OFFICE OF THE SELECT BOARD
730 Massachusetts Avenue
Town of Arlington
Massachusetts 02476-4908

(781) 316-3020
(781) 316-3029 fax

$60.00 Filing Fee

Inspections Dept. at 51 Grove St. must review completed application before returning to this office.

APPLICATION

To the Licensing Authorities of the Town of Arlington

The Undersigned hereby makes application for a

☑ **COMMON VICTUALLER LICENSE (Eat In)**
☐ **FOOD VENDOR LICENSE (Take Out Only)**

Location 311 Broadway Arlington MA

Name of Applicant Jason Denoncourt, All Heart Inc.

Corporate Name (if applicable) Abbott's Frozen Custard

D/B/A

Date 2/7/19

I/We hereby agree to conform in all respects to the conditions governing such License as printed in the By-Laws of the Town, and such other rules and regulations as the Selectmen may establish. With the signing of this application, the applicant acknowledges that:

A. It is understood that the Board is not required to grant the license.

B. no work is to commence at the premises of the proposed location which is the subject matter of this application until the license is approved by the Select Board, and, furthermore, any work done is done at the applicant's risk, and

C. in the event of a proposed sale of a business requiring a Common Victualler License, an application for a transfer of said license will be deemed to be an application for a new license (subject to the rules and regulations herein contained), and the owner of such business shall be required to file with the Select Board a thirty day notice of his intention to sell same before such application will be acted upon by the Select Board.

D. That the license is subject to revocation if the holder of the license does not comply with Town By-Laws or the Rules and Regulations of the Board.

Print Name Jason Denoncourt

Signature Name

Phone (Home) (Business)

Email jdenoncourt@abbottscustard.com

APPLICANT'S RESUME

Food Business Experience of Applicant

From April 2018 to Current
Employee ____ D/B/A Abbott's Frozen Custard
Sole Owner ____ Location Lexington
Partnership ____ Type Food ice cream
Corporation Denincourt Brothers Inc. Number of Employees 30

From ____ to ____
Employee ____ D/B/A ____
Sole Owner ____ Location ____
Partnership ____ Type Food ____
Corporation ____ Number of Employees ____

List any other information that you feel will assist in the review of this application.

Abbott's has been in Rochester, NY since 1902 and currently has 38 stores, four are in MA.

I am owner of Abbotts Lexington and Arlington.

Brendan Drew is grandson of family who has owned Abbott's since 1950. He lives in Hopkinton and is heavily involved.

I live in Lexington, 4 miles from Arlington store and 2 miles from Lexington store.

Note: (A) If a corporation, state full names and addresses of principal officers
(B) If a co-partnership, information must be provided on each partner, if a corporation, information must be provided on corporate officer making application.

Name Jason Denoncourt Name

Address Address

City Zip MA City Zip

DESCRIPTION OF APPLICANT DESCRIPTION OF APPLICANT

Born in the U.S., Yes ✓ No Born in the U.S., Yes No

Born Where Born Where

Date of Naturalization Date of Naturalization

Male or Female male Male or Female

Date of birth Date of birth

Photo *1 inch by 1 inch*

The Establishment shall operate as:

Sole Ownership / Partnership / Total Number of Partners

Corporation Based in MA

(Once approved, please go to Clerk's Office for Business Certificate)

==========

Corporate Information Required:

President Jason Denoncourt

Secretary

Treasurer

Name Address Zip

==========

INFORMATION RELATIVE TO APPLICATION

Breakfast
Yes__ No X

Lunch
Yes __ No X

Dinner
Yes__ No X

Dessert only primarily served after lunch and after dinner

Do you own the property? Yes__ No X Tenant at Will ____ Lease 5 (years)

Hours of Operation:

Day 11 Am - 10pm Hours Mon - Sun

Day ____ Hours ____

Day ____ Hours ____

Floor Space 850 Sq. Ft. Seating Capacity (if any) ____

Parking Capacity (if any) N/A spaces Number of Employees 20

List Cooking Facilities (and implements)

Freezers only

Will a food scale be in use for sale of items to the public? **Yes__ No** ✓

Will catering services be provided by you? **Yes__ No** ✓

The following items must be submitted with the application:

1. Layout Plan of Facility & Fixtures — Date Received ____
2. Site Plan (obtained at Bldg Dept , 51 Grove St) — Date Received ____
3. Outside Facade and Sign Plan (dimensions, color) — Date Received ____
4. Menu — Date Received ____
5. Maintenance Program — Date Received ____

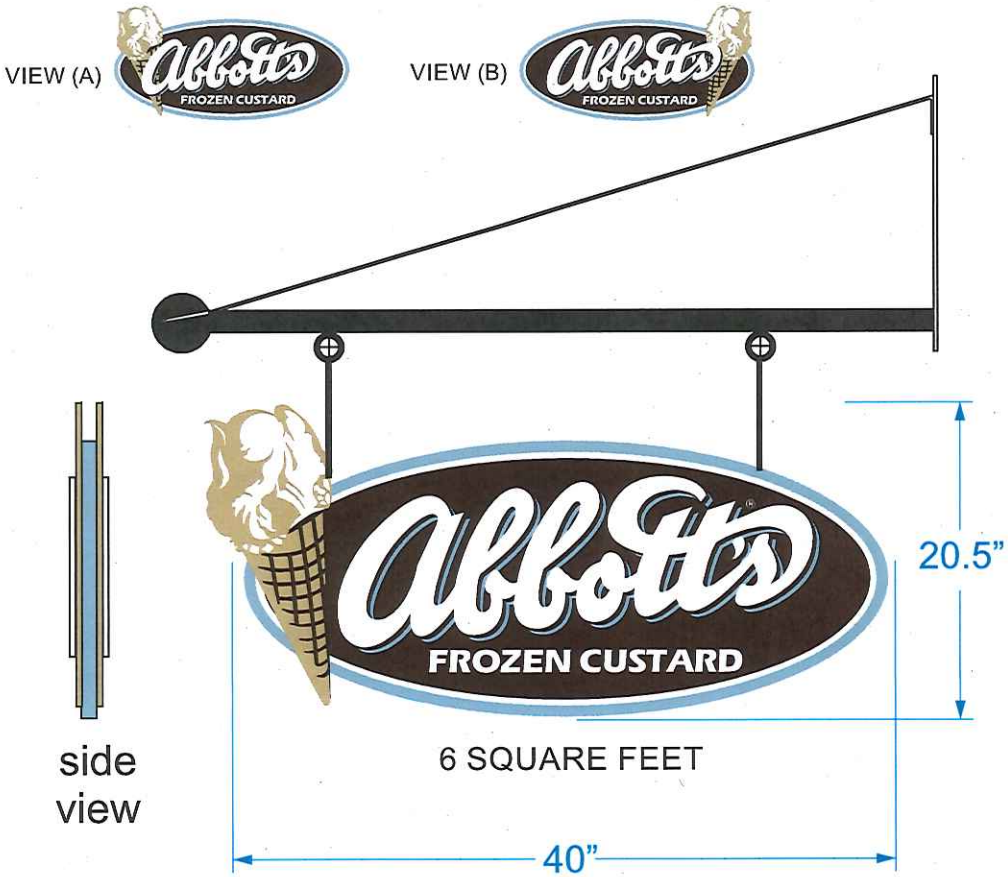
If the facilities are not yet completed, provide estimated cost of work to be done $ 200,000

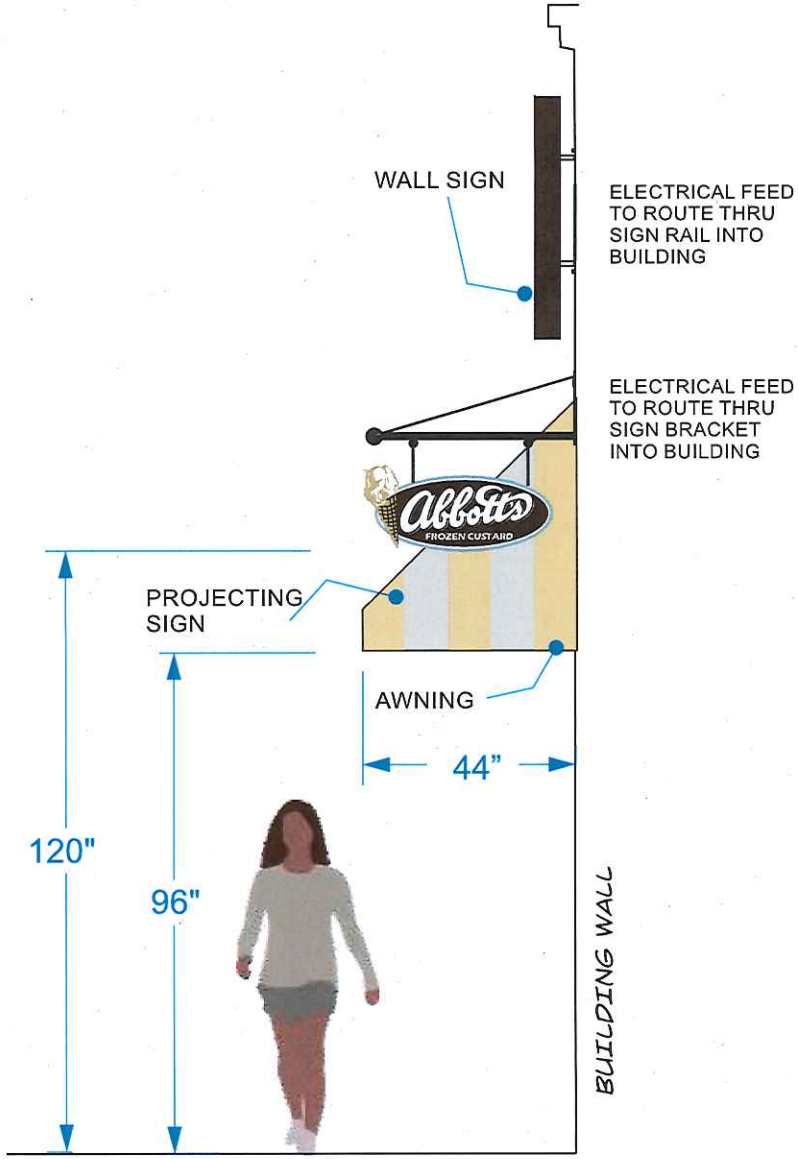
FOR OFFICE USE ONLY

Scheduled Hearing when Application will be presented to Select Board for approval:

Date ____ Time ____

Board Action: Approved Yes ____ No ____





PROJECTING SIGN DETAIL

TWO-SIDED HIGH DENSITY URETHANE SIGN

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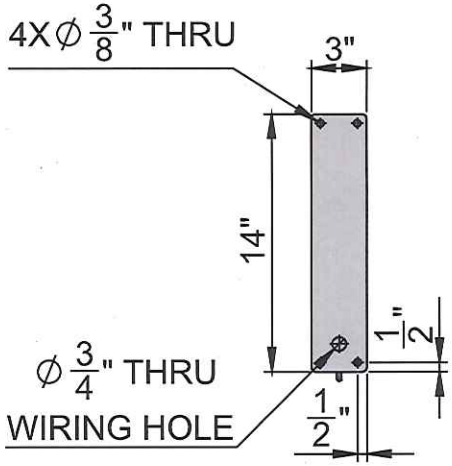
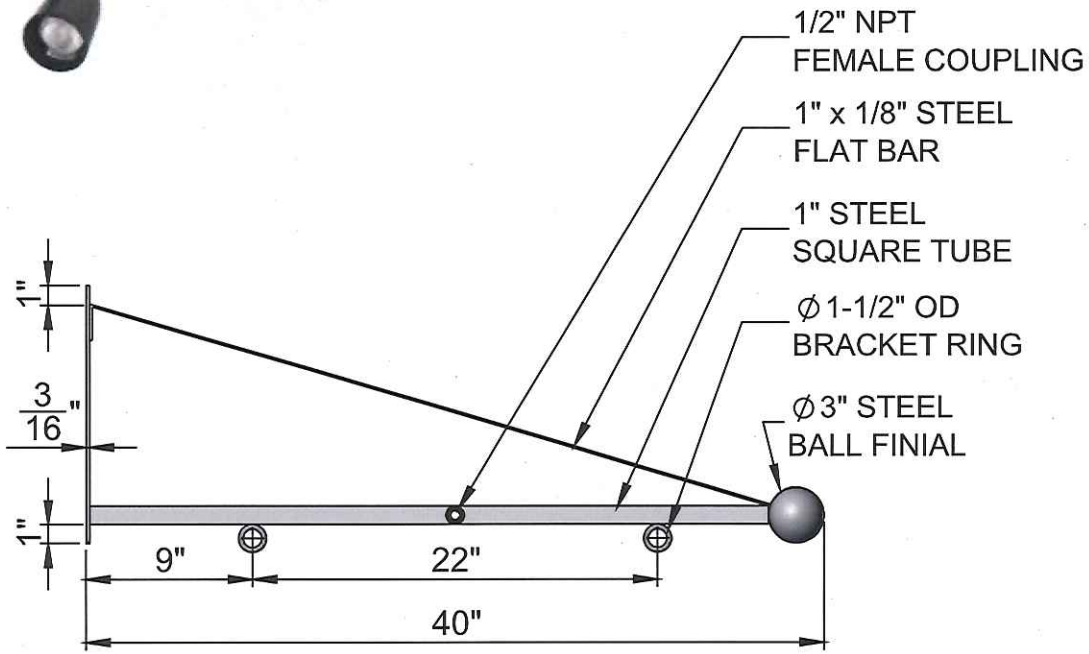
Sardella Sign&Graphics
68 NORTH AVENUE, WAKEFIELD, MA 01880
781.245.1988 FAX 781.245.1987

CUSTOMER	ABBOTT'S FROZEN CUSTARD
LOCATION OR PROJECT NAME	311 BROADWAY ARLINGTON, MA
SCALE AS SHOWN	DATE 2/6/19
SALESMAN	APPROVED BY X



SIDE VIEW



FRONT VIEW

Date: 06/2015 Scale: NTS DB: CF CB: Order#:	Content: 40" Triangle Ball Lighted Sign Bracket PN: 375B-WL-40 Color/Finish: Textured Black Powder Coat Customer Approval: _____	Design by Sign Bracket Store. All visual representations and designs are the intellectual property of Sign Bracket Store and protected under copyright law. Any duplication of this design is in direct violation of the law and will result in legal action.	SIGN BRACKET STORE By Hooks & Lanterns SignBracketStore.com T: 888-919-7446 F: 760-603-081

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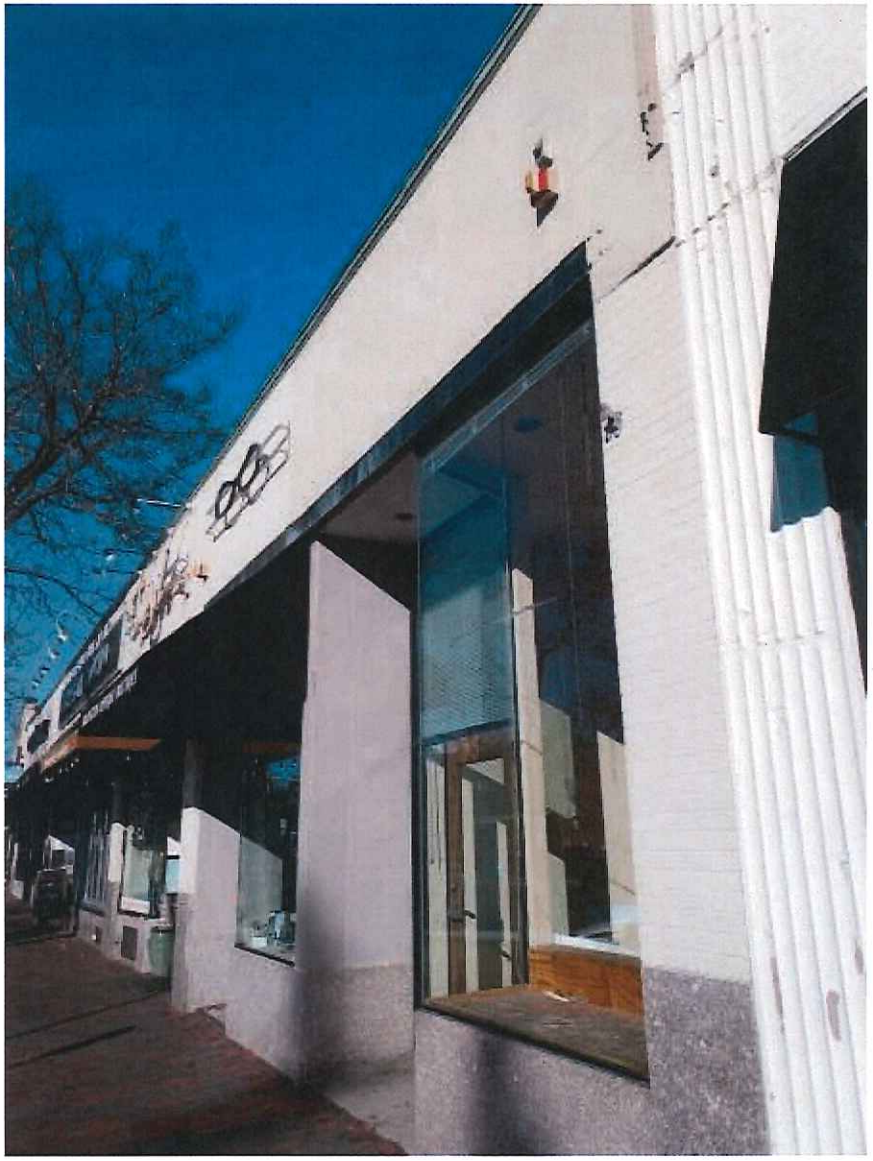

EXISTING STOREFRONT

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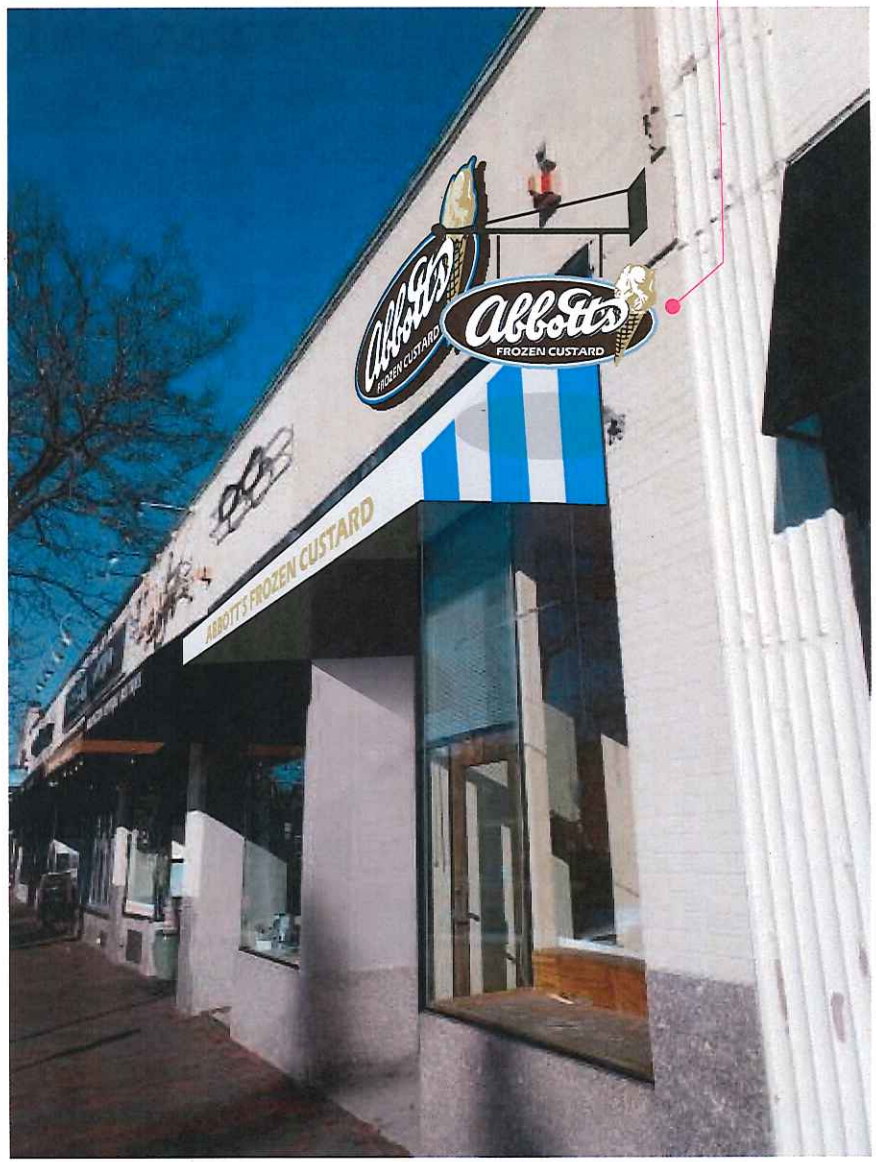
WALL SIGN

AWNING

PROJECTING SIGN



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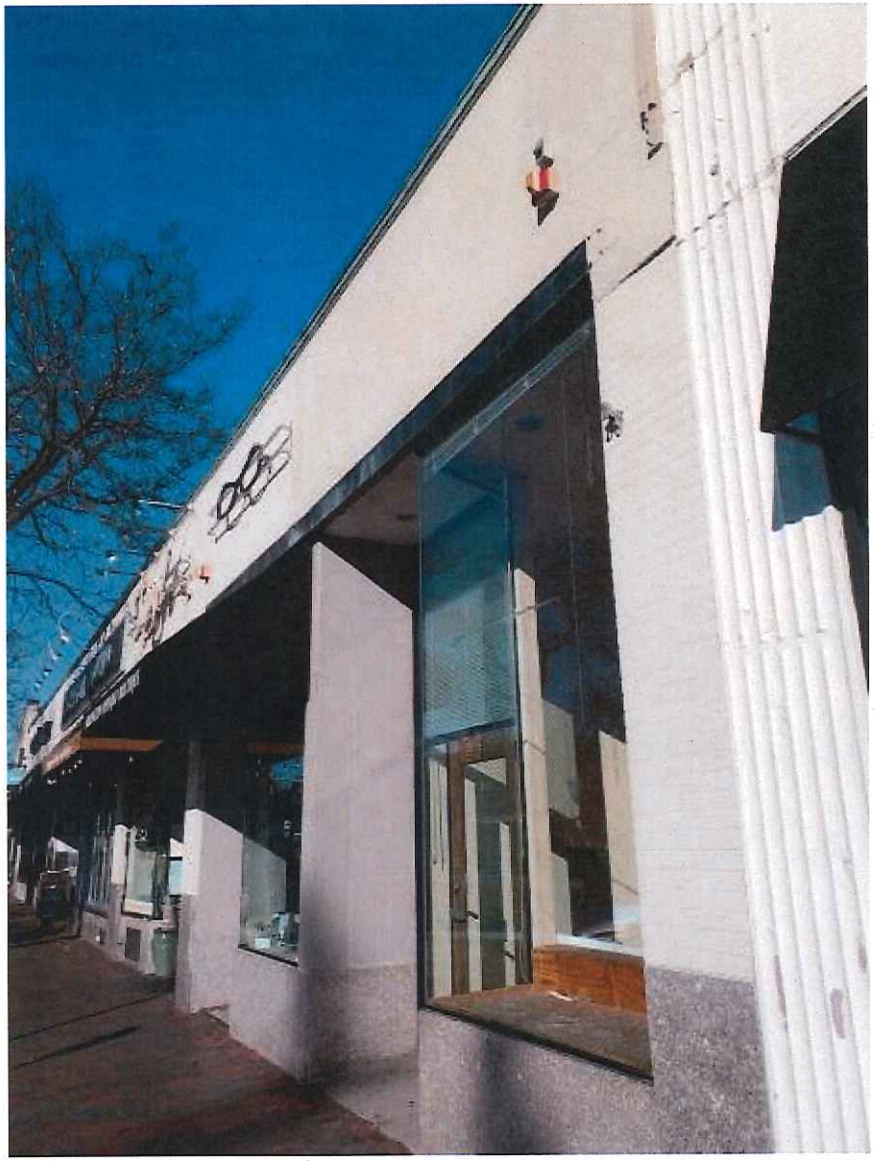
CUSTOMER	ABBOTT'S FROZEN CUSTARD
LOCATION OR PROJECT NAME	311 BROADWAY ARLINGTON, MA
SCALE AS SHOWN	DATE 12/6/18
SALESMAN	APPROVED BY X



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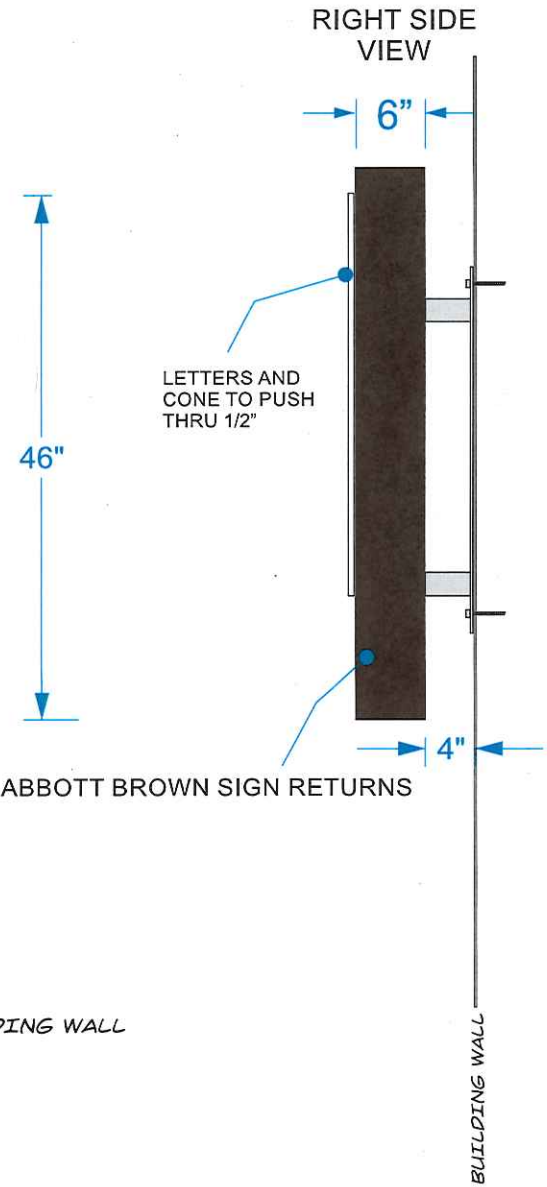

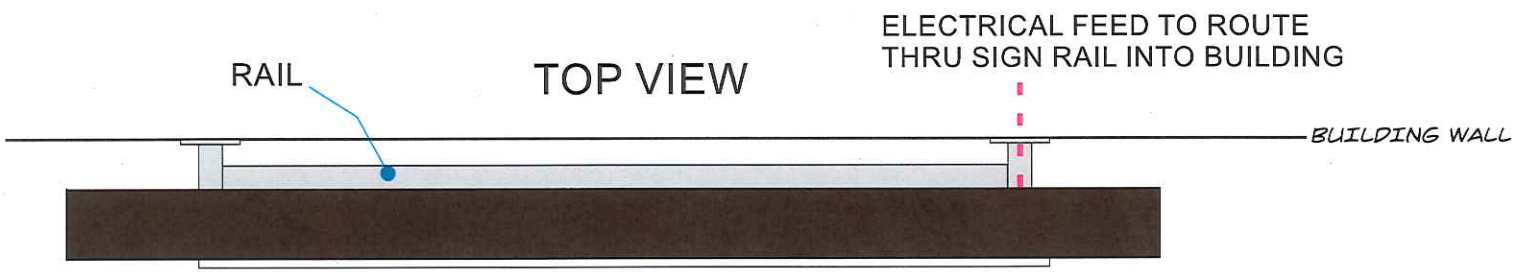

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SCALE AS SHOWN	DATE 2/5/19
SALESMAN	APPROVED BY X

SUNDAES & SPLITS
Sundaes
6.75
Your choice of custard with any topping available in our shop
A few of our favorites include:
Hot Fudge · Peanut Butter Cup · Mexican
Hot Fudge Brownie · Snickers® · Strawberry Shortcake
Warm Caramel
Splits
Banana Split 7.25
Warm Cookie Sundae 7.25
Hot Fudge Banana Split 7.25
FLURRIES
Flurrie
5.25
Combine any flavor of custard with any topping for a truly unique treat
TOPPINGS & SAUCES
Sprinkles 0.75
Whipped cream 0.75
Nuts 0.75
Sliced Bananas 0.75
Candy/Sweets 0.75 ea
Sauces 0.75 ea
Pineapple

Abbott's
FROZEN CUSTARD
TAKE HOME
Pints 7.00
3pk 18.00
Turtle 3.75
4pk 13.00
Oreo® Wheel 2.75
6pk 13.75
Chip Wheel 3.75
Frozen Banana 2.75
Cakes & Pies Just For You
Ask us about our
homemade cakes & pies

CONES & SCOOPS
Small 4.50
Large 5.50
Kids 3.50
WAFFLE CONES & BOWLS
Cone/Bowl add 1.00
Dipped add 1.50
MILKSHAKES
Milkshake 6.00
Malt 6.75
Handcrafted Just For You
FLOATS
Float 4.75

ABBOTT'S FROZEN CUSTARD - ARLINGTON FIT UP

311 BROADWAY, ARLINGTON, MA 02474 - TENANT SPACE 311

PROJECT TEAM:

ARCHITECT:

SN CONSULTING GROUP
892 WORCESTER STREET - 2ND FLR.
WELLESLEY MA. 02482
T - (781)396-0929
Contact: John Scanlon AIA

OWNER:

FRANCHISEE, ALL HEART INC., DBA
ABBOTT'S FROZEN CUSTARD
1853 MASSACHUSETTS AVE
LEXINGTON, MA 02420
T - (617)319-9736
Contact: Jason Denoncourt

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T003 - BUILDING CODE ANALYSIS

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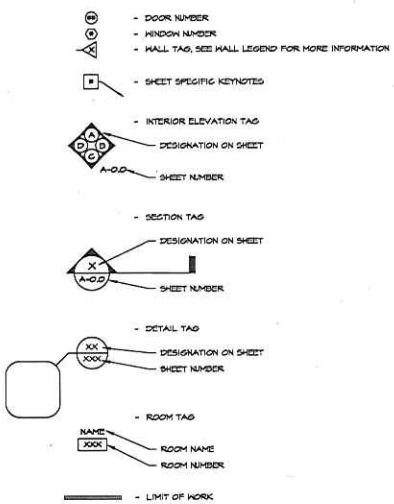
A101 - FIRST FLOOR PLAN
A102 - ENLARGED PLAN
A111 - REFLECTED CEILING
A112 - ELECTRICAL CEILING
A501 - SECTIONS
A502 - DETAILS

A601 - FINISH & EQUIPMENT PLANS, SCHEDULES & NOTES

ARCHITECTURAL TAG LEGEND:



GENERAL NOTES: SUBMITTALS

1. THIS SECTION INCLUDES SUBMISSION OF FOLLOWING TYPES OF SUBMITTALS: CONSTRUCTION SCHEDULE. MOCK-UPS, SHOP DRAWINGS, PRODUCT DATA AND SAMPLES.

2. SUBMITTALS REQUIRED: TYPES OF SUBMITTALS REQUIRED ARE LISTED IN EACH PRODUCT SECTION FOR OWNERS REVIEW AND APPROVAL.

3. SUBMIT INITIAL CONSTRUCTION SCHEDULE AS REQUIRED BY THE GENERAL CONDITIONS OF THE CONTRACT WITHIN 5 CALENDAR DAYS AFTER AWARD OF CONTRACT.

   A. CONTENT: SHOW THE COMPLETE SEQUENCE OF CONSTRUCTION BY ACTIVITY. INDICATE BY VERTICAL LINES AND NOTATIONS THE ESTIMATED BEGINNING AND COMPLETION OF EACH MAJOR ELEMENT OF CONSTRUCTION.
   B. SUBMIT THREE COPIES OF THE SCHEDULE TO ARCHITECT FOR REVIEW BY ARCHITECT AND OWNER. DISTRIBUTE ADDITIONAL COPIES TO JOB SITE FILE, SUBCONTRACTORS, AND OTHER CONCERNED PARTIES.
   C. WITH EACH APPLICATION FOR PAYMENT SUBMIT AN UPDATED PROGRESS SCHEDULE, INDICATING CURRENT STATE OF COMPLETION OF THE WORK AND BEARING THE CURRENT DATE.

4. MOCKUPS: FULL-SIZE PHYSICAL ASSEMBLIES THAT ARE CONSTRUCTED ON-SITE. MOCKUPS ARE CONSTRUCTED TO VERIFY SELECTIONS MADE UNDER SAMPLE SUBMITTALS; TO DEMONSTRATE AESTHETIC EFFECTS AND, WHERE INDICATED, QUALITIES OF MATERIALS AND EXECUTION; TO REVIEW COORDINATION, TESTING, OR OPERATION; TO SHOW INTERFACE BETWEEN DISSIMILAR MATERIALS, AND TO DEMONSTRATE COMPLIANCE WITH SPECIFIED INSTALLATION TOLERANCES.

   A. MOCKUPS ARE NOT SAMPLES.
   B. MAINTAIN APPROVED MOCKUPS DURING CONSTRUCTION IN AN UNDISTURBED CONDITION AS A STANDARD FOR JUDGING THE COMPLETED WORK. FAILURE TO MAINTAIN THE MOCKUP, UNTIL DIRECTED, WILL BE CAUSE FOR REJECTION OF THE WORK. CONSTRUCT MOCKUP IN ACCORDANCE WITH APPROVED SHOP DRAWINGS, PROJECT MANUAL AND CONTRACT DRAWINGS, USING EXACT MATERIALS AND METHODS APPROVED FOR THE PROJECT, INCLUDING REQUIRED ACCESSORIES.
   C. COORDINATE INSTALLATION OF EXTERIOR ENVELOPE MATERIALS AND PRODUCTS FOR WHICH MOCKUPS ARE REQUIRED IN INDIVIDUAL SPECIFICATION SECTIONS AND SUPPORTING MATERIALS.

5. INTEGRATED EXTERIOR MOCKUPS: MOCKUPS OF THE EXTERIOR ENVELOPE ERECTED SEPARATELY FROM THE BUILDING BUT ON PROJECT SITE, CONSISTING OF MULTIPLE PRODUCTS, ASSEMBLIES, AND SUBASSEMBLIES.

6. CONTRACTOR TO SCHEDULE SUBMITTALS SO THAT ARCHITECT MAY REVIEW THEM IN A SEQUENCE WHICH REFLECTS THE LOGICAL SEQUENCE OF THE WORK AND THE RELATIVE PRIORITY OF THE CONSTRUCTION COMPONENTS. WHEN APPROPRIATE COORDINATE SUBMITTALS FOR RELATED WORK SO THAT ITEMS WHICH MUST BE COORDINATED, SUCH AS COLORS OF FINISHES, MAY BE REVIEWED TOGETHER.

7. CONTRACTOR TO REVIEW EACH SUBMITTAL FROM SUB-CONTRACTORS AND SUPPLIERS AND VERIFY ACCURACY OF CONTENTS. AS A MINIMUM, VERIFY:

   A. MATERIALS
   B. FIELD DIMENSIONS.
   C. ADJACENT CONSTRUCTION.
   D. CONFORMANCE WITH SPECIFIED ENVIRONMENTAL AND JOB CONDITIONS.
   E. COORDINATION WITH OTHER WORK.
   F. CONFORMANCE WITH THE CONTRACT DOCUMENTS.

6. CONTRACTOR TO REVIEW STAMP AND SIGN EACH SUBMITTAL TO SIGNIFY THAT IT HAS BEEN REVIEWED BY THE CONTRACTOR, AND TRANSMIT TO THE ARCHITECT.

   A. TRANSMIT EACH SUBMITTAL WITH A LETTER OF TRANSMITTAL.
   B. DO NOT TRANSMIT SUBMITTALS TO ARCHITECT VIA FACSIMILE MACHINE.
   C. PROVIDE CLEARLY READABLE COPIES. DO NOT SUBMIT COPIES WHICH ARE MULTIPLE GENERATION PHOTOCOPIES OR FACSIMILE COPIES UNLESS TEXT AND DIAGRAMS ARE CLEAR AND PLAINLY READABLE. REQUIRE SUPPLIERS AND VENDORS TO USE SUPER-FINE RESOLUTION OR FACSIMILE TRANSMISSIONS.

7. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ARCHITECT AS FOLLOWS:

   A. PREPARE SHOP DRAWINGS SPECIFIC TO THIS PROJECT TO DESCRIBE THE FABRICATION AND INSTALLATION OF PRODUCTS; MANUFACTURER'S PRE-PRINTED STANDARD DETAILS ARE NOT SHOP DRAWINGS.
   B. DRAW CLEARLY AND PRESENT COMPLETE INFORMATION. INCLUDE PLANS AND ELEVATIONS AND LARGE SCALE DETAILS, AS APPROPRIATE TO THE WORK SHOWN. NOTE FIELD DIMENSIONS AND ADJACENT CONSTRUCTION. INCLUDE SCHEDULES, PATTERNS, CALCULATIONS AND INSTRUCTIONS REGARDING COORDINATION AND INSTALLATION AS REQUIRED.
   C. IDENTIFY DETAILS BY REFERENCE TO CONTRACT DRAWINGS SHEET AND DETAIL, SCHEDULE, ROOM NUMBER, DOOR NUMBER OR OTHER APPLICABLE IDENTIFICATION.
   D. SUBMIT ONE REPRODUCIBLE TRANSPARENCY AND THREE OPAQUE REPRODUCTIONS.
   E. ALL SHOP DRAWING SUBMITTALS SHOULD ALSO BE PROVIDED ELECTRONICALLY VIA PDF FILE SUBMISSION.

8. CONTRACTOR TO SUBMIT PRODUCT DATA AS FOLLOWS:

   A. SUBMIT MANUFACTURER'S PRE-PRINTED DATA. CLEARLY MARK EACH COPY TO IDENTIFY PERTINENT PRODUCTS OR MODELS, CROSS-OUT INFORMATION WHICH IS NOT APPLICABLE TO THE WORK AND SUPPLEMENT STANDARD INFORMATION TO PROVIDE INFORMATION WHICH IS SPECIFICALLY APPLICABLE TO THE WORK.
   B. SHOW PERFORMANCE CHARACTERISTICS AND CAPACITIES. SHOW DIMENSIONS AND CLEARANCES REQUIRED. SHOW WIRING OR PIPING DIAGRAMS AND CONTROLS. SHOW DIMENSIONS AND CLEARANCES REQUIRED FOR PROPER OPERATION AND MAINTENANCE.
   C. SUBMIT THE NUMBER OF COPIES WHICH THE CONTRACTOR REQUIRES TO BE RETURNED (FOR JOB FILE, CONTRACTOR'S OWN RECORDS, DISTRIBUTION TO SUBCONTRACTORS, ETC.) PLUS 3 ADDITIONAL COPIES RETAINED BY THE ARCHITECT.

9. CONTRACTOR TO SUBMIT SAMPLES TO OWNER AS FOLLOWS:

   A. PROVIDE SAMPLES OF ADEQUATE SIZE TO PERMIT PROPER EVALUATION OF MATERIAL. WHERE VARIATIONS IN COLOR OR IN OTHER CHARACTERISTICS ARE TO BE EXPECTED, SUBMIT SAMPLES SHOWING THE MAXIMUM RANGE OF VARIATION.
   B. SUBMIT SAMPLES OF INTERIOR FINISHES SIMULTANEOUSLY TO PERMIT COORDINATED SELECTION OF COLORS AND FINISHES.
   C. TAG OR PERMANENTLY MARK EACH SAMPLE TO IDENTIFY THE ITEM, INDICATE APPLICABLE TRANSMITTAL NUMBER ON TAG.
   D. SUBMIT 2 OF EACH TYPE REQUIRED, UNLESS OTHERWISE SPECIFIED IN THE SECTION REQUIRING THE SAMPLES.

10. PROVIDE TO THE ARCHITECT CERTIFICATIONS, QUALIFICATION STATEMENTS, TEST REPORTS AND SIMILAR SUBMITTALS WHERE SPECIFIED FOR SUBMITTALS, QUALITY ASSURANCE, OR QUALITY CONTROL.

11. QUALITY ASSURANCE AND CONTROL SUBMITTALS ARE INFORMATIONAL SUBMITTALS, AND WILL NOT BE APPROVED OR RETURNED BY THE ARCHITECT.

12. THE ARCHITECT WILL REVIEW SUBMITTALS AS FOLLOWS:

   A. THE ARCHITECT WILL REVIEW ONLY THOSE SUBMITTALS EXPLICITLY REQUIRED BY THE CONTRACT DOCUMENTS OR REQUESTED BY THE ARCHITECT AS THE WORK PROCEEDS.
   B. THE ARCHITECT WILL INDICATE ON EACH SUBMITTAL THE ACTION TAKEN. FABRICATION OR INSTALLATION OF WORK FOR WHICH OWNER'S REVIEW IS REQUIRED SHOULD NOT BEGIN UNTIL THE SUBMITTAL IS ACCEPTABLE TO THE ARCHITECT. FABRICATION OR INSTALLATION BEGUN WITHOUT ARCHITECT'S ACCEPTANCE IS UNDERTAKEN AT THE CONTRACTOR'S SOLE RISK.
   C. IF SUBMITTAL IS STAMPED 'NO EXCEPTIONS TAKEN' OR 'FURNISH AS CORRECTED' THE SHOP DRAWINGS, PRODUCT DATA OR SAMPLES NEED NOT BE RESUBMITTED. MAKE CHANGES NOTED TO THE ACTUAL ITEM PRIOR TO FABRICATION & INSTALLATION.
   D. RE-SUBMISSION:
      D.A. IF SUBMITTAL IS STAMPED 'REVISE AND RESUBMIT' MAKE CORRECTIONS OR CHANGES REQUIRED BY THE ARCHITECT IN THE SUBMITTALS AND RESUBMIT UNTIL ACCEPTED.
      D.B. IF SUBMITTAL IS STAMPED 'REJECTED' RESUBMIT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS.
      D.C. IN RESUBMITTING, COMPLY WITH REQUIREMENTS SPECIFIED FOR THE INITIAL SUBMITTAL.TRANSMIT EACH RE-SUBMITTAL WITH A NEW LETTER OF TRANSMITTAL AND NOTE THE TRANSMITTAL NUMBER OF THE FIRST SUBMISSION ON THE TRANSMITTAL FORM.
   E. SUBMITTAL PROCESSING TIME:
      E.A. ALLOW ENOUGH TIME FOR SUBMITTAL REVIEW, INCLUDING TIME FOR RESUBMITTALS, AS FOLLOWS. TIME FOR REVIEW SHALL COMMENCE ON ARCHITECT'S RECEIPT OF SUBMITTAL.
      E.B. ARCHITECTURAL REVIEW: ALLOW 5 BUSINESS DAYS FOR REVIEW OF EACH SUBMITTAL BY THE ARCHITECT. THE ARCHITECT WILL ADVISE CONTRACTOR WHEN A SUBMITTAL BEING PROCESSED MUST BE DELAYED FOR COORDINATION WITH OTHER PARTIES.
      E.C. CONSULTANT REVIEW: ALLOW 10 BUSINESS DAYS FOR REVIEW OF EACH SUBMITTAL BY THE ARCHITECT'S CONSULTANTS, OWNER, OR OTHER PARTIES.
      E.D. SUBSTITUTION PRODUCT REQUESTS: ALLOW 10 BUSINESS DAYS FOR REVIEW OF EACH SUBSTITUTION REQUEST BY THE ARCHITECT. THE ARCHITECT WILL ADVISE CONTRACTOR WHEN A REQUEST BEING PROCESSED MUST BE DELAYED FOR COORDINATION WITH OTHER PARTIES.
      E.E. THE ARCHITECT RESERVES THE RIGHT TO WITHHOLD ACTION ON A SUBMITTAL REQUIRING COORDINATION WITH OTHER SUBMITTALS UNTIL RELATED SUBMITTALS ARE RECEIVED.

13. CLOSE-OUT: (PROVIDE AS APPLICABLE TO PROJECT)

   D. CONTRACTOR TO PROVIDE THREE SETS OF THE FOLLOWING CLOSE-OUT DOCUMENTS IN THREE RING BINDERS:
   E. WARRANTIES
   F. FINAL WAIVERS OF LIEN
   G. OPERATIONS AND MAINTENANCE MANUALS (INCLUDING ARCHITECTURAL ELEMENTS I.E. SPECIAL LIGHT FIXTURES, SHOP DRAWINGS, ETC.)
   H. LETTERS OF WARRANTIES FROM SUB CONTRACTORS
   I. COPY OF PERMITS (BUILDING PERMITS, OCCUPANCY PERMITS, ETC.)
   J. RECORD DRAWINGS (ARCHITECTURAL / ENGINEERING)
   K. LIST / CONTACTS OF ALL SUB CONTRACTORS AND G.C.
   L. LETTER OF WARRANTIES FROM G.C.
   M. FINAL APPLICATION FOR PAYMENT
   N. AIR BALANCING REPORTS
   O. FIRE ALARM CERTIFICATION
   P. FINAL PUNCH-LIST

END OF SECTION

GENERAL NOTES: CONSTRUCTION PROCEDURES

1. ALL WORK SHALL CONFORM TO FEDERAL, STATE AND MUNICIPAL CODES AND ORDINANCES. THESE SHALL SUPERSEDE DRAWINGS, NOTES AND DIMENSIONS IN ALL CASES. THE ARCHITECT SHALL BE NOTIFIED OF SUCH CHANGES BEFORE WORK IS STARTED. 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 & SPECIFICATIONS AND ALL ADDENDA ISSUED PRIOR TO ALL PLAN CHANGES ISSUED AFTER EXECUTION OF THE CONTRACT.

3. 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.

4. CONTRACTOR SHALL SUBMIT A DETAILED PROJECT SCHEDULE. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION SEQUENCING, METHODS AND TECHNIQUES. PHASING OF THE WORK SHALL BE REVIEWED WITH THE OWNER AND THE ARCHITECT AND SHALL INCLUDE MINIMIZING EXPOSURE OF THE STRUCTURE.

5. ANY DAMAGE TO EXISTING WORK WHICH IS NOT SCHEDULED FOR REMOVAL OR REPLACEMENT, IF CAUSED BY THE CONTRACTOR'S OPERATIONS UNDER THIS CONTRACT SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.

6. THE CONTRACTOR IS RESPONSIBLE FOR PAYING AND OBTAINING ALL PERMITS, INSPECTIONS, REQUIRED TESTS AND UTILITY CONNECTIONS UNLESS OTHERWISE NOTED.

7. CONTRACTOR SHALL PROVIDE AND IS SOLELY RESPONSIBLE FOR PUBLIC AND EMPLOYEE PROTECTION AS NECESSARY AND AS REQUIRED BY THE CODES, ORDINANCES AND REGULATIONS OF GOVERNMENTAL AGENCIES HAVING JURISDICTION AT THE PROJECT PLACE.

8. IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS, THE COSTLIER OR MORE RESTRICTIVE CONDITIONS SHALL BE DEEMED THE CONTRACT REQUIREMENT, UNLESS OTHERWISE STATED IN WRITING, FROM THE ARCHITECT.

9. CONTRACTOR SHALL WARRANTEE WORK PERFORMED FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.

10. FIELD VERIFY ALL EXISTING DIMENSIONS AND JOB CONDITIONS PRIOR TO SUBMITTING BIDS, AND REPORT TO THE ARCHITECT ANY ERRORS, OMISSIONS, INCONSISTENCIES, AND/OR DISCREPANCIES WHICH WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE WORK. DO NOT SCALE THE DRAWINGS.

11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO KEEP THE PREMISE CLEAN OF DEBRIS, RUBBISH, EXCESS MATERIALS, ETC. RESULTING FROM THE WORK OF THIS CONTRACT.

12. THE CONTRACTOR SHALL NOT CLOSE OR OBSTRUCT ANY STREETS, ALLEYS, COURTYARDS OR WALKS. NO MATERIAL SHALL BE PLACED OR STORED IN STREETS, ALLEYS, COURTYARDS OR WALKS. ALL DEBRIS IS TO BE REMOVED COMPLETELY FROM THE PREMISES.

13. ALL WORK SHALL BE COMPLETED AS SHOWN ON THE DRAWINGS AND EXECUTED IN GOOD PROFESSIONAL MANNER.

14. EXTRAS: CHARGES FOR EXTRA WORK DONE BY THE CONTRACTOR WILL NOT BE HONORED UNLESS THE WORK AND THE AMOUNT ARE AGREED TO BY THE ARCHITECT IN WRITING BEFORE THE WORK IS DONE, BASED UPON UNIT PRICING.

15. INSPECTIONS: AS REQUIRED BY CODE, EACH CONTRACTOR AND EACH SUBCONTRACTOR SHALL OBTAIN REQUIRED INSPECTION OF THAT PORTION OF WORK.

16. ANY AND ALL CONTRACTORS WORKING ON THE SITE SHALL CARRY WORKMEN'S COMPENSATION INSURANCE TO THE LEVEL REQUIRED BY THE OWNER. EVERY PERSON WORKING ON SITE MUST BE COVERED. INDEPENDENT CONTRACTORS ARE NOT PERMITTED.

17. WHEN APPLICABLE ALL FIRE-RATED ASSEMBLIES SHALL BE INSTALLED, LABELED, AND INSPECTED IN ACCORDANCE WITH THE APPLICABLE BUILDING CODE.

18. WHEN APPLICABLE CONTRACTOR SHALL PROVIDE FIRE EXTINGUISHERS AS DICTATED BY STATE AND LOCAL BUILDING AND SAFETY CODES. AT A MINIMUM NFPA-10 FIRE CODE LIMITS THE DISTANCE TO 75' FOR A CLASS A EXTINGUISHER, WHERE AN EXTINGUISHER IS REQUIRED FOR A REGULATED OCCUPANCY.

19. ALL EXTERIOR DIMENSIONS ARE TO THE FACE OF DRYWALL OR MASONRY AND ALL INTERIOR DIMENSION ARE TO CENTER OF STUD UNLESS OTHERWISE NOTED.

20. SITE MEETINGS: CONTRACTOR TO CONDUCT SITE MEETINGS AND WRITE MEETING MINUTES AT FREQUENCY DIRECTED BY ARCHITECT. CONTRACTOR AND ALL SUB-CONTRACTORS MUST BE PRESENT, UNLESS WAIVED BY OWNER.

21. INSTALLATION. 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.

22. 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."

END OF SECTION

NORTH

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ABBOTT'S FROZEN CUSTARD - FIT UP
311 Broadway Tenant Space 311
Arlington, MA - Project No. 182030.01
TITLE SHEET

SCALE:	AS NOTED
DRAWN BY:	RTP
ISSUE	DATE
PERMIT SET	1-4-19

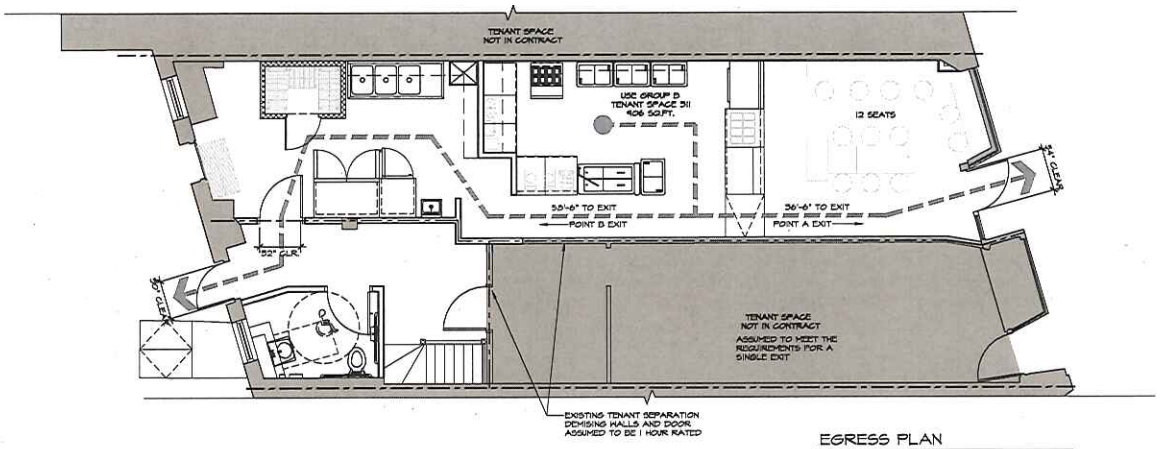
T001

EGRESS LEGEND:

- EGRESS EXIT POINT
- EGRESS START POINT
- EGRESS PATH OF TRAVEL

FIRE-RATING LEGEND:

- ONE HOUR RATED CONSTRUCTION



EGRESS PLAN

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

PROJECT DESCRIPTION :

THE PROJECT CONSISTS OF THE FIT-OUT OF A NEW ABBOTT'S FROZEN CUSTARD SHOP IN AN EXISTING 731 G.S.F. PRE-DESIGNATED TENANT SPACE 311 IN AN EXISTING RETAIL BUILDING LOCATED AT 311 BROADWAY ARLINGTON, MA 02474.

DESIGN ASSUMES USE AS FOLLOWS:
FUTURE FROZEN CUSTARD SHOP - BUSINESS GROUP - (B) - 406 S.F. TENANT FIT-UP.

PROJECT INCLUDES:

- ALL NEW WORK SHALL BE COMPATIBLE WITH THE CONSTRUCTION CLASSIFICATION OF THE EXISTING BUILDING. PROJECT WORK CONSISTS OF DEMOLITION OF EXISTING BATHROOM, STAIRS, MILLWORK, WALL PARTITIONS, CEILINGS, LIGHT FIXTURES, AND HVAC SYSTEMS.
- REPLACING ALL EXISTING CEILING, LIGHTING FIXTURE, AND HVAC. NEW FP DISTRIBUTION TO BE TIED INTO EXISTING SYSTEM. NEW ADA UNISEX RESTROOM, AND NEW PARTITIONS.
- ALL MECHANICAL ELECTRICAL, PLUMBING, & FIRE PROTECTION TO BE DESIGN BUILD BY LICENSED CONTRACTOR.

DESIGN CRITERIA LIST:

APPLICABLE CODES:

- MASSACHUSETTS STATE BUILDING CODE - 780 CMR - NINTH EDITION
- 2015 INTERNATIONAL EXISTING BUILDING CODE - 2015 IEBC
- 2015 INTERNATIONAL BUILDING CODE - 2015 IBC
- 245 CMR 4.00 - MASSACHUSETTS FUEL AND GAS CODE
- 245 CMR 10.00 - MASSACHUSETTS UNIFORM STATE PLUMBING CODE
- 271 CMR MASSACHUSETTS BOARD OF EXAMINERS OF SHEET METAL WORKERS
- 454 CMR 2.00 MASSACHUSETTS DIVISION OF OCCUPATIONAL SAFETY
- 521 CMR - MASSACHUSETTS ARCHITECTURAL ACCESS BOARD
- 527 CMR 12 - MASSACHUSETTS ELECTRICAL CODE
- 527 CMR 1.00 - MASSACHUSETTS FIRE SAFETY CODE
- 2015 INTERNATIONAL MECHANICAL CODE - 2015 IMC
- 2015 INTERNATIONAL FIRE CODE - 2015 IFC
- 2017 NFPA 70 NATIONAL ELECTRICAL CODE

TABLE 1004.1.2 - OCCUPANT LOAD FACTOR

KITCHENS, COMMERCIAL = 200 GROSS

ASSEMBLY WITHOUT FIXED SEATS
UN-CONCENTRATED (TABLES & CHAIRS) = 15 NET

FLOOR AREA:
TENANT AREA: 906 G.S.F.

KITCHEN - 453 SF/ 200 GROSS = 2 OCCUPANTS
SEATING = 180 SF/ 15 NET = 12 OCCUPANTS
TOTAL OCCUPANTS - 14

BUILDING CODE REVIEW:

ALL NEW WORK SHALL COMPLY WITH THE REQUIREMENTS IN THE FOLLOWING CODES AS IT APPLIES. EXISTING BUILDING IS ASSUMED CONSTRUCTION TYPE IIIB, UN-SPRINKLERED. ALL MEP WORK IS BEING PERFORMED ON A DESIGN/ BUILD BASIS. MEP WORK IS SHOWN FOR DESIGN INTENT ONLY.

521 CMR 3.3.1.A
IF THE WORK BEING PERFORMED AMOUNTS TO LESS THAN 50% OF THE FULL AND FAIR CASH VALUE OF THE BUILDING AND IF THE WORK COSTS LESS THAN $100,000, THEN ONLY THE WORK BEING PERFORMED IS REQUIRED TO COMPLY WITH 521 CMR.
COMPLIANT BATHROOM AND AT GRADE ACCESS IS PROVIDED.

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION:
OCCUPANCY CLASSIFICATIONS PER SECTION 302.1 ARE AS FOLLOWS:
- SECTION 304 - BUSINESS GROUP - B

SECTION 402.4.2.1 TENANT SEPARATIONS. EACH TENANT SPACE SHALL BE SEPARATED FROM OTHER TENANT SPACES BY A FIRE PARTITION COMPLYING WITH SECTION 708.
EXISTING TENANT DEMISING WALLS ARE ASSUMED TO BE 1 HOUR RATED FIRE PARTITIONS.

TABLE 503 - HEIGHT & AREA LIMITATIONS:
- MOST RESTRICTIVE USE ALLOWED - BUSINESS - IIIB - 3 STORIES / 55 FT HGT.

SECTION 508 - MIXED USE AND OCCUPANCY
SECTION 508.3.1 - NON-SEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1. THE REQUIREMENTS OF THIS CODE SHALL APPLY TO EACH PORTION OF THE BUILDING BASED ON THE OCCUPANCY CLASSIFICATION OF THAT SPACE. IN ADDITION, THE MOST RESTRICTIVE PROVISIONS OF CHAPTER 4 THAT APPLY TO THE NONSEPARATED OCCUPANCIES SHALL APPLY TO THE TOTAL NONSEPARATED OCCUPANCY AREA.

SECTION 602 & TABLE 601 - CONSTRUCTION TYPE - IIIB - NON-COMBUSTIBLE - NON-SPRINKLERED. TYPE III CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE EXTERIOR WALLS ARE OF NONCOMBUSTIBLE MATERIALS AND THE INTERIOR BUILDING ELEMENTS ARE OF ANY MATERIAL PERMITTED BY THIS CODE. FIRE-RETARDANT-TREATED WOOD FRAMING COMPLYING WITH SECTION 2303.2 SHALL BE PERMITTED WITHIN EXTERIOR WALL ASSEMBLIES OF A 2-HOUR RATING OR LESS.

- TABLE 803.11 - INTERIOR WALL AND CEILING FINISHES: USE GROUP B - NON-SPRINKLERED SPACES - FLAME SPREAD INDEX REQUIRED:
  a. INTERIOR EXIT STAIRWAYS AND INTERIOR EXIT RAMPS AND EXIT PASSAGEWAYS - A
  b. CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND EXISTING ACCESS RAMPS - B
  c. ROOMS AND ENCLOSED SPACES - C

SECTION 1005 - MEANS OF EGRESS SIZING
0.3 INCHES PER OCCUPANT FOR STAIRWAYS / .2 INCHES PER OCCUPANT FOR OTHER EGRESS COMPONENTS. USING .2 PER OCCUPANT THE FOLLOWING IS CALCULATED PER TENANT:
- BUSINESS TENANT - B - .2 X 14 PEOPLE = 2.8" REQ'D - 64" PROVIDED WITH MIN. 34" DOOR PANEL AT MAIN ENTRY/EXIT. DOORS - 32" MIN. WIDTH REQ'D.

(BUILDING CODE REVIEW CONTINUED)

SECTION 1006.2.1 EGRESS BASED ON OCCUPANT LOAD AND COMMON PATH OF EGRESS TRAVEL DISTANCE. TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR THE COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS THE VALUES LISTED IN TABLE 1006.2.1.

TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY
OCCUPANCY USE GROUP B
MAXIMUM OCCUPANT LOAD OF SPACE: 49
MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE: 100 FEET FOR AN OCCUPANT LOAD LESS THAN 30 IN A SPACE WITHOUT A SPRINKLER SYSTEM.

EXIT ACCESS: PROVIDED - REMOTE POINT	EXIT POINT	DISTANCE
A	1	36'-6"
B	1	50'-6"

TENANT SPACE OCCUPANT LOAD AND EXIT TRAVEL DISTANCES DO NOT EXCEED THE REQUIREMENTS FOR A SINGLE EXIT.

SECTION 1006.3.1 EGRESS BASED ON OCCUPANT LOAD. EACH STORY AND OCCUPIED ROOF SHALL HAVE THE MINIMUM NUMBER OF EXITS, OR ACCESS TO EXITS, AS SPECIFIED IN TABLE 1006.3.1. A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED IN ACCORDANCE WITH SECTION 1006.3.2.

SECTION 1006.3.2 SINGLE EXITS. A SINGLE EXIT OR ACCESS TO A SINGLE EXIT SHALL BE PERMITTED FROM ANY STORY OR OCCUPIED ROOF WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:
1. THE OCCUPANT LOAD, NUMBER OF DWELLING UNITS AND EXIT ACCESS TRAVEL DISTANCE DO NOT EXCEED THE VALUES IN TABLE 1006.3.2(1) OR 1006.3.2(2).

TABLE 1006.3.2(2) STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR OTHER OCCUPANCIES.
FIRST STORY ABOVE OR BELOW GRADE PLANE
B OCCUPANCY GROUP
MAXIMUM OCCUPANT LOAD PER STORY = 49
MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE = 75 FEET
TENANT SPACE OCCUPANT LOAD AND EXIT TRAVEL DISTANCES DO NOT EXCEED THE REQUIREMENTS FOR A SINGLE EXIT.

SECTION 1007 - EXIT AND EXIT ACCESS DOORWAY CONFIGURATION
REQUIRED DISTANCE BETWEEN EGRESS DOORS SHALL BE PLACED APART NO CLOSER THAN ONE-HALF THE DIAGONAL DISTANCE OF THE BUILDING OR AREA TO BE SERVED.
TENANT SPACE DIAGONAL DISTANCE 58'-5" / 2 = 29'-1 1/2".
EXITS ARE OVER 29'-1 1/2" SEPARATED IN TENANT SPACE.

SECTION 1010.1.2.1 DIRECTION OF SWING. PIVOT OR SIDE-HINGED SWINGING DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING A ROOM OR AREA CONTAINING AN OCCUPANT LOAD OF 50 OR MORE PERSONS OR A GROUP H OCCUPANCY.
TENANT SPACE IS A GROUP B OCCUPANCY WITH AN OCCUPANT LOAD LESS THAN 50. THIS SECTION DOES NOT APPLY.

SECTION 1010.1.9.3 LOCKS AND LATCHES SHALL BE PERMITTED TO PREVENT OPERATION OF DOORS WHERE ANY OF THE FOLLOWING EXISTS:
2. IN BUILDINGS IN OCCUPANCY GROUP A HAVING AN OCCUPANT LOAD OF 300 OR LESS, GROUPS B, F, M, AND S AND IN PLACES OF RELIGIOUS WORSHIP, THE MAIN DOOR OR DOORS ARE PERMITTED TO BE EQUIPPED WITH KEY-OPERATED LOCKING DEVICES FROM THE EGRESS SIDE PROVIDED:
   2.1 THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED.
   2.2 A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED. THE SIGN SHALL BE IN LETTERS 1 INCH HIGH ON A CONTRASTING BACKGROUND.
   2.3 THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.

SECTION 1020 - CORRIDORS. CORRIDORS SHALL BE FIRE-RESISTANCE RATED IN ACCORDANCE WITH TABLE 1020.1. THE CORRIDOR WALLS REQUIRED TO BE FIRE RESISTANCE RATED SHALL COMPLY WITH SECTION 708 FOR FIRE PARTITIONS.

EXCEPTION 4. A FIRE-RESISTANCE RATING IS NOT REQUIRED FOR CORRIDORS IN AN OCCUPANCY IN GROUP B THAT IS A SPACE REQUIRING ONLY A SINGLE MEANS OF EGRESS COMPLYING WITH SECTION 1006.2.
TENANT SPACE MEETS THE REQUIREMENTS FOR A SINGLE MEANS OF EGRESS PER SECTION 1006.2.

END OF SECTION

NORTH

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ABBOTT'S FROZEN CUSTARD - FIT UP
311 Broadway Tenant Space 311
Arlington, MA - Project No. 182030.01
BUILDING CODE ANALYSIS & EGRESS PLAN

SCALE:	AS NOTED
DRAWN BY:	RTP
ISSUE	DATE
PERMIT SET	1-4-19

T002

2015 IEBC - 780 CMR - MASS STATE BUILDING CODE - NINTH EDITION - CHAPTER 34 - REVIEW

EXISTING USES: PRIMARY USE: BUSINESS (B)

PROPOSED USE: USE GROUPS LISTED TO REMAIN UNCHANGED

(104.11) COMPLIANCE ALTERNATIVE. WHERE COMPLIANCE WITH THE PROVISIONS OF THE CODE FOR NEW CONSTRUCTION, REQUIRED BY 780 CMR 34.00, IS IMPRACTICAL BECAUSE OF CONSTRUCTION DIFFICULTIES OR REGULATORY CONFLICTS, COMPLIANCE ALTERNATIVES MAY BE ACCEPTED BY THE BUILDING OFFICIAL. THE BUILDING OFFICIAL MAY ACCEPT THESE COMPLIANCE ALTERNATIVES, ARCHAIC MATERIALS AND ASSEMBLIES IN RESOURCE A OF 780 CMR 34.00, OR OTHER ALTERNATIVES PROPOSED. IF THE COMPLIANCE ALTERNATIVE INVOLVES FIRE PROTECTION SYSTEMS, THE BUILDING OFFICIAL SHALL CONSULT WITH THE FIRE OFFICIAL. COMPLIANCE ALTERNATIVES, IF ANY ARE PROPOSED, SHALL BE INCLUDED WITH THE APPLICATION FOR A PERMIT AND SHALL IDENTIFY ALL ITEMS OF NONCOMPLIANCE OR PARTIAL COMPLIANCE WITH THE REQUIREMENTS OF 780 CMR 34.00, AND FOR APPROVAL BY THE BUILDING OFFICIAL.
NON-APPLICABLE.

(104.11) DEFINITIONS
ALTERATION: ANY CONSTRUCTION OR RENOVATION TO AN EXISTING STRUCTURE OTHER THAN A REPAIR OR ADDITION. ALTERATIONS ARE CLASSIFIED AS LEVEL 1, LEVEL 2, OR LEVEL 3.
LEVEL 1

CHAPTER 3 PROVISIONS FOR ALL COMPLIANCE METHODS

(301.1) GENERAL. THE REPAIR, ALTERATION OR CHANGE OF OCCUPANCY OF ALL EXISTING BUILDINGS SHALL COMPLY WITH ONE OF THE METHODS LISTING IN SECTIONS 301.1.1 THROUGH 301.1.3 AS SELECTED BY THE APPLICANT. SECTIONS 301.1.1 THROUGH 301.1.3 SHALL NOT BE APPLIED IN COMBINATION WITH EACH OTHER. WHERE THIS CODE REQUIRES CONSIDERATION OF THE SEISMIC-FORCE RESISTING SYSTEM OF AN EXISTING BUILDING SUBJECT TO REPAIR OR ALTERATION OF EXISTING BUILDINGS, THE SEISMIC EVALUATION AND DESIGN SHALL BE BASED ON SECTION 301.1.4 REGARDLESS OF WHICH COMPLIANCE METHOD IS USED.

EXCEPTION: SUBJECT TO THE APPROVAL OF THE CODE OFFICIAL, ALTERATIONS COMPLYING WITH THE LAWS IN EXISTENCE AT THE TIME THE BUILDING OR THE AFFECTED PORTION OF THE BUILDING WAS BUILT SHALL BE CONSIDERED IN COMPLIANCE WITH THE PROVISIONS OF THIS CODE UNLESS THE BUILDING IS UNDERGOING MORE THAN A LIMITED STRUCTURAL ALTERATION AS DEFINED IN 907.4.4. NEW STRUCTURAL MEMBERS ADDED AS PART THE ALTERATION SHALL COMPLY WITH THE IBC.
NO BUILDING STRUCTURAL RENOVATION WORK IS BEING PERFORMED.

(301.1.1) PRESCRIPTIVE COMPLIANCE METHOD. REPAIRS, ALTERATIONS, ADDITIONS AND CHANGES OF OCCUPANCY COMPLYING WITH CHAPTER 4 OF THIS CODE SHALL BE CONSIDERED IN COMPLIANCE WITH THE PROVISIONS OF THIS CODE.
PRESCRIPTIVE COMPLIANCE METHOD IS NOT USED; CHAPTER 4 DOES NOT APPLY.

(301.1.2) WORK AREA COMPLIANCE METHOD. REPAIRS, ALTERATIONS, ADDITIONS, CHANGES OF OCCUPANCY AND RELOCATED BUILDINGS COMPLYING WITH APPLICABLE REQUIREMENTS OF CHAPTERS 5-13 OF THIS CODE SHALL BE CONSIDERED IN COMPLIANCE WITH THE PROVISIONS OF THIS CODE.
ALL WORK PERFORMED TO BE IN COMPLIANCE WITH THE WORK AREA COMPLIANCE METHOD OF CHAPTERS 5-13.

(301.1.3) PERFORMANCE COMPLIANCE METHOD. REPAIRS, ALTERATIONS, ADDITIONS, CHANGES OF OCCUPANCY AND RELOCATED BUILDINGS COMPLYING WITH CHAPTER 14 OF THIS CODE SHALL BE CONSIDERED IN COMPLIANCE WITH THE PROVISIONS OF THIS CODE.
PERFORMANCE COMPLIANCE METHOD IS NOT USED; CHAPTER 14 DOES NOT APPLY.

(301.1.4) SEISMIC EVALUATION AND DESIGN PROCEDURES.
NON-APPLICABLE

(302.3) EXISTING MATERIALS. MATERIALS ALREADY IN USE IN A BUILDING IN COMPLIANCE WITH REQUIREMENTS OR APPROVALS IN PLACE AT THE TIME OF THEIR INSTALLATION SHALL BE PERMITTED TO REMAIN IN USE UNLESS DETERMINED BY THE BUILDING OFFICIAL TO BE DANGEROUS TO LIFE, HEALTH OR SAFETY.
EXISTING MATERIALS WILL REMAIN IN PLACE. WHERE PORTIONS OF EXISTING MATERIALS ARE REQUIRED TO BE REMOVED IN ORDER TO INSTALL NEW WORK, PATCHING MATERIAL SHALL BE OF EQUAL OR BETTER CONSTRUCTION.

(302.4) NEW AND REPLACEMENT MATERIALS. EXCEPT AS REQUIRED BY THIS CODE, MATERIALS PERMITTED FOR NEW CONSTRUCTION SHALL BE USED. LIKE MATERIALS SHALL BE PERMITTED FOR REPAIRS AND ALTERATIONS PROVIDED NO HAZARD IS CREATED.
ALL NEW MATERIALS WILL BE INSTALLED IN COMPLIANCE WITH THE 9TH EDITION OF THE MSBC AND 780 CMR.

CHAPTER 5 CLASSIFICATION OF WORK

(502) REPAIRS
NON-APPLICABLE.

(504.1) ALTERATION - LEVEL 2: ALTERATIONS INCLUDE THE RECONFIGURATION OF SPACE, THE ADDITION OR ELIMINATION OF ANY DOOR OR WINDOW, THE RECONFIGURATION OR EXTENSION OF ANY SYSTEM, OR THE INSTALLATION OF ANY ADDITIONAL EQUIPMENT.
DEMOLITION OF THE EXISTING BATHROOM, STAIRS, MILLWORK, WALL PARTITIONS, CEILINGS, LIGHT FIXTURES, AND HVAC SYSTEMS. CONSTRUCTION OF NEW ADA BATHROOM, WALL SEPARATIONS, SPACE WITH NEW HVAC SYSTEMS, LIGHTING, AND LIFE SAFETY.

(506) CHANGE OF OCCUPANCY.
NOT APPLICABLE. USE OF BUILDING IS NOT BEING CHANGED.

(507) ADDITIONS
NON-APPLICABLE.

(508) HISTORIC BUILDINGS. PROVISIONS OF THIS CODE RELATING TO REPAIR, ALTERATIONS AND CHANGE OF OCCUPANCY SHALL NOT BE MANDATORY FOR HISTORIC BUILDINGS WHERE JUDGED BY THE BUILDING OFFICIAL NOT TO CONSTITUTE A DISTINCT LIFE SAFETY HAZARD.
NOT APPLICABLE.

(507) RELOCATED BUILDINGS
NON-APPLICABLE.

CHAPTER 6 REPAIRS
CHAPTER 6 DOES NOT APPLY.

CHAPTER 7 ALTERATIONS
LEVEL 1

(701.1) CONFORMANCE. AN EXISTING BUILDING OR PORTION THEREOF SHALL NOT BE ALTERED SUCH THAT THE BUILDING BECOMES LESS SAFE THAN ITS EXISTING CONDITION.
EXCEPTION: WHERE THE CURRENT LEVEL OF SAFETY OR SANITATION IS PROPOSED TO BE REDUCED, THE PORTION ALTERED SHALL CONFORM TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.
EXISTING LEVEL OF SAFETY AND SANITATION CAPACITY IS NOT BEING REDUCED.

(702.1) INTERIOR FINISHES
ALL NEWLY INSTALLED INTERIOR WALL AND CEILING FINISHES SHALL COMPLY WITH CHAPTER 8 OF THE INTERNATIONAL BUILDING CODE.

(2015 IEBC - 780 CMR - MASS STATE BUILDING CODE - NINTH EDITION - CHAPTER 34 - REVIEW CONTIUED)

(702.2) INTERIOR FLOOR FINISH
NEW INTERIOR FLOOR FINISH, INCLUDING NEW CARPETING USED AS AN INTERIOR FLOOR FINISH MATERIAL, SHALL COMPLY WITH SECTION 804 OF THE INTERNATIONAL BUILDING CODE.

(702.3) INTERIOR TRIM
ALL NEWLY INSTALLED INTERIOR TRIM MATERIALS SHALL COMPLY WITH SECTION 804 OF THE INTERNATIONAL BUILDING CODE.

(704.1) MEANS OF EGRESS: ALTERATIONS SHALL BE DONE IN A MANNER THAT MAINTAINS THE LEVEL OF PROTECTION FOR THE MEANS OF EGRESS.
EXISTING MEANS OF EGRESS IN TENANT SPACE IS BEING ABANDONED AND SEALED IN PLACE. MEANS OF EGRESS IS BEING REDIRECTED TO AN EXISTING MEANS OF EGRESS IN A SHARED SPACE, WHICH MAINTAINS THE LEVEL OF PROTECTION.

(705) ACCESSIBILITY: A FACILITY THAT IS ALTERED SHALL COMPLY WITH THE APPLICABLE PROVISIONS IN SECTION 705.1.1 THROUGH 705.1.14, AND CHAPTER 11 OF THE INTERNATIONAL BUILDING CODE UNLESS IT IS TECHNICALLY INFEASIBLE. WHERE COMPLIANCE WITH THIS SECTION IS TECHNICALLY INFEASIBLE, THE ALTERATION SHALL PROVIDE ACCESS TO THE MAXIMUM EXTENT THAT IS TECHNICALLY FEASIBLE.
ALL NEW WORK INSTALLED SHALL CONFORM TO THE REQUIREMENTS OF 521 CMR-MAAB CODE.

(706) REROOFING.
NO RE-ROOFING WORK IS BEING PERFORMED.

(707) STRUCTURAL: WHERE ALTERATION WORK INCLUDES REPLACEMENT OF EQUIPMENT THAT IS SUPPORTED BY THE BUILDING OR WHERE A REROOFING PERMIT IS REQUIRED THE PROVISIONS OF THIS SECTION SHALL APPLIED.
NO BUILDING STRUCTURAL WORK IS BEING PERFORMED.

(707) ENERGY CONSERVATION: LEVEL 1 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING TO COMPLY WITH THE ENERGY CODE REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR INTERNATIONAL RESIDENTIAL CODE. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR INTERNATIONAL RESIDENTIAL CODE AS THE RELATE TO NEW CONSTRUCTION ONLY.
REFER TO SECTION 811 FOR INFORMATION.

(801.1) LEVEL 2 ALTERATIONS AS DESCRIBED IN SECTION 504 SHALL COMPLY WITH THE REQUIREMENTS OF THIS CHAPTER.
EXCEPTIONS: BUILDINGS IN WHICH THE RECONFIGURATION IS EXCLUSIVELY THE RESULT OF COMPLIANCE WITH THE ACCESSIBILITY REQUIREMENTS OF SECTION 705.2 SHALL BE PERMITTED TO COMPLY WITH CHAPTER 7.
NON-APPLICABLE.

(801.2) ALTERATION LEVEL 1 COMPLIANCE. IN ADDITION TO THE REQUIREMENTS OF THIS CHAPTER ALL WORK SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 7.

(801.3) COMPLIANCE. ALL NEW CONSTRUCTION ELEMENTS, COMPONENTS, SYSTEMS, AND SPACES SHALL COMPLY WITH THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE.
EXCEPTIONS:
1. NEWLY INSTALLED ELECTRICAL EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF SECTION 808.

(803.2.1) EXISTING VERTICAL OPENINGS.
NON-APPLICABLE.

(804.1) FIRE PROTECTION. THE REQUIREMENTS OF THIS SECTION SHALL BE LIMITED TO WORK AREAS IN WHICH LEVEL 2 ALTERATIONS ARE BEING PERFORMED, AND WHERE SPECIFIED THEY SHALL APPLY THROUGHOUT THE FLOOR ON WHICH THE WORK AREAS ARE LOCATED OR OTHERWISE BEYOND THE WORK AREA.
THIS PROJECT IS LEVEL 1. BUILDING IS NON-SPRINKLED.

(804.2) AUTOMATIC SPRINKLER SYSTEM. AUTOMATIC SPRINKLER SYSTEMS SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 804.2.1 THROUGH 804.2.5. INSTALLATION REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.
BUILDING IS NON-SPRINKLED.

(804.4) FIRE ALARM AND DETECTION. AN APPROVED FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 804.4.1 THROUGH 804.4.3. WHERE AUTOMATIC SPRINKLER PROTECTION IS PROVIDED IN ACCORDANCE WITH SECTION 804.2 AND IT CONNECTED TO THE BUILDING FIRE ALARM SYSTEM, AUTOMATIC HEAT DETECTION SHALL NOT BE REQUIRED.
AN APPROVED AUTOMATIC FIRE DETECTION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE CODE AND NFPA 72. DEVICES, COMBINATIONS OF DEVICES, APPLIANCES, AND EQUIPMENT SHALL BE APPROVED. THE AUTOMATIC FIRE DETECTORS SHALL BE SMOKE DETECTORS, EXCEPT THAT AN APPROVED ALTERNATIVE TYPE OF DETECTOR SHALL BE INSTALLED IN SPACES SUCH AS BOILER ROOMS, WHERE PRODUCTS OF ARE PRESENT DURING NORMAL OPERATION IN SUFFICIENT QUANTITY TO ACTUATE A SMOKE DETECTOR.

EXISTING FIRE ALARM SYSTEM TO REMAIN. NO MODIFICATIONS TO BE MADE EXCEPT FOR RELOCATION OF EXISTING HORN STROBES.

(804.4.1) OCCUPANCY REQUIREMENTS. A FIRE ALARM SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH SECTIONS 804.4.1.1 THROUGH 804.4.1.7. EXISTING ALARM-NOTIFICATION APPLIANCES SHALL BE AUTOMATICALLY ACTIVATED THROUGHOUT THE BUILDING. WHERE THE BUILDING IS NOT EQUIPPED WITH A FIRE ALARM SYSTEM, ALARM-NOTIFICATION APPLIANCES WITHIN THE WORK AREA SHALL BE PROVIDED AND AUTOMATICALLY ACTIVATED.
EXCEPTIONS:
1. OCCUPANCIES WITH AN EXISTING, PREVIOUSLY APPROVED FIRE ALARM SYSTEM.
2. WHERE SELECTIVE NOTIFICATION IS PERMITTED, ALARM-NOTIFICATION APPLIANCES SHALL BE AUTOMATICALLY ACTIVATED IN THE AREAS SELECTED.

EXISTING FIRE ALARM SYSTEM TO REMAIN AND MODIFIED AS REQUIRED.

(805.2) MEANS OF EGRESS. THE MEANS OF EGRESS SHALL COMPLY WITH THE REQUIREMENTS OF THIS SECTION.
EXCEPTION 2: MEANS OF EGRESS CONFORMING TO THE REQUIREMENTS OF THE BUILDING CODE UNDER WHICH THE BUILDING WAS CONSTRUCTED SHALL BE CONSIDERED COMPLIANT MEANS OF EGRESS IF, IN THE OPINION OF THE CODE OFFICIAL, THEY DO NOT CONSTITUTE A DISTINCT HAZARD OF LIFE.
EXISTING MEANS OF EGRESS IS COMPLIANT WITH THE CURRENT BUILDING CODE FOR WIDTH AND LENGTH OF TRAVEL.

(805.4.1) TWO EGRESS DOORWAYS REQUIRED. WORK AREAS SHALL BE PROVIDED WITH TWO EGRESS DOORWAYS IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 805.4.1.1 AND 805.4.1.2.
TWO EXISTING MEANS OF EGRESS DOORS TO REMAIN.

(805.7) MEANS-OF-EGRESS LIGHTING. MEANS-OF-EGRESS LIGHTING SHALL BE IN ACCORDANCE WITH THIS SECTION, AS APPLICABLE.

(805.8) EXIT SIGNS. EXIT SIGNS SHALL BE IN ACCORDANCE WITH THIS SECTION, AS APPLICABLE.
NEW MEANS OF EGRESS LIGHTING AND EXIT SIGNS ARE BEING PROVIDED IN RENOVATED PORTION OF THE SPACE. EXISTING EGRESS LIGHTING AND EXIT SIGNS IN THE REMAINING SPACES ARE NOT BEING ALTERED.

(2015 IEBC - 780 CMR - MASS STATE BUILDING CODE - NINTH EDITION - CHAPTER 34 - REVIEW CONTIUED)

(806) ACCESSIBILITY. A BUILDING, FACILITY, OR ELEMENT THAT IS ALTERED SHALL COMPLY WITH THIS SECTION AND SECTION 705.
ANY ALTERATION TO THE EXISTING TENANT SPACE WILL COMPLY.

(807) STRUCTURAL
NO STRUCTURAL WORK IS BEING PERFORMED.

(808) ELECTRICAL. ALL NEWLY INSTALLED ELECTRICAL EQUIPMENT AND WIRING RELATING TO WORK DONE IN ANY WORK AREA SHALL COMPLY WITH ALL APPLICABLE REQUIREMENTS OF NFPA 70 EXCEPT AS PROVIDED FOR IN SECTION 808.3.
ALL NEW ELECTRICAL WORK WILL COMPLY WITH ALL NEC CODE REQUIREMENTS. ELECTRICAL WORK TO BE PERFORMED DESIGN/ BUILD.

(1.3) RESIDENTIAL OCCUPANCIES.
NON-APPLICABLE.

(809) MECHANICAL RECONFIGURED OR CONVERTED SPACES. ALL RECONFIGURED SPACES INTENDED FOR OCCUPANCY AND ALL SPACES CONVERTED TO HABITABLE OR OCCUPIABLE SPACE IN ANY WORK AREA SHALL BE PROVIDED WITH NATURAL OR MECHANICAL VENTILATION IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE.
ANY WORK WILL COMPLY WITH ALL REQUIREMENTS OF THE 2015 IMC. MECHANICAL WORK TO BE PERFORMED DESIGN/ BUILD.

(810) PLUMBING - MINIMUM FIXTURES.
EXISTING ROOF DRAIN IS TO BE RELOCATED. NEW FLOOR DRAINS ARE TO BE INSTALLED IN DISHROOM. FIXTURES IN EXISTING BATHROOM IS TO BE REMOVED AND IS BEING REPLACED WITH NEW. PLUMBING WORK TO BE PERFORMED DESIGN/ BUILD.

(811) ENERGY CONSERVATION. LEVEL 2 ALTERATIONS TO EXISTING BUILDINGS OR STRUCTURES ARE PERMITTED WITHOUT REQUIRING THE ENTIRE BUILDING OR STRUCTURE TO COMPLY WITH THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR INTERNATIONAL RESIDENTIAL CODE. THE ALTERATIONS SHALL CONFORM TO THE ENERGY REQUIREMENTS OF THE INTERNATIONAL ENERGY CONSERVATION CODE OR INTERNATIONAL RESIDENTIAL CODE AS THEY RELATE TO NEW CONSTRUCTION ONLY.
NON-APPLICBLE.

CHAPTER 9 ALTERATIONS - LEVEL 3
NON-APPLICABLE

CHAPTER 10 CHANGE OF OCCUPANCY
NON-APPLICABLE

CHAPTER 11 ADDITIONS
NON-APPLICABLE

CHAPTER 12 HISTORIC BUILDINGS
NON-APPLICABLE

CHAPTER 13 RELOCATED OR MOVED BUILDINGS
NON-APPLICABLE

CHAPTER 14 PERFORMANCE COMPLIANCE METHODS
NON-APPLICABLE

END OF SECTION

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311 Broadway Tenant Space 311
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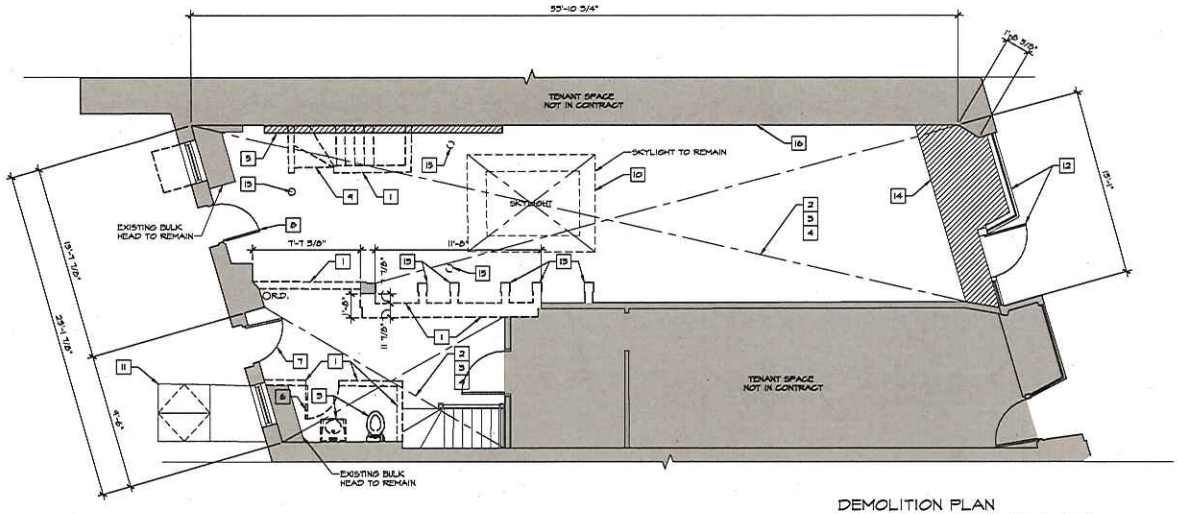
BUILDING CODE ANALYSIS

SCALE:	AS NOTED
DRAWN BY:	RTP
ISSUE	DATE
PERMIT SET	1-4-19

T003



DEMOLITION PLAN

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

DEMOLITION PLAN LEGEND

- EXISTING CONSTRUCTION TO REMAIN IN PLACE
- EXISTING PARTITION TO BE REMOVED

GENERAL DEMOLITION NOTES

1. ALL DEMOLITION WORK SHALL BE PERFORMED IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR SHALL SECURE REQUIRED DEMOLITION PERMITS, ARRANGE WITH OWNER AND/OR APPROPRIATE UTILITIES FOR SERVICE SHUTOFFS BEFORE BEGINNING DEMOLITION OPERATIONS. IDENTIFY ALL EXISTING ITEMS TO REMAIN, OR TO BE SALVAGE FOR REUSE PRIOR TO START OF THE WORK.
2. BUILDING IS ASSUMED TO BE UNOCCUPIED DURING DEMOLITION OPERATIONS.
3. REMOVE ALL DEMOLISHED MATERIALS NOT SCHEDULED FOR SALVAGE AND REUSE TO BECOME PROPERTY OF THE CONTRACTOR AND DISPOSE OF IN ACCORDANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS. CONFIRM ALL ITEMS TO BE SALVAGED FOR REUSE AND ALL ITEMS TO BE SALVAGED AND RETURNED TO THE OWNER. CONTRACTOR SHALL PROTECT ALL ITEMS SCHEDULED FOR SALVAGE AND SHALL REPLACE ANY SUCH ITEMS WHICH HAVE BECOME DAMAGED AS A RESULT OF DEMOLITION OPERATIONS.
4. REUSE OF SALVAGED MATERIALS, NOT SPECIFICALLY SCHEDULED, WILL BE AT THE SOLE DISCRETION OF THE OWNER. IN NO CASE SHALL SALVAGED MATERIALS BE INCORPORATED INTO THE NEW WORK THAT DOES NOT MEET THE MINIMUM REQUIREMENTS OF STATE AND LOCAL CODES AND RELATED REGULATIONS.
5. IT IS NOT THE INTENT TO SHOW EVERY ITEM TO BE REMOVED IN THE DEMOLITION WORK, MECHANICAL, ELECTRICAL, PLUMBING, AND ANY OTHER WORK RELATED TO AN AREA SCHEDULED FOR DEMOLITION AND REMOVAL SHALL BE PERFORMED AS REQUIRED FOR A FULL AND COMPLETE PROJECT. PROTECT ALL ITEMS INTENDED FOR SALVAGE, REUSE, OR SCHEDULED TO REMAIN AS REQUIRED.
6. DEMOLITION SHALL BE COORDINATED WITH DRAWINGS FOR NEW CONSTRUCTION AND THE BOUNDARIES INDICATED ON THESE DEMOLITION DRAWINGS.
7. REMOVE ALL PLUMBING FIXTURES, SINKS, TOILETS, AND SIMILAR EQUIPMENT UNLESS OTHERWISE NOTED. PLUMBING CONTRACTOR TO DETERMINE LIMIT OF REMOVAL OF EQUIPMENT AFFECTED BY THE NEW WORK. REFER TO CONSTRUCTION PLAN FOR DESIGN INTENT ONLY.
8. ALL CONDUITS TO LIGHTING, WIRING TO ALL FIRE ALARMS, MECHANICAL SYSTEMS ARE TO REMAIN. IMPACTED FIRE ALARM SYSTEM COMPONENT ARE TO BE MOVED ACCORDINGLY AS SHOWN IN THE DEMOLITION PLAN.
9. MECHANICAL CONTRACTOR TO DETERMINE LIMIT OF EQUIPMENT AFFECTED BY THE NEW WORK, AND COORDINATE DEMOLITION WITH MECHANICAL DRAWINGS. REFER TO CONSTRUCTION PLAN FOR DESIGN INTENT ONLY.
10. PROVIDE TEMPORARY CONSTRUCTION LIGHTING FROM EXISTING ELECTRIC SERVICE AS NEEDED.
11. PATCH / REPAIR / RE-FINISH ALL SURFACES EXPOSED BY THE DEMOLITION WORK AND MATCH / ALIGN WITH EXISTING ADJACENT SURFACES SCHEDULED TO REMAIN. PREPARE SURFACES TO RECEIVE ALL LABOR AND MATERIALS REQUIRED TO RENDER SUBSTRATES ACCEPTABLE TO RECEIVE NEW FINISHES SPECIFIED IN ACCORDANCE WITH MANUFACTURERS WRITTEN RECOMMENDATIONS.
12. WHEN WALLS OR OTHER SUPPORTING AND/OR BRACING ELEMENTS ARE SCHEDULED FOR DEMOLITION, TEMPORARY STRUCTURAL SUPPORTS AND BRACING FOR ADJACENT CONSTRUCTION TO REMAIN SHALL BE PROVIDED AND MAINTAINED UNTIL THE PERMANENT SUPPORTING STRUCTURE IS IN PLACE AND ABLE TO SUPPORT IMPOSED LOADS.
13. CONTRACTOR SHALL VISIT THE SITE TO VERIFY EXISTING CONDITIONS PRIOR TO THE START OF THE WORK AND SHALL BE FULLY AWARE OF ALL EXISTING CONDITIONS. ANY CONCEALED OR UNFORESEEN ITEMS AFFECTING THIS WORK SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY FURTHER WORK PERFORMED.
14. PRIOR TO ANY DEMOLITION WORK CONTRACTOR MUST NOTIFY BUILDING MANAGER.

SPECIFIC DEMOLITION NOTES

PRIOR TO ANY CUTTING, PERFORM SELECTIVE DEMOLITION WORK TO INVESTIGATE EACH AREA CAREFULLY & ENSURE THAT NO HIDDEN STRUCTURAL MEMBERS WILL BE AFFECTED, ADVISE ARCHITECT IF INTERFERENCE WILL OCCUR. VERIFY EXTENTS OF ALL DEMOLITION IN THE FIELD & KEEP OVERALL EXTENTS TO A MINIMUM. COORDINATE TEMPORARY SHORING, BUTTRESSING, & RE-SUPPORT WITH STRUCTURAL ENGINEERING DOCUMENTS. COORDINATE DEMOLITION OF ELECTRICAL, MECHANICAL, PLUMBING & FIRE PROTECTION ITEMS WITH ENGINEERING DRAWINGS.

1. REMOVE EXISTING WALLS, FLOOR TO CEILING AS SHOWN. PREPARE THE REMAINING EDGE TO ACCEPT NEW WORK AS REQUIRED.
2. REMOVE ALL EXISTING CEILING TILES, GRID AND LIGHTING.
3. REMOVE ALL EXISTING FIXTURES, EQUIPMENT, HVAC AND ALL ASSOCIATED UTILITY CONNECTIONS AS REQUIRED. ALL UTILITY CONNECTIONS TO BE REMOVED BACK TO THEIR SOURCE AND CAPPED IF NOT BEING RE-USED. COORDINATED ALL THIS WORK WITH NEW LAYOUT PLANS.
4. ALL EXISTING WOOD FLOORS TO REMAIN AS-IS. PROTECT PLAN DAMAGE DURING CONSTRUCTION AND REPAIR AS NEEDED. FLOORS TO BE SANDED AND CLEAN TO ACCEPT NEW FLOORING MATERIALS AS SPECIFIED.
5. REMOVE PORTIONS OF DEMISING WALL FINISH AS REQUIRED FOR NEW ELECTRICAL AND PLUMBING WORK.
6. REMOVE DOOR, FRAME, AND HARDWARE IN ITS ENTIRETY.
7. RECONFIGURE DOOR, FRAME AND HARDWARE TO NEW LAYOUT. NOTIFY ARCHITECT IF EXISTING DOOR IS NOT ABLE TO BE REUSED.
8. DOOR TO BE ABANDONED IN PLACE. DISABLE HARDWARE AND SEAL OPENING WEATHER TIGHT.
9. REMOVE STAIRS IN THEIR ENTIRETY. PREPARE OPENING TO ACCEPT NEW FLOOR STRUCTURE AS SHOWN.
10. EXISTING SKYLIGHT WITH GYP. SOFFIT TO REMAIN. PROTECT SKYLIGHT FROM DAMAGES.
11. EXISTING EXTERIOR BULKHEAD TO REMAIN AS-IS.
12. EXISTING STOREFRONT AND WINDOWS TO REMAIN AS-IS.
13. REMOVE ALL EXISTING MILLWORK, SHELVING, AND DISPLAY SLATS.
14. REMOVE EXISTING OSB FLOORING AND PREPARE OPENING TO ACCEPT NEW FLOOR STRUCTURE AS SHOWN.
15. OPENING FOR FLOOR DRAINS.
16. PREPARE DEMISING WALL FOR THIN BRICK.

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DEMOLITION PLAN

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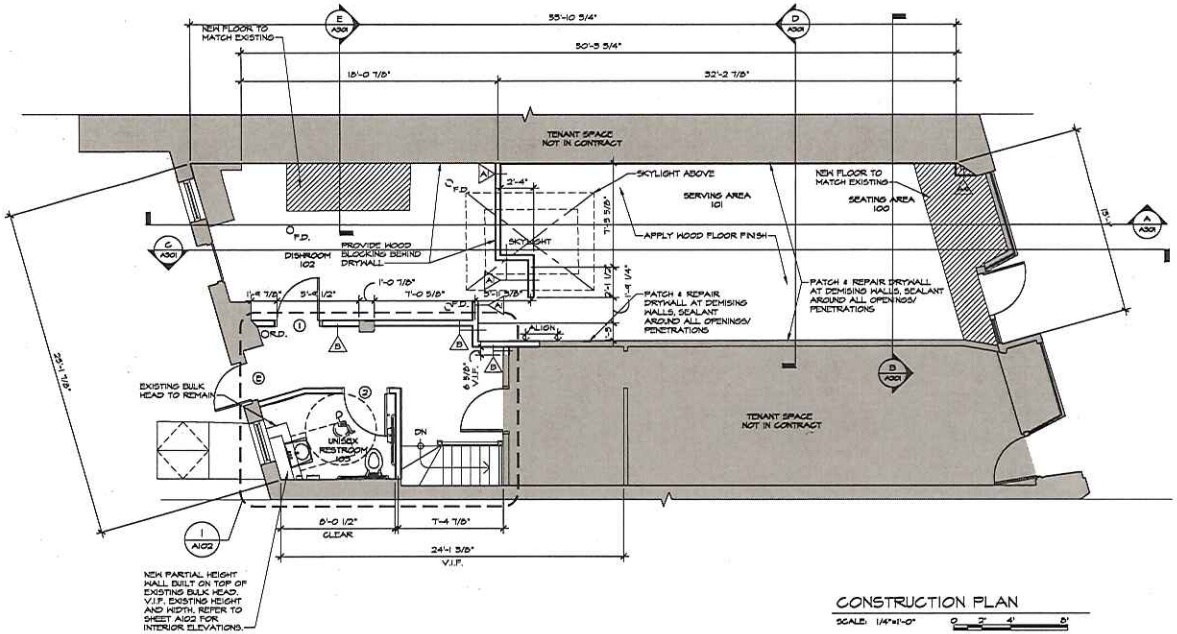
A001



CONSTRUCTION PLAN

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

WALL LEGEND:

- NEW WALL CONSTRUCTION - 3 5/8", MIN. 25 GA. METAL STUDS AT 16" O.C. TO 6" ABOVE CEILING UNLESS NOTED OTHERWISE.
  - A1 - 5/8" GYP. BD. BOTH SIDES. 3" SOUND BATT BETWEEN STUDS.
  - A2 - 5/8" MR. BD. BATHROOM SIDE. 5/8" GYP. BD. OPPOSITE SIDE. 3" SOUND BATT BETWEEN STUDS
  - A3 - PARTIAL HEIGHT WALL. 5/8" GYP. BD. BOTH SIDES. 3" SOUND BATT BETWEEN STUDS.
  - A4 - 5/8" GYP. BD. ONE SIDE. PROVIDE MR. BOARD AT WET LOCATIONS.
- NEW 1 HOUR RATED WALL CONSTRUCTION, UL DESIGN NUMBER U419
  - 3 5/8", MIN. 25 GA. METAL STUDS AT 16" O.C. TO STRUCTURE. 5/8" GYP. BD. BOTH SIDES. MIN. 3" SOUND BATT BETWEEN STUDS. PROVIDE 5/8" MR. BD. AT WET LOCATIONS

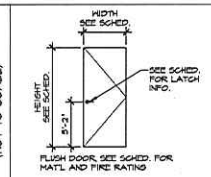
GENERAL PLAN NOTES:

1. INFORMATION CONTAINED WITHIN THESE DRAWINGS IS SHOWN FOR DESIGN INTENT ONLY AND ISN'T MEANT TO CONVEY SPECIFIC REQUIREMENTS FOR MEANS, METHODS, AND MATERIALS. ALL MEP SYSTEMS INFORMATION SHALL BE DESIGNED AND INSTALLED PER THEIR RESPECTIVE DISCIPLINE SUBCONTRACTOR.
2. REFER TO DRAWING T001 FOR CODE COMPLIANCE INFORMATION AND GENERAL NOTES.
3. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT, OR CONDITION SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS, OR CONDITIONS, UNLESS CLEARLY INDICATED OTHERWISE.
4. GENERAL CONTRACTOR TO COORDINATE WORK OF NEW FIRE ALARM DEVISES WITH EXISTING. SALVAGE AND RE-USE WHERE POSSIBLE. NO NON-FUNCTIONING DEVISES SHALL REMAIN.
5. NEW NON-DEMISING WALLS TO BE FINISHED UP TO NEW CEILING. ALL WALLS WILL BE PATCHED, SANDED, TAPED, AND READY FOR PAINT.
6. G.C. TO PROVIDE PRT WOOD BLOCKING IN NEW WALLS THROUGHOUT SPACE FOR NEW WALL FIXTURE ATTACHMENTS.
7. REFER TO A001 DRAWING FOR DEMO PLANS.
8. REFER TO A101 DRAWING FOR FLOOR PLAN.
9. REFER TO A102 DRAWING FOR ENLARGED PLAN.
10. REFER TO A111 DRAWING REFLECTED CEILING & ELECTRICAL PLAN.
11. REFER TO A501 FOR SECTIONS.
12. REFER TO A601 DRAWINGS FOR FINISH & EQUIPMENT PLAN, SCHEDULES AND NOTES.

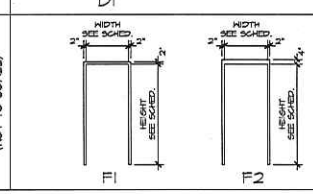
DOOR, HARDWARE, AND GLAZING SYSTEMS NOTES:

1. ALL DOORS SHALL COMPLY WITH GOVERNING CODES AND REGULATIONS. PROVIDE PRODUCTS OF ACCEPTABLE MANUFACTURERS WHICH HAVE BEEN IN SATISFACTORY USE IN SIMILAR SERVICE FOR 3 YEARS. USE EXPERIENCED INSTALLERS. DELIVER, HANDLE, AND STORE MATERIALS IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS. ALL DOORS SHALL CONFORM TO LOCAL BUILDING CODES AND ADA REGULATIONS REGARDING OPERATION AND HARDWARE MOUNTING LOCATIONS.
2. SUBMIT TO ARCHITECT FOR REVIEW AND APPROVAL ALL SAMPLES, SHOP DRAWINGS, PRODUCT DATA, WARRANTY, SEALANTS, TEST REPORTS, FINISH, AND ENGINEERING CERTIFICATIONS THAT SYSTEM DESIGN MEETS PM 1-40 PRIOR TO BEGINNING THE FABRICATION PROCESS ON ANY WINDOW AND/OR DOOR PRODUCT.
3. PROVIDE FINISHED HARDWARE THROUGHOUT AS NEEDED FOR A COMPLETE AND PROPER INSTALLATION FOR ALL DOORS INDICATED WITHIN THE SCHEDULE. HARDWARE QUALITY SHOULD BE HIGH-FREQUENCY FOR HIGH-TRAFFIC AREAS, AND MODERATE FREQUENCY FOR ALL OTHER LOCATIONS.
4. WHEN REQUESTED BY THE OWNER THE GENERAL CONTRACTOR SHALL PROVIDE THE SERVICES OF AN AHC OR DAHC MEMBER OF THE AMERICAN SOCIETY OF ARCHITECTURAL HARDWARE CONSULTANTS TO PREPARE AND REVIEW THE HARDWARE SCHEDULE PRIOR TO SUBMISSION TO ARCHITECT FOR APPROVAL.
5. ALL HARDWARE SHALL BE SATIN CHROME COMMERCIAL GRADE US26D UNLESS NOTED OTHERWISE. SETS SHALL CONFORM TO ALL APPLICABLE BUILDING CODES AND INDUSTRY STANDARDS FOR TYPE OF DOOR, USE AND FREQUENCY.
6. GENERAL HARDWARE REQUIREMENTS.
   a. HINGES: BUTTS, PIVOTS, FULL MORTISE, AND BALL BEARING TYPE AS INDICATED TO BE STANDARD DUTY HAGER - US26D SATIN CHROMIUM FINISH OR APPROVED EQUAL. - (O.A.E.)
   b. LOCK-SETS AND LATCH-SETS: HEAVY DUTY COMMERCIAL GRADE CYLINDRICAL LEVER SETS - SCHLAGE US26D SATIN CHROMIUM FINISH - (O.A.E.)
   c. ALL LOCK-SETS SHALL BE MASTER KEYED PER TENANT REQUIREMENTS.
   d. CLOSERS: TO BE INTERIOR SURFACE MOUNT NORTON WITH FINISH TO MATCH ADJACENT HARDWARE. PROVIDE 1600 DHMA 689 COVER AT STOREFRONT. FIXTURE TO MEET ADA REGULATIONS - (O.A.E.).
   e. PANIC EXIT DEVICES: VON DUPRIN MORTISE LOCK DEVISE #9975-NL-03-3" US26D ON REAR EGRESS DOOR - FINISH FOR EXIT DEVICE ON ALUMINUM STOREFRONT DOORS TO BE COMPATIBLE WITH SPECIFIED STOREFRONT SYSTEM AND ADJACENT FINISH. ALL FIXTURES TO BE ADA COMPLIANT - (O.A.E.)
   f. FLOOR MOUNTED DOOR STOPS: FIXTURE FINISH TO MATCH ADJACENT DOOR HARDWARE. IVES (O.A.E.)
   g. PEEP HOLE: 120 DEGREE ONE-WAYVIEW FIXTURE WITH DOOR SECURITY BUZZER - HAGER (O.A.E.)
   h. FLUSH BOLTS, SILENCERS, STOPS: IVES (O.A.E).
   i. THRESHOLDS: ½" MAXIMUM AND HEATHER-STRIPPING: NATIONAL GUARD (O.A.E.).
7. PREPARE DOORS AND FRAMES, TWO PER HEADER OF DOUBLE DOOR FRAMES, TO RECEIVE HARDWARE AS PER FINAL SCHEDULE. PROVIDE FOR THREE SILENCERS ON SINGLE DOOR FRAMES. PROVIDE NOT LESS THAN THREE ANCHORS PER JAMB FOR ANCHORING OF FRAMES TO WALLS OR PARTITIONS.
8. ANY DOOR CARRYING A U.L. RATING SHALL BE INSTALLED IN A U.L. RATED FRAME WITH THE SAME DESIGNATION AND SHALL CONFORM TO NFPA-80.
9. ALL ALUMINUM THRESHOLDS SHALL BE SET IN GROUT AND SHALL NOT EXCEED ½" IN HEIGHT PER ADA REGULATIONS.
10. INSTALL DOORS WITH NOT MORE THAN ⅛" CLEARANCE AT TOP AND SIDES, ¼" CLEARANCE AT BOTTOM EXCEPT AS OTHERWISE NOTED.
11. INTERIOR SOLID CORE FLUSH WOOD DOORS SHALL BE AHC/AWMA PAINT GRADE 3-PLY CONSTRUCTION WITH PARTICLE BOARD CORES 1-¾" THICK.
12. INTERIOR WOOD DOORS TO COMPLY WITH WDMA/AHC/NC WORKMANSHIP FOR VENEER FACES, VERTICAL EDGES, CROSS BANDS, HORIZONTAL EDGES AND DIMENSIONAL TOLERANCES. PRE-FIT DOORS TO FRAMES AND PRE-MACHINE FOR HARDWARE LISTED ON FINAL SCHEDULE. FACTORY LEVEL DOORS.
13. INTERIOR METAL DOORS SHALL BE CONSTRUCTED OF 16 GAGE COLD-ROLLED STEEL SEAMLESS, FULL FLUSH DESIGN, FACTORY PRIMED AND FIELD PAINTED.
14. ALL METAL FRAMES SHALL BE 16 GAGE COLD-ROLLED STEEL UP TO 3'-0" WIDE, 14 GAGE OVER 3'-0" WIDE, WELDED TYPE FRAME WITH MITERED OR COPED CORNERS, FACTORY PRIMED AND FIELD PAINTED.

DOOR TYPES (NOT TO SCALE)



FRAME TYPES (NOT TO SCALE)



DOOR AND FRAME SCHEDULE LEGEND:

ALUM	ALUMINUM
HM	HOLLOW METAL
OCD	OVERHEAD COILING DOOR
SCW	SOLID CORE WOOD
STL	STEEL FABRICATION
WD	WOOD

DOOR SCHEDULE NOTES:

1. FIRE LABEL RATINGS: BASED UPON UL CLASS RATING
   A - 3 HOUR
   B - 1 1/2 HOUR
   C - 3/4 HOUR
2. IN ALL MECHANICAL, ELECTRICAL, BOILER ROOMS AND ALL SIMILAR HAZARDOUS AREAS PROVIDE LEVEL HANDLES WITH KNURLED HANDLES COMPLYING WITH THE ACCESSIBILITY CODE.
3. FIELD VERIFY DIMENSIONS FOR ALL DOORS AND OPENINGS AND REPORT DISCREPANCIES TO ARCHITECT PRIOR TO START OF THE WORK.
4. ALL DOOR HARDWARE FINISHED TO BE US26D SATIN CHROME FINISH UNLESS OTHERWISE NOTED.
5. REFER TO DOOR, HARDWARE AND GLAZING SYSTEM NOTES THIS DRAWING FOR ADDITIONAL INFORMATION.
6. ALL EXTERIOR H.M. DOOR FRAMES TO BE WELDED.
7. PROVIDE EQUIVALENT SAFETY GLASS TO MATCH LISTED GLAZING TYPES WHERE REQUIRED BY SAFETY GLAZING CODES AND STANDARDS.

DOOR SCHEDULE :

DOOR NO.	DOOR SIZE	QTY.	DOOR TYPE	COLOR	FRAME TYPE	COLOR	FIRE RATING	HARDWARE INFORMATION	REMARKS
1	3'-0" X 7'-0"	1	D1	—	F1	—	45 MIN.	LEVER HANDLE KEY IN KNOB OFFICE LOCKSET, SURFACE MOUNTED DOOR CLOSER, 1 1/2" PAIR HIGH FREQUENCY HINGES, FLOOR MOUNTED DOOR STOP, SILENCERS ON FRAMES	DOOR HARDWARE TO BE SCHLAGE O.A.E. PROVIDE SIGN ON EA. SIDE OF DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN THIS SPACE IS OCCUPIED.
2	3'-0" X 7'-0"	1	D1	—	F1	—	NON-RATED	ADA COMPLIANT HANDLE KEY IN KNOB PRIVACY LOCKSET, SURFACE MOUNTED DOOR CLOSER, 1-1/2" PAIR MEDIUM FREQUENCY HINGES, OVERHEAD DOOR STOP, COAT HOOK SET AT 54" A.F.F. CENTERED ON DOOR AND SILENCERS ON METAL FRAME.	DOOR HARDWARE TO BE SCHLAGE O.A.E.
E	V.I.F	1		—		—	NON-RATED	EXISTING TO REUSED IN NEW CONFIGURATION	REFINISH DOOR

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FLOOR PLAN

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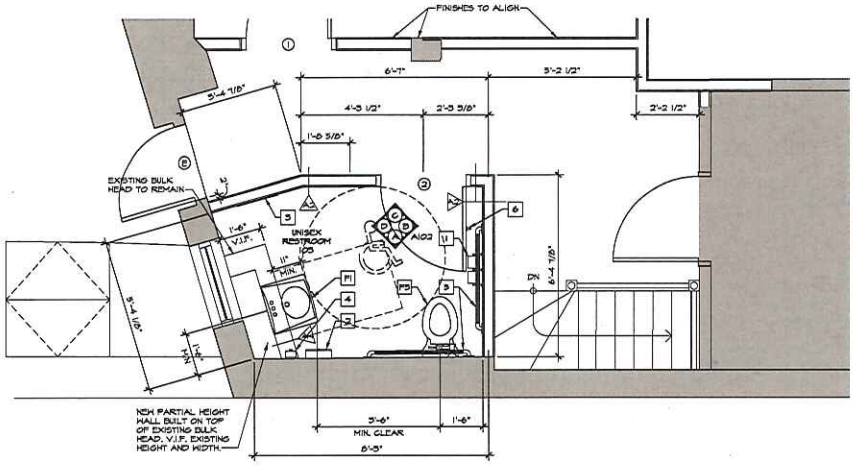


1 A102 ENLARGED PLAN
SCALE: 1/2"=1'-0"

GENERAL PLAN NOTES:

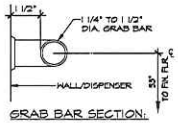
1. INFORMATION CONTAINED WITHIN THESE DRAWING IS SHOWN FOR DESIGN INTENT ONLY AND ISN'T MEANT TO CONVEY SPECIFIC REQUIREMENTS FOR MEANS, METHODS, AND MATERIALS. ALL MEP SYSTEMS INFORMATION SHALL BE DESIGNED AND INSTALLED PER THEIR RESPECTIVE DISCIPLINE SUBCONTRACTOR.
2. REFER TO DRAWING T001 FOR CODE COMPLIANCE INFORMATION AND GENERAL NOTES.
3. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT, OR CONDITION SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS, OR CONDITIONS, UNLESS CLEARLY INDICATED OTHERWISE.
4. GENERAL CONTRACTOR TO COORDINATE WORK OF NEW FIRE ALARM DEVISES WITH EXISTING. SALVAGE AND RE-USE WHERE POSSIBLE. NO NON-FUNCTIONING DEVISES SHALL REMAIN.
5. NEW NON-DEMISING WALLS TO BE FINISHED UP TO NEW CEILING. ALL WALLS WILL BE PATCHED, SANDED, TAPED, AND READY FOR PAINT.
6. G.C. TO PROVIDE FRT WOOD BLOCKING IN NEW WALLS THROUGHOUT SPACE FOR NEW WALL FIXTURE ATTACHMENTS.
7. REFER TO A001 DRAWING FOR DEMO PLANS.
8. REFER TO A101 DRAWING FOR FLOOR PLAN.
9. REFER TO A102 DRAWING FOR ENLARGED PLAN.
10. REFER TO A111 DRAWING REFLECTED CEILING & ELECTRICAL PLAN.
11. REFER TO A301 FOR SECTIONS.
12. REFER TO A401 DRAWINGS FOR FINISH & EQUIPMENT PLAN, SCHEDULES AND NOTES.

BATHROOM GENERAL NOTES:

1. ALL FIXTURES & ACCESSORIES MUST MEET ALL NATIONAL AND LOCAL CODES AND ADA REQUIREMENTS. PROVIDE SOLID BLOCKING AT ALL WALL MOUNTED FIXTURES FOR SECURE ANCHORING. VERIFY LOCATION WITH MANUFACTURERS SPECIFICATIONS. CLEAR SILICONE CAULK ALL FIXTURES TO PARTITION. RESTROOM FIXTURES/ACCESSORIES EXISTING - GC TO VERIFY CONDITION & PROVIDE NEW IF NOT EXISTING OR DAMAGED
2. THE HEIGHT OF WATER CLOSET SHALL BE 17" TO 19" MEASURED TO THE TOP OF THE TOILET SEAT.
3. THE FLUSH CONTROL OF THE WATER CLOSET MUST BE MOUNTED ON THE WIDE SIDE OF THE SPACE.
4. LAVATORIES SHALL BE MOUNTED WITH RIM OR COUNTER SURFACE NO HIGHER THAN 34" ABOVE FINISH FLOOR. PROVIDE A CLEARANCE OF AT LEAST 29" ABOVE THE FINISH FLOOR TO THE BOTTOM OF THE APRON.
5. EXPOSED HOT WATER AND DRAIN PIPES UNDER LAVATORIES SHALL BE INSULATED WITH A BOOT OR SLEEVE MANUFACTURED FOR THIS PURPOSE.
6. MIRRORS SHALL BE MOUNTED WITH BOTTOM EDGE OF THE REFLECTING SURFACE NO HIGHER THAN 40" ABOVE THE FINISH FLOOR AND THE MOST TOP EDGE OF THE MIRROR SHALL BE AT LEAST 74" ABOVE FINISH FLOOR.
7. HANDRAILS AND GRAB BARS NOMINAL DIAMETER OR WIDTH OF THE GRIPPING SURFACES SHALL BE 1¼" TO 1½". THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1½". GRAB BARS SHALL NOT ROTATE WITHIN THEIR FITTINGS. INSTALL FIRE TREATED WOOD BLOCKING IN WALLS AT GRAB BAR LOCATIONS.
8. ALL GRAB BARS AND LAVATORIES SHALL BE ABLE TO WITHSTAND UP TO 250 LBS LOAD.
9. PROVIDE NON-COMBUSTIBLE FRT IN WALL BLOCKING, IN ALL LOCATIONS OF EQUIPMENT AND ACCESSORIES TO BE WALL MOUNTED.

NOTES:

A. MINIMUM 30" x 48" CLEAR FLOOR OR GROUND SPACE IS PROVIDED TO ALLOW FORWARD OR PARALLEL APPROACH TO ACCESSORIES.
B. ONE FULL UNOBSTRUCTED SIDE OF THE CLEAR FLOOR OR GROUND SPACE ADJOINS OR OVERLAPS AN ACCESSIBLE ROUTE OR ADJOINS ANOTHER WHEELCHAIR CLEAR FLOOR SPACE.
C. MIRROR IS MOUNTED WITH THE BOTTOM EDGE NO HIGHER THAN 40" FROM THE FLOOR.
D. OPERABLE PARTS (INCLUDING COIN SLOTS) OF ALL FIXTURES OR ACCESSORIES ARE LOCATED A MAXIMUM OF 40" ABOVE FLOOR (I.E. SOAP DISPENSERS, TOWELS, TOILET SEAT COVERS, AUTO-DRYERS, SANITARY NAPKIN DISPENSERS, WASTE RECEPTACLES, ETC.).
E. CONTROLS AND OPERATING MECHANISMS ARE OPERATE THE ONE HAND AND DO NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST.
F. THE FORCE REQUIRED TO ACTIVATE CONTROLS IS 5 LBS. MAXIMUM.
G. COAT HOOKS AND SHELVING ARE LOCATED WITHIN APPROPRIATE REACH RANGES (48" MAX. ABOVE FLOOR REGOMMENDED).
H. IF MEDICINE CABINETS ARE PROVIDED, AT LEAST ONE HAS A USABLE SHELF NO HIGHER THAN 44" ABOVE FLOOR.



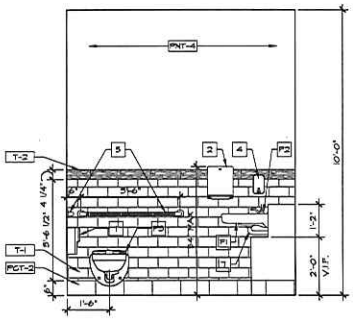
GRAB BAR SECTION:

NOTES: GRAB BARS AT WATER CLOSET

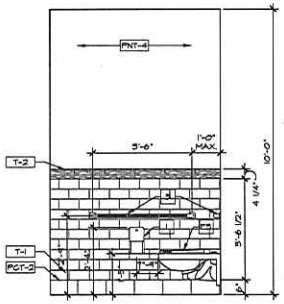
1. ONE AT SIDE 42" LONG EXTENDING 24" WATER CLOSET; IN FRONT OF WATER CLOSET; ONE AT REAR OF WATER CLOSET 42" LONG; BOTH MOUNTED 33" ABOVE FLOOR. (EXCEPTION: REAR GRAB BAR OVER TANK TYPE WATER CLOSET MAY BE UP TO 36" ABOVE FLOOR)
2. BARS SHALL BE 1-1/4" TO 1-1/2" IN DIAMETER WITH 1-1/2" CLEARANCE TO WALL.
3. BAR FASTENERS AND MOUNTING SUPPORT SHALL BE ABLE TO WITHSTAND 250 LBS. POINT LOAD IN BENDING, SHEAR TENSION, ROTATION IN FITTING NOT ALLOWED.
4. SURFACE OF WALL ADJACENT TO GRAB BAR IS TO BE FREE OF SHARP OR ABRASIVE ELEMENTS

BATHROOM ACCESSORY SCHEDULE:

	NO.	ITEM	MANUFACTURER	MODEL	COLOR/SIZE	REMARKS
ACCESSORIES	1	SURFACE-MOUNTED TOILET PAPER DISPENSER	BOBRICK	B-2888	STAINLESS STEEL	OUTLET-24" A.F.F., CENTERLINE 7"-9" FROM FRONT OF WATER CLOSET
	2	PAPER TOWEL DISPENSER	BOBRICK	B-2620	STAINLESS STEEL	54" A.F.F. TO TOP OF UNIT
	3	MIRROR	BOBRICK	B-293 1830	STAINLESS STEEL	40" MAX TO BOTTOM OF REFLECTIVE SURFACE
	4	WALL-MOUNTED SOAP DISPENSER	BOBRICK	B-2111	STAINLESS STEEL	WALL MOUNTED SOAP DISPENSER
	5	42" HORIZONTAL GRAB BAR	BOBRICK	B-5806 x 42	STAINLESS STEEL	F.R.T. WOOD BLOCKING AS NECESSARY. MOUNTED @33" A.F.F. TO CENTERLINE OF SUPPORT GRAB BAR.
	6	CLOTHES HOOK WITH BUMPER	BOBRICK	B-6027	STAINLESS STEEL	INSTALL ON INSIDE OF BATHROOM DOOR.
	7	"PRO-EXTREME" UNDER LAV COVERS	PLUMBEREX SPECIALTY PRODUCTS	#X4333	WHITE	PROVIDE P-TRAP, VALVE, AND SUPPLY COVER KIT
FIXTURES	F1	SINK	KOHLER	DRENHAM K-1997-4-0	WHITE	--
	F2	FAUCET	KOHLER	TRITON K-7401	POLISHED CHROME	--
	F3	TOILET	KOHLER	KINGSTON K-4325	WHITE	--



A BATHROOM ELEVATION
SCALE: 1/2"=1'-0"



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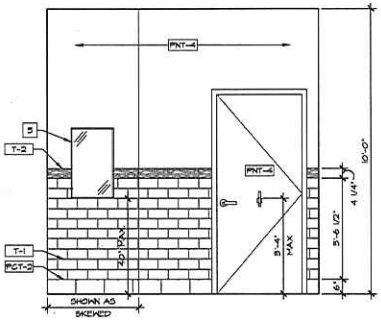
SCALE: 1/2"=1'-0"



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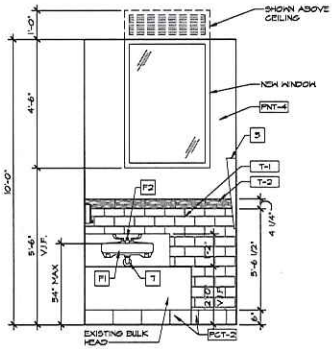

D BATHROOM ELEVATION
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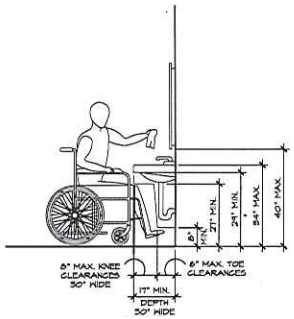

LAVATORY CLEARANCES

NORTH

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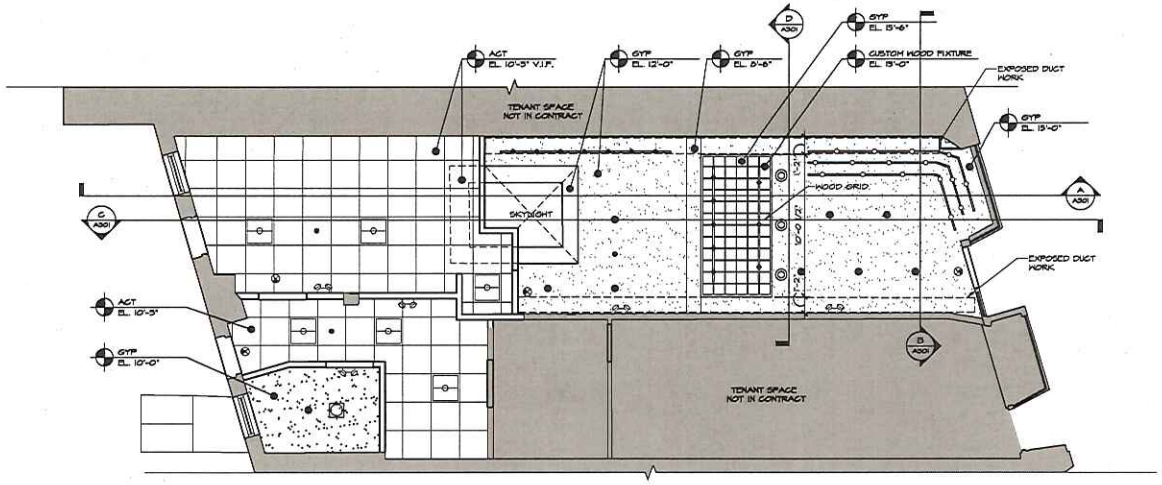
ABBOTT'S FROZEN CUSTARD - FIT UP
311 Broadway Tenant Space 311
Arlington, MA - Project No. 182030.01
ENLG. PLAN, BATH. ACCESSORY SCH. & NOTES

SCALE:	AS NOTED
DRAWN BY:	RTP
ISSUE	DATE
PERMIT SET	1-4-19

A102



REFLECTED CEILING PLAN

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

GENERAL PLAN NOTES:

1. INFORMATION CONTAINED WITHIN THESE DRAWING IS SHOWN FOR DESIGN INTENT ONLY AND ISN'T MEANT TO CONVEY SPECIFIC REQUIREMENTS FOR MEANS, METHODS, AND MATERIALS. ALL MEP SYSTEMS INFORMATION SHALL BE DESIGNED AND INSTALLED PER THEIR RESPECTIVE DISCIPLINE SUBCONTRACTOR.
2. REFER TO DRAWING T001 FOR CODE COMPLIANCE INFORMATION AND GENERAL NOTES.
3. ALL INDICATIONS AND NOTATIONS ON THE DRAWINGS APPLYING TO ONE AREA, COMPONENT, OR CONDITION SHALL APPLY TO ALL OTHER SIMILAR AREAS, COMPONENTS, OR CONDITIONS, UNLESS CLEARLY INDICATED OTHERWISE.
4. GENERAL CONTRACTOR TO COORDINATE WORK OF NEW FIRE ALARM DEVISES WITH EXISTING. SALVAGE AND RE-USE WHERE POSSIBLE. NO NON-FUCTIONING DEVISES SHALL REMAIN.
5. NEW NON-DEMISING WALLS TO BE FINISHED UP TO NEW CEILING. ALL WALLS WILL BE PATCHED, SANDED, TAPED, AND READY FOR PAINT.
6. G.C. TO PROVIDE PRE WOOD BLOCKING IN NEW WALLS THROUGHOUT SPACE FOR NEW WALL FIXTURE ATTACHMENTS.
7. REFER TO A001 DRAWING FOR DEMO PLANS.
8. REFER TO A101 DRAWING FOR FLOOR PLAN.
9. REFER TO A102 DRAWING FOR ENLARGED PLAN.
10. REFER TO A111 DRAWING REFLECTED CEILING & ELECTRICAL PLAN.
11. REFER TO A301 FOR SECTIONS.
12. REFER TO A901 DRAWINGS FOR FINISH & EQUIPMENT PLAN, SCHEDULES AND NOTES.

REFLECTED CEILING PLAN GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL COORDINATE THE WORK OF ALL OWNER'S VENDORS AND SUB-CONTRACTORS FOR THE ABOVE CEILING WORK INCLUDING BUT NOT LIMITED TO SPRINKLER PIPING AND DROPS, RISERS, UP AND DOWN HEADS, CEILING MOUNTED WORK AND DUCTWORK EQUIPMENT, DEVICES. THIS ALSO INCLUDES FIRE ALARM SYSTEMS.
2. HVAC ENGINEER IS RESPONSIBLE FOR DESIGN, LAYOUT, AND ALL COORDINATION WITH OTHER ENGINEERING DISCIPLINES INCLUDING CONFORMANCE TO ALL APPLICABLE CODES. NOTIFY ARCHITECT AND OWNER REGARDING ANY U.L. DESIGN RATING ISSUES.
3. CEILING HEIGHTS SHALL BE NOT LESS THAN 9'-0" A.F.F. . THE TYPICAL CEILING HEIGHT SHALL BE 12'-0" UNLESS OTHERWISE NOTED. ANY EXISTING CONDITIONS IN CONFLICT WITH THE INSTALLATION OF THESE CEILINGS AND SOFFITS TO BE ADDRESSED WITH ARCHITECT PRIOR TO START OF THE WORK.
4. INSTALL MATERIALS AND SUSPENSION SYSTEMS IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND RECOMMENDATIONS AND AS PER ASTM C-636. COORDINATE THE INSTALLATION WITH THE MEP&FP WORK TO ENSURE PROPER LOCATIONS.
5. LEVEL THE CEILING TO WITHIN 1/8" IN 10'-0" IN BOTH DIRECTIONS. SCRIBE AND CUT PANELS TO FIT ACCURATELY, MEASURE AND LAYOUT TO AVOID LESS THAN HALF PANEL UNITS TO THE GREATEST EXTENT POSSIBLE OR 6" MINIMUM. ADJUST, CLEAN, AND TOUCH-UP ALL SYSTEM COMPONENTS.
6. ACOUSTIC CEILING PANELS SHALL BE INSTALLED WITH CUT REVEALS AT ALL PERIMETER WALLS.
7. PROVIDE ALL MOLDINGS, TRIM, CLIPS, SEALANTS, ACCESSORIES, ETC. AS REQUIRED FOR A COMPLETE INSTALLATION OF ALL CEILING SYSTEMS PER MANUFACTURERS SPECIFICATIONS.
8. PROVIDE HOLD DOWN CLIPS FOR CEILING PANELS AT ALL RATED LOCATIONS.
9. PROVIDE OWNER WITH WRAPPED AND LABELED MAINTENANCE STOCK OF NEW MATERIAL EQUAL TO 2% OF THE CEILING PANELS AND SUSPENSION SYSTEMS AS INSTALLED AND STORE PER OWNERS REQUIREMENTS.
10. PROVIDE 10 YEAR WARRANTY ON ALL SUSPENSION ACOUSTIC CEILING PANEL SYSTEMS.
11. PROVIDE ALUMINUM GRID SYSTEM AT ALL WET LOCATIONS.
12. EXISTING ACT CEILING GRID TO REMAIN TO BE INSPECTED FOR DAMAGE, REPAIRED AS REQUIRED, CLEANED, AND PREPARED FOR NEW TILE INSTALLATION.

CEILING FIXTURE SCHEDULE

SYMBOL	ITEM	MANUFACTURER/ MODEL	LAMP	FINISH	NOTES
	GYP. CEILING	--	--	WHITE	--
	24"X24" ACOUSTIC CEILING PANEL IN SUSPENDED METAL CEILING GRID SYSTEM	ARMSTRONG INDUSTRIES, OPTIMA TEGULAR EDGE, COLOR WHITE, SHILHOUETTE, 2" FACE, 1/2" REVEAL	--	WHITE	COATED ACOUSTIC CEILING PANEL IN DISH ROOM
	FLAT PANELS AND TROFFERS	--	40W LED 3500K 4133 LUMENS	WHITE	OWNER PROVIDED, GC INSTALLED, SEE ABBOTT'S DESIGN LIGHTING PACKAGE FOR CUT SHEETS.
	10" PENDANT	STONE LIGHTING DIM SUM II PD312	USED WITH 6.5 LED LAMP	RUSTIC BRONZE	OWNER PROVIDED, GC INSTALLED, SEE ABBOTT'S DESIGN LIGHTING PACKAGE FOR CUT SHEETS.
	MINI PENDANT	STONE LIGHTING RETRO EDISON PD157B	USED WITH 6.5 LED LAMP	RUSTIC BRONZE	OWNER PROVIDED, GC INSTALLED, SEE ABBOTT'S DESIGN LIGHTING PACKAGE FOR CUT SHEETS.
	TRACK HEAD	AMERLUX HORNET 120-H-A/T HORIZONTAL	20W 2700K-83	WHITE TEXTURE	OWNER PROVIDED, GC INSTALLED, SEE ABBOTT'S DESIGN LIGHTING PACKAGE FOR CUT SHEETS.
	4" RECESSED CAN	--	17W LED 2700K	WHITE	OWNER PROVIDED, GC INSTALLED, SEE ABBOTT'S DESIGN LIGHTING PACKAGE FOR CUT SHEETS.
	8' TRACK LIGHTING TRACK	--	--	WHITE	OWNER PROVIDED, GC INSTALLED, SEE ABBOTT'S DESIGN LIGHTING PACKAGE FOR CUT SHEETS.
	24" SQUARE RETURN DIFFUSER	--	--	WHITE	--
	24" SQUARE SUPPLY DIFFUSER	--	--	WHITE	--
	BATTERY PACK EMERGENCY LIGHT	EMERGENCEE SEELEDRI LED EMERGENCY UNIT (SDT)	--	WHITE	OWNER PROVIDED, GC INSTALLED, SEE ABBOTT'S DESIGN LIGHTING PACKAGE FOR CUT SHEETS.
	ILLUMINATED EXIT SIGN	EMERGENCEE SEECDI-3-R-W-SPV	--	WHITE	OWNER PROVIDED, GC INSTALLED, SEE ABBOTT'S DESIGN LIGHTING PACKAGE FOR CUT SHEETS.
	SMOKE DETECTOR	--	--	WHITE	--
	NEW BATHROOM EXHAUST FAN	--	--	WHITE	--

NORTH

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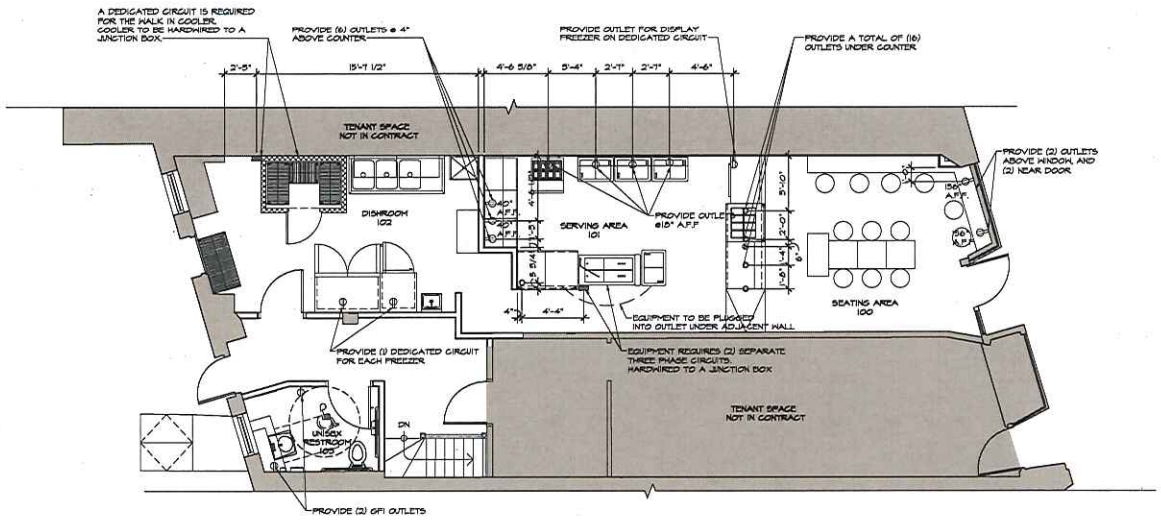
ABBOTT'S FROZEN CUSTARD - FIT UP
311 Broadway Tenant Space 311
Arlington, MA - Project No. 182030.01
REFLECTED CEILING PLAN

SCALE:	AS NOTED
DRAWN BY:	RTP
ISSUE	DATE
PERMIT SET	1-4-19

A111



ELECTRICAL PLAN

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

NOTE:

1. PROVIDE POWER FOR (2) 18CUFT CHEST FREEZERS IN BASEMENT
2. ADDITIONAL STORAGE RACKS IN BASEMENT
3. COORDINATE LOCATION OF BASEMENT EQUIPMENT W/TENANT

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9. REFER TO A102 DRAWING FOR ENLARGED PLAN.
10. REFER TO A111 DRAWING REFLECTED CEILING & ELECTRICAL PLAN.
11. REFER TO A501 FOR SECTIONS.
12. REFER TO A601 DRAWINGS FOR FINISH & EQUIPMENT PLAN, SCHEDULES AND NOTES.

