORDINATE PENETRATIONS AND SEALING REQUIREMENTS (INTERIOR AND EXTERIOR) OF CONDUIT THROUGH THE WALK-IN FREEZER ENVELOPES PER NEC AND MANUFACTURER REQUIREMENTS.

BUILDING GROUNDING GRID LEGEND

ALL ITEMS SHOWN ARE NOT NECESSARILY USED ON THIS PROJECT

- GROUND ROD.
- G — BUILDING GROUND CABLE.
- EXOTHERMIC BONDING CONNECTION.
- BOLTED BONDING CONNECTION.

FIRE ALARM LEGEND

ALL ITEMS SHOWN ARE NOT NECESSARILY USED ON THIS PROJECT

FIRE ALARM DEVICES:
ALL FIRE ALARM NOTIFICATION DEVICES SHALL BE MOUNTED AT 80" A.F.F. TO BOTTOM OF STROBE LENS, UNLESS OTHERWISE NOTED. ALL FIRE ALARM PULL STATIONS SHALL BE MOUNTED AT 48" A.F.F. TO CENTER OF DEVICE. REMOTE TEST SWITCHES SHALL BE MOUNTED AT 7'-0" A.F.F. IN CORRIDOR BELOW DUCT SMOKE DETECTOR. THE FOLLOWING DESIGNATIONS SHALL APPLY TO ALL FIRE ALARM DEVICES, UNLESS OTHERWISE NOTED:

WP = WEATHERPROOF.
CLG = CEILING MOUNTED.
K = KEY OPERATED TEST SWITCH.
WG = WIRE GUARD.
SC = STOPPER COVER.

- (S) SMOKE DETECTOR
- (H) HEAT DETECTOR
- (CO) CARBON MONOXIDE DETECTOR
- (CS) COMBINATION CARBON MONOXIDE and SMOKE DETECTOR
- (S) SMOKE DETECTOR NOTES:
  "D" - INDICATES DUCT MOUNTED SMOKE DETECTOR WITH HOUSING AND SAMPLING TUBE:
  "R" - INDICATES RETURN DUCT SIDE
  "S" - INDICATES SUPPLY DUCT SIDE
  "E" - INDICATES FOR ELEVATOR RECALL
  "SB" - INDICATES SYSTEM TYPE DETECTOR WITH LOW-FREQUENCY (520HZ) SOUNDER BASE FOR LOCAL NOTIFICATION.
  "L" - INDICATES LOCAL NOTIFICATION 120V RESIDENTIAL TYPE WITH 9V BATTERY BACKUP
- F — FIRE ALARM HORN/STROBE COMBINATION UNIT, RATED 90db OUTPUT AND 15cd UNLESS OTHERWISE NOTED
- H — FIRE ALARM HORN ONLY DEVICE
- S — FIRE ALARM STROBE ONLY DEVICE, UNIT RATED OUTPUT 15cd UNLESS OTHERWISE NOTED
- M — FIRE ALARM LOW-FREQUENCY (520HZ) HORN ONLY DEVICE RATED 90db OUTPUT
- A — FIRE ALARM STROBE ONLY COMBINATION UNIT LABELED "ALERT", RATED 177cd UNLESS OTHERWISE NOTED
- FACP — FIRE ALARM CONTROL PANEL.
- FARA — FIRE ALARM REMOTE ANNUNCIATOR.
- FAGM — FIRE ALARM GRAPHIC MAP.
- FAWC — FIRE ALARM WIRELESS COMMUNICATOR.
- FAAC — FIRE ALARM AS-BUILT CABINET.
- FATC — FIRE ALARM TERMINAL CABINET.
- RTS — FIRE ALARM KEYED DUCT SMOKE REMOTE TEST STATION.
- F — FIRE ALARM PULL STATION.
- IM — FIRE ALARM ISOLATION MODULE.
- AM — FIRE ALARM MONITOR MODULE.
- CM — FIRE ALARM CONTROL MODULE. PROVIDE AN INTERMEDIATE RELAY TO SUIT LOAD.
- R — INTERMEDIATE RELAY, PROVIDE AS NEEDED.
- K — KEY ACCESS BOX.
- A — FIRE ALARM RADIO MASTER BOX ANTENNA, MOUNT AT HIGHEST POINT ON BUILDING EXTERIOR.
- WT — FIRE ALARM SPRINKLER FLOW SWITCH, BY OTHERS. FURNISHED AND INSTALLED BY THE FIRE PROTECTION CONTRACTOR AND WIRED BY THE ELECTRICAL CONTRACTOR.
- PS — FIRE ALARM SPRINKLER PRESSURE SWITCH, BY OTHERS. FURNISHED AND INSTALLED BY THE FIRE PROTECTION CONTRACTOR AND WIRED BY THE ELECTRICAL CONTRACTOR.
- TS — FIRE ALARM SPRINKLER TAMPER SWITCH, BY OTHERS. FURNISHED AND INSTALLED BY THE FIRE PROTECTION CONTRACTOR AND WIRED BY THE ELECTRICAL CONTRACTOR.
- MB — FIRE ALARM SYSTEM MASTERBOX.
- FB — FIRE BELL; FURNISHED BY FIRE PROTECTION CONTRACTOR, WIRED AND INSTALLED BY ELECTRICAL CONTRACTOR. PROVIDE WIRING PER THE MANUFACTURER'S RECOMMENDATIONS (120V OR 24V).
- B — FIRE ALARM BEACON.
- DK — FIRE ALARM DRILL KEY.

MOTOR AND CONTROLS LEGEND

ALL ITEMS SHOWN ARE NOT NECESSARILY USED ON THIS PROJECT

- S_{EM} — BOILER EMERGENCY SWITCH. AROW-HART#CS120 WITH MULLBERRY#41020 PLATE.
- S_T — SINGLE POLE MOTOR RATED SWITCH WITH OVERLOAD HEATER (MANUAL MOTOR STARTER).
- UN-FUSED DISCONNECT SWITCH WITH RATINGS.
  30/3/1
  NEMA RATING. "WP" INDICATES RAINTIGHT
  NUMBER OF POLES
  SWITCH SIZE
- FUSED DISCONNECT SWITCH WITH RATINGS.
  30/20/3/DE/1
  NEMA RATING. "WP" INDICATES RAINTIGHT
  INDICATES DUAL ELEMENT FUSES
  NUMBER OF POLES
  FUSE SIZE. "NF" INDICATES NON FUSED
  SWITCH SIZE
- XXX / XX — EQUIPMENT TAG, REFER TO PANEL SCHEDULE(S) FOR MORE INFORMATION.

POWER OUTLETS & DEVICES LEGEND

ALL ITEMS SHOWN ARE NOT NECESSARILY USED ON THIS PROJECT

POWER RECEPTACLES:
ALL RECEPTACLES SHALL BE MOUNTED AT 18" A.F.F. TO CENTER, UNLESS OTHERWISE NOTED. THE FOLLOWING DESIGNATIONS SHALL APPLY TO ALL RECEPTACLES TYPES:

C = MOUNTED AT 6" ABOVE BACK SPLASH TO BOTTOM, REFER TO ARCHITECTURAL ELEVATIONS FOR COORDINATION
CLG = CEILING MOUNTED
DW = DISHWASHER
EWC = ELECTRIC WATER COOLER
GD = GARBAGE DISPOSAL
HD = HAND DRYER
IG = ISOLATED GROUND
M = MICROWAVE
T = TAMPER RESISTANT
TL = TWIST LOCK
WP = WEATHERPROOF

- SINGLE RECEPTACLE ON NORMAL CIRCUIT.
- DUPLEX RECEPTACLE ON NORMAL CIRCUIT.
- CEILING MOUNTED DUPLEX RECEPTACLE ON NORMAL CIRCUIT.
- DOUBLE DUPLEX RECEPTACLE ON NORMAL CIRCUIT.
- DUPLEX GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE ON NORMAL CIRCUIT.
- XX-XXR — SPECIAL PURPOSE RECEPTACLE WITH NEMA CONFIGURATION TO MATCH EQUIPMENT.
- JUNCTION BOX.
- (U2) DUPLEX RECEPTACLE (TAMPER RESISTANT) W/ (1) USB TYPE A PORT AND (1) USB TYPE C PORT.
- (U4) DUPLEX RECEPTACLE (TAMPER RESISTANT) W/ (2) USB TYPE A PORTS AND (2) USB TYPE C PORTS.
- SURFACE METAL RACEWAY, EQUAL TO WIREMOLD SERIES 3000. PROVIDE WITH RECEPTACLES AS INDICATED ON PLANS WITH ACCESSORIES (ELBOWS, COVERS, COUPLINGS, ETC.) FOR A CONTINUOUS, COMPLETE INSTALLATION. COLOR BY ARCHITECT, IVORY OR GRAY.
- SURFACE METAL RACEWAY, EQUAL TO WIREMOLD SERIES 4000. PROVIDE WITH RECEPTACLES AND TECHNOLOGY OUTLETS AS INDICATED ON PLANS WITH ACCESSORIES (ELBOWS, COVERS, COUPLINGS, DIVIDERS, ETC.) FOR A CONTINUOUS, COMPLETE INSTALLATION. COLOR BY ARCHITECT, IVORY OR GRAY.
- PLUGMOLD.
- P P H — POWER FURNITURE FEED.
- EMGB — ELECTRICAL MAIN GROUNDING BUSBAR.
- SPD — SURGE PROTECTIVE DEVICE.
- TV — TELEVISION.
- SP — CEILING MOUNTED SPEAKER

LIGHTING FIXTURE LEGEND

ALL ITEMS SHOWN ARE NOT NECESSARILY USED ON THIS PROJECT

- A — LIGHT FIXTURE (LUMINAIRE) ON NORMAL CIRCUIT. LETTER INDICATES TYPE. SUBSCRIPT INDICATES CONTROL AND CIRCUIT NUMBER.
- AE — LIGHT FIXTURE (LUMINAIRE) TO BE PROVIDED WITH INTEGRAL BATTERY BACKUP. LETTER INDICATES TYPE. SUBSCRIPT INDICATES CONTROL AND CIRCUIT NUMBER.
- X — EXIT SIGN, ONE OR TWO FACED. ARROWS DENOTE DIRECTION. SHADING DENOTES NUMBER AND ORIENTATION OF SIGN FACE(S). FIXTURE SHALL BE EQUAL TO ELITE LIGHTING MODEL#ELX-604-G-(FINISH)-1-MIRROR OR ELX-604-G-(FINISH)-20-MIRROR.
- X1 — EXIT SIGN WITH EMERGENCY LIGHTS. ARROWS DENOTE DIRECTION. SHADING DENOTES NUMBER AND ORIENTATION OF SIGN FACE(S). FIXTURE SHALL BE EQUAL TO ELITE LIGHTING MODEL # ELX-LED-703-G-FINISH.
- EB — EMERGENCY LIGHTING BATTERY UNIT WITH EMERGENCY LIGHTS FIXTURE SHALL BE EQUAL TO ELITE LIGHTING MODEL # ELM-LED-804-(FINISH).
- EBU — EMERGENCY LIGHTING BATTERY UNIT WITH EMERGENCY LIGHTS AND REMOTE CAPACITY. FIXTURE SHALL BE EQUAL TO ELITE LIGHTING MODEL # ELX-LED-818-(FINISH).
- RH — REMOTE EMERGENCY HEAD
- INV — INVERTER

POWER DISTRIBUTION LEGEND

ALL ITEMS SHOWN ARE NOT NECESSARILY USED ON THIS PROJECT

- 480Y/277 VOLT PANELBOARD, SURFACE MOUNTED, REFER TO SCHEDULE OF PANELBOARDS.
- 480Y/277 VOLT PANELBOARD, FLUSH MOUNTED, REFER TO SCHEDULE OF PANELBOARDS.
- 208Y/120 VOLT PANELBOARD, SURFACE MOUNTED, REFER TO SCHEDULE OF PANELBOARDS.
- 208Y/120 VOLT PANELBOARD, FLUSH MOUNTED, REFER TO SCHEDULE OF PANELBOARDS.
- (M) METER SOCKET AND UTILITY COMPANY ELECTRIC METER, OR AS NOTED.
- ENCLOSED CIRCUIT BREAKER.

LIGHTING CONTROL LEGEND

ALL ITEMS SHOWN ARE NOT NECESSARILY USED ON THIS PROJECT

- S_a — SINGLE POLE SWITCH. SUBSCRIPT INDICATES LIGHT FIXTURE CONTROL.
- S_{Pa} — SINGLE POLE SWITCH WITH PILOT LIGHT. SUBSCRIPT INDICATES LIGHT FIXTURE CONTROL.
- S_{2a} — TWO POLE SWITCH. SUBSCRIPT INDICATES LIGHT FIXTURE CONTROL.
- S_{3a} — THREE WAY SWITCH. SUBSCRIPT INDICATES LIGHT FIXTURE CONTROL.
- S_{4a} — FOUR WAY SWITCH. SUBSCRIPT INDICATES LIGHT FIXTURE CONTROL.
- S_{Ka} — KEYED SINGLE POLE SWITCH. SUBSCRIPT INDICATES LIGHT FIXTURE CONTROL.
- S_{K3a} — KEYED THREE WAY SWITCH. SUBSCRIPT INDICATES LIGHT FIXTURE CONTROL.
- S_{K4a} — KEYED FOUR WAY SWITCH. SUBSCRIPT INDICATES LIGHT FIXTURE CONTROL.
- S_{La} — LUTRON #PJ2-2B-GWH-L01 PICO KEYPAD 2 BUTTON WITH LIGHT ICON-PICO KEYPAD WITH CW-1-WH.
- S_{LDa} — LUTRON PJ2-2BRL-GWH-L01 PICO KEYPAD 2 BUTTON WITH RAISE/LOWER AND LIGHT ICON- PICO KEYPAD.
- S_{L3a} — LUTRON #PJ2-3B-GWH-L01 PICO KEYPAD 3 BUTTON WITH LIGHT ICON-PICO KEYPAD.
- S_{Labcd} — LUTRON #PJ2-3BRL-GWH-L01 PICO KEYPAD 3 BUTTON WITH RAISE/LOWER AND LIGHT ICON- PICO KEYPAD.
- $S_{Lefabcd}$ — LUTRON #PJ2-4B-GWH-L31 PICO KEYPAD 4 BUTTON SCENE WITH LIGHT ICON- PICO KEYPAD.
- $S_{Lefghabcd}$ — EIGHT BUTTON LOW VOLTAGE DIGITAL SWITCH, EQUAL TO WATT STOPPER #LMSW-108, MOUNTED AT 48" A.F.F TO CENTER. SUBSCRIPT INDICATES LIGHT FIXTURE CONTROL.
- S_{TCa} — 120V ASTRONOMICAL TIME SWITCH WITH OLED DISPLAY, EQUAL TO WATTSTOPPER #RT-200,MOUNTED AT 48" A.F.F TO CENTER. SUBSCRIPT INDICATES LIGHT FIXTURE CONTROL
- S_{WDa} — MAESTRO WIRELESS DIMMER;120-277V, 8 A, 0-10 V, OCCUPANCY/VACANCY SINGLE POLE DIMMER SENSOR #MRFS-8SD010-WH.
- S_{WSa} — MAESTRO WIRELESS DIMMER;120-277V, 8 A, 0-10 V, OCCUPANCY/VACANCY SINGLE POLE SWITCH SENSOR #MRFS-8SS-WH WALL MOUNTED AT 48" A.F.F.
- HUB — LUTRON #HJ2-#-FM PREMIUM VIVE HUB, FLUSH-MOUNT ADAPTER, AND POWER SUPPLY.
- LC a — POWPAK DIMMING MODULE WITH 0-10 V CONTROL ~~EQUAL TO LUT~~RON #RMJS-8T-DV-B
- LE ab — POWPAK RELAY MODULE THAT CAN CONTROL 20 A RECEPTACLES. EQUAL TO LUTRON #RMJS-20R-DV-B.
- LC abc — VIVE POWPAK PHASE SELECT DIMMING MODULE 120V/277V. MOUNTS IN STD 4X4 BO. EQUAL TO LUTRON #RMJS-PNE-DV
- (OS) — CEILING MOUNTED RADIO POWR SAVR WIRELESS CEILING MOUNT DAYLIGHT SENSOR. EQUAL TO LUTRON #LRF2-DCRB-WH
- OS a — LUTRON CEILING MOUNTED RADIO POWR SAVR WIRELESS CEILING MOUNT OCCUPANCY SENSOR, EQUAL TO LRF2-OCR2B-P-WH
- WALL/CORNER MOUNTED RADIO POWR SAVR WIRELESS OCCUPANCY SENSOR. EQUAL TO LUTRON #LRF2-OWLB-P-WH
- PC — PHOTOCELL
- ELC — EMERGENCY LIGHTING CONTROL, PROVIDE A WATTSTOPPER #ELCU-100, OR APPROVED EQUAL.
- FAI — FIRE ALARM INTERFACE. EQUAL TO LUTRON #LUT-ELI-3PH

TELECOMMUNICATION LEGEND

ALL ITEMS SHOWN ARE NOT NECESSARILY USED ON THIS PROJECT

TELECOMMUNICATION OUTLETS:
COORDINATE ALL LOCATIONS AND MOUNTING HEIGHTS WITH OWNERS AND TELECOMMUNICATIONS VENDOR PRIOR TO ROUGH-IN; MOUNT VERTICAL OUTLETS AT 18"A.F.F. TO CENTER UNLESS OTHERWISE DIRECTED. THE DESIGNATIONS SHALL APPLY TO ALL OUTLET TYPES:

C = INDICATES MOUNTED AT 6" ABOVE BACK SPLASH TO BOTTOM, REFER TO ARCHITECTURAL ELEVATIONS.
F = INDICATES FLOOR MOUNTED.
P = INDICATES MOUNTED AT 47" A.F.F.
W = INDICATES MOUNTED AT 54" A.F.F.
H = INDICATES MOUNTED AT 82" A.F.F.

- COMBINATION TELECOMMUNICATIONS/DATA OUTLET.
- TELECOMMUNICATIONS OUTLET.
- WIRELESS ACCESS POINT. CEILING OR WALL MOUNTED.
- D D H — TELECOMMUNICATIONS FURNITURE FEED.
- TMGB — MAIN TELECOMMUNICATIONS GROUND BAR.
- TGB — TELECOMMUNICATIONS GROUND BAR.
- TELECOMMUNICATION TERMINAL BOARD, PROVIDE GRADE "A", 3/4" PLYWOOD COMPLETELY PAINTED WITH FIREPROOF PAINT AS REQUIRED PER CODE.

SHEET LIST

SHEET NUMBER	SHEET NAME
E001	ELECTRICAL LEGEND & SYMBOLS
E101	ELECTRICAL LIGHTING PLAN
E102	ELECTRICAL POWER PLAN
E103	ELECTRICAL FIRE ALARM PLAN
E200	ELECTRICAL SCHEDULES
E201	ELECTRICAL PANEL SCHEDULES
E300	ELECTRICAL DETAILS
E400	ELECTRICAL SPECIFICATIONS

ARCHITECT:
Colliers Engineering & Design

CLIENT:
CAFFE NERO

CONSULTANT:
ZAINO & ASSOCIATES, INC.

CAFFE NERO
CAFFE NERO SCARSDALE
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PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:
STATE OF NEW YORK
FRANK N. ZAINO
No. 054691
LICENSED PROFESSIONAL ENGINEER

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

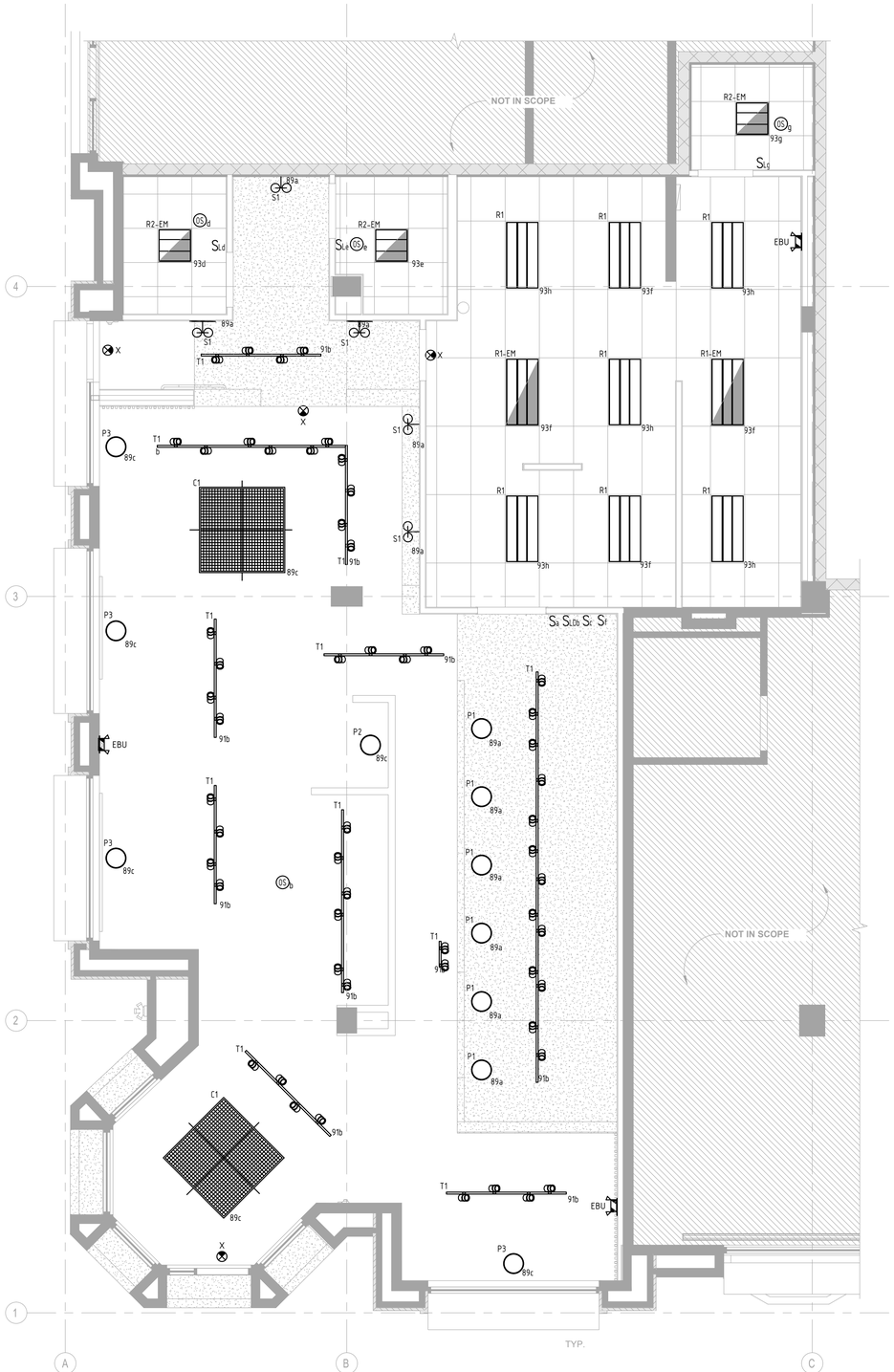
PROJECT TEAM: ATR
PROJECT MANAGER: MJD
PROJECT NUMBER: 23343

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

DRAWING NAME:
ELECTRICAL LEGEND & SYMBOLS

DRAWING NO.
E001

FZA PROJECT: PR-25-00775



LIGHTING PLAN SHEET NOTES

1. LOCATIONS OF ALL SWITCHES SHALL COMPLY WITH ADA CRITERIA.
2. ALL BRANCH CIRCUIT CONDUCTORS SHALL BE 98% CONDUCTIVITY, COPPER MINIMUM #12 AWG SIZE, THWN/THHN INSULATION, 600 VOLTS RATED UNLESS OTHERWISE NOTED.
3. EXACT LOCATIONS OF ALL FIXTURES AND DEVICES SHALL BE FULLY COORDINATED WITH ARCHITECTURAL PLANS, ELEVATIONS, SECTIONS, AND THE WORK OF OTHER TRADES PRIOR TO ROUGH-IN.
4. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE AND SMOKE RATED WALLS AND PROVIDE POWER METHODS OF PENETRATION FOR EACH.
5. LIGHT FIXTURES AND WIRING LOCATED IN AIR-HANDLING AREAS SHALL BE PLENUM RATED.
6. VERIFY ALL CEILING TYPES AND MATERIALS BEFORE ORDERING ANY LIGHT FIXTURES.
7. SUPPORT EACH LIGHT FIXTURE INDEPENDENTLY OF THE SUSPENDED CEILING SYSTEM AND COORDINATE LOCATIONS WITH REFLECTED CEILING PLAN AND OTHER TRADES TO AVOID CONFLICT.

LIGHTING CONTROL SHEET NOTES

1. DAYLIGHT-RESPONSIVE CONTROLS SHALL BE PROVIDED WITHIN EACH SPACE WITH SIDELIGHT AND TOPLIGHT DAYLIGHT ZONES TOTALING GREATER THAN 150W.

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG #	FINISH	MOUNTING	MOUNTING HEIGHT	COMMENTS
C1	5X5 CHANDELIER	BY CAFFE NERO	BY CAFFE NERO	-	SUSPENDED	9'-0" AFF	B.O. OF FIXTURE
EM	EMERGENCY EGRESS LIGHT	LITHONIA OR EQ.	ELM6L	-	WALL	-	-
EMX	EXIT SIGN / EMERGENCY LIGHT COMBO	LITHONIA OR EQ.	EMX	-	WALL OR STEM/POLE MOUNT AT OPEN CEILING	-	CENTER ABOVE DOOR OR OPENING
P1	14" PENDANT	OLDE BRICK LIGHTING	KINGSELY	HISTORIC ORNATE DOWN ROD, BRONZE	SUSPENDED	7'-3" AFF	-
P2	10" PENDANT	OLDE BRICK LIGHTING	BENNINGTON	BRONZE	SUSPENDED	7'-3" AFF	-
P3	5" PENDANT	CRATE & BARREL	MID-CENTURY MODERN 11"	BLACK/WOOD	SUSPENDED	7'-3" AFF	-
R1	2X4 FLAT PANEL LED	NORA LIGHTING OR EQ.	NORA LIGHTING OR EQ.	WHITE	LAY-IN	-	-
R1-EM	2X4 FLAT PANEL LED (EMERGENCY)	NORA LIGHTING OR EQ.	2BLT4-48L-MVOLT-EZ1(E10W)	WHITE	LAY-IN	-	-
R2-EM	2X2 FLAT PANEL LED (EMERGENCY)	NORA LIGHTING OR EQ.	2BLT2-40L-MVOLT-EZ1(E10W)	WHITE	LAY-IN	-	-
S1	WALL SCONCE	OLDE BRICK LIGHTING	HAMILTON (OPAL)	BRONZE	WALL	SEE INTERIOR ELEVATION FOR MOUNTING HEIGHT	-
T1	TRACK LIGHTING SYSTEM	JUNO	TRACK: TEK4 HEAD: T381L-G2-90CRI-PDIM	BLACK	SUSPENDED OR GWB DIRECT MOUNT	10'-0" AFF @ EXPOSED DECK OR GWB CEILING HEIGHT	-

1 **ELECTRICAL LIGHTING PLAN**
1/4" = 1'-0"

0' 2' 4' 8'
1/4" = 1'-0"

ARCHITECT:
Colliers
Engineering & Design

CLIENT:
CAFFÈ NERO

CONSULTANT:
ZAINO & ASSOCIATES, INC.

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Scarsdale, NY 10583

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:
STATE OF NEW YORK
FRANK N. ZAINO
No. 054631
LICENSED PROFESSIONAL ENGINEER

ISSUED FOR: PERMIT
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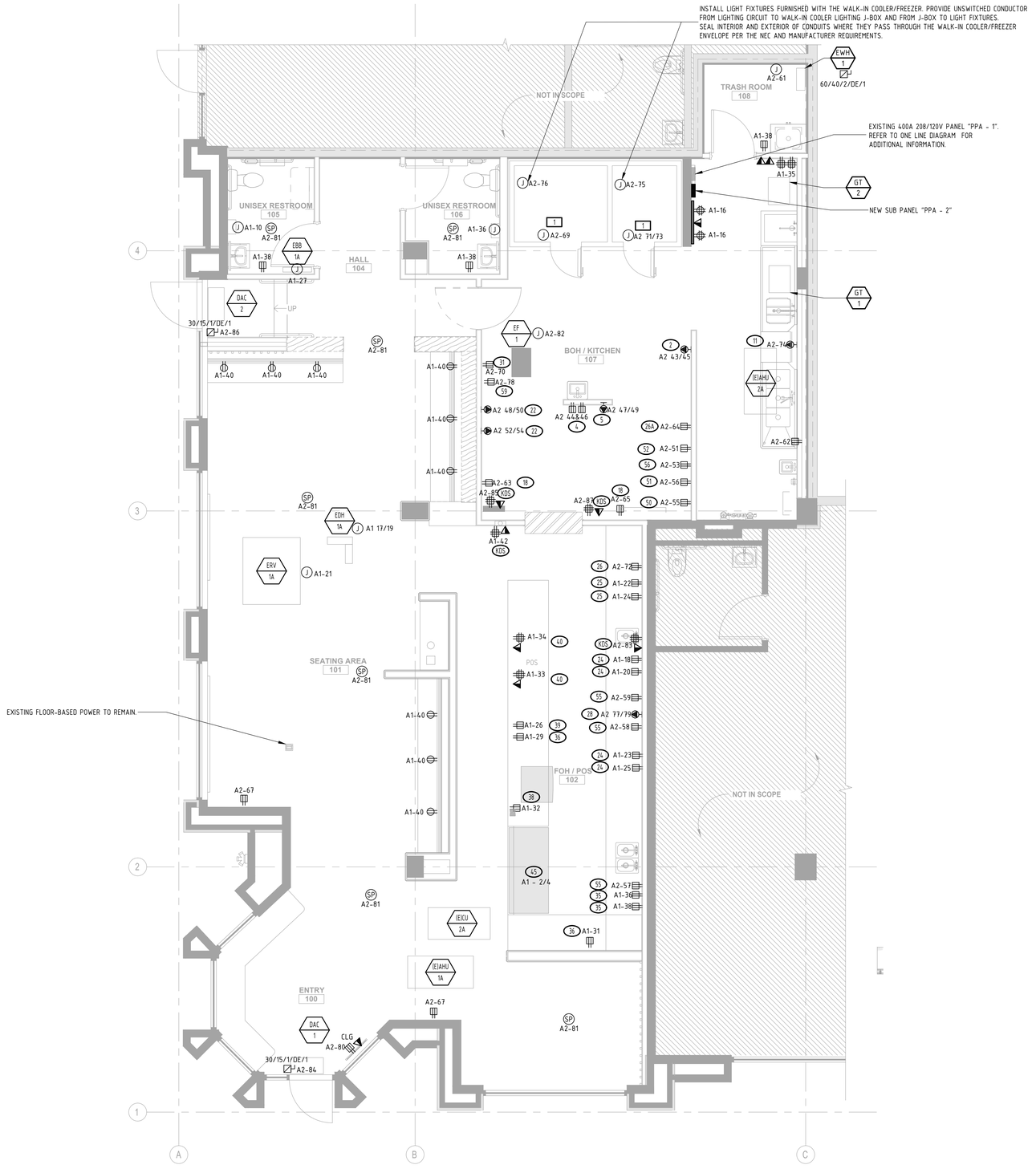
PROJECT TEAM: ATR
PROJECT MANAGER: MJD
PROJECT NUMBER: 23343

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

DRAWING NAME:
ELECTRICAL LIGHTING PLAN

DRAWING NO.
E101

FZA PROJECT: PR-25-00775



KITCHEN EQUIPMENT WIRING NOTE

1. ALL INFORMATION INDICATED ON DRAWINGS AND "KITCHEN EQUIPMENT CONNECTION SCHEDULE" HAS BEEN PROVIDED BASED ON AVAILABLE EQUIPMENT DATA AT THE TIME OF DESIGN. ELECTRICAL CONTRACTOR SHALL WORK WITH GENERAL CONTRACTOR AND OWNER'S REPRESENTATIVE/ VENDOR TO FIELD COORDINATE ALL BRANCH CIRCUITING, OVERCURRENT DEVICES, AND NEMA RECEPTACLES TYPES AND PROVIDE PER THE MANUFACTURER'S SPECIFICATIONS.

KITCHEN EQUIPMENT SCHEDULE TAG

XXX — REFER TO "ELECTRICAL CONNECTION SCHEDULE FOR KITCHEN EQUIPMENT" IN THIS DRAWING SET FOR ALL CIRCUIT INFORMATION, INCLUDING BUT NOT LIMITED TO BRANCH CIRCUIT WIRING AND CONDUIT SIZE, VOLTAGE, PHASE, DISCONNECT SWITCH, CIRCUIT BREAKER, AND CONNECTION TYPE.

MECHANICAL CONNECTION SCHEDULE TAG

XXX / XX — REFER TO "ELECTRICAL CONNECTION SCHEDULE FOR MECHANICAL EQUIPMENT" IN THIS DRAWING SET FOR ALL CIRCUIT INFORMATION, INCLUDING BUT NOT LIMITED TO BRANCH CIRCUIT WIRING AND CONDUIT SIZE, VOLTAGE, PHASE, MOTOR CONTROL, DISCONNECT SWITCH AND CIRCUIT BREAKER. REFER TO MECHANICAL, PLUMBING, AND FIRE PROTECTION PLANS FOR EXACT EQUIPMENT LOCATIONS.

POWER PLAN NOTES

1. EXACT LOCATIONS OF ALL FIXTURES, DEVICES, AND EQUIPMENT SHALL BE FULLY COORDINATED WITH ARCHITECTURAL PLANS, ELEVATIONS, SECTIONS, AND THE WORK OF OTHER TRADES PRIOR TO ROUGH-IN.
2. TEL/DATA RECEPTACLES INDICATED ON THIS PLAN SHALL INCLUDE THE INSTALLATION OF WALL TERMINATION (WITH EXACT CONFIGURATION TO BE DETERMINED BY OWNER) WITH CONDUIT AND PULL STRING TO ABOVE CEILING LOCATION.
3. ALL BRANCH CIRCUIT CONDUCTORS SHALL BE 98% CONDUCTIVITY, COPPER MINIMUM #12 AWG SIZE, THWN/THHN INSULATION, 600 VOLTS RATED UNLESS OTHERWISE NOTED.
4. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE AND SMOKE RATED WALLS AND PROVIDE POWER METHODS OF PENETRATION FOR EACH.
5. ALTHOUGH ALL BRANCH CIRCUIT WIRE AND CONDUIT IS NOT SHOWN, IT IS THE INTENT OF THESE DOCUMENTS THAT A COMPLETE BRANCH CIRCUIT WIRING SYSTEM BE INSTALLED.
6. THE LOCATIONS OF HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE APPROXIMATE. FOR EXACT LOCATIONS REFER TO HVAC DRAWINGS AND SHOP DRAWINGS.
7. HVAC AND PLUMBING EQUIPMENT RATED FOR 230V AND UP SHALL BE PROVIDED WITH AN APPROPRIATELY SIZED BUCK-BOOST TRANSFORMER.

KEYED NOTES

1 — COORDINATE LOCATION AND WIRING REQUIREMENTS OF THE INTERIOR WALK-IN FREEZER EQUIPMENT WITH THE KITCHEN EQUIPMENT SUPPLIER AND OWNER PRIOR TO ROUGH-IN. SEAL INTERIOR AND EXTERIOR OF CONDUITS WHERE THEY PASS THROUGH THE WALK-IN FREEZER ENVELOPE PER THE NEC AND MANUFACTURER'S REQUIREMENTS.

GENERAL SHEET NOTES

1. ALL BRANCH CIRCUIT CONDUCTORS SHALL BE TYPE MC 98% CONDUCTIVITY, COPPER MINIMUM #12 AWG SIZE THWN/THHN INSULATION, 600 VOLTS RATED UNLESS OTHERWISE NOTED.
2. COORDINATE EXACT LOCATION OF ALL DEVICES.
3. WIRING IS SHOWN ON DRAWINGS ONLY FOR SPECIFIC ROUTES OR SPECIAL CONDITIONS.
4. WIRING AND CONDUIT SHALL BE REQUIRED BETWEEN ALL OUTLETS INDICATED WITH CIRCUIT NUMBERS AND PANEL DESIGNATIONS.
5. ALTHOUGH ALL BRANCH CIRCUIT WIRE AND CONDUIT IS NOT SHOWN, IT IS THE INTENT OF THESE DOCUMENTS THAT A COMPLETE BRANCH CIRCUIT WIRING SYSTEM BE INSTALLED.
6. TYPICALLY REFER TO ARCHITECTURAL ELEVATIONS FOR DEVICE LOCATIONS PRIOR TO ROUGH-IN.
7. COORDINATE MOUNTING HEIGHT OF ALL TECHNOLOGY DEVICES WITH TECHNOLOGY CONTRACTOR PRIOR TO ROUGH-IN.
8. REFER TO ARCHITECTURAL DRAWINGS FOR FIRE AND SMOKE RATED WALLS AND PROVIDE PROPER METHOD OF PENETRATION FOR EACH.

