

224 MULBERRY STREET, NEW YORK, NY 10012

LOBBY RENOVATION BIDSET (REVISED)

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BUILDING RULES

- ALL LEVELS OF WORK WILL BE PERFORMED BY LICENSED PROFESSIONALS, AND ALL WORK SHALL BE DONE IN A WORKMANLIKE MANNER USING FIRST CLASS MATERIALS. ALL WORK MUST BE CONDUCTED IN COMPLIANCE WITH THE BUILDING'S PROPRIETARY LEASE, HOUSE RULES AND THE TERMS OF THIS ALTERATION AGREEMENT, INCLUDING THE RULES AND REGULATIONS DESCRIBED IN THE SCHEDULE B ATTACHED HERETO.
- A FOREMAN SHALL BE ON SITE, ON A DAILY BASIS WHILE WORK IS BEING CARRIED OUT, TO COMMUNICATE WITH THE SUPERINTENDENT AND/OR A DESIGNATED STAFF MEMBER TO SCHEDULE ELEVATOR USE AND COORDINATE ANY DISRUPTION OF BUILDING SERVICES, SUCH AS BUT NOT LIMITED TO WATER AND ELECTRICITY.
- ALL CONTRACTORS AND SUBCONTRACTORS MUST COOPERATE FULLY WITH THE BUILDING STAFF. THE PRIMARY CONTRACTOR WILL BE RESPONSIBLE FOR ANY DISRUPTION CAUSED BY MISCONDUCT OF SUB-CONTRACTORS.
- WORK SHALL ONLY BE CONDUCTED, BETWEEN THE HOURS OF 8:00 IN THE MORNING AND 4:00 IN THE EVENING. NO WORK SHALL BE PERFORMED ON SATURDAY, SUNDAY AND LEGAL OR MAJOR RELIGIOUS HOLIDAY. THE CURRENT HOLIDAY LIST IS AVAILABLE FROM THE MANAGING AGENT. NO WORK WHICH MIGHT BE DISTURBING TO BUILDING OCCUPANTS (INCLUDING DEMOLITION, HAMMERING, THE USE OF POWER TOOLS AND OTHER NOISE OR VIBRATION PRODUCING ACTIVITIES) SHALL BE DONE BEFORE 10:00 IN THE MORNING. ALL DEMOLITION WORK SHALL BE COMMENCED ONLY AFTER NOTICE TO THE MANAGING AGENT AND COMPLETED WITHIN TEN DAYS THEREAFTER, UNLESS OTHERWISE PERMITTED BY THE BOARD.
- PRECAUTIONS SHALL BE TAKEN TO PREVENT DIRT AND DUST, GENERATED FROM WORK BEING CARRIED OUT, FROM PERMEATING OTHER PARTS OF THE BUILDING. MATERIALS AND GARBAGE WILL BE PLACED IN BARRELS OR BAGS BEFORE BEING TAKEN OUT OF THE APARTMENT. ALL DEBRIS MUST BE REMOVED FROM THE APARTMENT DIRECTLY INTO THE DUMPSTER TRUCK OUTSIDE THE BUILDING. EMPTY CONTAINERS OR DEBRIS OF ALL KIND MAY NOT BE STORED IN THE BASEMENT OR COURTYARD OF THE BUILDING. NO DUMPSTER SHALL BE STORED IN THE SERVICE AREAS, BASEMENT OR COURTYARD OF THE BUILDING. ALL DEBRIS REMOVAL MUST BE COORDINATED WITH THE CARTING COMPANY. HALLWAYS, SIDEWALKS, THE COURTYARD AND OTHER PUBLIC AREAS SHALL NOT BE USED FOR STORAGE OF EQUIPMENT, BUILDING MATERIAL OR DEBRIS.

- ALL ALTERATIONS WILL BE CONDUCTED AS FOLLOWS:
THERE WILL BE NO CHANGE IN THE OPERATION OF THE BUILDING'S HEATING SYSTEM (OR AIR-CONDITIONING SYSTEM, IF ANY) TO FACILITATE THE FUNCTIONING OF 2 HEATING OR AIR-CONDITIONING UNITS THAT MAYBE INSTALLED
ALL PAINTS, SOLVENTS, AND OR ANY OTHER CHEMICALS PLANNED TO BE USE IN CONNECTION WITH THE WORK TO BE PERFORMED MUST FIRST BE APPROVED BY THE BOARD AND ARE SUBJECT TO THE STRICT CONTROL OF THE CITY OF NEW YORK.
ALL ELEVATOR VESTIBULES, HALLWAYS OR ANY COMMON/SERVICE AREAS OF THE BUILDING SHALL NOT BE BLOCKED AT ANY TIME
NEITHER CONSTRUCTION-RELATED EQUIPMENT NOR MATERIALS WILL BE STORED IN THE SERVICE/COMMON AREAS OF THE BUILDING.
THE CONTRACTOR SHALL PROVIDE PROTECTIVE HARD COVERING IN ALL PUBLIC HALLWAY FLOORS AND WALLS AND SERVICE ELEVATOR, IN ADDITION TO PLASTIC COVERINGS AROUND ALL DOORS OF THE APARTMENT WHERE WORK IS BEING DONE.
THE CONTRACTOR SHALL NOT BLOK SERVICE OR FIRE STAIRS. THERE MUST BE ACCESS TO THE SAME STAIRWELLS AT ALL TIMES.
AFTER COMPLETION OF WORK, THE CONTRACTOR WILL RESTORE ALL FLOORS AND WALLS IN THE HALLWAYS AND SERVICE AND ELEVATOR VESTIBULE AREAS TO THEIR ORIGINAL CONDITION.
THE CONTRACTOR SHALL PROVIDE BATHROOM FACILITIES FOR ALL WORKERS ENGAGED BY ME. STAFF AND BUILDING BATHROOMS ARE NOT AVAILABLE TO WORKERS.
ALL WATERPROOFING AND SOUNDPROOFING WORK MUST BE INSPECTED BY THE BUILDING ARCHITECT OR SUPERINTENDENT PRIOR TO CONCEALMENT.
PRIOR TO THE COMPLETION OF WORK, SMOKE DETECTORS MUST BE INSTALLED WITHIN FIFTEEN (15) FEET OR EVERY SLEEPING AREA ON CEILING OR WALLS, IN COMPLIANCE WITH LOCAL LAW 62 OF 1981.
NO ALTERATION WILL BE PERMITTED TO LOAD-BEARING WALLS.
NO CHANNELING OF EXISTING FLOOR SLAB IN ANY FORM FOR THE INSTALLATION OF

GENERAL CONSTRUCTION NOTES

- ALL PENETRATIONS THROUGH FIRE-RATED PARTITIONS, FLOORS AND CEILINGS MUST BE PROPERLY SEALED AND FIRESTOPPED.
- NO WORK MUST INTERFERE WITH THE BUILDING FIRE AND SPRINKLER SYSTEM
ALL MATERIAL DELIVERIES AND GARBAGE DISPOSAL SHALL BE COMPLETED THROUGH THE APARTMENT WINDOWS VIA THE REAR YARD THROUGH SCAFFOLDING.
- ALL ELECTRICAL WORK SHALL BE PROPERLY FILED WITH DOB AND CERTIFIED UPON COMPLETION WITH THE CITY INSPECTOR. ALL ELECTRICAL WORK SHALL BE PERFORMED AND CERTIFIED BY A NYC LICENSED ELECTRICIAN.
- SOUND TRANSMISSION BETWEEN COMMON WALLS, FLOOR AND CEILINGS MUST HAVE A MINIMUM STC (SOUND TRANSMISSION CLASS) RATING OF 50 AND DOORS BETWEEN APARTMENTS AND COMMON HALLWAYS MUST HAVE A MINIMUM STC RATINGS OF 35. IN ADDITION, STRUCTURE BORNE SOUND BETWEEN FLOORS AND CEILINGS SHALL HAVE A MINIMUM IIC (IMPACT INSULATION CLASS) OF 50
- NEW ELECTRICAL OUTLETS, TELEPHONE OUTLETS, ETC MUST BE INSTALLED IN COMPLIANCE WITH AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) PUBLICATION A117.1. NONE OF THESE ITEMS "EXCEPT WHERE THE USE OF SPECIAL EQUIPMENT DICTATES OTHERWISE" SHALL BE MOUNTED LESS THAN 15" ABOVE THE FLOOR.

ENERGY COMPLIANCE:

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE ENERGY CONSERVATION CONSTRUCTION CODE OF NEW YORK STATE 2016 (CHAPTER R4 & C4)

ENERGY ANALYSIS - TABULAR FORMAT
CLIMATE ZONE 4: COMMERCIAL

WORK ITEMS	PROPOSED DESIGN VALUE	CODE PERSPECTIVE VALUE & CITATION
INTERIOR LIGHTING	100% HIGH EFFICACY LAMPS	MIN. 75% HIGH-EFFICACY AS PER SECTION C405.1

RULES AND REGULATIONS

- THE USE OF ELECTRICAL SLEDGE HAMMERS, PNEUMATIC OR VIBRATORY HAMMERS, JACK HAMMERS OR ELECTRICAL HAMMER EQUIPMENT IN DEMOLITION WILL NOT BE PERMITTED. ONLY LIGHTWEIGHT EQUIPMENT MAY BE USED.
- ALL ELECTRICAL WORK SHALL BE COMPLETED BY AN ELECTRICIAN LICENSED BY THE CITY OF NEW YORK. THE ELECTRICAL WORK MUST BE FILED BY THE CONTRACTOR WITH THE BUREAU OF ELECTRICAL CONTROL AND A CERTIFICATE OF ELECTRICAL INSPECTION MUST BE PROVIDED TO THE MANAGEMENT AT THE COMPLETION OF WORK.
- ALL NECESSARY PRECAUTIONS MUST BE TAKEN TO AVOID CHUNKS OF BROKEN WALLS OR CEILINGS FROM DROPPING ON THE FLOOR.
- PENETRATION TO THE SUB-FLOORS OR CEILINGS IS NOT ALLOWED EXCEPT IN CONNECTION WITH APPROVED WATERPROOFING AND SOUNDPROOFING.
- CHANNELING OF THE SLAB OR SUB FLOOR IS PROHIBITED.
- ALL NEW WALL PARTITIONS MUST BE MADE OF NON-COMBUSTIBLE MATERIALS. (ONLY METAL AND FIRE-TREATED WOOD FRAMING ARE PERMITTED BY CODE.) DETAILS MUST BE PROVIDED FOR REVIEW BY THE MANAGING AGENT BEFORE INSTALLATION.
- REDUCTION OF EXISTING FIREPROOFING MATERIAL AT COLUMNS AND BEAMS IS PROHIBITED.
- ELECTRICAL WIRINGS MUST MEET FIRE SAFETY CODES AND REGULATIONS.
- MARBLE, GRANITE, CERAMIC TILE OR SIMILAR HARD-SURFACE FLOORING MAY NOT BE INSTALLED EXCEPT IN KITCHEN, BATHROOM AND ENTRY FOYER.
- FUNCTIONING FIRE EXTINGUISHERS AND SMOKE ALARMS MUST BE IN PLACE IN THE APARTMENT DURING THE ENTIRE PERIOD OF THE ALTERATION.

TENANT SAFETY NOTES

- ALL WORK TO BE DONE IN ACCORDANCE WITH THE NEW YORK CITY BUILDING CODE 2014 EDITION AND REGULATIONS OF ALL OTHER AGENCIES HAVING JURISDICTION.
- ALL DEMOLITION, REPAIR AND ALTERATION OPERATIONS TO BE DONE IN ACCORDANCE WITH NEW YORK CITY BUILDING CODE 2014 EDITION.
- ALL EXISTING MEANS OF EGRESS FROM THE BUILDING IS TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC.
- ALL MATERIALS STORED AT CONSTRUCTION AREA, ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO AREAS TO BE CONTROLLED BY OWNER AND / OR GENERAL CONTRACTOR.
- NO MATERIALS TO BE STORED IN PUBLIC HALLWAYS OR PUBLIC STAIRWAYS
- ALL FLAMMABLE MATERIALS TO BE KEPT TIGHTLY SEALED IN THEIR RESPECTIVE MANUFACTURER'S CONTAINERS. SUCH MATERIALS ARE TO BE KEPT AWAY FROM HEAT.
- ALL FLAMMABLE MATERIALS ARE TO BE USED AND IN STORED IN AN ADEQUATELY VENTED SPACE.
- ALL ELECTRICAL POWER TO BE SHUT-OFF WHERE THERE IS EXPOSED CONDUIT.
- ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO BE SHUT OFF AFTER WORKING HOURS.
- CONTRACTOR AT ALL TIMES TO MAKE SURE THERE IS NO LEAKAGE IN NATURAL GAS IN THE BUILDING, OR ANY FLAMMABLE GAS USED IN CONSTRUCTION.
- DEBRIS, DIRT, AND OR DUST TO BE KEPT TO A MINIMUM AND BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
- CONTRACTOR TO ISOLATE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREAS BY MEANS OF TEMPORARY PARTITIONS.
- DEBRIS, DIRT AND DUST TO BE CLEANED UP AND CLEARED FROM BUILDING PERIODICALLY TO AVOID AND EXCESSIVE ACCUMULATION.
- WORK SHALL TAKE PLACE DURING NORMAL WORKING HOURS ONLY: 9:00 AM - 4:30 PM MONDAY THROUGH FRIDAY (NOT ON HOLIDAYS) AND WILL CONFORM TO THE NEW YORK CITY NOISE CODE OF 2007. SPECIAL NYC PERMITS MUST BE ISSUED FOR WORK DONE AFTER HOURS AND / OR ON WEEKENDS.
- CONSTRUCTION WILL BE CONFINED TO THE NON-PUBLIC SPACE AND THE CONTRACTOR WILL TAKE ADEQUATE MEASURES TO ENSURE THE DUST, DIRT OR OTHER SUCH INCONVENIENCE WILL NOT AFFECT OTHER TENANT SPACES.
- CONSTRUCTION OPERATIONS WILL NOT BLOCK HALLWAYS OR MEANS OF EGRESS FOR THE TENANTS OF THE BUILDING.
- THERE WILL BE NO ONE UTILIZING THE HALLWAYS DURING THE COURSE OF THE CONSTRUCTION WORK.
- CONSTRUCTION OPERATIONS WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER, OR ELECTRICAL WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION PROCEDURES AND SAFETY.
- THE CONTRACTOR SHALL PROVIDE FOR FULLY CHARGED AND OPERABLE FIRE EXTINGUISHERS MADE ACCESSIBLE DURING ALL PHASES OF DEMOLITION AND CONSTRUCTION.
- THE GC AND ALL SUB-CONTRACTORS TO ALLOW PROPER LOBBY OPERATION

M.D.L NOTES

ALL NEW WORK AND EXISTING CONDITIONS SHALL BE MADE TO CONFORM TO THE APPLICABLE PROVISIONS OF THE MULTIPLE DWELLING LAW UNDER ARTICLES 1.23 & 78 AS FOLLOWS:

- ARTICLE 1

SECTION 1

SECTION 2

SECTION 3

SECTION 4
- INTRODUCTORY PROVISIONS; DEFINITIONS
- SHORT TITLE
- LEGISLATIVE FINDING.
- APPLICATION TO CITIES, TOWNS AND VILLAGES.
- DEFINITIONS.
- ARTICLE 2

SECTION 8

SECTION 9

SECTION 10

SECTION 11

SECTION 12

SECTION 13

SECTION 14
- MISCELLANEOUS APPLICATION PROVISIONS
- GENERAL APPLICATION OF CHAPTER TO DWELLINGS.
- BUILDINGS CONVERTED OR ALTERED.
- TIME FOR COMPLIANCE.
- DWELLINGS DAMAGED OR MOVED.
- PROHIBITED USES.
- APPLICATION OF CHAPTER TO EXISTING DWELLINGS.
- APPLICATION OF CHAPTER TO UNCOMPLETED DWELLINGS.
- ARTICLE 3

SECTION 25
- MULTIPLE DWELLINGS--GENERAL PROVISIONS
- APPLICATION OF ARTICLE THREE.
- TITLE 1

SECTION 26

SECTION 30

SECTION 31

SECTION 32

SECTION 33

SECTION 35

SECTION 37
- LIGHT AND AIR
- HEIGHT, BULK, OPEN SPACES.
- LIGHTING AND VENTILATION OF ROOMS.
- SIZE OF ROOMS.
- ALCOVES.
- COOKING SPACES.
- ENTRANCE DOORS AND LIGHTS.
- ARTIFICIAL HALL LIGHTING.
- TITLE 2

SECTION 50

SECTION 50A
- LIGHT AND AIR
- ENTRANCE HALLS.
- ENTRANCES: DOORS, LOCKS AND INTERCOMMUNICATION SYSTEMS.
- SECTION 51A

SECTION 51C
- PERIPHOLE.
- RIGHTS OF TENANTS TO INSTALL AND MAINTAIN LOCKS IN CERTAIN ENTRANCE DOORS.
- STAIRS.
- BELLS; MAIL RECEPACILES.
- NONCOMBUSTIBLE MATERIALS.
- BAKERS AND FAT BOILING.
- LIGHTING; GAS METERS; GAS AND OIL APPLIANCES.
- BOILER ROOMS.
- SMOKE DETECTING DEVICES.
- TITLE 3

SECTION 75

SECTION 76

SECTION 77

SECTION 78

SECTION 79

SECTION 80

SECTION 81

SECTION 82

SECTION 83

SECTION 84
- SANITATION AND HEALTH
- WATER SUPPLY.
- WATER-CLOSET AND BATH ACCOMMODATIONS.
- PLUMBING AND DRAINAGE.
- REPAIRS.
- HEATING.
- CLEANLINESS.
- RECEPACLES FOR WASTE MATTER.
- PRIVACY.
- JANITOR OR HOUSEKEEPER.
- CONSTRUCTION STANDARDS FOR THE CONTROL OF NOISE.
- ARTICLE 7-B

SECTION 275

SECTION 276

SECTION 277

SECTION 278
- JOINT LIVING-WORK QUARTERS FOR ARTISTS, OR GENERAL RESIDENTIAL OCCUPANCY OF LOFT, COMMERCIAL OR MANUFACTURING BUILDINGS.
- LEGISLATIVE FINDINGS.
- DEFINITION OF AN ARTIST.
- OCCUPANCY PERMITTED.
- APPLICATION OF OTHER PROVISIONS.

H.M.C NOTES

ALL NEW WORK AND EXISTING CONDITIONS SHALL BE MADE TO CONFORM TO THE PROVISIONS OF THE HOUSING MAINTENANCE CODE AS FOLLOWS:

- DUTIES OF OWNER SHALL COMPLY WITH SECTION 27-2005
- DUTIES OF TENANT SHALL COMPLY WITH SECTION 27-2006
- CLEANING OF ROOFS, YARDS, COURTS AND OTHER OPEN SPACES SHALL COMPLY WITH SECTION 27-2010
- CLEANING OF INTERIOR SHARED SPACE SHALL COMPLY WITH SECTION 27-2011
- CLEANING OF INTERIOR OF DWELLING UNITS SHALL COMPLY WITH SECTION 27-2012
- PAINTING OF PUBLIC PARTS AND WITHIN DWELLINGS SHALL COMPLY WITH SECTION 27-2013
- RODENT AND INSECT ERADICATION; MANDATORY EXTERMINATION SHALL COMPLY WITH SECTION 27-2018
- RECEPACLES FOR WASTE MATTER SHALL COMPLY WITH SECTION 27-2021
- WATER SUPPLY TO BUILDINGS SHALL COMPLY WITH SECTION 27-2024
- WATER SUPPLY TO INDIVIDUAL UNITS AND FIXTURES 27-2025
- MAINTENANCE OF SEWER CONNECTIONS AND PLUMBING FIXTURES TO COMPLY WITH SECTIONS 27-2026
- DRAINAGE OF ROOFS AND COURT YARDS SHALL COMPLY WITH SECTION 27-2027
- MINIMUM TEMPERATURE TO BE MAINTAINED SHALL COMPLY WITH SECTION 27-2029
- SUPPLY OF HOT WATER: WHEN REQUIRED 27-2031
- DUTY TO PROVIDE ELECTRIC LIGHTING EQUIPMENT IN ALL DWELLINGS SHALL COMPLY WITH SECTION 27-2037
- ELECTRIC LIGHTING FIXTURES IN CERTAIN PUBLIC PARTS OF DWELLINGS; FIXTURES AND LIGHTS REQUIRED SHALL COMPLY WITH SECTION 27-2038
- LIGHTING TO BE PROVIDED AT NIGHT; OWNERS RESPONSIBILITY SHALL COMPLY WITH SECTION 27-2039
- LIGHTS NEAR ENTRANCE WAYS AND IN YARDS AND COURTS OF MULTIPLE DWELLINGS SHALL COMPLY WITH SECTION 27-2040
- ENTRANCE DOOR OF EACH DWELLING UNIT TO BE PROVIDED WITH B.S.A APPROVED TYPE PERIPHOLE. THE DISTANCE ABOVE THE INSIDE FINISH FLOOR TO THE CENTER OF THE PERIPHOLE SHALL BE APPROXIMATELY 5'-0", AS PER SECTION 27-2041
- DUTIES OF OWNER AND OCCUPANTS WITH RESPECT TO THE INSTALLATION AND MAINTENANCE OF SMOKE DETECTING SERVICE TO BE AS PER SECTION 27-2045
- MAIL SERVICE SHALL COMPLY WITH SECTION 27-2047
- FLOOR SIGNS SHALL COMPLY WITH SECTION 27-2048
- STREET NUMBERS SHALL COMPLY WITH SECTION 27-2049
- RESIDENCE OF PERSON PERFORMING JANITORIAL SERVICES; LIMITATION ON NUMBER OF DWELLING UNITS SERVED SHALL COMPLY WITH SECTION 27-2054
- CERTIFICATION OF COMPETENCY SHALL COMPLY WITH SECTION 27-2055
- MAXIMUM PERMITTED OCCUPANCY SHALL COMPLY WITH SECTION 27-2075
- REGISTRATION: TIME TO FILE SECTION 27-2097

BUILDING LOBBY
(AREA OF WORK)

224 MULBERRY STREET BUILDING



EXISTING PROPERTY INFORMATION

ADDRESS: 224 MULBERRY STREET, NEW YORK, NY 10012
UNIT# : LOBBY
BLOCK: 494
LOT: 7504
LOT AREA: 7,429 SF
LOT FRONTAGE: 75.17'
LOT DEPTH: 98.67'
NUMBER OF BUILDINGS: 1
NUMBER OF FLOORS: 8
RESIDENTIAL UNITS: 8
ZONING: C6-2 - GENERAL CENTRAL COMMERCIAL DISTRICT
COMMERCIAL OVERLAY: NONE
ZONING MAP #: 12C
LAND USE: MULTI FAMILY RESIDENTIAL BUILDINGS

JOB DESCRIPTION:

EXISTING LOBBY RENOVATION.
NO CHANGE TO EXISTING USE , OCCUPANCY OR EGRESS CONDITIONS UNDER THIS APPLICATION

PROJECT: 224 MULBERRY STREET
NEW YORK, NY 10012

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#	DATE	REASON FOR ISSUE
1	10/19/2025	1D SET
2	12/17/2025	1D SET REVISIONS

SHEET TITLE

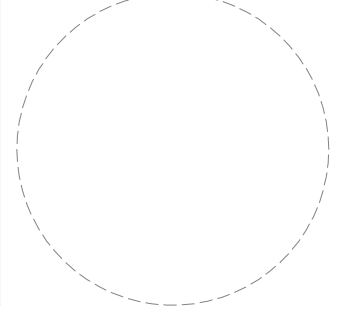
GENERAL NOTES / ZONNING NOTES

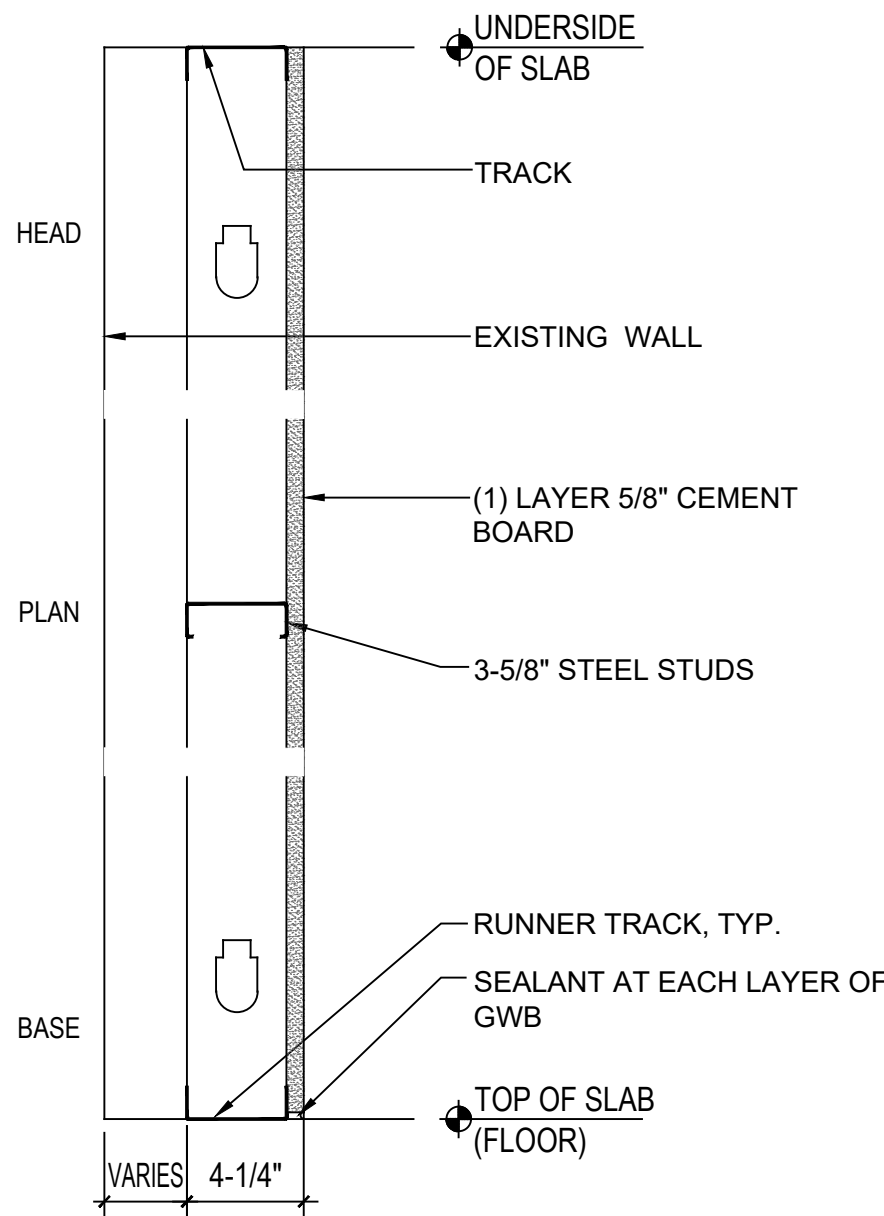
DRAWING NO.

