

KEY NOTES

- 1 NEW CONCRETE WALL AT LOADING DOCK. SEE STRUCTURAL DRAWINGS.
- 2 REPAIR CONCRETE SURFACE OF EXPOSED FOUNDATION WALLS AND FOOTING AT NEW LOADING DOCKS.
- 3 STEEL COLUMN WITH CONCRETE ENCASEMENT. SEE STRUCTURAL DRAWINGS.
- 4 GENERATOR ON CONCRETE PAD. CONSTRUCT CONCRETE PAD, SEE DETAILS ON [A-506](#).
- 5 MODIFY EXISTING RAMP TO PROVIDE A 22' WIDE RAMP FOR VEHICULAR ENTRANCE TO EXISTING OVERHEAD ENTRANCE DOOR/GATE. AN 8' TO 10' WIDE SAW-CUT PORTION SHALL BE REMOVED FROM THE CENTER SEPARATING THE NORTH AND SOUTH PORTIONS. A NEW RETAINING WALL SHALL BE BUILT WHERE THE 8' TO 10' WIDE PORTION WAS REMOVED. THE NORTH PORTION OF THE RAMP SHALL BE EXTENDED TO AND MARRIED TO THE NEW RETAINING WALL. THE EXTENSION SHALL BE REINFORCED AND TIED INTO THE WALL WITH TOWELS/REINFORCEMENT BARS. THE SOUTHERN PORTION OF THE RAMP SHALL BE REMOVED AND DISCARDED.
- 6 FURNISH AND INSTALL LIGHTING, SEE LIGHTING SCHEDULE ON [A-608](#).
- 7 FURNISH AND INSTALL SECURITY BOOTH. MANUFACTURER PAR-KUT INTERNATIONAL, MODEL TO BE SELECTED BY OWNER. PROVIDE (4) PROTECTIVE BOLLARDS FOR THE CORNERS OF THE BOOTH.
- 8 REINSTALL MANHATTAN BEER DISTRIBUTORS SIGNAGE.
- 9 CONSTRUCT SOUND ATTENUATING PANEL WALL/FENCE SCREEN, SEE DETAILS ON [A-322](#).
- 10 CONSTRUCT RETAINING WALL, SEE TRACK DRAWINGS.
- 11 ELECTRICAL YARD. SEE ELECTRICAL DRAWINGS FOR ELECTRICAL EQUIPMENT AND CONCRETE PAD LAYOUT. CONSTRUCT CONCRETE PAD, SEE DETAILS ON [A-506](#).
- 12 RELOCATED TRACK AND NEW TRACK SIDINGS, SEE TRACK DRAWINGS.
- 13 FURNISH AND INSTALL STAIR RISERS, TREADS AND STRINGERS, SEE STAIR DETAILS ON [A-502](#).
- 14 FURNISH AND INSTALL HANDRAILS, SEE DETAILS ON [A-501](#).
- 15 FURNISH AND INSTALL GUARDRAILS, SEE DETAILS ON [A-500](#).
- 16 CONSTRUCT ELEVATOR SHAFT AND INSTALL ELEVATOR PER MANUFACTURER'S INSTRUCTIONS. SEE DRAWING [A-400](#) FOR ADDITIONAL INFORMATION.
- 17 FURNISH AND INSTALL WATER FOUNTAIN, SEE [A-508](#) & A 509.
- 18 VENDING MACHINES, OWNER SUPPLIED.
- 19 FURNISH AND INSTALL REFRIGERATOR, MAKE AND MODEL TBD.
- 20 FURNISH AND INSTALL DOUBLE TIER LOCKER, MFR. AND MODEL TBD.
- 21 FURNISH AND INSTALL LOCKER ROOM BENCH 9' WIDE WOOD BENCH WITH STEEL PEDESTALS.
- 22 FURNISH AND INSTALL STOREFRONT GLAZING SYSTEM, SEE DRAWING [A-320](#).
- 23 FURNISH AND INSTALL CURTAIN WALL GLAZING SYSTEM, SEE DRAWING [A-321](#).
- 24 FURNISH AND INSTALL RECEPTION DESK.
- 25 FURNISH AND INSTALL 6 FEET LONG RUBBER PARKING BLOCK, COLOR BLACK/YELLOW REFLECTIVE WITH CONCRETE BOLTS. INSTALL PER MANUFACTURER'S INSTRUCTIONS, NOT TO EXCEED CONCRETE TOPPING DEPTH. GC TO COORDINATE ANCHOR DEPTH WITH TOPPING SLAB THICKNESS.
