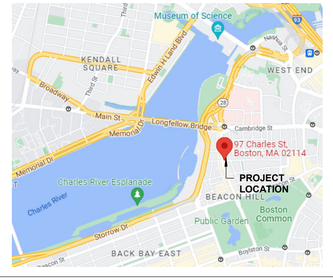
PHASE ZERO DESIGN
architects | interior designers

BLANK STREET

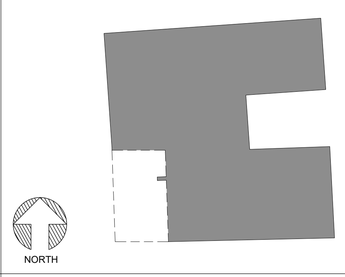
97 CHARLES STREET, BOSTON MA, 02114

ISSUED FOR: PERMIT - BID, 08/08/2022

SHEET INDEX



LOCUS PLAN



KEY PLAN

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF AN INTERIOR BUILD-OUT OF A LANDLORD PROVIDED COLD DARK SHELL AT 97 CHARLES ST, BOSTON, MA, 02114.

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)
- NEW INTERIOR PARTITIONS AND DOORS
- NEW FURNITURE/ MILLWORK
- NEW FINISHES AS SCHEDULED
- NEW LIGHTING AS SCHEDULED
- NEW SPECIALITY EQUIPMENT & CONNECTIONS
- MODIFIED PLUMBING AND FLOOR PENETRATIONS
- MODIFIED HVAC DISTRIBUTION
- MODIFIED ELECTRICAL DISTRIBUTION

PROJECT DESCRIPTION

CLIENT

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CONST. COORDINATOR

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PROJECT:
BLANK STREET
97 CHARLES STREET, BOSTON MA, 02114

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

ISSUED FOR: PERMIT - BID
ISSUED DATE: 08/08/2022

DRAWN BY:AH
CHECKED BY:RK
PROJECT NUMBER: 21618

DRAWING NAME:
COVER SHEET

DRAWING NO.
G000

Plot Date: 8/8/2022 2:42:30 PM
Dwg Filename: C:\Users\r_kiernan\Documents\2022-06-29_Blank Street - 97 Charles Street - Boston, MA_RVT2022_rkiernan52VMU.rvt

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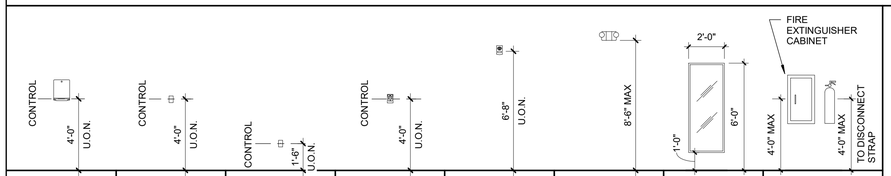
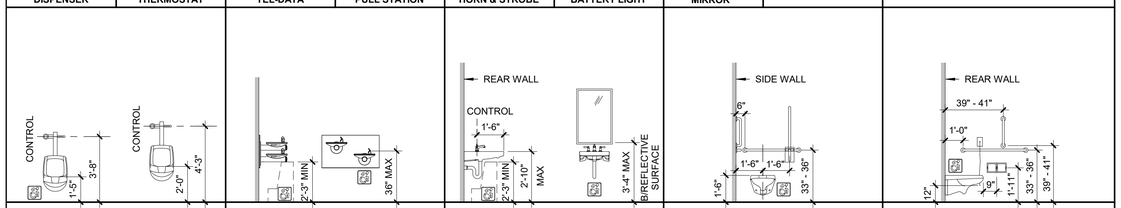


PAPERTOWEL DISPENSER | LIGHTSWITCH/ THERMOSTAT | RECEPTACLE/ TEL-DATA | FIRE ALARM PULL STATION | FIRE ALARM HORN & STROBE | EMERGENCY BATTERY LIGHT | FULL HEIGHT MIRROR | FIRE EXT.

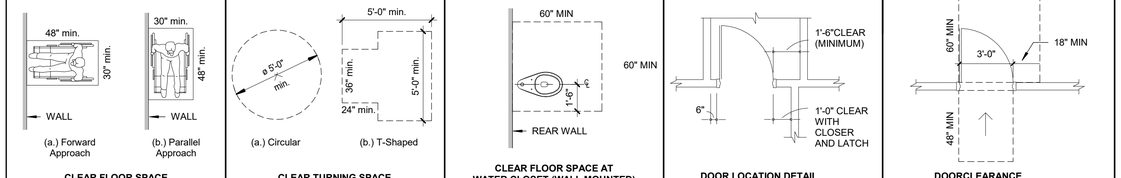
NOTES

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)

DFFHVVLEOLW\#FOHDUDQFHV



(a.) Forward Approach | (b.) Parallel Approach — CLEAR FLOOR SPACE

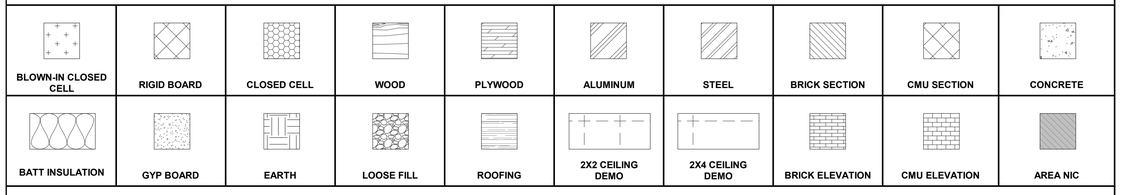
(a.) Circular | (b.) T-Shaped — CLEAR TURNING SPACE

CLEAR FLOOR SPACE AT WATER CLOSET (WALL MOUNTED)

DOOR LOCATION DETAIL

DOORCLEARANCE

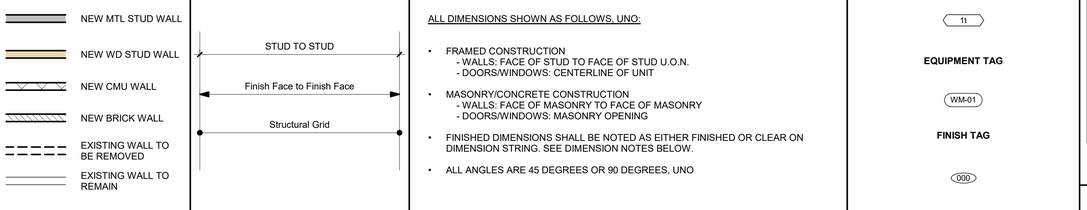
PDWHUDOV#DHJHQG



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

GUDZ IQJ#V\PEROV



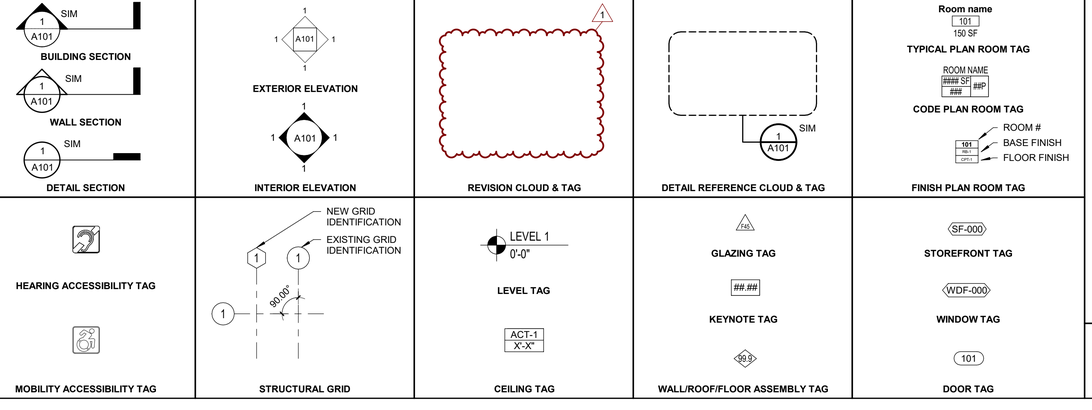
WALL LEGEND | DIMENSION STYLES

ALL DIMENSIONS SHOWN AS FOLLOWS, UNO:

- FRAMED CONSTRUCTION
  - WALLS: FACE OF STUD TO FACE OF STUD U.O.N.
  - DOORS/WINDOWS: CENTERLINE OF UNIT
- MASONRY/CONCRETE CONSTRUCTION
  - WALLS: FACE OF MASONRY TO FACE OF MASONRY
  - DOORS/WINDOWS: MASONRY OPENING
- FINISHED DIMENSIONS SHALL BE NOTED AS EITHER FINISHED OR CLEAR ON DIMENSION STRING. SEE DIMENSION NOTES BELOW.
- ALL ANGLES ARE 45 DEGREES OR 90 DEGREES, UNO

DIMENSIONING STANDARDS

EQUIPMENT TAG | FINISH TAG | FURNITURE TAG



DEEUHYLDWLRQV

A	
&	AND
@	AT
AB	ANCHOR BOLT
ABRREV	ABBREVIATION
AC	AIR CONDITIONING
ACC	ACCESSIBLE
ACOUST	ACOUSTICAL
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	
B	BRICK
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
BOT	BOTTOM
BR	BEDROOM
BRG	BEARING
BRKT	BRACKET
BSMT	BASEMENT
C	
C	CHANNEL
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
CNTR	COUNTER
CO	CLEANOUT
COL	COLUMN
COMB.	COMBINATION
CONC	CONCRETE
COND	CONDITION
CONN	CONNECTION
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CORR	CORRIDOR
CORRUG	CORRUGATED
CPT	CARPET
CRS	COURSE
CT	CERAMIC TILE
CTR	CENTER

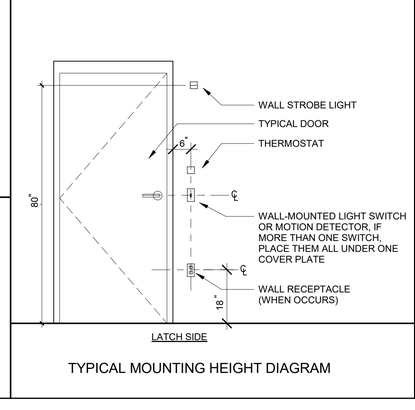
CTSK	COUNTERSUNK
CU	CUBIC
CURT	CURTAIN WALL
CW	COLD WATER
D	
D	DEEP, DEPTH
DBL	DOUBLE
DEG	DEGREE
DEMO	DEMOLITION
DEP	DEPRESS(ED)(ION)
DEPT	DEPARTMENT
DET	DETAIL
DF	DRINKING FOUNTAIN
DIA (ø)	DIAMETER
DIAG	DIAGINAL
DIFF	DIFFUSER
DIM	DIMENSION
DIMS	DIMENSIONS
DISP	DISPENSER
DIV	DIVISION
DL	DEADLOAD
DMPF	DAMP PROOFING
DN	DOWN
DO	DOOR OPENING
DP	PARTIAL HEIGHT DRYWALL
DR	DOOR
DRN	DRAIN
DS	DOWNSPOUT
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
E	
E	EAST
EA	EACH
EB	EXPANSION BOLT
EC	ELECTRICAL CONTRACTOR
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
EWC	ELECTRIC WATER COOLER
EXC	EXCAVATE
EXG	EXISTING
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F	
FA	FIRE ALARM
FAST	FASTEN(ER)
FB	FACE BRICK
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF&E	FURNITURE, FIXTURES AND EQUIPMENT
FFB	FLUSH FLOOR BOX
FFE	FINISH FLOOR ELEVATION
FGL	FIBERGLASS
FH	FLAT HEAD
FHC	FIRE HOSE CABINET
FIN	FINISH
FIXT	FIXTURE
FLEX	FLEXIBLE
FLG	FLASHING
FLR	FLOOR

FLUOR	FLUORESCENT
FND	FOUNDATION
FO	FACE OF
FOC	FACE OF CONCRETE
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
GRD	GROUND
GSM	GALVANIZED SHEET METAL
GV	GAS VALVE
GVL	GRAVEL
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
H	
H	HIGH/HEIGHT
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
HR	HOUR
HRC	HOSE REEL CABINET
HTG	HEATING
HTR	HEATER
HVAC	HEATING VENTILATION AND AIR CONDITIONING
HW	HOT WATER
I	
ID	INSIDE DIAMETER
IN	INCH/INCHES
INCAND	INCANDESCENT
INCL	INCLUDED/INCLUDING
INFO	INFORMATION
INSUL	INSULAT(ED)(ION)
INT	INTERIOR
INTERM	INTERMEDIATE
INV	INVERT
J	
JB	JUNCTION BOX
JC	JANITOR'S CLOSET
JST	JOIST
JT	JOINT
K	
KO	KNOCK OUT
L	
LAM	LAMINATE
LAV	LAVATORY
LB	POUNDS
LIN	LINEAR

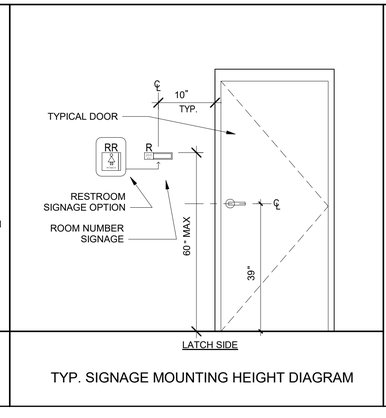
LL	LIVE LOAD
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
LP	LOW POINT
LT	LIGHT
LVR	LOUVER
LVT	LUXURY VINYL TILE
LW	LIGHT WEIGHT
M	
MAS	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MED	MEDIUM
MEMBR	MEMBRANE
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MAN HOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MLD	MOLDING
MO	MASONRY OPENING
MOD	MODULAR
MOV	MOVABLE
MR	MOISTURE RESISTANT
MTD	MOUNTED
MTG	MOUNTING
MTL	METAL
MULL	MULLION
N	
N	NORTH
NA	NOT APPLICABLE
NAT	NATURAL
NC	NOISE CRITERIA
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NON COMB	NON COMBUSTIBLE
NRC	NOISE REDUCTION COEFFICIENT
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
OH	OVERHEAD
OPNG	OPENING
OPP	OPPOSITE
ORD	OVERFLOW ROOF DRAIN
OZ	OUNCE
P	
%	PERCENT
PAV	PAVING
PBD	PARTICLE BOARD
PC	PRECAST
PCF	POUNDS PER CUBIC FOOT
PDF	POWER DRIVEN FASTENER
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PI.	PLATE
PK	PARKING
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLBG	PLUMBING
PLF	POUNDS PER LINEAR FOOT
PLS	PLASTIC
PLYWD	PLYWOOD
PNL	PANEL
PNT	PAINT OR PAINTED
POL	POLISHED
PR	PAIR
PREFAB	PREFABRICATED

PROJ	PROJECT
PROT	PROTECTION
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT
PT	PRESSURE TREATED
PTD	PAINTED
PTN	PARTITION
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
Q	
QTY	QUANTITY
R	
R	RISER
RA	RETURN AIR
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
REOOM	RECOMMENDED
REQ	REQUIRE/REQUIRED
RES	RESILIENT
REV	REVISION/REVISED
RFG	ROOFING
RFL	REFLECT(OR)(ED)(IVE)
RM	ROOM
RO	ROUGH OPENING
RTD	RATED
RTG	RATING
RTU	ROOF TOP MECHANICAL UNIT
S	
S	SOUTH
SA	SUPPLY AIR
SAF	SELF ADHERED FLASHING
SAN	SANITARY
SC	SOLID CORE
SCHED	SCHEDULE
SD	STORM DRAIN
SEAL	SEALANT
SECT	SECTION
SF	SQUARE FEET/FOOT
SF	STOREFRONT
SH	SPRINKLER HEAD
SHR	SHOWER
SHT	SHEET
SHTG	SHEATHING
SIM	SIMILAR
SM	SHEET METAL
SM	SURFACE MOUNTED
SP	STANDPIPE
SPEC	SPECIFICATION
SPEC	SPECIFIED OR SPECIFICATION
SPK	SPRINKLER OR SPEAKER
SPKR	SPEAKER
SQ	SQUARE
SQFT	SQUARE FEET
SQYD	SQUARE YARD
SSK	SERVICE SINK
SST	STAINLESS STEEL
STA	STATION
STC	SOUND TRANSMISSION COEFFICIENT
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRG	STRINGER
STRUCT	STRUCTURAL
STRUCT	STRUCTURE OR STRUCTURAL
SUBCAT	SUBCATEGORY
SUP	SUPPORT

SUR	SURFACE
SUSP	SUSPENDED
SW	SWITCH
SYM	SYMMETRICAL
SYS	SYSTEM
T	
T	TREAD
T&B	TOP AND BOTTOM
T&G	TONGUE AND GROOVE
TEL	TELEPHONE/TELECOM
TELE	TELEPHONE
TEMD	TEMPERED
TEMP	TEMPERATURE
TEMP	TEMPORARY
TEXT	TEXTURED
THK	THICKNESS
THR	THRESHOLD
THRU	THROUGH
TKBD	TACK BOARD
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
TV	TELEVISION
TYP	TYPICAL
U	
UC	UNDERCUT
UL	UNDERWRITER'S LABORATORY
UNFIN	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
URNL	URINAL
UTIL	UTILITY
V	
VAC	VENTILATION AND AIR CONDITIONING
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
VTR	VENT THROUGH ROOM
VWC	VINYL WALL COVERING
VYL	VINYL
W	
W	WIDE/WEST
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



TYPICAL MOUNTING HEIGHT DIAGRAM



TYP. SIGNAGE MOUNTING HEIGHT DIAGRAM

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REVISIONS

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ISSUED DATE: 08/08/2022

DRAWN BY:KE/CL

CHECKED BY:RK

PROJECT NUMBER: 21618

DRAWING NAME:

ADA STANDARDS, SYMBOLS & ABBREVIATIONS

DRAWING NO.

G001

Plot Date: 8/8/2022 2:42:33 PM
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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 CLEAN 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 ORDER 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. TENANT'S GENERAL CONTRACTOR SHALL SUBMIT A CONSTRUCTION DEPOSIT WITH BUILDING OWNER'S ON-SITE REPRESENTATIVE PER CENTER REQUIREMENTS.
2. THE GC SHALL REVIEW AND BE FAMILIAR WITH ANY "DESIGN AND CONSTRUCTION CRITERIA" AND ANY OTHER OWNER BUILDING STANDARDS. THE GENERAL CONTRACTOR SHALL INCLUDE ALL ASSOCIATED COSTS ASSOCIATED WITH COMPLIANCE TO THESE STANDARDS IN THE BID.
3. 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.
4. 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.
5. GENERAL CONTRACTOR WILL REPAINT AND/OR REPAIR BUILDING OWNER'S PROPERTY, (NEUTRAL PIERS, BULKHEADS, REAR CORRIDOR, ETC.) DAMAGED DURING TENANT IMPROVEMENT.
6. 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.
7. ALL MATERIALS USED IN THE CONSTRUCTION MUST BE ASBESTOS FREE.
8. CONTRACTOR SHALL NOT PENETRATE BUILDING OWNER'S METAL ROOF DECK WITH ANY TYPE OF FASTENERS.
9. IT IS CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF BUILDING OWNER'S DEMISING WALLS, FLOOR SLABS, ROOF, AND BUILDING STRUCTURE.
10. CONTRACTOR IS TO MAINTAIN ANY EXPANSION JOINTS WITHIN THEIR AREA OF WORK. INSTALL COVER PLATES PER CENTER REQUIREMENTS.
11. ANY AND ALL STOREFRONT SYSTEMS MUST BE SELF SUPPORTED FROM THE FLOOR. ATTACHMENT TO BUILDING OWNER'S STRUCTURE ABOVE IS ALLOWED FOR LATERAL BRACING ONLY.
12. IF SOUND LEVELS WILL BE 40 DECIBELS OR HIGHER, SOUND INSULATION MUST BE INSTALLED WITHIN DEMISING WALLS.
13. WOOD BLOCKING, DECKING AND FRAMING IS ALLOWED ONLY BELOW THE CEILING LINE AND IF IT IS MILL-STAMPED FIRE RETARDANT.
14. COVER RETURN AIR OPENINGS BEFORE AND DURING CONSTRUCTION.
15. ALL ROOF WORK TO BE PERFORMED BY BUILDING OWNER'S APPROVED ROOFING CONTRACTOR AT CONTRACTOR'S EXPENSE.
16. FINAL CONSTRUCTION DOCUMENTS, INCLUDING BUT NOT LIMITED TO ARCHITECTURAL, MEP, STRUCTURAL, ETC., ARE REQUIRED FOR BUILDING OWNER REVIEW PRIOR TO COMMENCEMENT OF WORK. THESE DRAWINGS MUST BE STAMPED BY A LICENSED DESIGN PROFESSIONAL.
17. CONTRACTOR IS LIABLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE BUILDING OWNER'S FIRE PROTECTION ENGINEERS DURING ORIGINAL CONSTRUCTION AND ALL SUBSEQUENT FIELD INSPECTIONS.
18. AFTER BUILDING OWNER APPROVAL, ANY CHANGES OR MODIFICATIONS IN THE CONSTRUCTION DOCUMENTS OR TENANT IMPROVEMENTS MUST BE APPROVED BY A BUILDING OWNER REPRESENTATIVE IN WRITING.
19. ANY PENETRATIONS OR OTHER MODIFICATIONS TO STRUCTURAL STEEL OR CONCRETE MUST BE COORDINATED WITH A BUILDING OWNER REPRESENTATIVE.
20. PROVIDE TEMPORARY CONSTRUCTION BARRICADE AS APPLICABLE PRIOR TO COMMENCEMENT OF CONSTRUCTION. DO NOT FASTEN TO BUILDING OWNER'S FINISH MATERIAL.
21. HAZARDOUS SUBSTANCE IT IS THE RESPONSIBILITY OF THE CONTRACTOR WHEN PREPARING FOR AND PROCEEDING WITH CONSTRUCTION IN THE PREMISES TO COMPLY WITH ALL REQUIREMENTS OF ALL APPLICABLE LAWS CONCERNING HAZARDOUS SUBSTANCES. THE CONTRACTOR SHALL NOT PERMIT THE INSTALLATION OR USE OF ANY HAZARDOUS SUBSTANCES IN ANY COMPONENT OF THE PREMISES.
22. APPROVAL IS SUBJECT TO VERIFICATION OF CONDITIONS AND COMPLIANCE WITH PROCEDURES FROM THE BUILDING OWNER.
23. THE CONTRACTOR MUST PROVIDE TO THE FIRE MARSHAL SPRINKLER DRAWINGS AND CALCULATIONS SPECIFICATIONS BEFORE A PERMIT WILL BE ISSUED BY THE BUILDING DEPARTMENT.
24. ALL MATERIALS IN THE CEILING AND WALLS MUST BE NON-COMBUSTIBLE MATERIALS (MUST BE STAMPED NON-COMBUSTIBLE").
25. CONSTRUCTION WORK WILL BE CONFINED TO THE INTERIOR SPACE AND WILL NOT CREATE DUST, DIRT OR OTHER SUCH INCONVENIENCES TO ADJACENT AREAS OF THE BUILDING.
26. CONSTRUCTION WORK WILL NOT BLOCK HALLWAYS OR MEANS OF EGRESS FOR THE OTHER OCCUPANTS OF THE BUILDING.
27. CONSTRUCTION WORK WILL NOT INVOLVE INTERRUPTION OF HEATING, WATER OR ELECTRIC SERVICES TO OTHER AREAS OF THE BUILDING.
28. CONSTRUCTION WORK HOURS SHALL BE COORDINATED WITH BUILDING OWNER'S SITE REPRESENTATIVE.
29. EXISTING FIRE ALARM SYSTEM & WIRING TO BE COILED & SUPPORTED IN CEILING FOR RELOCATION.
30. FIRE ALARM SYSTEM AND ALARMS MUST REMAIN ACTIVE AT ALL TIMES.
31. PROVIDE FIRE WATCH AT ALL TIMES IF REQUIRED BY BUILDING RULES AND REGULATIONS AND APPLICABLE FEDERAL, STATE, AND MUNICIPAL CODES.
32. CONTRACTOR TO COORDINATE TRASH ACCESS.

TEMPORARY SERVICES

1. THE GENERAL CONTRACTOR SHALL PROVIDE SUCH EXTENSIONS, DEVICES, HOOKUPS, AND METERING AS REQUIRED FOR TEMPORARY WATER, POWER, LIGHTING, HEAT OR COOLING AS REQUIRED TO CARRY OUT THE WORK. ALL TEMPORARY UTILITIES AT GENERAL CONTRACTOR'S EXPENSE.
   a. TEMPORARY WATER - WATER REQUIRED IN THE PERFORMANCE OF THE CONTRACT SHALL BE PROVIDED AND PAID FOR BY THE CONTRACTOR. WATER USED FOR HUMAN CONSUMPTION SHALL CONFORM TO THE REQUIREMENTS OF STATE AND LOCAL AUTHORITIES FOR POTABLE WATER.
   b. TEMPORARY ELECTRICAL - TEMPORARY ELECTRICAL SERVICE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR .
   c. TEMPORARY HEAT - WHEN REQUIRED FOR PROPER INSTALLATION OR PROTECTION OF ANY PORTION OF THE WORK. THE CONTRACTOR SHALL FURNISH AND INSTALL TEMPORARY HEATING UNITS AS APPROVED BY THE OWNER OR LOCAL AUTHORITY.
2. COST OF TEMPORARY UTILITY SERVICES PROVIDED BY BUILDING OWNER, IF HE/SHE ELECTS TO DO SO, THE CONTRACTOR SHALL MAKE PROVISIONS TO COORDINATE WITH THE BUILDING OWNER ON GENERAL CONSTRUCTION OF THE UTILITY SERVICES.
3. GENERAL CONTRACTOR SHALL COORDINATE SITE PLUMBING, DRAINAGE, ELECTRICAL, TELEPHONE WORK AND EXISTING UTILITIES TO PROVIDE A COMPLETE OPERATING SYSTEM DURING CONSTRUCTION.

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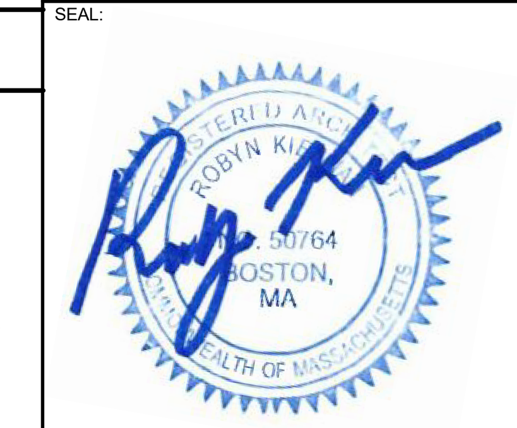

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ISSUED DATE: 08/08/2022
DRAWN BY:KE/CL
CHECKED BY:RK
PROJECT NUMBER: 21618

DRAWING NAME:
GENERAL NOTES

DRAWING NO.
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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 DOCUMENTS 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 SUBCONTRACT 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.

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.

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.

STRUCTURAL NOTES

1. THE GENERAL CONTRACTOR SHALL PROVIDE COLD FORMED METAL FRAMING SHOP DRAWINGS STAMPED BY A PROFESSIONAL ENGINEER.
2. ENGINEERING RESPONSIBILITY: PREPARATION OF SHOP DRAWINGS, DESIGN CALCULATIONS, AND OTHER STRUCTURAL DATA BY A QUALIFIED PROFESSIONAL ENGINEER.
3. PROFESSIONAL ENGINEER QUALIFICATIONS: A PROFESSIONAL ENGINEER WHO IS LEGALLY QUALIFIED TO PRACTICE IN JURISDICTION WHERE PROJECT IS LOCATED AND WHO IS EXPERIENCED IN PROVIDING ENGINEERING SERVICES OF THE KIND INDICATED. ENGINEERING SERVICES ARE DEFINED AS THOSE PERFORMED FOR INSTALLATIONS OF COLD-FORMED STEEL FRAMING THAT ARE SIMILAR TO THOSE INDICATED FOR THIS PROJECT IN MATERIAL, DESIGN, AND EXTENT.
4. SHOP DRAWINGS:
   A. INCLUDE LAYOUT, SPACINGS, SIZES, THICKNESSES, AND TYPES OF COLD-FORMED STEEL FRAMING; FABRICATION; AND FASTENING AND ANCHORAGE DETAILS, INCLUDING MECHANICAL FASTENERS.
      A. INDICATE REINFORCING CHANNELS, OPENING FRAMING, SUPPLEMENTAL FRAMING, STRAPPING, BRACING, BRIDGING, SPLICES, ACCESSORIES, CONNECTION DETAILS, AND ATTACHMENT TO ADJOINING WORK.

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:

PHASE ZERO DESIGN
architects | interior designers

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PROJECT:

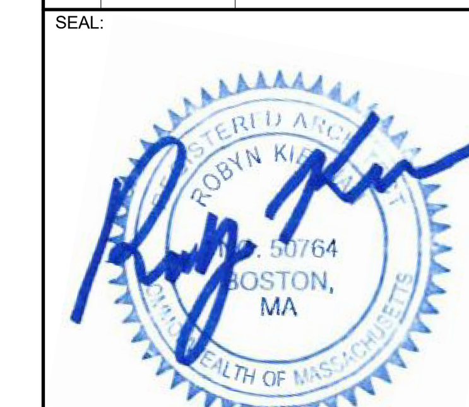
BLANK STREET

97 CHARLES STREET, BOSTON MA, 02114

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:



ISSUED FOR: PERMIT - BID

ISSUED DATE: 08/08/2022

DRAWN BY:KE/CL

CHECKED BY:RK

PROJECT NUMBER: 21618

DRAWING NAME:

GENERAL NOTES

DRAWING NO.

G003

CUTTING AND PATCHING

CUTTING AND PATCHING
Procedural requirements for cutting and patching.

Definitions
Cutting: Removal of in-place construction necessary to permit installation or performance of other Work.
Patching: Fitting and repair work required to restore surfaces to original conditions after installation of other Work.

Quality
Structural Elements: Do not cut and patch structural elements in a manner that could change their load-carrying capacity or load-deflection ratio.
Operational Elements: Do not cut and patch operating elements and related components in a manner that results in reducing their capacity to perform as intended or that results in increased maintenance or decreased operational life or safety. Operating elements include the following:
Primary operational systems and equipment.
Fire-suppression systems.
Mechanical systems piping and ducts.
Control systems.
Communication systems.
Electrical wiring systems.
Miscellaneous Elements: Do not cut and patch miscellaneous elements or related components in a manner that could change their load-carrying capacity, that results in reducing their capacity to perform as intended, or that results in increased maintenance or decreased operational life or safety. Miscellaneous elements include the following:
Membranes and flashings.
Equipment supports.
Piping, ductwork, vessels, and equipment.
Noise- and vibration-control elements and systems.

Materials
In-Place Materials: Use materials identical to in-place materials. For exposed surfaces, use materials that visually match in-place adjacent surfaces to the fullest extent possible.
If identical materials are unavailable or cannot be used, use materials that, when installed, will match the visual and functional performance of in-place materials.

Performance
General: Employ skilled workers to perform cutting and patching. Proceed with cutting and patching at the earliest feasible time, and complete without delay.
Cut in-place construction to provide for installation of other components or performance of other construction, and subsequently patch as required to restore surfaces to their original condition.
Cutting:
Cut in-place construction by sawing, drilling, breaking, chipping, grinding, and similar operations, including excavation, using methods least likely to damage elements retained or adjoining construction. If possible, review proposed procedures with original Installer; comply with original Installer's written recommendations.
In general, use hand or small power tools designed for sawing and grinding, not hammering and chopping. Cut holes and slots as small as possible, neatly to size required, and with minimum disturbance of adjacent surfaces. Temporarily cover openings when not in use.
Finished Surfaces: Cut or drill from the exposed or finished side into concealed surfaces.
Concrete or Masonry: Cut using a cutting machine, such as an abrasive saw or a diamond-core drill. Coordinate with owner for appropriate time for demolition.

Mechanical and Electrical Services: Cut off pipe or conduit in walls or partitions to be removed. Cap, valve, or plug and seal remaining portion of pipe or conduit to prevent entrance of moisture or other foreign matter after cutting.
Proceed with patching after construction operations requiring cutting are complete.
Patching:
Patch construction by filling, repairing, refinishing, closing up, and similar operations following performance of other Work. Patch with durable seams that are as invisible as possible. Provide materials and comply with installation requirements specified in other sections.
Inspection: Where feasible, test and inspect patched areas after completion to demonstrate integrity of installation.
Exposed Finishes: Restore exposed finishes of patched areas and extend finish restoration into retained adjoining construction in a manner that will eliminate evidence of patching and refinishing.
Clean piping, conduit, and similar features before applying paint or other finishing materials.
Restore damaged pipe covering to its original condition.
Floors and Walls: Where walls or partitions that are removed extend one finished area into another, patch and repair floor and wall surfaces in the new space. Provide an even surface of uniform finish, color, texture, and appearance. Remove in-place floor and wall coverings and replace with new materials, if necessary, to achieve uniform color and appearance.
Where patching occurs in a painted surface, apply primer and intermediate paint coats over the patch and apply final paint coat over entire unbroken surface containing the patch. Provide additional coats until patch blends with adjacent surfaces.
Ceilings: Patch, repair, or rehang in-place ceilings as necessary to provide an even-plane surface of uniform appearance.
Cleaning
Cleaning: Clean areas and spaces where cutting and patching are performed. Completely remove paint, mortar, oils, putty, and similar materials.

SELECTIVE DEMOLITION

Project Conditions
Hazardous Materials: It is unknown whether hazardous materials will be encountered in the Work.
If materials suspected of containing hazardous materials are encountered, do not disturb; immediately notify Architect and Owner. Owner will remove hazardous materials under a separate contract.
Preparation
Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with adjacent occupied and used facilities.
Temporary Enclosures: Provide temporary enclosures for protection of existing building and construction, in progress and completed, from exposure, foul weather, other construction operations, and similar activities. Provide temporary weathertight enclosure for building exterior.
Temporary Partitions: Erect and maintain dustproof partitions and temporary enclosures to limit dust and dirt migration and to separate areas from fumes and noise.
Pollution Control
Disposal: Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent. Provide walk-off mats and negative pressure as per ICRA requirements.
Cleaning: Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.
Selective Demolition
General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations.
Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction.
Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.
Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
Existing Facilities: Comply with owner's requirements for using and protecting elevators, stairs, walkways, loading docks, building entries, and other building facilities during selective demolition operations.
Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by Architect, items may be removed to a suitable, protected storage location during selective demolition and cleaned and reinstalled in their original locations after selective demolition operations are complete.
Disposal of Materials
General: Promptly dispose of demolished materials. Do not allow demolished materials to accumulate on-site.
Disposal: Transport demolished materials off Owner's property and legally dispose of them,
Allow owner engineering department first refusal of items to be removed for possible reuse prior to disposal.

ROUGH CARPENTRY

General: Provide miscellaneous lumber indicated and lumber for support or attachment of other construction, including the following:
Miscellaneous framing, Blocking, Nailers, Support curbs, Furring.

Material
Wood Framing: Framing and dimension lumber, No. 2 grade lumber with 19 percent maximum moisture content and any of the following species: Mixed southern pine;
SPIB, Hem-fir or Hem-fir (north).
Wood Blocking: WWPA No. 1 Hem-Fir MC 15 or an equivalent. Pressure treat wood members where required by Code.
Provide blocking and nailers in partitions where attachment of fixtures, equipment and wherever else required for attachment of superimposed items is indicated.
Provide minimum 1 x 2 inch grounds for securing casework and other items in gypsum board partitions and other construction.
Plywood: Stamped with APA trademark with panel grade and rating; APA Exposure 1, made with fully waterproof adhesive; thickness indicated.
Where noted on drawings where wood is in contact with masonry, concrete or moisture provide preservative-treated products.
Whenever rough carpentry is fitted to other work, obtain measurements of such other work; verify dimensions shown and shop drawing details.
Fire Retardant treated materials; Where fire-retardant-treated materials are indicated, provide materials that comply with performance requirements in AWPA C20 (lumber), and AWPA C27 (plywood).

Fasteners
General: Provide fasteners of size and type that comply with requirements specified in this article for material and manufacture.
Nails, Brads, and Staples: ASTM F1667.
Power-Driven Fasteners: NES NER-272.
Wood Screws: ASME B18.6.1.
Lag Bolts: ASME B18.2.1.

Installation
Set rough carpentry to required levels and lines, with members plumb, true to line, cut, and fitted. Locate furring, nailers, blocking, grounds, and similar supports to comply with requirements for attaching other construction.

METAL FABRICATIONS

Miscellaneous metal fabrications for applications listed but not limited to following:
Steel framing and supports for mechanical and electrical equipment.
Steel framing and supports for applications where framing and supports are not specified in other sections.
Miscellaneous clips and angles, etc. at locations required.

Products Furnished But Not Installed Under This Section
Anchor bolts, steel pipe sleeves, slotted-channel inserts, Abrasive metal stair nosing, and wedge-type inserts indicated to be cast into concrete or built into unit masonry.

Non-Ferrous Materials
Aluminum Plate and Sheet: ASTM B209, Alloy 6061-T6.
Aluminum Extrusions: ASTM B221, Alloy 6063-T6.
Aluminum Castings: ASTM B26, Alloy 443.0-F.
Metal Surfaces, General: Provide materials with smooth, flat surfaces unless otherwise indicated. For metal fabrications exposed to view in the completed Work, provide materials without seam marks, roller marks, rolled trade names, or blemishes.
Welding Qualifications: Qualify procedures and personnel according to AWS D1.1, "Structural Welding Code - Steel." Welded construction, grind smooth joints, shop prime paint steel.
Welding Rods and Bare Electrodes: Select according to AWS specifications for metal alloy welded.

INTERIOR ARCHITECTURAL WOODWORK

Plastic-laminate cabinets.
Plastic-laminate countertops
Solid surface countertops
See Finish Drawings for selections

Quality Standard
Comply with AWI's "Architectural Woodwork Quality Standards" for grades of interior architectural woodwork indicated for construction, finishes, installation, and other requirements.

Materials
Particleboard: ANSI A208.1, Grade M-2-Exterior Glue.
Softwood Plywood: DOC PS 1.
Softwood Plywood: DOC PS 1, Medium Density Overlay.
High-Pressure Decorative Laminate: NEMA LD 3, grades as indicated or, if not indicated, as required by woodwork quality standard.
Solid-Surfacing Material: Homogeneous solid sheets of filled plastic resin complying with ISSFA-2.

Hardware
General: Provide cabinet hardware and accessory materials associated with architectural cabinets.
Hinges: Institutional Overlay Hinge; Shall meet ANSI/BHMA Grade 1 performance Standards for owners.
Wire Pulls: Back mounted, solid metal, four (4) inches long, 5/16-inch in diameter.
Catches: Push-in magnetic catches, BHMA A156.9, B03131.
Catches: Magnetic catches, BHMA A156.9, B03141.
Adjustable Shelf Standards and Supports: BHMA A156.9, B04071; with shelf rests, B04081.
Shelf Rests: BHMA A156.9, B04013; metal, two-pin type with shelf hold-down clip.
Exposed Hardware Finishes: For exposed hardware, provide finish that complies with BHMA A156.18 for BHMA finish number indicated.
Satin Stainless Steel: BHMA 630.
Grommets for Cable Passage through Countertops: 2-inch nominal OD, metal grommets with slot for wire passage.
Product: Subject to compliance with requirements, provide "BRV1" series" by Doug Mockett & Company, Inc.

Miscellaneous Materials
Furring, Blocking, Shims, and Hanging Strips: Softwood or hardwood lumber, kiln dried to less than 15 percent moisture content.
Adhesives, General: Do not use adhesives that contain urea formaldehyde.
Adhesive for Bonding Plastic Laminate: Unpigmented contact cement.

Plastic-Laminate Cabinets
Plastic Laminate Cabinets: Grade: Custom.
AWI Type of Cabinet Construction: Flush overlay
Complete fabrication, including assembly, finishing, and hardware application, to maximum extent possible before shipment to project site. Where necessary for fitting at site, provide ample allowance for scribing, trimming, and fitting.
Laminate Cladding for Exposed Surfaces: High-pressure decorative laminate complying with the following requirements:
Horizontal Surfaces Other Than Tops: Grade HGS.
Vertical Surfaces: Grade VGS.
Edges: PVC edge banding, 3mm thick, matching laminate in color, pattern, and finish. Provide on interior shelves only.

Plastic-Laminate Countertops (Non-Clinical Areas)
Grade: Premium.
High-Pressure Decorative Laminate Grade: HGS.
Edge Treatment: Bullnose PVC T-molding. Width to suit countertop thickness.
Color: As selected by Architect from manufacturer's full range.
Core Material: Medium-density fiberboard.
Fabricate tops in one (1) piece, unless otherwise indicated. Comply with solid-surfacing-material manufacturer's written recommendations for adhesives, sealers, fabrication, and finishing. Solid surface countertops shall conform to manufacturers recommendations and requirements for food service methods and installation.

Solid Surface Countertops (Clinical Areas)
Grade: Premium.
Solid-Surfacing-Material Thickness: 3/4-inch.
Colors, Patterns, and Finishes: Provide materials and products that result in colors of solid-surfacing material complying with the following requirements:
As selected by Architect from manufacturer's full range.
Fabricate tops in one (1) piece, unless otherwise indicated. Comply with solid-surfacing-material manufacturer's written recommendations for adhesives, sealers, fabrication, and finishing.
Fabricate tops with shop-applied edges of materials and configuration indicated.
Fabricate tops with loose backsplashes for field application.
Fabricate backsplash inside and outside corners with mitered edges. Sand and smooth edges so there are no rough or sharp edges.
Install integral sink bowls in countertops in shop if sinks are required in the project.
Drill holes in countertops for plumbing fittings and soap dispensers in shop.

Countertop Support Bracket
Type: Support brackets fabricated by welding miter cut extruded aluminum sections, grinding and deburring sharp edges and welds, drilling holes for field attachment, and factory finishing.
Manufacturer; Rakks Shelving Systems and Support Brackets by Rangine Corp. or approved equal by Architect.
Description: Surface mounted counter brackets with a 2" x 2" x 1/4" L-shaped vertical leg. Material: Fabricate components from extruded aluminum sections complying with ASTM B221, 6063-T5 alloy and temper.
Model: EH-1818 - For 24-inch deep work surface.
Factory applied finishes: Exposed aluminum surfaces shall be free of scratches and other serious blemishes and be factory finished with electrostatically applied,
custom color selected by Architect, powder paint coating complying with AAMA 605.2.

Finishes
Colors, Patterns, and Finishes: Provide materials and products that result in colors and textures of exposed laminate surfaces complying with the following requirements:
As selected by Architect from manufacturer's full range in the following categories:

Installation
Cabinets: Install without distortion so doors and drawers fit openings properly and are accurately aligned. Adjust hardware to center doors and drawers in openings and to provide unencumbered operation. Complete installation of hardware and accessory items as indicated.
Countertops: Anchor securely by screwing through corner blocks of base cabinets or other supports into underside of countertop.

SOUND ATTENUATION BATTS

Materials
Sound Attenuation Blankets: ASTM C665, Type I (blankets without membrane facing). Made of mineral fiber material manufactured from slag wool, or rock wool. Product shall not contain asbestos. Nominal Density 2.5 pcf.
Flame Spread: ASTM E84; 0
Smoke Development: ASTM E84; 0.
Locations: Where sound deadening insulation is required. See wall types.
Fire rated assemblies: Comply with mineral fiber requirements of assembly.

Installation
Comply with insulation manufacturer's written instructions applicable to products and application indicated.

PENETRATION FIRESTOPPING

Through-penetration firestop systems for penetrations through fire-resistance-rated constructions, including both empty openings and openings containing penetrating items.

Performance Requirements
General: For penetrations through fire-resistance-rated constructions, including both empty openings and openings containing penetrating items, provide through-penetration firestop systems that are produced and installed to resist spread of fire according to requirements indicated, resist passage of smoke and other gases, and maintain original fire-resistance rating of construction penetrated.
For through-penetration firestop systems exposed to view, provide products with flame-spread and smoke-developed indexes of less than 25 and 450, respectively, as determined per ASTM E84.
Fire Resistance Ratings: Indicated by design designations from UL's "Fire Resistance Directory" acceptable to authorities having jurisdiction, for through-penetration firestop systems tested per ASTM E119.

Quality Assurance
Installer Qualifications: A firm experienced in installing through-penetration firestop systems similar in material, design, and extent to that indicated for this project, whose work has resulted in construction with a record of successful performance. Manufacturer's willingness to sell its through-penetration firestop system products to Contractor or to installer engaged by Contractor does not in itself confer qualification on buyer.

Manufacturers: Products: Subject to compliance with requirements, provide one (1) of the through-penetration firestop systems indicated for each application that are produced by one (1) of the following manufacturers:
Hilti, Inc.
3M; Fire Protection Products Division.
Tremco; Sealant/Weatherproofing Division.
Compatibility: Provide through-penetration firestop systems that are compatible with one another; with the substrates forming openings; and with the items, if any, penetrating through-penetration firestop systems, under conditions of service and application, as demonstrated by through-penetration firestop system manufacturer based on testing and field experience.
Accessories: Provide components for each through-penetration firestop system that are needed to install fill materials and to comply Performance Requirements.
Accessories include, but are not limited to, the following items:
Permanent forming/damming/backing materials, including the following:
Slag-/rock-wool-fiber insulation.
Sealants used in combination with other forming/damming/backing materials to prevent leakage of fill materials in liquid state.
Fire-rated form board.
Fillers for sealants.
Substrate primers.
Collars.
Steel sleeves

Fill Material
General: Provide through-penetration firestop systems containing the types of fill materials indicated in the Through-Penetration Firestop System Schedule at the end of Part 3 by referencing the types of materials described in this article. Fill materials are those referred to in directories of referenced testing and inspecting agencies as "fill," "void," or "cavity" materials.

Cast-in-Place Firestop Devices
Factory-assembled devices for use in cast-in-place concrete floors and consisting of an outer metallic sleeve lined with an intumescent strip, a radial extended flange attached to one end of the sleeve for fastening to concrete formwork, and a neoprene gasket.

Latex Sealants
Single-component latex formulations that after cure do not re-emulsify during exposure to moisture.

Firestop Devices
Factory-assembled collars formed from galvanized steel and lined with intumescent material sized to fit specific diameter of penetrant.

Intumescent Composite Sheets
Rigid panels consisting of aluminum-foil-faced elastomeric sheet bonded to galvanized steel sheet.

Intumescent Putties
Non-hardening dielectric, water-resistant putties containing no solvents, inorganic fibers, or silicone compounds.

