

# **CITY OF CAMBRIDGE**

BOARD OF ZONING APPEAL

831 Massachusetts Avenue, Cambridge MA 02139

2024 FEB - 1 AM 11: 49

617-349-6100

OFFICE OF THE CITY CLERK CAMBRIDGE, MASSACHUSET 1.

#### **BZA Application Form**

BZA Number: 255955

#### **General Information**

The undersigned	hereby petitions	the Board of Zoning	Appeal for the following:
Special Permit: _	X	Variance:	Appeal:
PETITIONER: E	SCSP 9 OBS Prop	perty LLC	
PETITIONER'S	ADDRESS: 200 S	State Street, Boston,	MA 02109
LOCATION OF F	PROPERTY: 1 Br	<u>rattle Sq , Cambridç</u>	g <u>e, MA</u>
TYPE OF OCCU	PANCY: vacant		ZONING DISTRICT: Business B Zone
REASON FOR F	PETITION:		
DESCRIPTION	OF PETITION	ER'S PROPOSAL:	
Special permit fo	r Van Leeuwen Id	ce Cream which is co	onsidered a Formula Business
SECTIONS OF Z	ONING ORDINA	NCE CITED:	
Article: 4.000 Article: 11.000 Article: 10.000	Section: 11.30	(Fast Order Food E (Fast Order Food or (Special Permit).	stablishment). Quick Serve Establishment).
		Original Signature(s):	(Petitioner (s) / Owner)
			(Print Name)
		Address: Tel. No. E-Mail Address:	DTinory@beaconcapital.com
Date:			

**BZA Application Form** 

#### BZA APPLICATION FORM - OWNERSHIP INFORMATION

To be completed by OWNER, signed before a notary and returned to The Secretary of the Board of Zoning Appeals.

I/We BCSP 9 OBS Property LLC	
I/We BCSP 9 OBS Property LLC (OWNER)  Address: 40 Besen Capital Portners, LLC	
State that I/We own the property located at One Brattle Square,	
which is the subject of this zoning application.	
The record title of this property is in the name of BCSP 9 OBS Property LLC	
*Pursuant to a deed of duly recorded in the date Delember 14, Middlesex South	
County Registry of Deeds at Book 8056, Page 381; or and	
Book 81056 Page 390 Book Book LLC	
SIGNATURE BY LAND OWNER OR AUTHORIZED TRUSTEE, OFFICER OR AGENT* MERRY MY	Direra
*Written evidence of Agent's standing to represent petitioner may be requested.	
Commonwealth of Massachusetts, County of 341k	
The above-name Mathw Steple, Minaging Director me, this above of January, 2024, and made oath that the above statement is true.	
Notary Notary	
My commission expires  August 10, 2029  If ownership is not shown 11 the deed, e.g. if by court order, recent deed, or inheritance, please 10 11 to 10 10 10 10 10 10 10 10 10 10 10 10 10	
If ownership is not shown is the court order, recent deed, or inheritance, please included accumentation.	

#### **BZA Application Form**

#### SUPPORTING STATEMENT FOR A SPECIAL PERMIT

Please describe in complete detail how you meet each of the following criteria referring to the property and proposed changes or uses which are requested in your application. Attach sheets with additional information for special permits which have additional criteria, e.g.; fast food permits, comprehensive permits, etc., which must be met.

Granting the Special Permit requested for <u>1 Brattle Sq, Cambridge, MA</u> (location) would not be a detriment to the public interest because:

- A) Requirements of the Ordinance can or will be met for the following reasons:
  - Van Leeuwen Ice Cream is a high-end retail ice cream scoop shop with 50+ nationwide, originating in Brooklyn, NY. Ice Cream use is currently permitted in Harvard Square overlay district.
- Traffic generated or patterns of access or egress would not cause congestion hazard, or substantial change in established neighborhood character for the following reasons:
  - Space is currently vacant, we do not anticipate additional congestion hazards in the area.
- The continued operation of or the development of adjacent uses as permitted in the Zoning

  Ordinance would not be adversely affected by the nature of the proposed use for the following reasons:
  - We do not anticipate and adverse effects from the proposed ice cream shop use.
- Nuisance or hazard would not be created to the detriment of the health, safety, and/or welfare of the occupant of the proposed use or the citizens of the City for the following reasons:
  - We do not anticipate any hazards from the proposed ice cream shop use.
- For other reasons, the proposed use would not impair the integrity of the district or adjoining district or otherwise derogate from the intent or purpose of this ordinance for the following reasons:
  - Van Leeuwen Ice Cream is a brand with multiple locations however each store is unique in design.

<sup>\*</sup>If you have any questions as to whether you can establish all of the applicable legal requirements, you should consult with an attorney.

1/29/24, 12:20 PM about:blank

#### **DIMENSIONAL INFORMATION**

Applicant: BCSP 9 OBS Property LLC

Location: 1 Brattle Sq., Cambridge, MA

Location: <u>1 Brattle Sq., Campriage, W</u>
Phone:

Present Use/Occupancy: vacant

Zone: Business B Zone

Requested Use/Occupancy: Ice Cream Shop

		Existing Conditions	Requested Conditions	<u>Ordinance</u> <u>Requirements</u>	
TOTAL GROSS FLOOR AREA:		1375	1375	1375	(max.)
LOT AREA:		29630	29630	29630	(min.)
RATIO OF GROSS FLOOR AREA TO LOT AREA; <sup>2</sup>		0	0	0	
LOT AREA OF EACH DWELLING UNIT		0	0	0	
SIZE OF LOT:	WIDTH	271.86	271.86	0	
	DEPTH	82.31	82.31	0	
SETBACKS IN FEET:	FRONT	0	0	0	
	REAR	0	0	0	
	LEFT SIDE	0	0	0	
	RIGHT SIDE	0	0	0	
SIZE OF BUILDING:	HEIGHT	60	60	0	
	WIDTH	140	140	0	
	LENGTH	220	220	0	
RATIO OF USABLE OPEN SPACE TO LOT AREA:		unknown	unknown	unknown	
NO. OF DWELLING UNITS:		0	0	0	
NO. OF PARKING SPACES:		0	0	0	
NO. OF LOADING AREAS:		0	0	0	
DISTANCE TO NEAREST BLDG. ON SAME LOT		0	0	0	

Describe where applicable, other occupancies on the same lot, the size of adjacent buildings on same lot, and type of construction proposed, e.g; wood frame, concrete, brick, steel, etc.:

n/a

- 1. SEE CAMBRIDGE ZONING ORDINANCE ARTICLE 5.000, SECTION 5.30 (DISTRICT OF DIMENSIONAL REGULATIONS).
- 2. TOTAL GROSS FLOOR AREA (INCLUDING BASEMENT 7'-0" IN HEIGHT AND ATTIC AREAS GREATER THAN 5') DIVIDED BY LOT AREA.
- 3. OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, WALKWAYS OR DRIVEWAYS AND SHALL HAVE A MINIMUM DIMENSION OF 15'.





#### BOUNDARY DESCRIPTION PER COMMITMENT NO. BOS-20220527-01-MA ISSUED <u>BY CHICAGO TITLE INSURANCE COMPANY HAVING NO EFFECTIVE DATE</u>

TRACT I:

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON. SITUATED ON BRATTLE STREET. MIDDLESEX COUNTY, MASSACHUSETTS, AND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

EASTERLY ON BRATTLE STREET, EIGHTY-TWO AND 31 /100 (82.31) FEET; EASTERLY BY A CURVED LINE, TWELVE AND 39/100 (12.39) FEET;

SOUTHERLY ON LAND FORMERLY OF THE BOSTON ELEVATED RAILWAY COMPANY ON A LINE THREE (3) FEET NORTHERLY OF THE SOUTHERLY FACE OF THE COPING OF THE NORTHERLY WALL OF THE CAMBRIDGE MAIN STREET SUBWAY, MOUNT AUBURN INCLINE, AND PARALLEL THERETO, TWO HUNDRED THIRTY—TWO AND 62/100 (232.62) FEET;

WESTERLY BY LAND NOW OR FORMERLY OF THE BOSTON ELEVATED RAILWAY COMPANY, NINETEEN AND 39/100 (19.39) FEET;

NORTHERLY BY LAND NOW OR FORMERLY OF HEIRS OF BATCHELDER AND LAND NOW OR FORMERLY OF THE SOCIAL UNION, TWO HUNDRED FOURTEEN AND 84/100 (214.84) FEET, MORE OR LESS.

THE PREMISES DESCRIBED ABOVE ARE SHOWN AS PARCEL A ON A PLAN ENTITLED "BOSTON ELEVATED RAILWAY COMPANY, ELEVATED & SUBWAY CONSTRUCTION PLAN OF LAND IN CAMBRIDGE" DATED JULY 1914. BY C.S. SARGENT, VICE PRESIDENT, RECORDED WITH THE MIDDLESEX SOUTH REGISTRY OF DEEDS AT BOOK 4307, PAGE END.

TOGETHER WITH CERTAIN RIGHTS TO USE A WALL ALONG THE SOUTHERLY BOUNDARY AS MORE SPECIFICALLY SET FORTH IN A PORTION OF A DEED FROM BOSTON ELEVATED RAILWAY COMPANY TO JOHN F. COLEMAN DATED OCTOBER 31, 1919 RECORDED WITH SAID DEEDS IN BOOK 4307, PAGE 147, WHICH PORTION OF THE DEED IS CAPTIONED "WALL AGREEMENT" AND THAT CERTAIN INSTRUMENT DATED NOVEMBER 16, 1937 RECORDED WITH SAID DEEDS IN BOOK 6178, PAGE 81.

TOGETHER WITH THE TERMS AND PROVISIONS OF THE TEMPORARY CONSTRUCTION EASEMENT AGREEMENT BETWEEN GREGORY RUDOLPH. TRUSTEE OF IVANHOE REALTY TRUST AND IVANHOE/ONE BRATTLE JOINT VENTURE (A/K/A BRATTLE WALK ASSOCIATES) DATED MARCH 2, 1990 AND RECORDED WITH SAID DEEDS IN BOOK 20411, PAGE 371.

FOUR PARCELS OF LAND IN CAMBRIDGE, MIDDLESEX COUNTY, COMMONWEALTH OF MASSACHUSETTS, SHOWN AS PARCELS B, C, D AND E ON A PLAN ENTITLED "BOSTON ELEVATED RAILWAY, ELEVATED & SUBWAY CONSTRUCTION PLAN OF LAND IN CAMBRIDGE, MASS." DATED JULY 1914, RECORDED WITH SAID DEEDS AT THE END OF BOOK 4307; TOGETHER BOUNDED AND DESCRIBED AS FOLLOWS:

EASTERLY BY BRATTLE STREET AND BRATTLE SQUARE, BY A CURVED LINE, SIXTY-THREE AND 75/100 (63.75) FEET;

SOUTHEASTERLY BY BRATTLE SQUARE, ONE HUNDRED FIVE AND 45/100(105.45) FEET; SOUTHERLY BY BRATTLE SQUARE AND MOUNT AUBURN STREET, BY A CURVED LINE, SEVENTY—THREE AND 67/100 (73.67) FEET;

SOUTHWESTERLY BY MOUNT AUBURN STREET, ONE HUNDRED TEN AND 85/100 (110.85)

NORTHWESTERLY BY LAND SHOWN ON SAID PLAN AS NOW OR FORMERLY OF THE HEIRS OF BATCHELDER, FIFTY—SEVEN AND 5/100 (57.05) FEET;

NORTHEASTERLY BY PARCEL "A" ON SAID PLAN, NINETEEN AND 39/100 (19.39) FEET; AND NORTHWESTERLY BY SAID PARCEL "A", TWO HUNDRED THIRTY-TWO AND 62/100 (232.62)

TOGETHER WITH THE BENEFIT OF THE FOLLOWING

APPURTENANT EASEMENT I ( FOR THE BENEFIT OF TRACT I AND TRACT II) THE PERPETUAL, NON-EXCLUSIVE RIGHT AND EASEMENT OVER MIFFLIN PLACE AS SAME IS SHOWN ON PLAN ENTITLED "EASEMENT PLAN MIFFLIN PLACE, CAMBRIDGE, MASS." SCALE LN=20' DATED NOVEMBER 17. 1988, RECORDED WITH SAID DEEDS, BOOK 20411, PAGE 159 (THE "PLAN") (A) FOR PASSAGE AND REPASSAGE BY VEHICLE AND ON FOOT, AND (B) FOR THE CONSTRUCTION AND MAINTENANCE OF A LANDSCAPED AREA AS SHOWN ON THE PLAN, AND FOR INSTALLATION, MAINTENANCE AND REPAIR OF UNDERGROUND UTILITIES, AS MORE FULLY SET

> A) TERMS AND PROVISIONS OF THE EASEMENT AGREEMENT BY AND BETWEEN BRATTLE SQUARE ASSOCIATES AND DANIEL V. CALANO AND JOHN MAGNARELLI, TRUSTEES OF ONE BRATTLE SQUARE TRUST DATED NOVEMBER 15, 1989, RECORDED WITH SAID DEEDS, BOOK 20411, PAGE 163, AS AFFECTED BY AMENDMENT TO EASEMENT AGREEMENT DATED JUNE 24, 1993 RECORDED WITH SAID DEEDS IN BOOK 23453 PAGE 44, AS FURTHER AFFECTED BY SECOND AMENDMENT TO EASEMENT AGREEMENT DATED JUNE 23, 2003 AND RECORDED IN BOOK 39780, PAGE 468.

> B) TERMS AND PROVISIONS OF THE EASEMENT AGREEMENT BY AND AMONG LOUIS F. DIGIOVANNI AND JOHN DIGIOVANNI. TRUSTEES OF TRINITY REALTY TRUST. BRATTLE SQUARE ASSOCIATES, AND DANIEL V. CALANO AND JOHN MAGNARELLI, TRUSTEES OF ONE BRATTLE SQUARE TRUST DATED JANUARY 30, 1990, RECORDED WITH SAID DEEDS, BOOK 20411, PAGE 93, AS AFFECTED BY AFFIDAVIT RECORDED IN BOOK 20589, PAGE

C) TERMS AND PROVISIONS OF THE WAVERLY TRUST—MIFFIIN PLACE EASEMENT AGREEMENT BY AND AMONG BENCION M. MOSKOW, TRUSTEE OF THE WAVERLY TRUST, BRATTLE SQUARE ASSOCIATES, AND DANIEL V. CALANO AND JOHN MAGNARELLI, TRUSTEES OF ONE BRATTLE SQUARE T RUST DATED DECEMBER 15, 1989, RECORDED WITH SAID DEEDS, BOOK 20411, PAGE 128.

D) TERMS AND PROVISIONS OF THE MIFFLIN REALTY TRUST—MIFFLIN PLACE EASEMENT AGREEMENT BY AND AMONG WANDA MACNAIR AND RICHARD N. MACNAIR, TRUSTEES OF MIFFLIN REALTY TRUST, BRATTLE SQUARE ASSOCIATES, AND DANIEL V. CALANO AND JOHN MAGNARELLI, TRUSTEES OF ONE BRATTLE SQUARE TRUST DATED OCTOBER 31, 1989, RECORDED WITH SAID DEEDS, BOOK 20411, PAGE 149.

E) TERMS AND PROVISIONS OF THE EASEMENT AGREEMENT BY AND AMONG PETER COMATOS, CHRISTINE COMATOS, TRUSTEES OF THE COMATOS FAMILY TRUST, BRATTLE SQUARE OFFICE BUILDING COMPANY, BRATTLE SQUARE ASSOCIATES, AND DANIEL V. CALANO AND JOHN MAGNARELLI, TRUSTEES OF ONE BRATTLE SQUARE TRUST DATED AS OF JANUARY, 1990, RECORDED WITH SAID DEEDS, BOOK 20411, PAGE 142.

F) TERMS AND PROVISIONS OF THE EASEMENT OPERATING AGREEMENT DATED JANUARY 30, 1990 BY AND AMONG LOUIS F. DIGIOVANNI AND JOHN P. DIGIOVANNI, TRUSTEES OF TRINITY REALTY TRUST, BRATTLE SQUARE ASSOCIATES, DANIEL V. CALANO AND JOHN MAGNARELLI, TRUSTEES OF ONE BRATTLE SQUARE TRUST AND BRATTLE SQUARE OFFICE BUILDING COMPANY DATED JANUARY 30, 1990, RECORDED WITH SAID DEEDS,

APPURTENANT EASEMENT II (FOR THE BENEFIT OF TRACT I AND TRACT II)

BOOK 20411, PAGE 104.

CERTAIN EASEMENTS AS SET FORTH IN AN EASEMENT AGREEMENT DATED AS OF NOVEMBER 15, 1989 BETWEEN BRATTLE SQUARE ASSOCIATES AND DANIEL V. CALANO AND JOHN MAGNARELLI. TRUSTEES OF ONE BRATTLE SQUARE TRUST WHICH EASEMENT IS RECORDED WITH SAID DEEDS IN BOOK 20411, PAGE 163, AS AFFECTED BY AMENDMENT TO EASEMENT AGREEMENT DATED JUNE 24, 1 993 RECORDED IN BOOK 23453, PAGE 44, AS FURTHER AFFECTED BY SECOND AMENDMENT TO EASEMENT AGREEMENT DATED JUNE 23, 2003 AND RECORDED IN BOOK 39780, PAGE 468, AS SHOWN ON PLAN ENTITLED "PLAN SHOWING PROPOSED EASEMENTS FOR BRATTLE WAY BUILDINGS AND CWT /ONE BRATTLE SQUARE, CAMBRIDGE, MASS.", DATED AUGUST 3, 1989, BY HARRY R. FELDMAN, INC., RECORDED IN BOOK 20411, PAGE 159.

APPURTENANT EASEMENT III (FOR THE BENEFIT OF TRACT I AND TRACT II)

EASEMENT AGREEMENT BETWEEN BRATTLE SQUARE ASSOCIATES AND GREGORY RUDOLPH, TRUSTEE OF IVANHOE REALTY TRUST WHICH EASEMENT IS DATED FEBRUARY 26, 1992, RECORDED IN BOOK 21800, PAGE 493, AS AFFECTED BY CONSENT AND RATIFICATION OF EASEMENT AGREEMENT DATED JUNE 24, 1993 RECORDED IN BOOK 23453, PAGE 21.

APPURTENANT EASEMENT IV (FOR THE BENEFIT OF TRACT I AND TRACT II)

BOOK 30181, PAGE 282.

DECLARATION OF PERMANENT AND TEMPORARY RESTRICTIVE COVENANTS DATED AS OF JUNE 24, 1993 RECORDED IN BOOK 23453, PAGE 26.

APPURTENANT EASEMENT V (FOR THE BENEFIT OF TRACT II ONLY) EASEMENT AGREEMENT BY AND BETWEEN THE MASSACHUSETTS BAY TRANSPORTATION AUTHORITY AND OB SQUARE LEASEHOLD, LLC DATED MAY 6, 1999 AND RECORDED ON MAY 18, 1999 IN

<u>LEGEND</u> S).....S MANHOLE ··· DRAIN MANHOLE

··· ELECTRIC MANHOLE · CABLE TV MANHOLE ····· HYDRANT WATER SHUT OFF/WATER GATE ····· GAS SHUT OFF/GAS GATE ····· CATCH BASIN

☆ ·························· LIGHT POLE ···· WALK LIGHT HH ..... ELECTRIC HANDHOLE ··· BOLLARD · POST ∘ CO ······ CLEAN OUT

○ BR ······ BIKE RACK W ..... GUY POLE ₩ ······ SECURITY CAMERA **⊗** FA ······FIRE ALARM ······ BOUND FOUND WITH DRILL HOLE

GM ····· ······ GAS METER ····· DECIDUOUS TREE ·· GATE POST • *GP* ······ EXCEPTION NUMBER LISTED

IN TITLE COMMITMENT BOS-20220527-MA HANDICAP RAMP ·· BUILDING DIMENSION ·· BUILDING FOOTPRINT AREA ···· BUILDING HEIGHT ···· BULKHEAD ·· BITUMINOUS

· BACK

·· COLUMN

CONC ..... · CONCRFTF DELTA ANGLE · ENTRANCE GARAGE DOOR · GRANITE ···· ARC LENGTH ··· LOADING DOCK

···· LANDSCAPED AREA

..... ENCROACHMENT NUMBER

Now or Formerly

119 MT. AUBURN STREET, LLC

BOOK 49177, PAGE 386

PARCEL ID 168-21

**.** (10)(12)(14) (15)(16)

FIRE ESCAPE N<u>64°42'02"E</u> BR(X4)

BOOK 58905, PAGE 126 GARAGE RAMP &

PARCEL ID 168-16 CIRCULATION AREA

UBTA EASEMENT AREA

BOOK 20411, PAGE 163 -

BOOK 20411. PAGE 104

PLAN 191 OF 1990

POB A

TARRAGON. LLC

···· POINT OF BEGINNING POB ..... ·· RADIUS ······ STRIP DRAIN SQ. FT. ..... SQUARE FEET TYP..... TYPICAL VGC VGC VERTICAL GRANITE CURB -----OHW ----- OVERHEAD WIRES ————GW———— GUY WIRES

·· OVFR

LSA .....

BOOK 20411, PAGE 163----

BOOK 20411, PAGE 159

BOOK 20411, PAGE 149

BOOK 20411, PAGE 142

BOOK 20411. PAGE 128

BOOK 20411, PAGE 93

Now or Formerly

BRATTLE SQUARE ASSOCIATES

BOOK 8518, PAGE 598

PARCEL ID 168-20

BOOK 20411. PAGE 163 4

PLAN 191 OF 1990

BOOK 20411, PAGE 104 8/

(PLAN 193 OF 1990)

1. THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN TITLE COMMITMENT NUMBERS BOS-20220527-MA ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN

EFFECTIVE DATE OF SEPTEMBER 12, 2022. 2. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO MT. AUBURN STREET, BRATTLE STREET AND BRATTLE SQUARE, ALL DEDICATED PUBLIC WAYS. THE SUBJECT PROPERTY HAS INDIRECT ACCESS TO MT. AUBURN STREET. THE WESTERLY PUBLIC RIGHT OF WAY, OVER AND ACROSS MIFFLIN PLACE, THE NORTHERLY PRIVATE RIGHT OF WAY, BY VIRTUE OF THOSE CERTAIN EASEMENTS SHOWN AS EXCEPTIONS 10, 11, 12, 14 AND 15, AS SHOWN ON SURVEY.

4. BY GRAPHIC PLOTTING ONLY, THE PARCEL SHOWN HEREON LIES WITHIN A ZONE "X" (UNSHADED). AN AREA OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOOD, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A) FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR MIDDLESEX COUNTY, MASSACHUSETTS, MAP NUMBER 25017C0576E, CITY OF CAMBRIDGE HAVING AN EFFECTIVE DATE OF JUNE 4, 2010.

5. ZONING INFORMATION AS SHOWN HEREON WAS PROVIDED IN A REPORT ENTITLED "ZONING AND SITE REQUIREMENTS SUMMARY, PZR REPORT FOR: ONE BRATTLE SQUARE, CAMBRIDGE, MASSACHUSETTS 02138", PREPARED FOR BCSP 9 OBS PROPERTY LLC, PZR SITE NUMBER 162836-1, PREPARED BY THE PLANNING & ZONING RESOURCE COMPANY, DATED DRAFT 10/21/2022.

6. BUILDING HEIGHT SHOWN HEREON IS CALCULATED FROM GRADE AND THE HIGHEST VISIBLE POINT 7. NO STRIPED SURFACE PARKING SPACES WERE OBSERVED AT THE TIME OF SURVEY.

8. NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED AT THE TIME OF SURVEY. 9. TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. NO EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF SURVEY.

10. THIS DOCUMENT IS AN INSTRUMENT OF SERVICE OF FELDMAN GEOSPATIAL ISSUED TO OUR CLIENT FOR PURPOSES RELATED DIRECTLY AND SOLELY TO FELDMAN GEOSPATIAL'S SCOPE OF SERVICES UNDER CONTRACT TO OUR CLIENT FOR THIS PROJECT. ANY USE OR REUSE OF THIS DOCUMENT FOR ANY REASON BY ANY PARTY FOR PURPOSES UNRELATED DIRECTLY AND SOLELY TO SAID CONTRACT SHALL BE AT THE USER'S SOLE AND EXCLUSIVE RISK AND LIABILITY, INCLUDING LIABILITY FOR VIOLATION OF COPYRIGHT LAWS, UNLESS WRITTEN CONSENT IS PROVIDED BY FELDMAN GEOSPATIAL.

11. THE CITY OF CAMBRIDGE ASSESSORS RECORDS INDICATE THAT THE RECORD OWNER OF PARCEL 168-20 IS BRATTLE SQUARE ASSOCIATES, A SUCCESSOR TO LINCOLN REALTY TRUST.

GOMATOS FAMILY

REALTY TRUST

BOOK 10072, PAGE 62

PARCEL ID 168-13

RICK **N64°42'02"E** 

FLOORS 2-6

BOOK 23453, PAGE 26

LEASE AREA=

6,071 SQ. FT.

PIEDMONT-ONE BŔATTLE

SQUARE II, LLC

BOOK 42156, PAGE 506

PARCEL ID 168-36

*⊢ L=73.67*′

R=71.55'

Δ=58°59'24'

7 STORY CONCRETE

AND GLASS

BUILDING ENTRANCE AREA

BOOK 20411, PAGE 163

PLAN 191 OF 1990

•(10)(12)(14)(15)

100.00'

—LANDSCAPED AREA

BOOK 20411, PAGE 149

BOOK 20411. PAGE 14

BOOK 20411. PAGE 128 BOOK 20411, PAGE 93

PLAN 193 OF 1990

PLAN 191 OF 1990

-COURTYARD AREA

PARCEL A

FASFMFNT

ELECTRIC EASEMENT / 6—STORY METAL AND GLASS OFFICE

BOOK 21165, PAGE 228 /

LICENSE AGREEMENT-8 BOOK 42156, PAGE 475\_

\_BOOK 21800, PAGE 493

AND RETAIL BUILDING WITH

UNDERGROUND PARKING GARAGE

BOOK 20411, PAGE 163 (16)

.) AWNI N64°05'42"E • BRICK

BRATTLE WALK

CONDOMINIUM

BOOK 24672, PAGE 15

(MASTER DEED)

PARCEL ID 168-33

— BOOK 20411, PAGE 163 (16)

Now or Formerly

PIEDMONT-ONE BRATTLE

SQUARE I, LLC

BOOK 42156, PAGE 500

PARCEL ID 168-36

TOTAL LOT AREA=

29,630 SQ. FT.

L=76.84'-

R=48.34 Δ=90°14'36"

BOOK EASEMENT

BRATTLE (PUBLIC - VARIABLE WIDTH) SQUARE

BK.8.5'(HELD)

∘ CO BRICK

**APPURTENANT** 

**EASEMENT** 

#### **BOUNDARY DESCRIPTION (PER SURVEY)**

POINT OF BEGINNING;

A CERTAIN PARCEL OF LAND SITUATED IN THE CITY OF CAMBRIDGE, COUNTY OF MIDDLESEX AND THE COMMONWEALTH OF MASSACHUSETTS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT AT THE SOUTHERLY INTERSECTION OF MIFFLIN PLACE AND MT. AUBURN STREET. THENCE; RUNNING S 56°40'18"E, BY SAID MT. AUBURN STREET, A DISTANCE OF 71.50 FEET TO THE

THENCE TURNING AND RUNNING N 64°05'42" E, BY LAND NOW OR FORMERLY OF TARRAGON, LLC AND LAND NOW OR FORMERLY OF BRATTLE WALK CONDOMINIUM TRUST, A DISTANCE OF 271.86 FEET TO A POINT ON THE WESTERLY SIDELINE OF BRATTLE STREET; THENCE TURNING AND RUNNING S 25°54'18" E, BY SAID BRATTLE STREET, A DISTANCE OF 82.31 FEET TO A POINT; THENCE RUNNING ALONG A CURVE TO THE RIGHT, FORMING THE INTERSECTION OF BRATTLE STREET AND BRATTLE SQUARE, HAVING AN ARC LENGTH OF 76.14 FEET, A RADIUS OF 48.34 FEET, AND A DELTA ANGLE OF 90°14'36" TO A POINT;

THENCE RUNNING ALONG A CURVE TO THE RIGHT, FORMING THE INTERSECTION OF BRATTLE SQUARE AND MT. AUBURN STREET, HAVING AN ARC LENGTH OF 73.67 FEET, A RADIUS OF 71.55 FEET, AND A DELTA ANGLE OF 58°59'24" TO A POINT; THENCE RUNNING N 56°40'18 W, BY SAID MT. AUBURN STREET, A DISTANCE OF 110.85 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 29,630 SQUARE FEET.

THENCE RUNNING S 64°20'18" W, BY SAID BRATTLE SQUARE, A DISTANCE OF 105.45 FEET TO A

#### <u>EXCEPTIONS FROM COVERAGE (SURVEY RELATED ONLY) SCHEDULE B, PART II, LISTED</u> <u>I TITLE COMMITMENT NO. BOS-20220527—MA ISSUED BY CHICAGO TITLE INSURANCE</u> COMPANY HAVING AN EFFECTIVE DATE OF SEPTEMBER 12. 2022.

(6) EASEMENT TO INSTALL AND MAINTAIN GAS, WATER AND ELECTRIC SERVICES, AND DRAINS TO STORM AND SANITARY SEWERS, AS SET FORTH IN THAT CERTAIN INSTRUMENT DATED NOVEMBER

(7) PARTY WALL AND RIGHTS TO PLACE BUILDING, AGREEMENT, EASEMENTS AND OTHER OBLIGATIONS AS SET FORTH IN A DEED FROM BOSTON ELEVATED RAILWAY COMPANY TO JOHN F. COLEMAN. DATED OCTOBER 31, 1919, RECORDED IN BOOK 4307, PAGE 147. SAID PARTY WALL AGREEMENT IS ALSO REFERENCED IN THE DEED FROM BOSTON ELEVATED RAILWAY COMPANY TO THE COMMONWEALTH OF MASSACHUSETTS DATED MAY 1, 1920, RECORDED IN BOOK 4350, PAGE 501. (AS SHOWN HEREON)

(8) TERMS OF LEASE BY AND BETWEEN MASSACHUSETTS BAY TRANSPORTATION AUTHORITY AS BOOK 17169, PAGE 233, NOW KNOWN AS THE ONE BRATTLE SQUARE ASSOCIATES TRUST PURSUANT TO AN INSTRUMENT DATED AS OF MARCH 22, 1989 AND RECORDED IN BOOK MARCH 2, 1990 AND RECORDED IN BOOK 20411, PAGE 214, AS CONVEYED BY A CERTAIN FORECLOSURE DEED FROM THE SUMMITUMO TRUST & BANKING CO., LTD TO BRATTLE CORPORATION DATED JULY 21, 1992 AND RECORDED IN BOOK 22229, PAGE 297, AND AS 1994 AND RECORDED IN BOOK 24697, PAGE 473, AND AS FURTHER ASSIGNED BY A LEASE ASSIGNMENT, ASSUMPTION AND CONSENT AGREEMENT BY AND BETWEEN ONE BRATTLE PAGE 123, AS FURTHER ASSIGNED BY AN ASSIGNMENT OF LEASE DATED MAY 6, 1999 AND BOOK 32145. PAGE 477. AS AFFECTED A NON DISTURBANCE AND ATTORNMENT AGREEMENT. IN BOOK 42156, PAGE 494. (NOT PLOTTABLE)

(9) CONTRACT BY AND BETWEEN THE COMMONWEALTH OF MASSACHUSETTS BY ITS DEPARTMENT OF

(11) EASEMENT AND OPERATING AGREEMENT BY AND AMONG LOUIS F. DIGIOVANNI AND JOHN P. DIGIOVANNI, TRUSTEES OF TRINITY REALTY TRUST; BRATTLE SQUARE ASSOCIATES; DANIEL V. 20411, PAGE 104; AS AFFECTED BY STATEMENT REGARDING EASEMENT AND OPERATING

(12) WAVERLY TRUST - MIFFLIN PLACE EASEMENT AGREEMENT BY AND AMONG BENCION M. MOSKOW, TRUSTEE OF THE WAVERLY TRUST BRATTLE SQUARE ASSOCIATES; AND DANIEL V. CALANO, AND JOHN T. MAGNARELLI, TRUSTEES OF ONE BRATTLE SQUARE TRUST DATED DECEMBER 15, 1989,

13) LICENSE AGREEMENT BY AND AMONG BRATTLE SQUARE ASSOCIATES: DANIEL V. CALANO AND JOHN MAGNARELLI, TRUSTEES OF ONE BRATTLE SQUARE TRUST; AND BENCION M. MOSKOW, 136. (NOT PLOTTABLE)

(14) TERMS AND PROVISIONS OF EASEMENT AGREEMENT BY AND AMONG PETER GOMATOS, CHRISTINE GOMATOS AND THOMASOULA GOMATOS. TRUSTEES OF THE GOMATOS FAMILY REALTY TRUST: BRATTLE SQUARE OFFICE BUILDING COMPANY: BRATTLE SQUARE ASSOCIATES: AND DANIEL V. CALANO AND JOHN MAGNARELLI, TRUSTEES OF ONE BRATTLE SQUARE TRUST DATED JANUARY 19, 1990 RECORDED IN BOOK 20411, PAGE 142. (AS SHOWN HEREON)

(15) MIFFLIN REALTY TRUST - MIFFLIN PLACE EASEMENT AGREEMENT BY AND AMONG WANDA MACNAIR AND RICHARD MACNAIR, TRUSTEES OF MIFFLIN REALTY TRUST; BRATTLE SQUARE ASSOCIATES; AND DANIEL V. CALANO AND JOHN MAGNARELLI, TRUSTEES OF ONE BRATTLE SQUARE TRUST DATED OCTOBER 31, 1989, RECORDED IN BOOK 20411, PAGE 149. (AS SHOWN HEREON)

(16) EASEMENT AGREEMENT BY AND BETWEEN BRATTLE SQUARE ASSOCIATES AND DANIEL V. CALANO AND JOHN MAGNARELLI, TRUSTEES OF ONE BRATTLE SQUARE ASSOCIATES TRUST DATED NOVEMBER 15. 1989, RECORDED IN BOOK 20411, PAGE 163, AS AFFECTED BY AMENDMENT TO EASEMENT AGREEMENT DATED JUNE 24, 1993 RECORDED IN BOOK 23453, PAGE 44; AS FURTHER AFFECTED BY SECOND AMENDMENT TO EASEMENT AGREEMENT DATED JUNE 23, 2002 AND RECORDED IN BOOK 39780, PAGE 468. (AS SHOWN HEREON)

(AS SHOWN HEREON)

LIMITED EXPRESS, INC., DATED JULY 3, 1991, AND RECORDED IN BOOK 21534, PAGE 262.

(19) LICENSE AGREEMENT BETWEEN ONE BRATTLE SQUARE ASSOCIATES TRUST AND THE CITY OF CAMBRIDGE POLE AND CONDUIT COMMISSION RECEIVED AND ENTERED IN RECORDS OF POLES, WIRES AND CONDUITS OF THE CITY OF CAMBRIDGE IN BOOK 39, PAGE 1-9, A CERTIFIED COPY OF WHICH LICENSE AGREEMENT IS RECORDED ON MARCH 2, 2004 IN BOOK 42156, PAGE 475.

(20) Loading dock agreement between brattle corporation and the mbta dated january 5, 1994, AND RECORDED IN BOOK 24146, PAGE 259. (AS SHOWN HEREON)

(21) RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER THAT CERTAIN LEASE BY AND BETWEEN WOODS IS DATED JANUARY 16, 1996 AND RECORDED IN BOOK 26133, PAGE 404, AS AMENDED BY UNRECORDED FIRST AMENDMENT TO LEASE DATED AS OF NOVEMBER 22, 1995, AND AS ACQUISITION LLC, AS LANDLORD, AND WOODS HOLDINGS, INC., AS TENANTS, DATED MARCH 7,

(22) EASEMENT AGREEMENT BY AND BETWEEN THE MASSACHUSETTS BAY TRANSPORTATION AUTHORITY

(23) RELEASE AGREEMENT FROM THE MASSACHUSETTS BAY TRANSPORTATION AUTHORITY TO OB SQUARE, LLC DATED MAY 6, 1999 AND RECORDED IN BOOK 30181, PAGE 253.

(25) INTENTIONALLY OMITTED.

(26) NOTICE OF DECISION BY THE CITY OF CAMBRIDGE PLANNING BOARD, RECORDED IN BOOK 50684, PAGE 261. — (NOT PLOTTABLE)

(27) NOTICE OF DECISION BY THE CITY OF CAMBRIDGE BOARD OF ZONING APPEAL, DATED JUNE 24,

(28) NOTICE OF DECISION BY THE CITY OF CAMBRIDGE BOARD OF ZONING APPEAL, DATED OCTOBER 9, 2009, RECORDED IN BOOK 53841, PAGE 86. (NOT PLOTTABLE)

(29) NOTICE OF DECISION BY THE CITY OF CAMBRIDGE BOARD OF ZONING APPEAL, DATED FEBRUARY 21, 2013, RECORDED IN BOOK 61551, PAGE 560. (NOT PLOTTABLE)

(31) NOTICE OF DECISION BY THE CITY OF CAMBRIDGE ZONING BOARD OF APPEALS, DATED OCTOBER

(32) TERMS AND PROVISIONS OF LEASE BY AND BETWEEN PIEDMONT-ONE BRATTLE SQUARE I, LLC, AS LANDLORD, AND EASTERN BANK, AS TENANT, NOTICE OF SAID LEASE BEING RECORDED WITH BOOK 790703, PAGE 433. — (NOT PLOTTABLE)

(33) NOTICE OF DECISION BY THE CITY OF CAMBRIDGE ZONING BOARD OF APPEALS, DATED MAY 19, 2022, RECORDED WITH SAID DEEDS, BOOK 80389, PAGE 264. - (NOT PLOTTABLE)

16, 1937, RECORDED IN BOOK 6178, PAGE 81. (AS SHOWN HEREON)

LANDLORD AND JOHN T. MAGNARELLI AND DANIEL V. CALANO, TRUSTEES OF BRATTLE SQUARE ASSOCIATES TRUST, U/D/T DATED AS OF JUNE 26, 1986, AND SAID TRUST IS RECORDED IN 20029, PAGE 414, NOTICE OF LEASE BEING DATED MARCH 2, 1990 AND RECORDED IN BOOK 20411 , PAGE 211, AS AFFECTED BY AN UNRECORDED FIRST AMENDMENT TO GROUND LEASE DATED MARCH 2, 1990, AS ASSIGNED BY AN UNRECORDED ASSIGNMENT OF LEASE BY JOHN T. MAGNARELLI AND DANIEL V. CALANO, TRUSTEES AS AFORESAID TO GREGORY RUDOLPH, TRUSTEE OF IVANHOE REALTY TRUST, U/D/T DATED FEBRUARY 13, 1990, AS DULY CONSENTED IN WRITING TO SUCH ASSIGNMENT AS REFERRED TO IN A LANDLORD'S ESTOPPEL CERTIFICATE DATED FURTHER ASSIGNED BY A LEASE ASSIGNMENT, ASSUMPTION AND CONSENT AGREEMENT BY AND BETWEEN BRATTLE CORPORATION AS ASSIGNOR AND ONE BRATTLE SQUARE, INC. DATED JULY 1, SQUARE, INC TO OB SQUARE LLC DATED FEBRUARY 27, 1998 AND RECORDED IN BOOK 28316, RECORDED IN BOOK 30181 , PAGE 274, AND AS FURTHER CONVEYED BY QUITCLAIM DEED FROM OB SQUARE, LLC TO OB SQUARE ACQUISITIONS LLC. RECORDED ON DECEMBER 15, 2000 IN DATED APRIL 22, 2003 AND RECORDED IN BOOK 38889, PAGE 148, AS FURTHER ASSIGNED BY ASSIGNMENT AND ASSUMPTION OF GROUND LEASE DATED FEBRUARY 26, 2004 BY AND BETWEEN OB SQUARE LEASEHOLD, LLC AND WELLS REIT-ONE BRATTLE SQUARE II, LLC AND RECORDED ON MARCH 2, 2004 RECORDED IN BOOK 42156, PAGE 487; AND AS AFFECTED BY ASSIGNMENT AND ASSUMPTION OF GROUND LEASE BY AND BETWEEN OB SQUARE ACQUISITION LLC AND WELLS REIT-ONE BRATTLE SQUARE I, LLC DATED FEBRUARY 26, 2004 AND RECORDED

PUBLIC UTILITIES AND THE BOSTON ELEVATED RAILWAY COMPANY DATED MAY 1, 1920, RECORDED IN BOOK 4840, PAGE 72. (NOT PLOTTABLE)

(10) TERMS AND CONDITIONS OF EASEMENT AGREEMENT BY AND AMONG LOUIS F. DIGIOVANNI AND JOHN P. DIGIOVANNI, TRUSTEES OF TRINITY REALTY TRUST; BRATTLE SQUARE ASSOCIATES; AND DANIEL V. CALANO AND JOHN MAGNARELLI, TRUSTEES OF ONE BRATTLE SQUARE TRUST DATED JANUARY 30, 1990, RECORDED IN BOOK 20411, PAGE 93, AS AFFECTED BY AN AFFIDAVIT DATED MAY 21, 1990, RECORDED IN BOOK 20589, PAGE 235. (AS SHOWN HEREON)

CALANO AND JOHN MAGNARELLI, TRUSTEES OF ONE BRATTLE SQUARE T RUST; AND, BRATTLE SQUARE OFFICE BUILDING COMPANY DATED AS OF JANUARY 30, 1990, RECORDED IN BOOK AGREEMENT, RECORDED WITH SAID DEEDS, BOOK 49378, PAGE 545. (AS SHOWN HEREON)

RECORDED IN BOOK 20411, PAGE 128. (AS SHOWN HEREON)

TRUSTEE OF WAVERLY TRUST DATED DECEMBER 15, 1989, RECORDED IN BOOK 20411, PAGE

(17) EASEMENT DEED FROM GREGORY RUDOLPH, TRUSTEE OF IVANHOE REALTY TRUST TO CAMBRIDGE ELECTRIC LIGHT COMPANY, DATED APRIL 30, 1991, RECORDED IN BOOK 21165, PAGE 228.

(18) RIGHTS OF TENANTS, AS TENANTS ONLY, WHICH ARE SET FORTH IN THE NOTICE OF LEASE FROM GREGORY RUDOLPH, TRUSTEE OF IVANHOE/REALTY TRUST TO LIMITED EXPRESS, INC., NOTICE OF WHICH IS DATED NOVEMBER 21, 1990, RECORDED IN BOOK 21014, PAGE 510, AS MAY BE AFFECTED BY LEASE SUBORDINATION, NON— DISTURBANCE AND ATTORNMENT AGREEMENT BY

(AS SHOWN HEREON)

HOLDINGS, INC., AS TENANT, AND ONE BRATTLE SQUARE, INC., AS LANDLORD, NOTICE OF WHICH FURTHER AMENDED BY UNRECORDED SECOND AMENDMENT TO LEASE DATED AS OF JANUARY 24. 2002, BOTH AMENDMENTS NOTED IN RECORDED NOTICE OF LEASE BY AND BETWEEN OB SQUARE 2002 AND RECORDED IN BOOK 36609, PAGE 577. (NOT PLOTTABLE)

AND OB SQUARE LEASEHOLD, LLC DATED MAY 6,1999 AND RECORDED ON MAY 18, 1999 IN BOOK 30181, PAGE 282. (AS SHOWN HEREON)

(NOT PLOTTABLE)

(24) COMBINED WITH EXCEPTION 21 HEREINABOVE.

2008, RECORDED IN BOOK 51438, PAGE 275. (NOT PLOTTABLE)

(30) NOTICE OF DECISION BY THE CITY OF CAMBRIDGE BOARD OF ZONING APPEAL, DATED JULY 5, 2016, RECORDED IN BOOK 67851, PAGE 362. (NOT PLOTTABLE)

8, 2020, RECORDED IN BOOK 76098, PAGE 121. (NOT PLOTTABLE)

LIST OF POSSIBLE ENCROACHMENTS NOW OR FORMERLY TARRAGON, LLC A STEPS OVER 0.1' NOW OR FORMERLY BRATTLE WALK CONDOMINIUM TRUST B GRANITE SIGN BASE OVER 0.8'

CONCRETE PATIO AND FENCE OVER 3.0'-3.3'

**ZONING CLASSIFICATION** 

ZONING DISTRICT: "B" BUSINESS B DISTRICT MAXIMUM FLOOR AREA RATIO — 3.37 PER CASE NO. PB 79 MINIMUM LOT AREA/DWELLING — 300 SQ. FT. MINIMUM FRONT YARD ----NONF MINIMUM SIDE YARD ----MINIMUM REAR YARD ----- NONE MAXIMUM HEIGHT ——— PARKING SPACES REQUIRED ———— — *52 SPACES* 

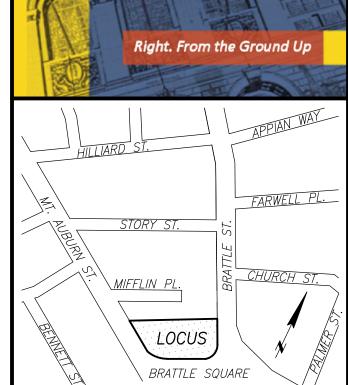
WORCESTER OFFICE 27 MECHANIC STREET WORCESTER, MA 01608 (617)357-9740 www.feldmangeo.com

BEOSPATIA

**BOSTON HEADQUARTERS** 

152 HAMPDEN STREET

BOSTON, MA 02119



LOCUS MAP NOT TO SCALE

TO BCSP 9 OBS PROPERTY LLC & CHICAGO TITLE INSURANCE COMPANY; THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10, 13, 14, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JULY 20, 2022.



FELDMAN GEOSPATIAL

(MA# 52782) TAGÜRKIS@FÉLDMANGEO.COM

11-21-22



ONE BRATTLE SQUARE CAMBRIDGE, MASS.

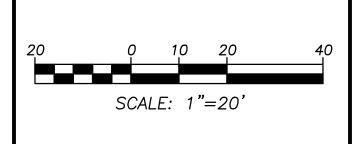
FIELD CHIEF: AB RESEARCH: CEM PROJ MGR: TRA APPROVED: CALC: RGA CADD: CEM FIELD CHK: CRD FILE: 2200809

DRAWING NAME:

**REVISIONS:** 

ALTA/NSPS LAND TITLE SURVEY

JULY 20, 2022

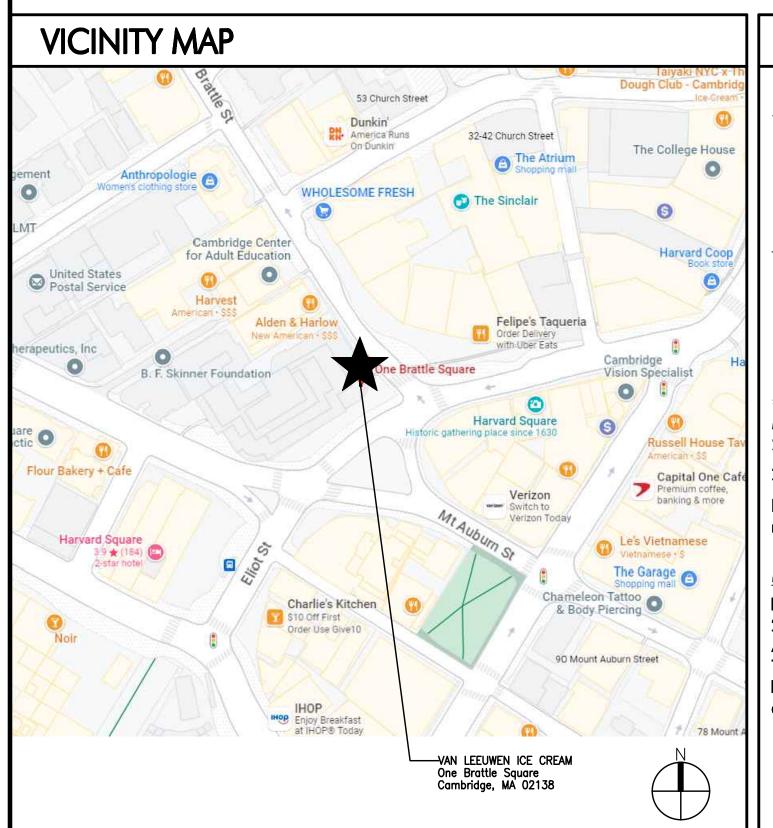


SHEET NO. 1 OF 1

**UNDERGROUND GARAGE** PARKING SUMMARY 52 STANDARD SPACES <u>O HANDICAP SPACES</u> *52 TOTAL SPACES* 

# Can Leauven

# ONE BRATTLE SQUARE SPACE C2 CAMBRIDGE, MA 02138



#### PROJECT DIRECTORY PROJECT INFORMATION

#### **OWNER**

Corey Segal Chief Operating Officer corey@vanleeuwenicecream.com 973.493.0951

#### **LANDLORD**

BCSP 9 OBS Property LLC a Delaware limited liability company c/o Beacon Capital Partners, LLC 200 State Street, 5th Floor Boston, Massachusetts 02109

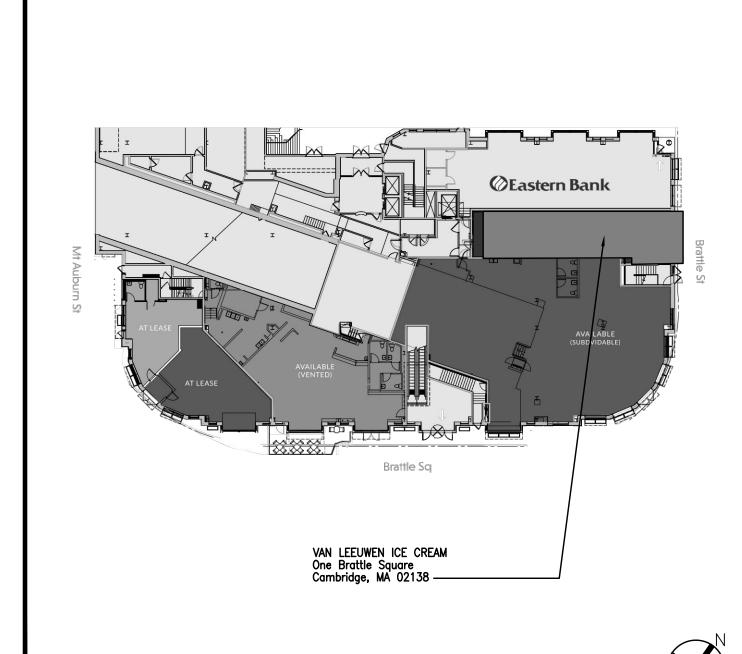
#### **ARCHITECT**

Michael R. Black, AIA, NCARB 2225 E. Randol Mill Road, Suite 300 Arlington, TX 76011 TEL (817) 701-4819 FAX (817) 633-4153 mblack@pdmsdesign.com

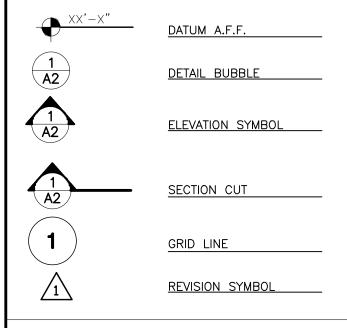
#### MEP ENGINEER

Daniel A. Reeves, PE 2225 E. Randol Mill Road, Suite 300 Arlington, TX 76011 TEL (817) 701-4808 FAX (817) 633-4153 dreeves@pdmsdesign.com

# **KEY PLAN**



#### **SYMBOLS**



$\frac{1}{A2}$	ELEVATION SYMBOL					
1 A2	SECTION CUT					
1	GRID LINE					
$\stackrel{\frown}{1}$	REVISION SYMBOL					
SEPARATE PERMIT SIGNAGE						

#### **BUILDING DEPARTMENT**

Cambridge Inspectional Services Department 831 Massachusetts Avenue Cambridge, MA 02139 TEL (617) 349-6100 FAX (617) 349-6132

#### **CODES**

**BUILDING & STRUCTURAL:** 

**MECHANICAL:** 2015 INTERNATIONAL MECHANICAL CODE, WITH MA AMENDMENTS **ELECTRICAL:** 2023 NATIONAL ELECTRICAL CODE, WITH MA AMENDMENTS PLUMBING: MA UNIFORM STATE PLUMBING CODE (248 CMR 10.00) FIRE PROTECTION: 2021 INTERNATIONAL FIRE CODE & NFPA 1 W/ MA AMENDMENTS 2018 INTERNATIONAL ENERGY CONSERVATION CODE W/ MA AMENDMENTS **ENERGY:** HANDICAPPED ACCESS: 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, W/ MA

2015 INTERNATIONAL BUILDING CODE, WITH MA 9th EDITION AMENDMENTS

#### **AMENDMENTS**

**BUILDING DATA** 

OCCUPANCY CLASSIFICATION (CHAPTER 3) SECTION 303.1.2 - GROUP B (EXISTING & PROPOSED) TYPE OF CONSTRUCTION (CHAPTER 6): SECTION 602 - I-B EXISTING FIRE PROTECTION SYSTEMS (CHAPTER 9):

OCCUPANT LO	DAD (CHAPTER 10)	
SECTION 1004	- OCCUPANT LOAD	
	PUBLIC (B)	= 470
	EMPLOYEES SERVICE AREA	= 156
	SUPPORT ROOM AREA	= 221
	AUXILIARY	= 528
	(UNOCCUPIED AREA, CIRCULATION)	
	GROSS LEASED AREA	= 1375 SF
	PUBLIC (B)	= 471/100

PUBLIC (B)	= 471/100	=
FIXED STOOLS	= 6+(1WC)	=
EMPLOYEES SERVICE AREA	= 156/100	=
SUPPORT ROOM AREA	= 221/300	=
AUXILIARY	= 527/0	=
(UNOCCUPIED AREA, CIRCULATION)		
GROSS OCCUPANT LOAD		= '

SECTION 1005.3.2 - EGRESS WIDTH

REQUIRED: INCHES PER PERSON= 0.15 (SPRINKLED) 0.20 X 15 OCCUPANTS = 3" INCHES

PROVIDED: INCHES = 34" CLEAR **EXITS PROVIDED: 1** 

- EXIT AND EXIT ACCESS DOORWAYS

MAX TRAVEL = 100 FEET (SPRINKLED)OCCUPANCY = A (ASSEMBLY)/ B (BUSINESS - UNDER EXCEPTION A303.1.2)

MAX OCCUP.= 49 OCCUPANTS

SECTION 1017 - EXIT ACCESS TRAVEL DISTANCE MAX TRAVEL = 300 FEET (SPRINKLER SYSTEM)

- SEPARATE FACILITIES SHALL NOT BE REQUIRED IN BUSINESS OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 15 OR

## SCOPE OF WORK

TENANT IMPROVEMENT OF EXISTING RETAIL STORE WITH A CHANGE OF USE TO BUSINESS FOR A NEW ICE CREAM SHOP. WORK WILL INCLUDE DEMOLITION OF INTERIOR PARTITIONS, NEW FINISHES, LIGHT FIXTURES, HVAC DUCTS, AND PLUMBING PER NEW EQUIPMENT AND FIXTURE LAYOUTS. NEW WORK WILL INCLUDE NEW INTERIOR PARTITIONS AND DOORS, PATCH, REPAIR, REPLACE, CLEAR EXISITNG FLOOR, WALL, AND CEILING FINISHES AS REQUIRED, NEW LIGHTING, NEW MILLWORK, AND INSTALLATION OF NEW EQUIPMENT, INCLUDING A 3-COMPARTMENT SINK, GREASE TRAP, REFRIGERATORS AND FREEZERS. NO ICE CREAM WILL BE MADE ON SITE.

DR	AWING INDEX	REVIEW SET-85%	REVIEW SET-95%	ISSUE DATE	REV 1	REV 2	REV 3	REV 4	REV 5	REV 6	REV 7
NO.	DRAWING NAME	10/2/23 <b>R</b> S	10/13/23 <b>R</b> S	11/22/23 <b>IS</b>	<u>~</u>	∞	~	~	~	<u>~</u>	~
	ARCHITECTURAL	<u> </u>	1	'		ı	1	1		ı	
A000	COVER SHEET										
A001	ARCHITECTURAL SPECIFICATIONS										
A002	ARCHITECTURAL SPECIFICATIONS										
A003	RESPONSIBILITIES & SCHEDULES										
A004	OCCUPANCY AND EGRESS PLAN										
A005	DEMOLITION PLAN										
A100	FLOOR PLAN & DETAILS										
A101	EQUIPMENT PLAN & SCHEDULE										
A102	FLOOR FINISH PLAN & DETAILS										
A200	REFLECTED CEILING PLAN										
A300	EXTERIOR ELEVATION										
A400	INTERIOR ELEVATIONS - FOH										
A401	INTERIOR ELEVATIONS - FOH										
A402	INTERIOR ELEVATIONS - BOH										
A500	ENLARGED COUNTER PLAN & DETAILS										
A501	COUNTER ELEVATIONS										
A502	ENLARGED COUNTER SECTIONS										
A600	ENLARGED TOILET ROOM PLAN & ELEVATIONS										
	MECHANICAL										
M001	MECHANICAL SPECIFICATIONS										
M100	MECHANICAL PLAN										
M200	REFRIGERATION SHOP DRAWING										
	ELECTRICAL										
E001	ELECTRICAL SPECIFICATIONS										
E100	POWER PLANS, SCHEDULES & DETAILS										
E200	LIGHTING PLANS										

### **ABBREVIATIONS**

PLUMBING

P001 PLUMBING SPECIFICATIONS

A.C.T.	ACOUSTIC CEILING TILE	
٩.D.A.	AMERICANS W/ DISABILITIES A	ACT
A.F.F.	ABOVE FINISH FLOOR	
BD.	BOARD	
BM.	BEAM	
<b>-</b>	0.511.11.10	

P100 PLUMBING PLANS & RISER DIAGRAMS

|P200 | PLUMBING DETAILS, SCHEDULES & CALCULATIONS | • | • | • |

CEILING CONC. CONCRETE CLEAR EQ. EQUAL FIN. FINISH

**FLOOR** FACE OF FINISH G.A. GAUGE GYP.BD. GYPSUM WALL BOARD HOLLOW METAL

LANDLORD MIN. MINIMUM MTL. METAL ON CENTER PLASTIC LAMINATE

REFL. REFLECTED SS. STAINLESS STEEL STL. STEEL STRUCT. STRUCTURE SIMILAR

WD.

SUSP. SUSPENDED T.B.D. TO BE DETERMINED TEMP. TEMPORARY TENANT'S GENERAL CONTRACTOR

TYP. TYPICAL UNLESS NOTED OTHERWISE U.N.O. V.I.F. VERIFY IN FIELD VINYL COMPOSITION TILE

WOOD

## **GENERAL NOTES**

- THE WORK DELINEATED IN THESE DRAWINGS AND DESCRIBED IN THE SPECIFICATION SHALL CONFORM TO ALL CODES AND STANDARDS THAT HAVE JURISDICTION OVER THE PROJECT
- ALL REQUIREMENTS AND REGULATIONS PERTAINING TO THE HANDICAPPED AND OSHA MUST BE INCORPORATED IN THE WORK EVEN THOUGH THEY MAY NOT BE LISTED INDIVIDUALLY AND SEPARATELY IN EITHER THE DRAWINGS OR SPECIFICATIONS.
- THESE GENERAL NOTES SHALL APPLY TO ALL DRAWINGS AND GOVERN UNLESS OTHERWISE NOTED OR SPECIFIED.
- VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE JOB SITE PRIOR 1 SUBMISSION OF BIDS. COMPARE ARCHITECTURAL DRAWINGS WITH MECHANICAL AND ELECTRICAL DRAWINGS, AND REPORT ANY DISCREPANCIES TO THE ARCHITECT. NO INFORMATION OR DETAILS ON THE DRAWINGS OF THIS PROJECT MAY BE USED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. DO NOT SCALE DRAWINGS.
- UNLESS OTHERWISE SHOWN OR NOTED, ALL TYPICAL DETAILS SHALL BE USED WHERE APPLICABLE.
- ALL DETAILS SHALL BE CONSIDERED TYPICAL AT SIMILAR CONDITIONS. SAFETY MEASURES: AT ALL TIMES THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF THE PERSONS & PROPERTY AND FOR ALL INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ARCHITECT'S OR ENGINEER'S JOB SITE REVIEW (IF OCCURS) IS NOT INTENDED TO INCLUDE REVIEW OF THE
- ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES. CONSTRUCTION WORK WILL NOT BLOCK HALLWAYS OR MEANS OF EGRESS. 10. CONTRACTOR SHALL REFER TO GENERAL NOTES AS DESCRIBED ON EACH
- DRAWING SHEET AND INCORPORATE AS A PART OF THIS SCOPE OF WORK. 11. ABSOLUTELY NO SUBSTITUTIONS WILL BE ALLOWED, UNLESS APPROVED BY THE ARCHITECT IN WRITING.
- 12. T.G.C. SHALL FURNISH ONE EMPTY DUMPSTER AT STORE TURNOVER TO OWNER FOR STORE'S DISPOSAL OF CARDBOARD, TRASH, ETC. 13. TENANT WILL BE REQUIRED TO TRANSFER ALL UTILITIES INTO THEIR NAME PRIOR TO STARTING CONSTRUCTION, WITH THE EXCEPTION OF WATER

Arlington, Texas 76011 817.633.4200 p • 817.633.4153 f

Van Leeuwen Ice Cream

One Brattle Square Space #C2 Cambridge, MA 02138

Issue Date 11/22/23							
visions							
Date	Description	Ву					
	visions	visions					



Consultant

MICHAEL R. BLACK, AIA

2225 E. RANDOL MILL ARLINGTON, TEXAS 76011 817.701.4819 MASSACHUSETTS LICENSE NO.: 30643

	•
Job Number	230174
Drawn By	CMS
Appv'd By	CC

Sheet Title Cover Sheet

Sheet Number

PART 2 - SITE WORK

02060 Building Demolition

#### PART 3 - PRODUCTS

09250

09300

09660

09675

09900

03300 Cast-in-place Concrete 03732 Concrete Repair 05100 Structural Steel 05500 Miscellaneous Metals 06100 Carpentry, General Millwork/Casework 07200 07250

Insulation and Waterproofing Fireproofing 07270 Fire Stop Insulation And Sealing 07900 Caulking And Sealant 08100 Hollow Metal Doors And Frames 08210 Wood Doors 08710 Finish Hardware Glass and Glazing

Gypsum Drywall Systems

Tile and Marble

Resilient Flooring

Painting and Finishing

10520 Fire Extinguishers And Cabinets

Resilient Base

10800 Toilet Room Accessories

11001 Equipment

PART 4 - EXECUTION

Installation General

Cast-in-place Concrete

**Demolition** 

Concrete Repair

Millwork/Casework

Finish Hardware

Drywall Work

Equipment

Tile and Marble

Resilient Flooring and Base

Painting and Finishing

Glass and Glazing

Hollow Metal Frame:

Fire Resistant Drywall Assemblies: Comply with fire resistant ratings as indicated and as required by governing authorities and codes. Provide materials, accessories and application procedures which have been listed by UL or tested in accordance with ASTM E 119 for the type of construction indicated.

PART 1 - GENERAL

Structural Steel:

to as issued".

Millwork/Casework:

fire-rating of frame.

**QUALITY ASSURANCE:** 

specified provisions of the following:

AWS D1.1 "Structural Steel Welding Code".

Qualifications for Welding Work:

"Standard Qualification Procedures"

UL Fire Hazard Classification: Acoustical ceilings to comply with a fire hazard classification for flame spread, including fuel contribution and smoke development classifications specified, provide tile which has been tested, rated and labeled by UL.

Ceramic Tile Work: TCA "Handbook for Ceramic Tile Installation". SUBMITTALS:

Manufacturers Data: Before starting any work, submit list of materials and accessories to be incorporated in the work. List shall include descriptive data, catalog cuts, and other such information to identify the materials as to the location or locations of their use in the work, and the methods of installation. No consideration will be given to partial lists submitted from time to time.

Obtain materials from reputable manufacturers regularly engaged in the

Quality Standards: Except as otherwise shown or specified, comply with

Structural Steel For Buildings, latest edition, including supplements there

Qualify welding processes and welding operators in accordance with AWS

Fire Rated Hollow Metal Frames: Provide fire-rated hollow metal frames

investigated and tested as a fire rated assembly. Identify fire-rated

frames with recognized testing laboratory labels, indicating applicable

AISC "Specifications for the Design, Fabrication and Erection of

Architectural Woodwork Institute (AWI) "Quality Standards".

Wood Doors: NWMA Industry Standard I.S.I. — Wood Flush Doors.

production of products and materials for the intended use.

Samples: When requested, submit samples of materials to Architect for

Hardware Schedule: Submit final hardware schedule organized by "sets", to indicate specifically the product to be furnished for each item required on each door. Horizontal hardware schedule are not acceptable.

Templates: Furnish templates to each fabricator of doors and frames, as required for preparation to receive hardware.

Shop Drawings: Submit shop drawings for the following items showing dimensioned plans, elevations, large scale details of constructions, and methods of installation. Show details and locations of anchorage and

Mechanical & sprinkler installation, millwork, and signage. **JOB CONDITIONS:** 

All work must be performed in cooperation with the Landlords requirements for schedule and access to areas of work.

Contractor must examine the spaces in which, and the substrates to which the work required by this Contract is to be installed. Notify the Owner's Representative in writing of any conditions detrimental to the proper and timely completion of the work. Starting installation of work required by this Contract indicates acceptance of the spaces and substrate conditions and full responsibility for completed work.

#### PROJECT HANDLING AND STORAGE:

Deliver all finished materials in manufacturer's unopened containers, bundles or packages, fully identified with manufacturer's name, brand, type and grade. Protect from soiling and damage using handling equipment and storage techniques recommended by the manufacturer.

All prefinished items shall be shipped, delivered and stored in protective wrapping. Cut openings in wrappings as necessary to avoid

Protect lumber and finish carpentry and millwork against dampness and injury during and after delivery, and store under cover in well ventilated portions of the building not exposed to humid conditions and maintain temperature of at least 70 degrees F.

Store hollow metal work under cover on the building site on wood sills or on floors in a manner that will prevent rust and damage. Care shall be taken to avoid creating a humidity chamber by using a plastic or canvas shelter and not venting the area covered.

#### PART 2 - SITE WORK

#### 02060 - BUILDING DEMOLITION

Selective Demolition: This section is included for general reference of work to be removed by the General Contractor.

notes and site specific items.

Consult demolition plans included with project documents for additional

Demolition includes removal of the existing interiors, if required, but not limited to interior partitions, cabinets, suspended ceiling tile, storefront, electrical, mechanical, etc, as required, as shown or as directed.

All items indicated or required to be demolished or removed to be legally disposed of in coordination and compliance with all landlord procedures and regulations. All items indicated to be relocated or reinstalled to be cleaned, serviced and prepared for proper re-use. Any items stored during construction are to be protected to avoid damage or theft.

All items indicated as existing to remain shall be cleaned, serviced and prepared for proper continued re-use. Protect all items sufficiently during construction to avoid damage or theft.

Cooperate and coordinate with landlord, the tenants of the adjacent spaces and the tenant in scheduling work in order to cause the least inconvenience to personal and property. See mechanical and electrical plans for specific demolition items under those trades.

**PART 3 - PRODUCTS** 

03300 - CAST-IN-PLACE CONCRETE

Provide and install concrete as indicated in the drawings.

Concrete work shall conform to the latest edition of "American Concrete Institute" codes and standards including ACI 301, ACI 315 and ACI 318.

Concrete strengths are as follows: Class I 3000psi interior slab (or min. required per landlord specifications).

Reinforcement: Per landlord requirements

Bonding agent (if required):

"Sonobond" epoxy concrete bonding agent or equal.

Manufacturer:

Chemtrex. Inc. 889 Valley Park Drive

Shakopee, MN 55379-1854

Consult manufacturer for application procedure

ASTM C881

Vapor barrier:

Slab on grades to receive 6 mil. clear or black polyethylene film with minimum of 12" overlap. Tape all seams.

#### 03732 - CONCRETE REPAIR

The extent of concrete repair work includes remaining floor areas after demolition providing a level floor throughout to receive future finishes.

Comply with manufacturer's requirements for installation of items and finishes by other trades, including those items and finishes provided and/or installed by tenant.

Floor leveler concrete to be installed at low areas, holes and depressions. Patch cracks and broken concrete with floor patch troweled smooth in accordance with manufacturer's instructions and landlord specifications. Underlayment compound to be free flowing, self-leveling, pumpable, and cement based for applications from one inch thick to feathered edges.

#### 05100 - STRUCTURAL STEEL

Steel Shapes, Plates, and Bars: Comply with ASTM A 36, except where other type of steel is indicated.

Steel Tubing: ASTM A 500, Grade B.

Steel Pipe: ASTM A53, Type E or S, Grade B.

Anchor Bolts: ASTM A 307, nonheaded type unless otherwise indicated.

Threaded Fasteners: ASTM A 307, Grade A, regular low carbon steel bolts and nuts. Provide hexagonal heads and nuts on all connections.

Welding Electrodes: Provide electrodes, welding rods and filler metals

equal in strength and compatible in appearance with parent metal Primer: Fabricator's standard, fast-curing, lead-free, universal primer.

**Fabrication:** 

Fabricate and Assemble structural assemblies in shop to greatest extent possible. Fabricate items of structural steel in accordance with AISC Specifications as indicated on shop drawings. Properly mark and match-mark materials for field assembly.

Connections: Weld or bolt shop connections as indicated. Bolt field connections except where welded connections or other connections are

Holes for Other Work: Provide holes required for securing other work to structural steel members, and for passage of other work through steel members. Cut, drill, or punch holes perpendicular to metal surfaces. Do not flame cut holes or enlarge holes by burning.

Shop Primer: Remove scale, rust, and other deleterious materials from metal surface before applying shop primer. Immediately after surface preparation, brush or spray on primer at a rate to provide a uniform dry film thickness of 2.0 mils.

# 05500 - MISCELLANEOUS METALS

Definition: Miscellaneous metals include items made from iron and steel shapes, plates and bars, which are not a part of structural steel or other metal systems specified elsewhere.

Metals: Provide steel plates, shapes and bars complying with ASTM A

Fasteners: Provide type, sizes, materials and finish as required for the application indicated.

Primer: Fabricator's standard, fast-curing, lead-free, universal primer. Fabrication:

Workmanship: Use material of size and thickness indicated or, if not indicated provide as required to produce strength and durability in finished product for use intended. Work to dimensions shown, using proven details of fabrication and support.

Form exposed work true to line and level with accurate angles and surfaces and straight sharp edges. Ease exposed edges to a radius of approximately 1/32" unless otherwise shown. Form bent metal corner to smallest radius possible without causing grain separation or otherwise impairing work.

Weld corners and seams continuously, complying with AWS recommendations. At exposed locations, and polish exposed welds smooth and flush to match and blend with adjoining surfaces.

Provide for anchorage of type required for a secure and complete installation, coordinated with the supporting structure. Fabricate and space anchoring devices to provide adequate support for intended use.

Shop Primer: Remove scale, rust, and other deleterious materials from metal surface before applying shop primer. Immediately after surface preparation, brush or spray on primer at a rate to provide a uniform dry film thickness of 2.0 mils. Provide UL label on each piece of fire-retardant treated lumber.

#### 06100 - CARPENTRY, GENERAL

Miscellaneous Lumber: Wood and plywood for support or attachment of other work including nailers, blocking, furring, and similar members. S4S, 19% moisture at time of dressing.

Grade: "Standard" grade, any species, free from knots, or other defects that might impair the strength or finished appearance.

Structural Lumber: For members 2" to 4" thick and more than 4" in width, provide the following grade and species:

No.2 Grade or better, S4S and kiln dried. Douglas Fir or Yellow Pine.

Strength: Fiber stress rating of not less than 1350 psi.

Plywood Panels: Provide fire—retardant treated plywood with grade designation, APA A-D INT with exterior glue, in thickness indicated, or if not indicated, not less than 3/4".

Rough Hardware (Nails, screws, bolts, etc.): Provide type, size, material and finish as required for the applications indicated. Screws for the attachment of plywood panels shall be self-drilling, self-taping screws with countersunk type heads.

#### Pressure Treatment:

All wood and plywood permanently installed within the interior of the building shall be fire retardant treated with Hoover "Pyro-Guard". or approved equal system containing no ammonium phosphates.

Provide UL label on each piece of fire-retardant treated lumber. 06400 - MILLWORK/CASEWORK

Types of finish millwork/casework include, but is not limited to the following:

Clear maple lacquered plywood veneer for cabinet and drawer interiors.

Premium grade cherry for millwork. Solid Stock: Plain sawn, select white maple complying with "Premium Grade requirements established by AWI".

Painted Plywood: Birch faced plywood, thickness as indicated.

#### Fabrication:

General: Comply with the most stringent "Premium Grade" requirements of the Architectural Woodwork Institute (AWI) "Quality Standards" as a minimum level of quality standard for the fabrication of all work.

Rout or groove backs of flat trim and similar members, except for members with ends exposed in finished work.

#### 07200 - INSULATION AND WATERPROOFING

For insulation required at ductwork, plumbing lines, etc. see Mechanical/Electrical specifications and drawings.

Batt insulation: Furnish and install 3 1/2" min. batt insulation at exterior walls or as sound attenuation blanket where shown and as specified on drawings. Extend from floor tight to roof deck above. Furnish and install .004 mil. visqueen vapor barrier at exterior walls on warm side of studs.

G.C. shall sleeve, firestop, flash and caulk all penetrations of floors so that the odors or liquids will not penetrate the slab at these openings. Such sleeves shall be installed according to the landlord standard details. 07250 - FIREPROOFING

#### Application of fireproofing shall include the following:

Fireproofing of new structural steel framing members, and patching and repairing of existing fireproofing system which is removed to accommodate the installation of new work, or damaged as a result of work under this Contract.

Fireproofing System: Provide fireproofing of same material and manufacturer as used on the existing steel, or as approved by the Landlord and the Building Department.

#### 07270 - FIRE STOP INSULATION AND SEALING

Applications for fire stop insulation and sealing include, but are not necessarily limited to the following:

Sealing pipe, duct, conduit and similar penetrations through fire rated walls and partitions and floors.

Sealing rated partitions at tops where partitions join structure or other

rated construction. Sealing expansion and control joints in rated partitions.

One-Part Fire-Stopping Sealant: To be used for sealing openings around cables, conduit, pipes and similar penetrations through walls and

Biotherm Firestop Sealant: Bio Fireshield, Inc.

Dow Corning Fire Stop Sealant; Dow Corning Corp. 3M Fire Barrier Caul CP-25; Electrical Products Div/3M SpecSeal Sealant; STI, Inc. "Thermafiber Fire Safina

Mineral Wool Safing Insulation: "Insulation" by USG, or approved equal. 07900 - CAULKING AND SEALANT

Applications of caulking and sealant include, but are not necessarily limited to the following:

All caulking and sealant work not specifically mentioned in other sections, but required to provide a neat appearing construction.

Single-Component Polyurethane Sealant (General Interior Sealant and Caulking): Provide one of the following:

Dvnatrol; Pecora Corp. Dymonic: Tremco. Inc. 921; Mameco International. Inc.

Miscellaneous Materials: Provide primer/sealers, bond breaker tape and backer rod as recommended by the respective caulking and sealant manufacturer's for use with their product and substrates to which they

#### 08100 - HOLLOW METAL DOORS AND FRAMES

Doors: Flush design doors, 1 3/4" thick, seamless hollow metal construction, with smooth surfaces without visible joints or seams on exposed surfaces or stile edges, except around glazed inserts.

Face Sheets: 18 gauge, cold rolled steel.

Internal Reinforcing: Channel shaped sections or continuous truss form liner core reinforcement welded to both face sheets.

Reinforce tops, sides and bottoms of doors with 1/8" channels. Sound Deadener: Non-combustible on all surfaces.

Frames: Full-welded unit construction, with corners mitered, reinforced. and continuously welded full depth and width of frame. All welds shall ground smooth and flush. Knock down type frames are not acceptable. All cut-outs shall be protected with metal dust covers, welded to frame, at back of finish hardware cutouts.

#### Gauge: 16

Floor Anchors: Securely welded inside each jamb. Anchors shall be properly punched for anchoring to floor.

Jamb Anchors: Provide minimum of 4 double stud anchors per iamb for use with steel stud walls and partitions. Anchors shall be standard type used by frame manufacturer for the particular type of wall and partition construction. Where fire rated assemblies are indicated, provide anchors required to meet UL rating.

Mortise, reinforce, drill, and tap as required to accommodate all mortised template hardware.

Hardware Reinforcement: Not less than 1/8" thick at hinges and strike plate clips.

Spreader Bars: Provide removable spreader bars across bottom of frames, tack welded to jambs.

Stops and Moldings: Form fixed stops integral with frames. Provide removable stops around glazed panels; secure with machine screws spaced uniformly not more than 12" O.C.

Finishes: Manufacturer's standard rust inhibitive primer. **08210 - WOOD DOORS** 

Manufacturers: Provide products of one of the following:

Algoma Hardwoods, Inc. Eggers Industries, Architectural Door Division Weyerhauser Company VT Industries Fenestra

Flush Wood Doors: All interior flush wood doors shall be "Premium Grade" as defined in the AWI Quality Standards. Section 1300. All interior flush doors shall have rotary cut birch veneers suitable for painted finish, 1 3/4" thick, AWI type PC-5 or PC-7 (particleboard core, 5-ply or 7-ply) construction.

Fire Rated Doors: Provide faces and grade to match non-rated flush wood doors. Materials and construction of labeled doors shall meet the requirements of UL for class of opening. Provide additional hardware blocking in doors containing mineral type cores for the attachment of surface mounted hardware without the use of thru-bolts. Affix UL labels to doors.

Edge Construction: Provide manufacturer's standard laminated edge construction for improved screw-holding power capability and split

#### 08710 - FINISH HARDWARE General: Furnish and install finish hardware for interior and exterior

Follow DHI (Door and Hardware Institute) standards and guidelines and AWI (American Woodworking Institute) standards for hardware installed

Fire rated hardware shall follow guidelines as established by:

NFPA 80 - Fire doors and windows NFPA 101 - Life Safety Code NFPA 252 - Fire tests of door assemblies UL 10B - Safety fire tests of door assemblies

Furnish owner with maintenance data, maintenance procedures, manufacturer warranties and special tools.

Finishes: As noted on plans and schedules.

UL 305 - Safety Panic Hardware

on wood doors.

Keying: General Contractor to coordinate keying and master keying with construction manager. General contractor to install construction cores during construction and replace with permanent at end of job prior to

Manufacturers: See door schedule for specific items, manufacturers & 08800 - GLASS AND GLAZING

Clear Tempered Glass: ASTM C 1048, Condition A (uncoated surfaces), Type I (transparent glass, flat), Class 1 (clear), Quality q3 (glazing select), kind and thickness indicated below:

Kind: FT (fully tempered). Thickness: As indicated.

Glass Edges: Edges not concealed by stops or moldings shall be ground and polished flat, with edges slightly eased.

selected for compatibility with surfaces contacted in the installation. Setting Blocks: Neoprene or EPDM, 70-90 durometer hardness, with

proven compatibility with glazing sealants used. Spacers: Neoprene or EPDM, 40-50 durometer hardness, with proven compatibility with glazing sealants used.

Glazing Sealants: Provide glazing sealants and pre-formed glazing tapes

Framing System for 1/2" Glass: Fabricate from 16 gauge 302/304 stainless steel to profile indicated, with No. 8 mirror finish. Size shall be 3-5/8" high x 1-3/4" wide. Form frames in maximum lengths and keep joints to a minimum. To the greatest possible, complete fabrication, assembly, and other work before shipment to project site. Disassemble components only as necessary for shipment and installation.

#### 09250 - GYPSUM DRYWALL SYSTEMS

Gypsum Board: Provide gypsum board of types indicated in maximum lengths available to minimize end-to-end joints. Comply with ASTM C 36. Thickness: 5/8", except where indicated as 1/4". Edges shall be tapered. Gypsum board used in conjunction with fire rated walls and partitions shall be type "X". Provide 5/8" thick water resistant gypsum complying with ASTM C 630 at locations indicated.

Studs and Runners: Screw type, roll formed, channel shaped sections. ASTM C 645, with flange edges of study bent back 90 degrees and doubled over to form 3/16" minimum lip (return), 20 gauge galvanized steel with cutouts for utility runs. Include 25 gauge top and bottom runners and all accessories required for a complete installation as recommended by the manufacturer. All accessories shall have a galvanized coating. Top runner track for partitions extending to structure above shall be a deep lea type.

Furring Channels: 7/8" deep, 25 gauge roll formed galvanized hat shaped sections

Carrying Channels (Main Runners): Cold rolled, 1 1/2" steel channels weighing 475 lbs. per M lin.ft., and coated with rust inhibitive primer.

Cold Rolled Furring Channels: 3/4" steel channels weighing 300 lbs. per

M lin.ft., and coated with rust inhibitive primer.

Direct Hung Suspension Systems (Contractor's Option): Manufacturer's standard zinc coated or painted system of furring runners, furring tees, and accessories designed for concealed support of gypsum drywall ceiling system; provide proper type use intended.

Fasteners: Self-drilling, self-tapping screws

Hanger Wires: 9 gauge galvanized annealed wire.

Tie Wires: 16 gauge galvanized annealed wire.

Furring Channel Clips: Heavy gauge galvanized wire clips by the manufacturer of the furring channels used.

#### Metal Trim and Reinforcement:

Corner Beads: U.S. Gypsum "Dur-A-Bead", or an approved equal.

Casing Beads: U.S. gypsum "#200A", or approved equal.

Reveal Trim: Extruded aluminum trim of sizes and shapes indicated.

#### Water: Potable.

Insulation: Semi-rigid mineral fiber without membrane, unless otherwise indicated: USG "Thermafiber Sound Attenuation Blankets", friction fit (self-supporting).

Joint Treatment: U.S. Gypsum "Perf-a-Tape" joint system, or approved

Joint Compound: Ready—mixed vinyl type for interior work or approved

Acoustical Sealant (for use with sound rated walls partitions): Provide non-drying, non-shrinking sealant recommended by the drywall manufacturer. Provide sealant which is paintable wherever exposed to

#### 09300 - TILE AND MARBLE

Marble/ceramic/quarry tile, refer to finish and responsibility schedule for sizes, colors, and manufacturers.

Install grout as recommended by the tile manufacturer.

#### Refer to finish schedule for specifications. 09660 - RESILIENT FLOORING

Resilient Tile: Refer to "Finish Legend" for type, pattern, color and manufacturer.

Adhesive: As recommended by tile manufacturer for use with his product and substrate to which it is applied.

Edge Strips: 1/8" thick vinyl with tapered or bullnose edge. Provide

where tile edges are exposed in the finished work. Leveling And Patching Compounds: Latex type as recommended by flooring manufacturer.

09675 - RESILIENT BASE Base: Vinyl base, 0.125" gauge by high as scheduled. Style shall be

# Colors: As scheduled.

Adhesive: As recommended by the resilient base manufacturer. 09900 - PAINTING AND FINISHING Colors: As scheduled, where not scheduled, provide colors as selected by the Architect. Colors shall not be limited to manufacturer's standard colors.

All paints, varnishes, stains, paste fillers, thinners, colors and similar

labels intact. Paints, Enamels and Stains: Provide the best quality grade products of

materials shall be delivered in original containers with seals unbroken and

#### following manufacturer: Pratt and Lambert

Sherwin-Williams All materials such as thinners, dryers, etc., shall be of same brand as that of painting materials or of brand recommended by the manufacturer of the brand of painting materials used.

All materials shall be used as delivered, from the cans, without thinning or adulteration, whenever possible to do so. All primers and undercoats of paint shall be tinted slightly lighter than

#### shade of finish coat.

Interior Painting: Ferrous Metal Surfaces (Including existing exposed structure): One (1) coat Benjamin Moore "Interior Trim Primer" and two (2) coats Benjamin Moore "Pro-Hide Plus Alkyd Satin".

Plus Alkyd Satin". Spot prime damaged areas of existing ferrous metal surfaces with Benjamin Moore "Interior Trim Primer". Interior of ducts connecting to exhaust or return grilles, registers, or

Existing Painted Metal Surfaces: Two (2) coats Benjamin Moore "Pro-Hide

of 2 feet from outlet. Wood (Painted): One (1) Benjamin Moore "Interior Trim Primer" and two (2)

diffusers shall be given two (2) coats of flat black enamel to a distance

Drywall surfaces not receiving other applied finishes shall be painted. Provide the following system at locations scheduled:

Eggshell Finish: One (1) coat Benjamin Moore "Pro-Hide Plus PVA

coats Benjamin Moore "Pro-Hide Plus Alkyd Satin".

Flat Finish: One (1) coat Benjamin Moore "Pro-Hlde Plus PVA

Primer/Seale", two (2) coats Benjamin Moore "Pro-Hide Plus Latex Flat".

Primer/Sealer", and two (2) coats Benjamin Moore "Pro-Hlde Plus Latex

Existing Painted Walls And Ceilings: Spot prime repaired areas, and apply finish systems of the types and number of coats specified for Drywall Surfaces.

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2225 East Randol Mill Road, Suite #300

Project Address

Van Leeuwen Ice Cream One Brattle Square

Space #C2

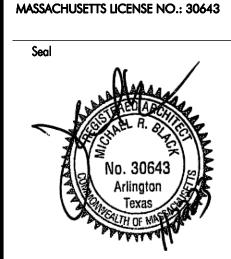
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Sheet Title Architectural

**Specifications** 

230174

CMS

Sheet Number

Job Number

Drawn By

#### 10520 - FIRE EXTINGUISHES

Fire Extinguishers: Multi-purpose dry chemical type, UL rated 2-A:10BC, in enameled steel container, for Class A. B. and C fires.

Wall Mounting Brackets: Fire extinguishers manufacturer's standard.

#### 10800 - TOILET ROOM ACCESSORIES

Accessory Items: Items of work covered herein shall be models as listed in the Plumbing Fixture Schedule and manufactured by Bobrick Washroom Equipment, Inc., or approved equal units by ASI or Bradley.

#### 11001 - EQUIPMENT

Contractor shall coordinate all equipment work and placement with the work of all other trades and make adjustments as required to accommodate locations of equipment.

All equipment shall comply with all governing building codes and local codes.

Equipment shall be furnished, unloaded, unpacked or uncrated and placed according to the construction documents.

#### PART 4 - EXECUTION

#### INSTALLATION GENERAL:

Comply with each manufacturer's specifications and recommendations for the installation of the various work under this section.

Set all work plumb, level, true to line, and in correct relationship to adjacent work.

Securely anchor all work in place.

Ensure that operating parts work freely and fit neatly. Adjust hardware and catches as required.

Repair or replace damaged materials, as acceptable to the Architect.

Coordinate and cooperate with other trades for proper location of roughing—in services and service connections required for equipment and fixtures.

Subfloors: Prior to start of laying the finish flooring, broom clean and vacuum all surfaces to be covered and inspect the subfloor.

Use latex type leveling compound for filling cracks, depressions and surface irregularities in subfloors to receive resilient flooring, sheet flooring, and carpeting.

Remove coatings and adhesives from subfloors that would prevent adhesive bond, or telegraph through the new finished floor systems.

Repair damaged areas in new and existing drywall surfaces prior to application of finishes. Apply texture on repaired areas as required to match existing adjacent surfaces.

#### **DEMOLITION:**

Arrange with the landlord a convenient time to perform demolition work and install temporary protected means of egress from required exits. Include temporary lighting and safety devices, all in accordance with governing state and local codes and landlord requirements.

The contractor shall remove, repair, restore, and replace where any such work is necessary or as indicated on the drawings. Cut all necessary openings, and patch/repair/seal same to degree necessary to satisfy all requirements. Insofar as possible, all protrusions, marks, cracks or other evidence of a deficient or damaged condition shall be eliminated, unless specifically noted otherwise. Any parts which are split, cracked, chipped, spalled, broken, missing, or out of line or adjustment, mechanically or structurally unsafe or unsound, bent, torn or otherwise deficient or injured in any manner, shall be removed, replaced, restored or repaired. Landlord's representative, architect, and tenant's construction manager must be notified immediately of any structural or safety defects, and only the tenant's construction manager if the defect(s) are limited to cosmetic finishes.

Exercise extreme care during demolition so as not to damage or disrupt any utility or sprinkler lines which might pass through this space to service other mall spaces or tenants. G.C. will bear sole responsibility of any such disruption or damage.

All abandoned electrical and telephone conduit, plumbing lines, drain lines, and all mechanical items shall be capped at source and removed in a manner to meet all landlord and code requirements, unless directed otherwise.

#### G.C. responsibilities:

1.— G.C. is to notify tenant immediately of any severe discrepancies or irregularities discovered during demolition which might affect the current store design. General Contractor is to pay special attention to available height for intended ceiling elevation, mechanical ductwork and recessed

2.— G.C. is to erect construction barricades and debris/duct screens per landlord's specifications. Contact landlord's representative prior to the commencement of all demolition work.

3.— G.C. is responsible for patching, repairing and leveling of the existing floor slab, repair of demising walls and roof deck after completion of all demolition and prior to the commencement of new construction. Coordinate with landlord responsibility in performing any and all roof work

#### CAST-IN-PLACE CONCRETE

Concrete contractor shall assume full responsibility for strength, consistency proportions and handling of concrete.

Verify that compacted granular base is in place and ready to support paving and imposed loads.

Verify gradient and elevations of base are correct. Thickness and reinforcing as shown on drawings.

seams and planes of weakness within section.

Immediately after placement, protect pavement from mechanical injury.

Deposit concrete within any one section continuously so that no concrete will be placed on older concrete which has set sufficiently to result in

Place slabs for full thickness in one operation, without changes in properties (screed to proper elevation) float and lightly trowel. Unless otherwise specified, when concrete has set sufficiently to ring under trowel, give slab second troweling to produce smooth, dense surface. Dusting of surfaces with cement is prohibited.

Compact sub grade for slabs on grade to optimum density. Provide min. 6" compacted crushed gravel sub—base at all areas to receive new concrete.

#### Finishes:

Give typical interior floor slabs a steel trowel finish with Class A tolerance (true planes within 1/8 in 10 ft. as determined by a 10 foot straightedge placed anywhere on slab in any direction).

Provide saw cut control joints 1/8" width x 1" deep at maximum 400 square foot area.

Apply bonding agent (as specified) to adjacent concrete surfaces immediately prior to placement of concrete.

Expansion joint material: 1/2" pre molded asphalt impregnated fiberboard, same depth as concrete.

CONCRETE REPAIR

Do not proceed with work until visiting the site and determining conditions to decide methods of repair. Coordinate with tenant's construction manager.

Remove and dispose of existing floor finishes where indicated on demolition plan.

Thoroughly clean floor slab removing conditions that will affect bond including residue from removal of adhesives, underlayments, stains, oils, etc.

Remove high floor levels and loose concrete.

Rough in concrete in areas where patching is required, such as cracked, spalled, or holes due to removal of existing work.

#### Grind high spots.

At locations of construction joints in existing slab, continue joints through new floor in leveling area. Saw cut joint or place 1/16" wide metal bar in the joint location coincident with existing.

Trench only at slab on grade. Verify and get approval of trench or core locations with the landlords representative and mall structure prior to completing any work. Cores to be sealed waterproof. See sect. 07200 "Insulation and Waterproofing" for additional waterproofing information.

Clean areas removing all waste material, broom clean.

#### MILLWORK/CASEWORK:

General: Comply with the most stringent "Premium" requirements of AWI "1700 — Installation of Architectural Woodwork Interior" as a minimum level of quality for the installation of millwork and casework.

Condition finish carpentry and millwork to average prevailing humidity conditions in installation areas prior to installing.

Install the work plumb, level, true and straight with no distortions.

Scribe and cut work to fit adjoining work, and refinish cut surfaces or repair damage to finish at cuts.

Cleaning and Protection: Repair damaged and defective items to eliminate defects functionally and visually; where not possible to repair properly, replace items. Adjust joinery for uniform appearance.

Clean finish millwork on exposed surfaces

#### HOLLOW METAL FRAMES:

Placing Frames: Set frame accurately in position, plumbed, aligned, and braced securely until permanent anchors are set. After wall construction is complete, remove temporary braces and spreaders leaving surfaces smooth and undamaged.

#### FINISH HARDWARE:

Install each hardware item in strict compliance with the manufacturer's instructions and recommendations. Wherever cutting and fitting is required to install hardware onto or into surfaces which are later to be painted or finished in any other way, install each item completely and then remove and store in a secure place during the finish application. After completion of the finishes, re—install each item. Do not install surface mounted items until finishes have been completed on the substrate.

Set units level, plumb and true to line and location. All mortises shall be smooth and tight.

Adjust and check each operating item of hardware and each door, prior to acceptance or occupancy of area, to insure proper operation or function of every unit. Lubricate moving parts with type lubrication recommended by the hardware manufacturers (graphite—type) if not other

#### GLASS AND GLAZING:

General: Comply with combined recommendations and technical reports by manufacturers of glass and glazing products as used in each glazing application, and with recommendations of Flat Glass Marketing Association "Glazing Manual".

Set glass plumb, level, true to line and in correct relationship to adjacent work.

Unify appearance of each series of glass lites by setting each piece to match others as nearly as possible.

Install setting blocks of proper size in glazing rabbets, located 1/4th of glass width from each corner.

In addition to top and bottom "J" moldings, glass shall be set in adhesive in accordance with manufacturer's instructions.

Remove and replace glass which is broken, chipped, cracked, abraded or damaged in other ways during construction period.

Wash and polish glass upon completion of installation.

#### DRYWALL WORK:

General: The installation required for the various drywall systems shall be in accordance with USG "Systems Folder SA/923—1990", ASTM C754 for metal support installation, and ASTM C 840 for gypsum board application and finishing.

Partition Framing: Erect framing plumb and true within 1/8" in 12'-0".

All partitions shall be aligned accurately according to partition layout. Floor and ceiling runners shall be attached 16" O.C.

Studs shall be positioned vertically in the runners, spaced no greater than 16" o.c. or as otherwise noted. Anchor all studs located adjacent to door frames, partition intersections and corners to runner flanges with screws or other positive engagement through each stud flange and runner flange. Use full length studs between floor and ceiling runners, splicing of studs shall not be permitted.

Isolate stud system from transfer of structural loading to system by use of deep leg top runners.

All door openings shall be double studded to comply with "Gypsum Construction Handbook" published by USG. Double studs shall be securely anchored to the jamb and head anchor clips of each door frame by screw attachment.

Install supplementary framing, blocking and bracing for support and attachment of wall mounted cabinets, fixtures, equipment, and similar work. Coordinate the location of framing, blocking and bracing in wall and partitions for wall mounted equipment and furniture furnished by

Gypsum Board Application and Finishing: Comply with USG "Systems Folder SA/923" and ASTM C840.

Install exposed gypsum board with face side out. Do not install imperfect, damaged or damp boards.

Locate either edge or end joints on supports. Position boards so that like edges abut, tapered edges against tapered edges and mill—cut or field cut ends against mill—cut or field cut ends. Do not place tapered edges against cut edges or ends. Stagger vertical joints over different studs on opposite sides of partitions.

Screw attach gypsum board to supporting members. Space fasteners in gypsum boards in accordance with referenced standards and manufacturer's recommendations.

Finishing: All joints to be taped and spackled. All fasteners and metal trim shall be spackled. Apply joint compound in 3 coats (not including prefill of openings in base), and sand between last two coats and after last coat.

Casing Beads: Provided on all exposed edges of drywall, and where drywall meets dissimilar material.

Corner Beads: Provided at all exposed corners.

Sound Insulation: Fill all voids in partitions and walls indicated using batt or blankets in as long a lengths as possible. All insulation shall be securely held in place by friction, or by tying to prevent sagging and eventual gaps. Cut and pack insulation carefully around all obstructions to provide complete and continuous seal.

#### TILE AND MARBLE

Refer to section 03732 "Concrete Repair" and to section 07200 "Insulation and Waterproofing"

Before setting any tile, the contractor shall assure himself that no tiles will have to be removed after installation to accommodate the work of other trades. All cutting, fitting, drilling and grinding of the work, where necessary in relation to the work of other trades, shall be performed so that the work will be neatly and accurately done and cut edges shall be uniform.

Conform to requirements under American National Standards Institute ANSI A-137.1 for ceramic tile material and ANSI A-108 for installation.

Install per landlord's specifications, where applicable.

Lay out tile pattern symmetrically with even joint on all floor and wall surfaces. Align joints with mall pattern, where applicable.

Cut and drill tile as required without marring tile, grind and fit around fixtures, etc.. leave completed work free from cracked, broken, or damaged tile.

All transitions between new and existing or unlike finishes shall be flush and smooth. No reducer strips permitted in storefront area.

Install tiles using thinset method with 1/16" joints at walls and floors.

Protect heavily traveled, newly tiled areas as required.

#### Seal/wax all tile per manufacturer's specifications.

**RESILIENT FLOORING AND BASE:** 

Match tile for color and pattern by using tile from cartons in the same sequence as manufactured and packaged. Cut tile neatly to and around all fixtures. Broken, cracked, chipped or deformed tile are not acceptable

Tightly adhere tile to subfloor without open cracks, voids, raising and puckering at joints, telegraphing of adhesive spreader marks through tile, or other surface imperfections.

Lay tile in grid pattern with grain in all tile running in the same direction. Consult with Architect to determine direction prior to beginning installation. Avoid use of cut widths less than 1/2 tile at room perimeter.

Place resilient edge strips tightly butted to tile and secure with adhesive. Provide edging strips at all unprotected edges of tile.

Base: Install in as long lengths as practicable. Tightly bond base to backing throughout the length of each piece with continuous contact at horizontal and vertical surfaces.

Remove any excess adhesive or other surface blemishes from tile and base, using neutral type cleaners as recommended by the manufacturer. Protect installed work from damage until final acceptance by the Owner/Tenant.

#### PAINTING AND FINISHING:

#### Storage of Materials:

All materials used on the job shall be stored in a single place designated by the Owner. Such storage places shall be kept neat and clean, and any damage there to or to its surroundings shall be repaired to original condition at no additional cost. Any oily rags, waste, etc., shall be removed from the building every night, and every precaution taken to avoid danger of fire. Empty paint cans shall be placed in the dumpster dry and with the lids off.

#### Condition of Surfaces:

Remove all loose dirt, oil, grease, rust, dust, paint and other foreign material before beginning painting and finishing.

Remove hardware, hardware accessories, machined surfaces, plates, lighting fixtures, and similar items in place and not to be painted, or provide surface protection prior to surface preparation and painting operations. Following completion of painting of each space or area, reinstall removed items.

Repair defects to new and existing surfaces to avoid finish failures or the recurrences of previous failures.

Cut out scratches, cracks and abrasions in new and existing surfaces, fill with approved material, bring flush with adjoining surface and finish to match adjacent surface texture. Patched areas shall not be visible in the finished work. Seal before application of prime coat.

Existing Painted Surfaces: Remove all loose and scaling paint. Make certain that all paint remaining is adhered well to the surface. Remove all grease, oil, and other surface contaminants which would affect adhesion of the new paint finish. Sand surfaces for proper paint adhesion, and to remove glossy areas in the existing paint finish. Sand rough edges of bare areas to feather edge or adjacent surface.

Painting and finishing of patched or damaged surfaces occurring outside the contract limit area, shall be contained to the nearest change in plane or interruption of surface.

#### Materials Preparat

Mix and prepare painting materials in accordance with manufacturer's directions.

Stir materials before and during application to produce a mixture of uniform density. Do not stir surface film into material.

#### Application: Paint

General: Apply paint in accordance with manufacturer's directions. Use applicators and techniques best suited for substrate and type of material being applied.

Apply additional coats when undercoats, stains or other conditions show through final coat of paint, until paint film is a uniform finish, color and appearance.

Paint surfaces behind movable equipment and furniture same as similar exposed surface.

Sand lightly between each succeeding enamel coat.

Allow sufficient time between successive coatings to permit proper drying.

Recoat primed and sealed surfaces where there is evidence of suction spots or unsealed areas in first coat, to assure a finish coat with no burn—through or other surface defects due to insufficient priming or sealing.

Completed Work: Match approved samples for color, texture and coverage. Cloudiness, spotting, holidays, laps, brush marks, runs, sags, ropiness or other surface imperfections will not be acceptable. Remove, refinish, or repaint work not in compliance with specified requirements.

## Clean-up and Protection:

During progress of work, remove from site discarded paint materials, rubbish, cans and rags at end of each work day.

Upon completion of painting work, clean window glass and other paint—spattered surfaces.

Protect work of other trades, whether to be painted or not, against

damage by painting and finishing work. Correct any damage as

Provide "Wet Paint" signs as required to protect newly—painted finishes. At completion of work of other trades, touch—up and restore all

# damaged or defaced painted surfaces. **EQUIPMENT**

acceptable to Owner.

General Contractor's installation of tenant supplied equipment is to be included in general bid.

G.C. shall notify the construction manager immediately of any damage to the equipment prior to installation.

G.C. shall be responsible for final hookup of all equipment, including all

All equipment manuals, instruction booklets and warranty information shall be neatly bound and turned over to the construction manager

#### END OF MATERIALS GENERAL

prior to the turnover.

mechanical, plumbing and electrical work.

# design group

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**Project Address** 

Van Leeuwen Ice Cream
One Brattle Square
Space #C2
Cambridge, MA 02138

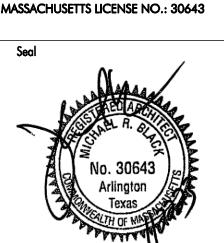
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Consultant

MICHAEL R. BLACK, AIA

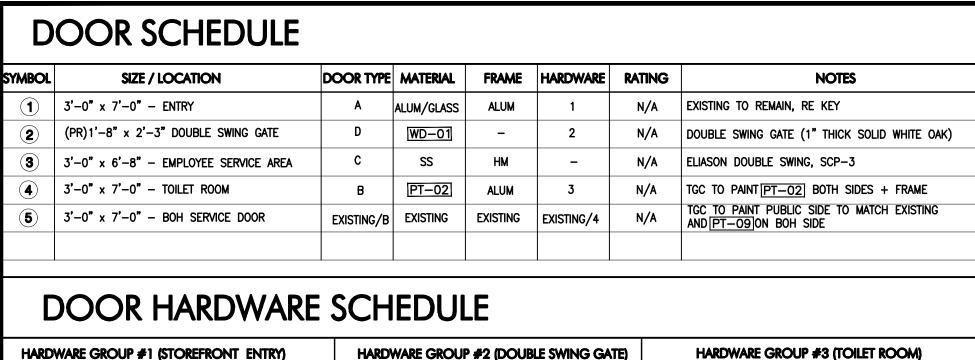
2225 E. RANDOL MILL
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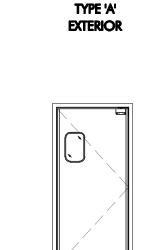
Job Number	230174	
Drawn By	CMS	
Appv'd By	SS	

Architectural Specifications

Sheet Number



HARDWARE	GROUP #1 (STOREFRONT ENTRY)	HARDWA	HARDWARE GROUP #2 (DOUBLE SWING GATE)		WARE GROUP #3 (TOILET ROOM)
LATCH SET:	EXISTING TO REMAIN, RE—KEY (REPLACE) LOCK CYLINDER	HINGES:	BOMMER NON-TEMPLATE - 3029-7 (2 PER GATE) OR EQUAL	LATCH SET:	SARGENT 10 LINE 65 F76 L LEVER 26D FINISH
CLOSER: PULLS:	EXISTING TO REMAIN  TGC TO REPLACE EXISTING PULL SET			CLOSER:	LCN #4040XP — SURFACE MOUNTED, ALUMINUM FINISH 626
rulls.	IGC TO REPLACE EXISTING FULL SET			SILENCERS:	IVES #SR64 (5 PER JAMB)
				WALL BUMP :	WS406/407CCV, SATIN STAINLESS STEEL
				COAT HOOK:	BOBRICK B-211
NOTE: T.G.C TO VERIFY CONDITION OF EXISTING LOCK CYLINDER, HARDWARE AND PULLS, REPORT UN-USABLE CONDITION TO TENANT REPRESENTATIVE				KICK PLATE:	ROCKWOOD #K1050f050" THICK, 18" x 34" x US26D/626, B4E (BOTH SIDES)
				PUSH PLATE:	DON-JO WRAP PLATE #90 - BLANK - 1 3/4" DOORS - SILVER (90-S-CW) 5"x12"



E'C'	TYPE 'D'	
		>

TYPE 'B'

TYPE 'C'	TYPE 'O'

DOOR TYPES

NOTES:
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- ALL DOORS MUST BE OPERABLE WITHOUT SPECIAL KNOWLEDGE OR EFFECT W/ LEVER TYPE HARDWARE IN COMPLIANCE WITH STATE & LOCÁL CODES.
- HANDLES, PULLS, LATCHES, LOCKS, AND OTHER OPERABLE PARTS OF DOORS OR GATES SHALL BE 34 INCHES (864MM) MINIMUM AND 44 INCHES (1118MM) MAXIMUM ABOVE THE FINISH FLOOR OR GROUND.
- OPENING FORCE REQUIRED AT ALL INTERIOR DOORS SHALL BE 5LBS MAX.

SYMBOL	MATERIAL	DESCRIPTION	NOTES	TENANT		BY	₽
GL-01	GLASS	CLEAR GLASS	CLEAR GLASS, TEMPERED SUPPLIER BY GC.	LANDLO EXISTING		SHED	9
WD-01	WOOD	SOLID WHITE OAK	1" THICK TO BE SEALED WITH A CLEAR POLYURETHANE, SATIN FINISH	NUMBER	1	FURNISH	INSTAL
TL-01	FLOOR TILE	PORCELAIN TILE	"CASALGRANDE PADANA" CEMENTO RASATO GRIGIO 24"x48" NATURAL GROUT: LATICRETE PERMACOLOR RAVEN,		CONCRETE SLAB / TRENCH INFILL	E/TGC	+
			1/8" GROUT JOINT ( USE MIRACLE 511 IMPREGNATOR SEALER PRIOR TO GROUTING, FOLLOW APPLICATION AND DRYING INSTRUCTIONS EXACTLY ON BACK OF CONTAINER. DO NOT ALLOW ANY	2	DEMISING PARTITION STUDS	E	E
			SEALER INTO JOINTS. USE SPONGE, TIGHT ROLLER OR SEALER APPLICATOR— REFER TO BACK OF CONTAINER AND FOLLOW DRY TIME BEFORE GROUTING)	3	DEMISING PARTITION GYPBD.	E	E
TL-01	WALL BASE TILE	PORCELAIN TILE	"CASALGRANDE PADANA" CEMENTO RASATO GRIGIO, BASE TILE 24 X 6 (CUT TILE) GROUT: LATICRETE PERMACOLOR RAVEN, 1/8" GROUT JOINT	4	DEMOLITION	TGC	TGC
TL-02	WALL TILE	GLOSSY WALL TILE	2.5"X5" EQUIPE VILLAGE ROSE GOLD, GROUT: LACTICRETE PERMACOLOR 42 PLATINUM,1/16" TO 1/8" GROUT JOINT. VERTICAL STACK (NO STAGGER)	5	INSULATION (CEILING AND/OR STOREFRONT WALLS)		_
TL-03	COVE BASE TILE	QUARRY TILE	DAL TILE ARID GREY 6" W/ COVE BASE GROUT: LACTICRETE PERMACOLOR 45 RAVEN, 3/16" GROUT JOINT	6	BARRICADE	-	-
ST-01	CORIAN QUARTZ	CORIAN QUARTZ SOLID SURFACE	COLOR: BIANCO DOLOMITE 3 CENTIMETER THICK	7	BARRICADE GRAPHICS	Т	Т
PT-01	PAINT	FRONT OVERHEAD CEILING PAINT	BENJAMIN MOORE MAYONNAISE OC-85 EGGSHELL, LRV: 90.49	8	STOREFRONT SIGN(S)	Т	Т
PT-02	PAINT	PRIMARY PAINT	BENJAMIN MOORE PINK PUNCH, ULTRA SPEC SCUFF-X EGGSHELL, LRV: 47.05, LEVEL 5 FINISH, CURED 5 DAYS PRIOR TO GRAPHICS INSTALL	9	STOREFRONT BLADE SIGN(S)	Т	Т
PT-03	PAINT	ACCENT PAINT	BENJAMIN MOORE 'AUTHENTIC PINK', ULTRA SPEC SCUFF-X EGGSHELL, LRV: 47.05, LEVEL 5 FINISH, CURED 5 DAYS PRIOR TO GRAPHICS INSTALL	10	STOREFRONT GLAZING SYSTEM	E	E
PT-09	PAINT	BACK OF HOUSE PAINT	EPOXY PAINT FINISH DUNN EDWARDS, PRO INDUSTRIAL PRE-CATALYZED DEW 385\SEMI-GLOSS	11	ENTRY DOOR(S), FRAME(S) AND HARDWARE	E/TGC	E/TG
MT-01	S.S. WALL BASE	6" H STAINLESS STEEL WITH 3/8" COVED BASE	BY CONTRACTOR	12	SERVICE DOOR(S), FRAME(S) AND HARDWARE	E/TGC	E/TG
MT-02	FULL-HEIGHT WALL /WAINSCOT	1/2" PAINTED CORRUGATED PANEL WITH EDGE TRIM PIECES	PAINTED PT-02 SEMIGLOSS	13	INTERIOR DOOR(S), FRAME(S) AND HARDWARE	TGC	TGC
WC-01	WALL COVERING	CUSTOM PRINT WALL COVERING/MURAL	BY OTHERS	14	INTERIOR PARTITIONS	TGC	TGC
FRP	FRP	FRP	WHITE PEBBLED W/ OUTSIDE CORNER TRIM	15	CEILINGS	TGC	TGC
AT-01	ACOUSTIC LAY-IN CEILING TILE	2x2 LAY-IN	USG ECLIPSE ACOUSTICAL PANELS CLIMAPLUS #76575, WHITE	16	PORCELAIN FLOOR TILE AND BASE	Т	TGC
AT-02	ACOUSTIC LAY-IN CEILING TILE	2x2 LAY-IN	USG MARS HEALTHCARE HIGH-CAC 60/40 PANELS #86270, NON ABSORBENT, EASILY CLEANABLE AND ARE VINYL FACED, WHITE-CLASS A FLAME SPREAD RATING,	17	QUARRY FLOOR TILE AND BASE	TGC	TGC
				18	FLOORING TRANSITIONS / THRESHOLDS	TGC	TGC
				19	CERAMIC WALL TILE	Т	TGC
				20	FRP	TGC	TGC
	\( \( \)	LICT	1	21	PAINT	TGC	TGC
	VENDOR	LIST		22	QUARTZ COUNTERTOPS & TABLE TOPS	TGC	TGC

FINISH SCHEDULE-STRAWBERRY

VENDOR LIST					22	QUARTZ COUNTERTOPS & TABLE TOPS	TGC	TGC
DESCRIPTION	SUPPLIER	CONTACT	PHONE	EMAIL	23	TOILET ROOM SIGNAGE	TGC	TGC
LOW VOLTAGE WIRING		DANIEL VALLEJO		dvallejo258@gmail.com	24	TOILET ROOM GRAB BARS AND MIRROR	TGC	TGC
LOW VOLTAGE TERMINATIONS		DANIEL VALLEJO		dvallejo258@gmail.com	25	SOAP DISPENSER, PAPER TOWEL DISPENSER, CHEMICAL STATION, AND TOILET PAPER DISPENSER	Т	Т
SECURITY SYSTEM	N/A	N/A	N/A	N/A	26	MENU MONITORS	Т	TGC
SECURITY CAMERAS	FUTRONICS	JOEL DONDERS	347-987-0388	JOEL@FUTRONICSAV.COM	27	INTERIOR GRAPHICS (PAINTED CIRCLES)	TGC	TGC
COMPUTER INSTALL		DANIEL VALLEJO		dvallejo258@gmail.com	28	INTERIOR GRAPHICS (DECALS)	Т	Т
PHONE SYSTEM		DANIEL VALLEJO		dvallejo258@gmail.com	29	FIRE EXTINGUISHERS	TGC	TGC
INTERNET		DANIEL VALLEJO		dvallejo258@gmail.com	30	AUDIO SYSTEM AND SPEAKERS	Т	Т
AUDIO/VISUAL		DANIEL VALLEJO		dvallejo258@gmail.com	31	SECURITY SYSTEM AND CAMERAS	Т	Т
POS TERMINALS	BY OWNER			·	32	MILLWORK	TGC	TGC
EQUIPMENT SUPPLIER	BFA FOODSERVICE	BOB FINKELSTEIN	973-885-2475	BOBF@BFAFOODSERVICE.COM	33	STAINLESS STEEL TABLES	Т	TGC
MENU MONITOR SUPPLIER	VSG, INC.	FRANK ALVY	-	FALVY@VGS-INC.COM	34	FOOD SERVICE EQUIPMENT / RACKS (SEE A101 FOR MORE INFO)	Т	TGC
INTERIOR SIGNS AND GRAPHICS	TOTALO E CIONO	DAVID DELELLIS	443-833-9518 727-947-2353	david.delellis@trianglesign.com	35	EMPLOYEE LOCKERS	Т	TGC
EXTERIOR SIGNS AND GRAPHICS	TRIANGLE SIGNS	SUZANNE SIDLER	443-833-9502 727-735-8269	suzanne.sidler.@trianglesign.com	36	MECHANICAL EQUIPMENT - SEE MECHANICAL DRAWINGS	E/TGC	E/TGC
TILE SUPPLIER	DALTILE	JOSEPH ROACH	516.322.2639	joseph.roach@daltile.com	37	ELECTRICAL EQUIPMENT - SEE ELECTRICAL DRAWINGS	E/TGC	E/TGC
SOAP, TOILET PAPER & PAPER TOWEL DISPENSERS	CINTAS	SCOTT KELLY	609-832-2214	kellys3@cintas.com	38	PLUMBING EQUIPMENT - SEE PLUMBING DRAWINGS	E/TGC	E/TG0
					39	LIGHT FIXTURES	Т	Т
					40	FINAL CONNECTION FOR ALL EQUIPMENT	_	TGC
					41	24"x36" FRAMED PHOTOS	Т	TGC

# AND 5'-0" AFF **EXIT SIGN DETAIL**

HARDWARE GROUP #4 (SERVICE DOOR)

LATCH SET:

SILENCERS:

CLOSER:

(McKINNEY)

NOT EXISTING)

IVES #SR64 (5 PER JAMB)

TA2714-NRP 4 1/2" x 4 1/2"

SARGENT 10 LINE 54 F90 L LEVER 26D

LCN #41071 - HINGE FACE MOUNTED,

ALUM FINISH (MOUNTED ON PULL SIDE IF

ROCKWOOD #K1050F - .050" THICK, 18" x 34" x US26D/626, B4E (INTERIOR SIDE

IVES U698 WIDE ANGLE INSTALL AT 4'-0"

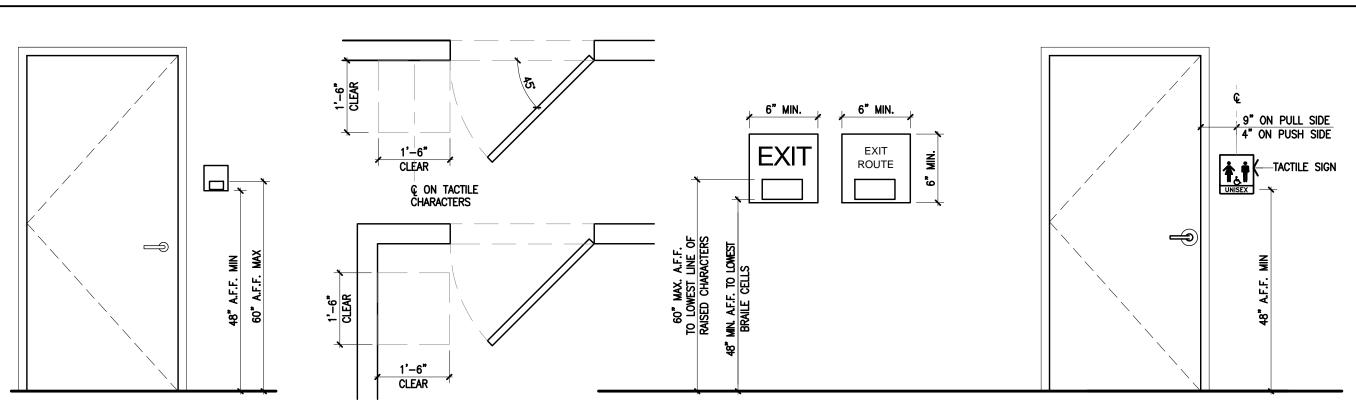


1/4" ROUNDED CORNERS				
EASED EDGE THIS I	OOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.	2	MATERIAL	FLA
1" HIGH LETTER ON CONTRASTING BACKGROUND			PLASTIC LAMINATE	
STOREFRONT MULLION	$\longrightarrow$		TILE	
			FRP	
DOOR TOP RAIL	<b>&gt;</b>		PER 803.1 OF THE 2012 IN FOLLOWING CLASSES IN ACC	
			CLASS A. FLAME SPREAD O-	-25. SMOK

MATERIAL	FLAME SPREAD	SMOKE DENSITY	CLASSIFICATION
PLASTIC LAMINATE	80 (BONDED)	95 (BONDED)	С
TILE	0.45	450 OR LESS	Α
FRP	150	245	С

ITIONAL BUILDING CODE, INTERIOR FINISHES SHALL BE GROUPED IN THE ICE WITH THEIR FLAME SPREAD AND SMOKE DEVELOPMENT INDEXES CLASS A: FLAME SPREAD 0-25; SMOKE DEVELOPMENT 0-450 CLASS B: FLAME SPREAD 26-75; SMOKE DEVELOPMENT 0-450 CLASS C: FLAME SPREAD 76-200; SMOKE DEVELOPMENT 0-450

# ACCESSIBLE/ TACTILE SIGNAGE AND PLACEMENT



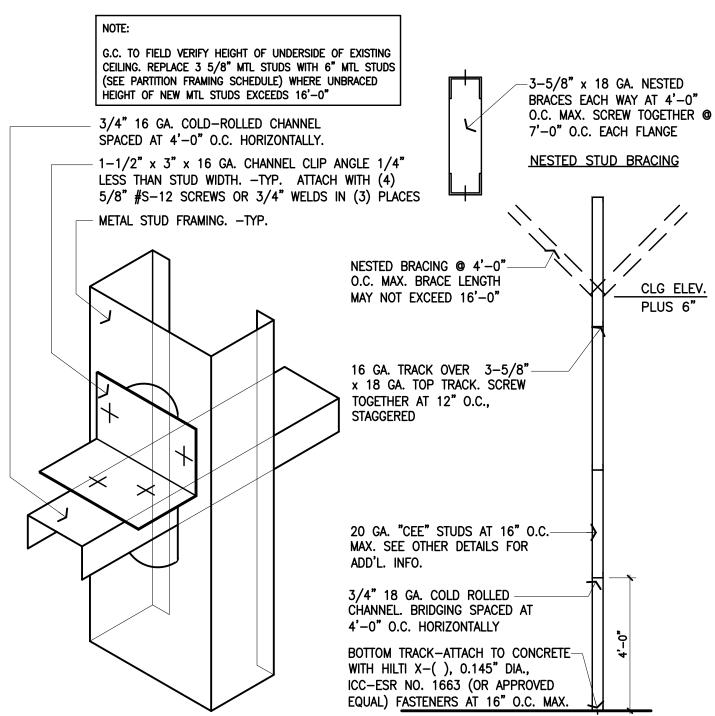
1. TACTILE SIGNAGE MOUNTING HEIGHT (IBC, CHAPTER 7, SECTION 703.4 INSTALLATION HEIGHT AND LOCATION)

- 2. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES (457 MM) MINIMUM BY 18 INCHES (457 MM) MINIMUM, CENTERED ON THE TACTILE CHARACTERS, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION. WHEN PERMANENT IDENTIFICATION SIGNAGE IS PROVIDED FOR ROOMS AND SPACES THEY SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE ENTERS THE ROOM OR SPACE. SIGNS THAT IDENTIFY EXITS SHALL BE LOCATED ON THE APPROACH SIDE OF THE DOOR AS ONE EXITS THE ROOM OR SPACE.
- 3. SIGN TO BE ADHESIVE ACRYLIC WITH RAISED CHARACTERS WITH A MINIMUM HEIGHT OF 5/8". AND MAXIMUM HEIGHT OF 2" ACCOMPANIED BY GRADE 2 BRAILLE.
- 4. PICTOGRAMS SHALL HAVE THE EQUIVALENT VERBAL DESCRIPTION LISTED DIRECTLY BELOW.
- 5. CHARACTERS, SYMBOLS, AND THEIR BACKGROUNDS SHALL HAVE NON-GLARE FINISH WITH CHARACTERS AND SYMBOLS THAT
- 6. SIGN TO BE MOUNTED ALONG THE DOOR ON LATCH SIDE, SEE DIAGRAM RIGHT, WHEN SIGN OCCURS AT DOUBLE DOORS MOUNT TO THE RIGHT OF THE RIGHT—HAND DOOR. WHEN WALL SPACE IS NOT AVAILABLE IN THE ABOVE LOCATIONS, SIGN TO BE INSTALLED ON THE NEAREST ADJACENT WALL.

1/16" CLEAR PHOTOPOLYMER PANEL WITH RAISED 1/32" TACTILE COPY AND GRADE 2 BRAILLE. COPY PAINTED BLACK ON FACE. PANEL AND BRAILLE TO REMAIN CLEAR. AFFIXED WITH CLEAR MACTAC ADHESIVE FILM TO ENTIRE BACK OF PLAQUE TO DUSTED CRYSTAL 7725SE-314 VINYL IN MATCHING SIZE ON INTERIOR OF WINDOW GLASS. 1/16" GRAY PHOTOPOLYMER PANEL WITH RAISED 1/32" TACTILE COPY AND GRADE 2 BRAILLE. COPY PAINTED WHITE ON FACE.

MATERIAL	FLAME SPREAD	SMOKE DENSITY	CLASSIFICATION
PLASTIC LAMINATE	80 (BONDED)	95 (BONDED)	С
TILE	0.45	450 OR LESS	Α
FRP	150	245	С

# TYPICAL FRAMING DETAIL



			T	T		
	HEIGHT "H"	CTLID CIZEA	воттом	TOP TRACK		
		STUD SIZE**	TRACK	8'-0" SPAN	11'-6" SPAN	
	AS NOTED	2 1/2" x 19 GA.*	2 1/2" x 18 GA.	2 1/2" x 16 GA.	N.A.	
0	UP TO 16 FT.	3-5/8" x 20 GA. **	3-5/8" x 18 GA.	3-5/8" x 18 GA.	3-5/8" x 16 GA. DL.	
	16FT. TO 20FT.	6" x 20 GA.	6" x 18 GA.	6" x 18 GA.	6" x 18 GA.	
	20FT. TO 26FT.	6" x 18 GA.	6" x 18 GA.	6" x 18 GA.	6" x 18 GA. DL.	

- \* NON-BEARING STUD WALLS ONLY.
- \*\* SEE PARTITION DETAILS, FOR EXACT MTL. GA NUMBERS
- 1. ALL STUD WALLS AND PARTITIONS REQUIRE GYP. BD. BOTH SIDES FOR THE FULL HEIGHT OF THE STUDS (UNLESS SPECIFICALLY DETAILED OTHERWISE).

- 2. ALL SUSPENDED WALLS SHALL HAVE GYP. BD. WHICH EXTENDS 6" ABOVE THE SUSPENDED CEILING (UNLESS SHOWN AND/OR NOTED OTHERWISE BY THE ARCHITECT).
- 3. ALL STUD WALLS AND PARTITIONS SHALL HAVE CONTINUOUS LINES OF BRIDGING SPACED AT 4'-0" MAX. ON CENTER. THE BRIDGING SHALL BE SECURELY FASTENED TO THE STUDS WITH EITHER SCREWS OR WELDS.
- 4. ALL STUDS SHALL BE "CEE" STUDS WITH FLANGE STIFFENERS.
- 5. THE MATERIALS AND DETAILS SHOWN ARE FOR TYPICAL INSTALLATIONS. WHERE THE STUD MANUFACTURERS RECOMMENDATIONS OR LOCAL ORDINANCES ARE MORE RESTRICTIVE, THEY SHALL APPLY.
- 6. TYPICAL FASTENER:
- A. STEEL STUDS TO STEEL STUDS OR TRACKS: #8-18 x 1/2" TEKS/2 WITH PHIL. PAN HEAD FOR 20GA. #10-16 x 9/16" TEKS/3 WITH PHIL. PAN HEAD FOR INTERCONNÉCTION OF 18GA. OR 16 GA.
- B. STEEL STUDS OR TRACKS TO WOOD PURLINS, GIRDERS AND BEAMS: #14-10 x 1/2" H.W.H. TYPE "S" METAL-TO-WOOD TEKS.
- C. STEEL STUDS OR TRACKS TO STRUCTURAL STEEL (TUBE STEEL, WIDE FLANGE BEAMS, COLUMNS, GIRDERS, ETC.): TEKS/3 OR TEKS/4- GAUGE AND LENGTH AS REQUIRED FOR THE COMBINED THICKNESS OF THE MATERIAL TO BE
- D. PLYWOOD TO STEEL STUDS:
- $#10-24 \times 3/4$ " TEKS/3 (PLYMETAL TEKS) WITH THIN WAFER HEAD.
- E. GYP. BD. TO STEEL STUDS:
- #7 x 1/4" HI-LO TYPE "S" BUGLE HEAD SCREWS FOR 3/8" TO 5/8" GYP. BD. TO 20GA. STUDS. #6 x 1/4" TYPE "S-12" BUGLE HEAD SCREWS FOR 3/8" TO 5/8" GYP. BD. TO 18GA. OR 16GA. STUDS OR TRACKS.

**RESPONSIBILITIES** 

Arlington, Texas 76011

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Project Address

Van Leeuwen Ice Cream One Brattle Square Space #C2

Cambridge, MA 02138

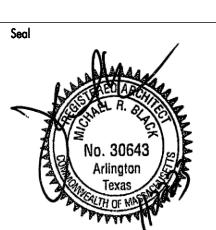
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Re	visions					
	Date	Description	By			
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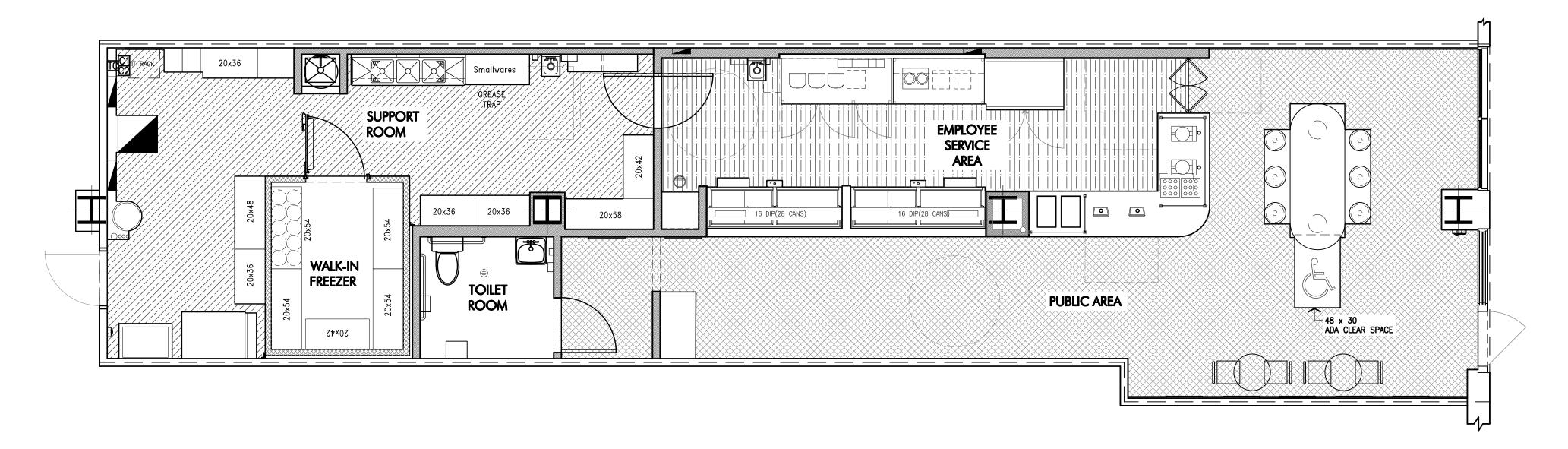
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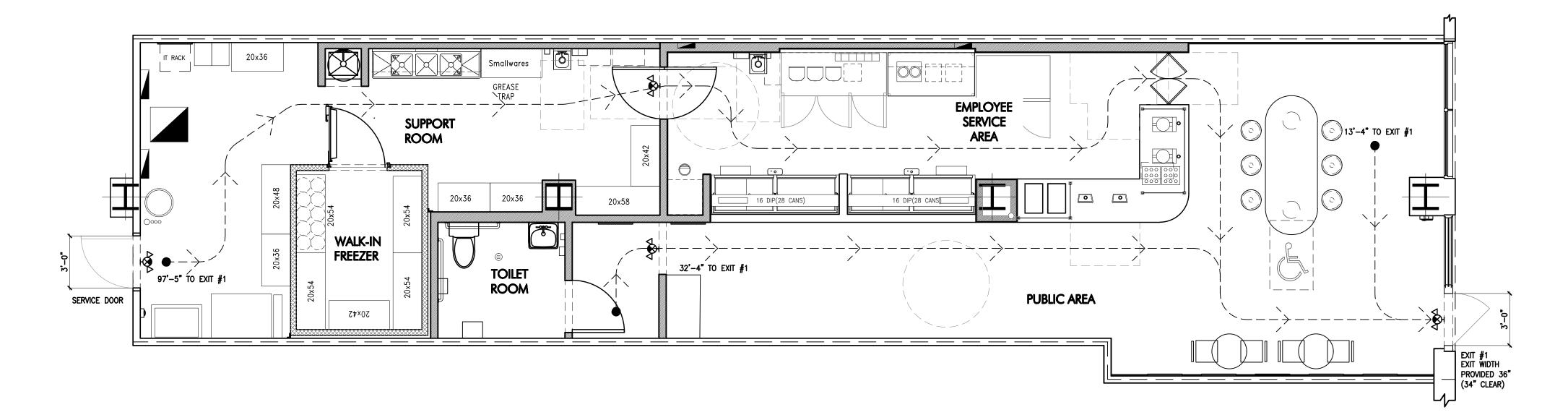
Job Number	230174
Drawn By	CMS
Appv'd By	SS
Sheet Title	

Responsibilities and Schedules

Sheet Number



Occupancy Plan
Scale 1/4" = 1'-0"



2 Egress Plan
Scale 1/4" = 1'-0"

# EGRESS AND OCCUPANCY

OCCUPANCY CLASSIFICATION (CHAPTER 3):
SECTION 303.1.2 - GROUP B

FIRE PROTECTION SYSTEMS (CHAPTER 9):
SECTION 903 - SPRINKLED: YES
SECTION 907 - FIRE ALARMS: YES

OCCUPANT LOAD (CHAPTER 10)
SECTION 1004 - OCCUPANT LOAD

AUXILIARY (UNOCCUPIED AREA, CIRCULATION)	= 527/0	= 0
SUPPORT ROOM AREA	= 221/300	= 1
EMPLOYEES SERVICE AREA	= 156/100	= 2
FIXED SEATING	=# OF STOOLS	= 6 + 1HC = 7
PUBLIC (B)	= 471/100	= 5

SECTION 1005.3.2 - EGRESS WIDTH

.2 - EGRESS WIDTH

REQUIRED: INCHES PER PERSON= 0.20 (SPRINKLED)

0.20 X 15 OCCUPANTS = 3" INCHES

O.20 X 15 OCCUPANTS = 3" INCHES

PROVIDED: INCHES = 36" (34" CLEAR)

EXITS PROVIDED: 1

MINIMUM WIDTH: 34" (< 50 OCCUPANTS)

SECTION 1006 - EXIT AND EXIT ACCESS DOORWAYS

MAX TRAVEL = 100 FEET (SPRINKLED)

OCCUPANCY= A (ASSEMBLY)/ B (BUSINESS - UNDER EXCEPTION A303.1.2)

MAX OCCUP.= 49 OCCUPANTS

SECTION 1017 - EXIT ACCESS TRAVEL DISTANCE
MAX TRAVEL = 300 FEET (SPRINKLER SYSTEM)

ON 2902.2 - SEPARATE FACILITIES SHALL NOT BE REQUIRED IN BUSINESS
TION 3 - OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 15 OR

design group

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Project Address

Van Leeuwen Ice Cream
One Brattle Square
Space #C2
Cambridge, MA 02138

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Re	visions		
	Date	Description	Ву
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ONE BRATTLE SQUARE CAMBRIDGE, MA

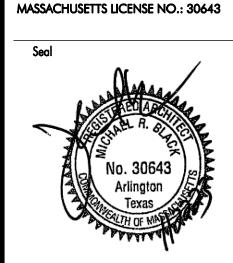
Consultant

MICHAEL R. BLACK, AIA

2225 E. RANDOL MILL

ARLINGTON, TEXAS 76011

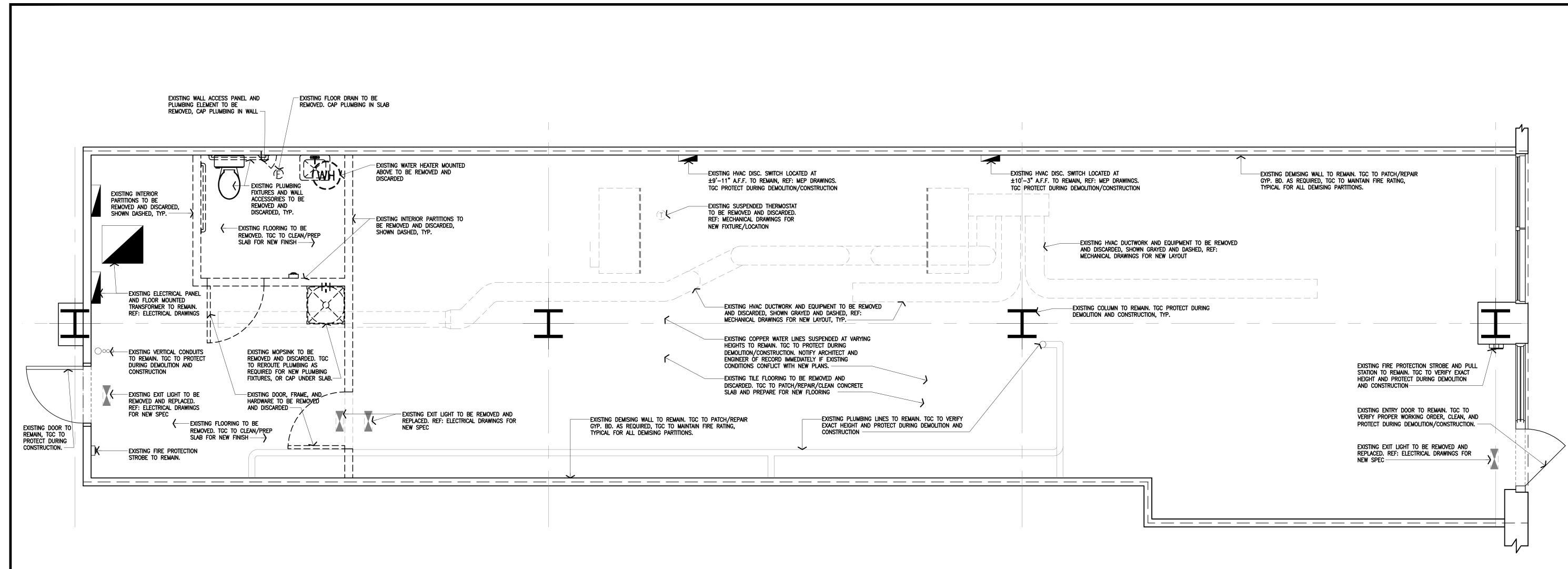
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CNC
CMS
SS

Occupancy and Egress Plan

Sheet Number



#### **DEMOLITION NOTES**

- DRAWINGS OF EXISTING CONDITIONS HAVE BEEN COMPILED FROM EXISTING DATA SUPPLIED BY THE OWNER TO THE ARCHITECT. THE ARCHITECT MAKES NO WARRANTY, EITHER EXPRESSED OR IMPLIED, FOR THE ACCURACY OF THE COMPLETENESS OF THE EXISTING INFORMATION RECORDED. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS THAT MIGHT ARISE IN THE COURSE OF THE DEMOLITION WORK.
- VERIFY LOCATIONS OF EXISTING MECHANICAL, PLUMBING AND ELECTRICAL UTILITIES. LOCATE AND PROTECT UTILITIES TO REMAIN. DISCONNECT, REMOVE BACK TO NEAREST JUNCTION BOX OR PANEL, AS REQUIRED, AND CAP DESIGNATED UTILITIES WITHIN THE DEMOLITION AREA. REFER TO THE MECHANICAL,
- EXISTING ELECTRICAL AND TELEPHONE OUTLETS LOCATED ON DEMOLISHED WALLS ARE TO BE REMOVED INCLUDING CONDUIT AND WIRING BACK TO JUNCTION BOX. LOCATIONS ARE TO BE PATCHED AND REPAIRED TO BE FLUSH WITH ADJACENT WALL SURFACE.
- . WHERE PLUMBING FIXTURES ARE BEING REMOVED OR WHERE EXPOSED PLUMBING PIPES OCCUR, CAP LINES BEHIND FINISHED SURFACES. PATCH AND REPAIR AS REQUIRED.
- ALL EXISTING CONSTRUCTION WHERE INDICATED INCLUDING ELECTRICAL, TELEPHONE, PLUMBING AND MECHANICAL DEVICES NOT OTHERWISE INDICATED ON THESE CONSTRUCTION DRAWINGS SHALL BE REMOVED IN A CAREFUL MANNER SO AS NOT TO DAMAGE ADJOINING CONSTRUCTION.
- 6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES WHETHER SHOWN HEREON OR NOT AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR SHALL BEAR ALL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN CONJUNCTION WITH THE EXECUTION OF HIS WORK.
- ALL EXISTING BUILDING UTILITIES SHALL REMAIN IN OPERATION DURING CONSTRUCTION. PROVIDE REROUTING OF UTILITIES SERVING ADJACENT AREAS THAT ARE TO MAINTAIN UNINTERRUPTED SERVICE. ANY TEMPORARY SUSPENSION OF SERVICE SHALL BE COORDINATED AND APPROVED BY THE FACILITY MANAGER, NOT LESS THAN 24—HOURS IN ADVANCE.
- 3. THE CONTRACTOR WILL VERIFY AND CONFORM TO ALL REQUIREMENTS OF ALL UTILITY COMPANIES UNLESS OTHERWISE NOTED IN THE PLANS AND SPECIFICATIONS. THE DEMOLITION PLAN NOTES ARE DIAGRAMMATIC AND GENERAL IN NATURE. THE INTENT IS TO ILLUSTRATE THE COMPLETE DEMOLITION OF THE SPACES INDICATED UNLESS NOTED OTHERWISE. FIELD VERIFICATION OF THE EXISTING CONDITIONS AND SPECIFIC QUANTITIES IS THE RESPONSIBILITY OF THE
- 10. REMOVAL AND DISPOSAL OF DEMOLITION DEBRIS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY THE HAULING ROUTE THROUGH THE BUILDING, THE DEMOLITION STAGING AREA, AND THE LOCATION OF THE DUMPSTERS WITH THE OWNER PRIOR TO THE START OF DEMOLITION. DISPOSAL OF RUBBISH SHALL BE DONE IN A LEGAL MANNER.
- 11. THE OWNER RESERVES THE RIGHT TO SALVAGE ANY DEMOLISHED ITEM. VERIFY ITEMS TO BE SALVAGED WITH THE OWNER PRIOR TO THE START OF DEMOLITION. REMOVE, PROTECT, CLEAN, REPAIR FOR THE REUSE AND TURN OVER SUCH ITEMS AS DIRECTED BY THE OWNER.
- 12. IN ORDER TO INSTALL SOME OF THE NEW WORK (INCLUDING, BUT NOT LIMITED TO MECHANICAL, PLUMBING OR ELECTRICAL) IT WILL BE NECESSARY FOR THE CONTRACTOR AND HIS SUBCONTRACTORS TO REMOVE AND REPLACE (OR REFINISH) EXISTING WALLS, FLOORS, OR CEILING IN THE AREAS OF THE BUILDING NOT SHOWN ON THESE PLANS. THE CONTRACTOR SHALL INCLUDE ALL RELATED COSTS IN HIS BASE BID, WHETHER SHOWN ON THESE PLANS OR NOT.
- 3. PROTECT ADJACENT SPACES NOT SCHEDULED FOR DEMOLITION. PATCH AND REPAIR DAMAGED FINISHES, TIEMS AND FIXTURES TO REMAIN AND/OR REPLACE IN KIND TO MATCH EXISTING FROM DAMAGE DURING THE PROGRESS OF THE WORK. PROVIDE TEMPORARY SAFETY BARRIERS REQUIRED BY CODE AND AS INDICATED TO INSURE PUBLIC SAFETY AND TO ALLOW BUILDING OCCUPANCY. CONTRACTOR TO SUBMIT FOR APPROVAL, BARRIER LOCATIONS, AND METHOD OF CONSTRUCTION TO THE ARCHITECT PRIOR TO INSTALL ATION.
- 14. NO STRUCTURAL ELEMENTS ARE INCLUDED IN THIS SCOPE OF WORK. 15. PROVIDE DUST BARRIERS AROUND OPENINGS, TO AND FROM THE CONSTRUCTION AREA. PROVIDE ALL MEANS NECESSARY TO INHIBIT DUST FROM ENTERING OTHER PORTIONS OF THE FACILITY.

- 16. PROVIDE ADEQUATE SHORING, BRACING, BARRICADES AND PROTECTIVE MEASURES AS REQUIRED TO SAFELY EXECUTE THE WORK IN THE CONSTRUCTION AREA AND THE AREAS ADJACENT TO THE CONSTRUCTION AREA. CEASE OPERATIONS AND NOTIFY THE ARCHITECT IMMEDIATELY IF THE STRUCTURE APPEARS TO BE ENDANGERED. DO NOT RESUME OPERATIONS UNTIL CORRECTIVE MEASURES HAVE BEEN 17. CONTRACTOR SHALL MAINTAIN REQUIRED MEANS OF EGRESS AND ENSURE THAT EXIT ROUTES ARE SIGNED, LIGHTED AND PROTECTED IN ACCORDANCE WITH CODE REQUIREMENTS. RELOCATE EXISTING
- 18. PROVIDE TEMPORARY NON-COMBUSTIBLE CONSTRUCTION BARRIERS WHERE REQUIRED BY CODE AND THE GOVERNING FIRE AUTHORITY. MINIMUM REQUIREMENTS:

  A. FULL HEIGHT WALL FROM FLOOR TO CEILING. B. STUDS AT 24" O.C., WITH 5/8" TYPE "X" GPYSUM BOARD.
- C. NON-COMBUSTIBLE ACCESS DOOR WITH (3) HINGES AND SPRING CLOSER. 19. SURVEY EXISTING FLOORS AND CLEARLY MARK ON FLOOR SURFACE THE LOCATIONS OF ALL BEAMS AND JOISTS. MARK ALL CORE DRILL PENETRATIONS OR SAW CUT LOCATIONS AND RECEIVE STRUCTURAL
- ENGINEER'S APPROVAL PRIOR TO DRILLING CONCRETE. 20. CUT RIGID MATERIALS USING MASONRY SAW OR CORE DRILL. PNEUMATIC TOOLS ARE NOT ALLOWED WITHOUT PRIOR APPROVAL.
- 21. ALL CORE DRILLING, SAW CUTTING OR OTHER NOISY WORK SHALL BE SCHEDULED 48—HOURS IN ADVANCE WITH THE OWNER.
- 22. APPLY CEMENT BASE FLOOR PATCH AS REQUIRED TO FILL DINGS, NAIL HOLES, CHIPS AND CRACKS. 23. AT FLOOR AREAS SCHEDULED TO RECEIVE NEW FLOOR COVERING, REMOVE EXISTING FLOOR COVERING AND PREPARE SUBSTRATE FOR NEW FLOOR COVERING PER SPECIFICATIONS AND MANUFACTURER'S REQUIREMENTS.
- 24. AT ABANDONED PENETRATIONS OF FIRE RATED WALLS, CEILING OR FLOOR CONSTRUCTION, COMPLETELY SEAL VOIDS WITH FIRE RATED MATERIAL TO FULL THICKNESS OF THE PENETRATED ELEMENT. ALL PATCHING OF EXISTING WORK TO REMAIN SHALL MATCH FINISH PER SCHEDULE OR WHERE UNSCHEDULED TO MATCH EXISTING FINISHES TO REMAIN, AND SHALL MEET OR EXCEED FIRE RATING INDICATED ON
- 25. COORDINATE EXISTING SPRINKLER LINE AND HEAD LOCATION WITH NEW PLAN. SUBMIT SPRINKLER SHOP DRAWINGS TO ARCHITECT FOR REVIEW WITH THE CITY FIRE DEPARTMENT.
- 26. CONTRACTOR IS RESPONSIBLE FOR BUILDING SECURITY DURING DEMOLITION PHASE. PROTECT ALL OPENINGS FROM WEATHER CONDITIONS AND SECURE THEM TO PREVENT VANDALISM.
- 27. DO NOT PERFORM ANY WORK THAT WILL VOID WARRANTIES OF EXISTING WEATHER EXPOSED OR MOISTURE RESISTANT ELEMENTS WITHOUT PRIOR APPROVAL FROM THE OWNER. 28. ARCHITECT ASSUMES NO RESPONSIBILITY RELATING TO ANY TOXIC MATERIALS, INCLUDING ASBESTOS, AND ASSUMES NO RESPONSIBILITY TO ITS EXISTENCE OR REMOVAL. THE OWNER WILL TAKE ACTION FOR DIRECTLY CONTRACTING WITH A CONSULTANT OR SPECIALIST, LICENSED BY THE STATE, FOR SUCH SERVICES SHOULD THOSE SERVICES BE REQUIRED ON THE PROJECT.
- 29. IF THE EXISTING BUILDING CONSTRUCTION IS CLASSIFIED SUCH THAT FIREPROOFING INSULATION IS PRESENT, THEN THE CONTRACTOR, PRIOR TO STARTING ANY WORK, SHALL VERIFY THE CURRENT FIRE—RESISTANCE RATING(S) OF THE EXISTING BUILDING ELEMENT(S). IF THE EXISTING FIREPROOFING INSULATION IS DAMAGED/AFFECTED DURING THE COURSE OF THE WORK, AS DEFINED BY THIS PROJECT

THAT SHALL MATCH OR EXCEED THE ORIGINAL FIRE-RESISTANCE RATING(S) OF THE EXISTING BUILDING

30. CONTRACTOR TO RELOCATE AND REUSE EXISTING DOORS AND HARDWARE WHERE POSSIBLE. 31. EXISTING DOORS TO REMAIN U.N.O.

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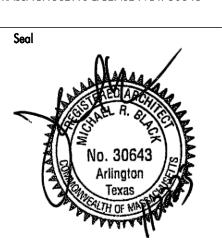
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Consultant

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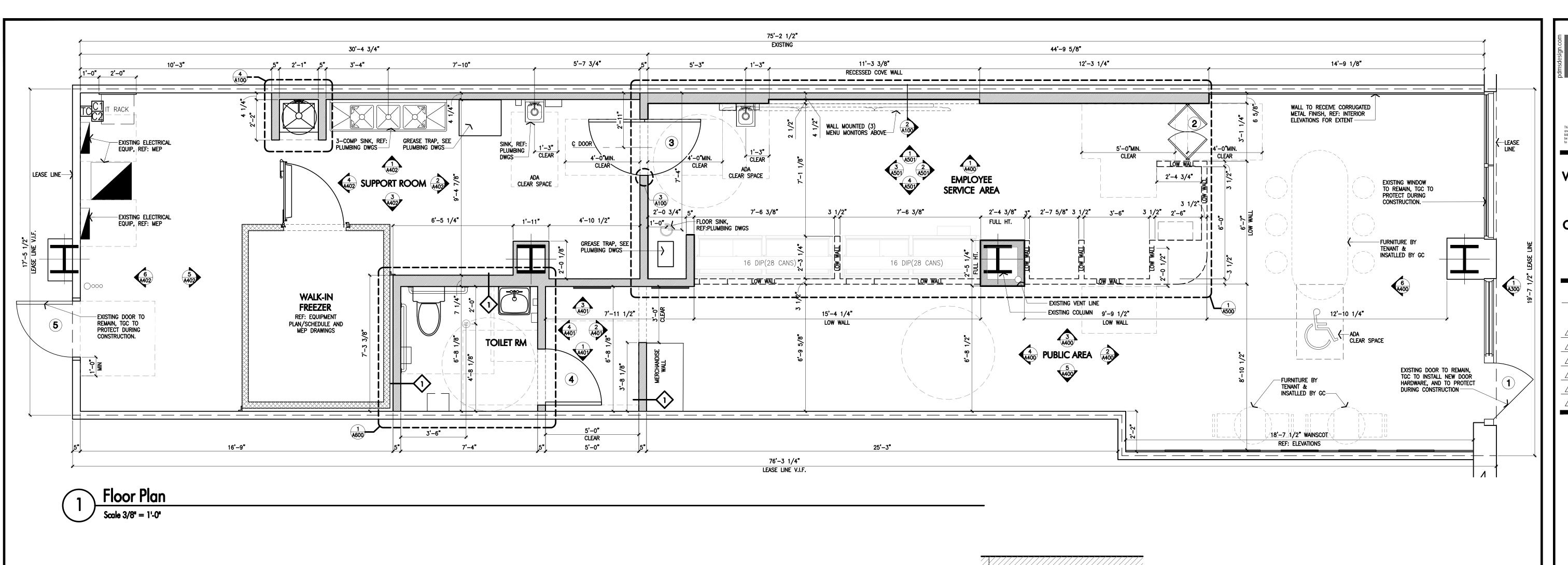
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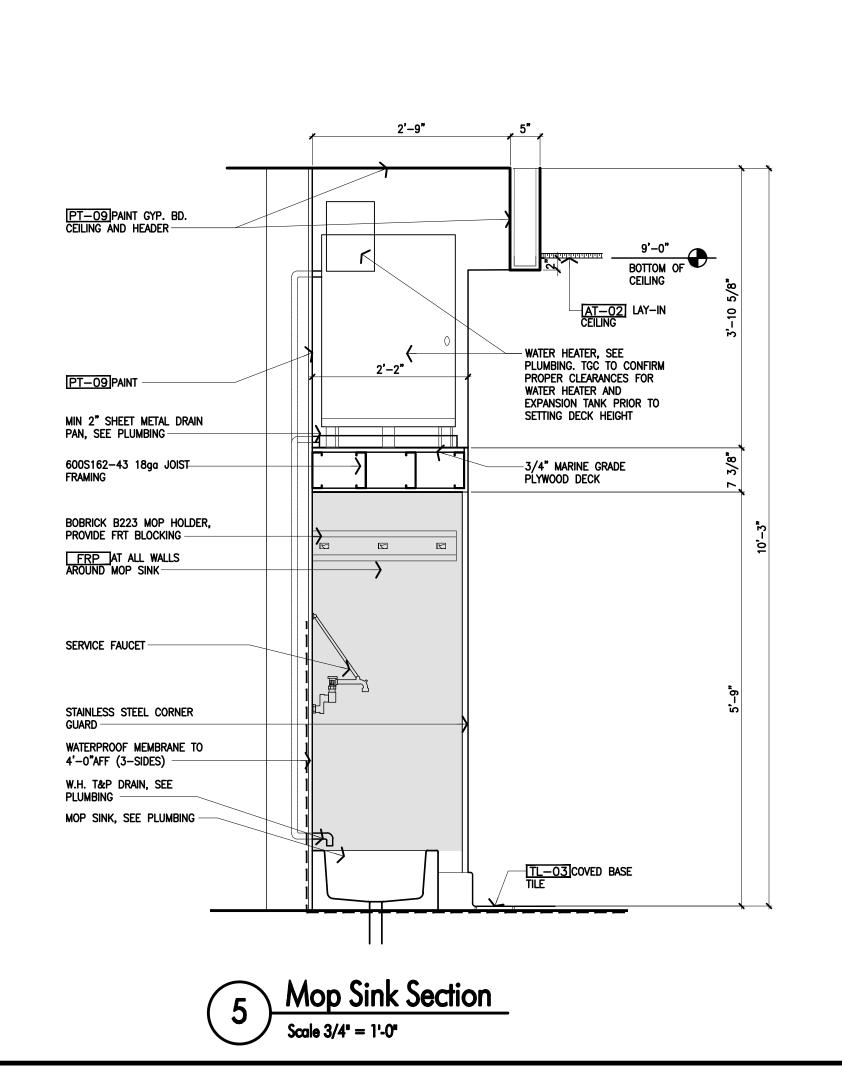


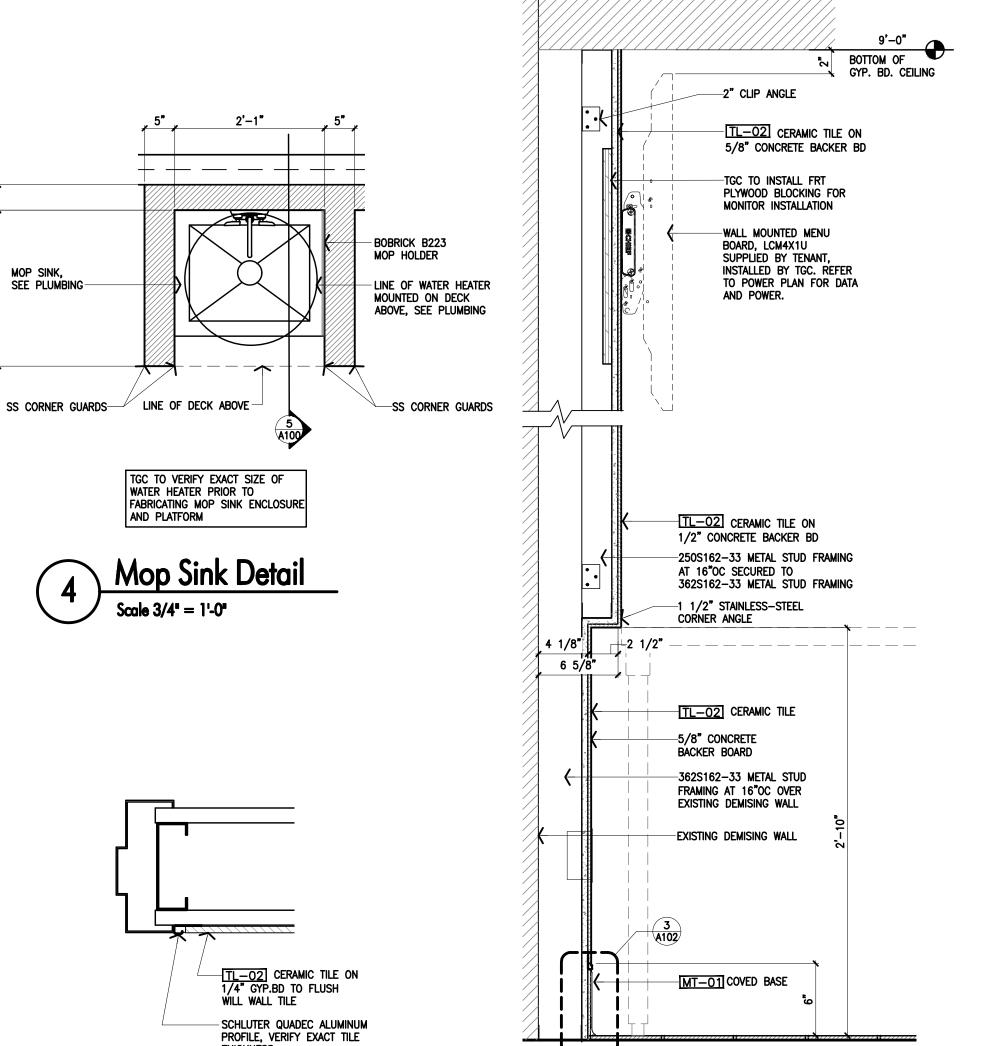
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Appv'd By	SS	

**Demolition Plans** 

Sheet Number

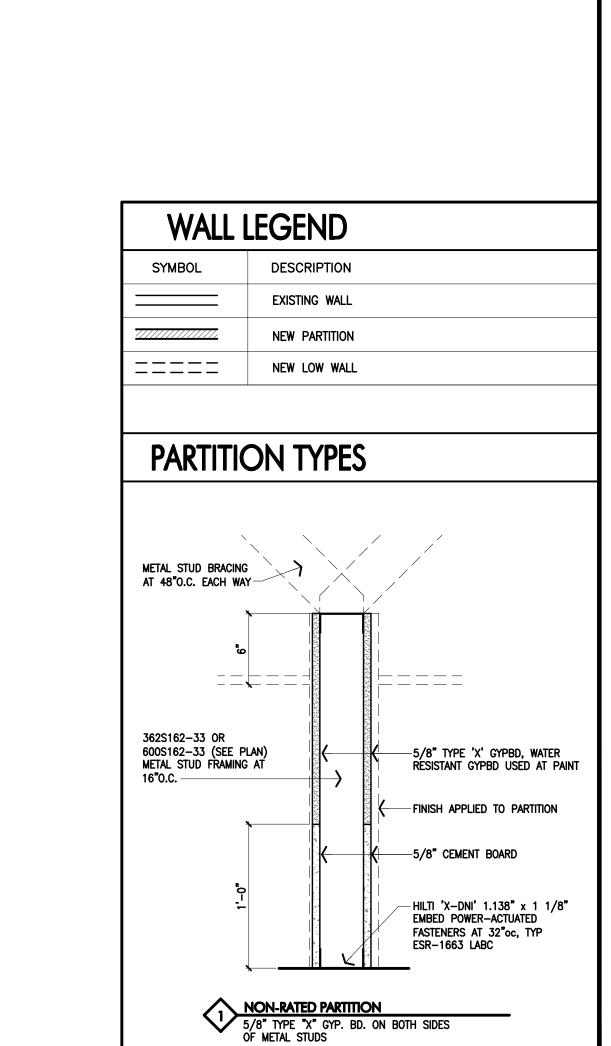






Door Jamb Tile Detail

Section at Cove Wall





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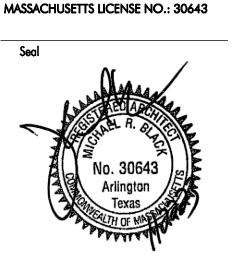
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ONE BRATTLE SQUARE CAMBRIDGE, MA

Consultant

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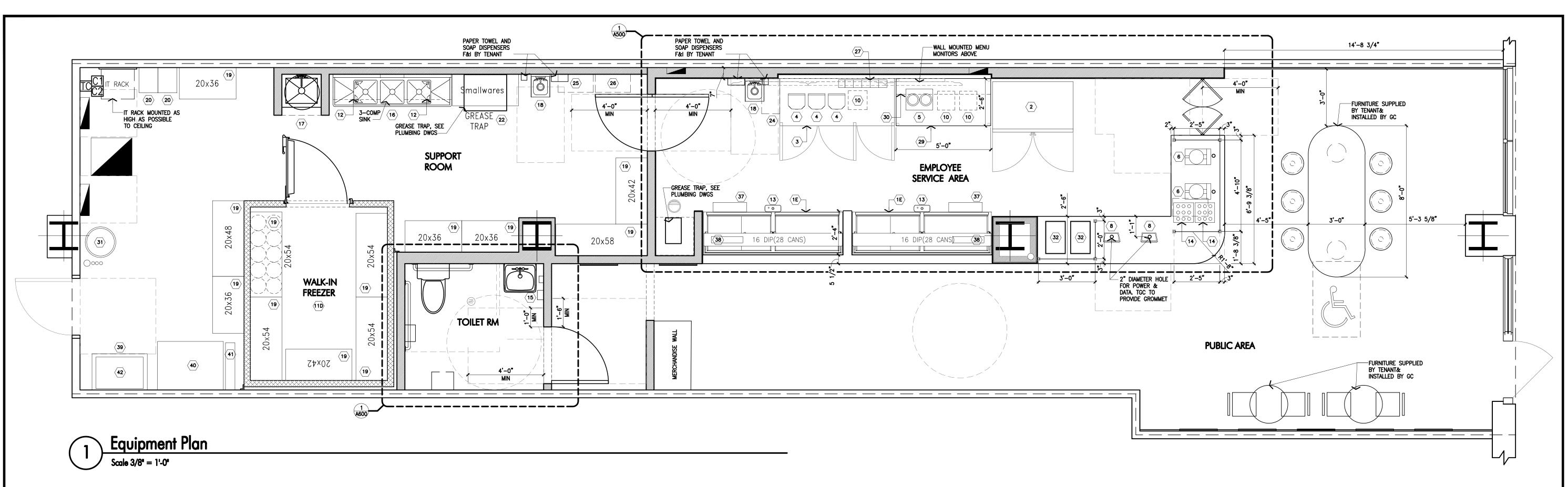
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and Details

Sheet Number



MOUNT MANUFACTURE   MANUFACT	CONNECT
MODEL NOMBER   Maje	REMARKS
C. RISSON, IRBOZEZER   T   2   C. RISSON, IRBOP   1150   NA   10   15   15   15   15   NA   10   NA   NA   NA   NA   NA   NA   NA   N	
2 2 - 2000 RISSTAN PREZIER  T 1 1 108-0 ANT, 108-7230-M 1150 3/4 10.0 16 5-159 13° 140 140 140 140 140 140 140 140 140 140	Y WITH 7' SERVICE CORD, 2" CASTERS
3 - D-DOOR MURRICOP REPRISECENTRY  1 1 TURBO AR, THE-725D-11 1150 1/5 25 1/4 5-159 155 184 184 184 184 184 184 184 184 184 184	Y WITH 7' SERVICE CORD, 2" CASTERS
MILENMEN MATTER MATTER   1   3   MILENMEN MATTER   1   4   5   5   5   5   5   5   5   5   5	Y WITH 8' SERVICE CORD
SINGHE STATION   T   1   SUPPLY TIME, F5/F5/F5 81220   1207   MA   8.3   16   5-159   307   MA   MA   MA   MA   MA   MA   MA   M	WITH 9' SERVICE CORD, 5 5/8" CASTERS
	Y WITH 5' SERVICE CORD
B   P.G.S	Y WITH 6' SERVICE CORD
10   12-12 MATT   T   3	Y WITH 6' SERVICE CORD
10) 12-12 MATT	
BOH WALK-IN FREEZER	
12   MALL MOUNTED DIBULAR SHELF	
12	-10"D x 7'-8 1/2"H
13   DEPPER WILL	C.C. TO PROVIDE IN WALL FOR SHELF BACKII SIZE)
WAFFLE CONE CASE	PACKPLATE INCLUDED, G.C. TO INSTALL TO
16   3-00MPARTINENT SINK	
1	
17	H T&S BRASS B-0133-ADF12-8 AND
18  WALL MOUNTED HAND SINK   T   2   PISHS-W-0909-SSLR-X   NA   NA   NA   NA   NA   NA   NA   N	H T&S BRASS B-0665-BSTR
19   METRO RACK (REF: PLAN FOR SIZE)   T   12   JOHN BOOS CS—XXXX—X SEE   NA	H JOHN BOOS PBF-4-S-LF-X
20 EMPLOYEE LOCKERS  T 2 GSW USE ELS-SDR NA	PLAN)
21) 24" DEEP WALL MOUNTED WIRE SHELVES T 1 1 JOHN BOOS X - XXXX-X SEE PLAN NA N	<b>,</b>
A2   A2   A2   A2   A2   A2   A2   A2	R' A" AFF
Description	
T   2   X   NA	/ WITH 7' SERVICE CARA
BOH TRASH RECEPTACLE	WITH / SERVICE COND
26 BOH RECYCLE  T  1  X  NA  NA  NA  NA  NA  NA  NA  NA  NA	
Dispense-Rite Ctld-22A   NA	
STOELTING, CW5=37B	
29 STAINLESS—STEEL BACK TABLE  T  1 JOHN BOOS — 30" X 60"  NA  NA  NA  NA  NA  NA  NA  NA  NA  N	COUNTERTOP WHIPPED CREAM
30 STAINLESS-STEEL WALL MOUNTED SHELF  T  1 ADVANCE TABCO WS-12-72-16 NA	
31) LINEN BIN  T  1  ADVANCE TABCO WS-12-72-16 NA	WITH 2 UNDER SHELVES
CRAY CAN WITH LID   NA	
T 2 SAN JAMAR SPEED RAIL  NA N	
1   2   MODEL#B5522   NA	ecessed into counter Ty and install. Cut new holes to match
T 1 U-LINE, MODEL#H-2176 NA	NET AND INSTALL. CUT NEW HOLES TO MATCH NET ATTACHMENT SPACING, ON SITE. TO TOP OF DIPPING CABINETS WITH
MHEELS  C NELSON MODEL #PDC9	R ADHESIVE (CRAZY GLUE)
40 C NELSON CAPT T 1 C. NELSON MODEL#BDC8                   30 3/4"W x 41 3/	BIG WHEEL HANDI-MOVER WITH PNEUMATIC
	41 3/4"L, ICE CREAM CART
+1/ FOLD-IN-HALF TABLE	ECONOMY FOLDING TABLE  x 15"H, STACK AND NEST CONTAINERS



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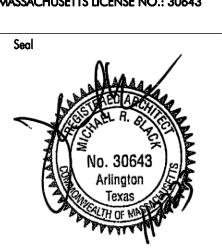
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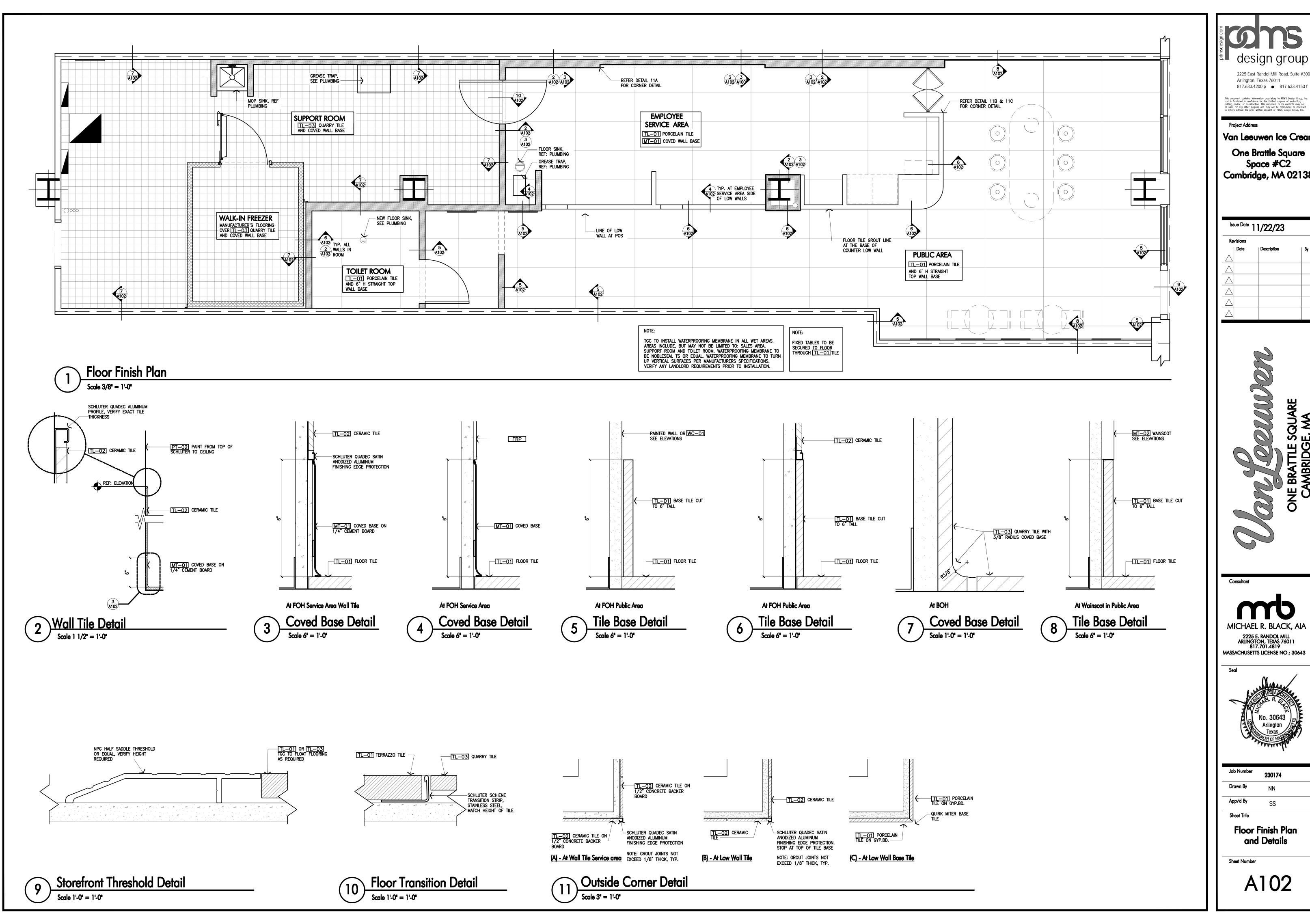
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Equipment Plan and Schedule

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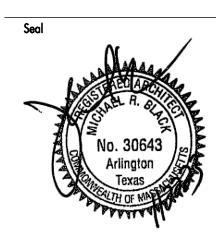
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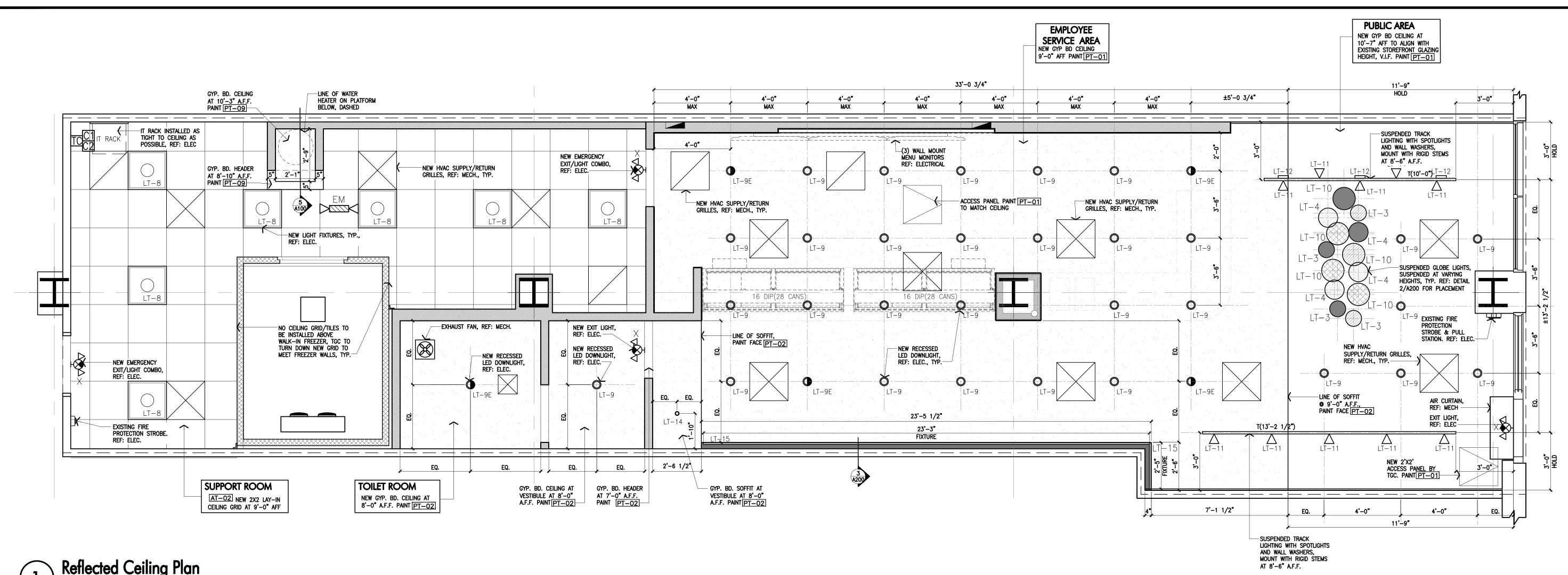
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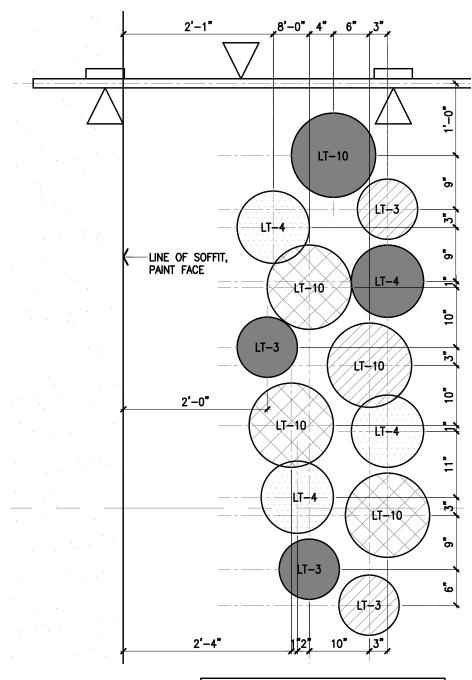
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Floor Finish Plan and Details

Sheet Number



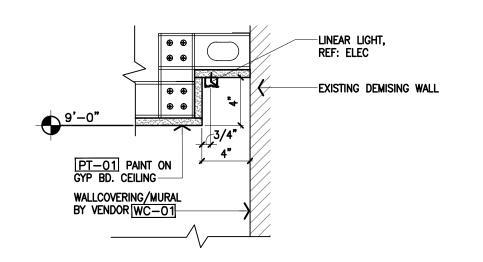
Reflected Ceiling Plan



MOUNTING HEIGHTS LEGEND LT-3, LT-4 & LT-10 MOUNTING HEIGHTS, A.F.F.:

Globe Lights Detail

Scale 3/4" = 1'-0"



Scale 1 1/2" = 1'-0"

LIGHTING FIXTURE SCHEDULE								LA	MP S	CHEDULE				
DESCRIPTION	QUAN.	TYPE	MANUFACTURER	VOLT.	CATALOGUE NO.	REF NOTE			NTING		QUAN.	LAMPS	TOTAL	LAMP SIZE
	QOT.			VOEI.	GAI/LOGGE NO.	KEI INOIL	REC	SURF	PEND	WALL	doru.	/FIXT.	WATTS	
GLOBE PENDANT LIGHT	4	LT-3	PROGRESS LIGHTING	120	P4402-29 - 10" DIA SHADE WHITE FINISH/CHORD	3,5			*		1	1	5	PROVIDE 5W TCP GLOBE OR EQ
GLOBE PENDANT LIGHT	4	LT-4	PROGRESS LIGHTING	120	P4403-29 - 12" DIA SHADE WHITE FINISH/CHORD	3,5			*		1	1	5	PROVIDE 5W TCP GLOBE OR EQ
2X2 RECESSED MTD	7	LT-8	GREENCREATIVE	120- 277	30PAN22DIM/830 WITH 2X2 RECESSED MTD KITS	5		*			1	1	30	INCLUDED
4" DOWNLIGHT	30	LT-9	CONTECH	120	R4NC2-30K-12-D-C4321-CLR-P	4,5	*				1	1	16	INCLUDED
EMERGENCY 4" DOWNLIGHT	5	LT-9E	CONTECH	120	R4NC2-30K-12-D-EM-C4321-CLR-P	4,5,7	*				1	1	16	INCLUDED
GLOBE PENDANT LIGHT	5	LT-10	PROGRESS LIGHTING	120	P4406-29 - 14" DIA SHADE WHITE FINISH/CHORD	3,5			*		1	1	5	PROVIDE 5W TCP GLOBE OR EQ
TRACK LIGHT	10	LT-11	LUMENTURE	120	T65-30H-1500-40-W-L	2,5		*				1	18	INTEGRAL 18W LED, 3000K, 90+ CRI, 1500 LUMEN
TRACK LIGHT - WALLWASHER	3	LT-12	LUMENTURE	120	TWW160-30H-1600-W-L	2,5		*			1	1	17	INTEGRAL 17W LED, 3000K, 90+ CRI, 1600 LUMEN
ENTRA 2" NICHE LED DOWNLIGHT	1	LT-14	VISUAL COMFORT & CO	120	ENN2R-LO-9-30-A-D-I-12-W	4,5	*				1	1	7.5	INCLUDED
LINEAR IN ARCH COVE — SURFACE FIXTURE	2	LT-15	SCOUT LIGHTING	120	SS-S-FM-SH-30-W-EF-0-I-N-CUSTOM	2,4,5,8		*			1	1	9.8/FT	INCLUDED
TRACK	24	Т	LIGHTOLIER	120	600#NWH	5,6		*			N/A			
EMERGENCY/EXIT LIGHT COMBO	4	Х	COOPER LIGHTING	120	AP70-RWH	5,7		*			INCLUDED			
EMERGENCY LIGHT	1	EM	COOPER LIGHTING	120	SEL17	5,7	*					_	INC	CLUDED

1. FIXTURE IS EXISTING, CLEAN AND TEST FOR PROPER OPERATION. REPLACE/REPAIR AS REQUIRED.

- 2. ALL LIGHTING IN SERVICE AREAS AND FOOD STORAGE AREAS MUST BE SHIELDED. EXPOSED BULBS ARE NOT ACCEPTABLE, UNLESS LABELED "SHATTERPROOF".
- . VERIFY CHORD LENGTH REQUIRED PRIOR TO ORDERING.
- 4. FIXTURE SHALL BE CONTROLLED VIA DIMMER SWITCH.
- 5. IF ALTERNATIVE FIXTURES PROVIDED, FIXTURES SHALL BE REQUIRED SIMILAR AND VAN LEEUWEN'S APPROVAL PRIOR TO ORDERING.
- 5. REFERENCE PLAN FOR LENGTH & QUANTITY OF TRACK. PROVIDE WITH ALL REQUIRED CONNECTORS, LIVE ENDS & DEADENDS.
- 7. PROVIDE LIGHT FIXTURES WITH BATTERY BACKUP. . REFERENCE PLAN FOR LENGTH OF LIGHT. PROVIDE WITH ALL REQUIRED CONNECTORS AND ILLUMINATED CORNER AS REQUIRED.

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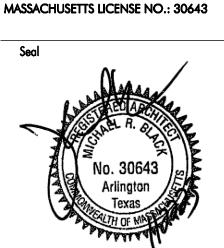
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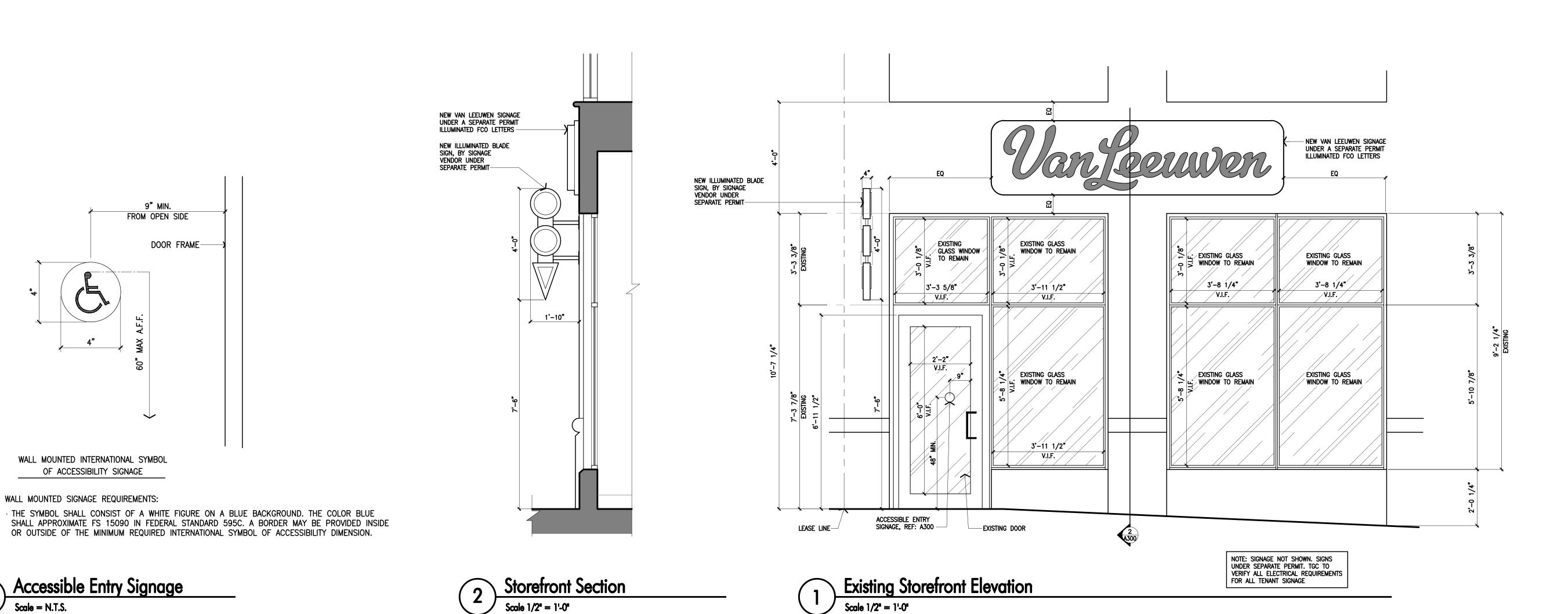


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Sheet Title Reflected Ceiling

Plan

Sheet Number



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Arlington, Texas 76011

817.633.4200 p • 817.633.4153 f

Van Leeuwen Ice Cream
One Brattle Square

Space #C2
Cambridge, MA 02138

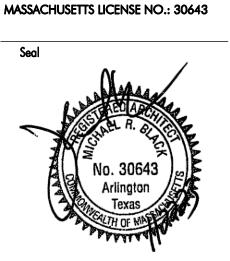
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ONE BRATTLE SQUARE
CAMBRIDGE MA

Consultant

MICHAEL R. BLACK, AIA

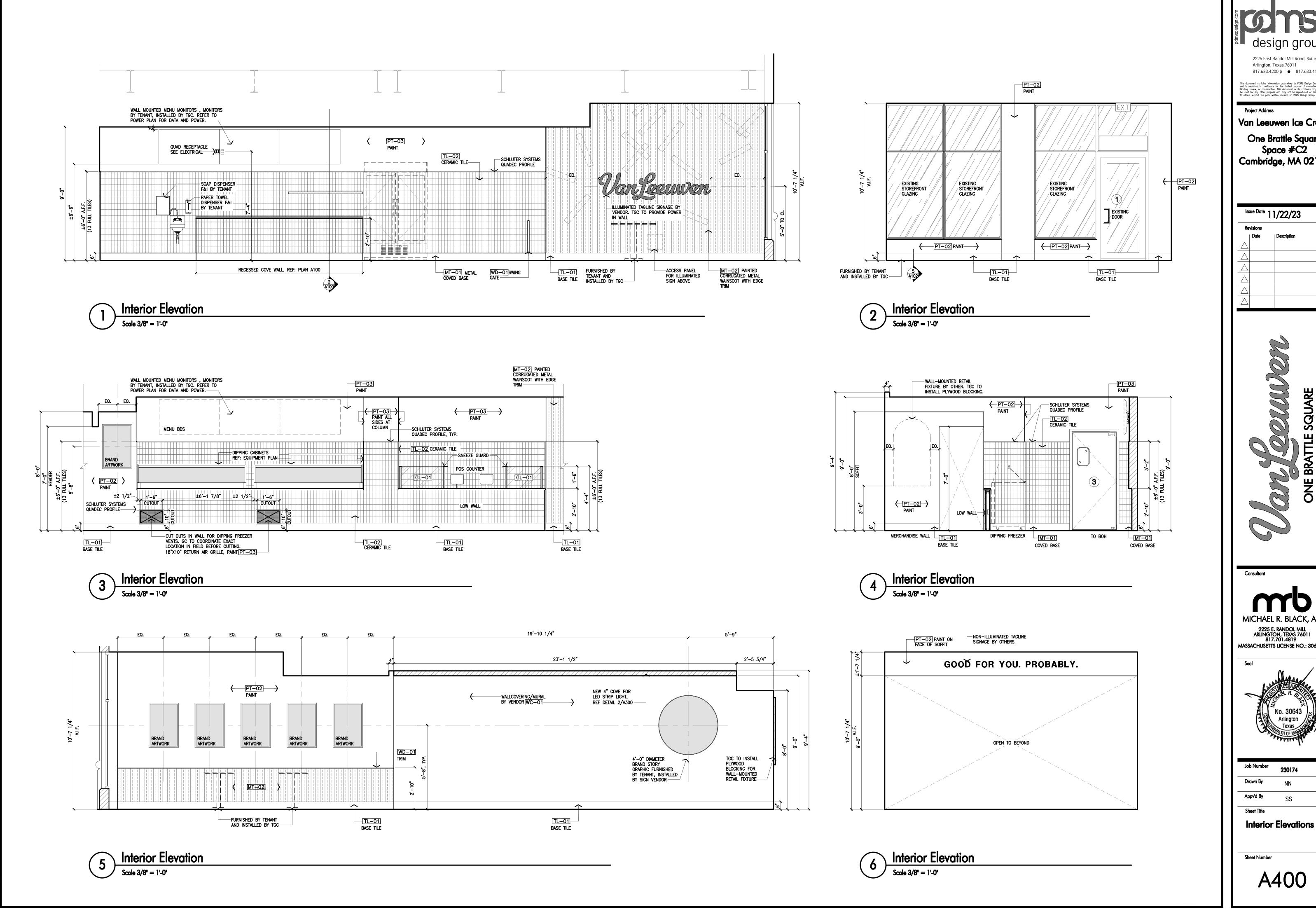
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Appv'd By	SS
Sheet Title	

Exterior Elevation and Section

Sheet Number



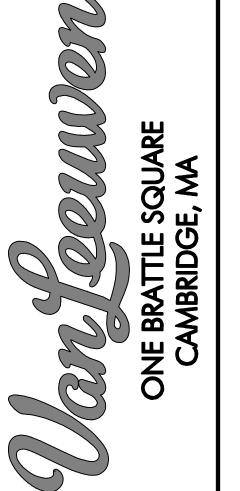
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Project Address

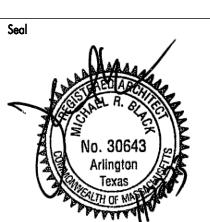
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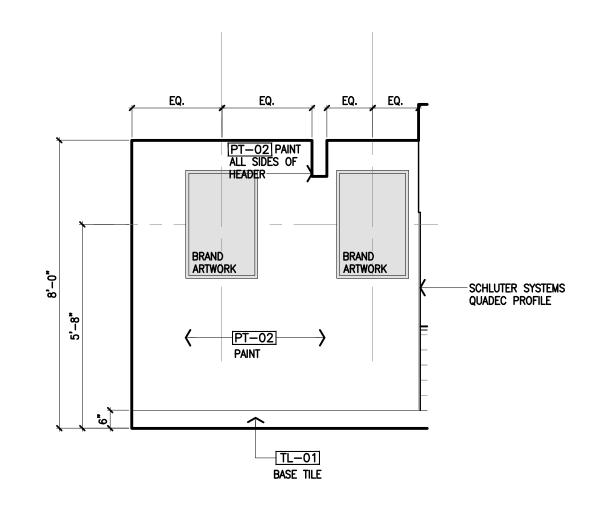


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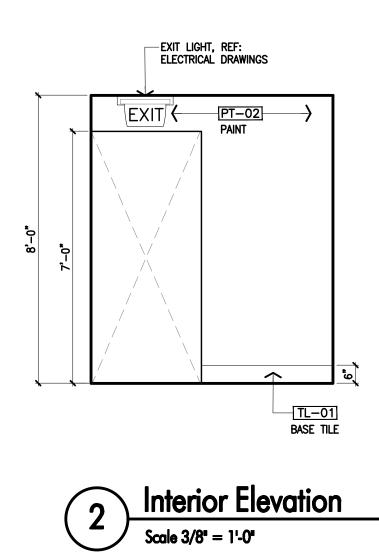
MICHAEL R. BLACK, AIA 2225 E. RANDOL MILL ARLINGTON, TEXAS 76011 817.701.4819 MASSACHUSETTS LICENSE NO.: 30643

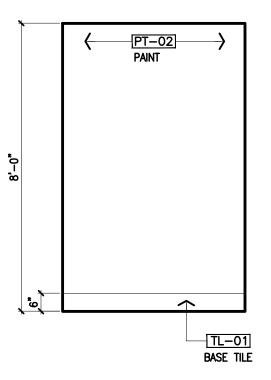


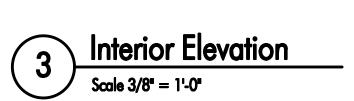
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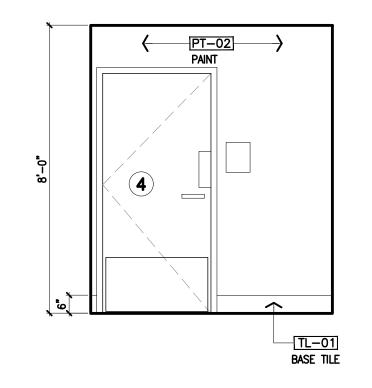


Interior Elevation
Scale 3/8" = 1'-0"









Interior Elevation

Scale 3/8" = 1'-0"



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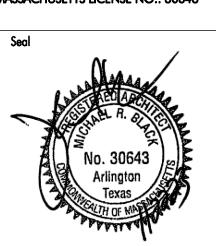
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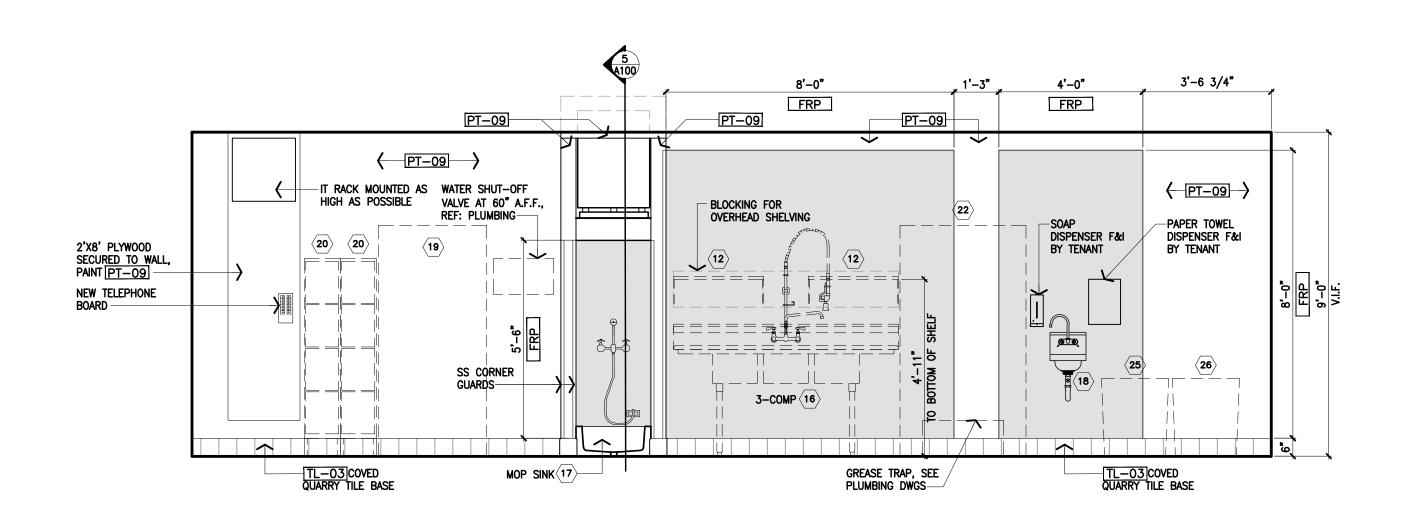




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Interior Elevations

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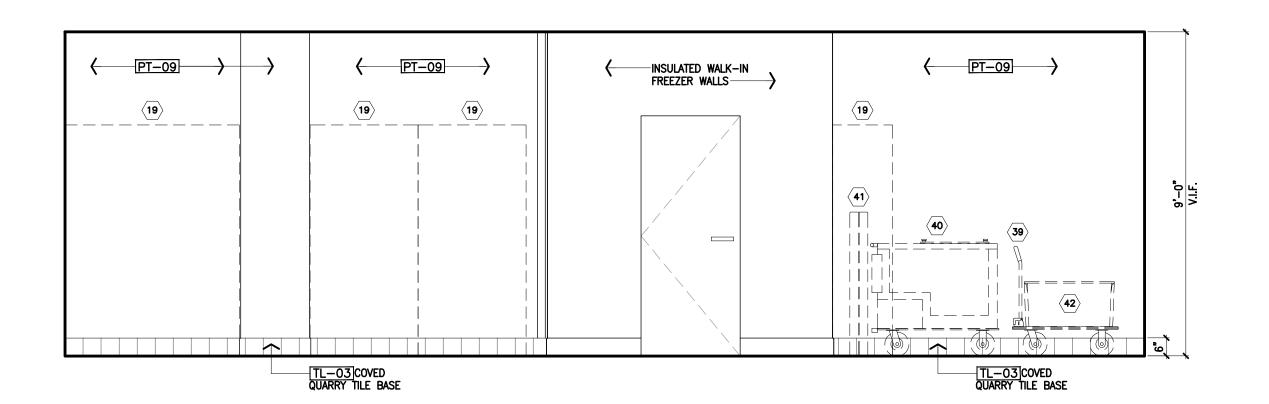
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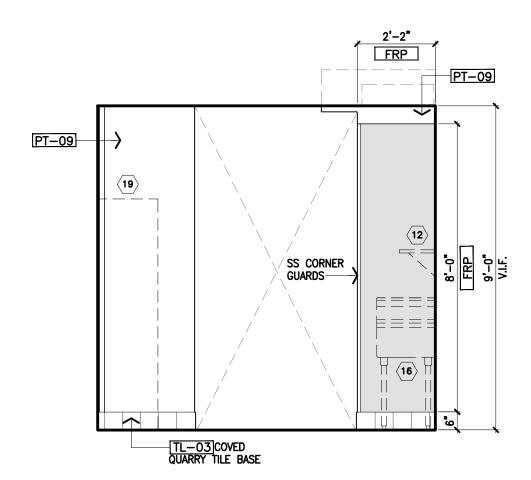
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TL-03 COVED QUARRY TILE BASE

2 Interior Elevation
Scale 3/8' = 1'-0'

REFER TO EQUIPMENT PLAN AND SCHEDULE, SHEET A101, FOR KEYED ITEMS (XX), TYP.



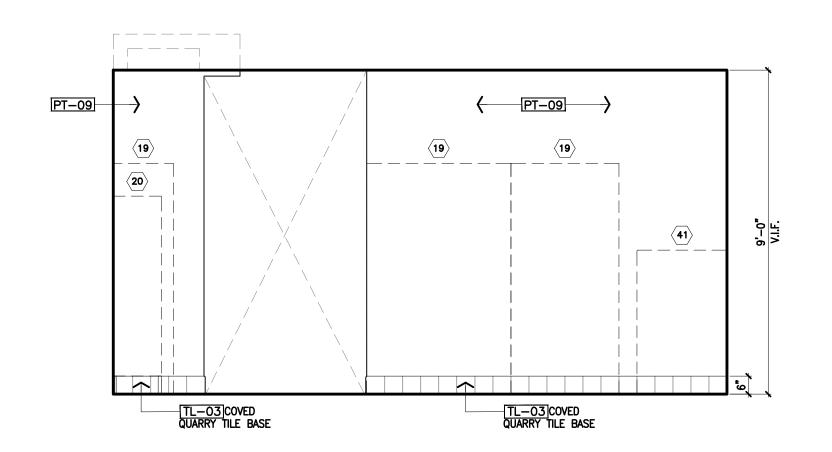


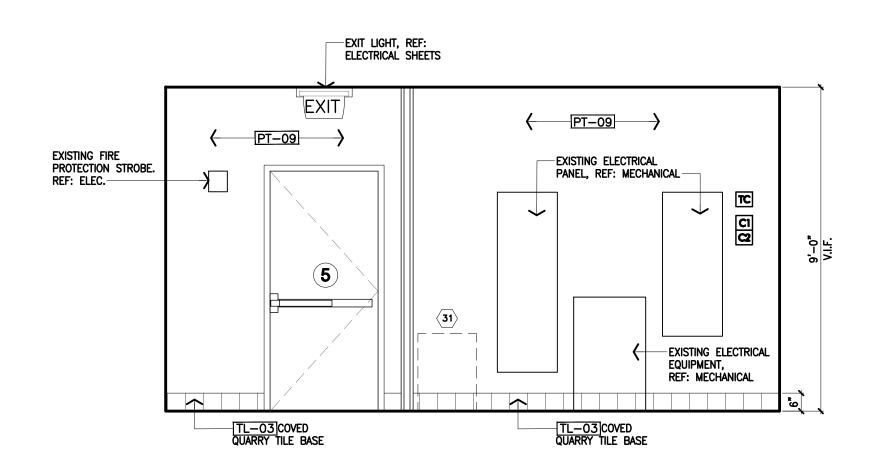
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REFER TO EQUIPMENT PLAN AND SCHEDULE, SHEET A101, FOR KEYED ITEMS (XX), TYP. Interior Elevation

Scale 3/8" = 1'-0"

REFER TO EQUIPMENT PLAN AND SCHEDULE, SHEET A101, FOR KEYED ITEMS (xx), TYP.





5 Interior Elevation
Scale 3/8' = 1'-0"

Interior Elevation

3 Interior Elevation
Scale 3/8' = 1'-0"

REFER TO EQUIPMENT PLAN AND SCHEDULE, SHEET A101, FOR KEYED ITEMS (XX), TYP. 6 Interior Elevation

REFER TO EQUIPMENT PLAN AND SCHEDULE, SHEET A101, FOR KEYED ITEMS (XX), TYP.

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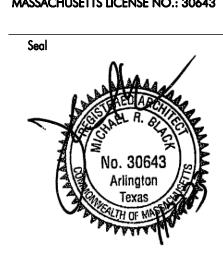


Consultant

MICHAEL R. BLACK, AIA

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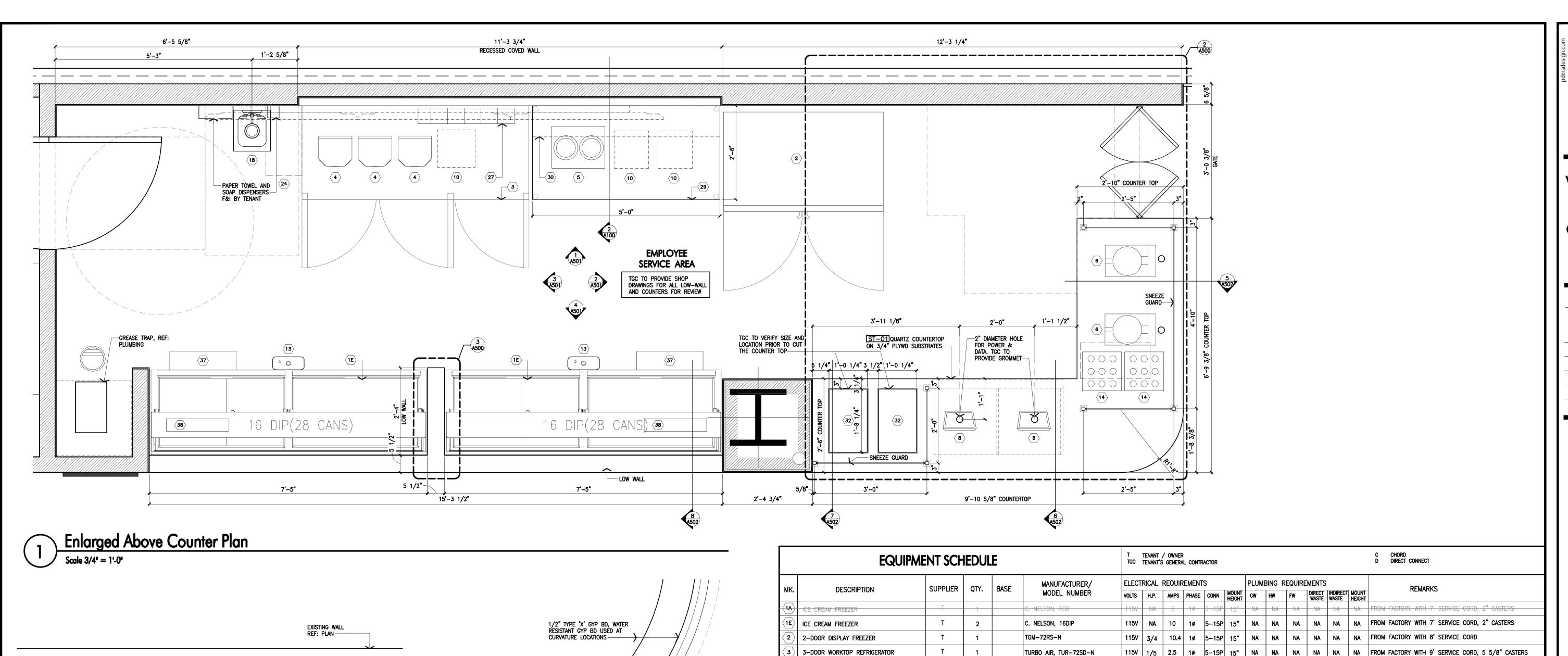
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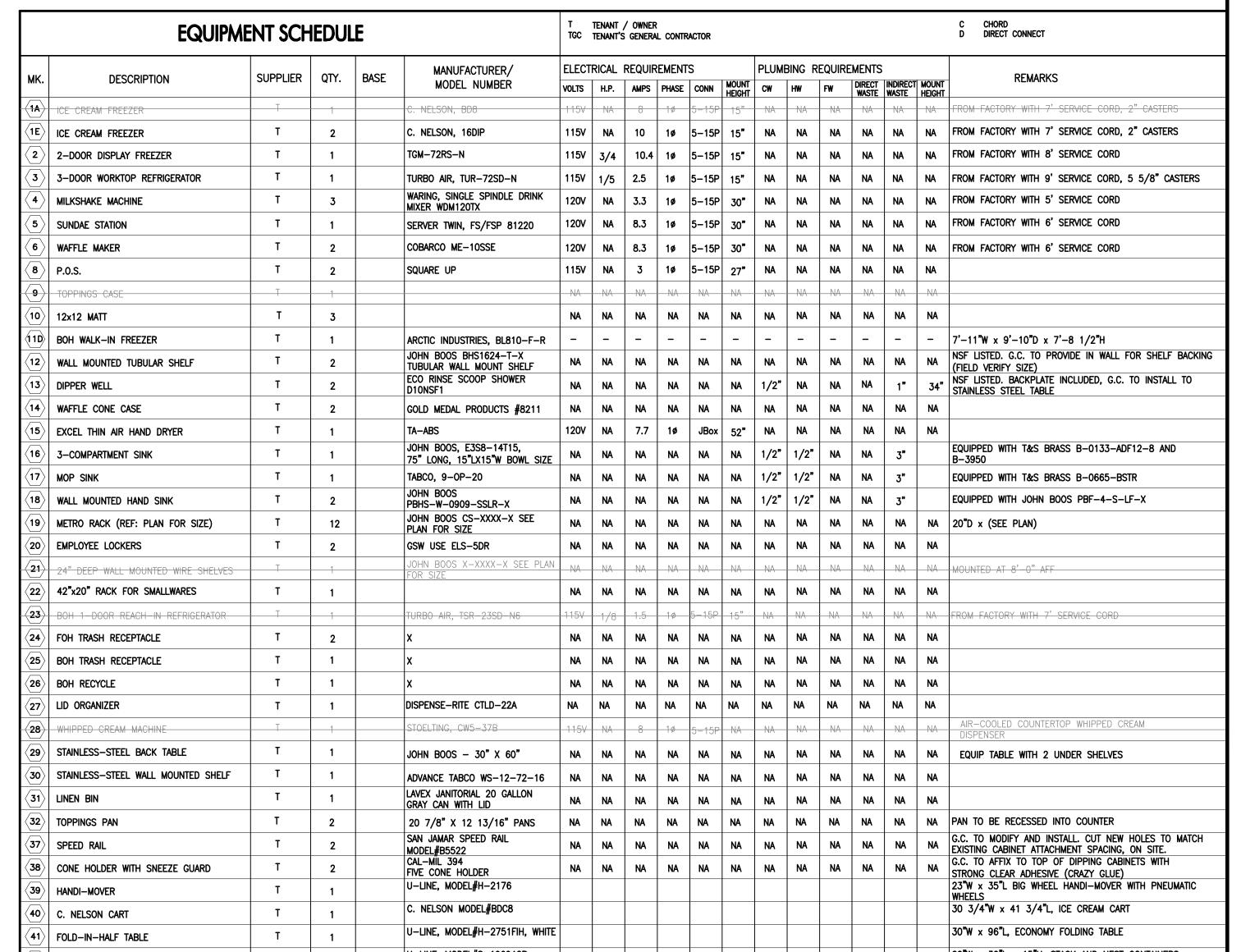


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Interior Elevations BOH

Sheet Number







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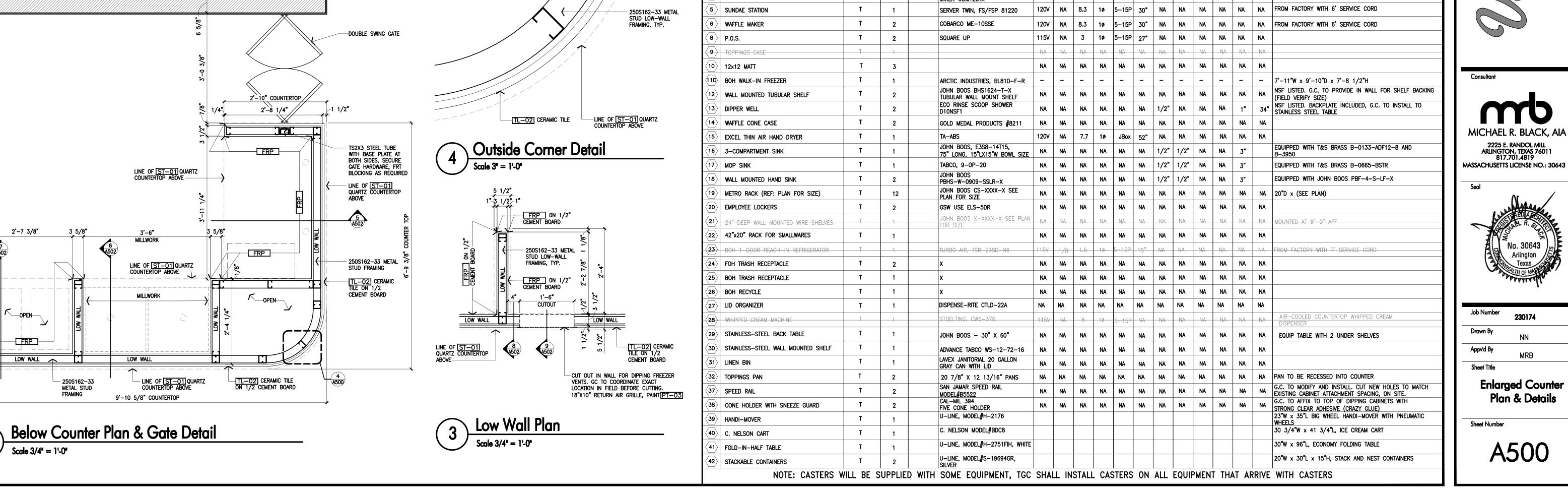
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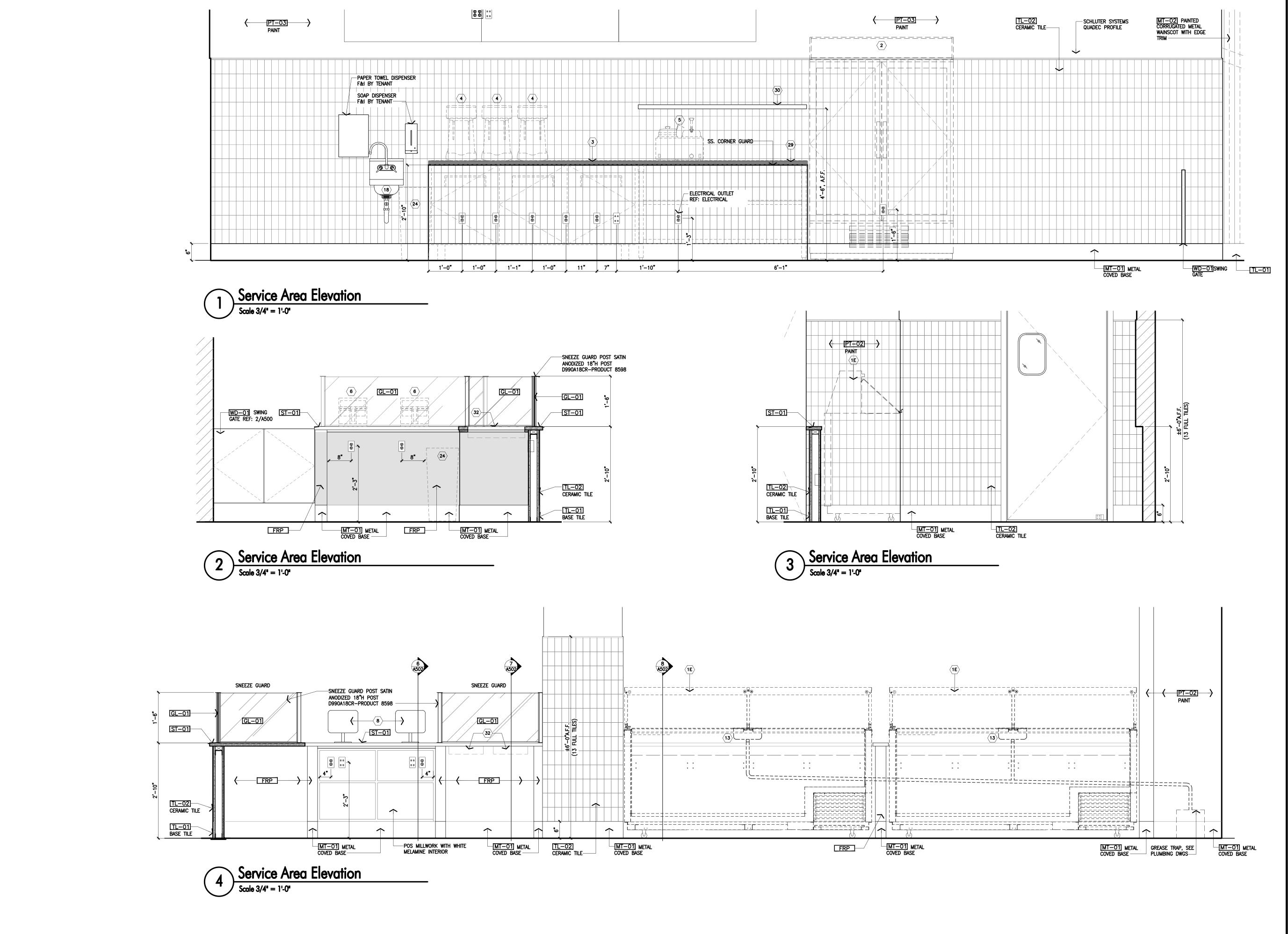
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**Enlarged Counter** Plan & Details

Sheet Number





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ONE BRATTLE SQUARE CAMBRIDGE, MA

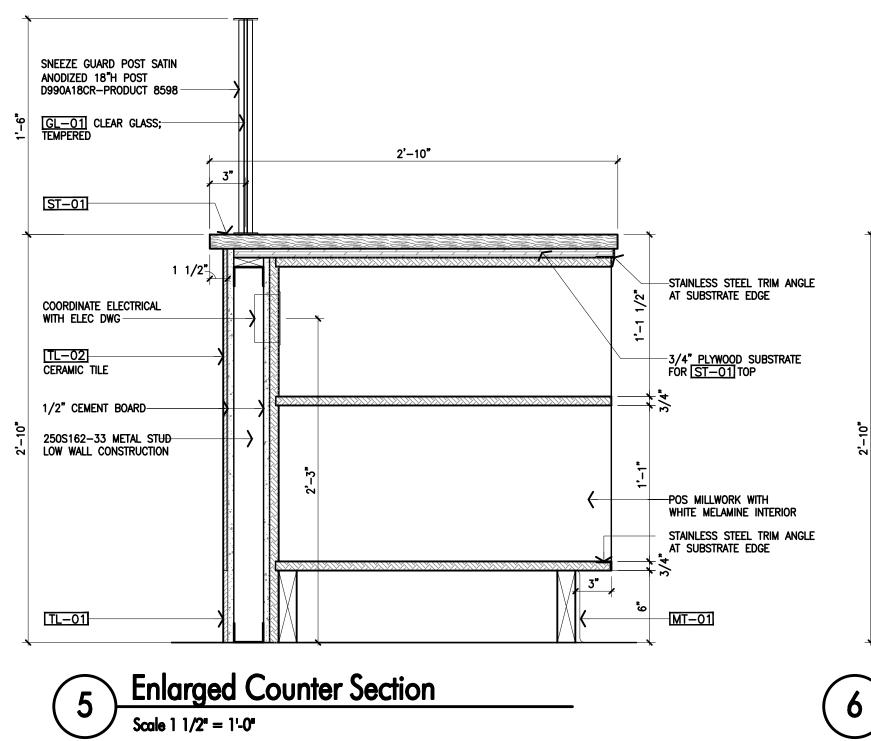
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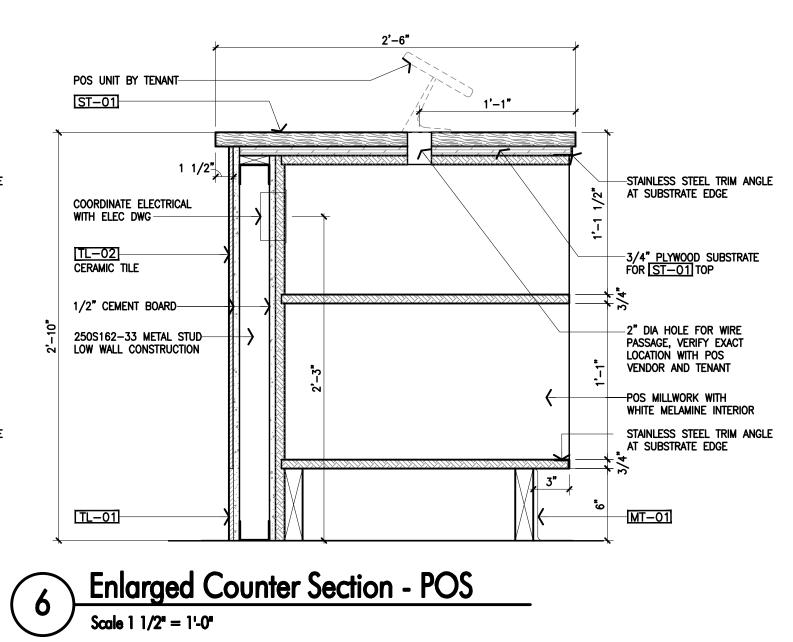


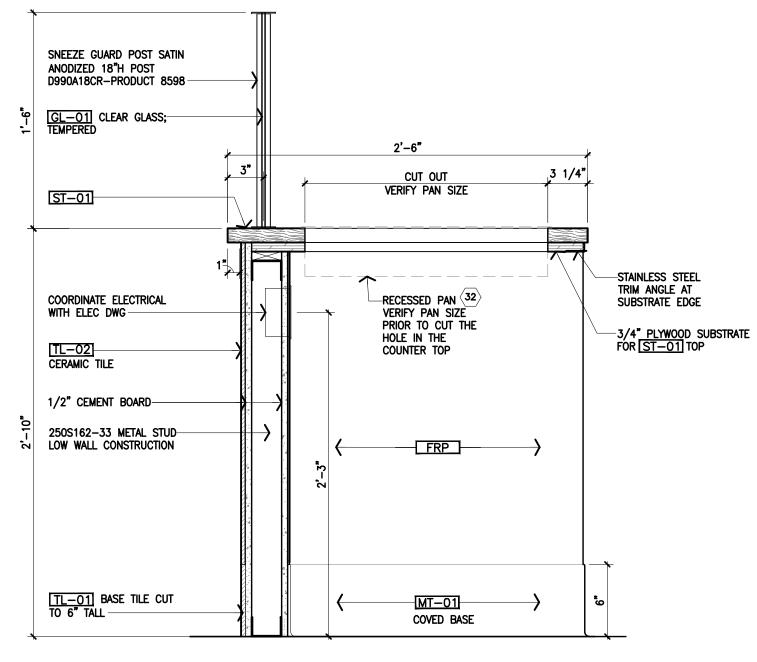
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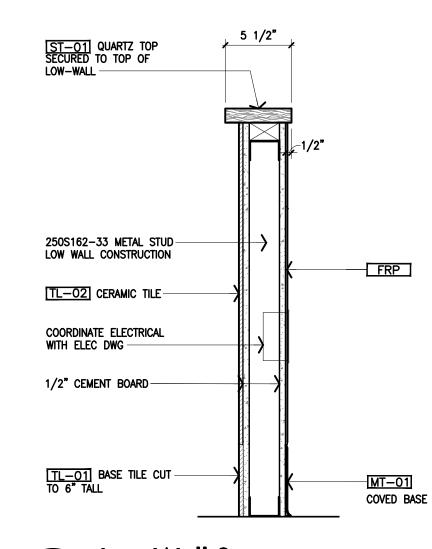
**Counter Elevations** 

Sheet Number



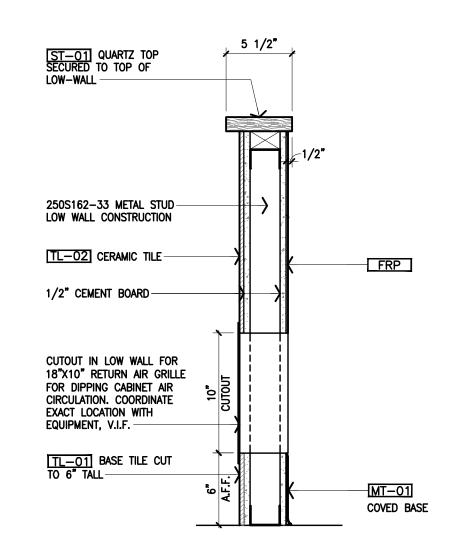




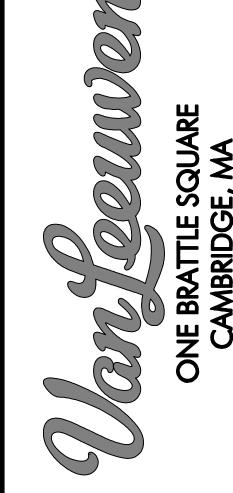


**Enlarged Counter Section** 

8 Low Wall Section



Scale 1 1/2" = 1'-0"



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Van Leeuwen Ice Cream

One Brattle Square

Space #C2

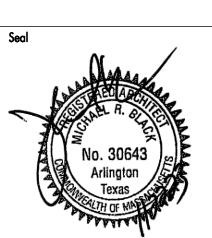
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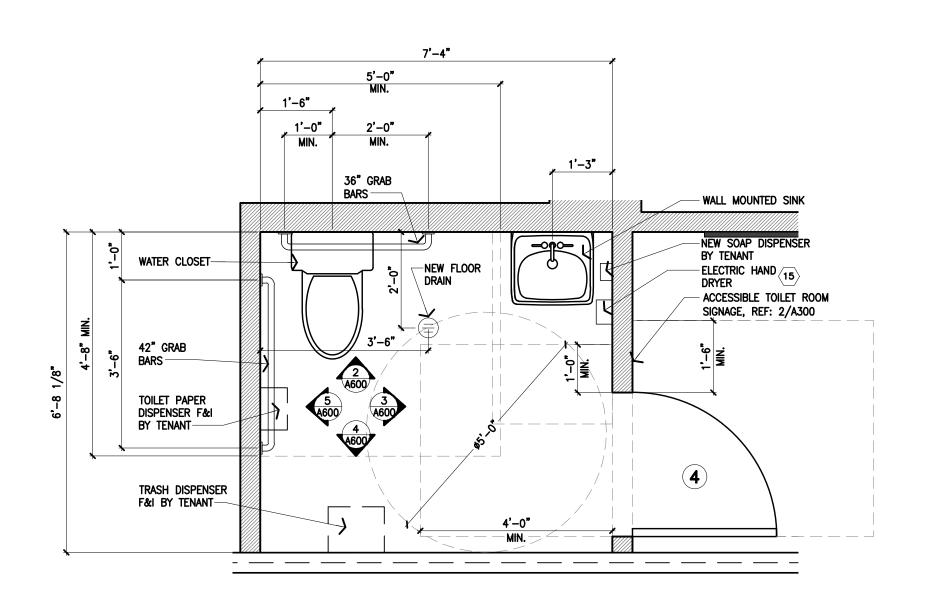
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Job Number	230174
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Appv'd By	MRB
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Enlar	ged Counter

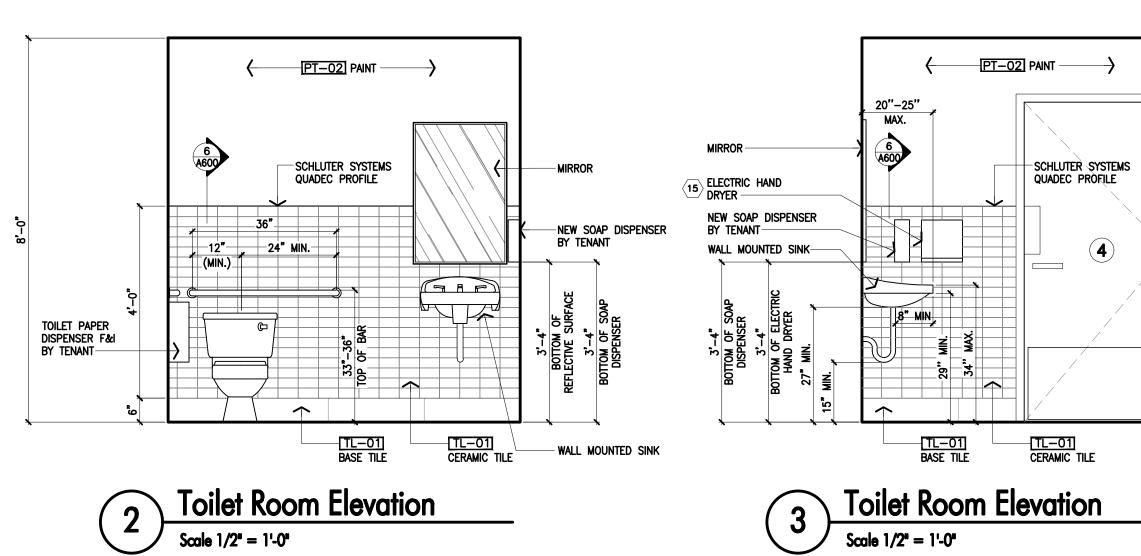
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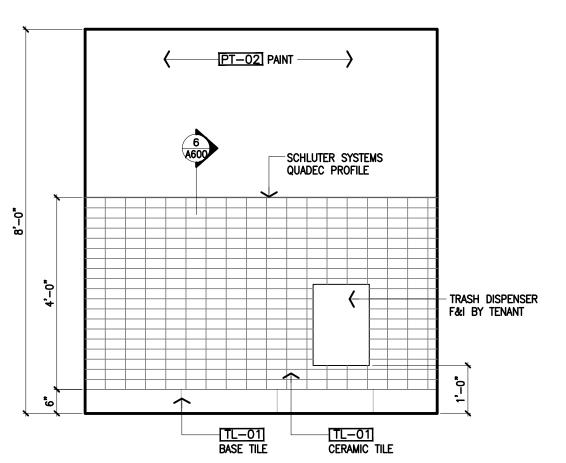


Enlarged Toilet Room Plan

Scale 1/2" = 1'-0"

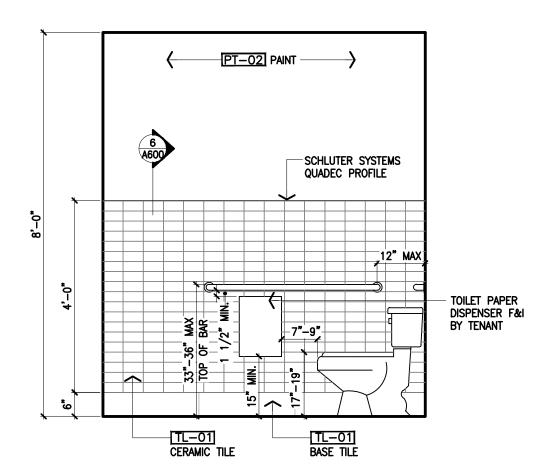


**Toilet Room Elevation** 

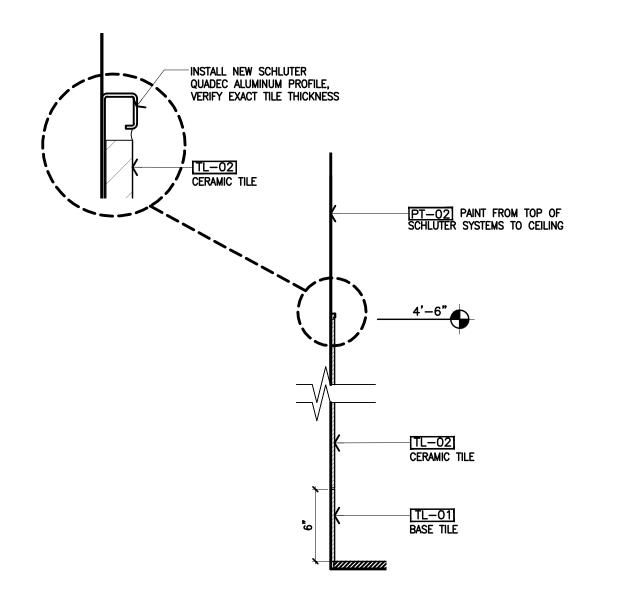


Toilet Room Elevation

Scale 1/2" = 1'-0"



Scale 1/2" = 1'-0"



Wall Tile Detail



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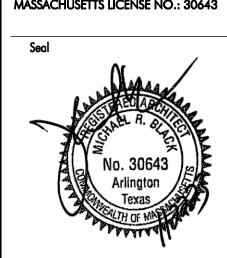
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Enlarged	d Toilet Room

Plan and Elevations

Sheet Number

# **LEGEND** DIFFUSER/GRILLE TAG NECK & RUNOUT SIZE (SUPPLY TRANSITION AS REQUIRED TO CONNECT BRANCH DUCT AS SHOWN) - SIZE | A LINE-TYPE & SYMBOLS $\bigcirc$ $\bigcirc$ $\bigcirc$ $\bigcirc$ $\bigcirc$ BRANCH DUCT WORK (EXISTING) BRANCH DUCT WORK (NEW) FLEXIBLE DUCT. 5'-0" MAX LENGTH. FINAL CONNECTION ONLY. POINT OF CONNECTION \_\_\_\_\_ DUCT WORK (EXISTING) DUCT WORK (NEW) DUCT WORK MOUNTED BALANCING DAMPER (PROVIDE ACCESS IF ABOVE GWB CEILING). DIFFUSER MOUNT4ED BALANCING DAMPER (ACCESSIBLE FROM BELOW) SUPPLY AIR DIFFUSER (NEW) SUPPLY AIR DIFFUSER (EXISTING) SUPPLY AIRDUCT UP (RECTANGULAR) RETURN AIRDUCT UP (RECTANGULAR) RETURN AIR DIFFUSER (NEW) RETURN AIR DIFFUSER (EXISTING) DUCT MOUNTED SMOKE DETECTOR REMOTE TEST SWITCH FOR SMOKE DETECTOR REMOTE TEMPERATURE SENSOR 7-DAY PROGRAMMABLE THERMOSTAT RESTROOM EXHAUST FAN W/ GRILL KITCHEN EXHAUST FAN (UPBLAST, ROOF MOUNTED) \_ \_ \_ \_ \_ HVAC EQUIPMENT (ROOF MOUNTED)

#### **GENERAL**

#### A. THE GENERAL CONDITIONS OF THE GENERAL SPECIFICATIONS, ALONG WITH ALL APPLICABLE INSTRUCTIONS TO BIDDERS SHALL FORM A PART OF THIS SECTION OF THE SPECIFICATIONS.

- B. REQUIREMENTS FOR BIDDERS AND CONTRACTORS WHICH ARE CONTAINED IN OTHER SECTIONS OF THESE SPECIFICATIONS SHALL BE CONSIDERED BINDING UNDER THIS SECTION, UNLESS OTHERWISE NOTED HEREIN.
- ALL WORK TO BE ACCOMPLISHED IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS. ALL CHANGES MUST BE APPROVED IN WRITING BY PDMS. ALL COSTS INCURRED BY PDMS AS A RESULT OF UNAUTHORIZED CHANGES ARE THE RESPONSIBILITY OF THE INDIVIDUALS(S) MAKING THE CHANGE.

CUBIC FEET PER MINUTE

DIFFUSER/GRILLE TYPE

(REFER TO SCHEDULE

QTY CFM

EACH CONTRACTOR SHALL BECOME THOROUGHLY ACQUAINTED WITH THE CONSTRUCTION DETAILS BEFORE SUBMITTING BID. NO ALLOWANCES WILL BE MADE BECAUSE OF THE CONTRACTOR'S UNFAMILIARITY WITH THESE DETAILS. ALL PERFORMANCE OF CONSTRUCTION SHALL BE AS REQUIRED BY THE PACE OF THE GENERAL CONSTRUCTION.

#### INSPECTION OF SITE

PROPOSALS ARE ACCEPTED WITH THE ASSUMPTION THAT CONTRACTOR IS FAMILIAR WITH JOBSITE CONDITIONS AND UTILITY LOCATIONS. THE LACK OF SPECIFIC INFORMATION ON THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY.

CODE REQUIREMENTS

ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR INVOLVED.

#### ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS AND OWNER'S INSTRUCTIONS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, OR REGULATIONS OF THE GOVERNING BODIES, WHETHER SO SHOWN OR NOT. ALL MODIFICATIONS REQUIRED BY SUCH AUTHORITIES SHALL BE MADE BY THE CONTRACTOR WITHOUT ANY ADDITIONAL

#### MATERIALS AND WORKMANSHIP

COST TO THE OWNER.

- A. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED AS RECOMMENDED BY THE MANUFACTURERS AND, UNLESS OTHERWISE SPECIFIED, SHALL BE NEW AND FREE FROM ANY DEFECTS. ALL LIKE MATERIALS USED SHALL BE OF THE SAME MANUFACTURE AND QUALITY UNLESS OTHERWISE SPECIFIED.
- ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED BY COMPETENT WORKMEN AND EXECUTED IN A NEAT AND WORKMANLIKE MANNER. WORK SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION AND, UPON COMPLETION, THE INSTALLATION SHALL BE THOROUGHLY CLEANED AND ALL DEBRIS REMOVED FROM THE SITE.

#### CODES AND REGULATIONS

EACH SUBCONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK AS DRAWN OR SPECIFIED. IF A SUBCONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT A VARIANCE WITH SUCH CODES, HE/SHE SHALL PROMPTLY NOTIFY THE GENERAL CONTRACTOR AND THE TENANT IN WRITING. IF ANY SUBCONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO LAWS, ORDINANCES, RULES AND REGULATIONS AND WITHOUT GIVING SUCH NOTICE, THE SUBCONTRACTOR SHALL BEAR ALL COSTS ARISING THEREFROM.

#### PROTECTION OF WORK AND PROPERTY

- A. EACH SUBCONTRACTOR SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL HIS/HER WORK FROM DAMAGE AND SHALL PROTECT THE OWNER'S PROPERTY FROM INJURY OR LOSS ARISING FROM HIS/HER WORK. HE/SHE SHALL MAKE GOOD ANY SUCH DAMAGE, INJURY, OR LOSS, EXCEPT SUCH AS MAY BE DIRECTLY DUE TO CAUSES BEYOND HIS/HER CONTROL AND NOT TO HIS/HER FAULT OR NEGLIGENCE. HE/SHE SHALL ADEQUATELY PROTECT ADJÁCENT PROPERTY AS WELL.
- B. EACH SUBCONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF THEIR EMPLOYEES ON THE JOB AND SHALL COMPLY WITH ALL PROVISIONS OF FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY WS TO PREVENT ACCIDENTS OR INJURY TO PERSONS ON OR ADJACENT TO THE PREMISES WHERE THE WORK IS BEING PERFORMED. EACH SUBCONTRACTOR SHALL MAINTAIN ALL INSURANCE REQUIRED TO PROTECT HIMSELF/HERSELF. OWNER AND TENANT FOR THE DURATION OF THE WORK AGAINST PROPERTY DAMAGE AND PUBLIC LIABILITY.

#### CHANGES IN THE WORK

THE TENANT, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK, THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY.

ALL WORK UNDER THESE SPECIFICATIONS SHALL BE ACCOMPLISHED IN CONJUNCTION WITH OTHER CONTRACTORS AND TRADES OF THIS PROJECT IN A MANNER WHICH WILL ALLOW EACH CONTRACTOR AND TRADE ADEQUATE TIME AT THE PROPER STAGE OF CONSTRUCTION TO FULFILL HIS/HER CONTRACTS. THE OWNER SHALL BE CONSULTED TO RESOLVE ANY QUESTIONS WHICH MIGHT ARISE BETWEEN TRADES AS TO THE PLACING OF LINES, DUCTS, CONDUITS, FIXTURES, OR EQUIPMENT, OR SHOULD IT APPEAR DESIRABLE TO REMOVE ANY GENERAL CONSTRUCTION WHICH WOULD AFFECT THE APPEARANCE OF STRENGTH OF THE

#### SUBSTITUTION OF MATERIALS

MANUFACTURER'S NAMES ARE LISTED HEREIN TO ESTABLISH A STANDARD. THE PRODUCTS OF OTHER MANUFACTURERS WILL BE ACCEPTABLE, IF IN THE OPINION OF THE TENANT, THE SUBSTITUTE MATERIAL IS OF A QUALITY AS GOOD OR BETTER THAN THE MATERIAL SPECIFIED, AND WILL SERVE WITH EQUAL EFFICIENCY AND DEPENDABILITY, THE PURPOSE FOR WHICH THE ITEMS SPECIFIED WERE

#### SHOP DRAWINGS

SHOP DRAWINGS AND CATALOG DATA ON ALL MAJOR ITEMS OF EQUIPMENT AND SYSTEMS, AND SUCH OTHER ILLUSTRATIVE MATERIAL AS MAY BE CONSIDERED NECESSARY BY THE TENANT, SHALL BE SUBMITTED BY THE CONTRACTOR IN ADEQUATE TIME TO PREVENT DELAY AND CHANGES DURING CONSTRUCTION.

#### DRAWINGS AND SPECIFICATIONS

- A. THE DRAWINGS SHOW DIAGRAMMATICALLY THE LOCATIONS OF THE VARIOUS LINES, DUCTS, CONDUITS, FIXTURES, AND EQUIPMENT AND THE METHOD OF CONNECTING AND CONTROLLING THEM. IT IS NOT INTENDED TO SHOW EVERY CONNECTION IN DETAIL OF ALL FITTINGS REQUIRED FOR A COMPLETE
- B. SHOULD THE CONTRACTOR DEEM IT NECESSARY TO MAKE CHANGES TO ITEMS SHOWN ON CONTRACT DRAWINGS, THE SHOP DRAWINGS, DESCRIPTIONS, AND THE REASON FOR THE PROPOSED CHANGES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL.

#### RESPONSIBILITY

THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE SATISFACTORY AND COMPLETE EXECUTION OF ALL WORK INCLUDED IN HIS CONTRACT. HE/SHE SHALL PRODUCE COMPLETE FINISHED OPERATING SYSTEMS AND PROVIDE ALL INCIDENTAL ITEMS REQUIRED AS PART OF HIS/HER WORK, REGARDLESS OF WHETHER SUCH ITEM IS PARTICULARLY SPECIFIED OR INDICATED.

#### H.V.A.C.

#### GENERAL

- A. THE WORK COVERED BY THIS SECTION OF THESE SPECIFICATIONS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE RESPECTIVE DRAWINGS. INFORMATION, INSTRUCTIONS TO BIDDERS, AND THE GENERAL CONDITIONS, ADDENDA, OR DIRECTIVES WHICH MAY BE ISSUED BY THE OWNER, HEREWITH, OR ELSEWHERE.
- B. THE LISTING HEREIN OF AN ARTICLE OR MATERIAL, OPERATION OR METHOD, REQUIRES THAT THE CONTRACTOR SHALL FURNISH AND INSTALL EACH ITEM LISTED, UNLESS SPECIFICALLY NOTED TO THE CONTRACTOR SHALL PERFORM EACH OPERATION PRESCRIBED OR LISTED ACCORDING TO THE CONDITIONS STATED.

#### EXAMINATION OF SITE

ALL CONTRACTORS SUBMITTING PROPOSALS FOR THIS WORK SHALL FIRST EXAMINE THE SITE AND ALL EXISTING CONDITIONS. ALL PROPOSALS SHALL TAKE INTO CONSIDERATION ALL SUCH CONDITIONS AS MAY AFFECT THE WORK UNDER THIS CONTRACT.

FURNISH ALL MATERIALS, EQUIPMENT, AND LABOR NECESSARY FOR A COMPLETE AND OPERATING HEATING, VENTILATING, AND AIR CONDITIONING SYSTEM, EXCEPT AS SPECIFICALLY EXCLUDED BY THE DRAWINGS, AND/OR TENANT'S DIRECTIONS.

AS SPECIFIED AT EQUIPMENT SCHEDULE. NO PLASTIC PARTS WILL BE ACCEPTABLE.

SQUARE AND RECTANGULAR DUCTWORK SHALL BE CONSTRUCTED OF NEW GALVANIZED PRIME GRADE SHEET STEEL OF THE FOLLOWING GAUGES:

DUCT SIZE	GAUGE
12" AND LESS	NO. 26 U.S. GAUGE
13" TO 30"	NO. 24 U.S. GAUGE
31" TO 54"	NO. 22 U.S. GAUGE
55" TO 84"	NO. 20 U.S. GAUGE
85" AND OVER	NO. 18 U.S. GAUGE

2. SQUARE AND RECTANGULAR DUCTWORK SHALL BE CONSTRUCTED AS FOLLOWS:

METHOD

SIZL	WILITIOD
17" AND LESS	"S" AND DRIVE CLEATS
18" TO 30"	"L" STANDING SEAMS ON 3'-0" CENTERS
31" TO 54"	1-1/4" STANDING SEAMS ON 3'-0" CENTERS
	BE CONSTRUCTED OF NEW GALVANIZED PRIME
GRADE SHEET STEEL OF TH	HE FOLLOWING GAUGES:

OIVADE SHEEL STEEL OF	THE TOLLOWING GAGGES.		
DUCT SIZE (DIAMETER)	DUCTS	FITTINGS	
8" AND LESS	24	22	
9" TO 18"	22	20	
19" TO 30"	20	18	

ALL 90 DEGREE ELBOWS FOR ROUND DUCTWORK SHALL BE FIVE (5) PIECE. ALL LONGITUDINAL SEAMS SHALL BE FORMED BY PITTSBURGH LOCKS. JOINTS SHALL BE SWAGGED WITH ONE-HALF INCH (1/2") OVERLAP.

- 3. ALL DUCTWORK SHALL BE MADE AIR TIGHT WITH MASTIC AND PRESSURE
- 4. ALL SUPPLY, RETURN AND OUTSIDE AIR DUCTWORK LOCATED WITHIN THE BUILDING SHALL BE INSULATED WITH GLASS FIBER INSULATION WITH FOIL VAPOR BARRIER WITH A MINIMUM OF R-6.
- ALL SUPPLY AND RETURN AIR DUCTS LOCATED OUTSIDE OF THE BUILDING OR EXPOSED TO THE WEATHER SHALL HAVE RIGID INSULATION ON THE INTERIOR OF THE DUCT WITH A MINIMUM OF R-8.
- 6. CONTRACTOR WILL INSTALL INSECT SCREENS ON ALL DUCT OPENINGS WHICH ONE-EIGHTH INCH (1/8") MESH IN REMOVABLE GALVANIZED STEEL FRAMES.

#### TESTING AND ADJUSTING

CONTRACTOR WILL DEMONSTRATE OPERATION OF SYSTEM TO FULL SATISFACTION OF TENANT, WILL BALANCE AIR FLOW IN ACCORDANCE WITH AIR QUANTITIES ON DRAWINGS AND WILL RECORD VOLUME READINGS IN ACCORDANCE WITH ASHRAE AND PROVIDE SAME TO TENANT. WHERE REQUIRED BY LANDLORD. A CERTIFIED AIR BALANCE REPORT SHALL BE SUBMITTED TO OWNER AND LANDLORD. GAS PIPING SHALL MEET TEST REQUIREMENTS OF UPC.

#### HANGERS AND SUPPORTS

- ALL HORIZONTAL DUCTS HAVING A HALF-PERIMETER OF 40 INCHES OR LESS SHALL BE SUPPORTED BY MEANS OF BAND IRON HANGERS OF NO. 18 U.S. GAUGE ATTACHED TO THE DUCT BY MEANS OF RIVETS. SCREWS, OR CLAMPS. AND FASTENED TO STRUCTURE ABOVE BY TOGGLE BOLTS OR OTHER MEANS. EACH SECTION OF DUCTWORK SHALL HAVE AT LEAST ONE PAIR OF SUPPORTS. VERTICAL DUCTS SHALL BE SUPPORTED WITH 1-1/4" x 1-1/4" x 1-1/4" ANGLES WHERE THEY PASS THROUGH THE FLOOR LINES.
- 2. ALL HORIZONTAL DUCTS HAVING A HALF-PERIMETER OF 40 INCHES OR MORE SHALL BE SUPPORTED BY MEANS OF ANGLE IRON TRAPEZE HANGERS. EACH SECTION OF DUCTWORK SHALL HAVE AT LEAST ONE PAIR OF SUPPORTS.

SEE SHEET P-001 FOR PIPING SPECIFICATIONS.

SPLITTER DAMPERS SHALL BE FABRICATED OF SHEET STEEL NOT LESS THAN NO. 16 U.S. GAUGE WITH THE LEADING EDGE HEMMED. EACH DAMPER SHALL BE LARGE ENOUGH TO COVER THE SMALLER OF THE TWO OPENINGS IT CONTROLS. DAMPERS SHALL BE CONTROLLED AS FOLLOWS:

EXPOSED OR ACCESSIBLE DUCTWORK - LOCKING QUADRANTS EQUAL TO YOUNG REGULATOR NO. 1 WITH DAMPER ROD END BEARINGS ON OPPOSITE

CONCEALED DUCTWORK - LOCKING QUADRANT EQUAL TO YOUNG REGULATOR NO. 315 (CHROMIUM PLATED WITH DAMPER ROD END BEARINGS ON BOTH

2. VOLUME DAMPERS SHALL BE OF THE OPPOSED INTERLOCKING TYPE AS MANUFACTURED BY AMERICAN FOUNDRY AND FURNACES CO. (AFFCO) OR EQUAL. BLADES SHALL BE OF NO. 16 GAUGE SHEET METAL AND SHALL NOT EXCEED 48" IN LENGTH OR 12" IN WIDTH. BLADES SHALL BE ON ONE-HALF INCH (1/2") DIAMETER RUSTPROOF AXLE. BEARINGS SHALL BE OF THE SELF-LUBRICATING FERRULE TYPE.

#### H.V.A.C. (Continued)

#### DAMPERS (CONT'D)

3. DOUBLE-THICKNESS TURNING VANES ARE REQUIRED IN SQUARE ELBOWS. PROVIDE AND INSTALL BARBER-COLMAN AIRTURNS OR EQUAL. TURNING VANES SHALL BE OF THE SAME GAUGE METAL AS THE DUCT IN WHICH THEY ARE INSTALLED. RADIUS ELBOWS SHALL HAVE A CENTERLINE RADIUS OF ONE AND ONE-HALF (1-1/2) TIMES THE DUCT WIDTH.

#### SUPPORT OF DUCT SYSTEM

DUCTWORK SHALL BE SUPPORTED AT ALL TURNS AND TRANSITIONS. SUPPORT STRAIGHT DUCT EVERY 8'-0" UP TO 35", EVERY 6'-0" FOR DUCT FROM 36" TO 59", AND EVERY 4'-0" FOR DUCT 60" AND ABOVE.

HANGER DESIGN SHALL BE AS DESCRIBED IN THE LATEST EDITION OF THE "SMACNA" MANUAL. REINFORCEMENT MEMBERS MAY BE USED TO SUPPORT THE DUCT SYSTEM PROVIDED DETAILS OUTLINED IN THE AFOREMENTIONED DOCUMENTS ARE ADHERED TO.

ALL DUCTS REQUIRING REINFORCEMENT SHALL BE REINFORCED ACCORDING TO THE LATEST EDITION OF "SMACNA" MANUAL.

MATERIALS FOR REINFORCEMENT MEMBERS SHALL BE GALVANIZED STEEL. ALL SCREWS AND WASHERS SHALL BE PLATED OR GALVANIZED. ACCESSORY ITEMS

ALL MANUAL DAMPERS, FIRE DAMPERS, TURNING VANES, REGISTER CONNECTIONS, ACCESS DOORS OR OTHER ASSOCIATED ACCESSORIES SHALL BE INSTALLED ACCORDING TO THE LATEST PUBLICATION OF "SMACNA" MANUAL.

#### **RESPONSIBILITIES**

L - L/ C - 1	XISTING ANDLORD ENANT'S GENERAL CONTRACTOR ENANT	F U R N I S	I N S T A L L	
Α	MECHANICAL	"		
A-1	HVAC SYSTEM			
Α	WATER SOURCE HEAT PUMP	С	С	
В	DUCTWORK & INSULATION	С	С	
С	GRILLES & REGISTERS	С	С	Ī
D	CONTROLS	С	С	Ī
Ε	CONDENSATION DRAINAGE	С	С	I
F	OUTSIDE AIR DUCTWORK	С	С	
A-2	TOILET EXHAUST SYSTEM			
Α	EXHAUST FAN	С	С	
В	DUCTWORK & INSULATION	С	С	
С	EXTEND TO LANDLORD EXHAUST DUCT	С	С	
A-3	AIR CURTAIN			

#### RESPONSIBILITY NOTES

B | CONTROLS & CONTROL WIRING

A AIR CURTAIN

- ALL WIRING, CONDUITS, ETC., REQUIRED FOR H.V.A.C. CONTROLS SYSTEMS SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL SUBCONTRACTOR. H.V.A.C. SUBCONTRACTOR SHALL SUPPLY THE CONTROLS AND WIRING
- 2. THE H.V.A.C. SUBCONTRACTOR SHALL IDENTIFY ALL ROOF MOUNTED H.V.A.C. EQUIPMENT AND APPARATUSES WITH 2" HIGH PAINTED STENCILED STORE NAME ON ALL SIDES OF THIS EQUIPMENT.

| C | C

| C | C



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Van Leeuwen Ice Cream

One Brattle Square

Space #C2

Cambridge, MA 02138

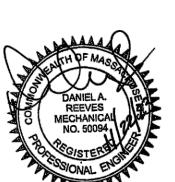
Issue Date 11/22/23

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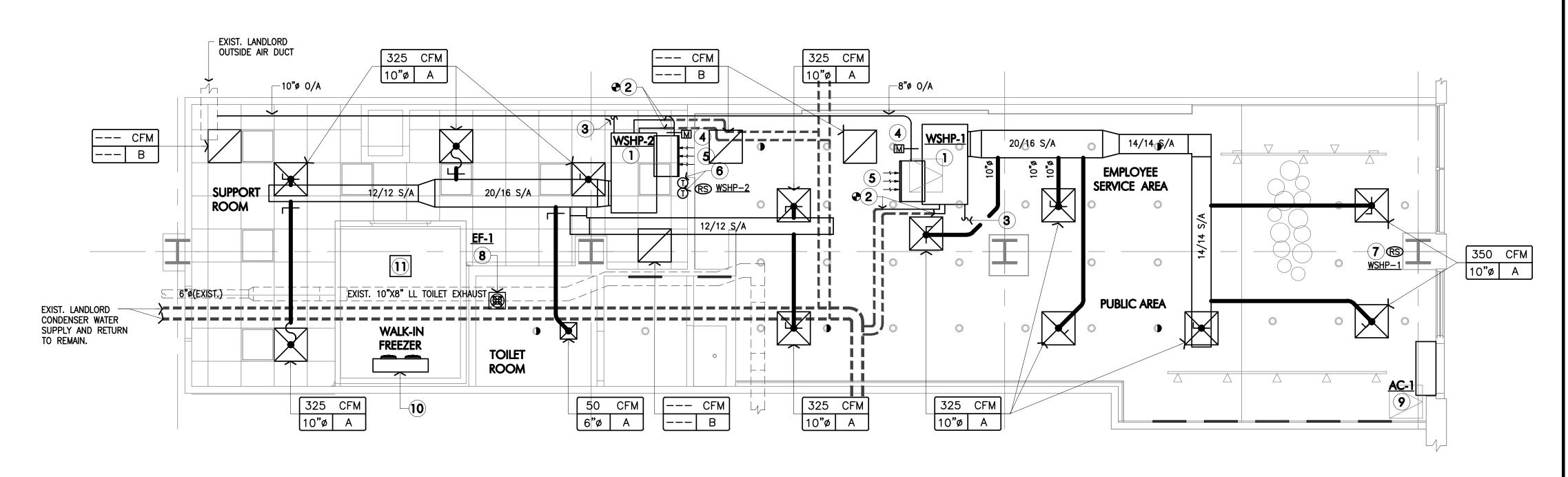
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Job Number	230174
Drawn By	
•	TQ
Appv'd By	
• •	AQ
Shoot Title	

Mechanical **Specifications** 

Sheet Number





#### WATER SOURCE HEAT PUMP UNIT

	MANUFACTURER	NOMINAL	OSA	SL	JPPLY FA	N .		DUNG AP.		ONDEN: R (COC		HEATING		NDENS R (HEAT			EL	ECTRIC/		EST.
MARK.	MODEL NUMBER	TONNAGE	(CFM)	CFM	E.S.P.	H.P.	SENS. (MBH)	TOTAL (MBH)	EWT	EWT	LWT	CAP. (MBH)	GPM	EWT	LWT	EER	VOLTS /PH	MCA	MAX FUSE	WEIGHT (LBS)
WSHP-1	TRANE GEHE0604	5	200	2,000	0.5	1.0	46.3	59.6	79.0	79.0	93.4	70.9	11.5	73	60.0	13.0	460/3	12.45	20	398
WSHP-2	TRANE GEHE0604	5	200	2,000	0.5	1.0	46.3	59.6	79.0	79.0	93.4	70.9	11.5	73	60.0	13.0	460/3	12.45	20	398

- PROVIDE UNIT WITH INTERNAL CONDENSATE SWITCH, HORIZONTAL HANGER KIT, AND SINGLE POINT POWER ENTRY.
- PROVIDE TWO WAY CONTROL VAVLVE, A BALANCING VALVE SET FOR MAXIMUM WATER FLOW. PROVIDE WITH FUNCTIONING REVERSING VALVE, HEAT IS ALLOWED TO BE EXTRACTED OUT OF THE CONDENSER LOOP.

#### **AIR CURTAIN**

Water Source Heat Pump

0.0

4,000

4,000

4,000

0

400

400

4,000

0.2 0.0

Cooling Heating

4 000

400

**TEMPERATURES** 

AIRFLOWS

ENGINEERING CKS

HEATING COIL SELECTION

-31.2

0.0

TRACE® 700 v6.3.5 calculated at 07:59 AM on 09/18/2023

Alternative - 1 System Checksums Report Page 1 of 1

2.91

449.09

154.37

Capacity Coil Airflow Ent Lvg

77.73 -22.66

4,000 62.2 69.2

0 0.0 0.0

0.0 0.0

0 0.0 0.0

0.0 0.0

Ra Plenum

Fn BldTD

(%) | Fn MtrTD

0.00 | Fn Frict

0 0.00 | Diffuse

0 0.00 Terminal

0.00 | Sec Fan

0.00 | MinStop/Rh

Auxiliary

0.00 Return

0.00 Exhaust

0 0.00 Leakage Dwn

0.0 | % **OA** 

0 0.00 cfm/ton

0 0.00 | ft²/ton

-32,015 100.00 No. People

cfm/ft<sup>2</sup>

0 0.00 | Rm Exh

-26,297 82.14 Leakage Ups

-44 0.14

0.00 0.00 Main Fan

-5,675 17.73 Nom Vent

HEAT LOAD CALCULATIONS

Peaked at Time:

Outside Air:

Sens. + Lat.

0.00

3,365

67,144

78,545

COOLING COIL PEAK

Mo/Hr: 7 / 16

Total Of Total

Btu/h

0.00

3.662

4.126

67,144

78,770

23,542

-276

106,884 100.00

4,000 72.0 59.4 55.5 0 0.0 0.0 0.0

0 0.0 0.0 0.0

Sens Cap. Coil Airflow Enter DB/WB/HR

COOLING COIL SELECTION

OADB/WB/HR: 88 / 74 / 105

Sens. + Lat

0.00

297

225

-276

0.0

0.0

WSHP 1 & 2

Skylite Solar

Skylite Cond

Roof Cond

Glass Solar

Partition/Door

Adjacent Floor

Sub Total ==>

Internal Loads

Sub Total ==>

Ventilation Load

Adj Air Trans Heat

Dehumid. Ov Sizing

Ov/Undr Sizing

Exhaust Heat

Sup. Fan Heat

Ret. Fan Heat

Duct Heat Pkup

Underflr Sup Ht Pkup

8.9

0.0

Project Name: Van Leeuwar

Dataset Name: 230174.TRC

8.9 106.9

106.9

0.0

0.0

Supply Air Leakage

Grand Total ==>

Aux Clg

Opt Vent

Ceiling Load

People

Infiltration

Glass/Door Cond

System Checksums

By PDMS DESIGN GROUP

Skylite Solar

Skylite Cond

Glass Solar

Wall Cond

Floor

0.00

Partition/Door

Adjacent Floor

Infiltration

Internal Loads

10 | Sub Total ==>

Lights

People

90 Sub Total ==>

0 Ventilation Load

) Exhaust Heat

83,331 100.00 Grand Total ==>

Leave DB/WB/HR

50.7 49.6 51.1 Floor 0.0 0.0 0.0 Part

0.0 0.0 0.0 Int Door

°F °F gr/lb

0 Adj Air Trans Heat

Ov/Undr Sizing

OA Preheat Diff.

RA Preheat Diff.

Additional Reheat

Underfir Sup Ht Pkup

Supply Air Leakage

0 Ceiling Load

Misc

Glass/Door Cond

Roof Cond

HEATING COIL PEAK

OADB: 9

Space Peak

Space Sens

-5,127

0.00

-5,212

-5,253

AREAS

228 174 76 Opt Vent

Gross Total

1,375

Mo/Hr: Heating Design

Coil Peak Percent

Btu/h

Tot Sens Of Total Ret/OA

CLG SPACE PEAK

Btu/h

0.00

8,500

3,750

74,795

Mo/Hr: Sum of

OADB: Peaks

Sensible Of Total

UFACTURER	NOTTIE			PERFORMANCE						ELECTRICAL							
EL NUMBER	NOZZLE WIDTH (IN)	MAX VELOCITY AT NOZZLE (FPM)	AVG. OUTLET VELOCITY (FPM)	AIR VOLUME (CFM)	MOTORS @ HP	POWER RATING (KW)	VOLTS	PHASE	MCA	МОСР	EST. WEIGHT (LBS)						
BERNER 0-1036A	36.0	3,440	2,071	1,424	1 @ 1/2	0.51	120	1	8.5	15	85						
3	BERNER	(IN) BERNER 36.0	(IN) (FPM) BERNER 36.0 3.440	(IN) (FPM) (FPM) BERNER 36.0 3.440 2.071	EE NOMBER   WIDTH   AT NOZZIE   VELOCITY   (CFM)	EER NOMBER (IN) AT NOZZEE VELOCITY (CFM) (CFM)  BERNER 36.0 3.440 2.071 1.424 1.0.1/2	EE NOMBER WIDTH (IN) AT NOZZLE (FPM) (CFM) (CFM) (CFM) (KW)  BERNER 36.0 3.440 2.071 1.424 1.0.1/2 0.51	EE NOMBER   WIDTH   AT NOZZEE   VELOCITY   (CFM)   @ HP   KATING   (KW)	EE NOMBER WIDTH (IN) AT NOZZLE (FPM) (CFM) (CFM) (CFM) (CFM) (KW) (KW) PHASE  BERNER 36.0 3.440 2.071 1.424 1.6.1/2 0.51 120 1	EE NOMBER   WIDTH   AT NOZZLE   VELOCITY   (CFM)   @ HP   RATING   VOLIS   PHASE   MCA   (KW)     (KW)	EE NOMBER WIDTH (IN) AT NOZZIE (FPM) (CFM) (CFM) (CFM) (CFM) (CFM) (KW) PHASE MCA MOCP						

PROVIDE WITH DISCONNECT SWITCH AND MOUNTING ACCESSORIES TO COMPLETE INSTALLATION. 2. PROVIDE WITH DOOR LIMIT SWITCH

#### **OUTSIDE AIR SCHEDULE**

SPACE DESIGNATION	FLOOR AREA	C		E AIR REQUIREMENTS VAL MECHANICAL CO		SERVICE	OUTSIDE AIR	
SPACE DESIGNATION	(SF)	OCCUPANCY	CFM PER PERSON			JERVICE	(CFM)	
SALES/PUBLIC AREA	840	13	15	0.12	296			
TOILET ROOM	60	_	_	_		WSHP-1 WSHP-2	200 200	
SUPPORT AREA	475	1	5	0.12	62	W5III 2	200	
			MINIMUM OUTSID	E AIR REQUIRED =	358 CFM	MINIMUM OUTSIDE 400 CFM	AIR DELIVERED =	

#### **EXHAUST FAN**

Mark	MANUFACTURER	MODEL	SERVICE	CEM	S.P.									FAN	FAN RPM	ELECTRICAL		EST. WEIGHT	REMARKS
MAKK	MANUFACIORER	MODEL	JERVICE	CFM (IN WG)		(IN WG) MOTOR		(IN WG) MOTOR		VOLTS	PHASE	(LBS)	KENVAKS						
EF-1	GREENHECK	SP-B110	TOILET EXHAUST	100	0.25	<0.25HP (80W)	950	120	1	_	1								

#### **GRILLES & REGISTER**

CRIELO & RECIGIER										
MANUFACTURER & MODEL NUMBER	MARK	SERVICE	MODULE SIZE	FRAME TYPE	VOLUME DAMPERS	FINISH	REMARKS			
TITUS - TMS	Α	SUPPLY	24X24 / 12X12	T-BAR	YES	FACTORY WHITE	1,2,3,4			
TITUS - PAR	В	RETURN	24X24	T-BAR	NO	FINISH	1,2,3,4			
NOTES:										

- 1. USE TITUS RAPID-MOUNT FRAME FOR ALL DRYWALL INSTALLATIONS. WHITE CAULK AROUND EDGE OF FRAME KIT.
- 2. COORDINATE DIFFUSER PLACEMENT AND QUANTITY WITH LIGHTING PLAN.

FAN SHALL BE CONTROLLED BY TOILET ROOM LIGHT SWITCH.

3. REFERENCE MECHANICAL FLOOR PLAN FOR DIFFUSER NECK SIZE AND PROVIDE ROUND NECK REDUCER AS REQUIRED. 4. GRILLES AND TRIM ON WHITE TILE TO BE WHITE. GRILLES AND TRIM ON BLACK TILE TO BE BLACK.

#### **KEYED NOTES**(#)

- 1. EXISTING WATER SOURCE HEAT PUMP SHALL REPLACED WITH NEW WATER SOURCE HEAT PUMP. VERIFY LOCATION AND ORIENTATION IN FIELD WITH PROJECT MANAGER PRIOR TO ORDERING. PROVIDE AUXILIARY DRAIN PAN WITH FLOAT SWITCH WIRED TO SHUT OFF WATER CONTROL VALVE. CONTRACTOR TO BALANCE AIRFLOW TO QUANTITY SPECIFIED. ADJUST DUCTWORK AS REQUIRED.
- 2. CONNECT TO EXISTING 1" CONDENSER WATER SUPPLY AND 1" RETURN STUB-INS. TGC SHALL PROVIDE SHUT-OFF VALVES IF NOT EXISTING AND ALL PIPING SPECIALTIES REQUIRED TO COMPLETE BUILDING STANDARD INSTALLATION. VERIFY LOCATION IN FIELD. PROVIDE WITH STRAINER ON SUPPLY SIDE AND BALANCING VALVE ON RETURN.
- 3. PROVIDE 3/4" CONDENSATION DRAIN TO ULTILITY/MOP SINK. PIPING SHALL BE RUN CONCEALED DOWN WALL AND PENETRATE WALL 2" ABOVE RIM OF SINK.
- 4. FURNISH & INSTALL MOTORIZED DAMPER FOR OUTSIDE AIR DUCTWORK. MOTORIZED DAMPER SHALL BE CLOSED DURING UNOCCUPIED HOURS.CONNECT TO EXISTING LANDLORD OUTSIDE AIR DUCT. ADJUST TO PROVIDE 200 CFM OF OUTSIDE AIR. VERIFY IN FIELD.
- 5. PROVIDE FULL SIZE OF RETURN MIXING BOX WITH VOLUME DAMPER FOR CONTROL OF RETURN AIR FLOW.
- 6. PROVIDE NEW PROGRAMMABLE THERMOSTAT FOR WSHP UNIT. MOUNT THERMOSTAT AT 48" AFF. PROVIDE WITH LOCKABLE PLASTIC COVER.
- 7. FURNISH AND INSTALL REMOTE SENSOR AT 60" AFF AND CONNECT TO MAIN THERMOSTAT (WSHP-1).
- 8. NEW CEILING MOUNTED EXHAUST FAN. EXTEND 6" TOILET EXHAUST DUCT TO EXISTING LANDLORD'S TOILET EXHAUST STACK. VERIFY IN FIELD.
- 9. PROVIDE AND INSTALL NEW AIR CURTAIN (AC-1). MOUNT AIR CURTAIN DIRECTLY TO THE STOREFRONT GLAZING SYSTEM. PROVIDE ADDITIONAL SUPPORTS AS REQUIRED TO COMPLETE THE INSTALLATIONS. FIELD VERIFY EXISTING STOREFRONT GLAZING SYSTEM PRIOR BIDDING / INSTALLATION.
- 10. FREEZER EVAPORATOR SHOWN FOR REFERENCE ONLY.
- 11. CONDENSER ABOVE WALK-IN FREEZER SHOWN FOR REFERENCE ONLY. COORDINATE WITH WALK IN FREEZER VENDOR PRIOR BIDDING/INSTALLATION. REFRIGERANT LINES TO BE INSTALLED AND INSULATED PER MANUFACTURER REQUIREMENTS.

#### **GENERAL NOTES**

- 1. "VERIFY IN FIELD" OR "EXISTING" MEANS THE CONTRACTOR IS TO CONFIRM THE ITEM SHOWN ON THE DRAWING (I.E. EQUIPMENT, DUCT, WIRE, ETC.) EXISTS AT THE SITE AND IS IN GOOD WORKING CONDITION. SHOULD THE CONTRACTOR FIND THAT THE EQUIPMENT, DUCT, WIRE, ETC. IS NOT THE EQUAL TO THAT SHOWN ON THE DRAWING, IT IS TO BE REPLACED, IF THE CONTRACTOR HAS ANY QUESTION ABOUT WHETHER IT IS EQUAL TO WHAT IS SHOWN ON THE DRAWING, THE CONTRACTOR IS TO CONTACT THE DESIGN ENGINEER AND TENANT'S PROJECT MANAGER FOR APPROVAL. CONTRACTOR IS TO NOTIFY TENANT'S PROJECT MANAGER AND DESIGN ENGINEER IN WRITING OF ALL REPLACEMENT ITEMS PRIOR TO CONSTRUCTION.
- 2. WHERE EXISTING EQUIPMENT (LIGHTS, DIFFUSERS, TOILETS, ETC.) ARE TO BE REUSED, WHETHER IT IS RELOCATED OR REUSED IN THE EXISTING LOCATION, EXTREME CARE SHALL BE TAKEN TO PREVENT DAMAGE DURING THE RENOVATION OF THE STORE. WHERE DAMAGE OCCURS, THE EQUIPMENT SHALL BE REPLACED TO THE SATISFACTION OF THE ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER. ALL ITEMS TO BE THOROUGHLY CLEANED, IF REQUIRED, PAINTED, AND ANY OTHER MAINTENANCE NEEDED TO BRING EQUIPMENT UP TO LIKE NEW CONDITION. THIS INCLUDED RELAMPING ALL LIGHTS REUSED.
- 3. REFER TO SHEET MOO1 FOR MECHANICAL SPECIFICATIONS.
- 4. TEST & BALANCE AIR REPORT SHALL BE BY AN INDEPENDENT AABC OR NEBB
- 5. THE GENERAL CONTRACTOR SHALL REFER TO REFLECTED CEILING PLAN FOR LOCATION OF CEILING RELATED EQUIPMENT.
- 6. ALL DUCTWORK DIMENSIONS SHOWN ARE CLEAR INSIDE DIMENSIONS. THIS SHALL BE CLEAR WHETHER DUCT IS INTERNALLY LINED OR EXTERNALLY
- 7. MECHANICAL CONTRACTOR SHALL VISIT SITE PRIOR TO BIDDING TO FULLY UNDERSTAND THE EXISTING CONDITIONS

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Van Leeuwen Ice Cream

One Brattle Square Space #C2 Cambridge, MA 02138

Iss	Issue Date 11/22/23								
Re	Revisions								
	Date	Description	Ву						
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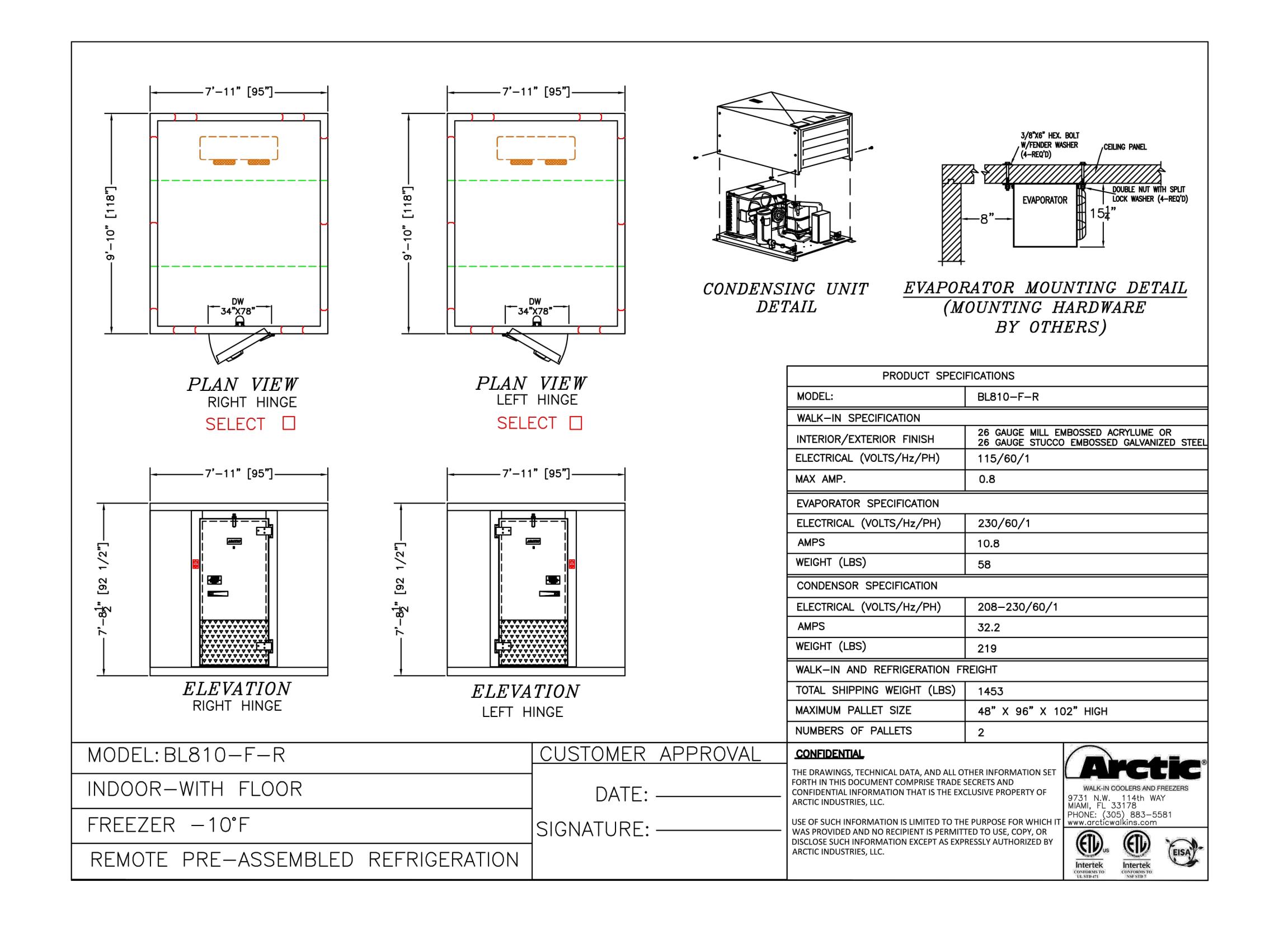
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,	TQ
Appv'd By	
	AQ

Mechanical Plan

Sheet Number

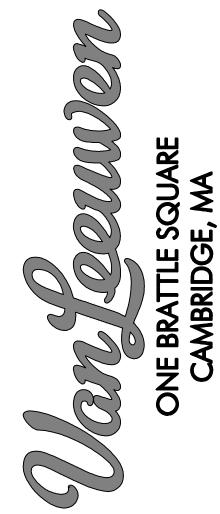


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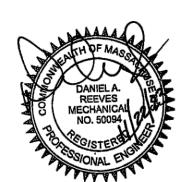


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	AQ
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Refrigeration Shop Drawing

Sheet Number

M200

#### GENERAL

THE GENERAL CONDITIONS OF THE GENERAL SPECIFICATIONS, ALONG WITH ALL APPLICABLE INSTRUCTIONS TO BIDDERS, SHALL FORM A PART OF THIS SECTION OF THE SPECIFICATIONS. REFERENCE IS MADE TO REQUISITES FOR BIDDERS AND CONTRACTORS UNDER OTHER SECTIONS OF THESE SPECIFICATIONS, WHICH SHALL BE CONSIDERED BINDING, UNLESS OTHERWISE NOTED, UNDER THIS SECTION. ALL WORK TO BE ACCOMPLISHED IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS. ALL CHANGES MUST BE APPROVED IN WRITING BY PDMS. ALL COSTS INCURRED BY PDMS AS A RESULT OF UNAUTHORIZED CHANGES ARE THE RESPONSIBILITY OF THE INDIVIDUAL(S) MAKING THE CHANGE.

#### COOR

EACH CONTRACTOR SHALL THOROUGHLY ACQUAINT HIMSELF WITH THE CONSTRUCTION DETAILS BEFORE SUBMITTING HIS BID AS NO ALLOWANCES WILL BE MADE BECAUSE OF THE CONTRACTOR'S UNFAMILIARITY WITH THESE DETAILS. ALL PERFORMANCE OF CONSTRUCTION SHALL BE AS REQUIRED BY THE PACE OF THE GENERAL CONSTRUCTION.

#### INSPECTION OF SITE

ALL PROPOSALS SHALL ASSUME THAT CONTRACTOR IS FAMILIAR WITH JOB-SITE CONDITIONS AND UTILITY LOCATIONS AND THE LACK OF SPECIFIC INFORMATION ON THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY.

#### DEDAAITS

ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR INVOLVED. WHERE APPLICABLE.

#### CODE REQUIREMENTS

ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS OR AS DIRECTED BY THE OWNER, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, OR REGULATIONS OF THE GOVERNING BODIES, WHETHER SO SHOWN OR NOT, AND ALL MODIFICATIONS REQUIRED BY SUCH AUTHORITIES SHALL BE MADE BY THE CONTRACTOR WITHOUT ANY ADDITIONAL COST TO THE OWNER.

#### MATERIALS AND WORKMANSHIP

- 1. ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED AS RECOMMENDED BY THE MANUFACTURERS, AND UNLESS OTHERWISE SPECIFIED SHALL BE NEW, AND FREE FROM ANY DEFECTS. ALL LIKE MATERIALS USED SHALL BE OF THE SAME MANUFACTURE AND QUALITY UNLESS OTHERWISE SPECIFIED.
- 2. ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED BY COMPETENT WORKMEN AND EXECUTED IN A NEAT AND WORKMANLIKE MANNER. WORK SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION. AND ON COMPLETION, THE INSTALLATION SHALL BE THOROUGHLY CLEANED AND ALL DEBRIS PRESENT AS A RESULT OF THIS CONTRACT SHALL BE REMOVED FROM THE PREMISES.
- 3. ALL MATERIALS USED IN A PLENUM RETURN MUST BE PLENUM RATED (CABLES, CONDUIT, WIRE, ETC)
- 4. IF DRAWINGS CALL FOR THE REUSE OF EXISTING EQUIPMENT, THE T.G.C. SHALL VERIFY THAT ALL SUCH EQUIPMENT IS IN PROPER WORKING ORDER, OR TAKE THE NECESSARY STEPS TO ACCOMPLISH SUCH. IF REPLACEMENT IS REQUIRED, USE THE EQUIPMENT AND HARDWARE AS SPECIFIED ON THESE SCHEDULES OR AS CALLED OUT IN THE SPECIFICATIONS ON THIS SHEET. ALL SUCH ITEMS MUST MEET ALL GOVERNING CODES AND STANDARDS OF PRACTICE.

#### CODES AND REGULATIONS

EACH SUBCONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK AS DRAWN OR SPECIFIED. IF A SUBCONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT A VARIANCE, HE SHALL PROMPTLY NOTIFY THE GENERAL CONTRACTOR AND THE TENANT IN WRITING. IF ANY SUBCONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO LAWS, ORDINANCES, RULES AND REGULATIONS AND WITHOUT GIVING SUCH NOTICE, THE SUBCONTRACTOR SHALL BEAR ALL COSTS ARISING

#### PROTECTION OF WORK AND PROPERTY

- 1. EACH SUBCONTRACTOR SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL HIS WORK FROM DAMAGE AND SHALL PROTECT THE OWNER'S PROPERTY FROM INJURY OR LOSS ARISING FROM HIS WORK. HE SHALL MAKE GOOD ANY SUCH DAMAGE, INJURY, OR LOSS, EXCEPT SUCH AS MAY BE DIRECTLY DUE TO CAUSES BEYOND HIS CONTROL AND NOT TO HIS FAULT OR NEGLIGENCE. HE SHALL ADEQUATELY PROTECT ADJACENT PROPERTY AS WELL.
- 2. EACH SUBCONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF THEIR EMPLOYEES ON THE JOB AND SHALL COMPLY WITH ALL PROVISIONS OF FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY LAWS TO PREVENT ACCIDENTS OR INJURY TO PERSONS ON OR ADJACENT TO THE PREMISES WHERE THE WORK IS BEING PERFORMED. EACH SUBCONTRACTOR SHALL MAINTAIN ALL INSURANCE REQUIRED TO PROTECT HIMSELF, OWNER AND TENANT FOR THE DURATION OF THE WORK AGAINST PROPERTY DAMAGE AND PUBLIC LIABILITY.

#### CHANGES IN THE WORK

THE TENANT, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK, THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY.

#### COOPERATION

ALL WORK UNDER THESE SPECIFICATIONS SHALL BE ACCOMPLISHED IN CONJUNCTION WITH OTHER CONTRACTORS AND TRADES ON THIS PROJECT IN A MANNER WHICH WILL ALLOW EACH CONTRACTOR AND TRADE ADEQUATE TIME AT THE PROPER STAGE OF CONSTRUCTION TO FULFILL HIS CONTRACTS. REFERENCE SHALL BE MADE TO THE OWNER FOR INSTRUCTIONS SHOULD ANY QUESTIONS ARISE BETWEEN TRADES AS TO THE PLACING OF LINES, DUCTS, CONDUITS, FIXTURES, OR EQUIPMENT, OR SHOULD IT APPEAR DESIRABLE TO REMOVE ANY GENERAL CONSTRUCTION WHICH WOULD AFFECT THE APPEARANCE OF STRENGTH OF THE STRUCTURE.

#### SUBSTITUTION OF MATERIALS

MANUFACTURER'S NAMES ARE LISTED HEREIN TO ESTABLISH A STANDARD. THE PRODUCTS OF OTHER MANUFACTURERS WILL BE ACCEPTABLE, IF IN THE OPINION OF THE TENANT, THE SUBSTITUTE MATERIAL IS OF A QUALITY AS GOOD OR BETTER THAN THE MATERIAL SPECIFIED, AND WILL SERVE WITH EQUAL EFFICIENCY AND DEPENDABILITY, THE PURPOSE FOR WHICH THE ITEMS SPECIFIED WERE INTENDED.

#### SHOP DRAWINGS

SHOP DRAWINGS AND CATALOGUE DATA ON ALL MAJOR ITEMS OF EQUIPMENT AND SYSTEMS, AND SUCH OTHER ILLUSTRATIVE MATERIAL AS MAY BE CONSIDERED NECESSARY BY THE TENANT, SHALL BE SUBMITTED BY THIS CONTRACTOR IN ADEQUATE TIME TO PREVENT DELAY AND CHANGES DURING CONSTRUCTION.

#### DRAWINGS AND SPECIFICATIONS

THE DRAWINGS SHOW DIAGRAMMATICALLY THE LOCATIONS OF THE VARIOUS LINES, DUCTS, CONDUITS, FIXTURES, AND EQUIPMENT AND THE METHOD OF CONNECTING AND CONTROLLING THEM. IT IS NOT INTENDED TO SHOW EVERY CONNECTION IN DETAIL AND ALL FITTINGS REQUIRED FOR A COMPLETE SYSTEM. SHOULD ANY CHANGES BE DEEMED NECESSARY BY THE CONTRACTOR IN ITEMS SHOWN ON CONTRACT DRAWINGS, THE SHOP DRAWINGS, DESCRIPTIONS, AND THE REASON FOR THE PROPOSED CHANGES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL.

#### RESPONSIBILIT

THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE SATISFACTORY AND COMPLETE EXECUTION OF ALL WORK INCLUDED IN HIS CONTRACT. HE SHALL PRODUCE COMPLETE FINISHED OPERATING SYSTEMS AND PROVIDE ALL INCIDENTAL ITEMS REQUIRED AS PART OF HIS WORK, REGARDLESS OF WHETHER SUCH ITEM IS PARTICULARLY SPECIFIED OR INDICATED.

#### **ELECTRICAL**

#### ELECTRICAL - GENERAL

- 1. FOR ADDITIONAL ELECTRICAL INFORMATION SEE ELECTRICAL DRAWINGS AND SPECIFICATIONS.
- 2. ALL BREAKERS TO BE BOLT DOWN TYPE.

PERPENDICULAR TO BUILDING LINES.

- 3. ELECTRICAL CONTRACTOR SHALL PROVIDE CONDUIT WITH PULL WIRE FOR TELEPHONE OR AS REQUIRED BY LOCAL PHONE CO.
- 4. THE ELECTRICAL CONTRACTOR SHALL THOROUGHLY FAMILIARIZE HIMSELF WITH THE PLANS (ARCHITECTURAL, MEP, LANDLORD DRAWINGS AND DETAILS, ETC.) AND SHALL VERIFY
- EXISTING CONDITIONS AT THE JOB SITE.

  5. ENTIRE INSTALLATION SHALL BE PREPARED IN A FIRST—CLASS WORKMANLIKE MANNER. THE COMPLETED SYSTEMS SHALL BE FULLY OPERATIONAL. ACCEPTANCE BY OWNER SHALL BE A CONDITION OF THE CONTRACT. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES IN
- ORDER TO AVOID INTERFERENCES OR DISPUTES AMONG RESPECTIVE TRADES.

  6. ALL NEW MATERIALS, WORKMANSHIP AND EQUIPMENT SHALL BE GUARANTEED FOR ONE YEAR
- AFTER SYSTEM ACCEPTANCE.

  7. ALL WIRING SHALL BE IN CONDUIT AS REQUIRED BY LOCAL CODE AND SHALL BE CONCEALED WHERE POSSIBLE. WHERE EXPOSED, RUN IN STRAIGHT LINES PARALLEL AND/OR
- B. ELECTRICAL CONTRACTOR SHALL INCLUDE ALL MISCELLANEOUS ITEMS REQUIRED TO COMPLETE THE WORK.
- 9. ELECTRICAL CONTRACTOR SHALL NOT SCALE DRAWINGS FOR DIMENSIONS BUT SHALL CONTACT THE OWNERS REPRESENTATIVE REGARDING ANY DIMENSIONAL DATA REQUIRED AND SHALL VERIFY EXACT LOCATION AND MOUNTING HEIGHTS OF ALL FIXTURES NOT SPECIFIED ON DRAWINGS OR DETAILS WITH TENANT'S REPRESENTATIVE PRIOR TO INSTALLATION.
- 10. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL FIXTURES, LAMPS OR REPLACEMENTS THAT ARE NOT INDICATED ON DRAWINGS AS FURNISHED BY TENANT. REFER TO ELECTRICAL DRAWINGS AND SCHEDULES. ALL SUCH INSTALLATIONS AND HOOK-UPS ARE BY ELECTRICAL CONTRACTOR.
- 11. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL OR REMOVE AND REPLACE AS NECESSARY ALL DAMAGED LIGHT FIXTURES LENSES, LOUVERS, BAFFLES, HOUSING, ETC., RECEIVED ON JOB IN DAMAGED OR DEFECTIVE CONDITION, WITH REPLACEMENT UNITS.
- 12. THE ELECTRICAL CONTRACTOR'S CONTRACT, ALONG WITH THE PREVIOUS LISTED ITEMS, SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING: WIRING, PANEL BOXES, TRANSFORMERS, SWITCHES, DUPLEX RECEPTACLES, SIGN TIME CLOCK, JUNCTION BOXES AND LABOR.
- 13. ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ANY AND ALL ITEMS NECESSARY TO COMPLETE THIS PROJECT AS DRAWN.
- 14. ELECTRICAL CONTRACTOR SHALL FURNISH AND INSTALL ALL ELECTRICAL EQUIPMENT AND WIRING IN ACCORDANCE WITH LANDLORD'S DESIGN CRITERIA.
- 15. IDENTIFY ALL EQUIPMENT AND APPARATUS WITH ENGRAVED BAKELITE NAMEPLATE OR IMPRESSED PLASTIC STRIP.
- 16. ELECTRICAL CONTRACTOR SHALL BALANCE THE LOADS ACROSS ALL PHASES AND SHALL PROVIDE A CIRCUIT DIRECTORY WITH TYPED CIRCUIT DESIGNATION CARD UNDER PLASTIC COVER ON THE INSIDE OF EACH PANEL DOOR. ELECTRICAL CONTRACTOR SHALL ALSO FURNISH AND INSTALL NAMEPLATE ON ALL DISCONNECT SWITCHES AND PANELS. ALL NEW ELECTRICAL MATERIALS, PRODUCTS AND EQUIPMENT (INCLUDING ALL COMPONENTS THEREOF) SHALL BEAR THE UNDERWRITER'S LABORATORIES LABEL AND MEET THE APPROPRIATE ASTM, NEC AND NEMA STANDARDS.
- 17. ONLY U.L. APPROVED CUT-OUTS WILL BE PERMITTED IN DEMISING AND OTHER FIRE RATED PARTITIONS FOR ELECTRICAL CIRCUITS/SWITCHES, AND FOR ALL UTILITY PENETRATIONS.
- 18. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE A TEMPORARY LIGHTING AND POWER SYSTEM FOR THE WORK OF ALL TRADES DURING CONSTRUCTION, AND SHALL REMOVE THE SAME PRIOR TO COMPLETION OF THE PROJECT.
- 19. TENANT'S ELECTRICAL CONTRACTOR SHALL BE REQUIRED TO PROVIDE TEMPORARY POWER WITH GROUND FAULT PROTECTION FOR ALL POWER EQUIPMENT USED IN THE PREMISES. ALL TEMPORARY SERVICES ARE TO BE REMOVED UPON COMPLETION OF THE WORK AND PRIOR TO OPENING.
- 20. ELECTRICAL WORK (RECESSED DUPLEX OUTLETS, ETC.) IS ALLOWED IN THE DIVIDING PARTITIONS BETWEEN TENANTS WHERE (1) NO WORK CONFLICTS WITH OR DAMAGES WORK PREVIOUSLY INSTALLED BY AN ADJOINING TENANT, AND (2) CODES AND BUILDING
- 21. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE TO PROVIDE ANY AND ALL BLOCKING, CHAINS, HANGERS, ETC., AS NECESSARY TO SUPPORT LIGHTING SYSTEMS.

DEPARTMENT DO NOT RESTRICT PROPOSED WORK.

- 22. DOOR CHIME SYSTEM SHALL INCLUDE ALL WIRING, PUSHBUTTON AND 120/24V TRANSFORMER. VERIFY TONE REQUIRED WITH OWNER PRIOR TO INSTALLATION OF SYSTEM. TRANSFORMER IS TO OBE LOCATED IN ACCESSIBLE CEILING SPACE.
- 23. ALL WIRING SHALL CONFORM TO THE STANDARDS OF THE NATIONAL ELECTRICAL CODE AND MEET ALL LOCAL REGULATIONS.

#### 24. RECEPTACLES

- 24.A. CONVENIENCE OUTLETS/RECEPTACLES SHALL BE NEMA 5-15R RATED AT 125VAC/15A AS MANUFACTURED BY LEVITON, PASS AND SEYMOUR OR EQUAL. RECEPTACLE FACE SHALL BE WHITE WITH A WHITE COVER PLATE.
- 24.B. RECEPTACLES DEDICATED FOR EQUIPMENT SHALL BE NEMA 5—20R RATED AT 125VAC/20A AS MANUFACTURED BY LEVITON, PASS AND SEYMOUR OR EQUAL. RECEPTACLE FACE SHALL BE WHITE WITH A WHITE COVER PLATE.
- 24.C. OUTLETS/RECEPTACLES FOR DEDICATED CIRCUITS WITH ISOLATED GROUNDS SHALL BE 20A/125VAC, NEMA 5-20R AS MANUFACTURED BY PASS AND SEYMOR (OR EQUAL) WITH ORANGE NYLON RECEPTACLE FACE AND MATCHING ORANGE THERMO PLASTIC WALL PLATE WITH THE WORDS "ISOLATED GROUND" ENGRAVED THEREON.
- 24.D. ALL CONVENIENCE DUPLEX RECEPTACLES AND OVERHEAD GRILLE SWITCH PLATES SHALL BE LOCATED 15" A.F.F. UNLESS OTHERWISE NOTED ON PLANS. (NOTE: MANAGERS DESK IS A PARTICULAR EXCEPTION)
- 24.E. GROUND FAULT INTERRUPTER RECEPTACLES SHALL BE AS FOLLOWS:
- 24.E.1. FOR INTERIOR APPLICATIONS: INSTALL GFI RECEPTACLE DESIGNATED TO TRIP AT 5
  MA IN 1/30th OF A SECOND RATED AT 115VAC/20A WITH WHITE FACE AND WHITE
  COVER PLATE AS MANUFACTURED BY PASS AND SEYMOR OR EQUAL.
- 24.E.2. FOR EXTERIOR APPLICATIONS, INSTALL GFI RECEPTACLE AS DESIGNED FOR TRIP AND RATING ABOVE. RECEPTACLE SHALL BE MOUNTED IN A BOX RATED NEMA 3R AND SHALL HAVE COVER PLATE AS MANUFACTURED BY PASS AND SEYMOR OR EQUAL.
- 24.F. NO CONVENIENCE DUPLEX RECEPTACLES SHALL BE LOCATED ON CERAMIC TILE OR A MIRRORED SURFACE UNLESS SPECIFICALLY REQUIRED BY CITY CODE.
- 25. LIGHT SWITCH BOXES ENCLOSURE BOXES TO SERVE AS RECEIVER FOR VARIOUS LIGHT CONTROL SWITCHES (PER PLANS) MEET SAME CRITERIA AS FOR OUTLET/BOXES (ABOVE). ALL BOXES SHALL (AS A MINIMUM STANDARD) BE RATED FOR THE VOLTAGE AND AMPERAGE OF THE CIRCUIT BEING SWITCHED AND/OR MEET LOCAL CODES AND ORDINANCES.

#### 26. LIGHT SWITCHES

- 26.A. GENERAL—USE SNAP SWITCHES AS INDICATED ON PLANS ARE AS MANUFACTURED BY LEVITON, PASS AND SEYMOR OR EQUAL AND SHALL BE RATED AT 20A/125VAC OR 20A/277VAC AS REQUIRED. THE SWITCH FACE SHALL BE WHITE AND THE COVER PLATE SHALL BE WHITE UNLESS NOTED OTHERWISE.
- 26.B. SNAP-SWITCHES USED TO CONTROL OUTLETS/RECEPTACLES SHALL BE OF THE HEAVY-DUTY TYPE RATED AT THE VOLTAGE/AMPERAGE INDICATED ON PLANS AND DIAGRAMS AND SHALL BE FURTHER QUALIFIED TO CONTROL MOTOR LOADS UP TO 2 H.P., UNLESS NOTED OTHERWISE, AS MANUFACTURED BY PASS AND SEYMOR OR EQUAL. (WHITE BODY AND WHITE COVER PLATE)

#### IGHTING & POWER PANELS

ALL LIGHT AND POWER PANELS SHALL BE GENERAL ELECTRIC, SQUARE 'D', SIEMENS OR EATON/CUTLER HAMMER UTILIZING BOLTED BREAKERS WITH INTERGRAL MAIN BREAKER.

#### **ELECTRICAL (Continued)**

#### STEP DOWN TRANSFORMERS

STEP DOWN TRANSFORMERS SHALL BE 600V CLASS DRY TYPE SINGLE OR THREE PHASE PER PLANS, CLASS "R" INSULATION WITH MULTIPLE TAPS ABOVE AND BELOW RATED VOLTAGE. (GENERAL ELECTRIC, SQUARE D, CUTLER HAMMER, ACME, OR EQUAL)

#### CONDUIT

- ALL CONDUIT SHALL BE RUN CONCEALED IN FINISHED AREAS. ALL CONDUIT GROUND OR IN CONCRETE SLAB SHALL BE RIGID CONDUIT. ALL OTHER CONDUIT MAY BE "THIN WALL". ALL OUTLETS SHALL BE FLUSH MOUNTED. ALL CONDUITS SHALL BE RUN PARALLEL WITH AND AT RIGHT ANGLES TO THE BUILDING CONSTRUCTION AND SHALL BE LEVEL.
- 2. CONTRACTOR WILL PROVIDE NECESSARY CABLES, JUMPERS, ETC. TO INSURE CONTINUOUS GROUND IN CONDUIT SYSTEM.
- 3. TYPE BX CABLE AND NON-METTALLIC CABLES ARE NOT PERMITTED. MC CABLE IS PERMITTED WHERE ALLOWED BY CODE AND LANDLORD REGULATIONS. ONLY EMT OR RIGID CONDUIT SHALL BE INSTALLED IN EXPOSED LOCATIONS.
- 4. P.O.S. STATIONS REQUIRE TRUE THREE WIRE DEDICATED AC LINES. THIS IS A TRUE GROUND NOT A NEUTRAL. CONDUIT MUST NOT BE USED AS THE ONLY GROUNDING MEANS.
- 5. ALL WIRING CONDUITS, ETC. REQUIRED FOR THE PROPER CONTROL OF THE HVAC SYSTEMS SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL SUB—CONTRACTOR. THE MECHANICAL SUB—CONTRACTOR SHALL SUPPLY THE CONTROLS AND WIRING DIAGRAMS TO THE ELECTRICAL SUB—CONTRACTOR. ALL UNITS SHALL BE PROVIDED WITH INDIVIDUAL DISCONNECTS AT EACH UNIT IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE. ALL LINE VOLTAGE AND LOW VOLTAGE CONTROL WIRING SHALL BE IN CONDUIT PROVIDED AND INSTALLED BY THE E.C.
- 6. WHERE STORE IS ON ANY LEVEL BUT GROUND LEVEL, THE TENANT'S GENERAL CONTRACTOR SHALL RUN ALL CONDUIT FOR ELECTRICAL FLOOR OUTLETS, TELEPHONE FLOOR OUTLETS, TIGHT AGAINST THE UNDERSIDE OF THE FLOOR. THE FLOOR STRUCTURAL SLAB SHALL BE CORED AS REQUIRED TO INSTALL THESE ITEMS AT THE LOCATIONS SHOWN ON THE PLANS.
- 7. ALL DATA AND TELEPHONE WIRE SHALL BE INSTALLED IN CONDUIT. ALL WIRE SHALL BE COPPER.
- 8. CATEGORY 5 TELEPHONE WIRE SHALL BE LUCENT #BC-24AWG-4PR- CAT5 PLENUM RATED OR EQUAL.

# CONDUCTORS 1. NO ALUMINUM WIRING IS ACCEPTABLE.

- 2. NO. 10 AND SMALLER, SOLID CONDUCTOR, COPPER TYPES, TW, THW, THWN, R, RH, RHW, WITH IDEAL WING NUTS, SCOTCHLOCK CONNECTORS.
- 3. NO. 8 AND LARGER, STRANDED CONDUCTOR, COPPER TYPES, THW, THWN, RHW, WITH SOLDER LESS BOLTED PRESSURE CONNECTORS.
- 4. FIXTURE WIRING, WIRING IN CHANNELS OF FLUORESCENT FIXTURES SHALL BE EITHER RHH OR THERMOPLASTIC "APPLIANCE WIRE" 105°C COPPER (CSA TYPE THW).
- 5. MINIMUM SIZE, SHALL BE NO. 12 AWG, TYPE THWN, EXCEPT FOR CONTROL CIRCUITS.
- 6. ALL LOW VOLTAGE WIRING MUST BE RUN IN CONDUIT.

#### OUTLET BOXES

OUTLET BOXES SHALL BE PRESSED STEEL KNOCKOUT TYPE CAST IRON WITH DRILLED, TAPPED, AND PLUGGED HOLES OR PVC. CAST IRON BOXES SHALL BE HOT DIPPED GALVANIZED OR SHERARDIZED. ALL BOXES SHALL BE OF PROPER CODE SIZE FOR THE NUMBER OF WIRES OR CONDUITS PASSING THROUGH OR TERMINATING THEREIN. STANDARD SIZE SHALL BE 4" SQUARE.

BRASS GFI COVER PLATE SHALL BE LEGRAND #828GFITC OR EQUAL.

TWO GANG BRASS COMBINATION SHALL BE LEGRAND #827B FLANGE OR EQUAL.

#### EQUIPMENT IDENTIFICATION

- IDENTIFY ALL TRANSFORMERS, DISCONNECTS, PANELBOARDS, AND EQUIPMENT WITH PERMANENT ENGRAVED PHENOLIC LABELS.
- FURNISH A TYPEWRITTEN CIRCUIT DIRECTORY CARD IN ALL LIGHTING AND POWER PANELS.
   RECEPTACLES SHALL BE PROVIDED WITH PERMANENT LABELS ON FACEPLATE INDICATING PANEL AND CIRCUIT.
- 4. LIGHT SWITCHES SHALL BE PROVIDED WITH PERMANENT LABELS ON FACEPLATE INDICATING PANEL, CIRCUIT, AREA SERVED AND TYPE OF LIGHT (CAN LIGHTS, TRACK, ETC.)
- 5. ALL JUNCTION BOXES SHALL BE PROVIDED WITH PERMANENT LABELS FOR CIRCUIT NUMBERS CONTAINED IN JUNCTION BOX.
- 6. WHERE AN ITEM IS TO BE PAINTED AND LABELED, THE LABEL SHALL BE APPLIED AFTER
- 7. LABELS THAT ARE VISIBLE IN CUSTOMER AREA SHALL BE 1/4" HEIGHT FONT IN A

CONTRASTING COLOR ON A CLEAR BACKGROUND.

#### GUARANTEE

ALL MATERIALS, EQUIPMENT, AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF ACCEPTANCE. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIVE AND ACCEPTANCE BY TENANT SHALL BE A CONDITION OF THIS CONTRACT. ALL WORK FOUND TO BE DEFECTIVE SHALL BE REPAIRED OR REPLACED BY THIS SUBCONTRACTOR WITHOUT ADDITIONAL CHARGE TO THE TENANT.

#### TEMPORARY SERVICES

REQUIRED):

THE CONTRACTOR SHALL PROVIDE THE FOLLOWING SPECIFIC ITEMS OF TEMPORARY SERVICES(AS

- 1. TELEPHONE THE TENANT'S GENERAL CONTRACTOR SHALL INSTALL A JOB SITE TELEPHONE AND NOTIFY TENANT AS LISTED ON COVER SHEET OF THE TELEPHONE NUMBER AND THE NAME OF THE SUPERINTENDENT.
- 2. TEMPORARY ELECTRICITY TEMPORARY ELECTRIC SERVICE REQUIRED IN THE PERFORMANCE OF THE CONTRACT SHALL BE FURNISHED AND PAID FOR BY THE CONTRACTOR WHO SHALL FURNISH, INSTALL, AND MAINTAIN ALL TEMPORARY OVERHEAD CONSTRUCTION, METERS, DROPS, AND OTHER WIRING AND FITTINGS FOR BOTH LIGHT AND POWER AT LOCATIONS REQUIRED IN THE WORK AND SHALL BEAR THE COST OF MAKING THE SERVICE CONNECTIONS. BEFORE FINAL ACCEPTANCE, TEMPORARY ELECTRICAL SERVICE FACILITIES INSTALLED BY THE CONTRACTOR SHALL BE REMOVED, AND THE SERVICE CONNECTIONS SEVERED IN ACCEPTABLE
- 3. COST OF LANDLORD PROVIDED UTILITY SERVICES IF THE LANDLORD ELECTS TO PROVIDE TEMPORARY UTILITY SERVICES, THE CONTRACTOR WILL BE SO INFORMED BY THE TENANT. THE CONTRACTOR SHALL MAKE PROVISIONS OR COORDINATE WITH LANDLORD'S GENERAL CONSTRUCTOR TO PAY THE COST OF SAID TEMPORARY CONSTRUCTION AND UTILITY SERVICES.

NOTE FOR TENANT GENERAL CONTRACTOR:
IT IS THE RESPONSIBILITY OF THE TENANTS GENERAL CONTRACTOR TO MAKE USE OF APPLICABLE NOTES & SPECIFICATIONS LISTED ON THIS SHEET AS THEY MAY PERTAIN TO THE SPECIFIC JOB. REFERENCE SHEET M100 FOR AND/OR OVERRIDING SPECIFICATIONS.

#### **ELECTRICAL RESPONSIBILITIES**

IF - FXISTING

<b>C</b> - 1	ANDLORD TENANT'S GENERAL CONTRACTOR TENANT	R N I S	S T A L L	O T E S
MAIN	ELECTRICAL SERVICE	'		
1	MAIN ELECTRICAL SERVICE CONDUIT FROM LANDLORD'S ROOM TO LEASE PREMISES.	E	E	
2	MAIN ELECTRICAL SERVICE CONDUCTORS FROM LANDLORD'S ROOM TO LEASE PREMISES.	E	E	
3	APPROXIMATE LENGTH	30	FT	
ELECT	RICAL EQUIPMENT			
1	TENANT MAIN DISCONNECT SWITCH	E	E	
2	ELECTRICAL PANEL/BREAKERS	E	E/C	
3	DISCONNECT FOR HVAC	E/C		
4	DISCONNECT FOR WATER HEATER	С	С	
	FIXTURES & LAMPS			
1	SERVICE AREA	T	С	
2	PUBLIC AREA	T	С	
4	EXIT & EMERGENCY LIGHTS	С	С	
	IG & CONNECTIONS	Τ_		
1	ROUGH—IN & FINAL CONNECTION TO LIGHT FIXTURES	C	C	
2	ROUGH-IN & FINAL CONNECTION TO HVAC EQUIPMENT		E/C	
3	ROUGH-IN & FINAL CONNECTION TO WATER HEATER	С	С	
4	DEDICATED EQUIPMENT RECEPTACLES	С	С	
5	CONVENIENCE RECEPTACLES	С	С	
6	ROUGH-IN TO SIGN(S)	С	С	
7	FINAL CONNECTION TO SIGN(S)	С	С	
8	HVAC CONTROL WIRING	С	С	1
TELEP	HONE SYSTEM			
1	CONDUIT FROM LANDLORD MAIN SERVICE RM. TO SPACE	Е	Е	
2	PLYWOOD PANEL BOARD	С	С	
3	EXTEND TELEPHONE SERVICE TO PANELBOARD	С	С	
4	TELEPHONE & INTERNET EQUIPMENT	Т	С	
5	WALL BOXES, WIRING AND 3/4" CONDUIT	С	С	
6	CAT5 FROM J-BOX POS HUB TO REGISTER COUNTER	С	С	
7	DATA CABLE TERMINATIONS	С	С	

#### **ELECTRICAL LEGEND**

THE CONTROLS AND WIRING DIAGRAMS.

- HOMERUN TO PANEL (PANEL I.D. & CCT ADDRESS AS SHOWN)
  - TELEPHONE SIGNAL CONDUCTORS IN COND. W/GALV. PULL WIRE.

RESPONSIBILITY OF THE ELECTRICAL SUBCONTRACTOR. H.V.A.C. SUBCONTRACTOR SHALL SUPPLY

- PB 12"x12" PULL BOX UNLESS NOTED OTHERWISE
- \$M MOTOR RATED SWITCH
- \$ WALL SWITCH, SPST. AS SPECIFIED THIS SHEET. 48"AFF TO
- \$ OC OCCUPANCY SENSING SWITCH
- \$ D DIMMER SWITCH
- 2-POLE. 3-WIRE, 20 AMP SIMPLEX RECEPTACLE
- QUADRAPLEX RECEPTACLE OUTLET.
- RECESSED FLOOR SIMPLEX. MAY APPEAR WITH DUPLEX AND
- QUADRUPLEX SYMBOLS AS INDICATED.

  GROUND FAULT INTERRUPT'. 'GFI' MAY APPEAR WITH ANY
- RECEPTACLE SYMBOL.

  WEATHER-PROOF. 'WP' MAY APPEAR WITH ANY EQUIPMENT.
- TELEPHONE OUTLET. WALL/CABINET MOUNTED AS INDICATED.
- $\mathrel{ riangleleft}$  data outlet. Wall/cabinet mounted as indicated.
- MOTOR. (LOCATION/EQUIPMENT CONNECTION AS INDICATED.)
- SD SMOKE DETECTOR IN SUPPLY AIR STREAM.

EMERGENCY LIGHT

- NL NIGHT LIGHT
- SIMPLEX RECEPTACLE
- DUPLEX RECEPTACLE
- USB: PROVIDED WITH (2) USB CHARGING OUTLETS
  WITH BRASS PLATES (PASS & SEYMOUR
  R5262USBW OR APPROVED EQUAL)
- CTR: LOCATE OUTLET ABOVE COUNTER. SEE ARCH DRAWINGS FOR COUNTER HEIGHTS
  SW: SHOW WINDOW RECEPTACLE. MOUNT MAXIMUM
- HEAVY DUTY OUTLET NEMA CONFIGURATION
- SIZE PER EQUIPMENT MANUFACTURER'S RECOMMENDATION.

18" FROM STOREFRONT.

- PANEL BOARD, TOP OF BOX 6'-0" AFF.

  (J) JUNCTION BOX.
- NON-FUSED DISCONNECT SWITCH.
- FUSED DISCONNECT SWITCH.

# design arou

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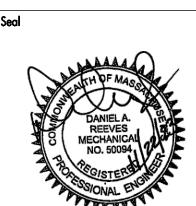
Consultant



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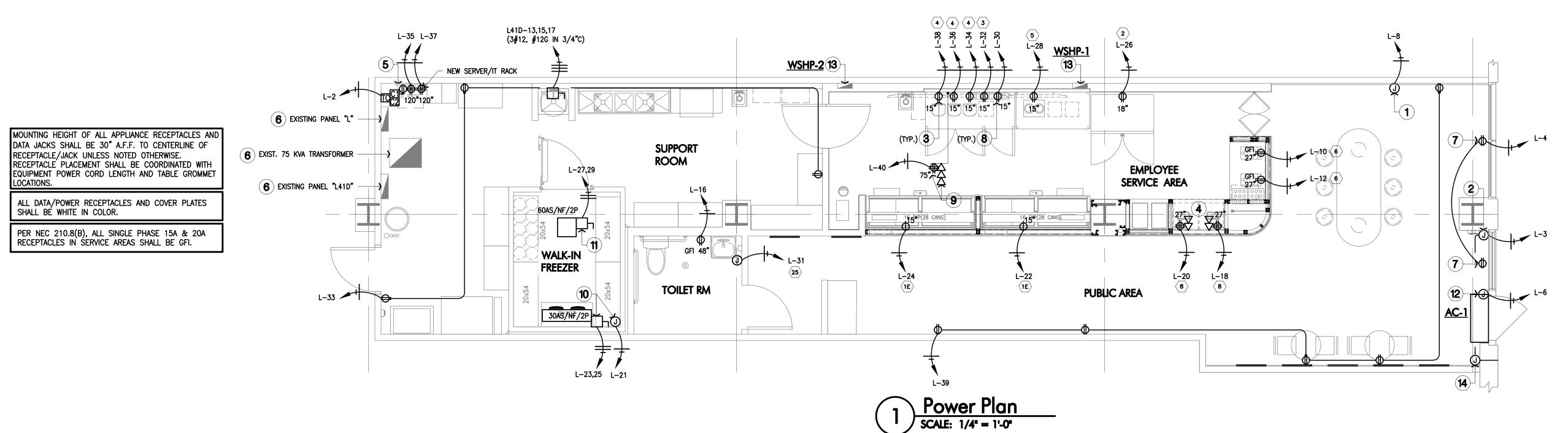
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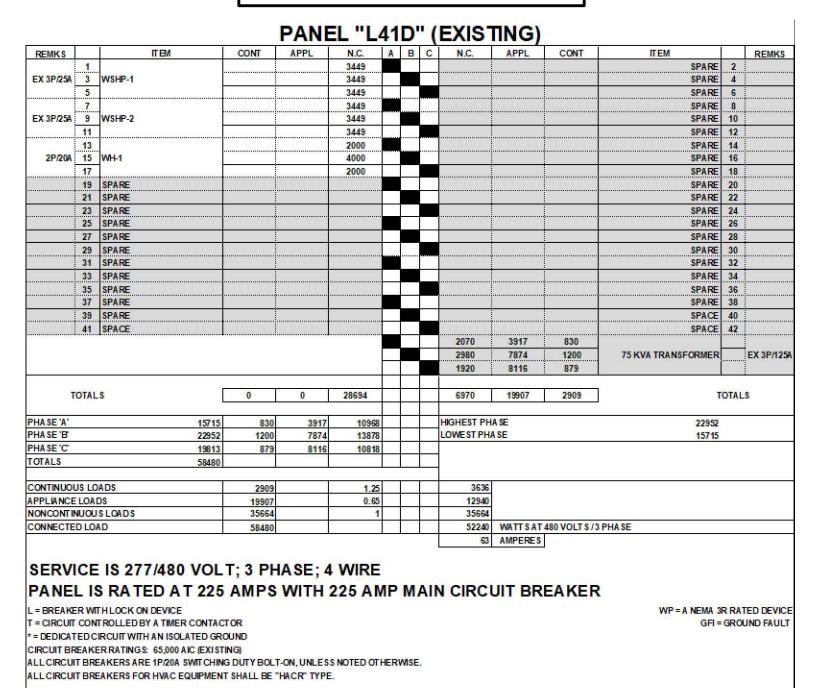
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SHADED CIRCUIT BREAKERS INDICATE CIRCUIT THAT AR EXISTING TO REMAIN.



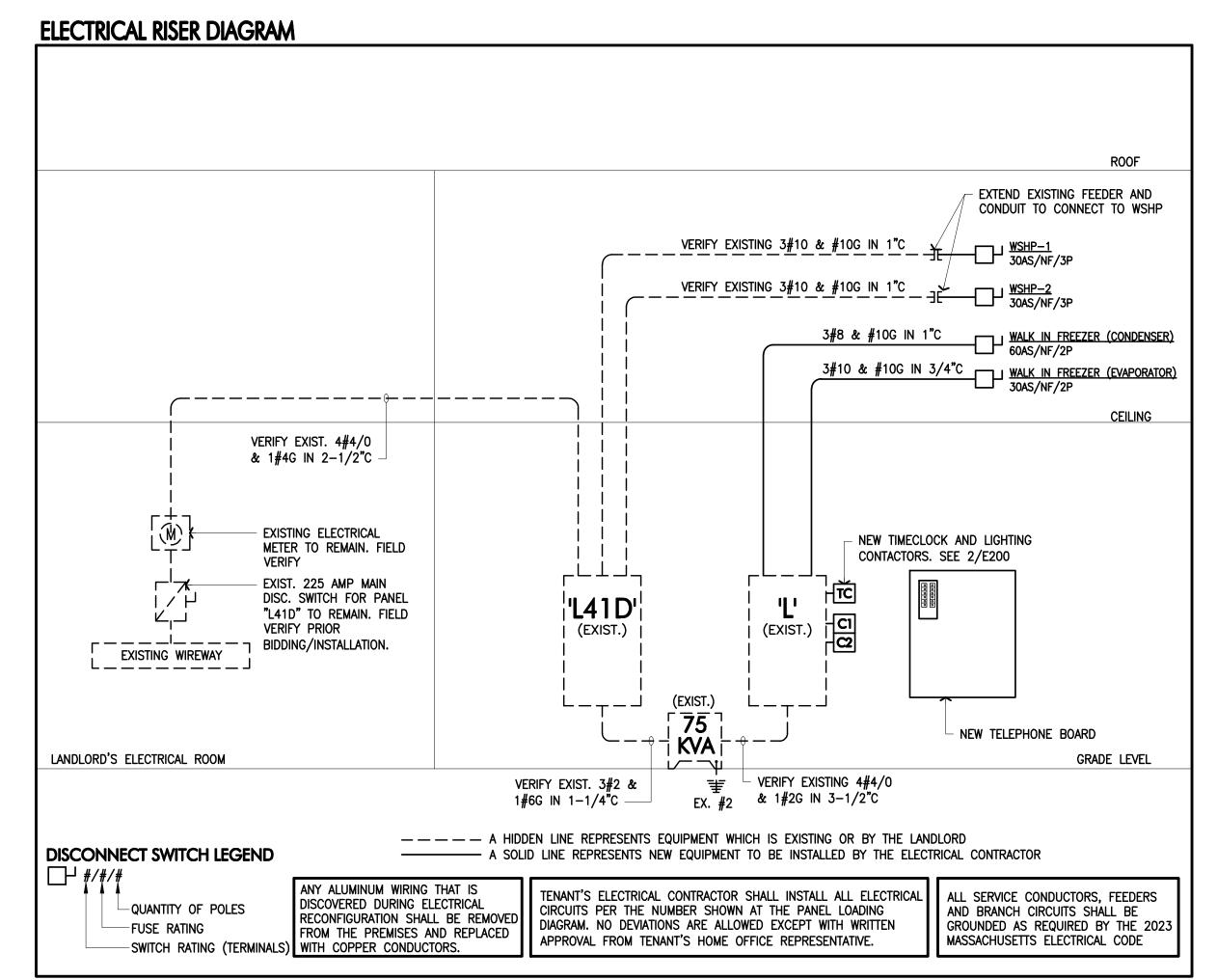
		ПЕМ	CONT	APPL	N.C.	Α	В	С	N.C.	APPL	CONT	ПЕМ		REMK
T/L	1	SPARE							400			TIMECLOCK/PHONE BOARD	2	
T/L	3	STOREFRONT SIGN	1200						360			SHOW WINDOW RECEPTS	4	T
	5	SALE LIGHTING	879						1020			AIR CURTAIN	6	
T/L	7	SUPPORT & BOH LIGHTING	430								400	INTERIOR SIGN	8	Т
	9	SPARE								1200		#6 - WAFFLE MAKER		GFI
	11	SPARE								1200		#6 - WAFFLE MAKER	12	GFI
	13	SPARE										SPARE	14	
	15	SPARE						1	180			TOILET RECEPT	16	
	17	SPARE							360			#8 - POS	18	*
	19	SPARE							360			#8 - POS	20	·
	21	WALK-IN CONTROL			400					1200		#1E - ICE CREAM FREEZER		GFI
	23			1242						1200		#1E - ICE CREAM FREEZER		GFI
2P/20A -	25	EVAPORATOR		1242						1250		#2 - REACH-IN FRIDGE	26	GFI
-12 0157	27			3349			8			1000		#5 - SUNDAE STATION	28	GFI
2P/40A	29	CONDENSOR		3349					180			RECEPT	30	GFI
	31	#25 - HAND DRYER			950					300		#3 - 3 DOOR UC FRIDGE	32	GFI
	33	SUPPORT RECEPTS			540					1125		#4 - MILKSHAKE MACHINE	34	GFI
	35	IT RACK			360					1125		#4 - MILKSHAKE MACHINE	36	GFI
	37	IT RACK			360					1125		#4 - MILKSHAKE MACHINE	38	GFI
	39	PUBLIC RECEPTS		)	900				600			DIGITALMENU	40	
EX 1P/15A	41	SPARE										SPARE	42	EX 1P/15
												¬: _		
10	DTAL	.5	2509	9182	3510				3460	10725	400		OTAL	.5
PHA SE 'A'		6817	830	3917	2070				HIGHEST PH	A SE		12054		
PHASE B		12054	1200	7874	2980				LOWEST PHA	DWEST PHASE 6817				
PHA SE 'C'		10915	879	8116	1920									
TOTALS		29786	4	7					IFFERENCE			5237		
	IS LO	ADS	2909	Т	1.25				3636					
CONTINUOU	LOAD	OS	19907	78	0.65				12940					
		SLOADS	6970	X	1				6970					
APPLIANCE	UOU	resource of the State of the St	00700	**					23546	WATTSAT	208 VOLTS	3 PHA SE		
CONTINUOU: APPLIANCE I NONCONTINI CONNECTED	The second	AD	29786					-	65 AMPERES					

ALL CIRCUIT BREAKERS FOR HVAC EQUIPMENT SHALL BE "HACR" TYPE.

<b>ELECT</b>	RICAL	LOAD	SLIM	MAARY

DAD DESCRIPTION	CONNECTED LOAD (KVA)	DEMAND FACTOR	DEMAND LOAD (KVA)
GHTING	1.4	1.25	1.8
GNAGE	1.6	1.25	2.0
HOW WINDOW RECEPTS	0.4	1.0	0.4
PPLIANCES	19.9	0.65	12.9
ECEPTACLES	6.4	1.0	6.4
VAC	20.7	1.0	20.7
ATER HEATER	8.0	1.0	8.0
ISCELLANEOUS	0	1.0	0.0
		TOTAL (KVA)	52.2
SERVICE SIZE (	277/480V, 3-PHASE,	4-WIRE (AMPS)	63

8.0 1.0 8.0 VOLTAGE DROP = .73 VOLTS LINE TO LINE = .15% @ 480V 3-PHASE TOTAL (KVA) 52.2 SERVICE SIZE @ 277/480V, 3-PHASE, 4-WIRE (AMPS) 63



#### KEYED NOTES#

**SERVICE VOLTAGE DROP @ PANEL "L41D":** 

VOLTAGE DROP = 2 X LENGTH X RESISTANCE PER 1000 FT X CURRENT X 0.866

VOLTAGE DROP =  $2 \times 30 \text{ FT } \times 0.0626 \text{ OHM}/1000 \text{ FT } \times 225 \text{ AMPS } \times 0.866$ 

225 AMPS, LENGTH = 30 FT, #4/0 CU WIRE, 3-PHASE

- 1. PROVIDE ROUGH—IN FOR FINAL CONNECTION TO ILLUMINATED SIGN.
  PROVIDE DISCONNECT SWITCH AS REQUIRED BY N.E.C. 600. COORDINATE
  LOCATION WITH SIGN CONTRACTOR AND ARCHITECT.
- 2. NEW ROUGH—IN FOR ILLUMINATED STOREFRONT SIGN. PROVIDE FINAL CONNECTION TO NEW SIGN. CIRCUIT CONTROLLED BY NEW TIME CLOCK CONTROLLED CIRCUIT.
- 3. ALL RECEPTACLES ALONG SALES AREA WALL ARE TO BE GFI AND MOUNTED UNDER COUNTER WITHIN 24" OF APPLIANCE SERVED.
- 4. PROVIDE 4 (2 FOR POS, 1 FOR PHONE AND 1 FOR AUDIO CONTROLS) CAT-6 DATA JACK AT POINT OF SALE STATION FOR CONNECTION TO HUB AND TELEPHONE BOARD AT IT RACK.
- 5. NEW TELEPHONE BOARD. PROVIDE CONNECTIONS FOR AND SUPPORTING COMPONENTS FOR NEW POINT OF SALE SYSTEM.
- 6. EXISTING ELECTRICAL EQUIPMENT TO REMAIN. REFER TO RISER DIAGRAM AND PANEL SCHEDULES ON THIS SHEET FOR ADDITIONAL INFORMATION.
- 7. PROVIDE CEILING MOUNTED RECEPTACLES IN SHOW WINDOW AREA. RECEPTACLE SHALL BE ROUTED THROUGH NEW TIME CLOCK TO NEW CIRCUIT AS INDICATED.
- 8. ALL OUTLET ELEVATION HEIGHT SHALL BE CONFIRMED WITH THE EQUIPMENT SCHEDULE.
- QUAD RECEPTACLE, DUPLEX AND DATA JACKS FOR POWER TO DIGITAL MENU BOARD. CONTRACTOR SHALL VERIFY LOCATION AND REQUIREMENTS IN FIELD WITH VENDOR PRIOR TO INSTALLATION. COORDINATE RECEPTACLE LOCATION WITH MOUNTING BRACKET.
- 10. GC SHALL SUPPLY POWER, INTERCONNECTING SERVICES AND ALL FINAL CONNECTIONS TO WALK—IN FREEZER, COMPRESSORS, CONDENSERS, EVAPORATORS SOLENOID VALVES & SWITCHES REQUIRED FOR A COMPLETE OPERATING SYSTEM. FURNISH AND INSTALL A DISCONNECT SWITCH FOR COMPRESSOR. WALK—IN FREEZER LIGHTS SHALL BE FURNISHED WITH WALK—IN AND INSTALLED & FULLY CONNECTED BY THE ELECTRICAL CONTRACTOR. VERIFY ELECTRICAL REQUIREMENTS WITH MANUFACTURER PRIOR TO INSTALLATION.
- DISC. SWITCH FOR WALK-IN FREEZER CONDENSING UNIT MOUNTED ABOVE UNIT. VERIFY ELECTRICAL REQUIREMENTS WITH MANUFACTURER PRIOR TO INSTALLATION.
- 12. PROVIDE POWER AND DOOR JAMB SWITCH TO AIR CURTAIN (AC-1). SEE SHEET M100 FOR AIR CURTAIN SCHEDULE.
- 13. EXISTING WATER SOURCE HEAT PUMP SHALL BE REPLACED WITH NEW WATER SOURCE HEAT PUMP. VERIFY EXISTING DISCONNECT, FEEDER AND CONDUIT ARE IN GOOD CONDITION AND MEET NEW REQUIREMENTS. VERIFY IN FIELD PRIOR TO WORK.
- 14. BLADE SIGN TO BE CONNECTED TO STOREFRONT SIGN CIRCUIT.

# GENERAL NOTES

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- 2. WHERE EXISTING EQUIPMENT (LIGHTS, DIFFUSER, TOILETS, ETC) ARE TO BE REUSED, WHETHER IT IS RELOCATED OR REUSED IN THE EXISTING LOCATION, EXTREME CARE SHALL BE TAKEN TO PREVENT DAMAGE DURING THE RENOVATION OF THE STORE. WHERE DAMAGE OCCURS, THE EQUIPMENT SHALL BE REPLACED TO THE SATISFACTION OF THE ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER. ALL ITEMS TO BE THOROUGHLY CLEANED, IF REQUIRED, PAINTED, AND ANY OTHER MAINTENANCE NEEDED TO BRING EQUIPMENT UP TO LIKE NEW CONDITION. THIS INCLUDES RELAMPING ALL LIGHTS REUSED.
- 3. THE GENERAL CONTRACTOR AND MECHANICAL SUB-CONTRACTOR SHALL VERIFY AND INCLUDE IN THEIR FINAL BID ALL LIFE SAFETY, SMOKE/FIRE ALARM SYSTEMS NEEDED TO BRING TENANTS SPACE COMPATIBLE WITH THE LANDLORD'S SYSTEM, AND CURRENT WITH LOCAL AND STATE CODES. FAILURE TO DO SO SHALL RESULT IN NO EXPENSE TO THE TENANT.
- 4. MOUNT ALL RECEPTACLES AT 18" A.F.F. TO CENTERLINE OF RECEPTACLE UNLESS OTHERWISE NOTED.
- 5. UNGROUNDED CONDUCTORS IN THE PREMISE WIRING SUPPLIED FROM MORE THAN ONE NOMINAL VOLTAGE SYSTEM SHALL BE IDENTIFIED BY SYSTEM PERMANENTLY POSTED AT EACH BRANCH CIRCUIT PANEL BOARD OR SIMILAR DISTRIBUTION EQUIPMENT AS DESCRIBED IN THE NATIONAL ELECTRIC CODE, §210.5(C).



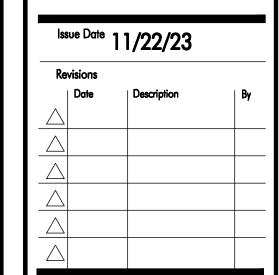
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ONE BRATTLE SQUARE

Consultant



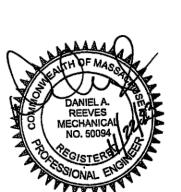
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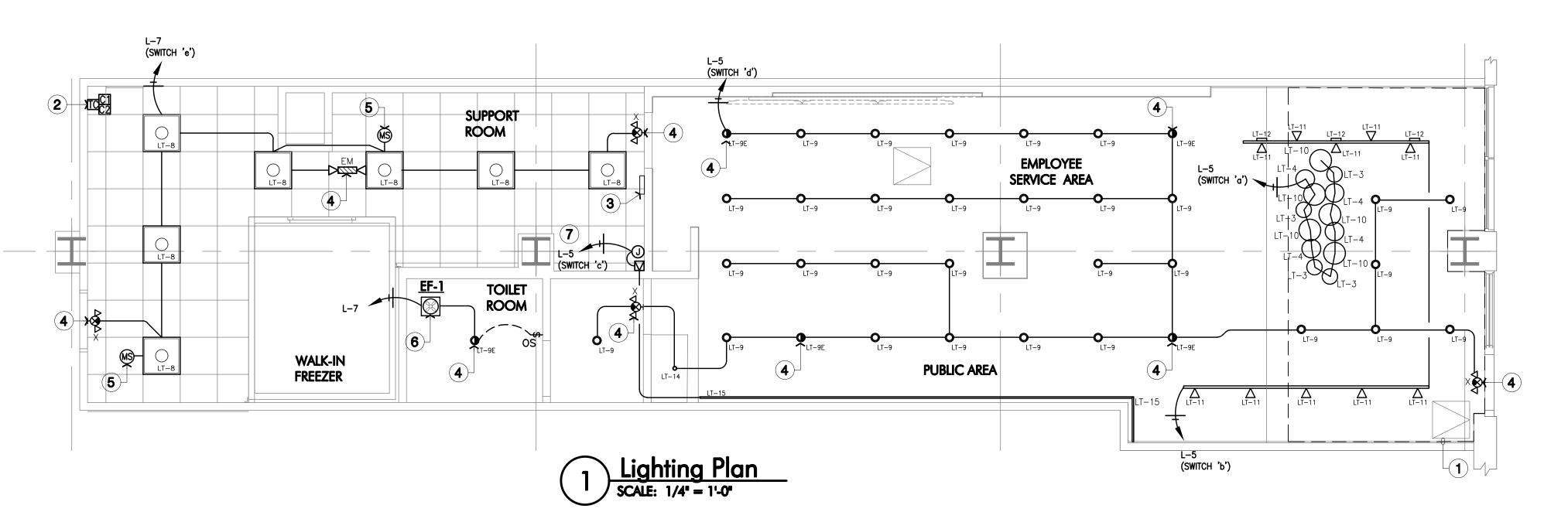


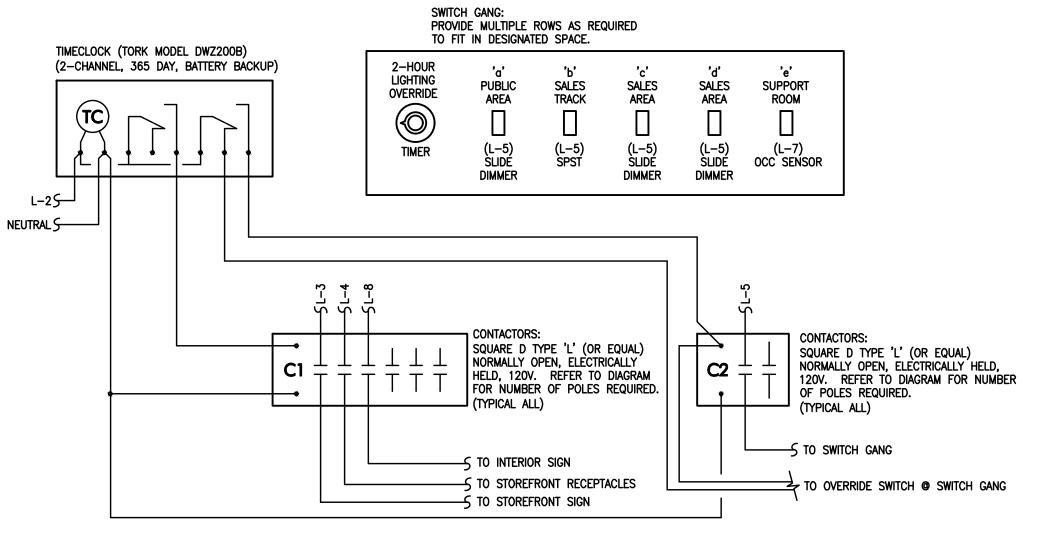
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Power Plan,
Electrical Schedules
& Details

Sheet Number

E100





- 1. CONTRACTOR SHALL PROGRAM ON/OFF TIMES AS DECIDED BY TENANT OR
- REQUIRED BY LANDLORD. SEE PLAN VIEW FOR LOCATIONS OF TIMECLOCK, CONTACTORS, AND SWITCH GANG. 3. PROVIDE LABEL OVER OVERRIDE SWITCH STATING "2-HOUR LIGHTING OVERRIDE". LABEL SHALL BE BAKELITE PLASTIC WITH 1/4" LETTERS.

# Lighting Control Diagram SCALE: NTS

	LIGHTING FIXTURE SCHEDULE											MP S	CHEDULE	
DESCRIPTION	QUAN.	TYPE	MANUFACTURER	VOLT.	CATALOGUE NO.	REF NOTE	MOUNTING				QUAN.	LAMPS	TOTAL	LAMP SIZE
DESCRIPTION	GOA1.	-	MANUFACIORER	VOLI.	CAIALOGGE 110.	KEI 1401L	REC	SURF	PEND	WALL	GOA11.	/FIXT.	WATTS	
GLOBE PENDANT LIGHT	4	LT-3	PROGRESS LIGHTING	120	P4402-29 - 10" DIA SHADE WHITE FINISH/CHORD	3,5			*		1	1	5	PROVIDE 5W TCP GLOBE OF EQ
GLOBE PENDANT LIGHT	4	LT-4	PROGRESS LIGHTING	120	P4403-29 - 12" DIA SHADE WHITE FINISH/CHORD	3,5			*		1	1	5	PROVIDE 5W TCP GLOBE OF EQ
2X2 RECESSED MTD	7	LT-8	GREENCREATIVE	120- 277	30PAN22DIM/830 WITH 2X2 RECESSED MTD KITS	5		*			1	1	30	INCLUDED
4" DOWNLIGHT	30	LT-9	CONTECH	120	R4NC2-30K-12-D-C4321-CLR-P	4,5	*				1	1	16	INCLUDED
EMERGENCY 4" DOWNLIGHT	5	LT-9E	CONTECH	120	R4NC2-30K-12-D-EM-C4321-CLR-P	4,5,7	*				1	1	16	INCLUDED
GLOBE PENDANT LIGHT	5	LT-10	PROGRESS LIGHTING	120	P4406-29 - 14" DIA SHADE WHITE FINISH/CHORD	3,5			*		1	1	5	PROVIDE 5W TCP GLOBE OF EQ
TRACK LIGHT	10	LT-11	LUMENTURE	120	T65-30H-1500-40-W-L	2,5		*				1	18	INTEGRAL 18W LED, 3000K, 90+ CRI, 1500 LUMEN
TRACK LIGHT - WALLWASHER	3	LT-12	LUMENTURE	120	TWW160-30H-1600-W-L	2,5		*			1	1	17	INTEGRAL 17W LED, 3000K, 90+ CRI, 1600 LUMEN
ENTRA 2" NICHE LED DOWNLIGHT	1	LT-14	VISUAL COMFORT & CO	120	ENN2R-LO-9-30-A-D-I-12-W	4,5	*				1	1	7.5	INCLUDED
LINEAR IN ARCH COVE — SURFACE FIXTURE	2	LT-15	SCOUT LIGHTING	120	SS-S-FM-SH-30-W-EF-0-I-N-CUSTOM	2,4,5,8		*			1	1	9.8/FT	INCLUDED
TRACK	24	Т	LIGHTOLIER	120	600 <b>#</b> NWH	5,6		*						N/A
EMERGENCY/EXIT LIGHT COMBO	4	X	COOPER LIGHTING	120	AP70-RWH	5,7		*				_	INC	CLUDED — — —
EMERGENCY LIGHT	1	EM	COOPER LIGHTING	120	SEL17	5,7	*					_	INC	CLUDED

- 1. FIXTURE IS EXISTING, CLEAN AND TEST FOR PROPER OPERATION. REPLACE/REPAIR AS REQUIRED.
- 2. ALL LIGHTING IN SERVICE AREAS AND FOOD STORAGE AREAS MUST BE SHIELDED. EXPOSED BULBS ARE NOT ACCEPTABLE, UNLESS LABELED "SHATTERPROOF".
- 3. VERIFY CHORD LENGTH REQUIRED PRIOR TO ORDERING.
- 4. FIXTURE SHALL BE CONTROLLED VIA DIMMER SWITCH.
- 5. IF ALTERNATIVE FIXTURES PROVIDED, FIXTURES SHALL BE REQUIRED SIMILAR AND VAN LEEUWEN'S APPROVAL PRIOR TO ORDERING.
- 6. REFERENCE PLAN FOR LENGTH & QUANTITY OF TRACK. PROVIDE WITH ALL REQUIRED CONNECTORS, LIVE ENDS & DEADENDS.
- 7. PROVIDE LIGHT FIXTURES WITH BATTERY BACKUP.
- 8. REFERENCE PLAN FOR LENGTH OF LIGHT. PROVIDE WITH ALL REQUIRED CONNECTORS AND ILLUMINATED CORNER AS REQUIRED.

#### KEYED NOTES #

- 1. PRIMARY DAYLIGHT ZONE: NO DAYLIGHT CONTROLS REQUIRED FOR THIS AREA PER 2020 MASSACHUSETTS CEC C405.2.3 EXCEPTION #2 SIDELIT DAYLIGHT ZONES ON FIRST FLOOR ABOVE GRADE IN GROUP M OCCUPANCY.
- 2. PROVIDE NEW LIGHTING CONTACTORS AND TIME CLOCK FOR CONTROL OF ALL LIGHTING WITHIN TENANT SPACE EXCEPT EMERGENCY FIXTURES.
- 3. PROVIDE NEW SWITCH BANK. EXTEND CONTROL CIRCUITS FOR LIGHTING TO NEW SWITCH LOCATION. SEE DETAIL 2/E200.
- 4. PROVIDE NEW EMERGENCY LIGHTING AS SCHEDULED, ALL EMERGENCY LIGHTING SHALL BE ENERGIZED AHEAD OF ANY SWITCHING. ALL EMERGENCY FIXTURES SHALL BE EQUIPPED WITH BATTERY FOR 90 MINUTES MINIMUM OPERATION DURING POWER FAILURE.
- 5. PROVIDE NEW DUAL TECHNOLOGY SOUND/MOTION SENSOR WITH BUILT-IN OVER RIDE FOR CONTROL OF FIXTURES WITHIN SUPPORT ROOM.
  - 6. EXTEND POWER AND CONTROL CIRCUIT TO TOILET ROOM EXHAUST FAN. REFER TO MECHANICAL SHEET FOR FAN SPECIFICATIONS.
  - 7. PROVIDE JUNCTION BOX AND TRANSFORMER MOUNTED HIGH IN STRUCTURE FOR POWER AND CONTROL OF SURFACE FIXTURE LT-15. COORDINATE ELECTRICAL REQUIREMENTS WITH MANUFACTURER PRIOR TO

# **GENERAL NOTES**

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-		11/22/23	
Re	visions		
	Date	Description	By
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Job Number	230174
Drawn By	TQ

Lighting Plan

Sheet Number

#### SPRINKLER SYSTEM

SPRINKLER REQUIREMENTS AND PLAN REVIEW SUBMITTAL REQUIREMENTS SPRINKLER REQUIREMENTS

FM APPROVED SPRINKLER HEADS SHOULD BE USED IN THE INSTALLATION.

SPRINKLER IDENTIFICATION NUMBERS (SIN) SHOULD BE PROVIDED FOR THE TYPE(S) OF SPRINKLERS TO BE USED IN THE INSTALLATION. FM GLOBAL RESEARCH APPROVED EQUIPMENT SHOULD BE PROVIDED WHERE

APPLICABLE AND DETAILS OF THE INSTALLATION SHOULD CONFORM TO FM GLOBAL'S RECOMMENDED GOOD PRACTICES. A PERMANENT METAL PLACARD SHOULD BE PROVIDED AT THE BASE OF THE RISER

FEEDING THESE SYSTEMS, INDICATING THE DESIGN, AREA, FLOW AND PRESSURES ALL PIPING SHOULD BE HYDROSTATICALLY TESTED FOR A PERIOD OF TWO (2)

HOURS AT 200 PSI, OR 50 PSI ABOVE MAXIMUM SYSTEM PRESSURE, WHICHEVER IF ANY CUTTING OR WELDING IS TO BE DONE ON ANY OF THE SPRINKLER PIPING IN THE FIELD, ALL CUT COUPONS FROM MODIFIED PIPES SHOULD BE RETAINED

FOR EXAMINATION BY GLOBAL RISK CONSULTANTS. WELD FABRICATED FITTINGS USED FOR JOINING SPRINKLER PIPING SHOULD BE FM

AUTOMATIC SPRINKLERS MUST BE HANDLED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS TO ENSURE RELIABLE OPERATION AND TO PREVENT PREMATURE OPERATION. THIS TYPICALLY INCLUDES USE OF A DESIGNATED SPRINKLER WRENCH SPECIFIED FOR INSTALLATION OF THE SPECIFIC AUTOMATIC SPRINKLER, PROPER TORQUING OR SEATING OF THE SPRINKLER INTO THE FITTING AND INSPECTION OF THE ACTUATING MECHANISM. AUTOMATIC SPRINKLERS THAT ARE DAMAGED OR HAVE THEIR FUSIBLE ELEMENT ASSEMBLY MODIFIED DUE TO ROUGH HANDLING SHOULD BE REPLACED WITH NEW. UNDAMAGED SPRINKLERS OF THE SAME TYPE/DESIGN/TEMPERATURE SETTING. FIELD ADJUSTMENT OF DAMAGED SPRINKLER HEAD FÚSIBLE ELEMENT ASSEMBLIES IS NOT ACCEPTABLE.

THE CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FORM NO. 85 SHOULD BE COMPLETED BY THE INSTALLING CONTRACTOR FOR ALL INSTALLATIONS AND SUBMITTED TO GLOBAL RISK CONSULTANTS.

FOLLOW THE GGP FIRE PROTECTION SYSTEM IMPAIRMENT MONITORING PROCEDURES - SEE MALL OPERATIONS MANAGER FOR REQUIREMENTS.

#### SUBMITTAL REQUIREMENTS:

BELOW IS A LIST OF GENERAL REQUIREMENTS FROM GRC. THIS LIST IS NOT INTENDED TO BE A COMPLETE LISTING; IT IS THE TENANT'S RESPONSIBILITY TO CONTACT THE APPROPRIATE GRC OFFICE WITH QUESTIONS AND CONCERNS RELATING TO THEIR PLAN REVIEW. FOR THE CORRECT GRC CONTACT, PLEASE SEE ATTACHED GRC PLAN REVIEW/IMPAIRMENT HANDLING PACKET.

SUBMIT THREE (3) SETS OF SPRINKLER PROTECTION PLANS AND SUPPORTING HYDRO-CALCULATIONS TO GRC. PLANS SHALL INCLUDE A SCHEDULE AND KEY OF ALL SPRINKLER HEADS: TYPE AND SIZE OF ALL PIPING AND FITTINGS USED: LOCATION OF INSPECTORS TEST AND FLUSHING CONNECTIONS: HANGER LOCATION AND DETAILS: PROPER HYDRAULIC NODES AND REMOTE AREA OUTLINED; AND THE LOCATION OF ANY STRUCTURAL COMPONENTS, MECHANICAL EQUIPMENT, SERVICE LINES OR FIXTURES

REFERENCE DRAWINGS OF UNDERGROUND MAINS AND/OR ADJACENT SYSTEMS OR RISERS FEEDING THE SYSTEM BEING SUBMITTED.

HYDRAULIC CALCULATIONS USING FM GLOBAL RECOMMENDED EQUIVALENT LENGTHS FOR FITTINGS AND APPROVED K FACTORS FOR SPRINKLERS AND INCLUDING ANY BALANCING OF THE OVERHEAD FOR RACK SYSTEMS.

SPECIFICATIONS/CUT SHEETS FOR MATERIALS BEING USED, SUCH AS SPRINKLER HEADS, SPRINKLER PIPE, VALVES AND FITTINGS, AND PERIPHERAL EQUIPMENT (INCLUDING TAMPER ALARMS, WATERFLOW ALARMS, ETC.).

OCCUPANCY DETAILS - IN ORDER TO REVIEW SUBMITTED PLANS TO ENSURE ADEQUATE PROTECTION, ADEQUATE OCCUPANCY DETAILS MUST BE PROVIDED. THESE INCLUDE, BUT ARE NOT LIMITED TO, MATERIALS BEING STORED, STORAGE HEIGHT, STORAGE ARRANGEMENT, PROCESSES PRESENT, ETC.

FOR DRY SYSTEMS. THE VALVE HOUSE HEATING ARRANGEMENTS, PIPING SLOPE AND AIR SUPPLY DETAILS SHOULD BE INCLUDED.

FOR EARTHQUAKE ZONES, BRACING LOCATION AND SECUREMENT DETAILS. INCLUDING INFLUENCE ZONE CALCULATIONS, SHOULD BE INCLUDED.

#### **GENERAL**

- THE GENERAL CONDITIONS OF THE GENERAL SPECIFICATIONS, ALONG WITH ALL APPLICABLE INSTRUCTIONS TO BIDDERS SHALL FORM A PART OF THIS SECTION OF THE SPECIFICATIONS.
- REQUIREMENTS FOR BIDDERS AND CONTRACTORS WHICH ARE CONTAINED IN OTHER SECTIONS OF THESE SPECIFICATIONS SHALL BE CONSIDERED BINDING UNDER THIS SECTION, UNLESS OTHERWISE NOTED HEREIN.
- ALL WORK TO BE ACCOMPLISHED IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS. ALL CHANGES MUST BE APPROVED IN WRITING BY PDMS. ALL COSTS INCURRED BY PDMS AS A RESULT OF UNAUTHORIZED CHANGES ARE THE RESPONSIBILITY OF THE INDIVIDUALS(S) MAKING THE CHANGE.

EACH CONTRACTOR SHALL BECOME THOROUGHLY ACQUAINTED WITH THE

CONSTRUCTION DETAILS BEFORE SUBMITTING BID. NO ALLOWANCES WILL BE

MADE BECAUSE OF THE CONTRACTOR'S UNFAMILIARITY WITH THESE DETAILS. ALL PERFORMANCE OF CONSTRUCTION SHALL BE AS REQUIRED BY THE PAGE OF THE GENERAL CONSTRUCTION. INSPECTION OF SITE

PROPOSALS ARE ACCEPTED WITH THE ASSUMPTION THAT CONTRACTOR IS FAMILIAR WITH JOBSITE CONDITIONS AND UTILITY LOCATIONS. THE LACK OF SPECIFIC INFORMATION ON THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY.

ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR INVOLVED. CODE REQUIREMENTS

ALL WORK UNDER THIS CONTRACT SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS, DRAWINGS AND OWNER'S INSTRUCTIONS, AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES, OR REGULATIONS OF THE GOVERNING BODIES, WHETHER SO SHOWN OR NOT. ALL MODIFICATIONS REQUIRED BY SUCH AUTHORITIES SHALL BE MADE BY THE CONTRACTOR WITHOUT ANY ADDITIONAL COST TO THE OWNER.

#### MATERIALS AND WORKMANSHIP

- ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED AS RECOMMENDED BY THE MANUFACTURERS AND, UNLESS OTHERWISE SPECIFIED, SHALL BE NEW AND FREE FROM ANY DEFECTS. ALL LIKE MATERIALS USED SHALL BE OF THE SAME MANUFACTURE AND QUALITY UNLESS OTHERWISE SPECIFIED.
- ALL WORK UNDER THIS CONTRACT SHALL BE PERFORMED BY COMPETENT WORKMEN AND EXECUTED IN A NEAT AND WORKMANLIKE MANNER. WORK SHALL BE PROPERLY PROTECTED DURING CONSTRUCTION AND, UPON COMPLETION, THE INSTALLATION SHALL BE THOROUGHLY CLEANED AND ALL DEBRIS REMOVED FROM THE SITE.

#### CODES AND REGULATIONS

EACH SUBCONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, RULES AND REGULATIONS BEARING ON THE CONDUCT OF THE WORK AS DRAWN OR SPECIFIED. IF A SUBCONTRACTOR OBSERVES THAT THE DRAWINGS AND SPECIFICATIONS ARE AT A VARIANCE WITH SUCH CODES, HE/SHE SHALL PROMPTLY NOTIFY THE GENERAL CONTRACTOR AND THE TENANT IN WRITING. IF ANY SUBCONTRACTOR PERFORMS ANY WORK KNOWING IT TO BE CONTRARY TO LAWS, ORDINANCES, RULES AND REGULATIONS AND WITHOUT GIVING SUCH NOTICE, THE SUBCONTRACTOR SHALL BEAR ALL COSTS ARISING THEREFROM.

#### PROTECTION OF WORK AND PROPERTY

- A. EACH SUBCONTRACTOR SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF ALL HIS/HER WORK FROM DAMAGE AND SHALL PROTECT THE OWNER'S PROPERTY FROM INJURY OR LOSS ARISING FROM HIS/HER WORK. HE/SHE SHALL MAKE GOOD ANY SUCH DAMAGE, INJURY, OR LOSS, EXCEPT SUCH AS MAY BE DIRECTLY DUE TO CAUSES BEYOND HIS/HER CONTROL AND NOT TO HIS/HER FAULT OR NEGLIGENCE. HE/SHE SHALL ADEQUATELY PROTECT ADJACENT PROPERTY AS WELL.
- EACH SUBCONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS FOR THE SAFETY OF THEIR EMPLOYEES ON THE JOB AND SHALL COMPLY WITH ALL PROVISIONS OF FEDERAL, STATE AND LOCAL BUILDING CODES AND SAFETY LAWS TO PREVENT ACCIDENTS OR INJURY TO PERSONS ON OR ADJACENT TO THE PREMISES WHERE THE WORK IS BEING PERFORMED. EACH SUBCONTRACTOR SHALL MAINTAIN ALL INSURANCE REQUIRED TO PROTECT HIMSELF/HERSELF. OWNER AND TENANT FOR THE DURATION OF THE WORK

AGAINST PROPERTY DAMAGE AND PUBLIC LIABILITY.

#### CHANGES IN THE WORK

THE TENANT, WITHOUT INVALIDATING THE CONTRACT, MAY ORDER EXTRA WORK OR MAKE CHANGES BY ALTERING, ADDING TO OR DEDUCTING FROM THE WORK, THE CONTRACT SUM BEING ADJUSTED ACCORDINGLY.

#### ALL WORK UNDER THESE SPECIFICATIONS SHALL BE ACCOMPLISHED IN CONJUNCTION WITH OTHER CONTRACTORS AND TRADES OF THIS PROJECT IN A MANNER WHICH WILL ALLOW EACH CONTRACTOR AND TRADE ADEQUATE TIME AT THE PROPER STAGE OF CONSTRUCTION TO FULFILL HIS/HER CONTRACTS. THE OWNER SHALL BE CONSULTED TO RESOLVE ANY QUESTIONS WHICH MIGHT ARISE BETWEEN TRADES AS TO THE PLACING OF LINES, DUCTS, CONDUITS, FIXTURES, OR EQUIPMENT. OR SHOULD IT APPEAR DESIRABLE TO REMOVE ANY GENERAL CONSTRUCTION WHICH WOULD AFFECT THE APPEARANCE OF STRENGTH OF THE

#### SUBSTITUTION OF MATERIALS

MANUFACTURER'S NAMES ARE LISTED HEREIN TO ESTABLISH A STANDARD. THE PRODUCTS OF OTHER MANUFACTURERS WILL BE ACCEPTABLE, IF IN THE OPINION OF THE TENANT, THE SUBSTITUTE MATERIAL IS OF A QUALITY AS GOOD OR BETTER THAN THE MATERIAL SPECIFIED, AND WILL SERVE WITH EQUAL EFFICIENCY AND DEPENDABILITY, THE PURPOSE FOR WHICH THE ITEMS SPECIFIED WERE

#### SHOP DRAWINGS

SHOP DRAWINGS AND CATALOG DATA ON ALL MAJOR ITEMS OF EQUIPMENT AND SYSTEMS, AND SUCH OTHER ILLUSTRATIVE MATERIAL AS MAY BE CONSIDERED NECESSARY BY THE TENANT, SHALL BE SUBMITTED BY THE CONTRACTOR IN

#### DRAWINGS AND SPECIFICATIONS

A. THE DRAWINGS SHOW DIAGRAMMATICALLY THE LOCATIONS OF THE VARIOUS LINES, DUCTS, CONDUITS, FIXTURES, AND EQUIPMENT AND THE METHOD OF CONNECTING AND CONTROLLING THEM. IT IS NOT INTENDED TO SHOW EVERY CONNECTION IN DETAIL OF ALL FITTINGS REQUIRED FOR A COMPLETE

ADEQUATE TIME TO PREVENT DELAY AND CHANGES DURING CONSTRUCTION.

SHOULD THE CONTRACTOR DEEM IT NECESSARY TO MAKE CHANGES TO ITEMS SHOWN ON CONTRACT DRAWINGS, THE SHOP DRAWINGS, DESCRIPTIONS, AND THE REASON FOR THE PROPOSED CHANGES SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL.

THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE SATISFACTORY AND COMPLETE EXECUTION OF ALL WORK INCLUDED IN HIS CONTRACT. HE/SHE SHALL PRODUCE COMPLETE FINISHED OPERATING SYSTEMS AND PROVIDE ALL INCIDENTAL ITEMS REQUIRED AS PART OF HIS/HER WORK, REGARDLESS OF WHETHER SUCH ITEM IS PARTICULARLY SPECIFIED OR INDICATED.

#### **PLUMBING**

#### MATERIALS

- SANITARY SEWER CAST IRON TO BE USED. ALL PIPING SHALL CONFORM TO REQUIREMENTS OF LANDLORD AND LOCAL JURISDICTION.
- 2. DOMESTIC WATER AND HOT WATER PIPING SHALL BE TYPE "L" COPPER, INSULATED WITH 1" ARMAFLEX OR EQUIVALENT.
- 3. DOMESTIC WATER PIPING UNDER FLOOR SHALL BE TYPE "K" COPPER.
- GAS PIPING GAS PIPING SHALL BE BLACK IRON PIPE. PIPING EXPOSED ON EXTERIOR OF BUILDING AND ROOF SHALL BE PAINTED WITH EPOXY PAINT TO MATCH ADJACENT SURROUNDINGS.
- VENT PIPING VENT PIPING MAY BE CAST IRON. ALL PIPING SHALL CONFORM TO REQUIREMENTS OF LANDLORD AND LOCAL JURISDICTION. EXPOSED VENT PIPING SHALL BE SERVICE WEIGHT CAST IRON. ALL VENT PIPING INSTALLED ABOVE CEILING IN RETURN AIR PLENUM SHALL BE CAST IRON.
- 6. INDIRECT WASTE PIPING SHALL BE DWV COPPER. PROVIDE CLEAN-OUT FITTINGS AT ALL CHANGES IN DIRECTION.
- THE VISIBLE PIPING FOR UNDER HAND SINK CONNECTIONS SHALL BE STAINLESS STEEL OR CHROME.

#### MAKING UP PIPE

- SCREWED PIPE SHALL BE MADE UP WITH PIPE COMPOUND APPLIED TO THE MALE THREAD WITH NOT MORE THAN TWO THREADS LEFT EXPOSED. PIPE SHALL BE REAMED AFTER THREADING.
- 2. CAST IRON PIPE AND SHALL BE OF THE HUB AND SPIGOT OR NO-HUB TYPE. INSTALLATION MUST MEET ALL PROVISIONS OF APPLICABLE CODE.

3. COPPER JOINTS SHALL BE MADE UP WITH 95-5 SOLDER. (LEAD FREE)

#### HANGERS AND SUPPORTS

HORIZONTAL PIPING SHALL BE SUPPORTED AT INTERVALS NOT TO EXCEED 10'-0" WITH SWIVEL SPLIT PIPE HANGERS EQUAL TO CRANE NO. 199F OR GRINNELL NO. 104. VERTICAL PIPING SHALL BE SUPPORTED BY MEANS OF WROUGHT IRON CLAMPS SUSPENDED FROM THE UNDERSIDE OF STRUCTURE WITH HANGER RODS.

CLEANOUTS SHALL BE AS SPECIFIED IN THE PLUMBING FIXTURE SCHEDULE AND SHALL BE INSTALLED AT ALL BENDS, ANGLES, AND ENDS OF ALL WASTE AND SEWER LINES, AS CALLED FOR ON THE DRAWINGS, AND AS REQUIRED BY LOCAL CODES. ALL CLEANOUTS SHALL BE BROUGHT TO GRADE, AND IN ALL CASES, SHALL BE PROVIDED WITH SUFFICIENT SPACE FOR RODDING.

ALL VALVES SHALL BE BRASS AND MANUFACTURED BY CRANE, NIBCO, STOCKHAM, LUNKENHEIMER, NORDSTROM, GRINNELL OR EQUAL.

FOR SECOND LEVEL STORES, THE TENANT'S GENERAL CONTRACTOR SHALL RUN ALL LINES REQUIRED FOR PLUMBING ROUGH-INS TIGHT AGAINST THE UNDERSIDE OF THE SECOND FLOOR LEVEL. THE SECOND FLOOR STRUCTURAL SLAB SHALL BE CORED AS REQUIRED TO INSTALL THESE ITEMS AT THE LOCATIONS SHOWN ON THE PLANS.

#### INSULATION

- ALL DOMESTIC COLD, HOT WATER, AND CONDENSATE DRAINAGE PIPING ABOVE FINISHED FLOOR SHALL BE INSULATED TO CONFORM TO ASHRAE
- 2. INSULATION SHALL BE FIBERGLASS ASJ/SSL INSULATION WITH VAPOR RETARDER JACKET. PIPING 3/4" AND LESS - 1/2" THICK INSULATION
  - PIPING 1"-2" 1" THICK INSULATION PIPING OVER 2" - 1-1/2" THICK INSULATION
- 3. VALVES AND FITTINGS SHALL BE INSULATED TO SAME THICKNESS AS PIPE INSULATION WITH ONLY WHEEL AND ADJUSTING NUT VISIBLE. PROVIDE PRE-MOLDED PLASTIC FITTINGS AT ALL VALVES AND FITTINGS (FIBERGLASS)
- 4. INSULATION SHALL RUN CONTINUOUSLY THRU HANGERS. PROVIDE SADDLES
- AS REQUIRED.
- 5. PIPING RUNNING THROUGH EXTERIOR WALLS OR OUTSIDE OF CONDITIONED SPACE SHALL ALSO BE PROVIDED WITH HEAT TAPE.

#### **TEMPORARY SERVICES**

TEMPORARY SERVICES:

#### THE CONTRACTOR SHALL PROVIDE THE FOLLOWING SPECIFIC ITEMS OF

- 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 REQUIREMENTS OF STATE AND LOCAL AUTHORITIES FOR POTABLE WATER.
- 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 LANDLORD OR LOCAL AUTHORITY.
- C. COST OF LANDLORD PROVIDED UTILITY SERVICES IF THE LANDLORD ELECTS TO PROVIDE TEMPORARY UTILITY SERVICES, THE CONTRACTOR WILL BE SO INFORMED BY THE TENANT. THE CONTRACTOR SHALL MAKE PROVISIONS OR COORDINATE WITH LANDLORD'S GENERAL CONSTRUCTOR TO PAY THE COST OF SAID TEMPORARY CONSTRUCTION AND UTILITY SERVICES.

NOTE FOR TENANT GENERAL CONTRACTOR: IT IS THE RESPONSIBILITY OF THE TENANTS GENERAL CONTRACTOR TO MAKE USE OF APPLICABLE NOTES & SPECIFICATIONS LISTED ON THIS SHEET AS THEY MAY PERTAIN TO THE SPECIFIC JOB. REFERENCE SHEET ES1 FOR ANY OVERRIDING SPECIFICATIONS.

ALL MATERIALS, EQUIPMENT, AND WORKMANSHIP SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER DATE OF ACCEPTANCE. THE COMPLETED SYSTEM SHALL BE FULLY OPERATIONAL AND ACCEPTANCE BY TENANT SHALL BE A CONDITION OF THIS CONTRACT. ALL WORK FOUND TO BE DEFECTIVE SHALL BE REPAIRED OR REPLACED BY THE SUB-CONTRACTOR WITHOUT ADDITIONAL CHARGE TO THE TENANT.

#### **RESPONSIBILITIES**

L - L/ C - T T - T	XISTING ANDLORD ENANT'S GENERAL CONTRACTOR ENANT	F U R N I S	I N S T A L L
	WNER VENDOR LUMBING	"	2,3,4,
	WATER CLOSET	, ,,	_,0,1,
A-1	WATER CLOSET	С	С
 B	UNDERSLAB ROUGH-IN	C	С
C	FINAL CONN. & VENTS	C	C
A-2	LAVATORIES		
A	LAVATORIES	С	С
 B	UNDERSLAB ROUGH-IN	C	C
C	FINAL CONN. & VENTS	C	C
A-3	MOP SINK		
A	MOP SINK	С	С
В	UNDERSLAB ROUGH-IN	C	С
С	FINAL CONN. & VENTS	C	С
A-4	FLOOR DRAINS & FLOOR SINKS		
Α	FLOOR DRAINS & FLOOR SINKS	С	С
В	UNDERSLAB ROUGH-IN	C	С
С	FINAL CONN. & VENTS	C	С
A-5	CLEANOUTS		
A	CLEANOUTS	C	С
В	UNDERSLAB ROUGH-IN	C	С
C	FINAL CONN. & VENTS	C	С
A-6	THREE COMPARTMENT SINK		
A	THREE COMPARTMENT SINK	С	С
В	UNDERSLAB ROUGH-IN	C	С
С	FINAL CONN. & VENTS	C	С
A-7	HAND SINKS		
A	HAND SINKS	С	С
В	UNDERSLAB ROUGH-IN	C	C
С	FINAL CONN. & VENTS	C	С
A-8	DIPPER WELLS		
A	DIPPER WELLS	С	С
 B	UNDERSLAB ROUGH-IN	C	C
C	FINAL CONN. & VENTS	C	C
A-9	WATER HEATER		
A	WATER HEATER	С	С
 B	FINAL CONN.	C	C
C	INSULATION - HOT WATER LINE	C	С
A	ENGINEERING	С	С
B	EQUIPMENT	E/ C	E/C
	MISCELLANEOUS	- /-	F /-
A	WATER METER		E/C
В	PIPING INSULATION	С	С
С	ALL TAP FEES (IF REQ'D.)	С	С
D	GREASE INTERCEPTORS	С	С

#### **RESPONSIBILITY NOTES**

- ROOF OPENINGS FOR PLUMBING AND RELATED WORK SHALL BE THE RESPONSIBILITY OF THE PLUMBING SUBCONTRACTOR. HE SHALL EMPLOY THE LANDLORD'S ROOFER FOR THIS WORK TO MAINTAIN THE ROOF BOND.
- SANITARY SEWER AND DOMESTIC WATER. STUBBED INTO THE PREMISES BY THE LANDLORD. REFER TO SHEET P100 FOR LOCATIONS. FIELD VERIFY
- 3. THE FOLLOWING ITEMS ARE THE TENANT'S RESPONSIBILITY, HOWEVER, THE LANDLORD MAY, AT HIS OPTION, SUBMIT TO THE TENANT, FOR APPROVAL, A PRICE FOR THE LANDLORD TO PROVIDE THE FOLLOWING UNDER FLOOR UTILITES ROUGH-IN AND SLAB DEPRESSIONS:

SLAB DEPRESSIONS FOR LOBBY FLOOR FINISHES.

△ UNDERFLOOR PLUMBING ROUGH-IN.

- 4. THE SPRINKLER CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE TENANT'S LANDLORD AND TO THE APPROPRIATE RATING BUREAU FOR APPROVAL. A COPY OF THE APPROVAL LETTER FROM THE RATING BUREAU SHALL BE FORWARDED TO THE TENANT AND LANDLORD AS LISTED ON ANY MODIFICATIONS TO SYSTEM TO BE BY LL CONTRACTOR AT TENANT'S
- THE TENANT'S GENERAL CONTRACTOR (T.G.C.) SHALL RUN PLUMBING LINES TIGHT TO THE SECOND FLOOR STRUCTURE. THE FLOOR SLAB SHALL BE CORED AS REQUIRED TO INSTALL SERVICE STUBS, FLOOR BOXES, ETC...
- 6. IF DRAWINGS CALL FOR THE REUSE OF EXISTING EQUIPMENT, THE TENANT'S GENERAL CONTRACTOR SHALL VERIFY THAT ALL SUCH EQUIPMENT IS IN PROPER WORKING ORDER, OR TAKE THE NECESSARY STEPS TO ACCOMPLISH SUCH. IF REPLACEMENT IS REQUIRED, USE THE EQUIPMENT AND HARDWARE AS SPECIFIED ON THESE SCHEDULES OR AS CALLED OUT IN THE SPECIFICATIONS ON THIS SHEET. ALL SUCH ITEMS MUST MEET ALL GOVERNING CODES AND STANDARDS OF PRACTICE.

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Consultant



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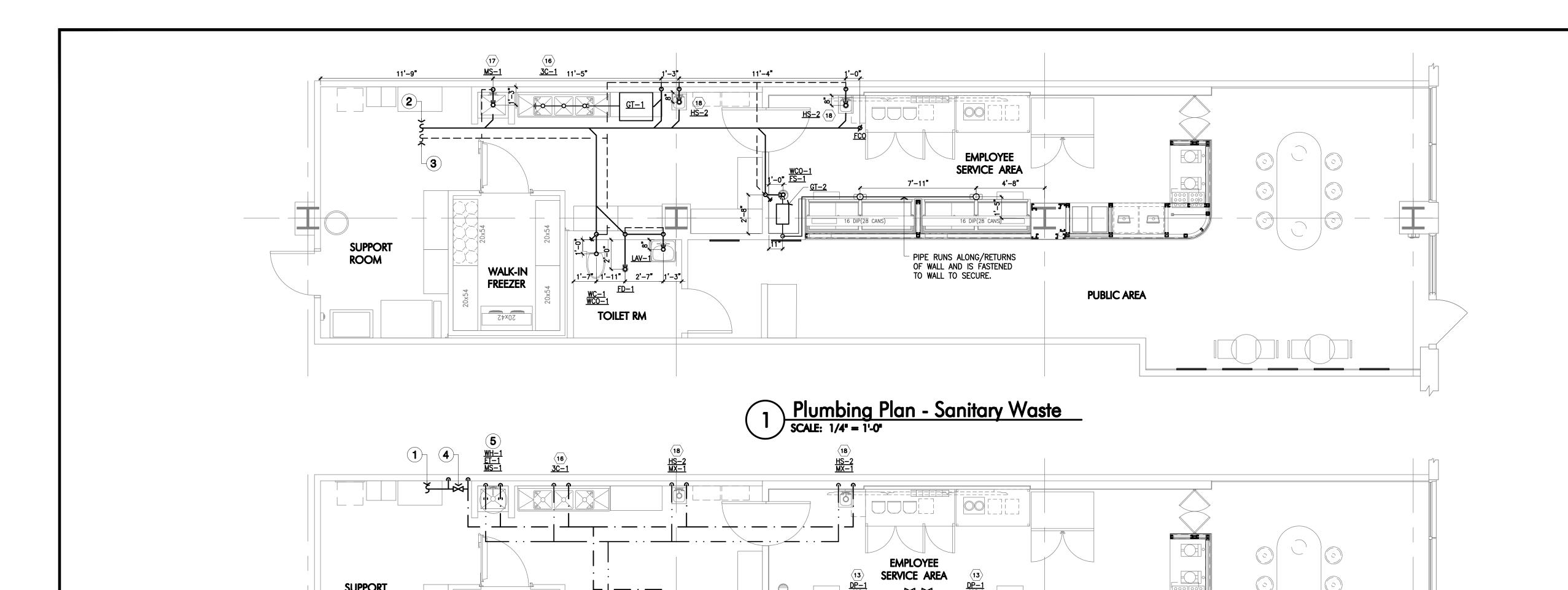
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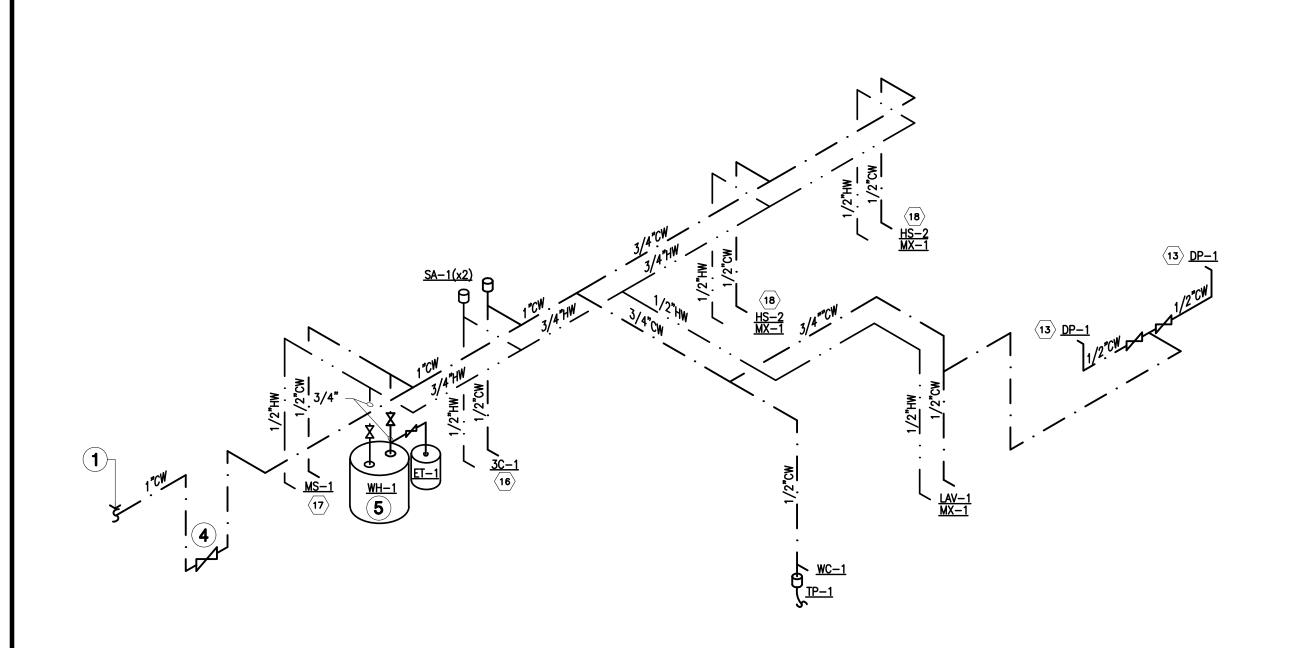
**Plumbing Specifications** 

Sheet Number



# Plumbing Plan - Domestic Water SCALE: 1/4' = 1'-0'

COLD WATER PIPING TO DIPPER WELLS TO BE ROUTED THRU WALLS & MILLWORK

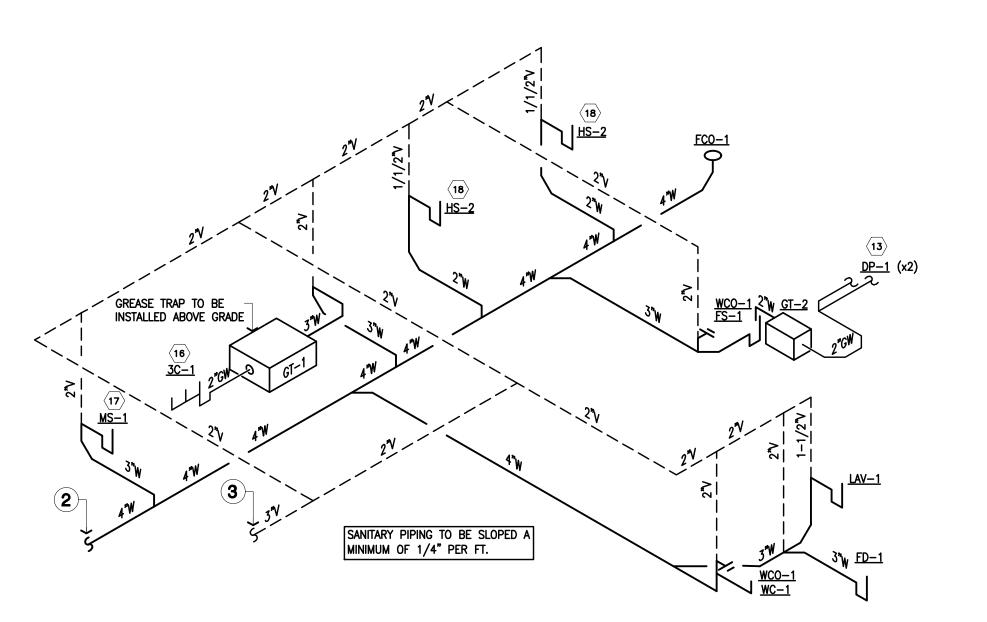


WC-1 TP-1

**TOILET RM** 

WALK-IN FREEZER

ROOM

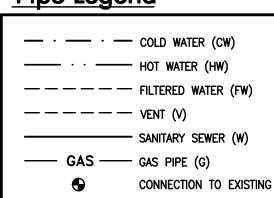


PUBLIC AREA

4 Domestic Water Riser Diagram
SCALE: NTS

3 SCALE: NTS
Scale: NTS

# Pipe Legend



AS BUILT PLUMBING DRAWINGS WERE NOT AVAILABLE FOR THIS PROJECT. LOCATION FOR ALL POINT OF CONNECTION SHALL BE FIELD VERIFIED PRIOR TO BID. INVERT ELEVATION OF SANITARY PIPING SHALL BE VERIFIED PRIOR TO ANY INSTALLATION OF PIPE.

#### KEYED NOTES#

- 1. CONNECT NEW COLD WATER INTO EXISTING COLD WATER WITHIN SPACE. T.G.C. SHALL VERIFY EXISTING COLD WATER LINE IS SAME SIZE OR LARGER THAN NEW LINE SPECIFIED. IF EXISTING STUB—IN IS UNDERSIZED, T.G.C. SHALL EXTEND COLD WATER LINE TO EXISTING LINE OF EQUAL OR GREATER SIZE.
- CONNECT NEW SANITARY SEWER INTO EXISTING SANITARY SEWER UNDER SLAB.
   COORDINATE WITH ROUTING AND FLOW OF EXISTING SANITARY MAIN. PLUMBING
   CONTRACTOR SHALL FIELD VERIFY EXACT LOCATION PRIOR TO BEGINNING OF
   WORK AND ADJUST PIPING AS REQUIRED.
- 3. CONNECT NEW VENT LINE TO EXISTING VENT LINE AS REQUIRED. FIELD VERIFY.
- 4. PROVIDE SHUT-OFF BALL VALVE AT 60" AFF. PROVIDE WITH 2.5"x5" PERMANENT LABEL READING "WATER SHUT-OFF" (SMARTSIGN LB-1511, OR EQUAL).
- NEW 40 GALLON ELECTRIC WATER HEATER MOUNTED ON PLATFORM ABOVE MOP SINK. REFER TO FIXTURE SCHEDULE AND DETAIL 4/P200 FOR ADDITIONAL INFORMATION.

## GENERAL NOTES

- 1. "VERIFY IN FIELD" OR "EXISTING" MEANS THE CONTRACTOR IS TO CONFIRM THE ITEM SHOWN ON THE DRAWING (I.E. EQUIPMENT, DUCT, WIRE, ETC.) EXISTS AT THE SITE AND IS IN GOOD WORKING CONDITION. SHOULD THE CONTRACTOR FIND THAT THE EQUIPMENT, DUCT, WIRE, ETC. IS NOT THE EQUAL TO THAT SHOWN ON THE DRAWING, IT IS TO BE REPLACED, IF THE CONTRACTOR HAS ANY QUESTION ABOUT WHETHER IT IS EQUAL TO WHAT IS SHOWN ON THE DRAWING, THE CONTRACTOR IS TO CONTACT THE DESIGN ENGINEER AND TENANT'S PROJECT MANAGER FOR APPROVAL. CONTRACTOR IS TO NOTIFY TENANT'S PROJECT MANAGER AND DESIGN ENGINEER IN WRITING OF ALL REPLACEMENT ITEMS PRIOR TO CONSTRUCTION.
- 2. WHERE EXISTING EQUIPMENT (LIGHTS, DIFFUSERS, TOILETS, ETC.) ARE TO BE REUSED, WHETHER IT IS RELOCATED OR REUSED IN THE EXISTING LOCATION, EXTREME CARE SHALL BE TAKEN TO PREVENT DAMAGE DURING THE RENOVATION OF THE STORE. WHERE DAMAGE OCCURS, THE EQUIPMENT SHALL BE REPLACED TO THE SATISFACTION OF THE ARCHITECT, AT NO ADDITIONAL COST TO THE OWNER. ALL ITEMS TO BE THOROUGHLY CLEANED, IF REQUIRED, PAINTED, AND ANY OTHER MAINTENANCE NEEDED TO BRING EQUIPMENT UP TO LIKE NEW CONDITION. THIS INCLUDED RELAMPING ALL LIGHTS REUSED.
- 3. IT IS REQUIRED THAT THE PLUMBING CONTRACTOR MUST VISIT THE JOBSITE TO FAMILIARIZE HIMSELF WITH MAJOR ITEMS SUCH AS STRUCTURAL ELEMENTS AND OTHER EXISTING JOB CONDITIONS THAT MAY AFFECT HIS WORK. ADDITIONALLY, PLUMBING CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND DIMENSIONS OF SUCH ITEMS AS WASTE, VENTS, WATER LINES, ETC.
- 4. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO THE BUILDING STRUCTURE, GRADE BEAMS, OR BUILDING UTILITIES CAUSED BY ANY SLAB PENETRATIONS. IT IS RECOMMENDED THE FLOOR BE X—RAYED PRIOR TO ANY SLAB PENETRATIONS.
- PIPE AND DRAIN LOCATIONS ARE FOR REFERENCE ONLY. ACTUAL LOCATIONS SHALL BE COORDINATED IN THE FIELD WITH CABINET LOCATIONS BY THE TENANT'S GENERAL CONTRACTOR.
- 6. CONTRACTOR SHALL SCHEDULE PLUMBING CONNECTIONS TO THE BUILDING MAINS WITH THE LANDLORD REPRESENTATIVE PRIOR TO CONNECTION.
- 7. SANITARY PIPING TO BE SLOPED A MINIMUM OF 1/4" PER FOOT.
- 8. ALL FLOOR SINKS AND FLOOR DRAINS SHALL BE INSTALLED FLUSH WITH FLOOR.
- 9. PROVIDE CLEAN-OUT'S AT THE ENDS OF RUNS.

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Revisions

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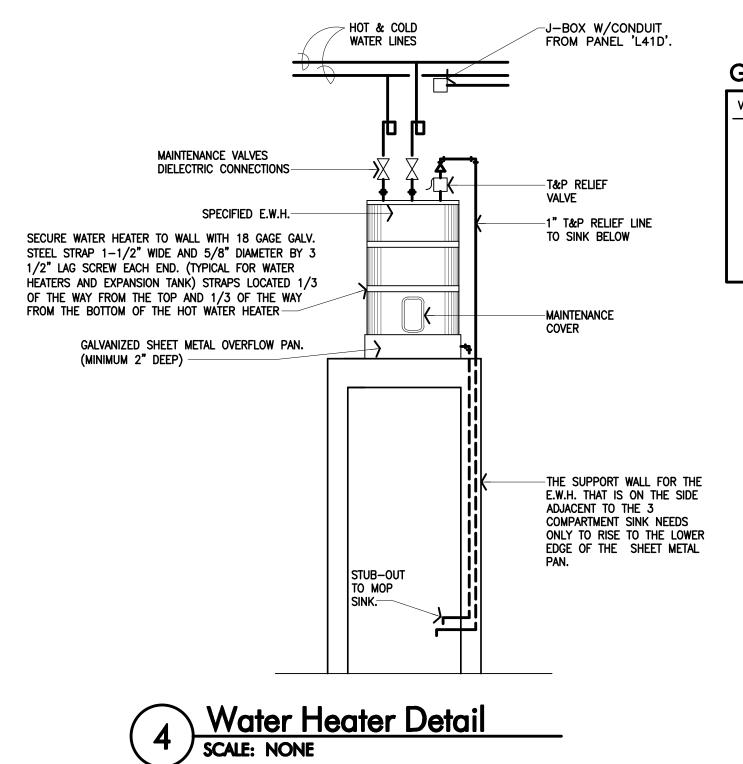


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Plumbing Plans & Riser Diagrams

Sheet Number

P100



#### GREASE INTERCEPTOR CALCULATION (GT-2)

OND	_
V (DIPPER WELL) = 4 * 4.25 * 10.25 = 175 CUBIC INCHES	
V (TOTAL) = 175 CUBIC INCHES	
A (GALLON) = $\frac{175 \text{ Cl}}{231 \text{ Cl/GALLON}}$ = .75 GALLON	
$V (GPM) = \frac{.75 \text{ GALLON } \times 0.75}{2 \text{ MINUTES}} = .28 \text{ GPM}$	
GREASE INTERCEPTOR REQUIRED .28 GPM	

GREASE INTERCEPTOR PROVIDED 4 GPM / 8 LB GREASE CAPACITY

## GREASE INTERCEPTOR CALCULATION (GT-1)

	•
V (3 COMP. SINK) = (15 x 15 x 14) x 3 =	9,450 CUBIC INCHES
A (GALLON) = $\frac{9,450 \text{ CI}}{231 \text{ CI/GALLON}} =$	41 GALLON
$V (GPM) = \frac{41.0 \text{ GALLON}}{2 \text{ MINUTES}} =$	20.5 GPM
GREASE INTERCEPTOR REQUIRED 20.5	GPM

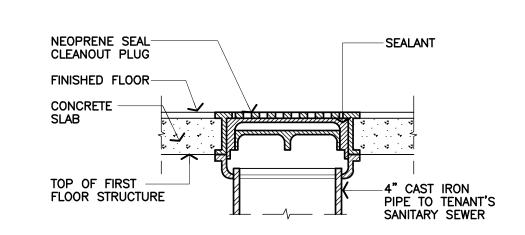
GREASE INTERCEPTOR PROVIDED 25 GPM / 64.9 LB GREASE CAPACITY

#### WATER HEATER DEMAND CALCULATION

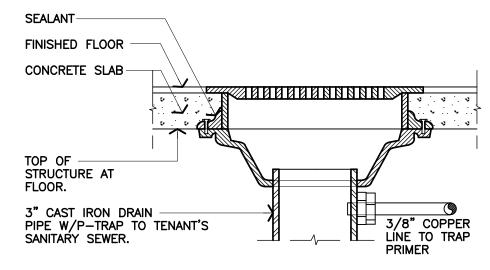
NAME	# FIXTURE	GPH	TOTAL GPH
HAND SINK	2	5	10
MOP SINK	1	7	7
-COMPARTMENT SINKS	1	19	19
LAVATORY	1	5	5
GALLONS P	ER HOUR DEMAND		41
ALLOWANCE FOR S	ENSILS	0.8	
TOTAL GALLON	33		

#### PLUMBING CALCULATIONS

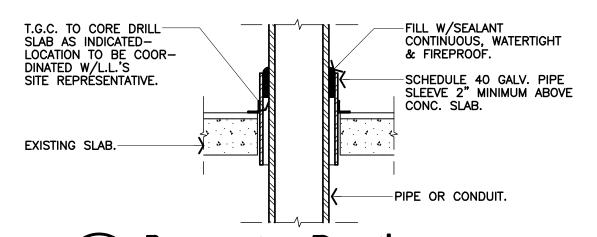
MARK	QUANTITY	SAN. F.U. EACH	SAN. F.U. TOTAL	C.W. F.U. EACH	WTR. DMD TOTAL
3-COMPARTMENT SINKS	1 (3 SINKS)	2 x 3(SINKS)	6	3	3
MOP SINK	1	2	2	3	3
HAND SINK	2	2	4	2	4
FLOOR SINK	1	2	2	0	0
FLOOR DRAIN	1	2	2	0	0
DIPPER WELL	2	_	0	0.5	1
LAVATORY	1	2	2	2	2
WATER CLOSET	1	4	4	2	2
		TOTAL	22		15
SERVICE CONNECTION	SIZE	SANITAR	Y 4"	WATE	R 1"



3 Clean Out Detail
SCALE: NONE

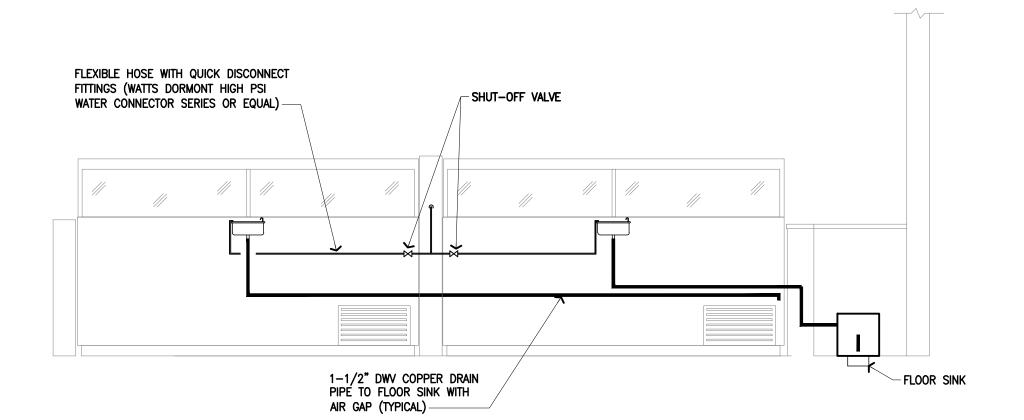


Ploor Drain Detail
SCALE: NONE



Penetration Detail

SCALE: NONE



5 Dipper Well Detail
SCALE: NTS

### PLUMBING FIXTURE SCHEDULE

AAADV	AAANII IFACTI IDED	MODEL	DDOLADED DV		PLUM	IBING CO	ONNECT	TONS		- ACCESSORIES	DECONSTROLL	
MARK	MANUFACTURER	MODEL	PROVIDED BY	w	W	٧	CW	HW	FW	ACCESSORIES	DESCRIPTION	
DP-1	REFERENCE EQ	UIPMENT SCHEDULE	OWNER	-	1-1/2"	-	1/2"	-	-	-	DIPPER WELLS	
ET-1	AMTROL	ST-5	GC	_	-	_	3/4"	_	-	-	EXPANSION TANK (2.0 GAL)	
FC0-1	ZURN	CO2449	GC	4"	_	-	-	-	_	-	PVC FLOOR CLEANOUT	
FD-1	ZURN	Z415B	GC	SEE Plan	_	SEE Plan	_	_	_	PROVIDE WITH TRAP PRIMER CONNECTION	FLOOR DRAIN WITH 6" DIAMETER STRAINER	
FS-1	ZURN	FS8-5-PV3-SH-YS	GC	3"	-	2"	-	-	_	DOME STRAINER, HALF GRATE, & STAINLESS STEEL MESH SEDIMENT BUCKET	8" ROUND PVC FLOOR SINK	
GT-1	SCHIER	GB-1 4060-001-04	GC	3"	-	2"	-	_	_	PROVIDE WITH EXTENSION RINGS AS REQUIRED	GREASE TRAP (ABOVE GROUND) 25 GPM, 64.9 LB GREASE CAPACITY	
GT-2	ASHLAND POLYTRAP	ASHLAND 4804	GC	2"	_	2"	_	_	_	_	GREASE TRAP WITH THREADED CONNECTIONS (ABOVE GRADE) 4GPM, 8 LB GREASE CAPACITY	
HS-2	REFERENCE EQ	UIPMENT SCHEDULE	OWNER	2"	-	-	1/2"	1/2"	_	MIXING VALVE (MX-1) (BY TGC)	WALL MOUNTED HAND SINK INCLUDED 8" GOOSENECK FAUCET.	
LAV-1	AMERICAN STANDARD	355.012 LUCERNE	GC	2"	-	1-1/2"	1/2"	1/2"	-	WALL HUNG, WHITE VITREOUS CHINA LAVATORY, 4" O.C., CENTER SET FAUCET, HANDS FREE OPERATION, DELTA 591LFHGMHDF; 0.5 GPM, CONCEALED ARM CARRIER (ZURN Z1231 OR EQUAL) GRID DRAIN, P-TRAP, QUARTER TURN BALL STOPS, MESH STAINLESS UPPLIES, AND PIPING COVERS (TRUBRO LAV GUARD 2, OR EQUAL)	WALL HUNG ADA LAVATORY W/ ELECTRONIC FAUCET	
MS-1	REFERENCE EQ	UIPMENT SCHEDULE	OWNER	3"	-	2"	1/2"	1/2"	_	T&S BRASS B-0665-BSTR (W/ INTEGRAL VACUUM BREAKER)	FLOOR MOUNTED MOP SINK	
MX-1	WATTS	LFUSG-B	GC	-	-	-	1/2"	1/2"	-	-	THERMOSTATIC MIXING VALVE: SET DELIVERY TEMPERATURE TO 110°F. INSTALL IN ACCESSIBLE LOCATION.	
SA-1	WATTS	LF15M2-A	GC	-	-	-	1/2"	_	_	-	SHOCK ABSORBER - 1/2" NPT	
TP-1	PRECISION PLUMBING PRODUCTS	PR500	GC	-	-	-	1/2"	_	-	PROVIDE WITH DISTRIBUTION UNIT WHERE USED TO FEED MULTIPLE DRAINS AND ACCESS PANEL AS REQUIRED	TRAP PRIMER	
3C-1	REFERENCE EQ	UIPMENT SCHEDULE	OWNER	-	2"(x3)	2"	1/2"	1/2"	_	-	-	
WC-1	AMERICAN STANDARD	2467.100 – CADET FLOWISE CHAIR HEIGHT ELONGATED PRESSURE-ASSISTED TOILET	GC	4"	_	2"	1/2"	_	_	FURNISH WITH ALL FITTINGS, VALVES & SUPPLIES TO COMPLETE INSTALLATION.	1.1 GPF WATER CLOSET, PROVIDE TRIP LEVER ON SIDE OPPOSITE WALL.	
WCO-1	ZURN	CO2530	GC	SEE PLAN	_	_	_	-	-	PROVIDE WITH BRONZE CLEANOUT PLUG (ZURN Z1470, OR EQUAL)	WALL CLEANOUT	
WH-1	A.O. SMITH	DEL-40	GC	-	_	_	3/4"	3/4"	-	PROVIDE WITH ALL NECESSARY PIPING AND EXPANSION TANK(ET-1) TO MEET PLUMBING CODE. UNIT SHALL SIT ON SHELF ABOVE MOP SINK WITH DRIP PAN AND DRAIN PIPING TO MOP SINK BELOW.	40 GALLON WATER HEATER, 460V/3ø, 8 KW (4.0KW/4.0KW SIMULTANEOUS), RECOVERY AT 90°F – 36 GAL/HR	

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	Issue Date 11/22/23								
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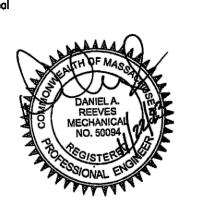
Consultant



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Job Number	230174
Drawn By	TQ
Appv'd By	AQ

Plumbing Details, Schedules & Calculations

Sheet Number

P200