A-001.00

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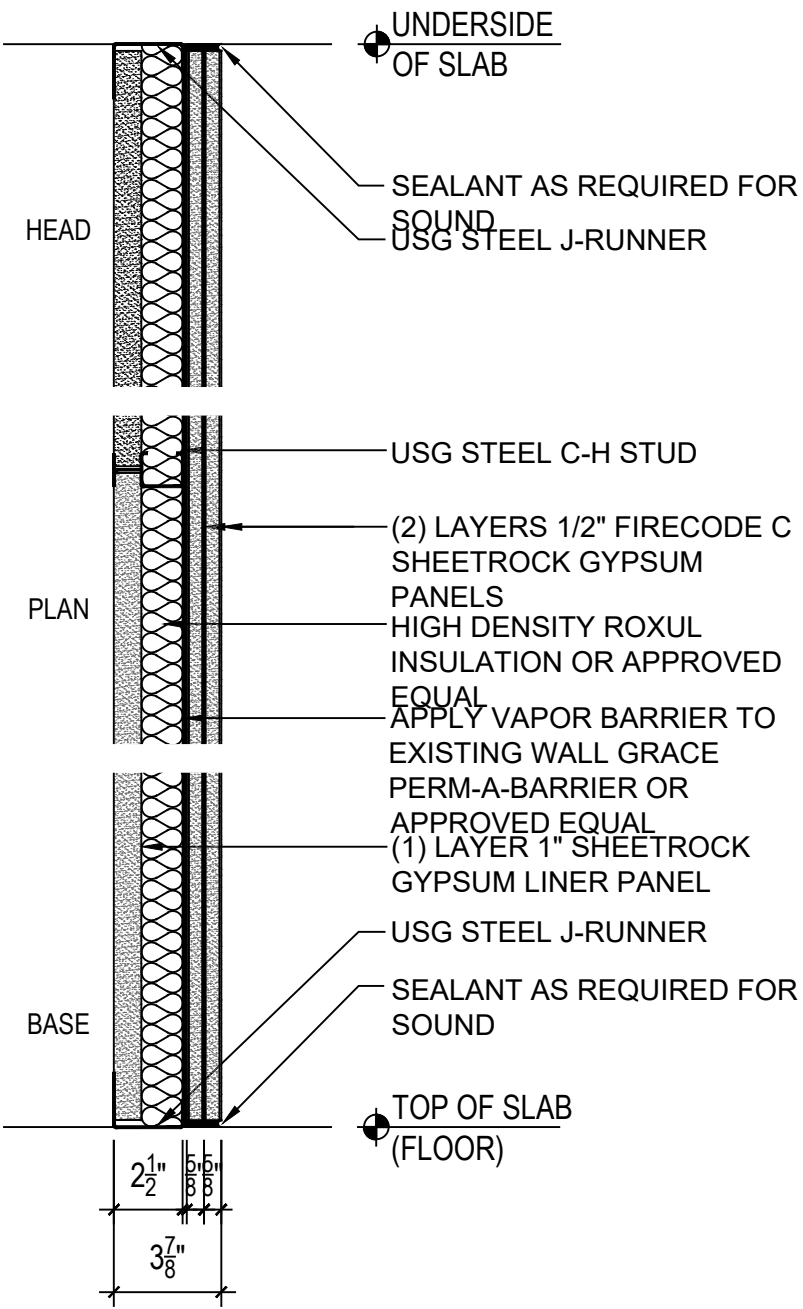




A	SINGLE-SIDED NON-RATED							
	STUD SIZE	GAUGE	SPACING	LIMITING HEIGHT	PARTITION WIDTH	BATT SOUND	FIRE RATING	MEA / BSA
	3 5/8"	18 GA.	16"O.C.	16'-0"	4 1/4"			

PARTITION TYPE 1
NTS

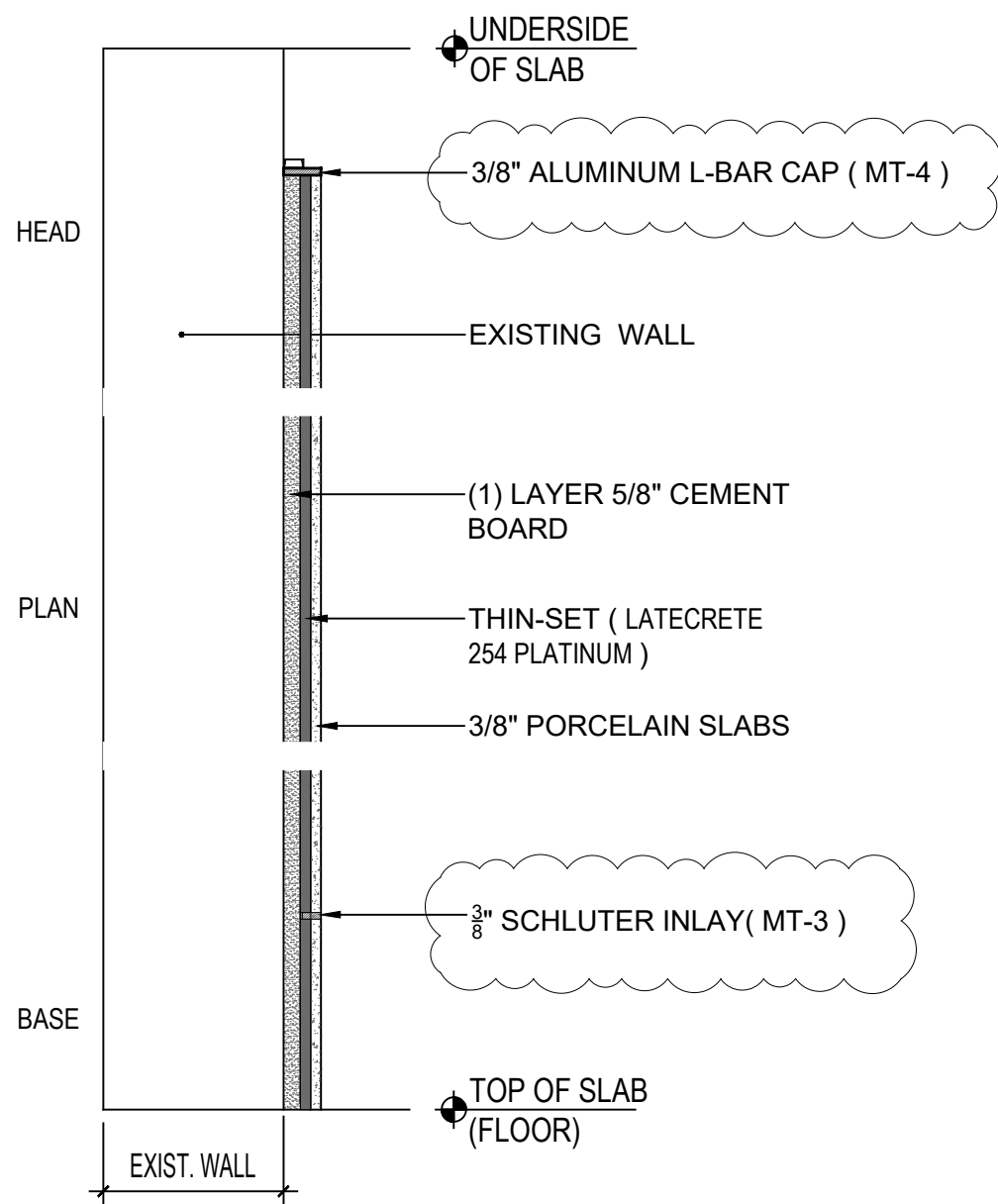
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B	SHAFT WALL: 2 HOUR : UL: U415 SYSTEM B							
	STUD SIZE	GAUGE	SPACING	LIMITING HEIGHT	PARTITION WIDTH	BATT SOUND	FIRE RATING	MEA / BSA
	2 1/2" C-H	18 GA.	24"O.C.	16'-0"	3 7/8"	-	2 HR	UL: U415 SYSTEM B

PARTITION TYPE 2
NTS

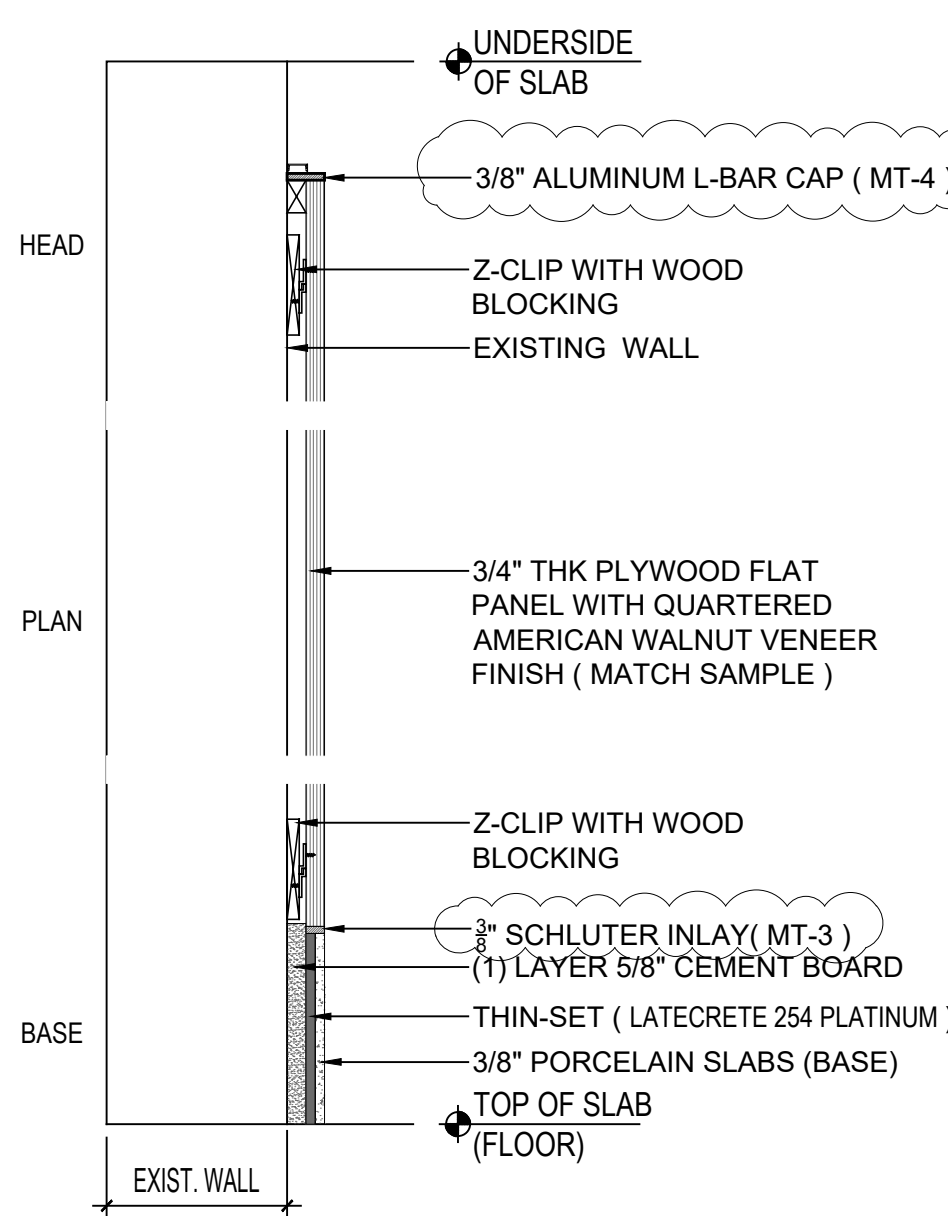
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C	TILE OVER EXISTING WALL							
	STUD SIZE	GAUGE	SPACING	LIMITING HEIGHT	PARTITION WIDTH	BATT SOUND	FIRE RATING	MEA / BSA
	-	-	-	-	-	-	-	-

PARTITION TYPE 3
NTS

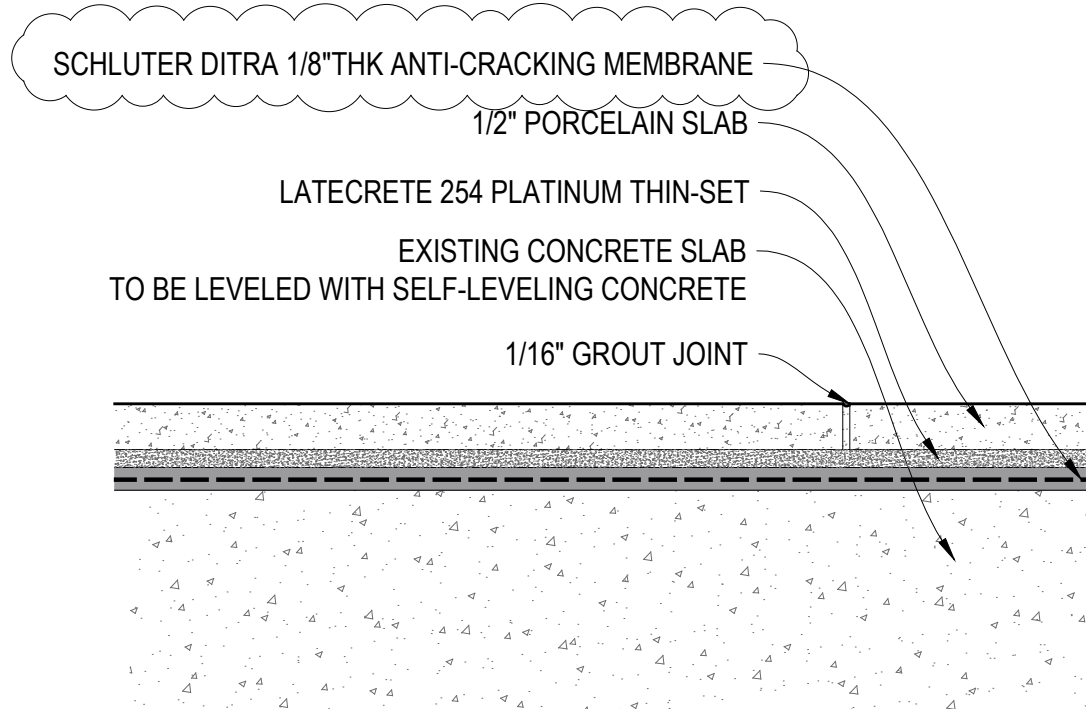
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D	WOOD PANEL OVER EXISTING WALL							
	STUD SIZE	GAUGE	SPACING	LIMITING HEIGHT	PARTITION WIDTH	BATT SOUND	FIRE RATING	MEA / BSA
	-	-	-	-	-	-	-	-

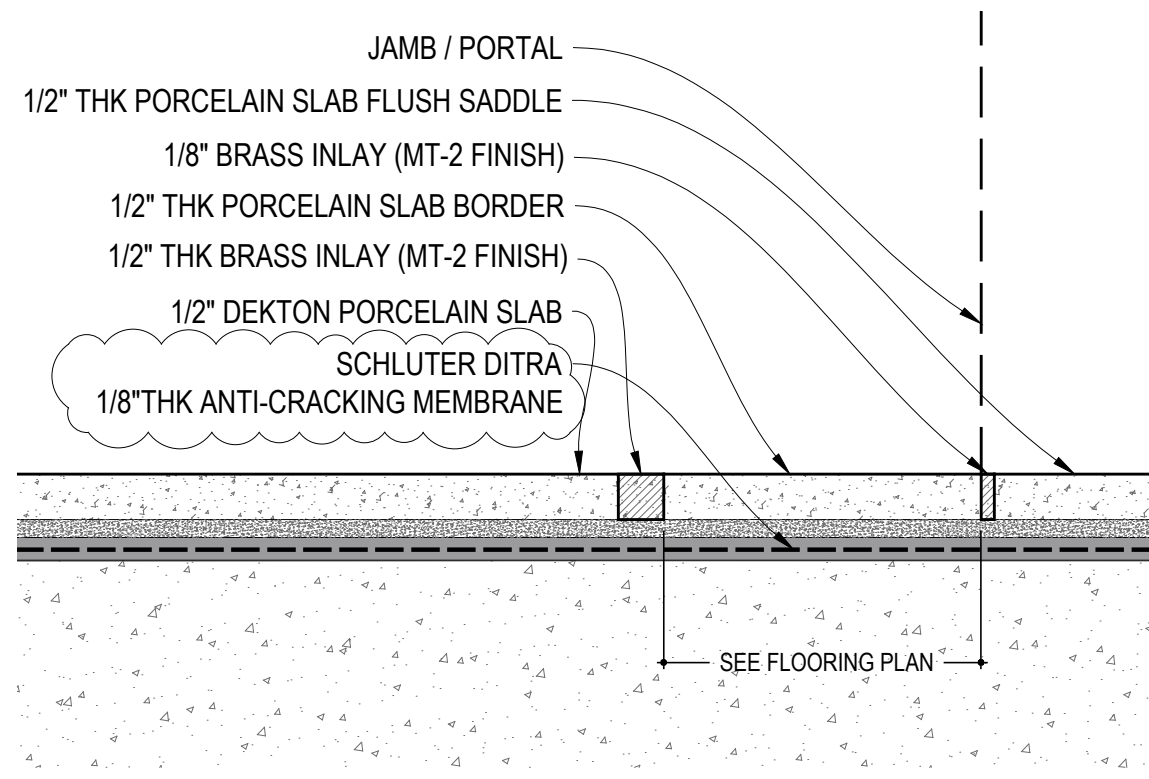
PARTITION TYPE 4
NTS

D



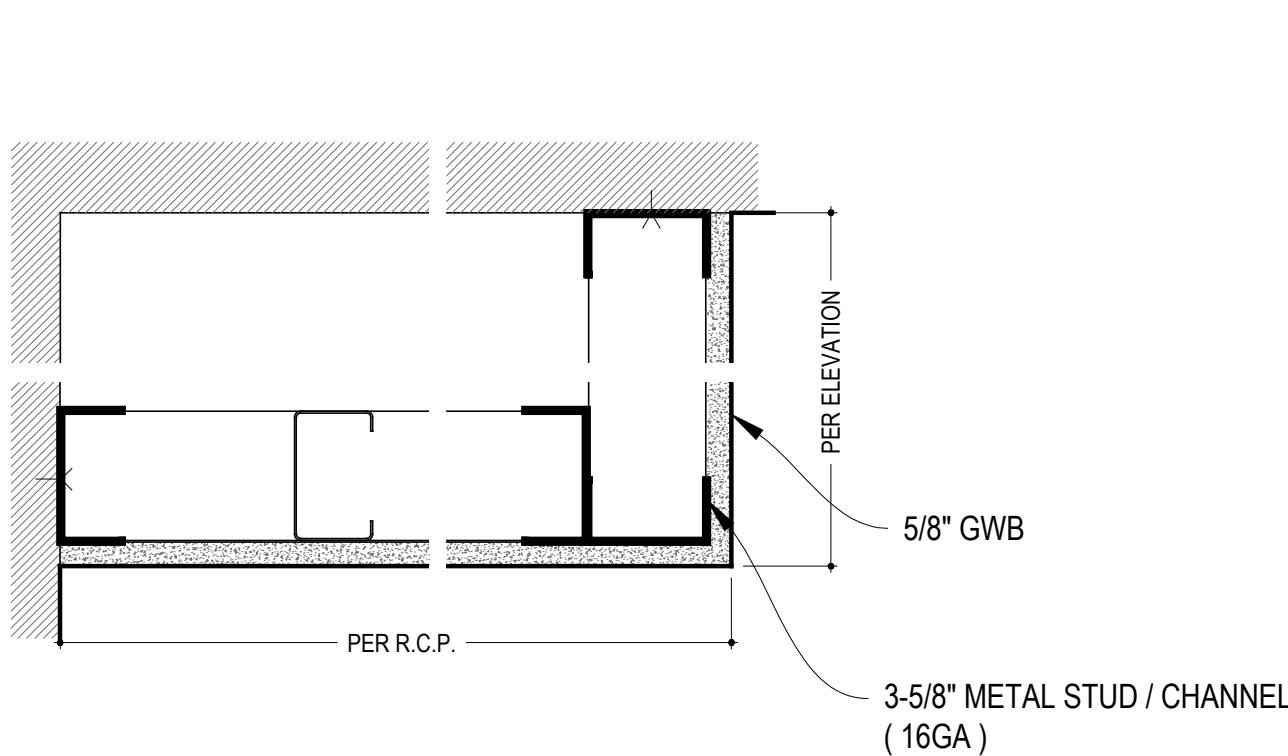
TYP. STONE / TILE FLOOR INSTALLATION DETAILS
NTS

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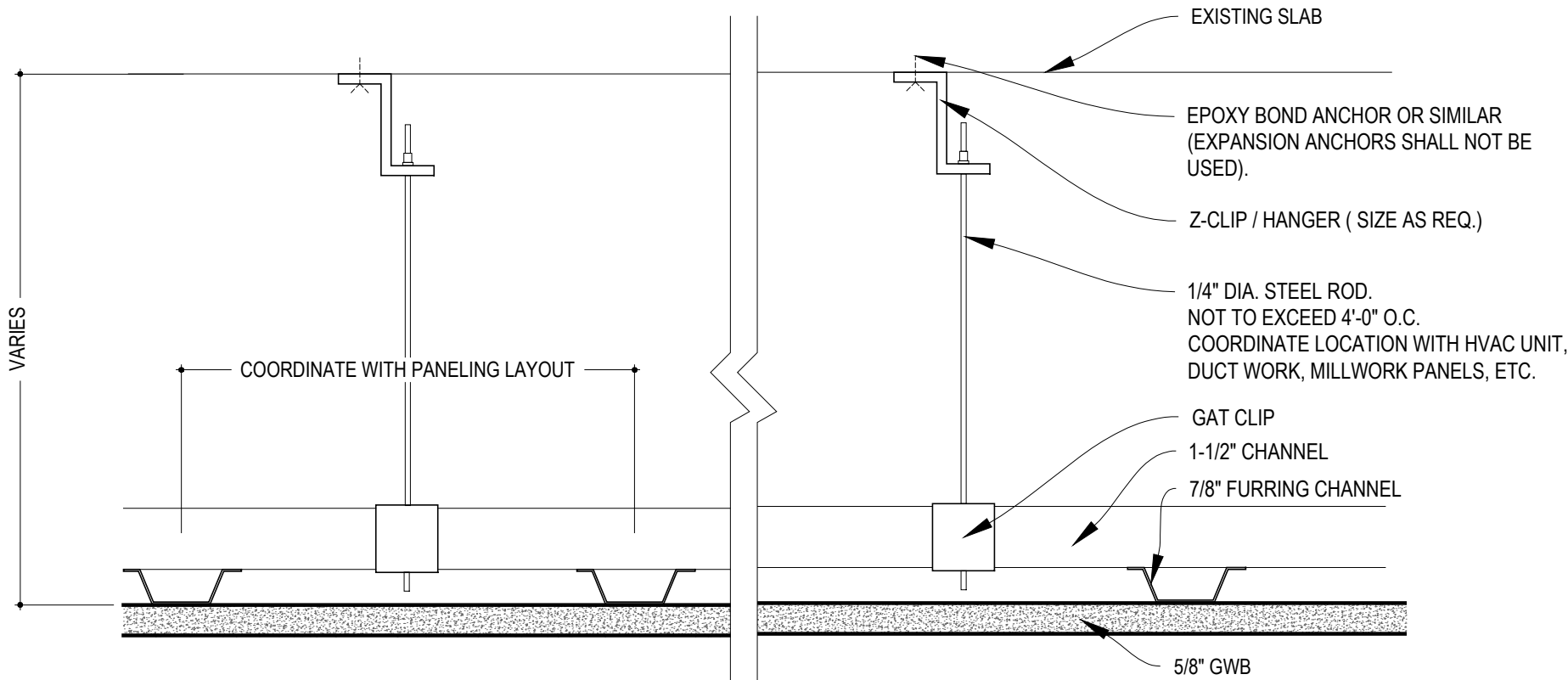
TYP. STONE / TILE FLOOR INSTALLATION DETAILS
NTS

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TYP. SOFFIT DETAILS
NTS

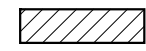
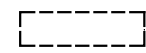
G



TYP. DROPPED CEILING DETAILS
NTS

H

LEGENDS:

	EXISTING PARTITIONS TO REMAIN
	PARTITIONS, DOORS, CABINETRY, FIXTURES, SOFFITS, BEAMS ETC. TO BE REMOVED

DEMO KEY NOTES:

1	REMOVE EXISTING MILLWORK (PANELING / PILASTERS / CEILING DECORATIVE BEAMS) (THOUGH OUT)
2	REMOVE EXISTING LIGHT FIXTURES (J-BOX / RECESSED LIGHTS)
3	OPEN EXISTING WALL (V.I.F.)
4	REMOVE EXISTING ELEVATOR WOOD PANELS CLADDING (ONLY 2 SIDES . SCOPE OF ELEVATOR COMPANY. GC TO COORDINATE)
5	REMOVE EXISTING FLOORING WOOD / TILE / STONE (THOUGH OUT)
6	REMOVE CLADDING FROM DOORS (DOORS TO REMAIN)
7	REMOVE EXISTING ACCESS DOORS
8	REMOVE EXISTING DOOR METAL GRILL. DOOR TO REMAIN
9	-
10	REMOVE EXISTING RECEPTION DESK AND ALL COMPONENTS

GENERAL DEMO NOTES:

- ALL UTILITIES, PIPES AND CONDUIT SERVING OTHER APARTMENTS MUST REMAIN FULLY FUNCTIONAL AND SERVICE MUST REMAIN UNINTERRUPTED. PRIOR TO START OF DEMOTION THE CONTRACTOR MUST CONFIRM IF ANY PIPES OR CONDUITS ARE SERVING OTHER APARTMENTS AND NOTIFY THE ARCHITECT IN WRITING.
- PRIOR TO START OF ANY WORK ON SITE, GC IS TO LOCATE AND CLEARLY LABEL ALL EXISTING WATER SHUT-OFF VALVES. THE MAIN SHUT OFF VALVES ARE TO BE REPLACED, THIS WORK IS TO BE COORDINATED WITH THE BUILDING SUPERINTENDENT.
- PRIOR TO THE START OF WORK, GC IS TO CONFIRM TO TOTAL AMPERAGE PROVIDED AT THE EXISTING PANEL. ELECTRICAL SUBCONTRACTOR MUST ALSO PROVIDE A LOAD LETTER CONFIRMING THAT THE NEW FIXTURES AND APPLIANCES DO NOT EXCEED THE PANELS CAPACITY. ARCHITECT WILL PROVIDE CUT SHEET AND ALL NECESSARY INFO TO SUBCONTRACTOR, AS NEEDED, TO PRODUCE LOAD LETTER.
- SCOPE OF DEMOLITION TO BE CONFIRMED WITH ARCHITECT PRIOR TO THE COMMENCEMENT OF WORK.
- ALL EXISTING MATERIALS, FINISHES, ACCESSORIES AND ASSEMBLIES ARE TO REMAIN UNLESS OTHERWISE NOTED.
- IT IS THE CONTRACTOR'S FULL RESPONSIBILITY TO THE CONTACT THE BUILDING MANAGER, PRIOR TO THE PREPARATION OF THE PROPOSAL AND PRIOR TO THE COMMENCEMENT OR WORK, IN ORDER TO BECOME FULLY AWARE OF THE BUILDING'S RULE AND REGULATIONS. THE CONTRACTOR MUST FOLLOW ALL REQUIREMENTS AS OUTLINED BY THE BUILDING'S MANAGEMENT.
- BEFORE STARTING WORK, GC IS TO MAKE A THOROUGH EXAMINATION OF THOSE PORTIONS OF THE STRUCTURE IN WHICH THE WORK IS TO BE PERFORMED. CHECK ALL ADDING AND UNDERLYING LOCATIONS, AND REPORT TO THE ARCHITECT WITH ANY AND ALL DISCREPACIES OR CONDITIONS THAT MAY INTERFERE WITH OR PREVENT THE PROPER EXECUTION OF WORK.
- BEFORE STARTING DEMOLITION WORK, PROVIDE THE NECESSARY PROTECTION AND PROTECTIVE DEVICES WHERE REQUIRED, IN STRICT COMPLIANCE WITH OSHA RULES AND REGULATIONS, AND WITH BUILDING RULES AND REGULATIONS.
- TAKE THE NECESSARY PRECAUTIONS TO PREVENT DUST AND DIRT FROM RISING BY WETTING DEMOLISHED DEBRIS. EXCESSING USE OF WATER WILL NOT BE PERMITTED.
- ALL DEBRIS THAT IS CARTED FROM THE SITE WITH BE BAGGED AND TAPED, AND THEREFORE FULLY SEALED, BEFORE BEING REMOVED FROM THE SITE.
- GC IS RESPONSIBLE FOR PROVIDING TEMPORARY SUPPORTS AND SHORING OF EXISTING CEILINGS, PARTITIONS, ETC. WHICH ARE TO REMAIN DURING DEMOLITION AND CONSTRUCTION.
- DEMOLISHED MATERIAL, U.O.M., WILL BE DISPOSED OF OFF THE SITE ON A REGULAR BASIS AND IN A LEGAL MANNER.
- REPAIR AND/OR REPLACE EXISTING ITEMS NOT SCHEDULED OR NOTED TO BE DEMOLISHED, AND NOT SPECIFIED TO BE REMOVED, BUT WHICH HAVE BECOME DAMAGED DURING THE PROGRESS OF WORK. MAKE THESE REPAIRS TO RESTORE THE DAMAGED ITEMS TO THER ORIGINAL CONDITION AT NOT ADDITIONAL COST TO THE OWNER.
- PATCH, FILL AND /OR REPAIR ALL SURFACES DISTURBED, CUT, DAMAGED, IN NEED OF REPAIR OR MAKE IMPERFECT BY ALTERNATION OR REMOVAL WORK AND PREPARE SURFACE FOR NEW MATERIALS IT NEEDED.
- GC IS TO REMOVE AND DISCARD ALL EXISTING INACTIVE J-BOXES, CONDUIT, WIRES, CABLES AND PIPING FROM ALL WALLS, COLUMNS AND FLOOR. VERIFY THAT CABLES AND WIRES ARE NOT IN USE PRIOR TO REMOVAL.
- DO NOT SCALE DRAWINGS.
- AS PART OF THE CONTRACT WORK, ELECTRICAL CONTRACTOR IS THE FURNISH AND INSTALL TEMPORARY LIGHT AND POWER TO SPACE INCLUDING (1) LIGHT AND OUTLET IN THE KITCHEN AND (1) LIGHT AND OUTLET IN BATHROOM.
- PRIOR TO CLOSING UP OF WALLS, GC WILL SCHEDULE A MEETING TO INSPECT AL FIRE RATED PARTITION, IT IS THE RESPONSIBILITY OF THE GC TO PATCH AND REPAIR ALL EXISTING PARTITIONS TO MEET THEIR EXISTING FIRE-RATING.
- NO WORK TO THE EXTERIOR BRICK, HEAD OR SILLS.