- 26 FURNISH AND INSTALL STRUCTURAL STEEL BOLLARD POST AND BASE WITH DECORATIVE STAINLESS STEEL SLEEVE.
- 27 PROVIDE STRIPING FOR PARKING STALLS, VEHICULAR PATHS, ETC. STRIPES SHALL TRAFFIC STRIPING PAINT 4" WIDE FLAT WHITE
- 28 INTERIOR STEEL COLUMNS WITH FIRE-RATED GYPSUM BOARD ENCLOSURE, SEE DETAILS.
- 29 SPRINKLER RISERS, SEE FIRE PROTECTION DRAWINGS.
- 30 FURNISH AND INSTALL GALVANIZED STEEL LADDER. LADDER SHALL COMPLY WITH OSHA REQUIREMENTS, SEE [A-503](#).
- 31 FURNISH AND INSTALL STEEL KING 42" HIGH STEEL GUARD HEAVY DUTY SWING GATE. (2) RAILINGS, 11 GAUGE RAILING WITH 4"x4" POSTS. POWDER COATED SAFETY YELLOW. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 32 FURNISH AND INSTALL GALVANIZED STEEL STAIR ASSEMBLY WITH DIAMOND PLATE TREADS, GUARDRAILS, AND HANDRAILS, SEE [A-503](#).
- 33 CONSTRUCT SLOPED SURFACE AT 1:20.
- 34 EXPANSION JOINT, SEE DETAILS ON [A-521](#).
- 35 FURNISH AND INSTALL INSULATED METAL PANEL BY METLSPAN OR APPROVED EQUAL.
- 36 CONSTRUCT 42" HIGH REINFORCED CONCRETE PARAPET WALL, SEE STRUCTURAL DRAWINGS.
- 37 FLOOR DRAIN, SLOPE TO DRAIN 1.5% MINIMUM. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- 38 16'-0" WIDE CONCRETE PLATFORM. SEE DETAIL ON [A-323](#) AND STRUCTURAL DRAWINGS.
- 39 FURNISH AND INSTALL QUARTZ STONE COUNTER TOP WITH 1/4" ROUNDED EDGES AND 1/2" ROUNDED CORNERS, COLOR TBD.
- 40 INSTALL OVERHEAD COILING DOOR, SEE COILING DOOR SCHEDULE AND DETAILS ON [A-602](#) AND [A-604](#).
- 41 CONSTRUCT 14'-6" WIDE PLATFORM CANOPY, SEE DETAILS ON [A-323](#) AND STRUCTURAL DRAWINGS FOR FRAMING.
- 42 CONSTRUCT AND MATCH NEW WALL TO ADJACENT EXISTING WALL. MATCH COLOR, STYLE AND WALL ASSEMBLY. SEE WALL TYPE 7.
- 43 2" BUILDING MOVEMENT JOINT, PROVIDE EMSEAL JOINT, COLOR TBD
- 44 RELOCATED GENERAC GENERATOR WITH NEW REINFORCED CONCRETE PAD. PROVIDE MINIMUM 3'-0" CLEARANCE AROUND.
- 45 CONSTRUCT A STRUCTURAL CONCRETE SLAB, FINISH FLOOR TO MATCH EXISTING ELEVATION AND FINISH, SEE STRUCTURAL DRAWINGS.
- 46 FURNISH AND INSTALL ARDEX SELF-LEVELING UNDERLAYMENT OVER STRUCTURAL SLAB AND PREP FOR FLOORING FINISH MATERIAL. SEE FINISH SCHEDULE.
- 47 STEEL KING 42" HIGH STEEL GUARD HEAVY DUTY GUARD RAILING. (2) RAILINGS, 11 GAUGE RAILING WITH 4"x4" POSTS. POST TYPES SHALL BE CENTER END OFFSET, SIDE OFFSET AND STANDARD OFFSET. RAIL SHALL BE TIGHT TO THE EDGE. POWDER COATED SAFETY YELLOW. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
- 48 FURNISH AND INSTALL 6" HIGH CHAIN LINK FENCING.