KITCHEN EQUIPMENT SHEET NOTES

1. ALL POWERED EQUIPMENT UNDER AN EXHAUST HOOD SHALL BE FED BY A SHUNT-TRIP BREAKER. SHUNT-TRIP BREAKER SHALL BE OPENED UPON THE ACTIVATION OF THE FIRE ALARM SYSTEM.
2. E.C. SHALL MAKE ALL DIRECT CONNECTIONS WITH LIQUID-TIGHT FLEXIBLE METAL CONDUIT UNLESS OTHERWISE NOTED. CONNECTIONS TO MOVABLE EQUIPMENT SHALL INCLUDE SUFFICIENT SLACK TO ALLOW EQUIPMENT TO BE PULLED AWAY FROM WALL FOR SERVICING.
3. E.C. SHALL COORDINATE ALL CORD & PLUG CONNECTIONS WITH THE FOOD SERVICE EQUIPMENT SUPPLIER TO ENSURE PROPER RECEPTACLE CONFIGURATIONS & LOCATIONS OF OUTLETS.
4. E.C. SHALL FURNISH AND INSTALL ALL NECESSARY 120V (or) 208V INTERLOCK WIRING BETWEEN THE EVAPORATOR AND CONDENSING UNITS. REFER TO FOOD SERVICE EQUIPMENT MANUFACTURER'S WIRING DIAGRAMS FOR EXACT REQUIREMENTS
5. AS EQUIPMENT PURCHASED MAY VARY FROM THAT INDICATED ON THE PLANS, AND, THEREFORE, REQUIRE SOME REARRANGEMENTS OF EQUIPMENT FROM THAT INDICATED, MAKE CONNECTIONS TO SUCH REARRANGED EQUIPMENT WITHOUT ADDITIONAL COST TO OWNER.
6. ROUGHING SHALL NOT BE UNDERTAKEN UNTIL ARCHITECT HAS APPROVED EQUIPMENT AND FIXTURE SHOP DRAWINGS AND KITCHEN TEMPLATE IS FURNISHED BY PERTINENT MANUFACTURER. CONNECTION REQUIREMENTS SHALL BE VERIFIED WITH EQUIPMENT SUPPLIER AND WORK SHALL BE INSTALLED IN A NEAT AND WORKMANLIKE MANNER. EXACT LOCATION OF SERVICE CONNECTIONS SHALL BE OBTAINED PRIOR TO ROUGHING.
7. ALL SOLENOID VALVES AND HOOD SUPPRESSION SYSTEMS SHALL BE TIED INTO THE FIRE ALARM SYSTEM BY THIS CONTRACTOR. COORDINATE WITH APPROPRIATE TRADES FOR EXACT LOCATIONS.
8. PRIOR TO SUBMITTING BID, VISIT SITE AND IDENTIFY EXISTING CONDITIONS AND DIFFICULTIES THAT WILL AFFECT WORK OF THIS SECTION. RENOVATION WORK WILL REQUIRE CAREFUL SITE EXAMINATION PRIOR TO BIDDING. NO COMPENSATION WILL BE GRANTED FOR ADDITIONAL WORK CAUSED BY UNFAMILIARITY WITH SITE CONDITIONS THAT ARE VISIBLE OR READILY CONSTRUCTED BY EXPERIENCED OBSERVERS.
9. PROTECT EQUIPMENT AND FIXTURES TO REMAIN FROM DAMAGE DURING CONSTRUCTION.
10. DO NOT INTERRUPT EXISTING SERVICES WITHOUT OWNER'S AND ARCHITECTS APPROVAL.
11. REFER TO ARCHITECT PLANS & EXISTING AS-BUILT PLANS TO HELP IN GAINING A COMPLETE UNDERSTANDING OF THE WORK REQUIRED.

NORTH

0' 2' 4' 8'

1/4" = 1'-0"

1 ELECTRICAL POWER PLAN
1/4" = 1'-0"

ARCHITECT:
Colliers Engineering & Design

CLIENT:
CAFFÈ NERO

CONSULTANT:
ZAINO & ASSOCIATES, INC.

CAFFE NERO
CAFFE NERO SCARSDALE
100 Christie Place
Scarsdale, NY 10583

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:
STATE OF NEW YORK — FRANK N. ZAINO — No. 054693 — LICENSED PROFESSIONAL ENGINEER

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

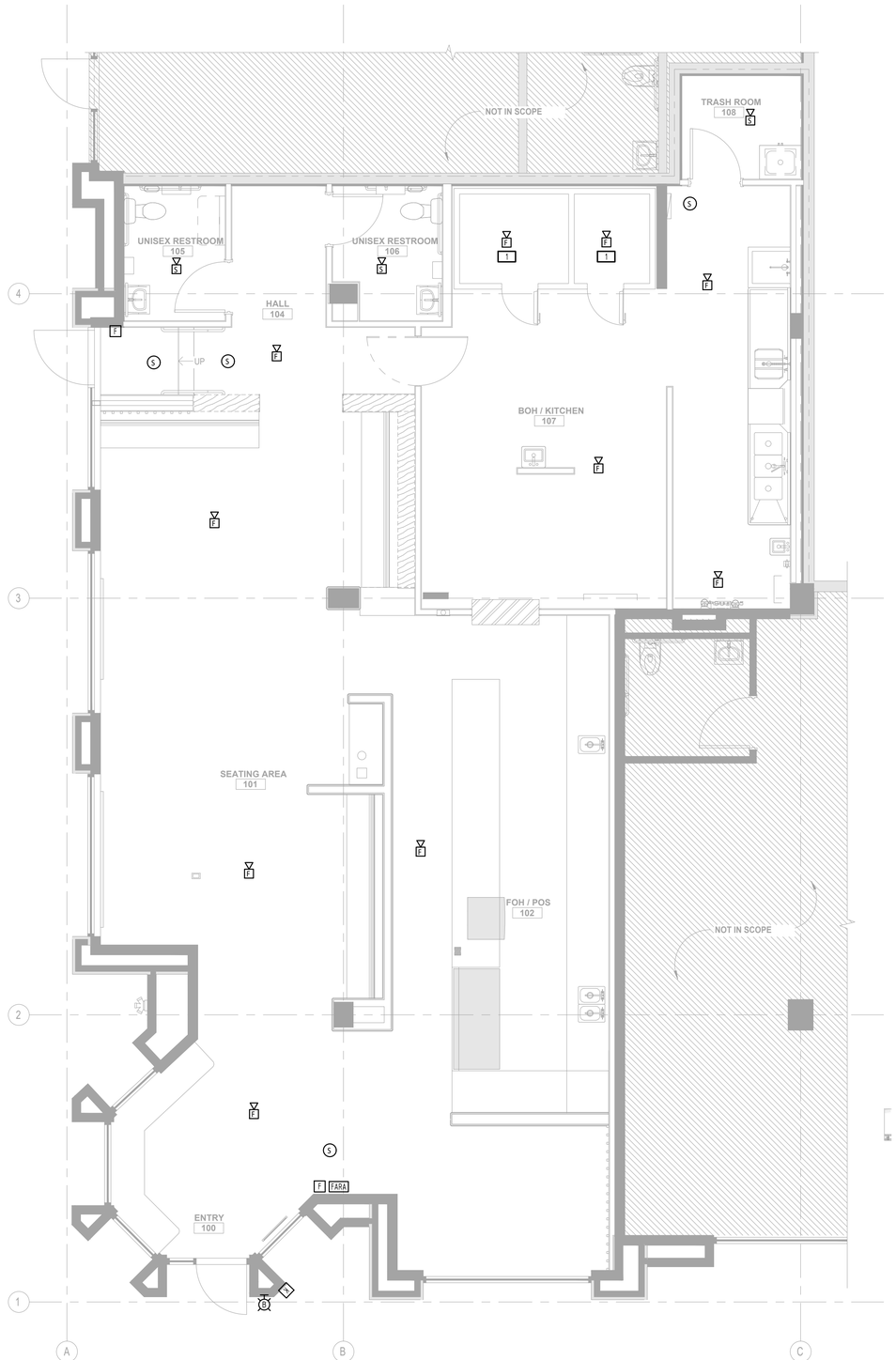
PROJECT TEAM: ATR
PROJECT MANAGER: MJD
PROJECT NUMBER: 23343

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

DRAWING NAME:
ELECTRICAL POWER PLAN

DRAWING NO.
E102

FZA PROJECT: PR-25-00775



FIRE ALARM SHEET NOTES

1. COORDINATE FIRE ALARM DEVICE MOUNTING WITH ARCHITECTURAL PLAN PRIOR TO INSTALLATION. ANY DEVIATION FROM THE DESIGN DOCUMENTS SHALL BE SUBMITTED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO ROUGH-IN.
2. COORDINATE WITH FIRE PROTECTION PLANS FOR LOCATIONS AND QUANTITIES OF FLOW, TAMPER, AND PRESSURE SWITCHES. PROVIDE A MONITOR MODULE AT EACH DEVICE LOCATION TO TIE INTO THE FIRE ALARM CONTROL PANEL.
3. ALL NEW INITIATION AND NOTIFICATION DEVICES INCLUDED IN THIS SCOPE OF WORK SHALL BE COMPATIBLE WITH THE EXISTING FIRE ALARM CONTROL PANEL. VERIFY DEVICES ARE COMPATIBLE WITH FIRE ALARM MANUFACTURER PRIOR TO FURNISHING.
4. E.C. SHALL INCLUDE IN BID COORDINATION AND INSTALLATION OF A BI-DIRECTIONAL AMPLIFIER FOR FIRE DEPARTMENT COMMUNICATION. THIS SHALL BE INCLUDED AS A SEPARATE LINE ITEM IN THE BID AND SHALL INCLUDE: COORDINATION, FURNISHING, INSTALLATION, AND TESTING. IF DEEMED NOT REQUIRED BY THE FIRE DEPARTMENT, OR TESTING AGENCY A CREDIT SHALL BE ISSUED TO THE OWNER FOR THIS LINE ITEM.
5. E.C. SHALL FURNISH AND INSTALL REMOTE INDICATING LIGHTS/TEST SWITCHES FOR DUCT SMOKE DETECTORS. COORDINATE EXACT LOCATION IN FIELD.
6. E.C. SHALL PROVIDE ANY AND ALL AUXILIARY EQUIPMENT IN ORDER TO PROVIDE A COMPLETE, PROPERLY FUNCTIONING SYSTEM. COORDINATE REQUIREMENTS WITH LOCAL MANUFACTURERS REP.
7. ALL FIRE ALARM STROBE SIGNAL DEVICES SHALL BE SYNCHRONIZED TYPE DEVICES AND COMPLY WITH ADA REQUIREMENTS.
8. PROVIDE FIRE ALARM SHUT-DOWN RELAY FOR ALL AUDIO EQUIPMENT IN THE SPACE. COORDINATE EXACT REQUIREMENTS WITH FIRE ALARM EQUIPMENT MANUFACTURER PRIOR TO ROUGH-IN.

KEYED NOTES

1. COORDINATE LOCATION AND WIRING REQUIREMENTS OF THE INTERIOR WALK-IN FREEZER EQUIPMENT WITH THE KITCHEN EQUIPMENT SUPPLIER AND OWNER PRIOR TO ROUGH-IN. SEAL INTERIOR AND EXTERIOR OF CONDUITS WHERE THEY PASS THROUGH THE WALK-IN FREEZER ENVELOPE PER THE NEC AND MANUFACTURER'S REQUIREMENTS.

1 **ELECTRICAL FIRE ALARM PLAN**
1/4" = 1'-0"

NORTH
0' 2' 4' 8'
1/4" = 1'-0"

ARCHITECT:
Colliers Engineering & Design

CLIENT:
CAFFÈ NERO

CONSULTANT:
ZAINO & ASSOCIATES, INC.

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100 Christie Place
Scarsdale, NY 10583

PROJECT:

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL:
STATE OF NEW YORK
FRANK N. ZAINO
No. 054691
LICENSED PROFESSIONAL ENGINEER

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

PROJECT TEAM: ATR
PROJECT MANAGER: MJD
PROJECT NUMBER: 23343

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

DRAWING NAME:
ELECTRICAL FIRE ALARM PLAN

DRAWING NO.
E103

FZA PROJECT: PR-25-00775

EQUIPMENT WIRING SCHEDULE

AMPACITY	Φ	WIRE AND CONDUIT SIZE
15,20	1	2#12 + 1#12 GROUND IN 3/4" CONDUIT
15,20	3	3#12 + 1#12 GROUND IN 3/4" CONDUIT
25,30	1	2#10 + 1#10 GROUND IN 3/4" CONDUIT
25,30	3	3#10 + 1#10 GROUND IN 3/4" CONDUIT
35,40	1	2#8 + 1#10 GROUND IN 3/4" CONDUIT
35,40	3	3#8 + 1#10 GROUND IN 3/4" CONDUIT
45,50,55	1	2#6 + 1#10 GROUND IN 3/4" CONDUIT
45,50,55	3	3#6 + 1#10 GROUND IN 3/4" CONDUIT
60	1	2#4 + 1#10 GROUND IN 1" CONDUIT
60	3	3#4 + 1#10 GROUND IN 1" CONDUIT
70	3	3#4 + 1#8 GROUND IN 1" CONDUIT
80	3	3#3 + 1#8 GROUND IN 1-1/4" CONDUIT
90	3	3#2 + 1#8 GROUND IN 1-1/4" CONDUIT
100,110	3	3#1 + 1#6 GROUND IN 1-1/4" CONDUIT
125,150	3	3#1/0 + 1#6 GROUND IN 1-1/2" CONDUIT
175	3	3#2/0 + 1#6 GROUND IN 2" CONDUIT
200	3	3#3/0 + 1#4 GROUND IN 2" CONDUIT

NOTE:
1. THE AMPERAGE AND PHASE OF THE WIRING ON THIS SCHEDULE CORRESPONDS TO THE CIRCUIT BREAKER SIZE IN THE ELECTRICAL CONNECTION SCHEDULE FOR MECHANICAL EQUIPMENT. PROVIDE WIRING AS INDICATED UNLESS OTHERWISE SPECIFIED.
2. WIRE SIZE IS BASED ON THE USE OF COPPER CONDUCTORS.

FIRE STOPPING NOTES

1. GENERAL: FIRE STOPPING SHALL BE PROVIDED BY THIS CONTRACTOR FOR ALL FLOOR, CEILING AND FIRE RATED WALL PENETRATIONS FOR CONDUIT, SLEEVES AND/OR CABLING AS REQUIRED BY JOB CONDITIONS.
2. THE CONTRACTOR SHALL PROVIDE A FIRE STOP SYSTEM IN ACCORDANCE WITH THE FOLLOWING:

2.1. THE SYSTEM SHALL CONSIST OF A WATER BASED SEALANT AND SUITABLE DAMMING MATERIALS (WHERE REQUIRED) AND BE INSTALLED PER MANUFACTURER'S REQUIREMENTS.

2.2. THE SEALANT SUPPLIED SHALL BE A TWO STAGED INTUMESCENT AND CAPABLE OF EXPANDING UP TO 8 TIMES ITS ORIGINAL VOLUME.

2.3. THE SEALANT SUPPLIED SHALL CONTAIN NO ASBESTOS, NO FIBERGLASS, AND NO SOLVENTS NOT CORROSIVE MINERAL SALTS OF ANY KIND.

2.4. THE SEALANT SHALL FORM A SURFACE CAPABLE OF BEING SANDED AND PAINTED TO MATCH SURROUNDING SURFACES AND SHALL BE IMPERVIOUS TO WATER WHEN DRY.

2.5. THE FIRE STOP SYSTEM SHALL BE TESTED TO THE TIME/TEMPERATURE REQUIREMENTS OF ASTM E119 AND SHALL BE UL1479 (ASTM E814) AND CLASSIFIED FOR UP TO 3 HOURS.

2.6. THE FIRE STOP SEALANT SHALL BE SPECSEAL SEALANT AS MANUFACTURED BY SPECIFIED TECHNOLOGIES, INC. OR APPROVED EQUAL.

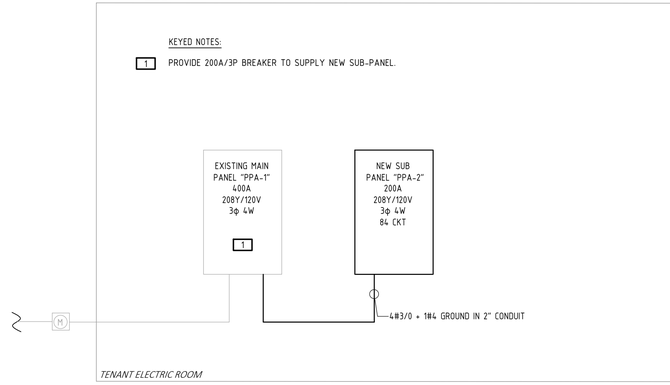
2.7. SPECIAL CARE SHALL BE TAKEN WITH ELECTRICAL SYSTEMS NOT TO COMPROMISE ANY OF THE BUILDING FIRE PARTITIONS, FLOORS, WALLS OR MEMBRANES. PROVIDE ALL FIRESTOPPING REQUIRED TO COMPLY WITH THE BUILDING CODE, THE ELECTRICAL CODE AND THE UL LISTING OF EACH ASSEMBLY. COORDINATE LOCATIONS AND TYPES OF MEMBRANES WITH ARCHITECT.

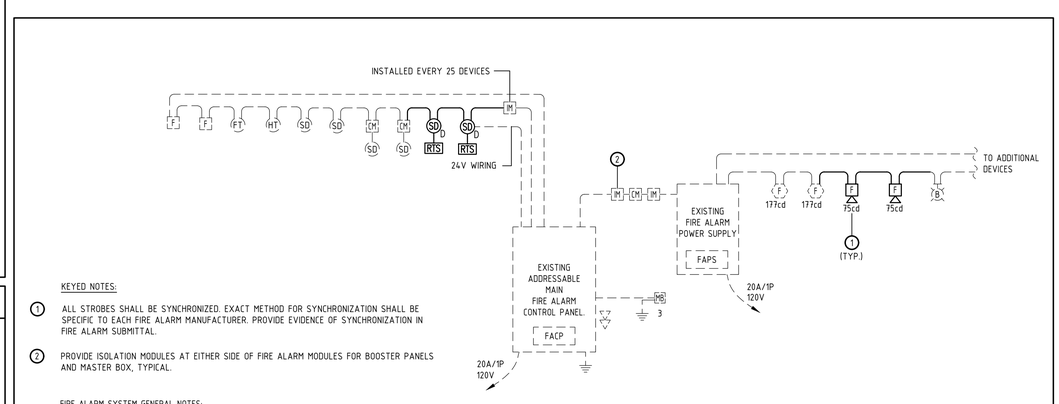
SEISMIC RESTRAINT NOTES

1. GENERAL: IT IS THE INTENT OF THIS SEISMIC SPECIFICATION TO KEEP ALL ELECTRICAL BUILDING SYSTEM COMPONENTS IN PLACE DURING A SEISMIC EVENT. ALL ELECTRICAL SYSTEMS MUST BE INSTALLED IN STRICT ACCORDANCE WITH SEISMIC CODES, COMPONENT MANUFACTURER'S AND BUILDING CONSTRUCTION STANDARDS. WHENEVER A CONFLICT OCCURS BETWEEN THE MANUFACTURER'S OR CONSTRUCTION STANDARDS, THE MOST STRINGENT SHALL APPLY.
2. THIS CONTRACTOR SHALL ENGAGE A PROFESSIONAL STRUCTURAL ENGINEER REGISTERED IN THE JURISDICTION OF THIS PROJECT TO REVIEW THE ENTIRE INSTALLATION TO DETERMINE ALL SEISMIC RESTRAINT REQUIREMENTS AND METHODS. CONTRACTOR SHALL SUBMIT A REPORT OUTLINING THE STRUCTURAL ENGINEER'S REVIEW AS WELL AS SEISMIC RESTRAINT SHOP DRAWINGS AND SUPPORTING CALCULATIONS PREPARED BY THE PROFESSIONAL STRUCTURAL ENGINEER FOR REVIEW BY THE ARCHITECT.
3. SEISMIC RESTRAINTS SHALL BE DESIGNED IN ACCORDANCE WITH SEISMIC FORCE LEVELS AS DETAILED IN THE APPLICABLE BUILDING CODE.

3.1. ALL EQUIPMENT, CONDUIT AND PULL BOXES SHALL BE ADEQUATELY RESTRAINED TO RESIST SEISMIC FORCES. RESTRAINT DEVICES SHALL BE DESIGNED AND SELECTED TO MEET SEISMIC REQUIREMENTS AS DEFINED IN THE LATEST ISSUE OF THE BOCA NATIONAL BUILDING CODE IN ACCORDANCE WITH THE APPLICABLE SEISMIC ZONE.

3.2. ANCHOR BOLT CALCULATORS, SIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER, SHALL BE SUBMITTED SHOWING ADEQUACY OF THE BOLT SIZING AND TYPE. STAMPED CALCULATIONS SHALL ALSO BE FURNISHED FOR ANCHORS ON RESTRAINT DEVICES, CABLES, ISOLATORS AND RIGIDLY MOUNTED EQUIPMENT.





1 PARTIAL FIRE ALARM RISER DIAGRAM

SCALE: N.T.S.

RISER DIAGRAM SHEET NOTES

1. E.C. SHALL COORDINATE WITH LOCAL UTILITY COMPANY FOR UTILITY WORK ASSOCIATED WITH THIS PROJECT.
2. PROVIDE ALL GROUNDING INCLUDING GREEN EQUIPMENT GROUND IN ALL RACEWAYS. GROUND BUILDING SERVICE ACCORDING TO NEC AND ALSO TO STREET SIDE OF WATER METER AND TO APPROVED GROUND ROD.
3. PROVIDE GROUNDING AND BONDING BUSHINGS FOR SERVICE RACEWAYS PER NEC. SIZE THE BONDING JUMPER PER NEC.
4. GROUND ALL TRANSFORMERS ACCORDING TO NEC HANDBOOK (GROUNDING ELECTRODE CONDUCTOR CONNECTION AT TRANSFORMER). SIZE BONDING JUMPER PER NEC.
5. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY CO. REPRESENTATIVE TO PROVIDE & INSTALL A UTILITY METER. IN METER SOCKET PROVIDE BY E.C. IT SHALL BE THIS CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL REQUIREMENTS PRIOR TO ANY WORK.
6. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY CO. REPRESENTATIVE TO PROVIDE & INSTALL A PAD MOUNTED UTILITY TRANSFORMER. PRIMARY SERVICE FEEDERS, ROUTING, TRANSFORMER PAD CONSTRUCTION, LOCATION ETC. SHALL BE DESIGNED AND COORDINATED WITH OTHER TRADES AND ENGINEERS. IT SHALL BE THIS CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL REQUIREMENTS PRIOR TO ANY WORK.
7. PRIMARY CONNECTIONS BY UTILITY COMPANY. SECONDARY CABLE & CONNECTIONS AT TRANSFORMER BY E.C. WITH UTILITY COMPANY SUPERVISION.

ARCHITECT:
Colliers Engineering & Design

CLIENT:
CAFFÈ NERO

CONSULTANT:
ZAINO & ASSOCIATES, INC.

CAFFE NERO
CAFFE NERO SCARSDALE
100 Christie Place
Scarsdale, NY 10583

PROJECT:

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL:
STATE OF NEW YORK
FRANK N. ZAINO
No. 054691
LICENSED PROFESSIONAL ENGINEER

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

PROJECT TEAM: ATR
PROJECT MANAGER: MJD
PROJECT NUMBER: 23343

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

DRAWING NAME:
ELECTRICAL SCHEDULES

DRAWING NO.
E200

FZA PROJECT: PR-25-00775

PANELBOARD: PPA - 1

AIC: 65,000

BUS RATING: 225A

400A,208Y/120V, 3 PH, 4 W, 60 HZ

MAIN LUG ONLY ☐
MAIN CIRCUIT BREAKER X

FLUSH MOUNTED ☐
SURFACE MOUNTED X

NOT	
LC	VIA LIGHTING CONTROL PANEL
G =	GFCI - 5mA TRIP
P =	GFPE - 30 mA TRIP
S =	SHUNT TRIP
L =	PROVIDE LOCK ON CB

SHUNT TRIP MAIN ☐
200% RATED NEUTRAL ☐
ISOLATED GROUND ☐
FEED THRU LUGS ☐
100% RATED MAIN BREAKER ☐
GROUND FAULT MAIN C.B. ☐

CKT No.		LOAD	Note	WIRE SIZE		CIRCUIT BREAKERS 15	20	30	80	DDD	EEE	FFF	GGG
1		EXISTING CU#1A ON ROOF							1				
3													
5													
7		EXISTING AHU#1						1					
9													
11		EXISTING AHU #2						1					
13													
15		EXISTING COND PUMPS & LD				1							
17		NEW - EDH					1						
19													
21		NEW - ERV				1							
23		24 - ESPRESSO GRINDER - 2					1						
25		24 - ESPRESSO GRINDER - 4					1						
27		NEW - EBB				1							
29		36 - U.C FRIDGE - 1				1							
31		36 - U.C FRIDGE - 2				1							
33		40 - POINT OF SALE				1							
35		DESK RECEPTACLES					1						
37		SUB PANEL PPA - 2						1					
39													
41													

CKT No.		LOAD	Note	WIRE SIZE		CIRCUIT BREAKERS 15	20	30	80	DDD	EEE	FFF	GGG
2		45 - REFRIDGERATED DISPLAY					1						
4													
6		P1/P2/P3				1							
8		T1/C1/S1				1							
10		RECEPTACLE					1						
12		R1/R2				1							
14		6 - ICE CUBE MAKER				1							
16		TELEPHONE BACK BOARD					1						
18		24 - ESPRESSO GRINDER - 1					1						
20		24 - ESPRESSO GRINDER - 3					1						
22		25 - COFFEE BREWER - 1				1							
24		25 - COFFEE BREWER - 2				1							
26		39 - ICE COFFEE SYSTEMS					1						
28		35 - BLENDER BAR - 1				1							
30		35 - BLENDER BAR - 2				1							
32		38 - ICE MAKER W/BIN					1						
34		40 - POINT OF SALE				1							
36		RECEPTACLE					1						
38		RECEPTACLE					1						
40		SEATING RECEPTACLES					1						
42		KDS - 4				1							

PANELBOARD: PPA - 2

AIC: 65,000

BUS RATING: 225A

200 A, 208Y/120 V, 3 PH, 4 W, 60 HZ

MAIN LUG ONLY ☐
MAIN CIRCUIT BREAKER X

FLUSH MOUNTED ☐
SURFACE MOUNTED X

NOTES:	
LC =	VIA LIGHTING CONTROL PANEL
G =	GFCI - 5mA TRIP
P =	GFPE - 30 mA TRIP
S =	SHUNT TRIP
L =	PROVIDE LOCK ON CB

SHUNT TRIP MAIN ☐
200% RATED NEUTRAL ☐
ISOLATED GROUND ☐
FEED THRU LUGS ☐
100% RATED MAIN BREAKER ☐
GROUND FAULT MAIN C.B. ☐

CKT No.		LOAD	Note	WIRE SIZE		CIRCUIT BREAKERS 15	20	30	40	DDD	EEE	FFF	GGG
43		2 - CONVECTION OVEN					1						
45													
47		5 - CONVEYOR TOASTER					1						
49													
51		52 - FOOD SLICER				1							
53		56 - IMERSION BLENDER				1							
55		50 - PLANETARY MIXER				1							
57		55 - U.C FRIDGE - 1				1							
59		55 - U.C FRIDGE - 3				1							
61		RECIRC PUMP					1						
63		18 - SANDWICH/SALAD FRIDGE - 1				1							
65		18 - SANDWICH/SALAD FRIDGE - 2				1							
67		RECEPTACLES					1						
69		23A - SELF CONTAINED REFRIDGERATOR & HEAT TRACE					1						
71		23B - SELF CONTAINED FREEZER &HEAT TRACE					1						
73													
75		23 - FREEZER LIGHT				1							
77		28 - ESPRESSO MACHINE						1					
79													
81		SPEAKERS					1						
83		KDS - 1					1						
85		KDS - 2					1						
87		KDS - 3					1						
89		LIGHTING CIRCUIT #1					1						
91		LIGHTING CIRCUIT #2					1						
93		SPARE											
95		SPARE											
97		SPARE											
99		SPARE											
101		SPARE											
103		SPARE											
105		SPARE											
107		SPARE											
109		SPARE											
111		SPARE											
113		SPARE											
115		SPARE											
117		SPARE											
119		SPARE											
121		SPARE											
123		SPARE											
125		SPARE											

CKT No.		LOAD	Note	WIRE SIZE		CIRCUIT BREAKERS 15	20	30	40	DDD	EEE	FFF	GGG
44		4 - MICROWAVE - 1				1							
46		4 - MICROWAVE - 2				1							
48		22 - INDUCTION RANGE C.T - 1					1						
50													
52		22 - INDUCTION RANGE C.T - 2					1						
54													
56		51 - FOOD PROCESSOR				1							
58		55 - U.C FRIDGE - 2				1							
60		FIREPLACE					1						
62		GREASE TRAP					1						
64		26A - COFFEE GRINDER				1							
66		EWH							1				
68													
70		31 - REFRIDGERATED WORKTOP				1							
72		26 - COFFEE GRINDER				1							
74		11 - DISHWASHER					1						
76		23 - COOLER LIGHT				1							
78		59 - FOOD WARMER				1							
80		CLG TV				1							
82		EV				1							
84		DAC - 1				1							
86		DAC - 2				1							
88		SPARE											
90		SPARE											
92		SPARE											
94		SPARE											
96		SPARE											
98		SPARE											
100		SPARE											
102		SPARE											
104		SPARE											
106		SPARE											
108		SPARE											
110		SPARE											
112		SPARE											
114		SPARE											
116		SPARE											
118		SPARE											
120		SPARE											
122		SPARE											
124		SPARE											
126		SPARE											

FOODSERVICE EQUIPMENT SCHEDULE

ITEM NO	QTY	EQUIPMENT CATEGORY	VOLTS	AMPS	KW	CONN	NEMA
2	1	CONVECTION OVEN, ELECTRIC	208	13	2.7	SP	6-15P
4	2	MICROWAVE	X	X	X	QR	5-15P
5	1	CONVEYOR TOASTER	208	16	3.33	SP	6-20P
6	1	ICE MAKER, CUBE STYLE	115	11.3	1.3	JBW	5-15P
11	1	DISHWASHER	X	X	X	X	X
18	2	MEGA TOP SANDWICH/SALAD PREP FRIDGE	115	8.9	1.02	DR	5-15P
22	2	INDUCTION RANGE COUNTERTOP	208/240	11/12	2.5	SP	6-20P
23A	1	REFRIGERATION SELF CONTAINED SYSTEM	115	6.9	0.8	JBH	X
23B	1	FREEZER SELF CONTAINED SYSTEM	208-230	X	X	JBH	X
24	4	ESPRESSO GRINDER	X	X	X	X	X
25	2	COFFEE BREWER	120	19.7	2.3	DR	5-20P
26	1	COFFEE GRINDER	120	7.4	0.37	DR	5-15P
26A	1	COFFEE GRINDER	120	11	1.32	DR	5-15P
28	1	ESPRESSO CAPPUCINO MACHINE	X	X	X	X	X
31	1	REFRIGERATED WORK TOP	115	6.5	0.75	DR	5-15P
35	2	BLENDER BAR	120	15	1.8	X	5-15P
36	2	U.C FRIDGE	115	3.8	0.44	DR	5-15P
38	1	ICE MAKER W/BIN	115	10	1.15	DR	5-15P
39	1	ICE COFFEE SYSTEMS	X	X	X	X	X
40	2	POINT OF SALE	X	X	X	X	X
45	1	DISPLAY CASE, REFRIDGERATED	208-240	X	X	SP	6-20P
50	1	PLANETARY MIXER	120	X	X	DR	5-15P
51	1	FOOD PROCESSOR, BENCHTOP	120	9	1.1	DR	5-15P
52	1	FOOD SLICER, ELECTRIC	115	3	0.35	DR	5-15P
55	3	UNDERCOUNTER FRIDGE	115	3.8	0.44	DR	5-15P
56	1	IMMERSION BLENDER	120	6.25	1	DR	5-15P
59	1	FOOD WARMER	X	X	X	DR	5-15P

ARCHITECT:
Colliers
Engineering & Design

CLIENT:
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CONSULTANT:
ZAINO & ASSOCIATES, INC.

CAFFE NERO
CAFFE NERO SCARSDALE
100 Christie Place
Scarsdale, NY 10583

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:
STATE OF NEW YORK
FRANK N. ZAINO
No. 054683
LICENSED PROFESSIONAL ENGINEER

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

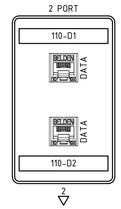
PROJECT TEAM: ATR
PROJECT MANAGER: MJD
PROJECT NUMBER: 23343

Colliers Engineering & Design,
Architecture, Landscape
Architecture, Surveying, CT P.C.

DRAWING NAME:
ELECTRICAL PANEL SCHEDULES

DRAWING NO.
E201

FZA PROJECT: PR-25-00775

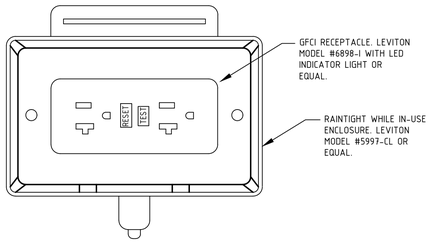


NOTES:

1. DATA CABLING SHALL BE PLENUM RATED CATEGORY 6 EQUAL TO BELDEN #3612. COLOR PER OWNERS REQUIREMENTS.
2. CABLING SHALL BE TERMINATED IN THE ASSOCIATED SERVICE BRANCHES STORAGE ROOM ON A WALL MOUNTED 48 PORT PATCH PANEL.
3. LABELING PER OWNERS REQUIREMENTS.
4. FACEPLATES SHALL BE WHITE THERMOPLASTIC WITH ID LABELS.

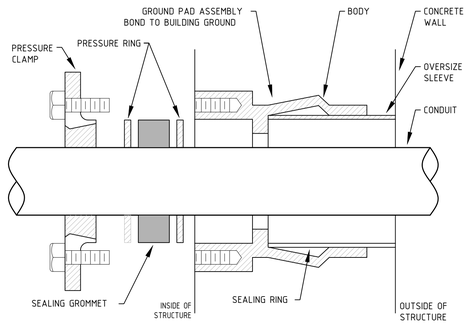
1 TELECOMMUNICATION FACEPLATE DETAIL

NOT TO SCALE



2 WEATHERPROOF RECEPTACLE DETAIL

NOT TO SCALE

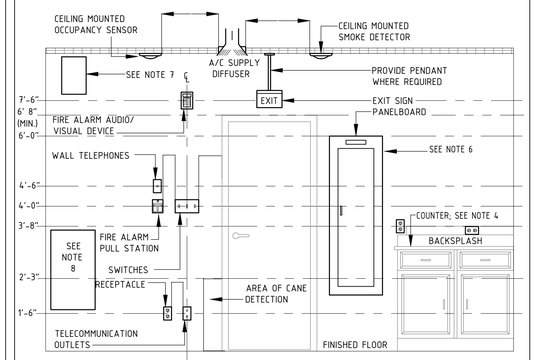


NOTES:

1. USE WATERTIGHT CONDUIT SEAL WHERE CONDUIT PENETRATIONS OF BUILDING EXTERIOR WALLS ARE BELOW GRADE AND FOR TUNNEL PENETRATIONS.
2. ADJUSTABLE GLAND LOCATED WHERE ACCESSIBLE.

3 CONDUIT PENETRATION DETAIL

NOT TO SCALE

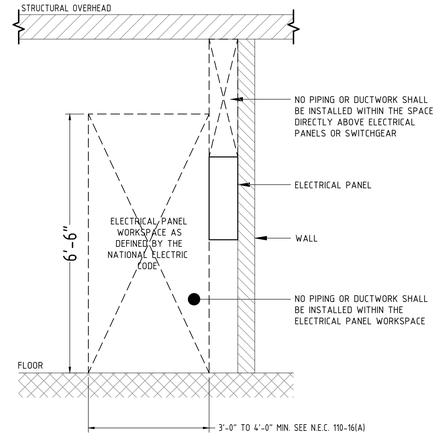


NOTES:

1. DEVICE LOCATIONS AND MOUNTING HEIGHTS SHALL BE CHECKED AGAINST THE ARCHITECTURAL PLANS AND ELEVATIONS PRIOR TO ROUGH-IN IN ORDER TO AVOID INTERFACES WITH CASEWORK, FURNITURE, WINDOWS, MIRRORS, EQUIPMENT, ETC.
2. LOCATIONS OF OUTLETS AND EQUIPMENT AS INDICATED ON THE DRAWINGS ARE APPROXIMATE. THE EXACT CENTER OF ALL OUTLETS SHALL BE PLACED IN COOPERATION WITH THE GENERAL CONTRACTOR AND ARCHITECT. CONTRACTOR SHALL EXAMINE ALL THE EXTERIOR DETAILS OF THE CONSTRUCTION DRAWINGS FOR OUTLET LOCATIONS NOT CONFORMING TO THE DETAIL ABOVE. WHERE DETAILED TO SPECIFIC LOCATIONS, THE ARCHITECTURAL DRAWINGS SHALL TAKE PRECEDENCE. IF AN OUTLET IS INSTALLED IN SUCH A LOCATION AS TO BE OUT OF PROPER RELATION TO BE CORRECTED BY AT THE EXPENSE OF THE CONTRACTOR UNDER THE DIRECTION OF THE ARCHITECT OR ENGINEER.
3. DEVICES SHALL BE CENTERED IN A COMMON VERTICAL PLANE. HEIGHT SHALL BE MEASURED FROM FINISHED FLOOR TO CENTERLINE OF DEVICE EXCEPT EXIT SIGNS, AND FIRE ALARM SIGNALS. COORDINATE LOCATIONS WITH MATERIALS SUCH AS MASONRY UNITS.
4. REFER TO THE ARCHITECTS ELEVATION DETAILS FOR EXACT MOUNTING HEIGHT AND LENGTH OF SURFACE RACEWAYS. RECEPTACLE MOUNTING HEIGHT ABOVE COUNTERS SHALL BE COORDINATED WITH CASEWORK HEIGHTS.
5. PROTRUDING OBJECTS CANNOT REDUCE THE MINIMUM WIDTH OF ACCESSIBLE ROUTES.
6. 4" MAX PROTRUDING FROM WALL FOR CANE.
7. OBJECTS ABOVE HEAD ROOM CLEARANCE (MIN. OF 7'-6") CAN PROTRUDE ANY AMOUNT.
8. OBJECT WITH LEADING EDGES WITHIN CANE SWEEP CAN PROTRUDE ANY AMOUNT.