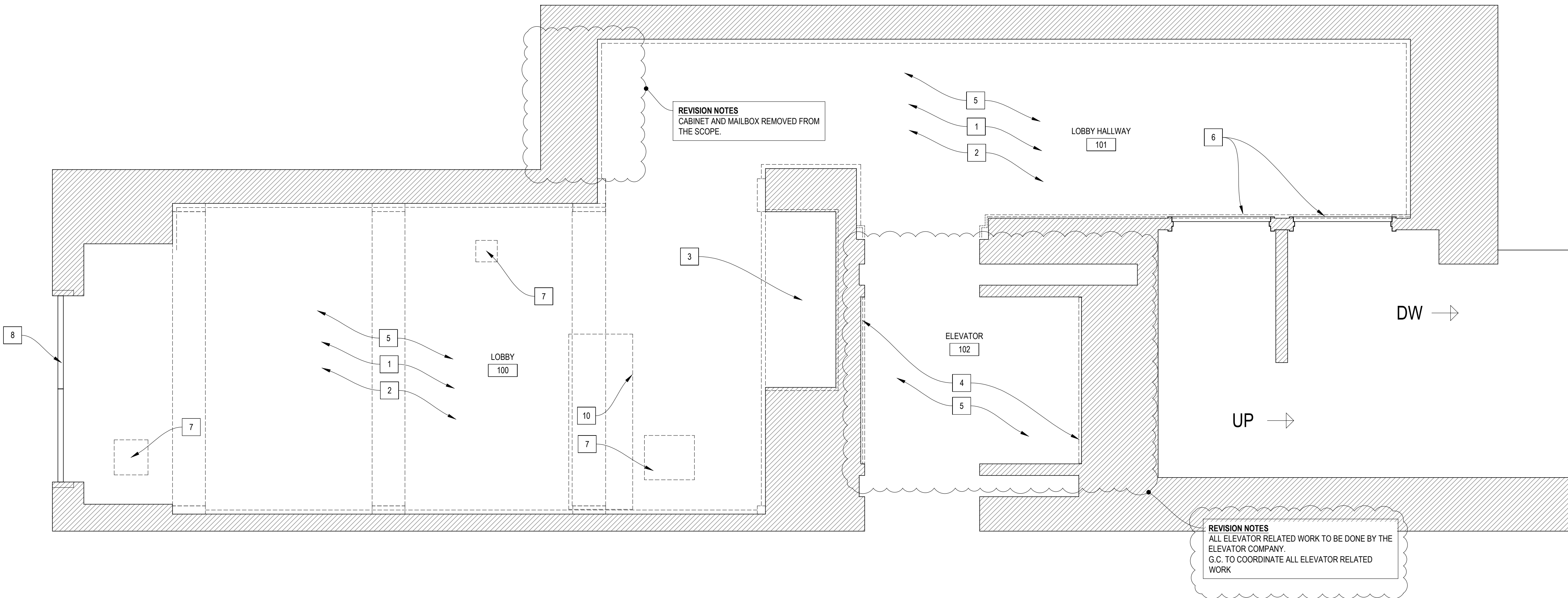
DEMO PROTECTION NOTES:

- ONLY NON-STRUCTURAL PARTITIONS MAY BE DEMOLISHED. DEMOLITION OF PARTITIONS OR OTHER ELEMENTS NOT SO INDICATED ON THE DEMOLITION PLAN ARE NOT PERMITTED.
- THERE SHALL BE ADEQUATE PROVES OF EXISTING PARTITIONS TO BE DEMOLISHED TO DETERMINE THE PRESENCE OF ANY CONCEALED RISERS, ELECTRIC CONDUIT, TELEPHONE OR OTHER UTILITY LINES SERVING THE BUILDING OR OTHER APARTMENTS PRIOR TO COMMENCING DEMOLITION WORK.
- NO BUILDING SYSTEMS WILL BE DEMOLISHED, DAMAGED OR RELOCATED DURING DEMOLITION OR CONSTRUCTION WITHIN THE APARTMENT INCLUDING, BUT NOT LIMITED TO, VENTILATION AND FIRE-RATED SHAFTS, ELECTRICAL, INTERCOM, GAS, HEATING, OR PLUMBING RISERS AMONG OTHERS. EXISTING BUILDING SYSTEMS ARE NOT PROPOSED AND ARE NOT TO MODIFIED OR ALTERED IN ANY WAY WHATSOEVER.
- THE WALLS OF ANY BUILDING ELEVATOR, STAIR, VENTILATION, OR HOIST WAY SHAFTS SHALL NOT BE PROBED, CHANNELLED OR MODIFIED IN ANY WAY WITHOUT THE EXPRESSED PERMISSION OF THE BUILDING'S MANAGEMENT. IN ADDITION, NO INTERIOR TERRA COTTA BLOCK SHALL BE CHANNELLED FOR PURPOSES OF RUNNING ELECTRICAL OR PLUMBING LINES. CHANNELLING OF EXISTING STRUCTURAL ELEMENTS IS NOT PROPOSED OR ALLOWED IN ANY WAY WHATSOEVER.
- THE CONTRACTOR IS REQUIRED TO FIRE-SAFE ANY OPENINGS BETWEEN FLOORS AND/OR WALLS EXPOSED DURING THE WORK.
- ALL VENT OPENINGS, CONVECTORS, ENTRY AND SERVICE DOORS SHALL BE SEALED OFF WITH POLYETHYLENE SHEETING 6 MIL. THICK OR GREATER AND/OR DUCT TAPED DURING DEMOLITION AND CONSTRUCTION TO PREVENT DUST FROM INFILTRATING BUILDING SYSTEMS, CORRIDORS AND STAIRS.
- THE CONTRACTOR MUST CONTROL DUST AND NOISE TO MAXIMUM EXTENT POSSIBLE DURING THE DEMOLITION AND CONSTRUCTION WITHIN THE APARTMENT AND MUST FULLY ADHERE TO THE REQUIREMENTS OF THE BUILDING'S ALTERATION AGREEMENT REGARDING WORK WITHIN THE APARTMENT AND OTHER BUILDING AREAS WHERE ACCESS IS NECESSARY TO PERFORM THE WORK WITHIN THE APARTMENT.
- THE CONTRACTOR IS TO PROVIDE SOUND BLANKETS ON ADJACENT UNIT WALLS AND FLOORS DURING THE DEMOLITION AND CONSTRUCTION PERIOD TO LESSEN THE NOISE TRANSMISSION OF SAID OPERATION TO NEIGHBORING UNITS. ARCHITECT TO NOTE IN CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL COMPLY WITH "THE USE OF LEAD-SAFE PRACTICES" FOR WORK IMPACTING 8 SQ. FT. OR MORE OF LEAD PAINT IN BUILDINGS ERECTED BEFORE 1978, AND ALL APPLICABLE STATE AND LOCAL REGULATIONS. PROPOSED WORK MUST ALSO COMPLY WITH THE FEDERAL EPA RULE ISSUED APRIL 22, 2008.
- A SECTION OF INTERIOR NON-LOAD BEARING PARTITION IS TO BE REMOVED WITHIN THE APARTMENT. THE WALL IS INDICATED ON THE PLANS AS A NON-BEARING ELEMENT. REMOVE SLOWLY AND CAREFULLY. IF ANY BASE BUILDING WIRING OR OTHER ITEMS ARE ENCOUNTERED THAT OBSTRUCT THE WORK, BUILDING MANAGEMENT SHOULD BE IMMEDIATELY CONTACTED TO PERFORM AN EVALUATION. ALTERATION OF THE BUILDING RISERS (COMMUNICATIONS, ELECTRICAL, GAS, PLUMBING, ETC) IS NOT PERMITTED.
- AN ACP-5 REPORT WILL BE OBTAINED, PRIOR TO FILING WITH DOB.

LEAD FREE NOTES

"LEAD SAFE WORK PRACTICES" MUST BE UTILIZED BY ALL CONTRACTORS PERFORMING WORK INSIDE OR OUTSIDE OF THE BUILDING, REGARDLESS OF WHETHER OR NOT LEAD PAINT TESTING IS SPECIFICALLY PERFORMED. THE EPA LEAD LAW (EPA REQUIREMENT RULE 401 CODE OF FEDERAL REGULATIONS, PART 745), EFFECTIVE AS OF APRIL 2010, ESSENTIALLY MANDATES THE FOLLOWING:

- RENOVATION FIRMS MUST BE CERTIFIED, WITH CERTIFIED RENOVATORS OR INDIVIDUALS TRAINED BY CERTIFIED RENOVATORS. (CERTIFICATION LASTS 5 YEARS.)
- A CERTIFIED RENOVATOR MUST BE ASSIGNED TO EACH RENOVATION, MUST BE AVAILABLE AT ALL TIMES, AND MUST BE PRESENT AT KEY POINTS.
- THE RENOVATOR MUST FOLLOW CONTAINMENT GUIDELINES, INCLUDING DUST AND DEBRIS CONTAINMENT. RAND GENERALLY RECOMMENDS THE FOLLOWING:
 - ◆ A MINIMUM OF 2 LAYERS OF POLYETHYLENE SHEETING SHOULD BE PROVIDED AT APARTMENT ENTRY DOORS, EITHER WEIGHTED OR PROVIDED WITH ZIPPER ON THE INSIDE TO PROVIDE PROPER AIRLOCK.
 - ◆ THE EXHAUST VENTS SHOULD BE TEMPORARILY SEALED WITH PLASTIC AT THE KITCHEN AND BATHROOMS.
 - ◆ PAINTED PLASTER WALLS SHOULD BE LIGHTLY SPRAYED WITH WATER TO MINIMUM DUST RELEASE DURING DEMOLITION.
 - ◆ NO POWER FLAME BURNING SHOULD BE PERMITTED.
 - ◆ DUST AND DEBRIS SHOULD BE COLLECTED VIA THE USE OF HEPA VACUUMS.
 - ◆ DEBRIS SHOULD BE COVERED AND/OR BAGGED TO THE EXTENT POSSIBLE, TO LIMIT SPREAD OF DUST DURING REFUSE REMOVAL.
 - ◆ NEGATIVE AIR MACHINES MUST BE UTILIZED DURING RENOVATIONS TO MAINTAIN A NEGATIVE PRESSURE IN THE WORK AREA, TO HELP PREVENT SPREAD OF DUST TO ADJOINING SPACES.



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

PROJECT:		224 MULBERRY STREET NEW YORK, NY 10012	
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#	DATE	REASON FOR ISSUE	
1	10/10/2025	BD SET	
2	12/17/2025	BD SET REVISIONS	
SHEET TITLE			
DEMO PLAN			
DRAWING NO.			
D-100.01			
ARCHITECT OF RECORD:		BILL & SIGNATURE:	

LEGENDS:

	EXISTING PARTITIONS
	NEW PARTITIONS
	NEW MILLWORK / STONework / METALWORK
	AREA TO BE LEVELED WITH SELF-LEVELING CONCRETE
	NEW STONE (EXCEPT FLOORING. SEE A-110 FOR STONE RELATED TO FLOORING)
	CENTER LINE
	ROOM TAG
	MATERIAL TAG
	NEW DOOR TAG
	WINDOW TAG (E- EXISTING / N1 - NEW WINDOW)
	CONSTRUCTION DETAILS (REFER TO A-002)
	FINISH DETAIL REFERENCE TAG

G.C. COORDINATION NOTES.

- GC TO VERIFY ALL SITE CONDITIONS / MEASUREMENTS AND REPORT ANY DISCREPANCIES TO ARCHITECT. NO WORK TO BE STARTED AT RELATED AREAS PRIOR RESOLVING SUCH DISCREPANCIES.
- GC / SUB-CONTRACTORS VERIFY ALL SPECS, INSTRUCTIONS AND GUIDANCE FOR ALL FIXTURES, CONTROLS, APPLIANCES, EQUIPMENT, MATERIALS ETC. TO ENSURE CORRECT PREPARATION AND INSTALLATION.
- GC / SUB-CONTRACTORS TO VERIFY AND FOLLOW INSTALLATION AND PREPARATION INSTRUCTIONS FOR ALL MATERIALS AND FINISHES USED IN THIS PROJECT.
- GC TO OBTAIN SIGN OFF FROM ARCHITECT FOR ALL ELECTRICAL, PLUMBING AND OTHER FIXTURES PRIOR CLOSING UP WALLS / CEILINGS.

MILLWORK / STONE / METAL / FINISHES NOTES:

- GC TO PROVIDE DETAILED SHOP DRAWINGS FOR ALL CUSTOM CABINERY / DOORS / METAL WORK / STONE WORK / ETC
- GC TO PROVIDE SAMPLE FOR APPROVAL FOR ALL WOOD / METAL / STONE / ETC.
- EXACT GRAIN DIRECTION FOR ALL WOOD. TBD ON SHOP DRAWINGS
- GC TO OBTAIN SIGN OFF FROM DESIGNER FOR ALL ELECTRICAL, PLUMBING AND OTHER FIXTURES PLACING PRIOR CLOSING UP WALLS / CEILINGS.
- ALL DECORATIVE HARDWARE (INCLUDING PIVOT HINGES, BUTT HINGES, ETC) TO BE PROVIDED AND INSTALLED BY GC
- ALL FUNCTIONAL HARDWARE SUCH AS DRAWER GLIDES (HD MOVEMENT BY BLUM) / CABINET HINGES (BY BLUM, APPROPRIATE FOR DOOR WEIGHT) / RODS / CATCHERS / LATCHES / POCKET DOOR TRACKS / EZ-JAMBS / ETC. TO BE PROVIDED AND INSTALLED BY GC
- ALL ELECTRICAL DIMMERS / CONTROLS / RECESSED LIGHTS / LED LINEAR LIGHTS / TRANSFORMERS / DECORATIVE FIXTURES TO BE PROVIDED AND INSTALLED BY GC. GC TO SUPPLY ALL ROUGH MATERIALS / WIRING / ETC.
- ALL PAINT COLORS AND FINISHES TO BE CONFIRMED WITH DESIGNER. GC / SUB-CONTRACTORS TO PROVIDE SAMPLES OF PAINT COLORS CHOSEN BY DESIGNER. SUCH SAMPLES SHOULD BE PAINTED DIRECTLY ON WALLS / CEILINGS TO CONFIRM COLORS.

CARPENTRY / FLOORING NOTES:

- GC TO INSTALL BLOCKING WHERE NECESSARY
- FLOORING TO BE INSTALLED THROUGHTOUT ENTIRE FLOOR INCLUDING UNDER MILLWORK, APPLIANCES, JAMBS, ETC.
- ALL FINISH FLOORING MATERIALS TO BE LEVELED. ALL PARTS OF FLOORING AND CONNECTIONS OF DIFFERENT MATERIALS SHOULD BE PERFECTLY ALIGNING AND INSTALLED FLUSH IN SAME LEVEL.

ELEVATOR NOTES:

- ALL ELEVATOR WORK AND EXACT FINAL DESIGN TO BE COORDINATED WITH THE ELEVATOR SERVICE COMPANY BY GC.
- ALL ELEVATOR WORK TO BE DONE BY A SPECIALIZED ELEVATOR COMPANY.
- GC TO OBTAIN ALL NECESSARY PERMITS TO REPLACE ANY ELEVATOR CLADDING / CONTROLS.

PROJECT: 224 MULBERRY STREET
NEW YORK, NY 10012

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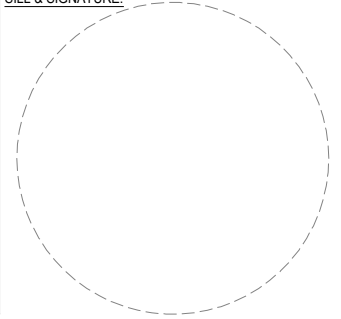
#	DATE	REASON FOR ISSUE
1	10/19/2025	BID SET
2	12/17/2025	BID SET REVISIONS

SHEET TITLE: CONSTRUCTION PLAN
CONSTRUCTION NOTES

DRAWING NO:

A-100.01

ARCHITECT OF RECORD: BILL & SIGNATURE:



CONSTRUCTION PLAN KEY NOTES:

1	NEW BUILT-IN TALL CABINET
2	NEW RECEPTION DESK
3	NEW STONE JAMB
4	NEW DEKTON PORCELAIN SLABS CLADDING
5	NEW WOOD PANELING CLADDING.
6	REFINISH EXG METAL DOOR (PTD FINISH). INSTALL NEW HINGES AND HARDWARE
7	NEW ELEVATOR WOOD PANELING. (ONLY 2 SIDES . SCOPE OF ELEVATOR COMPANY. GC TO COORDINATE)
8	REFINISH EXISTING ELEVATOR METAL. FINISH TBD. (SCOPE OF ELEVATOR COMPANY. GC TO COORDINATE)
9	NEW DEKTON BASE WITH 3/8" SCHLUTER ON TOP (SEE ELEVATIONS & DETAILS)

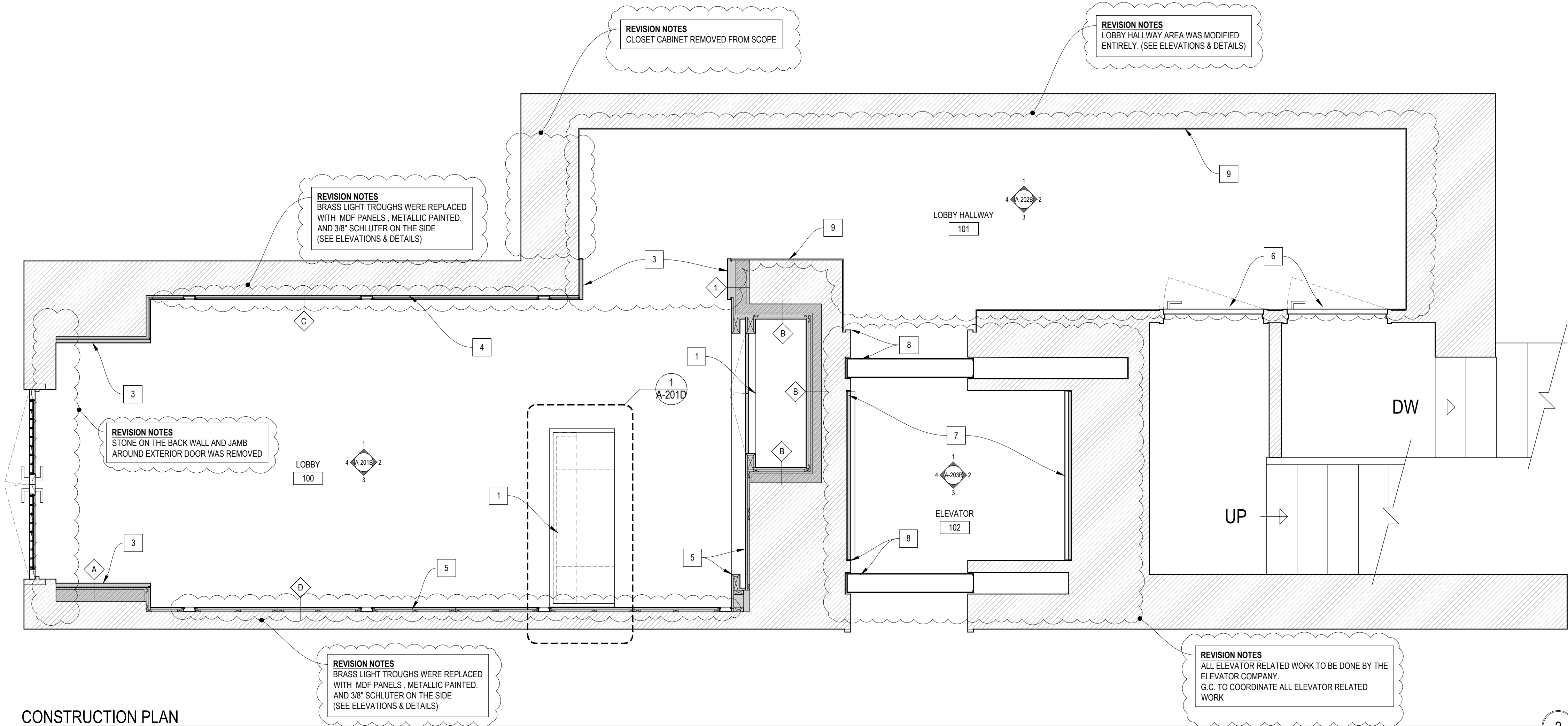
GENERAL CONSTRUCTION NOTES:

- GC TO
- WHERE CHASES, SHAFTS, DEMISING WALLS AND STRUCTURAL ELEMENTS ARE OPENED DURING CONSTRUCTION, PROVIDE FIRESTOPPING AS REQUIRED BY CODE AT ALL EXISTING OR NEW OPENINGS. THE FIRESTOPPING SYSTEM TO BE USED IS BY ITI OR EQUAL.
- CHOPPING, CUTTING CHASING OR CHANNELING IS NOT PERMITTED FOR ANY REASON IN BRICK OR BLOCK IN DEMISING WALLS OR EXTERIOR WALLS, BUILDING STRUCTURE, STRUCTURAL SLABS BEAMS, MASONRY COLUMNS OR OTHER ENCLOSURES.
- ANY AREAS FOUND TO HAVE MISSING OR INADEQUATE FIRESTOPPING DURING CONSTRUCTION SHALL BE REPAIRED.
- PLUMBING, ELECTRICAL, TELEPHONE, ELECTRICAL PANEL AND ANY VENTS / SHAFTS ARE TO BE LEFT UNDISTURBED AND ARE TO BE PROTECTED THROUGHOUT THE WORK.
- ALL NEW WALL FRAMING MUST BE METAL STUD CONSTRUCTION AND INCLUDE SOUND ATTENUATION INSULATION. PRESSURE TREATED WOOD MAY BE USED TO FRAME DOORS OR OTHER SPECIAL CONSTRUCTION ONLY.
- NOTE THAT THE BUILDING INTERCOM SYSTEM AND PLUMBING, GAS TELEPHONE OR ELECTRIC RISERS MAY NOT BE DISTURBED. SHUTDOWN OF SYSTEM RISERS MUST BE APPROVED BY THE MANAGING AGENT.
- ALL RISERS SHUT OFF VALVES/ WIRING JUNCTIONS, BOTH EXISTING AND NEW, MUST BE MADE EASILY ACCESSIBLE IN THE EVENT OF AN EMERGENCY SHUT DOWN/REPAIR. ACCESS PANELS MUST BE PROVIDED AT ALL KNOWN SHUT-OFF VALVE/WIRING JUNCTION LOCATIONS.
- ANY ASBESTOS UNCOVERED DURING THE COURSE OF THE WORK MUST BE TESTED PER AGENCY REQUIREMENTS BY A LICENSED INVESTIGATOR AND A REPORT MUST BE SUBMITTED TO THE BUILDING FOR REVIEW PRIOR TO PROCEEDING WITH HANDLING OR REMOVAL.
- NOTE THAT FIRE EXTINGUISHERS AND SMOKE DETECTORS MUST BE MAINTAINED IN WORKING ORDER DURING CONSTRUCTION.

- COPIES OF ALL PROGRESS INSPECTIONS, SIGNOFFS, CERTIFICATES, ETC. NEED TO BE SENT TO THE BUILDING MANAGEMENT PRIOR TO OCCUPANCY OF THE SUBJECT AREAS.
- ALL SPRINKLERS TO REMAIN.

MATERIAL TAGS:

WD-1	PRE-FINISHED AMERICAN WALNUT PLYWOOD MATTE CLEAR COAT FINISH
WD-2	QUARTERED WALNUT VENEER OVER PLYWOOD STAINED TO MATCH SAMPLE MATTE CLEAR COAT FINISH
WD-3	RIFT CUT OAK. WIRE BRUSHED AND CERUSED. DARK STAIN, MATTE FINISH
ST-1A	DEKTON / NACRE 2401 / 3/8" THK
ST-1B	DEKTON / NACRE 2401 / 1/2" THK
ST-2	DEKTON / ADIA 2420 / 3/8" THK
ST-3	CALACATA VIOLA SELECT MARBLE / 1-1/4" THK / HONED FINISH
ST-4	CEASAR STONE / 4330 GINGER / 1-1/4" THK / HONED FINISH
MT-1	OIL RUBBER BRONZE FINISH MATCH PROVIDED SAMPLE
MT-2	ANTIQUE BRASS FINISH. SOLID / BRASS 385 . MATCH PROVIDED SAMPLE
MT-3	SCHLUTER INLAY. 3/8" X 3/8" THK ALUMINUM PROFILE Q100ABGB. DARK BRONZE FINISH
MT-4	BRIXWELL D317DU-CCP96 L-BAR 3/8"x7/8" ALUMINUM EXTRUSION. DARK BRONZE ANODIZED. 96" LENGTH
MT-5	BRIXWELL D1628BRZ-CCP96 3/4"x3/4" ALUMINUM ANGLE EXTRUSION. DARK BRONZE ANODIZED. 96" LENGTH
MT-6	CRL D631DU 3/8" ALUMINUM CHANNEL DARK BRONZE ANODIZED. 144" LENGTH
PT-1	MEODED METALLIC PAINT. COLOR TBD APPLIED WITH HVLP SPRAY APPLICATION SYSTEM. GC TO SKIM COAT AND PRIME ALL SURFACES.
PT-2	SHOP SPRAYED. MATCH STONE COLOR / FINISH
PT-3	PAINTED METAL. REFINISH EXISTING. SPRAYED FINISH. COLOR / FINISH TBD
PT-4	PAINTED METAL. METALLIC PAINT. REFINISH EXISTING. SPRAYED FINISH. COLOR: MED. BRONZE / FINISH: MATTE
GL-1	BRONZE MIRROR. LOW IRON
WP	WALLPAPER. PROVIDED BY DESIGNER. INSTALL BY GC. GC TO PREP AND PRIME WALLS AS REQUIRED BY WALLPAPER MANUFACTURER



LEGENDS:

	EXISTING PARTITIONS
	NEW PARTITIONS
	ROOM TAG
	MATERIAL TAG
	CONSTRUCTION DETAILS (REFER TO A-002)
	FINISH DETAIL REFERENCE TAG