- 49 CONSTRUCT CEILING SOFFIT WITH 2"x2" METAL STUD FRAMING AND (1) LAYER OF GYPSUM BOARD. FOR SPRINKLER PIPING PROVIDE 8" CLEAR AND BUILD TIGHT FOR DUCTS. SEE TYPICAL DETAIL ON [A-507](#).
- 50 TOILET PARTITION TO BE BY ASI GLOBAL PARTITIONS FLOOR ANCHORED AND OVERHEAD BRACED. DOORS, PANELS, SCREENS AND PILASTERS TO BE SINGLE SHEET SOLID 1" THICK HOMOGENOUS HDPE PLASTIC. 1/4" RADIUS MACHINED EDGES. COLOR AND TEXTURE TO BE FROM STANDARD COLORS, ACTUAL COLOR TBD. INSTALL PER MANUFACTURERS RECOMMENDATION.
- 51 ROOF ASSEMBLY: REFER TO STRUCTURAL DRAWINGS FOR METAL DECK; (2) LAYERS 2.6" FIRESTONE ISOGARD GL INSULATION (R-30); (1) 1/2" COVER BOARD GP DENSDECK; ROOF MEMBRANE - FIRESTONE RUBBER GARD EPDM LSFR 60 MIL.
- 52 PROVIDE SCUPPER AND LEADER DOWN TO THE ADJACENT ROOF. SEE DETAIL ON [A-337](#).
- 53 INSULATE UNDERSIDE OF FLOOR AT RECEPTION AREA AND MEZZANINE 1: PROVIDE R-30 MINERAL WOOL INSULATION; PROVIDE 2" METAL FURRING AT 24" O.C.; PROVIDE 2.6" POLISO R-15 RIGID INSULATION PANELS; PROVIDE BLUESKIN VAPOR BARRIER, 5/8" DENSGLASS SHEATHING AND STUCCO FINISH OVER METAL LATH.
- 54 NEW ROOF LEADER, REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- 55 REMOVE AND INSTALL NEW RAMP SLAB ON GRADE. RAMP SHALL BE +/-25'-0" WIDE AND PROVIDE TWO POINTS OF ENTRY; DOOR 126 AND OVERHEAD DOOR T87. SEE CIVIL DRAWINGS.
- 56 PROVIDE 5X5' METAL LANDING AND STEPS TO THE ROOF WITH MAX 7" RISERS. AT STAIR TOWER "C", IN ADDITION TO THE LANDING AND STEPS, A METAL RAMP SHALL BE PROVIDED AT A SLOPE OF 1:12. THE METAL ASSEMBLY SHALL BE OVER A 1/2 RUBBER WALKING MAT TO PROVIDE PROTECTION FOR THE EPDM ROOFING MEMBRANE. ALL METAL SHALL BE GALVANIZED.
- 57 PROVIDE CONTINUOUS FIXED FABRIC DRAFT CURTAINS WHERE NOTED ON THE PLANS. THE DRAFT CURTAIN SHALL SEPARATE THE AS/RS WAREHOUSE FROM THE EXISTING BUILDINGS AND IN 10 DUNNIGAN SHALL SEPARATE THE ESFR SPRINKLER SYSTEM FROM THE REST OF THE 10 DUNNIGAN WAREHOUSE. DRAFT CURTAINS SHALL BE SECURED TO THE UNDERSIDE OF THE ROOF DECK PER MANUFACTURER'S RECOMMENDED ATTACHMENT METHODS. DRAFT CURTAINS SHALL EXTEND 24" FROM THE UNDERSIDE OF THE ROOF DECK AND SHALL BE SEALED AROUND ALL PENETRATIONS/OBSTRUCTIONS. DRAFT CURTAINS SHALL BE MODEL SD60 FIXED FABRIC DRAFT CURTAINS BY U.S. SMOKE AND FIRE, OR APPROVED EQUAL, AND SHALL MEET THE REQUIREMENTS OF UL 10B, ASTM E84 AND ASTM E136.
- 58 NEW CANOPY ROOF LEADER +/-40' O.C. AND AVOID CONFLICT WITH OVERHEAD DOORS, REFER TO MEP FOR SIZES.
- 59 FURNISH AND INSTALL ROOF CANOPY AT STAIRS A, B AND C. CANOPY SHALL BE STEEL CHANNEL FRAMED WITH CORRUGATED METAL DECKING AND EPDM ROOFING. UNDERSIDE OF CANOPY SHALL BE METAL PANEL SOFFIT. CANOPY SHALL BE SUPPORTED FROM THE CONCRETE BULKHEAD BY STEEL RODS AND BRACKETS.
- 60 CONCRETE SLAB REPAIRS AT EXISTING WALL REMOVALS:
1. REMOVE ALL EXISTING FLOOR FINISHES.
2. REMOVE EXISTING WALL ATTACHMENTS TO SLAB.
3. REMOVE DETERIORATED AND/OR LOOSE CONCRETE.
4. PREP ALL CONCRETE SURFACES TO RECEIVE CONCRETE REPAIRS. SAW-CUT CONCRETE AT LIMITS OF REPAIRS.
5. PATCH ALL DAMAGED CONCRETE SLABS WITH SIKA CONCRETE REPAIR MORTAR. PREP AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
6. GRIND ALL CONCRETE SLAB SURFACES FLUSH WITH EXISTING SLABS, MATCH EXISTING CONCRETE SLAB FINISH.
- 61 ACCORDION FOLDING DOOR BY MODERNFOLD MODEL SOUNDMASTER M8
- 62 MOTORIZED STEEL GATE, MAKE AND STYLE TBD.
- 63 FURNISH AND INSTALL NEW CHAIN LINK FENCE. FENCE FABRIC SHALL BE 9 GAUGE VINYL COATED. LINE POSTS, CROSS BARS, BRACKETS AND ALL HARDWARE SHALL BE EPOXY COATED. PROVIDE CONCRETE FOOTINGS.
- 64 REMOVE EXISTING REINFORCED CONCRETE RETAINING WALL TO 12" BELOW TOP OF EXISTING CONCRETE SLAB.
- 65 PROVIDE PANOLAM FRL LAMINATE PANELS, COLOR TBD (PROVIDE PIONITE AND NEVAMAR COLOR CHARTS FOR SELECTION). PANELS SHALL HAVE ANODIZED ALUMINUM TRIMS AT EDGES AND JOINTS. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SEE DRAWING [A-336](#).
- 66 LOCATIONS OF DOCK LEVELER REMOVAL. PROVIDE NEW CONCRETE SLAB INFILL AND CONCRETE WALL REPAIR. SEE DRAWING [A-506](#).
- 67 FURNISH AND INSTALL NEW SCHEDULE 40 PIPE HANDRAIL. LENGTH SHALL BE 12" BEYOND THE FULL LENGTH OF RAMP. SEE DETAIL ON [A-501](#).
- 68 CONSTRUCT NEW REINFORCED CONCRETE CURB. SECURE CONCRETE CURB TO RAMP PAVEMENT WITH #4 REINFORCEMENT BARS AT 24" O.C..
- 69 REMOVE EXISTING STAIR AND LANDING TO ALLOW FOR THE MASONRY AND CONCRETE WORK. REINSTALL STAIR AFTER WORK IS COMPLETE. REPAIR DAMAGED GUARD RAILING.