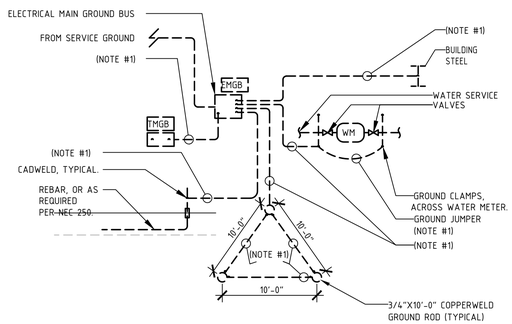
4 TYPICAL DEVICE MOUNTING HEIGHTS DETAIL

NOT TO SCALE



5 ELECTRICAL/MECHANICAL EQUIPMENT COORDINATION

NOT TO SCALE

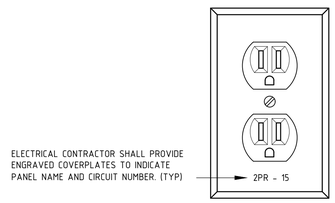


NOTES:

1. WIRING SHALL CONSIST OF: 1#1/0G, 1"C.
2. LOCATE GROUND RODS IN ANY ARRANGEMENT TO AVOID OBSTRUCTIONS, BUT MAINTAIN 25'-0" MINIMUM SEPARATION AND MEET APPROVAL OF OWNER.
3. TAKE EVERY POSSIBLE PRECAUTION TO AVOID UNDERGROUND UTILITIES, REVIEW ALL AVAILABLE DRAWINGS AND CONTACT "DIG SAFE", PRIOR TO CONSTRUCTION.
4. E.C. SHALL BE RESPONSIBLE TO ENSURE THAT GROUND RESISTANCE IS LESS THAN OR EQUAL TO 10-OHMS. E.C. SHALL SUPPLEMENTAL GROUNDING ELECTRODES AS NECESSARY TO ESTABLISH 10-OHMS (MINIMUM) RESISTANCE TO GROUND.
5. GROUNDING & BONDING SHALL BE INSTALLED IN ACCORDANCE WITH NEC (2017), ARTICLE 250.

6 GROUNDING GRID DETAIL

NOT TO SCALE



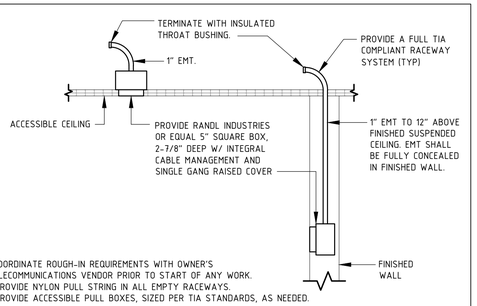
ELECTRICAL CONTRACTOR SHALL PROVIDE ENGRAVED COVERPLATES TO INDICATE PANEL NAME AND CIRCUIT NUMBER. (TYP)

NOTE:

1. GENERAL RECEPTACLES AND COVERPLATES SHALL BE WHITE IN COLOR, UNLESS OTHERWISE INDICATED.

7 TYPICAL RECEPTACLE LABELING DETAIL

NOT TO SCALE



NOTES:

1. COORDINATE ROUGH-IN REQUIREMENTS WITH OWNER'S TELECOMMUNICATIONS VENDOR PRIOR TO START OF ANY WORK.
2. PROVIDE NYLON PULL STRING IN ALL EMPTY RACEWAYS.
3. PROVIDE ACCESSIBLE PULL BOXES, SIZED PER TIA STANDARDS, AS NEEDED.

8 TELECOMMUNICATIONS CONDUIT DETAIL

NOT TO SCALE

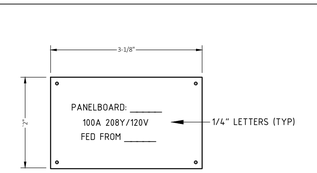


KEYED DETAIL NOTES:

1. TO LOCAL UNSWITCHED LIGHTING CIRCUIT SERVING THE AREA. CONCEAL ALL WIRING.
2. HARD WIRE TO JUNCTION BOX (DO NOT PLUG IN).
3. BATTERY UNIT. SEE SPECIFICATIONS. SIZE UNIT TO HANDLE FULL LOAD FOR 1 1/2 HOURS TO 87 1/2% OF VOLTAGE OR PROVIDE ADDITIONAL UNITS TO ACCOMPLISH THIS. MOUNT SO THAT IT CAN BE READILY MAINTAINED AND TESTED.
4. TO DEDICATED UNSWITCHED EXIT SIGN CIRCUIT. CONCEAL ALL WIRING.

9 EMERGENCY BATTERY SCHEMATIC

NOT TO SCALE



NOTES:

1. NAMEPLATES SHALL BE FURNISHED AND INSTALLED ON THE METER CENTERS/SWITCHBOARD AND METER CENTERS/SWITCHBOARD CIRCUIT BREAKERS, PANELBOARDS, TRANSFORMERS, JUNCTION BOXES, CABINETS FOR ALL SPECIAL PURPOSE SWITCHES, MOTOR DISCONNECT SWITCHES, STARTERS AND OTHER CONTROLS FURNISHED UNDER THIS CONTRACT, TO DESIGNATE THE EQUIPMENT CONTROLLED AND FUNCTION.
2. NAMEPLATES SHALL BE LAMINATED WHITE BAKELITE WITH 1/4" HIGH BLACK RECESSED LETTERS.
3. NAMEPLATES SHALL BE SECURELY ATTACHED TO THE EQUIPMENT WITH GALVANIZED SCREWS OR RIVETS.
4. ADHESIVES OR CEMENTS WILL NOT BE PERMITTED.

10 TYPICAL PANELBOARD NAMEPLATE DETAIL

NOT TO SCALE

ARCHITECT:

Colliers Engineering & Design

CLIENT:

CAFFÈ NERO

CONSULTANT:

ZAINO & ASSOCIATES, INC.

CAFFE NERO

CAFFE NERO SCARSDALE

100 Christie Place
Scarsdale, NY 10583

PROJECT:

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL:

STATE OF NEW YORK
FRANK N. ZAINO
No. 054691
LICENSED PROFESSIONAL ENGINEER

ISSUED FOR: PERMIT

ISSUED DATE: 03/06/2026

PROJECT TEAM: ATR

PROJECT MANAGER: MJD

PROJECT NUMBER: 23343

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

DRAWING NAME:

ELECTRICAL DETAILS

DRAWING NO.

E300

FZA PROJECT: PR-25-00775

PART 1 - GENERAL

1.1. GENERAL REQUIREMENTS:
ALL WORK SHALL BE IN ACCORDANCE WITH THE ARRANGEMENT, DETAILS AND LOCATION AS INDICATED ON THE CONTRACT DOCUMENTS, REFERENCE DRAWINGS AND ANY SUPPLEMENTAL ADDENDA, BULLETINS OR DRAWINGS ISSUED BY THE ARCHITECT/ENGINEER. LAYOUTS ARE DIAGRAMMATIC AND FINAL ARRANGEMENT OF EQUIPMENT SHALL SUIT FIELD CONDITIONS. REFER TO ALL DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT FOR THE EXACT LOCATION OF ALL EQUIPMENT AND REQUIRED MOUNTING HEIGHTS PRIOR TO THE START OF ANY ROUGHING. THE RIGHT IS RESERVED TO MAKE ANY REASONABLE CHANGE IN LOCATION TO OUTLETS AND EQUIPMENT PRIOR TO ROUGHING AT NO ADDITIONAL EXPENSE TO THE OWNER.

1.2. SCOPE OF WORK:
THE SCOPE OF WORK CONSISTS OF THE INSTALLATION OF ALL MATERIALS TO BE FURNISHED UNDER THIS SECTION, AND WITHOUT LIMITING THE GENERALITY THEREOF, CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, STORAGE, TRANSPORTATION, RIGGING, STAGING, APPURTENANCES AND SERVICES NECESSARY AND/OR INCIDENTAL TO PROPERLY COMPLETE ALL ELECTRICAL WORK SHOWN ON THE DRAWINGS, AS DESCRIBED IN THE SPECIFICATIONS, OR AS REASONABLY INFERRED FROM EITHER, IN THE OPINION OF THE ARCHITECT/ENGINEER AS BEING REQUIRED.

1.3. SITE VISIT:
BIDDERS ARE ADVISED TO VISIT THE SITE AND INFORM THEMSELVES AS THE TO CONDITIONS UNDER WHICH THIS WORK WILL BE PERFORMED. FAILURE TO DO SO WILL, IN NO WAY, RELIEVE THE SUCCESSFUL BIDDER FROM THE RESPONSIBILITY OF FURNISHING ANY MATERIALS OR PERFORMING ANY WORK IN ACCORDANCE WITH THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS. NO COMPENSATION WILL BE GRANTED FOR ADDITIONAL WORK CAUSED BY UNFAMILIARITY WITH SITE CONDITIONS THAT ARE VISIBLE OR READILY CONSTRUED BY AN EXPERIENCED OBSERVER. FIELD VERIFY MEASUREMENTS AND CIRCUITING ARRANGEMENTS THAT ARE SHOWN ON DRAWINGS. ARRANGEMENTS SHALL BE MADE WITH THE OWNER PRIOR TO THE VISIT FOR INSPECTION OF THE WORK AREA(S).

1.4. RELATED WORK:
THE FOLLOWING RELATED WORK IS NOT INCLUDED UNDER THIS SECTION AND SHALL BE PROVIDED UNDER OTHER SECTIONS. COORDINATE WILL ALL WITH ALL DIVISIONS TO ENSURE A COMPLETE INSTALLATION:

A. CUTTING AND PATCHING.
B. ALLOWANCES.
C. ALTERNATIVES.
D. ACCESS PANELS.
E. FIELD PAINTING.
F. TELECOMMUNICATION WIRING AND DEVICES UNLESS SPECIFICALLY NOTED ON DRAWINGS OR IN SPECIFICATIONS.

1.1. DEFINITIONS:
A. "CONCEALED" SHALL BE DEFINED AS AREAS WHERE CONDUIT AND WIRING IS LOCATED IN CHASES, WALLS, PARTITIONS, SHAFTS, AND ABOVE FINISHED CEILINGS.
B. "EXPOSED" SHALL MEAN CONDUIT AND WIRING RUN ON THE SURFACE OF THE BUILDING CONSTRUCTION.
C. "CONDUIT" SHALL MEAN IN ADDITION TO CONDUIT, ALL FITTINGS, HANGERS AND OTHER ACCESSORIES RELATING TO SUCH CONDUIT SYSTEMS.
D. "WIRING" SHALL MEAN WIRE, RACEWAY, BOXES AND FITTINGS.
E. "PROVIDE" SHALL MEAN "PROVIDED COMPLETE IN PLACE" THAT IS, "FURNISHED AND INSTALLED."

1.1. CODES, REGULATIONS, AND PERMITS:
ALL WORK UNDER THIS SECTION SHALL CONFORM TO THE LATEST EDITIONS OF THE LOCAL STATE BUILDING CODE, THE STATE ELECTRICAL CODE, NFPA, ANSI/NECA INSTALLATION STANDARDS, AND ALL OTHER LOCAL GOVERNING CODES. ELECTRICAL CONTRACTOR SHALL REFERENCE NEC 2014 AS GOVERNING CODE. GIVE NOTICES, FILE PLANS, OBTAIN AND PAY FOR PERMITS AND LICENSES AND OBTAIN NECESSARY APPROVALS FROM AUTHORITIES HAVING JURISDICTION. PERMITS SHALL BE SECURED THROUGH THE CITY. DELIVER CERTIFICATES OF INSPECTIONS TO ARCHITECT/ENGINEER. NO WORK SHALL BE COVERED BEFORE EXAMINATION AND APPROVAL BY ARCHITECT/ENGINEER AND THE AUTHORITIES HAVING JURISDICTION. IMPERFECT OR CONDEMNED WORK SHALL BE REPLACED WITH WORKING CONFORMING TO REQUIREMENTS AT NO ADDITIONAL COST TO THE OWNER, SUBJECT TO APPROVAL OF THE ARCHITECT/ENGINEER. IF WORK IS COVERED BEFORE DUE INSPECTION AND APPROVAL THE ELECTRICAL CONTRACTOR SHALL PAY COSTS OF UNCOVERING THE INSTALLED WORK, WHETHER IT MEETS CONTRACT REQUIREMENTS OR NOT.

1.2. MATERIALS:
ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS SECTION SHALL BE NEW AND OF THE BEST GRADE FOR THE SERVICE INTENDED. IT IS NOT INTENDED THAT THESE SPECIFICATIONS OR DRAWINGS SHOW EVERY CONDUIT, FITTING, AND APPURTENANCE. ALL SUCH PARTS NECESSARY FOR THE COMPLETE EXECUTION OF THE WORK, IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADE AND TO THE SATISFACTION OF THE ARCHITECT/ENGINEER SHALL BE PROVIDED WHETHER THESE PARTS MAY HAVE SPECIFICALLY MENTIONED OR NOT, OR INDICATED ON THE DRAWINGS.

1.3. SHOP DRAWINGS:
WHERE THE DRAWINGS OR SPECIFICATIONS LIST SPECIFIC BRANDS OR CATALOG NUMBERS, ONLY THESE PRODUCTS MAY BE USED UNLESS THE WORDS: "OR APPROVED EQUAL" OR "BUT ARE NOT LIMITED TO" ARE INCLUDED. THE ENGINEER'S REVIEW IS FOR GENERAL CONFORMANCE WITH THE DESIGN INTENT. MARKINGS OR COMMENTS SHALL NOT BE CONSTRUED AS RELIEVING THE ELECTRICAL CONTRACTOR FROM COMPLIANCE WITH DRAWINGS AND SPECIFICATIONS, NOR DEPARTURES THEREOF. THE ELECTRICAL CONTRACTOR REMAINS RESPONSIBLE FOR DETAILS AND ACCURACY, FOR CONFORMING AND CORRECTNESS OF ALL QUANTITIES AND DIMENSIONS, FOR SELECTING FABRICATING PROCESSES, FOR TECHNIQUES OR ASSEMBLY, AND FOR PERFORMING THEIR WORK IN A SAFE MANNER. DEVIATIONS TO SPECIFIED MATERIALS SHALL BE AT THE SOLE RISK OF THE ELECTRICAL CONTRACTOR, WHO SHALL BE RESPONSIBLE FOR ALL ASSOCIATED CHANGES TO THIS AND OTHER TRADES. WITHIN THIRTY (30) DAYS AFTER THE DATE OF NOTICE TO PROCEED, AND BEFORE THE PROCUREMENT OF ANY MATERIALS AND EQUIPMENT, SUBMIT FOR APPROVAL A COMPLETE ITEMIZED LIST OF ALL THE MATERIALS AND EQUIPMENT INCORPORATED UNDER THIS SECTION. ALL SHOP DRAWING SUBMITTALS SHALL BE COMPLETE AND INCLUDE ALL PART 2 PRODUCTS AND VFDS OF THIS SPECIFICATION AND BE CLEARLY IDENTIFIED. NO CONSIDERATION WILL BE GIVEN TO PARTIAL SUBMITTALS, EXCEPT WITH PRIOR APPROVAL.

1.4. OPERATIONS AND MAINTENANCE MANUALS:
1. AT LEAST TWO (2) WEEKS PRIOR TO THE TIME OF TURNING OVER HIS CONTRACT TO THE OWNER FOR USE AND OCCUPANCY OR SUBSTANTIAL COMPLETION, SECURE AND DELIVER TO THE ARCHITECT/ENGINEER THREE (3) COMPLETE INDEXED BOUND FILES CONTAINING APPROVED OPERATING AND MAINTENANCE MANUALS, SHOP DRAWINGS, AND OTHER DATA AS FOLLOWS:
A. OPERATION DESCRIPTION OF ALL SYSTEMS.
B. COMPLETE SHOP DRAWINGS OF ALL EQUIPMENT.
C. PREVENTIVE MAINTENANCE INSTRUCTIONS FOR ALL SYSTEMS.
D. SPARE PARTS LISTS OF ALL SYSTEM COMPONENTS.
E. NAMES ADDRESS AND TELEPHONE NUMBERS OF ALL SUPPLIERS OF THE SYSTEMS.
2. NON-AVAILABILITY OF OPERATING AND MAINTENANCE MANUALS OR INACCURACIES THEREIN MAY BE GROUNDS FOR CANCELLATION AND POSTPONEMENT OF ANY SCHEDULED FINAL INSPECTION BY THE OWNER UNTIL SUCH TIME AS THE DISCREPANCY HAS BEEN CORRECTED AND/OR RETAINAGE OF SUFFICIENT MONIES TO PREPARE SAME.

1.1. RECORD DRAWINGS:
OWNER'S RECORD DRAWINGS SHALL BE UPDATED AS THE PROJECT PROGRESSES. MAINTAIN DOCUMENTS IN SAFE, DRY LOCATION. INDICATE CLEARLY AND ACCURATELY ANY CHANGES NECESSITATED BY FIELD CONDITIONS AND DIMENSION ALL CONCEALED RACEWAYS. THE ELECTRICAL CONTRACTOR SHALL DELIVER THE COMPLETED REPRODUCIBLE RECORD DRAWINGS AND CAD DISKS PROPERLY TITLED AND DATED TO ARCHITECT/ENGINEER. THESE RECORD DRAWINGS SHALL BECOME THE PROPERTY OF THE OWNER.

1.2. CHANGE ORDERS/PROPOSAL REQUEST:
A. DURING THE COURSE OF CONSTRUCTION, CHANGES IN THE WORK MAY OCCUR. WHEN A SIGNIFICANT CHANGE IS TO BE MADE, A PROPOSAL REQUEST WILL BE ISSUED.
B. PROVIDE A COMPLETE COST BREAKDOWN WHEN RESPONDING TO EACH PROPOSAL REQUEST.
C. EACH ITEM OF WORK TO BE PRICED SEPARATELY.
D. EACH LINE ITEM TO BE BROKEN DOWN INCLUDING QUANTITIES AND LISTING SEPARATELY LABOR AND MATERIAL.
E. BOTH CREDITS AND EXTRAS SHALL BE SEPARATELY AND CLEARLY QUANTIFIED.
F. ALLOWANCES FOR OVERHEAD AND PROFIT SHALL BE AS LISTED IN THE SUPPLEMENTARY CONDITIONS.
G. IF YOU BECOME AWARE OF A FIELD CONDITION, CODE REQUIREMENT, ERROR, OR OMISSION THAT YOU FEEL SHOULD RESULT IN A CHANGE TO THE WORK, PLEASE CONTACT THE ENGINEER FOR DISCUSSION. THE ENGINEER MAY BE ABLE TO CLARIFY THE SITUATION AND AVOID UNNECESSARY PAPERWORK.
H. IT IS RECOGNIZED THAT THE OWNER BENEFITS WHEN THE CONSTRUCTION PROCESS IS A COOPERATIVE EFFORT INSTEAD OF AN ADVERSARIAL RELATIONSHIP. REASONABLE GIVE-AND-TAKE ALLOWS THE CONSTRUCTION PROCESS TO MOVE SMOOTHLY. YOUR EFFORTS IN THIS REGARD WILL BE APPRECIATED BY ALL PARTIES.

1.12. GUARANTEE AND SERVICE:
THE ELECTRICAL CONTRACTOR SHALL GUARANTEE THE PERFORMANCE OF THE INSTALLATION AND ALL EQUIPMENT INCLUDED IN THIS SECTION IN WRITING FOR ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE BY THE ENGINEER. SHOULD ANY DEFECTS IN MATERIALS OR WORKMANSHIP APPEAR DURING THIS PERIOD, THEY SHALL BE CORRECTED OR REPLACED BY THE ELECTRICAL CONTRACTOR TO THE SATISFACTION OF THE ARCHITECT/ENGINEER, AT NO ADDITIONAL COST TO THE OWNER.

1.13. COORDINATE WITH OTHER TRADES:
CONFER WITH OTHER TRADES AND FURNISH IN WRITING TO THE ARCHITECT/ENGINEER ANY INFORMATION NECESSARY TO PERMIT THE WORK OF ALL TRADES TO BE INSTALLED SATISFACTORILY AND WITH THE LEAST POSSIBLE INTERFERENCE OR DELAY. WORK INSTALLED THAT CREATED INTERFERENCE OR RESTRICTS ACCESS REQUIRED BY CODE OR TO CONDUCT MAINTENANCE AND/OR ADJUSTMENTS SHALL BE MODIFIED AT NO ADDITIONAL COST TO THE OWNER. FURNISH TO OTHER TRADES ANY INFORMATION REQUIRED FOR THE PURPOSE OF COORDINATING ADJACENT WORK.

1.14. CUTTING AND PATCHING:
INCLUDE ALL CORING, CUTTING, PATCHING AND FIREPROOFING NECESSARY FOR THE EXECUTION OF THIS SECTION. STRUCTURAL ELEMENTS SHALL NOT BE CUT WITHOUT WRITTEN APPROVAL OF THE ARCHITECT/ENGINEER. REPAIR AND PATCH AROUND THE WORK SPECIFIED HEREIN TO MATCH THE EXISTING ADJACENT SURFACES TO THE SATISFACTION OF THE ARCHITECT/ENGINEER. FILL AND PATCH ALL OPENINGS OR HOLES LEFT IN THE EXISTING STRUCTURES BY THE REMOVAL OF EXISTING EQUIPMENT THAT IS PART OF THIS SECTION OF THE SPECIFICATIONS. APPLY FIRESTOPPING TO CABLE AND RACEWAY SLEEVES AND OTHER PENETRATIONS OF FIRE-RATED FLOOR AND WALL ASSEMBLIES TO RESTORE ORIGINAL UNDISTURBED FIRE-RESISTANCE RATINGS OF ASSEMBLIES.

1.15. HOISTING, SCAFFOLDING AND PLANKING:
INCLUDE THE FURNISHING, SETUP-UP AND MAINTENANCE OF ALL HOISTING MACHINERY, CRANES, SCAFFOLDS, STAGING AND PLANKING AS REQUIRED FOR THE EXECUTION OF WORK FOR THIS SECTION.

1.16. SAFETY REQUIREMENTS:
LIFE SAFETY AND ACCIDENT PREVENTION SHALL BE A PRIMARY CONSIDERATION. COMPLY WITH ALL SAFETY REQUIREMENTS OF THE OWNER AND OSHA THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD OF THE PROJECT. FURNISH, PLACE AND MAINTAIN PROPER GUARDS AND ANY OTHER NECESSARY CONSTRUCTION REQUIRED TO SECURE SAFETY OF LIFE AND PROPERTY.

1.17. ACCESSIBILITY:
ALL WORK PROVIDED UNDER THIS SECTION SHALL BE PROVIDED SO THAT PARTS REQUIRING PERIODIC INSPECTION, MAINTENANCE AND REPAIR ARE READILY ACCESSIBLE, WORK OF THIS TRADE SHALL NOT INFRINGE UPON THE CLEARANCES OF OTHER TRADES.

1.18. PROTECTION OF WORK AND PROPERTY:
THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND THE PROTECTION OF ALL WORK INCLUDED UNDER THIS SECTION UNTIL THE COMPLETION AND FINAL ACCEPTANCE OF THIS PROJECT. PROTECT ALL EQUIPMENT AND MATERIALS FROM DAMAGE FROM ALL CAUSES INCLUDING, BUT NOT LIMITED TO, FIRE, VANDALISM, AND THEFT. ALL MATERIALS AND EQUIPMENT DAMAGED OR STOLEN SHALL BE REPAIRED OR REPLACED WITH EQUAL MATERIAL OR EQUIPMENT AT NO ADDITIONAL COST TO THE OWNER. PROTECT ALL EQUIPMENT, OUTLETS AND OPENINGS, AND ROOF PENETRATIONS WITH TEMPORARY PLUGS, CAPS AND COVERS. PROTECT WORK AND MATERIALS OF OTHER TRADES FROM DAMAGE THAT MIGHT BE CAUSED BY WORK OR WORKMEN UNDER THIS SECTION AND MAKE GOOD ON DAMAGE THUS CAUSED. DAMAGED MATERIALS SHALL BE REMOVED FROM THE SITE; DAMAGE CAUSED BY THE ELECTRICAL CONTRACTOR DURING INSTALLATION SHALL BE REPAIRED AND/OR REPLACED AT THIS CONTRACTOR'S EXPENSE TO THE COMPLETE SATISFACTION OF THE BUILDING OWNER.

1.19. SEISMIC RESTRAINT REQUIREMENTS:
PROVIDE SEISMIC RESTRAINTS AS REQUIRED IN ACCORDANCE WITH THE STATE BUILDING CODE. A REGISTERED PROFESSIONAL STRUCTURAL ENGINEER, LICENSED IN THE APPLICABLE STATE FOR THE PROJECT LOCATION, SHALL PREPARE THE SEISMIC RESTRAINT DESIGN AND CERTIFY THAT THE DESIGN IS IN COMPLIANCE WITH THE STATE BUILDING CODE REQUIREMENTS.

1.20. PROJECT CLOSEOUT:
A CERTIFICATE OF COMPLETION SHALL BE ISSUED BY THE ELECTRICAL CONTRACTOR INDICATING THAT THE INSTALLATION IS IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AND ALL APPLICABLE LOCAL, STATE AND FEDERAL STATUTES AND CODES. FINAL INSPECTION BY THE ENGINEER SHALL BE CONDUCTED AFTER RECEIPT OF THE CERTIFICATE OF COMPLETION. NO LIFE SAFETY DEFICIENCIES IN THE EGRESS OR EXIT LIGHTING SYSTEMS, FIRE ALARM SYSTEM, OR THE EMERGENCY POWER SYSTEM SHALL BE PRESENT WHEN REQUESTING FINAL INSPECTION. PREMATURE REQUESTS FOR FINAL INSPECTIONS THAT REQUIRE REINSPECTION OF DEFICIENT ITEMS WILL RESULT IN BACK CHARGES OF THE COSTS ASSOCIATED WITH THE REINSPECTION.

1.21. DRAWINGS AND SPECIFICATIONS:
THE DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY EACH TO THE OTHER, AND ANY LABOR OR MATERIAL CALLED FOR BY EITHER, WHETHER OR NOT BY BOTH, OR NECESSARY FOR THE SUCCESSFUL OPERATION OF ANY COMPONENTS SHALL BE PROVIDED. BEFORE INSTALLING ANY WORK, VERIFY THAT IT DOES NOT INTERFERE WITH THE CLEARANCES REQUIRED FOR OTHER WORK. INSTALLED WORK WHICH INTERFERES WITH EXISTING NECESSARY SERVICES SHALL BE MODIFIED AS DIRECTED BY THE ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER. BE FAMILIAR WITH THE DRAWINGS AND SPECIFICATIONS OF ALL OTHER TRADES TO PREVENT INTERFERENCES AND ASSURE COMPLETE COORDINATION. IF THERE ARE ANY DISCREPANCIES BETWEEN THE ELECTRICAL DRAWINGS AND SPECIFICATIONS REQUEST CLARIFICATION FROM THE ENGINEER PRIOR TO START AND OR CONTINUATION OF ANY WORK OR THE PROCUREMENT OF ANY MATERIALS AND EQUIPMENT.

PART 2 - PRODUCTS

2.1. FIRE ALARM SYSTEM: (MA ADDITION AND MODIFICATION)

1. GENERAL: PROVIDE AN ADDITION AND MODIFICATION TO THE EXISTING AUTOMATIC AND MANUAL, AUXILIARY CONNECTED FIRE ALARM SYSTEM, ACCORDING TO THE FOLLOWING SPECIFICATIONS TO BE WIRED, CONNECTED, TESTED AND LEFT IN FIRST CLASS OPERATING CONDITION. ALL EQUIPMENT SHALL BE UNDERWRITERS' LABORATORIES APPROVED FOR THE INTENDED USE AND SHALL MEET WITH THE APPROVAL OF THE LOCAL AUTHORITY. THE COMPLETE SYSTEM SHALL BE AS MANUFACTURED BY NOTIFIER. THE COMPLETE SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH APPLICABLE SECTIONS OF NFPA STANDARDS, SECTION 72, 101 LIFE SAFETY, THE STATE OF MASSACHUSETTS BUILDING CODES AND ALL LOCAL CODES AND REQUIREMENTS. ALL MODIFICATIONS TO CONTROL EQUIPMENT MUST BE WITH THE SAME BRAND OF EQUIPMENT AS THE EXISTING.
2. ALL DEVICES MUST BE U.L. LISTED AS COMPATIBLE WITH THE CONTROL EQUIPMENT. SUBMIT PROOF OF COMPATIBILITY WITH SHOP DRAWING SUBMITTAL.
3. REPLACE ANY EXISTING EQUIPMENT AND WIRING THAT IS NOT COMPATIBLE WITH THE EQUIPMENT THAT YOU PROVIDE OR THE MODIFICATIONS THAT YOU MAKE, WITHOUT ADDITIONAL COMPENSATION.
4. PROVIDE ADDITIONAL FIRE ALARM DEVICES AS SHOWN ON THE DRAWINGS. NEW DEVICES SHALL MATCH AND BE FULLY COMPATIBLE WITH EXISTING EQUIPMENT. THE MANUFACTURE OF THE NEW EQUIPMENT SHALL MATCH EXISTING. EXTENSION OF EXISTING FIRE ALARM SYSTEM SHALL INCLUDE INFRASTRUCTURE UPGRADES INCLUDING EXISTING FIRE ALARM CONTROL PANEL, ADDITIONAL POWER SUPPLIES, AMPLIFIERS, BATTERIES, SOFTWARE AND ALL OTHER ADDITIONAL COMPONENTS AS REQUIRED TO PROVIDE AND FULLY FUNCTIONAL FIRE ALARM SYSTEM. PRIOR TO SUBMITTING SHOP DRAWINGS THE ELECTRICAL CONTRACTOR AND/OR THEIR FIRE ALARM VENDOR SHALL FIELD VERIFY THAT THE EXISTING FIRE ALARM CONTROL PANEL IS EXPANDABLE AND IS NOT LIMITED TO SOFTWARE COMPATIBILITY, HARDWARE, AVAILABILITY OF PARTS, ETC. IF IT IS FOUND THAT THE EXISTING FIRE ALARM CONTROL PANEL CANNOT BE USED IN THE NEW DESIGN PER THE CONSTRUCTION DOCUMENTS, THEN THE ELECTRICAL CONTRACTOR SHALL PROVIDE SEPARATE PRICING FOR REPLACING THE CONTROL PANEL WITH A FULLY COMPATIBLE TYPE AND RE-PROGRAMING OF ALL EXISTING DEVICES AS REQUIRED.
5. AS IT IS NOT PRACTICAL TO ENUMERATE IN THESE SPECIFICATIONS ALL DETAILS OF FITTINGS AND ACCESSORY EQUIPMENT REQUIRED FOR PROPER OPERATION OF THE SYSTEM HEREIN DESCRIBED, IT IS UNDERSTOOD THAT THEY WILL BE SUPPLIED BY THE CONTRACTOR WITHOUT EXTRA COMPENSATION. PROVIDE ALL FITTINGS, TERMINATIONS, ETC., NEEDED FOR THE BEST PERFORMANCE POSSIBLE AT THE PRESENT STATE-OF-THE-ART.
6. WIRING: THE ELECTRICAL SUBCONTRACTOR SHALL PROVIDE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS, ALL WIRING, CONDUIT AND OUTLET BOXES REQUIRED FOR INSTALLATION OF A COMPLETE SYSTEM AS DESCRIBED HEREIN AND AS SHOWN ON THE PLANS. PROVIDE ALL WIRING IN METALLIC RACEWAY. PROVIDE NO. 14 GAUGE, THWN, SOLID CONDUCTORS AND COLOR CODE AS REQUIRED.
7. TAG ALL WIRES AT ALL JUNCTION POINTS AND TEST FREE FROM GROUNDS OR CROSSES BETWEEN CONDUCTORS. CARRY THE WIRING SYSTEM THROUGH ALL EQUIPMENT. PROVIDE RED PAINTED TERMINAL CABINETS WITH HINGED LOCKABLE COVERS AT ALL JUNCTION POINTS. MAKE ALL CONDUCTOR SPLICES ON SCREW TYPE TERMINAL BLOCKS; WIRE NUTS SHALL NOT BE USED. PROPERLY LABEL ALL TERMINALS WITHIN TERMINAL CABINETS. MAKE FINAL CONNECTIONS BETWEEN CONTROL EQUIPMENT AND THE MANUFACTURER.
8. SUBMIT COMPLETE DOCUMENTATION FOR THE FIRE ALARM/LIFE SAFETY SYSTEM SHOWING THE MODEL NUMBER, TYPE, RATING, SIZE, STYLE, MANUFACTURER'S NAMES, AND MANUFACTURER'S CATALOG DATA SHEETS FOR ALL ITEMS TO ENSURE COMPLIANCE WITH THESE SPECIFICATIONS.
9. UPON CONTRACT BID APPROVAL, AND PRIOR TO START OF SYSTEM INSTALLATION, SUBMIT SHOP DRAWINGS TO AND OBTAIN WRITTEN APPROVAL FROM THE FIRE DEPARTMENT, PRIOR TO ORDERING FIRE ALARM EQUIPMENT. GENERAL REQUIREMENTS ARE AS FOLLOWS:
A. SYSTEM OPERATION DESCRIPTION: DETAILED DESCRIPTION FOR THIS PROJECT, INCLUDING METHOD OF OPERATION AND SUPERVISION OF EACH TYPE OF CIRCUIT AND SEQUENCE OF OPERATIONS FOR MANUALLY AND AUTOMATICALLY INITIATED SYSTEM INPUTS AND OUTPUTS. MANUFACTURER'S STANDARD DESCRIPTIONS FOR GENERIC SYSTEMS ARE NOT ACCEPTABLE.
B. DEVICE ADDRESS LIST: COORDINATE WITH FINAL SYSTEM PROGRAMMING.
C. SYSTEM RISER DIAGRAM WITH DEVICE ADDRESSES, CONDUIT SIZES, AND CABLE AND WIRE TYPES AND SIZES.
D. WIRING DIAGRAMS: POWER, SIGNAL, AND CONTROL WIRING. INCLUDE DIAGRAMS FOR EQUIPMENT AND FOR SYSTEM WITH ALL TERMINALS AND INTERCONNECTIONS IDENTIFIED. SHOW WIRING COLOR CODE.
E. BATTERIES: SIZE CALCULATIONS.
10. SUBMIT SHOP DRAWINGS TO AND OBTAIN WRITTEN APPROVAL FROM THE AUTHORITIES HAVING JURISDICTION, PRIOR TO ROUGHING. RESUBMIT IF REQUIRED TO MAKE CLARIFICATIONS OR REVISIONS TO OBTAIN APPROVAL. ON RECEIPT OF COMMENTS FROM AUTHORITIES HAVING JURISDICTION, SUBMIT THEM TO ENGINEER FOR REVIEW.
11. GUARANTEE AND FINAL TEST: GUARANTEE ALL NEW EQUIPMENT AND WIRING TO BE FREE FROM INHERENT MECHANICAL AND ELECTRICAL DEFECTS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE. THE ELECTRICAL CONTRACTOR SHALL PROVIDE THE SERVICES OF THE BUILDING FIRE ALARM MAINTENANCE CONTRACTOR FOR TIE-IN OF NEW FIRE ALARM CIRCUITRY.
12. BEFORE THIS INSTALLATION SHALL BE CONSIDERED COMPLETE AND ACCEPTABLE TO THE AWARDING AUTHORITIES, A COMPLETE TEST ON THE SYSTEM SHALL BE PERFORMED AS FOLLOWS: THE ELECTRICAL CONTRACTOR'S JOB FOREMAN, IN THE PRESENCE OF A REPRESENTATIVE OF THE FIRE ALARM MAINTENANCE CONTRACTOR, FIRE ALARM MANUFACTURER AND A REPRESENTATIVE OF THE LOCAL FIRE DEPARTMENT, SHALL OPERATE EACH ALARM INITIATING DEVICE AND VERIFY ZONE ANNUNCIATION, AUDIBLE AND VISUAL SIGNALING AND PROPER OPERATION OF THE MASTER BOX. EACH CIRCUIT SHALL BE OPENED AT ITS MOST REMOTE POINT TO CHECK FOR THE CORRECTNESS OF THE SUPERVISORY CIRCUITRY. WHEN THE ABOVE TEST HAS BEEN COMPLETED TO THE SATISFACTION OF THE MANUFACTURER'S REPRESENTATIVE, THE ELECTRICAL SUBCONTRACTOR'S JOB FOREMAN, AND THE LOCAL FIRE DEPARTMENT, A LETTER WITNESSED AND CO-SIGNED BY ALL ATTESTING TO THE COMPLETION OF THIS TESTING SHALL BE FORWARDED TO THE ENGINEER. TEST TO INCLUDE BOTH NEW AND EXISTING WIRING AND EQUIPMENT.
13. DURING THE GUARANTEE PERIOD, 24 HOUR SERVICE (365 DAYS/YEAR) IS REQUIRED OF THE CONTRACTOR AND EQUIPMENT SUPPLIER.
14. QUARTERLY TESTING IS NOT PART OF THIS CONTRACT.
15. SERVICE CALLS RESULTING FROM ACTS OF VANDALISM, ACTS OF NATURE, OR ACTS WHICH ARE BEYOND THE CONTROL OF THE EQUIPMENT MANUFACTURER ARE EXCLUDED UNDER THE GUARANTEE AND SHALL BE CONSIDERED A BILLABLE CALL.