Intumescent Wrap Strips
Single-component intumescent elastomeric sheets with aluminum foil on one side.

Mortars
Prepackaged dry mixes consisting of a blend of inorganic binders, hydraulic cement, fillers, and lightweight aggregate formulated for mixing with water at project site to form a non-shrinking, homogeneous mortar.

Pillows/Bags
Reusable heat-expanding pillows/bags consisting of glass-fiber cloth cases filled with a combination of mineral-fiber, water-insoluble expansion agents, and fire-retardant additives.

Silicone Foams
Multicomponent, silicone-based liquid elastomers that, when mixed, expand and cure in place to produce a flexible, non-shrinking foam.

Silicone Sealants
Single-component, silicone-based, neutral-curing elastomeric sealants of grade indicated below:

Preparation
Surface Cleaning: Clean out openings immediately before installing through-penetration firestop systems to comply with firestop system manufacturer's written instructions and with the following requirements:

Installation
General: Install through-penetration firestop systems to comply with with firestop system manufacturer's written installation instructions and published drawings form products and applications indicated.

Identification
Identify through-penetration firestop systems with preprinted metal or plastic labels. Attach labels permanently to surfaces adjacent to and within six (6) inches of edge of the firestop systems so that labels will be visible to anyone seeking to remove penetrating items or firestop systems. Use mechanical fasteners for metal labels. For plastic labels, use self-adhering type with adhesives capable of permanently bonding labels to surfaces on which labels are placed and, in combination with label material, will result in partial destruction of label if removal is attempted. Include the following information on labels:
The words "Warning - Penetration Firestop System - Do Not Disturb. Notify Building Management of Any Damage."
Penetration Firestopping System Schedule
Where UL-classified systems are indicated, they refer to alpha-alpha-numeric designations listed in UL's "Fire Resistance Directory" under product Category XHEZ.
Firestop Systems with No Penetrating Items:
Type of Fill Materials: One (1) or more of the following:
Latex sealant.
Silicone sealant.
Intumescent putty.
Mortar.
Firestop Systems for Metallic Pipes, Conduit, or Tubing:
Type of Fill Materials: One (1) or more of the following:
Latex sealant.
Silicone sealant.
Intumescent putty.
Mortar.
Firestop Systems for Nonmetallic Pipe, Conduit, or Tubing:
Type of Fill Materials: One or more of the following:
Latex sealant.
Silicone sealant.
Intumescent putty.
Intumescent wrap strips.
Firestop device.

FIRE RESISTIVE JOINT SYSTEMS

Joints in or between fire-resistance-rated constructions.

Performance Requirements
General: Provide fire-resistive joint systems that are produced and installed to resist spread of fire according to requirements indicated, resist passage of smoke and other gases, and maintain original fire-resistance rating of assembly in which fire-resistive joint systems are installed.
Joint Systems in and between Fire-Resistance-Rated Constructions: Provide systems with assembly ratings equaling or exceeding the fire-resistance ratings of construction that they join, and with movement capabilities indicated as determined by UL 2079.
Perimeter Fire-Resistive Joint Systems: For joints between edges of fire-resistance-rated floor assemblies and exterior curtain walls, provide systems of type and with ratings indicated below and those indicated in the Fire-Resistive Joint System Schedule, as determined by UBC Standard 26-9 and NFPA 285 and UL 2079.
UL-Listed, Perimeter Fire-Containment Systems: Integrity ratings equaling or exceeding fire-resistance ratings of floor or floor/ceiling assembly forming one (1) side of joint.

Quality Assurnace
Fire-Test-Response Characteristics: Fire-resistive joint systems shall comply with the following requirements:
Fire-resistive joint system tests are performed by a qualified testing agency acceptable to authorities having jurisdiction.
Fire-resistive joint systems are identical to those tested per testing standard referenced in "Fire-Resistive Joint Systems" Article.
Provide rated systems complying with the following requirements:
Fire-resistive joint system products bear classification marking of qualified testing agency.
Fire-resistive joint systems correspond to those indicated by reference to designations listed by the following:
UL in its "Fire Resistance Directory."

FIRE RESISTIVE JOINT SYSTEMS (CONT.)

Fire-Resistive Joint Systems
Where required, provide fire-resistive joint systems that are produced and installed to resist spread of fire according to requirements indicated, resist passage of smoke and other gases, and maintain original fire-resistance rating of assemblies in or between which fire-resistive joint systems are installed. Fire-resistive joint systems shall accommodate building movements without impairing their ability to resist the passage of fire and hot gases.
Joints in or between Fire-Resistance-Rated Construction: Provide fire-resistive joint systems with ratings determined per ASTM E1966 or UL 2079:
Joints include those installed in or between fire-resistance-rated assemblies.
Fire-Resistance Rating: Equal to or exceeding the fire-resistance rating of construction they will join.

Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
Hilti, Inc.
NUCO Inc.
3M Fire Protection Products.
Tremco, Inc.; Tremco Fire Protection Systems Group.
Exposed Fire-Resistive Joint Systems: Provide products with flame-spread and smoke-developed indexes of less than 25 and 450, respectively, as determined per ASTM E84.

Preparation
Priming: Prime substrates where recommended in writing by fire-resistive joint system manufacturer using that manufacturer's recommended products and methods. Confine primers to areas of bond; do not allow spillage and migration onto exposed surfaces.

Installation
General: Install fire-resistive joint systems to comply with manufacturer's written installation instructions and published drawings for products and applications indicated.
Install forming materials and other accessories of types required to support fill materials during their application and in position needed to produce cross-sectional shapes and depths required to achieve fire ratings indicated.
Install fill materials for fire-resistive joint systems by proven techniques to produce the following results:
Fill voids and cavities formed by joints and forming materials as required to achieve fire-resistance ratings indicated.
Apply fill materials so they contact and adhere to substrates formed by joints.
For fill materials that will remain exposed after completing the Work, finish to produce smooth, uniform surfaces that are flush with adjoining finishes.

Identification
Identify fire-resistive joint systems with preprinted metal or plastic labels. Attach labels permanently to surfaces adjacent to and within six (6) inches of joint edge so labels will be visible to anyone seeking to remove or penetrate joint system. Use mechanical fasteners or self-adhering-type labels with adhesives capable of permanently bonding labels to surfaces on which labels are placed. Include the following information on labels:
The words "Warning - Fire-Resistive Joint System - Do Not Disturb. Notify Building Management of Any Damage."

Fire-Resistive Joint System Schedule
Where UL-classified systems are indicated, they refer to system numbers in UL's "Fire Resistance Directory" under product Category XHBN: Floor-to-floor, wall-to-wall, floor-to-wall, head-of-wall, bottom-of-wall, and wall-to-wall joints
Category XHDG: perimeter fire-containment systems

Wall-to-Wall, Fire-Resistive Joint Systems:
Assembly Rating: Refer to drawing for wall assembly rating .
Nominal Joint Width: As indicated.
Movement Capabilities: Class I.

Head-of-Wall, Fire-Resistive Joint Systems:
Assembly Rating: Refer to drawing for wall assembly rating .
Nominal Joint Width: As indicated.
Movement Capabilities: Class I.

Perimeter Fire-Resistive Joint System:
Integrity Rating: Refer to drawing for wall assembly rating .
Linear Opening Width: As indicated.
Movement Capabilities: Class I

JOINT SEALANTS

Interior joints in the following vertical surfaces and horizontal non-traffic surfaces.
Control joints on exposed interior surfaces.
Perimeter joints between interior wall surfaces and frames of interior doors.
Joints between plumbing fixtures and adjoining walls, floors, and counters.
Compatibility: Provide joint sealants, backings, and other related materials that are compatible with one (1) another and with joint substrates under conditions of service and application, as demonstrated by joint-sealant manufacturer, based on testing and field experience.

Silicone Sealants
Single-Component, Non-sag, Neutral-Curing Silicone Joint Sealant: ASTM C920, Type S, Grade NS, Class 100/50, for Use NT.
Dow Corning Corporation; 790.
GE Advanced Materials - Silicones; SilPruf LM SCS2700.
Pecora Corporation; 301 NS.
Tremco Incorporated; Spectrem 1.

Latex Sealants
Latex Joint Sealant: Acrylic latex or siliconized acrylic latex, ASTM C834, Type OP, Grade NF.
BASF Building Systems; Sonolac.
Bostik, Inc.; Chem-Calk 600.
May National Associates, Inc.; Bondaflex 600.
Pecora Corporation; AC-20+.
Tremco Incorporated; Tremflex 834.

Acoustical Joint Sealants
Acoustical Joint Sealant: Manufacturer's standard Non-sag, paintable, non-staining latex sealant complying with ASTM C834.
Pecora Corporation; AC-20 FTR.
Tremco Incorporated, Acoustical Sealant.
USG Corporation; SHEETROCK Acoustical Sealant.

Joint Sealant Backing
Cylindrical Sealant Backings: ASTM C1330, Type C (closed-cell material with a surface skin), and of size and density to control sealant depth and otherwise contribute to producing optimum sealant performance.

Installation
Sealant Installation Standard: Comply with manufacturer's written installation instructions recommendations in ASTM C1193 for use of joint sealants as applicable to materials, applications, and conditions indicated.

HOLLOW METAL FRAMES

Standard hollow metal frames. See door schedule.

Frames
Welded Interior Metal Frames: Fabricated from cold-rolled steel sheet. Fabricate frames with mitered or coped corners.
Frames for Level 2 Steel Doors: 0.053-inch thick steel sheet.
Provide stops, anchors and other items as indicated.
Reinforce, drill, tap, and otherwise prepare frames to receive finish hardware and other items indicated. Prepare frames to receive rubber silencers.
Where fire rated frames are indicated construct frames to UL requirements. Furnish with labels attached.

Installation
Install frames in stud partitions in accordance with recommendations of SDI 105. Install frames plumb, true, and securely anchored at floors, with level heads, securely braced to receive subsequent adjacent work. Install rubber silencers prior to frame installation and remove them prior to finish painting.
Install fire rated frames in accordance with NFPA No. 80.
After installation sand smooth any rusted or damaged areas of primer and apply touch up of compatible primer.
Install hardware specified to be furnished or required for proper operation of doors.

Finish
Painting: Thoroughly clean off oil, dirt, rust, and other matter that will impair paint adhesion. Bonderize metal surfaces of frames and then apply a shop coat of rust inhibitive metal primer. Primer: lead free type, applied in accordance with recommendations of paint manufacturer, and baked.
Re-install rubber silencers in frames after finish painting is completed.

ARCHITECT:
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architects | interior designers
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IRVING, TX 75063
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BLANK STREET
97 CHARLES STREET, BOSTON MA, 02114

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:
REGISTERED ARCHITECT
ROBYN KIRK
06/64
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS

ISSUED FOR: PERMIT - BID

ISSUED DATE: 08/08/2022

DRAWN BY:KE/CL

CHECKED BY:RK

PROJECT NUMBER: 21618

DRAWING NAME:
SPECIFICATIONS

DRAWING NO.
G005

Plot Date: 8/8/2022 2:42:39 PM Dwg Filename: C:\Users\r_kiernan\Documents\2022-06-29_Blank Street - 97 Charles Street - Boston, MA_RVT2022_rkiernan52VMU.rvt

FLUSH WOOD DOORS (AS REQ'D)

Solid-core doors wood veneer faces.
Factory finishing flush wood doors.
Factory machining for hardware.
Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
Algoma Hardwoods, Inc.
Graham; an Assa Abloy Group company.
VT Industries Inc.

Door Construction - General
WDMA I.S.1-A Performance Grade:
Heavy Duty unless otherwise indicated.
Extra Heavy Duty: Public toilets, janitor's closets, assembly spaces, locker rooms.
Standard Duty: Closets (not including janitor's closets), private toilets.
Mineral-Core Doors:
Core: Noncombustible mineral product complying with requirements of referenced quality standard and testing and inspecting agency for fire-protection rating indicated.
Core Reinforcement Blocking: Provide core reinforcement blocking in all single, or paired 1-1/2, 1, and 3/4 hour fire rated doors where surface mounted closers or fire exit devices are to be attached to the door.
5-inch top-rail blocking.
5-inch bottom-rail blocking, in doors indicated to have protection plates.
5-inch midrail blocking, in doors indicated to have armor plates.
4-1/2-by-10-inch lock blocks, in doors indicated to have exit devices.
Edge Construction: At hinge stiles, provide laminated-edge construction with improved screw-holding capability and split resistance. Comply with specified requirements for exposed edges.
Fire-Protection-Rated Doors: Provide core specified or mineral core as needed to provide fire-protection rating indicated.
Edge Construction: Provide edge construction with intumescent seals concealed by outer stile. Comply with specified requirements for exposed edges.
Pairs: Provide fire-retardant stiles that are listed and labeled for applications indicated without formed-steel edges and astragals. Provide stiles with concealed intumescent seals. Comply with specified requirements for exposed edges.

Louvers and Light Frames
Wood Beads for Light Openings in Wood Doors: Provide manufacturer's standard wood beads as follows unless otherwise indicated.
Wood Species: owner Standard.
Profile: Manufacturer's standard shape.
At wood-core doors with 20-minute fire-protection ratings, provide wood beads and metal glazing clips approved for such use.
Wood-Veneered Beads for Light Openings in Fire-Rated Doors: Manufacturer's standard wood-veneered noncombustible beads matching veneer species of door faces and approved for use in doors of fire-protection rating indicated. Include concealed metal glazing clips where required for opening size and fire-protection rating indicated.

Frames
See Metal Doors and Frames.

Hardware
Sliding Door Hardware: BHMA A156.14; consisting of complete sets including rails, hangers, supports, bumpers, floor guides, and accessories indicated.

Installation
Installation Instructions: Install doors to comply with manufacturer's written instructions and the referenced quality standard, and as indicated.

ALUMINUM FRAME ENTRANCES & STOREFRONTS

Interior non-thermal storefront framing with manual-swing aluminum door.

Performance
General: Provide aluminum-framed systems, including anchorage, capable of withstanding, without failure, the effects of structural loads, and thermal movements.

Materials
Aluminum: Extruded aluminum 6063 T5 or T6 Alloy and temper recommended by manufacturer for type of use and finish indicated.

Framing
Framing Members: Manufacturer's standard extruded-aluminum framing members of thickness required and reinforced as required to support imposed loads.
Construction: Framing members are composite assemblies of two separate extruded-aluminum components permanently bonded by an elastomeric material of low thermal conductance.
Brackets and Reinforcements: Manufacturer's standard high-strength aluminum with nonstaining, nonferrous shims for aligning system components.
Reinforce all framing systems for attachment of all door hardware, closers, and exit devices.
Fasteners and Accessories: Manufacturer's standard corrosion-resistant, nonstaining, nonbleeding fasteners and accessories compatible with adjacent materials.
Framing System Gaskets and Sealants: Manufacturer's standard recommended by manufacturer for joint type.

Storefront System
Manufacture: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
Kawneer: InFrame Interior Framing System.

System Description

2 x 6 nominal dimensions
Glass Center plane.

Entrance Doors
Entrance Doors: Manufacturer's standard manual-swing operation.
Door Construction: 1-3/4-inch overall thickness, with minimum 0.125-inch thick, extruded-aluminum tubular rail and stile members.
Door Design: Medium stile; 3-1/2-inch nominal width.
Glazing Stops and Gaskets: Square, snap-on, extruded-aluminum stops and preformed gaskets.

Entrance Door Hardware
Ball-Bearing Butts: Standard: BHMA A156.1, Grade 1, radius corner.
Provide non-removable pins at hinges exposed to outside of door.
Provide nonferrous hinges where hinges are exposed to weather.
Mortise Deadbolt Locks: BHMA A156.5, Grade 1.
Closers: BHMA A156.4, Grade 1, with accessories required for a complete installation, sized as required by door size, exposure to weather, and anticipated frequency of use; adjustable to meet field conditions and requirements for opening force.
Push & Pull Bars
Panic Exit Devices: Listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for panic protection, based on testing according to UL 305. Standard: BHMA A156.3, Grade 1.
Cylinders: As specified in Door Hardware. BHMA A156.5, Grade 1.
Silencers: BHMA A156.16, Grade 1.
The finish of door hardware items shall be US32D - satin stainless steel.

Keying
All locks and cylinders shall be construction master keyed and master keyed per the Owner's instructions, with ASSA V-10 keyway.

Aluminum Finishes
Class I, Clear Anodic Finish: AA-M12C22A42/A44 (Mechanical Finish: nonspecular as fabricated; Chemical Finish: etched, medium matte; Anodic Coating: Architectural Class I, integrally colored or electrolytically deposited color coating 0.018 mm or thicker) complying with AAMA 611.
Color: Match existing.

Glazing System
Glazing: As specified in Glass and Glazing.
Glazing Gaskets: Manufacturer's standard compression types; replaceable, molded or extruded, of profile and hardness required to maintain watertight seal.
Spacers and Setting Blocks: Manufacturer's standard elastomeric type.

Installation
Comply with manufacturer's written instructions for installing framing, doors, hardware, accessories, and other components.
Set doors level, plumb, and true to line, without warp or rack of frames and panels. Provide proper support and anchor securely in place.

FIRE RATED FRAMED STOREFRONTS

Fire rated door and framing systems for installation as full vision fire rated doors, borrowed lights, windows and transoms in interior openings.

Quality Assurance
Fire-Rated Door Assemblies: Assemblies complying with NFPA 80 that are classified and labeled by UL, for fire ratings indicated, based on testing according to NFPA 252. Assemblies must be factory-welded or come complete with factory-installed mechanical joints and must not require job site fabrication.
Fire-Rated Window Assemblies: Assemblies complying with NFPA 80 that are classified and labeled by UL, for fire ratings indicated, based on testing according to NFPA 257. Assemblies must be factory-welded or come complete with factory-installed mechanical joints and must not require job site fabrication.

FIRE RATED FRAMED STOREFRONT (CONT.)

Performance
Fire Rating Requirements
Duration -- Doors: Capable of providing a fire rating for 60 minutes.
Duration-- Window Assembly: Capable of providing a fire rating for 60 minutes.
Performance: Glass must be rated to stop fire from either direction and must meet all testing requirements including the required hose-stream test (where fire-rating exceeds 20 minutes).

Product
Frame System: "Fireframes Designer Series by TGP" fire-rated steel frame system as manufactured and supplied by Technical Glass Products.
Frame: Steel profiled formed tubing.
Fasteners: As recommended by manufacturer
Glazing Accessories: Calcium silicate setting blocks.
Color-Coated Factory Finish: Apply manufacturer's standard powder coating finish system complying with AAMA 2603 applied to factory-assembled frames before shipping, complying with manufacturer's written instructions for surface preparation including pretreatment, application, and minimum dry film thickness.
Color and Gloss: To be selected by architect.

Entrance Door Hardware
Furnish hardware with 60 minute fire door by the manufacturer.
Select hardware from door manufacturer's standard recommended and approved hardware groups.

GLASS AND GLAZING

Glass for window, doors, entrances, storefront framing.

Glass Products
Float Glass: ASTM C1036, Type I, Quality-Q3, Class I (clear) unless otherwise indicated.
Fully Tempered Float Glass: ASTM C1048, Kind FT (fully tempered), Condition A (uncoated) unless otherwise indicated, Type I, Class 1 (clear) or Class 2 (tinted) as indicated, Quality-Q3.
Fabrication Process: By horizontal (roller-hearth) process with roll-wave distortion parallel to bottom edge of glass as installed unless otherwise indicated.

Monolithic Glass
Glass Type: Uncoated Clear fully tempered float glass: Thickness: 1/4-inch (6-mm) thickness, Clear, Heat Treatment FT.
Glass Type: Uncoated Clear fully tempered float glass: Thickness: 3/8-inch (10-mm) thickness, Clear, Heat Treatment FT.

Fire Protection Rated Glass
Fire-Protection-Rated Glazing Labeling: Permanently mark fire-protection-rated glazing with certification label of a testing agency acceptable to authorities having jurisdiction. Label shall indicate manufacturer's name; test standard; whether glazing is permitted to be used in doors or openings; if permitted in openings, whether or not glazing has passed the hose-stream test; whether or not glazing meets 450 degrees F temperature-rise limitation; and the fire-resistance rating in minutes.
Product:
Film-Faced Ceramic Glazing: Clear, ceramic flat glass; 3/16-inch (5-mm) thickness; faced on one (1) surface with a clear glazing film; and complying with 16 CFR 1201, Category II.
Manufacturer:
Nippon Glass Products Company – Technical Glass Products: FireLite NT.

Comply with referenced FGMA standards and instructions of manufacturers of glass, glazing sealants, and glazing compounds.

ACCESS DOORS AND FRAMES

Access doors and frames for walls and ceilings. Provide minimum 1 per room with gypsum board ceiling, verify with MEP drawings for additional locations that require access.

Materials and Finishes
Steel Plates, Shapes, and Bars: ASTM A36.
ASTM A123, for galvanizing steel and iron products.
ASTM A153, for galvanizing steel and iron hardware.
Metallic-Coated Steel Sheet: ASTM A653, Commercial Steel (CS) with A60 zinc-iron-alloy (galvannealed) coating or G60 mill-phosphatized zinc coating; stretcher-leveled standard of flatness; with minimum thickness indicated representing specified thickness according to ASTM A924.
Steel Finishes: Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
Surface Preparation for Steel Sheet: Clean surfaces to comply with SSPC-SP 1, "Solvent Cleaning," to remove dirt, oil, grease, or other contaminants that could impair paint bond. Remove mill scale and rust, if present, from uncoated steel, complying with SSPC-SP 5/NACE No. 1, "White Metal Blast Cleaning," or SSPC-SP 8, "Pickling."
Factory-Primed Finish: Apply shop primer immediately after cleaning and pretreating.
Drywall Beads: Edge trim formed from 0.0299-inch zinc-coated steel sheet formed to receive joint compound and in size to suit thickness of gypsum board.

Access Doors and Frames for Walls and Ceilings
Available Manufacturers: Subject to compliance with requirements, manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
Acudor Products, Inc.
Dur-Red Products.
Karp Associates, Inc.
Milcor Inc.
Medium-Security, Flush Access Doors and Frames with Exposed Trim: Fabricated from steel sheet.
Locations: Wall and ceiling surfaces.
Door: Minimum 0.105-inch thick sheet metal, flush construction.
Frame: Minimum 0.105-inch thick sheet metal with 1-inch wide, surface-mounted trim.
Hinges: Concealed continuous.
Lock: Flush cylinder lock and key.
Fire-Rated, Insulated, Medium-Security, Flush Access Doors and Frames with Exposed Trim: Fabricated from steel sheet.
Locations: Wall surfaces.
Fire-Resistance Rating: Not less than that of adjacent construction.
Temperature Rise Rating: 250 degrees F at the end of 30 minutes.
Door: Flush panel with a core of 2-inch thick, mineral-fiber insulation enclosed in sheet metal with a minimum thickness of 0.075 inch.
Frame: Minimum 0.060-inch thick sheet metal with 1-inch wide, surface-mounted trim.
Hinges: Concealed continuous.
Automatic Closer: Spring type.
Lock: Flush cylinder lock and key.

Fabrication
General: Provide access door and frame assemblies manufactured as integral units ready for installation.
Metal Surfaces: For metal surfaces exposed to view in the completed Work, provide materials with smooth, flat surfaces without blemishes. Do not use materials with exposed pitting, seam marks, roller marks, rolled trade names, or roughness.
Doors and Frames: Grind exposed welds smooth and flush with adjacent surfaces. Furnish attachment devices and fasteners of type required to secure access panels to types of supports indicated.
Exposed Flanges: Nominal 1 to 1-1/2 inches wide around perimeter of frame.
Provide mounting holes in frames for attachment of units to metal or wood framing.
Latching Mechanisms: Furnish number required to hold doors in flush, smooth plane when closed. For cylinder lock, furnish two (2) keys per lock and key all locks alike.

Installation
Comply with manufacturer's written instructions for installing access doors and frames.
Set frames accurately in position and attach securely to supports with plane of face panels aligned with adjacent finish surfaces.
Install doors flush with adjacent finish surfaces or recessed to receive finish material.

DOOR HARDWARE

Mechanical door hardware.

References
International Code Congress (ICC)/American National Standards Institute (ANSI):
ICC/ANSI A117.1, Accessible and Usable Buildings and Facilities.
ANSI/BHMA A156.1 - A156.24 - Standards for Hardware and Specialties.
NFPA 80 - Standard for Fire Doors and Fire Windows
NFPA 101 - Life Safety Code
UL 10C - Positive Pressure Test of Fire Door Assemblies
Fire-Rated Door Assemblies: Fire-Rated Openings: Provide door hardware for fire-rated openings that complies with NFPA 80 and requirements of authorities having jurisdiction. Provide only items of door hardware that are listed and are identical to products tested by Underwriters Laboratories, Warnock Hersey, Factory Mutual, or other testing and inspecting organization acceptable to the authorities having jurisdiction for use on types and sizes of doors indicated in compliance with requirements of fire-rated door and door frame labels.
Accessibility Requirements: For door hardware on doors in an accessible route, comply with ICC/ANSI A117.1.

Products
Hinges
BHMA A156.1. Provide five-knuckle, concealed bearing hinges of type, material, and height as outlined in the following guide for this specification:
1-3/4 inch thick doors, up to and including 36 inches wide:
Exterior: standard weight, bronze/stainless steel, 4-1/2 inches high
Interior: standard weight, steel, 4-1/2 inches high
Hinge Pins: Except as otherwise indicated, provide hinge pins as follows:
Steel Hinges: Steel pins
Out-Swinging Exterior Doors: Non-removable pins
Out-Swinging Interior Lockable Doors: Non-removable pins
Interior Non-lockable Doors: Non-rising pins

DOOR HARDWARE (CONT.)

Flush Bolts
Automatic and manual flush bolts shall have forged bronze faceplate with extruded brass lever and with wrought brass guide and strike. Flush bolts for hollow metal doors shall be extension rod type, and wood doors shall have corner-wrap type. Hollow metal doors up to 7'-6" in height shall have 12-inch steel or brass rods. Manual flush bolt rods for doors over 7'-6" in height shall be increased by six (6) inches for each additional six (6) inches of door height. Provide dust-proof strikes where scheduled.

Cylindrical Locksets
Comply with Bored Locks: ANSI A156.2, BHMA Series 4000, Grade 1, and is UL Listed.
Lever: Cylindrical Locks & Latches, Zinc material with a minimum wall thickness of .060
Cylindrical Locks & Latches to have solid shank with no opening for access to keyed lever keeper.

Exit Devices
Standard: BHMA A156.3. Grade 1.
Panic Exit Devices: Listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for panic protection, based on testing according to UL 305.
Fire Exit Devices: Complying with NFPA 80 that are listed and labeled by a testing and inspecting agency acceptable to authorities having jurisdiction, for fire and panic protection, based on testing according to UL 305 and NFPA 252.
Exit device shall be "touch pad" type.
Provide exit devices fabricated of brass, bronze, stainless steel, or aluminum, plated to the standard architectural finishes to match the balance of the door hardware.
All device latch bolts shall be stainless steel and shall be deadlocking type.
Exit device strikes shall be manufacturers standard.
Exit device end cap shall be all metal and secured with a bracket that interlocks both at the touch bar channel base and hinge side filler to prevent end cap "peel-back".
Levers to match design for locksets and latchsets, unless otherwise indicated.

Door Closers
Standards: BHMA A156.4 Grade 1.
Door closers shall have fully hydraulic, full rack and pinion action with a high strength cast iron or aluminum cylinder. Cylinder body shall be 1 1/2" in diameter..
Hydraulic fluid shall be of a type requiring no seasonal closer adjustment.
Spring power shall be continuously adjustable over the full range of closer sizes, and allow for reduced opening force for the physically handicapped. Closers shall have separate adjustment for latch speed, general speed, and backcheck.
All parallel arm closers shall have heavy duty forged arms.
Closers shall not incorporate a pressure relief valve.

Push Plates
Push plates shall be stainless steel 4" wide x 16" high x .050" thick.

Door Pulls
Pulls shall be one (1) inch diameter solid bar stock, 10-inch center to center a clearance of 2-1/2-inches.

Protective Plates
Provide kick, mop, or armor plates as scheduled with four beveled edges. Furnish with machine or wood screws, finished to match plates. Sizes of plates shall be as follows:

Kick Plates
8" high x 2" lwod on singles, 1" lwod on pairs.

Mop Plates
4" high x 1" lwod on singles and pairs.

Door Stops and Holders
It shall be the responsibility of the hardware supplier to provide door stops for all doors in accordance with the following requirements:
Use wall stops wherever possible.

Thresholds and Gasketing
Furnish as specified and per details. Match finish of other items as closely as possible. Provide only those units where resilient or flexible seal strip is easily replaceable and readily available.

Silencers
Furnish "push-in" type silencers for each hollow metal or wood frame, three (3) for each single frame, two (2) for each pair frame. Omit where gasketing is scheduled.

Finish
All hardware shall have finish US32D unless otherwise specified.

Cylinders and Keying
Standards: Comply with the BHMA A156.5.
Manufacturer's standard tumbler type, constructed from brass or bronze, stainless steel, or nickel silver, and complying with the following:
Number of Pins: Seven.
Mortise Type: Threaded cylinders with rings and straight- or clover-type cam. Rim Type: Cylinders with back plate, flat-type vertical or horizontal tailpiece, and raised trim ring. Bored-Lock Type: Cylinders with tailpieces to suit locks.

Installation
Hardware shall be installed by qualified tradesmen skilled in application of commercial grade hardware. For technical assistance if necessary, installers may contact manufacturer's representative for the item in question, as listed in the hardware schedule.

Manufacturers
Note that even though an acceptable substitute manufacturer may be listed, the product must provide all the functions and features of the specified product or it will not be approved.

Item	Scheduled Manufacturer	Acceptable Substitute
Hinges	Stanley	Ives
Continuous Hinges	Stanley	Select, Roton
Locksets and Latchsets	Schlage	No Substitutions
Cylinders and Keying	Schlage	No Substitutions
Exit Devices	Precision	Von Duprin
Closers	Stanley	LCN
Flush Bolts/Dust Proof Strikes	Rockwood	Ives
Coordinators	Rockwood	Ives
Silencers	Rockwood	Ives
Push & Pull Plates & Bars	Rockwood	Ives
Kickplates	Rockwood	Ives
Magnetic Locks	Dynalock	Rixson
Stops & Holders	Rockwood	Ives
Overhead Stops	Rockwood	Ives
Thresholds, Weatherstrip & Seals	National Guard Products	Pemko, Reese

GYPSUM WALLBOARD ASSEMBLIES

Interior gypsum board. Gypsum board for ceilings and soffits. Lead lined gypsum board. Non-Load Bearing Steel Framing

Performance Requirements
Fire-Resistance-Rated Assemblies: For fire-resistance-rated assemblies, provide materials and construction identical to those tested in assembly indicated according to ASTM E119 by an independent testing agency.

Interior Gypsum Board
Comply with ASTM C36 or ASTM C1396, as applicable to type of gypsum board indicated and whichever is more stringent.
Manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
Lafarge North America Inc., National Gypsum Company., USG Corporation.
Gypsum Board, Type X, ASTM C1396: For use as one component of an assembly/system (such as a wall) where a fire resistance rating is required in a residential, commercial, or other structure by an applicable building code. Thickness: 5/8-inch
Gypsum Ceiling Board: ASTM C1396: Manufactured to have more sag resistance than regular-type gypsum board. Thickness: 1/2-inch.
Moisture-and Mold-Resistant Gypsum Board: ASTM C1396: With moisture- and mold-resistant core and paper surfaces. Core Type X: Thickness 5/8-inch.
Lead-Lined Gypsum Board: 5/8-inch thick gypsum board with a single sheet of lead laminated to the back of the board. Lead Sheet, Strip, and Plate: ASTM B749, alloy UNS No. L51121 (chemical-copper lead).
Accessories and Fasteners: Provide manufacturer's standard fasteners and accessories as required for installation, maintaining same lead equivalence as rest of system.

Trim Accessories
Interior Trim: ASTM C1047. Material: Galvanized or aluminum-coated steel sheet or rolled zinc.
Shapes: Cornerbead.
LC-Bead: J-shaped; exposed long flange receives joint compound.
L-Bead: L-shaped; exposed long flange receives joint compound.
U-Bead: J-shaped; exposed short flange does not receive joint compound.
Expansion (control) joint.

Non-Load Bearing Steel Framing and Components
Framing Members, General: Comply with ASTM C754 for conditions indicated.
Metal Studs: 20ga galvanized steel roll formed channel type drywall studs spanning up to 13'-0" @ 16" oc. Spanning up to 15'-0":
Runners for Metal Studs: Use 20 gage runners with 20 gage studs.
Studs at Door Jambs: 20 gage.
Hangers: 10 gage galvanized annealed steel wire.
Furring Members: 7/8" deep x 2-3/4" total width x 1-3/8" face width 25 gage electro-galvanized steel drywall furring channels.
Breakaway Clips: 0.63" thick aluminum angle clip. Used to attach to Area Separation Walls to intermediate floor and roof framing. Clips are designed to melt and break away when exposed to fire.

Installation
Apply joint tape over gypsum board joints, except those with trim having flanges not intended for tape.
Gypsum Board Finish Levels: Finish panels to levels indicated below and according to ASTM C840: All exposed panels shall be finished to a Level 4 finish unless noted otherwise.

CERAMIC/PORCELAIN TILE

Ceramic tile patching.

Quality Assurance
Installer Qualifications: An experienced installer who is certified by the Floor Covering Installation.
Fire-Test-Response Characteristics: Provide products with the critical radiant flux classification indicated as determined by testing identical products per ASTM E648 by an independent testing and inspecting agency acceptable to authorities having jurisdiction.

Tile Products
See Finish Drawings
Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:
American Olean; Division of Dal-Tile International Inc.
Crossville, Inc.
Daltile; Division of Dal-Tile International Inc.
Or match owner's standards.

Threshold(If Required)
Marble Thresholds: ASTM C503, with a minimum abrasion resistance of 10 per ASTM C1353 or ASTM C241 and with honed finish.
Bevel edges at 1:2 slope, with lower edge of bevel aligned with or up to 1/16-inch above adjacent floor surface. Finish bevel to match top surface of threshold. Limit height of threshold to 1/2-inch or less above adjacent floor surface.

Crack Isolation Membrane
Install crack isolation membrane to comply with ANSI A108.17 and manufacturer's written instructions to produce membrane of uniform thickness and bonded securely to substrate. Do not install tile or setting materials over crack isolation membrane until membrane has cured.

Setting Materials
Latex-Portland Cement Mortar (Thin Set): ANSI A118.4.
Provide prepackaged, dry-mortar mix containing dry, redispersible, vinyl acetate or acrylic additive to which only water must be added at project site.
Organic Adhesive: ANSI A136.1, Type I.

Grout Materials
Polymer-Modified Tile Grout: ANSI A118.7.

Miscellaneous Materials
Trowelable Underlayments and Patching Compounds: Latex-modified, portland cement-based formulation provided or approved by manufacturer of tile-setting materials for installations indicated.
Grout Sealer: Manufacturer's standard product for sealing grout joints and that does not change color or appearance of grout.

Installation
Fill cracks, holes, and depressions in concrete substrates for tile floors installed with adhesives or thin-set mortar with trowelable leveling and patching compound specifically recommended by tile-setting material manufacturer.
Comply with TCA's "Handbook for Ceramic Tile Installation" for TCA installation methods specified in tile installation schedules. Comply with parts of the ANSI A108 Series "Specifications for Installation of Ceramic Tile" that are referenced in TCA installation methods, specified in tile installation schedules, and apply to types of setting and grouting materials used.

Stone Thresholds: Install stone thresholds in same type of setting bed as adjacent floor unless otherwise indicated. Do not extend waterproofing or crack isolation membrane under thresholds set in dry-set portland cement or latex-portland cement mortar. Fill joints between such thresholds and adjoining tile set on waterproofing or crack isolation membrane with elastomeric sealant.

Grout Sealer: Apply grout sealer to grout joints in tile floors according to grout-sealer manufacturer's written instructions. As soon as grout sealer has penetrated grout joints, remove excess sealer and sealer from tile faces by wiping with soft cloth.

Installation Schedule
Interior Floor Installations, Concrete Subfloor:
Tile Installation F125A: Thin-set mortar on crack isolation membrane; TCA F125A.
Tile Type: To be selected.
Thin-Set Mortar: Latex-portland cement mortar.
Grout: Polymer-modified sanded grout.

ACOUSTICAL PANEL CEILINGS

Acoustical panels.
Suspension systems for ceilings. See reflected ceiling plan legend and finish drawing.

Acoustical Panel
Acoustical Panel Standard: Provide manufacturer's standard panels of configuration indicated that comply with ASTM E1264 classifications as designated by types, patterns, acoustical ratings, and light reflectances, unless otherwise indicated.
Basis-of-Design Product: Subject to compliance with requirements, provide **Armstrong Ultima,** or a product of another manufacturer of equal or better quality and performance as approved by the Architect: by one (1) of the following:
CertainTeed Corp.
USG Interiors, Inc.; Subsidiary of USG Corporation.
Classification: Provide Class A rated panels complying with ASTM E1264 for type, form, and pattern. This is a fire resistive ceiling when used in applicable UL assemblies and tested per ASTM E 119.
Type and Form: Type III, Wet-formed mineral fiber; Form 2, factory applied latex paint.
Pattern: C D (perforated, small holes and fissured).
Color: White.
LR: Not less than 0.82.
NRC: Not less than 0.55.
CAC: Not less than 33.
AC: N/A.
Edge/Joint Detail: Angled Tegular.
Thickness: 5/8-inch.
Suspension Grid face: 9/16-inch.
Suspension System: Prelude.
Modular Size: 24 by 24 inches.
Dimensional Stability: Resistance to sagging in high humidity conditions up to, but not including standing water and outdoor conditions.

Metal Suspension System
Metal Suspension System Standard: Provide manufacturer's standard direct-hung metal suspension systems of types, structural classifications, and finishes indicated that comply with applicable requirements in ASTM C635.
Basis-of-Design Product: Refer to Finish Schedule. Subject to compliance with requirements, provide Armstrong World Industries, Inc.; Or provide a product of another manufacturer of equal or better quality and performance as approved by the Architect: by one (1) of the following:
CertainTeed Corp.
USG Interiors, Inc.; Subsidiary of USG Corporation.
Wide-Face, Capped, Double-Web, Steel Suspension System: Main and cross runners roll formed from cold-rolled steel sheet; prepainted, electrolytically zinc coated, or hot-dip galvanized according to ASTM A653, not less than G30 coating designation; with prefinished 9/16-inch wide metal caps on flanges.
Structural Classification: Heavy-duty system.
End Condition of Cross Runners: Override (stepped) type.
Face Design: Flat, flush.
Cap Material: Aluminum.
Cap Finish: Painted white.
Acoustical Ceiling Panel: Armstrong World Industries, Inc.; Ultima Tegular Fine #1912 or approved owner standard equal.
Wire Hangers, Braces, and Ties: Provide wires complying with the following requirements:.
Zinc-Coated, Carbon-Steel Wire: ASTM A641, Class 1 zinc coating, soft temper.
Size: Select wire diameter so its stress at three (3) times hanger design load (ASTM C635, Table 1, "Direct Hung") will be less than yield stress of wire, but provide not less than 12 gauge or 0.106-inch diameter wire.
Seismic Struts: Manufacturer's standard compression struts designed to accommodate seismic forces.
Seismic Clips: Manufacturer's standard seismic clips designed and spaced to secure acoustical panels in-place.
Hold-Down Clips: Where indicated, provide manufacturer's standard hold-down clips spaced 24 inches o.c. on all cross tees.
Impact Clips: Where indicated, provide manufacturer's standard impact-clip system designed to absorb impact forces against acoustical panels.

Installation
General: Install acoustical panel ceilings to comply with ASTM C636 and seismic design requirements indicated, per manufacturer's written instructions and CISCA's "Ceiling Systems Handbook."
Secure wire hangers to ceiling suspension members and to supports above with a minimum of three tight turns. Connect hangers directly either to structures or to inserts, eye screws, or other devices that are secure and appropriate for substrate and that will not deteriorate or otherwise fail due to age, corrosion, or elevated temperatures.
Install suspension system runners so they are square and securely interlocked with one (1) another. Remove and replace dented, bent, or kinked members.
Install acoustical panels with undamaged edges and fit accurately into suspension system runners and edge moldings.
Scribe and cut panels at borders and penetrations to provide a neat, precise fit.

ARCHITECT:
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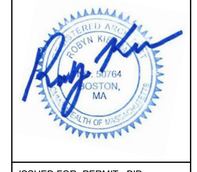
BLANK STREET
97 CHARLES STREET, BOSTON MA, 02114

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:



ISSUED FOR: PERMIT - BID

ISSUED DATE: 08/08/2022

DRAWN BY:KE/CL

CHECKED BY:RK

PROJECT NUMBER: 21618

DRAWING NAME:
SPECIFICATIONS

DRAWING NO.
G006

Plot Date: 8/8/2022 2:42:41 PM Dwg Filename: C:\Users\r_kiernan\Documents\2022-06-29_Blank Street - 97 Charles Street - Boston, MA_RVT2022_rkiernan52VMU.rvt

SURMHFW#3DWD#

ITEM	CODE SECTION(S)	
CONSTRUCTION TYPE	IBC: 601	TYPE 3 B
USE & OCCUPANCY CLASSIFICATION	IBC: 302	(B) BUSINESS
TABULAR ALLOWABLE TENANT AREA	IBC: TABLE 506.2	(B) = 19,000 SF - WITHOUT SPRINKLER SYSTEM
ACTUAL TENANT AREA		= 1,321 SF
FIRE SUPPRESSION	IBC: 903.3.1.1	NOT SPRINKLERED
FIRE DETECTION	IBC: 907	PROVIDED
TOTAL BUILDING OCCUPANT LOAD	IBC: TABLE 1004.1.2	SEE CODE PLAN
COMMON PATH OF TRAVEL	IBC: TABLE 1006.2.1	(B) (75') WITHOUT SPRINKLER SYSTEM
MAX TRAVEL DISTANCE	IBC: TABLE 1017.2	(B) (200') WITHOUT AUTOMATIC SPRINKLER SYSTEM
CORRIDOR WIDTH	IBC: TABLE 1020.2	44", MINIMUM
DEAD END CORRIDOR	IBC: TABLE 1020.4, EXCEPTION 2	(B) NO MORE THEN 20' WITHOUT SPRINKLER SYSTEM
NUMBER OF EXITS	IBC: TABLE 1006.3.1	2 REQUIRED FOR STORIES OF 500 OR LESS OCCUPANTS

OCCUPANCY ANALYSIS

OCCUPANCY CLASS	OCCUPANCY FUNCTION	AREA	LOAD FACTOR	CALCULATED OCCUPANCY
CAFE	ASSEMBLY UNCONCENTRATED	386 SF	1/15	26
BACK OF HOUSE	STORAGE	176 SF	1/300	1
STORAGE	STORAGE	36 SF	1/300	1
				28 TOTAL

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CODE SECTION: TABLE 2902.1.1 - 2902.2

TOTAL CALCULATED OCCUPANTS = (B) # OCC.