RECEPTACLES LEGEND

SYMBOL	ITEM	DESCRIPTION	NOTES
	DUPLEX RECEPTACLE	—	
	FLOOR JUNCTION BOX	—	
	IN SLAB QUAD RECEPTACLE	—	
	IN SLAB DATA PORT	—	

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ABBOTT'S FROZEN CUSTARD - FIT UP
311 Broadway Tenant Space 311
Arlington, MA - Project No. 182030.01
ELECTRICAL PLAN

SCALE:	AS NOTED
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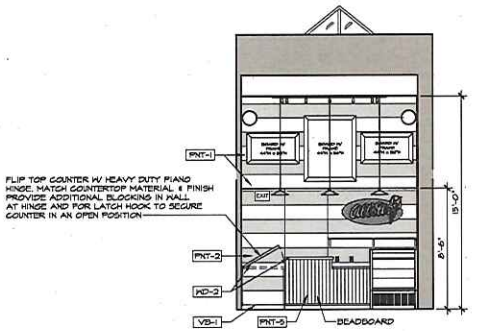
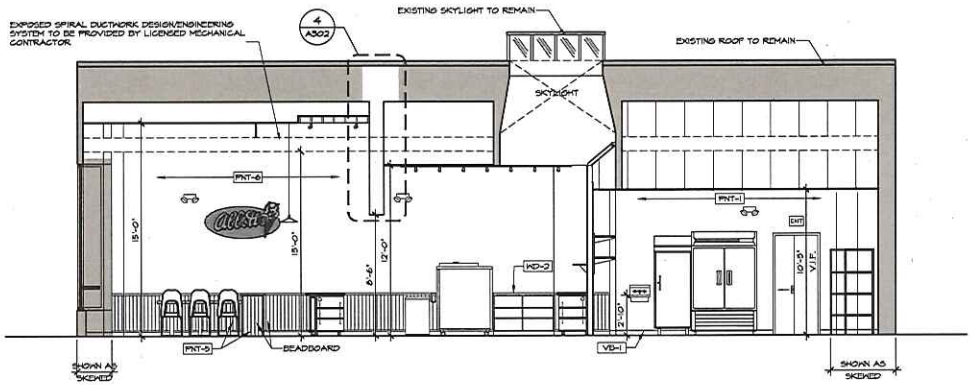
ISSUE	DATE
PERMIT SET	1-4-19

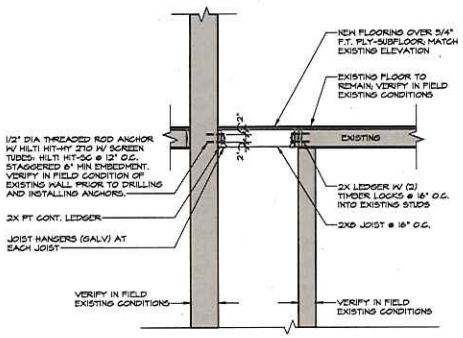
A112



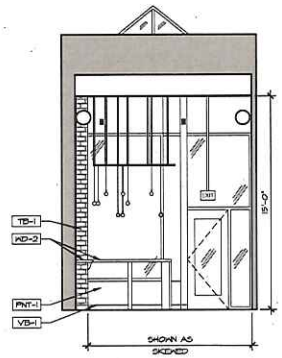
D A101 BUILDING CROSS SECTION
SCALE: 1/4"=1'-0"



C A101 BUILDING CROSS SECTION
SCALE: 1/4"=1'-0"



E A101 SECTION @ STAIR
SCALE: 1/2"=1'-0"



B A101 BUILDING CROSS SECTION
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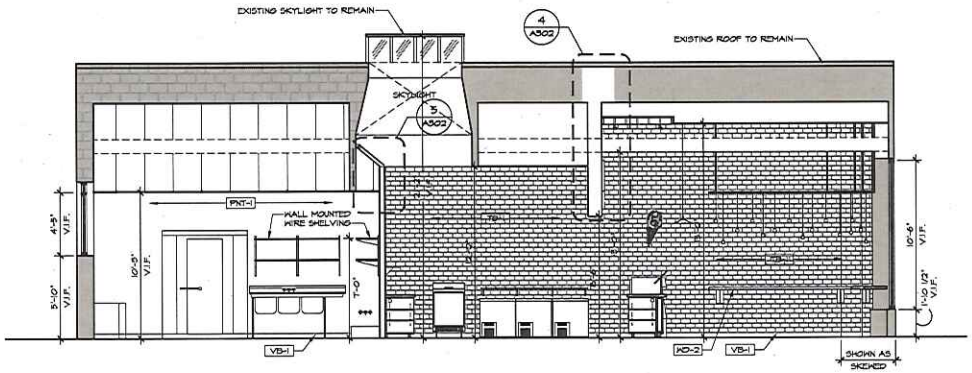

A A101 BUILDING CROSS SECTION
SCALE: 1/4"=1'-0"

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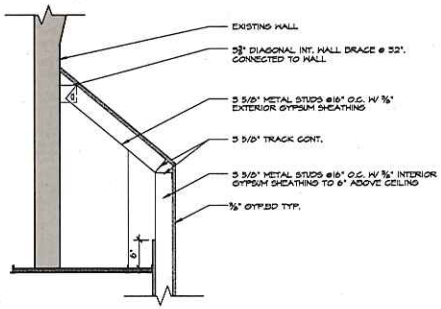
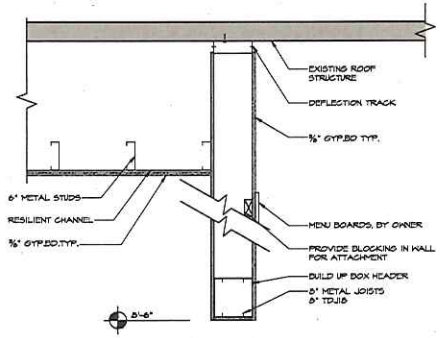
ABBOTT'S FROZEN CUSTARD - FIT UP
311 Broadway Tenant Space 311
Arlington, MA - Project No. 182030.01
SECTIONS

SCALE:	AS NOTED
DRAWN BY:	RTP
ISSUE	DATE
PERMIT SET	1-4-19

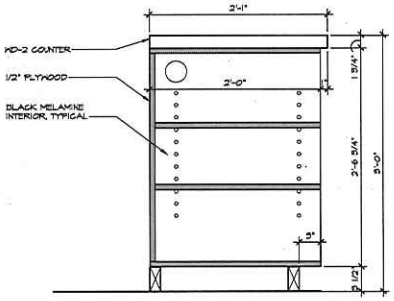
A301



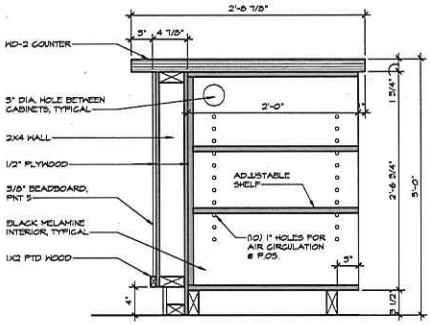
5 A301 WALL AT SKYLIGHT
SCALE: 1"=1'-0"



4 A301 MENU BOARD SOFFIT DETAIL
SCALE: 1"=1'-0"



3 A302 SECTION - WORK STATION
SCALE: 1 1/2"=1'-0"



2 A302 SECTION - SERVICE COUNTER
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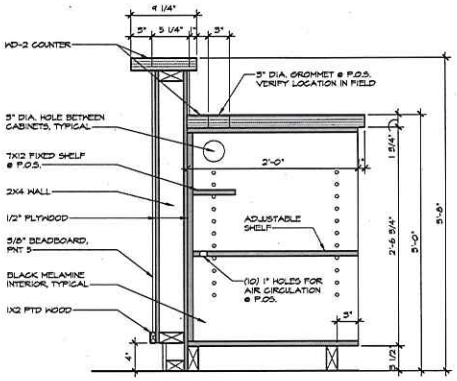

1 A302 SECTION - P.O.S.
SCALE: 1 1/2"=1'-0"

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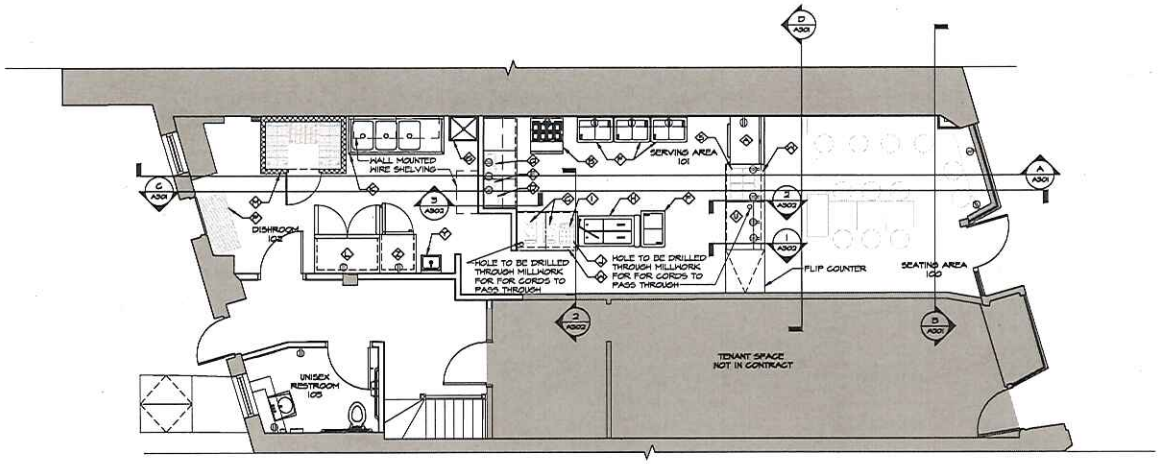
PERMIT SET	1-4-19

A302



EQUIPMENT PLAN

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

NOTE:

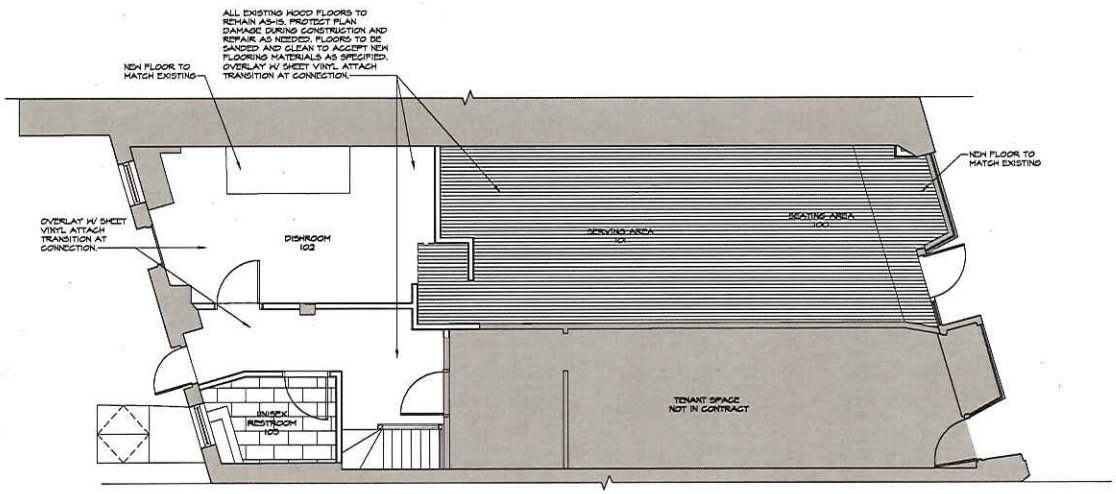
1. PROVIDE POWER FOR (2) 18CU.FT CHEST FREEZERS IN BASEMENT
2. ADDITIONAL STORAGE RACKS IN BASEMENT
3. COORDINATE LOCATION OF BASEMENT EQUIPMENT W/TENANT

EQUIPMENT SCHEDULE

TAG	ITEM
	FROZEN MERCHANDISER
	SUNDAE BAR
	WAFFLE CONE BAKER
	FLAVOR BLENDER
	DRINK MIXER
	DOUBLE HOLDING CABINET
	MOP SINK
	CUSTARD MACHINE
	CAKE CONE DISPLAY
	WAFFLE CONE DISPLAY
	3-BAY SINK
	REACH IN FREEZER
	WALK IN COOLER
	TRASH
	--
	WIRE SHELVING
	TOPPING WARMER
	--
	TOPPING STATION
	--
	POINT OF SALE
	SINGLE DOOR FREEZER
	SNEEZE GUARD
	MENU BOARD
	HAND SINK
	ICE CREAM HARDENING CABINET

INTERIOR FINISH GENERAL NOTES:

1. FINISHES PROVIDED IN SCHEDULE ARE FOR PRICING PURPOSES ONLY. OWNER TO CONFIRM FINAL MATERIAL SELECTION PRIOR TO INSTALLATION OF FINISH MATERIAL FROM NATIONALLY KNOWN AND APPROVED VENDORS.
2. ALL PAINTED AND SEALED SURFACES ARE TO BE LIGHTLY SANDED BETWEEN COATS TO GIVE A SMOOTH CLEAN FINISH. PAINT SHALL BE LOW OR NO-VOC CONTENT TYPE.
3. PROVIDE RESILIENT FLOORING STRIPS BETWEEN DISSIMILAR MATERIALS.
4. ALL NEW GYPSUM WALL BOARD ASSEMBLIES TO RECEIVE ONE COAT OF PRIMER/SEALER AND TWO COATS OF LATEX PAINT PER SCHEDULE. CONTRACTOR TO SUBMIT PRODUCT DATA AND COLOR SAMPLE CHIPS TO ARCHITECT.
5. WHEN APPLICABLE ALL TEL / DATA OUTLETS SHALL BE INSTALLED WITH A CONDUIT, GOOSENECK AND PULL STRING TO ABOVE THE CEILING.



FINISH FLOOR PLAN

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

FINISH SCHEDULE

	TAG	DESCRIPTION	MANUFACTURER	STYLE	COLOR	REMARKS
WALL	PNT-1	PAINT	BENJAMIN MOORE ULTRA SPEC 500	EGGSHELL/ FLAT	SUPER WHITE OC-152	EGG SHELL FINISH AT WALL APPLICATIONS. FLAT FINISH AT GYPSUM BOARD CEILING LOCATIONS. SEE SHEET A501 FOR LOCATIONS.
WALL	PNT-2	PAINT	BENJAMIN MOORE ULTRA SPEC 500	EGGSHELL	SUMMER BLUE 2067-50	STRIPES; SEE SHEET A501 FOR LOCATIONS.
WALL	PNT-3	PAINT	BENJAMIN MOORE ULTRA SPEC 500	EGGSHELL	KINGSPORT GRAY HC-86	NOT USED
WALL	PNT-4	PAINT	BENJAMIN MOORE ULTRA SPEC 500	EPOXY FINISH	REVERE PEWTER HC-172	RESTROOM, DOOR & FRAME SEE SHEET A501 FOR LOCATIONS.
WALL	PNT-5	PAINT	BENJAMIN MOORE ULTRA SPEC 500	EPOXY FINISH	SUPER WHITE OC-152	PAINT ON FACE OF BEAD BOARD SEE SHEET A501 FOR LOCATIONS.
WALL	PNT-6	PAINT	BENJAMIN MOORE ULTRA SPEC 500	EGGSHELL	SIDEWALK GRAY 2153-60	SEE SHEET A501 FOR LOCATIONS.
WALL	VB-1	VINYL BASE	JOHNSONITE	TRADITIONAL 4"	FAWN 80	SEE SHEET A501 FOR LOCATIONS.
	TAG	DESCRIPTION	MANUFACTURER	STYLE	COLOR	REMARKS
TILE	T-1	GLASS TILE	DATILE	SEMI-GLOSS GLAZ. CERAMIC 4 1/4 X 8 1/2	ARTIC WHITE 0190(1)	BATHROOM WALL SEE SHEET A102 FOR LOCATIONS.
TILE	T-2	GLASS TILE	DATILE	MODERN DIM. WAVE WALL 4 1/4 X 12 3/4	ARTIC WHITE 0190(1)	BATHROOM WALL - ACCENT SEE SHEET A102 FOR LOCATIONS.
TILE	WD-3	WOOD	WOOD WELDED CO.	HARD MAPLE SIDE GRAIN	DURAKRYL102	COUNTER TOPS
TILE	TB-1	BRICK TILE	BRICKIT	THIN BRICK	OLD RED BLEND WIRECUT	WALL BEHIND DIPPING CABINETS SEE SHEET A501 FOR LOCATIONS.
	TAG	DESCRIPTION	MANUFACTURER/ MATCH	STYLE	COLOR	REMARKS
FLOOR	WD-1	WOOD PLANKS		--	--	EXISTING FLOOR TO REMAIN.
FLOOR	POL-1	FLOOR POLISH	--	-	--	HIGH TRAFFIC FLOOR POLISH TO GO OVER EXISTING WOOD FLOORS.
FLOOR	PCT-1	PORCELAIN TILE	DATILE	CHORD COLOR BODY 12 X 24	CANON GREY CH22 UNPOLISHED	BATHROOM FLOOR & TRIM
FLOOR	PCT-2	PORCELAIN TILE	DATILE P-366AT	CHORD COLOR BODY 6 X 12	CANON GREY CH22 UNPOLISHED	BATHROOM FLOOR & TRIM
		SCHLUTER STRIP	SCHLUTER	L-ANGLE PROFILE ALUM. FINISH	A100	USED AT TOP OF TILE BASE

NORTH

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ABBOTT'S FROZEN CUSTARD - FIT UP
311 Broadway Tenant Space 311
Arlington, MA - Project No. 182030.01
FINISH & EQUIP. PLANS, SCHED. & NOTES

SCALE: AS NOTED
DRAWN BY: RTP

ISSUE	DATE
PERMIT SET	1-4-19

A901

Abbott's Frozen Custard
311 Broadway
Arlington, MA 02474

MAINTENANCE PLAN

1. The serving area tables will be cleaned after each use and sanitized at

closing

2. All floors will be swept during the day as needed and mopped at closing

3. Countertops will be cleaned as needed after each use and sanitized at closing

4. The worktops will be cleaned after each use and sanitized

5. The frozen custard machine will be washed after each use and sanitized

6. The waffle cone maker will be cleaned after each use

7. Sinks will be cleaned at closing or during day if needed

8. Bathroom will be cleaned throughout the day and at closing

9. Entrance and sidewalk will be cleaned as needed

10. Scoops. Buckets, spoons, trays, utensils will be washed and sanitized during day as needed and at closing

11. Trash will be taken out daily