2.1. WIRE AND CABLE:
BRANCH WIRING SHALL BE TYPE THHN/THWN OR XHHW, MINIMUM OF #12 AWG SOLID COPPER WITH CONDUCTIVITY OF NOT LESS THAN 98% OF THE ANSI STANDARD FOR ANNEALED COPPER, UL LISTED FOR BUILDING WIRE 90 DEGREES CELSIUS. WET OR DRY LOCATIONS RATED FOR 600V SERVICE. MC AND FAMC CABLING CAN BE USED WHERE CONCEALED. CONDUCTORS LARGER THAN #10 SHALL BE STRANDED. COLOR CODING SHALL BE CONSISTENT THROUGHOUT. SERVICE FEEDER WIRING MAY BE PROVIDED AS ALUMINUM. ALUMINUM FEEDERS SHALL BE SIZED TO PROVIDE THE SAME AMPERE RATING FOR THE COPPER FEEDERS INDICATED.

2.2. CONDUIT:
ELECTRIC METALLIC TUBING SHALL BE ELECTRO-GALVANIZED SHERARDIZED STEEL. WHERE EXPOSED, ALL WIRING SHALL BE INSTALLED IN CONDUIT. ALL ROUTING OF CONDUIT SHALL BE RUN PERPENDICULAR TO BUILDING WALLS. ALL ELECTRIC METALLIC TUBING SHALL BE UTILIZED WITH STEEL COMPRESSION TYPE FITTINGS. CONDUIT SHALL BE SUPPORTED FROM BUILDING STRUCTURE; AND SHALL BE INDEPENDENT OF DUCTS, PIPES, CEILING AND THEIR SUPPORTING MEMBERS.

2.3. WIRING DEVICES:
1. RECEPTACLES:
A. DUPLEX RECEPTACLES SHALL BE SPECIFICATION GRADE GROUNDING TYPE, RATED 20 AMPERES, 125 VOLTS. RECEPTACLES SHALL BE BACK AND SIDE WIRED WITH SCREW TYPE TERMINALS HAVING SUITABLE CONDUCTOR RELEASE ARRANGEMENT. GFCI RECEPTACLES SHALL BE SPECIFICATION GRADE 20 AMPERES, 125 VOLTS.
B. COLOR OF RECEPTACLES SHALL BE AS SELECTED BY ARCHITECT.

1.1. OUTLET BOXES:
PROVIDE OUTLET BOXES AS REQUIRED FOR ALL ELECTRICAL DEVICES AND EQUIPMENT. MINIMUM SIZE OF BOXES SHALL BE 4", 1-1/4" DEEP. ALL OUTLET BOXES SHALL BE GALVANIZED STEEL.

1.2. PULL BOXES, JUNCTION BOXES AND WIREWAYS:
A. PULL BOXES SHALL BE OF CODE GAUGE GALVANIZED STEEL WITH SCREW COVERS TO MATCH. PULL BOXES AND WIREWAYS SHALL BE AS SHOWN ON CONTRACT DRAWINGS AND/OR AS REQUIRED BY THE NATIONAL ELECTRICAL CODE AND/OR JOB CONDITIONS, WITH STEEL BARRIERS SEPARATING SYSTEMS.
B. WIREWAYS SHALL BE OF CODE GAUGE STEEL, BAKED ENAMEL MANUFACTURED STANDARD SECTIONS AND STEEL FITTINGS, WITH COMBINATION HINGED AND SCREW COVERS.
C. CONDUCTORS PASSING THROUGH PULL BOXES AND WIREWAYS SHALL BE IDENTIFIED TO INDICATE THEIR ORIGIN AND TERMINATION. PROVIDE NAMEPLATES FOR ALL PULL BOXES.
D. WEATHERPROOF JUNCTION BOXES INSTALLED IN GRADE SHALL BE POLYMER CONCRETE WITH CASKETED COVER, MINIMUM 6"x8".

2.1. THERMAL SWITCHES:
A. THERMAL SWITCHES SHALL BE NEMA TYPE 1 TOGGLE SWITCH FOR NORMAL DUTY WITH THERMAL OVERLOAD RELAY.
B. SWITCH ENCLOSURES SHALL BE OF A TYPE APPROVED FOR THE LOCATION AND ATMOSPHERE IN WHICH IT IS MOUNTED.
C. THERMAL SWITCHES SHALL BE INSTALLED WHERE CALLED FOR OR WHERE REQUIRED BY CODE.
D. THERMAL SWITCHES SHALL BE PROVIDED WITH PILOT WHERE CALLED FOR ON THE DRAWINGS.

2.1. CIRCUIT BREAKERS FOR EXISTING PANELBOARDS:
A. CIRCUIT BREAKERS SHALL BE EQUAL TO THE EXISTING CIRCUIT BREAKERS AND OF THE SAME MANUFACTURER AS THE EXISTING PANELBOARDS IN WHICH THEY ARE TO BE INSTALLED.
B. PROVIDE UPDATED TYPEWRITTEN CIRCUIT DIRECTORY CARDS INDICATING AREAS AND DEVICES SERVED BY EACH CIRCUIT IN ALL EXISTING PANELBOARDS PANELS AFFECTED BY THE WORK OF THIS PROJECT.

2.1. TELECOMMUNICATION OUTLETS:
FURNISH AND INSTALL TELECOMMUNICATION OUTLETS, BOXES, AND CONDUIT FOR ALL TELECOMMUNICATION OUTLET LOCATIONS INDICATED ON THE DRAWINGS, PROVIDE BACK BOXES, CONDUIT, PULLSTRINGS, ETC. AS PER DRAWINGS.

2.2. DISCONNECT SWITCHES:
A. THE ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL DISCONNECTING MEANS AS REQUIRED BY THE NATIONAL ELECTRICAL CODE FOR ALL MOTORS.
B. MANUAL MOTOR STARTERS SHALL HAVE QUICK MAKE, QUICK BREAK TOGGLE MECHANISMS WITH ALLOWANCE FOR UP TO 10% FIELD ADJUSTMENT TO NOMINAL OVERLOAD HEATER VALUES.
C. DISCONNECT SWITCHES SHALL BE FUSED OR UNFUSED AS SHOWN ON THE DRAWINGS, OR AS REQUIRED, NEMA TYPE HD SAFETY SWITCHES FOR HEAVY DUTY, WITH INTERLOCKING COVER, SIDE OPERATED WITH PROVISIONS FOR PADLOCKING THE SWITCH HANDLE IN THE OFF POSITION.
D. ALL MOTOR ISOLATING SWITCHES INDICATED ON THE DRAWINGS SHALL BE RATED IN HORSEPOWER AND SHALL BE RAT

PLUMBING FIXTURE CONNECTION SCHEDULE

FIXTURE TYPE	HOT WATER	COLD WATER	WASTE OR SAN	VENT
WATER CLOSET (TANK TYPE)	---	1/2"	4"	2"
LAVATORY	1/2"	1/2"	1 1/2"	2"
JANITOR MOP BASIN	1/2"	1/2"	2"	2"
JANITOR SINK	1/2"	1/2"	3"	1 1/2"

NOTE:
1 - SEE ARCHITECTURAL DRAWINGS FOR PLUMBING FIXTURE MOUNTING HEIGHTS.

PLUMBING GENERAL NOTES

PLUMBING GENERAL NOTES

1. THESE GENERAL NOTES ARE APPLICABLE TO ALL PLUMBING DRAWINGS.

2. DRAWINGS ARE DIAGRAMMATIC AND SHOW GENERAL INTENT OF WORK, SEE DETAILS, SCHEDULES AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

3. PLUMBING CONTRACTOR MUST REVIEW DRAWINGS OF THE OTHER TRADES AS PART OF THIS CONTRACT FOR ADDITIONAL WORK REQUIRED AND OR COORDINATION OF HIS WORK FOR OPERATIONS OR CONNECTIONS TO OTHER SYSTEMS.

4. THE PLUMBING CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL SERVICES TO HVAC EQUIPMENT INCLUDING BUT NOT LIMITED TO: GAS SUPPLY PIPING, CONDENSATE PIPING, COLD WATER SUPPLY PIPING, DRAINS, AND CONNECTIONS TO AIR HANDLING UNITS, FAN COIL UNITS, UNIT HEATERS, BOILERS, CHILLERS, ETC. ALSO, DEVICES REQUIRED INCLUDE BACKFLOW PREVENTERS, REGULATORS, UNIONS, TRAPS, AND SHUT-OFF VALVES REQUIRED FOR THIS EQUIPMENT. REFER TO HVAC DRAWINGS FOR ADDITIONAL INFORMATION AND COORDINATION.

5. THE PLUMBING CONTRACTOR SHALL PROVIDE PIPE EXPANSION JOINTS ON PIPING PASSING THRU ALL BUILDING EXPANSION JOINT LOCATIONS AS REQUIRED PER BUILDING CODES WHETHER OR NOT SHOWN ON DRAWINGS. REVIEW ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR EXACT BUILDING EXPANSION JOINT LOCATIONS AND EXPANSION DIMENSIONS.

6. PLEASE NOTE THAT PLUMBING FIXTURES & COMPONENTS ARE TO BE APPROVED BY THE NEW YORK STATE PLUMBING BOARD. ALL ITEMS INCLUDED IN SUBMITTALS SHALL COMPLY WITH THIS REQUIREMENT. THE DESIGN TEAM IS NOT RESPONSIBLE FOR VERIFYING APPROVAL. ANY PRODUCT INCLUDED IN SUBMITTALS THAT DOES NOT COMPLY WITH THIS REQUIREMENT SHALL BE REPLACED WITH AN APPROVED PRODUCT AT THE PLUMBINGS CONTRACTOR'S EXPENSE.

7. CONTRACTOR SHALL COORDINATE PENETRATIONS AND SEALING REQUIREMENTS (INTERIOR AND EXTERIOR) OF PIPING THROUGH THE WALK-IN COOLER/FREEZER ENVELOPES PER MANUFACTURER REQUIREMENTS.

8. PLUMBING CONTRACTOR SHALL VERIFY ALL PLUMBING CONNECTIONS FOR FOOD SERVICE EQUIPMENT WITH GC, OWNER, AND PROVIDING VENDOR PRIOR TO PROCUREMENT OF MATERIALS AND INSTALLATION.

PLUMBING PIPING LEGEND

	COLD WATER
	HOT WATER
	HOT WATER RECIRCULATION
85°F	TEPID HOT WATER 85° F
	WASTE, SANITARY OR SOIL
	WASTE, SANITARY, SOIL BURIED
ST	STORM
ST	STORM BURIED
	VENT
C	CONDENSATE WASTE
CPD	CONDENSATE WASTE - PUMP DISCHARGE
IW	INDIRECT WASTE
PD	PUMPED DISCHARGE
WS	WATER SERVICE
	DIRECTION OF FLOW
	PIPE DOWN
	PIPE DROP
	PIPE RISE
	PIPE ANCHOR
	PIPE GUIDE or SLEEVE
	PIPE EXPANSION FITTING (AT BLDG. EXP.JOINTS)
	VIBRATION ISOLATION FITTING
	PLUGGED OR CAPPED PIPE
	CLEANOUT
	FLOOR CLEANOUT

SHEET LIST

SHEET NUMBER	SHEET NAME
P001	PLUMBING LEGEND & SYMBOLS
P101	PLUMBING FLOOR PLANS
P200	PLUMBING SCHEDULES
P300	PLUMBING DETAILS
P400	PLUMBING SPECIFICATIONS

PLUMBING SYMBOL LEGEND

	THERMOMETER
	PRESSURE GAUGE
	WATER HAMMER ARRESTER
	STRAINER - 'Y' TYPE
	P-TRAP
	ROOF DRAIN
	FLOOR DRAIN
	FLOOR SINK
	SHOWER HEAD
	TRAP PRIMER
	UNION
	PETCOCK
	BALANCING VALVE
	BALL VALVE
	BUTTERFLY VALVE
	CURB GATE VALVE & BOX
	BACKWATER VALVE
	CHECK VALVE
	BACKFLOW PREVENTER (DOUBLE CHECK VALVE TYPE)
	BACKFLOW PREVENTER ASSEMBLY (RPD W/ DRAIN PIPING)
	THERMOSTATIC MIXING VALVE
	SOLENOID VALVE
	GATE VALVE
	GAS VALVE (BALL OR PLUG)
	OUTSIDE SCREW & YOKE (OS&Y) GATE VALVE
	VALVE IN PIPE DROP
	VALVE IN PIPE RISER
	ANGLE VALVE
	WALL HYDRANT (W.H.) or HOSE BIBB (H.B.)
	WATER PRESSURE REDUCING VALVE (* = PSI SETTING)
	GAS PRESSURE REGULATOR
	DRAIN
	TEMPERATURE & PRESSURE RELIEF VALVE (T&P)
M	WATER METER
GM	GAS METER
	CONNECT TO EXISTING
P	FIXTURE TYPE (REFER TO SPECIFICATIONS OR FIXTURE SCHEDULE)
	CIRCULATOR PUMP
	ADA ACCESSIBLE FIXTURE
	SQUARE FOOT
	OVERFLOW STORM - WALL OUTLET

ABBREVIATIONS

AD	AREAWAY DRAIN
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
BFP	BACKFLOW PREVENTER DEVICE
BTU	BRITISH THERMAL UNIT
CW	COLD WATER
CO	CLEANOUT
CP	CIRCULATOR PUMP
CFH	CUBIC FEET PER HOUR
CTE	CONNECT TO EXISTING
COND	CONDENSATE
DF	DRINKING FOUNTAIN
EWC	ELECTRIC WATER COOLER
EWH	ELECTRIC WATER HEATER
EXP	EXPANSION TANK
FD	FLOOR DRAIN
FS	FLOOR SINK
FCU	FAN COIL UNIT
GPM	GALLONS PER MINUTE
HW	HOT WATER
HB	HOSE BIBB
HC	HANDICAPPED ACCESSIBLE
HWR	HOT WATER RECIRCULATION
IW	INDIRECT WASTE
INV. ELEV.	INVERT ELEVATION
LAV	LAVATORY
MBH	THOUSAND B.T.U. PER HOUR
NIC	NOT IN CONTRACT
ORD	OVERFLOW ROOF DRAIN
OST	OVERFLOW STORM
PD	PUMPED DISCHARGE
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
OWO	OVERFLOW WALL OUTLET (STORM)
RD	ROOF DRAIN
RPD	REDUCED PRESSURE BACKFLOW PREVENTER
RTU	ROOF TOP UNIT
RWL	RAIN WATER LEADER
S	SOIL
SP	SUMP PUMP/SEWAGE PUMP
SS	SOIL STACK
SI	SOLIDS INTERCEPTOR
ST	STORM
SAN	SANITARY
T&P	TEMPERATURE & PRESSURE RELIEF VALVE
TD	TRENCH DRAIN
TP	TRAP PRIMER
TMV	THERMOSTATIC MIXING VALVE
TYP	TYPICAL
UH	UNIT HEATER
UR	URINAL
V	VENT
VS	VENT STACK
VIF	VERIFY IN FIELD
VTR	VENT THRU ROOF
W	WASTE
W&V	WASTE & VENT
WC	WATER CLOSET
WS	WASTE STACK
WH	WALL HYDRANT
WCO	WALL CLEANOUT
WHA	WATER HAMMER ARRESTOR
YH	YARD HYDRANT

ARCHITECT:
Colliers Engineering & Design

CLIENT:
CAFFE NERO

CONSULTANT:
ZAINO & ASSOCIATES, INC.

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PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:
STATE OF NEW YORK
FRANK N. ZAINO
No. 054691
LICENSED PROFESSIONAL ENGINEER

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

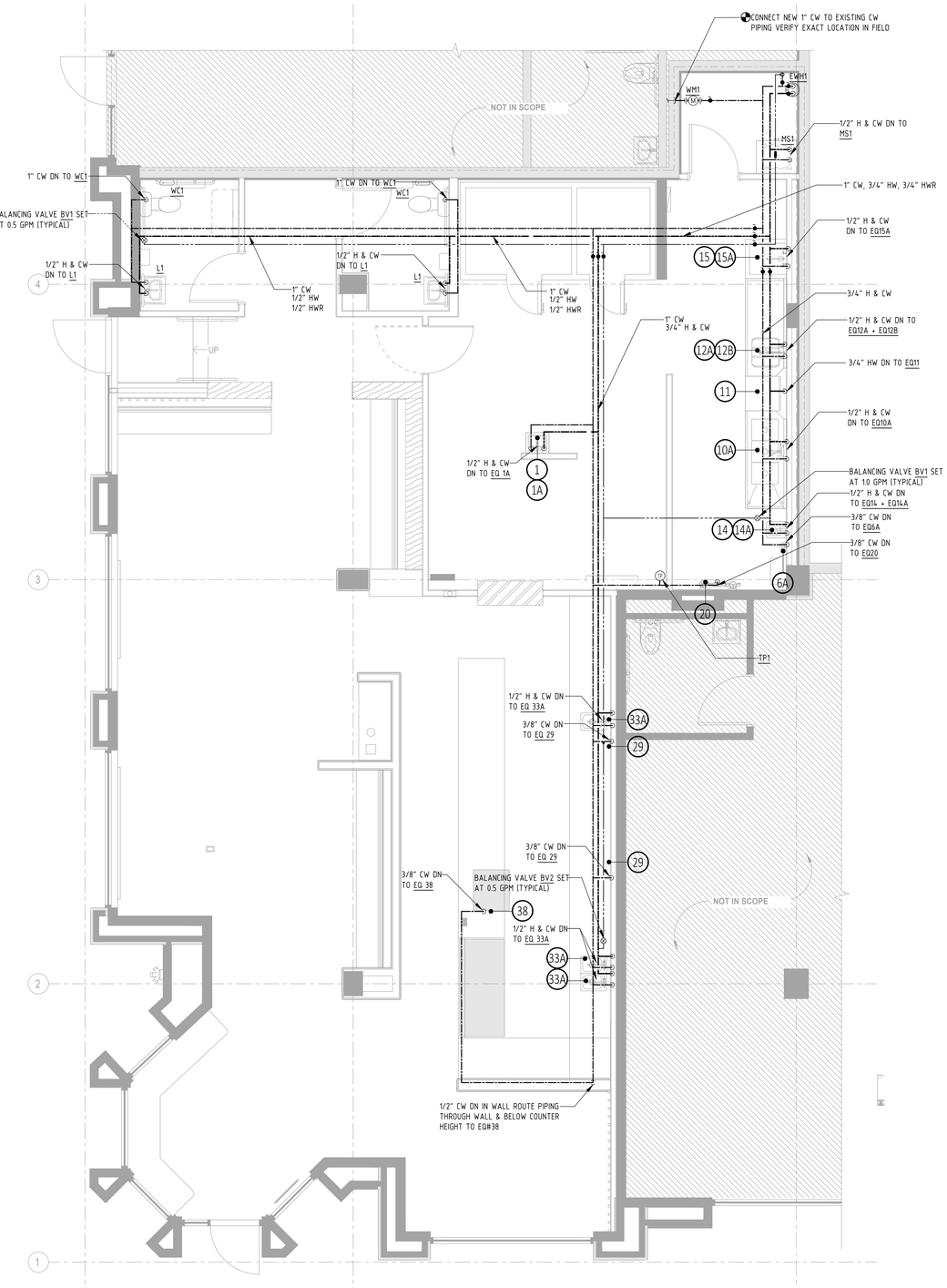
PROJECT TEAM: ZBB
PROJECT MANAGER: JVC
PROJECT NUMBER: 23343

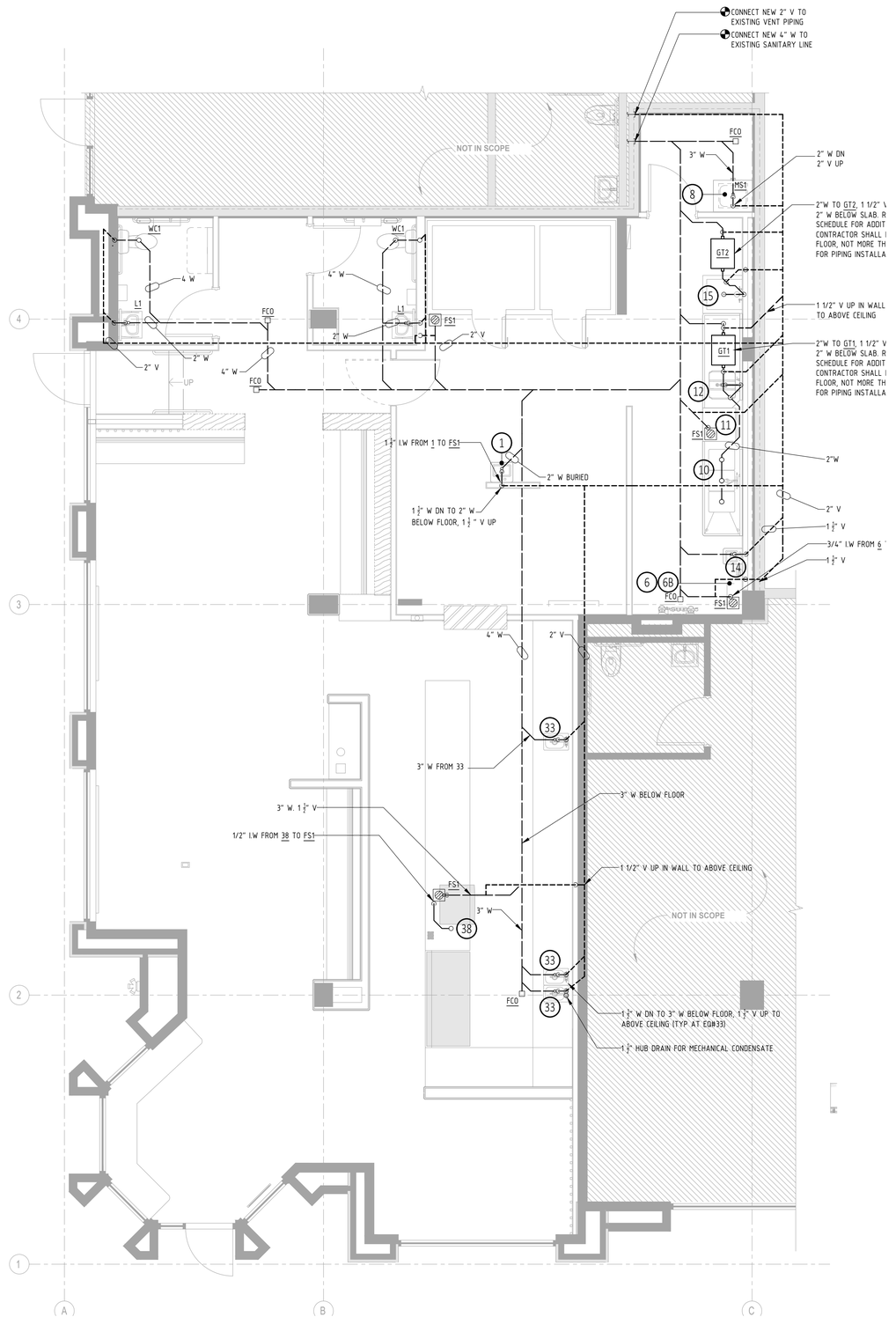
Colliers Engineering & Design,
Architecture, Landscape
Architecture, Surveying, CT P.C.

DRAWING NAME:
PLUMBING LEGEND & SYMBOLS

DRAWING NO.
P001

FZA PROJECT: PR-25-00775





1 **PLUMBING FLOOR PLAN - HOT & COLD WATER**
1/4" = 1'-0"

2 **PLUMBING FLOOR PLAN - WASTE & VENT**
1/4" = 1'-0"

0' 2' 4' 8'
1/4" = 1'-0"

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REVISIONS

NO.	DATE	DESCRIPTION

SEAL:
STATE OF NEW YORK
FRANK N. ZAINO
No. 054693
LICENSED PROFESSIONAL ENGINEER

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

PROJECT TEAM: ZBB
PROJECT MANAGER: JVC
PROJECT NUMBER: 23343

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

DRAWING NAME:
PLUMBING FLOOR PLANS

DRAWING NO.
P101

FZA PROJECT: PR-25-00775

EQUIPMENT SCHEDULE

ITEM #	QTY	EQUIPMENT CATEGORY	CW (in.)	HW (in.)	W (in.)	LW (in.)	GAS (in.)	MBTUH	EQUIPMENT REMARKS
1	1	HAND SINK	1/2"	1/2"		1 1/2"			WITH SIDE SPLASHES, G.C. SHALL PROVIDE WALL BLOCKING AS REQUIRED
1A	1	WALL/SPLASH MOUNT FAUCET	1/2"	1/2"					
6	1	ICE MAKER, CUBE-STYLE	3/8"			1/2"			WITH WATER FILTER ASSEMBLY
6A	1	WATER FILTRATION SYSTEM	3/8"						G.C. SHALL PROVIDE WALL BLOCKING AS REQUIRED
6B	1	ICE BIN FOR ICE MACHINES				3/4"			WITH ICE SCOOP
8	1	MOP SINK				2"			
8A	1	SERVICE FAUCET	1/2"	1/2"					
10	1	CLEAN DISHTABLE				2"			WITH THREE (3) DRAIN LEVER WASTE BRACKETS, SINK COVERS AND STORAGE BRACKETS
10A	1	MINI PRE-RINSE FAUCET ASSEMBLY	1/2"	1/2"					
10B	3	DRAIN, LEVER/TWIST WASTE				1 1/2" TO 2"			NOT SHOWN ON PLAN
11	1	DISHWASHER		1/2"		2"			ALL TRADES SHALL VERIFY DETAILS, DIMENSIONS, AND UTILITY REQUIREMENTS
12	1	SOILED DISHTABLE				2"			
12A	1	PRE-RINSE FAUCET ASSEMBLY	1/2"	1/2"					
12B	1	PRE-RINSE SINK BASKET	1/2"	1/2"					
14	1	HAND SINK	1/2"	1/2"	1 1/2"				G.C. SHALL PROVIDE WALL BLOCKING AS REQUIRED
14A	1	WALL/SPLASH MOUNT FAUCET	1/2"	1/2"					
15	1	ONE (1) COMPARTMENT SINK				2"			WITH ONE (1) LEVER WASTE SUPPORT BRACKET
15A	1	WALL/SPLASH MOUNT FAUCET	1/2"	1/2"					
15B	1	DRAIN, LEVER/TWIST WASTE				1 1/2" TO 2"			MANUFACTURER: ELGE FILTRATION, G.C. SHALL PROVIDE WALL BLOCKING AS REQUIRED
20	1	WATER FILTER	1/2"						
29	2	RINSER FOR ESPRESSO PITCHERS	3/8"						
33	3	DROP-IN SINK			1 1/2"				
33A	3	DECK MOUNT FAUCET	1/2"	1/2"					
38	1	ICE MAKER WITH BIN, CUBE-STYLE	3/8"			1/2"			WITH 1.125" LEGS, AR-PRE-P FILTER AND EXTRA CARTRIDGE K00496

PLUMBING FIXTURE SCHEDULE

GENERAL NOTES: PIPE SIZES SHOWN ARE FOR SUPPLY AND DRAINAGE ONLY. PROVIDE SUPPLIES WITH 1/4 TURN BALL STOPS, SEMI-CAST "P" TRAPS, PLUMBING FIXTURE SUPPORTS AND NECESSARY FITTINGS TO MAKE FINAL CONNECTION. REFER TO SPECIFICATION FOR EQUIVALENTS AND ARCHITECTURAL DOCUMENTS FOR EXACT PLUMBING FIXTURE MOUNTING HEIGHTS.

TAG	FIXTURE TYPE	MOUNT	MFR	MODEL	DESCRIPTION	FAUCET, FLUSH VALVE AND TRIM	REMARKS
WC1	WATER CLOSET	FLOOR	AMERICAN STANDARD	215AA.104	FLOOR MOUNTED, 12" ROUGH-IN, SIPHON JET FLUSH ACTION, VITREOUS CHINA WITH "EVERCLEAN" SURFACE,ELONGATED BOWL, 1.28 GALLON FLUSH, AND FRONT MOUNT CHROME TRIP LEVER. FURNISH COMPLETE WITH MOUNTING BOLTS AND CAPS. 5 YEAR WARRANTY.	SEAT: AMERICAN STANDARD, MODEL 5901.100SS, EVERCLEAN ELONGATED SEAT WITH SELF SUSTAINING HINGES, OPEN FRONT, WITHOUT COVER.	PROVIDE CLOSET BEND, FLOOR FLANGE, ALL MOUNTING HARDWARE, AND WATER SUPPLY STOP.
L1	LAVATORY	WALL	AMERICAN STANDARD	"LUCERNE" 0355.012	"LUCERNE", OVERALL DIMENSIONS 21" X18" BOWL SIZE 15"X10", 4" CENTER DRILLING/3 HOLES, FRONT OVERFLOW. LAVATORY SHALL BE ADA COMPLIANT.	FAUCET: DELTA, MODEL 516-HDMHDF-DST, SINGLE HANDLE LAVATORY FAUCET, 0.5 GPF, 3/8" PEX SUPPLY INLETS, 4" CENTERSET THREE HOLE MOUNTING, ADJUSTABLE LIMIT STOP, METAL GRID STRAINER. TRIM: CHROME PLATED CAST BRASS OFFSET TAILPIECE AND 1-1/2" CHROME PLATED P-TRAP. MINIMUM 17GA.β" N.P.T. ANGLE SUPPLY CONNECTION AND FOUR ARM HANDLE STOP CONSTRUCTION. CARRIER: SMITH, CONCEALED ARM SUPPORTS, 0700 FOR STUD WALL CONSTRUCTION. THERMOSTATIC MIXING VALVE-SYMMONS "MAXLINE" 7-210-CK	PROVIDE CAST IRON WALL HANGER BUILT-IN WALL, INSULATE ALL EXPOSED WATER AND WASTE PIPING BELOW COUNTER WITH MCGUIRE PWD125WC.
MS1	MOP SINK	FLOOR	JOHN BOOS	PBMS2016-12-X	"24.63x20"x16", FLOOR MOUNTED, HEAVY DUTY 16/300 STAINLESS STEEL, MARINE EDGES ON THE FRONT AND SIDES, NSF LISTED FOR SANITATION STANDARDS AND DURABILITY.	SERVICE FAUCET: T&S BRASS B-0665-BSTR	SINK INFORMATION INCLUDED FOR COORDINATION, REFER TO FOOD SERVICE EQUIPMENT DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

PLUMBING DRAINAGE SPECIALTIES SCHEDULE

GENERAL NOTE: PROVIDE SUPPORTS, TRAPS, ADAPTERS, ETC. AND NECESSARY FITTINGS TO MAKE FINAL CONNECTION. REFER TO SPECIFICATION FOR MISCELLANEOUS DRAINAGE SPECIALTIES AND FOR DRAINAGE SPECIALTIES ITEMS EQUIVALENTS.

TAG	SPECIALTY ITEM	MFR	MODEL	DESCRIPTION	REMARKS
FCO	FLOOR CLEANOUT	J.R. SMITH	4120 SERIES	CAST IRON CLEANOUT WITH ROUND, ADJUSTABLE CORRUGATED SECURED NICKEL BRONZE TOP, GASKET TYPE SEAL WITH BRONZE CLOSURE PLUG. SUPPLY WITH FLASHING FLANGE WITH FLASHING CLAMP, VANDAL PROOF, POLISHED BRONZE TOP. SIZE AS INDICATED ON FLOOR PLANS.	PROVIDE "F" CARPET MARKER FOR CARPET FINISHED FLOORS
FS1	FLOOR SINK	J.R. SMITH	3003-BIW-F-C	STAINLESS STEEL, 14 GA. TYPE 304 S.S., 12" SQUARE, 8"SUMP, ANCHOR FLANGE AND FLASHING CLAMP, BUTTWELD OUTLET, NO-HUB PIPE CONNECTION, TRAP PRIMER CONNECTION, DOME BOTTOM STRAINER, DEEP SEAL TRAP.	

PLUMBING WATER SPECIALTIES SCHEDULE

GENERAL NOTE: PROVIDE SUPPORTS, TRAPS, ADAPTERS, ETC. AND NECESSARY FITTINGS TO MAKE FINAL CONNECTION. REFER TO SPECIFICATION FOR MISCELLANEOUS DRAINAGE SPECIALTIES AND FOR DRAINAGE SPECIALTIES ITEMS EQUIVALENTS.

TAG	SPECIALTY ITEM	MFR	MODEL	DESCRIPTION	REMARKS
BV1	BALANCING VALVE	HAYS	2519	HAYS "MEASUREFLO", COMBINATION AUTOMATIC FLOW CONTROL VALVE AND BALL VALVE, SELF BALANCING, AND FULLY AUTOMATIC WITHOUT ADDITIONAL PIPING OR CONTROL MECHANISMS.	SET 3/4" VALVE FOR 0.5 GPM FLOW
WM1	SUB WATER METER	NEPTUNE	MACH10	2" EXTENDED LOW-FLOW RANGE, ADVANCED ULTRASONIC TECHNOLOGY, LEAD FREE, HIGH COPPER ALLOY MANCASE	
TP1	TRAP PRIMER DEVICE	PPP	PRO1-500	FLOW ACTIVATED INLINE FLOOR DRAIN TRAP PRIMER, INSTALL ON 1/2" COLD WATER LINE, PIPE DISCHARGE IN WALL TO FLOOR DRAIN. EQUIPPED WITH VACUUM BREAKER PORTS AND INTERNAL BACK-FLOW PROTECTION. T HE VALVE IS ACTIVATED AT A MINIMUM FLOW RATE OF 0.25 GPM AT 20 PSIG.	PROVIDE DISTRIBUTION UNITS #DU-2, 3 OR 4 FOR MULTIPLE DRAIN PRIMING. NUMBER OF "DU" TO BE DETERMINED BY THE CONTRACTOR PER MANUFACTURER RECOMMENDATION.
TMV1	HI-LOW THERMOSTATIC MIXING VALVE (BUILDING)	ACORN	MV17-3	HI-LOW THERMOSTATIC MIXING VALVE. LEAD FREE BRASS BODY, CHECK STOPS, THERMOMETERS, BRASS FITTING & UNIONS, PRESSURE GAUGES, BALL VALVES, WALL BRACKET AND SPARE "RC" CARTRIDGE FOR EACH CONTROLLER. ASSEMBLY SHALL BE FACTORY ASSEMBLED AND TESTED.	

GREASE TRAP SCHEDULE

TAG	MANUFACTURER MODEL NUMBER	AREA SERVED	DATA			ELECTRICAL DATA	REMARKS
			INLET OUTLET	CAPACITY	FLOW RATE		
GT-1	BIG DIPPER MODEL # 250-IS	3-BAY SINK, + PRE WASH SINK	2"	2.5 GALLONS	25 GPM	115V/60Hz/10.2 AMPS	#1
GT-2	BIG DIPPER MODEL # 200-IS	PRE WASH SINK	2"	1.85 GALLONS	20 GPM	115V/60Hz/10.2 AMPS	#1

REMARKS:
1. REFER TO DETAILS FOR PIPING ARRANGEMENT.

ELECTRIC WATER HEATER SCHEDULE

TAG	STORAGE (GAL)	DEGREES RISE (F°)	RECOVERY (GPH)	NUMBER OF ELEMENTS	ELECTRICAL				MODEL	REMARKS
					KW	V	PH	HZ		
EWH	80	100	23	2	6	240	1	60	AO SMITH DEN-80	PROVIDE DRAIN PAIN W/ ID DN TO FLOOR DRAIN. WATER LEAK DETECTION ACCESSORY KIT #100345338 & AUTOMATIC SHUT-OFF SYSTEM

ARCHITECT:

Colliers Engineering & Design

CLIENT:

CAFFÈ NERO

CONSULTANT:

ZAINO & ASSOCIATES, INC.

CAFFE NERO

CAFFE NERO SCARSDALE

100 Christie Place
Scarsdale, NY 10583

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

STATE OF NEW YORK
FRANK N. ZAINO
No. 054691
LICENSED PROFESSIONAL ENGINEER

ISSUED FOR: PERMIT

ISSUED DATE: 03/06/2026

PROJECT TEAM: ZBB

PROJECT MANAGER: JVC

PROJECT NUMBER: 23343

Colliers Engineering & Design,
Architecture, Landscape
Architecture, Surveying, CT P.C.

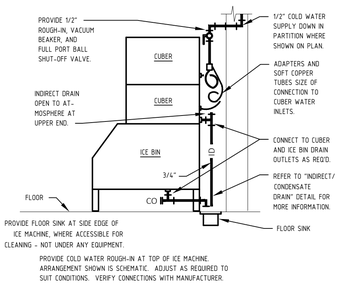
DRAWING NAME:

PLUMBING SCHEDULES

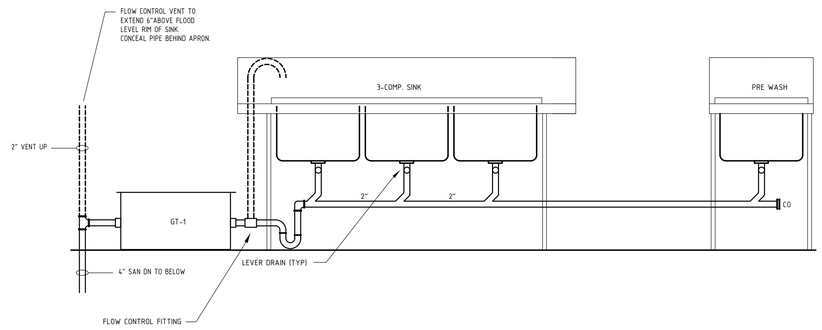
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P200

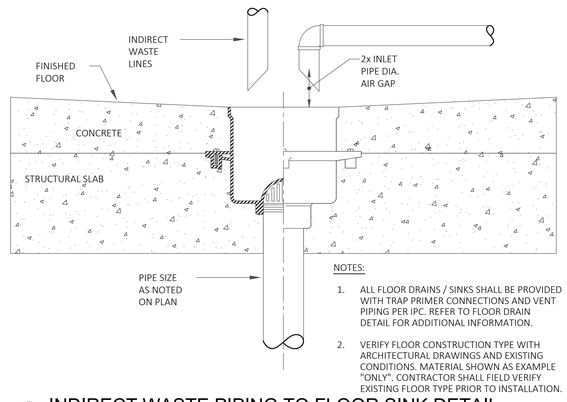
FZA PROJECT: PR-25-00775



1 ICE CUBING MACHINE CONNECTIONS DETAIL
N.T.S.



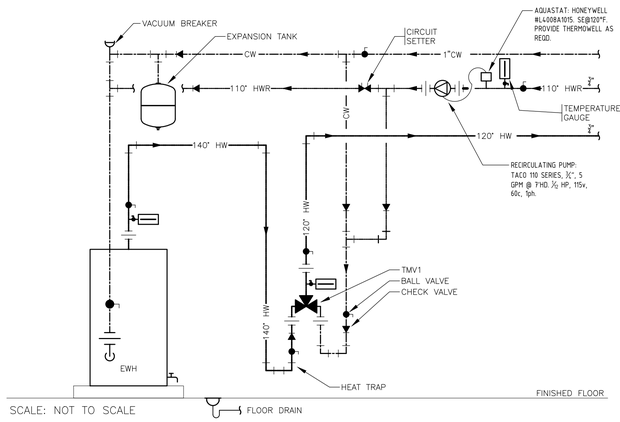
2 3-COMPARTMENT SINK & GREASE INTERCEPTOR DETAIL
N.T.S.



NOTES:

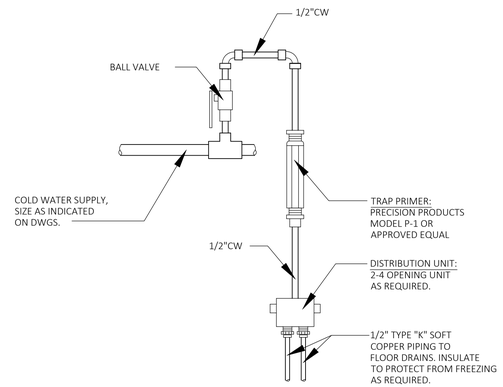
1. ALL FLOOR DRAINS / SINKS SHALL BE PROVIDED WITH TRAP PRIMER CONNECTIONS AND VENT PIPING PER IPC. REFER TO FLOOR DRAIN DETAIL FOR ADDITIONAL INFORMATION.
2. VERIFY FLOOR CONSTRUCTION TYPE WITH ARCHITECTURAL DRAWINGS AND EXISTING CONDITIONS. MATERIAL SHOWN AS EXAMPLE "ONLY". CONTRACTOR SHALL FIELD VERIFY EXISTING FLOOR TYPE PRIOR TO INSTALLATION.

3 INDIRECT WASTE PIPING TO FLOOR SINK DETAIL
N.T.S.



SCALE: NOT TO SCALE

4 ELECTRIC WATER HEATER DETAIL
N.T.S.



5 TRAP PRIMER INSTALLATION DETAIL
N.T.S.

ARCHITECT:
Colliers Engineering & Design

CLIENT:
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CONSULTANT:
ZAINO & ASSOCIATES, INC.

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PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:
STATE OF NEW YORK
FRANK N. ZAINO
No. 054681
LICENSED PROFESSIONAL ENGINEER

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

PROJECT TEAM: ZBB
PROJECT MANAGER: JVC
PROJECT NUMBER: 23343

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

DRAWING NAME:
PLUMBING DETAILS

DRAWING NO.
P300

FZA PROJECT: PR-25-00775

GENERAL PLUMBING SPECIFICATIONS

PART I GENERAL

1.01 GENERAL CONDITIONS

THE APPLICABLE PROVISIONS OF THE GENERAL CONSTRUCTION SPECIFICATIONS SHALL APPLY TO THE FOLLOWING SPECIFICATIONS ARTICLES.

A. THE SPECIFICATIONS AND DRAWINGS ARE INTENDED TO SERVE JOINTLY AS A BASIS UPON WHICH THE CONTRACTOR SHALL SUBMIT A CONTRACT PRICE FOR THE MATERIAL AND LABOR PROVISIONS.
B. WHEN CONFLICTS OCCUR IN THE SPECIFICATIONS OR ON THE DRAWINGS, OR BETWEEN EITHER, THE ITEMS OF GREATER QUANTITY OR HIGHER COST SHALL BE PROVIDED.
C. THE CONTRACTOR SHALL PROVIDE ALL ITEMS OF LABOR AND MATERIALS NOT SPECIFICALLY INDICATED, BUT REQUIRED TO COMPLETE THE INTENDED INSTALLATION.
D. THE CONTRACTOR SHALL COORDINATE HIS WORK OR ADJUST SAME TO THAT OF OTHER TRADES, IN ORDER THAT CONFLICTS IN SPACE LOCATIONS DO NOT OCCUR.
E. THE WORK UNDER THIS CONTRACT SHALL BE PERFORMED SIMULTANEOUSLY WITH WORK OF OTHER TRADES, SO AS NOT TO DELAY THE OVERALL PROGRESS OF WORK.
F. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR HIS WORK WITH ITS COMPLETION AND FINAL ACCEPTANCE AND SHALL REPLACE ANY IF SAME WHICH MAY BE DAMAGED, LOST OR STOLEN, WITHOUT ADDITIONAL COST TO THE OWNER.
G. ALL PLUMBING WORK SHALL BE PERFORMED BY A STATE LICENSED PLUMBER IN STRICT ACCORDANCE WITH AHJ, STATE & LOCAL CODES AND REQUIREMENTS.
H. PROVIDE ALL TRANSPORTATION, FREIGHT, LOADING AND UNLOADING AND PROVIDE ALL LABOR NECESSARY FOR ERECTING IN PLACE OF ALL MATERIAL AND EQUIPMENT SHOWN, SPECIFIED OR REQUIRED UNDER THIS DIVISION.

1.02 SCOPE OF WORK:

A. WITHOUT LIMITING GENERALITY, PROVIDE ALL LABOR, MATERIAL AND EQUIPMENT FOR A COMPLETE PLUMBING SYSTEM AS DESCRIBED BELOW:
1. SANITARY, WASTE AND VENT PIPING SYSTEM.
2. DOMESTIC WATER PIPING SYSTEM.
3. PLUMBING FIXTURES & TRIM
4. PIPE INSULATION, SLEEVING AND FIRESTOPPING.
5. HANGERS, SUPPORTS, ACCESS PANELS DOORS.
6. FLUSHING, DISINFECTING, TESTING AND BALANCING.
7. PERMITS & FEES.
8. CONNECTIONS TO EXISTING PIPING OR EQUIPMENT.
9. TRENCHING, BACKFILLING, COMPACTING, CORING, CUTTING, AND PATCHING.
10. DOMESTIC WATER HEATING SYSTEM
11. NATURAL GAS SYSTEM
12. KITCHEN EQUIPMENT CONNECTIONS
13. MECHANICAL EQUIPMENT: DRAINS OR CONDENSATE

PART II PRODUCTS

2.01 PIPING

A. WATER PIPING ABOVE SLAB, SHALL BE TYPE "L" COPPER ASTM-B-88 WITH (95-5) TIN-ANTIMONY SOLDERED JOINTS & WROUGHT FITTINGS. WATER PIPING BELOW SLAB, SHALL BE TYPE "K" SOFT COPPER TUBING "ONE PIECE-WITHOUT JOINTS".
B. WASTE & VENT PIPING BELOW THE SLAB, SHALL BE STANDARD WEIGHT, BELL & SPIGOT CAST IRON, PIPE & FITTINGS.
C. WASTE AND VENT PIPING ABOVE THE SLAB, SHALL BE HUBLESS CAST IRON, PIPE & FITTINGS, ASTM-A-74, MANUFACTURED AND INSTALLED IN ACCORDANCE WITH CI.S.P.I. STANDARD 301 AND PAMPHLET 100. JOINTS SHALL BE MADE WITH CLAMP RETAINER SLEEVE AND NEOPRENE GASKET. NO-HUB COUPLINGS SHALL BE HEAVY DUTY C.I. COUPLINGS AS MANUFACTURED BY CLAMP-ALL "125" SERIES OR HUSKY "SD 4000" SERIES.
D. GAS PIPING ABOVE GRADE SHALL BE SCH 40 SEAMLESS BLACK STEEL, ASTM A53 GRADE A WITH MALLEABLE IRON FITTINGS CONFORMING TO ANSI/ASME B16.3.
E. PROVIDE ALL NECESSARY SUPPORTS, HANGERS, BRACES, ANCHORS, PADS AND ALL ELSE NECESSARY FOR THE ENTIRE INSTALLATION AND TO MEET THE INTENT OF THE SYSTEMS FOR PROPER OPERATION.
F. PIPE AND EQUIPMENT SUSPENSION SHALL BE SUCH AS TO PREVENT EXCESSIVE STRESS, EXCESSIVE VARIATION IN SUPPORTING FORCE, POSSIBLE RESONANCE WITH IMPOSED VIBRATION WHILE THE SYSTEM IS IN OPERATION CREEPING, SAGGING, BUCKLING, OR MISALIGNMENT.
G. SYSTEMS SHALL OPERATE UNDER ALL CONDITIONS OF LOAD WITHOUT ANY OBJECTIONAL SOUND OR VIBRATION.
H. OPENINGS IN EXTERIOR WALLS OR ROOF SHALL BE KEPT PROPERLY PLUGGED AND CAULKED AT ALL TIMES, EXCEPT WHEN BEING WORKED ON TO PRECLUDE THE POSSIBILITY OF FLOODING DUE TO STORM OR OTHER CAUSES. AFTER COMPLETION OF WORK, OPENINGS SHALL BE PERMANENTLY SEALED AND CAULKED IN A MANNER APPROVED BY THE ENGINEER OR ARCHITECT.
I. PROVIDE DI-ELECTRIC FITTINGS BETWEEN DISSIMILAR METALS.

2.02 BIDDING CONFLICTS:

A. IF CONFLICTS OCCUR WITHIN THESE SPECIFICATIONS OR ON THE DRAWINGS, OR EITHER, BETWEEN THE ITEMS OF GREATER QUANTITY OR HIGHER COST SHALL BE BID AND PROVIDED.

2.03 SMOKE AND FIRESTOPPING:

A. FIRESTOP ALL PENETRATIONS BETWEEN FLOORS & FIRE RATED WALLS WITH APPROVED FIRE STOPPING ASSEMBLIES AS MANUFACTURED BY 3M INDUSTRY, HILTI OR APPROVED EQUAL. THE ASSEMBLIES SHALL COMPLY WITH THE LATEST APPLICABLE REQUIREMENTS OF THE: BUILDING CODE, NFPA STANDARDS AND OWNERS INSURANCE COMPANY. PROPOSED APPLICABLE ASSEMBLIES SHALL BE UL LISTED AND SHALL BE PART OF THE PLUMBING EQUIPMENT SUBMITTAL.
B. ALL PIPING PASSING THROUGH FIRE-RATED WALLS, SLABS, FLOORS, ETC. SHALL HAVE STEEL SLEEVES EXTENDING 2" BEYOND SURROUNDING SURFACE. THE SPACE BETWEEN THE PIPES AND THE SLEEVES SHALL BE COMPLETELY PACKED WITH AN APPROVED FIRESTOPPING MATERIAL. AFTER FIRESTOPPING MATERIAL HAS BEEN INSTALLED AROUND PIPES, A 26" GAUGE SHEET METAL COLLAR SHALL BE SECURED AROUND THE PIPE TO INSURE TIGHTNESS.

2.04 INSULATION:

A. ALL INSULATION WHEN INSTALLED SHALL HAVE COMPOSITE FIRE AND SMOKE HAZARD RATINGS AS TESTED BY PROCEDURE ASTM-E-84, NFPA-255, AND UL-723, NOT EXCEEDING A FLAME SPREAD OF 25 AND SMOKE DEVELOPED OF 50 WHEN COMPARED WITH RED OAK AS 100, AS APPROVED UNDER NFPA AND NBFU PAMPHLET NO. 90A AND NO. 90B STANDARDS.
B. DOMESTIC WATER PIPING ABOVE GROUND SHALL BE INSULATED WITH FIBERGLASS INSULATION WITH FACTORY-APPLIED ALL-SERVICE JACKET SECURED IN PLACE WITH SELF SEALING LAPS. FITTINGS SHALL BE INSULATED WITH PREMOLDED PVC COVERS SECURED IN PLACE WITH STAINLESS STEEL TACKS. DOMESTIC WATER PIPING BELOW GROUND SHALL BE INSULATED WITH 1/2" THICK "ARMAFLEX" ELASTOMERIC UNICELLULAR SEAMLESS INSULATION.
C. PIPING INSULATION MATERIALS AS MANUFACTURED BY GUSTIN-BACON, JOHNS MANVILLE, OWENS-CORNING, KNAUF, OR CERTAIN TEED.
D. ABOVE GROUND PIPING: INSULATION THICKNESS:
1. DOMESTIC COLD WATER : 1" THICK
2. DOMESTIC HOT WATER & HOT WATER RETURN : 1-1/2" THICK

2.05 ACCESS PANELS:

A. FURNISH ALL ACCESS PANELS FOR WALLS AND CEILINGS. COORDINATE THE ACCESS PANEL LOCATION WITH GENERAL CONTRACTOR. PIPING SHALL BE LAID OUT IN SUCH A MANNER AS TO MINIMIZE THE NUMBER OF ACCESS PANELS REQUIRED. MILCOR PRODUCTS, VENTLOCK, KNAPP. MINIMUM SIZE: 8" X 8".
B. PROVIDE ACCESS PANELS FOR ALL CLEANOUTS, VALVES, AND OTHER CONCEALED ACCESSORIES REQUIRING ACCESS SUCH AS SHOCK ABSORBERS, CONTROL VALVES, PRESSURE REDUCERS, AIR ARRESTORS, ETC.

2.06 IDENTIFICATION, MARKING AND TAGGING:

A. EQUIPMENT IDENTIFICATION:
1. MANUFACTURER'S NAMEPLATES OR TRADEMARK SHALL BE PERMANENTLY AFFIXED TO ALL EQUIPMENT AND MATERIALS FURNISHED UNDER THIS DIVISION. MFG'S NAMEPLATES SHALL INCLUDE ALL PERTINENT DATA RELATIVE TO THE PIECE OF EQUIPMENT INCLUDING MODEL NUMBER, SERIAL NUMBER, AND OPERATING CHARACTERISTICS AS APPLICABLE.
2. SEPARATE EQUIPMENT IDENTIFICATION MARKERS SHALL IDENTIFY EACH ITEM OF EQUIPMENT WITH A PERMANENTLY ATTACHED MARKER INDICATING DESIGNATION AND/OR NUMBER CORRESPONDING TO DESIGN DOCUMENTS E.G. WH-1, WH-2, ETC.
3. MARKERS SHALL BE OF RIGID BLACK BAKELITE OR PHENOLIC CONSTRUCTION WITH WHITE ENGRAVED OR INCISED LETTERS.
4. LETTERING ON EQUIPMENT MARKERS SHALL BE OF ADEQUATE SIZE TO BE LEGIBLE FROM FLOOR LEVELS. MARKER LETTERING SHALL NO BE LESS THAN 1 INCH HIGH.
5. MOUNT EQUIPMENT IDENTIFICATION NAMEPLATES IN A CONSPICUOUS PLACE ON THE EQUIPMENT.
6. FOR EQUIPMENT MOUNTED ABOVE THE FLOOR LEVEL, MOUNT IDENTIFICATION NAMEPLATE SO THAT THEY CAN BE SEEN FROM FLOOR LEVEL.
7. ATTACH NAMEPLATES WITH RIVETS.

B. PIPING SYSTEM IDENTIFICATION:
1. PIPING SYSTEMS SHALL BE IDENTIFIED AS INDICATED BY COLOR HEREIN OR AS REQUIRED BY APPLICABLE CODES AND/OR OFFICIALS HAVING JURISDICTION.
2. PIPE MARKERS SHALL BE COLOR CODED ACCORDING TO "TABLE 2: CLASSIFICATION OF MATERIALS AND DESIGNATIONS TO COLORS" - ANSI A13.1-1981.
3. PIPE MARKERS SHALL INDICATE DIRECTION OF FLOW, SYSTEM, OPERATING PRESSURE AND TEMPERATURE.
4. PIPE MARKERS SHALL BE OF THE PRESSURE SENSITIVE TYPE AS MANUFACTURED BY THE SETON NAMEPLATE CORP. (F10-CODE)
5. PIPE MARKERS SHALL BE INSTALLED AT EVERY POINT OF ENTRY AND EXIT THROUGH FLOORS, WALLS, CEILINGS OR OTHER CONCEALMENT, ON EACH RISER, TAKE-OFF AND BRANCH AND AT EACH PIECE OF EQUIPMENT.
6. INSTALL PIPE MARKERS AT A DISTANCE OF NOT LESS THAN 25 FEET APART IN CONTINUOUS LENGTHS OF PIPE LINES AND ORIENTEVED SO THAT MARKERS ARE CLEARLY VISIBLE. WHEN PIPE LINES ARE LOCATED ABOVE THE NORMAL LINE OF VISION, THE MARKER SHALL BE PLACED BELOW THE HORIZONTAL CENTERLINE OF THE PIPE.
7. PROVIDE ANSI (ASME) SYSTEM INSULATION PIPE JACKET COLORS PER SYSTEM DESCRIPTION. COLOR CODE ALL PIPING SYSTEMS W/ LABELING.

C. VALVE IDENTIFICATION:
1. PROVIDE LAMINATED PLASTIC NAMEPLATES ON ALL VALVES INSTALLED UNDER DIVISION 15, EXCEPT STOP VALVES IN SUPPLIES TO FIXTURES. TAGS SHALL BE CONSTRUCTED OF 0.125 INCHES THICK MELAMINE PLASTIC CONFORMING TO FED. SPEC. L-P-387. SURFACE SHALL BE MATTE FINISH. ACCURATELY ALIGN LETTERING AND ENGRAVE INTO WHITE CORE. NAMEPLATES SHALL BE TO 2 INCHES ROUND OR HEXAGONAL. LETTERING SHALL BE MINIMUM OF 0.375 INCH HIGH NORMAL BLOCK LETTERING. KEY THE NAMEPLATES TO A CHART AND SCHEDULE FOR EACH SYSTEM UNDER GLASS AND PLACE WHERE DIRECTED IN MECHANICAL ROOM. FURNISH FOUR COPIES OF EACH CHART AND SCHEDULE. EACH INSCRIPTION SHALL IDENTIFY IT'S FUNCTION. ATTACH NAMEPLATES WITH "S" HOOKS AND CHAIN TO EACH VALVE. VALVE NAMEPLATES SHALL BE NUMBERED AND "KEYED" AS FOLLOWS:
   a. PLUMBING NAMEPLATES SHALL BE RED IN COLOR AND INDICATE:
      AA. "CW" COLD WATER
      BB. "HW" HOT WATER-INDICATE DESIGN TEMPERATURE OF WATER
      CC. "HWR" HOT WATER RETURN
   b. CHART AND SCHEDULE SHALL INDICATE THE FOLLOWING INFORMATION:
      AA. MANUFACTURER, TYPE, AND MODEL NUMBER
      BB. CAPACITY OR SIZE
      CC. SYSTEM IN WHICH IT IS INSTALLED
      DD. SYSTEM OR EQUIPMENT WHICH IT CONTROLS
      EE. LOCATION KEYED INTO VALVE NUMBER
   c. VALVE TAGS AND CHAIN SHALL BE SECURELY ATTACHED TO THE VALVE SO THAT NORMAL OPERATION OF THE VALVE OR TAMPERING WILL NOT ALLOW IT TO BE REMOVED.

2.07 SLEEVES, INSERTS AND ESCUTCHEONS:

J. PROVIDE SLEEVES FOR ALL WORK PASSING THROUGH FLOOR, WALL, AND CEILING CONSTRUCTION. MAINTAIN ALL RATINGS.
K. LOCATE AND PROVIDE SLEEVES AND INSERTS BEFORE THE FLOOR, WALL OR CEILING IS CONSTRUCTED. IF THIS CONTRACTOR DOES NOT COMPLY WITH THE ABOVE, HE SHALL BEAR ALL COSTS INCURRED FOR CUTTING AND PATCHING REQUIRED FOR THE INSTALLATION OF SLEEVES AND INSERTS. HOLES REQUIRED FOR SLEEVES IN EXISTING WALLS AND FLOORS, OR TO CONFORM TO THE ABOVE, SHALL BE SAW CUT OR CORE DRILLED. THIS CONTRACTOR SHALL PROVIDE ALL DRILLING REQUIRED FORTHE INSTALLATION OF HANGERS.
L. PIPE SLEEVES THROUGH OUTSIDE WALLS AND SLAB-ON-GRADE FLOOR SHALL BE SCHEDULE 80 BLACK STEEL PIPE WITH 150 LB. BLACK STEEL SLIP-ON WELDED FLANGES WELDED AT THE CENTER OF THE OUTSIDE. EXTEND SLEEVES 1/2 INCHES BEYOND EACH SIDE OF THE WALL. PACK THE SPACE BETWEEN SLEEVE AND PIPE WITH OAKUM TO WITHIN 2 INCHES OF EACH FACE OF THE WALL. PACK THE REMAINING SPACE AND MAKE WATERTIGHT WITH AN APPROVED WATERPROOF COMPOUND. (INSIDE FACE OF SLAB-ON-GRADE FLOOR.) FOR EXISTING WALL CONSTRUCTION, CENTER FLANGE WILL NOT BE REQUIRED.
M. PIPE SLEEVES THROUGH CONCRETE FLOORS OR INTERIOR MASONRY WALLS SHALL BE SCHEDULE 40 BLACK STEEL PIPE, SET FLUSH WITH FINISHED WALL OR CEILING SURFACES, BUT EXTENDING 2 INCHES ABOVE FINISHED FLOORS. PLASTIC, PVC, OR LIGHT METAL SLEEVES SHALL NOT BE INSTALLED.
N. E. PROVIDE INDIVIDUAL OR STRIP TYPE INSERTS PRESSED STEEL CONSTRUCTION WITH ACCOMMODATION FOR REMOVABLE NUTS AND THREADED RODS UP TO 3/4 INCH DIAMETER, PERMITTING LATERAL ADJUSTMENT. INDIVIDUAL INSERTS SHALL HAVE AN OPENING AT THE TOP TO ALLOW BE REPLACED AT THE CONTRACTOR'S EXPENSE. ANY MODIFICATION OF RELATED SYSTEMS TO BE PASSED THROUGH THE INSERT BODY AND SHALL BE SIMILAR TO FEE AND MASON MANUFACTURING COMPANY FIGURE 178. STRIP INSERTS SHALL OR ADDITIONAL COSTS THAT RESULT FROM SUBSTITUTED EQUIPMENT SHALL BE BORNE BY THIS HAVE ATTACHED RODS WITH HOODED ENDS TO ALLOW FASTENING TO REINFORCING RODS SHALL BE CONTRACTOR.
SIMILAR TO FEE AND MASON MANUFACTURING COMPANY.
O. WHERE PIPE MOTION DUE TO EXPANSION AND CONTRACTION WILL OCCUR, MAKE SLEEVES OF SUFFICIENT DIAMETER TO PERMIT FREE MOVEMENT OF PIPE. WHERELL SLEEVES PASS INSULATED PIPES, THE SLEEVES SHALL BE LARGE ENOUGH TO PASS THE PIPE AND THE INSULATION. CHECK FLOOR AND WALL CONSTRUCTION FINISHES TO DETERMINE PROPER LENGTH OF SLEEVES FOR VARIOUS LOCATIONS.
P. ESCUTCHEON PLATES SHALL BE PROVIDED FOR ALL EXPOSED UNINSULATED PIPES PASSING THROUGH WALLS, FLOORS, AND CEILINGS. PLATES SHALL BE NICKEL PLATED, OF THE SPLIT RING TYPE, OF SIZE TO MATCH THE PIPE. WHERE PLATES ARE PROVIDED FOR PIPES PASSING THROUGH SLEEVES WHICH EXTEND ABOVE THE FLOOR SURFACE, PROVIDE DEEP RECESSED PLATES TO CONCEAL PIPE SLEEVES.
Q. PACK THE SPACE BETWEEN SLEEVES AND STRUCTURE, AND SLEEVES AND PIPES PASSING THROUGH FIRE RATED INTERIOR WALLS, FLOORS, AND CEILINGS WITH AN APPROVED FIRE AND SMOKE PROOF PACKING MATERIAL. FIRE-STOPPING MATERIAL SHALL MAINTAIN ITS DIMENSIONS AND INTEGRITY WHILE PREVENTING THE PASSAGE OF FLAME, SMOKE, AND GASES UNDER CONDITIONS OF INSTALLATION AND USER WHEN EXPOSED TO THE ASTM E119 TIME-TEMPERATURE CURVE FOR A TIME PERIOD EQUIVALENT TO THE RATING OF THE ASSEMBLY PENETRATED. COTTON WASTE SHALL NOT IGNITE WHEN PLACED IN CONTACT WITH THE NON-FIRE SIDE DURING THE TEST. FIRE-STOPPING MATERIAL SHALL BE NON-COMBUSTIBLE AS DEFINED BY ASTM E136; AND IN ADDITION, FOR INSULATION MATERIALS, MELT POINT SHALL BE A MINIMUM OF 1700 DEGREES F. FOR 1-HOUR PROTECTION AND 1850 DEGREES F. FOR 2-HOUR PROTECTION.
R. FASTEN SLEEVES SECURELY IN FLOORS, WALLS, ETC. SO THAT THEY WILL NOT BECOME DISPLACED WHEN CONCRETE IS POURED OR WHEN CONSTRUCTION IS BUILT AROUND THEM. TAKE PRECAUTIONS TO PREVENT CONCRETE, PLASTER, OR OTHER MATERIALS BEING FORCED INTO THE SPACE BETWEEN PIPE AND SLEEVE DURING CONSTRUCTION.

PART III EXECUTION

3.01 WATER SYSTEM:

A. PIPING SHALL BE RUN PARALLEL WITH THE LINES OF THE BUILDING; WELL SUPPORTED FROM THE STRUCTURE; FREE FROM POCKETS AND SAGS; PITCHED TO DRAIN POINTS; AND INSTALLED WITH PIPE EXPANSION LOOPS, MECHANICAL EXPANSION JOINTS, PIPE GUIDES, OFFSETS AND ANCHORS TO ADEQUATELY PROVIDE FOR THERMAL EXPANSION.
B. ABOVE GROUND PIPING SHALL BE INSTALLED TO PROVIDE NOT LESS THAN 3/4" SPACING FROM FINISHED COVERING TO OTHER COVERING OR SURFACES OF OTHER CONSTRUCTION. SEPARATE BELOW GROUND H & CW PIPING THAT ARE TO BE INSTALLED IN THE SAME TRENCH, BY A MINIMUM OF 12". PIPE SHALL HAVE LONG TURN RADIUS TURNS WITHOUT KINKS. PIPING SHALL NOT MAKE CONTACT WITH OTHER PIPE, CONDUIT REINFORCING STEEL OR CONCRETE.
C. ALL PIPING SHALL BE PROTECTED FROM WATER HAMMER OR SHOCKS BY APPROVED WATER HAMMER ARRESTORS.
D. VALVES SHALL BE INSTALLED ON BRANCHES AND AT SINGLE FIXTURES WHEN TRIM DOES NOT INCLUDE STOPS. PROVIDE CHICAGO MODEL NO. 1018 HEAVY DUTY STOPS OR APPROVED EQUAL
E. FINAL CONNECTIONS SHALL BE MADE TO ALL EQUIPMENT WITH PROPER CONNECTION WHETHER FURNISHED BY THIS CONTRACTOR OR BY OTHERS. THIS CONTRACTOR SHALL PROVIDE FAUCETS, TRAPS, STRAINERS AND SUPPLIES.

3.02 DRAINAGE SYSTEMS:

A. THE INTERIOR DRAINAGE SYSTEMS SHALL BE CONSTRUCTED USING MATERIALS AND METHODS AS SPECIFIED AND/OR INDICATED.
B. PROVIDE PROPERLY TRAPPED AND VENTED WASTE CONNECTION TO FIXTURES, FLOOR DRAINS, AND SPECIAL EQUIPMENT.
C. DRAIN PIPING SHALL BE UNIFORMLY PITCHED TO CONFORM WITH STATE AND LOCAL PLUMBING CODE.
D. NOT USED
E. TRAPS OF MATERIAL AND DESIGN APPROVED BY THE LATEST ADDITION OF THE APPLICABLE PLUMBING CODE SHALL BE FURNISHED & INSTALLED BY THE PLUMBING CONTRACTOR FOR ALL EQUIPMENT AND APPLIANCES. ALL TRAPS SHALL HAVE THE BOTTOM CLEANOUTS WHERE ACCESS CAN BE PROVIDED.
F. CAREFULLY INSPECT FOR DAMAGED MATERIALS. RUN PIPING AS SHOWN ON THE DRAWINGS, MAKE CHANGES IN DIRECTION WITH LONG SWEEP 1/8 OR 1/16 BENDS. CONNECTIONS TO STACKS MAY BE WITH SANITARY T-FITTINGS.

3.03 NATURAL GAS SYSTEM:

A. PROVIDE A COMPLETE SYSTEM OF GAS PIPING TO ALL OUTLETS AND EQUIPMENT REQUIRING GAS AND CONNECTIONS TO EXISTING GAS PIPING.
B. PROVIDE ALL NECESSARY GAS VALVES AND PIPING FOR A COMPLETE SYSTEM.
C. THIS CONTRACTOR SHALL INCLUDE IN HIS BID PRICE ALL CHARGES LEVIED BY THE LOCAL GAS SUPPLIER, FOR THE INSTALLATION OF THE GAS SYSTEM INDICATED ON DWGS. AND SHALL BE ENTIRELY RESPONSIBLE FOR ALL INCIDENTAL CHARGES OCCURRED FROM THE INSTALLATION OF THE SYSTEM.
D. PROVIDE INDIVIDUAL GAS SHUT-OFF VALVES AT EACH ITEM OF EQUIPMENT AND AT EACH BRANCH OFF THE HEADERS. DO NOT LOCATE VALVES ABOVE CEILINGS.
E. PROVIDE INDIVIDUAL PRESSURE REGULATING VALVES AT EACH ITEM OF EQUIPMENT IF NOT SUPPLIED WITH EQUIPMENT. IT SHALL BE THIS CONTRACTORS RESPONSIBILITY TO VERIFY AND CONFIRM THIS REQUIREMENT.
F. DELIVERED GAS SYSTEM PRESSURE SHALL NOT EXCEED 7" W.C. CONTRACTOR TO VERIFY & ADJUST AS REQUIRED.
G. PAINT ALL EXTERIOR NATURAL GAS PIPING WITH TWO COATS OF RUST INHIBITIVE PAINT.

3.04 TESTING & BALANCING:

A. ALL PLUMBING SYSTEMS LOCATED IN THE SCOPE OF THE PROJECT SHALL BE TESTED & REPAIRED BY THIS CONTRACTOR. TESTING OF ALL SYSTEMS SHALL BE DONE AT THE EXPENSE OF THE PLUMBING CONTRACTOR, AND WITH EQUIPMENT FURNISHED BY HIM. TESTING SHALL BE IN THE PRESENCE OF DULY AUTHORIZED INSPECTORS AND THE OWNER'S REPRESENTATIVE WITH 48-HOUR NOTICE GIVEN TO THESE AUTHORITIES. ALL SYSTEMS SHALL BE REPAIRED AND RETESTED UNTIL REQUIREMENTS ARE MET WITHOUT ADDITIONAL EXPENSE TO THE OWNER.
B. NEW WATER, WASTE & VENT PIPING SHALL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH LOCAL PLBG INSPECTORS REQUIREMENTS AND AS PER THE STATE PLUMBING CODE.
C. NEW SANITARY WASTE & VENT PIPING SHALL BE TESTED IN ACCORDANCE WITH LOCAL PLBG INSPECTORS REQUIREMENTS AND AS PER THE STATE PLUMBING CODE.
D. NEW GAS PIPING SHALL BE TESTED IN ACCORDANCE WITH NFPA 54 AND LOCAL PLBG INSPECTORS REQUIREMENTS AND AS PER THE STATE PLUMBING CODE THE PIPING SYSTEM SHALL WITHSTAND A PRESSURE OF AT LEAST SIX INCHES OF MERCURY OR 3 POUNDS GAUGE FOR A PERIOD OF AT LEAST TEN MINUTES WITHOUT SHOWING A DROP IN PRESSURE. THIS CONTRACTOR SHALL BALANCE DOMESTIC HOT WATER SYSTEMS TO DELIVER DESIGN TEMPERATURE HOT WATER TO ALL AREAS.

3.05 STERILIZATION:

A. THE NEW PORTIONS OF THE POTABLE WATER DISTRIBUTION SYSTEM SHALL BE THOROUGHLY FLUSHED CLEAN, DISINFECTED AND TESTED AS PER THE STATE PLUMBING CODE.

3.06 COMPLETION:

A. PROVIDE PROPERLY EXECUTED CERTIFICATE OF INSPECTION FROM THE LOCAL PLUMBING INSPECTORS OFFICE.
B. VERIFY THAT PROJECT RECORD DOCUMENTS ARE COMPLETE AS SPECIFIED UNDER SUBMITTALS AND RECORD DOCUMENTS.

3.07 SCAFFOLDING, RIGGING AND HOISTING:

A. PROVIDE SCAFFOLDING, RIGGING, HOISTING AND SERVICES NECESSARY FOR DELIVERY, ERECTION AND INSTALLATION OF MATERIAL, EQUIPMENT AND APPARATUS FURNISHED UNDER THIS DIVISION. REMOVE SAME FROM PREMISES UPON COMPLETION OF WORK.

3.08 CUTTING AND PATCHING

A. PROVIDE ALL CUTTING AND PATCHING NECESSARY TO INSTALL THE WORK SPECIFIED IN THIS DIVISION. PATCHING SHALL MATCH ADJACENT SURFACES.
B. SAW CUT, CHANNEL, CHASE, AND CORE-DRILL FLOORS, WALLS, PARTITIONS, CEILINGS, AND OTHER SURFACES NECESSARY FOR PLUMBING INSTALLATION. PERFORM CUTTING BY SKILLED MECHANICS OF THE TRADE INVOLVED. REPAIR CUT SURFACES TO MATCH ADJACENT SURFACES.
C. FIRESTOP ALL PENETRATIONS BETWEEN FLOORS & FIRE RATED WALLS.
D. NO STRUCTURAL MEMBERS SHALL BE CUT WITHOUT THE APPROVAL OF THE ENGINEER, & ALL SUCH CUTTING SHALL BE ACCOMPLISHED IN A MANNER DIRECTED BY THE ENGINEER.

3.09 APPROVALS AND SUBSTITUTIONS

A. IT IS THE INTENT OF THESE SPECIFICATIONS THAT WHEREVER A MANUFACTURER IS SPECIFIED AND SUBSTITUTIONS ARE ALLOWED, THEY SHALL CONFORM IN ALL RESPECTS TO THE SPECIFIED ITEM CRITERIA AS DELINEATED, SPECIFIED EQUIPMENT SHALL BE INTERPRETED AS MINIMUM PERFORMANCE REQUIREMENTS.
B. SUBSTITUTED EQUIPMENT WHERE PERMITTED MUST CONFORM TO SPACE REQUIREMENTS. ANY SUBSTITUTED EQUIPMENT THAT CANNOT MEET SPACE REQUIREMENTS, WHETHER APPROVED OR NOT, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ANY MODIFICATION OF RELATED SYSTEMS OR ADDITIONAL COSTS THAT RESULT FROM SUBSTITUTED EQUIPMENT SHALL BE BORNE BY THIS CONTRACTOR.
C. IT SHALL BE MANDATORY FOR THIS CONTRACTOR TO SUBMIT HIS BID PRICE BASED ON SPECIFIED MANUFACTURERS OR SUPPLIERS OF MATERIALS OR SERVICES. IF THE CONTRACTOR DESIRES TO SUBSTITUTE OTHER THAN SPECIFIED, HE SHALL SUBMIT SEPARATE PRICES FOR EACH OF THESE ITEMS FOR ADDITIONS OR DEDUCTIONS TO THE BID PRICE, FOR ACCEPTANCE OR REJECTION AT THE TIME BIDS ARE DUE. SHOULD THESE SUBSTITUTIONS BE REJECTED, THE CONTRACTOR SHALL BE OBLIGED TO PROVIDE SPECIFIED MATERIALS AND SERVICES.