ARCHITECT

di Domenico + Partners LLP
Architecture
Landscape Architecture
Planning
3743 Crescent Street, 3rd Floor
Long Island City, New York 11101
Tel 212-337-0400
Fax 212-337-3567

CIVIL PLANNING ENGINEER

JMC
JMC Planning Engineering Landscape
Architecture & Land Surveying, PLLC
120 Bedford Road
Armonk, New York 10504
Tel 914-273-5225
Fax 914-273-2102

MEP ENGINEER

Burns BURNS ENGINEERING, PC.
1261 Broadway, Suite 708
New York, New York 10001
Tel 212-962-3503

STRUCTURAL ENGINEER

GEI GEI50
1385 Broadway, 20th FL
New York, New York 10018
Tel 212-687-8282
Consultants



MANHATTAN BEER DISTRIBUTORS
20 DUNNIGAN DRIVE
SUFFERN, NEW YORK

REV	DESCRIPTION	DATE
-	ISSUED FOR DOB SUBMISSION	9.10.21
-	ISSUED FOR BID	10.15.21
-	ISSUED FOR CONSTRUCTION	11.30.21
-	REVISED BID SET	01.20.22
-	REVISED FOR CONSTRUCTION	04.05.22
-	PER METAL PANEL REDESIGN	07.26.22
-	REVISED FOR CONSTRUCTION	08.15.22

DRAWN BY :	S. WOO
CHECKED BY :	D. TOBAR, R.A.
APPROVED BY :	A. BERGER, R.A.
DATE :	07.30.2021
SCALE :	AS NOTED

DRAWING TITLE :

KEY NOTES

DWG NUMBER :

A-004