OCCUPANCY CLASS		REQ. FIXTURE COUNT		CALC. FIXTURE COUNT		EXISTING		TOTAL	
		MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE
BUSINESS	WATER CLOSETS	1 PER 25 FOR FIRST 50 1 PER 50 FOR THE REMAINDER		1	1	1 (1) UNISEX	1	1 (1) UNISEX	1
BUSINESS	LAVATORIES	1 PER 40 FOR FIRST 80 1 PER 80 FOR THE REMAINDER		1	1	1 (1) UNISEX	1	1 (1) UNISEX	1
BUSINESS	SERVICE SINK	1 SERVICE SINK		1 SERVICE SINK		1		1	

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CALCULATED OCCUPANCY LOAD	ROOM NAME #### SF ### @ ##	ROOM NAME ROOM AREA (SQFT) ROOM OCCUPANT LOAD OCCUPANCY LOAD FACTOR	**1 HOUR RATED WALL ASSEMBLY**
EXIT CAPACITY	10 360	ACTUAL EGRESS LOAD MAXIMUM EGRESS CAPACITY	**2 HOUR RATED WALL ASSEMBLY**
DIRECTION OF EGRESS W/ ACCUMULATED OCCUPANT LOAD	10 37 27	EGRESS PATH START ACCUMULATED OCCUPANT LOAD EGRESS PATH DIRECTION	**MAXIMUM COMMON PATH OF TRAVEL**
HANDICAP ACCESSIBLE ROUTE		ACCESSIBLE ROUTE HEARING ACCESSIBLITY	**MAXIMUM TRAVEL DISTANCE** EXIT ACCESS EXIT DISCHARGE
FIRE EXTINGUISHER	FE	FIRE EXTINGUISHER	**PROJECT SCOPE LIMITS** NIC AREA NOT IN CONTRACT, UNLESS NOTED OTHERWISE

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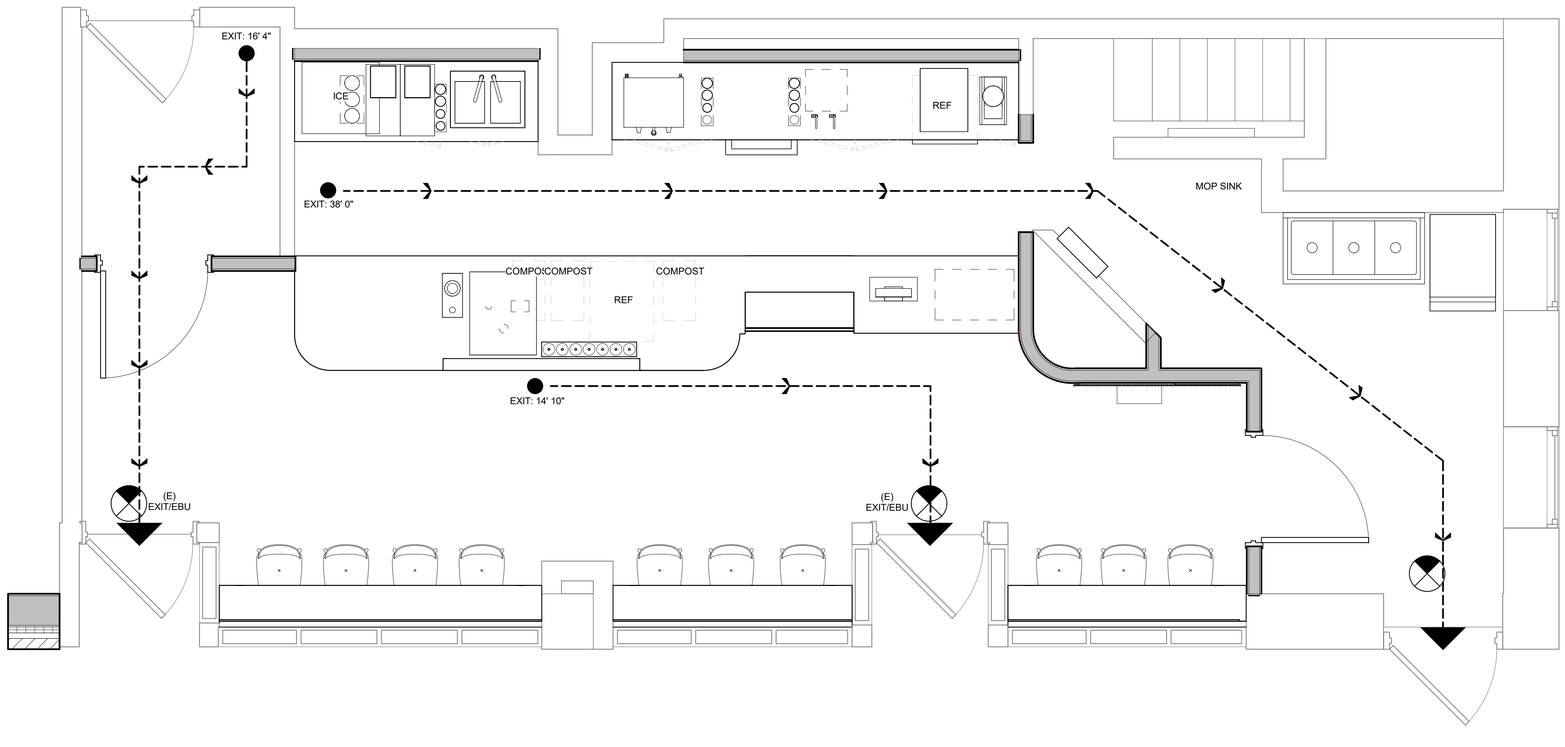
CODE	CODE SECTION(S)
BUILDING CODE	MASSACHUSETTS BUILDING CODE 780 CMR 9TH ED. (2015 INTERNATIONAL BUILDING CODE)
EXISTING BUILDING CODE	2015 INTERNATIONAL EXISTING BUILDING CODE
PLUMBING CODE	MASSACHUSETTS PLUMBING CODE 248 CMR
MECHANICAL CODE	2015 INTERNATIONAL MECHANICAL CODE
ELECTRICAL CODE	2020 MASSACHUSETTS ELECTRICAL CODE 527 CMR
LIFE SAFETY CODE	2015 INTERNATIONAL FIRE CODE WITH MASS AMMENDMENTS
ACCESSIBILITY	MASSACHUSETTS ARCHITECTURAL ACCESS BOARD CODE 521 CMR
ENERGY CODE COMPLIANCE	2018 MA ENERGY CODE, 2015 INTERNATIONAL ENERGY CONSERVATION CODE



1 **LIFE SAFETY PLAN**
1/2" = 1'-0"

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CONSULTANT:
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PHONE: (972) 870-1288

PROJECT:
BLANK STREET
97 CHARLES STREET, BOSTON MA, 02114

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:
ROBYN KIERNAN
08/64
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS

ISSUED FOR: PERMIT - BID
ISSUED DATE: 08/08/2022

DRAWN BY:AH
CHECKED BY:RK
PROJECT NUMBER: 21618

DRAWING NAME:
LIFE SAFETY PLAN

DRAWING NO.
G010

Plot Date: 8/8/2022 2:42:43 PM
Dwg Filename: C:\Users\r_kiernan\Documents\2022-06-29_Blank Street - 97 Charles Street - Boston, MA_RVT2022_rkiernan52VMU.rvt

GHPROLWLRQ#SODQ#JHQHUDO#QRWHV

A. THESE DEMOLITION DIAGRAMS ARE INTENDED TO PROVIDE A SCHEMATIC REPRESENTATION OF DEMOLITION. INFORMATION SHOWN ON THESE DIAGRAMS SHALL NOT LIMIT THE SCOPE OF DEMOLITION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY DEMOLITION AS REQUIRED TO COMPLETE SCOPE OF WORK AS INDICATED BY THE CONTRACT DOCUMENTS. REFER TO G-002 FOR ADDITIONAL DEMOLITION NOTES.

B. G.C. TO FIELD VERIFY ALL DIMENSIONS USING THE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES EXIST, G.C. TO MARK UP DRAWINGS THAT REFLECT THE ACTUAL CONDITION AND FORWARD TO THE ARCHITECT WITH (3) DAYS FOR REVIEW AND CLARIFICATION AS REQUIRED

C. PROTECT EXISTING STRUCTURE AND OTHER BUILDING ELEMENTS TO REMAIN DURING CONSTRUCTION

D. REMOVE EXISTING PARTITIONS SHOWN WITH DASHED LINES. PROVIDE NEW FINISHES AS SCHEDULED AT ALL AREAS OF REMOVAL AND REPAIRS. WALL, CEILING AND FLOOR FINISHES TO MATCH ADJACENT SURFACES

E. PATCH/REPAIR SURFACES AS REQUIRED FOR NEW FINISHES AS SCHEDULED, INCLUDING AREAS THAT WERE PREVIOUSLY OUT OF VIEW THAT ARE EXPOSED BY THIS PROJECT. MATCH EXISTING FINISHES, THIS INCLUDES WORK BY ALL TRADES.

F. CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED ON DRAWINGS OR AS OTHERWISE DIRECTED BY ARCHITECTS.

G. ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE REUSED OR RETURNED TO THE CLIENT OR AS OTHERWISE DIRECTED.

H. CONTRACTOR SHALL REMOVE ALL WALL CONDUITS LEFT AFTER WALL DEMOLITION, INCLUDING SWITCH BOXES, PLATES, BRIDGES, OR ANY OTHER TELEPHONE OR ELECTRICAL WIRING AND EQUIPMENT.

I. IN ALL AREAS WHERE DEMOLITION CAUSES AN UNEVENNESS IN THE SLAB, THE CONTRACTOR SHALL PATCH TO LEVEL THE SLAB TO RECEIVE NEW FINISHED FLOORING.

J. CONTRACTOR SHALL REMOVE BACK TO SOURCE ALL PROJECTING PLUMBING, FLOOR ELECTRICAL AND TELEPHONE OUTLETS, AND ALL OTHER PROJECTING ITEMS WHICH ARE BEING ABANDONED.

K. ALL WORK PERFORMED BY GC SHALL COMPLY WITH ALL LOCAL AND STATE BUILDING CODES

L. ALL EXISTING TO REMAIN SURFACES DAMAGED AS A RESULT OF DEMOLITION (FLOOR SLAB, DEMISING WALLS, WINDOWS, RADIATOR ENCLOSURES, ETC.) SHALL BE REPAIRED TO THE SATISFACTION OF THE ARCHITECT.

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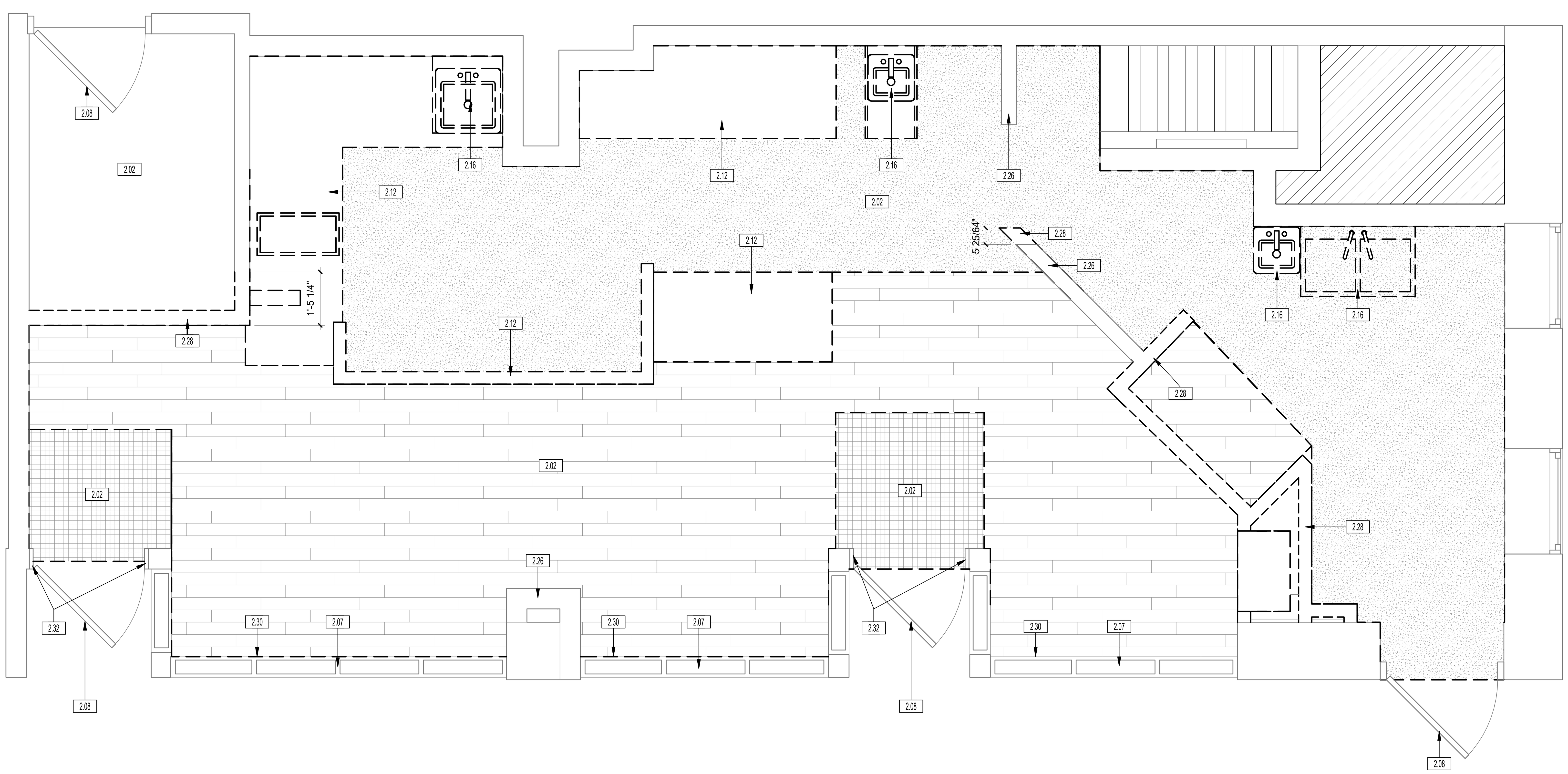
#	DESCRIPTION
2.02	REMOVE ALL EXISTING FLOORING AND WALL BASE.
2.07	EXISTING STOREFRONT TO REMAIN.
2.08	EXISTING DOOR TO REMAIN.
2.12	MILLWORK TO BE REMOVED.
2.16	REMOVE EXISTING PLUMBING FIXTURE.
2.26	EXISTING WALL TO REMAIN.
2.28	REMOVE EXISTING WALL.
2.30	REMOVE EXISTING WOOD PANELING
2.32	REMOVE EXISTING ALUMINUM DOOR FRAME. PREPARE FOR NEW WOOD DOOR FRAME.



1 **DEMOLITION PLAN**
1/2" = 1'-0"

GHPROLWLRQ#OHJHQG

KEYNOTE	##.##
COMPONENT TO BE REMOVED	- - - - - -
COMPONENT TO REMAIN	————
AREA NOT IN CONTRACT	NIC

ARCHITECT:
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architects | interior designers
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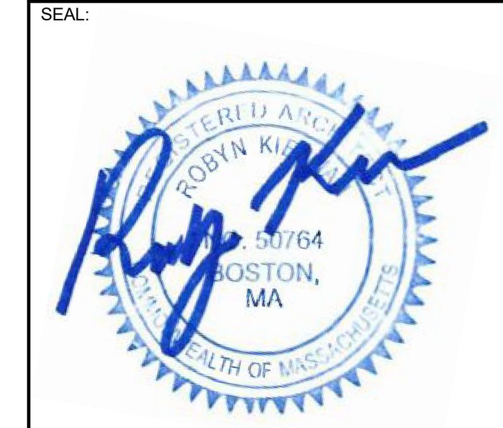
IRVING, TX 75063
PHONE: (972) 870-1288

PROJECT:
BLANK STREET
97 CHARLES STREET, BOSTON MA, 02114

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:



ISSUED FOR: PERMIT - BID
ISSUED DATE: 08/08/2022

DRAWN BY:AH
CHECKED BY:RK
PROJECT NUMBER: 21618

DRAWING NAME:
DEMOLITION PLAN

DRAWING NO.
AD101

Plot Date: 8/8/2022 2:42:20 PM
Dwg Filename: C:\Users\r_kiernan\Documents\2022-06-29_Blank Street - 97 Charles Street - Boston, MA_RVT2022_rkiernan52VMU.rvt

GHPROLWLRQ#SODQ#JHQHUDO#QRWHV

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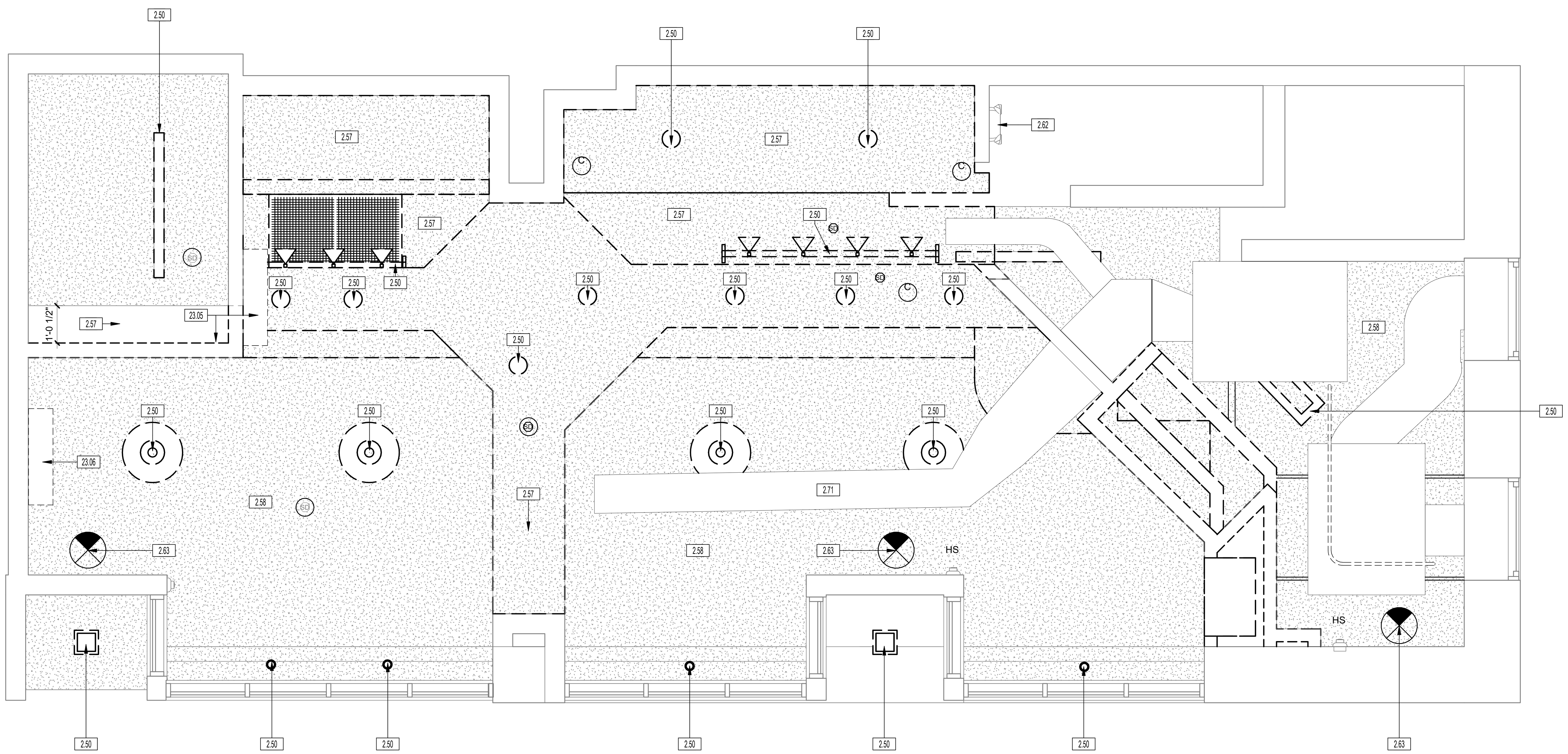
GHPROLWLRQ#NH\QRWHV

#	DESCRIPTION
2.50	REMOVE LIGHTING FIXTURES AND ASSOCIATED ELECTRICAL.
2.57	REMOVE EXISTING GWB CEILING / SOFFIT.
2.58	EXISTING CEILING TO REMAIN. PATCH AND REPAIR AS REQUIRED.
2.62	EXISTING EBUS TO REMAIN. REWIRE AS REQUIRED.
2.63	EXISTING EXIT SIGN TO REMAIN. REWIRE AS REQUIRED.
2.71	REMOVE DUCTWORK - REFER TO MECHANICAL DRAWINGS.
23.05	EXISTING SPLIT SYSTEM HEAD AND CONDENSATE PUMP TO BE RELOCATED, REFER TO MECHANICAL & PLUMBING DRAWINGS.
23.06	EXISTING SPLIT SYSTEM HEAD TO REMAIN.



1 **DEMOLITION REFLECTED CEILING PLAN**
1/2" = 1'-0"

GHPROLWLRQ#OHJHQG

KEYNOTE	##.##
COMPONENT TO BE REMOVED	- - - - - - - -
COMPONENT TO REMAIN	————
AREA NOT IN CONTRACT	NIC

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CONSULTANT:
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PHONE: (972) 870-1288

PROJECT:
BLANK STREET
97 CHARLES STREET, BOSTON MA, 02114

REVISIONS

NO.	DATE	DESCRIPTION

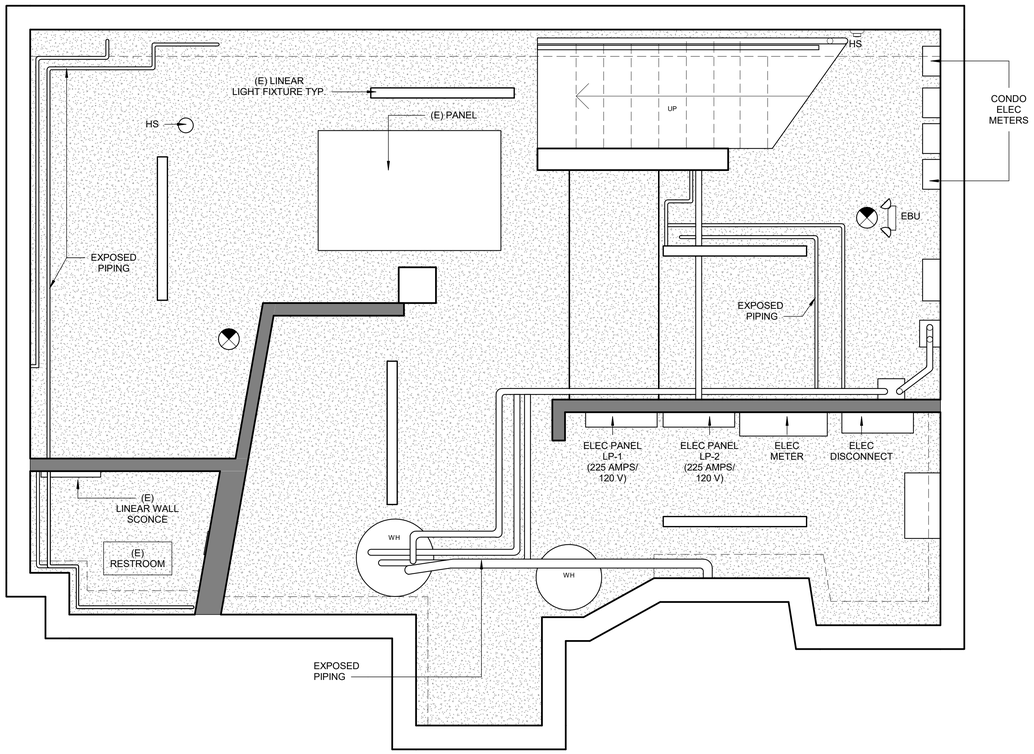
SEAL:

ISSUED FOR: PERMIT - BID
ISSUED DATE: 08/08/2022
DRAWN BY:AH
CHECKED BY:RK
PROJECT NUMBER: 21618

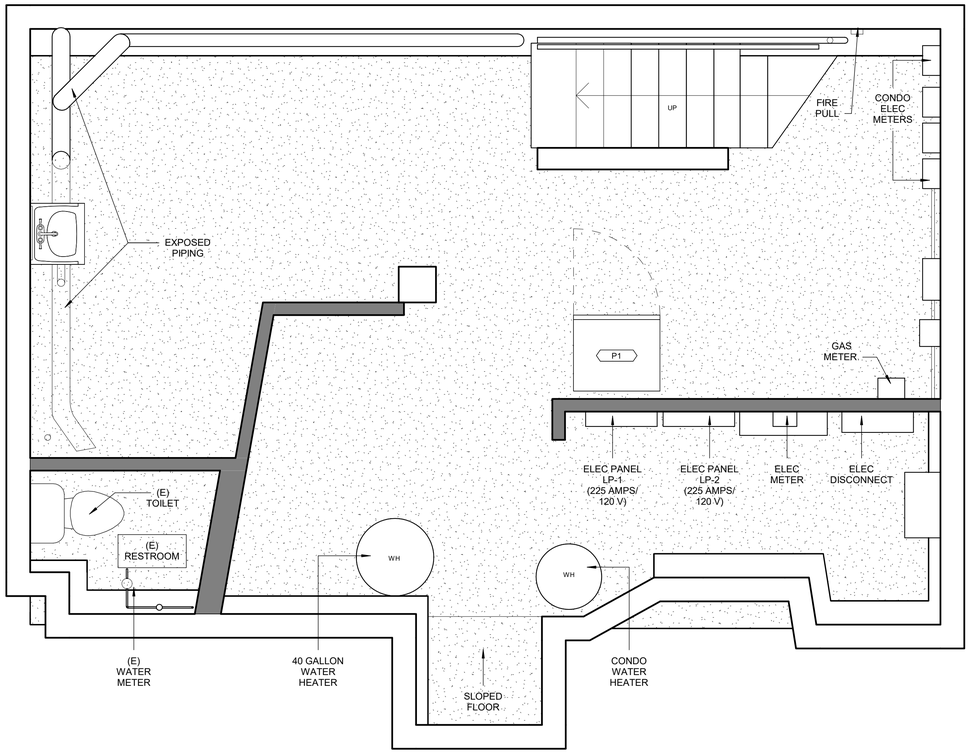
DRAWING NAME:
DEMOLITION REFLECTED CEILING PLAN

DRAWING NO.
AD111

Plot Date: 8/8/2022 2:42:27 PM Dwg Filename: C:\Users\r_kiernan\Documents\2022-06-29_Blank Street - 97 Charles Street - Boston, MA_RVT2022_rkiernan52VMU.rvt



2 BASEMENT REFLECTED CEILING PLAN
1/2" = 1'-0"



1 BASEMENT CONSTRUCTION PLAN
1/2" = 1'-0"

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BLANK STREET

97 CHARLES STREET, BOSTON MA, 02114

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

ISSUED FOR: PERMIT - BID

ISSUED DATE: 08/08/2022

DRAWN BY:KE

CHECKED BY:RK

PROJECT NUMBER: 21618

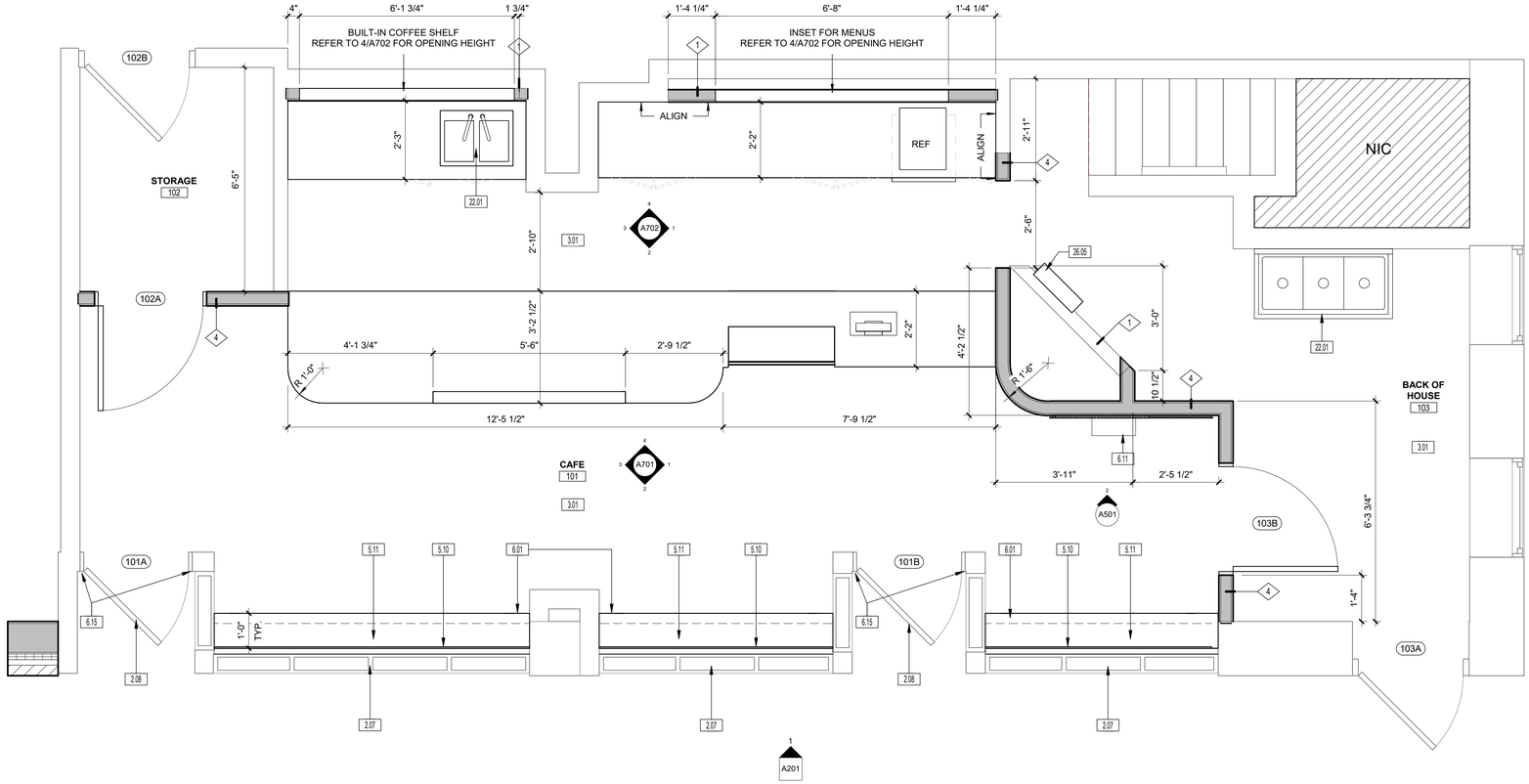
DRAWING NAME:

BASEMENT PLAN & RCP

DRAWING NO.

A100

Plot Date: 8/8/2022 2:41:31 PM Dwg Filename: C:\Users\r_kiernan\Documents\2022-06-29_Blank Street - 97 Charles Street - Boston, MA_RVT2022_rkiernan52VMU.rvt



1 CONSTRUCTION PLAN
1/2" = 1'-0"

RYHUDOO#SODQ#WHQHUDO#QRWHV

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. ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF ARCHITECT. FAILURE TO DO SO MAY RESULT IN THE REDO OF FINISHED WORK THAT DOES NOT ADHERE TO THE INTENT OF THE CONTRACT DOCUMENT.

E. DO NOT SCALE THE DRAWING. USED FIGURED DIMENSIONS ONLY. LARGE SCALE DETAILS GOVERN OVER THE SMALL SCALE. ARCHITECTS SHALL BE NOTIFIED OF ANY DISCREPANCIES ON THE DRAWINGS.

F. COORDINATE THE ARCHITECTURAL DRAWINGS WITH MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER DRAWINGS.

G. ALL INTERIOR CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES IN PLACE IN THE LOCATION OF THE WORK. CORRIDORS AND ALL OTHER CLEARANCES SHOULD BE CHECKED WITH ARCHITECT PRIOR TO THE FABRICATION OF ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING AS REQUIRED AT HIS OWN EXPENSE.

H. ALL ROUGH CARPENTRY WOODWORK SHALL BE TREATED FOR FIRE RETARDATION WITH U.L. APPROVED MATERIAL. FLAME SPREAD RATING NOT TO EXCEED 25.

I. CONTRACTOR SHALL FURNISH AND INSTALL NEW ACCESS DOORS WHEREVER REQUIRED FOR PLUMBING, ELECTRICAL, HVAC, SPRINKLER, ETC SYSTEMS FOR WORK ACCESS AND MAINTENANCE. COORDINATE WITH ARCHITECT ON LOCATION FOR ACCESS DOORS.

J. NEW WALLS ARE DIMENSIONED TO THE FINISH FACE OF WALL THICKNESS UNLESS OTHERWISE NOTED. ALL GYPSUM BOARD TO BE 5/8" THICK, UNLESS OTHERWISE NOTED. GREEN BOARD TO BE USED IN TOILETS WHERE PAINT IS USED AND DUROCK IN TOILETS WHERE TILE IS USED.

K. ALL THEREAFTER SOUND ATTENUATING BLANKETS SHALL BE A MINIMUM OF 2" THICK FOR 2 1/2" STUDS, 4" THICK FOR 3 5/8" & 4" STUDS AND 6" THICK FOR 6" STUDS UNLESS OTHERWISE NOTED.

L. CONTRACTOR TO SUPPLY AND INSTALL 3/4" F.R. BLOCKING OR APPROVED METAL FLAT STOCK BEHIND ALL GYP. G.C. SHALL COORDINATE WITH MILLWORKER FOR REQUIRED LOCATIONS & ADEQUACY OF BLOCKING REQUIREMENTS AND PROVIDE ALL SUCH BLOCKING PRIOR TO CLOSING UP ANY AND ALL WALLS, COLUMNS, ETC. TO MEET SUCH REQUIREMENTS. SEE FURNITURE AND MILLWORK SHOP DRAWINGS FOR ALL FIXTURE INFORMATION.

M. PATCH AND REPAIR OR REPLACE ALL EXISTING AND NEW MILLWORK DAMAGED BY CONSTRUCTION.

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#	DESCRIPTION
2.07	EXISTING STOREFRONT TO REMAIN.
2.08	EXISTING DOOR TO REMAIN.
3.01	INSTALL SELF LEVELING COMPOUND, ARDEX OR EQUAL AS REQUIRED IN PREPARATION FOR FLOOR TILE INSTALLATION.
5.10	NEW WOOD WAINSCOTING BELOW STOREFRONT PAINTED PT-03.
5.11	8" X 8" BUILT FOOT SHELF TL-05 TOP AND SIDE.
6.01	BUILT IN WOOD COUNTER TOP (WD-01). REFER TO DETAILS ON A801.
6.11	MERCHANDISE PEG BOARD. REFER TO DETAILS ON A501.
6.15	NEW WOOD DOOR FRAME TO MATCH EXISTING.
22.01	NEW PLUMBING FIXTURE. SEE PLUMBING DRAWINGS
26.05	EXISTING FIRE ALARM PANEL TO REMAIN. ADJUST PLACEMENT ALONG WALL AS REQUIRED.

SODQ#DHJHQG

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

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PROJECT:
BLANK STREET
97 CHARLES STREET, BOSTON MA, 02114

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:


ISSUED FOR: PERMIT - BID
ISSUED DATE: 08/08/2022

DRAWN BY:KE
CHECKED BY:RK
PROJECT NUMBER: 21618

DRAWING NAME:
CONSTRUCTION PLAN

DRAWING NO.
A101

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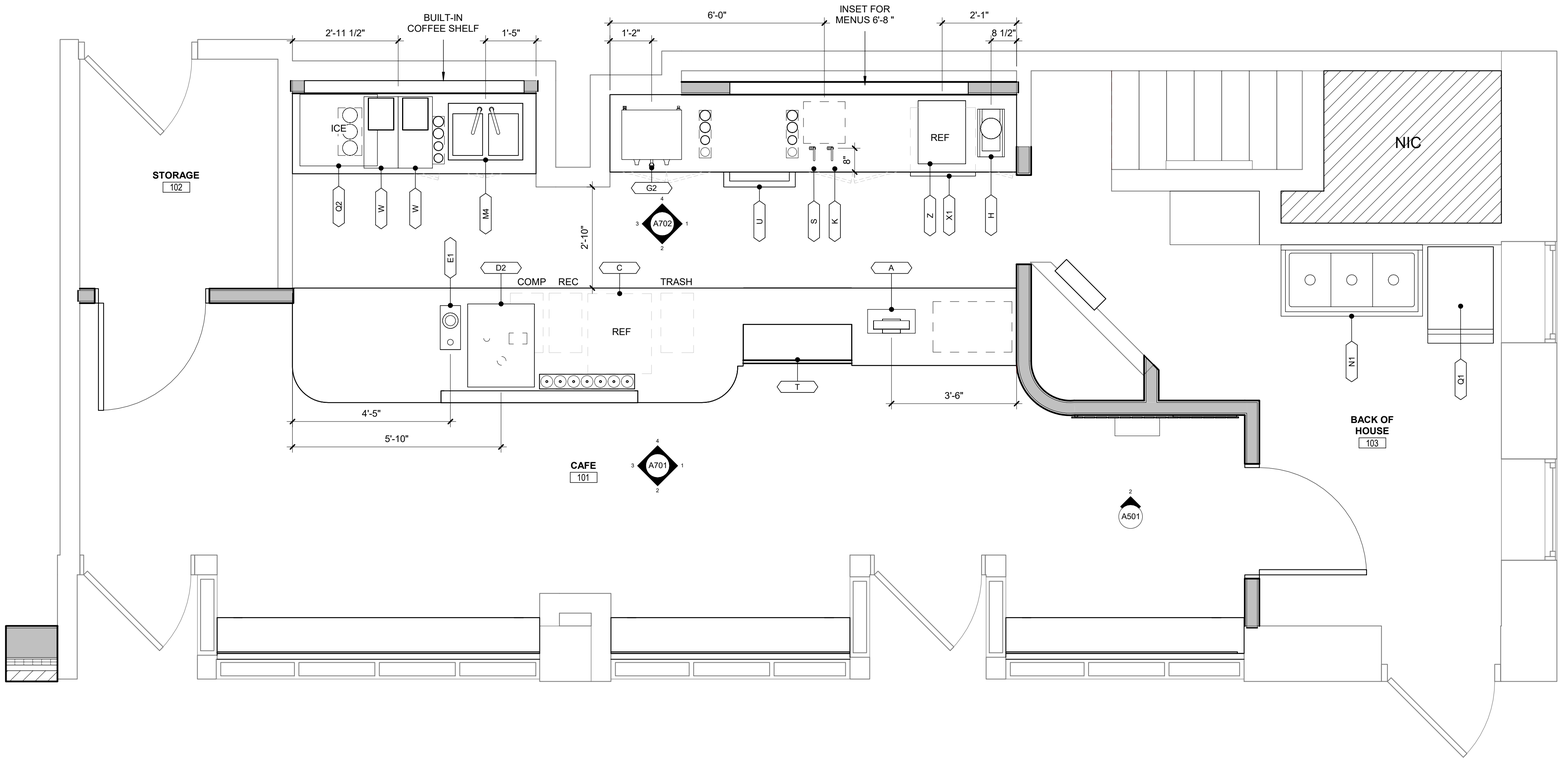
EQUIPMENT SCHEDULE

EQ MARK	EQUIPMENT NAME	MANUFACTURER	MODEL NUMBER	FINSIH	DIMENSIONAL NOTES	ADDITIONAL NOTES
						D40
A	REGISTER/PONT OF SALE	SQUARE	-	-	-	
C	UNDERCOUNTER ESPRESSO REFRIGERATOR	GALAXY EQUIPMENT	177DEGRTRBLK	BLACK	21 3/8"W X 26.7/8"D X 33 1/4" H	115V, 1 9A, 60HZ
D2	ESPRESSO MACHINE (SHOTMASTER)	EVERSYS	SHOTMASTERS/CLASSIC	-	22.05"W X 25.59" D X 29.25"H	UNDERCOUNTER GROUNDS COLLECTION BIN. SEE CUT SHEET FOR ADDITIONAL REQUIREMENTS.
E1	PITCHER RINSER	BARISTA BASICS	EPPR714	STAINLESS STEEL	7" X 15"	SMALL PITCHER RINSER, 15-30 PSI RECOMMENDED WATER PRESSURE
G2	G4TP2T10A3100	CURTIS			TWIN COFFEE BREWER	
H	COFFEE GRINDER	MAHLKONIG	EK443	-	9"W X 16"D X 30"H	2.2 LB HOPPER CAPACITY
K	COLD BREW TAP					PROVIDE WITH COLD BREW PUMP
M4	2 COMP SINK	REGENCY	600FD48BLL	STAINLESS STELL	25"W X 19"D X 10"H (BOWL 10"W X 10"D X 14"H)	
N1	3-COMP SINK	REGENCY	600S31014X	STAINLESS STEEL	39"W X 19 1/2"D X 43 3/4" H	
P1	REFRIGERATOR	AVANTCO	A-19R-HC	STAINLESS STEEL	29"W X 25 1/2"D X 82 1/2"H	BOH. 15.6 CU FT CAPACITY
Q1	ICE MAKER	HOSHIZAKI	KM-350MAJ	-	22"W x 32.3"D x 74"H	BOH. 24 HR YIELD: 393 LB; BIN CAPACITY: 500
Q2	ICE MAKER - UNDERCOUNTER	AVANTCO	UC-280-FA	-	26"W x 27"D x 38 3/16"H	FOH, UNDERCOUNTER. 11.2 CU FT CAPACITY. ONLY USED IN SELECT LOCATIONS.
S	COLD WATER TAP	KRAUS PURITA	FF-100CH	MATTE BLACK		SINGLE LEVER HANDLE WATER DISPENSER FAUCET
T	REFRIGERATED SELF SERVICE COUNTER CASE	OASIS	CO3324R	BLACK	36-1/4"L x 24-1/8"D x 33-3/4"H	
U	UNDERBAR ICE BIN	REGENCY	600IB1824KTM	STAINLESS STEEL	24"W x 18 1/2"D X 29"H	
W	BLENDER	VITAMIX	36019	-	8.5"W x 18"D x 10.7"H	120V, 50-60 HZ. 15A
X1	UNDERCOUNTER REFRIGERATOR	SUMMIT	FF63B	BLACK	23.63"W X 23"D X 32.63"H	
Z	HIGH SPEED OVEN	MERRYCHEF	EIKON E1S	BLACK	16"W x 31.2"D x 23.2"H	



1 **FOOD SERVICE PLAN**
1/2" = 1'-0"

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. ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF ARCHITECT. FAILURE TO DO SO MAY RESULT IN THE REDO OF FINISHED WORK THAT DOES NOT ADHERE TO THE INTENT OF THE CONTRACT DOCUMENT.

E. DO NOT SCALE THE DRAWING. USED FIGURED DIMENSIONS ONLY. LARGE SCALE DETAILS GOVERN OVER THE SMALL SCALE. ARCHITECTS SHALL BE NOTIFIED OF ANY DISCREPANCIES ON THE DRAWINGS.

F. COORDINATE THE ARCHITECTURAL DRAWINGS WITH MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER DRAWINGS.

G. ALL INTERIOR CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES IN PLACE IN THE LOCATION OF THE WORK. CORRIDORS AND ALL OTHER CLEARANCES SHOULD BE CHECKED WITH ARCHITECT PRIOR TO THE FABRICATION OF ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING AS REQUIRED AT HIS OWN EXPENSE.

H. ALL ROUGH CARPENTRY WOODWORK SHALL BE TREATED FOR FIRE RETARDATION WITH U.L. APPROVED MATERIAL. FLAME SPREAD RATING NOT TO EXCEED 25.

I. CONTRACTOR SHALL FURNISH AND INSTALL NEW ACCESS DOORS WHEREVER REQUIRED FOR PLUMBING, ELECTRICAL, HVAC, SPRINKLER, ETC SYSTEMS FOR WORK ACCESS AND MAINTENANCE. COORDINATE WITH ARCHITECT ON LOCATION FOR ACCESS DOORS.

J. NEW WALLS ARE DIMENSIONED TO THE FINISH FACE OF WALL THICKNESS UNLESS OTHERWISE NOTED. ALL GYPSUM BOARD TO BE 5/8" THICK, UNLESS OTHERWISE NOTED. GREEN BOARD TO BE USED IN TOILETS WHERE PAINT IS USED AND DUROCK IN TOILETS WHERE TILE IS USED.

K. ALL THEREAFTER SOUND ATTENUATING BLANKETS SHALL BE A MINIMUM OF 2" THICK FOR 2 1/2" STUDS, 4" THICK FOR 3 5/8" & 4" STUDS AND 6" THICK FOR 6" STUDS UNLESS OTHERWISE NOTED.

L. CONTRACTOR TO SUPPLY AND INSTALL 3/4" F.R. BLOCKING OR APPROVED METAL FLAT STOCK BEHIND ALL GYP. G.C. SHALL COORDINATE WITH MILLWORKER FOR REQUIRED LOCATIONS & ADEQUACY OF BLOCKING REQUIREMENTS AND PROVIDE ALL SUCH BLOCKING PRIOR TO CLOSING UP ANY AND ALL WALLS, COLUMNS, ETC. TO MEET SUCH REQUIREMENTS. SEE FURNITURE AND MILLWORK SHOP DRAWINGS FOR ALL FIXTURE INFORMATION.

M. PATCH AND REPAIR OR REPLACE ALL EXISTING AND NEW MILLWORK DAMAGED BY CONSTRUCTION.

KEYNOTE

##.##

PROPOSED WALLS

NEW MTL STUD WALL
NEW WD STUD WALL
NEW CMU WALL
NEW BRICK WALL

EXISTING COMPONENT TO REMAIN

EXISTING WALL

AREA NOT IN CONTRACT

NIC

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PROJECT:

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DRAWN BY:AH
CHECKED BY:RK
PROJECT NUMBER: 21618

DRAWING NAME:
FOOD SERVICE PLAN

DRAWING NO.
A102

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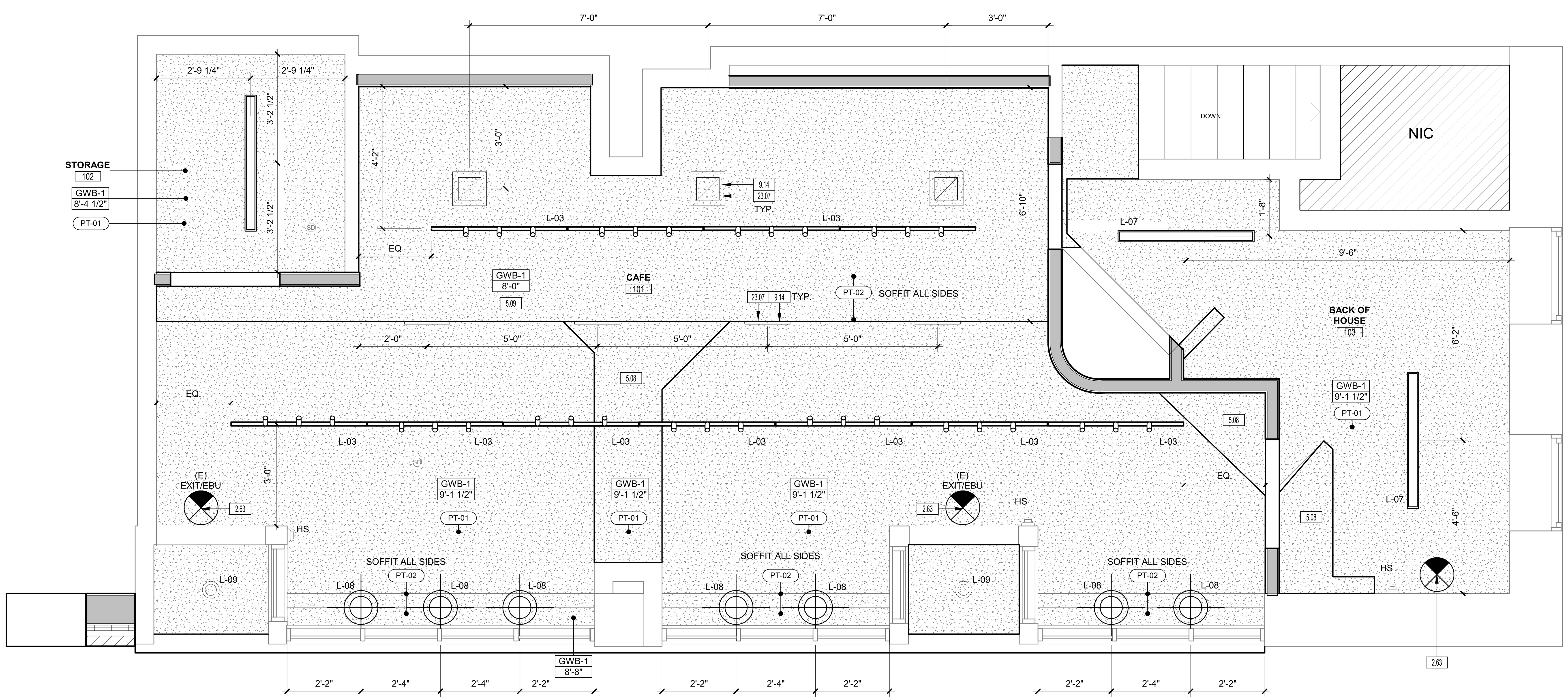

1 REFLECTED CEILING PLAN
1/2" = 1'-0"

JHQHUDO#FHLOLQJ#QRWHV

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

B. ALL FIXTURES TO BE INSTALLED IN ACT CEILINGS TO BE CENETERED IN CEILING GRID (UNO).

C. 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.

D. CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACES.

E. ALIGN ALL CEILING GRIDS WITHIN ROOM UNLESS OTHERWISE NOTED.

F. SEE FINISH SCHEDULE FOR ADDITIONAL CEILING INFO.

G. NOTIFY ARCHITECT OF ANY DISCREPENSIES BETWEEN THIS REFLECTED CEILING PLAN AND ENGINEERING DRAWINGS FOR CLARIFICATIONS.