3.10 CODES, PERMITS, TESTING AND INSPECTIONS

A. ALL WORK SHALL MEET OR EXCEED LATEST REQUIREMENTS OF THE STATE BUILDING & PLUMBING CODES, LOCAL CODES AND AUTHORITIES EXERCISING JURISDICTION OVER THE WORK OF THIS PROJECT. DURING THE PROGRESS OF THE WORK IT SHALL BE SUBJECT TO THE INSPECTION OF THE OWNER, CITY AGENCIES, UTILITY INSPECTORS,AND TO SUCH OTHER INSPECTORS AS MAY HAVE JURISDICTION AT THE CONTRACTOR'S COST.
B. ANY PORTION OF WORK WHICH IS NOT SUBJECT TO THE APPROVAL OF AN AUTHORITY HAVING JURISDICTION SHALL BE PROVIDED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION REQUIREMENTS.
C. COMPLY WITH APPLICABLE UTILITY COMPANY RULES AND REGULATIONS.
D. THE CONTRACTOR SHALL SECURE REQUIRED PERMITS, INSPECTION & TEST CERTIFICATES, TRANSMIT SAME TO THE OWNER AT THE COMPLETION OF THE WORK. PAY ALL ASSOCIATED FEES.
E. AT COMPLETION OF THE WORK, CONTRACTOR SHALL SUBMIT TO THE OWNER'S REPRESENTATIVE IN WRITING A STATEMENT STATING: (1) THAT THE WORK IS COMPLETE; (2) THAT THE ENTIRE INSTALLATION IS IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATION; (3) THAT PRELIMINARY TESTS HAVE BEEN MADE, AND (4) THAT THE WORK IS READY FOR FINAL INSPECTION AND TEST.
F. A FINAL INSPECTION OF THE INSTALLATION TO DETERMINE COMPLIANCE WITH THE DRAWING AND SPECIFICATIONS WILL BE MADE BY THE OWNER'S REPRESENTATIVE. WORK WILL BE CHECKED FOR QUALITY OF MATERIALS, QUALITY OF WORKMANSHIP, PROPER INSTALLATION AND FINISHED APPEARANCE. THIS CONTRACTOR SHALL PROVIDE THE SERVICES OF THE PROJECT FOREMAN FOR INSPECTION PURPOSES. THE FOREMAN SHALL REMOVE AND REINSTALL ACCESS PANELS, CEILING TILES, ETC., AS REQUIRED TO FACILITATE ANY INSPECTIONS REQUIRED BY THE OWNER'S REPRESENTATIVE.
G. THE CONTRACTOR SHALL ARRANGE AND CONDUCT OPERATING TESTS ON ALL EQUIPMENT IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE. THE COMPONENT PARTS OF SYSTEMS AND THE VARIOUS SYSTEMS SHALL BE DEMONSTRATED TO OPERATE IN ACCORDANCE WITH THE REQUIREMENTS AND INTENT OF THIS SPECIFICATION. ANY NON-COMPLYING OR DEFECTIVE MATERIALS OR WORKMANSHIP DISCLOSED AS A RESULT OF THE INSPECTION AND TESTS SHALL BE CORRECTED PROMPTLY BY THE CONTRACTOR, AND THE TESTS REPEATED AS OFTEN AS NECESSARY UNTIL APPROVED AND ACCEPTED BY THE OWNER'S REPRESENTATIVE.

3.11 SHOP DRAWINGS AND EQUIPMENT SUBMISSIONS

A. LAYOUTS AND CERTIFIED EQUIPMENT MANUFACTURER'S DATA SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION, ERECTION OR PURCHASE.
B. SHOP DRAWINGS SHALL INCLUDE BUT NOT NECESSARILY LIMITED TO: PLUMBING FIXTURES AND TRIM, PIPING, PIPE INSULATION, SHOCK ARRESTORS, VALVES, TRAP PRIMERS, WATER HEATERS, CLEANOUTS AND FLOOR DRAINS.
C. CERTIFICATION SHALL BE SUBMITTED BY THE CONTRACTOR ATTESTING TO THE FACT THAT SPECIFIED PERFORMANCE CRITERIA ARE MET BY ALL EQUIPMENT.

3.12 CLEANING AND TESTS

A. THE CONTRACTOR SHALL KEEP THE BUILDING AND SITE CLEAN FROM HIS OWN RUBBISH AND/OR WASTE MATERIALS AND, UPON COMPLETION OF HIS CONTRACT, SHALL LEAVE THE BUILDING, SITE AND INSTALLATION IN A CLEAN CONDITION COMPLETELY ACCEPTABLE TO THE OWNER'S REPRESENTATIVE.
B. CLEAN AND TEST ALL NEW AND EXISTING PLUMBING SYSTEMS, FIXTURES AND EQUIPMENT.
C. IF ANY PART OF A SYSTEM SHOULD BE STOPPED BY ANY FOREIGN MATTER AFTER BEING PLACED IN OPERATION, CLEAN AND RECONNECT SYSTEM.

3.13 OPERATING AND MAINTENANCE INSTRUCTIONS

A. AFTER FINAL TESTS AND ADJUSTMENTS FULLY INSTRUCT OWNER'S OPERATING PERSONNEL IN ALL DETAILS OF OP

FIRE PROT. ABBREVIATIONS

AFF	ABOVE FINISH FLOOR
BFP	BACKFLOW PREVENTER
CTE	CONNECT TO EXISTING
EX	EXISTING
ETR	EXISTING TO REMAIN
ELEV	ELEVATION
FS	FLOW SWITCH
FDC	FIRE DEPARTMENT CONNECTION
FHV	FIRE HOSE VALVE
FSP	FIRE STANDPIPE
FVC	FIRE VALVE CABINET
FHVC	FIRE HOSE VALVE CABINET
G	CAGE GUARD (SPRINKLER)
GPM	GALLONS PER MINUTE
HT	HIGH TEMPERATURE (SPRINKLER)
IT	INTERMEDIATE TEMPERATURE (SPRINKLER)
LPS	LOW PRESSURE SWITCH
N	NEW
NIC	NOT IN CONTRACT
PS	PRESSURE SWITCH
PSI	POUNDS PER SQUARE INCH
RR	REMOVE & RELOCATE (WHERE APPLICABLE)
RPD	REDUCED PRESSURE BACKFLOW PREVENTER
SS	SUPERVISORY SWITCH
T&D	TEST AND DRAIN
TS	TAMPER SWITCH
TYP	TYPICAL
WS	WATER SHIELD
VIF	VERIFY IN FIELD

FIRE PROT. SYMBOLS LEGEND

●	RECESSED PENDANT SPRINKLER
○	UPRIGHT SPRINKLER
◉	CONCEALED SPRINKLER
△	DRY HORIZONTAL SIDEWALL
▲	WET HORIZONTAL SIDEWALL
● WS	WINDOW SPRINKLER (QUICK RESPONSE)
	ANGLE HOSE VALVE
	VALVE IN PIPE RISER
	VALVE IN PIPE DROP
	GATE VALVE
	OUTSIDE SCREW & YOKE (OS&Y) VALVE (SUPERVISED)
	BALL VALVE

FIRE PROT. PIPING LEGEND

	FLOW DIRECTION
SP	WET SPRINKLER SYSTEM
STP	STANDPIPE SUPPLY
D	DRAIN PIPING
FDC	FIRE DEPARTMENT CONNECTION SUPPLY
	REMOVE EXISTING PIPING OR EQUIPMENT
	EXISTING PIPING
	PIPE DOWN
	PIPE UP
	PIPE DROP
	CAPPED PIPE

FIRE PROTECTION CONSTRUCTION PROCEDURES

FIRE PROTECTION CONSTRUCTION PROCEDURES:

1. IT IS SOLELY THE FIRE PROTECTION CONTRACTOR'S RESPONSIBILITY TO OBTAIN APPROVAL OF SHOP DRAWINGS FROM THE OWNER'S INSURANCE CARRIER AND OFFICE OF THE STATE FIRE MARSHAL. ANY INSTALLATION OF THE SPRINKLER SYSTEM WITHOUT APPROVED PLANS SHALL BE AT THE SOLE RISK AND EXPENSE OF THE CONTRACTOR.
2. THE FIRE PROTECTION CONTRACTOR MUST CONTACT THE OWNER'S CONSTRUCTION COORDINATOR AND REQUEST THE SPRINKLER MAIN TO BE ISOLATED AND/OR DRAINED. THIS PROCEDURE MUST BE ADHERED TO WHEN PRESSURE TESTING AND/OR PLACING SYSTEM IN OR OUT OF SERVICE.
3. THE OWNER'S CONSTRUCTION COORDINATOR AND REPRESENTATIVE OF THE STATE FIRE MARSHAL'S OFFICE SHALL WITNESS ALL SYSTEM PRESSURE TESTS WITH 24 HOURS NOTICE FROM THE CONTRACTOR MAKING THE TESTS.
4. ALL WORK SHALL MEET THE REQUIREMENTS OF NFPA STANDARDS. INSTALLATION PROCEDURES SHALL COMPLY WITH THE SAFETY RULES OF OSHA AND THE STATE FIRE SAFETY CODE.
5. THE FIRE PROTECTION CONTRACTOR MUST PROVIDE A FIRE WATCH WHENEVER ANY WELDING IS DONE WITHIN THE AREA BEING WORKED, DURING THE WELDING OPERATION, AND FOR ONE HOUR AFTER WELDING IS COMPLETED.
6. NO STOCK OF FURNISHINGS SHALL BE ALLOWED IN THE AREAS BEING WORKED UNTIL THE ENTIRE SYSTEM IS COMPLETED IN ACCORDANCE WITH THE ABOVE NOTES AND APPROVED BY THE OFFICE OF THE STATE FIRE MARSHAL.
7. THE FIRE PROTECTION CONTRACTOR SHALL PROVIDE A MATERIAL TEST AND CERTIFICATION FORM TO THE OFFICE OF THE STATE FIRE MARSHAL AND THE OWNER'S INSURANCE CARRIER SO AS TO CERTIFY THAT THE SPRINKLER SYSTEM WAS INSTALLED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, SPECIFICATIONS, FEDERAL, STATE, AND LOCAL CODES AND PROCEDURES.
8. UPON COMPLETION OF SYSTEM INSTALLATION, THE FIRE PROTECTION CONTRACTOR SHALL PERFORM A HYDROSTATIC SYSTEM TEST ON ALL PIPING AND ATTACHED APPURTENANCES IN THE PRESENCE OF A REPRESENTATIVE OF THE STATE FIRE MARSHAL'S OFFICE. THE SYSTEM SHALL BE HYDROSTATICALLY TESTED AT A PRESSURE OF 200 PSI AND SHALL MAINTAIN THAT PRESSURE WITHOUT LOSS FOR 2 HOURS. LOSS SHALL BE DETERMINED BY A DROP IN GAUGE PRESSURE OR VISUAL LEAKAGE. THE TEST PRESSURE SHALL BE READ FROM A GAUGE LOCATED AT THE LOW ELEVATION POINT OF THE SYSTEM OR PORTION BEING TESTED. ALL TESTING THE SYSEM SHALL BE IN ACCORDANCE WITH NFPA 13 AND NFPA 25.
9. AS PER THE CONSTRUCTION PHASING OF THE PROJECT, THE EXISTING AREAS OF FIRE PROTECTION MUST BE MAINTAINED. THE FIRE PROTECTION CONTRACTOR IS TO PROVIDE SERVICE TO THESE AREAS FROM THE NEW FIRE PROTECTION SERVICE AS REQUIRED.
10. CONTRACTOR SHALL COORDINATE PENETRATIONS AND SEALING REQUIREMENTS (INTERIOR AND EXTERIOR) OF PIPING THROUGH THE WALK-IN COOLER/FREEZER ENVELOPES PER MANUFACTURER REQUIREMENTS.

SHEET LIST

SHEET NUMBER	SHEET NAME
FP001	FIRE PROTECTION LEGEND & SYMBOLS
FP101	FIRE PROTECTION FLOOR PLAN
FP300	FIRE PROTECTION DETAILS
FP400	FIRE PROTECTION SPECIFICATIONS

FIRE PROTECTION GENERAL NOTES

FIRE PROTECTION GENERAL NOTES:

1. THESE GENERAL NOTES ARE APPLICABLE TO ALL FIRE PROTECTION DRAWINGS.
2. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND SHOW THE GENERAL INTENT OF WORK. SEE DETAILS, RISERS, AND SPECIFICATION FOR ADDITIONAL INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR A COMPLETE SYSTEM FOR FULL BUILDING COVERAGE. ADDITIONAL SPRINKLERS AND PIPING MAY BE REQUIRED TO ACCOMMODATE CONDITIONS SUCH AS SOFFITS, DUCTWORK, STRUCTURE, LIGHTING, EQUIPMENT, BOOK STACKS, ETC. THE CONTRACTOR SHALL PROVIDE A COMPLETE SPRINKLER INSTALLATION IN CONFORMANCE WITH NFPA 13 FEDERAL AND STATE CODES AND THE REQUIREMENTS OF THE OFFICE OF THE STATE FIRE MARSHAL.
3. THE DRAWINGS INDICATE A SUGGESTED SPRINKLER HEAD LAYOUT AND THAT EACH AREA IS COVERED BY SPRINKLER PROTECTION AS REQUIRED PER CODE. THE SPRINKLER QUANTITIES SHALL NOT BE COUNTED, AS A TAKE OFF OR AS EXACT LOCATIONS. REFER TO NFPA 13 FOR EXACT SPACING, DENSITY, AND LOCATION REQUIREMENTS. CONTRACTOR SHALL INSTALL QUICK RESPONSE TYPE SPRINKLER IN ENTIRE BUILDING. USE OF EXTENDED COVERAGE, QUICK RESPONSE, TYPE SPRINKLER MAY BE USED WITH THE APPROVAL OF THE OFFICE OF THE STATE FIRE MARSHAL. CONTRACT DOCUMENTS SHOW STANDARD COVERAGE SPRINKLERS WITH STANDARD SPACING BETWEEN SPRINKLERS PER NFPA 13. USE OF EXTENDED COVERAGE TYPE MAY REDUCE NUMBER OF SPRINKLERS ON THE PROJECT.
4. SPRINKLERS IN FINISHED CEILING AREAS SHALL ALWAYS BE LOCATED IN THE CENTER OF CEILING TILES UNLESS INDICATED OTHERWISE.
5. THE FIRE PROTECTION CONTRACTOR SHALL REVIEW THE ARCHITECTURAL REFLECTED CEILING, ELEVATION AND SECTION PLANS AS PART OF THIS CONTRACT FOR ADDITIONAL INFORMATION SUCH AS CEILING HEIGHTS, TYPES, SOFFITS AND OR OTHER DEVICE LOCATIONS.
6. THE FIRE PROTECTION CONTRACTOR SHALL REVIEW THE ELECTRICAL DIVISION DRAWINGS AND COORDINATE THE FIRE PROTECTION WORK WITH LOCATIONS OF LIGHTS, AND CEILING MOUNTED DEVICES WHICH MAY INTERFERE WITH SPRINKLER HEAD LOCATIONS OR SPRAY PATTERNS.
7. THE FIRE PROTECTION CONTRACTOR SHALL REVIEW THE HVAC DIVISION DRAWINGS AND COORDINATE THE FIRE PROTECTION WORK WITH LOCATIONS OF CEILING MOUNTED DEVICES SUCH AS DIFFUSERS, GRILLS, REGISTORS, AND ALSO THE LOCATIONS OF HEAT PRODUCING EQUIPMENT AND DUCTWORK REQUIRING SPRINKLER PROTECTION BELOW IT.
8. THE FIRE PROTECTION CONTRACTOR SHALL PROVIDE PIPE EXPANSION JOINTS ALL BUILDING EXPANSION JOINT LOCATIONS AND EXPANSION LOOPS AT ALL BUILDING EXPANSION/SEISMIC JOINT LOCATIONS AS REQUIRED PER NFPA 13 AND BUILDING CODES. REVIEW ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR EXACT LOCATIONS OF EXPANSION AND SEISMIC JOINTS. SEISMIC SEPARATION ASSEMBLIES SHALL BE INSTALLED WHERE SPRINKLER PIPING, REGARDLESS OF SIZE, CROSSES BUILDING SEISMIC SEPARATION JOINTS ABOVE GROUND LEVEL IN ACCORDANCE WITH NFPA 13.
9. THIS PROJECT INVOLVES THE RENOVATION OF AND NEW ADDITIONS TO AN EXISTING FACILITY. BEFORE SUBMITTING A BID, THE FIRE PROTECTION CONTRACTOR SHALL VISIT THE SITE AND BECOME THOROUGHLY FAMILIAR WITH ALL EXISTING FIRE PROTECTION CONDITIONS AND THAT OF THE OTHER TRADES (STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, SITE, ETC.) THIS CONTRACT INCLUDES ALL MODIFICATIONS OF EXISTING SYSTEMS REQUIRED FOR THE INSTALLATION OF THE NEW SYSTEM. THIS CONTRACT INCLUDES ALL NECESSARY OFFSETS, TRANSITIONS, AND MODIFICATIONS REQUIRED TO INSTALL ALL NEW EQUIPMENT. ALL NEW EQUIPMENT AND SYSTEMS SHALL BE FULLY OPERATIONAL UNDER THIS CONTRACT BEFORE THE JOB IS CONSIDERED COMPLETE. THE FIRE PROTECTION CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY ASSUMPTIONS, OMISSIONS, OR ERRORS MADE AS A RESULT OF THE CONTRACTOR'S FAILURE TO BECOME FULLY FAMILIAR WITH THE EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS OF ALL TRADES.
10. THE INSTALLATION OF THE SPRINKLER SYSTEM SHALL BE BASED ON THE FOLLOWING:
    LIGHT HAZARD: .10 GPM/SQ. FT. OVER 1,500 SQ. FT.
    MAXIMUM COVERAGE: 225 SQ. FT. PER SPRINKLER
    CONTRACTOR SHALL VERIFY REQUIREMENTS WITH OWNER'S INSURANCE UNDERWRITER.
11. THE INSTALLATION OF THE SPRINKLER SYSTEM FOR MECHANICAL ROOMS, STORAGE ROOMS, AND OTHER ROOMS AS NOTED ON THE DRAWINGS SHALL BE BASED ON THE FOLLOWING:
    ORDINARY HAZARD, .: .20 GPM/SQ. FT. OVER 2,000 SQ. FT.
    MAXIMUM COVERAGE: 225 SQ. FT. PER SPRINKLER
    CONTRACTOR SHALL VERIFY REQUIREMENTS WITH OWNER'S INSURANCE UNDERWRITER.
12. THE FIRE PROTECTION CONTRACTOR SHALL PERFORM A FLOW TEST WITNESSED BY A REPRESENTATIVE OF THE OFFICE OF THE STATE FIRE MARSHAL, OWNER, ARCHITECT, ENGINEER. DATA RECORDED AT THE TIME OF THIS FLOW TEST SHALL INCLUDE: DATE OF TEST, TIME OF TEST, WITNESSES PRESENT. ALL PARTIES SHALL BE NOTIFIED OF THE DATE AND TIME OF THE TEST PRIOR TO ANY FUTURE FLOW TESTS. THE CONTRACTOR SHALL USE THE FLOW DATA FROM THIS TEST FOR HIS/HER HYDRAULIC CALCULATIONS. REFER TO SPECIFICATION FOR ADDITIONAL REQUIREMENTS.
13. ALL PIPE SIZES SHOWN ON THE CONTRACT DOCUMENTS ARE ADEQUATELY SIZED FOR THE NEW SPRINKLER SYSTEM. THE PIPE SIZES SHOWN ARE SUBJECT TO CHANGE UPON THE COMPLETION OF THE FIRE PROTECTION CONTRACTOR'S HYDRAULIC CALCULATIONS.
14. THE CONTRACTOR SHALL MAKE PROVISIONS FOR DRAINING THE ENTIRE SYSTEM PER NFPA 13.
15. THE CONTRACTOR SHALL PROVIDE SPRINKLER LAYOUT SHOP DRAWINGS, SEISMIC BRACING CALCULATION AND HYDRAULIC CALCULATIONS, SIGNED AND STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF THE PROJECT. THESE DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED PER STATE CODE REQUIREMENTS. THESE SHOP DRAWINGS AND CALCULATIONS SHALL BE SUBMITTED TO AND APPROVED BY THE OFFICE OF THE STATE FIRE MARSHAL AND OWNER'S INSURANCE CARRIER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL PROVIDE COPIES OF THE STATE FIRE MARSHAL'S AND OWNER'S INSURANCE CARRIER'S APPROVALS WITH THEIR SHOP DRAWING SUBMITTAL.
16. THE FIRE PROTECTION CONTRACTOR SHALL COORDINATE ALL SPRINKLER WORK WITH EXISTING/NEW LIGHTING FIXTURES, DIFFUSERS, DUCTWORK. THE CONTRACTOR SHALL PROVIDE PROPER SPRINKLER COVERAGE PER NFPA 13.
17. SPRINKLERS SHALL BE LOCATED IN THE CENTER OF TILES IN ROOMS WITH EITHER AN EXISTING OR NEW 2X4 OR 2X2 CEILING GRID.
18. UNOCCUPIED SPACES FITTED OUT WITHOUT REFLECTED CEILINGS SHALL BE PROVIDED WITH PENDENT SPRINKLERS WITH WATER SHIELD PER THE APPROVAL OF THE OFFICE THE STATE FIRE MARSHAL.
19. SPRINKLERS SHALL BE INSTALLED UNDER FIXED OBSTRUCTIONS OVER 4 FT. (1.2M) WIDE PER NFPA 13. THE CONTRACTOR SHALL VERIFY ALL DUCTWORK DIMENSIONS IN THE FIELD AND INSTALL SPRINKLERS AS REQUIRED.
20. VERIFY THE DISTANCE BETWEEN CEILING AND BOTTOM OF STRUCTURAL BEAMS IN ALL AREAS WITH REFLECTIVE CEILINGS.
21. ALL PIPING SHOWN SHOW BE LOCATED ABOVE THE CEILING OR IN SOFFIT SPACES UNLESS NOTED OTHERWISE OR IF THE ROOM HAS NO CEILING.
22. ALL SPRINKLER PIPING SHOWN SHALL BE RUN ABOVE LIGHTING FIXTURES SHOWN ON THE LIGHTING DRAWINGS. COORDINATE THE ROUTING OF SPRINKLER PIPING WITH OTHER TRADES IN THE FIELD. COORDINATE SPRINKLERS AND ASSOCIATED PIPING WITH THE ARCHITECTURAL CEILING/SOFFIT CONFIGURATION AND STRUCTURAL DRAWINGS.
23. ALL PIPE HANGERS AND SUPPORTS SHALL BE PROVIDED WITH SEISMIC RESTRAINT BRACING PER NFPA 13, STATE AND LOCAL REQUIREMENTS.
24. FLOW AND TAMPER SWITCHES SHALL BE PROVIDED BY THE FIRE PROTECTION CONTRACTOR; ALL WIRING SHALL BE PROVIDED BY DIVISION 16. ALL WORK SHALL BE COORDINATED BETWEEN THE TWO TRADES IN THE FIELD.
25. SPRINKLER PROTECTION SHALL BE REQUIRED IN ALL ELECTRICAL EQUIPMENT, COMMUNICATIONS ROOMS, ETC. SPRINKLER HOODS OR SHIELDS SHALL BE INSTALLED TO PROTECT IMPORTANT ELECTRICAL EQUIPMENT FROM SPRINKLER DISCHARGE. HOODS / SHIELDS SHALL BE OF A NONCOMBUSTILE MATERIAL. SPRINKLERS SHALL NOT BE REQUIRED WHERE "ALL" THE FOLLOWING CONDITIONS ARE MET.
    a. THE ROOM IS DEDICATED TO ELECTRICAL EQUIPMENT "ONLY".
    b. "ONLY" DRY TYPE ELECTRICAL EQUIPMENT IS USED.
    c. ELECTRICAL EQUIPMENT IS INSTALLED IN A 2 HOUR, FIRE RATED, ENCLOSURE INCLUDING PROTECTION OF PENETRATIONS.
    d. "NO" COMBUSTILE STORAGE IS PERMITTED TO BE STORED IN THE ROOM.
26. THE FIRE PROTECTION DESIGN IS BASED ON MANUFACTURERS AND MODEL NUMBERS LISTED HEREIN. THE FIRE PROTECTION CONTRACTOR MAY AT HIS/HER DISCRETION CHOOSE ANOTHER OF THE APPROVED EQUALS LISTED IN THE APPROPRIATE SPECIFICATION SECTIONS AND CONTRACT DOCUMENTS. HOWEVER, BY DOING SO, THE FIRE PROTECTION CONTRACTOR ALSO UNDERTAKES THE RESPONSIBILITY OF COORDINATION WITH EXISTING CONDITIONS, NOTIFICATION OF OTHER TRADES AND ADDITIONAL COST INCURRED BY OTHER TRADES REQUIRED AS A RESULT OF THE SUBSTITUTION.

ARCHITECT:

Colliers Engineering & Design

CLIENT:

CAFFÈ NERO

CONSULTANT:

ZAINO & ASSOCIATES, INC.

CAFFE NERO

CAFFE NERO SCARSDALE

100 Christie Place
Scarsdale, NY 10583

PROJECT:

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL:

STATE OF NEW YORK
FRANK N. ZAINO
No. 054691
LICENSED PROFESSIONAL ENGINEER

ISSUED FOR: PERMIT

ISSUED DATE: 03/06/2026

PROJECT TEAM: ZBB

PROJECT MANAGER: JVC

PROJECT NUMBER: 23343

Colliers Engineering & Design,
Architecture, Landscape
Architecture, Surveying, CT P.C.

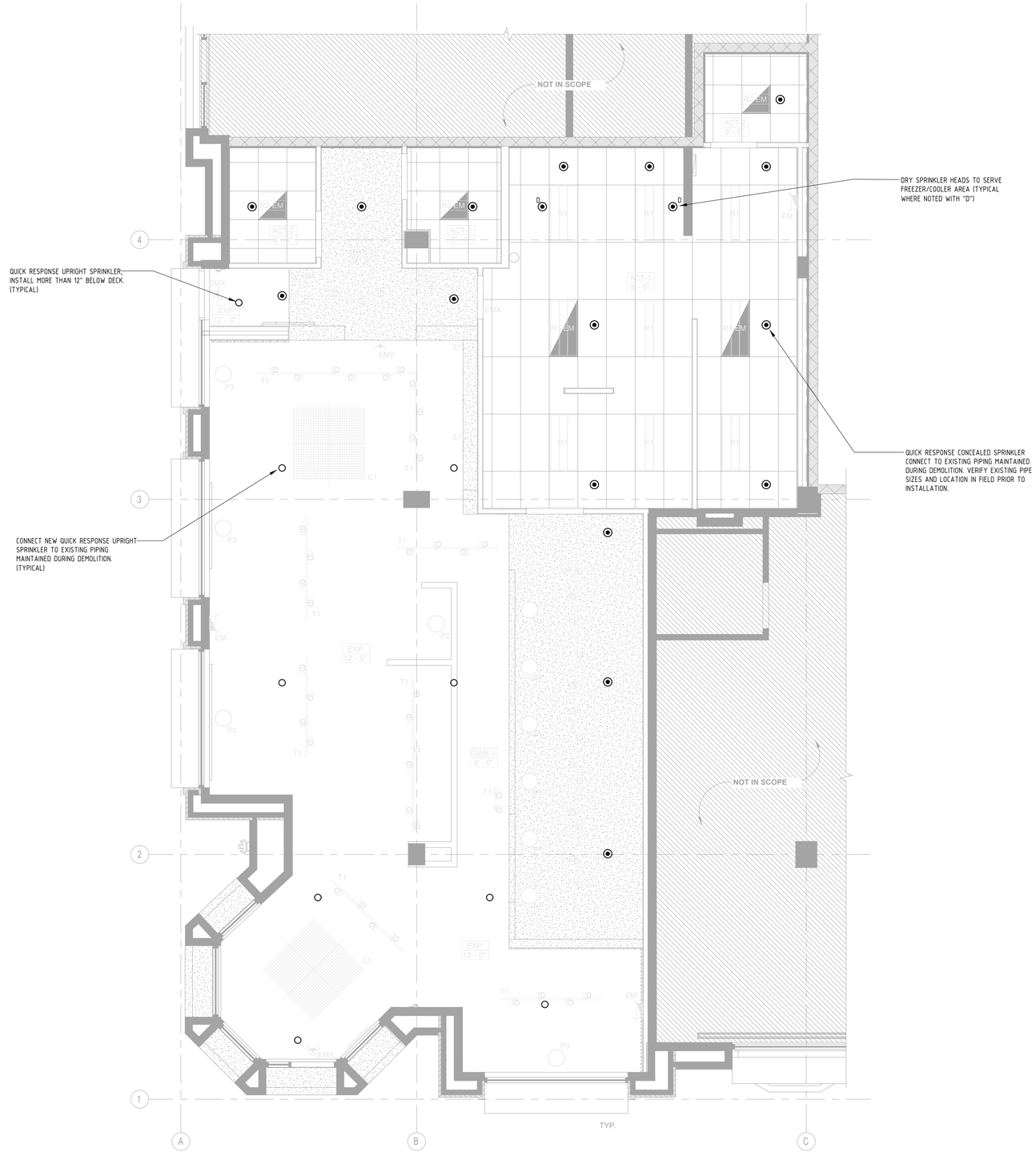
DRAWING NAME:

FIRE PROTECTION LEGEND & SYMBOLS

DRAWING NO.

FP001

FZA PROJECT: PR-25-00775



1 **FIRST FLOOR FIRE PROTECTION PLAN**
1/4" = 1'-0"

20' 4' 8'
1/4" = 1'-0"

ARCHITECT:
Colliers
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CLIENT:
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CONSULTANT:
ZAINO & ASSOCIATES, INC.

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SEAL:
STATE OF NEW YORK
FRANK N. ZAINO
No. 054491
LICENSED PROFESSIONAL ENGINEER

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

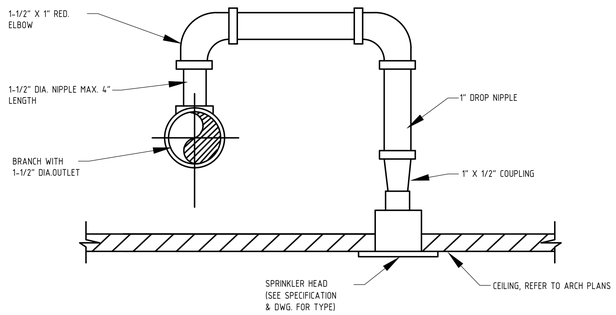
PROJECT TEAM: ZBB
PROJECT MANAGER: JVC
PROJECT NUMBER: 23343

Colliers Engineering & Design,
Architecture, Landscape
Architecture, Surveying, CT P.C.

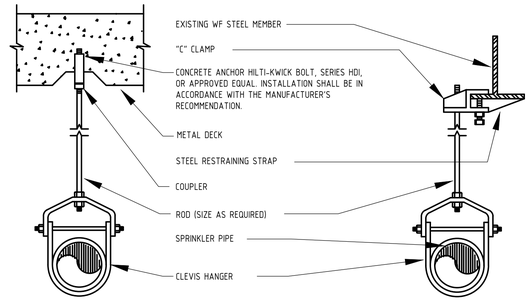
DRAWING NAME:
FIRE PROTECTION FLOOR PLAN

DRAWING NO.
FP101

FZA PROJECT: PR-25-00775



1 SPRINKLER HEAD CONNECTION FOR SUSPENDED CEILING
N.T.S.



NOTES:
1. CLEVIS HANGERS REQUIRED ON PIPING LARGER THAN 1"
2. GENERAL PURPOSE HANGERS MAY BE USED ON 1" SPRINKLER PIPING ONLY.
3. HANGERS AND SUPPORTS FOR PIPING INSTALLED IN COOLERS, FREEZERS AND PROCESS AREAS SHALL BE STAINLESS STEEL.

2 TYPICAL HANGER DETAILS
N.T.S.

ARCHITECT:
Colliers Engineering & Design

CLIENT:
CAFFÈ NERO

CONSULTANT:
ZAINO & ASSOCIATES, INC.

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PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:
STATE OF NEW YORK
FRANK N. ZAINO
No. 054691
LICENSED PROFESSIONAL ENGINEER

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

PROJECT TEAM: ZBB
PROJECT MANAGER: JVC
PROJECT NUMBER: 23343

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

DRAWING NAME:
FIRE PROTECTION DETAILS

DRAWING NO.
FP300

FZA PROJECT: PR-25-00775

FIRE PROTECTION SPECIFICATION

PART I GENERAL

1.01 GENERAL REQUIREMENTS:

A. SCOPE OF WORK SHALL INCLUDE ALL LABOR, MATERIALS, TOOLS, EQUIPMENT, TRANSPORTATION, HOISTING, RIGGING, INSURANCE, ETC., TO PERFORM THE WORK AS INDICATED ON THE DRAWINGS AND HEREIN SPECIFIED FOR A COMPLETE INSTALLATION. ALL WORK SHALL BE IN ACCORDANCE WITH NATIONAL, STATE AND LOCAL CODES AND ORDINANCES HAVING JURISDICTION, AS INTERPRETED BY THE ARCHITECT/ENGINEER.

B. APPLY AND PAY FOR ALL NECESSARY INSPECTION FEES, LICENSES AND PERMITS REQUIRED BY THE PROPER AUTHORITIES HAVING JURISDICTION.

C. SUBMIT SHOP DRAWINGS OF ALL FIRE PROTECTION EQUIPMENT AND RECORD DRAWINGS FOR ALL WORK PROVIDED UNDER THIS CONTRACT TO THE ARCHITECT/OWNER FOR THEIR USE PRIOR TO ORDERING, FABRICATING OR INSTALLING SAME.

D. ALL MATERIALS SHALL BE NEW. ALL EQUIPMENT SHALL BEAR THE U.L./FM LABEL.

E. CONTRACTOR SHALL PREPARE COMPOSITE WORKING "COORDINATION" DRAWINGS AND SECTIONS AT SCALE NOT LESS THAN ¼" = 1'-0" CLEARLY SHOWING HOW THEIR WORK IS TO BE INSTALLED IN RELATION TO WORK OF OTHER TRADES. THE CONTRACTOR SHALL IDENTIFY ANY CONFLICTS AND REQUEST ASSISTANCE FROM THE ARCHITECT / ENGINEER FOR ASSISTANCE IN RESOLVING A FIELD CONDITION IN ORDER TO COMPLETE THE WORK REQUIRED. NO ADDITIONAL COMPENSATION WILL BE GRANTED OR AWARDED FOR RESOLVING COORDINATION ISSUES SINCE THIS IS CONSIDERED PART OF THIS CONTRACTORS DUTIES. IF THE CONTRACTOR INSTALLS THEIR WORK BEFORE COORDINATING WITH OTHER TRADES OR AS TO CAUSE ANY INTERFERENCE WITH WORK OF OTHER TRADES THEY SHALL MAKE NECESSARY CHANGES TO THEIR WORK TO CORRECT THE CONDITION WITH OUT ADDITIONAL COST TO THE OWNER.

F. RECORD DRAWINGS: THE CONTRACTOR SHALL KEEP DAILY UPDATED ACCURATE RECORDS OF ALL DEVIATIONS IN WORK AS ACTUALLY INSTALLED FROM WORK INDICATED ON THE CONTRACT DRAWINGS. EACH CONTRACTOR SHALL RECORD CLEARLY, NEATLY, ACCURATELY, AND PROMPTLY AS WORK PROGRESSES THE FOLLOWING DATA: CHANGES MADE RESULTING FROM CHANGE ORDERS OR INSTRUCTIONS OR SKETCHES ISSUED BY THE A/E. CHANGES IN ROUTING MADE TO AVOID CONFLICT WITH OTHER TRADES OR STRUCTURAL CONDITIONS. FINAL LOCATION OF EQUIPMENT AND PANELS IF DIFFERENT THAN CONTRACT DOCUMENTS. THE RECORD DRAWINGS SHALL BE KEPT AT THE JOB SITE, AVAILABLE TO THE OWNER AT ALL TIMES AND LABELED AS "PROJECT RECORD INFORMATION – JOB SET". WHEN WORK IS COMPLETED, ONE COMPLETE SET OF MARKED-UP ORIGINAL PRINTS, UPDATED CAD DRAWINGS WITH ALL CHANGES LISTED ABOVE AND A CD WITH CAD FILES SHALL BE DELIVERED TO THE A/E FOR APPROVAL.

1.02 SCOPE OF WORK:

A. PROVIDE ALL LABOR, MATERIALS, EQUIPMENT, CONTROLS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK SHOWN ON THE DRAWINGS OR HEREIN SPECIFIED.

B. WITHOUT LIMITING GENERALITY, PROVIDE ALL LABOR, MATERIAL, AND EQUIPMENT FOR A COMPLETE SPRINKLER SYSTEM AS DESCRIBED BELOW:

1. DRY PIPE SPRINKLER SYSTEM.
2. RISER EQUIPMENT AND VALVES.
3. SPRINKLERS AND NIPPLES.
4. CORING, SLEEVING, FIRESTOPPING, CUTTING, AND PATCHING.
5. HANGERS AND SUPPORTS.
6. VALVE IDENTIFICATION SIGNS & HYDRAULIC DESIGN NAMEPLATES.
7. INSPECTIONS & TESTING.
8. PERMITS AND FEES.
9. FLOW TEST ACCORDING TO NFPA 291.
10. HYDRAULIC CALCULATIONS

C. THE WORK INCLUDED UNDER THIS CONTRACT SHALL INCLUDE A COMPLETE FIRE PROTECTION SYSTEM AS SHOWN ON THE DRAWINGS AND AS SPECIFIED HEREIN. ANY APPARATUS, APPLIANCE, MATERIAL OR WORK NOT SHOWN ON THE DRAWINGS BUT MENTIONED IN THE SPECIFICATIONS, OR VICE VERSA, OR ANY INCIDENTAL ACCESSORIES NECESSARY TO MAKE THE WORK COMPLETE IN ALL RESPECTS AND READY FOR OPERATION, EVEN IF NOT PARTICULARLY SPECIFIED, SHALL BE FURNISHED, DELIVERED AND INSTALLED BY THE CONTRACTOR WITHOUT ADDITIONAL EXPENSES TO THE OWNER.