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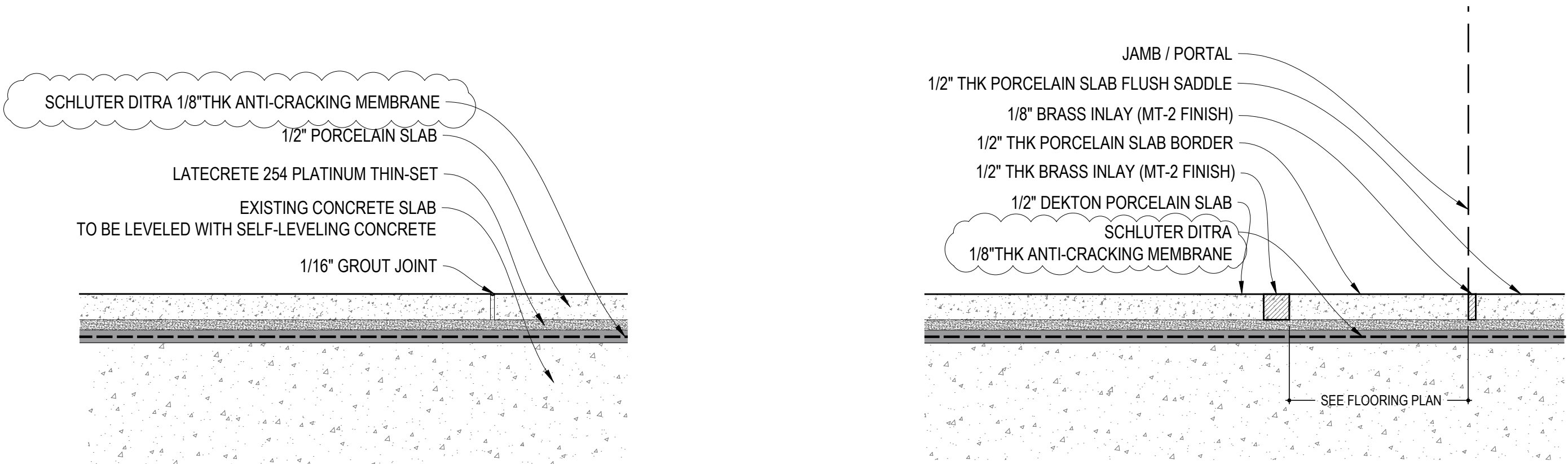
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- FLOORING TO BE INSTALLED THROUGHTOUT ENTIRE FLOOR INCLUDING UNDER MILLWORK, APPLIANCES, JAMBS, ETC.
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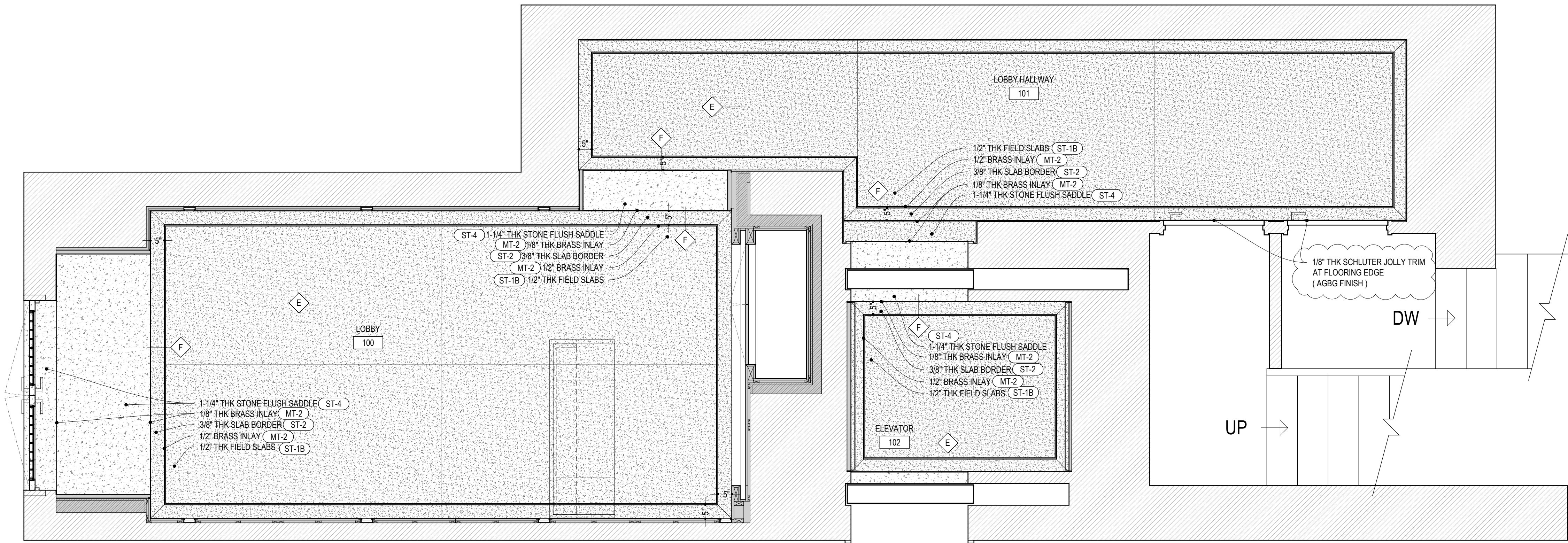
TYP. STONE / TILE FLOOR INSTALLATION DETAILS

NTS

TYP. STONE / TILE FLOOR INSTALLATION DETAILS

NTS

F



FLOORING PLAN

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

PROJECT: 224 MULBERRY STREET
NEW YORK, NY 10012

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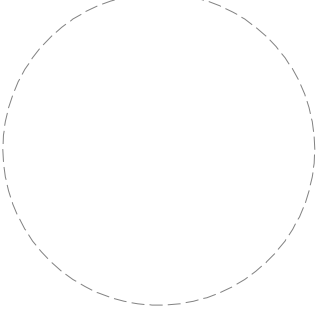
#	DATE	REASON FOR ISSUE
1	10/19/2025	BID SET
2	12/17/2025	BID SET REVISIONS

SHEET TITLE: FLOORING PLAN

DRAWING NO: A-110.01

ARCHITECT OF RECORD: D.SERBA DESIGN

S&B & SIGNATURE



LEGENDS:

	EXISTING PARTITIONS
	NEW PARTITIONS
	NEW DROPPED CEILING
	RECESSED LIGHT (TRIMLESS / PLASTERED-IN) (SEE A-130)
	RECESSED LIGHT (TRIMLESS) (SEE A-130)
	PENDANT CEILING FIXTURE
	SMOKE / CO DETECTOR (EXACT LOCATION TBD ON SITE)
	IN-CEILING AUDIO SPEAKER (SEE A-130)
	EXHAUST FAN (SEE MECH. DWG.) ON TIMER SWITCH
	DETAILS REFERENCE TAG
	CEILING CONSTRUCTION DETAIL (REFER TO A-002)
	MATERIAL TAG

MATERIAL TAGS:

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MT-2	ANTIQUE BRASS FINISH. SOLID / BRASS 385. MATCH PROVIDED SAMPLE
MT-3	SCHLUTER INLAY. 3/8" X 3/8" THK ALUMINUM PROFILE Q100ABGB. DARK BRONZE FINISH
MT-4	BRIXWELL D317DU-CCP95 L-BAR 3/8"x7/8" ALUMINUM EXTRUSION. DARK BRONZE ANODIZED. 95" LENGTH
MT-5	BRIXWELL D1628BR2-CCP95 3/4"x3/4" ALUMINUM ANGLE EXTRUSION. DARK BRONZE ANODIZED. 95" LENGTH.
MT-6	CRL D631DU 3/8" ALUMINUM CHANNEL DARK BRONZE ANODIZED. 144" LENGTH
PT-1	MEODED METALLIC PAINT. COLOR TBD APPLIED WITH H/VLP SPRAY APPLICATION SYSTEM. GC TO SKIN COAT AND PRIME ALL SURFACES.
PT-2	SHOP SPRAYED. MATCH STONE COLOR / FINISH
PT-3	PAINTED METAL. REFINISH EXISTING. SPRAYED FINISH COLOR / FINISH TBD
PT-4	PAINTED METAL. METALLIC PAINT. REFINISH EXISTING SPRAYED FINISH. COLOR. MED. BRONZE / FINISH: MATTE
GL-1	BRONZE MIRROR. LOW IRON
WP	WALLPAPER. PROVIDED BY DESIGNER. INSTALL BY GC GC TO PREP AND PRIME WALLS AS REQUIRED BY WALLPAPER MANUFACTURER

PROJECT: 224 MULBERRY STREET
NEW YORK, NY 10012

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#	DATE	REASON FOR ISSUE
	10/10/2025	BID SET
	12/17/2025	BID SET REVISIONS

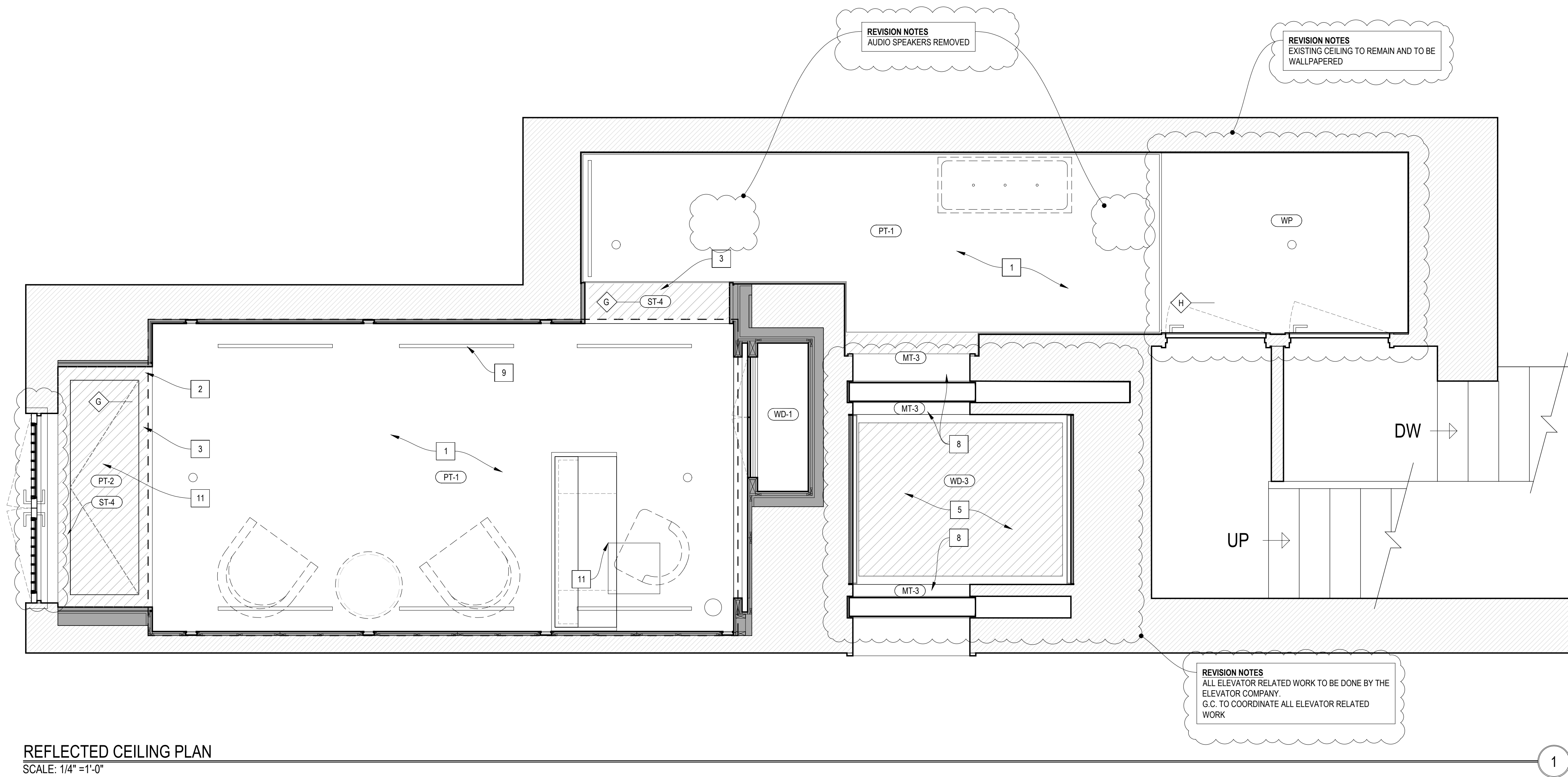
REFLECTED CEILING PLAN

DRAWING NO.

A-120.01

ARCHITECT OF RECORD

SELL & SIGNATURE



REFLECTED CEILING PLAN

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

LEGENDS:

XXX XXX	DETAILS REFERENCE TAG
XXX	NEW DOOR
XXX	WINDOW TAG
XX-X	MATERIAL TAG

NOTES:

- GC TO VERIFY ALL SITE CONDITIONS / MEASUREMENTS AND REPORT ANY DISCREPANCIES TO ARCHITECT
- GC TO PROVIDE SHOP DRAWINGS FOR ALL CUSTOM CABINETRY / DOORS / METAL WORK / STONE WORK / ETC
- GC TO PROVIDE SAMPLE FOR ALL WOOD / METAL WORK / ETC
- EXACT GRAIN DIRECTION FOR ALL WOOD, TBD ON SHOP DRAWINGS
- GC TO OBTAIN SIGN OFF FROM ARCHITECT FOR ALL ELECTRICAL, PLUMBING AND OTHER FIXTURES PRIOR CLOSING UP WALLS / CEILINGS
- ALL DECORATIVE HARDWARE (INCLUDING PIVOT HINGES, BUTT HINGES, ETC) TO BE PROVIDED AND INSTALLED BY GC
- FUNCTIONAL HARDWARE SUCH AS DRAWER GLIDES (NO MOVEMENT BY BLUM) CABINET HINGES (BY BLUM, APPROPRIATE FOR DOOR WEIGHT) / RODS / CATCHERS / LATCHES / POCKET DOOR TRACKS / EZ-JAMBS / ETC. TO BE PROVIDED AND INSTALLED BY GC
- ALL ELECTRICAL DIMMERS / CONTROLS / RECESSED LIGHTS / LED LINEAR LIGHTS / TRANSFORMERS / DECORATIVE FIXTURES TO BE PROVIDED AND INSTALLED BY GC
- GC TO SUPPLY ALL ROUGH MATERIALS / WIRING / ETC
- ALL PAINT COLORS AND FINISHES TO BE CONFIRMED WITH DESIGNER

MATERIAL TAGS:

WD-1	PRE-FINISHED AMERICAN WALNUT PLYWOOD MATTE CLEAR COAT FINISH
WD-2	QUARTERED WALNUT VENEER OVER PLYWOOD STAINED TO MATCH SAMPLE
WD-3	RIFT CUT OAK, WIRE BRUSHED AND CERUSED. DARK STAIN, MATTE FINISH
ST-1A	DEKTON / NACRE 2401 / 3/8" THK
ST-1B	DEKTON / NACRE 2401 / 1/2" THK
ST-2	DEKTON / ADIA 2420 / 3/8" THK
ST-3	CALACATA VIOLA SELECT MARBLE / 1-1/4" THK / HONED FINISH
ST-4	CEASAR STONE / 4330 GINGER / 1-1/4" THK / HONED FINISH
MT-1	OIL RUBBER BRONZE FINISH MATCH PROVIDED SAMPLE
MT-2	ANTIQUE BRASS FINISH, SOLID / BRASS 385 . MATCH PROVIDED SAMPLE
MT-3	SCHLUTER INLAY, 3/8" X 3/8" THK ALUMINUM PROFILE Q100ABGB, DARK BRONZE FINISH
MT-4	BRIXWELL D317DU-CCP95 L-BAR 3/8"x7/8" ALUMINUM EXTRUSION, DARK BRONZE ANODIZED, 96" LENGTH
MT-5	BRIXWELL D1628BRZ-CCP95 3/4"x3/4" ALUMINUM ANGLE EXTRUSION, DARK BRONZE ANODIZED, 96" LENGTH
MT-6	CRL D631DU 3/8" ALUMINUM CHANNEL DARK BRONZE ANODIZED, 144" LENGTH
PT-1	MEODED METALLIC PAINT, COLOR TBD APPLIED WITH HVLP SPRAY APPLICATION SYSTEM. GC TO SKIM COAT AND PRIME ALL SURFACES.
PT-2	SHOP SPRAYED, MATCH STONE COLOR / FINISH
PT-3	PAINTED METAL, REFINISH EXISTING, SPRAYED FINISH, COLOR / FINISH TBD
PT-4	PAINTED METAL, METALLIC PAINT, REFINISH EXISTING, SPRAYED FINISH, COLOR: MED. BRONZE / FINISH: MATTE
GL-1	BRONZE MIRROR, LOW IRON
WP	WALLPAPER, PROVIDED BY DESIGNER, INSTALL BY GC. GC TO PREP AND PRIME WALLS AS REQUIRED BY WALLPAPER MANUFACTURER

PROJECT:	224 MULBERRY STREET NEW YORK, NY 10012
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#	DATE	REASON FOR ISSUE
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	12/17/2025	BD SET REVISIONS

SHEET TITLE

LOBBY: RENDERINGS

DRAWING NO.

A-201A.01

ARCHITECT OF RECORD:

BILL & SIGNATURE:



LOBBY RENDERING: EAST VIEW
NTS

1



LOBBY RENDERING: WEST VIEW
NTS

2

LEGENDS:

	DETAILS REFERENCE TAG
	NEW DOOR
	WINDOW TAG
	MATERIAL TAG

NOTES:

- GC TO VERIFY ALL SITE CONDITIONS / MEASUREMENTS AND REPORT ANY DISCREPANCIES TO ARCHITECT.
- GC TO PROVIDE SHOP DRAWINGS FOR ALL CUSTOM CABINERY / DOORS / METAL WORK / STONE WORK / ETC.
- GC TO PROVIDE SAMPLE FOR ALL WOOD / METAL WORK / METAL PROFILES / ETC. EXACT GRAIN DIRECTION FOR ALL WOOD. TBD ON SHOP DRAWINGS.
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- ALL DECORATIVE HARDWARE (INCLUDING PIVOT HINGES, BUTT HINGES, ETC) TO BE PROVIDED AND INSTALLED BY GC.
- FUNCTIONAL HARDWARE SUCH AS DRAWER GLIDES (NO MOVEMENT BY BLUM), CABINET HINGES (BY BLUM, APPROPRIATE FOR DOOR WEIGHT) / RODS / CATCHERS / LATCHES / POCKET DOOR TRACKS / EZ-JAMBS / ETC. TO BE PROVIDED AND INSTALLED BY GC.
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- ALL PAINT COLORS AND FINISHES TO BE CONFIRMED WITH DESIGNER.

MATERIAL TAGS:

WD-1	PRE-FINISHED AMERICAN WALNUT PLYWOOD MATTE CLEAR COAT FINISH
WD-2	QUARTERED WALNUT VENEER OVER PLYWOOD STAINED TO MATCH SAMPLE
WD-3	RIFT CUT OAK, WIRE BRUSHED AND CERUSED. DARK STAIN, MATTE FINISH
ST-1A	DEKTON / NACRE 2401 / 3/8" THK
ST-1B	DEKTON / NACRE 2401 / 1/2" THK
ST-2	DEKTON / ADIA 2420 / 3/8" THK
ST-3	CALACATA VIOLA SELECT MARBLE / 1-1/4" THK / HONED FINISH
ST-4	CEASAR STONE / 4330 GINGER / 1-1/4" THK / HONED FINISH
MT-1	OIL RUBBER BRONZE FINISH MATCH PROVIDED SAMPLE
MT-2	ANTIQUE BRASS FINISH. SOLID / BRASS 385. MATCH PROVIDED SAMPLE
MT-3	SCHLUTER INLAY. 3/8" X 3/8" THK ALUMINUM PROFILE Q100ABGB. DARK BRONZE FINISH
MT-4	BRIXWELL D317DU-CCP95 L-BAR 3/8"x7/8" ALUMINUM EXTRUSION. DARK BRONZE ANODIZED. 96" LENGTH
MT-5	BRIXWELL D1628BRZ-CCP95 3/4"x3/4" ALUMINUM ANGLE EXTRUSION. DARK BRONZE ANODIZED. 96" LENGTH
MT-6	CRL D631DU 3/8" ALUMINUM CHANNEL DARK BRONZE ANODIZED. 144" LENGTH
PT-1	MEODED METALLIC PAINT. COLOR TBD APPLIED WITH HVLP SPRAY APPLICATION SYSTEM. GC TO SKIM COAT AND PRIME ALL SURFACES.
PT-2	SHOP SPRAYED. MATCH STONE COLOR / FINISH
PT-3	PAINTED METAL. REFINISH EXISTING. SPRAYED FINISH. COLOR / FINISH TBD
PT-4	PAINTED METAL. METALLIC PAINT. REFINISH EXISTING. SPRAYED FINISH. COLOR: MED. BRONZE / FINISH: MATTE
GL-1	BRONZE MIRROR. LOW IRON
WP	WALLPAPER. PROVIDED BY DESIGNER. INSTALL BY GC. GC TO PREP AND PRIME WALLS AS REQUIRED BY WALLPAPER MANUFACTURER

PROJECT: 224 MULBERRY STREET
NEW YORK, NY 10012

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1	10/10/2025	BD SET
2	12/17/2025	BD SET REVISIONS

SHEET TITLE

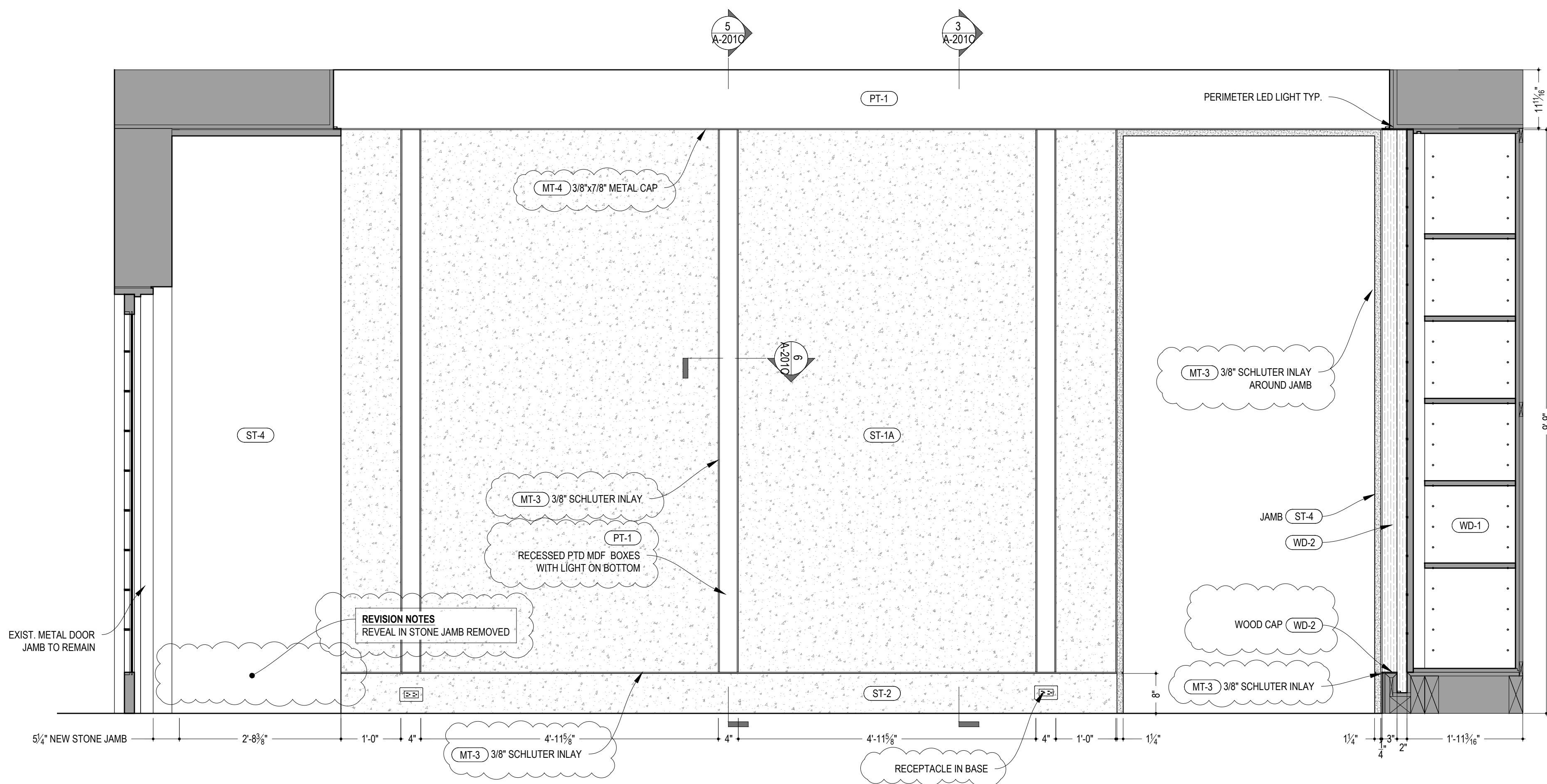
LOBBY: ELEVATIONS

DRAWING NO.

A-201B.01

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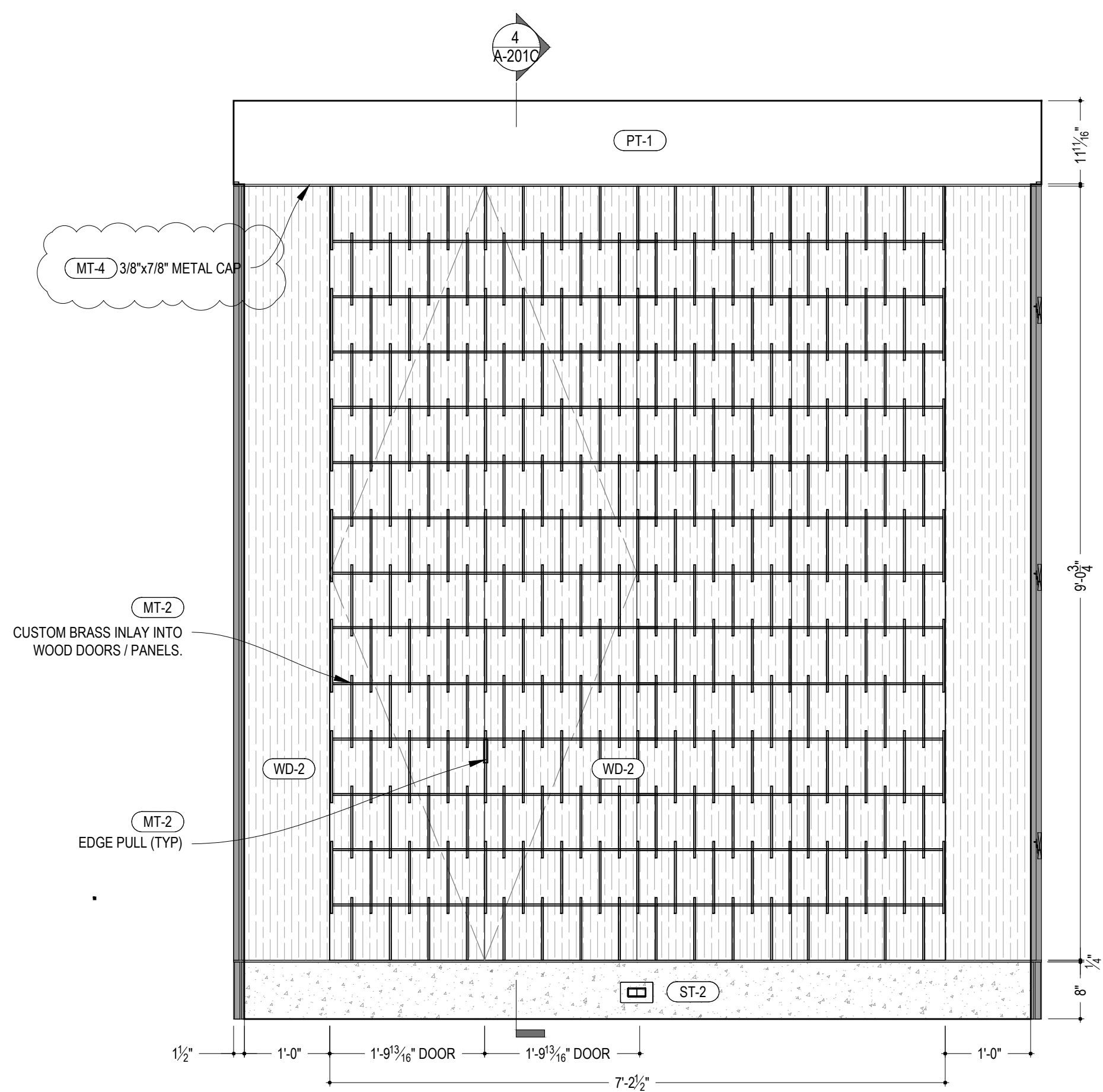
BILL & SIGNATURE:



LOBBY: NORTH ELEVATION

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

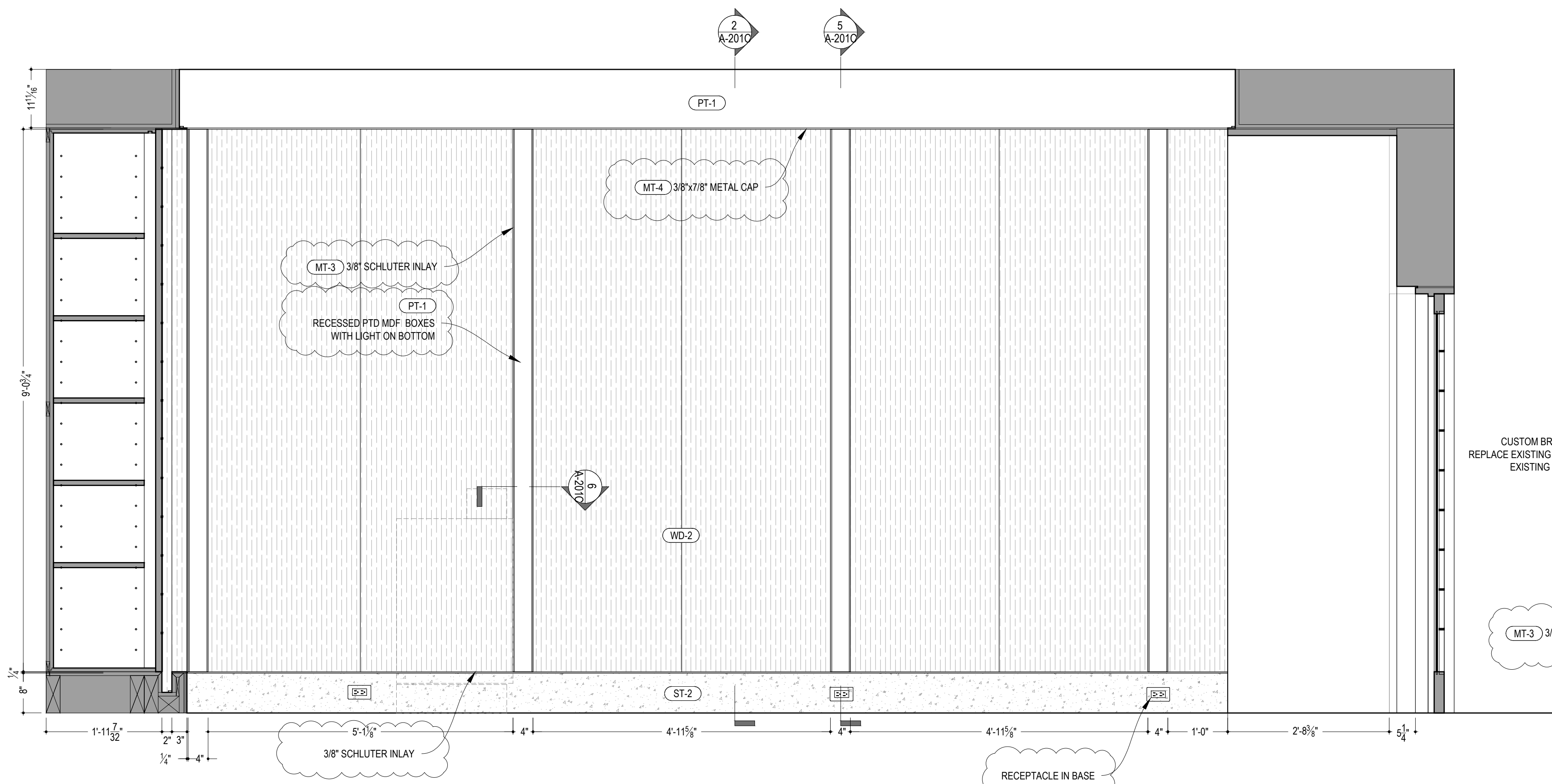
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LOBBY: EAST ELEVATION

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

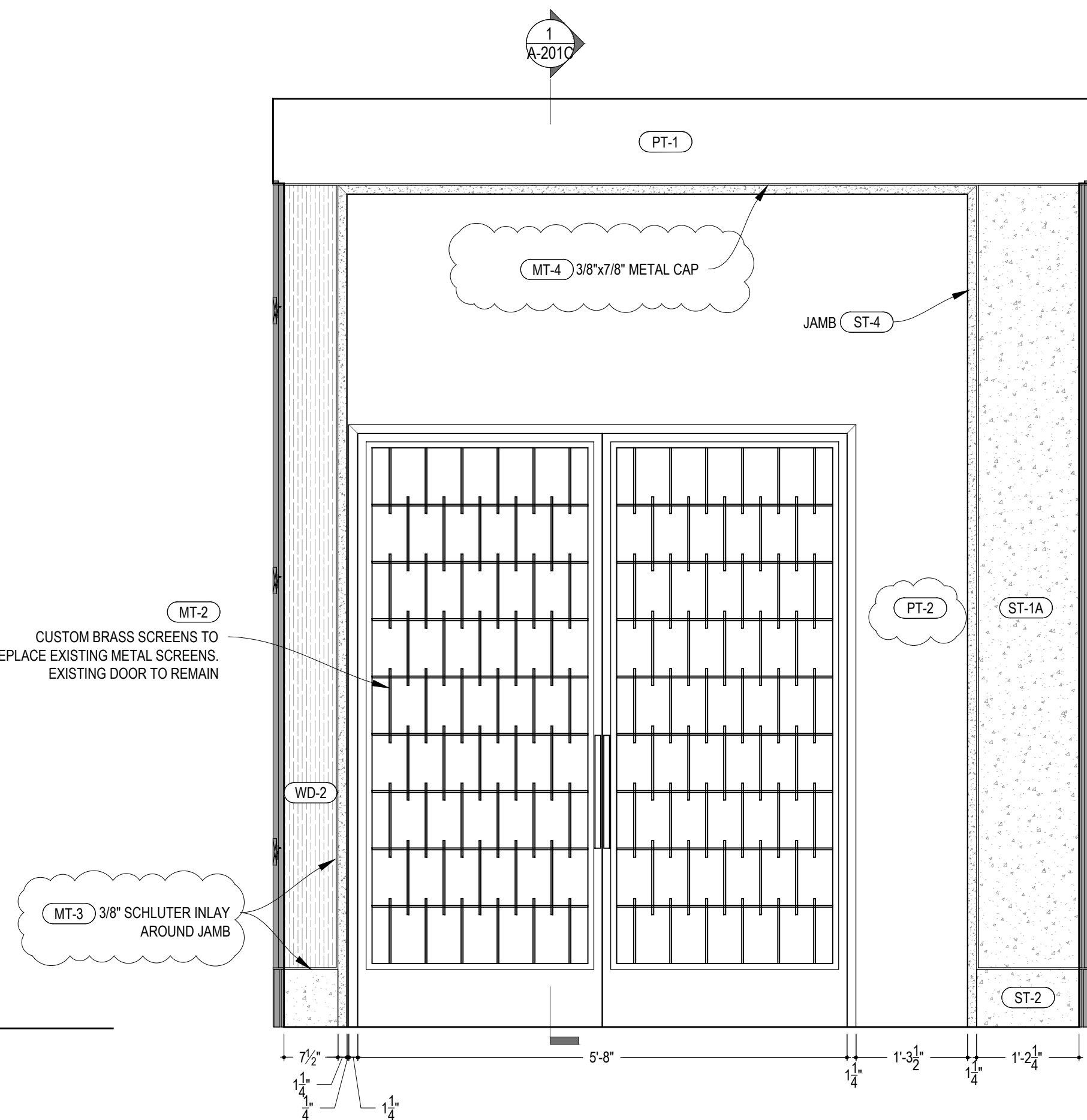
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LOBBY: SOUTH ELEVATION

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

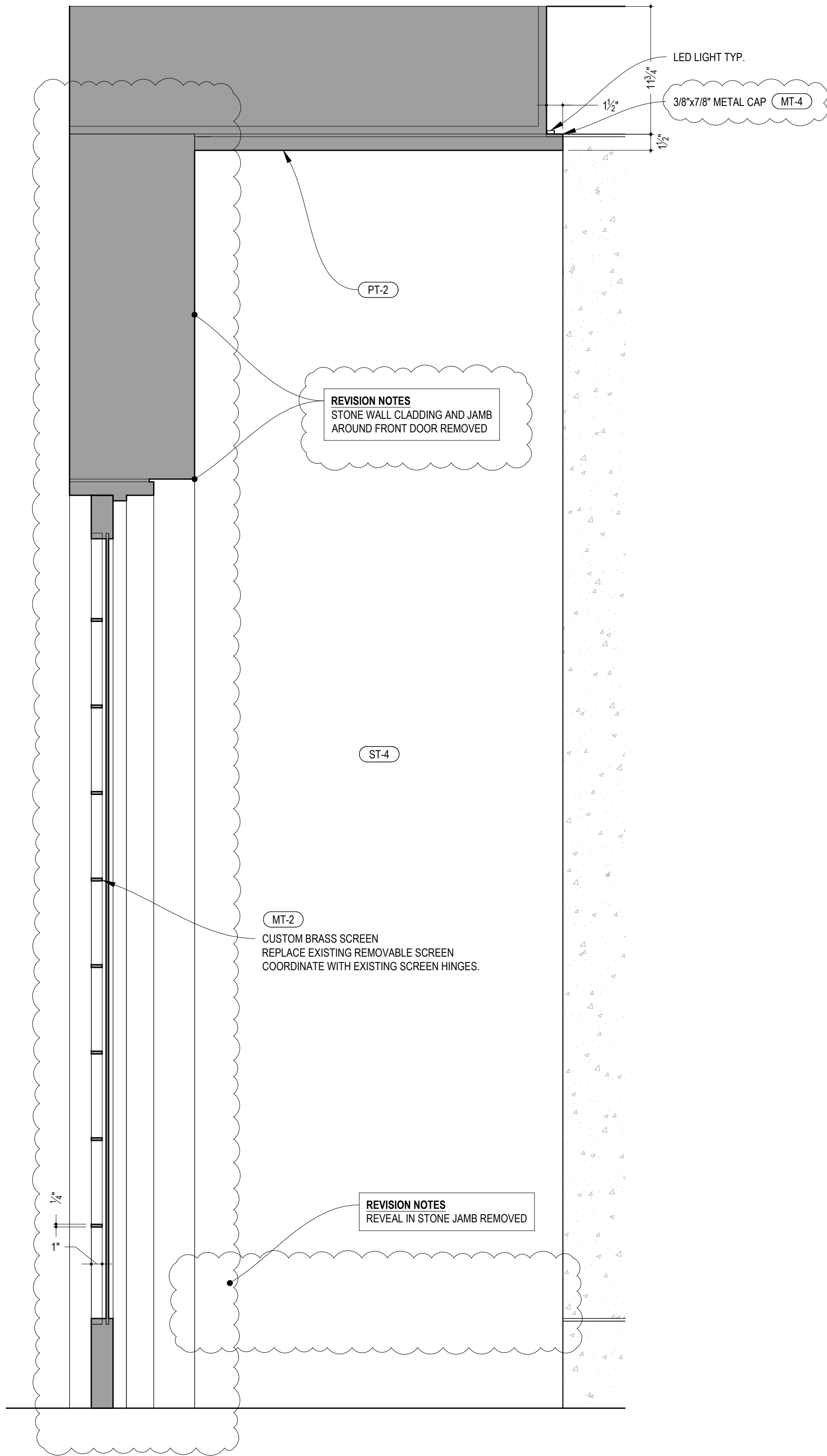
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LOBBY: WEST ELEVATION

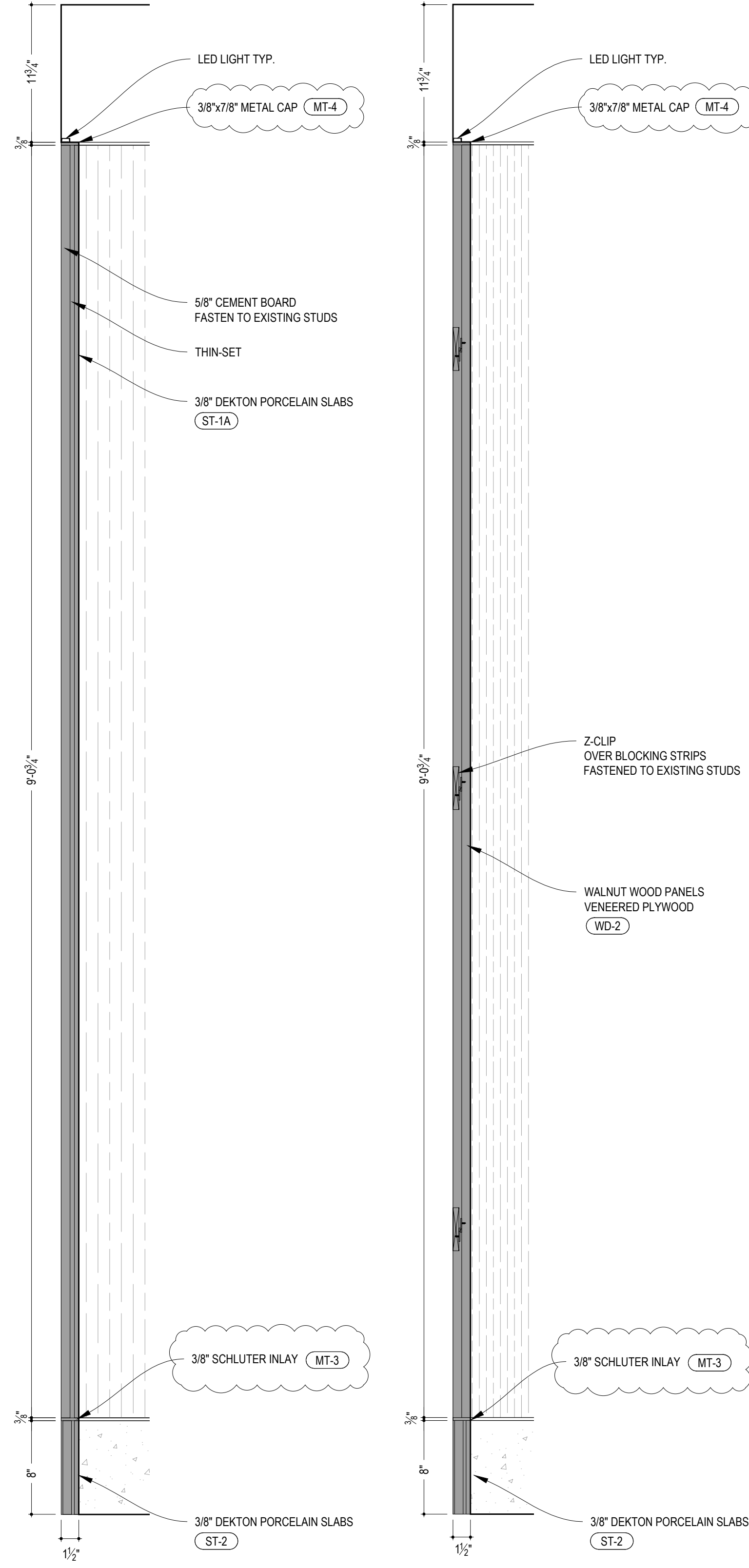
SCALE: 3/4"=1'-0"

4



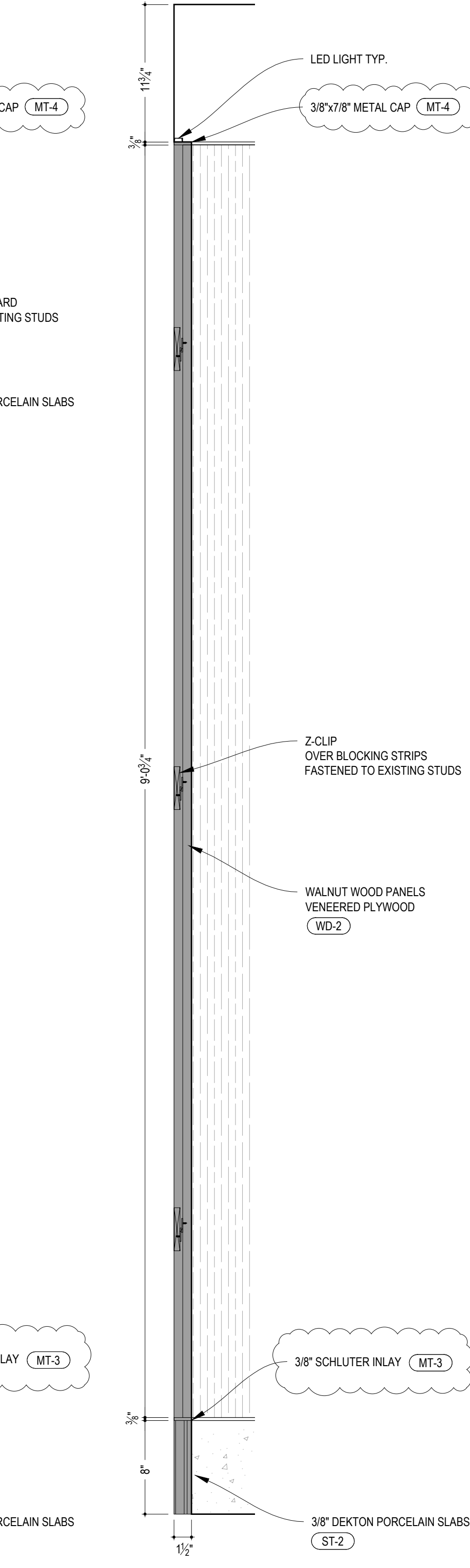
LOBBY: SECTION
SCALE: 1-1/2"=1'-0"

1



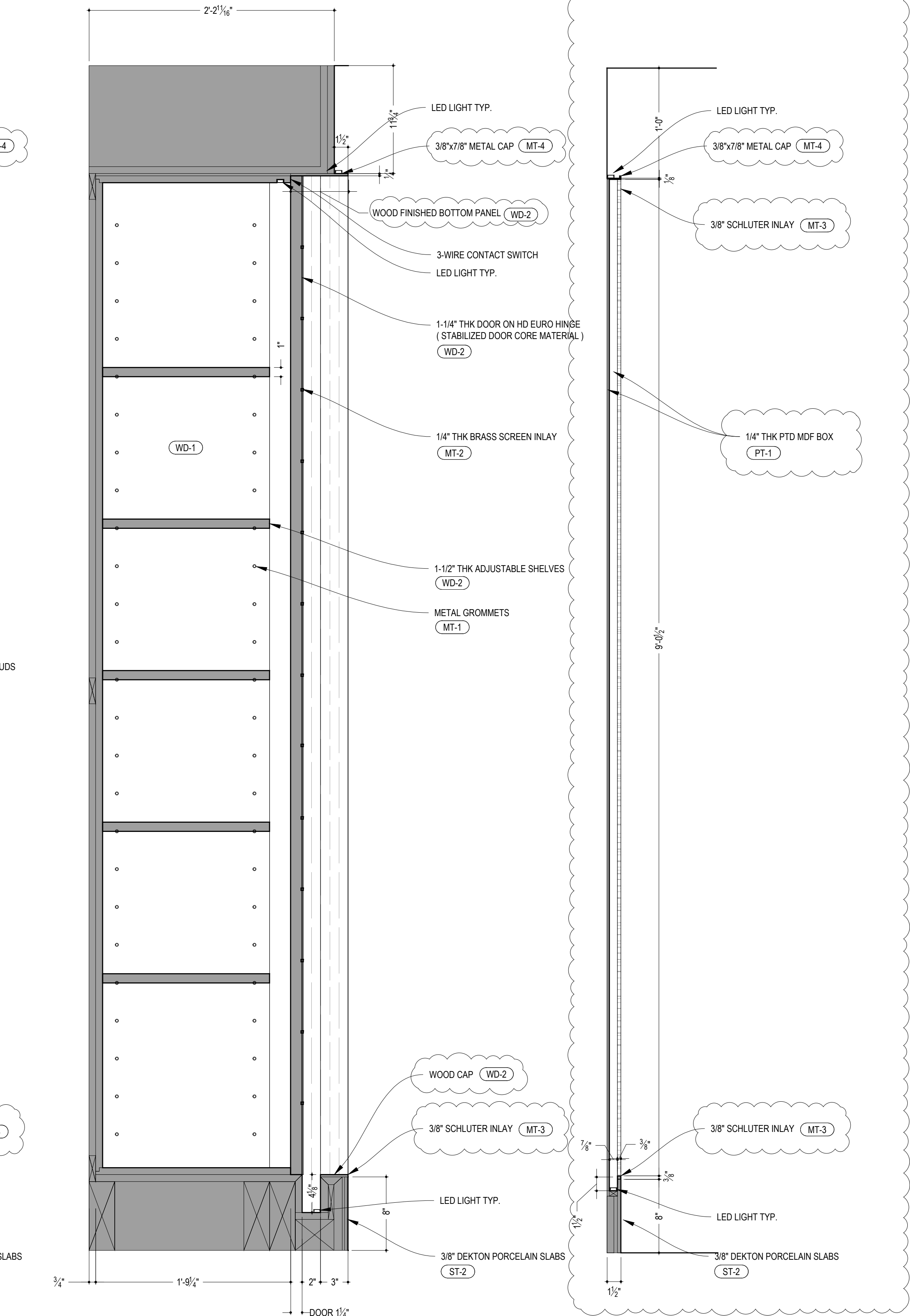
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SCALE: 1-1/2"=1'-0"

2



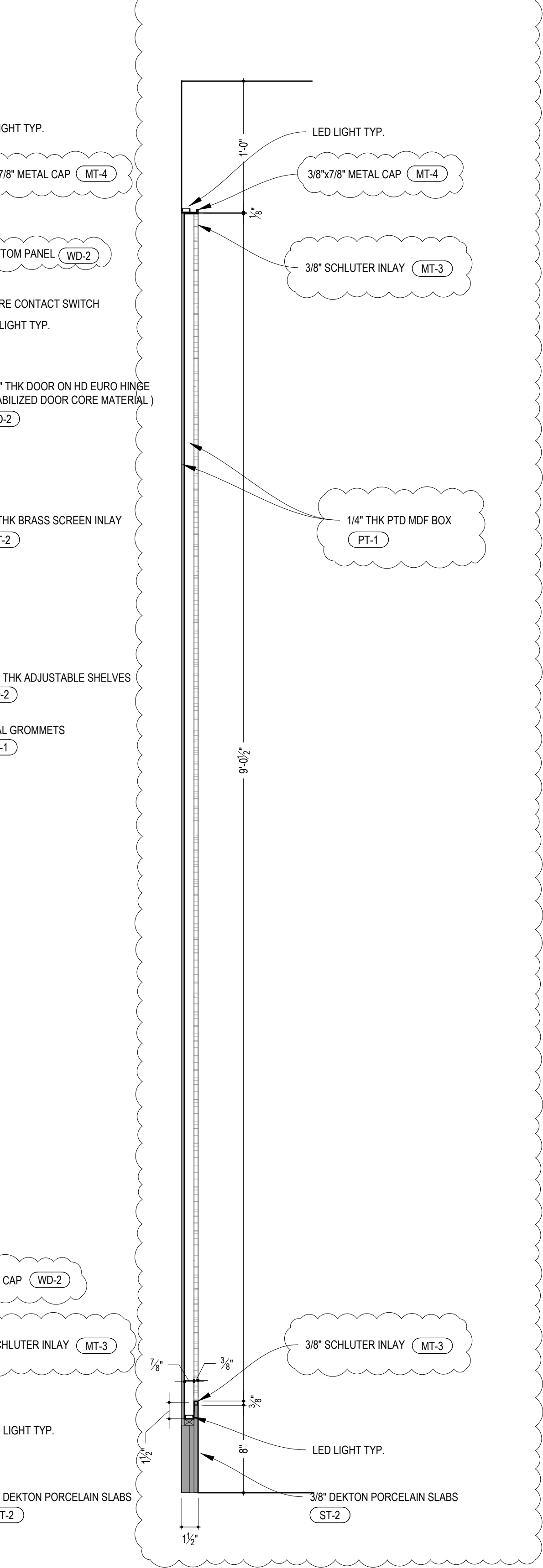
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SCALE: 1-1/2"=1'-0"

3



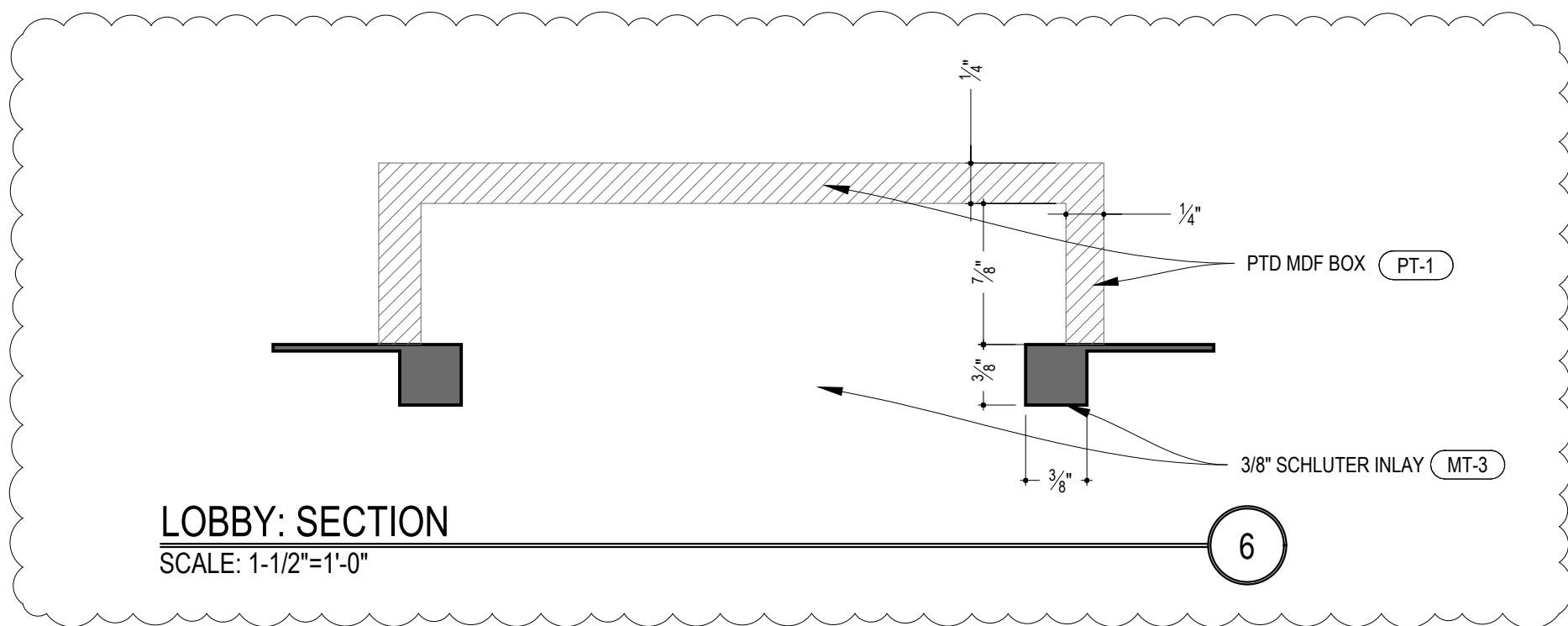
LOBBY: SECTION
SCALE: 1-1/2"=1'-0"

4



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

5



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

6

D.SERBA DESIGN

T: 848.353.7691 E: INFO@DSERBDESIGN.COM W: DSERBDESIGN.COM

LEGENDS:

XX-X	DETAILS REFERENCE TAG
XXX	NEW DOOR
XXX	WINDOW TAG
XX-X	MATERIAL TAG

NOTES:

- GC TO VERIFY ALL SITE CONDITIONS / MEASUREMENTS AND REPORT ANY DISCREPANCIES TO ARCHITECT
- GC TO PROVIDE SHOP DRAWINGS FOR ALL CUSTOM CABINETS / DOORS / METAL WORK / STONE WORK / ETC
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- GC TO SUPPLY ALL ROUGH MATERIALS / WIRING / ETC
- ALL PAINT COLORS AND FINISHES TO BE CONFIRMED WITH DESIGNER

MATERIAL TAGS:

WD-1	PRE-FINISHED AMERICAN WALNUT PLYWOOD MATTE CLEAR COAT FINISH
WD-2	QUARTERED WALNUT VENEER OVER PLYWOOD STAINED TO MATCH SAMPLE
WD-3	RIFT CUT OAK, WIRE BRUSHED AND CERUSED. DARK STAIN, MATTE FINISH
ST-1A	DEKTON / NACRE 2401 / 3/8" THK
ST-1B	DEKTON / NACRE 2401 / 1/2" THK
ST-2	DEKTON / ADIA 2420 / 3/8" THK
ST-3	CALACATA VIOLA SELECT MARBLE / 1-1/4" THK / HONED FINISH
ST-4	CEASAR STONE / 4330 GINGER / 1-1/4" THK / HONED FINISH
MT-1	OIL RUBBER BRONZE FINISH MATCH PROVIDED SAMPLE
MT-2	ANTIQUE BRASS FINISH. SOLID / BRASS 385. MATCH PROVIDED SAMPLE
MT-3	SCHLUTER INLAY. 3/8" X 3/8" THK ALUMINUM PROFILE Q100ABGB. DARK BRONZE FINISH
MT-4	BRIXWELL D317DU-CCP95 L-BAR 3/8"x7/8" ALUMINUM EXTRUSION. DARK BRONZE ANODIZED. 95" LENGTH
MT-5	BRIXWELL D1628BRZ-CCP95 3/4"x3/4" ALUMINUM ANGLE EXTRUSION. DARK BRONZE ANODIZED. 95" LENGTH
MT-6	CRL D631DU 3/8" ALUMINUM CHANNEL. DARK BRONZE ANODIZED. 144" LENGTH
PT-1	MEODED METALLIC PAINT. COLOR TBD APPLIED WITH HVLP SPRAY APPLICATION SYSTEM. GC TO SKIM COAT AND PRIME ALL SURFACES.
PT-2	SHOP SPRAYED. MATCH STONE COLOR / FINISH
PT-3	PAINTED METAL. REFINISH EXISTING. SPRAYED FINISH. COLOR / FINISH TBD
PT-4	PAINTED METAL. METALLIC PAINT. REFINISH EXISTING. SPRAYED FINISH. COLOR: MED. BRONZE / FINISH: MATTE
GL-1	BRONZE MIRROR. LOW IRON
WP	WALLPAPER. PROVIDED BY DESIGNER. INSTALL BY GC. GC TO PREP AND PRIME WALLS AS REQUIRED BY WALLPAPER MANUFACTURER

PROJECT: 224 MULBERRY STREET
NEW YORK, NY 10012

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#	DATE	REASON FOR ISSUE
1	10/10/2025	BD SET
2	12/17/2025	BD SET REVISIONS

SHEET TITLE

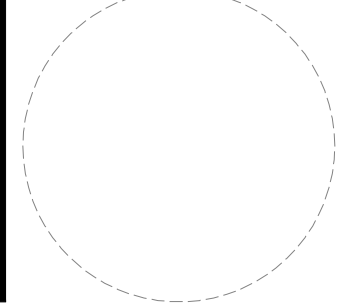
LOBBY: SECTIONS & DETAILS

DRAWING NO.