H. CONTRACTOR SHALL VERIFY ALL CEILING PLENUM CONDITIONS TO ASSURE CLEARANCE OF DUCTWORK, PIPING OBSTRUCTION, AND THE LOCATIONS OF THE LIGHT FIXTURES SHOWN TO COORDINATE WITH THE CEILING HEIGHTS AS SPECIFIED. CONTRACTOR SHALL PROVIDE VERTICAL CEILING TRANSITIONS WITH GYPSUM BOARD AND METAL SHADOW MOLDING WHERE LOWER CEILINGS ARE REQUIRED DUE TO CLEARANCE PROBLEMS.

I. CONTRACTOR SHALL VERIFY THAT ADEQUATE SERVICES ARE AVAILABLE FOR THE WORK SPECIFIED, AND SHALL NOTIFY ARCHITECT IMMEDIATELY IF SERVICE IS NOT ADEQUATE FOR CONSTRUCTION.

J. CONTRACTOR SHALL SUPPLY AND ASSIST IN THE LOCATION OF ALL GYPSUM BOARD CEILING ACCESS PANELS REQUIRED AND NOTIFY ARCHITECT OF LOCATIONS PRIOR TO INSTALLATION. ACCESS PANELS SHALL BE AS MANUFACTURED BY "INTEXFORMS INC. OR APPROVED EQUAL. SIZE OF ACCESS PANELS SHALL BE COORDINATED IN FIELD. ACCESS PANEL FRAMES SHALL BE TAPED AND SPACKLED. PROVIDE ANY AND ALL BLOCKING AS REQUIRED.

K. CONTRACTOR SHALL SUBMIT SPRINKLER PLAN LAYOUT FOR APPROVAL BY ARCHITECT. ANY DEVIATION FROM PLAN DURING CONSTRUCTION MUST BE BROUGHT TO THE ATTENTION OF ARCHITECT IMMEDIATELY FOR APPROVAL.

L. CEILING HEIGHTS ARE DIMENSIONED IN RELATIONSHIP TO FINISHED FLOOR.

M. EMERGENCY LIGHTS SHALL BE INSTALLED ON A SEPARATE CIRCUIT. REFER TO ENGINEERING DRAWINGS FOR EMERGENCY LIGHT LOCATIONS. COORDINATE LOCATIONS WITH ARCHITECT & ARCHITECTURAL REFLECTED CEILING PLAN, AND WITH ENGINEERING DRAWING FOR CIRCUITS AND FIRE ALARM SYSTEM.

N. REFER TO ENGINEERING DRAWINGS FOR LOCATIONS OF NEW AIR SUPPLY AND RETURN AIR GRILLES. COORDINATE WITH ARCHITECT FOR FINAL PLACEMENT.

O. PROVIDE EXPANSION JOINTS IN GYP. BD. SOFFIT AND FASCIAS AS REQUIRED. EXPANSION JOINT TO BE 'PITTCON' 'U' SHAPE, TAPED AND SPACKLED AT 25 FEET ON CENTER MIN. ARCHITECT TO ASSIST IN LOCATION OF JOINTS.

P. PROVIDE EXIT SIGNS AS SHOWN ON PLAN, GC TO SUBMIT EXIT SIGN CUT SHEET FOR ARCHITECT APPROVAL, GC TO COORDINATE LOCATION OF ALL EXIT SIGN. WITH ARCHITECT FOR FINAL APPROVAL.

Q. CONTRACTOR TO PROVIDE ADAQUATE BLOCKING OF ALL WALL MOUNTED LIGHTING FIXTURES.

R. REFER TO ELECTRICAL DRAWINGS FOR EM/NL LOCATION

JHQHUDO#FHLOLQJ#NH\QRWHV

#	DESCRIPTION
2.63	EXISTING EXIT SIGN TO REMAIN. REWIRE AS REQUIRED.
5.08	INFILL / ALIGN GWB CEILING TO MATCH EXISTING.
5.09	NEW GWB SOFFIT.
9.14	PAINT HVAC REGISTERS TO MATCH CEILING.
23.07	NEW HVAC SUPPLY REGISTER. REFER TO MECHANICAL DRAWINGS.

OLJKW#IL[WXUH#VFKHGXOH

NOTE: ALL LAMP COLOR TEMPERATURE TO BE 3000K U.O.N

TAG	MANUFACTURER	MODEL #
L-01	MARSET	AMBRASIA 180
L-02	MARSET	AMBRASIA 210
L-03	HAMPTON BAY	3 LIGHT W/ 4' LINEAR TRACK
L-04	LITHONIA LIGHTING	CPX 2X2, 4000LM
L-05	CRISP SCONCE	CR-WS-S10-AA04-35-120-TR-LINE-IP20, WHITE; BLACK ANODIZED, 3500K; 110-120V
L-06	&TRADITION	FLOWERPOT - VERNER PANTON 1968; 220-240V-50Hz; 300cm/118.1in, MATT BLACK B.O. FIXTURE @ 7'-0" AFF
L-07	LITHONIA LIGHTING OR APPROVED EQUAL	CLX L48 3000LM SEF RDL MVOLT GZ10 30K 90 CRI WH WITH CLXANGBKT

UHIOHFWHG#FHLOLQJ#SODQ#OHJHQG

KEYNOTE	##.##
CEILING INFORMATION	ACT-1 ← CEILING TYPE; X'-X" ← 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

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REVISIONS		
NO.	DATE	DESCRIPTION

SEAL:

ISSUED FOR: PERMIT - BID
ISSUED DATE: 08/08/2022

DRAWN BY:AH
CHECKED BY:RK
PROJECT NUMBER: 21618

DRAWING NAME:
REFLECTED CEILING PLAN

DRAWING NO.
A111

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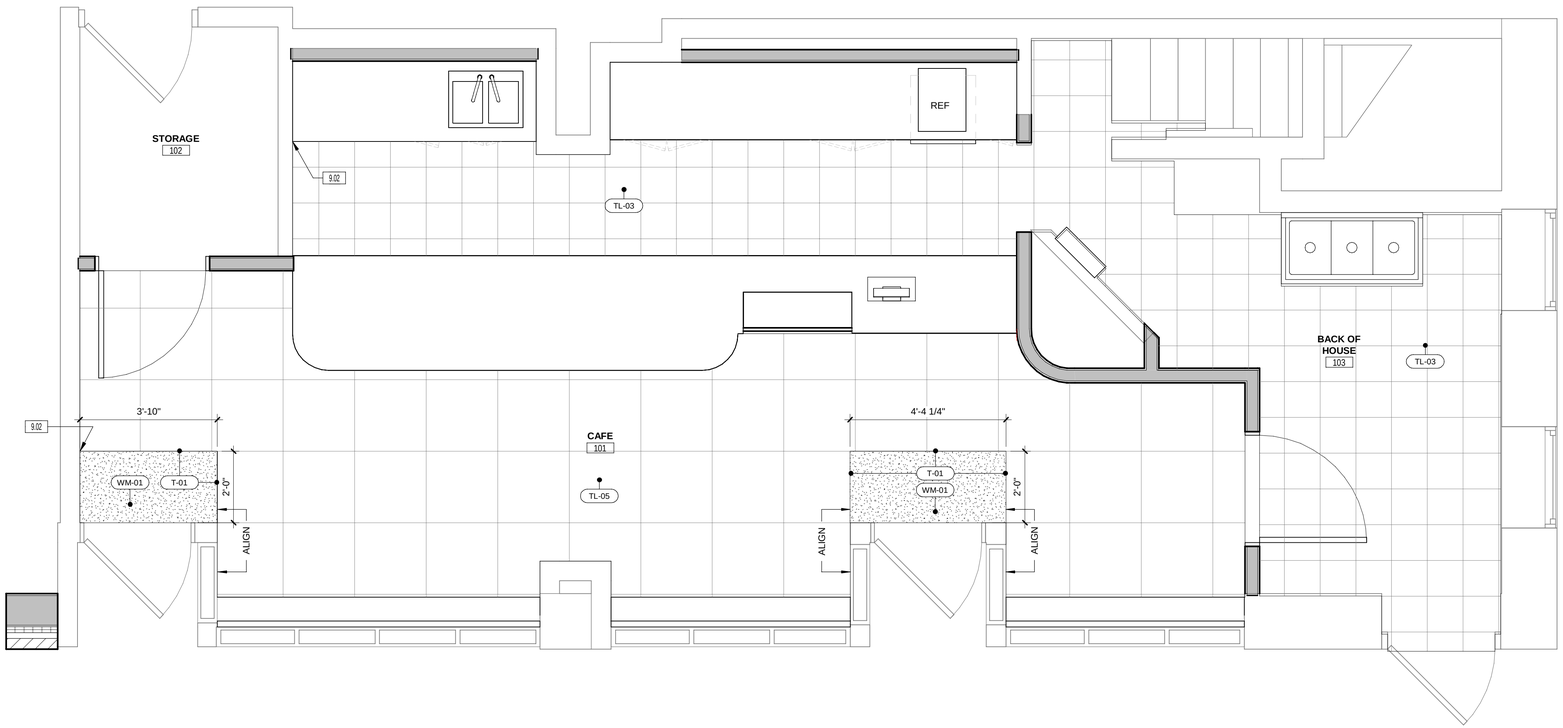
INTERIOR FINISH IDENTIFICATION LEGEND

ID	DESCRIPTION	MANUFACTURER	STYLE NAME	STYLE COLOR	SIZE	SPECIAL INFO	Sorting
BACKSPLASH							
B-01	BACKSPLASH	CLARUS	ULTRA Z BAR MOUNT		48"	FIT TO SIZE	BACKSPLASH
BASE							
WB-1	WALL BASE	TARKETT		63 BURNT UMBER	4" TOE		BASE
WB-2	WALL BASE	WHITE OAK OR MAPLE	PAINTED PT-03	2128-10	4" H	IN FRONT OF HOUSE ONLY	BASE
COUNTERTOP							
SS-01	SOLID SURFACE	CORIAN		RAIN CLOUD		PROVIDE CONTROL SAMPLE FOR CLIENT	COUNTERTOP
FABRIC							
FB-01	FABRIC	CARNEGIE	HIDE	6514	-	FLAMMABILITY: CAL 117-2013, NFPA 260 CLASS 1	FABRIC
FLOOR							
CPT-1	CARPET	SHAW CONTRACT	SWIFT TILE	TRAVERSE 14557	24" X 24"		FLOOR
T-01	TRANSITION STRIP	DURAL	1/2" REDUCER	BRUSHED STAINLESS/ BRUSHED CHROME			FLOOR
TL-03	TILES	FLOOR & DECOR	SILK BLACK CERAMIC TILE	MATTE	13"X13"	GROUT: MAPEI 47 CHARCOAL	FLOOR
TL-04	TILES	CREATIVE MATERIALS	BOON & BEAMING	MOSS	4"X4"	GROUT: MAPEI 111 SILVER GREY	FLOOR
TL-05	TERRAZZO TILE	CREATIVE MATERIALS	INTERPLAY	LIGHT GRAY AGGREGATE	24"X24"	GROUT: MAPEI 47 CHARCOAL	FLOOR
WM-01	WALK OFF MAT	SHAW CONTRACT	ALL ACCESS 5T414	STRIDE 14505	18"X18"		FLOOR
MILLWORK							
PL-01	LAMINATE	ABET LAMINATE	-	BLACK SEI	-	ALL LOCATIONS TO BE CONFIRMED BY CLIENT	MILLWORK
WD-01	WOOD	WHITE OAK	MINWAX NATURAL 209	MINWAX OIL BASED	5/4" X 6" X 96"	REFER TO DETAILS	MILLWORK
WD-02	WOOD	WHITE OAK	MINWAX NATURAL 209	MINWAX OIL BASED	.25" X 1"	REFER TO DETAILS	MILLWORK
WD-03	WOOD	WHITE OAK	MINWAX NATURAL 209	MINWAX OIL BASED	PANEL	REFER TO DETAILS	MILLWORK
WALL							
PT-01	PAINT	BENJAMIN MOORE	DOVE WHITE	OC-17	-	ALL LOCATIONS TO BE CONFIRMED BY BLANK STREET	WALL
PT-02	PAINT	BENJAMIN MOORE	ADIRONDACK GREEN	453	-	ALL LOCATIONS TO BE CONFIRMED BY BLANK STREET	WALL
PT-03	PAINT	BENJAMIN MOORE	BLACK BEAUTY	2128-10	-	ALL LOCATIONS TO BE CONFIRMED BY BLANK STREET	WALL
PT-04	PAINT	BENJAMIN MOORE	FROSTED TOFFEE	988	-	ALL LOCATIONS TO BE CONFIRMED BY BLANK STREET	WALL
PT-05	PAINT	BENJAMIN MOORE	CEDAR PATH	454	-	ALL LOCATIONS TO BE CONFIRMED BY BLANK STREET	WALL
T-02	TRANSITION STRIP	DURAL	1/2" L	BRUSHED STAINLESS/ BRUSHED CHROME		ALL TOP & OUTSIDE CORNERS	WALL
TL-01	TILES	CREATIVE MATERIALS	WHITE ICE	MATTE	4"X4"	GROUT: MAPEI 47 CHARCOAL	WALL

FINISH SCHEDULE

RM #	ROOM NAME	FLOOR	BASE	WALLS N.	WALLS E.	WALLS S.	WALLS W.	NOTES
101	CAFE	WM-01 / TL-05	WB-02	TL-01 / TL-04 / PT-04	PT-02 / PT-04	PT-02	PT-02 / PT-04	
102	STORAGE	TL-04	WB-01	PT-01	PT-01	PT-01	PT-01	
103	BACK OF HOUSE	TL-04	WB-01	PT-01	PT-01	PT-01	PT-01	



1 **FINISH PLAN**
1/2" = 1'-0"

FINISH PLAN GENERAL NOTES

A. REFER TO SHEET A130 FOR FINISH SCHEDULE AND FINISHES LEGEND.

B. ALL WALLS, FACIAS & SOFFITS TO BE TAPED, SPACKLED AND SANDED SMOOTH, AS REQUIRED, TO RECEIVE NEW PAINT OR WALL COVERING. ALL HARDWARE TO BE PROPERLY PROTECTED FROM PAINT SPLATTER AND DRIPS.

C. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL INSTALLED MATERIAL. ANY DAMAGE RESULTING FROM INADEQUATE PROTECTION SHALL BE REPAIRED AND/OR REPLACED AT CONTRACTOR'S EXPENSE.

D. CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL INSTALLED MATERIAL. ANY DAMAGE RESULTING FROM INADEQUATE PROTECTION SHALL BE REPAIRED AND/OR REPLACED AT CONTRACTOR'S EXPENSE.

E. ALL METAL DOOR FRAMES TO BE PAINTED THE SAME COLOR AS ADJACENT WALL (UNLESS OTHERWISE NOTED) IN SEMI-GLOSS FINISH.

F. ALL GYPSUM BOARD CEILINGS AND SOFFITS TO BE PAINTED FLAT FINISH. ALL CONVECTORS TO BE PAINTED SEMI-GLOSS, UNLESS OTHERWISE NOTED.

G. CONTRACTOR TO SUBMIT (3) SHOP DRAWINGS AND (3) FINISH SAMPLES FOR ALL MILLWORK ITEMS, TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING AND FABRICATION.

H. SUBMIT (3) 12" X 12" SAMPLES OF ALL FINISHES FOR ARCHITECT'S APPROVAL PRIOR TO PURCHASE AND INSTALLATION

I. FINISH ALL CLOSETS WITH SAME FLOORING AND BASE AS ADJACENT AREA; UNLESS OTHERWISE NOTED.

J. PROVIDE TRANSITION STRIPS, AS REQUIRED, AT ALL CHANGES IN FLOORING ALL TRANSITION STRIPS BY SCHLUTER, 1/8" IN ALUMINUM FINISH.

K. CONTRACTOR SHALL RESERVE ORDER SPECIFIED MATERIAL TO AVOID DELAYS. IE: CARPET, PLASTIC LAMINATE, LIGHTING.

L. FLOORING CONTRACTOR SHALL CHECK ALL DIMENSIONS IN FIELD PRIOR TO SUBMITTING PROPOSALS FOR INSTALLATION.

M. CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY AND ALL DISCREPANCIES IN FIELD FOR CLARIFICATION BEFORE CONTINUING ANY WORK.

N. MATERIAL TRANSITIONS: 'SCHLUTER' STRIPS, MODEL SCHIENE 3/8" ANODIZED ALUMINUM TRANSITION STRIPS TO SEPARATE CARPET, TILE & VINYL AT DOOR AND OPEN AREA TRANSITIONS.

O. INSTALL LATCRETE 9235 WATERPROOFING/ ANTI FRACTURE MEMBRANE BEHIND GLASS TILES WHERE GLASS TILES ARE SPECIFIED PRIOR TO TILE INSTALLATION.

P. WALL TO RECIEVE PT-01 U.O.N.

Q. DOOR TO RECIEVE PT-02 U.O.N.

R. ALL CEILINGS TO RECIEVE PT-01 U.O.N.

S. PRIVDE TILE GROUNT SAMPLE FOR APPROVAL

T. ALL WET AREAS WALL TO RECIEVE WATER PROOF MEMBRANES (LATICRETE SYSTEM #9235) U.O.N.

FINISH PLAN KEYNOTES

#	DESCRIPTION
9.02	TILE START POINT

FINISH PLAN FLOOR FINISHES LEGEND

TILE

TL-03 TL-05

FINISH PLAN SYMBOL LEGEND

KEYNOTE	##.##
FINISHES INDICATOR	101 / WB-1 / CPT-1 — ROOM NUMBER; WALL BASE SELECTION; FLOOR FINISH SELECTION
FLOORING DIRECTION	⟷
FLOORING SEAM	– – – – – – – – – –
AREA NOT IN CONTRACT	NIC

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97 CHARLES STREET, BOSTON MA, 02114

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ROBYN KIERNAN
08/64
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS

ISSUED FOR: PERMIT - BID
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FINISH PLAN

DRAWING NO.
A131

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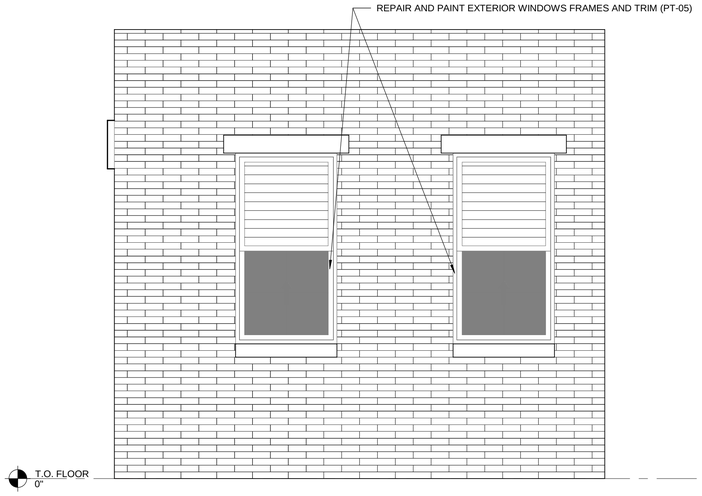
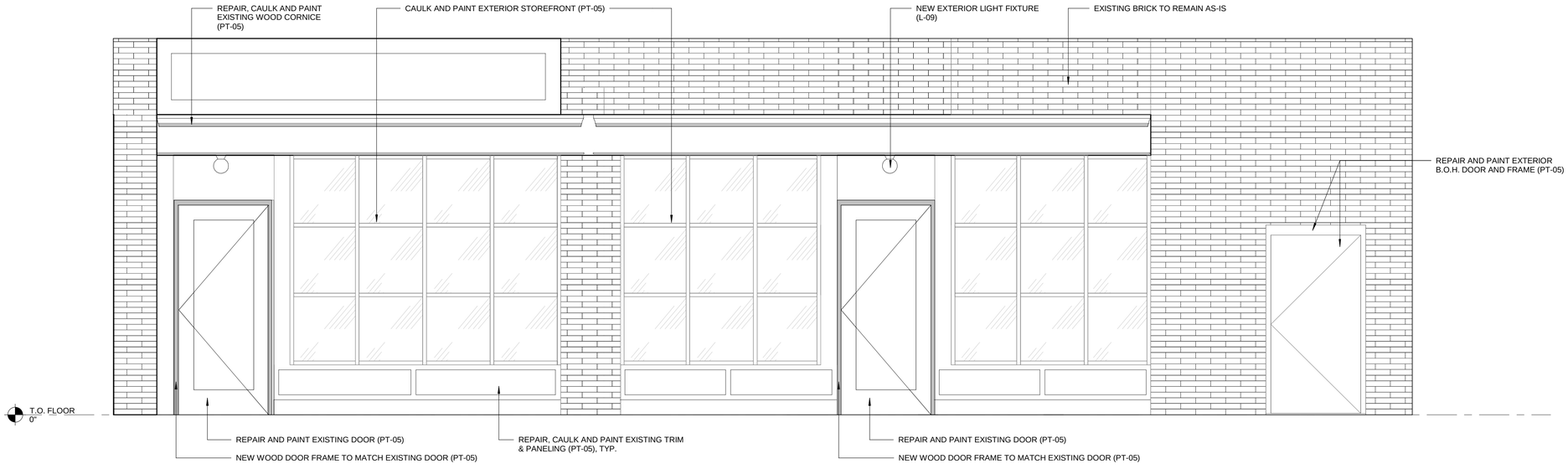


2 **ELEVATION - @ PINCKNEY STREET**
1/2" = 1'-0"



1 **ELEVATION - @ CHARLES STREET**
1/2" = 1'-0"

EXTERIOR ELEVATIONS GENERAL NOTES

A. ANY LIGHTING, HVAC, OR DRAINAGE SHOWN IS DIAGRAMMATICAL. REFER TO MEP DRAWINGS.

B. FLOOR ELEVATIONS ARE NOTED TO TOP OF SLAB/SUBFLOOR.

EXTERIOR ELEVATIONS KEYNOTES

EXTERIOR ELEVATIONS LEGEND

KEYNOTE	##.##
AREA NOT IN CONTRACT	NIC

NTS

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PHASE ZERO DESIGN
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CLIENT:
BLANK STREET
225 WYTHE AVENUE
BROOKLYN, NY 11249
www.blankstreet.com

CONSULTANT:
JOHN SISK, PE
6201 CAMPUS CIRCLE DRIVE EAST
IRVING, TX 75063
PHONE: (972) 870-1288

PROJECT:
BLANK STREET
97 CHARLES STREET, BOSTON MA, 02114

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:
ROBIN KIRK
50764
BOSTON, MA
COMMONWEALTH OF MASSACHUSETTS

ISSUED FOR: PERMIT - BID
ISSUED DATE: 08/08/2022

DRAWN BY:AH
CHECKED BY:RK
PROJECT NUMBER: 21618

DRAWING NAME:
EXTERIOR ELEVATIONS

DRAWING NO.
A201

Plot Date: 8/22/2022 12:40:14 PM
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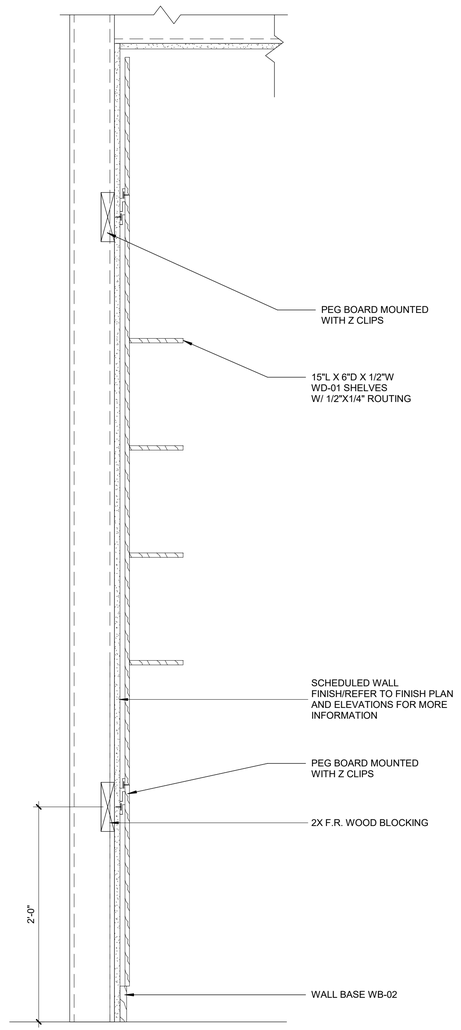
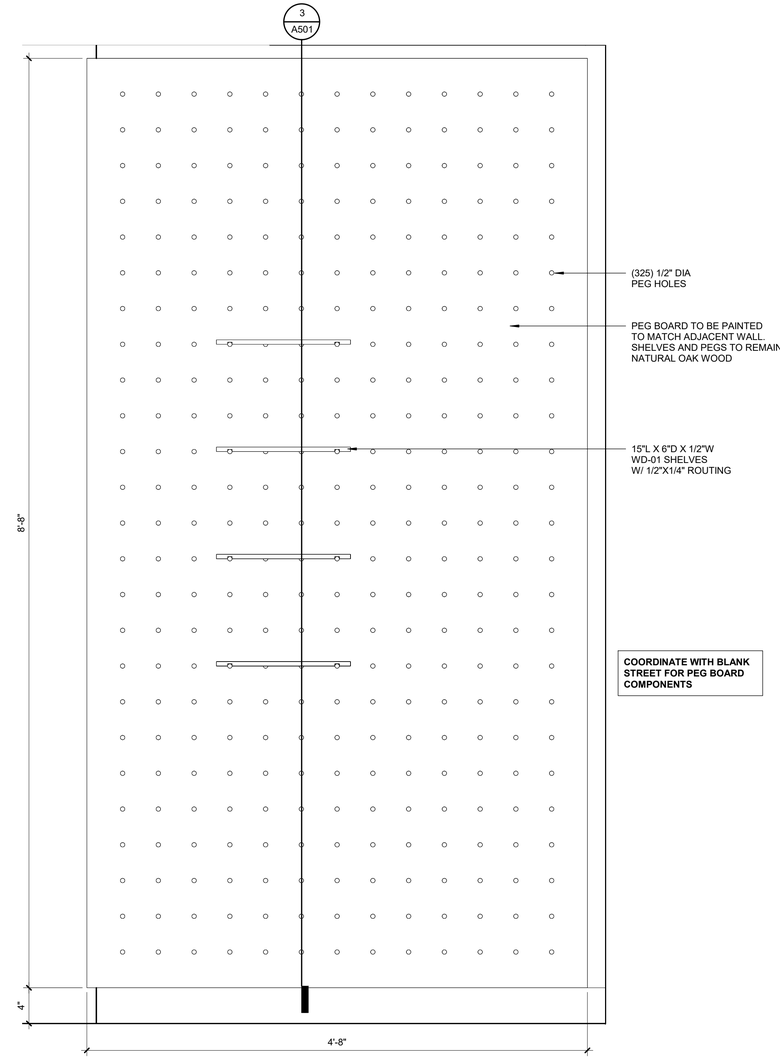
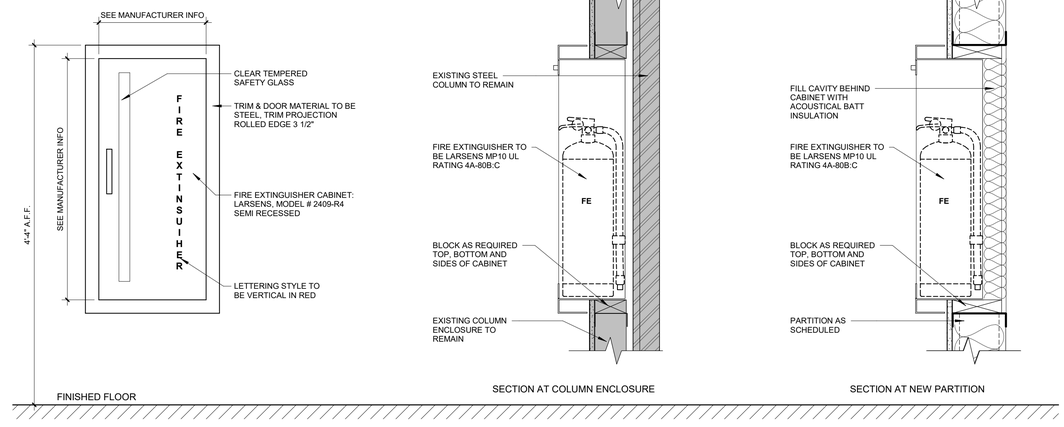


3 MERCHANDISE PEG BOARD DETAIL
1 1/2" = 1'-0"



2 MERCHANDISE PEG BOARD ELEVATION
1 1/2" = 1'-0"



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

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BLANK STREET

97 CHARLES STREET, BOSTON MA, 02114

PROJECT:

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DRAWN BY:AH

CHECKED BY:RK

PROJECT NUMBER: 21618

DRAWING NAME:

INTERIOR DETAILS

DRAWING NO.

A501

Plot Date: 8/8/2022 2:41:56 PM
Dwg Filename C:\Users\r_kiernan\Documents\2022-06-29_Blank Street - 97 Charles Street - Boston, MA_RVT2022_rkiernan52VMU.rvt

DOOR SCHEDULE (HARDWARE SETS)

ROOM NAME	DOOR #	DOOR						HARDWARE SET	REMARKS
		TYPE (SEE ELEV.)	DOOR MATERIAL	# OF LEAF	SIZE				
					WIDTH	HEIGHT	THICKNESS		
CAFE	101A	D	EX	1	3'-0"	7' - 0"	1 3/4"		
CAFE	101B	D	EX	1	3'-0"	7' - 0"	1 3/4"		
CAFE	102A	A	WD	1	3'-0"	7' - 0"	1 3/4"	1	
STORAGE	102B	A	EX	1	3'-0"	6' - 0"	1 3/4"		
BACK OF HOUSE	103A	A	EX	1	3'-0"	6' - 0"	1 3/4"		
BACK OF HOUSE	103B	A	WD	1	3'-0"	7' - 0"	1 3/4"	1	

DOOR HARDWARE SCHEDULE

#1	HADWARE	MANUFACTURER
3	HINGE: ECBB1101 NPR 4 1/2" x 4 1/2", FINISH: US32D	MFG: HHC
1	PASSAGE LOCKSET: 3410 x ARCHER x 3948, SC x 3935 x KD PASSAGE	MFG: HHC
1	SILENCER: 1229A	MFG: TRI
3	DOOR STOP: 446, FINISH: US32D	MFG: ROCKWOOD
2	KICK PLATES: K2060 34" x 8", FINISH: BLACK	MFG: ROCKWOOD

GRU#HQ#QRWHV

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 STAINLESS STEEL U.O.N.

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.

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.

M. 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.

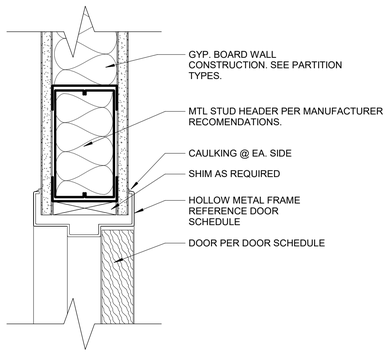
DOOR SCHEDULE KEY

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

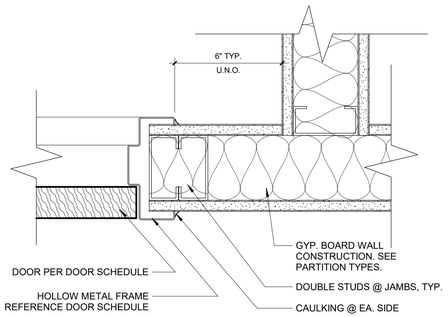
EX = EXISTING ITEM TO REMAIN. GC SHALL VERIFY ALL EXISTING CONDITIONS AND CONFIRM WORKING ORDER.

AL = ALUMINUM
ALF = ALUMINUM FRAME
HM = HOLLOW METAL
HMF = HOLLOW METAL FRAME
WD = WOOD

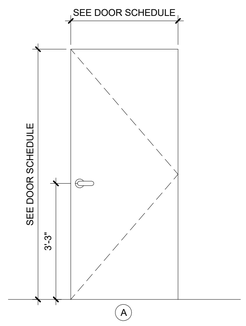
* WHERE NOTED WITH TOP & BOTTOM BOLTS, BOLTS SHALL BE PROVIDED ON INACTIVE LEAF WITH DUMMY LEVER WITH ACTIVE LEAF LATCHING INTO INACTIVE DOOR.



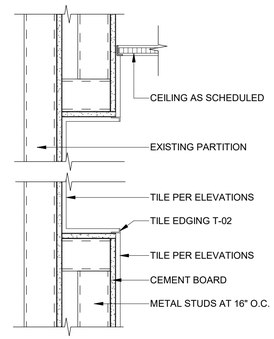
10 **HM FRAME TYP. DOOR HEAD**
3" = 1'-0"



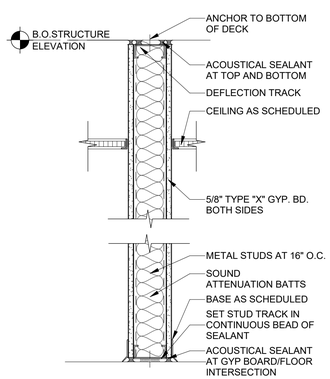
7 **HM FRAME TYP. DOOR JAMB**
3" = 1'-0"



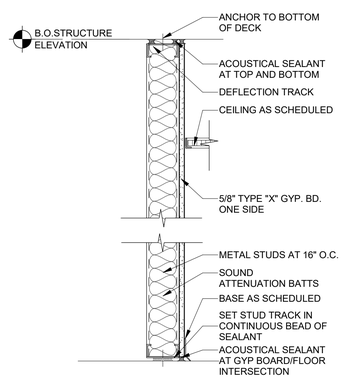
6 **DOOR TYPE ELEVATION**
1/2" = 1'-0"



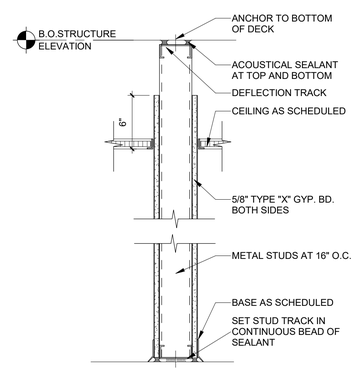
5 **METAL STUD GYP ONE SIDE W. INLAY**
1 1/2" = 1'-0"



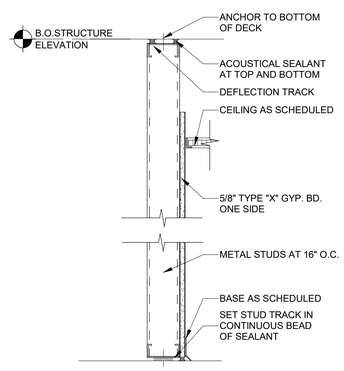
4 **METAL STUD GYP BOTH SIDES INSULATED TO DECK**
1 1/2" = 1'-0"



3 **METAL STUD GYP ONE SIDE INSULATED TO DECK**
1 1/2" = 1'-0"



2 **METAL STUD GYP BOTH SIDES TO DECK**
1 1/2" = 1'-0"



1 **METAL STUD GYP ONE SIDE TO DECK**
1 1/2" = 1'-0"

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BLANK STREET

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PROJECT:

REVISIONS

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SEAL:

ISSUED FOR: PERMIT - BID

ISSUED DATE: 08/08/2022

DRAWN BY:AH

CHECKED BY:RK

PROJECT NUMBER: 21618

DRAWING NAME:

PARTITION TYPES, DOORS & WINDOWS

DRAWING NO.

A601

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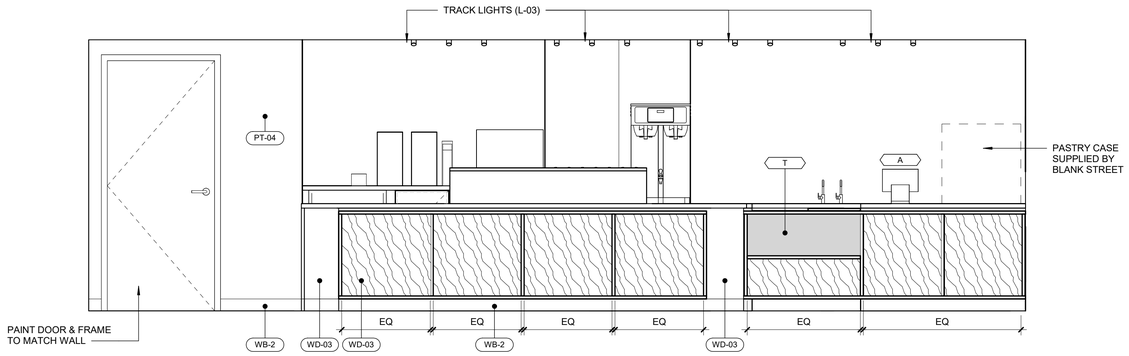
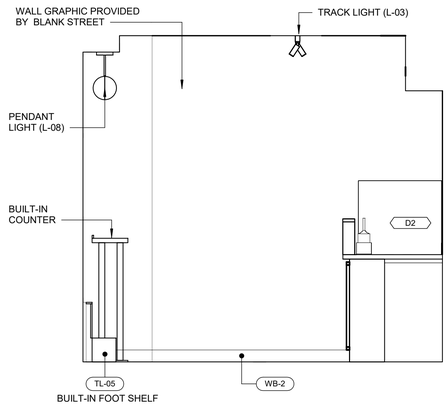


4 ELEVATION - CAFE NORTH
1/2" = 1'-0"



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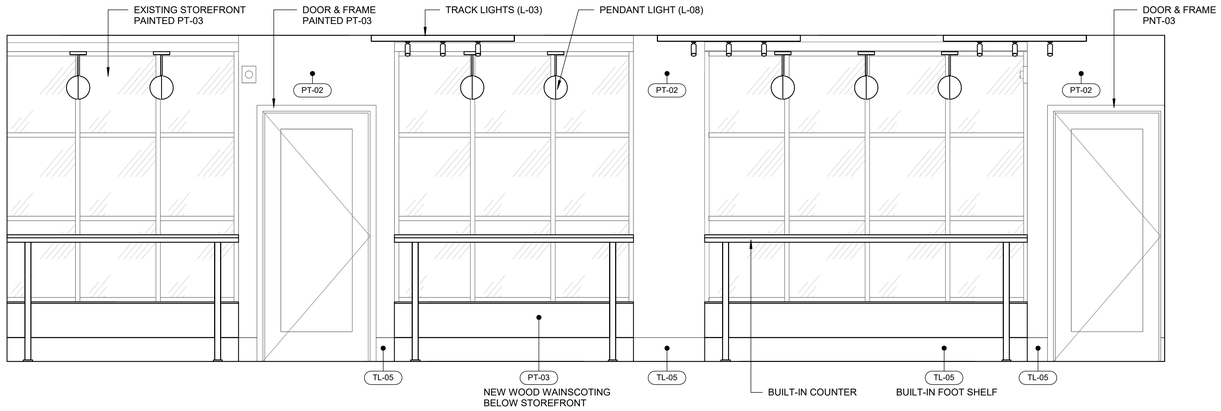
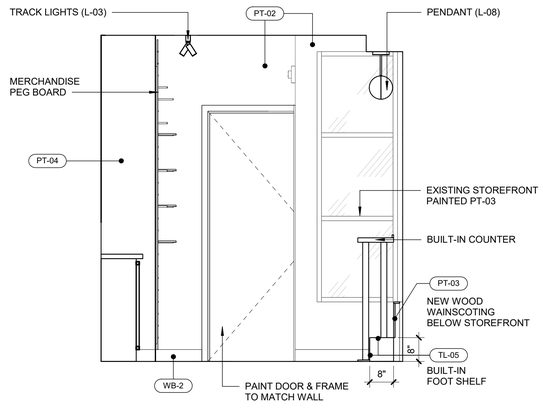
1/2" = 1'-0"



2 ELEVATION - CAFE SOUTH
1/2" = 1'-0"



1 ELEVATION - CAFE EAST
1/2" = 1'-0"

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.

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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.

KEYNOTE

KEYNOTE	##.##
FINISH TAG	PT-01

CASEWORK KEY

WALL CABINETS

W # # X
- MODIFIER
- CABINET WIDTH (INCHES)
- CABINET HEIGHT (INCHES)
- CABINET TYPE

BASE CABINETS

B # X
- MODIFIER
- CABINET WIDTH (INCHES)
- CABINET TYPE

CABINET TYPE
- W - WALL CABINET
- B - BASE CABINET
- P - TALL CABINET
- DR - DRAWER BASE
- S - SINK BASE
- F - FILLER PANEL
- K - WORKSTATION

MODIFIER
- A - ADA
- D - WITH DRAWER
- L - LOCKABLE
- X - DATA CABINET
- TD - TRASH DRAWER
- O - OPEN SHELF
- FP - FINISH END PANEL

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A701

Plot Date: 8/8/2022 2:52:56 PM
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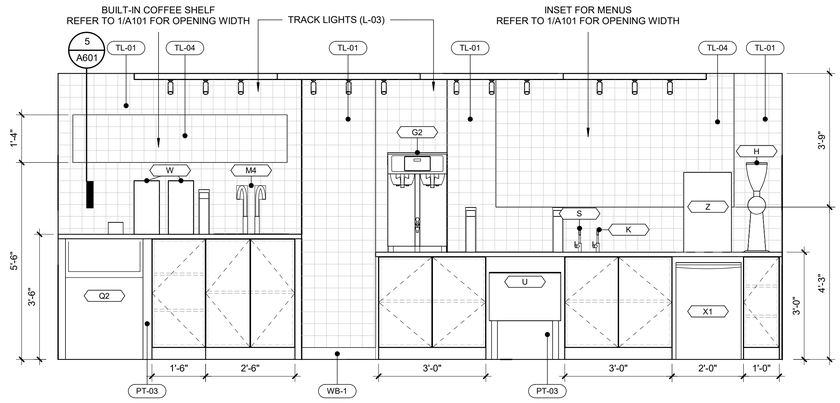
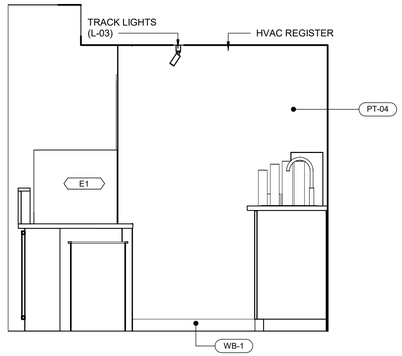


4 ELEVATION - CAFE COUNTER NORTH
1/2" = 1'-0"



3 ELEVATION - CAFE COUNTER WEST
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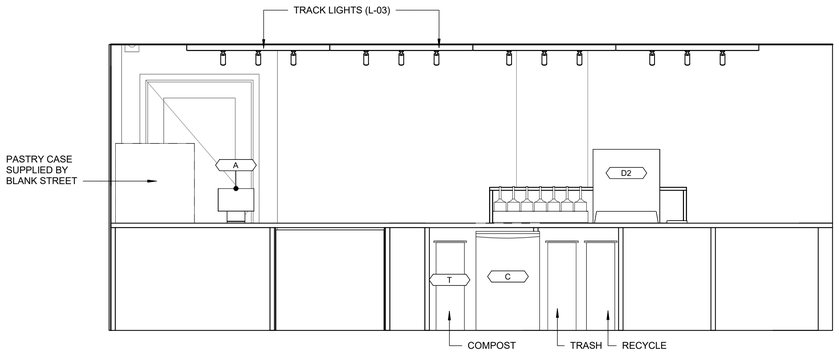

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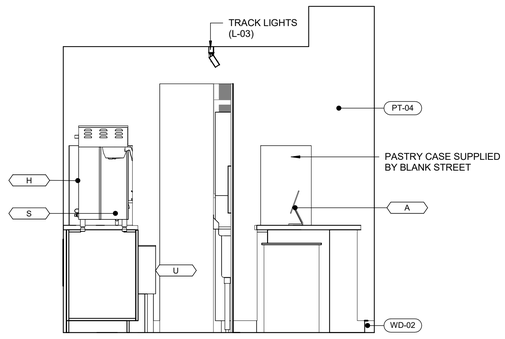

1 ELEVATION - CAFE COUNTER EAST
1/2" = 1'-0"

IQWHUIR U#HOHYDWIRQ#JHQ#HQRWHV

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IQWHUIR U#HOHYDWIRQ#DHJHQG

KEYNOTE	##.##
FINISH TAG	PT-01

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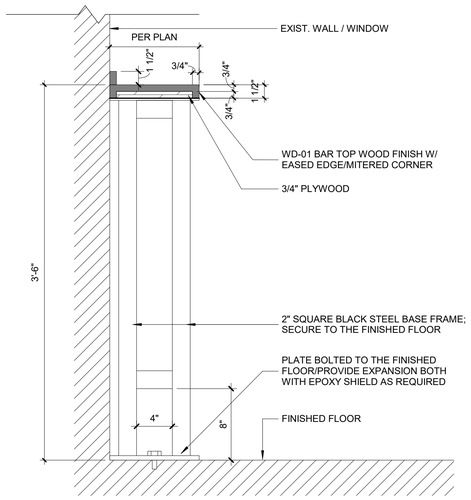
INTERIOR ELEVATIONS

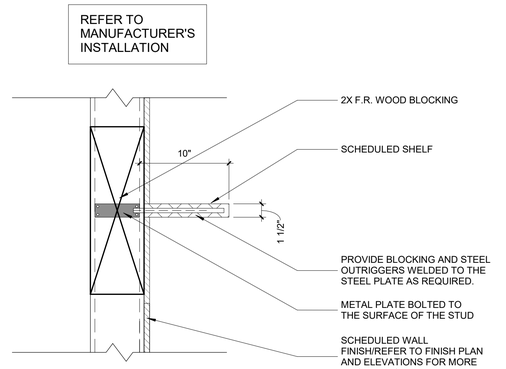
DRAWING NO.