D. THE CONTRACTOR SHALL NOTE THAT ALL ITEMS OF EQUIPMENT ARE SPECIFIED IN THE SINGULAR; HOWEVER, THE CONTRACTOR SHALL PROVIDE AND INSTALL THE NUMBER OF ITEMS OF EQUIPMENT AS INDICATED ON THE DRAWINGS AND AS REQUIRED FOR A COMPLETE SYSTEM.

E. IT IS THE INTENTION OF THE SPECIFICATIONS AND DRAWINGS TO CALL FOR FINISHED WORK, TESTED, AND READY FOR OPERATION. WHEREVER THE WORD "PROVIDE" IS USED, IT SHALL MEAN, "PROVIDE AND INSTALL COMPLETE AND READY FOR USE."

F. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR PROPER INSTALLATION AND OPERATIONS SHALL BE INCLUDED IN THE CONTRACTOR'S WORK, THE SAME AS IF HEREIN SPECIFIED OR SHOWN.

G. THE DRAWINGS SHOW THE LAYOUT OF THE FIRE PROTECTION SYSTEMS AND INDICATE THE APPROXIMATE LOCATIONS OF SPRINKLERS, PIPING, APPARATUS, AND EQUIPMENT. THE RUNS AND QUANTITY OF SPRINKLERS AND PIPING AS SHOWN ON THE DRAWINGS ARE SCHEMATIC ONLY. THE EXACT ROUTING OF QUANTITY SPRINKLERS AND PIPING SHALL BE DETERMINED BY THE STRUCTURAL CONDITIONS AND POSSIBLE OBSTRUCTIONS. THIS SHALL NOT BE CONSTRUED TO MEAN THAT THE DESIGN OF THE SYSTEMS MAY BE CHANGED, BUT REFERS ONLY TO EXACT RUNS BETWEEN GIVEN POINTS. THE ENGINEER RESERVES THE RIGHT TO REVISE THE DRAWINGS FROM TIME TO TIME TO INDICATE CHANGES IN THE WORK.

1.03 COORDINATION:

A. THIS CONTRACTOR, PRIOR TO SUBMITTING BID SHALL VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH ALL EXISTING CONDITIONS AND TO INSPECT THAT ALL PROVISIONS HAVE BEEN MADE FOR ALL ASPECTS OF THIS PROJECT.

B. IF DISCREPANCIES EXIST BETWEEN DRAWINGS AND/OR SITE CONDITIONS, THE FIRE PROTECTION CONTRACTOR SHALL NOTIFY THE ENGINEER AND THE OWNER PRIOR TO SIGNING OF CONTRACT. REQUESTS FOR COMPENSATION FOR EXTRA WORK, WHICH WOULD HAVE BEEN EVIDENT BY COMPLIANCE WITH THE PREVIOUS STATEMENT, WILL NOT BE CONSIDERED.

C. FIRE PROTECTION EQUIPMENT AND SUCH OTHER APPARATUS AS MAY REQUIRE MAINTENANCE AND OPERATION FROM TIME TO TIME SHALL BE MADE EASILY ACCESSIBLE. ALTHOUGH THE EQUIPMENT MAY BE SHOWN ON THE DRAWINGS IN CERTAIN LOCATIONS, THE CONSTRUCTION MAY DISCLOSE THAT SUCH LOCATIONS DO NOT MAKE ITS POSITION READILY ACCESSIBLE. IN SUCH CASES, THE OWNER OR THEIR REPRESENTATIVE SHALL BE NOTIFIED BEFORE ADVANCING THE CONSTRUCTION TO A STAGE WHERE A CHANGE WILL REFLECT ADDITIONAL EXPENSE.

D. IT SHALL BE THE RESPONSIBILITY OF THE FIRE PROTECTION CONTRACTOR TO STUDY ALL CONSTRUCTION DRAWINGS AND DETAILS SO THAT THE INSTALLATION OF ALL NEW WORK CAN BE FULLY COORDINATED. COORDINATE WITH ALL TRADES TO AVOID INTERFERENCE OF EQUIPMENT.

E. FIRE PROTECTION WORK IS INDICATED DIAGRAMMATICALLY. EXACT LOCATION OF ALL COMPONENTS ARE TO BE DETERMINED IN THE FIELD AND BY THE ACTUAL BUILDING CONDITIONS. VALVES, SPRINKLERS OR PIPES INTERFERING WITH OTHER INSTALLATIONS SHALL BE RELOCATED AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.

F. FIRE PROTECTION CONTRACTOR SHALL COORDINATE ALL WALL, CEILING, FLOOR, ROOF AND BEAM PENETRATIONS WITH THE GENERAL CONTRACTOR, ARCHITECT AND STRUCTURAL ENGINEER.

1.04 INTERPRETATION OF DRAWINGS:

A. FIRE PROTECTION EQUIPMENT AND SUCH OTHER APPARATUS AS MAY REQUIRE MAINTENANCE AND OPERATION FROM TIME TO TIME SHALL BE MADE EASILY ACCESSIBLE. ALTHOUGH THE EQUIPMENT MAY BE SHOWN ON THE DRAWINGS IN CERTAIN LOCATIONS, THE CONSTRUCTION MAY DISCLOSE THAT SUCH LOCATIONS DO NOT MAKE ITS POSITION READILY ACCESSIBLE.

B. THE CONTRACTOR SHALL LOCATE EQUIPMENT, WHICH MUST BE SERVICED, OPERATED OR MAINTAINED IN FULLY ACCESSIBLE POSITION. EQUIPMENT SHALL INCLUDE BUT NOT BE LIMITED TO: VALVES, SPRINKLERS, DRAIN POINTS, ETC. IF REQUIRED FOR BETTER ACCESSIBILITY, FURNISH ACCESS DOORS FOR THIS PURPOSE. MINOR DEVIATIONS FROM DRAWINGS MAY BE MADE TO ALLOW FOR BETTER ACCESSIBILITY, AND ANY CHANGE SHALL BE APPROVED.

C. COMPARE ACTUAL SITE CONDITIONS WITH THE DRAWINGS AND SPECIFICATIONS AND INCLUDE ADDITIONAL WORK WHICH CAREFUL EXAMINATION WOULD DISCLOSE. BEFORE THE BIDDING PERIOD, ADVISE THE A/E OF ANY OMISSION, ERROR OR CONFLICT IN THE PLANS AND SPECIFICATIONS.

D. EQUIPMENT, SPRINKLER AND PIPING LOCATIONS, AS SHOWN, ARE DIAGRAMMATIC AND APPROXIMATE ONLY UNLESS FIXED BY DIMENSIONS. ACTUAL FIELD CONDITIONS AND PHYSICAL CHARACTERISTICS OF THE PRODUCT GOVERN EXACT LOCATIONS. WHERE POSSIBLE, ADHERE TO LOCATIONS ON DRAWING CONSISTENT WITH BUILDING CONSTRUCTION AND EQUIPMENT INSTALLED BY OTHERS.

E. CONTRACTOR SHALL NOT SCALE MEASUREMENTS FROM THE DRAWINGS BUT CHECK WITH GENERAL CONTRACTOR'S LATEST DRAWINGS, SHOP DRAWINGS, AND EQUIPMENT MANUFACTURERS INSTALLATION GUIDES BEFORE PROCEEDING WITH ANY WORK.

F. WORK LAYOUTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, FOLLOWING MINIMUM REQUIREMENTS AS SET FORTH IN THESE SPECIFICATIONS AND ACCOMPANYING DRAWINGS.

G. WHERE HEAD ROOM OR SPACE CONDITIONS APPEAR INADEQUATE, A/E SHALL BE NOTIFIED BEFORE PROCEEDING WITH INSTALLATION. IF DIRECTED BY A/E, CONTRACTOR SHALL, WITHOUT EXTRA CHARGE, MAKE REASONABLE MODIFICATIONS IN LAYOUT AS NEEDED TO PREVENT CONFLICTS WITH WORK OF OTHER TRADES OR FOR PROPER EXECUTION OF WORK.

H. IF, IN CONTRACTOR'S OPINION, WORK IS SHOWN OR SPECIFIED IN MANNER OR AMOUNT AS TO MAKE IT IMPOSSIBLE TO INSTALL A FIRST-CLASS PIECE OF WORK OR FULFILLING INTENT OF A PERFECTLY EFFICIENT JOB WHEN COMPLETE, REFER SAME TO A/E IN WRITING BEFORE SUBMITTING PROPOSALS.

J. SHOULD CONTRACTOR FAIL TO REFER SUCH INSTANCES TO A/E AS REQUIRED ABOVE, NO EXCUSE FOR POOR, DEFECTIVE OR INCOMPLETE WORK WILL BE ACCEPTED.

1.05 GUARANTEES:

A. ALL WORK, MATERIALS AND EQUIPMENT SHALL BE GUARANTEED AGAINST DEFECTS RESULTING FROM THE USE OF INFERIOR MATERIALS, EQUIPMENT, OR WORKMANSHIP FOR ONE YEAR FROM THE DATE OF FINAL COMPLETION OF THE CONTRACT, OR FROM FULL ACCEPTANCE BY THE OWNER, WHICHEVER IS EARLIER. ALL DEFECTIVE MATERIAL OR WORKMANSHIP AS WELL AS DAMAGES TO THE WORK OF ALL TRADES RESULTING FROM SAME SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.

B. THE GUARANTEE PERIOD SHALL BE FOR ONE (1) YEAR FROM THE DATE OF ACCEPTANCE, WHICH SHALL BE THE DATE OF FINAL PAYMENT OR THE DATE OF FORMAL NOTICE OF ACCEPTANCE, WHICHEVER IS EARLIER.

C. CERTIFICATION SHALL BE SUBMITTED BY THE CONTRACTOR ATTESTING TO THE FACT THAT SPECIFIED PERFORMANCE CRITERIA ARE MET BY ALL EQUIPMENT.

D. IF, WITHIN ANY GUARANTEE PERIOD, REPAIRS OR CHANGES TO GUARANTEED WORK ARE REQUIRED AS A RESULT OF THE USE OF DEFECTIVE MATERIALS OR EQUIPMENT, INFERIOR WORKMANSHIP OR WORK THAT IS NOT IN ACCORDANCE WITH THE TERMS OF THE CONTRACT, AND UPON RECEIPT OF NOTICE FROM THE OWNER, THE FOLLOWING SHALL BE DONE WITHOUT EXPENSE TO THE OWNER:

1. REPAIR ALL DAMAGE TO THE BUILDING OR SITE/EQUIPMENT OR CONTENTS THEREOF WHICH IS THE RESULT OF THE USE OF DEFECTIVE MATERIALS OR EQUIPMENT OR INFERIOR WORKMANSHIP, OR OF WORK NOT IN ACCORDANCE WITH THE TERMS OF THE CONTRACT.

2. MAKE GOOD ANY WORK OR MATERIALS, OR THE EQUIPMENT AND CONTENTS OF SAID BUILDING OR SITE DISTURBED IN FULFILLING ANY SUCH GUARANTEE.

E. IN FULFILLING THE REQUIREMENTS OF THE CONTRACT OR OF ANY GUARANTEE EMBRACED IN OR REQUIRED THEREBY, ANY WORK GUARANTEED UNDER ANOTHER CONTRACT IS DISTURBED, RESTORE SUCH DISTURBED WORK TO ORIGINAL CONDITION AND GUARANTEE SUCH RESTORED WORK TO THE SAME EXTENT AS IT WAS GUARANTEED UNDER SUCH OTHER CONTRACT.

F. IF UPON FAILURE TO PROCEED PROMPTLY AFTER NOTICE TO COMPLY WITH THE TERMS OF THE GUARANTEE, THE OWNER MAY HAVE THE DEFECTS CORRECTED AND CONTRACTOR AND THEIR SURETY SHALL BE LIABLE FOR ALL EXPENSES INCURRED.

1.06 CONTRACTORS RESPONSIBILITIES:

A. CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY INJURIES TO PEOPLE, EMPLOYEES OR DAMAGE DONE TO BUILDING PREMISES OR ADJOINING AREAS OR TO OTHER WORK RESULTING FROM EXECUTION ON THEIR PART OF WORK, IN ANY MANNER WHATSOEVER.

B. CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER PROTECTION OF THEIR WORK, MATERIALS, PEOPLE OR EMPLOYEES FROM INJURY OR LOSS DONE BY OTHERS AND SHALL MAKE GOOD SUCH INJURY AT THEIR OWN EXPENSE.

C. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.

D. ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF CONTRACTOR' EMPLOYEES, MATERIALS OR EQUIPMENT.

PART II PRODUCTS

2.01 SPRINKLER SYSTEM PIPING, SPRINKLERS & ACCESSORIES:

A. NEW WET SPRINKLER PIPING SHALL BE SCHEDULE 40 FOR 1" THROUGH 2" FOR THREADED & GROOVED PIPING AND SCHEDULE 10 FOR GROOVED PIPING 2½" THROUGH 6". PIPING SHALL BE BLACK STEEL ASTM 135 , FERROUS PIPE U.L. LISTED FOR FIRE PROTECTION SYSTEMS AND FULL F.M. APPROVAL. PIPING SHALL BE STAMPED WITH MANUFACTURERS NAME, U.L. AND F.M. APPROVAL. FITTINGS SHALL BE UL LISTED/F.M. APPROVED: CAST IRON ANSI B16.4, MALLEABLE IRON ANSI B16.3. ALL PIPING THROUGH EXTERIOR WALLS AND DRAIN PIPE SHALL BE GALVANIZED STEEL.

B. DRY SPRINKLER SYSTEM PIPE AND FITTINGS
1. STANDARD-WEIGHT, GALVANIZED-STEEL PIPE: ASTM A53/A53M, TYPE E, GRADE B. PIPE ENDS MAY BE FACTORY OR FIELD FORMED TO MATCH JOINING METHOD.
2. THINWALL GALVANIZED-STEEL PIPE: ASTM A135/A135M OR ASTM A795/A796M, THREADABLE, WITH WALL THICKNESS LESS THAN SCHEDULE 30 AND EQUAL TO OR GREATER THAN SCHEDULE 10. PIPE ENDS MAY BE FACTORY OR FIELD FORMED TO MATCH JOINING METHOD.
3. GALVANIZED-STEEL PIPE NIPPLES: ASTM A733, MADE OF ASTM A53/A53M, STANDARD-WEIGHT SEAMLESS STEEL PIPE WITH THREADED ENDS.
4. GALVANIZED-STEEL COUPLINGS: ASTM A865/A865M, THREADED.
5. GALVANIZED, GRAY-IRON THREADED FITTINGS: ASME B16.4, CLASS 125. STANDARD PATTERN.
6. MALLEABLE- OR DUCTILE-IRON UNIONS: UL 860
7. CAST-IRON FLANGES: ASME B16.1, CLASS 125
8. PLAIN-END-PIPE FITTINGS: UL 213, DUCTILE-IRON BODY WITH RETAINED LUGS THAT REQUIRE ONE-QUARTER TURN OR SCREWED RETAINED PIN TO SECURE PIPE IN FITTING.
9. GROOVED-JOINT, STEEL-PIPE APPURTENANCES:
   A. PRESSURE RATING: 175-PSIG MINIMUM.
   B. GALVANIZED, GROOVED-END FITTINGS FOR STEEL PIPING: ASTM A47/A47M, MALLEABLE-IRON CASTING OR ASTM A536, DUCTILE-IRON CASTING, WITH DIMENSIONS MATCHING STEEL PIPE.
   C. GROOVED-END-PIPE COUPLINGS FOR STEEL PIPING: AWWA C606 AND UL 213 RIGID PATTERN, UNLESS OTHERWISE INDICATED, FOR STEEL-PIPE DIMENSIONS. INCLUDE FERROUS HOUSING SECTIONS, EPDM-RUBBER GASKET, AND BOLTS AND NUTS.

C. FITTINGS, COUPLINGS, UNION AND REDUCERS SHALL HAVE A WORKING PRESSURE OF NOT LESS THAN 175 PSIG AND U.L. LISTED FOR FIRE PROTECTION SYSTEMS. GROOVED END FITTINGS AND COUPLINGS SHALL BE COMPATIBLE FROM THE SAME MANUFACTURER. GASKETS SHALL BE EPDM STANDARD GASKET STYLE.

D. PROVIDE UL LISTED & FM APPROVED QUICK RESPONSE SPRINKLERS. SPRINKLERS SHALL BE GLASS BULB TYPE AND HAVE 1/2" ORIFICE. UPRIGHT SPRINKLERS SHALL HAVE BRASS PLATED FINISH. UPRIGHT, PENDENT AND SIDEWALL SPRINKLER TYPES SHALL BE AS INDICATED ON THE CONTRACT DRAWINGS. PROVIDE EXTENDED COVERAGE TYPE SPRINKLERS WHERE INDICATED IN THE CONTRACT DRAWINGS. PROVIDE UL LISTED & FM APPROVED DRY TYPE SPRINKLERS IN AREAS SUBJECT TO FREEZING. ALL ESCUTCHEONS SHALL BE CHROME FINISH. SPRINKLERS SHALL BE MANUFACTURED BY TYCO, VICTAULIC OR VIKING.

E. SPRINKLERS SHALL BE ORDINARY TEMPERATURE CLASSIFICATION WITH A TEMPERATURE RATING OF 155°F, EXCEPT IN AREAS SUBJECT TO ABNORMAL HEATING CONDITIONS. SPRINKLERS IN MECHANICAL & ELECTRIC ROOMS AND ABOVE CEILINGS SHALL HAVE A TEMPERATURE RATING OF 200°F.

F. ALL FIRE PROTECTION HANGERS SHALL BE TOLCO/COOPER B-LINE ADJUSTABLE BAND TYPE WITH THREADED ROD. HANGER SPACING AND SIZE OF RODS SHALL BE ACCORDING TO NFPA EDITION. THREADED ROD SHALL BE GALVANIZED WHERE EXPOSED TO WEATHER OR HUMID ENVIRONMENTS.

2.02 VALVES & ACCESSORIES:

A. ALL VALVES SHALL BE U.L. LISTED & FM APPROVED AND STAMPED OR MARKED WITH MANUFACTURER'S NAME. VALVES SHALL BE INSTALLED WITH A 175 PSI PRESSURE RATING.

B. VALVES 2 INCHES OR SMALLER SHALL BE BRONZE, WITH RISING STEM & SCREWED ENDS. VALVES OVER 2-1/2" THRU 6" SHALL BE BUTTERFLY TYPE BUILT-IN TAMPER SWITCH.

C. BUTTERFLY VALVES SHALL BE EQUIPPED WITH BUILT-IN TAMPER SWITCH WITH TWO SETS OF CONTACTS.

D. PROVIDE SYSTEM DRAIN VALVES AND INSPECTORS TEST DRAINS AS PER NFPA 13 AND AHJ. DRAINS SHALL BE PROVIDED AT LOW POINTS IN PIPING, AT BASE OF RISERS, AND WHEREVER NECESSARY FOR PROPER DRAINAGE.

E. PRESSURE SWITCHES, SUPERVISORY SWITCHES AND TAMPER SWITCHES SHALL BE U.L. APPROVED CLOSED CIRCUIT WITH ADJUSTABLE RETARD AND TWO SETS OF CONTACTS.

F. TAMPER/PRESSURE/SUPERVISORY SWITCHES SHALL BE U.L. APPROVED, TAMPER PROOF DIE CAST ALUMINUM HOUSING AND TWO SETS OF CONTACTS.

2.03 SMOKE AND FIRESTOPPING:

A. FIRESTOP ALL PIPING PASSING THROUGH FIRE RATED WALLS, SLABS, ETC. INSTALL STEEL, SCH. 40, SLEEVES EXTENDING 2" ABOVE FLOOR OR BEYOND WALL. THE SPACE BETWEEN THE PIPES AND THE SLEEVES SHALL BE PACKED WITH AN APPROVED FIRESTOPPING MATERIAL. THE SPACE BETWEEN PIPE SLEEVE AND FLOOR OR WALL SHALL BE FILLED WITH A SUITABLE FLOOR OR WALL MATERIAL. FIRESTOP MATERIAL SHALL BE MANUFACTURED BY HILTI FIRESTOP PRODUCTS AND SHALL BE FACTORY MUTUAL APPROVED, U.L. LISTED. SHEET METAL OR PVC SLEEVES SHALL NOT BE USED. SUBMIT SAMPLE OF FIRESTOP MATERIAL TO BE USED ON PROJECT TO THE STATE FIRE MARSHAL AND ENGINEER FOR REVIEW AND APPROVAL BEFORE PLACING ORDER.

PART III EXECUTION

3.01 CODES AND STANDARDS:

A. ALL WORK SHALL MEET OR EXCEED LATEST REQUIREMENTS OF THE APPLICABLE CODES, STANDARDS, BUILDINGS INSURANCE COMPANY, AND AUTHORITIES HAVING JURISDICTION OVER THE WORK OF THIS PROJECT.

- STATE BUILDING CODE
- NFPA 13 – STANDARD FOR INSTALLATION OF SPRINKLER SYSTEMS
- NFPA 25 – STANDARD FOR THE INSPECTION, TESTING AND MAINTENANCE OF WATER BASED FIRE PROTECTION SYSTEMS
- NFPA 101 – LIFE SAFETY CODE

3.02 SPRINKLER SYSTEM:

A. SPRINKLERS SHALL BE INSTALLED SO THAT THEIR DISCHARGE PATTERN IS NOT OBSTRUCTED BY SURFACE MOUNTED LIGHTS, SOFFITS AND OTHER OBSTRUCTIONS. PROVIDE DEEP ESCUTCHEONS WHERE REQUIRED TO LOWER SPRINKLERS BELOW CEILING SURFACE MOUNTED FIXTURES.

B. COORDINATE SPRINKLER AND PIPE LOCATIONS WITH STRUCTURAL ELEMENTS AND ALL COMPONENTS OF OTHER MECHANICAL AND ELECTRICAL SYSTEMS AND WITH ALL EQUIPMENT VENDORS.

3.03 PIPING, HANGERS, VALVES & ACCESSORIES:

A. PIPING SHALL BE RUN PARALLEL WITH THE LINES OF THE BUILDING; WELL SUPPORTED FROM THE STRUCTURE: FREE FROM POCKETS AND SAGS. PITCH PIPING TO DRAIN POINTS.

B. PIPING SHALL BE INSTALLED TO PROVIDE NOT LESS THAN 3/4" SPACING FROM FINISHED SURFACE TO OTHER SURFACES OF OTHER CONSTRUCTION.

C. ALL PIPING SHALL BE CONCEALED ABOVE SUSPENDED CEILINGS WHERE THEY OCCUR.

D. PROVIDE RETURN BENDS TO LOCATE SPRINKLERS IN THE CENTER OF CEILING TILES.

E. ALL PIPING SHALL BE RIGIDLY SUPPORTED FROM THE BUILDING STRUCTURE BY MEANS OF APPROVED HANGER AND SUPPORTS. PIPE SHALL BE SUPPORTED TO MAINTAIN REQUIRED GRADING AND PITCHING OF LINES TO PREVENT VIBRATION AND TO SECURE PIPING IN PLACE AND SHALL BE ARRANGED SO AS TO PROVIDE FOR PROPER EXPANSIONS AND CONTRACTION OF PIPE.

F. SPACE HANGERS IN ACCORDANCE WITH NFPA 13 AND INSURANCE AND MANUFACTURER'S INSTALLATION REQUIREMENTS. INSTALL SEISMIC PROTECTION IN ACCORDANCE WITH NFPA 13.

G. SUPPORT THE BACKFLOW PREVENTER WITH PIPE STANDS. PIPE SHALL BE SECURED TO FLOOR SLAB.

H. PROVIDE ALL ALARM COMPONENTS AS REQUIRED FOR PROPER OPERATION OF THE FIRE PROTECTION SYSTEMS.

I. ALL WIRING SHALL BE BY ELECTRICAL CONTRACTOR.

3.04 TESTING:

A. ALL FIRE PROTECTION SYSTEMS PIPING INCLUDED IN THE SCOPE OF THE PROJECT SHALL BE TESTED & REPAIRED BY THIS CONTRACTOR. TESTING OF SYSTEM SHALL BE DONE AT THE EXPENSE OF THIS CONTRACTOR, AND WITH EQUIPMENT FURNISHED BY THEM. TESTING SHALL BE IN THE PRESENCE OF DULY AUTHORIZED LOCAL INSPECTORS AND THE OWNER'S REPRESENTATIVE WITH 48-HOUR NOTICE GIVEN TO THESE AUTHORITIES. ALL SYSTEMS SHALL BE REPAIRED AND RETESTED UNTIL REQUIREMENTS OF NFPA 13, NFPA 25 AND AHJ ARE SATISFIED, WITHOUT ADDITIONAL EXPENSE TO THE OWNER.

B. CONTRACTOR SHALL ALSO COMPLY WITH ANY SPECIFIC REQUIREMENTS OF THE CITY FIRE DEPARTMENT AND OWNER'S INSURANCE COMPANY.

3.05 COMPLETION:

A. PROVIDE PROPERLY EXECUTED CERTIFICATE OF INSPECTION FROM THE STATE FIRE MARSHAL'S INSPECTION OFFICE.

B. VERIFY THAT PROJECT RECORD DOCUMENTS ARE COMPLETE AS SPECIFIED UNDER SUBMITTALS AND RECORD DOCUMENTS.

3.06 APPROVALS AND SUBSTITUTIONS:

A. IT IS THE INTENT OF THESE SPECIFICATIONS THAT WHEREVER A MANUFACTURER IS SPECIFIED AND SUBSTITUTIONS ARE ALLOWED, THEY SHALL CONFORM IN ALL RESPECTS TO THE SPECIFIED ITEM CRITERIA AS DELINEATED, SPECIFIED EQUIPMENT SHALL BE INTERPRETED AS MINIMUM PERFORMANCE REQUIREMENTS.

B. SUBSTITUTED EQUIPMENT WHERE PERMITTED MUST CONFORM TO SPACE REQUIREMENTS. ANY SUBSTITUTED EQUIPMENT THAT CANNOT MEET SPACE REQUIREMENTS, WHETHER APPROVED OR NOT, SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. ANY MODIFICATION OF RELATED SYSTEMS OR ADDITIONAL COSTS THAT RESULT FROM SUBSTITUTED EQUIPMENT SHALL BE BORNE BY THIS CONTRACTOR.

C. IT SHALL BE MANDATORY FOR THIS CONTRACTOR TO SUBMIT THEIR BID PRICE BASED ON SPECIFIED MANUFACTURERS OR SUPPLIERS OF MATERIALS OR SERVICES. IF THE CONTRACTOR DESIRES TO SUBSTITUTE OTHER THAN SPECIFIED, THIS CONTRACTOR SHALL SUBMIT SEPARATE PRICES FOR EACH OF THESE ITEMS FOR ADDITIONS OR DEDUCTIONS TO THE BID PRICE, FOR ACCEPTANCE OR REJECTION AT THE TIME BIDS ARE DUE. SHOULD THESE SUBSTITUTIONS BE REJECTED, THE CONTRACTOR SHALL BE OBLIGED TO PROVIDE SPECIFIED MATERIALS AND SERVICES.

3.07 PERMITS AND INSPECTIONS:

A. SECURE REQUIRED PERMITS, INSPECTION & TEST CERTIFICATES, TRANSMIT SAME TO THE OWNER AT THE COMPLETION OF THE WORK. PAY ALL ASSOCIATED FEES.

3.08 SHOP DRAWINGS AND EQUIPMENT SUBMISSIONS:

A. SIX (6) COPIES OF PIPING LAYOUTS AND CERTIFIED EQUIPMENT MANUFACTURER'S DATA SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION, ERECTION OR PURCHASE.

3.09 TESTING AND CLEANING:

A. MAKE ALL TESTING AND CLEANING ON ALL SYSTEMS, WITH A WRITTEN GUARANTEE. ALL TESTS TO BE IN ACCORDANCE WITH NFPA 25 AND APPROVED BY ALL STATE & CITY AGENCIES AT CONTRACTOR'S COST.

B. CLEAN AND TEST ALL NEW AND EXISTING SPRINKLER SYSTEM PIPING.

C. UPON COMPLETION, ALL DEBRIS SHALL BE REMOVED FROM THE SITE & THE AREA LEFT BROOM CLEAN.

3.10 SYSTEMS TRAINING:

A. THE CONTRACTOR MUST PLAN AND ORGANIZE A TRAINING SESSION OF AT LEAST TWO HOURS FOR THE BUILDING MAINTENANCE STAFF, IN THE PRESENCE OF BUILDING OWNER OR THEIR REPRESENTATIVE.

B. THE TRAINING SESSION MUST INCLUDE THE NORMAL OPERATION, EMERGENCY PROCEDURES AND SYSTEM MAINTENANCE FOR ANY FIRE SUPPRESSION EQUIPMENT REQUIRED TO BE OPERATED OR MAINTAINED MY BUILDING STAFF.

3.10 OPERATING AND MAINTENANCE INSTRUCTIONS:

A. AFTER FINAL TESTS AND ADJUSTMENTS FULLY INSTRUCT OWNER'S OPERATING PERSONNEL IN ALL DETAILS OF OPERATIONS FOR EQUIPMENT INSTALLED. A SIGNED RECEIPT WHICH SHALL BE OBTAINED FROM THE OPERATOR SHALL BE CONSTRUED AS EVIDENCE THAT INSTRUCTIONS WERE SATISFACTORY.

B. FURNISH THREE (3) COPIES OF WRITTEN DESCRIPTIONS OF ALL SYSTEMS COVERING ALL OPERATING PROCEDURES. WHEN MANUFACTURER STANDARD INSTRUCTIONS ARE UTILIZED, THEY SHALL BE CLEARLY MARKED AS TO INDICATED APPLICABILITY. SHOP DRAWINGS SUBMITTED TO THE ENGINEERS OFFICE SHALL HAVE A P.E. STAMP, OWNER'S INSURANCE COMPANY'S STAMP, AND APPROVAL STAMP FROM THE STATE FIRE MARSHAL AND BUILDING INSPECTOR'S REVIEW OFFICE. DRAWINGS AND HYDRAULIC CALCULATIONS MUST HAVE THESE APPROVAL STAMPS OR THEY WILL BE IMMEDIATELY RETURNED AS REJECTED.

ARCHITECT:
Colliers Engineering & Design

CLIENT:
CAFFE NERO

CONSULTANT:
ZAINO & ASSOCIATES, INC.

CAFFE NERO
CAFFE NERO SCARSDALE
100 Christie Place
Scarsdale, NY 10583

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:
STATE OF NEW YORK
FRANK N. ZAINO
No. 054691
LICENSED PROFESSIONAL ENGINEER

ISSUED FOR: PERMIT
ISSUED DATE: 03/06/2026

PROJECT TEAM: ZBB
PROJECT MANAGER: JVC
PROJECT NUMBER: 23343

Colliers Engineering & Design, Architecture, Landscape Architecture, Surveying, CT P.C.

DRAWING NAME:
FIRE PROTECTION SPECIFICATIONS

DRAWING NO.
FP400

FZA PROJECT: PR-25-00775

PUBLIC HEARING

Village of Scarsdale

NOTICE IS HEREBY GIVEN that a Public Hearing is scheduled by the Board of Trustees of the Village of Scarsdale on Tuesday, July 14, 2026, at 8:00 p.m. in Rutherford Hall in Village Hall, or by accessing the meeting at https://zoom.us/j/93183703358, *or calling in by dialing 1-929-436-2866 and entering the Meeting ID, 931 8370 3358*; to consider an application for Special Use Permit approval for one of the retail spaces available in the Christie Place Development Project, located in the Village Center PUD 1.4 zoning district.

Taylor C. Emanuel
Village Clerk

06/10/2026

SCARSDALE 1701 NEW YORK

Date: Tuesday, July 28, 2026
Re: Minutes for the July 14, 2026 Village Board Meeting

ATTACHMENT(S):

- Minutes 07-14-2026 Village Board Meeting

VILLAGE OF SCARSDALE BOARD OF TRUSTEES

REGULAR MEETING

Rutherford Hall &
Video Conference
Via Zoom
July 14, 2026

A Regular Meeting of the Board of Trustees of the Village of Scarsdale was held on Tuesday, July 14, 2026, at Rutherford Hall and via video conference at 8:12 p.m.

Present in person were Mayor Arest, and Trustees Foley, Gruenberg, Kofman, Schulhof, and Silberfein. Trustee Goldschmidt was absent. Also present were Village Manager Marshall, Village Counsel Ward-Willis, and Village Clerk Emanuel.

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Mayors Comments

Mayor Arest provided the following comments:

Before we begin this evening, I want to take a moment to acknowledge the profound loss our community suffered this past week.

Marian Green was a passionate and unwavering advocate for residents with disabilities. She devoted well over a decade to the Village's Council on People with Disabilities, including many years as its Chair, and before that chaired the C.H.I.L.D. committee, Children Having Individual Learning Differences, a network of Scarsdale families supporting students with learning differences. Her passing is a loss for the many residents she advocated for, and for this Village as a whole.

For those who attended our meetings, Marian's voice was a familiar and welcome one at this podium. She spoke up for accessible sidewalks, reminding us that safer walkways serve not only residents with disabilities, but commuters, schoolchildren, parents, joggers, walk-to-worshippers, dog walkers, and anyone else who enjoys the simple pleasure of walking. She advocated for sufficient handicap parking, for inclusive programming for families of children with learning differences, for a library that lived up to the Americans with Disabilities Act, and for a Scarsdale where belonging was not conditional.

Marian did this work with patience, with data, and with precision. At our August work session, she walked the Board through the sidewalk condition assessment and challenged us to think more carefully about accessibility throughout the Village. She closed that discussion by saying, "I am optimistic that we are moving forward." At our November work session on sidewalks and paving, she urged the Board to invest in concrete sidewalks, calling them an investment with, in her words, "immediate ROI and long term" impact, and encouraged us not to let the rebuild become a slow, incremental "drip, drip, drip." That challenge has stayed with me. We share her belief that durable infrastructure is a worthwhile investment, and our goal is to continue making meaningful progress, pursuing grant opportunities wherever possible, and improving accessibility throughout the Village. In December, when the conversation turned to budget line items, she reminded us not to conflate sidewalks with pathways because the distinction mattered for how we allocated resources and set expectations. That precision was Marian: not simply raising concerns, but helping us make better decisions.

Marian's advocacy touched more than one institution in this Village. Our Library Director shared a reflection I want to pass along tonight. Marian reached out to her when she first came to work at the library in 2009, inviting her to a Council on People with Disabilities meeting. From Marian, she learned about the accessibility challenges of the library building, and that early conversation helped inform the thinking behind its eventual renovation. She was a stalwart supporter of accessibility for all, approaching every issue with both a sense of humor and compassion. She loved living in Scarsdale, and she loved the library. She even participated in the library's strategic planning focus group. That is the Marian so many of us knew: not simply raising concerns, but rolling up her sleeves and helping to shape the answers.

The Board of Trustees and I have long appreciated her thoughtful participation and her commitment to making Scarsdale more accessible and inclusive. Her voice helped shape the sidewalks we are rebuilding, contributed to the thinking behind the library's accessibility improvements, and leaves behind a stronger culture of advocacy on our Council on People with Disabilities. We intend to continue building on that work in the years ahead.

I ask that we hold Marian's family, her friends, and everyone she touched through her advocacy in our thoughts.

I now ask everyone here this evening, and those watching from home, to join me in a moment of silence in memory of Marian Green. May her memory be a blessing.

Out of respect for the judicial process now underway, I won't say anything about the pending case. But I want to thank, on behalf of the Board and the entire community, the members of the Scarsdale Police Department. Chief DelBene and his officers responded with professionalism, care, and resolve to a call no community ever wants to receive. They worked through the night and the days that followed, alongside the Westchester County Department of Public Safety and the Westchester County District Attorney's Office, to secure the scene, gather evidence, and bring the matter into the hands of the courts. Their work does not undo this loss, but it reflects the standard of service the residents of Scarsdale can count on. To Chief DelBene and every officer and investigator involved, thank you.

This past week, we also learned of the passing of another longtime Scarsdale volunteer. Linda Blair, a resident of our Village for four decades, passed away on July 3 at the age of 87. Linda chaired our Board of Architectural Review, was a member of the Forum, and lent her design expertise to civic projects across the community. Our thoughts are with her husband Bill, her children, and her grandchildren.

I ask everyone to join me in a moment of silence in memory of Linda Blair. May her memory too be a blessing.

Thank you.

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Manager's Comments

Village Manager Marshall provided the following comments:

Many of you may have noticed when you walked in, the Village currently has two multi-space parking pay stations on display at Village Hall. These pay stations are being considered as part of the Village's parking meter replacement program which is intended to modernize parking infrastructure in our downtown. Residents are invited to test both units and share comments about each pay station including ease of use, physical appearance, screen readability, and other relevant factors. Additionally, we encourage you to test the payment features. Credit card payment will only be simulated, and no charge will be incurred. Please note, this demonstration is intended to evaluate the equipment only. We appreciate receiving your public feedback, which can be emailed to parking@scarsdale.gov or directly to my office at manager@scarsdale.gov. We

will also be putting a display board in the lobby this week, with additional opportunities for users to indicate their experience.

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Public Hearing

Deputy Mayor Gruenberg opened a public hearing scheduled for this evening to consider an application for Special Use Permit approval for one of the retail spaces available in the Christie Place Development Project.

The following members of the public spoke:

1. **Tim Sheehan, and Michael Ford-Deegan, the applicants (Caffe Nero)**; provide an overview of the store's size, hours of operation, and the types of services they offer, including mobile orders and patio seating.
2. **Daniel Gerardi; 1 Christie Place**, expressed concerns about noise levels, space for tables, and the impact on walkways for older residents in the area.
3. **Susan Douglass; 59 Crane Road**, chair of the Downtown Revitalization Committee, supports the idea of another gathering place in the village.

As there were no further comments provided, the public hearing was adjourned until July 28, 2026, on a motion entered by Mayor Arest, seconded by Trustee Foley, and carried unanimously.

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Public Comment

Susan Matula, accompanied by members of the Council on People with Disabilities, spoke on the tragic passing of Marian Green, their council's chair.

Joe Lawrence; 7 Walworth Avenue, spoke on the ongoing Con Edison dispute.

Steve Marchione, 104 Walworth Avenue, also spoke about the ongoing Con Edison dispute.

Elizabeth Lawrence; 7 Walworth Avenue, echoed the concerns about the Con Edison dispute.

Yiwei Fang; 29 Walworth Avenue, also spoke about the Con Edison dispute in their neighborhood.

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Liaison Reports

None.

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Bills

Trustee Foley reported that he had audited the Abstract of Claims dated July 14, 2026, in the amount of $2,799,786.93.

Upon motion duly made by Trustee Foley and seconded by Deputy Mayor Gruenberg, the following resolution was adopted unanimously:

RESOLVED, that the Abstract of Claims dated July 14, 2026, in the amount of $2,799,786.93 is hereby approved.

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Consent Agenda

Upon a motion entered by Trustee Silberfein, seconded by Deputy Mayor Gruenberg, and carried unanimously, a resolution Setting a Public Hearing on a Proposed Local Law to add Chapter 192 of the Scarsdale Village Code concerning Licensing of Design Professionals, and a resolution Setting a Public Hearing on a Proposed Local Law to amend Chapter 251 of the Scarsdale Village Code concerning Site Plan Review, were removed from the consent agenda and tabled.

Upon motion duly made by Deputy Mayor Gruenberg and seconded by Trustee Kofman, the following four consent agenda items were approved unanimously:

- Minutes for the June 23, 2026 Board of Trustees Regular Meeting
- Resolution Setting a Public Hearing on a Proposed Local Law to amend Chapter 15 of the Scarsdale Village Code concerning Appearance Tickets:

WHEREAS, the Village Board of Trustees is considering the adoption of a local law amending Chapter 15 of the Scarsdale Village Code, entitled "Appearance Tickets," to revise provisions relating to the Village personnel authorized to issue appearance tickets; now, therefore, be it

RESOLVED, that a public hearing is hereby scheduled to be held by the Village Board of Trustees of the Village of Scarsdale on Tuesday, August 11, 2026, at 8:00 p.m. in Rutherford Hall at Village Hall, 1001 Post Road, Scarsdale, NY, to consider a proposed local law to amend Chapter 15 of the Scarsdale Village Code concerning Licensing; and be it further

RESOLVED, that members of the public wishing to present comments may do so in person or online during the public comment phase of the hearing by accessing the meeting at https://zoom.us/j/93183703358, or by calling in using 1-929-436-2866 and entering the Meeting ID, 931 8370 3358; and be it further

RESOLVED, that the Village Clerk is directed to advertise said Public Hearing.

- Resolution Setting a Public Hearing on a Proposed Local Law to amend Chapter 152 of the Scarsdale Village Code concerning Environmental Quality Review:

WHEREAS, the Village Board of Trustees is considering the adoption of a local law amending Chapter 152 of the Scarsdale Village Code, entitled "Environmental Quality Review," to revise provisions relating to the procedures for an environmental quality review; now, therefore, be it

RESOLVED, that a public hearing is hereby scheduled to be held by the Village Board of Trustees of the Village of Scarsdale on Tuesday, August 11, 2026, at 8:00 p.m. in Rutherford Hall at Village Hall, 1001 Post Road, Scarsdale, NY, to consider a proposed local law to amend Chapter 152 of the Scarsdale Village Code concerning the Environmental Quality Review; and be it further

RESOLVED, that members of the public wishing to present comments may do so in person or online during the public comment phase of the hearing by accessing the meeting at https://zoom.us/j/93183703358, or by calling in using 1-929-436-2866 and entering the Meeting ID, 931 8370 3358; and be it further

RESOLVED, that the Village Clerk is directed to advertise said Public Hearing.

- Resolution Setting a Public Hearing on a Proposed Local Law to amend Chapter 171 of the Scarsdale Village Code concerning Freshwater Wetlands:

WHEREAS, the Village Board of Trustees is considering the adoption of a local law amending Chapter 171 of the Scarsdale Village Code, entitled "Freshwater Wetlands," to revise provisions relating to the values of said areas; now, therefore, be it

RESOLVED, that a public hearing is hereby scheduled to be held by the Village Board of Trustees of the Village of Scarsdale on Tuesday, August 11, 2026, at 8:00 p.m. in Rutherford Hall at Village Hall, 1001 Post Road, Scarsdale, NY, to consider a proposed local law to amend Chapter 171 of the Scarsdale Village Code concerning Freshwater Wetlands; and be it further

RESOLVED, that members of the public wishing to present comments may do so in person or online during the public comment phase of the hearing by accessing the meeting at https://zoom.us/j/93183703358, or by calling in using 1-929-436-2866 and entering the Meeting ID, 931 8370 3358; and be it further

RESOLVED, that the Village Clerk is directed to advertise said Public Hearing; and be it further

RESOLVED, that the proposed local law amending Chapter 171 of the Scarsdale Village Code is hereby referred to the Planning Board for a report and recommendation on the proposed local law within thirty (30) days of this referral.

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Upon a motion entered by Deputy Mayor Gruenberg, seconded by Trustee Kofman, carried unanimously, a resolution Authorizing Special Use Permit Application for Retail Space in the Christie Place Development, was tabled.

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Trustee Foley

Upon motion entered by Trustee Foley, and seconded by Deputy Mayor Gruenberg, the following resolution Awarding VM Contract 1342 for the Carthage Road Watermain Replacement Project; was approved unanimously:

WHEREAS, on May 23, 2026, the Village advertised for the receipt of bids in the LOHUD Journal News, and notified nineteen (19) vendors of a contract for the Carthage Road Watermain Replacement Project, pursuant to VM Contract #1342; and

WHEREAS, on the bid opening date, June 23, 2026, nine (9) bids were received for VM Contract #1342 Carthage Road Watermain Replacement Project; and

WHEREAS, the lowest responsive bid received, meeting all specifications for VM Contract #1342, was received from MTS Infrastructure LLC, 2 Byram Brook Place, Armonk, NY 10504, based on the unit bid prices identified in the Form of Proposal in the amount of $4,485,859.50; and

WHEREAS, MTS Infrastructure LLC are able to fulfill all contract requirements and have previously performed satisfactory services for the Village including the prior watermain replacement project recently completed along Crossway; and

RESOLVED, that VM Contract #1342 Carthage Road Watermain Replacement Project be awarded to MTS Infrastructure LLC, 2 Byram Brook Place, Armonk, NY 10504, at the unit bid prices itemized in the attached bid tabulation sheet at a total expense of $4,485,859.50, subject to adequate budget appropriations; and be it further

RESOLVED, that the contract work be charged to Water Department Enterprise fund EWS-8310-DSTRB-CAPTL 500-50 for this year as well as available balances from prior year surpluses or Village general fund balance transfers with the FY 2026-27, FY 2027-28 year end closeouts that may become available; and be it further

RESOLVED, that the Village Manager is hereby authorized to execute VM Contract #1342 with MTS Infrastructure LLC, 2 Byram Brook Place, Armonk, NY 10504, and to undertake administrative acts as may be required under said agreement.

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Upon motion entered by Trustee Foley, and seconded by Deputy Mayor Gruenberg, the following resolution Authorizing Professional Service Agreements for Construction Inspection and Project Support Services; was approved unanimously:

WHEREAS, on May 18, 2026, the Village of Scarsdale issued a Request for Proposals (RFP) for general construction inspection services and project support for various capital construction projects anticipated to take place in 2026 and 2027; and

WHEREAS, to provide project support and oversight for the Village's upcoming capital project schedule, including but not limited to the Carthage Road Water Main project, the Request for Proposals stated that the Village may award a single contract to a well-diversified firm or several contracts to more specialized firms to meet the Village's needs; and;

WHEREAS, on the proposal due date of June 4, 2026, the Village received proposals from 929 Construction Services LLC, 74 Greenwood Drive, Beacon, New York, dated May 28, 2026, and Professional Consulting Inc., 1719 Route 10, Suite 225, Parsippany, New Jersey, dated June 4, 2026; and WHEREAS, Village staff reviewed the proposals received, conducted post-submission interviews with both firms, and determined that 929 Construction Services LLC and Professional Consulting Inc. possess the requisite qualifications, experience, and professional expertise to perform the requested services in a timely and professional manner; and

WHEREAS, upon review of the proposals received and interviews with both firms, Village staff recommended that the Village enter into on-call professional services agreements with each firm based on the terms of their respective proposals and the conditions of the Request for Proposals; and

WHEREAS, the Village desires to enter into a Professional Services Agreement with 929 Construction Services LLC., located at 74 Greenwood Drive, Beacon, New York and Professional Consulting Inc., located at 1719 Route 10, Suite 225, Parsippany, New Jersey, for construction inspection services and project support on an on-call, as-needed basis for Village capital construction projects, including the Carthage Road watermain replacement project; now, therefore, be it

RESOLVED, that the Village Board of Trustees hereby authorizes the Village Manager to execute Professional Services Agreements with 929 Construction Services LLC and Professional Consulting Inc., each in substantially the same form as presented, for construction inspection services and project support on an on-call, as-needed basis, subject to approval by the Village Attorney as to form and substance; and be it further

RESOLVED, that the Village Manager is authorized to undertake all administrative acts necessary to effectuate the terms of these agreements; and be it further

RESOLVED, that the cost of said services shall be charged to the appropriate capital budget accounts as determined by the Village Manager, subject to the availability of funds.

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Upon motion entered by Trustee Foley, and seconded by Deputy Mayor Gruenberg, the following resolution to Authorize the Execution of a Memorandum of Agreement with Scarsdale-Edgemont Family Counseling Service for the FY 2026-2027 Aging in Place Initiative; was approved unanimously:

WHEREAS, Scarsdale-Edgemont Family Counseling Service (SFCS) has long provided counseling services and supportive programs to local individuals and families, including older adults in the Village of Scarsdale; and

WHEREAS, the Aging in Place program supports the needs of Scarsdale's older adults and remains an important component of the Village's senior services programming; and

WHEREAS, SFCS has submitted its Fiscal Year 2026-27 Aging in Place program funding request of $64,898, covering the program year of September 1, 2026, through August 31, 2027; now, therefore, be it

RESOLVED, that the Village Manager and Mayor are hereby authorized to execute the attached Aging in Place Memorandum of Agreement with Scarsdale-Edgemont Family Counseling Service for the period September 1, 2026, through August 31, 2027, and the Village Manager is also authorized to undertake administrative acts as may be required under said agreement; and be it further

RESOLVED, that $64,898 to support the Aging in Place program be charged to the appropriate General Fund budget account, where there is sufficient funding to support the expense.

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Upon motion entered by Trustee Foley, and seconded by Deputy Mayor Gruenberg, the following resolution to Authorize the Execution of a Memorandum of Agreement with Scarsdale-Edgemont Family Counseling Service for the FY 2026-2027 Youth Services Project; was approved unanimously:

WHEREAS, recognizing the value of youth outreach and counseling services for Scarsdale youth, the Village of Scarsdale, Scarsdale Union Free School District, and Scarsdale-Edgemont Family Counseling Service (SFCS) have maintained a long-standing partnership to provide critical support and prevention services for youth and families in the community; and

WHEREAS, the Village of Scarsdale desires to continue these essential services for the period of September 1, 2026, through August 31, 2027, through a Memorandum of Agreement with SFCS and the School District; and

WHEREAS, under the terms of this agreement, SFCS will provide a team of Youth Outreach Workers and a Coalition Coordinator serving high school and middle school-aged youth, supervised by the SFCS Assistant Director and subject to oversight by both Village and School District representatives; and

WHEREAS, the total cost of services is $682,686 for FY 2026-27, with the Village and the School District each contributing 50%, or $341,343, payable in two installments of $170,671.50; and

WHEREAS, the agreement includes provisions for oversight, periodic reporting, insurance and indemnification, and procedures for changes in service levels or cost adjustments; now, therefore, be it

RESOLVED, that the Village Manager is hereby authorized to execute the Memorandum of Agreement between the Village of Scarsdale, the Scarsdale Union Free School District, and the Scarsdale-Edgemont Family Counseling Service for the continuation of youth outreach and counseling services for FY 2026-27, in substantially the same form as attached hereto, subject to approval by the Village Attorney as to form and content; and be it further

RESOLVED, that the Village Manager is hereby authorized to undertake all administrative acts required pursuant to the terms of the agreement; and be it further

RESOLVED, that all costs associated with this agreement be charged to the FY 2026-27 General Fund Budget Account # A-9990-HUMSV-YOUTH-400-499.

* * * * * * * *

Upon a motion entered by Trustee Foley, seconded by Trustee Silberfein, and carried unanimously, the previous resolution to Authorize the Execution of a Memorandum of Agreement with Scarsdale-Edgemont Family Counseling Service for the FY 2026-2027 Youth Services Project; was amended as follows:

WHEREAS, recognizing the value of youth outreach and counseling services for Scarsdale youth, the Village of Scarsdale, Scarsdale Union Free School District, and Scarsdale-Edgemont Family Counseling Service (SFCS) have maintained a long-standing partnership to provide critical support and prevention services for youth and families in the community; and

WHEREAS, the Village of Scarsdale desires to continue these essential services for the period of September 1, 2026, through August 31, 2027, through a Memorandum of Agreement with SFCS and the School District; and

WHEREAS, under the terms of this agreement, SFCS will provide a team of Youth Outreach Workers and a Coalition Coordinator serving high school and middle school-aged youth, supervised by the SFCS Assistant Director and subject to oversight by both Village and School District representatives; and

WHEREAS, the total cost of services is $682,686 for FY 2026-27, with the Village and the School District each contributing 50%, or $341,343, payable in two installments of $170,671.50; and

WHEREAS, the agreement includes provisions for oversight, periodic reporting, insurance and indemnification, and procedures for changes in service levels or cost adjustments; now, therefore, be it

RESOLVED, that the Village Manager and Mayor are hereby authorized to execute the Memorandum of Agreement between the Village of Scarsdale, the Scarsdale Union Free School District, and the Scarsdale-Edgemont Family Counseling Service for the continuation of youth outreach and counseling services for FY 2026-27, in substantially the same form as attached hereto, subject to approval by the Village Attorney as to form and content; and be it further

RESOLVED, that the Village Manager is hereby authorized to undertake all administrative acts required pursuant to the terms of the agreement; and be it further

RESOLVED, that all costs associated with this agreement be charged to the FY 2026-27 General Fund Budget Account # A-9990-HUMSV-YOUTH-400-499.

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Upon motion entered by Trustee Foley, and seconded by Trustee Schulhof, the amended resolution to Authorize the Execution of a Memorandum of Agreement with Scarsdale-Edgemont Family Counseling Service for the FY 2026-2027 Youth Services Project; was approved unanimously.

* * * * * * * *

Trustee Kofman

Upon motion entered by Trustee Kofman, and seconded by Deputy Mayor Gruenberg, the following resolution Authorizing Year End Modification for the 2025-2026 Operating Budget; was approved unanimously:

WHEREAS, the Deputy Village Treasurer is responsible for the orderly recording of all finances associated with the operations of the Village; and

WHEREAS, to close the financial records for the fiscal year ending May 31, 2026, certain budget adjustments, transfers and amendments may be required; and

WHEREAS, this Village Board wishes to provide the Deputy Village Treasurer with the authorization to perform all necessary budget adjustments, transfers, amendments and fund balance adjustments in order to produce a balanced budget for the fiscal year ending May 31, 2026; and

WHEREAS, the following entries are required for the fiscal year ending May 31, 2026:

General Fund - Expenditures

GL Account	Account Description	Increase	Decrease
A-1230-ADMIN-ADMIN-100 1	Personal Services		21,924
A-1230-ADMIN-ADMIN-100-12	Personal Services O/T		3,000
A-1230-ADMIN-ADMIN-400 499	Contractual Expense	56,572	
A-1230-PRKG-FACIL 400-411	Fuel, Light & Power	13,019	
A-1230-PRKG-FACIL 400-499	Contractual Expense	12,540	
A-1325-ADMIN-ADMIN-100 1	Personal Services		112,666
A-1490-HWY-SNOW-100 12	Personal Services O/T	156,860	
A-1490-HWY-SNOW-400 430	Street Maint Supplies	68,011	
A-1490-HWY-STMNT-100 1	Personal Services		200,071
A-1490-HWY-STMNT-400 430	Street Maint Supplies	37,669	
A-1490-SANIT-GARB-100 1	Personal Services		75,595
A-1490-SANIT-GARB-100 12	Personal Services O/T		25,058
A-1490-SANIT-GARB-100 13	Personal Services P/T		32,296
A-1680-MIS-SFTSP-400 499	Contractual Expense		246,246
A-3120-ADMIN-CHIEF-100 1	Personal Services	26,370	
A-3120-INVST-YTHAD-100 1	Personal Services		84,196
A-3120-INVST-YTHAD-100 12	Personal Services O/T		6,000
A-3410-SUPP-SUPP-100 1	Personal Services	148,054	
A-3410-SUPP-SUPP-100 12	Personal Services O/T	274,920	
A-3620-ADMIN-ADMIN-400 499	Contractual Expense	13,037	

NOW, BE IT RESOLVED**,** that the Deputy Village Treasurer is hereby authorized to make all necessary adjustments, transfers and amendments to the FY 2025-2026 operating budget revenue and expenditure accounts required to produce a balanced budget.

* * * * * * * *

Trustee Schulhof

Upon motion entered by Trustee Schulhof, and seconded by Deputy Mayor Gruenberg, the following resolution Ratifying a Stipulation of Agreement with Local 456, International Brotherhood of Teamsters; was approved unanimously:

RESOLVED, that the Village Board of Trustees hereby ratifies the Stipulation of Agreement with the Local 456, International Brotherhood of Teamsters, School Crossing Guards Unit regarding the changes to the collective bargaining agreement.

* * * * * * * *

Upon motion entered by Trustee Schulhof, and seconded by Deputy Mayor Gruenberg, the following resolution Adopting a SEQRA Positive Declaration for the Freightway Generic Environmental Impact Study; was approved unanimously:

WHEREAS, on March 24, 2026 the Board of Trustees authorized an agreement with AKRF, Inc. at 34 South Broadway, Suite 300, White Plains, NY 10601 for the purposes of preparing a Generic Environmental Impact Statement ("GEIS") for the Freightway site; and

WHEREAS, the Freightway site is an underutilized, Village-owned property with an aging parking garage and surface parking, and the Village seeks to evaluate potential development scenarios, assess the impacts of redevelopment, and obtain public input prior to soliciting proposals from developers; and

WHEREAS, pursuant to the rules and regulations of the New York State Environmental Quality Review Act (SEQRA), the Board of Trustees has determined that the Proposed Action has the potential to result in one or more significant adverse environmental impacts and that an Environmental Impact Statement ("EIS") shall be prepared; and

WHEREAS, the parcels at the Freightway site are generally bounded by the Popham Road Bridge to the north, the Metro-North train tracks to the east, privately owned mixed-use properties along Garth Road to the west, and the Scarsdale Commons apartment building located to the south just over the municipal border in the Town of Eastchester; and

WHEREAS, the Project site consists of approximately 3.88 acres on eleven (11) existing lots in the PUD-1.0 Zoning District; and

WHEREAS, on May 28, 2026, the Board of Trustees reviewed Part 1 of the Full Environmental Assessment Form ("FEAF") and the Project was classified as a Type 1 pursuant to the State Environmental Quality Review Act ("SEQRA"); and

WHEREAS, on May 28, 2026, the Board of Trustees authorized circulation of its Notice of Intent to Declare Lead Agency pursuant to SEQRA; and

WHEREAS, on June 10, 2026, Notice of Intent to Act as Lead Agency was circulated to all known Involved and Interested Agencies and no objections were received; and

WHEREAS, on July 14, 2026 the Board of Trustees declared itself Lead Agency under SEQRA; and

WHEREAS, on July 14, 2026, the Board of Trustees conducted a comprehensive review of the Project in the context of the relevant areas of environmental concern guided by the categories of impacts set forth in the FEAF Part 2 and 6 NYCRR 617.7(c).

NOW, THEREFORE, BE IT RESOLVED, that after taking a "hard look" at the FEAF and all associated materials prepared and submitted in connection with the Project, the Board of Trustees hereby adopts the annexed FEAF Parts 2 and 3 (with attachment) and for the reasons set forth and described therein finds that the Proposed Action may result in one or more significant adverse environmental impacts, and therefore adopts a Positive Declaration pursuant to SEQRA which requires the preparation of a Draft Generic Environmental Impact Statement ("DGEIS").

BE IT FURTHER RESOLVED, that the Board of Trustees hereby directs that Village staff circulate and distribute notice of the Positive Declaration substantially in the form annexed hereto pursuant to the requirements of SEQRA.

BE IT FURTHER RESOLVED, that the Board of Trustees hereby directs Village Staff, Village Counsel and AKRF to prepare and submit a Draft GEIS Scoping Outline for review and distribution by the Board of Trustees to all known Involved and Interested Agencies pursuant to Section 617.8(b) of the SEQRA regulations.

* * * * * * * *

<u>Written Communications</u>

Five (5) communications have been received since the last regular Board of Trustees meeting:

- Emails from Audrey Schwarz and Maura Lee regarding 27 Woods Lane
- An email from Amber Yusuf regarding the multi-space pay station demonstration
- An email from Rokaya Hassaballa regarding the pickleball net system at Crossway Field
- An email from Yingying Na regarding the proposed development at 0 Spier Road

* * * * * * * *

The Village Board entered the Town Board meeting at 9:15 pm.

Upon adjournment of the Town Board meeting at 9:21 p.m. and there being no further business to come before the Board, the meeting was adjourned on a motion entered by Deputy Mayor Gruenberg, seconded by Trustee Silberfein, and carried unanimously.

Respectfully submitted,

_____

Taylor C. Emanuel
Village Clerk

SCARSDALE
1701
NEW YORK

Date: Tuesday, July 28, 2026
Re: Resolution Granting a Special Permit for Caffe Nero at 100 Christie Place - Deputy Mayor Gruenberg

COVER PAGE
Village Manager's Office

ATTACHMENT(S):

- 07.28.2026 - Resolution - Caffe Nero Special Permit
- 7.23.2026 - E. Giovanni Memo - Caffe Nero Special Permit
- 07.08.2026 - Planning Board Memo to Board - Review and Comments on Caffe Nero

Resolution Re: Granting a Special Permit for Retail Space in the Christie Place Development

WHEREAS, CH Retail Fund 11/NYC Christie Place LLC has filed an application for approval of a special permit for one of the retail spaces available in the Christie Place Development Project located in the Planned Unit Development - 0.8 to 1.4 (PUD 0.8-1.4) zoning district; and

WHEREAS, Village Code Chapter 310-12(B)(6) provides that ground-floor retail stores, restaurants except fast-food restaurants, banks, personal service establishments and public and semipublic uses in the PUD 0.8-1.4 zoning district are permitted only subject to special permit by the Village Board in accordance with the standards and requirements of Village Code Chapter 310-28.1(B); and

WHEREAS, the applicant has identified a proposed tenant, Caffè Nero, a coffee shop/café, for approximately 2,161 square feet of ground-floor space at 100 Christie Place; and

WHEREAS, the subject tenant space at 100 Christie Place was previously occupied by a bank use and is now vacant, and the applicant proposes to change the ground-floor use of that space to a coffee shop/café use within the PUD 0.8-1.4 zoning district; and

WHEREAS, the Proposed Action is a Type II action pursuant to 6 NYCRR § 617.5(c)(17) of the regulations promulgated under the State Environmental Quality Review Act (SEQRA), requiring no further environmental review; and

WHEREAS, the Village Board of Trustees, on June 9, 2026, pursuant to Village Code Chapter 310-28.1(B), referred the application for special permit approval to the Planning Board for review and recommendation and waived the 60-day time period, pursuant to Chapter 77-2 of the Village Code, for receipt of a report and recommendation; and

WHEREAS, the Planning Board considered the referral at its June 24, 2026 meeting and thereafter provided comments and recommendations for the Village Board's consideration; and

WHEREAS, the Village Board of Trustees, at its June 9, 2026 meeting, scheduled a public hearing regarding the special permit application for July 14, 2026; and

WHEREAS, on July 14, 2026, the Village Board of Trustees opened a public hearing on the Proposed Action and received public comment, and left the public hearing open for further comment on July 28, 2026; and

WHEREAS, on July 28, 2026, the Village Board of Trustees reconvened the public hearing on the Proposed Action, received any additional public comment, and closed the public hearing; now, therefore, be it

RESOLVED, that the Village Board of Trustees, pursuant to Village Code Chapters 310-12(B)(6) and 310-28.1(B), hereby grants a special permit authorizing the change in ground-floor use of approximately 2,161 square feet of space at 100 Christie Place, Scarsdale, New York, from a former bank use to a coffee shop/café use by the proposed tenant, Caffè Nero, which special permit shall become effective only upon the submission to, and approval by, the Village Manager of:

(a) a delivery and mobile order pickup plan, acceptable to the Village Manager and

staff, designed to minimize adverse impacts on traffic, pedestrians, nearby residents, and the Christie Place development. At a minimum, the applicant shall provide a plan, subject to approval by the Village Manager, which identifies delivery locations, sets forth delivery hours and the establishment's hours of operation, procedures for third-party delivery services and customer mobile order pickups, and a designated management contact for operational issues. The plan shall provide mechanisms to prevent the unlawful stopping, standing, and parking of delivery and customer vehicles; and

(b) a refuse management plan, acceptable to the Village Manager and staff, identifying refuse storage locations, collection schedules, and operational practices designed to minimize adverse impacts on traffic, pedestrians, nearby residents, and the Christie Place development; and be it further

RESOLVED, that issuance of this special permit is subject to review in years one, three and five after issuance on the certificate of occupancy, by the Village Manager, Police Chief and Village Planner as to review of the effectiveness of the refuse management and mobile delivery parking aspects of the café's operations; and be it further

RESOLVED, that the Village Manager, Police Chief and Village Planner shall meet and confer with the operator of the café as to these operational aspects; and be it further

RESOLVED, that if the café operator does not agree to any recommendations suggested by Village staff, the café operator shall appear before the Board of Trustees for discussion of modification to the special permit on these operational aspects; and be it further

RESOLVED, that any outdoor seating on Christie Place or East Parkway shall constitute a sidewalk café subject to Chapter 245 of the Village Code and shall require a separate sidewalk café permit issued by the Village Manager or his/her designee prior to installation, and any such sidewalk café shall be designed, installed, and operated in compliance with Chapter 245 of the Village Code, the conditions of the sidewalk café permit, and any additional requirements imposed by the Village Engineer at the time of permit issuance or any directives issued by the Village Engineer while the permit remains in effect; and be it further

RESOLVED, that any illuminated sign for the premises shall be subject to review and approval by the Board of Architectural Review, shall not be neon, and shall comply with all applicable provisions of the Village Code, including Chapter 247, which requires, among other things, constant illumination, mounting requirements for exterior signs, and extinguishment of illuminated signs after 10:00 p.m. except while the premises are open for the conduct of business; and be it further

RESOLVED, that the Village Manager, or designee, is hereby authorized to undertake any and all administrative actions necessary to effectuate the intent of this resolution.

Date: July 28, 2026

SCARSDALE
1701
NEW YORK

To: Village Board of Trustees

From: Emily Giovanni, Deputy Manager

Date: Thursday, July 23, 2026

RE: Background and Recommended Revisions – Caffè Nero Special Permit (100 Christie Place)

MEMORANDUM
Village Manager's Office

At its July 14, 2026 meeting, the Village Board opened a public hearing on the application for a special permit for Caffè Nero at 100 Christie Place. Following the applicant's presentation, the Board received both comments in support of the proposal and comments raising concerns regarding noise, outdoor seating, pedestrian circulation, and potential impacts on nearby residents. The public hearing was left open for continuation at the Board's July 28, 2026 meeting, and consideration of the resolution was deferred pending further review.

Since the public hearing, the draft resolution has been revised to incorporate additional operating conditions developed through discussions between Village staff and the applicant. The revisions require Village Manager approval of a delivery and mobile order pickup plan and a refuse management plan, including procedures for deliveries, mobile pickups, refuse handling, and a designated management contact for operational concerns. The updated resolution also clarifies that any outdoor seating would require a separate sidewalk café permit under Chapter 245 of the Village Code and, if approved, would be subject to specific operating restrictions. In addition, the signage provisions have been refined to require Board of Architectural Review approval for any illuminated signage and compliance with applicable Village Code requirements.

These revisions are intended to address concerns raised during the public hearing while establishing clear operational standards and enforcement mechanisms for the proposed use. The attached resolution is presented for the Board's consideration.

SCARSDALE
1701
NEW YORK

To: Mayor Justin Arest and the Village Board of Trustees

From: Planning Board Chairman John Clapp, on behalf of the Planning Board

Date: Wednesday, July 08, 2026

RE: Review and Comments on Caffé Nero

MEMORANDUM
Planning Department

On June 9, 2026, the Village Board referred the application of Caffé Nero to the Planning Board for review and comment. The café is being proposed at 100 Christie Place located in the PUD 1.4 Zoning District which requires a Special Permit from the Village Board pursuant to Chapter 310-12B(6)(b)[1] of the Village Code. The Village Board referral includes a Plan set from the applicant with a floor plan of the proposed cafe on the ground floor of the building at the corner of Christie Place and East Parkway.

The Planning Board, at its regular meeting held on June 24, 2026, discussed the referral and a recommendation to the Village Board regarding the request from Caffé Nero. We have the following general comments on the proposed cafe:

- We recommend the Village Board consider the traffic implications, if any, associated with deliveries and mobile order pickup. How often will there be deliveries? At what time(s)? The applicant mentioned that deliveries could take place as early as 5:30 AM. Will there be special deliveries if there are special events at the cafe? The Village Board should also consider traffic associated with mobile orders and pickup. Will there be a designated area for mobile order pickup parking?
- The plan, G001, presented to the Planning Board depicts outdoor seating on the sidewalk for both Christie Place and East Parkway. Outdoor seating, which is regulated by Chapter 245 of the Village Code, must be permitted by the Village prior to being installed. Does the outdoor seating adhere to egress and ingress State Code requirements? Will the outdoor seating inhibit pedestrians? Will there be any outdoor lighting associated with the outdoor seating? What are the hours of the outdoor seating?
- The applicant imparted to the Planning Board that the refuse receptacle location has not yet been determined. The Village Board should ensure that the refuse receptacle is in an appropriate location and prevents odors from entering the café, any place there are pedestrians or the residential apartments in the Christie Place development. What is the schedule for refuse pickup? What company, public or private, will be carting the refuse away? The applicant should provide a point person for any issues that may arise with the refuse or any other complaints.
- The applicant indicated that neon signage is being proposed. The Village Board may want to consider the Board of Architectural Review's stance on this and if this is allowed by the

Village Code. If signage is allowed the Planning Board recommends a light spillage analysis be performed and submitted for review by the Village.

We thank the Village Board for the opportunity to comment on the proposed cafe. We are available as needed to respond to any questions and to elaborate on any of the matters discussed in this memorandum.

Cc: Alexandra Marshall, Village Manager
Kellan D. Cantrell, AICP, Director of Planning
David Goessl, PE, Village Engineer
Donna Myers, Planning Secretary
Nicholas Ward Willis, Esq., Keane & Beane P.C.
Jennifer Grey, Esq., Keane & Beane P.C.

SCARSDALE
1701
NEW YORK

Date: Tuesday, July 28, 2026
Re: Resolution Authorizing an Appointment to the Ad Hoc Pool Redevelopment Advisory Committee (PRAC) - Deputy Mayor Gruenberg

COVER PAGE
Village Clerk's Office

ATTACHMENT(S):

- 07.28.2026 - Resolution - PRAC

Resolution Re: Appointment to the Ad Hoc Pool Redevelopment Advisory Committee (PRAC)

WHEREAS, the Ad Hoc Pool Redevelopment Advisory Committee (PRAC) was established in 2023 to advise and assist the Village Board of Trustees in achieving the successful redevelopment of the municipal pool facility; and

WHEREAS, pursuant to the Committee's Constitution, the Committee shall consist of nine to twelve members appointed by and accountable to the Village Board, with each appointment being for a two-year term and subject to a three-term maximum; and

WHEREAS, the Village Board has reviewed the application of Scott Schiamberg and desires to appoint him as a member of the Ad Hoc Pool Redevelopment Advisory Committee; now, therefore, be it

RESOLVED, that Scott Schiamberg is hereby appointed as a member of the Ad Hoc Pool Redevelopment Advisory Committee for a term commencing immediately and ending July 28, 2028, or until his successor is appointed.

Date: July 28, 2026

SCARSDALE
1701
NEW YORK

Date: Tuesday, July 28, 2026
Re: Resolution Authorizing an Amendment to the Fiscal Year 2027 Budget for Interim Improvements to the Crossway Court Facilities - Trustee Silberfein

COVER PAGE
Department of Parks, Recreation and Conservation

ATTACHMENT(S):

- 07.28.2026 - Resolution - Crossway Court Improvements
- 07.24.2026 - E Giovanni Memo - Crossway Court Improvements

Resolution Re: Authorizing an Amendment to the Fiscal Year 2027 Budget for Interim Improvements to the Crossway Court Facilities

WHEREAS, since 2024, the Department of Parks, Recreation & Conservation (PRC) has operated a pilot pickleball program utilizing the three existing all-weather tennis courts at the Crossway Complex; and

WHEREAS, the Village Board of Trustees has been advised of the need to undertake interim improvements to the existing courts, including crack repair, surface treatment, and the purchase of related materials and equipment, in order to improve the condition, safety, and functionality of the courts; and

WHEREAS, funding for these improvements was not appropriated in the Fiscal Year 2026–2027 General Fund budget; and

WHEREAS, the Village's Fund Balance Policy permits the Board of Trustees to appropriate a portion of the unassigned General Fund balance for supplemental operating budget appropriations, provided that the unassigned General Fund balance remains within or above the policy's target range; and

WHEREAS, the Board of Trustees has reviewed the Village's current fund balance position and has determined that appropriating $25,000 from unassigned General Fund balance for these one-time improvements is consistent with the Village's Fund Balance Policy; now, therefore, be it

RESOLVED, that the Fiscal Year 2027 General Fund budget is hereby amended to increase appropriations in Account A-7020-TNIS-TNIS-400 461 in the amount of $25,000 for Crossway court improvements; and be it further

RESOLVED, that the source of funding for this budget amendment shall be unassigned General Fund balance in the amount of $25,000; and be it further

RESOLVED, that the Village Treasurer is hereby authorized and directed to make all necessary budgetary and accounting entries to implement this resolution.

Date: July 28, 2026

SCARSDALE
1701
NEW YORK

To: Mayor Arest, Village Board of Trustees

From: Emily Giovanni, Deputy Manager

Date: Friday, July 24, 2026

MEMORANDUM
Village Manager's Office

RE: Requested Amendment to the Fiscal Year 2027 Budget for Interim Improvements to the Crossway Court Facilities

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Since 2024, the Department of Parks, Recreation & Conservation (PRC) has operated a pilot pickleball program at the three existing all-weather tennis courts at the Crossway Complex, creating six temporary pickleball courts. The pilot has proven popular; however, the courts have experienced normal wear and deterioration, including surface cracking, faded lines, and temporary netting that is no longer well suited for continued use.

In response, PRC staff evaluated cost-effective interim improvements to enhance the condition and functionality of the existing courts while the Village continues to explore long-term opportunities for dedicated pickleball facilities. After comparing an outside contractor estimate of approximately $45,000 with an in-house approach, staff determined that completing the work in-house would provide the best overall value. The proposed improvements include crack repair, surface treatment, installation of permanent nets, and adding chain-link fencing between courts to serve as ball barriers. The total estimated cost of the in-house approach is approximately $25,000, including approximately $15,400 for resurfacing materials, roughly $6,000 for nets and fencing, and approximately $3,600 for additional supplies and other project-related expenses.

Because funding for these improvements was not included in the Fiscal Year 2027 adopted budget, PRC is requesting a budget amendment of $25,000 to Account A-7020-TNIS-TNIS-400 461. The accompanying resolution would authorize funding this budget amendment through unassigned General Fund balance. The requested appropriation would cover resurfacing materials, nets and fencing, and general supplies needed to complete the project.

The Village's Fund Balance Policy provides that, so long as the unassigned General Fund balance remains within the policy's target range, the Board of Trustees may appropriate a portion of that balance for supplemental appropriations during the fiscal year. The proposed appropriation would fund a one-time capital improvement and is intended to be consistent with that policy.

Accordingly, the accompanying resolution authorizing a transfer of $25,000 from unassigned General Fund balance to the appropriate Parks, Recreation & Conservation budget account is respectfully submitted for the Board's consideration.

If approved, staff anticipates completing the project during August, with temporary court closures coordinated to minimize impacts on users and programming.