A-201C.01

ARCHITECT OF RECORD:

DATE & SIGNATURE:



LEGENDS:

XXX XXX	DETAILS REFERENCE TAG
XXX	NEW DOOR
XXX	WINDOW TAG
XX-X	MATERIAL TAG

NOTES:

- GC TO VERIFY ALL SITE CONDITIONS / MEASUREMENTS AND REPORT ANY DISCREPANCIES TO ARCHITECT
- GC TO PROVIDE SHOP DRAWINGS FOR ALL CUSTOM CABINETS / DOORS / METAL WORK / STONE WORK / ETC
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- FUNCTIONAL HARDWARE SUCH AS DRAWER GLIDES (NO MOVEMENT BY BLUM) CABINET HINGES (FOR DOOR WEIGHT) / RODS / CATCHERS / LATCHES / POCKET DOOR TRACKS / EZ-JAMBS / ETC. TO BE PROVIDED AND INSTALLED BY GC
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- GC TO SUPPLY ALL ROUGH MATERIALS / WIRING / ETC
- ALL PAINT COLORS AND FINISHES TO BE CONFIRMED WITH DESIGNER

MATERIAL TAGS:

WD-1	PRE-FINISHED AMERICAN WALNUT PLYWOOD MATTE CLEAR COAT FINISH
WD-2	QUARTERED WALNUT VENEER OVER PLYWOOD STAINED TO MATCH SAMPLE MATTE CLEAR COAT FINISH
WD-3	RIFT CUT OAK, WIRE BRUSHED AND CERUSED. DARK STAIN, MATTE FINISH
ST-1A	DEKTON / NACRE 2401 / 3/8" THK
ST-1B	DEKTON / NACRE 2401 / 1/2" THK
ST-2	DEKTON / ADIA 2420 / 3/8" THK
ST-3	CALACATA VIOLA SELECT MARBLE / 1-1/4" THK / HONED FINISH
ST-4	CEASAR STONE / 4330 GINGER / 1-1/4" THK / HONED FINISH
MT-1	OIL RUBBER BRONZE FINISH MATCH PROVIDED SAMPLE
MT-2	ANTIQUE BRASS FINISH. SOLID / BRASS 385 . MATCH PROVIDED SAMPLE
MT-3	SCHLUTER INLAY. 3/8" X 3/8" THK ALUMINUM PROFILE Q100ABGB. DARK BRONZE FINISH
MT-4	BRIXWELL D317DU-CCP95 L-BAR 3/8"x7/8" ALUMINUM EXTRUSION. DARK BRONZE ANODIZED. 96" LENGTH
MT-5	BRIXWELL D1628BRZ-CCP95 3/4"x3/4" ALUMINUM ANGLE EXTRUSION. DARK BRONZE ANODIZED. 96" LENGTH
MT-6	CRL D631DU 3/8" ALUMINUM CHANNEL DARK BRONZE ANODIZED. 144" LENGTH
PT-1	MEODED METALLIC PAINT. COLOR TBD APPLIED WITH HVLP SPRAY APPLICATION SYSTEM. GC TO SKIM COAT AND PRIME ALL SURFACES.
PT-2	SHOP SPRAYED. MATCH STONE COLOR / FINISH
PT-3	PAINTED METAL. REFINISH EXISTING. SPRAYED FINISH. COLOR / FINISH TBD
PT-4	PAINTED METAL. METALLIC PAINT. REFINISH EXISTING. SPRAYED FINISH. COLOR: MED. BRONZE / FINISH: MATTE
GL-1	BRONZE MIRROR. LOW IRON
WP	WALLPAPER. PROVIDED BY DESIGNER. INSTALL BY GC. GC TO PREP AND PRIME WALLS AS REQUIRED BY WALLPAPER MANUFACTURER

PROJECT:

224 MULBERRY STREET
NEW YORK, NY 10012

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#	DATE	REASON FOR ISSUE
	10/10/2025	BID SET
	12/17/2025	BID SET REVISIONS

SHEET TITLE

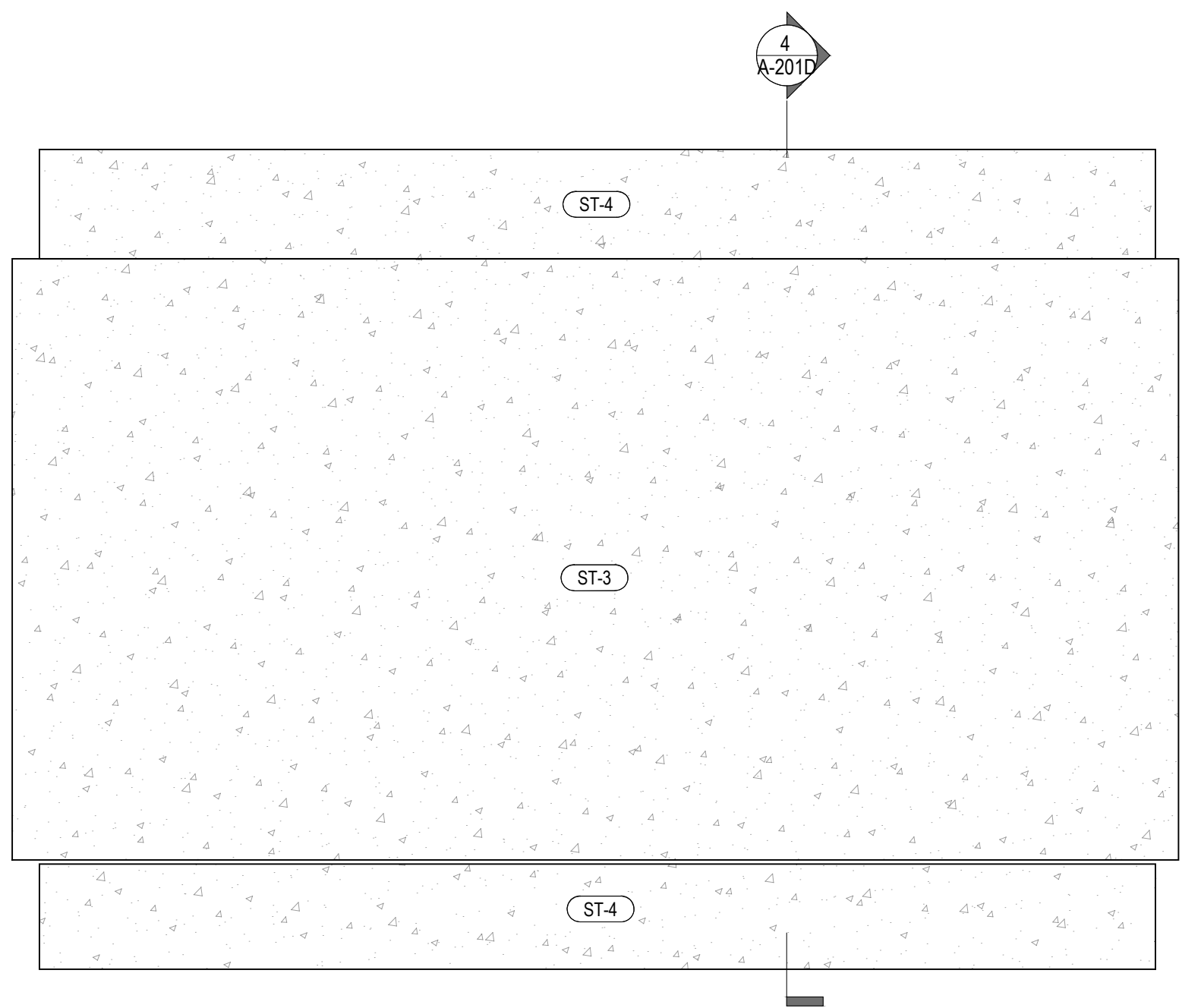
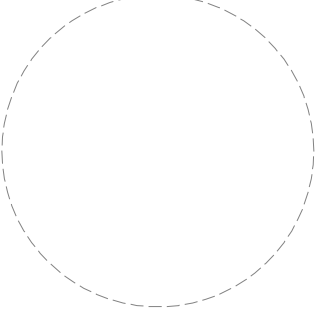
RECEPTION DESK : SECTIONS & DETAILS

DRAWING NO.

A-201D.00

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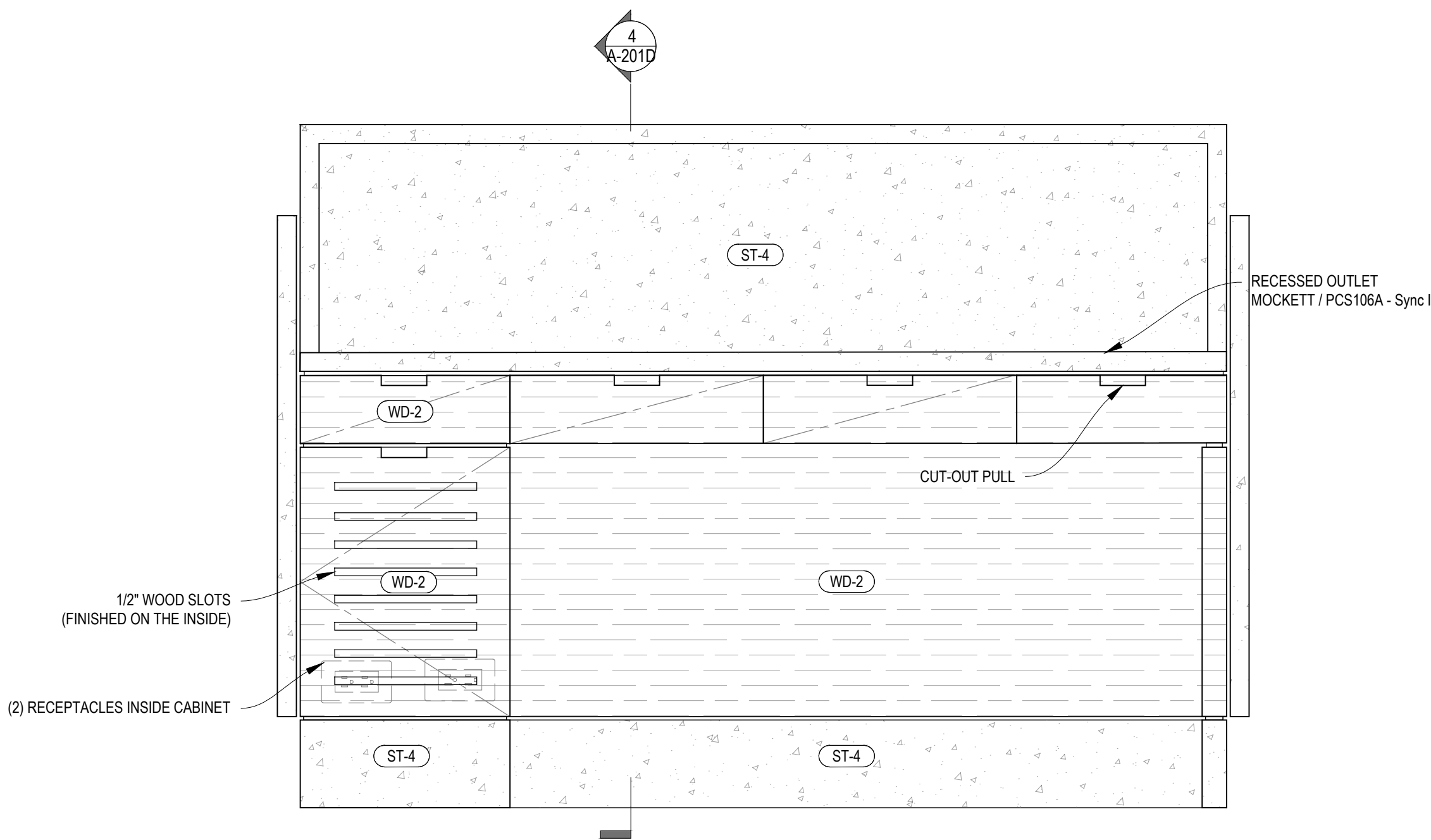
BILL & SIGNATURE:



RECEPTION DESK : FRONT VIEW

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

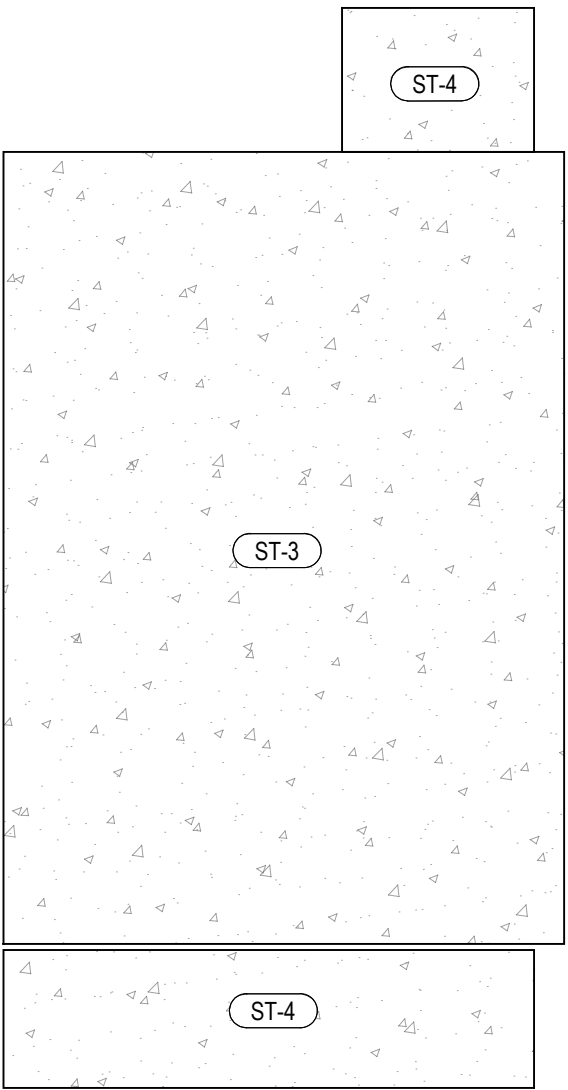
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RECEPTION DESK : BACK VIEW

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

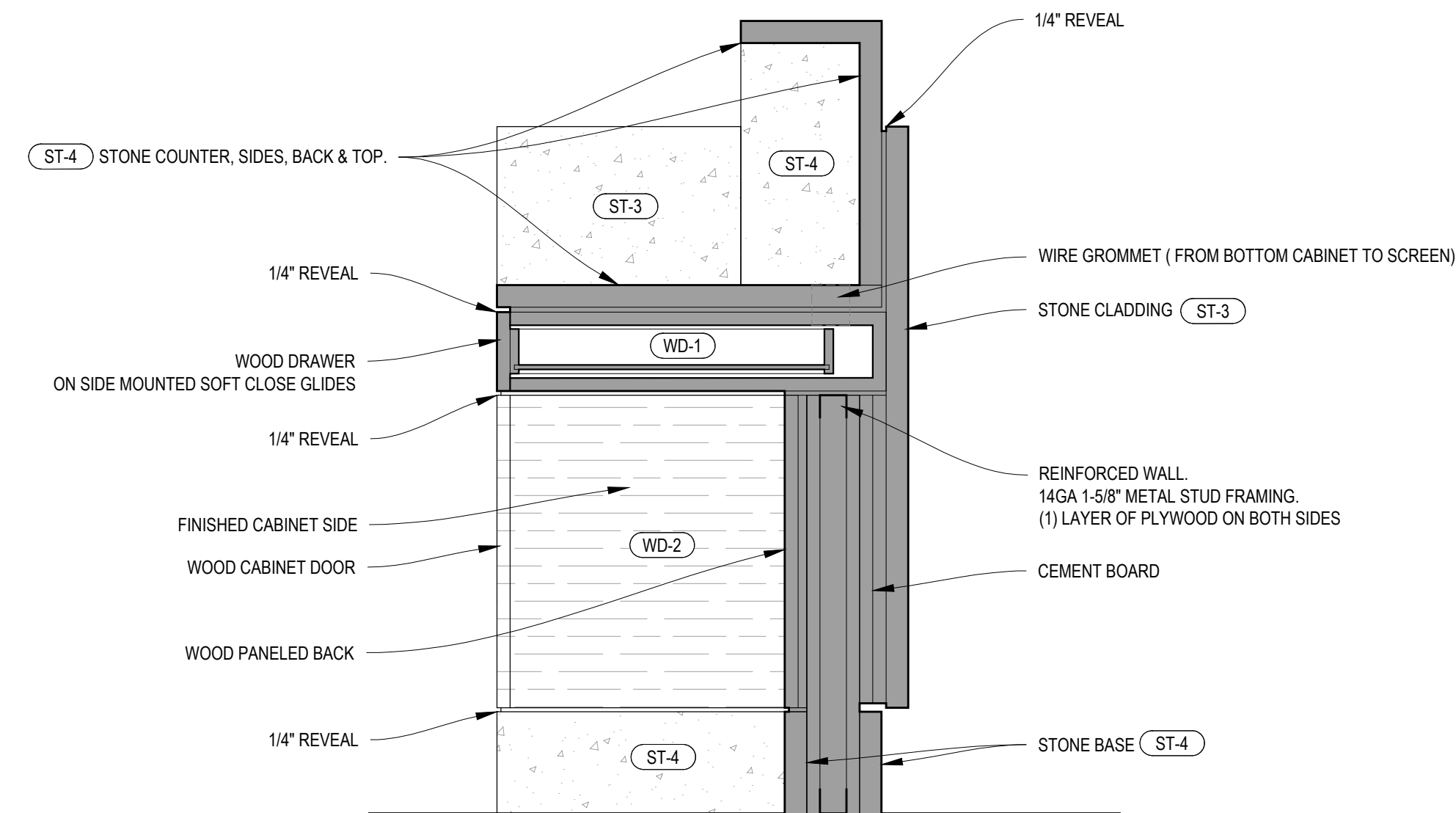
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RECEPTION DESK : SIDE VIEW

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

3



RECEPTION DESK : SECTIONS

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

4

LEGENDS:

XXX XXX	DETAILS REFERENCE TAG
XXX	NEW DOOR
XXX	WINDOW TAG
XX-X	MATERIAL TAG

NOTES:

- GC TO VERIFY ALL SITE CONDITIONS / MEASUREMENTS AND REPORT ANY DISCREPANCIES TO ARCHITECT
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MATERIAL TAGS:

WD-1	PRE-FINISHED AMERICAN WALNUT PLYWOOD MATTE CLEAR COAT FINISH
WD-2	QUARTERED WALNUT VENEER OVER PLYWOOD STAINED TO MATCH SAMPLE MATTE CLEAR COAT FINISH
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ST-3	CALACATA VIOLA SELECT MARBLE / 1-1/4" THK / HONED FINISH
ST-4	CEASAR STONE / 4330 GINGER / 1-1/4" THK / HONED FINISH
MT-1	OIL RUBBER BRONZE FINISH MATCH PROVIDED SAMPLE
MT-2	ANTIQUE BRASS FINISH. SOLID / BRASS 385 . MATCH PROVIDED SAMPLE
MT-3	SCHLUTER INLAY. 3/8" X 3/8" THK ALUMINUM PROFILE Q100ABGB. DARK BRONZE FINISH
MT-4	BRIXWELL D317DU-CCP95 L-BAR 3/8"x7/8" ALUMINUM EXTRUSION. DARK BRONZE ANODIZED. 96" LENGTH
MT-5	BRIXWELL D1628BRZ-CCP95 3/4"x3/4" ALUMINUM ANGLE EXTRUSION. DARK BRONZE ANODIZED. 96" LENGTH
MT-6	CRL D631DU 3/8" ALUMINUM CHANNEL DARK BRONZE ANODIZED. 144" LENGTH
PT-1	MEODED METALLIC PAINT. COLOR TBD APPLIED WITH HVLP SPRAY APPLICATION SYSTEM. GC TO SKIM COAT AND PRIME ALL SURFACES.
PT-2	SHOP SPRAYED. MATCH STONE COLOR / FINISH
PT-3	PAINTED METAL. REFINISH EXISTING. SPRAYED FINISH. COLOR / FINISH TBD
PT-4	PAINTED METAL. METALLIC PAINT. REFINISH EXISTING. SPRAYED FINISH. COLOR: MED. BRONZE / FINISH: MATTE
GL-1	BRONZE MIRROR. LOW IRON
WP	WALLPAPER. PROVIDED BY DESIGNER. INSTALL BY GC. GC TO PREP AND PRIME WALLS AS REQUIRED BY WALLPAPER MANUFACTURER

PROJECT:	224 MULBERRY STREET NEW YORK, NY 10012
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#	DATE	REASON FOR ISSUE
	10/10/2025	BD SET
	12/17/2025	BD SET REVISIONS

SHEET TITLE

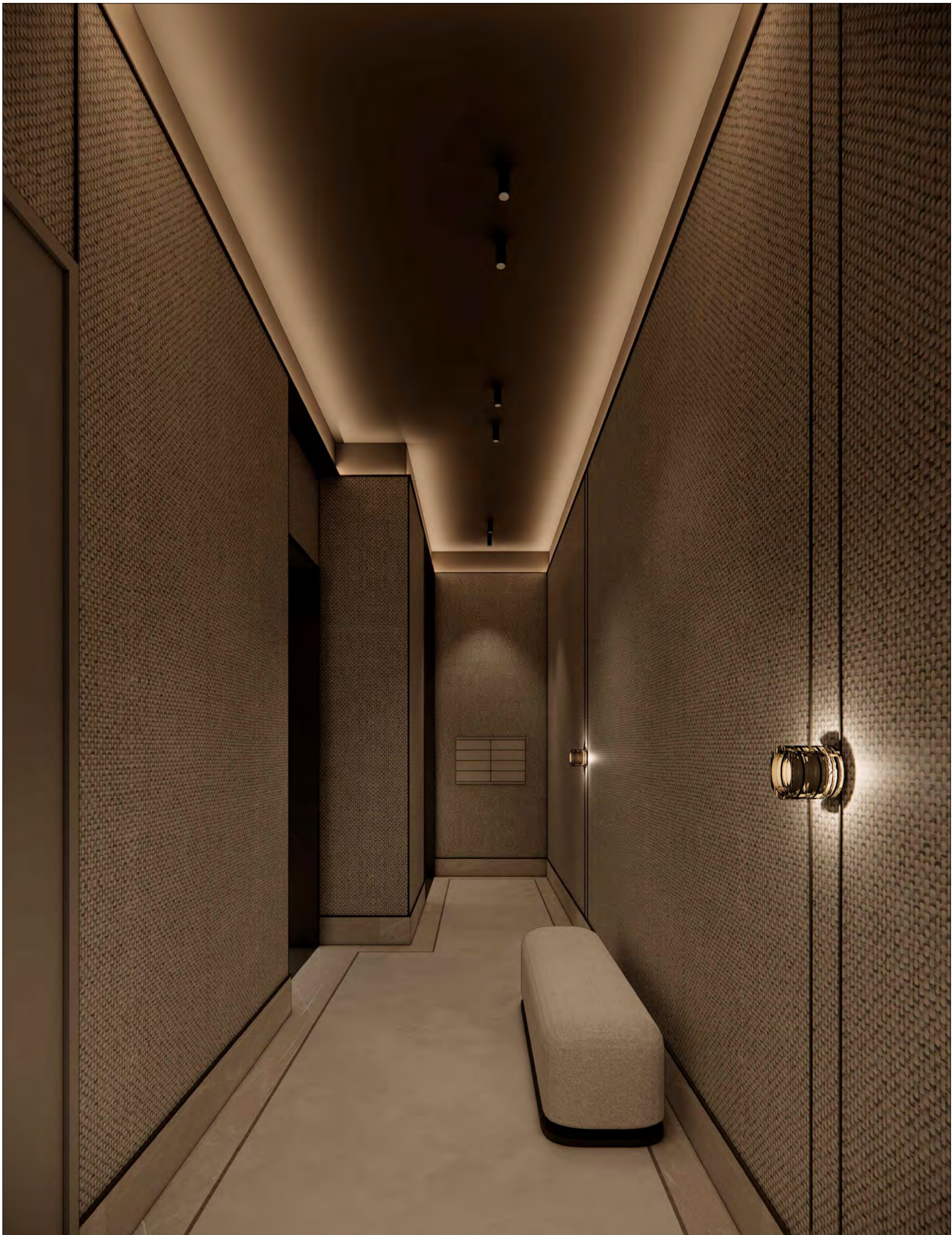
LOBBY HALLWAY : RENDERINGS

DRAWING NO.