A702

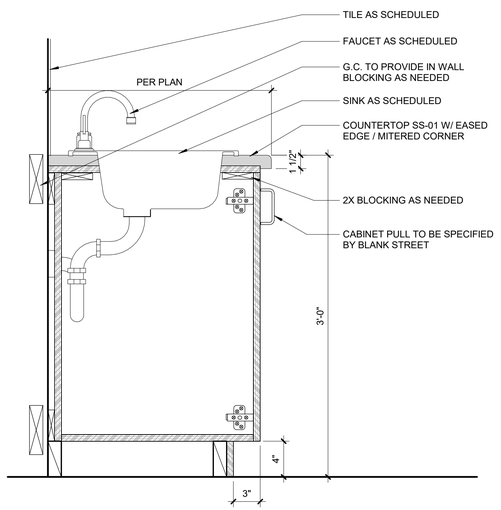
Plot Date: 8/8/2022 2:51:09 PM Dwg Filename: C:\Users\r_kiernan\Documents\2022-06-29_Blank Street - 97 Charles Street - Boston, MA_RVT2022_rkiernan52VMU.rvt



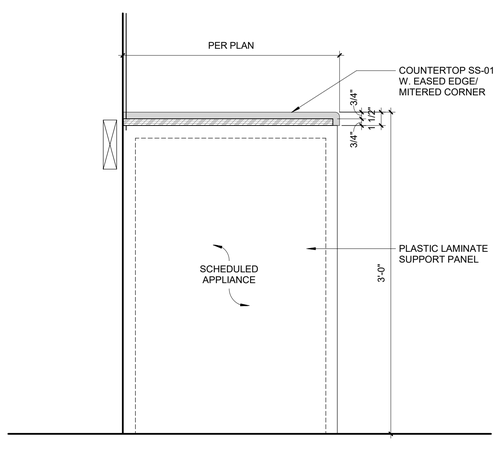
6 **BUILT IN COUNTER**
1 1/2" = 1'-0"



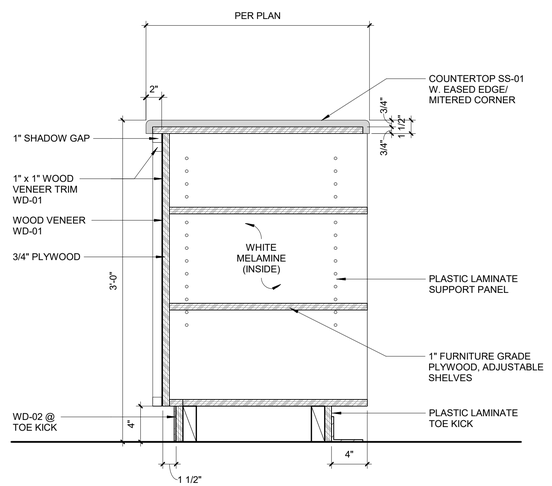
5 **FLOATING WALL SHELF**
1 1/2" = 1'-0"



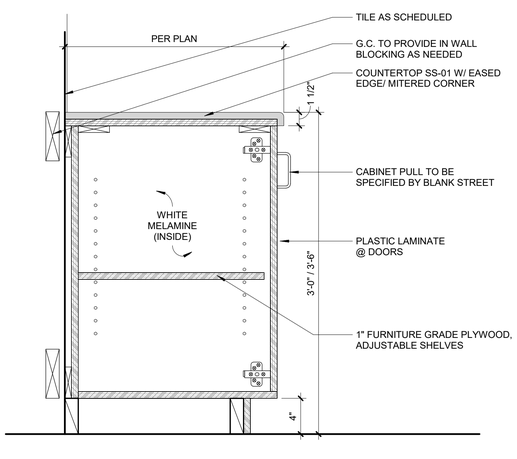
4 **TYP. CABINET SINK**
1 1/2" = 1'-0"



3 **CASEWORK - U.C. APPLIANCE PANEL DTL**
1 1/2" = 1'-0"



2 **BAR FRONT W/ CABINET & ADJUSTABLE SHELF**
1 1/2" = 1'-0"



1 **TYP. BASE CABINET**
1 1/2" = 1'-0"

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REVISIONS

NO.	DATE	DESCRIPTION

SEAL:
REGISTERED ARCHITECT ROBIN KIM 30764 BOSTON, MA COMMONWEALTH OF MASSACHUSETTS

ISSUED FOR: PERMIT - BID
ISSUED DATE: 08/08/2022

DRAWN BY:AH
CHECKED BY:RK
PROJECT NUMBER: 21618

DRAWING NAME:
MILLWORK DETAILS

DRAWING NO.
A801

Plot Date: 8/8/2022 2:54:50 PM
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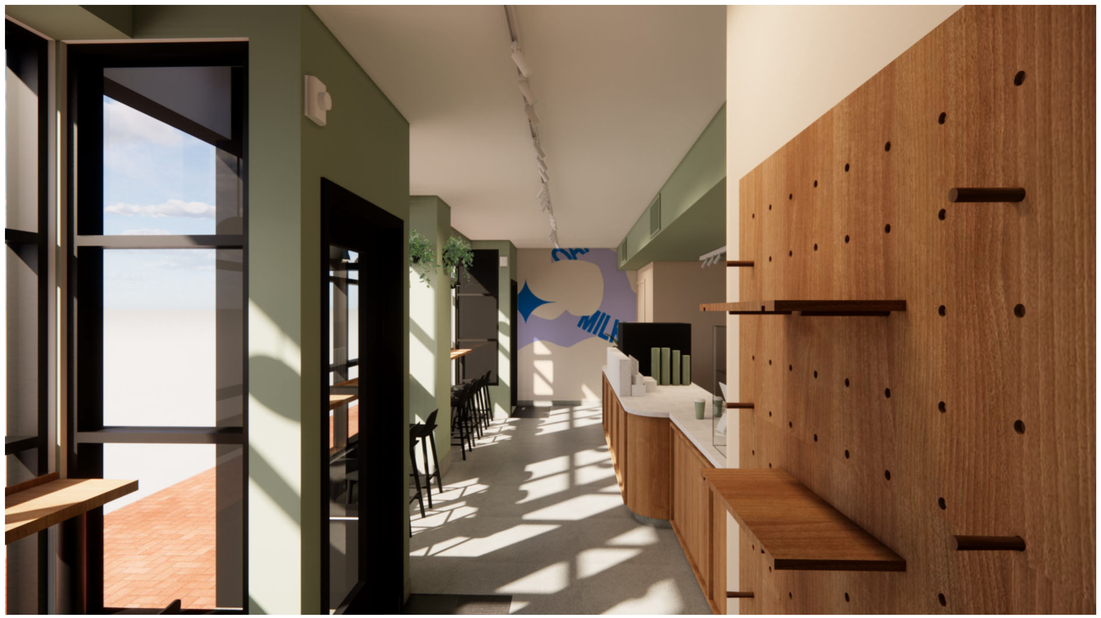

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BLANK STREET

97 CHARLES STREET, BOSTON MA, 02114

PROJECT:

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

ISSUED FOR: PERMIT - BID

ISSUED DATE: 08/08/2022

DRAWN BY:Author

CHECKED BY:Checker

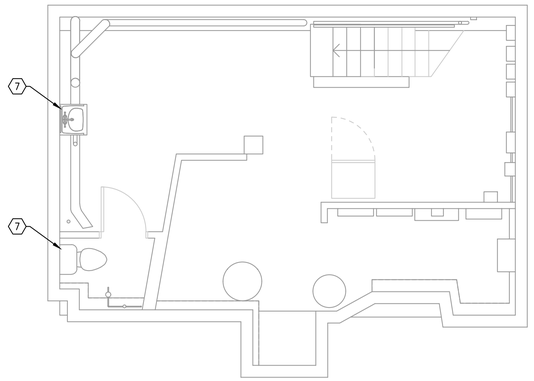
PROJECT NUMBER: 21618

DRAWING NAME:

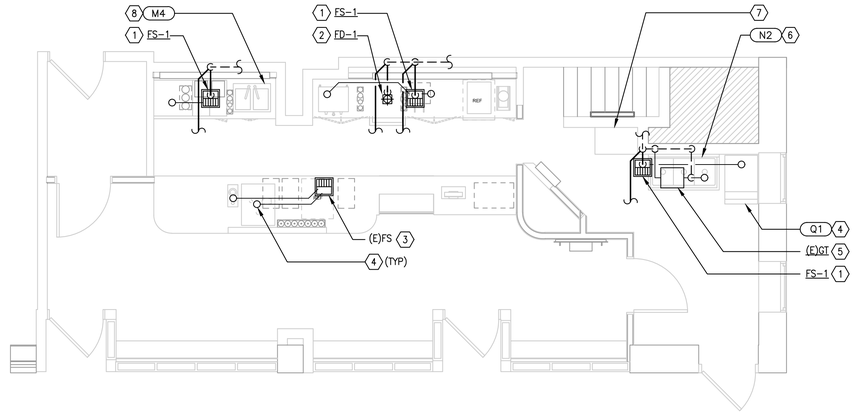
RENDERINGS

DRAWING NO.

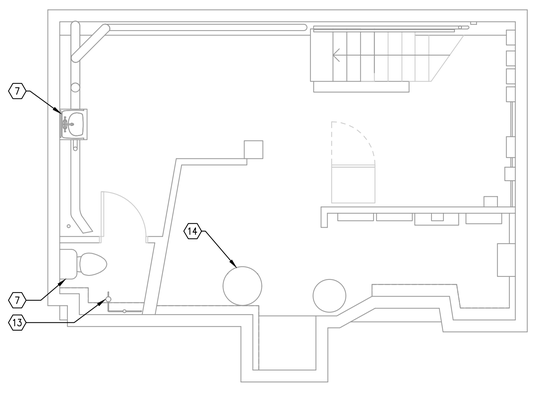
A901



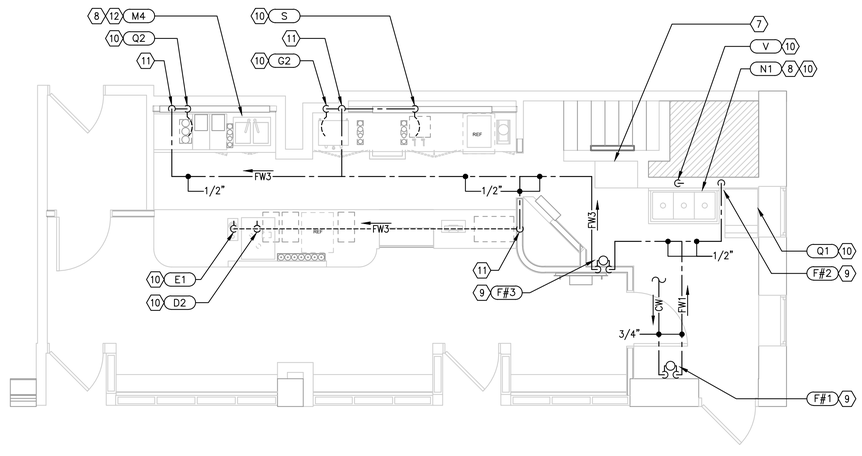
BASEMENT PLUMBING DWV FLOOR PLAN 1
1/4"=1'-0"



PLUMBING DWV FLOOR PLAN 2
1/4"=1'-0"



BASEMENT PLUMBING WATER FLOOR PLAN 3
1/4"=1'-0"



PLUMBING WATER FLOOR PLAN 4
1/4"=1'-0"

GENERAL NOTES

A.	KEY NOTES WITH ELLIPTICAL SYMBOL AND NUMBER CORRESPOND TO KITCHEN EQUIPMENT SHOWN IN KITCHEN PLAN SHEETS. REFER TO KITCHEN PLANS FOR SUPPLEMENTAL INFORMATION.
B.	ALL EXPOSED PIPING IN PUBLIC AREAS SHALL BE INSTALLED AS TIGHT AS POSSIBLE TO THE WARM SIDE OF THE EXPOSED STRUCTURE.
C.	THE INSTALLATION OF THE PLUMBING SYSTEMS SHALL BE COORDINATED WITH ALL ELECTRICAL AND MECHANICAL EQUIPMENT, STRUCTURAL SLAB AND FRAMING.
D.	REFER TO PLUMBING SHEET P201 FOR PLUMBING FIXTURE AND EQUIPMENT SCHEDULES INCLUDING SPECIFICATIONS AND ROUGH-IN SIZES.
E.	PLUMBING CONTRACTOR SHALL COORDINATE WITH THE KITCHEN EQUIPMENT SUPPLIER FOR THE COMPLETE INSTALLATION AND SERVICE CONNECTIONS OF ALL KITCHEN EQUIPMENT.
F.	PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL PLUMBING TO KITCHEN EQUIPMENT. ALL INDIRECT DRAIN LINES SHALL BE INSTALLED WITH APPROVED AIR GAPS. ALL WATER LINES UNDER EQUIPMENT/ MILLWORK SHALL BE INSTALLED SECURELY.
G.	REFER TO ARCHITECTURAL AND MILLWORK DRAWINGS FOR DETAILS OF COUNTERTOPS, CASEWORK, AND OTHER FIXTURES, SHOWING EXACT LOCATION OF OPENINGS FOR PLUMBING ITEMS BEING INSTALLED. COORDINATE THE COMPLETE INSTALLATION WITH THE GENERAL CONTRACTOR.
H.	ALL WALL PIPING STUB-OUTS SHALL BE SECURELY TIED TO THE STRUCTURE WITH SUFFICIENT BACKING TO ELIMINATE MOVEMENT.
I.	PITCH ALL WASTE AND DRAIN LINES A MINIMUM OF 1/4" PER FOOT IN THE DIRECTION OF FLOW, OR AS REQUIRED BY LOCAL CODE.
J.	ALL OPENINGS IN DWV SYSTEMS RESULTING FROM INSTALLATION ROUGH-IN SHALL BE PROTECTED WITH A TEST PLUG THAT IS SECURELY LOCKED IN PLACE UNTIL FINAL FINISHED CONNECTIONS ARE INSTALLED.
K.	PLUMBING CONTRACTOR TO ARRANGE AND PAY FOR ALL REQUIRED FEES, PERMITS, AND MISCELLANEOUS COSTS ASSOCIATED WITH THE PLUMBING WORK PER LOCAL PLUMBING CODES.
L.	ALL PENETRATIONS IN FIRE RATED WALL ASSEMBLIES SHALL BE SEALED WITH UL LISTED FIRE STOPPING MATERIAL.
M.	PLUMBING CONTRACTOR TO FLUSH AND SANITIZE ALL WATER LINES PRIOR TO THE INSTALLATION OF THE FILTRATION SYSTEM.
N.	ALL EXISTING SANITARY WASTE LINES SHALL BE INSPECTED AND CLEARED OF ANY DEBRIS AND CAMERA SCOPED TO VERIFY THEY ARE IN GOOD WORKING CONDITION FOR INTENDED REUSE. NOTIFY THE OWNER'S REPRESENTATIVE IF ANY REMEDIATION WORK IS REQUIRED.

KEYED NOTES

1.	PROVIDE FLOOR SINK FOR INDIRECT DISCHARGE FROM KITCHEN EQUIPMENT AS SHOWN. EXTEND 3" SANITARY AND 2" VENT PIPING TO NEAREST EXISTING MAINS OF ADEQUATE SIZE.
2.	PROVIDE FLOOR DRAIN FOR INDIRECT DISCHARGE FROM THE ICE BIN AS SHOWN. EXTEND 2" SANITARY AND 1-1/2" VENT PIPING TO NEAREST EXISTING MAINS OF ADEQUATE SIZE.
3.	FLOOR SINK/DRAIN IS EXISTING TO REMAIN. FIELD VERIFY THE ACTUAL LOCATION AND CONDITION OF THE FIXTURE AND ASSOCIATED PIPING FOR INTENDED REUSE.
4.	ROUTE DRAINAGE PIPING FROM KITCHEN EQUIPMENT FOR INDIRECT TERMINATION TO APPROVED RECEPTOR.
5.	FLOOR MOUNTED GREASE TRAP IS EXISTING TO BE REUSED FOR NEW MULTI-COMP SINK. FIELD VERIFY THE ACTUAL CONDITION OF THE ASSEMBLY AND ASSOCIATED PIPING FOR INTENDED REUSE. GREASE TRAP TO BE MOUNTED UNDER THE 3-COMPARTMENT SINK. REFER TO DETAILS ON SHEET P301 FOR PROPOSED INSTALLATION.
6.	ROUTE THE MANIFOLDED DRAINAGE PIPING FROM THE 3-COMPARTMENT SINK TO THE INLET OF THE GREASE TRAP. INSTALL COMPLETE WITH CLEANOUT AT UPSTREAM END OF THE MANIFOLD PIPING.
7.	THE PLUMBING FIXTURE IS EXISTING TO REMAIN. FIELD VERIFY THE ACTUAL LOCATION AND CONDITION OF THE FIXTURE AND ASSOCIATED PIPING FOR INTENDED REUSE. REPORT ANY DEFICIENCY TO THE OWNER'S CONSTRUCTION MANAGER.
8.	THE NEW EQUIPMENT SHOWN SHALL BE INSTALLED IN THE LOCATION OF SIMILAR EXISTING EQUIPMENT BEING REMOVED. PROVIDE NEW PIPING CONNECTIONS TO EXISTING STUB OUTS.
9.	WALL MOUNTED WATER FILTER SHALL BE FURNISHED BY OWNER AND INSTALLED COMPLETE BY THE PLUMBING CONTRACTOR. REFER TO DETAILS ON SHEET P301 FOR PROPOSED INSTALLATION.
10.	REFER TO THE KITCHEN EQUIPMENT SCHEDULE ON SHEET P201 FOR PROPOSED PIPING ROUGH-IN SIZES.
11.	ROUTE THE 1/2" FILTERED WATER LINE DOWN IN WALL FOR EXTENSION TO KITCHEN EQUIPMENT AS SHOWN.
12.	HAND SINK SHALL BE INSTALLED COMPLETE WITH UNDER COUNTER MIXING VALVE FOR TEMPERED DISCHARGE. EXTEND WATER PIPING TO NEAREST EXISTING BRANCHES IN THIS GENERAL AREA.
13.	THE WATER PIPING AND METER ASSEMBLIES ARE EXISTING TO REMAIN.
14.	THE TENANT'S WATER HEATER IS EXISTING TO REMAIN. FIELD VERIFY THE CONDITION OF THE APPLIANCE AND ASSOCIATED PIPING FOR INTENDED REUSE. REPORT ANY DEFICIENCY TO THE OWNER'S CONSTRUCTION MANAGER.

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COMMONWEALTH OF MASSACHUSETTS
JOHN G. SISK
No. 49881
REGISTERED PROFESSIONAL ENGINEER

08/08/2022

ISSUED FOR: PERMIT - BID
ISSUED DATE: 08/08/22

DRAWN BY:
CHECKED BY:
PROJECT NUMBER: 21639

DRAWING NAME:
PLUMBING FLOOR PLANS

DRAWING NO.
P101

BACKFLOW DEVICE SCHEDULE

ITEM/ FIXTURE	ITEM/ EQUIPMENT #	BACKFLOW DEVICE
ESPRESSO MACHINE(S)	D2	BFP-1
PITCHER RINSER(S)	E1	
COFFEE BREWER(S)	G2	
WATER TAP(S)	S	
ICE MAKER (UPRIGHT)	Q1	
ICE MAKER (UNDER COUNTER)	Q2	

MATERIAL SCHEDULE NOTES

1.	ABOVE GROUND WATER PIPE – TYPE 'L' COPPER WITH WROUGHT COPPER FITTINGS AND "NO-LEAD" SOLDER.
2.	IN GROUND WATER PIPE – TYPE 'K' COPPER WITH WROUGHT COPPER FITTINGS AND "NO-LEAD" SOLDER. NO JOINTS OR UNIONS SHALL BE INSTALLED BELOW THE BUILDING SLAB.
3.	SHOULD THE SUPPLY PRESSURE EXCEED 80 PSI, A PRESSURE REDUCING VALVE SHALL BE INSTALLED AT THE BUILDING SERVICE CONNECTION.
4.	NO JOINTS OR UNIONS SHALL BE INSTALLED BELOW THE BUILDING SLAB.
5.	ALL WATER PIPING SHALL BE INSTALLED COMPLETE WITH INSULATION EITHER IN CONCEALED OR EXPOSED LOCATIONS. REFER TO GENERAL NOTES FOR INSULATION THICKNESS INFORMATION.
6.	SEWER AND VENT PIPE – SERVICE WEIGHT (HUBLESS) CAST IRON SOIL PIPE AND STAINLESS STEEL NO HUB COUPLINGS.
7.	'IN THE BUILDING' CONDENSATE, DIRECT AND INDIRECT DRAIN PIPE – TYPE 'M' COPPER WITH 95/5 SILVER SOLDER JOINT FITTINGS. INSULATE WITH 1/2" ARMAFLEX PIPE INSULATION OR EQUIVALENT.
8.	GAS PIPE WHERE SHOWN ON PLANS – SCHEDULE 40 BLACK STEEL WITH MALLEABLE IRON FITTINGS.
9.	SUPPORT PIPING WITH CLEVIS OR SPLIT RING TYPE PIPE HANGERS 3/8" ALL THREAD ROD AND BEAM CLAMPS. "PLUMBERS TAPE AND WIRE" NOT PERMITTED.

TESTING PROCEDURES

1.	TEST INSTALLED WATER PIPING AT 100 PSI FOR A PERIOD OF 8 HOURS, OBSERVING FOR ANY VISIBLE LEAKS. TEST PIPING AGAIN WITH FIXTURES INSTALLED.
2.	CHLORINATE ALL WATER PIPING FOR A PERIOD OF 8 HRS, BY CHARGING WITH A HYPOCHLORINATE SOLUTION TO ACHIEVE A 5 PPM STRENGTH AT THE FIXTURE FURTHEST FROM THE POINT OF APPLICATION. UPON COMPLETION OF THE CHLORINATION, FLUSH ALL PIPING UNTIL NO CHLORINE CAN BE DETECTED BY TASTE. CLEAN ALL STRAINERS AND SET WATER FLOWS FROM FIXTURES IN ACCORDANCE WITH MANUFACTURER AND LOCAL REQUIREMENTS.
3.	TEST INSTALLED GAS PIPING AT 60 PSI FOR A PERIOD OF 2 HRS, USING SOAP AND WATER OBSERVING FOR ANY VISIBLE LEAKS AT ALL JOINTS.
4.	TEST INSTALLED WASTE AND VENT PIPING FOR A PERIOD OF 8 HRS, BY CAPPING OR PLUGGING ALL JOINTS TO A LEVEL OF THE HIGHEST FIXTURE OR FITTING. FILL THE SYSTEM WITH WATER AND OBSERVE FOR ANY LEAKS.

PLUMBING KITCHEN EQUIPMENT SCHEDULE

TAG	EQUIPMENT	ROUGH-IN SIZE S/W	V	CW	HW	FW	HEIGHT	DESCRIPTION/REMARKS
D2	ESPRESSO MACHINE	YES	–	–	–	1/2"	12"	INSTALL COMPLETE WITH FLEXIBLE WATER CONNECTION, AND DRAIN INSTALLED BELOW THE COUNTER AND ROUTED TO THE NEAREST AVAILABLE APPROVED DRAIN, TERMINATED WITH AN INDIRECT CONNECTION. FIELD COORDINATE WITH MILLWORK.
E1	PITCHER RINSER	YES	–	1/2"	–	–	12"	INSTALL COMPLETE WITH FLEXIBLE WATER CONNECTION, AND DRAIN INSTALLED BELOW THE COUNTER AND ROUTED TO THE NEAREST AVAILABLE APPROVED DRAIN, TERMINATED WITH AN INDIRECT CONNECTION. FIELD COORDINATE WITH MILLWORK.
G2	COFFEE BREWER	–	–	–	–	1/2"	12"	INSTALL COMPLETE WITH FLEXIBLE WATER CONNECTION INSTALLED BELOW THE COUNTER. FIELD COORDINATE WITH MILLWORK.
S	WATER TAP	–	–	–	–	1/2"	12"	INSTALL COMPLETE WITH FLEXIBLE WATER CONNECTION INSTALLED BELOW THE COUNTER. FIELD COORDINATE WITH MILLWORK.
U	UNDERBAR ICE BIN	YES	–	–	–	–	–	THE ICE BIN SHALL BE LOCATED ABOVE THE FLOOR DRAIN AS INDICATED ON THE PLANS. EQUIPMENT SHALL DRAIN WITH AN INDIRECT CONNECTION TO APPROVED RECEPTOR.
M4	HAND WASH SINK	YES	–	1/2"	1/2"	–	12"	INSTALL COMPLETE WITH FLEXIBLE WATER CONNECTION, AND DRAIN INSTALLED BELOW THE COUNTER AND ROUTED TO THE NEAREST AVAILABLE APPROVED DRAIN, TERMINATED WITH AN INDIRECT CONNECTION. FIELD COORDINATE WITH MILLWORK.
N1	3-COMP SINK	YES	–	1/2"	1/2"	–	12"	INSTALL COMPLETE WITH FLEXIBLE WATER CONNECTIONS, AND MANIFOLDED DRAIN ROUTED TO THE FLOOR MOUNTED GREASE TRAP DEVICE. DRAIN SHALL BE TRAPPED PRIOR TO GREASE TRAP CONNECTION.
Q1	ICE MAKER (FREE STANDING)	YES	–	–	–	1/2"	66"	INSTALL COMPLETE WITH FLEXIBLE WATER CONNECTION, AND DRAIN HOSE ROUTED TO THE NEAREST AVAILABLE APPROVED DRAIN AND TERMINATED WITH AN INDIRECT CONNECTION.
Q2	ICE MAKER (UNDERCOUNTER)	YES	–	–	–	1/2"	12"	INSTALL COMPLETE WITH FLEXIBLE WATER CONNECTION, AND DRAIN HOSE ROUTED TO THE NEAREST AVAILABLE APPROVED DRAIN AND TERMINATED WITH AN INDIRECT CONNECTION.
V	CHEMICAL DISPENSER	–	–	1/2"	–	–	50"	DISPENSER SHALL BE 6" ABOVE THE 3-COMP SINK. INSTALL COMPLETE WITH FLEXIBLE WATER CONNECTION.
F#1	PREFILTER ASSEMBLY	–	–	–	–	3/4"	66"	INSTALL COMPLETE IN AN ACCESSIBLE LOCATION IN THE BACK OF HOUSE. FILTER ASSEMBLY SHALL BE FURNISHED BY THE OWNER AND INSTALLED BY THE PLUMBING CONTRACTOR.
F#2	SINGLE PORT FILTER ASSEMBLY	–	–	–	–	1/2"	66"	INSTALL COMPLETE IN AN ACCESSIBLE LOCATION ADJACENT TO THE ICE MAKER. FILTER ASSEMBLY SHALL BE FURNISHED BY THE OWNER AND INSTALLED BY THE PLUMBING CONTRACTOR.
F#3	REVERSE OSMOSIS FILTER ASSEMBLY	–	–	–	–	1/2"	66"	INSTALL COMPLETE IN AN ACCESSIBLE LOCATION NEAR THE EXPANSION TANK. FILTER ASSEMBLY SHALL BE FURNISHED BY THE OWNER AND INSTALLED BY THE PLUMBING CONTRACTOR.

PLUMBING FIXTURE SCHEDULE

MARK	FIXTURE	ROUGH-IN-SIZE S/W	V	CW	HW	DESCRIPTION/REMARKS
FS-1	FLOOR SINK	3"	2"	–	–	ZURN #1900 SANI-FLOOR RECEPTOR, 12x12x6 ACID RESISTING PORCELAIN ENAMEL INTERIOR AND TOP, CAST IRON BODY, SQUARE SLOTTED LIGHT DUTY GRATE, AND WHITE ABS DOME STRAINER. COORDINATE GRATE CONFIGURATION WITH KITCHEN ROUGH IN PLANS.
FD-1	FLOOR DRAIN	3"	1-1/2"	–	–	ZURN #415 TYPE 'C' HINGED STRAINER, 8"ø NICKEL BRONZE GRATE, CAST IRON BODY, CONVERTIBLE MEMBRANE CLAMP, AND ADJUSTABLE COLLAR.
MXV-1	MIXING VALVE	–	–	1/2"	1/2"	WATTS REGULATOR #LFMMV UNDER SINK THERMOSTATIC MIXING VALVE, WITH BRASS BODY AND INTEGRAL MOUNTING HOLES, TAMPER RESISTANT ENCLOSURE. SECURED TO STRUCTURE.
FCO	FLOOR CLEANOUT	LINE SIZED	–	–	–	ZURN #1400 ADJUSTABLE FLOOR CLEANOUT, DURA-COATED CAST IRON BODY, GAS AND WATER TIGHT TAPERED THREAD PLUG, AND 5"ø ROUND POLISHED NICKEL BRONZE TOP.
WCO	WALL CLEANOUT	LINE SIZED	–	–	–	ZURN #1443 SQUARE WALL CLEANOUT, DURA-COATED CAST IRON BODY, GAS AND WATER TIGHT TAPERED THREAD PLUG, AND NICKEL BRONZE SECURED SMOOTH WALL ACCESS COVER AND FRAME.

PLUMBING EQUIPMENT SCHEDULE

MARK	FIXTURE	ROUGH-IN-SIZE S/W	V	CW	HW	DESCRIPTION/REMARKS
WHA-1	WATER HAMMER ARRESTOR	–	–	LINE SIZED	–	PPP, INC. SERIES SC, FULLY MECHANICAL WATER HAMMER ARRESTER SIZED AND LOCATED PER THE MANUFACTURER SPECIFICATIONS.
BFP-1	BACKFLOW PREVENTOR ASSEMBLY	–	–	LINE SIZED	–	WATTS REGULATOR #SD-3 DUAL CHECK WITH ATMOSPHERIC PORT. WATER SUPPLY TO BEVERAGE FIXTURE APPLIANCES SHALL BE PROTECTED BY AN APPROVED BACKFLOW PREVENTER AND SHALL BE RATED FOR CONTINUOUS OR INTERMITTENT PRESSURE, STAINLESS STEEL BODY CONSTRUCTION AND ALL RUBBER INTERNAL COMPONENTS.

PLUMBING LEGEND

SYMBOL	ABBREV.	DESCRIPTION
SAN	S OR W	SOIL OR WASTE (BELOW GRADE)
GW	GW	GREASE WASTE
	V	VENT
CD	CD	CONDENSATE DRAIN
ST	ST	STORM DRAIN
CW	CW	COLD WATER
FW	FW	FILTERED WATER
SW	SW	SOFTENED WATER
FSW	FSW	FIRE SERVICE WATER
HW	HW	HOT WATER
HWR	HWR	HOT WATER RETURN
RCL	RCL	RECLAIMED HEAT WATER
G	G	GAS, NATURAL OR PROPANE
	UP	PIPE UP
	DN.	TEE DOWN
	DN.	PIPE DOWN
	FCO	FLOOR CLEANOUT
	DCO	DOUBLE CLEANOUT
	CO	CLEANOUT, WALL OR PIPE
	SOV	SHUT-OFF VALVE
NO	SOV	SHUT-OFF VALVE, NORMALLY OPEN
NC	SOV	SHUT-OFF VALVE, NORMALLY CLOSED
	C.V.	CHECK VALVE
	U	UNION
PV	P.V.	MECHANICAL PLUG VALVE (GAS)
	SOC	SHUT-OFF COCK (GAS)
	EAAV	EARTHQUAKE ACTUATED AUTOMATIC VALVE (GAS)
EV	S.V.	ELECTRIC SOLENOID VALVE (GAS)
R	P.R.	PRESSURE REGULATOR (GAS)
	POC	POINT OF CONNECTION
	T&P	TEMPERATURE & PRESSURE RELIEF VALVE
	VTR	VENT TO ROOF
	HD	HUB DRAIN
	FD	FLOOR DRAIN (COORDINATE GRATE REQS)
	FS	FLOOR SINK (COORDINATE GRATE REQS)
	RP	RECIRCULATION PUMP
	HB	HOSE BIBB
	KEC	KITCHEN EQUIPMENT CONTRACTOR
	BTUH	BRITISH THERMAL UNITS PER HOUR
	MBH	BTUH X 1000
	CFH	CUBIC FEET PER HOUR (1 MBH = 1 CFH)
	(E)	EXISTING
	I.E.	INVERT ELEVATION
	CONN	CONNECTION
	FU	FIXTURE UNITS
	GPM	GALLONS PER MINUTE
	GPH	GALLONS PER HOUR
	HP	HORSEPOWER
	PSI	POUNDS PER SQUARE INCH
	AP	ACCESS PANEL
	W/	WITH
	FLR	FLOOR
	CLG	CEILING
	ABV	ABOVE
	BEL	BELOW
	UG	UNDERGROUND
	DN	DOWN
	CONT.	CONTINUE
	TYP.	TYPICAL
	FOH	FRONT OF HOUSE
	BOH	BACK OF HOUSE
	A.D.A.	AMERICAN DISABILITIES ACT
	A.F.F.	ABOVE FINISH FLOOR
	B.F.F.	BELOW FINISH FLOOR

PLUMBING GENERAL NOTES

1.	NOTE: FOR THE PURPOSE OF CLEARNESS AND LEGIBILITY, THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND ALTHOUGH SIZES AND LOCATIONS OF EQUIPMENT ARE DRAWN TO SCALE WHEREVER POSSIBLE, THE CONTRACTOR SHALL MAKE USE OF ALL DATA IN ALL OF THE CONTRACT DOCUMENTS AND VERIFY THIS INFORMATION PRIOR TO ORDERING, FABRICATING OR INSTALLING ANY MATERIALS.
2.	THE PLUMBING SYSTEM DESIGN, INSTALLATION AND MATERIALS SHALL CONFORM TO ALL FEDERAL, STATE AND LOCAL CODES AND AUTHORITIES HAVING JURISDICTION.
3.	PLUMBING QUALITY, WEIGHTS OF MATERIALS AND ALTERNATE METHODS OF CONSTRUCTION SHALL CONFORM TO THE 248 CMR 10.00 WITH CITY AMENDMENTS.
4.	CONTRACTOR SHALL COORDINATE ALL WORK SHOWN ON THESE DRAWINGS AND SPECIFICATIONS WITH ALL DISCIPLINES AND TRADES PRIOR TO SUBMITTAL OF BID AND INSTALLATION OF SYSTEM.
5.	CONTRACTOR SHALL MAKE ALL ARRANGEMENTS WITH UTILITY COMPANIES FOR SERVICE AND CONNECTIONS AND SHALL PAY FOR ALL FEES, CHARGES, PERMITS AND METERS.
6.	THE PLUMBING CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND LABOR (INCLUDING THE COMPLETE PLUMBING SYSTEM) FOR A PERIOD OF ONE YEAR FROM WRITTEN ACCEPTANCE BY THE TENANT. ANY DEFECTS IN MATERIALS AND OR LABOR FOUND WITHIN THE GUARANTEE PERIOD SHALL BE REMEDIED OR REPAIRED BY THIS CONTRACTOR IN A TIMELY FASHION, AT NO COST TO THE TENANT.
7.	ALL PLUMBING FIXTURE LOCATIONS (WATER CLOSETS, LAVATORIES ETC.) ARE DIAGRAMMATIC. CONTRACTOR SHALL REFER TO FOOD SERVICE AND ARCHITECTURAL DRAWINGS FOR EXACT PLACEMENT AND MOUNTING HEIGHTS.
8.	ANY DEVIATIONS FROM THE DRAWINGS OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND ENGINEER PRIOR TO INSTALLATION.
9.	CONTRACTOR SHALL VISIT SITE PRIOR TO SUBMITTAL OF BID AND FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS. SUBMITTAL OF BID WILL VERIFY THAT THE CONTRACTOR HAS VISITED THE SITE.
10.	PIPING SHALL BE INSTALLED PARALLEL TO BUILDING LINES AND SUPPORTED AND ANCHORED AS REQUIRED TO FACILITATE EXPANSION AND CONTRACTION. THE INSTALLATION SHALL MEET ALL CONSTRUCTION CONDITIONS AND ALLOW FOR THE INSTALLATION OF OTHER TRADES.
11.	SUPPORT PIPING WITH CLEVIS OR SPLIT RING TYPE PIPE HANGERS WITH 3/8" ALL THREAD ROD AND BEAM CLAMPS. "PLUMBERS TAPE AND WIRE" NOT PERMITTED.
12.	TRAP PRIMERS FOR FLOOR DRAINS AND FLOOR SINKS AND WATER HAMMER ARRESTORS TO BE INSTALLED AS PER THE 248 CMR 10.00 WITH CITY AMENDMENTS. AND THE LATEST EDITION OF THE AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE 1010) SIZING AND INSTALLATION REQUIREMENTS.
13.	ALL VALVES, TRAP PRIMERS, WATER HAMMER ARRESTORS OR OTHER EQUIPMENT SHOWN IN WALLS OR ABOVE NON-ACCESSIBLE CEILINGS SHALL BE INSTALLED BEHIND AN ACCESS PANEL.
14.	ALL SERVICE WATER HEATING EQUIPMENT TO BE IN COMPLIANCE WITH THE 248 CMR 10.00 WITH CITY AMENDMENTS. REQUIREMENTS AND LABELED AS SUCH.
15.	ALL ITEMS PROJECTING THROUGH THE ROOF SHALL BE FLASHED THROUGH CURBS OR PIPE SEALS A MINIMUM OF 12" ABOVE THE ROOF. THE PIPE CURBS AND SEALS SHALL BE INSTALLED BY THE LANDLORD ROOFING CONTRACTOR. ENSURE THAT AMPLE BOOT OPENINGS ARE PROVIDED TO ACCOMMODATE ANY ELECTRICAL CONDUIT PENETRATIONS REQUIRED FOR POWER.
16.	ALL WATER PIPING TO BE INSULATED AS PER THE 248 CMR 10.00 WITH CITY AMENDMENTS. REQUIREMENTS: PIPE SIZE — INSULATION THICKNESS — INSULATION VALUE 1/2" THRU 1 1/4" — 1/2" — R = 4.0 1-1/2" THRU 2" — 1" — R = 6.0
17.	CONTRACTOR SHALL PROVIDE: FAUCETS, TRAPS, STOPS, BALL VALVES, BACKFLOW DEVICES FOR KITCHEN EQUIP. GASCOCKS, WATER HAMMER ARRESTORS, CLEANOUT COVERS AND INDIRECT WASTE TO AN APPROVED RECEPTOR AND ALL NECESSARY TRIM FOR A COMPLETELY CONNECTED PLUMBING SYSTEM.
18.	ALL CLEANOUTS SHALL BE INSTALLED WHERE READILY ACCESSIBLE AND LOCATED AS PER CODE REQUIREMENTS. THE CONTRACTOR SHALL COORDINATE ALL CLEAN OUT LOCATIONS WITH EQUIPMENT, MILLWORK, ETC., PRIOR TO INSTALLATION.
19.	ALL PLUMBING FIXTURE VENTS TO TERMINATE A MINIMUM OF 12 INCHES FROM ANY VERTICAL SURFACE AND 10'-0" FROM OR 3'-0" ABOVE ANY MECHANICAL EQUIPMENT OUTSIDE AIR INTAKE.
20.	ALL VALVES, UNIONS, ETC. TO BE SAME SIZE AS CONNECTED SUPPLY LINE UNLESS OTHERWISE NOTED ON DRAWINGS.
21.	UNIONS SHALL BE PROVIDED AND INSTALLED AFTER EACH SCREW-TYPE VALVE AND PRIOR TO EQUIPMENT CONNECTIONS.
22.	PIPING SHALL BE INSTALLED COMPLETE WITH DIELECTRIC UNIONS BETWEEN CONNECTIONS OF NON-FERROUS MATERIALS.
23.	PROVIDE ACCESSIBLE WATER SUPPLY STOP VALVE(S) AT EACH PLUMBING FIXTURE.
24.	NO PIPING SHALL BE DIRECTLY EMBEDDED IN CONCRETE, MASONRY WALLS, OR CONCRETE FOOTINGS.
25.	THE PLUMBING CONTRACTOR SHALL COORDINATE ALL REQUIREMENTS FOR ALL POINTS OF CONNECTION WITH THE GENERAL CONTRACTOR AND OTHER TRADES PRIOR TO START OF WORK.
26.	VERIFY EXACT LOCATIONS, DEPTH AND SIZE OF ALL PIPING TO WHICH CONNECTIONS ARE REQUIRED. COORDINATE ALL CONNECTIONS WITH SITE CONDITIONS AND SITE UTILITY CONTRACTOR/ REPRESENTATIVE.
27.	ALL HORIZONTAL PIPING EXTENDED AND CONNECTED TO EQUIPMENT SHALL BE RUN AT THE HIGHEST POSSIBLE ELEVATIONS AND NOT LESS THAN 6" ABOVE THE FLOOR TO PROVIDE CLEARANCE FOR CLEANING.
28.	ALL CUTTING OF EXISTING PAVING, WALKS AND/OR FLOORS SHALL UTILIZE MACHINE SAW CUTTING EQUIPMENT. HOLES FOR PIPES IN CONCRETE WALLS OR FLOORS SHALL UTILIZE CORE DRILLING EQUIPMENT. COORDINATE WITH ARCHITECTURAL DETAILS FOR FLOOR CUTTING AND PATCHING.
29.	THE PLUMBING CONTRACTOR IS TO PROVIDE ALL ADDITIONAL STEEL, HANGER MATERIALS, RODS AND CLAMPS AS REQUIRED FOR COORDINATION WITH WORK OF OTHER TRADES.
30.	PIPING LAYOUT IS SCHEMATIC ONLY, EXACT ROUTING AND INSTALLATION OF PIPES TO BE COORDINATED WITH THE BUILDING STRUCTURE AND THE WORK OF OTHER CONTRACTORS. NO WATER OR DRAIN LINES ARE PERMITTED TO BE INSTALLED OVER OR UNDER ELECTRICAL PANELS.
31.	NO LIQUID TRANSMISSION PLUMBING PIPING SHALL BE INSTALLED ABOVE ELECTRICAL SWITCH GEAR, EQUIPMENT, OR PANELS. MAKE ADJUSTMENTS NECESSARY TO REROUTE PIPING FOR ACTUAL INSTALLATION OF ELECTRIC EQUIPMENT.
32.	WHENEVER FOUNDATION WALLS, EXTERIOR WALLS, ROOFS, ETC. ARE PENETRATED FOR THE INSTALLATION OF PLUMBING SYSTEMS, THEY SHALL BE PATCHED TO MATCH EXISTING CONSTRUCTION AND SEALED WEATHER TIGHT.
33.	ANY EXPOSED PIPING IN THE GUEST AREAS SHALL BE PAINTED TO MATCH THE ADJACENT WALL COLOR.
34.	DURING THE PROGRESS OF THE WORK, MAINTAIN AN ACCURATE RECORD OF ALL CHANGES MADE IN THE PLUMBING SYSTEMS. THE RECORD DRAWING SHALL SHOW CHANGES IN MANUFACTURER (WITH NUMBERS AND TRADE NAMES). MATERIALS, SIZES, LOCATIONS AND HOOK-UP POINTS. AS-BUILTS SHALL BE GIVEN TO OWNER'S CONSTRUCTION MANAGER AND LANDLORD AT COMPLETION OF JOB.
35.	UPON COMPLETION OF JOB, THIS CONTRACTOR SHALL INSPECT ALL EXPOSED PORTIONS OF THE PLUMBING INSTALLATION AND COMPLETELY REMOVE ALL EXPOSED LABELS, SOIL, MARKINGS AND FOREIGN MATERIAL EXCEPT PRODUCT LABELS AND THOSE REQUIRED BY LAW.
36.	PLUMBING CONTRACTOR SHALL BE ON SITE AND PRESENT AT THE DATE OF STORE TURNOVER.
37.	PLUMBING CONTRACTOR SHALL PROVIDE MANUFACTURER'S OPERATION LITERATURE FOR ALL INSTALLED EQUIPMENT AND FIXTURES AT THE DATE OF STORE TURNOVER.

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REVISIONS

NO.	DATE	DESCRIPTION

SEAL:
COMMONWEALTH OF MASSACHUSETTS
JOHN G. SISK
REGISTERED PROFESSIONAL ENGINEER

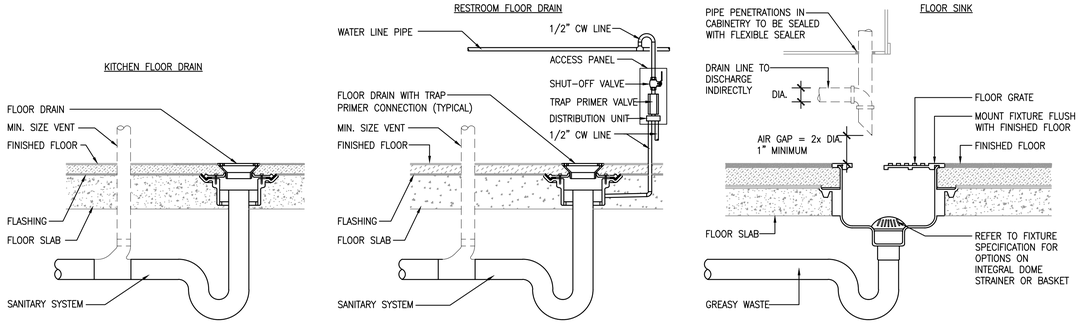
08/08/2022

ISSUED FOR: PERMIT - BID
ISSUED DATE: 08/08/22

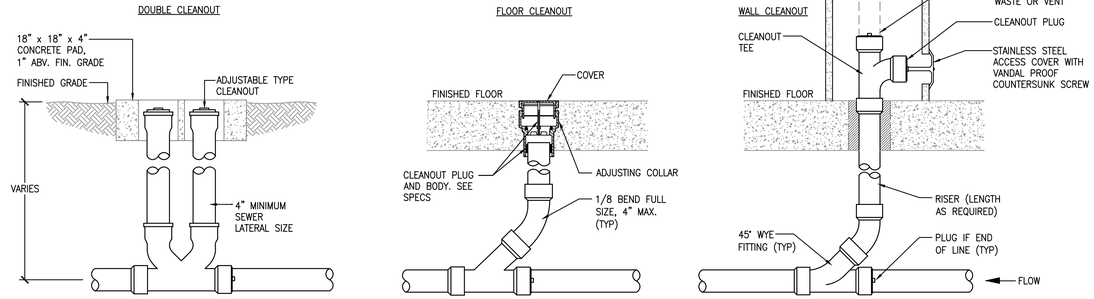
DRAWN BY:
CHECKED BY:
PROJECT NUMBER: 21639

DRAWING NAME:
PLUMBING SCHEDULES AND NOTES

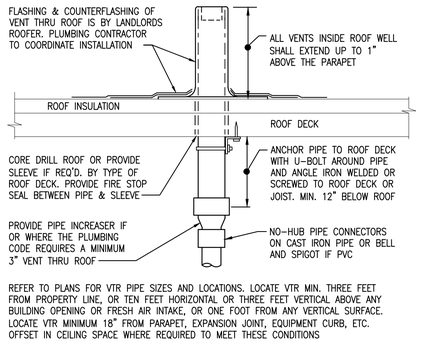
DRAWING NO.
P201



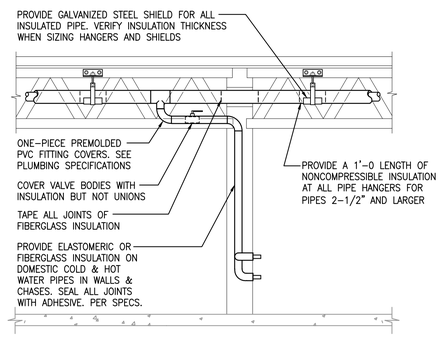
DRAINAGE DETAILS
SCALE: NONE | 1



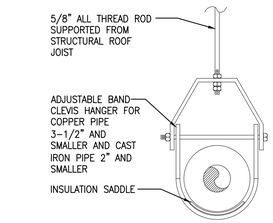
CLEANOUT DETAILS
SCALE: NONE | 2



VENT THROUGH ROOF DETAIL
SCALE: NONE | 3



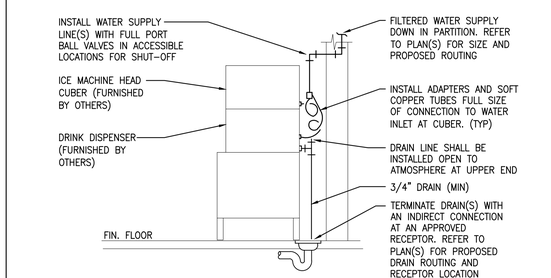
TRUSS PIPE INSULATION DETAIL
SCALE: NONE | 4



PIPE SIZE	PEX PIPE HANGER SPACING	COPPER PIPE HANGER SPACING	STEEL PIPE HANGER SPACING
1/2"	5'	5'	7'
3/4"	5'	5'	7'
1"	6'	6'	7'
1-1/4"	6'	7'	8'
1-1/2"	8'	8'	9'
2"	8'	8'	10'
2-1/2"	8'	10'	11'
3"	8'	11'	12'
4"	8'	12'	12'

NOTE:
PROVIDE UPPER ATTACHMENT AS REQUIRED FOR CASES NOT SHOWN HERE. DO NOT INSTALL HANGER INSIDE INSULATION OR OTHERWISE PENETRATE VAPOR BARRIER. DO NOT HANG ONE PIPE FROM ANOTHER EXCEPT IN CHASES. SLOPE ALL WATER PIPING SLIGHTLY TOWARD DRAINABLE LOCATIONS. HANGER SPACING FOR PIPE SIZE: AS INDICATED ON TABLE. CAST IRON: 10' AND WITHIN 1'-0" OF ALL JOINTS. ROD SIZES FOR PIPE SIZE: 2" AND SMALLER=3/8", 2 1/2" TO 3"=1/2", 4"=5/8", 6"=3/4", 8" AND LARGER=7/8". LOCATE HANGERS WITHIN 1'-0" OF VALVES AND FITTINGS. PROVIDE SUPPLEMENTARY STEEL STRUTS BETWEEN JOISTS IF REQUIRED. LOCATE HANGERS WITHIN 1'-0" OF EQUIPMENT CONNECTIONS. ANCHOR WATER PIPE AGAINST SWAYING DUE TO CHANGES IN WATER VELOCITY. CHAINS AND PERFORATED STRAP IRON AND STEEL ARE NOT ACCEPTABLE. DO NOT SUSPEND PIPE FROM JOIST BRACING MEMBERS. REFER TO CODE AND SPECIFICATIONS FOR FURTHER INFORMATION. PROVIDE SEISMIC BRACING IF/AS REQUIRED BY LOCAL AUTHORITIES. TRAPEZE HANGERS MAY BE USED FOR MULTIPLE PARALLEL PIPES, SEE "TRAPEZE PIPE HANGER DETAIL."

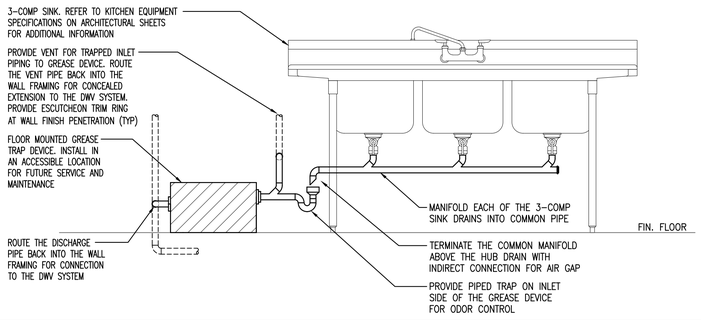
PIPE SUPPORT HANGER DETAIL
SCALE: NONE | 5



NOTE:
PROVIDE COLD WATER ROUGH-IN AT TOP OF ICE MACHINE. ARRANGEMENT SHOWN IS SCHEMATIC. ADJUST AS REQUIRED TO SUIT CONDITIONS. VERIFY CONNECTIONS WITH MANUFACTURER.

ICE MACHINE CONNECTION DETAIL
SCALE: NONE | 6

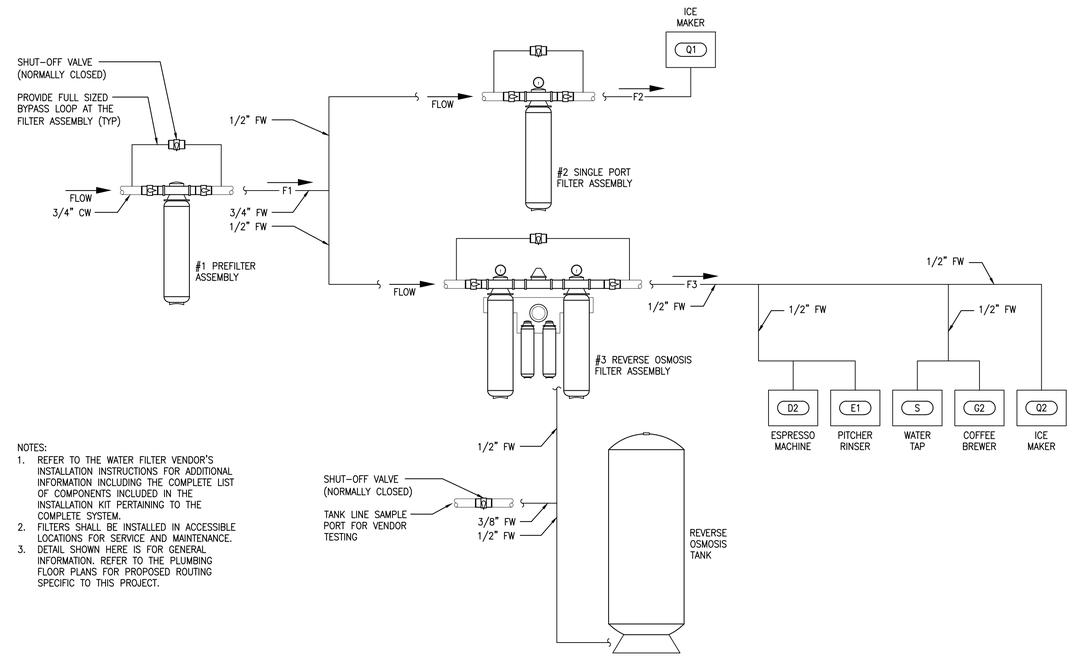
NOTES:
1. REFER TO THE GREASE TRAP MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR ADDITIONAL INFORMATION PERTAINING TO THE COMPLETE ASSEMBLY.



GREASE TRAP DETAIL
SCALE: NONE | 7

NOT USED
SCALE: NONE | 8

NOT USED
SCALE: NONE | 9



NOTES:
1. REFER TO THE WATER FILTER VENDOR'S INSTALLATION INSTRUCTIONS FOR ADDITIONAL INFORMATION INCLUDING THE COMPLETE LIST OF COMPONENTS INCLUDED IN THE INSTALLATION KIT PERTAINING TO THE COMPLETE SYSTEM.
2. FILTERS SHALL BE INSTALLED IN ACCESSIBLE LOCATIONS FOR SERVICE AND MAINTENANCE.
3. DETAIL SHOWN HERE IS FOR GENERAL INFORMATION. REFER TO THE PLUMBING FLOOR PLANS FOR PROPOSED ROUTING SPECIFIC TO THIS PROJECT.

WATER FILTER DETAIL
SCALE: NONE | 10

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REVISIONS

NO.	DATE	DESCRIPTION

SEAL:
COMMONWEALTH OF MASSACHUSETTS
JOHN G. SISK
No. 39818
REGISTERED PROFESSIONAL ENGINEER

08/08/2022

ISSUED FOR: PERMIT - BID
ISSUED DATE: 08/08/22

DRAWN BY:
CHECKED BY:
PROJECT NUMBER: 21639

DRAWING NAME:
PLUMBING DETAILS

DRAWING NO.
P301

SECTION 16000 - BASIC ELECTRICAL

1. THE WORK COVERED BY DIVISION 16 CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT, SUPPLIES, AND MATERIALS (EXCEPT AS OTHERWISE SPECIFIED OR SHOWN ON THE DRAWINGS) REQUIRED TO PERFORM ALL OPERATIONS NECESSARY FOR THE INSTALLATION OF COMPLETE ELECTRICAL SYSTEMS ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.

2. COORDINATE ALL WORK WITH OTHER TRADES AND EXISTING CONDITIONS TO PREVENT CONFLICTS CAUSING UNNECESSARY EXPENSE OR DELAYS IN THE INSTALLATION OF WORK. WHEN CONFLICTS ARISE, REMOVE AND RELOCATE ITEMS CAUSING SUCH CONFLICTS AT NO ADDITIONAL COST TO THE OWNER. REFER TO OTHER DISCIPLINE'S DRAWINGS, RELEVANT EQUIPMENT DRAWINGS, AND SHOP DRAWINGS TO DETERMINE AVAILABLE CLEARANCES AND POSSIBLE OBSTRUCTIONS. MAKE ANY NECESSARY OFFSETS OR TRANSITIONS AS REQUIRED TO CLEAR STRUCTURAL MEMBERS, EXISTING EQUIPMENT, ETC. TO FACILITATE INSTALLATION OF THE WORK IN THE MANNER INDICATED.

3. ALL WORK SHALL COMPLY WITH THE LOCALLY ADOPTED ELECTRICAL CODE AND ALL APPLICABLE LAWS, CODES, RECOMMENDATIONS, REGULATIONS, AND INTERIM AMENDMENTS, OF THE GOVERNMENTAL BODIES HAVING JURISDICTION INCLUDING ADA COMPLIANCE. ALL ELECTRICAL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE GOVERNING SAFETY REGULATIONS, INCLUDING OSHA REGULATIONS. ALL SAFETY LIGHTS, GUARDS AND SIGNS REQUIRED FOR THE PERFORMANCE OF THE ELECTRICAL WORK SHALL BE PROVIDED BY AND OPERATED BY THE ELECTRICAL CONTRACTOR.

4. THE INTENT OF THE DRAWINGS IS TO INDICATE THE GENERAL EXTENT OF WORK REQUIRED FOR THE PROJECT. THE DRAWINGS FOR ELECTRICAL WORK ARE DIAGRAMMATIC, SHOWING THE LOCATION, TYPE, DEVICES AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. PROVIDE ALL FIXTURES, DEVICES, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT FURNISHED BY OTHERS.

5. ELECTRICAL DESIGN FOR THIS INSTALLATION IS BASED ON FIELD INSPECTIONS AND PREVIOUS DESIGN DRAWINGS FOR THE EXISTING BUILDING. ELECTRICAL CONTRACTOR IS TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING. ALLOWANCES ARE TO BE INCLUDED FOR UNFORESEEN EXISTING CONDITIONS THAT MAY EFFECT THE CONTRACTOR'S SCOPE OF WORK. MINOR DEVIATIONS REQUIRED FOR ACCOMPLISHING THE INTENT OF THIS DESIGN IS TO BE INCLUDED IN THIS ALLOWANCE.

6. ELECTRICAL CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES. ANY ITEM DAMAGED BY THIS CONTRACTOR IS TO BE REPAIRED IMMEDIATELY AND AT NO COST TO THE OWNER.

7. ROOF PENETRATIONS SHALL COMPLY WITH "SMACNA" AND "NRCA" STANDARDS, AND WITH THE REQUIREMENTS OF THE EXISTING ROOFING WARRANTY, IF APPLICABLE. DO NOT PERFORM ROOFING PENETRATIONS IN A MANNER WHICH WOULD VOID OR OTHERWISE LIMIT THE EXISTING ROOFING WARRANTY.

8. ALL EQUIPMENT AND COMPONENTS FURNISHED AND/OR INSTALLED SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL).

9. TEMPORARY ELECTRICAL SERVICE:
   A. PROVIDE TEMPORARY ELECTRICAL SERVICE FOR POWER AND LIGHTING DURING CONSTRUCTION. MAINTAIN DURING CONSTRUCTION AND REMOVE SERVICE AFTER CONSTRUCTION IS COMPLETED. THE TEMPORARY SYSTEM SHALL CONSIST OF AN ELECTRICAL SERVICE, DISTRIBUTION SYSTEM, LOAD-CENTER PANEL, GROUNDING, 15 AMP AND/OR 20 AMP BRANCH CIRCUITS, GROUNDED TYPE RECEPTACLES AND LIGHTING FIXTURES.

10. WARRANTIES:
   A. CONTRACTOR SHALL WARRANT ALL WORK PERFORMED AND MATERIAL & LABOR PROVIDED UNDER THE CONTRACT AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP FOR ONE YEAR FROM SUBSTANTIAL COMPLETION. PROVIDE ALL SERVICES AS REQUIRED TO IMMEDIATELY REPAIR OR REPLACE, AT NO ADDITIONAL COST, ANY DEFECTIVE PART OF THE INSTALLATION RESULTING FROM THE SUPPLY OF FAULTY WORKMANSHIP OR MATERIAL. LACK OF MAINTENANCE, ACCIDENTS, OR CARELESSNESS ON THE PART OF THE OWNER SHALL NOT BE INCLUDED IN THIS WARRANTY.
   B. ALL LAMPS ARE TO BE WARRANTED ACCORDING TO LAMP MANUFACTURER, WHICH IS ALSO BASED ON AVERAGE LIFE DATA FOR EACH SPECIFIC TYPE OF LAMP. PROVIDE LABOR TO REPLACE ALL DEFECTIVE LAMPS THAT ARE WITHIN LAMP MANUFACTURER'S WARRANTY PERIOD.
   C. ALL EQUIPMENT, APPARATUS AND APPLIANCES WHICH ARE SPECIFIED AND/OR COME WITH WARRANTIES LONGER THAN ONE YEAR SHALL BE REGISTERED WITH THE MANUFACTURER IN THE OWNER'S NAME.

12. CUTTING AND PATCHING:
   A. NO STRUCTURAL MEMBERS SHALL BE CUT, DRILLED, OR PENETRATED WITHOUT PRIOR APPROVAL FROM THE ARCHITECT.
   B. PROVIDE CUTTING, PATCHING, AND PATCH PAINTING IN EXISTING STRUCTURES, AS REQUIRED FOR THE INSTALLATION OF WORK OF THIS SECTION. EXTENT OF CUTTING SHALL BE MINIMIZED. USE CORE DRILLS, POWER SAWS, AND OTHER MACHINES WHICH WILL PROVIDE NEAT, MINIMUM OPENINGS. REFER TO STRUCTURAL DRAWINGS FOR LINTELS AND SUPPORTS TO BE FURNISHED BY OTHERS FOR THE ELECTRICAL WORK. ALL OTHER LINTELS AND SUPPORTS REQUIRED FOR THE ELECTRICAL WORK SHALL BE FURNISHED BY DIVISION 16. PATCHING SHALL MATCH AND EQUAL ADJACENT MATERIALS AND SURFACES AND SHALL BE PERFORMED BY CRAFTSMAN SKILLED IN THE RESPECTIVE CRAFT REQUIRED. PATCHED FINISHES SHALL BE APPROVED BY THE ARCHITECT.
   C. ALL PUBLIC AND PRIVATE PROPERTY DAMAGED AS A RESULT OF WORK PERFORMED UNDER THIS CONTRACT SHALL BE REPAIRED AND REPLACED BY THIS CONTRACTOR, TO THE SATISFACTION OF THE AUTHORITIES HAVING REGULATORY JURISDICTION AND BUILDING OWNER.

SECTION 16060 - GROUNDING

1. EXTENT OF ELECTRICAL GROUNDING AND BONDING WORK IS INDICATED BY DRAWINGS AND AS SPECIFIED HEREIN. GROUNDING AND BONDING WORK IS DEFINED TO ENCOMPASS SYSTEMS, CIRCUITS, AND EQUIPMENT.

2. EXCEPT AS OTHERWISE INDICATED, PROVIDE ELECTRICAL GROUNDING AND BONDING SYSTEMS INDICATED WITH ASSEMBLY OF MATERIALS, INCLUDING, BUT NOT LIMITED TO, CABLES/WIRES, CONNECTORS, SOLDERLESS LUG TERMINALS, GROUNDING ELECTRODES AND PLATE ELECTRODES, BONDING JUMPER BRAID, AND ADDITIONAL ACCESSORIES NEEDED FOR A COMPLETE INSTALLATION. WHERE MORE THAN ONE TYPE COMPONENT PRODUCT MEETS INDICATED REQUIREMENTS, SELECTION IS INSTALLER'S OPTION. WHERE MATERIALS OR COMPONENTS ARE NOT INDICATED, PROVIDE PRODUCTS WHICH COMPLY WITH BUILDING CODES, UL, AND IEEE REQUIREMENTS AND WITH ESTABLISHED INDUSTRY STANDARDS FOR THOSE APPLICATIONS INDICATED.

SECTION 16075 - IDENTIFICATION

1. ENGRAVED, PLASTIC-LAMINATED LABELS, SIGNS, AND INSTRUCTION PLATES: ENGRAVING STOCK MELAMINE PLASTIC LAMINATE, 1/16-INCH MINIMUM THICK FOR SIGNS UP TO 20 SQUARE INCHES, OR 8 INCHES IN LENGTH; 1/8-INCH THICK FOR LARGER SIZES. ENGRAVED LEGEND IN WHITE LETTERS ON BLACK FACE AND PUNCHED FOR MECHANICAL FASTENERS.

2. CABLE TIES: FUNGUS-INERT, SELF-EXTINGUISHING, ONE-PIECE, SELF-LOCKING NYLON CABLE TIES, 0.18-INCH MINIMUM WIDTH, 50-LB MINIMUM TENSILE STRENGTH, AND SUITABLE FOR A TEMPERATURE RANGE FROM MINUS 50 F TO 350 F. PROVIDE TIES IN SPECIFIED COLORS WHEN USED FOR COLOR-CODING.

3. SELF ADHESIVE, COMMERCIALLY AVAILABLE ARC FLASH HAZARD LABELS. LABELS TO CONFORM TO THE ADOPTED ELECTRICAL CODE AND A.N.S.I. Z535.4.
4. CONDUCTOR COLOR CODING: PROVIDE COLOR CODING FOR SECONDARY SERVICE, FEEDER, AND BRANCH CIRCUIT CONDUCTORS THROUGHOUT THE PROJECT SECONDARY ELECTRICAL SYSTEM PER WIRES AND CABLING SECTION.

5. APPLY EQUIPMENT IDENTIFICATION LABELS OF ENGRAVED PLASTIC- LAMINATE ON EACH MAJOR UNIT OF ELECTRICAL EQUIPMENT IN BUILDING, INCLUDING CENTRAL OR MASTER UNIT OF EACH ELECTRICAL SYSTEM. THIS INCLUDES COMMUNICATION/SIGNAL/ALARM SYSTEMS, UNLESS UNIT IS SPECIFIED WITH ITS OWN SELF-EXPLANATORY IDENTIFICATION. EXCEPT AS OTHERWISE INDICATED, PROVIDE SINGLE LINE OF TEXT, WITH 1/4-INCH-HIGH LETTERING ON 1-INCH-HIGH LABEL (1-1/2-INCH-HIGH WHERE TWO LINES ARE REQUIRED), WHITE LETTERING IN BLACK FIELD. TEXT SHALL MATCH TERMINOLOGY AND NUMBERING OF THE CONTRACT DOCUMENTS AND SHOP DRAWINGS. APPLY LABELS FOR EACH UNIT OF THE FOLLOWING CATEGORIES OF ELECTRICAL EQUIPMENT.
   A. PANELBOARDS, ELECTRICAL CABINETS, AND ENCLOSURES
   B. ELECTRICAL SWITCHGEAR AND SWITCHBOARDS
   C. DISCONNECT SWITCHES
   D. CONTACTORS
   E. REMOTE POWER PANELS

SECTION 16120 - WIRES AND CABLES

1. CONDUCTORS: PROVIDE SOLID CONDUCTORS FOR POWER AND LIGHTING CIRCUITS NO. 10 AWG AND SMALLER. PROVIDE STRANDED CONDUCTORS FOR SIZES NO. 8 AWG AND LARGER.

2. CONDUCTOR MATERIAL: COPPER FOR ALL WIRES AND CABLES.

3. INSULATION: PROVIDE THHN/THWN INSULATION FOR ALL CONDUCTORS NO. 14 AWG THRU NO. 10 AWG. PROVIDE USE-RHH/RHW INSULATION FOR ALL SERVICE ENTRANCE CONDUCTORS. FOR ALL OTHER SIZES PROVIDE THHN/THWN OR XHHW INSULATION AS APPROPRIATE FOR THE LOCATION WHERE INSTALLED.

4. ALUMINUM CONDUCTORS ARE NOT APPROVED OR ACCEPTABLE.

5. INSTALLATION OF WIRES AND CABLES:
   A. ALL BRANCH CIRCUIT WIRES, FEEDER CABLES, ETC., SHALL BE CONTINUOUS FROM OUTLET TO OUTLET. NO JOINTS SHALL BE MADE EXCEPT IN OUTLET, JUNCTION OR PULL BOXES, PANELBOARD AND SWITCHBOARD GUTTERS. FOR THE SPLICING OF EXISTING FEEDER CONDUCTORS, COMPRESSION TYPE BUTT SPLICES WITH COLD SHRINK INSULATION KITS ARE TO BE USED.
   B. TIGHTEN ELECTRICAL CONNECTORS AND TERMINALS, INCLUDING SCREWS AND BOLTS, IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED TORQUE TIGHTENING VALUES. WHERE MANUFACTURER'S TORQUE REQUIREMENTS ARE NOT INDICATED, TIGHTEN CONNECTORS AND TERMINALS TO COMPLY WITH TIGHTENING TORQUE'S SPECIFIED IN UL 486A AND UL 486B.

240Y/120 VOLTS NORMAL	PHASE	480Y/277V NORMAL
BLACK	A	BROWN
RED	B	ORANGE
BLUE	C	YELLOW
WHITE	NEUTRAL	GRAY
GREEN	GROUND	GREEN
GREEN W/ YELLOW STRIP	ISOLATED GROUND	GREEN W/ YELLOW STRIP

SECTION 16130 - RACEWAYS

1. THIS SECTION INCLUDES RACEWAYS FOR ELECTRICAL WIRING. TYPES OF RACEWAYS IN THIS SECTION INCLUDE THE FOLLOWING:
   A. ELECTRICAL METALLIC TUBING (EMT)
   B. INTERMEDIATE METAL CONDUIT (IMC)
   C. FLEXIBLE METAL CONDUIT
   D. LIQUID-TIGHT FLEXIBLE CONDUIT
   E. RIGID METAL CONDUIT
   F. RIGID NONMETALLIC CONDUIT (PVC)
   G. METAL CLAD (MC) AND ALUMINUM CLAD (AC) CABLE

2. WIREWAYS:
   A. ELECTRICAL WIREWAYS SHALL BE OF TYPES, SIZES, AND NUMBER OF CHANNELS AS INDICATED. FITTINGS AND ACCESSORIES INCLUDING BUT NOT LIMITED TO COUPLINGS, OFFSETS, ELBOWS, EXPANSION JOINTS, ADAPTERS, HOLD-DOWN STRAPS, AND END CAPS SHALL MATCH AND MATE WITH WIREWAY AS REQUIRED FOR A COMPLETE SYSTEM. WHERE FEATURES ARE NOT INDICATED, SELECT TO FULFILL WIRING REQUIREMENTS AND COMPLY WITH APPLICABLE PROVISIONS OF ADOPTED ELECTRICAL CODE.

5. WIRING METHOD:
   D. OUTDOORS: USE THE FOLLOWING WIRING METHODS:
   D.1. EXPOSED: INTERMEDIATE METAL CONDUIT.
   D.2. CONCEALED: INTERMEDIATE METAL CONDUIT.
   D.3. UNDERGROUND, RIGID NONMETAL CONDUIT.
   D.4. CONNECTION TO VIBRATING EQUIPMENT: INCLUDING TRANSFORMERS AND HYDRAULIC, PNEUMATIC OR ELECTRIC SOLENOID OR MOTOR-DRIVEN EQUIPMENT: LIQUID-TIGHT FLEXIBLE METAL CONDUIT.
   D.5. INDOORS OR OUTDOORS: CONNECTION TO VIBRATING EQUIPMENT AND HYDRAULIC, PNEUMATIC, OR ELECTRIC SOLENOID OR MOTOR-DRIVEN EQUIPMENT IN MOIST OR HUMID LOCATION OR CORROSIVE ATMOSPHERE, OR WHERE SUBJECT TO WATER SPRAY OR DRIPPING OIL, GREASE, OR WATER: LIQUID-TIGHT FLEXIBLE METAL CONDUIT.
   E. INDOORS: USE THE FOLLOWING WIRING METHODS:
   E.1. CONNECTION TO VIBRATING EQUIPMENT: INCLUDING TRANSFORMERS AND HYDRAULIC, PNEUMATIC OR ELECTRIC SOLENOID OR MOTOR-OPERATED EQUIPMENT: FLEXIBLE METAL CONDUIT.
   E.2. EXPOSED: ELECTRICAL METALLIC TUBING CONDUIT.
   E.3. CONCEALED: ELECTRICAL METALLIC TUBING.
   E.4. CONCEALED, IN CONCRETE EMBEDDED, STRUCTURAL INTERIOR WALLS, OR ROOF DECK PENETRATIONS: INTERMEDIATE METAL OR RIGID METAL CONDUIT.
   E.5. UNDER CONCRETE FLOOR (SLAB ON GRADE): INTERMEDIATE METAL OR RIGID METAL CONDUIT.
   F. P.V.C. CONDUIT CAN BE INSTALLED BELOW FLOOR SLAB INDOORS, ONLY IF RIGID STEEL ELBOWS ARE USED WHEN PASSING THRU FLOOR SLAB. MINIMUM SIZE P.V.C. CONDUIT THAT CAN BE INSTALLED IS 3/4" UNLESS NOTED OTHERWISE. ALL P.V.C. CONDUIT JOINTS ARE TO BE GLUED AND SEALED TO PREVENT MOISTURE FROM ENTERING RACEWAY SYSTEM. CONDUITS FOUND TO CONTAIN MOISTURE WILL BE REPAIRED OR REPLACED AS REQUIRED PRIOR TO INSTALLATION OF CONDUCTORS.
   G. METAL CLAD (MC) AND ALUMINUM CLAD (AC) CABLE
   G.1. MC AND AC CABLE MAY BE USED IN LIEU OF E.M.T. CONDUIT IF ACCEPTABLE TO LOCAL AUTHORITIES AND INSTALLED PER ELECTRICAL CODE REGARDING SUPPORT, GROUNDING AND CABLE TERMINATIONS. ALL MC AND AC CABLE NOT INSTALLED PER THE ADOPTED CODE SHALL BE REMOVED, REINSTALLED AND CORRECTED AT CONTRACTOR'S EXPENSE WITH NO EXTENSION IN THE CONSTRUCTION SCHEDULE.
   G.2. MC AND AC CABLE MUST BE SUPPORTED AND SECURED BY STAPLES, CABLE TIES, STRAPS, HANGERS, OR SIMILAR FITTINGS, DESIGNED AND INSTALLED SO AS NOT TO DAMAGE THE CABLE.
   G.3. MC AND AC CABLE, WITH FOUR OR LESS CONDUCTORS SIZED NO LARGER THAN 10 AWG, MUST BE SECURED WITHIN 12 IN. OF EVERY OUTLET BOX, JUNCTION BOX, CABINET, OR FITTING AND AT INTERVALS NOT EXCEEDING 6 FT.
   G.4. MC AND AC CABLE MUST BE SUPPORTED AT INTERVALS NOT EXCEEDING 6 FT. CABLES INSTALLED HORIZONTALLY THROUGH WOODEN OR METAL FRAMING MEMBERS ARE CONSIDERED SECURED AND SUPPORTED WHERE SUCH SUPPORT DOESN'T EXCEED 6 FT INTERVALS.
   G.5. MAY NOT BE USED IN EXTERIOR APPLICATIONS

6. CONDUIT SHALL BE INSTALLED AS A COMPLETE SYSTEM, CONTINUOUS FROM OUTLET TO OUTLET, CABINET OR FITTING, AND BE SO MECHANICALLY AND ELECTRICALLY CONNECTED THAT ADEQUATE ELECTRICAL CONTINUITY FROM ONE CONDUIT TO ANOTHER IS SECURED. THE ENTIRE SYSTEMS SHALL BE SECURELY FASTENED IN PLACE WITHIN 3' OF EACH OUTLET OR JUNCTION BOX, CABINET OR FITTING, AND AT INTERVALS NOT EXCEEDING 10', EXCEPT AS OTHERWISE SPECIFIED OR SHOWN. SINGLE CONDUITS FOR FEEDERS SHALL BE HUNG WITH GRINNEL, CRANE, OR EQUAL, MALLEABLE SPLIT RING HANGERS WITH ROD SUSPENSION SPACED NOT OVER 10' APART FROM CONSTRUCTION ABOVE. GROUPS OF HORIZONTAL FEEDER AND BRANCH CIRCUIT CONDUITS SHALL BE CLAMPED TO UNISTRUT, OR EQUAL, STEEL CHANNELS AND SUSPENDED FROM RODS SUPPORTED FROM STRUCTURE, SPACED NOT OVER 10' APART FROM CONSTRUCTION ABOVE. WHERE POSSIBLE CONDUITS MAY BE CLAMPED DIRECTLY TO THE STEEL JOISTS.

7. USE RACEWAY FITTINGS THAT ARE OF TYPES COMPATIBLE WITH THE ASSOCIATED RACEWAY AND SUITABLE FOR THE USE AND LOCATION. FOR INTERMEDIATE METAL CONDUIT, USE THREADED RIGID STEEL CONDUIT FITTINGS. FOR EMT CONDUITS: FITTINGS ARE TO BE COMPRESSION OR SET SCREW TYPE.

8. INSTALL PULL WIRES IN EMPTY RACEWAYS. USE NO. 14 AWG ZINC-COATED STEEL OR MONOFILAMENT PLASTIC LINE HAVING NOT LESS THAN 200-LB TENSILE STRENGTH. LEAVE NOT LESS THAN 12 INCHES OF SLACK AT EACH END OF THE PULL WIRE.

9. ALL CONDUITS ABOVE LAY-IN CEILING SYSTEM SHALL NOT BE SUPPORTED FROM CEILING SUSPENSION WIRES.

SECTION 16135 - CABINETS, BOXES AND FITTINGS

1. THIS SECTION INCLUDES CABINETS, BOXES, AND FITTINGS FOR ELECTRICAL INSTALLATIONS AND CERTAIN TYPES OF ELECTRICAL FITTINGS NOT COVERED IN OTHER SECTIONS

2. METAL OUTLET, DEVICE, AND SMALL WIRING BOXES:
   A. GENERAL: CONFORM TO UL 514A, "METALLIC OUTLET BOXES, ELECTRICAL," AND UL 514B, "FITTINGS FOR CONDUIT AND OUTLET BOXES." BOXES SHALL BE OF TYPE, SHAPE, SIZE, AND DEPTH TO SUIT EACH LOCATION AND APPLICATION.

3. PULL AND JUNCTION BOXES:
   A. COMPLY WITH UL 50, "ELECTRICAL CABINETS AND BOXES", FOR BOXES OVER 100 CUBIC INCHES VOLUME. BOXES SHALL HAVE SCREWED OR BOLTED ON COVERS OF MATERIAL SAME AS BOXES AND SHALL BE OF SIZE AND SHAPE TO SUIT APPLICATION.

4. CABINETS:
   A. COMPLY WITH UL 50, "ELECTRICAL CABINETS AND BOXES." SHEET STEEL, NEMA 1 CLASS EXCEPT AS OTHERWISE INDICATED. CABINET SHALL CONSIST OF A BOX AND A FRONT CONSISTING OF A ONE-PIECE FRAME AND A HINGED DOOR. ARRANGE DOOR TO CLOSE AGAINST A RABBET PLACED ALL AROUND THE INSIDE EDGE OF THE FRAME, WITH A UNIFORMLY CLOSE FIT BETWEEN DOOR AND FRAME. PROVIDE CONCEALED FASTENERS, NOT OVER 24-INCHES APART, TO HOLD FRONTS TO CABINET BOXES AND PROVIDE FOR ADJUSTMENT. PROVIDE FLUSH OR CONCEALED DOOR HINGES NOT OVER 24-INCHES APART AND NOT OVER 6-INCHES FROM TOP AND BOTTOM OF DOOR. FOR FLUSH CABINETS, MAKE THE FRONT APPROXIMATELY 3/4 INCH LARGER THAN THE BOX ALL AROUND. FOR SURFACE MOUNTED CABINETS MAKE FRONT SAME HEIGHT AND WIDTH AS BOX.
   B. DOUBLE DOORS FOR CABINETS WIDER THAN 24-INCHES. TELEPHONE CABINETS WIDER THAN 48-INCHES MAY HAVE SLIDING OR REMOVABLE DOORS.
   C. COMBINATION SPRING CATCH AND KEY LOCK, WITH ALL LOCKS FOR CABINETS OF THE SAME SYSTEM KEYED ALIKE. LOCKS MAY BE OMITTED ON SIGNAL, POWER, AND LIGHTING CABINETS LOCATED WITHIN WIRE CLOSETS AND MECHANICAL-ELECTRICAL ROOMS. LOCKS SHALL BE OF A TYPE TO PERMIT DOORS TO LATCH CLOSED WITHOUT LOCKING.

6. WEATHERPROOF PULL AND SPLICE BOXES:
   D. BOXES TO BE NEMA 12 AND 13 RATED, ALL STEEL CONSTRUCTION CONFORMING TO J.I.C. STANDARD EGP-1-1997. EXTERNAL MOUNTING FEET FOR SURFACE MOUNTING. OIL-RESISTANT GASKET ATTACHED TO INSIDE OF DOOR COVER. CONTINUOUS HINGE AND EXTERNAL SCREW CLAMP FOR QUICK OPENING AND CLOSING.

8. FLOOR BOXES IN SLABS ON GRADE AND WET LOCATIONS TO BE NEMA TYPE 4, CAST-IRON BOXES WITH THREADED HUBS. FLOOR BOXES LOCATED IN SLABS ABOVE GRADE CAN BE STAMPED STEEL. PLASTIC FLOOR BOXES ARE NOT APPROVED.
   G. INSTALL IN CONCRETE FLOOR SLABS SO THEY ARE COMPLETELY ENVELOPED IN CONCRETE EXCEPT FOR THE TOP. WHERE NORMAL SLAB THICKNESS WILL NOT ENVELOP BOX AS SPECIFIED ABOVE, PROVIDE INCREASED THICKNESS OF THE SLAB. PROVIDE EACH COMPARTMENT OF EACH FLOOR BOX WITH GROUNDING TERMINAL CONSISTING OF A WASHER-IN-HEAD MACHINE SCREW, NOT SMALLER THAN NO. 10-32, SCREWED INTO A TAPPED HOLE IN THE BOX. ADJUST COVERS OF FLOOR BOXES FLUSH WITH FINISHED FLOOR.

9. WHEN TWO OR MORE PHASES OF THE 277/480 VOLTS SYSTEM ARE CONNECTED TO ADJACENT SWITCHES IN THE SAME BOX, PROVIDE BARRIERS BETWEEN THE SWITCHES. PROVIDE BARRIERS BETWEEN 120 AND 277 VOLTS.

10. PULL AND SPLICE BOXES LOCATED OUTDOORS OR WHERE INDICATED ON DRAWINGS ARE TO BE WEATHERPROOF TYPE J.I.C. BOXES. CONDUIT TERMINATIONS ARE TO BE ACCOMPLISHED BY USING MEYER HUBS.

11. ELECTRICALLY GROUND METALLIC CABINETS, BOXES, AND ENCLOSURES. WHERE WIRING TO ITEM INCLUDES A GROUNDING CONDUCTOR, PROVIDE A GROUNDING TERMINAL IN THE INTERIOR OF THE CABINET, BOX OR ENCLOSURE.

SECTION 16410 - DISCONNECTS, CONTACTORS, STARTERS

1. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS. PROVIDE PRODUCTS BY ONE OF THE FOLLOWING.
   A. COMPLY WITH UL 50, "ELECTRICAL CABINETS AND BOXES", FOR BOXES OVER 100 CUBIC INCHES VOLUME. BOXES SHALL HAVE SCREWED OR BOLTED ON COVERS OF MATERIAL SAME AS BOXES AND SHALL BE OF SIZE AND SHAPE TO SUIT APPLICATION.
   A. GENERAL ELECTRIC CO.
   B. SQUARE D COMPANY.
   C. EATON CORPORATION
   D. SIEMENS, I.T.E.
   E. ALLEN-BRADLEY CO.
   F. FURNAS CO.

2. TEMPERATURE RATINGS: ALL CONDUCTOR TERMINALS AND EQUIPMENT ENCLOSURES TO BE U.L. LISTED FOR USE WITH MINIMUM 75C RATED CONDUCTORS.

3. DISCONNECT SWITCHES:
   A. PROVIDE CIRCUIT AND MOTOR DISCONNECT SWITCHES OF TYPES, SIZES AND ELECTRICAL CHARACTERISTICS INDICATED ON DRAWING. FUSIBLE OR NON-FUSED TYPE, RATED 250 OR 600 VOLTS, 60 HZ, 2- OR 3-POLES, SOLID NEUTRAL; AND INCORPORATING QUICK-MAKE, QUICK-BREAK TYPE SWITCHES; CONSTRUCT SO THAT SWITCH BLADES ARE VISIBLE IN OFF POSITION WITH DOOR OPEN. SWITCH SHALL HAVE A DUAL COVER INTERLOCK TO PREVENT UNAUTHORIZED OPENING OF THE SWITCH DOOR WHEN HANDLE IS IN THE "ON" POSITION, AND TO PREVENT CLOSING OF THE SWITCH MECHANISM WITH THE DOOR OPEN. EQUIP WITH OPERATING HANDLE WHICH IS INTEGRAL PART OF ENCLOSURE BASE AND WHOSE POSITION IS EASILY RECOGNIZABLE, AND IS PADLOCKABLE IN OFF POSITION; CONSTRUCT CURRENT CARRYING PARTS OF HIGH-CONDUCTIVITY COPPER, WITH SILVER-TUNGSTEN TYPE SWITCH CONTACTS, AND POSITIVE PRESSURE TYPE REINFORCED FUSE CLIPS. PROVIDE SWITCH IN NEMA 1 OR NEMA TYPE 3R ENCLOSURE AS INDICATED OR REQUIRED. INSTALL ENGRAVED PLASTIC PLATE AS TO WHAT EACH SWITCH CONTROLS.
   B. EQUIPMENT REQUIRING A DISCONNECTING MEANS, RATED FOR 120 OR 240 VOLT SINGLE PHASE, UP TO 30 AMPERES MAY BE PROVIDED WITH A SNAP-SWITCH TYPE TOGGLE DEVICE AT THE EQUIPMENT. THE DEVICE IS TO HAVE AN AMPERE AND VOLTAGE RATING EQUAL TO OR GREATER THAN THE BRANCH CIRCUIT FEEDING THE EQUIPMENT. IF EQUIPMENT IS MOTOR RELATED, THEN THE SWITCH MUST BE HORSEPOWER RATED. SWITCHES LOCATED OUTDOORS OR IN COOLER/FREEZER APPLICATIONS ARE TO BE MOUNTED IN A DIE-CAST ALUMINUM DEVICE BOX WITH GASKETED WEATHERPROOF COVER PLATE.

4. RELAYS AND CONTACTORS:
   A. GENERAL POWER PURPOSE RELAYS, FOR CONTROL OF MISCELLANEOUS MOTORS, TO BE PROVIDED AND INSTALLED WITH NUMBER OF POLES AND COIL VOLTAGE AS SHOWN ON DRAWINGS. RELAY TO BE HORSEPOWER RATED FOR THE MOTOR LOAD TO WHICH IT CONTROLS. RELAY TO BE MOUNTED IN A NEMA TYPE 1 ENCLOSURE.

6. INSTALLATION OF DISCONNECTS AND STARTERS:
   A. SURFACE MOUNT ON WALLS OR COLUMNS APPROXIMATELY 5'-0" TO CENTERLINE ABOVE THE FLOOR WHERE POSSIBLE.
   B. DISCONNECT SWITCHES MOUNTED ON ROOFTOP AIR CONDITIONING UNITS TO BE CAULKED BETWEEN SWITCH AND UNIT TO PROVIDE WEATHERPROOF SEAL. ELECTRICAL CONTRACTOR TO VERIFY EXACT MOUNTING LOCATION ON UNIT SO AS NOT TO COVER UP ANY REMOVABLE PANELS.
   C. WHEN RELAYS OR CONTACTORS ARE INDICATED TO BE LOCATED ABOVE THE CEILING, THE EQUIPMENT IS TO BE READILY ACCESSIBLE AND SOUND INSULATED FROM THE MOUNTING SUPPORTS.

SECTION 16140 - WIRING DEVICES

1. THIS SECTION INCLUDES THE FOLLOWING:
   A. RECEPTACLES
   B. LIGHTING AND EQUIPMENT SWITCHES
   C. WALL PLATES
   D. FLOOR SERVICE OUTLETS
   E. OCCUPANCY SENSORS
   F. MANUAL DIMMERS

2. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH PROVIDE REQUIREMENTS, PRODUCTS BY ONE OF THE FOLLOWING:
   A. WIRING DEVICES & ACCESSORIES:
   A.1. COPPER WIRING DEVICES
   A.2. CROUSE-HINDS CO.
   A.3. HUBBELL INC.
   A.4. LEVITON
   A.5. PASS AND SEYMOUR INC.
   B. FLOOR BOXES:
   B.1. AMERICAN ELECTRIC, STEEL CITY
   B.2. WALKER / WIREMOLD COMPANY
   B.3. RACO, INC., HUBBELL INC.
   B.4. RACEWAY COMPONENTS, INC.
   C. OCCUPANCY SENSOR LIGHTING CONTROL:
   C.1. HUBBELL INC.
   C.2. LEVITON MANUFACTURING INC.
   C.3. WATT STOPPER INC.
   C.4. SENSOR SWITCH
   C.5. GREENGATE

3. WIRING DEVICES:
   A. PROVIDE WIRING DEVICES, IN TYPES, CHARACTERISTICS, GRADES, COLORS, AND ELECTRICAL RATINGS FOR APPLICATIONS INDICATED WHICH ARE UL LISTED AND WHICH COMPLY WITH NEMA WD 1 AND OTHER APPLICABLE UL AND NEMA STANDARDS. ALL DEVICES TO BE SPECIFICATION GRADE (HEAVY DUTY U.L. GRADE), WITH GREEN HEXAGONAL EQUIPMENT GROUND SCREW, METAL PLASTER EARS AND SIDE TERMINAL SCREWS FOR BACK AND SIDE WIRING.
   B. ALL WIRING DEVICES ARE TO BE PROVIDED BY THE SAME MANUFACTURER UNLESS NOTED OTHERWISE.
   C. ALL WIRING DEVICES AND COVERPLATES SHALL BE:
   C.1. WHITE.
   C.2. WHITE - WHERE INSTALLED IN WHITE CEILINGS.
   C.3. BLACK - WHERE INSTALLED IN DARK CEILINGS.
   D. RECEPTACLES:
   D.1. DUPLEX RECEPTACLE, 15 AMP, 125 VOLT, 2-POLE, 3-WIRE, GROUNDING TYPE WITH NEMA CONFIGURATION 5-15R, MEETS FEDERAL SPEC. WC-596-F. LEVITON #5252.
   D.2. DUPLEX RECEPTACLE, 20 AMP, 125 VOLT, 2-POLE, 3-WIRE, GROUNDING TYPE WITH NEMA CONFIGURATION 5-20R, MEETS FEDERAL SPEC. WC-596-F. LEVITON #5352.
   D.3. GROUND FAULT INTERRUPTER RECEPTACLE, 20 AMP, 125 VOLT, 2-POLE, 3-WIRE, GROUNDING TYPE WITH NEMA CONFIGURATION 5-20R. UL943 APPROVED, SELF-TESTING, SOLID STATE GROUND FAULT SENSING LEVEL WITH 5 MILLIAMPERES GROUND FAULT TRIP LEVEL. LED INDICATOR LIGHT WITH TEST/RESET BUTTONS THAT MATCH THE COLOR OF THE FACE. LEVITON #G5362-WT*.
   D.4. USB RECEPTACLE, 20A, 125V, 2-POLE, 3-WIRE, GROUNDING TYPE WITH NEMA CONFIGURATION 5-20R, (2) VERTICAL USB PORTS WITH 3.6A CHARGING CAPACITY (MINIMUM), MEETS FEDERAL SPEC. WC-596-F. LEVITON #T5832
   D.4.1. WHERE SHOWN AS A QUAD RECEPTACLE ON PLANS, PROVIDE (2) USB RECEPTACLES AS SPECIFIED ABOVE.
   D.5. WEATHERPROOF RECEPTACLE SHALL BE A GROUND-FAULT INTERRUPTER WITH " " THOMAS & BETTS #CKSUV DIE-CAST ALUMINUM SMALL COVER PLATE. LOCATE BOX VERTICAL IN WALL. PLATE TO BE LISTED AND " LABELED SUITABLE FOR WET LOCATIONS WHILE IN USE.
   D.6. ISOLATED GROUND DUPLEX RECEPTACLE, 20 AMP, 125 VOLT, 2-POLE, 3-WIRE, FACE WITH ORANGE TRIANGLE, GROUND SCREW ISOLATED FROM MOUNTING YOKE, NEMA CONFIGURATION 5-20RIG. LEVITON #5362-IG.
   D.7. CONTROLLED DUPLEX RECEPTACLE, 20 AMP, 125 VOLT, 2-POLE, 3-WIRE, GROUNDING TYPE WITH NEMA CONFIGURATION 5-20R, PERMANENTLY LABELED WITH CONTROLLED SYMBOL, MEETS FEDERAL SPEC. WC-596-F. LEVITON #5362-2.
   D.7.1. WHERE SHOWN AS A QUAD RECEPTACLE ON PLANS, PROVIDE (1) CONTROLLED RECEPTACLE AND (1) DUPLEX RECEPTACLE AS SPECIFIED ABOVE.
   E. SWITCHES:
   E.1. TOGGLE TYPE SWITCH, 20 AMP, 120/277 VOLT AC SINGLE-POLE, QUITE TYPE, WITH MOUNTING YOKE INSULATED FROM MECHANISM, EQUIPPED WITH PLASTER EARS, SIDE-WIRED SCREW TERMINALS, MEETS FEDERAL SPEC WS-896. LEVITON #1121-2.
   E.1.1. DOUBLE-POLE, 3-WAY, AND 4-WAY SWITCHES SHALL BE OF THE SAME MAKE AS FOR SINGLE-POLE.
   F. FLOOR RECEPTACLES:
   F.1. TYPE 'A': HUBBELL #B-2436, RECTANGULAR SINGLE-GANG, WATERTIGHT BOX WITH ONE S-3825 DUPLEX FLAP COVER. BOX COVER PLATE SHALL BE BRASS. COVER TO BE PROVIDED WITH BRASS CARPET FLANGE FOR FLUSH INSTALLATION IN LINOLEUM, WOOD OR CARPET FLOORS. EACH FLOOR OUTLET SHALL BE COMPLETE WITH ONE 20 AMP, 125 VOLT DUPLEX BROWN RECEPTACLE AS SPECIFIED UNDER "RECEPTACLES".
   F.2. TYPE 'B': HUBBELL #B-4233, RECTANGULAR DOUBLE-GANG, FULLY ADJUSTABLE, WATERTIGHT BOX WITH ONE S-3825 DUPLEX FLAP COVER COMPLETE WITH ONE 20 AMP, 125 VOLT DUPLEX BROWN RECEPTACLE AS SPECIFIED UNDER "RECEPTACLES". ALSO PROVIDE ONE #S-2625 COVER PLATE WITH ONE #S-3067 SPLIT NOZZLE FOR PROTECTION OF TELEPHONE/COMPUTER CABLES. BOX COVER PLATES SHALL BE BRASS. COVER TO BE PROVIDED WITH BRASS CARPET FLANGE FOR FLUSH INSTALLATION IN LINOLEUM, WOOD OR CARPET FLOORS.
   F.3. TYPE 'C': HUBBELL #B-2436, RECTANGULAR SINGLE-GANG BOX, BRASS PLATE #S2425 WITH 3/4 PLUG OPENING FOR CONNECTION OF FLEXIBLE CONDUIT FROM EQUIPMENT. COVER TO BE PROVIDED WITH BRASS CARPET FLANGE FOR FLUSH INSTALLATION IN LINOLEUM, WOOD OR CARPET FLOORS.
   G. OCCUPANCY SENSOR LIGHTING CONTROL:
   G.1. WALL MOUNTED OCCUPANCY SENSOR TO BE PASSIVE INFRARED COVERING 1200 (OR 900) SQUARE FEET, RATED FOR 120/277 VOLT, 1500 WATTS MAXIMUM LOAD OF INCANDESCENT OR FLUORESCENT LIGHT. SENSOR TO HAVE 180° FIELD OF VIEW, OFF/AUTO/ON SLIDE SWITCH, ADJUSTABLE TIME-OUT FROM 1 TO 20 MINUTES, AND LED MOVEMENT INDICATOR PILOT. SENSOR TO BE MOUNTED IN A SINGLE-GANG WALL BOX AT SAME ELEVATION AS STANDARD WALL SWITCHES.
   G.1.1. WATT STOPPER #PW-100 SINGLE RELAY (OR #PW-200 DUAL RELAY).
   G.2. CEILING MOUNTED OCCUPANCY SENSOR TO BE DUAL TECHNOLOGY WITH ULTRASONIC & PASSIVE INFRARED TYPE SENSORS. SENSORS TO HAVE TWO-WAY OR ONE-WAY DISTRIBUTION DEPENDING ON MOUNTING LOCATION CAPABLE OF ADJUSTING THE SENSITIVITY AND LENGTH OF OPERATION BASED ON PAST ACTIVITY LEVEL OF THE AREA'S OCCUPANTS. CUSTOM PERFORMANCE CONTROLS TO BE LOCATED BEHIND THE SENSOR LENS FOR FIELD MODIFICATION OF SENSOR DESIGN. UNIT TO BE MOUNTED TO RECESSED JUNCTION BOX.
   G.2.1. WATT STOPPER #DT-355, 800W @ 120V (1200W @ 277V)

4. INSTALLATION OF WIRING DEVICES AND ACCESSORIES:
   A. GROUPS OF SWITCHES OR SWITCH AND OUTLET COMBINATIONS SHALL BE MOUNTED UNDER ONE COVER PLATE. COVER PLATES SHALL FIT THE DEVICES SECURELY AND SHALL COVER THE WALL OPENING COMPLETELY TO PROVIDE A NEAT AND FINISHED APPEARANCE FLUSH WITH SURROUNDING SURFACES.
   B. TERMINALS ON ALL WIRING DEVICES SHALL NOT BE USED TO FEED-THROUGH TO THE NEXT DEVICES.
   C. INSTALL WALL-MOUNTED RECEPTACLES WITH GROUND SLOT UP.
   D. RECEPTACLE MOUNTED ABOVE COUNTER-TOP TO BE INSTALLED HORIZONTAL, WITH LONG DIMENSION PARALLEL TO FLOOR AND COUNTER-TOP.

SECTION 16510 - LIGHTING FIXTURES

1. PROVIDE LIGHTING FIXTURES, OF SIZES, TYPES AND RATINGS INDICATED; COMPLETE WITH, BUT NOT LIMITED TO, HOUSINGS, ENERGY-EFFICIENT LAMPS, LAMP HOLDERS, REFLECTORS, ENERGY EFFICIENT BALLAST, STARTERS AND WIRING. SHIP FIXTURES FACTORY-ASSEMBLED, WITH THOSE COMPONENTS REQUIRED FOR A COMPLETE INSTALLATION. DESIGN FIXTURES WITH CONCEALED HINGES AND CATCHES, WITH METAL PARTS GROUNDED AS COMMON UNIT, AND SO CONSTRUCTED AS TO DAMPEN BALLAST GENERATED NOISE

2. LAMPS
   A. ALL LAMPS SHALL BE PROVIDED BY ONE MANUFACTURER UNLESS OTHERWISE DESIGNATED ON THE FIXTURE SCHEDULE.
   B. ALL T-8 FLUORESCENT LAMPS SHALL BE OSRAM/SYLVANIA OCTRON '700' SERIES OR EQUAL OF PHILLIPS OR G.E. EQUIVALENT LAMPS SHALL BE EQUIVALENT IN LUMEN OUTPUT, POWER CONSUMPTION, AND COLOR QUALITY.
   B.1. T-8 FLUORESCENT LAMPS SHALL BE 4100K IN COLOR WITH A COLOR RENDERING INDEX OF 82.
   C. ALL T-5 FLUORESCENT LAMPS SHALL BE OSRAM/SYLVANIA PENTRON SERIES OR EQUAL OF PHILLIPS OR G.E. EQUIVALENT LAMPS SHALL BE EQUIVALENT IN LUMEN OUTPUT, POWER CONSUMPTION, AND COLOR QUALITY.
   C.1. T-5 FLUORESCENT LAMPS SHALL BE 4100K IN COLOR WITH A COLOR RENDERING INDEX OF 82.
   D. ALL COMPACT FLUORESCENT LAMPS SHALL BE 4-PIN TYPE WITH ELECTRONIC BALLASTS. LAMP COLOR SHALL MATCH LINEAR FLUORESCENT LAMPS OR AS SPECIFIED ON THE FIXTURE SCHEDULE.

3. INSTALL LIGHTING FIXTURES AT LOCATIONS AND HEIGHTS AS INDICATED, IN ACCORDANCE WITH FIXTURE MANUFACTURER'S WRITTEN INSTRUCTIONS, APPLICABLE REQUIREMENTS OF NEC, NECA'S "STANDARD OF INSTALLATION," NEMA STANDARDS, AND WITH RECOGNIZED INDUSTRY PRACTICES TO ENSURE THAT LIGHTING FIXTURES FULFILL REQUIREMENTS.

SECTION 16470 - PANELBOARDS

1. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PANELBOARD PRODUCTS OF ONE OF THE FOLLOWING (FOR EACH TYPE AND RATING OF PANELBOARD AND ENCLOSURE):
   A. GENERAL ELECTRIC COMPANY
   B. SQUARE D COMPANY
   C. EATON CORPORATION
   D. SIEMENS', I.T.E.

2. POWER DISTRIBUTION PANELS: PROVIDE DEAD-FRONT SAFETY-TYPE DISTRIBUTION PANELBOARDS RATED 240/120 OR 480/277 VOLT, 1-PHASE, 3-WIRE. SHORT CIRCUIT RATING OF PANEL AND DEVICES TO BE 22,000 RMS MINIMUM UNLESS NOTED OTHERWISE ON THE DRAWINGS. PANELBOARDS SWITCHING AND PROTECTIVE DEVICES IN SOLDERLESS PRESSURE-TYPE LINE SIDE CONNECTORS APPROVED FOR COPPER CONDUCTORS.

3. 120/240 VOLT LIGHTING AND APPLIANCE PANELBOARDS: PROVIDE DEAD-FRONT SAFETY TYPE LIGHTING AND APPLIANCE PANELBOARDS AS INDICATED, WITH SWITCHING AND PROTECTIVE DEVICES IN QUANTITIES. RATINGS, TYPES AND ARRANGEMENTS SHOWN, WITH ANTI-TURN SOLDERLESS PRESSURE TYPE LUG CONNECTORS. APPROVED FOR USE WITH COPPER CONDUCTORS; CONSTRUCT UNIT FOR CONNECTING FEEDERS TO PANEL; EQUIP WITH COPPER, COPPER PLATED OR ALUMINUM BUS BARS, FULL-SIZED NEUTRAL BAR, WITH BOLT-IN TYPE HEAVY-DUTY, QUICK-MAKE, QUICK-BREAK, SINGLE-POLE CIRCUIT-BREAKERS, WITH TOGGLE HANDLES THAT INDICATE WHEN TRIPPED. PROVIDE SUITABLE LUGS ON NEUTRAL BUS FOR EACH OUTGOING FEEDER REQUIRED; AND PROVIDE BARE UNINSULATED GROUNDING BARS SUITABLE FOR BOLTING TO ENCLOSURES. SELECT ENCLOSURES FABRICATED BY SAME MANUFACTURER AS PANELBOARDS, WHICH MATE AND MATCH PROPERLY WITH PANELBOARDS. MINIMUM INTERRUPTING CAPACITY OF MANUFACTURED PANELBOARDS TO BE 10,000 A.I.C, UNLESS NOTED OTHERWISE ON THE DRAWINGS.

4. MOLDED-CASE CIRCUIT BREAKERS: PROVIDE FACTORY ASSEMBLED, MOLDED CASE CIRCUIT BREAKERS OF FRAME SIZE INDICATED. PROVIDE BREAKERS WITH PERMANENT THERMAL AND INSTANTANEOUS MAGNETIC TRIPS IN EACH POLE AND AMPERE RATING AS INDICATED. CONSTRUCT WITH OVER CENTER, TRIP-FREE, TOGGLE TYPE OPERATING MECHANISMS WITH QUICK-MAKE, QUICK-BREAK ACTION AND POSITIVE HANDLE INDICATION. CONSTRUCT BREAKERS FOR MOUNTING AND OPERATING IN ANY PHYSICAL POSITION AND OPERATING IN AN AMBIENT TEMPERATURE OF 40C. PROVIDE BREAKERS WITH MECHANICAL SCREW TYPE REMOVABLE CONNECTOR LUGS, AL/CU RATED. ALL BREAKERS TO BE BOLT-IN TYPE CONSTRUCTION. ALL BREAKERS TO BE UL489 LISTED.
   A. ALL SINGLE POLE BREAKERS TO BE RATED FOR "SWITCHING DUTY" (SWD) AND FOR OPERATION ON FLUORESCENT LIGHTING SOURCES.
   B. ALL CIRCUIT BREAKERS PROTECTING HIGH INTENSITY DISCHARGE (HID) LIGHTING " " TO BE RATED AND LABELED HID FOR OPERATION ON H.I.D. LIGHTING SOURCES
   C. CIRCUIT BREAKERS USED ON „ HEATING, AIR CONDITIONING, OR REFRIGERATION EQUIPMENT SHALL BE TYPE HACR AND U.L. LISTED FOR SUCH USE.

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REVISIONS		
NO.	DATE	DESCRIPTION

SEAL:

08/08/2022

ISSUED FOR: PERMIT - BID

ISSUED DATE: 08/08/22

DRAWN BY:

CHECKED BY:

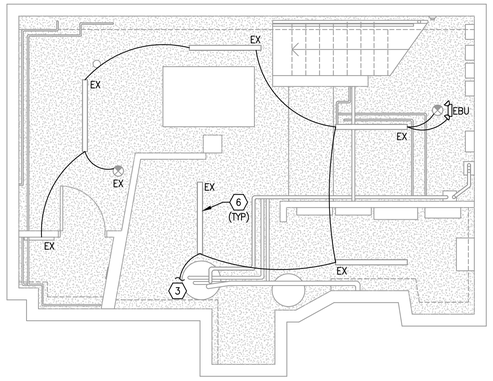
PROJECT NUMBER: 21639

DRAWING NAME:

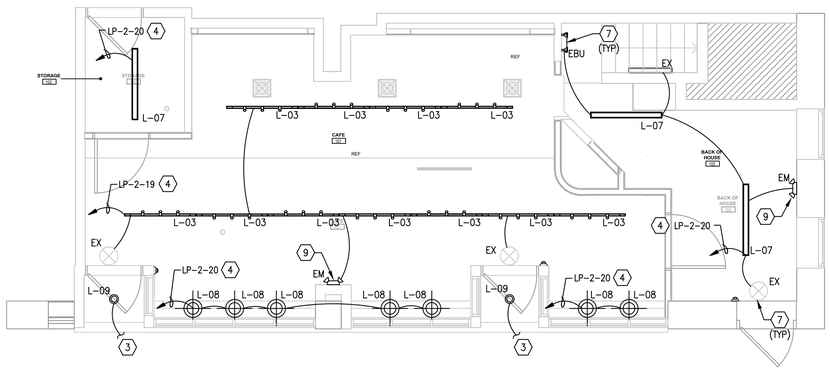
ELECTRICAL SPECIFICATIONS

DRAWING NO.

E001

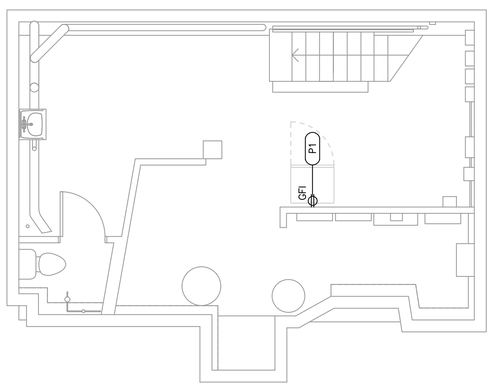


BASEMENT LIGHTING FLOOR PLAN
1/4"=1'-0" 1

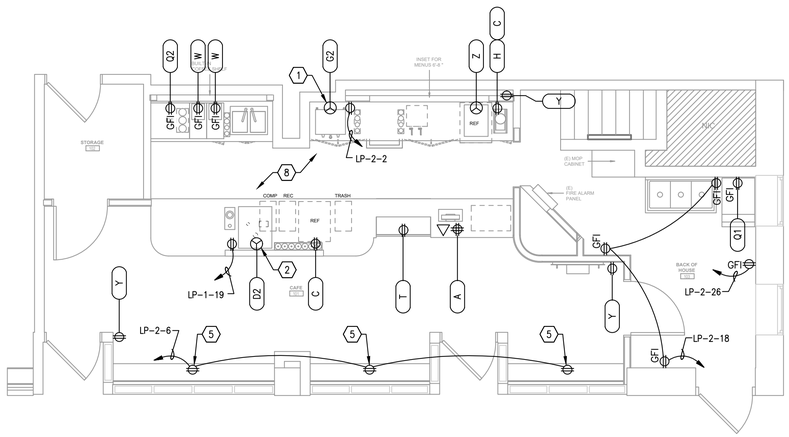


EX = EXISTING LIGHT TO REMAIN
EBU = EXISTING BUG EYE FIXTURE

LIGHTING FLOOR PLAN
1/4"=1'-0" 2



BASEMENT POWER FLOOR PLAN
1/4"=1'-0" 3



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

GENERAL NOTES

A.	ALL WIRING SHALL BE IN CONDUIT, EMT OR RIGID FLEXIBLE CONDUIT MAY ONLY BE USED FOR FINAL CONNECTIONS FROM OUTLET BOXES TO LIGHT FIXTURES, MOTORS, APPLIANCES, ETC. MAXIMUM LENGTH 6 FEET. NO BX, ROMEX, ARMORED CABLE, ETC. ALLOWED.
B.	IT'S THE ELECTRICAL CONTRACTORS RESPONSIBILITY TO BALANCE ALL CIRCUITS BETWEEN THE PHASES OF THE SYSTEM, REGARDLESS OF CIRCUITS INDICATED.
C.	IN PUBLIC AREAS BATTERY PACKS FOR EXIT AND EMERGENCY LIGHTS MUST BE REMOTE OR RECESSED. PAINT EXPOSED SURFACE TO MATCH ADJACENT FINISH.
D.	ALL PENETRATIONS IN FIRE RATED WALL ASSEMBLIES SHALL BE SEALED WITH UL LISTED FIRE STOPPING MATERIAL.
E.	REFER TO LIGHT FIXTURE SCHEDULE ON DRAWING E201.
F.	VERIFY EXACT LOCATIONS OF ALL LIGHT FIXTURES WITH ARCHITECTURAL DRAWINGS.
G.	PROVIDE ADDITIONAL BLOCKING WHERE NECESSARY TO INSTALL ALL LIGHTING AND POWER OUTLETS IN EXACT LOCATIONS.
H.	PROVIDE FIXTURE STUDS AND ADDITIONAL SUPPORT WHERE REQUIRED DUE TO THE WEIGHT OF THE FIXTURE.
I.	ALL FLEXIBLE METAL CONDUIT NOT CONCEALED IN WALLS OR ABOVE CEILING SHALL BE LIQUID TIGHT AND INSTALLED PER N.E.C., ARTICLE 351. ALL CONDUITS INSTALLED ABOVE THE CEILING, IN THE T-BAR CEILING AREAS SHALL BE INSTALLED ABOVE THE BOTTOM CORD OF THE TRUSSES. DROPS TO LIGHT FIXTURES SHALL BE DIRECTLY ABOVE THE FIXTURE.
J.	ALL LIGHT FIXTURE TRIMS SHALL SIT FLUSH WITH FINISHED CEILING, CHECK FOR "LIGHT LEAKS". ALL LIGHT FIXTURE REFLECTORS SHALL BE CLEANED OF ALL DIRT.
K.	INSTALL TWO #12 GAUGE SAFETY HANGAR WIRES ON ALL RELOCATED FIXTURES.
L.	NO ARMORED CABLE IS ALLOWED, INCLUDING LIGHT FIXTURE WHIPS.
M.	ALL RECEPTACLES WITHIN SIX (6) FEET OF A SINK SHALL BE G.F.I. TYPE.
N.	CONTRACTOR SHALL FIELD VERIFY ALL EXISTING ELECTRICAL CIRCUITS AND LABEL CIRCUIT BREAKER WITH SUITE NAME AND LIGHTING AREA. FIELD VERIFY SPARE CIRCUIT BREAKERS FOR TENANT EXPANSION.
O.	REFER TO GENERAL AND SPECIFICATION NOTES, FOR ALL REQUIREMENTS. ALL ROUGH-IN ARE TO BE INSPECTED BY K.E.C. CONTRACTOR BEFORE ANY WALL FINISHES ARE TO BE INSTALLED.
P.	ELECTRICAL CONTRACTOR TO COORDINATE RECEPTACLE MOUNTING HEIGHT, CONFIGURATION OF EQUIPMENT LOCATIONS AND REQUIREMENTS OF EQUIPMENTS WITH ARCHITECTURAL MILLWORK DRAWING PRIOR TO ROUGH-IN ELECTRICAL DEVICES.
Q.	ALL WORK SHOWN SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL CODE ORDINANCES, ETC.
R.	ELECTRICAL CONTRACTOR SHALL VERIFY AND PROVIDE ALL CONDUIT AND WIRE FOR CONNECTION TO ALL ELECTRICAL DEVICES, PER MANUFACTURERS'S INSTALLATION INSTRUCTIONS.
S.	ELECTRICAL CONTRACTOR SHALL VERIFY AND PROVIDE ALL CONDUIT AND WIRE FOR CONNECTION TO ALL ELECTRICAL DEVICES, PER MANUFACTURERS'S INSTALLATION INSTRUCTIONS.
T.	NO EXPOSED CONDUITS ARE ALLOWED.
U.	ALL RECEPTACLES IN "PUBLIC" AREAS ARE TO HAVE PLASTIC "CHILD GUARDS."
V.	AT COMPLETION OF ALL ELECTRICAL WORK AND AFTER FULL POWER HAS BEEN ENERGIZED, A FINAL INSPECTION OF ELECTRICAL WORK WILL BE MADE TO SEE THAT ALL WORK COMPLIES WITH THESE PLANS AND SPECIFICATIONS.

ELECTRICAL RENOVATION NOTES

A.	ELECTRICAL CONTRACTOR SHALL MAKE A THROUGH SURVEY OF EXISTING CONDITIONS AND OF THE ELECTRICAL SYSTEM TO FAMILIARIZE HIMSELF, IN ORDER TO INSTALL THE NEW ELECTRICAL SYSTEM PROPOSED, PRIOR TO BID/CONSTRUCTION.
B.	ALL EQUIPMENT SCHEDULE TO BE REUSED, SHALL BE RECONDITIONED TO LIKE NEW STATUS. IF COST TO REPAIR OR RECONDITION EXCEEDS NEW COST, THEN THE EQUIPMENT SHALL BE REPLACED.
C.	THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE OF RECONNECTING ALL ELECTRICAL EQUIPMENT IN ORDER TO HAVE A COMPLETE WORKING JOB, WHETHER OR NOT THE EQUIPMENT IS SHOWN ON NEW ELECTRICAL PLANS.
D.	DUE TO THE NATURE OF THIS PROJECT, THE ELECTRICAL CONTRACTOR MUST CHECK OUT ALL EXISTING CIRCUITS STARTING AT THEIR DISTRIBUTION POINT IN ORDER TO SEE IF THEY ARE STILL ENERGIZE.
E.	WHEN INSTALLING NEW EQUIPMENT, THE ELECTRICAL CONTRACTOR SHOULD USE EXISTING CONDUITS AND AVAILABLE CIRCUITS, IF POSSIBLE. ALL REUSED CIRCUIT BREAKERS, OUTLETS, SWITCHES, ETC SHALL BE INSPECTED AND REPLACED AS NEEDED.
F.	SPACES HAVE BEEN LEFT IN PANELBOARDS, SO THAT EQUIPMENT OR CIRCUITS MISSED MAY BE CONNECTED.
G.	ALL ELECTRICAL EQUIPMENT REMOVED SHALL BE KEPT IN A SECURE AREA UNTIL OWNERS DECIDE WHAT TO DO WITH IT.
H.	THE ELECTRICAL CONTRACTOR SHALL NOT OVERLOAD ANY EXISTING PANELBOARDS OR FEEDERS AND SHALL NOT EXCEED 80 PERCENT OF THEIR RATED VALUE.
I.	ELECTRICAL CONTRACTOR SHALL VERIFY ALL ELECTRICAL REQUIREMENTS FOR ALL EQUIPMENT PRIOR TO INSTALLATION.
J.	THE ELECTRICAL CONTRACTOR SHALL NOTIFY THE ARCHITECT/ENGINEER OF ANY PROBLEMS DURING CONSTRUCTION BEFORE PROCEEDING WITH THE PROJECT.
K.	THE INTENT OF THE ELECTRICAL DESIGN IS TO UTILIZE AS MUCH OF THE ELECTRICAL EQUIPMENT AS POSSIBLE, THEREBY ELIMINATING EXCESSIVE COST, CONSTRUCTION AND TIME.
L.	EMPLOY LANDLORD'S APPROVED CONTRACTOR FOR ALL FIRE ALARM WORK.

KEYED NOTES

X	
1.	COORDINATE POWER REQUIREMENTS WITH PURCHASED EQUIPMENT (NEMA RATED RECEPTACLE OR HARDWIRED CONNECTION).
2.	COORDINATE POWER REQUIREMENTS WITH PURCHASED EQUIPMENT (NEMA RATED RECEPTACLE OR HARDWIRED CONNECTION). PROVIDE RJ45 CONNECTOR FOR ESPRESSO MACHINE. COORDINATE INSTALLATION REQUIREMENTS WITH MANUFACTURER PRIOR TO COMMENCEMENT.
3.	FIELD VERIFY EXISTING LIGHTING AND LIGHTING CONTROLS. CIRCUIT TO NEAREST EXISTING LIGHTING CIRCUIT AND CONTROLS. FIELD VERIFY ADDITIONAL LIGHTING DOES NOT OVERLOAD THE CIRCUIT.
4.	FIELD VERIFY EXISTING LIGHTING CONTROLS AND REUSE CONTROLS.
5.	PROVIDE CEILING-MOUNTED RECEPTACLE FOR SHOW WINDOWS AND PER NEC 210.62.
6.	CONTRACTOR SHALL CLEAN, RE-LAMP AND RE-BALLAST EXISTING FIXTURE TO LIKE NEW CONDITION.
7.	EXISTING EMERGENCY AND EXIT LIGHTING TO REMAIN. CLEAN, RELAMP AND RE-BALLAST IF NECESSARY TO LIKE NEW CONDITIONS.
8.	ALL OUTLETS FOR BAR AREA EQUIPMENT ARE TO BE INSTALLED UNDER COUNTER
9.	NEW EMERGENCY FIXTURE TO BE CIRCUITED AHEAD OF ALL SWITCHING. NEW EMERGENCY FIXTURE SHALL MATCH THE EXISTING EMERGENCY FIXTURES ON THE PROJECT. FIELD COORDINATE MANUFACTURER AND COLORS.

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NO.	DATE	DESCRIPTION

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COMMONWEALTH OF MASSACHUSETTS
JOSEPH G. SISK
No. 39916
REGISTERED PROFESSIONAL ENGINEER
08/08/2022

ISSUED FOR: PERMIT - BID
ISSUED DATE: 08/08/22

DRAWN BY:
CHECKED BY:
PROJECT NUMBER: 21639

DRAWING NAME:
ELECTRICAL FLOOR PLANS

DRAWING NO.
E101

ELECTRICAL SYMBOL LEGEND

SYMBOL	DESCRIPTION
	2 X 4 LED FIXTURE
	2 X 4 LED FIXTURE WITH BATTERY BACKUP
	1 X 4 LED FIXTURE
	1 X 4 LED FIXTURE WITH BATTERY BACKUP
	4' LED STRIP FIXTURE
	4' LED STRIP FIXTURE WITH BATTERY BACKUP
	SURFACE MOUNTED TRACK AND TRACK HEAD
	PENDANT MOUNTED LIGHT FIXTURE
	RECESSED DOWNLIGHT FIXTURE
	RECESSED WALLWASH LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	HOOD LIGHT
	CEILING MOUNTED EXIT SIGN, SHADE INDICATES FACE
	WALL/CEILING MOUNTED EMERGENCY BUGEYE FIXTURE
	COMBINATION EXIT SIGN/EMERGENCY BUGEYE
	EMERGENCY REMOTE HEAD LIGHT FIXTURE
	JUNCTION BOX
	WALL MOUNTED DUPLEX RECEPTACLE
	FLOOR MOUNTED DUPLEX RECEPTACLE
	WALL MOUNTED SINGLE RECEPTACLE
	FLOOR MOUNTED SINGLE RECEPTACLE
	SPECIAL RECEPTACLE
	WALL MOUNTED QUADRUPLEX RECEPTACLE
	WALL MOUNTED DUPLEX RECEPTACLE WITH USB CHARGER
$	SINGLE POLE SWITCH
$	THREE POLE LIGHT SWITCH
$	PILOT LIGHT SWITCH
$	SINGLE THROW THERMAL SWITCH
$	MOTOR RATED SWITCH
OS / OS CLG	MOTION SENSOR (WALL MOUNT) (CLG=CEILING MOUNT)
	BUZZER
	BELL
	PUSHBUTTON (MOMENTARY)
	MOTOR
	TELEPHONE BACKBOARD
	TELEPHONE OUTLET
	FLOOR MOUNTED TELEPHONE OUTLET
	POS CONNECTION
	FLOOR MOUNTED POS CONNECTION
	COMBINATION DATA AND PHONE JACK
	FLOOR MOUNTED COMBINATION DATA AND PHONE JACK
	DISCONNECT SWITCH
P	PAGER OUTLET
S	SECURITY JUNCTION BOX
	TELEVISION JACK
K	KEYED SWITCH
	PANELBOARD
T	TRANSFORMER
LT	LOW VOLTAGE DOORBELL TRANSFORMER
	SWITCHED CIRCUITRY BURIED OR IN SLAB
	CIRCUITRY IN WALL OR CEILING
	HOMERUN BACK TO PANEL
	POINT OF CONNECTION
IG	ISOLATED GROUND
WP	WEATHERPROOF
GFI	GROUND FAULT CIRCUIT INTERRUPTER
MCT	MOTOR CONTROL TERMINAL
PTR	PRIOR TO ROUGH-IN
IFS	INTEGRATED FACILITY STRUCTURE (SWITCHGEAR)
IPC	INTEGRATED POWER CENTER (SWITCHGEAR)
FACP	FIRE ALARM CONTROL PANEL
FAAP	FIRE ALARM ANNUNCIATOR PANEL
F	FIRE ALARM PULL STATION
	FIRE ALARM HORN/STROBE DEVICE
	FIRE ALARM STROBE DEVICE
	FIRE ALARM CEILING MOUNT HORN/STROBE DEVICE
W	FIRE ALARM WATER FLOW HORN/STROBE DEVICE
	FIRE ALARM SMOKE DETECTOR
	FIRE ALARM HEAT DETECTOR
	FIRE ALARM DUCT SMOKE DETECTOR
RT	REMOTE TEST SWITCH
TS	TAMPER SWITCH
FS	FLOW SWITCH
S	CEILING MOUNTED SPEAKER

NOTE: NOT ALL SYMBOLS MAY APPEAR ON DRAWINGS.

LIGHTING FIXTURE SCHEDULE

TYPE	SYMBOL	DESCRIPTION	LAMPS	REMARKS
L-03		4-FT. 3-LIGHT WHITE INTEGRATED LED LINEAR TRACK LIGHTING KIT WITH MINI-CYLINDER TRACK HEADS HAMPTON BAY	LED 2700K	120V, 150W
L-07		LINEAR STRIP LIGHT LITHONIA #CLX L48 3000LM SEF RDL MVOLT GZ10 30K 90 CRI WH WITH CLXANGBKT	E27 LED	120V, 18.5W
L-08		ALLENGLADE 8" PENDANT REJUVENATION #A5231	LED 2700K	120V, 60W MAX
L-09		SOLID GLOBE OUTDOOR CEILING FLUSH MOUNT LIGHTOLOGY #STC351972	8W INCANDESCENT	120V, 60W MAX
EM1		LED-60 SERIES OR MATCH WITH EXISTING BUILDING FIXTURE	LED	120V, 10W

NOTES:

1. CONTRACTOR SHALL PROVIDE ALL LIGHT FIXTURES.
2. CONTRACTOR SHALL INSTALL ALL LAMPS.
3. CONTRACTOR SHALL INSTALL ALL NECESSARY MOUNTING HARDWARE, TRIM RINGS, ETC. FOR THE TYPE OF CEILING SPECIFIED. COORDINATE WITH THE ARCHITECTURAL ROOM FINISH SCHEDULE.
4. CONTRACTOR SHALL INSTALL ALL NECESSARY MOUNTING HARDWARE, FITTINGS, CONNECTORS, PENDENT FEEDS, END CAPS, ETC. TO PROVIDE A COMPLETE LIGHT TRACK SYSTEM.
5. CONTRACTOR SHALL INSTALL ALL NECESSARY LOW VOLTAGE DIMMABLE TRANSFORMERS, CONNECTORS, MOUNTING CLAMPS, ETC.
6. VERIFY THICKNESS OF CEILINGS SYSTEMS AND PROVIDE EXTENSION AS REQUIRED FOR ALL DOWN LIGHTS.
7. WALK-IN REFRIGERATOR LIGHTS SHALL BE FURNISHED BY LIGHTING VENDOR AND INSTALLED BY G.C. & FULLY CONNECTED BY THE ELECTRICAL CONTRACTOR.
8. TRIM COLOR BY ARCHITECT.
9. MANUFACTURER SHALL LABEL FIXTURE BASE WITH MAXIMUM WATTAGE SHOWN ON THIS LIGHT FIXTURE SCHEDULE.

ELECTRICAL EQUIPMENT SCHEDULE

Type Mark	Description	QTY	Manufacturer	Model	Volts	Phase	Amps	Notes	Circuit
A	REGISTER / POINT OF SALE	1	SQUARE		110	1	2	4-GANG OUTLET FOR POS AND INTERNET EQUIP	LP-1-19
-	INTERNET ROUTER / SETUP	1	PER LOCAL AVAILABILITY	-	110	1	1	UNDERCOUNTER, AS CLOSE TO POS AS POSSIBLE	LP-1-19
-	PRINTER (RECEIPT)	1	TBD		120	1	5.8	NEAR ESPRESSO MACHINE	LP-1-19
C	UNDERCOUNTER ESPRESSO REFRIGERATOR	2	GALAXY EQUIPMENT	177DEGRTRBLK	115	1	1.9		LP-1-2; LP-1-12
D2	ESPRESSO MACHINE (SHOTMASTER)	1	EVERSYS	SHOTMASTER S/CLASSIC	208	1	30	4750W; RJ-45 CONNECTION NEEDED. UNDERCOUNTER GROUNDS COLLECTION BIN. SEE CUTSHEET FOR ADDITIONAL REQUIREMENTS	LP-1-4/6
G2	COFFEE BREWER	1	CURTIS	G4TP2T10A3100	220	1	34.5	7600W; PROVIDE 220V CONNECTION	LP-1-8/10
H	COFFEE GRINDER	1	MAHLKONIG	EK43	110	1	10.9	1300W; 2.2 HOPPER CAPACITY	LP-1-12
P1	REFRIGERATOR	1	AVANTCO	A-19R-HC	115	1	2.8		LP-1-16
Q1	ICE MAKER	1	HOSHIZAKI	KM-350MAJ	115	1	9.1		LP-1-18
Q2	ICE MAKER - UNDERCOUNTER	1	AVANTCO	UC-280-FA	115	1	8.6		LP-1-20
T	IN-COUNTER BEVERAGE COOLER	1	OASIS	CO3324R	120	1	12		LP-2-7
W	BLENDER	2	VITAMIX	36019	120	1	15	DEDICATED CIRCUIT	LP-2-1; LP-2-3
Y	SPEAKER	3	SONOS	ONE SL	110	1	1	ONE IN FRONT/CUSTOMER AREA, ONE IN BACK / BARISTA	LP-1-22
Z	HIGH SPEED OVEN	1	MERRYCHEF	EIKON E1S	208	1	16	2990W; DEDICATED CIRCUIT	LP-1-13/15

1. VERIFY EQUIPMENT REQUIREMENTS WITH ALL APPLICABLE LOCAL CODES.
2. EQUIPMENT DESIGNATED WITH A LETTER AND A NUMBER (EX. M1) INDICATES MULTIPLE MODELS ARE ACCEPTABLE. ONLY ONE MODEL WILL BE USED PER LOCATION.
3. REFER TO CUT SHEETS AND COORDINATE ALL EQUIPMENT WITH LOCATION-SPECIFIC CONDITIONS.

EXISTING PANEL LP-1 (SEC 1) 225A MLO 120/ 208 V, 3PH, 4W.+GRND. AIC: EXISTING FULLY RATED

CCT	SERVES	VA	OCP	WIRE	PHASE	WIRE	OCP	VA	SERVES	CCT
1	EXISTING CIRCUIT	8500	100/3	EXISTING FEEDER	A	2#12,#12G.,3/4"C.	20/1	240	**UNDERCOUNTER ESPRESSO REFRIG (C)**	2
3	**NOTE 7**	8500	-	-	B	2#10,#10G.,3/4"C.	30/2	2375	**ESPRESSO MACHINE (D2)**	4
5	-	8500	-	-	C	-	-	2375	-	6
7	SPARE		20/1	---	A	2#8,#10G.,3/4"C.	45/2	3588	**COFFEE BREWER (G2)**	8
9	SPARE		20/1	---	B	-	-	3588	-	10
11	SPARE		20/1	---	C	2#12,#12G.,3/4"C.	20/1	1536	**COFFEE GRINDER (H) + U.C FRIG (C)**	12
13	**HIGH SPEED OVEN (Z)**	1495	20/2	3#12,#12G.,3/4"C.	A	EXISTING FEEDER	20/1	250	EXISTING FIRE ALARM	14
15	-	1495	-	-	B	2#12,#12G.,3/4"C.	20/1	336	**REFRIGERATOR (P1)**	16
17	SPARE		20/1	---	C	2#12,#12G.,3/4"C.	20/1	1092	**ICE MAKER (Q1)**	18
19	**(1) POS + (1) PRINTER (A)**	1056	20/1	2#12,#12G.,3/4"C.	A	2#12,#12G.,3/4"C.	20/1	1032	**ICE MAKER (Q2)**	20
21	SPARE		20/1	---	B	2#12,#12G.,3/4"C.	20/1	360	**SPEAKER (Y)**	22
23	SPARE		20/1	---	C	EXISTING FEEDER	20/1	200	EXISTING BASEMENT LTGS	24
25	SPARE		20/1	---	A	---	20/1		SPARE	26
27	SPARE		20/1	---	B	EXISTING FEEDER	20/1	150	EXISTING EXIT AND EMERG	28
29	SPARE		20/1	---	C	---	20/1		SPARE	30

NOTES:
SEE NOTES BELOW

LOAD SUMMARY	CONN	NEC	DEM	LOAD BALANCE PER PHASE		
1-LIGHTING	2750	1.25	3437.5	PHASE A		30701
2-RECEPTACLES	5106	NEC	5106	PHASE B		31784
3-KITCHEN	23252	0.65	15113.8	PHASE C		27783
4-HVAC	33660	1	33660	LOWEST PHASE PLUS 10%		
5-NON-CONT	25500	1	25500	27783	+ 10%	30561.3
LARGEST MOTOR	0	0.25	0	REBALANCE LOADS		
TOTAL VA	90268		82817.3			
TOTAL AMPS	250.6		229.9			

EXISTING PANEL LP-2 (SEC 2) 225A MLO 120/ 208 V, 3PH, 4W.+GRND. AIC: EXISTING FULLY RATED

CCT	SERVES	VA	OCP	WIRE	PHASE	WIRE	OCP	VA	SERVES	CCT
1	**BLENDER (W)**	1800	20/1	2#12,#12G.,3/4"C.	A	2#12,#12G.,3/4"C.	20/1	500	**COLD BREW PUMP**	2
3	**BLENDER (W)**	1800	20/1	2#12,#12G.,3/4"C.	B	---	-		**SPACE**	4
5	SPARE		20/1	---	C	2#12,#12G.,3/4"C.	20/1	300	**SHOW WINDOW RECEPTACLES**	6
7	**IN COUNTER BEVERAGE COOLER (T)**	1440	20/1	2#12,#12G.,3/4"C.	A	---	-		**SPACE**	8
9	EXISTING COND. UNIT	2700	30/3	EXISTING FEEDER	B	---	-		**SPACE**	10
11	**NOTE 7**	2700	-	-	C	EXISTING FEEDER	20/1	200	EXISTING ENTRANCE LTGS	12
13	-	2700	-	-	A	EXISTING FEEDER	20/1		EXISTING FRIG WORKROOM	14
15	EXISTING LIGHTS		20/1	EXISTING FEEDER	B	EXISTING FEEDER	20/1	300	EXISTING SECURITY SYSTEM	16
17	EXISTING CIRCUIT		20/1	EXISTING FEEDER	C	2#12,#12G.,3/4"C.	20/1	800	**PUMP RECEPTACLE**	18
19	**TRACK LIGHTING**	1500	20/1	2#12,#12G.,3/4"C.	A	2#12,#12G.,3/4"C.	20/1	600	**BOH AND PENDANT LIGHTING**	20
21	**SPACE**		-	---	B	EXISTING FEEDER	20/1	100	EXISTING BATHROOM LTGS	22
23	**SPACE**		-	---	C	---	-		**SPACE**	24
25	EXISTING AIR HANDLER	5400	60/3	EXISTING FEEDER	A	2#12,#12G.,3/4"C.	20/1	600	**SECURITY CAMERA OUTLET**	26
27	**NOTE 7**	5400	-	-	B	EXISTING FEEDER	60/2	4680	EXISTING COND. UNIT	28
29	-	5400	-	-	C	-	-	4680	**NOTE 7**	30

NOTES:
SEE NOTES BELOW

LOAD SUMMARY	CONN	NEC	DEM	LOAD BALANCE PER PHASE		
1-LIGHTING	2400	1.25	3000	PHASE A		14540
2-RECEPTACLES	3440	NEC	3440	PHASE B		14980
3-KITCHEN	4100	0.65	2665	PHASE C		14080
4-HVAC	33660	1	33660	LOWEST PHASE PLUS 10%		
5-NON-CONT	0	1	0	14080	+ 10%	15488
LARGEST MOTOR	0	0.25	0	PHASES ARE BALANCED		
TOTAL VA	43600		42765			
TOTAL AMPS	121.0		118.7			

NOTES:

1. SURFACE MOUNT NEMA 1 ENCLOSURE
2. PROVIDE BOLT ON BREAKERS
3. COPPER BUS
4. PROVIDE LOCK-OUT TAG OUT DEVICE FOR CIRCUIT NOTED
5. NEW CIRCUIT BREAKERS SHALL MATCH CURRENT MANUFACTURER AND AIC RATING.
6. BOLD TEXT = NEW CIRCUIT BREAKERS
7. ELECTRICIAN TO FIELD VERIFY EXISTING CIRCUIT IS UNUSED AND IS A SPARE CIRCUIT BREAKER TO REDUCE SERVICE DEMAND LOAD TO BELOW 225A.

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REVISIONS		
NO.	DATE	DESCRIPTION

SEAL:
COMMONWEALTH OF MASSACHUSETTS
JOHN G. SISK
No. 56815
REGISTERED PROFESSIONAL ENGINEER

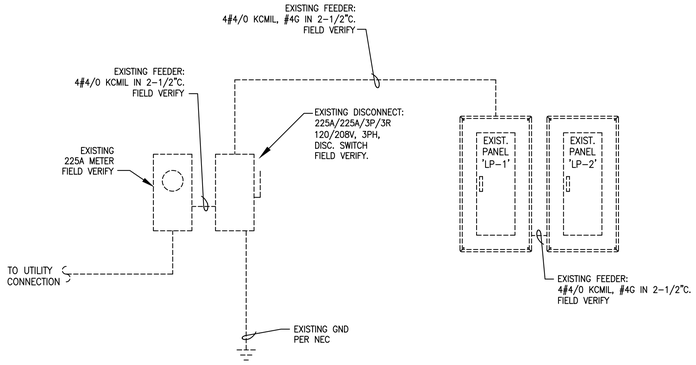
08/08/2022

ISSUED FOR: PERMIT - BID
ISSUED DATE: 08/08/22

DRAWN BY:
CHECKED BY:
PROJECT NUMBER: 21639

DRAWING NAME:
ELECTRICAL SCHEULES

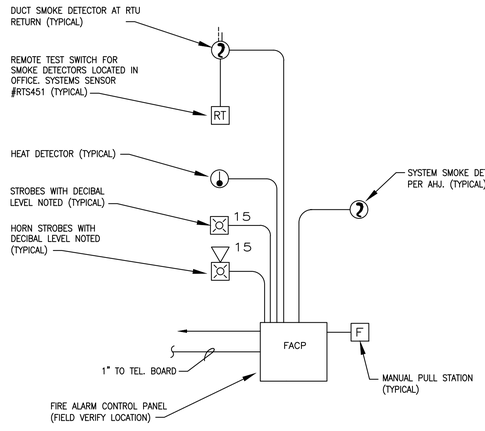
DRAWING NO.
E201



ELECTRICAL ONE-LINE RISER DIAGRAM
SCALE: NONE | 1

FIRE ALARM SCHEMATIC GENERAL NOTES

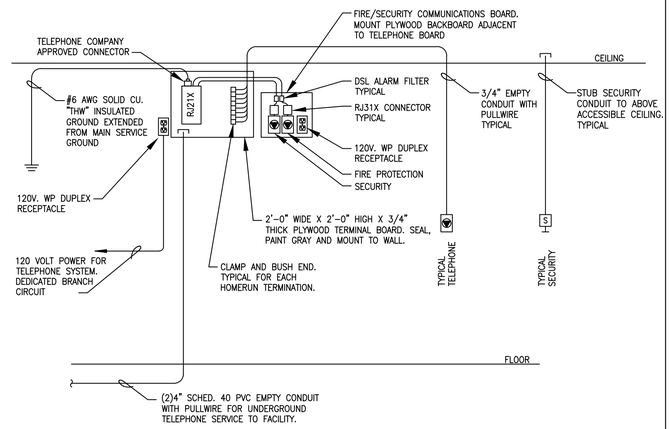
A.	HVAC DUCT MOUNTED SMOKE DETECTORS SHALL BE PROVIDED BY OTHERS.
B.	FIRE ALARM CONTRACTOR SHALL BE CURRENTLY LICENSED WITH THE STATE AND SUBMIT A COMPLETE FIRE ALARM SUBMITTAL (PLANS, SPECS., CUT SHEETS ETC.) PREPARED BY THE STATE REGISTERED FIRE PROTECTION CONTRACTOR, AND SUBMITTED TO AUTHORITY HAVING JURISDICTION FOR APPROVAL. INFORMATION SHALL NOT BE LIMITED TO THE FOLLOWING. -SEQUENCE OF OPERATION -CATALOG CUT SHEETS -POINT TO POINT DIAGRAM -HORN,STROBE LIGHTS -MANUAL PULL STATION LAYOUT -CANDELA OF STROBES -BATTERY CALCULATIONS INCLUDING TOTAL STANDBY -ALARM CURRENT.
C.	CONTRACTOR SHALL PROVIDE ADDITIONAL FIRE ALARM DEVICES PER AHJ AND INCLUDE ALL EXPENSES IN BID TO COMPLETE AN OPERABLE FIRE ALARM SYSTEM AS REQUIRED BY AUTHORITY HAVING JURISDICTION. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.
D.	PROVIDE THE NUMBER OF ACTIVE AND SPARE ADDRESSES AS REQUIRED TO THE FIRE ALARM PANEL TO ACCOMMODATE ALL DEVICES
E.	PROVIDE DEDICATED TELEPHONE LINE FOR 24-HOUR MONITORING SYSTEM PER CITY REQUIREMENT.
F.	CONTRACTOR SHALL FURNISH/INSTALL FIRE ALARM DEVICES, SYSTEM COMPONENTS, WIRING/CONDUITS AND CONTROLS AS REQUIRED AND COMPLETE THE FIRE ALARM SYSTEM PER NFPA 72 AND AUTHORITY HAVING JURISDICTION "AHJ". FIRE ALARM DEVICES SHALL BE MONITORED FROM AN APPROVED CENTRAL STATION PER AHJ.
G.	PROVIDE ALL APPURTENANCES AS REQUIRED TO INTERFACE WITH KITCHEN SMOKE SUPPRESSION SYSTEM.
H	FIRE ALARM SYSTEM (PULL STATION, HORN AND STROBE). ELECTRICAL CONTRACTOR SHALL ROUTE SIGNAL CABLES BACK TO BUILDING FIRE ALARM CONTROL PANEL AND INSTALL AS REQUIRED BY LOCAL CODE. ELECTRICAL CONTRACTOR SHALL VERIFY LOCATION, REQUIREMENTS WITH FIRE MARSHALL AND OWNER PRIOR TO BID AND ROUGH-IN.



EXISTING FIRE ALARM RISER DIAGRAM AND ELEVATION
SCALE: NONE | 2

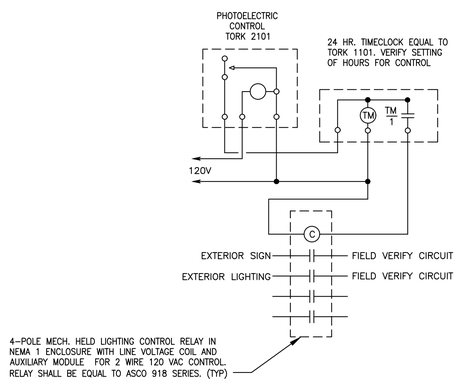
TELEPHONE SYSTEM RISER DIAGRAM NOTES

A.	VERIFY, COORDINATE AND INCORPORATE THE REQUIREMENTS OF THE TELE. CO. AND ALL GOVERNING CODES IN FORCE, PRIOR TO COMMENCEMENT OF WORK.
B.	FURNISH AND INSTALL A RACEWAY SYSTEM OF CABLE AND 3/4" CONDUIT AND PROPERLY SIZED JUNCTION BOXES WITH COVERPLATES FOR THE TELEPHONE SYSTEM AS SHOWN ON THE DRAWINGS AND IN THE DIAGRAM.
C.	ALL CONDUIT SHALL ORIGINATE AT THE JUNCTION BOXES, BE NO SMALLER THAN 3/4" ELECTRICAL TRADE SIZE, BE CONTINUOUS AND TERMINATE AT THE SYSTEM TERMINAL BOARD NEATLY CLAMPED AND WITH BUSHED ENDS. HOME RUNS SHALL BE LIMITED TO ONE (1) TELEPHONE OUTLET IN ONE 3/4" CONDUIT.
D.	THERE ARE MULTIPLE DEDICATED TELEPHONE LINES AND THEY SHALL BE SEGREGATED FROM EACH OTHER AND SHALL BE SEGREGATED FROM THE STANDARD TELEPHONE LINES.
E.	FURNISH AND INSTALL A 200 LB'Z TEST NYLON PULL LINE IN ANY EMPTY CONDUIT. TAG EACH END OF PULL LINE AS TO SERVICE AND THE LOCATION OF THE OPPOSITE TERMINUS OF THE CONDUIT.
F.	ALL CONDUITS SHALL CONTAIN ONE (1) HIGH QUALITY 4 PAIR CAT III PLENUM CABLE TELEPHONE LINES PULLED WITH PROPER INSTALLED JACKS. LINES MUST BE LABELED AT TELEPHONE BOARD.



EXISTING TELEPHONE SYSTEM RISER DIAGRAM
SCALE: NONE | 3

NOT USED
SCALE: NONE | 4



EXTERIOR LIGHTING CONROL DIAGRAM
SCALE: NONE | 5

NOT USED
SCALE: NONE | 6

NOT USED
SCALE: NONE | 7

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NO.	DATE	DESCRIPTION

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JOHN G. SISK
No. 39916
REGISTERED PROFESSIONAL ENGINEER

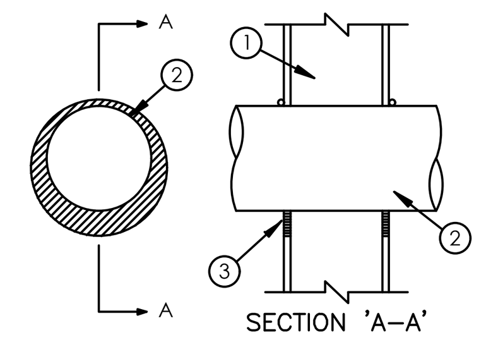
08/08/2022

ISSUED FOR: PERMIT - BID
ISSUED DATE: 08/08/22

DRAWN BY:
CHECKED BY:
PROJECT NUMBER: 21639

DRAWING NAME:
ELECTRICAL RISER DIAGRAMS AND DETAILS

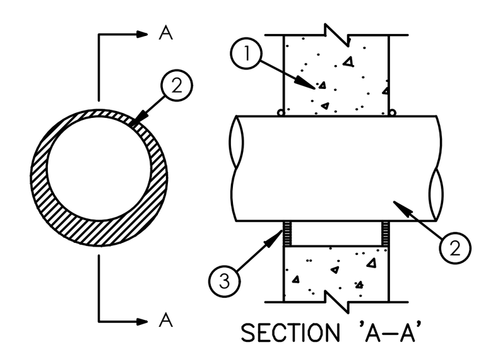
DRAWING NO.
E301



NOTES:

1. RATED GYPSUM WALLBOARD ASSEMBLY.
2. MAX. 4" EMT OR 1" FLEXIBLE METALLIC CONDUIT. THE ANNULUS SPACE WITHIN THE FIRESTOP SYSTEM SHALL RANGE FROM POINT OF CONTACT TO 1-3/4" MAX.
3. SPECSEAL SERIES 100 SEALANT INSTALLED WITHIN ANNULUS TO 5/8" DEPTH. AT POINT CONTACT, INSTALL A 3/8" BEAD AT PENETRANT/GYPSUM WALLBOARD INTERFACE.

TYPICAL 1-HOUR PENETRATION

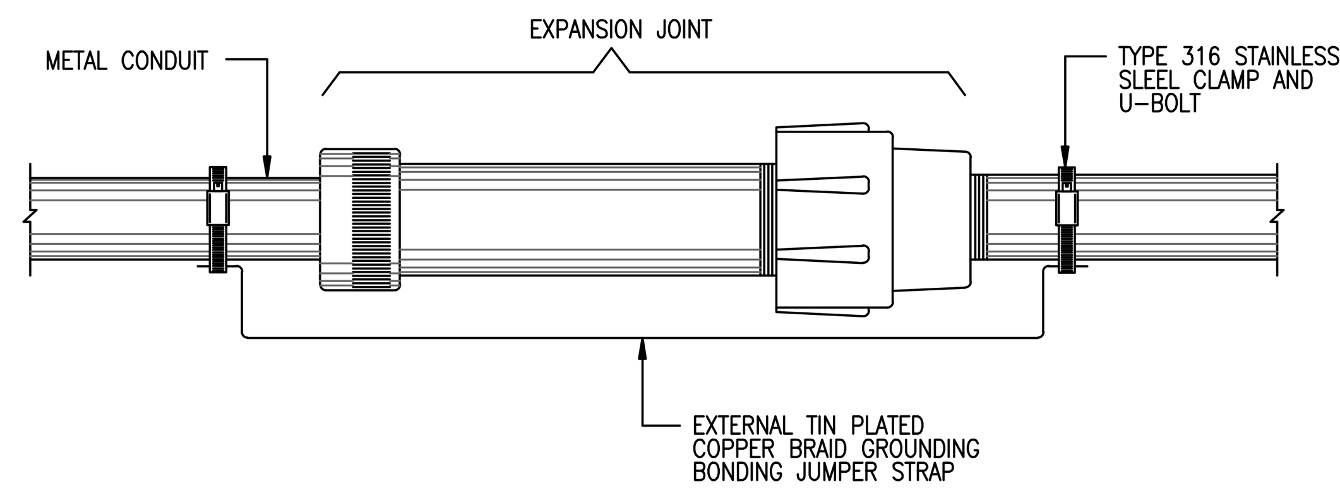


NOTES:

1. CONCRETE OR CONCRETE BLOCK WALL.
2. MAX. 4" EMT OR 1" FLEXIBLE METALLIC CONDUIT. THE ANNULUS SPACE WITHIN THE FIRESTOP SYSTEM SHALL RANGE FROM POINT OF CONTACT TO 1-3/4" MAX.
3. SPECSEAL SERIES 100 SEALANT INSTALLED WITHIN ANNULUS TO 5/8" DEPTH. AT POINT CONTACT, INSTALL A 3/8" BEAD AT PENETRANT/GYPSUM WALLBOARD INTERFACE.

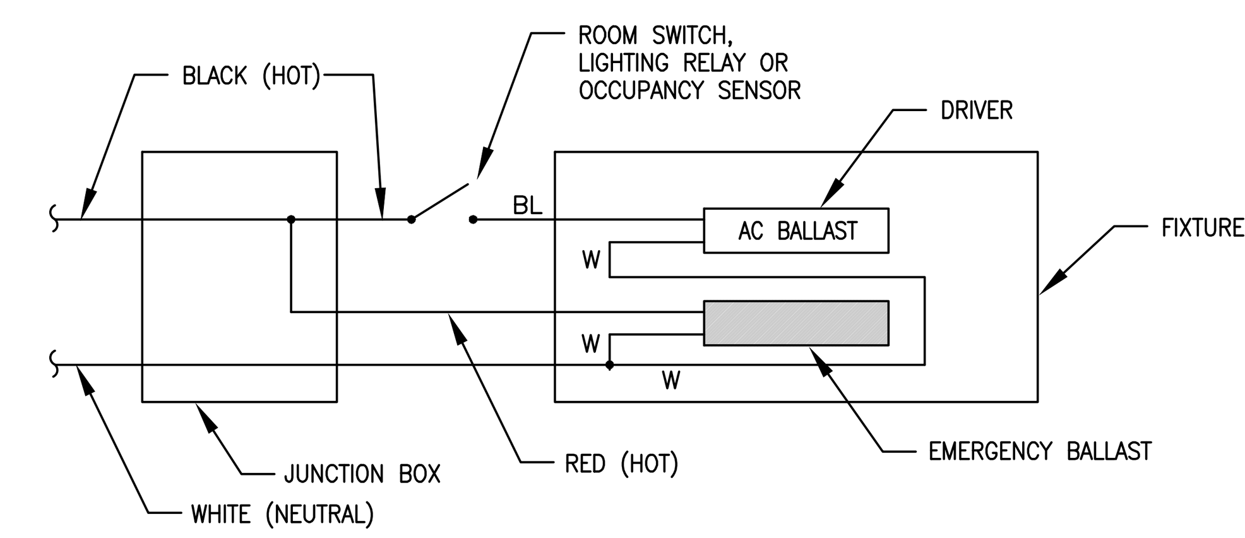
TYPICAL 2-HOUR PENETRATION

FIRE RATED WALL PENETRATION DETAIL 1
SCALE: NONE

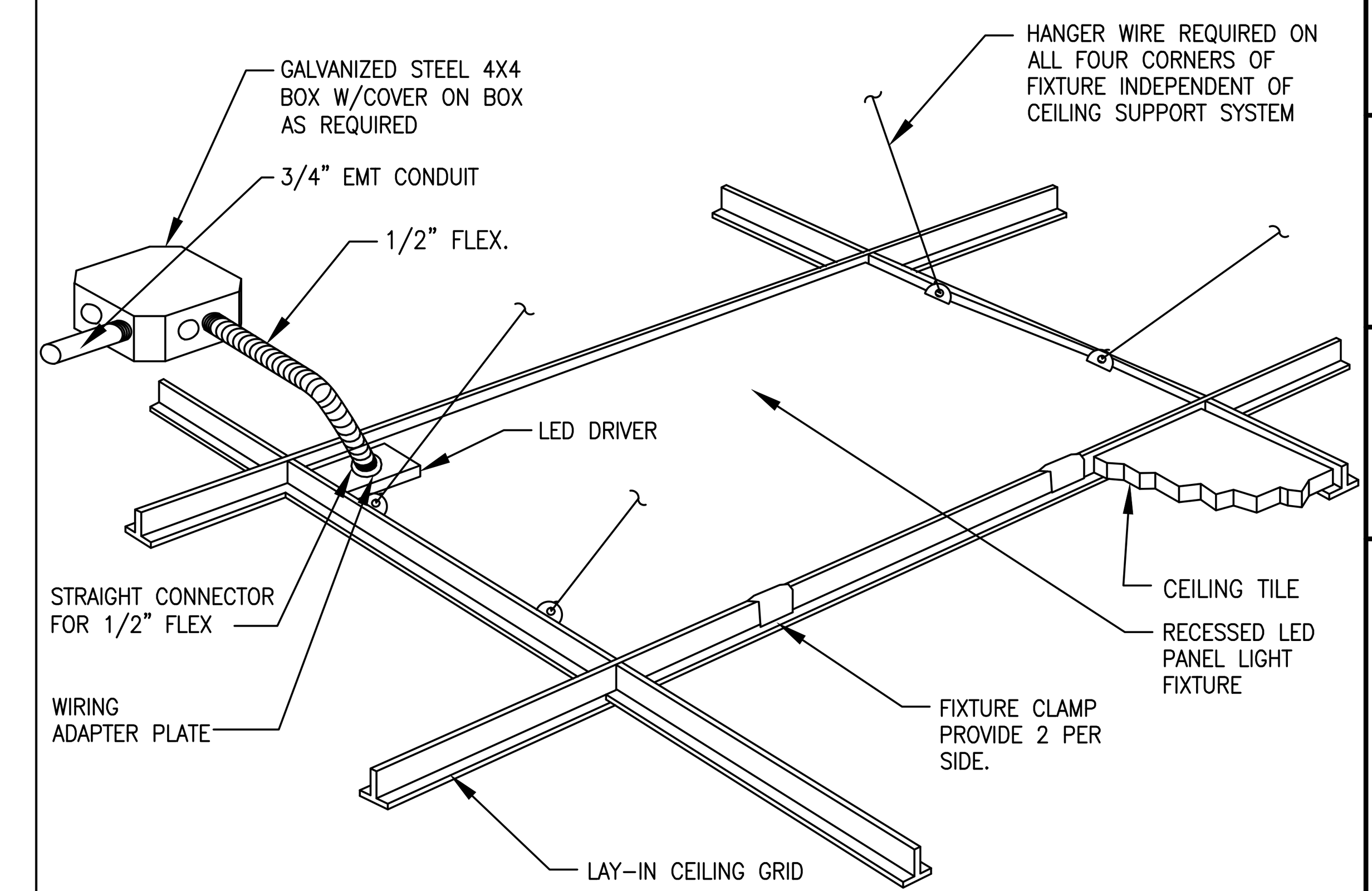


NOTE:
PROVIDE FLEXIBLE EXPANSION JOINTS FOR CONDUIT AT LOCATIONS CROSSING THE BUILDING EXPANSION JOINT.

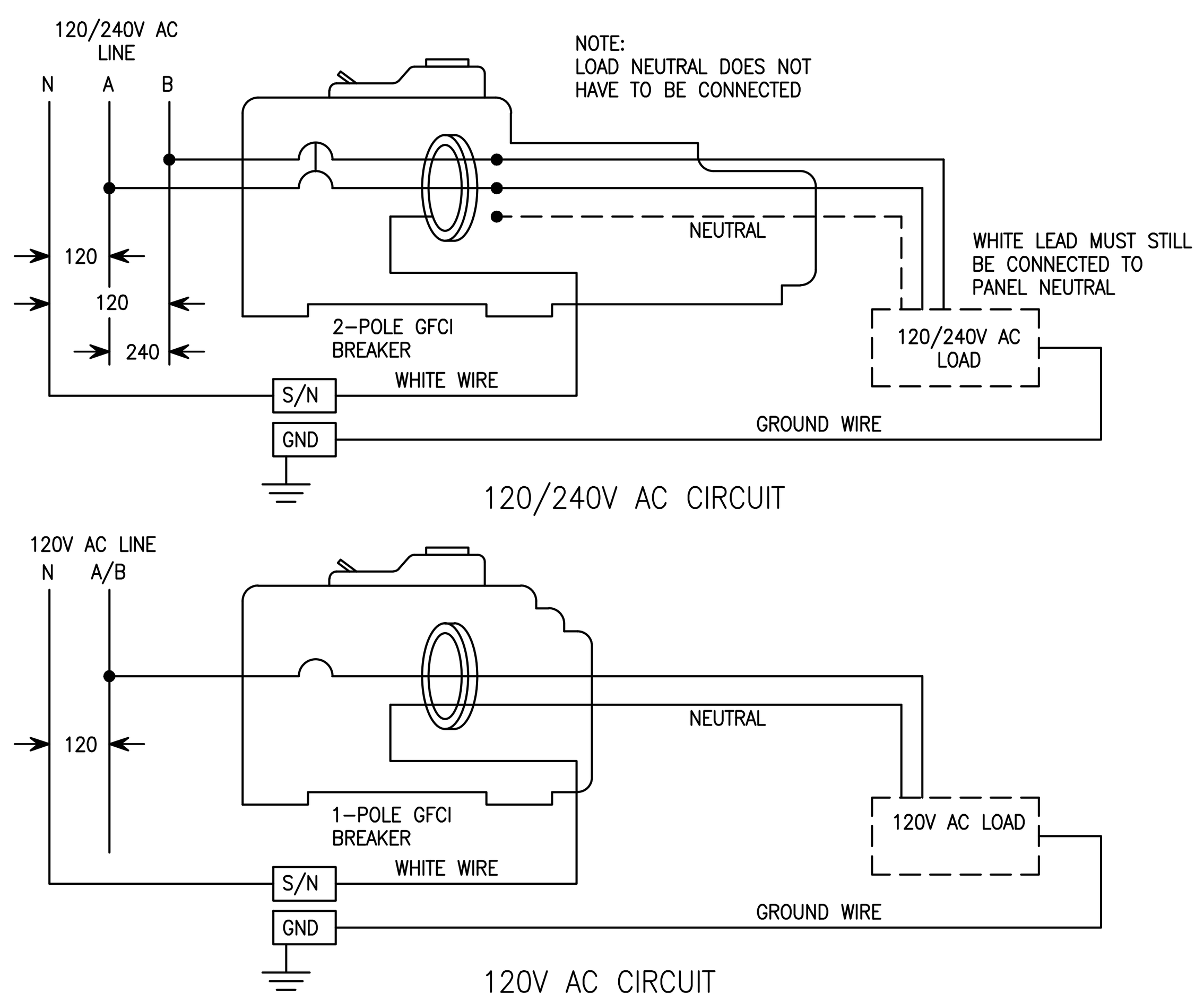
EXPANSION JOINT DETAIL 2
SCALE: NONE



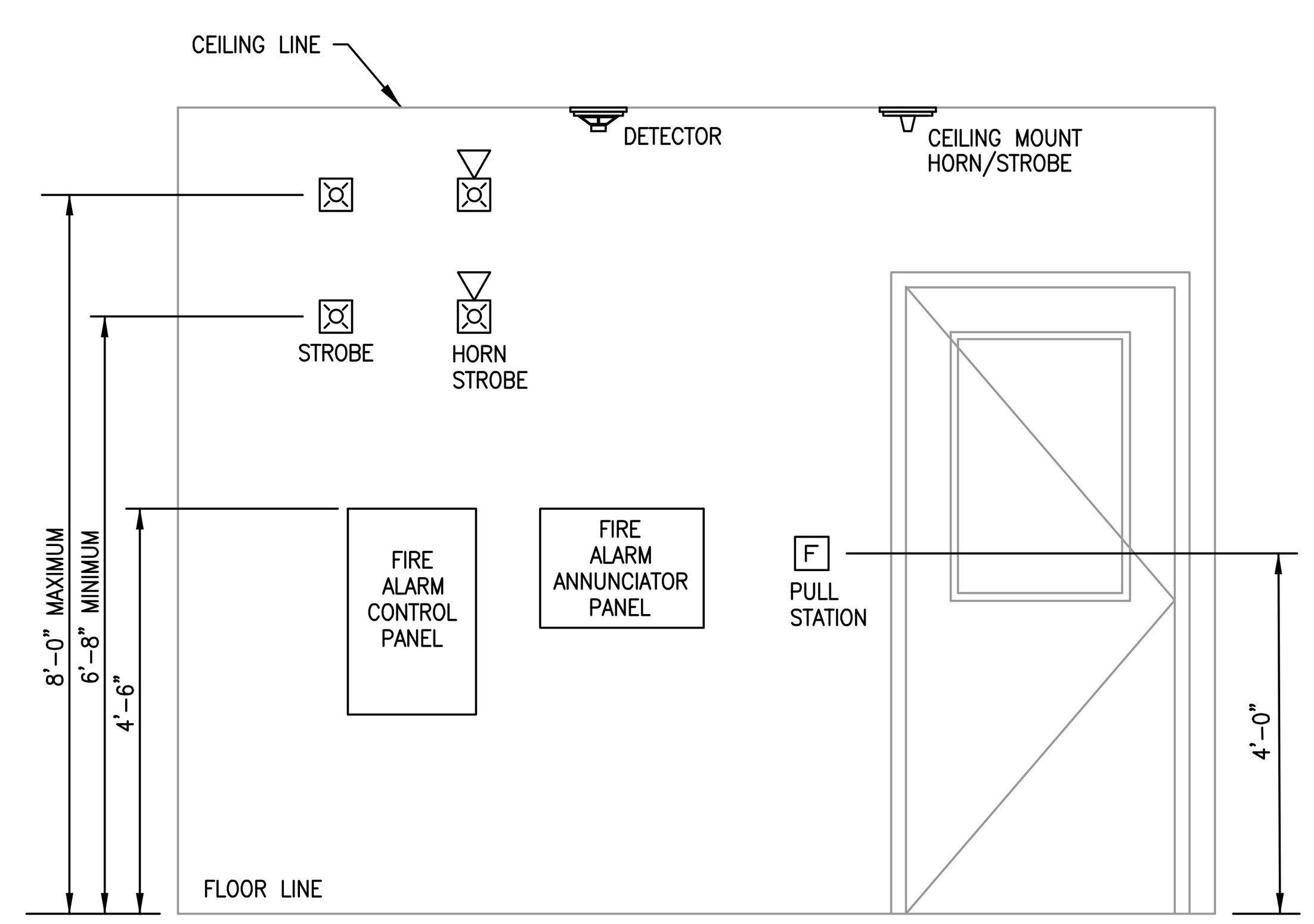
EMERGENCY LED LIGHTING WIRING DIAGRAM 3
SCALE: NONE



TYPICAL LAY-IN LED PANEL FIXTURE MOUNTING DETAIL 4
SCALE: NONE

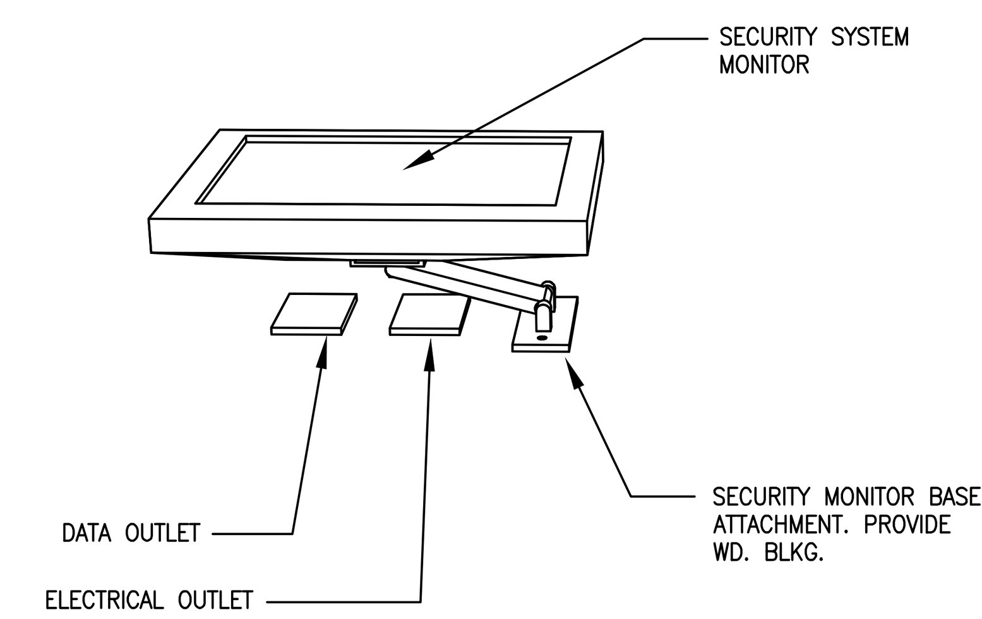


120V-1 POLE AND 208V-2-POLE GFCI BREAKER WIRING DIAGRAM 5
SCALE: NONE

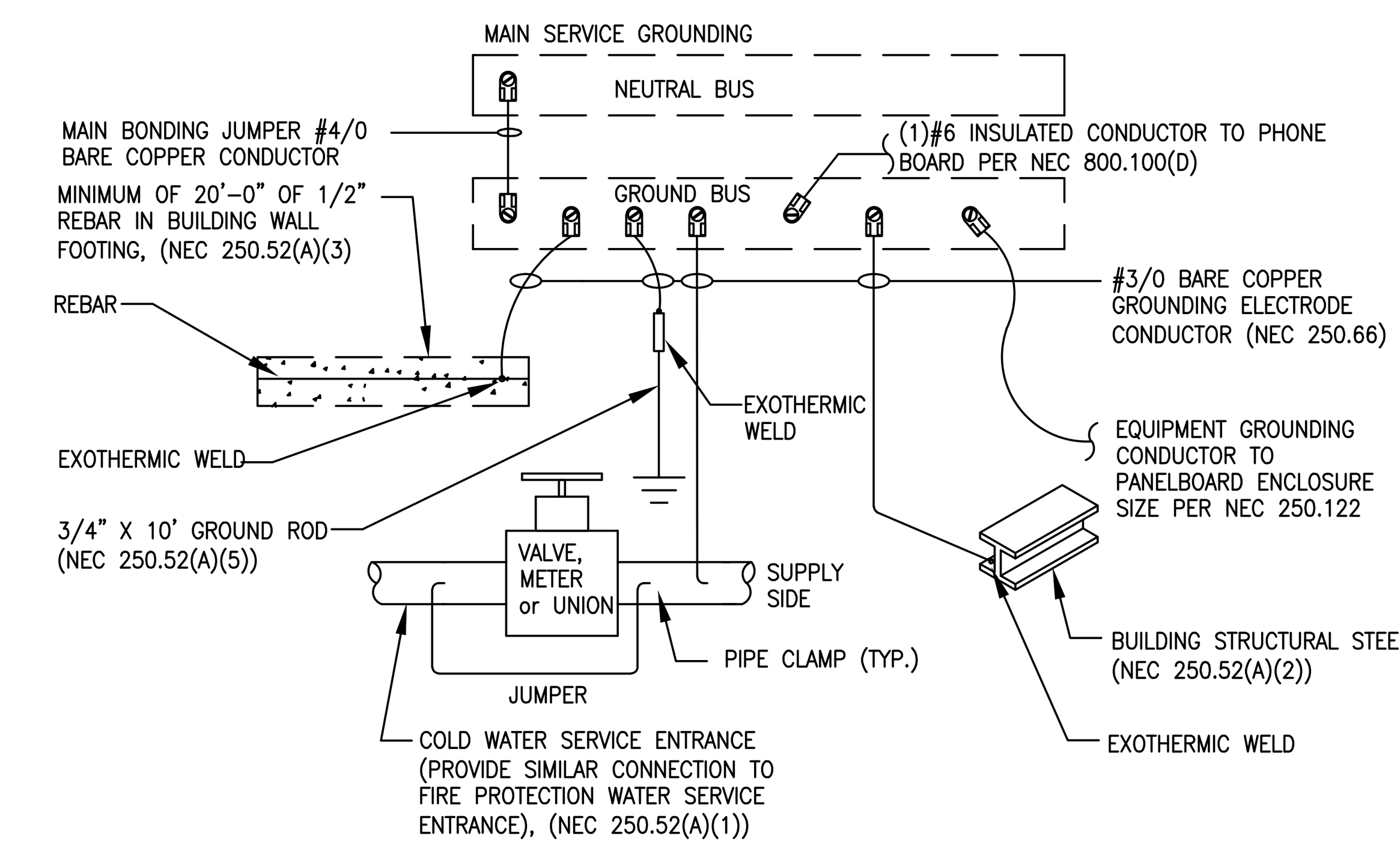


NOTE: HORN STROBE AND STROBE TO BE 80" TO BOTTOM OF LENSE.

FIRE ALARM MOUNTING HEIGHT DETAIL 6
SCALE: NONE



POWER-DATA SECURITY MONTOR 7
SCALE: NONE



NOTES:

1. ALL GROUNDING SHALL BE INSTALLED IN ACCORDANCE WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE.
2. ALL GROUNDING ELECTRODE CONDUCTORS SHALL BE COPPER #3/0 UNLESS NOTED OTHERWISE.
3. REFER TO ELECTRICAL SPECIFICATIONS FOR ADDITIONAL GROUNDING REQUIREMENTS.

EXISTING GROUNDING OF MAIN SERVICE ENTRANCE 8
SCALE: NONE

NOT USED 9
SCALE: NONE

NOT USED 10
SCALE: NONE

NOT USED 11
SCALE: NONE

NOT USED 12
SCALE: NONE

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NO.	DATE	DESCRIPTION

SEAL:

08/08/2022

ISSUED FOR: PERMIT - BID
ISSUED DATE: 08/08/22

DRAWN BY:
CHECKED BY:
PROJECT NUMBER: 21639

DRAWING NAME:
ELECTRICAL DETAILS

DRAWING NO.
E302

AIR DEVICE SCHEDULE

MARK	FACE SIZE	TYPE	MOUNTING TYPE	MAXIMUM N.C.	DIRECTION	MANUFACTURER	MODEL	NOTES
GD	12x12	SUPPLY	SURFACE (GYP. CLG)	30	4-WAY	TITUS	OMNI	1,2,3,4,5,7
SD	16x8	SUPPLY	SURFACE (DRYWALL)	30	2-WAY	TITUS	301RS	1,2,3,5,6,7

NOTES:

1. AIR DEVICES SHALL BE INSTALLED WITH FACTORY APPLIED OFF WHITE FINISH.
2. THE PAINTING CONTRACTOR SHALL APPLY PAINT GRIP PRIMER SUITABLE FOR FINAL PAINT FINISH AS DETERMINED ON THE ARCHITECTURAL DRAWINGS TO AIR DEVICES.
3. PROVIDE NECESSARY MOUNTING HARDWARE AND ACCESSORIES AS REQUIRED FOR INTENDED INSTALLATION.
4. AIR DEVICE SHALL BE INSTALLED WITH MANUFACTURER AVAILABLE MOLDED INSULATION BACKING. FIELD FABRICATED INSULATION BACKING IS NOT ALLOWED (UNLESS FIRST APPROVED BY THE OWNER'S CONSTRUCTION MANAGER).
5. AIR DEVICE SHALL BE INSTALLED WITH ACCESSIBLE OPPOSED BLADE DAMPER FOR MANUAL VOLUME ADJUSTMENT.
6. AIR DEVICE BLADES SHALL BE ADJUSTED FOR 2 WAY DISCHARGE FOR AREA COVERAGE.
7. AIR DEVICE NECK SIZES SHALL BE FIELD COORDINATED BASED ON TOTAL QTY OF AIR DEVICES AND OPTIMUM AREA COVERAGE FOR TOTAL AIRFLOW PER SMACNA STANDARDS FOR RESPECTIVE AHU CAPACITY.

TEST AND BALANCE NOTES

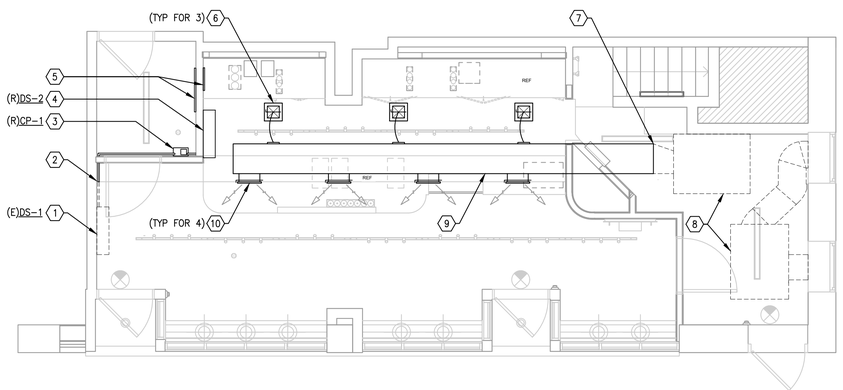
1. THE GENERAL CONTRACTOR SHALL SUBCONTRACT TO AN INDEPENDENT AIR TEST AND BALANCE CONTRACTOR FOR THE TESTING, ADJUSTING AND BALANCING OF ALL HVAC SYSTEMS SHOWN OR SPECIFIED ON THE CONTRACT DOCUMENTS. THIS INCLUDES EQUIPMENT OPERATION IN BOTH COOLING AND HEATING OPERATIONAL MODES. THE WORK SHALL BE PERFORMED BY A FIRM CERTIFIED BY EITHER AABC OR NEBB, AND A DIGITAL PDF REPORT OF THE FINAL REPORT, SUBMITTED ON CERTIFYING AGENCY FORMS, SHALL BE SUBMITTED TO THE OWNER'S CONSTRUCTION MANAGER FOR APPROVAL. THE REPORT SHALL BEAR THE CERTIFICATION SEAL OF THE TAB SUPERVISOR IN CHARGE. REPORTS SHALL CONTAIN ALL AIR SIDE BALANCING DATA, INSTRUMENTS USED AND THEIR LATEST CALIBRATION DATES, PERSON(S) PERFORMING THE WORK AND A WRITTEN GUARANTEE THAT ALL TAB WORK WAS PERFORMED IN ACCORDANCE WITH THE CERTIFYING AGENCY STANDARDS AND PROCEDURES.

MECHANICAL LEGEND

SYMBOL	ABBR.	DESCRIPTION
	CD	CEILING DIFFUSER – SUPPLY
	CD	CEILING DIFFUSER BELOW DUCT – SUPPLY
	SAD	RISER – SUPPLY AIR DUCT
	SAD	DROP – SUPPLY AIR DUCT
	CR	CEILING REGISTER – RETURN
	CR	CEILING REGISTER BELOW DUCT – RETURN
	RAD	RISER – RETURN AIR DUCT
	RAD	DROP – RETURN AIR DUCT
	CE	CEILING REGISTER – EXHAUST
	CE	CEILING REGISTER BELOW DUCT – EXHAUST
	EAD	RISER – EXHAUST AIR DUCT
	(L)	LINED DUCTWORK
	VD	MANUAL VOLUME DAMPER
	FC	FLEXIBLE CONNECTION
		NEW DUCT
TAG CFM		AIR DEVICE DESIGNATION
T	TSTAT	PROGRAMMABLE THERMOSTAT
S	SENS	REMOTE TEMPERATURE SENSOR
S	SD	SMOKE DETECTOR
	POC	POINT OF CONNECTION
	CFM	CUBIC FEET PER MINUTE
	S/A	SUPPLY AIR
	O/A	OUTSIDE AIR
	E/A	EXHAUST AIR
	S.P.	STATIC PRESSURE
	FOH	FRONT OF HOUSE
	BOH	BACK OF HOUSE

MECHANICAL GENERAL NOTES

1. NOTE: FOR THE PURPOSE OF CLEARNESS AND LEGIBILITY, THE DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC AND ALTHOUGH SIZES AND LOCATIONS OF EQUIPMENT ARE DRAWN TO SCALE WHEREVER POSSIBLE, THE CONTRACTOR SHALL MAKE USE OF ALL DATA IN ALL OF THE CONTRACT DOCUMENTS AND VERIFY THIS INFORMATION PRIOR TO ORDERING, FABRICATING OR INSTALLING ANY MATERIALS.
2. THE MECHANICAL CONTRACTOR SHALL PROVIDE COMPLETE INFORMATION AND COOPERATE WITH THE OTHER CONTRACTORS AND TRADES AS REQUIRED FOR THE COMPLETION AND COORDINATION OF THE COMPLETE PROJECT.
3. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ADMINISTERING ALL WARRANTIES ON EQUIPMENT WHICH THEY FURNISH AND INSTALL.
4. PROVIDE WRITTEN WARRANTY TO REPLACE ALL FAULTY MATERIALS AND/OR LABOR, AT NO COST TO TENANT, FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
5. PROVIDE VIBRATION ISOLATION DEVICES AND FLEXIBLE DUCT/ PIPING CONNECTIONS TO ALL MOVING MACHINERY NOT INTERNALLY ISOLATED.
6. ANY DUCT DIMENSIONS SHOWN ON DRAWINGS ARE CLEAR INSIDE DIMENSIONS.
7. THE MECHANICAL CONTRACTOR SHALL COORDINATE ALL DUCT AND DIFFUSER LOCATIONS WITH SPRINKLER PIPING, SPRINKLER HEADS AND LIGHT FIXTURES AS REQUIRED FOR A COMPLETE INSTALLATION.
8. THE MECHANICAL CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR AND OTHER TRADES ALL REQUIRED OPENINGS AND PENETRATIONS. ALL REQUIRED OPENINGS IN FOUNDATIONS, FLOORS, WALLS AND ROOF SHALL BE CONSTRUCTED INTO THE STRUCTURE WITH THE USE OF SLEEVES, CURBS, ETC.
9. ALL ITEMS PROJECTING THROUGH THE ROOF AND EXTERIOR WALLS SHALL BE FLASHED AND SEALED WEATHER TIGHT.
10. COORDINATE THE INSTALLATION AND FINISH OF ALL SUPPLY AND RETURN AIR DEVICES. AIR DEVICES LOCATED IN GUEST AREAS SHALL BE FIELD PAINTED PER THE ARCHITECTURAL DRAWINGS FINISH SCHEDULE.
11. THERMOSTATS AND REMOTE SENSORS SHALL BE LOCATED AT 48" A.F.F. LOCATIONS SHALL BE FIELD COORDINATED TO AVOID INTERFERENCE WITH WALL-MOUNTED WORK OR PROXIMITY TO HEAT PRODUCING EQUIPMENT.
12. NEW SUPPLY, RETURN, AND RESTROOM EXHAUST DUCTWORK SHALL BE INSTALLED AS HIGH AS POSSIBLE.
13. NEW RECTANGULAR, ROUND, AND FLEXIBLE DUCTWORK SHALL BE SIZED AS SHOWN ON THESE DRAWINGS; AND SHALL BE FABRICATED AND INSTALLED ACCORDING TO THE MOST RECENTLY PUBLISHED SMACNA STANDARDS. ALL JOINTS, SEAMS, AND CONNECTIONS MUST BE SECURELY FASTENED & SEALED BY APPROVED METHODS.
14. ANY FLEXIBLE DUCTS SHALL BE INSTALLED IN CONCEALED SPACES ONLY. THE MAXIMUM ALLOWABLE LENGTH OF FLEXIBLE DUCT SHALL BE 5'-0". ALL FLEXIBLE DUCTS SHALL BE CONNECTED TO BRANCH RUNS AND FITTINGS WITH A PANDUIT-TYPE BAND, AND SHALL NOT BE ATTACHED DIRECTLY TO THE AIR DEVICE COLLAR.
15. HVAC UNITS SHALL BE SET TO RUN IN "FAN CONTINUOUS" MODE DURING OCCUPIED HOURS. DURING NIGHT SET-BACK HOURS, THE HVAC UNITS SHALL RUN IN "FAN AUTO" MODE.
16. MECHANICAL CONTRACTOR SHALL FURNISH AND INSTALL 4" HIGH BLACK OVER WHITE LAMINATE NAMEPLATE WITH 2" LETTERS VISIBLE ADJACENT TO DISCONNECT SWITCH FOR HVAC UNITS.
17. LINE VOLTAGE WIRING, ALL CONDUIT DISCONNECT SWITCHES AND FINAL CONNECTION BY ELECTRICAL CONTRACTOR. LOW VOLTAGE CONDUIT AND WIRING AND FINAL CONNECTION BY MECHANICAL CONTRACTOR.
18. ALL PENETRATIONS IN FIRE RATED WALL ASSEMBLIES SHALL BE SEALED WITH UL LISTED FIRE STOPPING MATERIAL.
19. THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING THE AIR FILTERS AT THE MECHANICAL UNITS WITH MERV 8 THROW AWAY TYPE AIR FILTERS AT THE COMPLETION OF CONSTRUCTION AND PRIOR TO AIR BALANCE AND STORE TURNOVER.
20. PER THE LATEST EDITION OF CMR 780 AND 2015 INTERNATIONAL MECHANICAL CODE, WITH LOCAL AMENDMENTS WHEN REQUIRED, EACH NEW SINGLE SYSTEM PROVIDING HEATING OR COOLING AIR IN EXCESS OF 2000 CUBIC FEET PER MINUTE SHALL BE EQUIPPED WITH AN AUTOMATIC SHUTOFF. AUTOMATIC SHUTOFF SHALL BE ACCOMPLISHED BY INTERRUPTING THE POWER SOURCE OF THE AIR MOVING EQUIPMENT DEVICES WHICH WILL DETECT PRODUCTS OF COMBUSTION OTHER THAN HEAT, AND WHICH COMPLY WITH THE UBC, SHALL BE LABELED BY AN APPROVED AGENCY FOR AIR DUCT INSTALLATION AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. SUCH DEVICES SHALL BE COMPATIBLE WITH THE OPERATING VELOCITIES, PRESSURES, TEMPERATURES AND HUMIDITIES OF THE SYSTEM WHERE FIRE DETECTION OR ALARM SYSTEMS ARE PROVIDED FOR THE BUILDING, SMOKE DETECTORS SHALL BE SUPERVISED BY SUCH SYSTEMS.
21. MECHANICAL CONTRACTOR SHALL BE ON SITE AND PRESENT AT THE DATE OF STORE TURNOVER.
22. A FULL MECHANICAL AIR TEST AND BALANCE REPORT SHALL BE PERFORMED BY A 3RD PARTY TAB CONTRACTOR.



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

1

KEYED NOTES

#	
1	THE WALL MOUNTED DUCTLESS SPLIT SYSTEM AIR HANDLING UNIT IS EXISTING TO REMAIN. FIELD VERIFY ACTUAL DS-1 CONDITION AND PERFORMANCE FOR INTENDED REUSE.
2	THE CONDENSATE PIPING IS EXISTING TO REMAIN. EXTEND PIPING TO NEW WALL AS SHOWN.
3	THE WALL MOUNTED HVAC EQUIPMENT CONDENSATE PUMP IS EXISTING TO BE RELOCATED WITH NEW WALL. FIELD VERIFY ACTUAL CP-1 CONDITION AND PERFORMANCE FOR INTENDED REUSE.
4	THE WALL MOUNTED DUCTLESS SPLIT SYSTEM AIR HANDLING UNIT IS EXISTING TO BE RELOCATED WITH NEW WALL. FIELD VERIFY ACTUAL DS-2 CONDITION AND PERFORMANCE FOR INTENDED REUSE.
5	THE WALL MOUNTED TRANSFER GRILLES ARE EXISTING TO BE RELOCATED WITH NEW WALL. FIELD VERIFY ACTUAL CONDITION FOR INTENDED REUSE.
6	PROVIDE NEW TYPE GD CEILING MOUNTED SUPPLY AIR DIFFUSER. REFER TO THE AIR DEVICE SCHEDULE FOR ADDITIONAL INFORMATION. COORDINATE DIFFUSER PLACEMENT WITH LIGHTING AND OTHER TRADES.
7	PROVIDE NEW SUPPLY AIR DUCT, EXTENDED AS SHOWN FROM THE EXISTING AIR HANDLING UNIT. DUCT IS INTENDED TO BE CONCEALED ABOVE THE NEW FINISHED CEILING.
8	THE EXISTING SUSPENDED HVAC EQUIPMENT IN THE BACK OF HOUSE IS EXISTING TO REMAIN. FIELD VERIFY ACTUAL CONDITION AND PERFORMANCE FOR INTENDED REUSE.
9	NEW CONCEALED SUPPLY DUCT ABOVE THE FINISHED CEILING. COORDINATE THE DUCT SIZE WITH SMACNA STANDARDS FOR RESPECTIVE AHU CAPACITY AND FIELD CONDITIONS.
10	PROVIDE NEW TYPE SD CEILING MOUNTED SUPPLY AIR DIFFUSER. REFER TO THE AIR DEVICE SCHEDULE FOR ADDITIONAL INFORMATION. COORDINATE DIFFUSER PLACEMENT WITH LIGHTING AND OTHER TRADES.

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REVISIONS

NO.	DATE	DESCRIPTION

SEAL:

COMMONWEALTH OF MASSACHUSETTS
JOSE G. SISK
No. 39515
REGISTERED PROFESSIONAL ENGINEER

08/08/2022

ISSUED FOR: PERMIT - BID

ISSUED DATE: 08/08/22

DRAWN BY:

CHECKED BY:

PROJECT NUMBER: 21639

DRAWING NAME:
MECHANICAL FLOOR PLAN

DRAWING NO.
M101