A-201A.01

ARCHITECT OF RECORD:

ELL & SIGNATURE:



LOBBY HALLWAY RENDERING: WEST VIEW
NTS

1



LOBBY HALLWAY RENDERING: EAST VIEW
NTS

2

LEGENDS:

XXX	DETAILS REFERENCE TAG
XXX	NEW DOOR
XXX	WINDOW TAG
XX-X	MATERIAL TAG

NOTES:

- GC TO VERIFY ALL SITE CONDITIONS / MEASUREMENTS AND REPORT ANY DISCREPANCIES TO ARCHITECT
- GC TO PROVIDE SHOP DRAWINGS FOR ALL CUSTOM CABINETS / DOORS / METAL WORK / STONE WORK / ETC
- GC TO PROVIDE SAMPLE FOR ALL WOOD / METAL WORK / METAL PROFILES / ETC
- EXACT GRAIN DIRECTION FOR ALL WOOD. TBD ON SHOP DRAWINGS
- GC TO OBTAIN SIGN OFF FROM ARCHITECT FOR ALL ELECTRICAL, PLUMBING AND OTHER FIXTURES PRIOR CLOSING UP WALLS / CEILINGS
- ALL DECORATIVE HARDWARE (INCLUDING PIVOT HINGES, BUTT HINGES, ETC) TO BE PROVIDED AND INSTALLED BY GC
- FUNCTIONAL HARDWARE SUCH AS DRAWER GLIDES (NO MOVEMENT BY BLUM) CABINET HINGES (FOR DOOR WEIGHT) / RODS / CATCHERS / LATCHES / POCKET DOOR TRACKS / EZ-JAMBS / ETC. TO BE PROVIDED AND INSTALLED BY GC
- ALL ELECTRICAL DIMMERS / CONTROLS / RECESSED LIGHTS / LED LINEAR LIGHTS / TRANSFORMERS / DECORATIVE FIXTURES TO BE PROVIDED AND INSTALLED BY GC
- GC TO SUPPLY ALL ROUGH MATERIALS / WIRING / ETC
- ALL PAINT COLORS AND FINISHES TO BE CONFIRMED WITH DESIGNER

MATERIAL TAGS:

WD-1	PRE-FINISHED AMERICAN WALNUT PLYWOOD MATTE CLEAR COAT FINISH
WD-2	QUARTERED WALNUT VENEER OVER PLYWOOD STAINED TO MATCH SAMPLE MATTE CLEAR COAT FINISH
WD-3	RIFT CUT OAK, WIRE BRUSHED AND CERUSED. DARK STAIN, MATTE FINISH
ST-1A	DEKTON / NACRE 2401 / 1/2" THK
ST-1B	DEKTON / NACRE 2401 / 1/2" THK
ST-2	DEKTON / ADIA 2420 / 3/8" THK
ST-3	CALACATA VIOLA SELECT MARBLE / 1-1/4" THK / HONED FINISH
ST-4	CEASAR STONE / 4330 GINGER / 1-1/4" THK / HONED FINISH
MT-1	OIL RUBBER BRONZE FINISH MATCH PROVIDED SAMPLE
MT-2	ANTIQUE BRASS FINISH. SOLID / BRASS 385. MATCH PROVIDED SAMPLE
MT-3	SCHLUTER INLAY. 3/8" X 3/8" THK ALUMINUM PROFILE Q100ABGB. DARK BRONZE FINISH
MT-4	BRIXWELL D317DU-CCP95 L-BAR 3/8"x7/8" ALUMINUM EXTRUSION. DARK BRONZE ANODIZED. 96" LENGTH
MT-5	BRIXWELL D1628BRZ-CCP95 3/4"x3/4" ALUMINUM ANGLE EXTRUSION. DARK BRONZE ANODIZED. 96" LENGTH
MT-6	CRL D631DU 3/8" ALUMINUM CHANNEL DARK BRONZE ANODIZED. 144" LENGTH
PT-1	MEODED METALLIC PAINT. COLOR TBD APPLIED WITH HVLP SPRAY APPLICATION SYSTEM. GC TO SKIM COAT AND PRIME ALL SURFACES.
PT-2	SHOP SPRAYED. MATCH STONE COLOR / FINISH
PT-3	PAINTED METAL. REFINISH EXISTING. SPRAYED FINISH. COLOR / FINISH TBD
PT-4	PAINTED METAL. METALLIC PAINT. REFINISH EXISTING. SPRAYED FINISH. COLOR: MED. BRONZE / FINISH: MATTE
GL-1	BRONZE MIRROR. LOW IRON
WP	WALLPAPER. PROVIDED BY DESIGNER. INSTALL BY GC. GC TO PREP AND PRIME WALLS AS REQUIRED BY WALLPAPER MANUFACTURER

PROJECT: 224 MULBERRY STREET
NEW YORK, NY 10012

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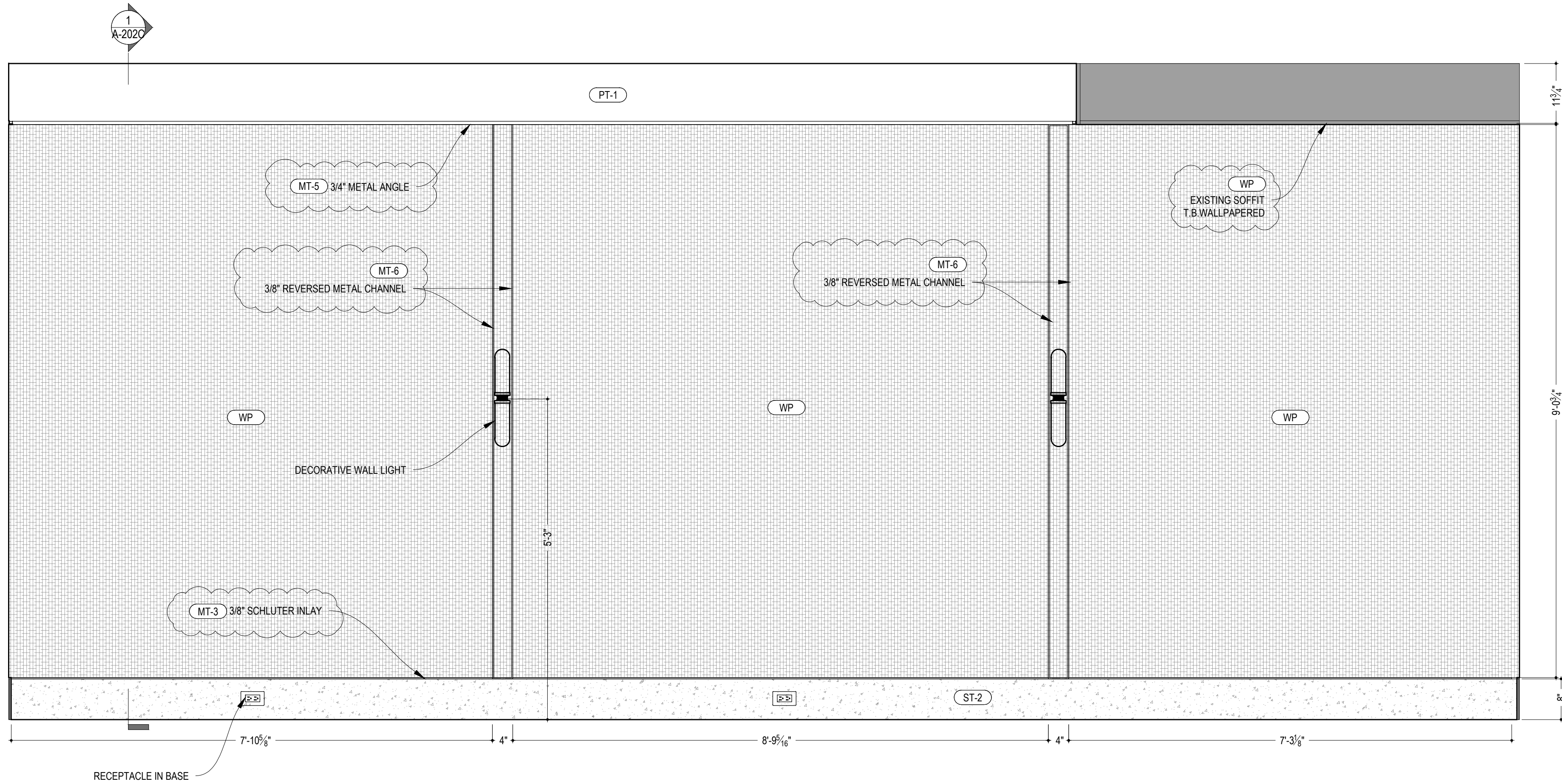
LOBBY HALLWAY : ELEVATIONS

DRAWING NO:

A-202B.01

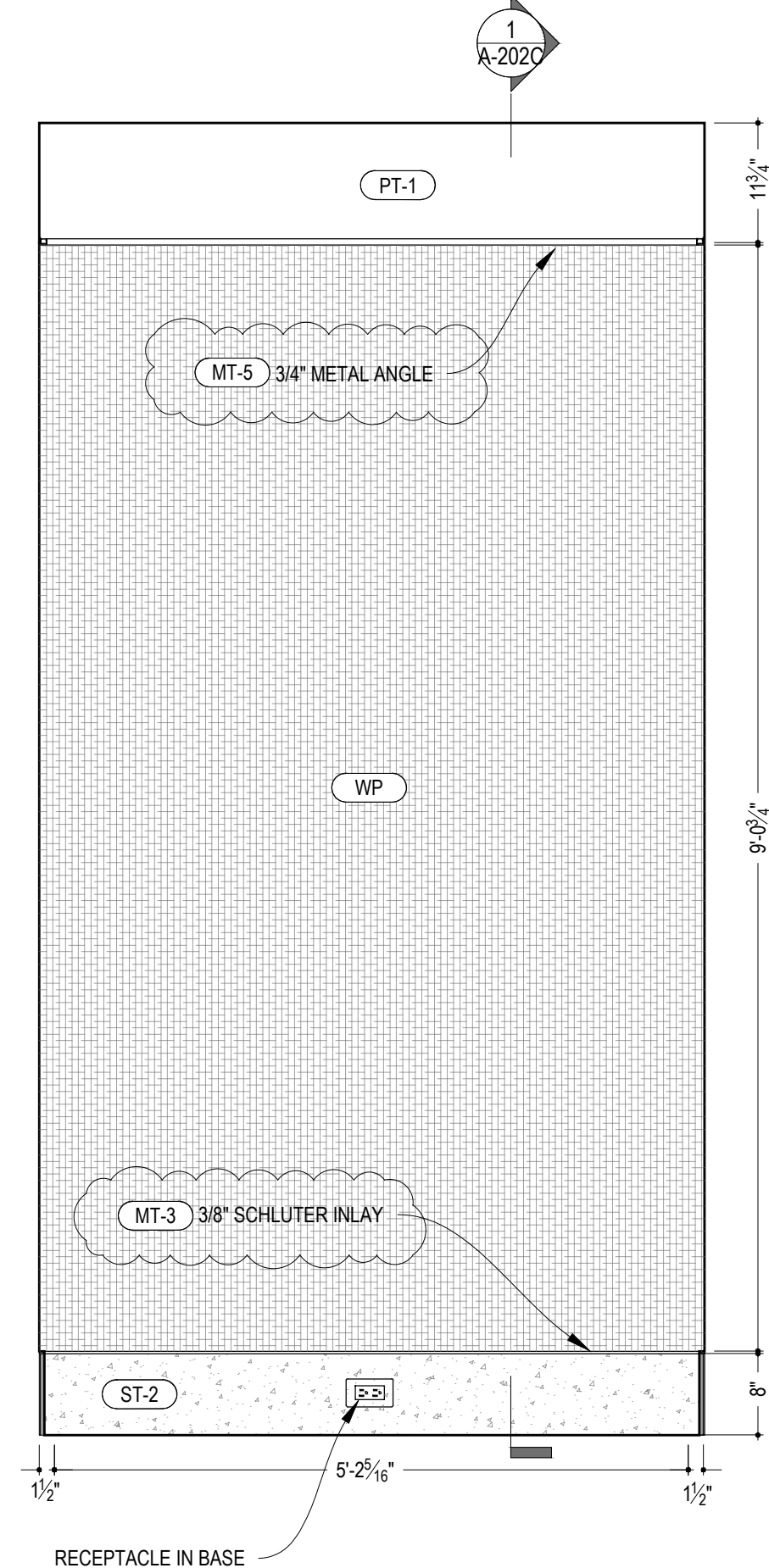
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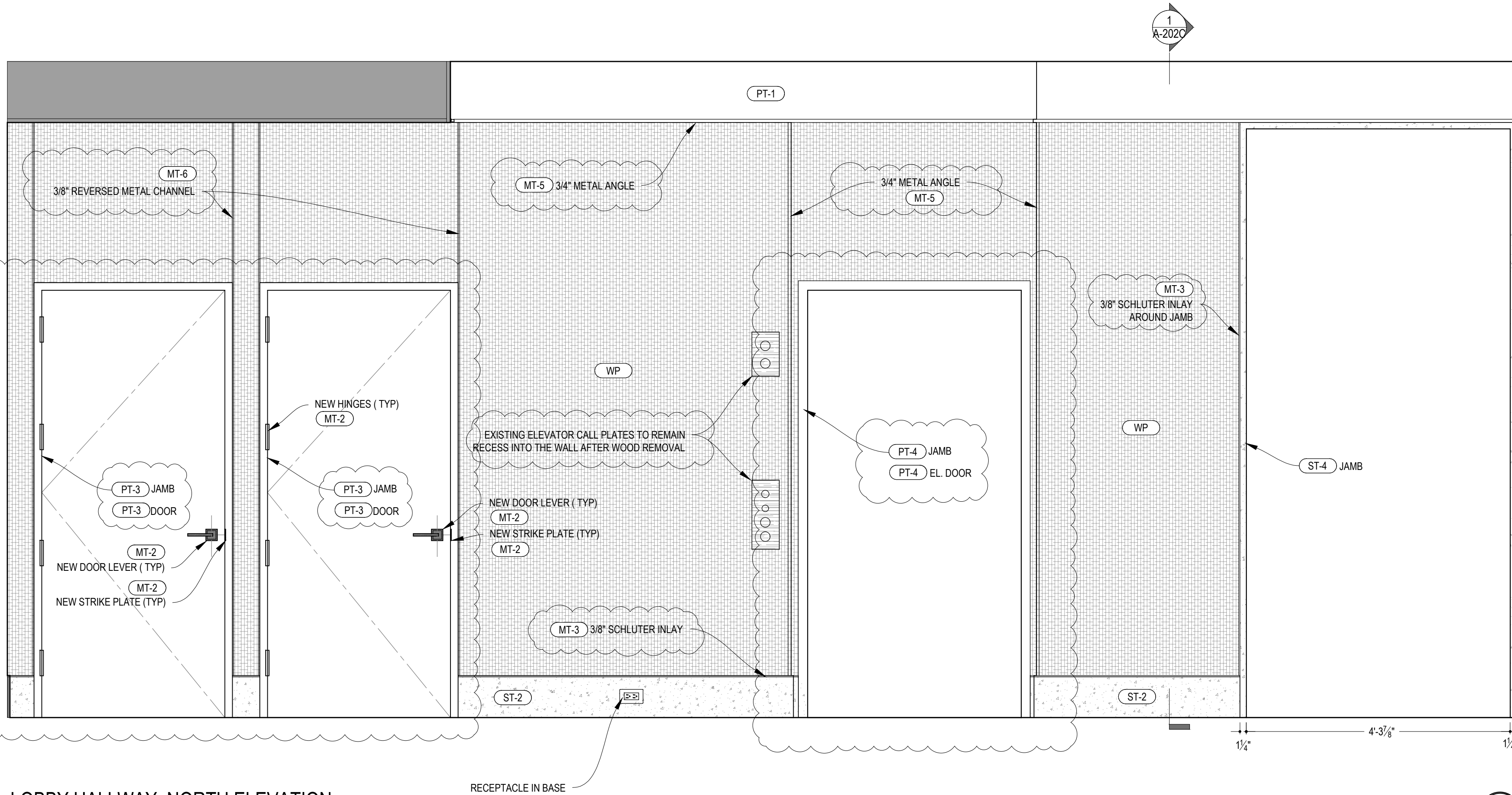
LOBBY HALLWAY: NORTH ELEVATION
SCALE: 3/4"=1'-0"

1



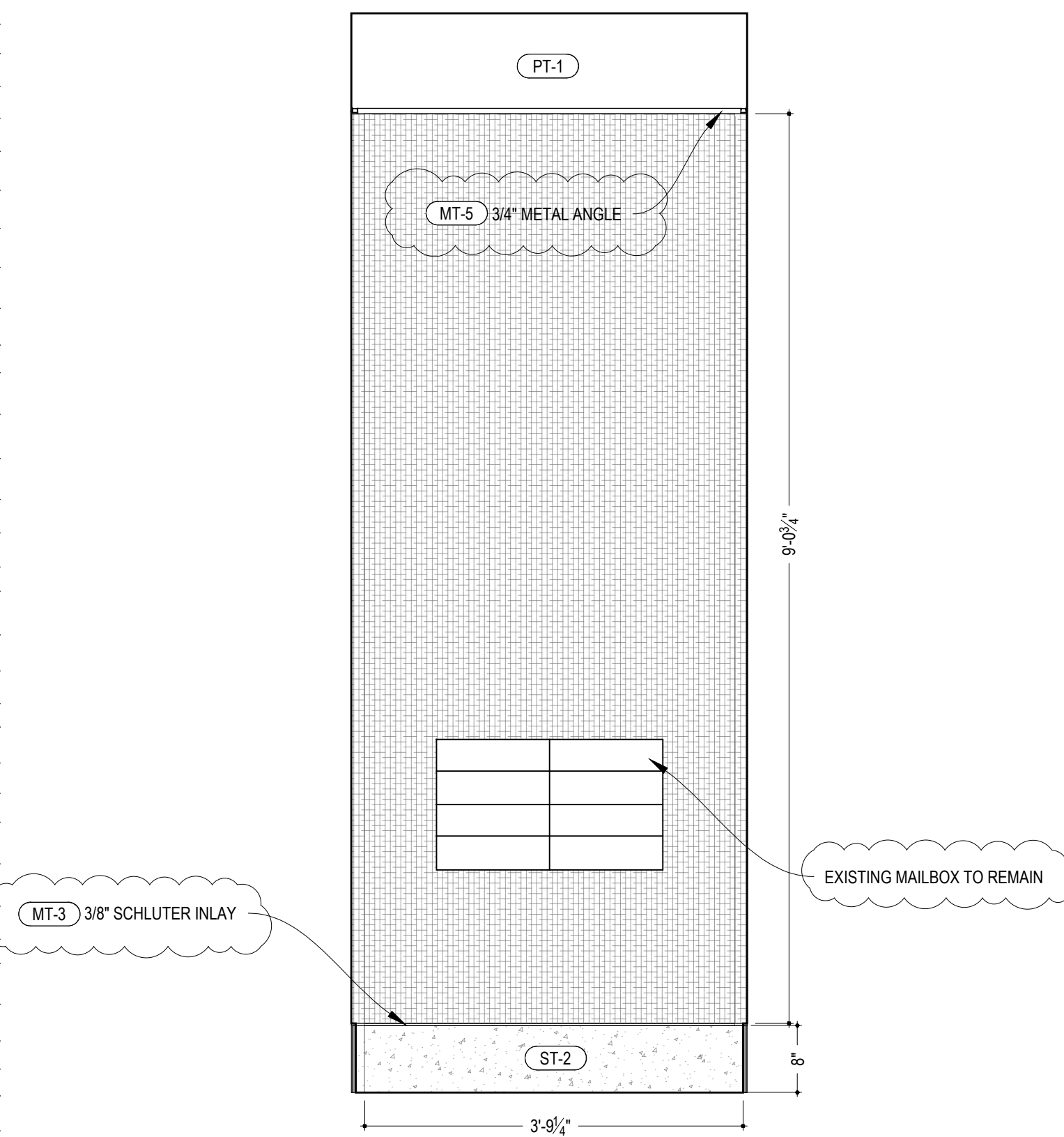
LOBBY HALLWAY: EAST ELEVATION
SCALE: 3/4"=1'-0"

2



LOBBY HALLWAY: NORTH ELEVATION
SCALE: 3/4"=1'-0"

3



LOBBY HALLWAY: EAST ELEVATION
SCALE: 3/4"=1'-0"

4

	DETAILS REFERENCE TAG
	NEW DOOR
	WINDOW TAG
	MATERIAL TAG

GC TO VERIFY ALL SITE CONDITIONS / MEASUREMENTS AND REPORT ANY DISCREPANCIES TO ARCHITECT

GC TO PROVIDE SHOP DRAWINGS FOR ALL: CUSTOM CABINERY / DOORS / METAL WORK / STONE WORK / ETC

GC TO PROVIDE SHOP DRAWINGS FOR ALL: METAL WORK / METAL PROFILES / EXACT GRIND DIRECTION FOR ALL WOOD, TBB ON SHOP DRAWINGS

GC TO OBTAIN SIGN OFF FROM ARCHITECT FOR ALL ELECTRICAL, PLUMBING, MECHANICAL, AND FINISHES, MATERIALS, CEILING

GC TO PROVIDE HARDWARE (INCLUDING PIVOT HINGES, BUTT HINGES, ETC) AS DECODED AND INSTALLED BY GC.

FUNCTIONAL HARDWARE SUCH AS DRAWER GLIDES (HD MOVER, BLUM), CABINET HINGES (BY BLUM, APPROPRIATE FOR DOOR WEIGHT) / RODS / CATCHERS / LATCHES / POCKET DOOR TRACKS / ZEE-JAMBS / ETC. TO BE PROVIDED BY GC.

ALL ELECTRICAL DIMMERS / CONTROLS / RECESSED LIGHTS / LED LINEAR LIGHT / TRANSFORMERS / DECORATIVE FIXTURES TO BE PROVIDED AND INSTALLED BY GC.

ALL PAINT COLORS AND FINISHES TO BE CONFIRMED WITH DESIGNER.

WD-1	PRE-FINISHED AMERICAN WALNUT PLYWOOD MATTE, CLEAR COAT FINISH
WD-2	QUARTERED WALNUT VENEER OVER PLYWOOD STAINED TO MATCH SAMPLE MATTE CLEAR COAT FINISH
WD-3	RIFT CUT OAK, WIRE BRUSHED AND CERUSED. DARK STAIN, MATTE FINISH
ST-1A	DEKTON / NACRE 2401 / 3/8" THK
ST-1B	DEKTON / NACRE 2401 / 1/2" THK
ST-2	DEKTON / ADIA 2420 / 3/8" THK
ST-3	CALACATA VIOLA SELECT MARBLE / 1-1/4 THK / HONED FINISH
ST-4	CEASAR STONE / 4330 GINGER / 1-1/4" THK / HONED FINISH
MT-1	OIL RUBBER BRONZE FINISH MATCH PROVIDED SAMPLE
MT-2	ANTIQUE BRASS FINISH: SOLID / BRASS 385. MATCH PROVIDED SAMPLE
MT-3	SCHLUTER INLAY, 3/8" X 3/8" THK ALUMINUM PROFILE Q100ABGB, DARK BRONZE FINISH
MT-4	BRIXWELL D317DU-CCP95-LBAR 3/8"x7/8" ALUMINUM EXTRUSION, DARK BRONZE ANODIZED, 95" LENGTH
MT-5	BRIXWELL D162BRZ-CCP95 3/4"x3/4" ALUMINUM ANGLE EXTRUSION, DARK BRONZE ANODIZED, 95" LENGTH
MT-6	CRL D631DU 3/8" ALUMINUM CHANNEL DARK BRONZE ANODIZED, 144" LENGTH
PT-1	MEODED METALLIC PAINT, COLOR TBD APPLIED WITH HVLP SPRAY APPLICATION SYSTEM, GC TO SKIM COAT AND PRIME ALL SURFACES.
PT-2	SHOP SPRAYED, MATCH STONE COLOR / FINISH
PT-3	PAINTED METAL, REFINISH EXISTING, SPRAYED FINISH COLOR / FINISH TBD
PT-4	PAINTED METAL, METALLIC PAINT, REFINISH EXISTING SPRAYED FINISH, COLOR: MED. BRONZE / FINISH: MA
GL-1	BRONZE MIRROR, LOW IRON
WP	WALLPAPER, PROVIDED BY DESIGNER, INSTALL BY GC GC TO PREP AND PRIME WALLS AS REQUIRED BY WALLPAPER MANUFACTURER

PROJECT: 224 MULBERRY STREET
NEW YORK, NY 10012

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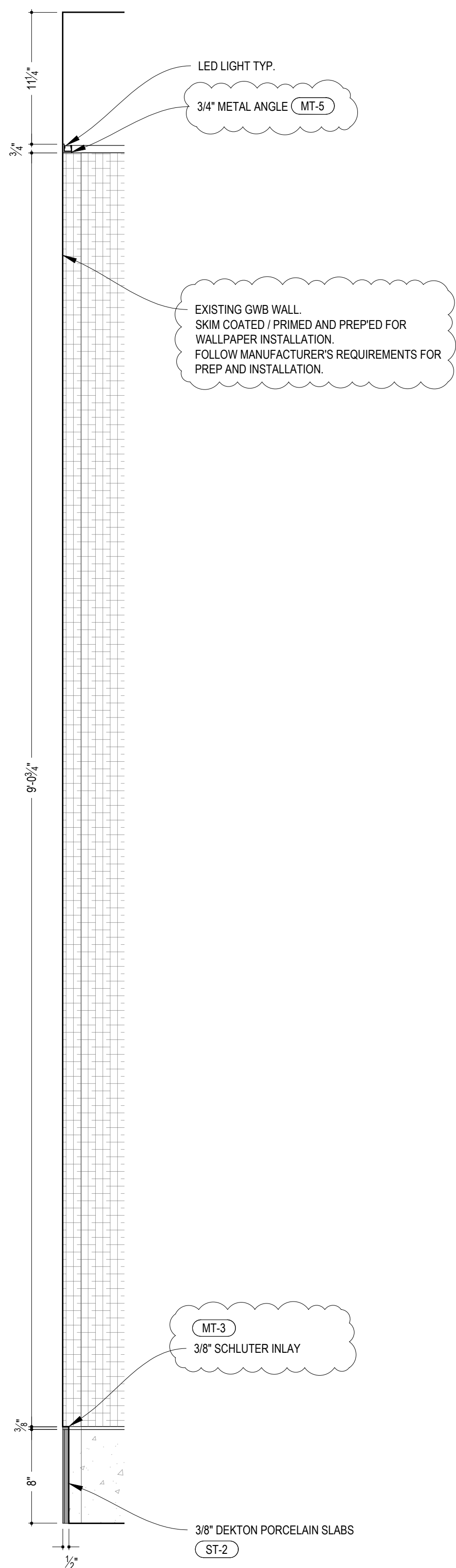
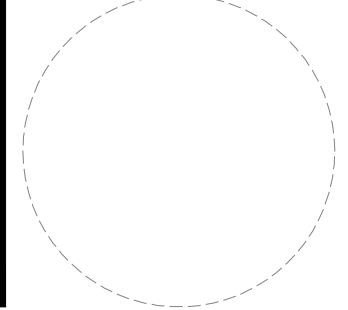
LOBBY HALLWAY: SECTIONS & DETAILS

DRAWING NO.

A-202C.01

ARCHITECT OF RECORD

SILL & SIGNATURE



LOBBY HALL WAY · SECTION

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

1

LEGENDS:

	DETAILS REFERENCE TAG
	NEW DOOR
	WINDOW TAG
	MATERIAL TAG

NOTES:

- GC TO VERIFY ALL SITE CONDITIONS / MEASUREMENTS AND REPORT ANY DISCREPANCIES TO ARCHITECT
- GC TO PROVIDE SHOP DRAWINGS FOR ALL CUSTOM CABINETS / DOORS / METAL WORK / STONE WORK / ETC
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- FUNCTIONAL HARDWARE SUCH AS DRAWER GLIDES (NO MOVEMENT BY BLUM) CABINET HINGES (BY BLUM, APPROPRIATE FOR DOOR WEIGHT) / RODS / CATCHERS / LATCHES / POCKET DOOR TRACKS / EZ-JAMBS / ETC. TO BE PROVIDED AND INSTALLED BY GC
- ALL ELECTRICAL DIMMERS / CONTROLS / RECESSED LIGHTS / LED LINEAR LIGHTS / TRANSFORMERS / DECORATIVE FIXTURES TO BE PROVIDED AND INSTALLED BY GC. GC TO SUPPLY ALL ROUGH MATERIALS / WIRING / ETC
- ALL PAINT COLORS AND FINISHES TO BE CONFIRMED WITH DESIGNER

MATERIAL TAGS:

WD-1	PRE-FINISHED AMERICAN WALNUT PLYWOOD MATTE CLEAR COAT FINISH
WD-2	QUARTERED WALNUT VENEER OVER PLYWOOD STAINED TO MATCH SAMPLE MATTE CLEAR COAT FINISH
WD-3	RIFT CUT OAK, WIRE BRUSHED AND CERUSED. DARK STAIN, MATTE FINISH
ST-1A	DEKTON / NACRE 2401 / 3/8" THK
ST-1B	DEKTON / NACRE 2401 / 1/2" THK
ST-2	DEKTON / ADIA 2420 / 3/8" THK
ST-3	CALACATA VIOLA SELECT MARBLE / 1-1/4" THK / HONED FINISH
ST-4	CEASAR STONE / 4330 GINGER / 1-1/4" THK / HONED FINISH
MT-1	OIL RUBBER BRONZE FINISH MATCH PROVIDED SAMPLE
MT-2	ANTIQUE BRASS FINISH, SOLID / BRASS 385 . MATCH PROVIDED SAMPLE
MT-3	SCHLUTER INLAY, 3/8" X 3/8" THK ALUMINUM PROFILE Q100ABGB, DARK BRONZE FINISH
MT-4	BRIXWELL D317DU-CCP95 L-BAR 3/8"x7/8" ALUMINUM EXTRUSION, DARK BRONZE ANODIZED, 96" LENGTH
MT-5	BRIXWELL D1628BRZ-CCP95 3/4"x3/4" ALUMINUM ANGLE EXTRUSION, DARK BRONZE ANODIZED, 96" LENGTH
MT-6	CRL D631DU 3/8" ALUMINUM CHANNEL DARK BRONZE ANODIZED, 144" LENGTH
PT-1	MEODED METALLIC PAINT, COLOR TBD APPLIED WITH HVLP SPRAY APPLICATION SYSTEM. GC TO SKIM COAT AND PRIME ALL SURFACES.
PT-2	SHOP SPRAYED, MATCH STONE COLOR / FINISH
PT-3	PAINTED METAL, REFINISH EXISTING, SPRAYED FINISH, COLOR / FINISH TBD
PT-4	PAINTED METAL, METALLIC PAINT, REFINISH EXISTING, SPRAYED FINISH, COLOR: MED. BRONZE / FINISH: MATTE
GL-1	BRONZE MIRROR, LOW IRON
WP	WALLPAPER, PROVIDED BY DESIGNER, INSTALL BY GC. GC TO PREP AND PRIME WALLS AS REQUIRED BY WALLPAPER MANUFACTURER

PROJECT:	224 MULBERRY STREET NEW YORK, NY 10012
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	12/17/2025	BD SET REVISIONS

SHEET TITLE

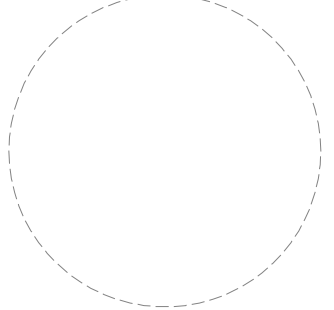
ELEVATOR : RENDERING

DRAWING NO.

A-203A.01

ARCHITECT OF RECORD:

ELL & SIGNATURE:



ELEVATOR RENDERING

NTS

LEGENDS:

	DETAILS REFERENCE TAG
	NEW DOOR
	WINDOW TAG
	MATERIAL TAG

NOTES:

- GC TO VERIFY ALL SITE CONDITIONS / MEASUREMENTS AND REPORT ANY DISCREPANCIES TO ARCHITECT
- GC TO PROVIDE SHOP DRAWINGS FOR ALL CUSTOM CABINETS / DOORS / METAL WORK / STONE WORK / ETC
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MATERIAL TAGS:

WD-1	PRE-FINISHED AMERICAN WALNUT PLYWOOD MATTE CLEAR COAT FINISH
WD-2	QUARTERED WALNUT VENEER OVER PLYWOOD STAINED TO MATCH SAMPLE
WD-3	RIFT CUT OAK, WIRE BRUSHED AND CERUSED. DARK STAIN, MATTE FINISH
ST-1A	DEKTON / NACRE 2401 / 3/8" THK
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ST-3	CALACATA VIOLA SELECT MARBLE / 1-1/4" THK / HONED FINISH
ST-4	CEASAR STONE / 4330 GINGER / 1-1/4" THK / HONED FINISH
MT-1	OIL RUBBER BRONZE FINISH MATCH PROVIDED SAMPLE
MT-2	ANTIQUE BRASS FINISH, SOLID / BRASS 385. MATCH PROVIDED SAMPLE
MT-3	SCHLUTER INLAY, 3/8" X 3/8" THK ALUMINUM PROFILE Q100ABGB, DARK BRONZE FINISH
MT-4	BRIXWELL D317DU-CCP95 L-BAR 3/8"x7/8" ALUMINUM EXTRUSION, DARK BRONZE ANODIZED, 96" LENGTH
MT-5	BRIXWELL D1628BRZ-CCP95 3/4"x3/4" ALUMINUM ANGLE EXTRUSION, DARK BRONZE ANODIZED, 96" LENGTH
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GL-1	BRONZE MIRROR, LOW IRON
WP	WALLPAPER, PROVIDED BY DESIGNER, INSTALL BY GC. GC TO PREP AND PRIME WALLS AS REQUIRED BY WALLPAPER MANUFACTURER

PROJECT: 224 MULBERRY STREET
NEW YORK, NY 10012

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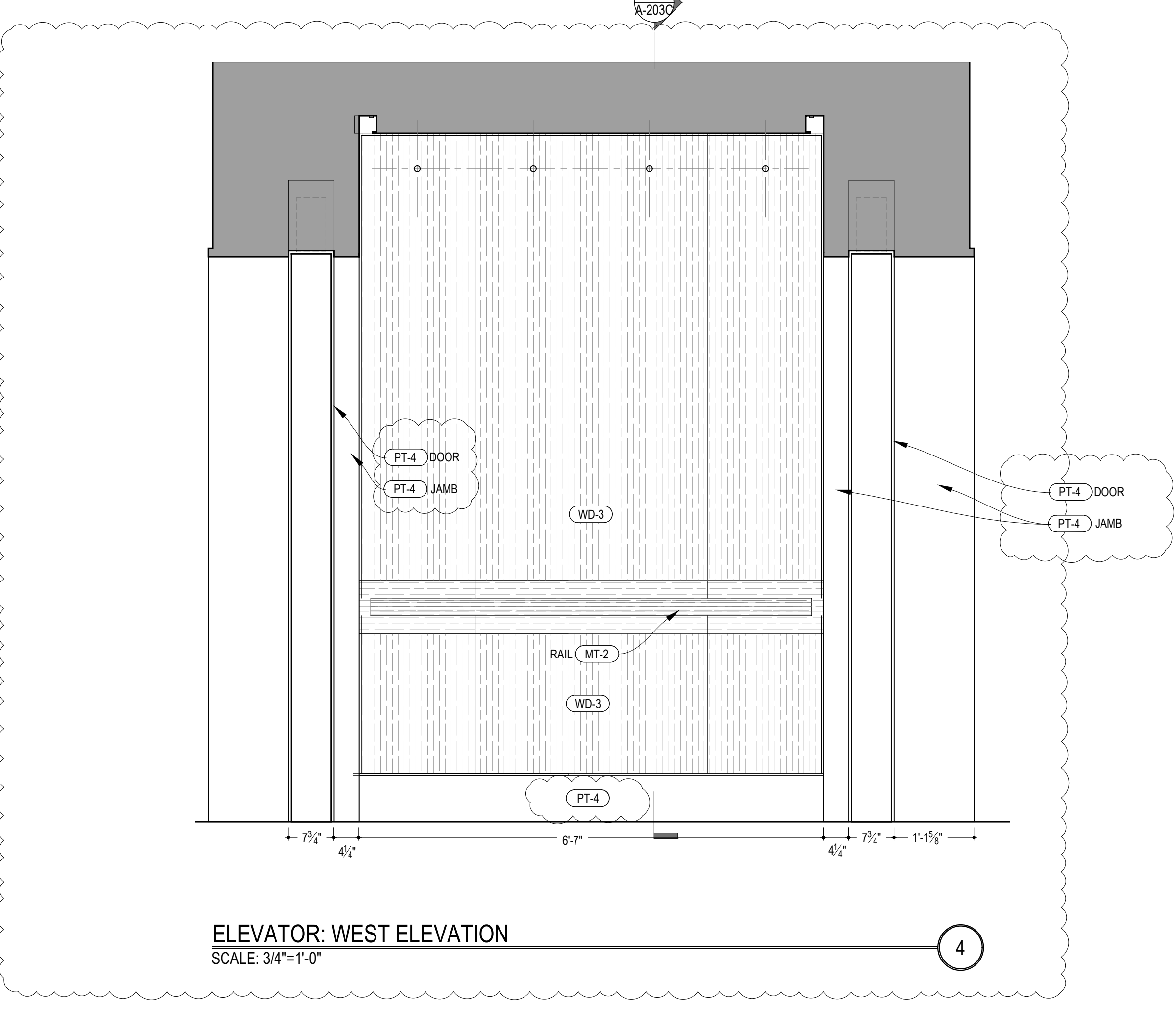
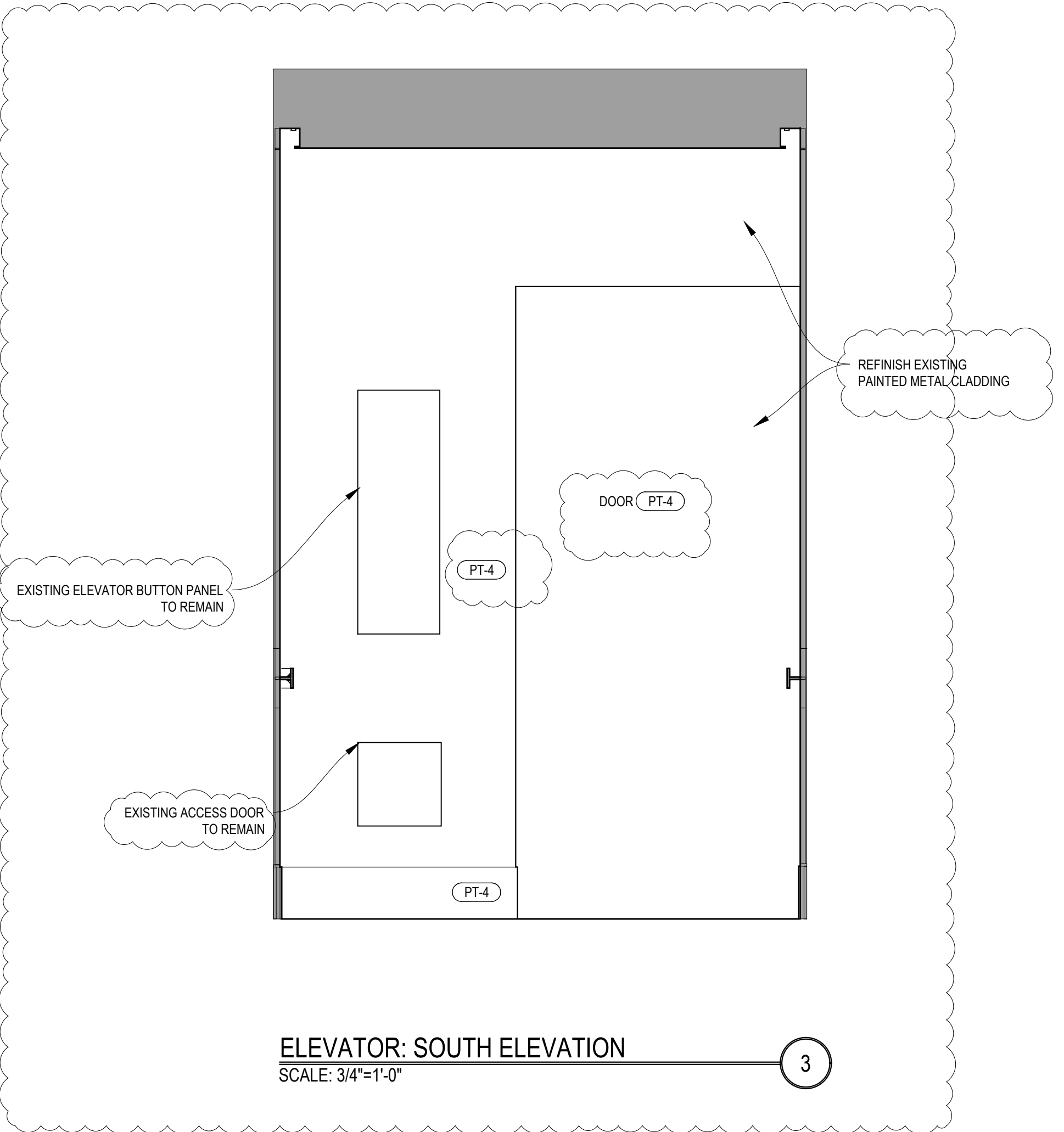
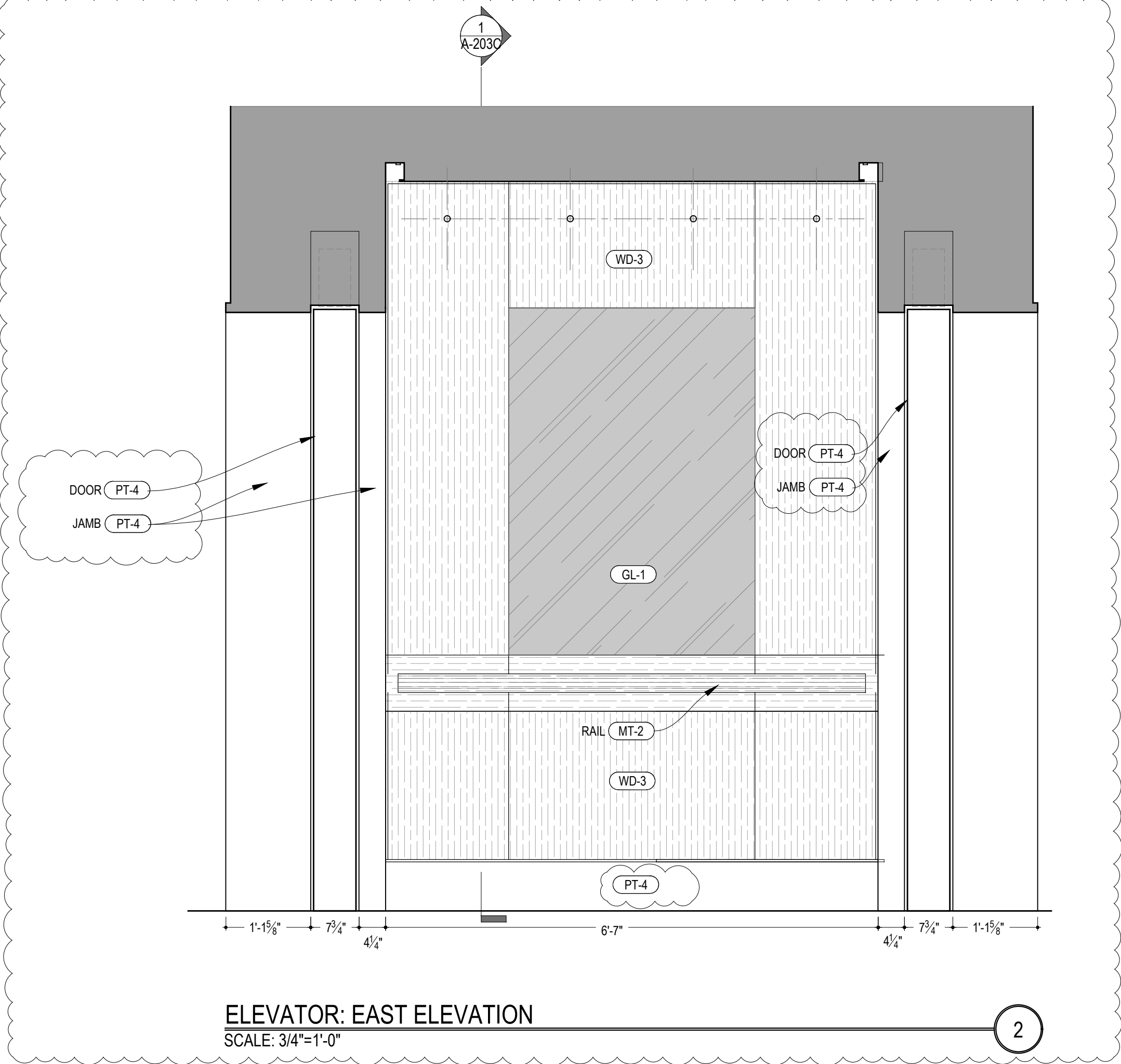
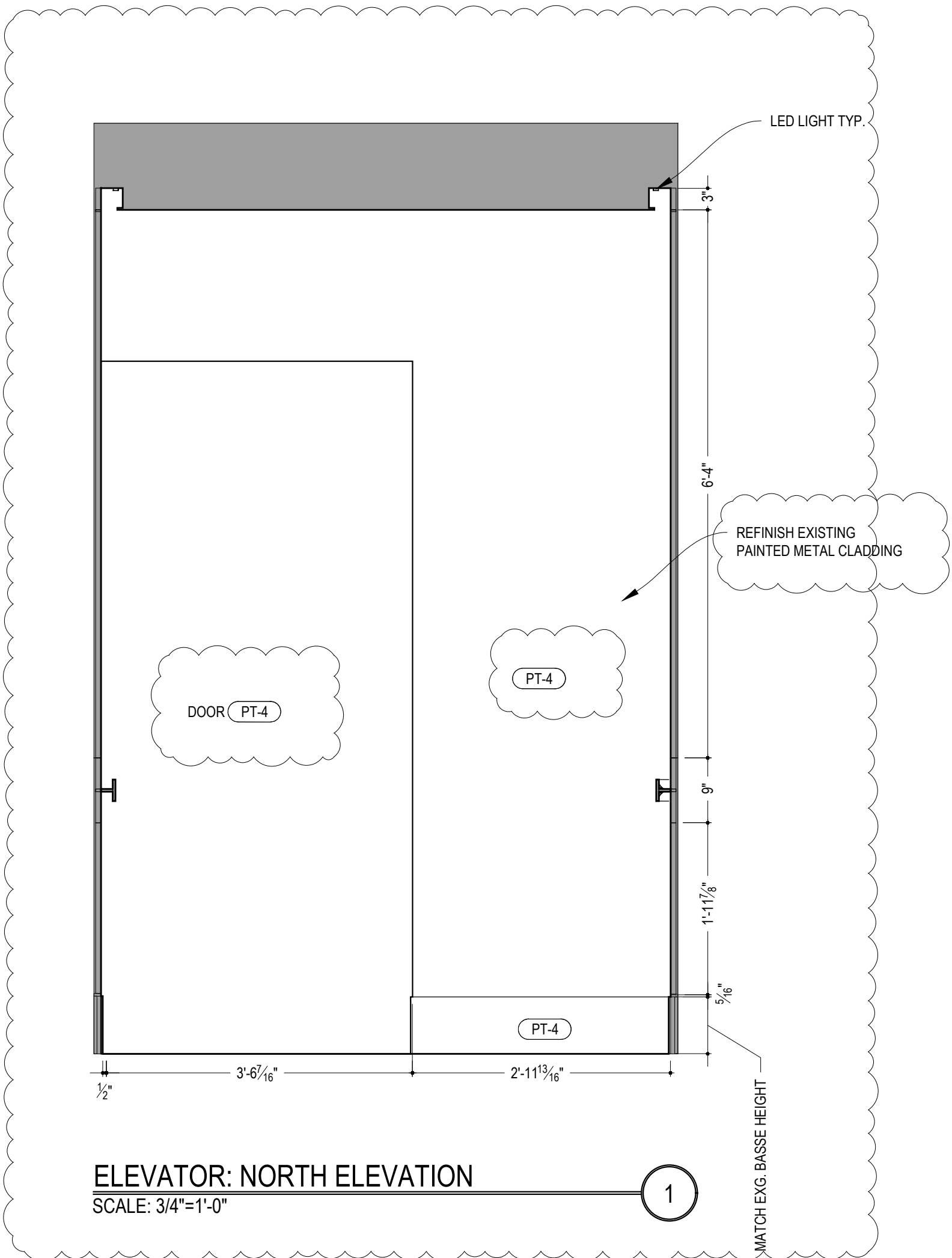
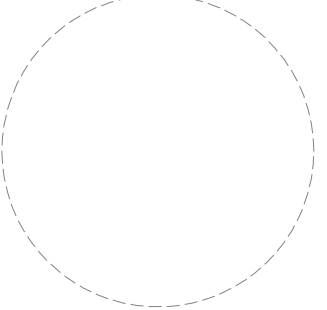
ELEVATOR: ELEVATIONS

DRAWING NO.

A-203B.01

ARCHITECT OF RECORD:

BILL & SIGNATURE:



LEGENDS:

XXX	DETAILS REFERENCE TAG
XXX	NEW DOOR
XXX	WINDOW TAG
XX-X	MATERIAL TAG

NOTES:

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- ALL PAINT COLORS AND FINISHES TO BE CONFIRMED WITH DESIGNER.

MATERIAL TAGS:

WD-1	PRE-FINISHED AMERICAN WALNUT PLYWOOD MATTE CLEAR COAT FINISH
WD-2	QUARTERED WALNUT VENEER OVER PLYWOOD STAINED TO MATCH SAMPLE MATTE CLEAR COAT FINISH
WD-3	RIFT CUT OAK, WIRE BRUSHED AND CERUSED. DARK STAIN, MATTE FINISH
ST-1A	DEKTON / NACRE 2401 / 3/8" THK
ST-1B	DEKTON / NACRE 2401 / 1/2" THK
ST-2	DEKTON / ADIA 2420 / 3/8" THK
ST-3	CALACATA VIOLA SELECT MARBLE / 1-1/4" THK / HONED FINISH
ST-4	CEASAR STONE / 4330 GINGER / 1-1/4" THK / HONED FINISH
MT-1	OIL RUBBER BRONZE FINISH MATCH PROVIDED SAMPLE
MT-2	ANTIQUE BRASS FINISH, SOLID / BRASS 385 . MATCH PROVIDED SAMPLE
MT-3	SCHLUTER INLAY, 3/8" X 3/8" THK ALUMINUM PROFILE Q100ABGB, DARK BRONZE FINISH
MT-4	BRIXWELL D317DU-CCP95 L-BAR 3/8"x7/8" ALUMINUM EXTRUSION, DARK BRONZE ANODIZED, 96" LENGTH
MT-5	BRIXWELL D1628BRZ-CCP95 3/4"x3/4" ALUMINUM ANGLE EXTRUSION, DARK BRONZE ANODIZED, 96" LENGTH
MT-6	CRL D631DU 3/8" ALUMINUM CHANNEL DARK BRONZE ANODIZED, 144" LENGTH
PT-1	MEODED METALLIC PAINT, COLOR TBD APPLIED WITH HVLP SPRAY APPLICATION SYSTEM. GC TO SKIM COAT AND PRIME ALL SURFACES.
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NEW YORK, NY 10012

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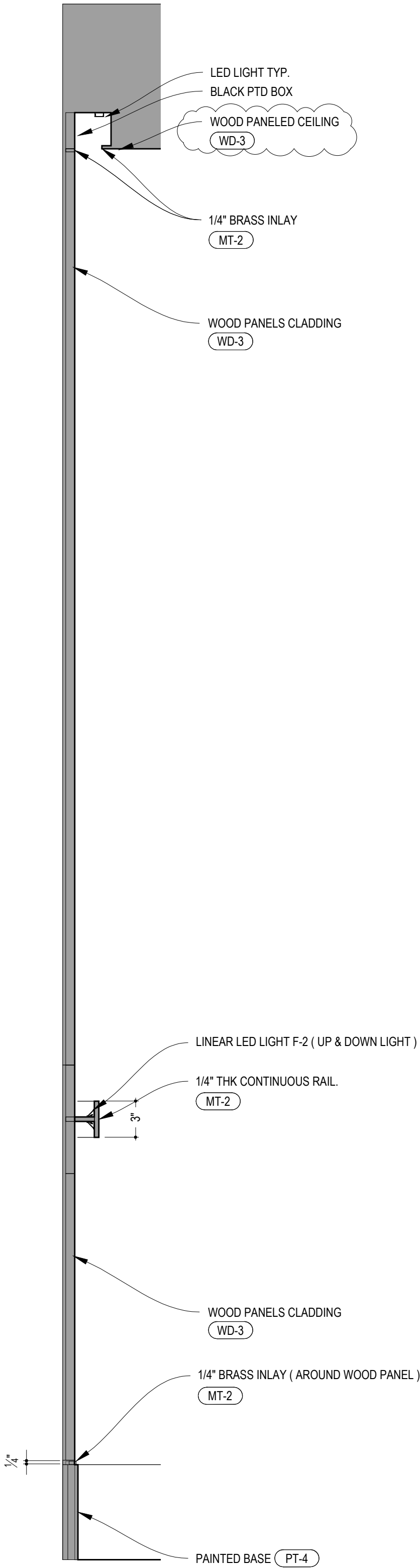
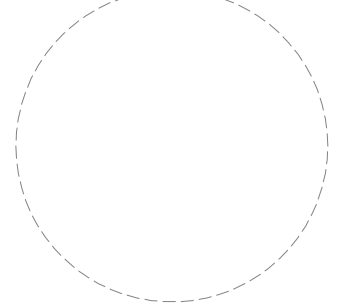
ELEVATIONS: SECTIONS & DETAILS

DRAWING NO.

A-203C.01

ARCHITECT OF RECORD:

BILL & SIGNATURE:



ELEVATOR : SECTION

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

1

MATERIALS SCHEDULE:	
WD-1	PRE-FINISHED AMERICAN WALNUT PLYWOOD MATTE CLEAR COAT FINISH
WD-2	QUARTERED WALNUT VENEER OVER PLYWOOD STAINED TO MATCH SAMPLE MATTE CLEAR COAT FINISH
WD-3	RIFT CUT OAK. WIRE BRUSHED AND CERUSED. DARK STAIN. MATTE FINISH
ST-1A	DEKTON / NACRE 2401 / 3/8" THK
ST-1B	DEKTON / NACRE 2401 / 1/2" THK
ST-2	DEKTON / ADIA 2420 / 3/8" THK
ST-3	CALACATA VIOLA SELECT MARBLE / 1-1/4 THK / HONED FINISH
ST-4	CEASAR STONE / 4330 GINGER / 1-1/4" THK / HONED FINISH
MT-1	OIL RUBBER BRONZE FINISH MATCH PROVIDED SAMPLE
MT-2	ANTIQUE BRASS FINISH. SOLID / BRASS 385. MATCH PROVIDED SAMPLE
MT-3	SCHLUTER INLAY. 3/8" X 3/8" THK ALUMINUM PROFILE Q100ABGB. DARK BRONZE FINISH
MT-4	BRIXWELL D317DU-CCP95 L-BAR 3/8"x7/8" ALUMINUM EXTRUSION. DARK BRONZE ANODIZED. 95" LENGTH
MT-5	BRIXWELL D1628BRZ-CCP95 3/4"x3/4" ALUMINUM ANGLE EXTRUSION. DARK BRONZE ANODIZED. 95" LENGTH.
MT-6	ORL D631DU 3/8" ALUMINUM CHANNEL DARK BRONZE ANODIZED. 144" LENGTH
PT-1	MEODDED METALLIC PAINT. COLOR TBD APPLIED WITH HVLP SPRAY APPLICATION SYSTEM. GC TO SKIM COAT AND PRIME ALL SURFACES.
PT-2	SHOP SPRAYED. MATCH STONE COLOR / FINISH
PT-3	PAINTED METAL. REFINISH EXISTING. SPRAYED FINISH. COLOR / FINISH TBD
PT-4	PAINTED METAL. METALLIC PAINT. REFINISH EXISTING. SPRAYED FINISH. COLOR: MED. BRONZE / FINISH: MATTE
GL-1	BRONZE MIRROR. LOW IRON
WP	WALLPAPER. PROVIDED BY DESIGNER. INSTALL BY GC. GC TO PREP AND PRIME WALLS AS REQUIRED BY WALLPAPER MANUFACTURER

HARDWARE SCHEDULE:														
TYPE	TRIM (LEVER / PULL / TUMB TURN)					ROUGH (MORTISE / LATCH / CATCH)				HARDWARE (HINGE / TRACK / GLIDE)				REMARKS
	DESCRIPTION	MFR	ITEM #	FINISH	QTY #	DESCRIPTION	MFR	ITEM #	FINISH	DESCRIPTION	MFR	ITEM #	FINISH	
TYPE A	A1 - LEVER	BALDWIN	5162	050		A3 - LATCH	BALDWIN	5540	050	A4 - WIDE THROW HINGE	MERRIT	125P - 4.5 X 6	ANTIQUE BRASS	ALL ITEMS TO BE VERIFIED BY SUPPLIER FOR CORRELATION BETWEEN ALL PARTS . DOORS AND SIDE CONDITIONS
	A2 - SQUARE ROSETTE (FOR LEVER)	BALDWIN	R049	050		A4 - EXTENDED STRIKE PLATE	BALDWIN	5510 E178	050					
TYPE B	B1 - EDGE/PULL	ACCURATE	EA4015	ANTIQUE BRASS						B2 - EURO HINGE	BLUM	INSERTA FOR THICK DOORS	BLACK ONYX	ALL ITEMS TO BE VERIFIED BY SUPPLIER FOR CORRELATION BETWEEN ALL PARTS . DOORS AND SIDE CONDITIONS

D.SERBA DESIGN

T: 848.353.7691 E: INFO@DSERBADESIGN.COM W: DSERBADESIGN.COM

LEGENDS:

	DETAILS REFERENCE TAG
	NEW DOOR
	WINDOW TAG
	MATERIAL TAG

NOTES:

- GC TO VERIFY ALL SITE CONDITIONS / MEASUREMENTS AND REPORT ANY DISCREPANCIES TO ARCHITECT.
- GC TO PROVIDE SHOP DRAWINGS FOR ALL CUSTOM CABINETRY / DOORS / METAL WORK / STONE WORK / ETC.
- GC TO PROVIDE SAMPLE FOR ALL WOOD / METAL WORK / METAL PROFILES / ETC.
- EXACT GRAIN DIRECTION FOR ALL WOOD. TBD ON SHOP DRAWINGS
- GC TO OBTAIN SIGN OFF FROM ARCHITECT FOR ALL ELECTRICAL, PLUMBING AND OTHER FIXTURES PRIOR CLOSING UP WALLS / CEILINGS
- ALL DECORATIVE HARDWARE (INCLUDING PIVOT HINGES, BUTT HINGES, ETC) TO BE PROVIDED AND INSTALLED BY GC.
- FUNCTIONAL HARDWARE SUCH AS
DRAWER GLIDES (NO MOVEMENT BY BLUM)
CABINET HINGES (BY BLUM, APPROPRIATE FOR DOOR WEIGHT) / RODS / CATCHERS / LATCHES / POCKET DOOR TRACKS / EZ-JAMBS / ETC. TO BE PROVIDED AND INSTALLED BY GC.
- ALL ELECTRICAL DIMMERS / CONTROLS / RECESSED LIGHTS / LED LINEAR LIGHTS / TRANSFORMERS / DECORATIVE FIXTURES TO BE PROVIDED AND INSTALLED BY GC. GC TO SUPPLY ALL ROUGH MATERIALS / WIRING / ETC.
- ALL PAINT COLORS AND FINISHES TO BE CONFIRMED WITH DESIGNER.

PROJECT: 224 MULBERRY STREET
NEW YORK, NY 10012

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#	DATE	REASON FOR ISSUE
	10/10/2025	BID SET
	12/17/2025	BID SET REVISIONS

SHEET TITLE:

LOBBY : SCHEDULES & SPECS

DRAWING NO:

A-400.01

ARCHITECT OF RECORD:

BILL & SIGNATURE:

