

February 10, 2022

Planning Board
City of Cambridge
344 Broadway
Cambridge, MA 02139

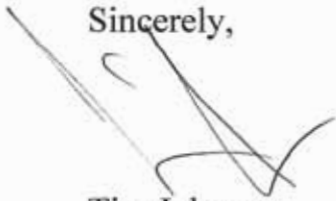
RE: Formula Business Special Permit
Property Address: 425 Massachusetts Avenue, Cambridge, Mass.
Applicant: ATE Superfoods 2, LLC DBA Vitality Bowls

Dear Honorable Members of the Planning Board:

Please find enclosed the following documents pursuant to a special permit for a formula business in the City of Cambridge for ATE Superfoods 2, LLC DBA Vitality Bowls at 425 Massachusetts Avenue:

- Filing fee check
- Formula business special permit application package
- Ten (10) copies of the application package

Sincerely,



Tim Johnson

tjohnson@vitalitybowls.com

917.721.2037

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APPLICATION TO THE PLANNING BOARD

Special Permit for a Formula Business

Applicant:

ATE Superfoods 2, LLC DBA Vitality Bowls

Property Location:

425 Massachusetts Avenue

Cambridge, MA

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CITY OF CAMBRIDGE, MASSACHUSETTS

PLANNING BOARD

CITY HALL ANNEX, 344 BROADWAY, CAMBRIDGE, MA 02139

SPECIAL PERMIT APPLICATION • COVER SHEET

In accordance with the requirements of the City of Cambridge Zoning Ordinance, the undersigned hereby petitions the Planning Board for one or more Special Permits for the premises indicated below.

Location of Premises: 425 Massachusetts Avenue, Space 2

Zoning District: Business B Zoning District; Central Square Overlay District

Applicant Name: ATE Superfoods 2 LLC. DBA Vitality Bowls

Applicant Address: 30 School Street, Needham, MA 02492

Contact Information: 917.721.2037 tjohnson@vitalitybowls.com N/A

Telephone # Email Address Fax #

List all requested special permit(s) (with reference to zoning section numbers) below. *Note that the Applicant is responsible for seeking all necessary special permits for the project. A special permit cannot be granted if it is not specifically requested in the Application.*

Special Permit (Formula Business) - Section 20.304.5.4 Cambridge Zoning Ordinance

List all submitted materials (include document titles and volume numbers where applicable) below.

Construction Full Set, Colorized Sign Plan, Project Narrative & Zoning Analysis

Signature of Applicant: _____

For the Planning Board, this application has been received by the Community Development Department (CDD) on the date specified below:

Date

Signature of CDD Staff

Project Address:

Application Date:

	Existing	Allowed or Required (max/min)	Proposed	Permitted
Lot Area (sq ft)	38,773	none	No Change	
Lot Width (ft)	Multiple Lots	none	No Change	
Total Gross Floor Area (sq ft)	252,025	252,025	No Change	
Residential Base	249,275	252,025	No Change	
Non-Residential Base	2,800	252,025	No Change	
Inclusionary Housing Bonus	0	0	No Change	
Total Floor Area Ratio	6.5	6.5	No Change	
Residential Base	6.4	6.4	No Change	
Non-Residential Base	0.1	0.1	No Change	
Inclusionary Housing Bonus	0	0	No Change	
Total Dwelling Units	285	N/A	No Change	
Base Units	N/A	N/A	No Change	
Inclusionary Bonus Units	N/A	N/A	No Change	
Base Lot Area / Unit (sq ft)	136	N/A	No Change	
Total Lot Area / Unit (sq ft)	136	N/A	No Change	
Building Height(s) (ft)	197 & 70	197 & 70	No Change	
Front Yard Setback (ft)	0	none	No Change	
Side Yard Setback (ft)	10	none	No Change	
Side Yard Setback (ft)	10	none	No Change	
Rear Yard Setback (ft)	0	none	No Change	
Open Space (% of Lot Area)	12	10	No Change	
Private Open Space	12	10	No Change	
Permeable Open Space		N/A		
Other Open Space (Specify)				
Off-Street Parking Spaces	134	145 min/214 max	No Change	
Long-Term Bicycle Parking	302	301	No Change	
Short-Term Bicycle Parking	40	40	No Change	
Loading Bays	1	1	No Change	

Use space below and/or attached pages for additional notes:

There are no changes to the existing building with regard to the dimensional requirements. The approved formula business shall occupy an existing space of approximately 923 square feet in the first floor of the existing building in conformance with the Application D



OWNERSHIP CERTIFICATE

Project Address: 425 Massachusetts Avenue

Application Date:

This form is to be completed by the property owner, signed, and submitted with the Special Permit Application:

I hereby authorize the following Applicant: ATE Superfoods 2 LLC

at the following address: 30 School Street, Needham, MA 02492

to apply for a special permit for: Formula Business

on premises located at: 433-445 Mass Avenue

for which the record title stands in the name of: Watermark Central LLC

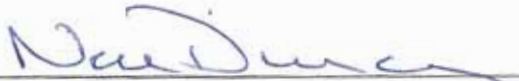
whose address is: 200 Park Avenue, 17th Floor, New York NY 10166

by a deed duly recorded in the:

Registry of Deeds of County: Middlesex So Book: 68928 Page: 398

OR Registry District of the Land Court,
Certificate No.:

Book: Page:



Signature of Land Owner (If authorized Trustee, Officer or Agent, so identify)

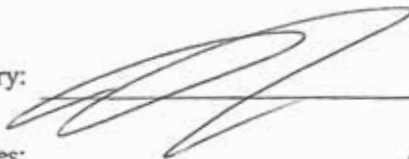
To be completed by Notary Public:

Commonwealth of ^{Connecticut} ~~Massachusetts~~, County of Fairfield

The above named Neil Duncan personally appeared before me,

on the month, day and year 2/8/2022 and made oath that the above statement is true.

Notary:



My Commission expires:

Danny Rutz
Notary Public
State of Connecticut
My Commission expires 02/28/2023

FEE SCHEDULE

Project Address: 425 Massachusetts Ave., Space 611 **Application Date:**

The Applicant must provide the full fee (by check or money order) with the Special Permit Application. Depending on the nature of the proposed project and the types of Special Permit being sought, the required fee is the larger of the following amounts:

- If the proposed project includes the creation of new or substantially rehabilitated floor area, or a change of use subject to Section 19.20, the fee is ten cents (\$0.10) per square foot of total proposed Gross Floor Area.
- If a Flood Plain Special Permit is being sought as part of the Application, the fee is one thousand dollars (\$1,000.00), unless the amount determined above is greater.
- In any case, the minimum fee is one hundred fifty dollars (\$150.00).

Fee Calculation

New or Substantially Rehabilitated Gross Floor Area (SF): 923 × \$0.10 = \$92.30

Flood Plain Special Permit Enter \$1,000.00 if applicable: N/A

Other Special Permit Enter \$150.00 if no other fee is applicable: \$150.00

TOTAL SPECIAL PERMIT FEE Enter Larger of the Above Amounts: \$150.00

PROJECT NARRATIVE AND ZONING ANALYSIS

The applicant ATE Superfoods 2, LLC DBA Vitality Bowls proposes to open a new superfood café at the new Market Central development located at 425 Massachusetts Avenue, Cambridge, Massachusetts 02139. The proposed superfood café specializing in acai bowls and other superfoods shall occupy approximately 923 square feet on the street level of the complex. As part of the build-out, the applicant intends to utilize its standard color scheme and logo for the interior of the premises. However, based on feedback from the CDD and various community organizations, the applicant intends to develop unique and understated exterior signage unlike any other Vitality Bowls in the world. A copy of the proposed floor plans and sign plans have been submitted, accompanied by examples of standard Vitality Bowls storefronts to highlight the uniqueness of the applicants Cambridge location.

In order to be as compliant as possible, the applicant is filing for a Special Permit to obtain authorization to operate a Formula Business in Cambridge's Business B Zoning District and Central Square Overlay District.

Section 2.0 of the Cambridge Zoning Ordinance contains the following definition of a "Formula Business":

Formula Business. An Individual Retail or Consumer Service establishment that is required by virtue of a contract, franchise agreement, ownership or other similar legal obligation to conform or substantially conform to a set of common design and operating features that served to identify the establishment as one of a group of establishments for business, marketing and public relations purposes. Specifically, an establishment shall be considered a Formula Business if it shares at least two (2) of the following three (3) characteristic with ten (10) or more other establishments in Massachusetts or within twenty (20) or more other establishments.

1. Trademark, service mark or logo, defined as a work, phrase, symbol, or design or combination thereof that identifies and distinguishes the source of the goods or services from others;
2. Standardized building architecture including but not limited to façade design and signage;
3. Standardized color scheme used throughout the exterior of the establishment, including color associated with signs and logos.

As a result of sharing a trademark, logo, and standardized color scheme with twenty (20) or more other establishments in the United States, ATE Superfoods 2, LLC DBA Vitality Bowls is seeking a Special Permit to operate a Formula Business in Cambridge's Business B Zoning District and Central Square Overlay District. While the applicant intends to utilize certain standardized color schemes and logos in the location's interior, they are developing exterior signage that will be extremely unique to Cambridge.

COMPLIANCE WITH SPECIAL PERMIT CRITERIA

Section 20.304.5.4

As defined in Section 20.304.5.4 of the Ordinance, a Formula Business may be established in the Central Square Overlay District after the issuance of a special permit from the Planning Board. In deciding whether to issue a special permit, the Planning Board takes the following into account:

- The extent to which the design of the proposal reflects, amplifies, and strengthens the established historical character of existing buildings and store fronts in Central Square
 - The proposed use will complement the character of the existing (new) building. Further, the proposed signage, developed relying on feedback from the Central Square community, will not adversely affect the character of Central Square.*
- The extent to which the particulars of the building or storefront design is varied from the formula or standard design of the chain in order to reflect the unique character and conditions of Central Square generally or the specific location in particular.
 - The applicant has taken the advice and guidance of the community to ensure its proposed use will not in any way diminish the unique character and conditions of Central Square. As shown on the plans submitted, the signage will be simple, understated, and unlike any other Vitality Bowls in the world.*
- The extent to which the standard elements of the enterprise as they define it as a Formula Business are modified to respect and provide unique expressions of Central Square history and traditions as well as

innovation in physical design and marketing that will distinguish the Central Square location from other locations of the Formula Business.

-The applicant is not only excited and determined to showcase local (Central Square) specialty foods on its shelves, but it is also a critical aspect of their overall business plan.

COMMUNITY OUTREACH SUMMARY

Prior to the filing the application for the formula business special permit, ATE Superfoods 2, LLC DBA Vitality Bowls, has been in contact with and coordinated community outreach efforts through the Community Development Department for the City of Cambridge, for the purposes of obtaining said permit.

On May 1, 2022, in coordination with the Community Development Department, ATE Superfoods 2, LLC DBA Vitality Bowls held a Pre-Application Community Meeting virtually on Zoom. A copy of the meeting flyer was mailed by the applicant with notice of said meeting to all applicable abutters as shown in Exhibit 1; and shown herein as Exhibit 2 is a copy of the addresses to which said flyer was emailed by the applicant two weeks prior to said meeting. ATE Superfoods 2, LLC DBA Vitality Bowls, did not receive any opposition to its application, proposed signage, and/or its formula business special permit at the Pre-Application Community meeting, nor did any abutters attend said meeting.

Additionally, on May 2, 2022, ATE Superfoods 2, LLC DBA Vitality Bowls, were panelists with the Central Square Advisory Committee to deliver a presentation and discuss the formula business special permit, its application, and proposed signage. The meeting was beneficial and productive toward moving forward with the permit. No opposition was expressed by the Central Square Advisory Committee to said permit, all members present voted in the affirmative, and expressed excitement about trying our smoothie bowls!

Community Meeting

**Come Learn About the Proposed Opening
of:**

**VITALITY BOWLS, A SUPERFOOD CAFÉ at
Market Central**

425 Massachusetts Avenue, Cambridge

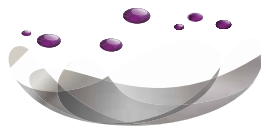
DATE: Tuesday, March 1, 2022, 2:45pm

LOCATION (IN-PERSON): 425 Mass Ave,
Central Square, Cambridge

ZOOM:

<https://zoom.us/j/92440645090?pwd=TkNGbmttZURuZnpvVVdXK2F1TkdsQT09>

For any questions in advance, please contact Tim Johnson,
tjohnson@vitalitybowls.com, 917.721.2037, or Steve Chasse,
stevec@vitalitybowls.com, 617.756.1035.



VITALITYBOWLS
• SUPERFOOD CAFÉ •

EXHIBIT 1

91-205
CITY OF CAMBRIDGE RECREATION DEPT.
795 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

91-181
MCAVINNEY, WILLIAM F., TRUSTEE CAROLYN ANNE
FULLER, TRUSTEE
12 DOUGLASS ST
CAMBRIDGE, MA 02139

91-107
MAGGINI, ELIO A . JACQUELINE H. MAGGINI TRUSTEE
15 DOUGLASS ST, UNIT 1
CAMBRIDGE, MA 02139

91-107
TRIVEDI, AMAL N. NISHA G. TRIVEDI
532 ELMGROVE AVE
PROVIDENCE , RI 02906

91-207
WATERMARK CENTRAL LLC,
425 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

91-208
GREENSAIL, LLC C/O MINTZ LEVIN COHN FERRIS
GLOVSKY
ATTN: ALLAN CAGGIANO, ESQ
ONE FINANCIAL CENTER
BOSTON, MA 02111

91-87
JUSTMASS LLC, C/O LINCOLN PROPERTY CO.
60 SOUTH ST., #1020
BOSTON, MA 02111

91-104
ROTHMAN, GEORGE & ETHEL ROTHMAN, TRS.
OF STU-LIN REALTY TRUST
907 MASS AVE
CAMBRIDGE, MA 02139

91-107
CRAIGIE STREET ASSOCIATES LIMITED
850 NEW BARTON RD
DOVER, DE 19904

91-192
DOBIA PROPERTIES CORP.,
907 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02139

92-132
MIT 424-456 MASSACHUSETTS AVENUE LLC
C/O MIT INVESTMENT MGMT CO
ONE BROADWAY. 9TH FL, SUITE 200
CAMBRIDGE, MA 02142

92-103
MASSACHUSETTS INSTITUTE OF TECHNOLOGY OFFICE
OF THE TREASURER
C/O MIT INVESTMENT MGMT CO
ONE BROADWAY. 9TH FL, SUITE 200
CAMBRIDGE, MA 02142

92-117
SALVATION ARMY OF MASSACHUSETTS INC.
402 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

91-35
LIU, BAOHUA & JINLAN YANG
85 THORNDIKE STREET
CAMBRIDGE, MA 02139

91-61
BSM REAL ESTATE MA LLC,
P.O. BOX 1104
NEW CANAAN, CT 06840

91-70
SEAN CASEY LLC.
41A PLEASANT ST
CAMBRIDGE, MA 02139

91-82
AGRIMONY, LLC C/O MINTZ LEVIN COHN FERRIS
GLOVSKY PC
ATTN: ALLAN CAGGIANO, ESQ
ONE FINANCIAL CENTER
BOSTON, MA 02111

91-191
MCDONALDS CORPORATION C/O CHIN VERN
77 PAULSON RD
WABAN, MA 02168-1007

91-195
CAMBRIDGE CITY OF PARKING
CITYHALL
CAMBRIDGE, MA 02139

91-52
SIDNEYVILLE PROPERTIES, LLC
P.O. BOX 994
LINCOLN, NH 03251

91-68
AGRIMONY, LLC C/O MINTZ LEVIN COHN FERRIS
GLOSVY PC
ATTN: ALLAN CAGGIANO, ESQ
ONE FINANCIAL CENTER.
BOSTON, MA 02111

91-180
ROTHMAN, GEORGE AND STUART J. ROTHMAN, TRS.
OF
STU-LIN FAMILY TRUST
907 MASS AVE
CAMBRIDGE, MA 02139

92-88
SATER REALTY LLC ATTN: NABIL SATER
472 MASS AVE
CAMBRIDGE, MA 02138

91-83
AGRIMONY, LLC C/O MINTZ LEVIN COHN FERRIS
GLOVSKY PC
ATTN: ALLAN CAGGIANO ESQ
ONE FINANCIAL CENTER
BOSTON, MA 02111

91-194
ESTIA PROPERTIES LLC
27 MYOPIA RD
WINCHESTER, MA 01890

91-206
WATERMARK CENTRAL LLC,
425 MASSACHUSETTS AVE
CAMBRIDGE, MA 02139

92-58
MASSACHUSETTS INSTITUTE OF TECHNOLOGY OFFICE
OF THE TREASURER
C/O MIT INVESTMENT MGMT CO
ONE BROADWAY, 9TH FL. SUITE 200
CAMBRIDGE, MA 02142

92-62
MIT 424-456 MASSACHUSETTS AVE LLC
C/O MIT INVESTMENT MGMT CO
ONE BROADWAY, 9TH FL. SUITE 200
CAMBRIDGE, MA 02142

92-69
MASSACHUSETTS INSTITUTE OF TECHNOLOGY OFFICE
OF THE TREASURER
238 MAIN ST. - SUITE 200
CAMBRIDGE, MA 02142

92-57
CAMBRIDGE CITY OF FIRE DEPT
491 BROADWAY
CAMBRIDGE, MA 02138

EXHIBIT 2

CRA (Cambridge Residents Alliance) - cambridgeneighborhoods@gmail.com

CNA (Cambridgeport Neighborhood Association) - cambridgeportna@gmail.com

Central Square BID, 620 Mass Ave, Suite 3 Cambridge MA 02139, hello@centralsq.org

AME Episcopal Church, 85 Bishop Allen Dr, Cambridge MA 02139, Pastor
Ellis: pastorellis@spcambridge.org

Margaret Fuller Neighborhood House, 71 Cherry St, Cambridge MA
02139 info@margaretfullerhouse.org

CAC (Community Art Center), 119 Windsor St, Cambridge MA 02139, Erin Muirhead
McCarty: erinm@communityartcenter.org

Tutoring Plus of Cambridge, 225 Windsor St, Cambridge MA 02139, info@tutoringplus.org

Elks - Massasoit Lodge No. 129 IBPO, 55 Bishop Allen Drive, Cambridge MA 02139, Nelson
Evertze: nelsonevereteze@gmail.com

A Better Cambridge

Website: abettercambridge.org

Cambridge Residents Alliance

Website: cambridgeresidentsalliance.org

Association of Cambridge Neighborhoods

Email: cambridgeneighborhoods@gmail.com

Cambridge Citizens Coalition

Website: ccoalition.org

Neighborhood Groups of Cambridge

Website: ngcambridge.com

East Cambridge Planning Team

Email: board@ECPT.groups.io

Alchemists

Email: neighbour@alchemists.community

Inman Square Neighborhood Association

Email: inman.square.neighborhood@gmail.com

Tremont Street Neighborhood Association

Email: jeffpurcell75@gmail.com

Cambridgeport Neighborhood Association

Email: cambridgeportna@gmail.com

Mid-Cambridge Neighborhood Association

Email: john_pitkin@earthlink.net

Riverside Neighborhood Association

Email: MrLJAdkins@msn.com

Agassiz Baldwin Community

Email: psinclair@agassiz.org

North of Harvard Neighbors

Email: CambridgeFred@Comcast.net

Porter Square Neighbors Association

Email: info@portersquare.net

Taylor Square Neighborhood Association

Email: irallen@comcast.net

Buena Vista Social Club - neighbors@buenavistasocialclub.org

Richdale Avenue - richdale-ave-community@googlegroups.com

North Commons - NorthCommons@yahoo.com

Fresh Pond Residents Alliance

Email: freshpondresidents@gmail.com

Harvard Square Neighborhood Association

Email: info@harvardsquareneighborhood.org

North Cambridge Stabilization Committee

Email: mjbrandon@gmail.com

Alewife Study Group

Email: contact@alewife.org

Cambridge Highlands Neighborhood Association

Email: jatennis@comcast.net

Vitality Bowl Signage at Other Locations

pages 14 - 16

The following three pages include images of other Vitality Bowls locations:

- As you can see from the photos, these stores contain many more graphics on the storefronts. Graphics include menu listings, pictures of menu items, and announcements.
 - Vitality Bowls Superfood Café at 425 Massachusetts Avenue in Cambridge will have a completely clean storefront and **NO IMAGES.**



VITALITY BOWLS

• SUPERFOOD CAFÉ •



VITALITYBOWLS
WE CATER






Share
Smoothies

ACAI BOWLS

PANINIS

208



VITALITY BOWLS
SUPERFOOD CAFE

- Acai Bowls
- Smoothies
- Fresh Juices
- Coffee
- Salads
- Paninis
- Soups

Mon - Sat 8 am - 8 pm
Sunday 9 am - 7 pm

GRAND OPENING
April 11th

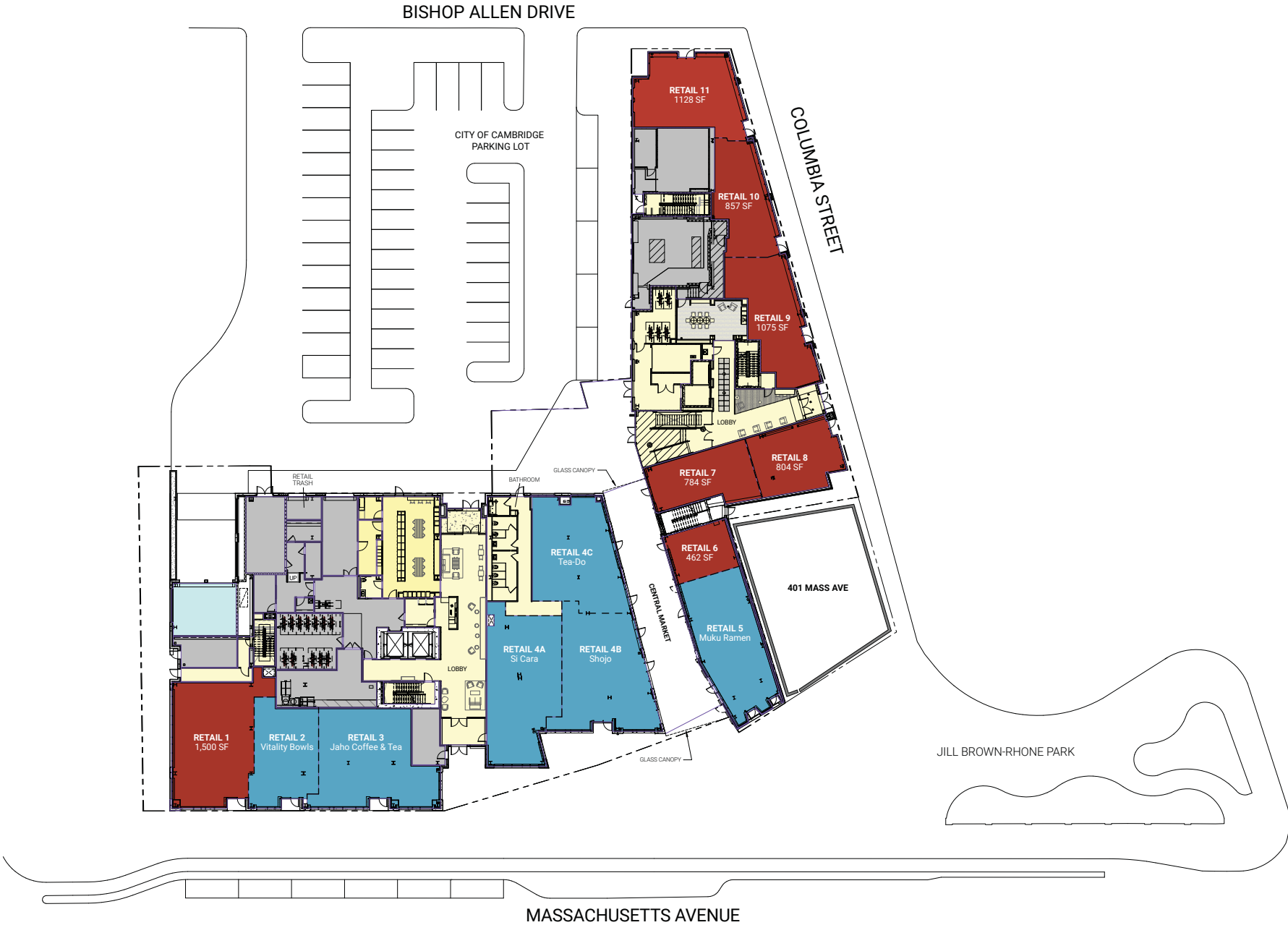
SALADS • SMOOTHIES • COFFEE

FRESH JUICES





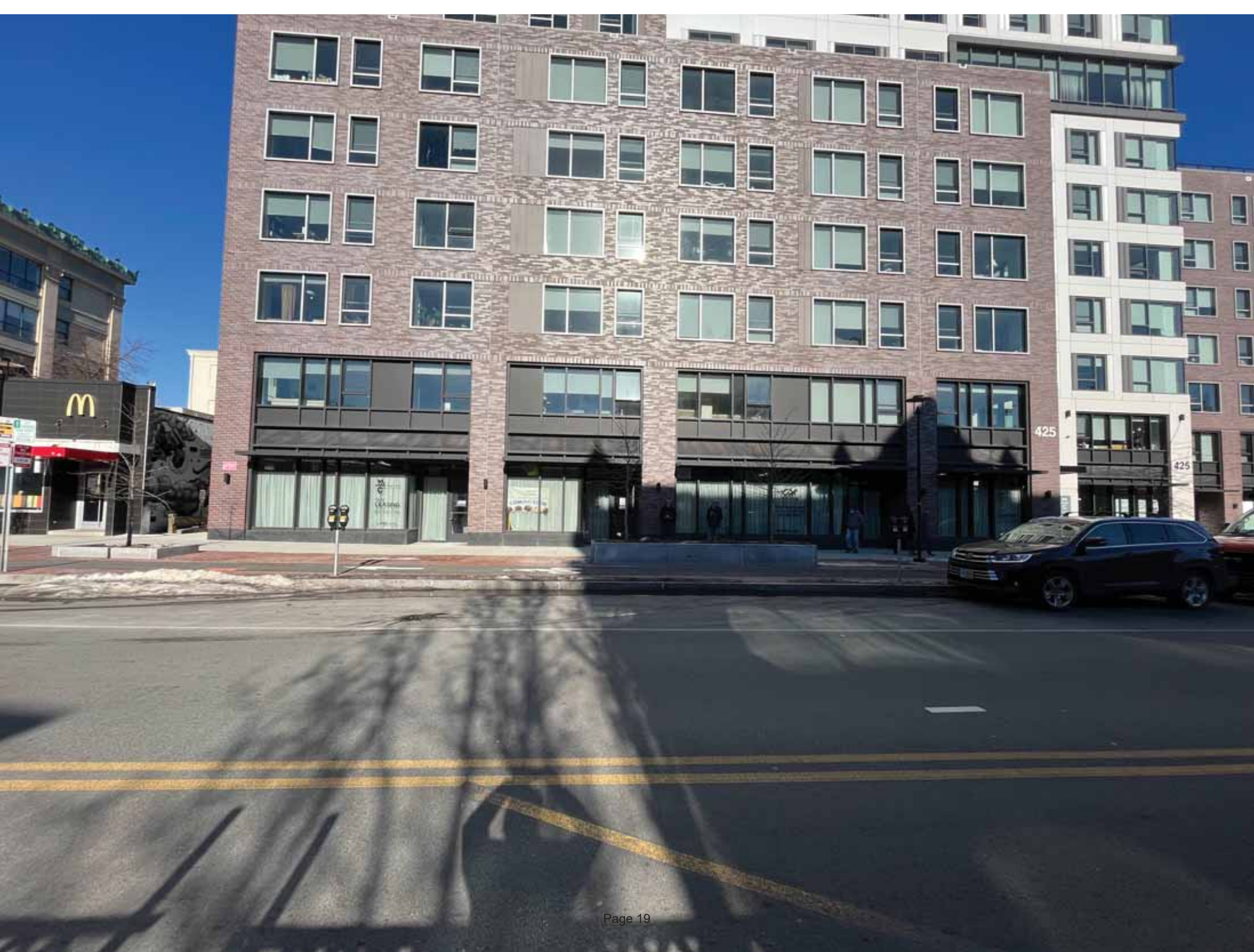
MARKET CENTRAL SITE MAP

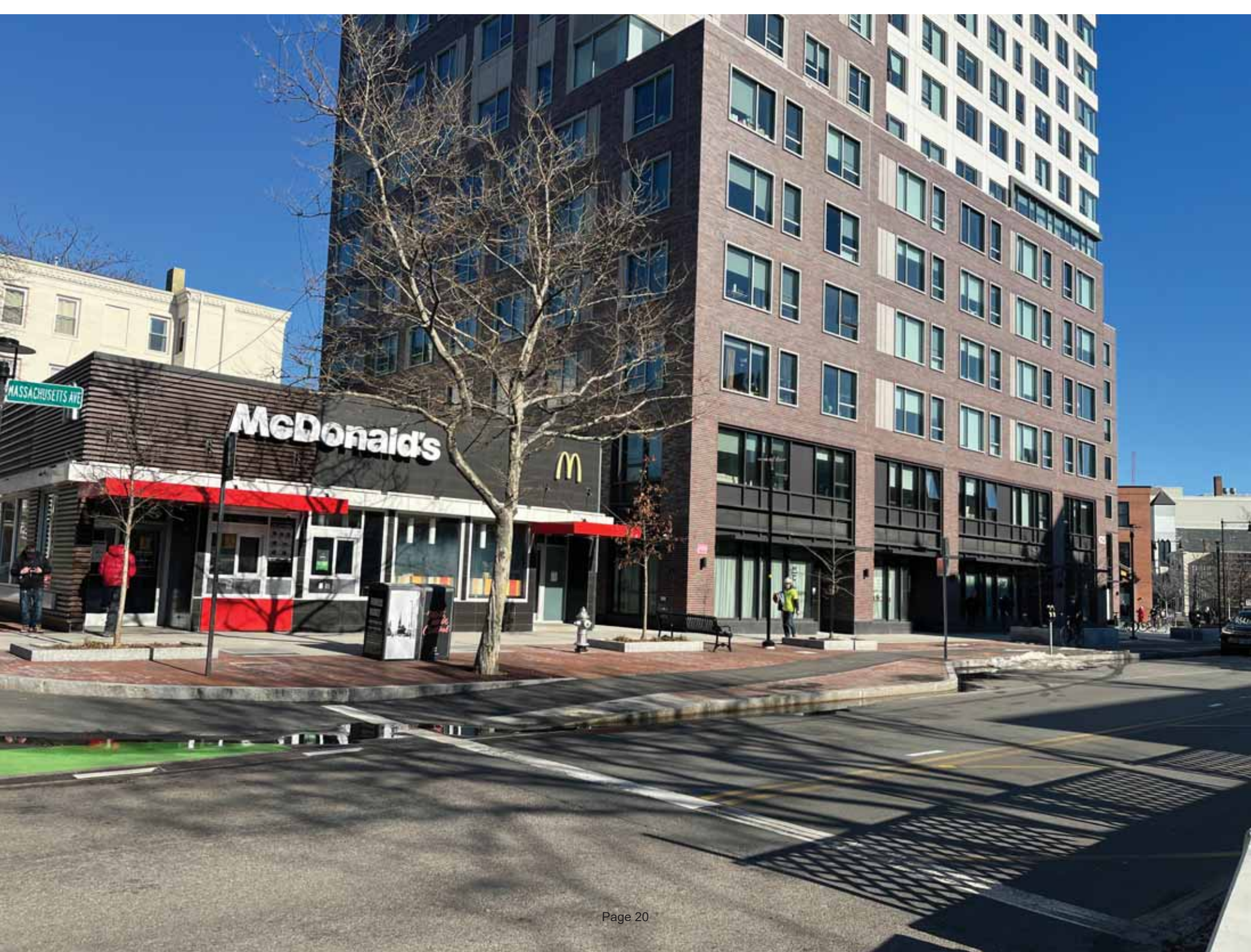


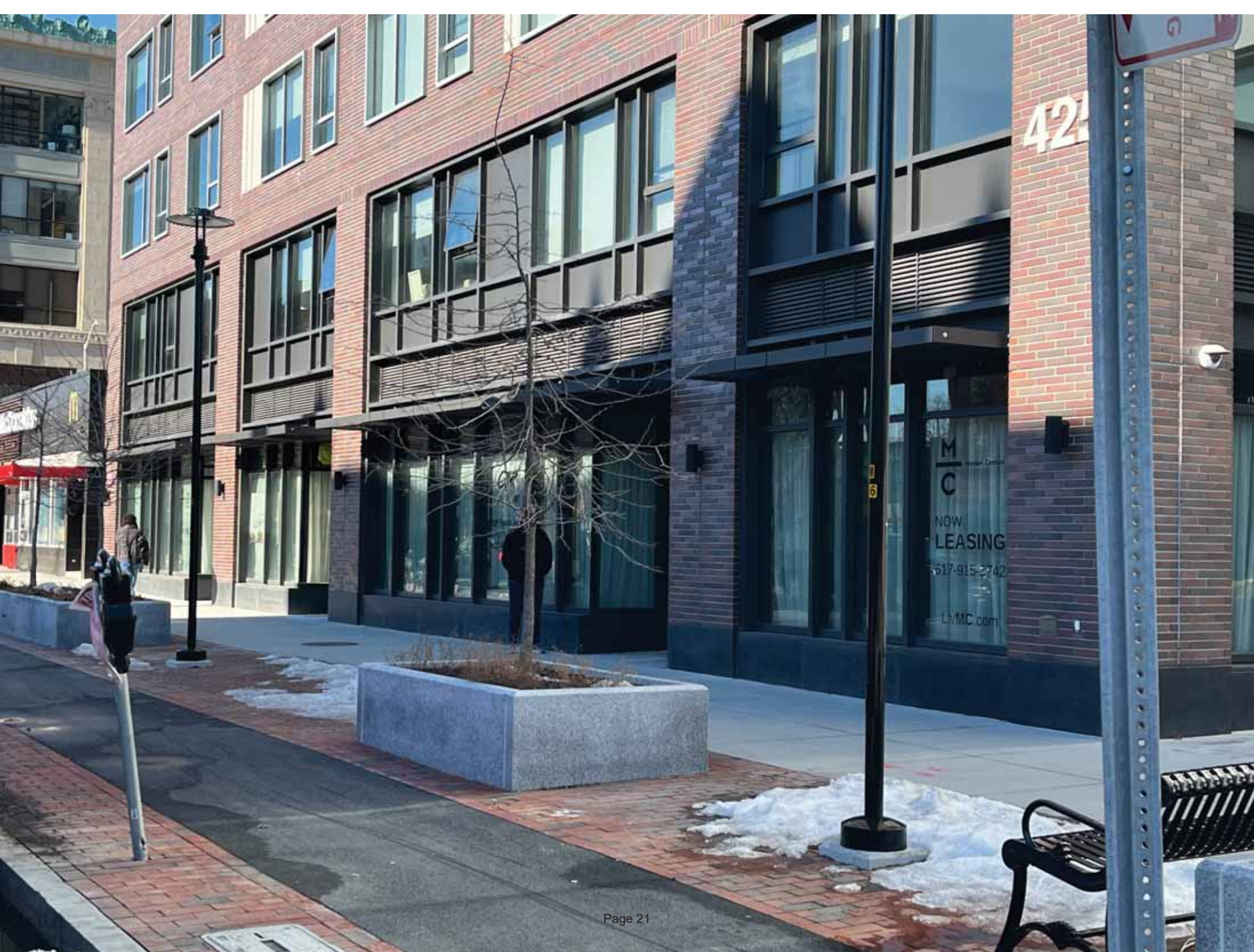
Storefront Photographs - Cambridge
pages 19 - 22

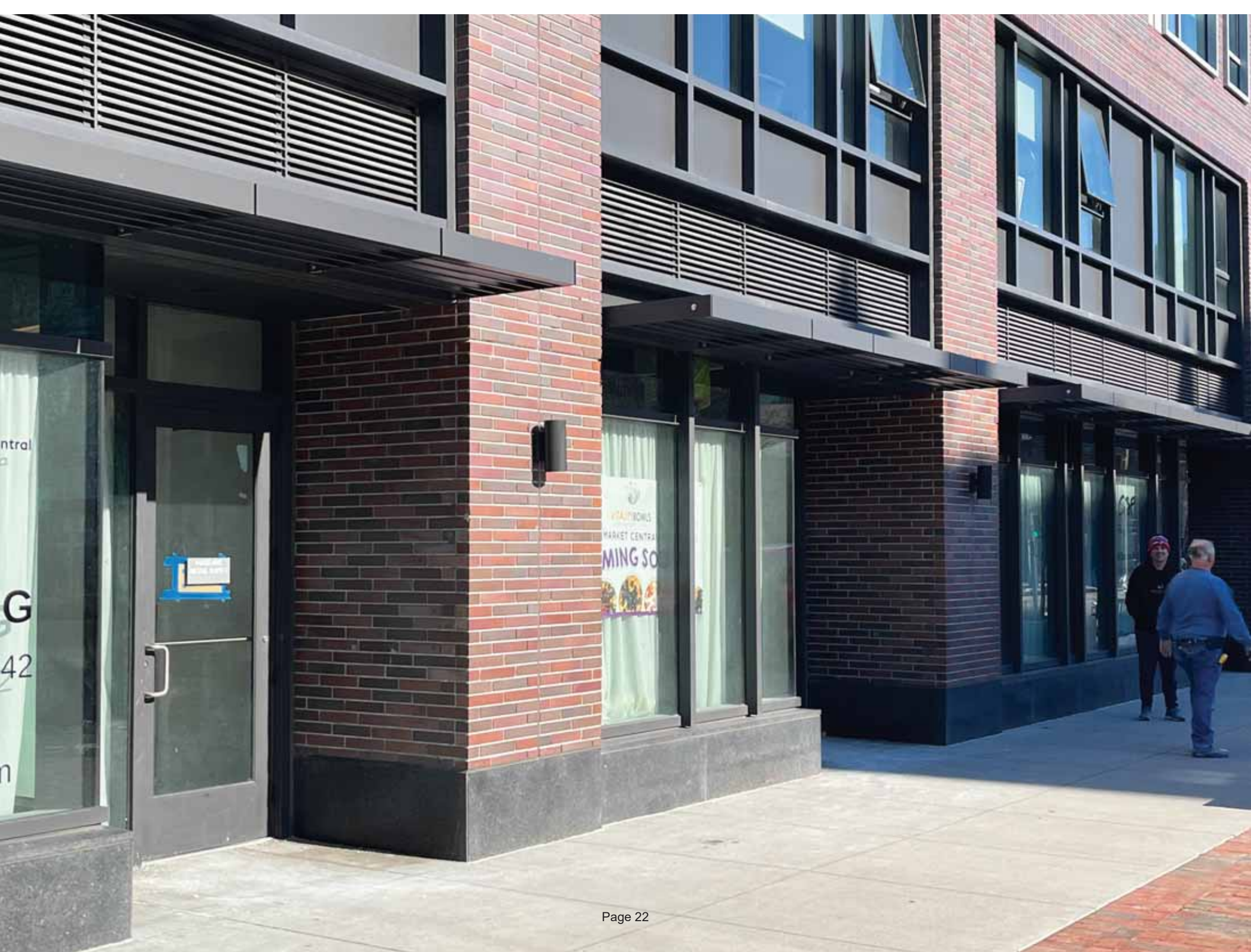
The following pages include existing site
photographs:

Vitality Bowls Superfood Café
425 Massachusetts Avenue
Cambridge, MA







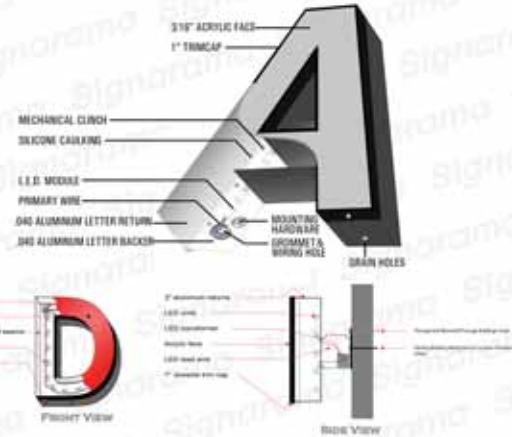


Sign Rendering, Floor Plan with Dimensions &
Retail Site Dimensions Diagram

Page 24 - 26

Vitality Bowls Superfood Café
425 Massachusetts Avenue
Cambridge

- Please note on page 24 storefront is completely clean. As opposed to many other Vitality Bowls locations, there are no large images of menu items, branding graphics or store announcements on the windows or storefront area.
- Page 25 illustrates dimensions for the store's floor plan.
- Page 26 illustrates the Retail Site dimensions for Vitality Bowls at 425 Massachusetts Avenue, located in Space #2 of the property.



SIGN SQ. FT.
15

15" | **VITALITYBOWLS**

140"

*Will be white cut vinyl



11.396"

20.922"

- ACAI BOWLS
- SMOOTHIES
- JUICES
- WRAPS
- TOASTS
- SALADS
- BRAIN BOWLS

16"

VINYL SQ. FT.
3.15

Signarama

The way to grow your business.

Address 4351 Caterpillar Rd License 914206
Office (530) 224-9655 Fax (530) 224-1877

Customer Name

Vitality Bowls

Address

453 Mass Ave - Tenant 2

Designer Project Manager

XXXX XXXX

Invoice Job Type

XXXX XXXX

Revision Proof Date

1st Design XX/XX/XXXX

Three revisions are included in your order. After three revisions additional design fees may be applied.

1st Redesign XX/XX/XXXX

2nd Redesign XX/XX/XXXX

3rd Redesign XX/XX/XXXX

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FAILURE TO DO THIS MAY RESULT IN ADDITIONAL FEES. ALL PROOFS MUST BE APPROVED THROUGH OUR ONLINE PROOFING SYSTEM, BY OBVIOUS WRITTEN CONSENT OR BY SIGNING THIS PROOF IN PERSON. ALL ORDERS ARE ON HOLD UNTIL CONFIRMED RECEIPT OF APPROVAL.

■ Please Revise

■ Approved

Approval Signature:

x

Written Approval, Signature or Approval through our online system is required prior to Production.

! THIS PROOF IS A DESIGN REPRESENTATION OF THE PRODUCT. FINAL SIZE AND PLACEMENT MAY VARY.



VITALITYBOWLS
· SUPERFOOD CAFÉ ·

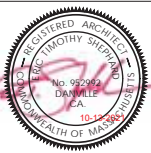


320 Sycamore Valley Road West
Danville, CA 94526
www.thephordarch.com
(925) 803-1000

Sheet Title:

COVER SHEET

Tenant Improvements for:
VITALITY BOWLS
425 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02139



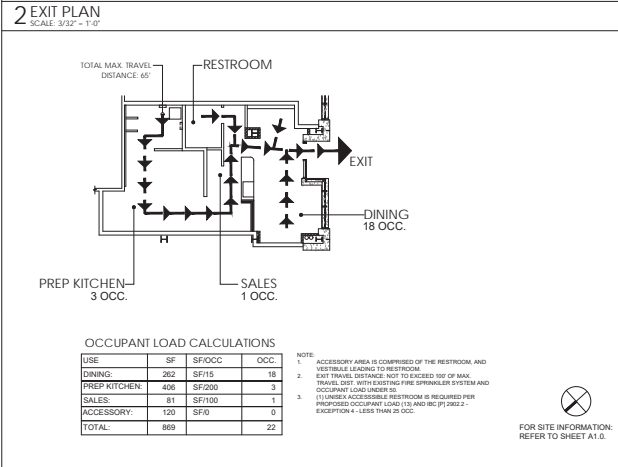
Revisions:			
No.	Description	By	Date
1	FRAMING UPDATES	SV	7-9-21
2	EQUIPMENT CHANGES	SV	10-13-21

Date:	6-3-21
Designer:	EIS, KZ
Drafter:	KZ, AB
Proj. Mgr.:	EIS
Scale:	AS NOTED
Proj. No.:	1416.99

Sheet No.:

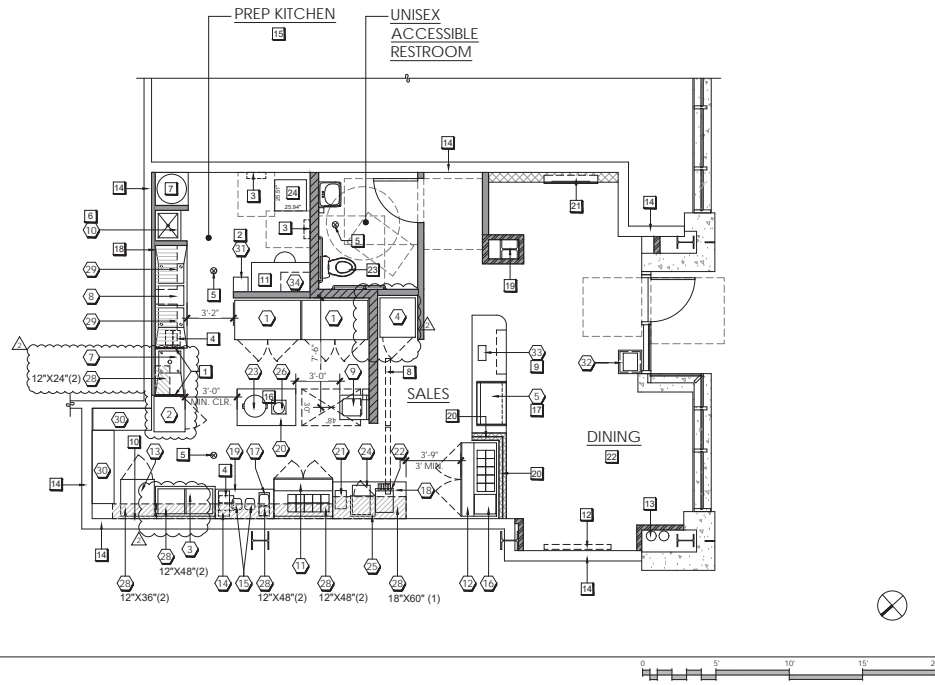
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PROJECT ROSTER	GENERAL NOTES
<p>ARCHITECT: ERIC SHEPHARD ARCHITECTS, INC. 320 Sycamore Valley Road West Danville, CA 94526 www.thephordarch.com (925) 803-1000/1022 Contact: KENZO ZHANG E-MAIL: kenzo@shephardarch.com</p> <p>MEP CONSULTANT: EMF Engineering and Design 4238 Hwy 3630 Annville, KY 40402 (606) 364-2886 Contact: Eric or Craig</p>	<p>A. SCOPE OF WORK:</p> <p>THE SCOPE OF WORK INCLUDES TENANT IMPROVEMENT CONSTRUCTION FOR A SUPER FOOD CAFE THAT OFFERS ACA BOWLS, SMOOTHIES, FRESH JUICES, SOUPS, SALADS, AND SANDWICHES.</p> <p>THE FLOOR SURFACE IS CONCRETE SLAB OVER PARKING AREA BELOW. PROVIDE X-RAY SCANNING AND CORE DRILLING THRU SLAB AS NEEDED FOR UTILITIES. SEE PLANS FOR MORE INFORMATION. REFER TO BUILDING SHELL PLANS FOR BALANCE OF INFORMATION.</p> <p>SCOPE OF WORK INCLUDES CONSTRUCTION OF NON LOAD BEARING PARTITIONS FOR KITCHEN AND RESTROOM. THE BUILDING SPACE AND SYSTEMS ARE EXISTING AND IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.</p> <p>NEW FINISHES SHALL BE PROVIDED THROUGHOUT UNLESS NOTED.</p> <p>FACILITY USE NOTES:</p> <ul style="list-style-type: none"> NO COOKING SHALL BE DONE ON SITE. WARMING AND REHEATING OF FOOD SHALL BE DONE IN THE PREP KITCHEN. SEE PLAN. ALL FOOD SHALL BE PREPARED AND PACKAGED IN THE PREP KITCHEN INCLUDING TOGO ORDERS. ALL UTENSILS USED BY DINE-IN CUSTOMERS SHALL BE MULTI-USE OR DISPOSABLE. <p>B. OCCUPANCY: 8 (FOOD SERVICE - UNDER 50 OCCUPANTS) MAXIMUM NUMBER OF PEOPLE PER SHIFT (INCLUDING EMPLOYEES AND MANAGERS): 310/4</p> <p>C. NON-INTRUSION STATEMENTS: THE PROPOSED CONSTRUCTION SHALL BE IN COMPLIANCE WITH APPLICABLE STATE LAWS AND LOCAL ORDINANCES.</p> <p>D. DEFERRED SUBMITTALS: ALL DEFERRED SUBMITTAL ITEMS SHALL FIRST BE SUBMITTED TO THE PROJECT ARCHITECT FOR REVIEW AND COORDINATION. A SUBMITTAL TO THE CITY SHALL BE MADE FOR CITY REVIEW AND APPROVAL AS NEEDED. APPLICABLE DEFERRED SUBMITTALS FOR THE PROJECT ARE:</p> <ul style="list-style-type: none"> NEW TENANT SIGNAGE (N.L.C.) FIRE SUPPRESSION SYSTEM MODIFICATIONS (SPRINKLERS) <p>E. ACCESSIBILITY COMPLIANCE: THE SUITE ENTRANCE IS ACCESSIBLE AND PATH OF TRAVEL IN THE AREA OF WORK, SALES COUNTER, DINING AND KITCHEN AREA.</p> <p>F. EXITING: THIS TENANT SUITE HAS A MAXIMUM OCCUPANT LOAD OF 22 OCCUPANTS. ONE EXIT IS REQUIRED FOR THIS OCCUPANCY. TWO EXITS EXIST.</p> <p>G. FIRE RATED PENETRATIONS: PROVIDE PROTECTION W/ FIRE RATED SEALANTS COMPLYING WITH BUILDING STANDARD PROVISIONS AND BETWEEN ADJACENT OCCUPANCIES AS PERMITTED BY CODE.</p>



DIRECTORY OF CONTACTS	INDEX OF DRAWINGS
<p>TENANT: ATE SUPERFOODS 2, LLC 30 School Street, Needham, MA 02492 Contact: Tim Johnson Phone: (917) 721-2037 Email: tjohnson@vitalitybowls.com</p> <p>LANDLORD: Robert Rask Consultant 49 Russell Ave, Watertown, MA 02472 Contact: Bob Rask Phone: (617) 959-1495 Email: bob@rask.com</p> <p>ARCHITECT: ERIC SHEPHARD ARCHITECTS, INC. 320 Sycamore Valley Road West Danville, CA 94526 Contact: Kenzo Zhang Phone: (925) 803-1000 x 102 Email: kenzo@shephardarch.com</p> <p>CONTRACTOR: TBD</p>	<p>ARCHITECTURAL</p> <p>A0.0 COVER SHEET - OCCUPANCY CALCULATIONS, PROJECT DATA, AND SCOPE OF WORK</p> <p>A0.1 SPECIFICATIONS</p> <p>A1.0 DOOR AND WINDOW SCHEDULE, NOTES AND SITE PLAN</p> <p>A1.1 EQUIPMENT PLAN AND SCHEDULE</p> <p>A2.0 FLOOR PLAN AND COUNTER SECTIONS</p> <p>A2.1 REFLECTIVE CEILING PLAN</p> <p>A2.2 FRESH PLAN AND DINING ROOM ELEVATIONS</p> <p>A2.3 DINING ROOM AND SALES AREA ELEVATIONS AND DETAILS</p> <p>A2.4 KITCHEN ELEVATIONS</p> <p>A3.0 ACCESSIBLE RESTROOM</p> <p>A4.0 CONSTRUCTION DETAILS</p> <p>A4.1 CONSTRUCTION DETAILS</p> <p>PLUMBING DRAWINGS</p> <p>P-1 PLUMBING PLANS, RISERS, NOTES AND DETAILS</p> <p>MECHANICAL DRAWINGS</p> <p>M-1 HVAC PLANS, NOTES AND LEGEND</p> <p>M-2 MECHANICAL DETAILS</p>
<p>BUILDING INFORMATION</p> <p>LOCATION: 425 MASSACHUSETTS AVE, CAMBRIDGE, MA 02139</p> <p>COUNTY: MIDDLESEX COUNTY</p> <p>CONSTRUCTION TYPE: TYPE I-A</p> <p>OCCUPANCY GROUP: 8 (FOOD SERVICE, UNDER 50 OCCUPANTS) 22 OCCUPANTS PROPOSED USE</p> <p>AREA: 869 S.F.</p> <p>FIRE SUPPRESSION SYSTEM: EXISTING, MODIFY AS NECESSARY. SPRINKLER PLANS WILL BE PROVIDED BY A DESIGN BUILD ENTITY AND PLANS SHALL BE APPLIED FOR AS A DEFERRED OR SEPARATE PERMIT</p> <p>FIRE ALARM: EXISTING SYSTEM - PROVIDE MODIFIED ALARM PLANS AS A SEPARATE PERMIT</p> <p>(E) BUILDING # OF STORES: 19 STORES</p> <p>CODES IN EFFECT: ALL WORK SHALL FULLY COMPLY BUT NOT BE LIMITED TO: 2009 INTERNATIONAL BUILDING CODE W/ MA AMENDMENTS 2015 INTERNATIONAL ENERGY CONSERVATION CODE 2015 INTERNATIONAL MECHANICAL CODE 2015 INTERNATIONAL FIRE CODE 2011 NATIONAL ELECTRICAL CODE MA ACCESSIBILITY REGULATIONS 2011 MA PLUMBING REGULATIONS 105 CMR 900 - STATE SANITARY CODE 521 CMR - ARCHITECTURAL ACCESS BOARD 2010 ADA</p>	<p>ELECTRICAL DRAWINGS</p> <p>E-1 NOTES, LEGEND AND SCHEDULE</p> <p>E-2 ELECTRICAL PLANS AND RISER</p>

<p>DIVISION 0 - CONDITIONS OF THE CONTRACT</p> <p>00-100 PROJECT DIRECTORY See Cover Sheet. A0. Owner shall equal Tenant (Franchisee)</p> <p>00-200 BIDDERS - INVITATION TO BID</p> <p>PRE-BIDDING JOB SITE MEETING: Prior to bidding this project, all invited contractors shall read Landlord construction requirements for this shopping center and existing plans. In addition, attend a pre-bidding site meeting to visually review the existing conditions and become familiar with the existing conditions. There are construction drawings for the original building that is existing, however, there have been some modifications to the construction and by no means are these existing drawings meant to represent the full extent of the existing building or construction means. The date of the Pre-Bidding job site meeting will be determined at a later date.</p> <p>SUBMISSION OF POST-BID INFORMATION: The selected bidder shall within five days after such selection, or sooner if required, submit the following: 1. A statement of costs for each major item of work included in the bid. 2. A designation of the work to be performed by the bidder with his own forces. 3. A list of names of the subcontractors or other persons or organizations (including those who are to furnish materials or equipment fabricated to a special design) proposed for the principal portions of the work. The bidder will be required to establish to the satisfaction of the Owner the reliability and responsibility of the proposed subcontractors to furnish and perform the work described in the sections of the Specifications pertaining to such proposed Subcontractors' respective trades. Before the award of the Contract, the Owner will notify the bidder in writing if the Owner, after due investigation, has reasonable and substantial objection to any person on such list. If the Owner has such objection, a reasonable and substantial objection to any person or organization on such list, and the bidder in writing to accept such person or organization, the bidder may, at his option, withdraw his bid. If the bidder submits an acceptable substitute with an increase in his bid price to cover the difference in cost occasioned by such substitution, the Owner may, at his discretion, accept the increased bid price or he may disqualify the bidder, subcontractors and other persons and organizations proposed by the bidder. His bid accepted by the Owner must be used on the work for which they were proposed and accepted and shall not be changed except with the written approval of the Owner.</p> <p>INTERPRETATION OF CONTRACT DOCUMENTS: Prospective bidders requiring further information or interpretation of the Contract Documents shall request such data in writing.</p> <p>ADDENDA - Answers to all questions, inquiries, or requests for additional information will be issued in the form of Addenda, and copies of each Addendum will be issued to all prospective bidders. Prospective bidders may, during the bidding period, be advised by Addendum of additions to, deletions from or changes in the requirements of the Contract Documents. The Owner will not be responsible for the authenticity or correctness of revisions obtained in any other manner than by Addenda. Bidders in their proposals shall acknowledge receipt of each Addendum and each Addendum shall be considered a part of the Contract Documents. Failure to acknowledge receipt of any Addenda issued may invalidate a proposal as incomplete.</p> <p>00-235 EXISTING CONDITIONS Contractors must review the site and become familiar with existing conditions and the scope of work as shown in the Drawings and Specifications. If there are any questions regarding the scope of work or the bid package, the Contractor shall notify the Architect to clarify before bids are received. The contractor shall notify the governing local jurisdiction regarding work hours, special permits and licenses.</p> <p>00-500 CONTRACT DOCUMENTS A. Contract documents consist of the contract, including any subcontract agreements, the drawings, and these specifications herein. The general contractor shall provide everything herein unless noted otherwise or agreed to in writing with tenant or landlord. B. Contract drawings and specifications are intended to supplement each other. In case of conflict, specification shall control both. C. General Contractor shall use and prepare AA document A101-2017 or A103-2017. Owner-Contractor agreement.</p> <p>00-800 BONDS Completion bonds, performance bonds, bid bonds and/or any other bonds, if required, shall be specified in the contract between owner and contractor.</p>	<p>DIVISION 1 - GENERAL REQUIREMENTS</p> <p>01-100 SUBSTITUTIONS AND PRODUCT OPTIONS</p> <p>Where products, materials and equipment are specified by manufacturer or trade name, they are intended to establish quality and function. The contractor is encouraged to seek substitutions and product options, but the quality and function shall be equal to what is specified in these sections and drawings. Substitution requests shall be made in writing to the Architect and shall include sufficient data to analyze the substitution, including cost data comparison, so that the Architect and owner can make a reasonable decision to allow the substitution. Where there are cost differences, the contract price shall be adjusted. Where products, materials, and equipment are specified "no substitution", the specified products, material and equipment shall be provided and installed by the contractor. The term "or equal" or "approved equal" as used in these contract documents shall mean "as accepted by the Architect."</p> <p>01-300 SUBMITTALS Where items require approval or selection by the Architect or Owner, submit three copies of data and samples as necessary for review and selection before commencing any work shown on the submittals. The Owner and Architect shall be given (7) seven calendar days to review Submittals prior to responding in writing the results of the submittal review. Contractor shall not commence work or order any materials that are part of a Submittal that is under review of the Owner and Architect. Below is a list of submittals that are required to be submitted and reviewed by the Owner and the Architect: A. Automatic Fire Sprinkler System drawings and calculations, including sample of head type, see drawings for additional information B. Cabinets and millwork, including shop drawings. C. Paint including touch-ups. D. Floor Finishes, including grout colors. E. Plumbing fixtures. F. Lighting fixtures. G. Substitutions.</p> <p>01-400 QUALITY CONTROL Certification of quality is the Contractor's responsibility. When called for by the Contract Documents, submit such certification to the Owner. Where special inspections and testing are required, they will be performed by an independent testing agency retained and paid for by the Owner. All other tests and inspections, including those for water, sewer, streets and the like and those tests which fail, and the cost for restoration of rejected work shall be paid for by the Contractor to an addition to the Contract Sum.</p> <p>A. The work shall conform to the industry accepted standards of good quality, and that shall be free from faults and defects. B. The work shall conform to all applicable codes, laws, ordinances, rules, regulations, and orders of any public authority covering building operations in the city and/or county in which the real property is located. C. In carrying out their work, subcontractors shall take necessary precautions to protect the work of other trades from damage. D. Each sub-contractor shall take all reasonable precautions to prevent damage to work of other trades and equipment during delivery, storage and installation. E. Tolerances where not specified in the drawings shall conform to the industry accepted standards. The contractor shall conform to tolerances more critical than industry standards where specified. F. Details shown in the drawings are for typical conditions. Similar details shall apply at similar conditions. G. Contractor shall verify all existing conditions and dimensions at the job site. Any conditions requiring contractor different from that shown on the drawings shall be brought to the attention of the Architect. H. Dimensions shall refer to rough concrete surfaces, face of stud, face of concrete block, top of sheathing, or top of slab, unless otherwise noted for required clearances required by law, code, or regulations. I. Contractor shall be solely responsible for all excavation procedures including: digging, shoring, and the protection of adjacent property, structures, streets, and utilities. J. Contractor shall be solely responsible for providing adequate shoring and bracing as required for the protection of life and property during the construction of the structure. Shoring and bracing shall remain in place until floors, roof and wall sheathing have been entirely constructed. K. Any conflicting information found in the contract documents shall be brought to the attention of the Architect. L. Contractor and subcontractors shall furnish all labor, and tools necessary to perform the work shown on the drawings, specified here, or reasonably implied. M. Contractor shall coordinate with Owner and adjacent site or adjacent sites for the coordination of utilities, tieoffing and all construction activities that affect the management of construction at the work and adjacent sites.</p> <p>01-600 TEMPORARY FACILITIES AND CONTROLS Provide all temporary utilities, barricades, lighting, and other safety measures as necessary, adequately for all personnel and property. The Contractor shall provide a port-o-potty on site during entire construction activities. Contractor shall provide job telephone.</p> <p>01-400 SUPERVISION Supervision shall be provided by the contractor and each Subcontractor to assure satisfactory results to the contractor. All subcontractor coordination and communication shall be presented to the General Contractor by subcontractors. Subcontractors shall send their Request for Information (RFI) and Submittals to the General Contractor for review prior to engaging the Architects and Engineers for review.</p>	<p>DIVISION 4 - MASONRY</p> <p>04-065 MORTAR AND GROUT Provide mortar and grout for masonry construction. Mortar shall have minimum compression strength of 2000 psi at 28 days. Provide Type "S" mortar conforming to Portland cement per ASTM C-150 Type I, sand per ASTM C114, and hydrated lime per ASTM C207. Mix mortar by volume (one part cement to four parts sand to half part hydrated lime) with sufficient water to make pliable. When mortar has partially hardened before use, discard do not retemper. Submit design mix per ASTM C476.</p> <p>04-413 INTERIOR STONE SLABS AND STONE TILE (Includes Corian) Provide cut and polished stone countertops and splashes, and tile for floor and walls as shown at Drawings. Owner to select all stone. All countertops shall be slab. All exposed edges and surfaces shall be polished. Colors per drawings. Make cuts straight and true to field dimensions in sizes as large as practicable. Where joints in the field are required, provide draw bolts to maintain adjacent pieces in true alignment. Provide anchor recesses on back. Make cutouts for appliances and other fixtures. Install secure to cabinets and walls. Use mechanical fasteners to secure to cabinets. At joints, set with mortar under to receive sealant where exposed. Set splashes to wall top with adhesive. Upon complete installation, fill joint routings with silicone sealant matching color of stone. Use appropriate substrate, such as plywood, under stone for continuous support at slabs. Stone slab shall have a Block Edge detail. After completion, thoroughly clean slab and seal, buff as needed.</p> <p>DIVISION 05 - METALS</p> <p>05-500 METAL FABRICATIONS Provide miscellaneous shores and brackets as detailed and as needed. Fabricate from ASTM A36 stock as detailed. Provide steel shapes per ASTM A36 unless otherwise conforming to AISC Code of Standard Practice for Steel Buildings and Bridges and Specifications for the Design, Fabrication, and Erection of Structural Steel for Buildings, with bolts conforming to ASTM A325. Welding shall be by welders certified by AWS and shall conform to AWS D1.1 Structural Welding Code. Fabricator shall certify shop and field welding. Shop prime fabricated items with red oxide primer after fabrications per SSPC for structural members. Touch up in field after erection. Provide complete shop drawings to Architect and Owner for review prior to fabrication.</p>	<p>01-600 MATERIALS AND EQUIPMENT The Contractor shall provide at no cost to the subcontractors or Owner the following temporary facilities and services: - Sanitary - Electrical power - Water - Material storage - Dumpster/detritus removal</p> <p>01-630 SUBSTITUTIONS AND PRODUCT OPTIONS Where products, materials, and equipment are specified by manufacturer or trade name, they are intended to establish quality and function. The Contractor is encouraged to seek substitutions and product options but the burden of proof that quality and function are equal upon the Contractor. Such requests shall be submitted to the Owner and shall include sufficient data including cost differences such that the Owner can make a reasonable decision on acceptance. Where there are cost differences, the Contract Sum will be adjusted.</p> <p>01-710 CLEAN-UP A. Each subcontractor shall leave the project clean of debris and scrap material upon the completion of the subcontract. B. All excess materials shall be the property of the contractor or the subcontractor. C. The contractor shall leave the project room(s) clean and ready for occupancy. D. During the course of construction, the project shall be maintained in an orderly fashion with debris picked up and removed on a regular basis, and materials carefully stacked and protected.</p> <p>01-800 PERMITS AND FEES A. The contractor shall obtain and pay for all applicable permits and fees, unless otherwise agreed to in writing with the Owner. B. All subcontractors shall obtain permits and licenses for their operations as required by governing agencies.</p> <p>DIVISION 03 - CONCRETE</p> <p>03-010 GENERAL PROVISIONS Patch existing floor with concrete to match existing building standard is required. Minimum strength of concrete shall be 2500 PSI or stronger. See shell building specifications to verify requirements. Areas of concrete slab include but are not limited to existing and slab level patch areas and any plumbing trench patching. The existing floor in the tenant space is concrete slab. Contractor and sub-contractor shall familiarize themselves with the existing condition for all modifications and coordinate all under floor work with landlord and landlord's general manager or subcontractors. Provide rebar dowels at all concrete slab-to-slab locations. Provide epoxy in 6" deep, dust free holes for #4 bars at 24" O.C. Provide 1/2" diameter rebar with 6" lap and 18" development. Provide substrate preparation and laminated vapor barrier in compliance with the original building set of plans and soils reports. See Section 07-107 for additional information.</p> <p>03-110 CALLING AND SEALANTS A. Provide caulking or sealant at the following locations: A.A. Finish material intersections where mildew resistance is required. A.B. Locations where movement is anticipated. A.C. Intersections of dissimilar exterior materials. A.D. Joints and cracks around windows, thresholds, door frames, wall and roof penetrations. A.E. All joint locations necessary to make the building watertight and to prevent the passage of dirt, dust, wind, air, water or vapor. B. Caulking or sealant material shall be selected as appropriate to each application, based on manufacturer's recommendations. C. Subcontractors shall provide all caulking or sealants for their own work.</p> <p>DIVISION 8 - DOORS AND WINDOWS</p> <p>08-551 STEEL FRAMES FOR DOORS AND WINDOWS A. All steel hollow metal door and window frames shall be miter cut and welded frames, primed and painted per finish plans. B. Frame MFR. Cedo Door</p> <p>08-210 DOORS A. Doors shall be set in a plumb and square position, without distortion. B. All doors shall be installed per the manufacture specifications. C. Door Hardware 1. Lever Hardware: Schlage or approved equal. 2. Initial installation of hardware shall be changed: a. Provide occupancy dead bolt MFR.: Schlage B871 626 B580 Deadbolt Occupancy HD X Thunderbolt 626, Satin Chrome. b. Provide satin chrome Push and Pull plate by Sany Hardware finish: satin chrome.</p> <p>08-810 GLASS Provide glass for all windows and glazed doors as shown at Drawings. Unless otherwise noted, glass shall be single pane type, tempered units approved by SIGMA.</p>	<p>DIVISION 6 - WOOD AN PLASTICS</p> <p>06-200 FINISH CABINETRY Provide trim, doorframes, and poles and shelves as shown on Drawings. Use finish nails at interior; hot-dipped galvanized common nails at exterior. Make cuts in trim accurately; blind miter and joints and running joints. Miter comes unless noted otherwise. Provide paint grade solid wood trim as listed below and shown at drawings; confirm with Owner. Sand, prime and paint per Division 9. For schedule of finishes, see Finish Plan and drawings. Make cuts in trim accurately; blind miter end joints in running joints and miter corners. Frame heads of door frames, glue, and blind nail. Set door frames with shims behind frames.</p> <p>06-410 CUSTOM CABINETS - MILLWORK Coordinate and provide cabinet installation for cabinetry throughout. See drawing for locations. Cabinet maker shall supply scaled shop drawings for Architect and Owner to review before assembly and purchase of materials.</p> <p>DIVISION 7 - THERMAL AND MOISTURE PROTECTION</p> <p>07-120 LAMINATED VAPOR BARRIER Provide vapor barrier (membrane) at all existing and new concrete slabs or trench patches. Vapor barrier shall be Fortifiber Moisture or approved equal. Lay in widest practical width over entire plane area of slab to form continuous uninterrupted barrier from foundation to foundation or slab to slab at trenching as occurs. Lay joints 4" and seal with compatible self-adhesive tape or mastic. Neatly cut at edges and turn up at foundation walls; secure to walls. Cover accidental tears with additional barrier strip sealed as for joints. Provide tight seal at pipe penetrations. all sub-slab area shall be prepared and verified to be in compliance with the Original building construction documents and geotechnical report.</p> <p>07-610 FLASHING AND SHEET METAL A. Provide Galvanized sheet metal flashing components and assemblies as required to make watertight all locations as shown on drawings and where roof or exterior deck surfaces intersect walls, skylites, chimneys and vent stacks, where changes of plane occur. B. Material: 26 Gauge Galvanized sheet metal or heavier. Moisture and wind resistant. Where required, provide a specific standard. C. Sheet metal materials and installation, including but not limited to required expansion joints, shall meet recommendations of the Sheet Metal and Air Conditioning Contractors National Association (SMACNA), current ed. D. Provide all required sheet metal appurtenances, including jacks, sleeves, and collars at roof and wall penetrations.</p> <p>07-910 CAULKING AND SEALANTS A. Provide caulking or sealant at the following locations: A.A. Finish material intersections where mildew resistance is required. A.B. Locations where movement is anticipated. A.C. Intersections of dissimilar exterior materials. A.D. Joints and cracks around windows, thresholds, door frames, wall and roof penetrations. A.E. All joint locations necessary to make the building watertight and to prevent the passage of dirt, dust, wind, air, water or vapor. B. Caulking or sealant material shall be selected as appropriate to each application, based on manufacturer's recommendations. C. Subcontractors shall provide all caulking or sealants for their own work.</p> <p>DIVISION 8 - DOORS AND WINDOWS</p> <p>08-551 STEEL FRAMES FOR DOORS AND WINDOWS A. 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Fasteners shall be according to the Building code requirements. B. Provide 5/8" thick "Durock" cementitious backer board at all other wall locations, such as, behind the toilets and as indicated at Drawings. C. Gypsum wallboard shall be taped, behind the toilets and as indicated at Drawings. D. Wall and ceiling texture shall be Level 4, Smooth. E. Fire rated walls shall receive 1/2 inch type "X" gypsum wallboard, fire taped. All penetrations that shall be prepared and sealed to conform to the wall assembly fire resistive rating. F. Metal corner beads shall shall be square corner type.</p> <p>09-310 CERAMIC TILE A. Locations of ceramic tile shall be as selected by Architect. B. Tile materials, colors, and patterns shall be as selected by Architect. C. Install ceramic tile according to the following methods from the 2019 tile Council of America(TCA) Handbook for ceramic, glass, or stone tile installation. (some conditions may not apply to this project.) Refer to Manufacturer special instructions prior to using TCA methods for proper installation in accordance with the manufacturer. • Interior floors Thirstet TCA #F113-21 • Interior walls Thirstet TCA #W243-21 • Countertops: see countertop manufacturer requirements • Provide matching splash tile, base tile, corner, and edge trim shapes as required for a complete installation. • Provide grout with color to match tile per finish schedule. Type of grout shall be as indicated in the TCA method used for each type of application. Grout joints shall be 1/8 inch wide maximum. Thoroughly compact grout. Thoroughly clean grout from face of tile; use no acids. Finished grout shall be slightly concave with no voids. Seal all grout with clear sealer.</p> <p>09-900 PAINTS AND COATINGS Provide paint and transparent finishes as shown on drawings and specifications. Owner shall select and approve of all paint colors, sheens, stains and transparent finishes. Submit sample boards to the owner in a timely manner for Owner's approval, prior to application. 09-915 INTERIOR PAINTS Provide painting as follows (all paints listed are manufactured by Kelly Moore): Gypsum wallboard: A. One coat Premium Interior Pigmented Sealer B. Two coats Interior EGG SHELL PAINT Wood trim and doors - (In-situ of stain grade): A. One coat Interior Acrylic Enamel Undercoat B. Two coats INTERIOR PAINT, sheen per finish schedule</p> <p>09-920 EXTERIOR PAINTS Match building standard, consult Landlord Field Representative for information, only where applicable.</p> <p>09-900 FLOORING Provide floor leveling compound as required so that finish surface of different materials provides a smooth transition from one surface to another. Feather transitions 1/8" per 1' 0" minimum with appropriate material. Flooring and Base materials: Verify that subsurface is smooth, level and free from defects which would affect the installation. Do not proceed with work until defects have been corrected. Thoroughly clean sub-floor prior to installation. Coatings or tile shall be laid out as shown on finish plan. a. Review in field and contact architect if there are questions. b. Do not cut field tiles c. Align parallel to respective walls. d. Neatly trim material abutting other work to form true, clean joints. The tile pattern shall alternate direction, u.o.n. repair bottom of partitions, existing and new, as required for proper, smooth base installation. e. Base of concrete shall be straight; base at tile shall be concave. Run base continuously, including under millwork in toe-kick space. f. Provide proper reducer strips for smooth transition between concrete and tile flooring as required. Comply with code and accessibility transition requirements. Coordinate color of transitions material with architect. Change floor finishes at centerline of door opening typically, u.o.n.</p> <p>DIVISION 10 - SPECIALS</p> <p>10-000 TOLLET, BATH & LAUNDRY ACCESSORIES Provide Bathroom accessories in accordance with the plans. Installation shall have solid backing or backing or secure attachment to wall. Manufacturer: Bobrick or approved equal. See plans. DIVISION 11 - THRU 14 - NOT USED (RESERVED) DIVISION 15 - PLUMBING AND MECHANICAL - SEE PLUMBING DRAWINGS SEE MECHANICAL DRAWINGS DIVISION 16 - ELECTRICAL - SEE ELECTRICAL DRAWINGS</p>	<p>E S A</p> <p>320 Sycamore Valley Road West Danville, CA 94526 www.theiph.org/arch.com (925) 803 - 1000</p> <p>Sheet Title: SPECIFICATIONS</p> <p>Tenant improvements for: VITALITY BOWLS 425 MASSACHUSETTS AVE. CAMBRIDGE, MA 02139</p> <p>REGISTERED ARCHITECT PROFESSIONAL SEAL STATE OF MASSACHUSETTS No. 09290 DANVILLE CA</p> <p>Revisions:</p> <table border="1"> <thead> <tr> <th>No.</th> <th>Description</th> <th>By</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>FRAMING UPDATES</td> <td>SV</td> <td>7-9-21</td> </tr> <tr> <td>2</td> <td>EQUIPMENT CHANGES</td> <td>SV</td> <td>10-13-21</td> </tr> </tbody> </table> <p>Date: 6-3-21 Designer: EIS Drawer: ETS Proj. Mgr.: EIS Scale: AS NOTED Proj. No.: 1416.99</p> <p>Sheet No.: A0.1</p>	No.	Description	By	Date	1	FRAMING UPDATES	SV	7-9-21	2	EQUIPMENT CHANGES	SV	10-13-21
No.	Description	By	Date															
1	FRAMING UPDATES	SV	7-9-21															
2	EQUIPMENT CHANGES	SV	10-13-21															



- SHEET NOTES**
- PROVIDE STAINLESS STEEL SPLASH GUARD 6" MIN. HEIGHT THAT EXTENDS FROM BACK EDGE OF DRABNBARD TO FRONT EDGE OF DRABNBARD BETWEEN FOOD PREP SINK AND HAND SINK, AND DRY BACK AND HAND SINK. CORNERS OF GUARD SHALL BE ROUNDED.
 - INSTALL TENANT FURNISHED METAL LOCKERS, FASTEN TO WALL STUD OR BACKING.
 - PROVIDE (N) SURFACE-MOUNT ELECTRICAL PANEL (S.E.D.)
 - PROVIDE (N) FLOOR SINK (S.P.D.)
 - PROVIDE (N) FLOOR DRAIN (S.P.D.)
 - PROVIDE (N) MOP SINK (S.P.D.)
 - PROVIDE (N) WATER HEATER (S.P.D.)
 - TV MENUS: INSTALL TENANT PROVIDED TV MENUS (2 TOTAL). GENERAL CONTRACTOR SHALL PROVIDE ALL WIRING, BACKING, AND ADJUSTABLE MOUNTING BRACKET. WIRE TO SERVER COMPUTER PER SHEET NOTE 9 ON THIS SHEET. TENANT SHALL PROVIDE TVS. SEE PLANS FOR MORE INFO.
 - PROVIDE ALL (N) POS SYSTEM LOW VOLTAGE AND STD. WIRING CONNECTIONS TO INVOICE PRINTER, PATCH PANEL, KITCHEN PRINTER, AND KITCHEN MONITOR (OPTIONAL). S.E.D. AND REFER WIRING DIAGRAM ATTACHED WITH EQUIPMENT BOOKLET. SEE PLANS FOR MORE INFO. WIRING RUN REQUIREMENTS:
A- CAT 5/6 FROM POS STATION SALES COUNTER TO A/V RACK IN KITCHEN AREA.
B- CAT5/6 FROM KITCHEN INVOICE PRINTER ON SHELF ABOVE THE BASING REFRIGERATOR (WITH POWER OUTLET) TO A/V RACK IN KITCHEN AREA.
C- HDMI PREPARED (OR HDMI TO CAT 6 CONVERTERS FROM THE TWO DIGITAL TV MENU BOARDS TO THE A/V RACK IN KITCHEN AREA.
 - PROVIDE (N) POS DATA AND PRINTER OUTLET ABOVE BASING REF. @ +66" A.F.F., S.E.D. AND REFER TO POS SYSTEM WIRING DIAGRAM IN EQUIPMENT BOOKLET.
 - TENANT PROVIDED DESK AND CHAIR.
 - INSTALL (N) WALL MOUNTED TV PROVIDED BY TENANT. PROVIDE ADJUSTABLE BRACKETS AND WALL BACKING.
 - (E) DRAIN PIPES, V.I.F..
 - (E) DEMISING WALL SEAL ALL PENETRATIONS WITH CODE COMPLIANT FIRE PROTECTIVE SEALANTS TO MAINTAIN EXISTING FIRE RATING.
 - PROVIDE (N) PLUMBING CONNECTED TO LANDLORD PROVIDED GREASE LINE AND GREASE INTERCEPTOR. SEE PLUMBING PLANS AND VERIFY IN FIELD.
 - PROVIDE (N) SUSPENDED OUTLETS FROM CEILING ABOVE WORK TABLE (EQUIPMENT # 20) FOR EQUIPMENT #23 AND 26. (S.E.D)
 - PROVIDE CUSTOM COUNTER FOR UNDER-COUNTER GRAB & GO DRINK REFRIGERATOR (EQUIPMENT #5).
PROVIDE REMOVABLE PANEL FOR REAR ACCESS PER MANUFACTURER.
- SEE CURBSHEET OPTIONS AND CONFIRM W/ TENANT. CONSULT VENDOR AS NECESSARY.
- SEE ELEVATIONS. SUBMIT SHOP DRAWINGS FOR ARCHITECT'S REVIEW.
 - PROVIDE (N) FURRED WALL FOR PLUMBING AND ELECTRICAL PIPES AND CONDUITS. SEE FLOOR PLAN FOR DETAILS.
 - (E) STEEL COLUMN SPRAYED W/ FIRE PROOFING, TYP.
 - PROVIDE (N) SNEEZIE GUARD AT +60" A.F.F. MINIMUM ON +44" H. COUNTERTOP.
MFR. GLASS DIVIDER
MODEL: C107
SIZE: (1) 18" HEIGHT, 24" LENGTH.
(1) 18" H., CUSTOM LENGTH OR STANDARD LENGTHS IN SECTIONS.
CONFIRM W/ TENANT.
 - PROVIDE (N) 44" ELECTRIC FLOORCE. (S.E.D.). PROVIDE SEPARATE BID ITEM AND CONFIRM W/ TENANT.
MFR. & MODEL: HEAT & GLO - ALLISON 48
 - SEE A2.0 FOR FURNITURE LAYOUT.
 - FIELD VERIFY (E) W-BEAM UNDERFLOOR LOCATION WITH EXISTING STRUCTURAL PLANS AND REQUIREMENTS FOR (N) TOILET PLUMBING PENETRATION (S.P.D.).
 - PROVIDE (N) FLOOR-MOUNT ELECTRICAL TRANSFORMER PER ELECTRICAL DRAWINGS. VERIFY REQUIRED CLEARANCES WITH MANUFACTURER. MAINTAIN REQUIRED CLEARANCES AT ALL TIMES.
OPTIONAL: FIELD VERIFY FIT CONDITIONS FOR POSSIBLE ABOVE CEILING INSTALLATION. PROVIDE VERIFICATION, DIMENSIONS, SUPPORT CALCULATIONS AS A SUBSTITUTION TO THE ARCHITECT IF THIS OPTION IS PREFERRED.

ESA

320 Sycamore Valley Road West
Danville, CA 94526
www.theorderarch.com
(925) 803-1000

Sheet Title:

EQUIPMENT PLAN AND SCHEDULE

Tenant Improvements for:
VITALITY BOWLS
425 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02139

REGISTERED ARCHITECT
No. 9559
DANVILLE
STATE OF MASSACHUSETTS

Revisions:

No.	Description	By	Date
1	FRAMING UPDATES	sv	7-9-21
2	EQUIPMENT CHANGES	sv	10-13-21

Date: 6-3-21
Designer: ETS, KZ
Drafter: KZ, LA
Proj. Mgr.: KZ
Scale: AS NOTED
Proj. No.: 1416.99

Sheet No.:
A1.1

1 EQUIPMENT PLAN
SCALE: 1/8"=1'-0"

EQUIPMENT SCHEDULE:
ALL EQUIPMENT PROVIDED BY TENANT AND INSTALLED BY GENERAL CONTRACTOR, EXCEPT MOP SINK. GENERAL CONTRACTOR TO PROVIDE MOP SINK AND FAUCET.

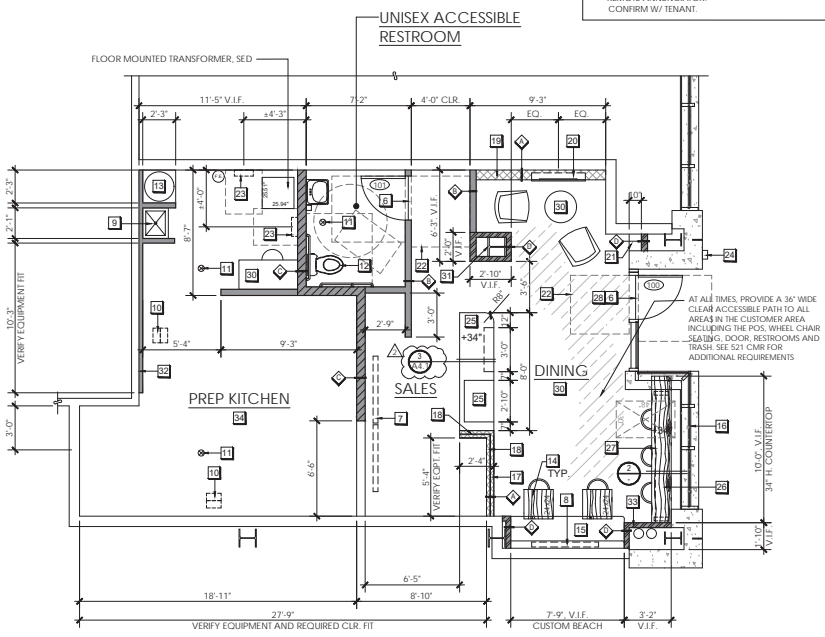
SYM #	TYPE	LENGTH	DEPTH	HEIGHT	REMARKS - ADDS	MANUFACTURER	MODEL#	COMMENT
1	STAND UP 2 DOOR FREEZER	52"	33-3/4"	82-1/4"	SET ON CASTERS	BEVERAGE AIR	(2) HRF49HC-1	SELF-CONTAINED. SEE B3A1 FOR SEISMIC ANCHORAGE DETAIL AND STRUCTURAL CALCULATIONS ATTACHED WITH BUILDING APPLICATION. PROVIDE ANCHORAGE PER DETAIL.
2	STAND UP 1 DOOR REFRIGERATOR	29"	25-1/2"	82-1/2"	SET ON CASTERS	AVANTICO	178A19FHC	SELF-CONTAINED. SEE B3A1.1 FOR SEISMIC ANCHORAGE DETAIL. PROVIDE ANCHORAGE PER DETAIL.
3	FLAT LED DISPLAY FREEZER	48-3/8"	24-3/8"	34-1/4"	SET ON CASTERS	GALAXY	177RC12HC	SELF-CONTAINED
4	STAND UP 1 DOOR FREEZER	29"	32-1/4"	82-1/2"	SET ON CASTERS	AVANTICO	178S31FHC	SELF-CONTAINED. SEE B3A1.1 FOR SEISMIC ANCHORAGE DETAIL. PROVIDE ANCHORAGE PER DETAIL.
5	TO-GO DRINK REFRIGERATOR	36-1/4"	24-1/8"	32-3/4"	UNDERCOUNTER TYPE. INSTALL INTO CUSTOMER COUNTER BY G.C.	OASS	CO3324R-UC	SELF-CONTAINED UNDER-COUNTER HEIGHT. PROVIDE CABINET OPENING FOR EQUIPMENT PER MANUFACTURER.
6	ONE COMPARTMENT SINK	38-1/2"	24"	43"	W/ 8" HIGH INTEGRAL BACK SPLASH FAUCET. CIRCAGO. 51-GOATL TAPCH AND HAND SPRAYER	ADVANCE TABCO	TC-1-1818-18	(1) 18" X 18" X 14" SINK W/ (1) 18" DRAIN BOARD. INDESTRUCTIBLE DRAIN TO FLOOR SINK. HOT WATER.
7	THREE COMPARTMENT SINK	84"	26"	43"	W/ 8" HIGH INTEGRAL BACK SPLASH FAUCETS. (2) ADVANCE TAPCH & 1.17 W/ (1) GOA-53 HAND SPRAYER AT THE 2ND FAUCET.	ADVANCE TABCO	TC-3-1620-18BL	(2) 18" X 20" X 14" SINKS W/ (1) 18" DRAIN BOARD ON EACH SIDE. INDESTRUCTIBLE DRAIN TO FLOOR SINK.
8	ACCESSIBLE HAND SINK	20"	24"	5"	SUPPLY WITH 6" GOOSENECK HAND FAUCET & DECK MOUNTED SOAP DISPENSER. PROVIDE PAPER TOWEL DISPENSER	ADVANCE TABCO	7.PS.25	SEE KITCHEN ELEVATIONS FOR FUTURE AND ACCESSORY MOUNTING HEIGHT REQUIREMENTS.
9	MOP SINK W/ SHELF ABOVE & MOP HANGER	25"	21"	10"	MIXING FAUCET. K-240 HANGER SET. K-245	ADVANCE TABCO	9.OP.20	G.C. TO PROVIDE MOP SINK.
10	BOWL TOPPINGS 2-DOOR REF. TABLE	48"	32"	45-1/4"	SET ON CASTERS	BEVERAGE AIR	SPE48HC-08	SELF-CONTAINED
11	FOOD PREPARATION TABLES	60"	29-1/4"	41-11/16"	SET ON CASTERS	BEVERAGE AIR	SPE60-10	SELF-CONTAINED
12	UNDERCOUNTER REFRIGERATOR 1 DOOR	27-1/2"	30"	30-5/8"	SET ON CASTERS	TURBO AIR	MUR-28-N	SELF-CONTAINED
13	RAPID RINSER	9"	20-1/2"	6-1/4"	REQ. WATER & DRAIN	BLENDETC	BLE-510	INDUCTIVE DRAIN TO FLOOR SINK AND PROVIDE BACK FLOW PREVENTER
14	BLENNDERS	8-6"	9"	17-3"		BLENDETC COMMERCIAL	(2) STEALTH 885	OUTLET FOR EACH BLENDER SHALL HAVE PLASTIC COVER
15	PANINI PRESS	16"	17-1/2"	9-1/4"	NOT FOR COOKING	WARNING	WPC250	PROVIDE SS PLATE PIN. OVERLAY ON TOP BEHIND PANINI PRESS. SEE ELEV.
16	VITAMIX BLENDER	8.5"	19"	18-3"	ON COUNTER	VITAMIX	VITAMIX XL 5201	OUTLET FOR EACH BLENDER SHALL HAVE PLASTIC COVER
17	WORK TABLE	60"	30"	34"	W/ UNDERSHELF	REGENCY	600T3060G	WITH BACKSPLASH
18	WORK TABLE	48"	24"	34"	W/ UNDERSHELF	REGENCY	600T248G	WITH BACKSPLASH

EQUIPMENT SCHEDULE:
ALL EQUIPMENT PROVIDED BY TENANT AND INSTALLED BY GENERAL CONTRACTOR, EXCEPT MOP SINK. GENERAL CONTRACTOR TO PROVIDE MOP SINK AND FAUCET.

SYM #	TYPE	LENGTH	DEPTH	HEIGHT	REMARKS - ADDS	MANUFACTURER	MODEL#	COMMENT
19	WORK TABLE	48"	30"	34"	W/ UNDERSHELF	REGENCY	600T3060G	NO BACKSPLASH
20	JUBCR	9.5"	15.3"	19.3"		CIADO	E5500	TO BE LOCATED ON TOP OF TABLE #20.
21	CONVEYOR TOASTER	14-1/2"	19-1/2"	13-1/2"	2" CLEARANCE FOR TOP OPENING/ 7" CLEARANCE FOR BOTTOM OPENING/ NSF CERTIFIED.	ADCRAP	CVYT	TO BE LOCATED ON TOP OF TABLE #20.
22	RICE COOKER (GRAINMAE)	16-7/8"	10-1/2"	11-7/8"	46 CUPS/ NSF CERTIFIED.	PANASONIC	SR-GA21H	TO BE LOCATED ON TOP OF TABLE #20.
23	HEATED WELLS	14-9/16"	23-15/16"	10-3/4"		HATCO	CHW-FLE	TO BE LOCATED ON TOP OF TABLE #20.
24	MICROWAVE	20-1/8"	16-9/16"	12"	COOKER AND WARMER. HOLDS A FULL-SIZE PAN OR 3 THIRD-SIZE PANS.	PANASONIC	NE-1054	LOCATED ON 18" D SOLID WALL SHELVING (SYM #26). SEE KITCHEN ELEVATION.
25	FOOD PROCESSOR	11-3/4"	11-1/4"	17"	14 CUPS	CUSNARY	FP-14DCN	TO BE LOCATED ON TOP OF TABLE #20.
26	SOLID WALL SHELF	24-3/8", 48", 60"	22", 18"	1-1/2"	MOUNTING HGT: (1) TER @ 60" (1) TER @ 72"	REGENCY	(1) 60W51224 (2) 60W51236 (4) 60W51248 (1) 60W51360H	PROVIDE WALL BACKING PER DETAIL 3/A.0. CONFIRM SHELF SIZES AND QUANTITIES W/ EQUIPMENT PLAN AND FIELD VERIFICATION.
27	WIRE SHELVING / 3-COMP. SINK	36"	18"	-	(2) GRIDS. (4) EQ. SPACE BERS WALL MOUNTS. (6) SHELVES	MERO (GRID SYSTEM)	(6) 36" SHELVES	PROVIDE WALL BACKING PER DETAIL 3/A.0.
28	WIRE SHELVING	48", 60"	18"	72"	5 TERS. ON CASTERS. LOWEST SHELF IS 6 A FT.	SEVILLE	(1) 5HE-184928 (1) WEBK259	MANUFACTURER WEBSITE: http://www.sevillekitchen.com/
29	EMPLOYEE LOCKERS	12"	12"	60"	3 TIER	SALSBURY (PROVIDED/ INSTALLED BY BUILDER)	43-152	COLOR: GRAY
30	BUS/RECEPTACLE	19-1/4"	19"	44"	36 GALLONS. GRAY	SAPCO PRODUCTS	929GR	COLOR: GRAY OR BLACK
31	POS SYSTEM				SEE WIRING DIAGRAM FOR ROUTING AND TYPE OF WIRE USED. HDMI AND CAT6.	ALPHAN		PROVIDE ALL WIRING REQUIRED. CONFIRM MODEL WITH TENANT.
32	AUDIO/VIDEO RACK (A/V)	23-6"	21-6"	25"	WALL MOUNT INTO PLUMB BACKING (140 LB MAX. LOADING)	TRIPP LITE	SRW125G	VERIFY LOCATION WITH TENANT

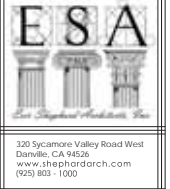
- EQUIPMENT NOTE:**
- ALL NON-FIXED EQUIPMENT SHALL HAVE APPROVED LEGS AT LEAST 6" HIGH OR ON CASTERS. TABLETOP MOUNTING METHOD TO BE USED, AND FLOOR MOUNTED EQUIPMENT WITH AN INTEGRALLY COVERED BASE AT LEAST 4" HIGH. IF CASTERS LESS THAN 6" IN HEIGHT ARE USED, THE EQUIPMENT MUST BE READILY MOVABLE BY ONE PERSON AND SECURED BY TETHERS TO THE SATURATION TO THE LOCAL FIRE DEPARTMENT. IF TABLE TOP MOUNTED, THE EQUIPMENT MUST BE ON APPROVED 4" HIGH LEGS, READILY MOVABLE (LESS THAN 80 POUNDS), OR SEALED IN AN APPROVED MANNER. IF A BASE WILL BE USED, THROUGHOUT AND INTEGRAL TILE BASE COMPENSURATE WITH THE WALL BASE THROUGHOUT THE KITCHEN AREA WITH A MINIMUM 3/4" RADIUS COVERED TILE BASE AT FLOOR/WALL JUNCTURES. EXCEPT AT SALES AND DINING AREA, DISPLAY CASES MUST MEET THE ABOVE REQUIREMENT AND NO SKIRTING IS ALLOWED AROUND THE BASE OF THE DISPLAY CASES, IF PROVIDED.
- PROVIDE WALL BACKING TO SUPPORT A/V RACK, WALL MOUNTED TV, MENU RD., WALL SHELVING AND ALL APPLICABLE WALL MOUNTED EQUIPMENT. SEE DETAIL 3/A.0.

NOTE: FIRE SPRINKLER/ ALARM CONTRACTOR TO PROVIDE ITEMS FOLLOWING:
 - TAMPER/ FLOW ISOLATION VALVES PER RETAIL SPACE.
 - EXTERIOR BEACON PER RETAIL SPACE.
 - REMOTE ANNUNCIATOR.
 - CONFIRM W/ TENANT.



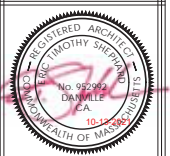
SHEET NOTES

- REFER TO GENERAL NOTES FOR MORE INFORMATION.
- ALL DOOR HARDWARE SHALL MEET ACCESSIBILITY STANDARDS. SEE DOOR HARDWARE NOTES ON SHEET A1.1 FOR ADDITIONAL INFORMATION.
- PREPARE FLOOR AND BOTTOM OF ALL PARTITIONS TO RECEIVE NEW FINISHES.
- INSPECT FOR HOLES OR OTHER DAMAGE AT ALL CORE WALLS, BASE BUILDING COLUMNS AND CORRIDOR WALLS TO REMAIN. REPAIR OR PATCH AS REQUIRED TO MAINTAIN RATING AND PREPARE FOR NEW PAINT.
- FIRE SEAL ALL PENETRATIONS THROUGH RATED WALLS, FLOORS AND CEILING WITH APPROVED FIRE RATED SEALANT. PROVIDE DAMPERS AS REQUIRED IN ALL DUCTWORK THAT PENETRATES ALL ONE-HOUR AND TWO-HOUR FIRE RATED PARTITION, AS APPROPRIATE.
- THRESHOLD AT DOOR NOT TO EXCEED 1/2" MAXIMUM. V.I.F.
- INSTALL WALL MOUNTED FLAT SCREEN 65" TV MENU BOARDS (2 TOTAL). PROVIDE ADJUSTABLE MOUNTING BRACKET AND PLYWOOD BACKING. SEE INTERIOR ELEVATIONS FOR BALANCE OF INFO. VERIFY MOUNTING HEIGHT ON SEE TV PROVIDED BY TENANT.
- INSTALL (N) WALL MOUNTED TV PROVIDED BY TENANT. PROVIDE ADJUSTABLE BRACKETS AND WALL BACKING.
- PROVIDE (N) MCP SINK. (S.P.D.)
- PROVIDE (N) FLOOR SINK. (S.P.D.) FLED VERIFY UNDERFLOOR CONDITION AND LOCATION FOR ALL FLOOR PENETRATIONS W/ EXISTING STRUCTURAL PLANS.
- PROVIDE (N) FLOOR DRAIN. (S.P.D.) FLED VERIFY UNDERFLOOR CONDITION AND LOCATION FOR ALL FLOOR PENETRATIONS W/ EXISTING STRUCTURAL PLANS.
- FLED VERIFY (E) W-BEAM UNDERFLOOR LOCATION WITH EXISTING STRUCTURAL PLANS AND REQUIREMENTS FOR (N) TOILET PLUMBING PENETRATION. (S.P.D.)
- PROVIDE (N) WATER HEATER. SEE PLUMBING PLANS. SEE (A1.1) FOR WATER HEATER PLATFORM DETAIL. VERIFY WATER HEATER SIZE PER LOAD TO FRAMING.
- TENANT PROVIDED NON-FIXED TABLES AND CHAIRS FOR DINING. 5% OF DINING TABLES SHALL MEET THE ACCESSIBILITY REQUIREMENTS AS FOLLOWS:
 A. MINIMUM 30"x48" FLOOR SPACE IS PROVIDED.
 B. KNEE SPACE IS AT LEAST 27" HIGH, 30" WIDE, AND 19" DEEP.
 C. HEIGHT OF TABLETOP IS A BETWEEN 28" - 34" ABOVE FINISHED FLOOR.
 D. MINIMUM OF 36" CLEAR FLOOR AREA IS MAINTAINED AROUND ACCESSIBLE DINING TABLE.
 E. MATCH TABLETOP FINISH W/ FINISH W1. SEE FINISH SCHEDULE.
- INSTALL BUILT-IN BANQUETTE SEATING PROVIDED BY TENANT SUPPLIER.
 MFR: CENTRAL SEATING BOOCHS (626) 415-7466
 FINISH COLORS:
 A. SEAT CUSHION: DEEP PHOENIXIAN
 B. BACKREST: FRANCISCAN GREY
 PROVIDE SEPARATE BID ITEM AND CONFIRM W/ TENANT. PROVIDE CUSTOM LENGTH.
 (E) STORERFRONT CLEAN.
- PROVIDE (N) LOW WALL (TYPE A) WITH FLUSH-EDGE COUNTERTOP AT +44" A.F.F. SEE ELEVATIONS AND FIN. PLANS FOR DETAILS.
- PROVIDE (N) SNEEZE GUARD AT +60" A.F.F. MINIMUM ON +44" H. COUNTERTOP MFR: GLASS DIVIDER MODEL: C107
 SEE: (1) 18" H. X 24" L.; (1) 18" H. X CUSTOM LENGTH PER COUNTERTOP.
- PROVIDE (N) LOW FURRED WALL (TYPE A) W/ FLUSH EDGE COUNTERTOP (C1). SEE FIN. PLAN AT +5'-0" A.F.F. FOR (N) ELECTRIC FIREPLACE. PROVIDE REQUIRED FRAMING OPENING FOR FIREPLACE PER MFR. SEE INTERIOR ELEVATIONS ON SHEET A2.4 FOR BALANCE OF INFORMATION.
- PROVIDE (N) 44" ELECTRIC FIREPLACE. (S.E.D.) PROVIDE SEPARATE BID ITEM AND CONFIRM W/ TENANT.
 MFR. & MODEL: HEAT & GLO - ALLUSION 48
- PROVIDE (N) SOLID WOOD DISPLAY SHELF - MATCH FINISH W/ FINISH W1 (SEE FIN. PLAN). SEE INTERIOR ELEVATIONS FOR BALANCE OF INFORMATION.
- REQUIRED CLEAR FLOOR SPACE SHOWN DASHED. SEE 3'-4" / 4' FOR DETAILS LANDING AT EXIT SHALL HAVE A LENGTH MEASURED IN THE DIRECTION OF TRAVEL OF NOT LESS THAN 6' AND EXTEND THE FULL WIDTH OF THE OPENING.
- VERIFY THRESHOLD AND LANDINGS ARE ADA COMPLIANT.
- PROVIDE (N) ELECTRICAL PANEL. (S.E.D.)
- PROVIDE KNOX BOX, IF REQUIRED BY LOCAL JURISDICTION. VERIFY LOCATION IN FIELD.
- PROVIDE (N) CUSTOM COUNTER FOR POS AND DRINK REF.
 A. POS CABINET WITH RECESSED SHELVES FOR CHIPS DISPLAY.
 B. CUSTOM COUNTER FOR UNDER-COUNTER GRAB & GO DRINK REFRIGERATOR (EQUIPMENT #5).
 PROVIDE REMOVABLE PANEL FOR REAR ACCESS PER MANUFACTURER.
 - SEE CUTSHEET OPTIONS AND CONFIRM W/ TENANT. CONSULT MFR. FOR EQUIPMENT INSTALLATION AS NECESSARY.
 - SEE ELEVATIONS.
 SUBMIT SHOP DRAWINGS FOR ARCHITECTS REVIEW.
- PROVIDE (N) FIXED COUNTERTOP AT 34" A.F.F. SEE DETAIL 2'-2" & ELEVATIONS. MATCH COUNTERTOP FINISH W/ FINISH W1. SEE FIN. SCHEDULE.
- PROVIDE (N) ELECTRIC PLUG STRIP UNDER COUNTER WITH OUTLETS FACING CUSTOMERS. (S.E.D.)
- PROVIDE WALL MOUNTED SIGN ABOVE STOREFRONT DOORS WITH CONTRASTING LETTERS STATING: "22 MAXIMUM TOTAL OCCUPANTS ALLOWED IN THE DINING AREA."
- (E) DEMISING WALL. SEAL ALL PENETRATIONS WITH CODE COMPLIANT FIRE PROTECTIVE SEALANTS TO MAINTAIN EXISTING FIRE RATING.
- TENANT TO PROVIDE FURNITURE. TYP.
- (E) STEEL COLUMN SPRAYED W/ FIRE PROOFING.. TYP. PROTECT (E) FIREPROOFING.
- PROVIDE (N) 3" FURRED WALL FOR PLUMBING.
- PROVIDE OPENING W/ COVER OR DOOR FOR (E) PIPE CLEANOUT. V.I.F.
- SEE A1.1 FOR EQUIPMENT PLAN.



Sheet Title:
FLOOR PLAN

Tenant Improvements for:
VITALITY BOWLS
 425 MASSACHUSETTS AVE.
 CAMBRIDGE, MA 02139



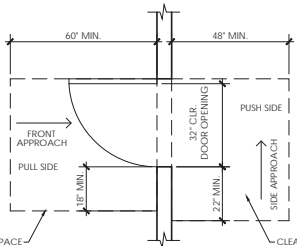
Revisions:

No.	Description	By	Date
1	FRAMING UPDATES	sv	7-9-21
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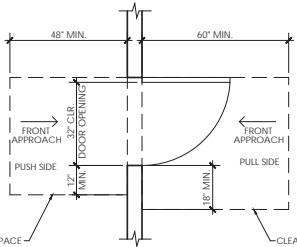
Date:	6-3-21
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A2.0

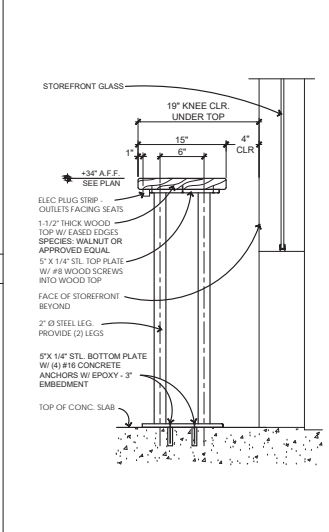
1 CONSTRUCTION PLAN
 SCALE: 1/4"=1'-0"



3 ACCESSIBLE INT. DOOR CLEARANCE DETAIL- SINGLE SWING
 SCALE: 1/2"=1'-0"



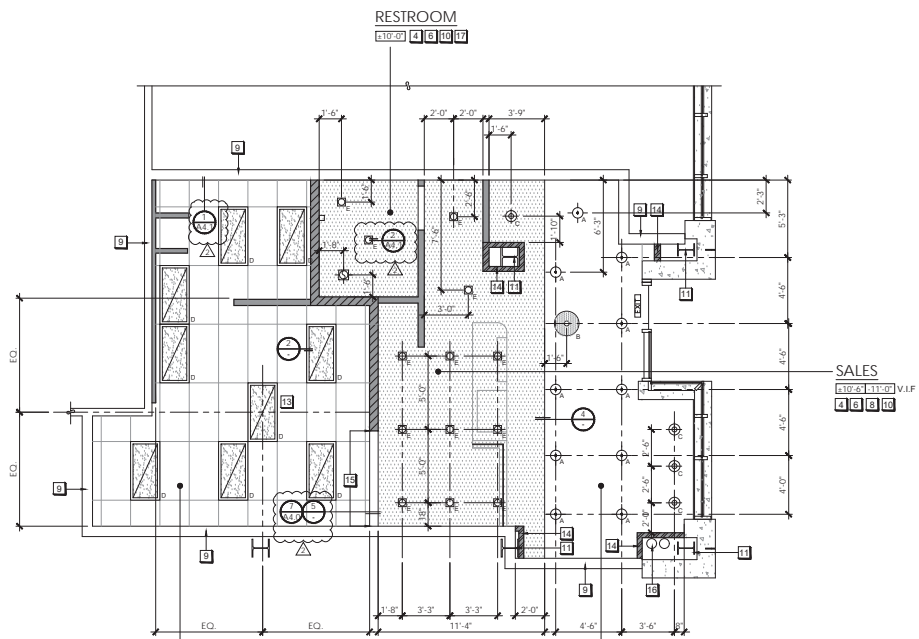
4 ACCESSIBLE INT. DOOR CLEARANCE DETAIL- SINGLE SWING
 SCALE: 1/2"=1'-0"



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

SYMBOL LEGEND

- DOOR SYMBOL: SEE SHEET A1.0 FOR DOOR AND HARDWARE SPECIFICATIONS.
- TYPE A: NEW PARTIAL HGT. NON-COMBUSTIBLE WALL @ 16" O.C. W/ 1/2" THICK WATER RESISTANT GYP. BD. EA. SIDE. INSULATE WALL. PROVIDE 3/4" THICK SOUND BATTS TO ROOF STRUCTURE. SEE DETAIL 1/A4.0. CONFIRM STANDARD OR SLOTTED TOP TRACK REQUIREMENTS WITH LANDLORD'S ARCHITECT.
- TYPE B: NEW CEILING HGT. (SEE A2.1) NON-COMBUSTIBLE WALL @ 16" O.C. W/ 1/2" THICK WATER RESISTANT GYP. BD. EA. SIDE. INSULATE WALL. PROVIDE 3/4" THICK SOUND BATTS TO ROOF STRUCTURE. SEE DETAIL 1/A4.0. CONFIRM STANDARD OR SLOTTED TOP TRACK REQUIREMENTS WITH LANDLORD'S ARCHITECT.
- TYPE C: NEW FULL HGT. (+14'-0") NON-COMBUSTIBLE WALL @ 16" O.C. W/ 1/2" THICK WATER RESISTANT GYP. BD. EA. SIDE. INSULATE WALL WITH 6" THICK SOUND BATTS TO ROOF STRUCTURE. SEE DETAIL 1/A4.0. CONFIRM STANDARD OR SLOTTED TOP TRACK REQUIREMENTS WITH LANDLORD'S ARCHITECT.
- TYPE D: NEW FULL HGT. (+14'-0") NON-COMBUSTIBLE WALL @ 16" O.C. W/ 1/2" THICK WATER RESISTANT GYP. BD. EA. SIDE. INSULATE WALL WITH 6" THICK SOUND BATTS TO ROOF STRUCTURE. SEE DETAIL 1/A4.0. CONFIRM STANDARD OR SLOTTED TOP TRACK REQUIREMENTS WITH LANDLORD'S ARCHITECT.
- (E) DEMISING WALL (GC TO VERIFY AND MAINTAIN FIRE RATING)
- (N) STOREFRONT BY TENANT. CONSULT WITH LL FOR APPROVAL.
- (N) WALL MOUNTED FIRE EXTINGUISHER TYPE ZA10BC
- AREA OF MIN. 36" TRAVEL PATH SHALL BE MAINTAINED.



SYMBOL LEGEND	
	(N) SUSPENDED PENDANT LIGHTS (GENERAL LIGHTING) MANUFACTURER: INTENSE LIGHTING MODEL: S5AG2C CCT: 2700K FINISH: BLACK TYPE: LED MOUNTING: ±11'-6" A.F.F. VERIFY IN FIELD.
	(N) LARGE PENDANT CEILING LAMP (GENERAL LIGHTING) MANUFACTURER: KENNEDY WOOD AND WIRE MODEL: KENNEDY WOOD AND WIRE TYPE: 60W INCANDESCENT MOUNTING HEIGHT: ±9'-0" A.F.F.
	(N) PENDANT LIGHT MFR.: HOMBARY MODEL: ROUND BUBBLE DESIGN (GLASS GLOBE) #0010457 SHADE FINISH: PURPLE (PLUM) TYPE: LED LAMPS WAITS: 40W RATED MOUNTING HEIGHT: SEE ELEVATIONS.
	(N) 2x4 LAY-IN LIGHT FIXTURE, S.E.D. MANUFACTURER: WILLIAMS MODEL: 50GS24-LEDU35/840F AF 12125-DG-EOCLPS-DIM-UNV CCT: 5000K TYPE: LED MOUNTING: SEE DETAIL 2/.
	(N) RECESSED LIGHT FIXTURE, IF NEEDED MANUFACTURER: ZIMMERE MODEL: BR4D-LED2N-22W-830-W5-D1-CL-W-CA TYPE: LED MOUNTING: SEE DETAIL 2/A4.1
	(E) OR (N) EXIT LIGHT, V.I.F.
	(N) EXHAUST FAN SWITCH WITH LIGHT AND VENT TO ROOF. S.M.D.
	CEILING HEIGHT INDICATOR

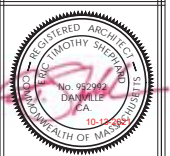
320 Sycamore Valley Road West
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Sheet Title:
REFLECTIVE CEILING PLAN

Tenant Improvements for:
VITALITY BOWLS
425 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02139

REFLECTIVE CEILING PLAN SHEET NOTES

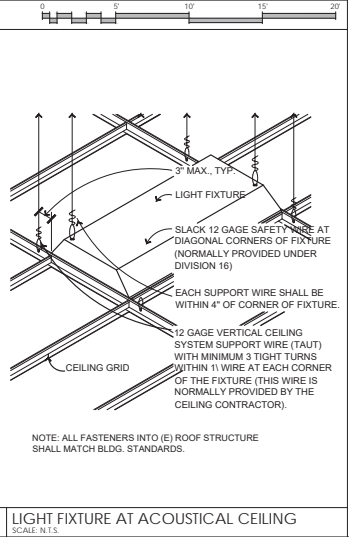
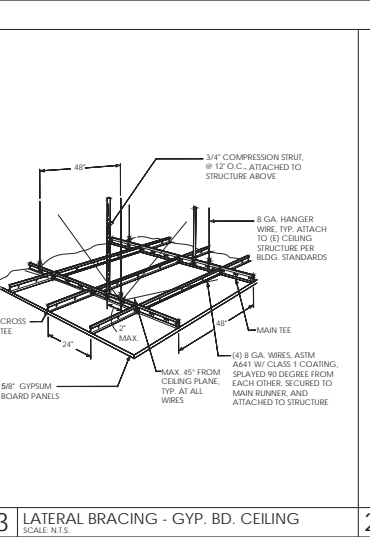
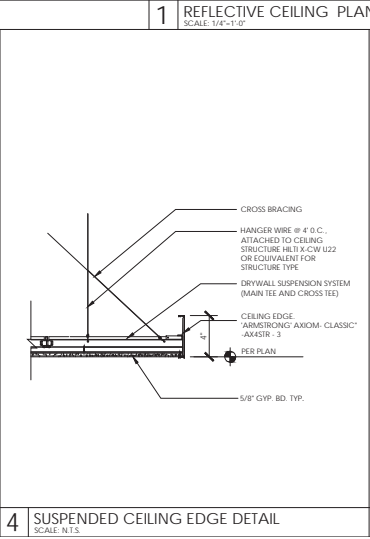
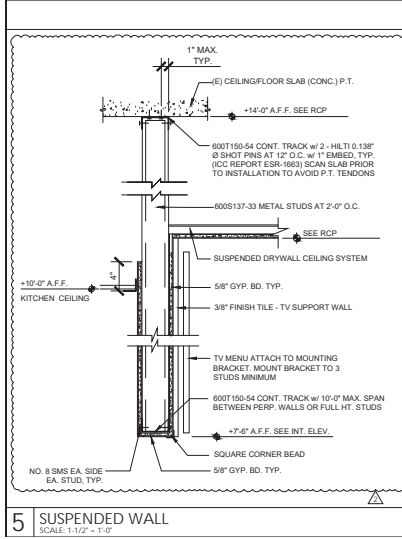
- REFER TO GENERAL NOTES FOR MORE INFORMATION.
- THIS PLAN IS PROVIDED TO SHOW LOCATION OF ALL PRIMARY CEILING FIXTURES AND ARCHITECTURAL ELEMENTS ONLY.
- NO EQUIPMENT OVER 400 POUNDS SHALL BE MOUNTED ON ROOF, CEILING OR FLOOR STRUCTURE. NO FIXTURES WITH WEIGHT MORE THAN 20 lbs WILL BE SUSPENDED FROM ROOF, CEILING, WALL STRUCTURE, (TYP).
- ALL LIGHT FIXTURES SHOWN ARE NEW. SEE LIGHT FIXTURE SCHEDULE ON THIS SHEET AND SEE ELECTRICAL DRAWINGS FOR BALANCE OF INFO. FIELD VERIFY SPECIFIED (N) LIGHT FIXTURE MOUNTING HEIGHTS AND LOCATIONS PER RCP, FLOOR PLAN, AND (N) CEILING GRID. REPORT TO ARCHITECT IF NECESSARY.
- PROVIDE (N) 2x4 SUSPENDED CEILING SYSTEM. SEE DETAIL 2/A4.1. MANUFACTURER: ARBISTRONIC FRIEDEL XE 15/16" CEILING SYSTEM IN THE KITCHEN AREA TO COMPLY WITH HEALTH CODES FOR COMMERCIAL KITCHEN. FIELD VERIFY PROPOSED NEW CEILING HEIGHT.
 - (N) 2x4 SUSPENDED CEILING SYSTEM, CEILING TILE: GOLD BOND BRAND "GRIDSONE" PANELS FOR COMMERCIAL KITCHEN OR APPROVED EQ.
 - COLOR: WHITE
- PROVIDE (N) GYP. BOARD SOFFIT. SEE DETAILS 3/- AND 4/- . PAINT PER FINISH PLAN. FIELD VERIFY PROPOSE SOFFIT HEIGHT AND CONFIRM W/ ARCHITECT.
- EXPOSE (E) CEILING. PROVIDE (N) 3M FIRE BARRIER WRAP (1-HR RATED, PAINTABLE) TO WRAP EXPOSED CEILING DECK, BEAMS, AND (N) HVAC DUCT. PAINT (E) EXPOSED PIPES AND (N) FIRE BARRIER WRAP PER FINISH PLAN. MAINTAIN FIRE RATING OF EXISTING FIRE PROOFING AND EXISTING CEILING S.T.C. RATING.
- GENERAL CONTRACTOR SHALL INSTALL TENANT PROVIDED SOUND SYSTEM, SPEAKERS, AND SECURITY CAMERAS SYSTEMS. CONSULT WITH TENANT.
- (E) DEMISING WALL. SEAL ALL PENETRATIONS WITH CODE COMPLIANT FIRE PROTECTIVE SEALANTS TO MAINTAIN EXISTING FIRE RATINGS.
- PROVIDE (N) HVAC SYSTEM PER MECHANICAL PLANS. (S.M.D). CONSULT LL CONSULTATION MANAGER AND REFER LL DRAWINGS REGARDING DUCT INSTALLATION AND R.T.U. ZONING REQUIREMENTS AND INSTALLATION.
- (E) STL. COL. SPRAYED W/ FIRE PROOFING. MAINTAIN FIRE PROOFING.
- NOT USED
- PROVIDE (N) SUSPENDED OUTLETS FROM CEILING ABOVE WORK TABLE EQUIPMENT #20, (S.E.D.).
- FULL-HEIGHT WALL TO ENCLOSE (E) FIRE PROOFED COLUMN, TYP. THROUGHOUT.
- PROVIDE (N) WALL OPENING W/ MIL. STUD HEADER. SEE 5/- AND 7/A4.0 FOR DETAILS. SEE 7/A.0 FOR HEADER SCHEDULE. SEE INTERIOR ELEVATIONS FOR HEIGHT AND CLADDING FIN. SUBMIT CLADDING FINISH FOR ARCHITECT'S REVIEW.
- (E) DRAIN PIPES CONFIRM LOCATIONS AND HEIGHTS OR POTENTIAL CONFLICTS
- MODIFY (E) FIRE SPRINKLER AND ALARM SYSTEM AND PROVIDE THE ITEMS AS FOLLOW:
 - TAMPER FLOW ISOLATION VALVES PER RETAIL SPACE.
 - EXTERIOR BEACON PER RETAIL SPACE.
 - REMOTE ANNUNCIATOR.
 - CONFIRM W/ TENANT



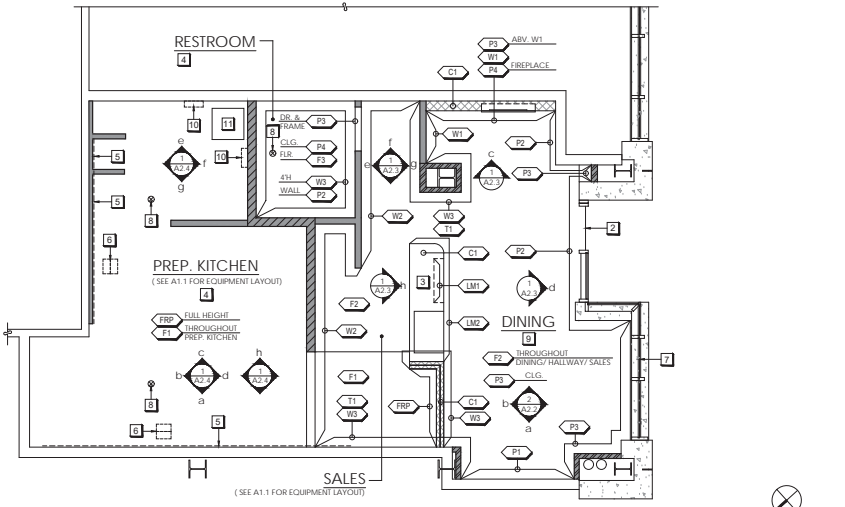
Revisions:			
No.	Description	By	Date
1	FRAMING UPDATES	SV	7-9-21
2	EQUIPMENT CHANGES	SV	10-13-21

Date: 6-3-21
Designer: EIS, KZ
Drafter: KZ, LA
Proj. Mgr.: EIS
Scale: AS NOTED
Proj. No.: 1416.99

Sheet No.:
A2.1



1. REFER TO GENERAL NOTES FOR MORE INFORMATION.
2. TRANSITION STRIP PER DETAIL (A2.2)
3. BUILT IN CABINETRY (SEE 3/A.1)
 - A. TOP: CORIAN TOP 1 1/2" EDGE
 - B. FRAME AND SHELVING: PLASTIC LAMINATE WALLS INSIDE AND OUT, INCLUDING UNDERSIDE OF COUNTER TOPS
 - C. CONSTRUCTION OF SUBSTRATE SHALL BE WITH LOW VOC PLYWOOD
 - D. CUSTOM COUNTER FOR UNDER COUNTER GRAB & GO DRINK REFRIGERATOR (EQUIPMENT #5).
 - E. SUBMIT SHOP DRAWINGS.
4. SMOOTH, DURABLE, EASILY CLEANABLE, LIGHT-COLORED, AND NON ABSORBENT, WALL AND CEILING FINISHES WILL BE REQUIRED IN THE FOLLOWING AREAS WHERE APPLICABLE:
 - WHERE FOOD IS PREPARED OR PACKAGED
 - CUSTOMER SELF-SERVE LOCATION WHERE OPEN FOOD OR BEVERAGE IS DISPENSED (BEVERAGE STATIONS)
 - WAIT STATIONS
 - WHERE UTENSILS ARE WASHED AND STORED
 - JANITORIAL AREAS
 - RESTROOMS (CUSTOMER RESTROOMS DO NOT REQUIRE LIGHT COLORED WALL OR CEILING FINISHES THROUGH IT IS RECOMMENDED)
 - EMPLOYEE LOCKER ROOMS
 - WHERE ANY FOOD IS NOT STORED IN THE ORIGINAL UNOPENED CONTAINERS.
5. PROVIDE FIRE-RETARDANT-TREATED PLYWOOD BACKING AT ALL WALL MOUNTED SHELVING PER DETAIL 3/A.4.6. NOT ALL BACKING IS SHOWN ON THIS PLAN. SEE EQUIPMENT PLAN FOR ALL SHELVING LOCATIONS. TYP. THROUGHOUT.
6. (N) FLOOR SINK. REFER TO PLUMBING DRAWINGS FOR BALANCE OF INFORMATION.
7. G.C. TO CLEAN UP (E) STOREFRONT.
8. (N) FLOOR DRAIN. REFER TO PLUMBING DRAWINGS FOR BALANCE OF INFORMATION.
9. (E) EXPOSED CONCRETE CEILING AT DINING AREA.
10. PROVIDE (N) SURFACE-MOUNT ELECTRICAL PANEL (S.E.D.).
11. PROVIDE (N) FLOOR-MOUNT ELECTRICAL TRANSFORMER PER ELECTRICAL DRAWINGS. VERIFY REQUIRED CLEARANCES WITH MANUFACTURER. OPTIONAL: FIELD VERIFY CONDITIONS FOR CEILING MOUNTING ABOVE KITCHEN CEILING AND PROVIDE CONSTRUCTION CALCULATIONS FOR CEILING MOUNTING. REPORT TO ARCHITECT.

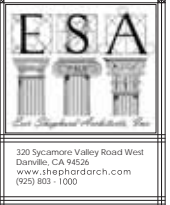


FINISH PLAN SHEET NOTES

1 FINISH FLOOR PLAN
SCALE: 1/4"=1'-0"

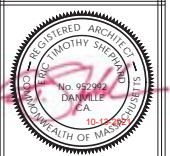
FINISHES

- F1 EPOXY POLYURETHANE FLOORING SYSTEM W/ INTEGRAL 4" HIGH & 3/8" RADIUS COVE BASE (KITCHEN)
 - MANUFACTURER: SHERWIN WILLIAMS
 - MODEL: FASTOP 125
 - THICKNESS: 1/4" MIN.
 - TOP-COAT COLOR: GRAY W/ ANGULAR AGGREGATE
 - APPLICATION: FOR COMMERCIAL KITCHEN WET LOCATION
 - BASE DETAIL: 7/A.1.1
- F2 SLIP RESISTANT POLISHED CONCRETE - GRIND EXISTING FLOOR
 - MANUFACTURER: RETRO PLATE - FLOOR POLISHING SYSTEM
 - STAIN COLOR: MEDIUM GREY
 - FINISH: MEDIUM GLOSS
 - * VERIFY CONDITION OF SLAB W/ TENANT AFTER DEMO.
- C1 CORIAN COUNTERTOP W/ 1-1/2" BLOCK EDGE (SALES COUNTER)
 - MANUFACTURER: DUPONT CORIAN
 - THICKNESS: 1/2"
 - COLOR: NATURAL GREY - POLISHED GLOSSY
 - EDGE: 1-1/2" THICK BLOCK EDGE
- W1 RECLAIMED WOOD FLOORING SYSTE TO BE INSTALLED ON WALL
 - MANUFACTURER: BLACK'S FARMWOOD
 - TYPE: SQUARE EDGE
 - SIZE: 3/4" THICK, RANDOM 3'-4" W., RANDOM 2'-12" L.
 - MODEL: EUROPEAN WHITE OAK FLOORING
 - FINISH: UNFINISHED
 - OR APPROVED EQUAL.
- W2 PORCELAIN TILE
 - MANUFACTURER: BEDROSIANS - 'TAHOE'
 - SIZE: 4'X4'
 - COLOR: GLACIER
 - SEAM: 3/16"
 - PATTERN: 33% MAX. OVERLAP PER MFR. SPECS.
 - GROUT COLOR: CUSTOM - #335 WINTER GRAY
 - CORNER TRIM: TEXTURED COLOR-COATED ALUMINUM MATTE BLACK MGS
 - FINISH: MGS
- W3 SUBWAY TILE (RESTROOM, SALES AREA, AND FRONT END)
 - MANUFACTURER: DALTE
 - MODEL: COLOR WHEEL COLLECTION - CLASSIC
 - SIZE: 3'X6'
 - COLOR: BLACK (K11) GLOSSY
 - GROUT COLOR: CUSTOM - #330 DOVE GRAY
 - PATTERN: OFFSET - 50/50
 - BASE: COVE BASE TILE (RESTROOM) (SEE 7/A.1.1)
 - TOP TRIM: BULLNOSE TRIM TILE (RESTROOM)
- T1 METAL TRANSITION AND CORNER TRIM FOR
 - MFR: SCHLUTER
 - MODEL: VERIFY TRIM HEIGHT PER TILE THICKNESS
 - SIZE: MGS - TEXTURED COLOR-COATED ALUMINUM MATTE BLACK
 - FINISH: MGS
- F3 FLOOR TILE (RESTROOM)
 - MANUFACTURER: EMSER TILE
 - MODEL: BUILDING BLOCKS CONCRETE
 - SIZE: 12"X24"
 - COLOR: GRAY
 - GROUT COLOR: CUSTOM #165 DELOREAN GRAY
 - PATTERN: 50/50 OFFSET
- FRP FRP FULL HEIGHT WALL PANEL (PREP KITCHEN)
 - MANUFACTURER: MARLITE SYNTHETRIX
 - FINISH/COLOR: SCHLUTER JOLLY (WHITE SUBWAY TILE)
 - INSTALLATION: GLUE TO SUBSTRATE - PER MFR. SPECS.
- P1 PAINT (WALL)
 - MANUFACTURER: KELLY MOORE
 - COLOR: PLUSH PURPLE - KM 5595
 - SHEEN: EGG SHELL
- P2 PAINT (WALL)
 - MANUFACTURER: KELLY MOORE
 - COLOR: FOGGY DAY - KM 4886
 - SHEEN: EGG SHELL
- P3 PAINT (WALL DINING CEILING, DOOR & DOOR FRAME)
 - MANUFACTURER: KELLY MOORE
 - TYPE: TITANIUM GRAY - KM 4882
 - SHEEN: EGG SHELL (WALL); SEMI-GLOSS (DOOR & DOOR FRAME)
- P4 PAINT (RESTROOM CEILING, FIREPLACE WALL AND SOFFIT)
 - MANUFACTURER: KELLY MOORE
 - COLOR: PURE WHITE
 - SHEEN: EGG SHELL (SOFFIT, FIREPLACE WALL); SEMI-GLOSS (RESTROOM)
- LM1 LAMINATE
 - MANUFACTURER: ABET
 - MODEL: 1831 SEI
 - COLOR: DARK GRAY
 - OR APPROVED EQUAL
- LM2 LAMINATE
 - MANUFACTURER: ABET
 - MODEL: 370 SOFT
 - COLOR: WOOD LOOK
 - OR APPROVED EQUAL
- B1 1/2" H. WOOD BASE @ POS PUBLIC SIDE
 - PAINT: P3
 - SHEEN: EGG SHELL



Sheet Title:
FINISH PLAN & DINING ELEVATIONS

Tenant Improvements for:
VITALITY BOWLS
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CAMBRIDGE, MA 02139



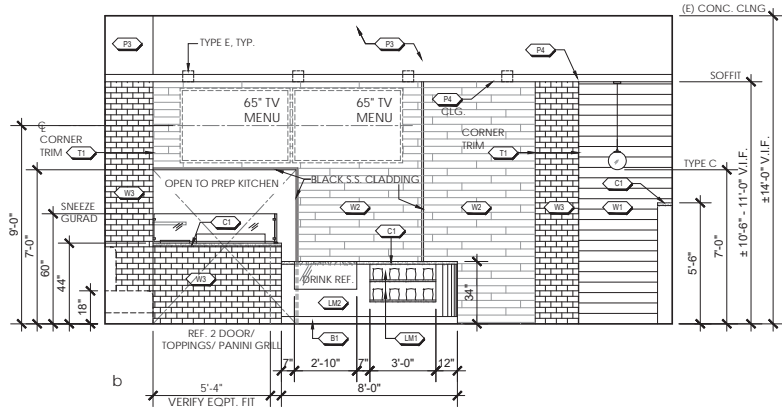
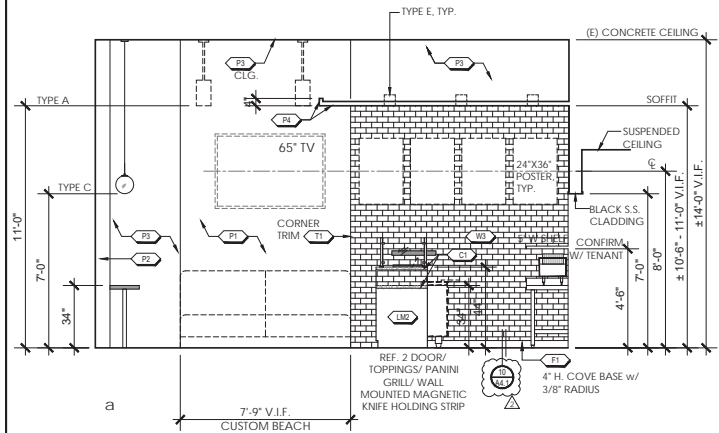
Revisions:

No.	Description	By	Date
△	FRAMING UPDATES	SV	7-9-21
△	EQUIPMENT CHANGES	SV	10-13-21

Date: 6-3-21
Designer: EIS, KZ
Drafter: KZ, SV
Proj. Mgr.: EIS
Scale: AS NOTED
Proj. No.: 1416.99

Sheet No.:

A2.2



2 DINING ROOM AND SALES ELEVATIONS
SCALE: 3/8"=1'-0"



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Sheet Title:

KITCHEN ELEVATIONS

Tenant Improvements for:
VITALITY BOWLS
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CAMBRIDGE, MA 02139



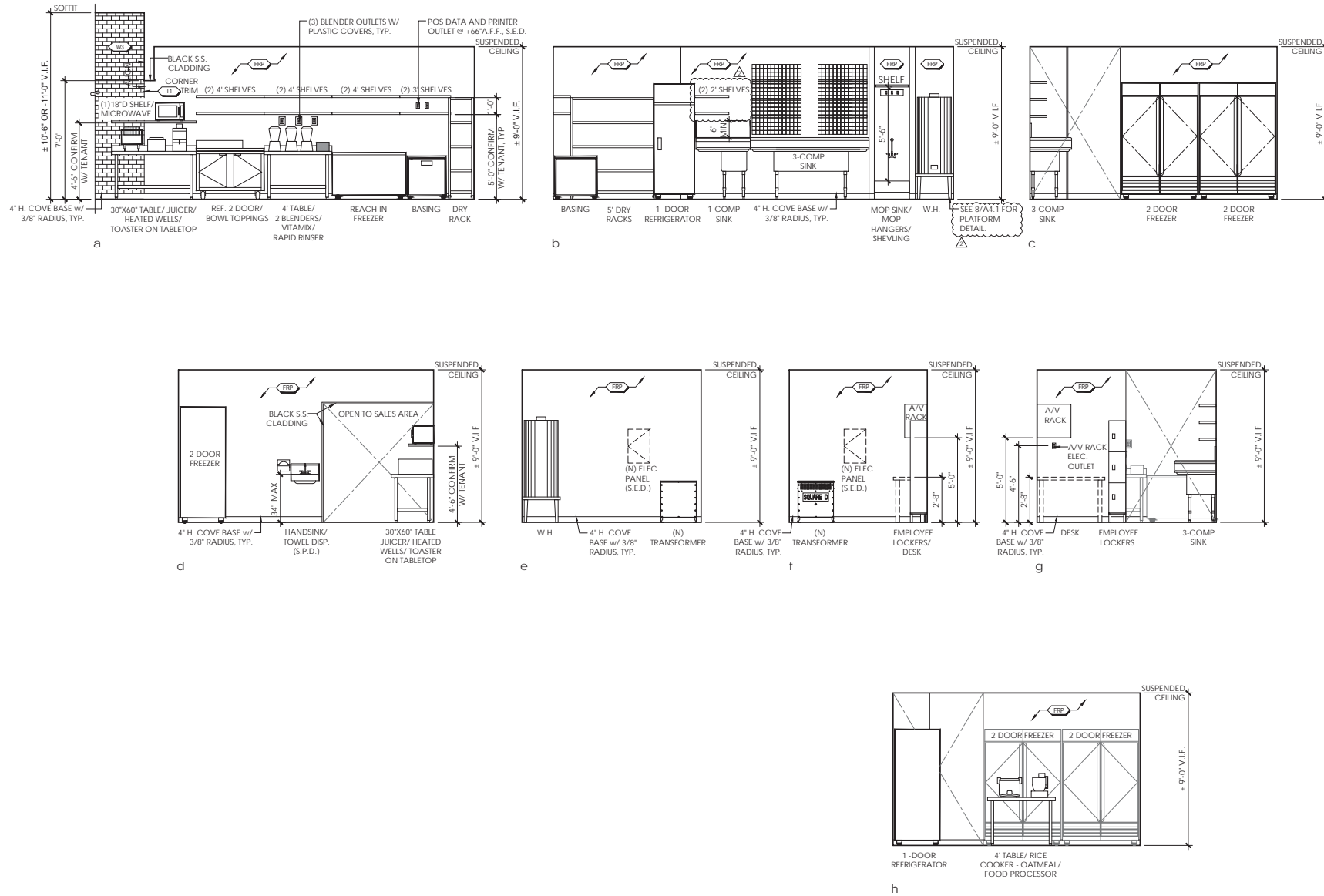
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No.	Description	By	Date
△	FRAMING	sv	7-9-21
△	UPDATES	sv	10-13-21
△	EQUIPMENT	sv	10-13-21
△	CHANGES	sv	10-13-21

Date:	6-3-21
Designer:	ETS, KZ
Drafter:	KZ, LA, SV
Proj. Mgr.:	ETS
Scale:	AS NOTED
Proj. No.:	1416.99

Sheet No.:

A2.4





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Sheet Title:

ACCESSIBLE
RESTROOM

Tenant Improvements for:
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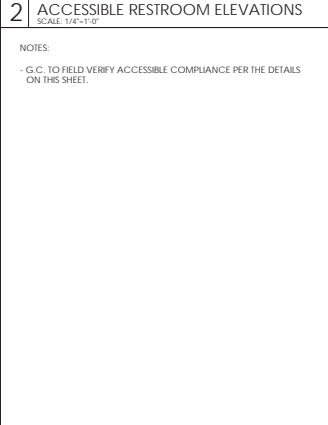
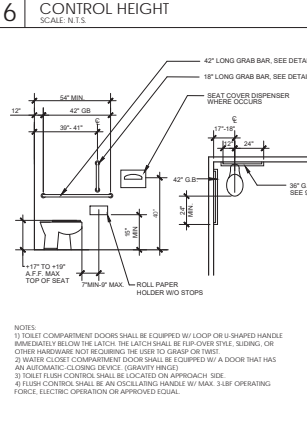
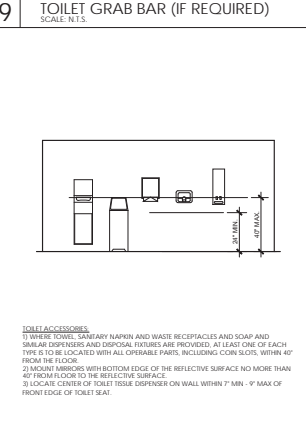
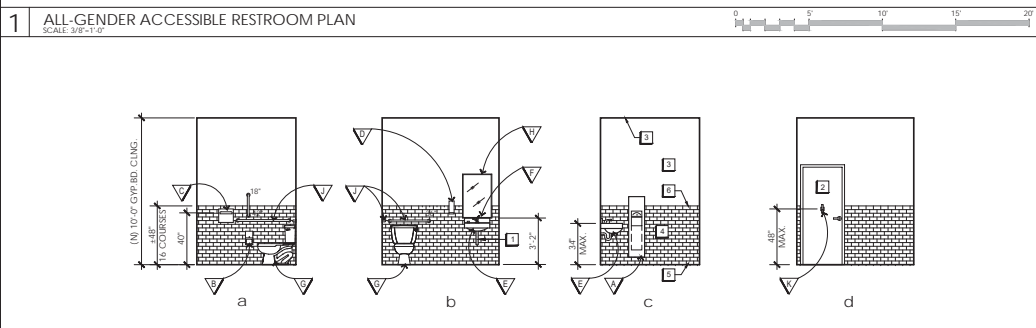
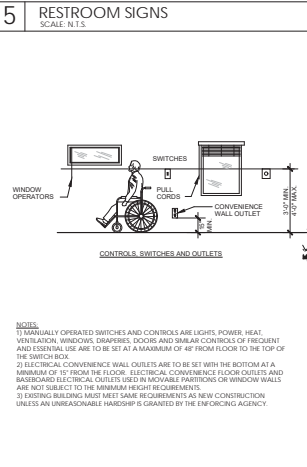
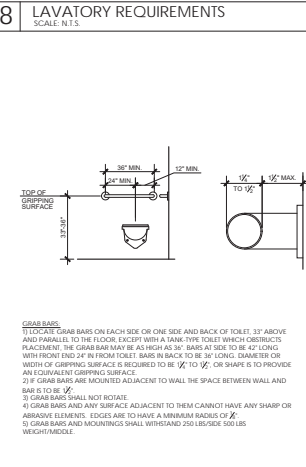
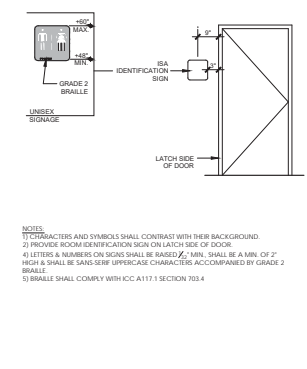
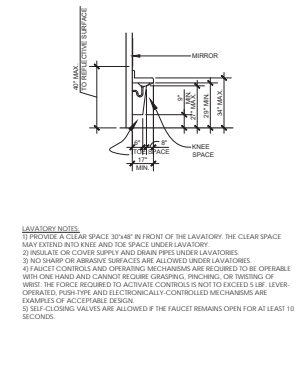


Revisions:			
No.	Description	By	Date
1	FRAMING UPDATES	sv	7-9-21
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Date: 6-3-21
Designer: EST, KZ
Drafted: KZ, LA
Proj. Mgr.: EIS
Scale: AS NOTED
Proj. No.: 1416.99

Sheet No.:

A3.0



SYMBOL	DESCRIPTION	MANUFACTURER	DETAIL
▽	(N) S.S. RECESSED AUTOMATIC PAPER TOWEL DISPENSER / WASTE RECEPTACLE. VERIFY WITH TENANT.	BOBRICK MODEL# B9174	10/
▽	(N) S.S. TOILET PAPER DISPENSER - VERIFY COMPLIANCE W/ DETAIL.	BOBRICK MODEL# B2988	7/
▽	(N) S.S. TOILET SEAT COVER DISPENSER - VERIFY COMPLIANCE W/ DETAIL.	BOBRICK MODEL# B221	7/
▽	(N) S.S. "TOUCHLESS" AUTO SOAP DISPENSER - WALL MOUNTED - VERIFY COMPLIANCE W/ DETAIL.	BOBRICK MODEL# B2012	10/
▽	(N) WALL MOUNTED LAVATORY W/ VERIFY COMPLIANCE W/ DETAIL.	KOHLER MODEL# K-2084-L	8/
▽	(N) AUTOMATIC DECK MOUNTED FAUCET "TOUCHLESS".	KOHLER MODEL# K-1340-CP	8/
▽	(N) FLOOR WATER CLOSET (WHITE). RIGHT FLUSH HANDLE - VERIFY COMPLIANCE W/ DETAIL.	AMERICAN STANDARD CADET 3 ADA COMPLIANT MODEL: 706A101	7/
▽	(N) WALL MOUNTED MIRROR (24x36) REFLECTIVE SURFACE @ 40" MAX A.F.F.	BOBRICK MODEL# B165	8/
▽	(N) GRAB BAR: 18", 36" AND 42" - VERIFY COMPLIANCE W/ DETAIL.	BOBRICK MODEL# B6806	7/ & 8/
▽	(N) COAT HOOK	BOBRICK MODEL# B662	9/

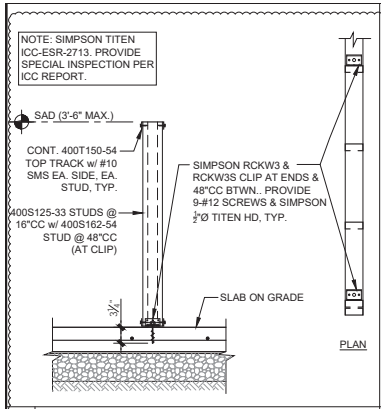
- KEY PLAN NOTES**
- PROVIDE (N) INSULATION AT DRAIN PIPE AND HOT WATER PIPES WITH PRE-MANUFACTURED & PRE-FORMED INSULATORS, WHITE IN COLOR.
 - PROVIDE NEW INTERNATIONAL SYMBOL OF ACCESSIBILITY SIGNAGE MOUNTED TO OUTSIDE FACE OF RESTROOM DOOR. SEE DETAIL 5/- FOR BALANCE OF INFO.
 - PAINT CEILING WITH (2) COATS OF LATEX ENAMEL PAINT OVER (2) COATS OF DRYWALL PRIMER. FINISH: SEMI GLOSS, SEE FIN. SCHEDULE.
 - WALL TILE AT 4" A.F.F. PER FINISH SCHEDULE. TYP. THROUGHOUT RESTROOMS.
 - PROVIDE NEW SANITARY 6" x 4" TALL COVED BASE TILE ALONG FLOOR EDGE. TYP. MFR: DALTILE MODEL: S381PT FINISH: PER FINISH SCHEDULE G.C. TO CONFIRM COVE BASE HEIGHT WITH TILE THICKNESS.
 - PROVIDE NEW BULLNOSE TILE ALONG EDGE OF TILE WAJNSCOTING. MFR: DALTILE MODEL: S4369M FINISH: PER FINISH SCHEDULE G.C. TO CONFIRM TILE.
 - PROVIDE (N) FLOOR DRAIN: (S.P.D.)

10 ACCESSORY MOUNTING HEIGHT SCALE: N.T.S.

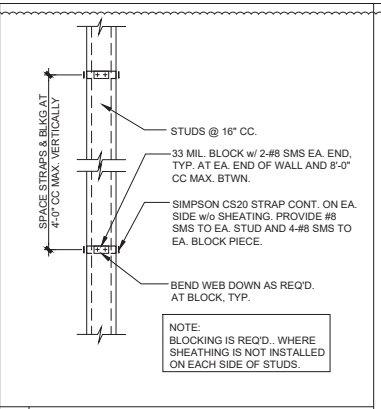
7 WATER CLOSET COMPARTMENT SCALE: N.T.S.

3 ACCESSORY SCHEDULE SCALE: N/A

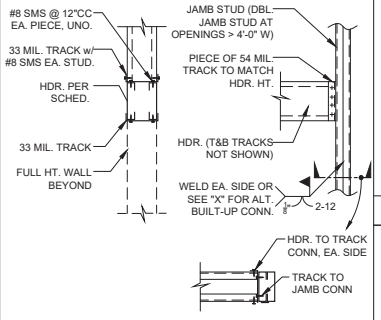
4 KEY NOTES SCALE: N/A



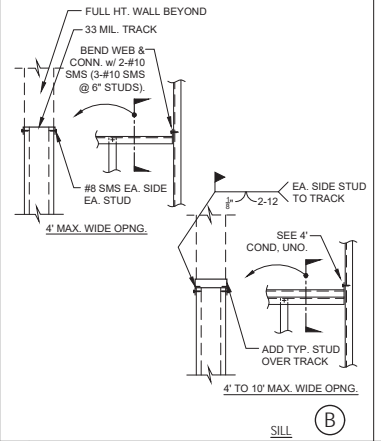
8 HALF WALL SUPPORT AT SLAB ON GRADE
SCALE: 1"-1'-0"



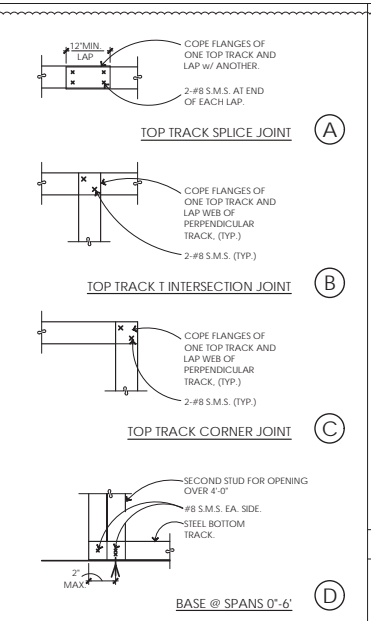
6 TYP. METAL STUD BLOCKING
SCALE: 1"-1'-0"



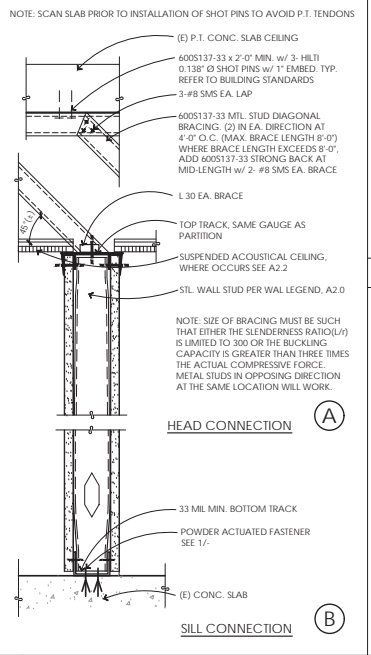
MAX HDR. SPAN	HDR.	HEADER TO TRACK CONN.	TRACK TO JAMB CONN.
6'-0"	2-600S137-33	3-#10 SMS	6-#10 SMS
8'-0"	2-600S137-54	3-#10 SMS	6-#10 SMS
10'-0"	2-600S200-54	4-#10 SMS	8-#10 SMS



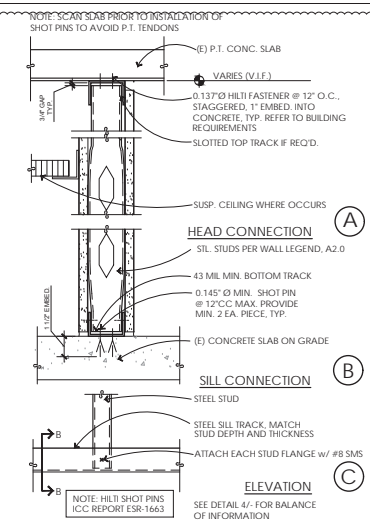
7 METAL STUD FRAMING AT WALL OPENINGS
SCALE: 1/2\"/>



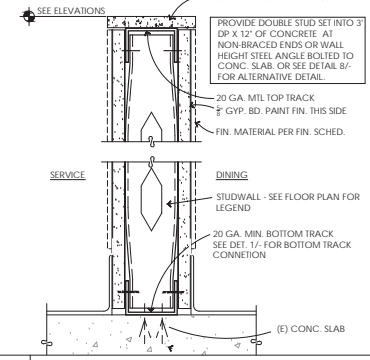
5 CEILING HEIGHT WALL
SCALE: 1/2\"/>



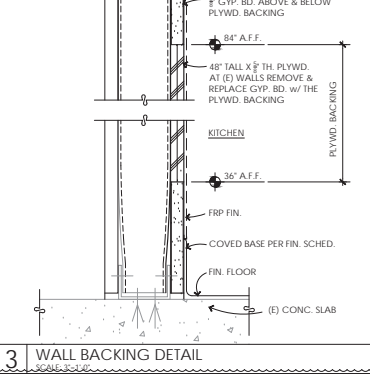
4 HEADER, SILL, & BASE TO JAMB STUDS
SCALE: 1/2\"/>



3 WALL CLADDING DETAIL
SCALE: 1/2\"/>



1 FULL HEIGHT WALL (NON BEARING)
SCALE: 3/4\"/>

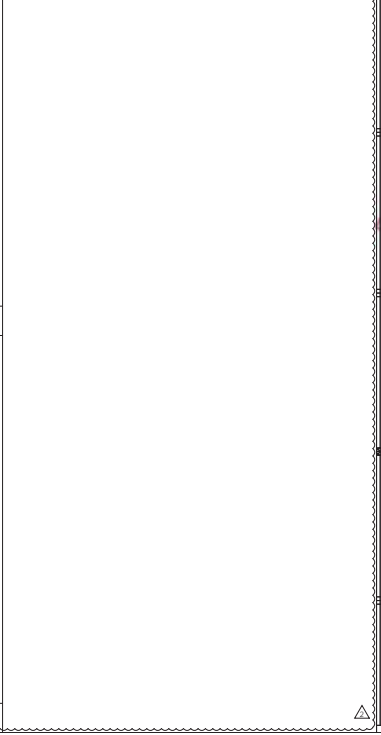


2 PARTIAL HEIGHT WALL w/ CAP
SCALE: 3/4\"/>

- ### LIGHT GAUGE METAL FRAMING
- ALL PRODUCTS TO BE MANUFACTURED BY THE CURRENT MEMBERS OF THE STEEL STUD MANUFACTURERS ASSOCIATION, PER ICC ESR REPORT NO. 3064P, OR APPROVED EQUAL.
 - ALL GALVANIZED STUDS AND JOISTS SHALL BE FORMED FROM STEEL THAT CORRESPONDS TO THE MIN. REQUIREMENTS OF AISI 510-16.
 - ALL STRUCTURAL MEMBERS SHALL BE DESIGNED IN ACCORDANCE w/ THE AMERICAN IRON AND STEEL INSTITUTE (AISI) NORTH AMERICAN SPECIFICATION FOR THE DESIGN OF COLD-FORMED STEEL STRUCTURAL MEMBERS, AISI 510-16 EDITION.
 - PROVIDE ALL ACCESSORIES INCLUDING, BUT NOT LIMITED TO, TRACKS, CLIPS, WEB STIFFENERS, ANCHORS, FASTENING DEVICES, RESILIENT CLIPS, AND OTHER ACCESSORIES R/C/D FOR A COMPLETE AND PROPER INSTALLATION, AND AS RECOMMENDED BY THE MANUFACTURER FOR THE STEEL MEMBERS USED.
 - ALL FRAMING COMPONENTS SHALL BE CUT SQUARELY OR ON AN ANGLE (SUCH AS BRACING) TO SQUARELY FIT AGAINST ABUTTING MEMBERS. MEMBERS SHALL BE HELD FIRMLY IN POSITION UNTIL PROPERLY FASTENED.
 - FASTENING OF COMPONENTS SHALL BE w/ SELF-DRILLING SCREWS OR WELDING. SCREWS OR WELDS SHALL BE OF SUFFICIENT SIZE TO INSURE THE STRENGTH OF THE CONNECTION. ALL WELDS OF GALVANIZED STEEL SHALL BE TOUCHED UP w/ ZINC-RICH PAINT. ALL WELDS OF CARBON SHEET STEEL SHALL BE TOUCHED UP w/ PAINT. WIRE TYPING OF COMPONENTS SHALL NOT BE PERMITTED. SCREWS TO BE IN ACCORDANCE w/ ICC ESR REPORT NO. 3064P.
 - RUNNER TRACKS SHALL BE THE SAME GAGE AS STUDS SUPPORTED, UNLESS OTHERWISE NOTED. TRACKS SHALL BE FASTENED TO STRUCTURE AT 24\"/>

UNBRACED HEIGHT	STUD
10'	342S125-18 @ 16\"/>

- 54 MIL AND HEAVIER STUDS AND TRACKS SHALL BE 50 KSI.





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Sheet Title:

DETAILS

Tenant Improvements for:
VITALITY BOWLS
425 MASSACHUSETTS AVE.
CAMBRIDGE, MA 02139



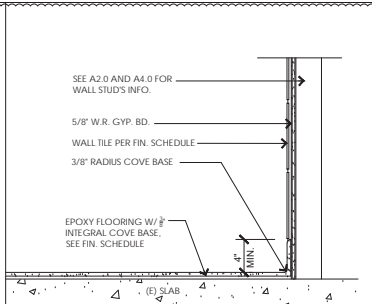
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No.	Description	By	Date
1	FRAMING UPDATES	SV	7-9-21
2	EQUIPMENT CHANGES	SV	10-13-21

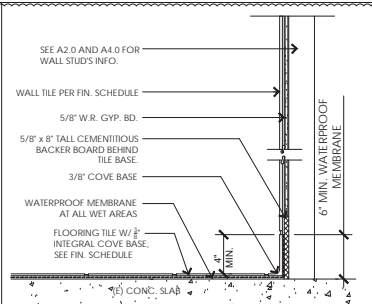
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Drafter: KZ
Proj. Mgr.: KZ
Scale: NOTED
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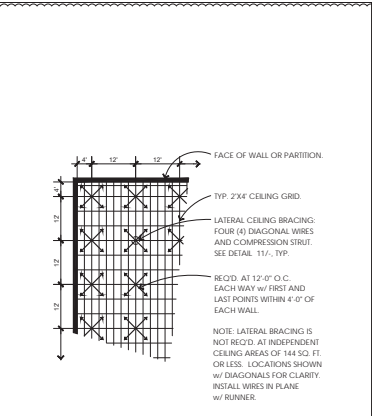
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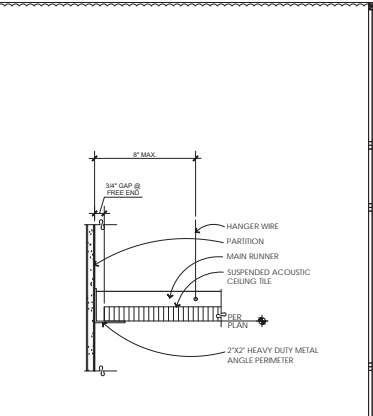
10 COVE WALL BASE @ PANINI STATION
SCALE: 1-1/2"=1'-0"



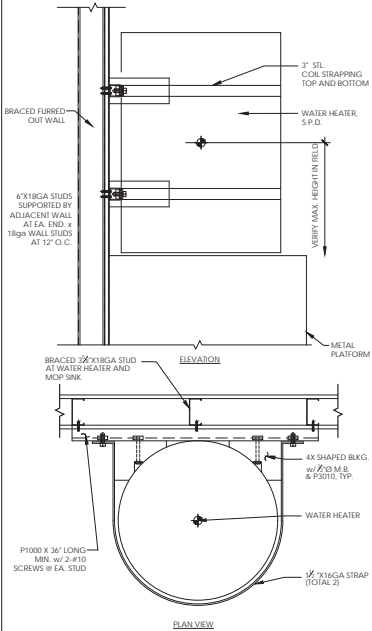
7 WALL BASE @ RESTROOM
SCALE: 1-1/2"=1'-0"



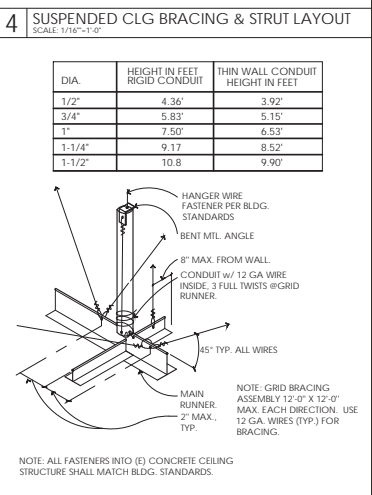
4 SUSPENDED CLG BRACING & STRUT LAYOUT
SCALE: 1/16"=1'-0"



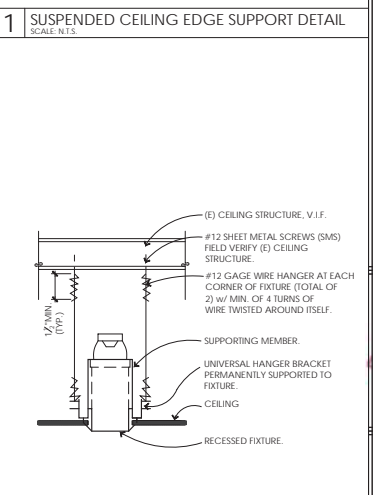
1 SUSPENDED CEILING EDGE SUPPORT DETAIL
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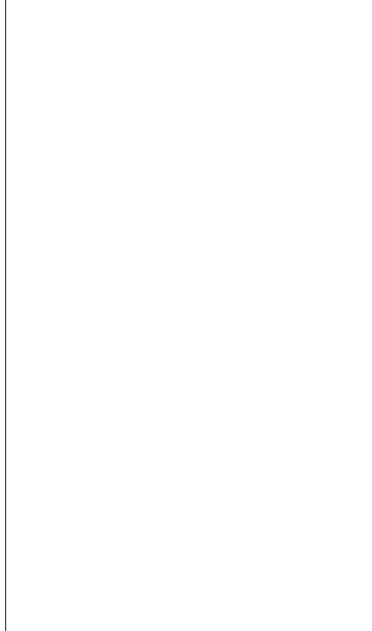
8 WATER HEATER PLATFORM
SCALE: 1-1/2"=1'-0"



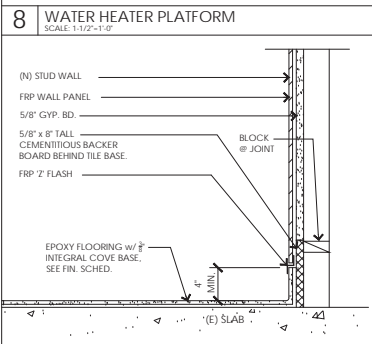
5 STANDARD COMPRESSION STRUT
SCALE: 3"=1'-0"



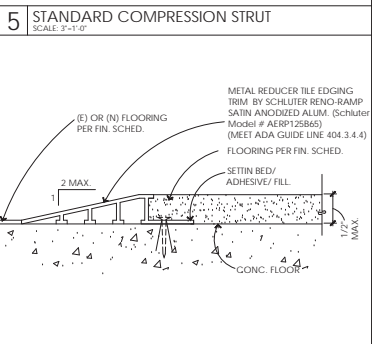
2 RECESSED LIGHT FIX. MOUNTING DETAIL
SCALE: N.T.S.



9 WALL BASE @ KITCHEN
SCALE: 1-1/2"=1'-0"



6 FLOOR TRANSITION - FLOOR TILE & CONCRETE
SCALE: FULL SCALE

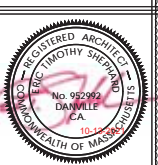


3 CABINET CROSS SECTION
SCALE: 1/32"=1'-0"

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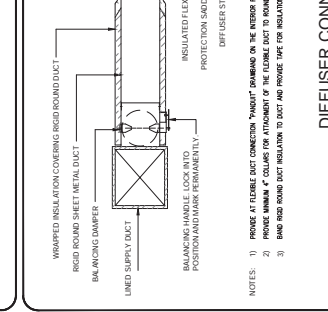
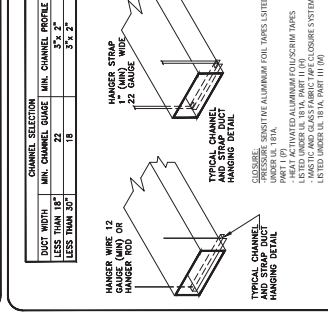
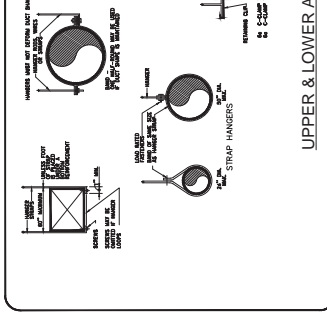
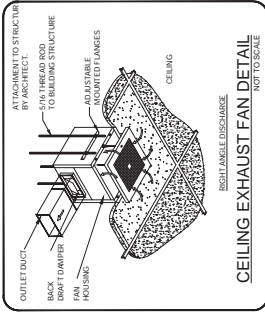


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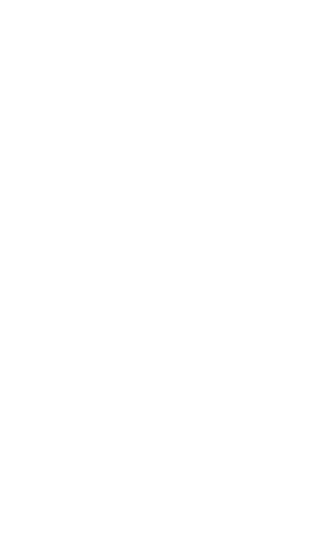
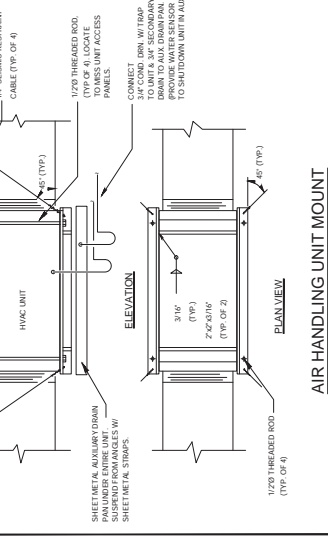
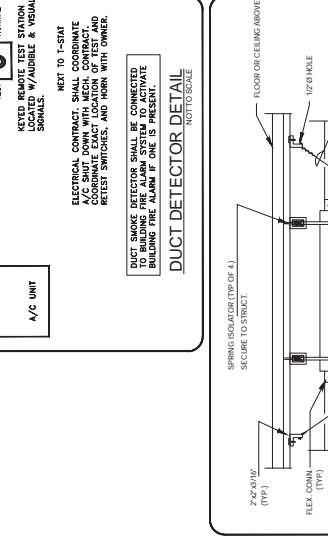
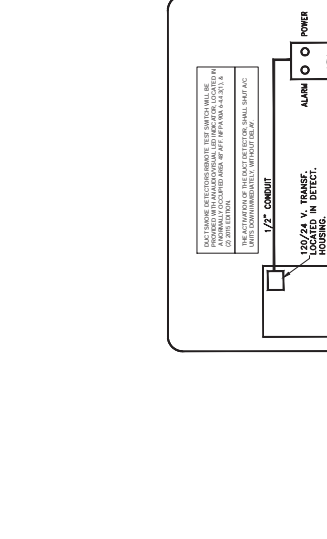
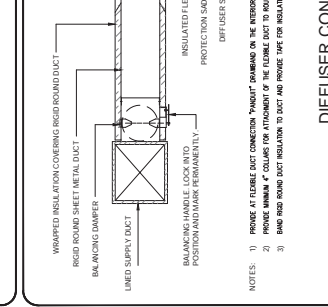
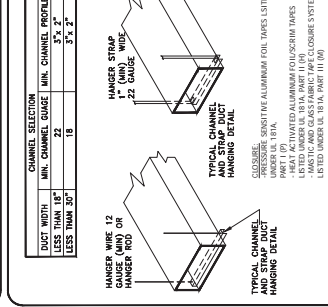
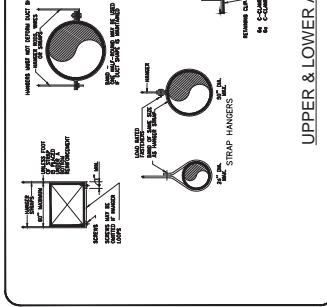
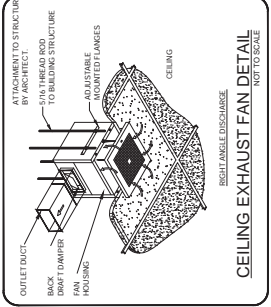
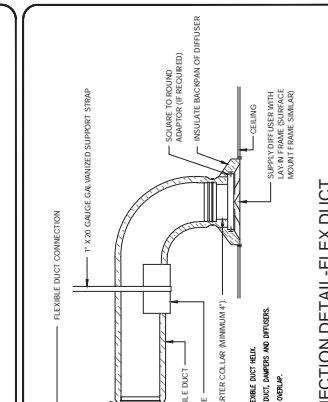
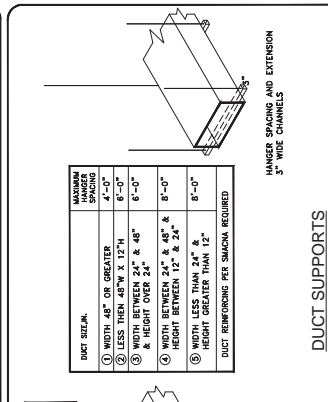
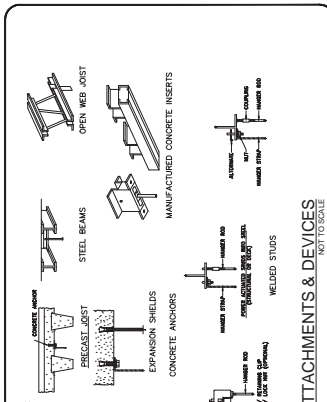
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MECHANICAL DETAILS
 M-2



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MECHANICAL DETAILS
 M-2

DIFFUSER CONNECTION DETAIL-FLEX DUCT NOT TO SCALE

PROJECT

VITALITY BOWLS
 425 MASSACHUSETTS AVE.
 CAMBRIDGE, MA 02139

REVISIONS DATES:
 A 1/20/21 TRAINING UPDATES
 B 1/20/21 EQUIPMENT CHANGES

PROFESSIONAL SEAL



EMC ENGELL PE CIVIL
 REGISTERED ENGINEER
 STATE OF MASSACHUSETTS
 ISSUE DATE: 05/07/21
 PROJECT #: 234B.121.902
 DRAWN BY: LD
 CHECKED BY: AK

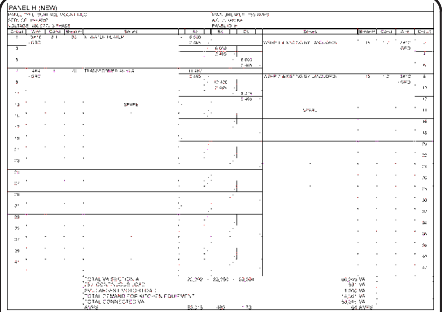
NOTES, LEGEND &
 SCHEDULE

E-1

ELECTRICAL PLAN NOTES	
1. ELECTRICAL CONTRACTOR SHALL REVIEW ALL DRAWINGS OF THIS SET.	PLATES, DEVICES, ETC FOR ALL OUTLETS AS INDICATED.
2. CONTRACTOR TO VERIFY THAT ALL EQUIPMENT SHOWN AS EXISTING MATCHES THE DESCRIPTIONS AND SPECIFICATIONS SHOWN ON DRAWINGS AND SCHEDULES. IF DIFFERENT, NOTIFY ARCHITECT/ENGINEER BEFORE BEGINNING, ORDERING OR PROCEEDING WITH WORK.	33. MATERIALS, PRODUCTS, AND EQUIPMENT, INCLUDING ALL COMPONENTS THEREOF, SHALL BE NEW AND SUCH AS APPEAR ON THE UL LIST OR APPROVED LIST AND SHALL MEET OR EXCEED THE REQUIREMENTS OF A.E.C. NEMA, AND I.E.C.
3. ELECTRICAL CONTRACTOR SHALL SUPPLY AND INSTALL ALL NEW ELECTRICAL WORK INCLUDING, BUT NOT LIMITED TO, ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. EXISTING CONDITIONS OF ELECTRICAL EQUIPMENT, LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING HIS BID.	34. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR OUT SHEETS OF LIGHTING FIXTURES, SWITCHES, AND OTHER ELECTRICAL ITEMS FOR APPROVAL BY ENGINEER/ARCHITECT.
4. ELECTRICAL CONTRACTOR SHALL VISIT JOB SITE AND FAMILIARIZE HIMSELF WITH ALL CONDITIONS AFFECTING ELECTRICAL AND COMMUNICATIONS INSTALLATION AND MAKE PROVISIONS AS TO THE COST THEREOF. EXISTING CONDITIONS OF ELECTRICAL EQUIPMENT, LIGHT FIXTURES, ETC., THAT ARE PART OF THE FINAL SYSTEM SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO SUBMITTING HIS BID.	35. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING AND FIRE CAULKING REQUIRED BY HIS WORK.
5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2021 EDITION OF THE NATIONAL ELECTRICAL CODE AND ALL CODES AND ORDINANCES OF THE AUTHORITY HAVING JURISDICTION.	36. ELECTRICAL CONTRACTOR SHALL LABEL ALL PANELS W/TYPE WRITTEN DIRECTORIES.
6. DO NOT SCALE THE ELECTRICAL DRAWINGS. REFER TO ARCHITECTURAL PLANS AND REVISIONS FOR EXACT LOCATION FOR ALL EQUIPMENT. CONFIRM WITH OWNER'S REPRESENTATIVE.	37. ALL ELECTRICAL AND COMMUNICATIONS OUTLETS TO BE AT 24" A.F.F. UNLESS NOTED OTHERWISE, AND VERTICALLY MOUNTED.
7. ALL ELECTRICAL NOT BEING REUSED MUST BE IN CONCRETE IN ITS ENTIRETY.	38. ALL LIGHT SWITCHES TO BE AT 48" A.F.F.
8. ALL CONDUIT IN OR UNDERGROUND OR IN CONCRETE MUST BE RIGID GALVANIZED STEEL.	39. ALL ELECTRICAL WIRING SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR. ALL ELECTRICAL WIRING FOR HVAC SYSTEM INCLUDING CONTROLS, THERMOSTATS, POWER, ETC. SHALL BE THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR.
9. CIRCUIT BREAKERS AND PANELS TO BE BOLT ON TYPE.	40. BREAKER AND PANELS - ALL CURRENT CARRYING BUSSES SHALL BE COPPER. ALL GROUNDING BUS BARS SHALL BE COPPER. PANEL BOARD ENCLOSURES SHALL BE FINISHED WITHOUT PRE PUNCHED CONCENTRIC HOLES A.I.C. RATINGS SHALL BE AS INDICATED ON PANEL BOARD SCHEDULES.
10. ALL EQUIPMENT SHALL BE APPROVED BY UL OR OTHER NATIONALLY RECOGNIZED TESTING COMPANY.	41. DISCONNECT SWITCHES SHALL BE H.P. BAYED, GENERAL DUTY, QUICK MAKE, QUICK BREAK ENCLOSURES AS REQUIRED BY EXPOSURE.
11. ALL RECEPTACLES SHALL BE GROUNDED AS REQUIRED BY NEC 250.146.	42. MOTOR STARTERS SHALL BE MANUAL OR MAGNETIC, WITH OVERLOAD RELAYS IN EACH HOT LEG.
12. SUBMIT SERVICE ENTRANCE EQUIPMENT FOR SEPARATE APPROVAL.	43. THE TERM "PROVIDE" USED IN THE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS INDICATES THE CONTRACT SHALL FURNISH AND INSTALL.
13. ALL LOW VOLTAGE MUST BE IN CONDUIT TO ABOVE THE DROPPED CEILING, BRIDAL RINGS OR "Y" HOOKS REQUIRED.	44. CONTRACTOR SHALL CONFIRM WITH ANY AND ALL REQUIREMENTS SUCH AS: LOG, SIZE RESTRICTIONS, CONDUIT ENTRY, TRANSFORMER SIZE, SCHEDULED DOWN TIME FOR OWNER'S CONFIRMATION, ETC. ANY CONFLICTS SHALL BE BROUGHT TO ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH ANY WORK.
14. SEPARATE PERMITS ARE REQUIRED FOR ALL LOW VOLTAGE SUCH AS TELEPHONE, DATA, THERMOSTAT, ALARMS, ALARMS, ETC.	45. VOLTAGE DROP FOR ALL BRANCH CONDUCTORS SHALL NOT EXCEED 3% WHERE VOLTAGE DROP EXCEEDS 3%, CONTRACTOR SHALL INCREASE SIZE OF CONDUCTORS.
15. SEPARATE PERMIT REQUIRED FOR SIGNAGE.	46. CONTRACTOR SHALL PROVIDE GFI TYPE BREAKER FOR ALL EXTERIOR 120V CIRCUITS OR GFI PROTECTION - FOR THE WHOLE CIRCUIT.
16. PRIOR TO ANY CONSTRUCTION WORK BEGINNING AN ON-SITE MEETING WITH GENERAL CONTRACTOR'S REQUIRES.	47. GAS PIPING SHALL BE BONDED.
17. ELECTRICAL MUST BE ON SITE FOR ALL INSPECTIONS.	48. ELECTRICAL CONTRACTOR SHALL COORDINATE SERVICE ENTRY WITH SERVICE PROVIDER PRIOR TO DETERMINING EXACT LOCATION OF THE METERS BAR IN ORDER TO AVOID DISCREPANCIES BETWEEN DRAWINGS AND JOB CONDITIONS.
18. MINIMUM WIRE SIZE SHALL BE #12 AWG. DISCONNECT CONTROL WIRING ALL CONDUCTORS SHALL BE COPPER UNLESS OTHERWISE NOTED THIN INSULATION.	49. ALL OUTDOOR EQUIPMENT SHALL BE WEATHERPROOF.
19. OUTLET BOXES SHALL BE PRESSED STEEL IN DRY LOCATIONS, PLASTIC AND CAST ALLOY WITH THREADED HUBS IN WET OR DAMP LOCATIONS, AND SPECIAL ENCLOSURES FOR OTHER CLASSIFIED AREAS.	50. CONSTRUCTION "AS BUILT" DRAWINGS AND DOCUMENTS SHALL BE PROVIDED TO THE OWNER WITHIN 30 DAYS AFTER THE DATE OF ACCEPTANCE.
20. IT IS NOT THE INTENT OF THESE PLANS TO SHOW EVERY MINOR DETAIL OF CONSTRUCTION. THE CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL TIME FOR A COMPLETE ELECTRICAL SYSTEM AND PROVIDE ALL REQUIREMENTS NECESSARY FOR EQUIPMENT TO BE PLACED IN PROPER WORKING ORDER.	51. OPERATION MANUALS AND MAINTENANCE MANUALS SHALL BE PROVIDED TO THE BUILDING OWNER.
21. ELECTRICAL SYSTEM SHALL BE COMPLETE AND EFFECTIVELY GROUNDED AS REQUIRED BY THE N.E.C. OR LOCAL CODES.	52. ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL CUTTING, PATCHING AND FIRE CAULKING REQUIRED BY HIS WORK.
22. ALL MATERIALS SHALL BE NEW AND BEAR UNDERWRITERS' LABELS WHERE APPLICABLE.	53. ABSOLUTELY NO FLEXIBLE CONDUIT IS PERMITTED IN DEMISING WALLS. FLEXIBLE CONDUIT IS PERMITTED FOR SHORT PULL CONNECTIONS ONLY (6" OR LESS).
23. ALL WORK SHALL BE PERFORMED BY A LICENSED ELECTRICAL CONTRACTOR IN A FIRST CLASS WORKMANSHIP MANNER. THE COMPLETED WORK SHALL BE FULLY OPERATIVE AND ACCEPTED BY ENGINEER/ARCHITECT.	54. EXPOSED CONDUIT SHALL BE INSTALLED IN STRAIGHT LINES, PARALLEL OR IN RIGHT ANGLES TO THE BUILDING STRUCTURE. DO NOT LOOP EXCESS FLEXIBLE CONDUIT IN CEILING SPACE OR WALL CAVITY. NO CONDUIT TO BE SUPPORTED FROM THE ROOF DECK.
24. ALL WORK SHALL BE COORDINATED WITH OTHER TRADES TO AVOID INTERFERENCE WITH THE PROGRESS OF CONSTRUCTION.	55. CABLE TYPES AC AND NM CABLES ARE NOT ACCEPTABLE TYPE CABLE. ELECTRIC METALLIC TUBING (EMT) AND RIGID GALVANIZED CONDUIT ARE PERMITTED.
25. ELECTRICAL CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FREE FROM DEFECTS FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM DATE THAT CERTIFICATES OF OCCUPANCY IS ISSUED. WARRANTY SHALL BE PROVIDED IN WRITING.	56. ALL NEW PANELS TO BE UL LABELED WITH BOLT-ON TYPE CIRCUIT BREAKERS.
26. COORDINATION OF ANY DEFECTS SHALL BE COMPLETED WITHOUT ADDITIONAL CHARGE AND SHALL INCLUDE REPLACEMENT OR REPAIR OF ANY OTHER PHASE OF THE INSTALLATION WHICH MAY HAVE BEEN DAMAGED THEREBY.	57. A 24-HOUR TIME CLOCK IS REQUIRED TO CONTROL STOREFRONT ENTRY LIGHTS. SHOW WINDOW LIGHTS SHOW WINDOW RECEPTILES AND STOREFRONT SIGNAGE ILLUMINATED TO STOREFRONT. SIGNAGE MUST REMAIN ON DURING ALL WALL BUSINESS HOURS.
27. ALL REQUIRED INSURANCE SHALL BE PROVIDED FOR PROTECTION AGAINST PUBLIC LIABILITY AND PROPERTY DAMAGE FOR THE DURATION OF THE PROJECT.	58. TENDON IS REQUIRED TO MAKE A FIELD SURVEY OF THE EXISTING ELECTRICAL SERVICE TO ENSURE THAT THE TOTAL CONNECTED LOAD DOES NOT EXCEED THE ELECTRICAL SERVICE. ANNUAL LOAD CALCULATIONS ON UNGROUNDED FEEDERS ARE SUBJECT TO LANDLORD'S PRIOR APPROVAL AND WILL BE COMPLETED BY TENANT/TENANT'S GC AT TENANT'S SOLE EXPENSE.
28. CONTRACTOR SHALL PAY FOR ALL PERMITS, FEES, INSPECTIONS AND TESTING. CONTRACTOR TO OBTAIN PERMIT AND APPROVED SUBMITTALS PRIOR TO BEGINNING WORK OR ORDERING EQUIPMENT.	59. ALL ELECTRICAL PANELS TO BE MOUNTED ON PLYWOOD BACKER BOARD.
29. THE ELECTRICAL INSTALLATION SHALL MEET ALL STANDARD REQUIREMENTS OF POWER AND TELEPHONE COMPANIES.	60. PANEL PHASE LOADS TO BE BALANCED WITHIN 10%.
30. CONTRACTOR SHALL COORDINATE WITH MECHANICAL DRAWINGS AND PROVIDE ALL NECESSARY CONTROL WIRING.	61. ELECTRICAL PANELS MAY NOT BE CONCEALED IN DEMISING PARTITIONS. SURFACE MOUNT OR FULL FURF OUT WALL TO ACHIEVE FLUSH FINAL APPEARANCE.
31. ALL CIRCUIT BREAKERS FEEDING MECHANICAL EQUIPMENT SHALL BE HACR TYPE CIRCUIT BREAKERS.	62. ELECTRICAL PANELS SHALL BE PROTECTED BY DEMISING PARTITIONS. SURFACE MOUNT OR FULL FURF OUT WALL TO ACHIEVE FLUSH FINAL APPEARANCE.
32. PROVIDE AND INSTALL CONDUIT, CONDUCTORS, PULL WIRES, BOWLS, COVER	63. COORDINATE ALL CONCRETE TRENCHING/CORING TO ENSURE THAT ANY UNDER SLAB UTILITIES, ETC. ARE NOT DAMAGED DURING FLOOR CUT. ANY DAMAGE TO BE REPAIRED AT TENANT'S EXPENSE. PRIOR APPROVAL AND COORDINATION WITH PROPERTY MANAGER IS REQUIRED FOR ALL CONCRETE CUTTING.
	64. CONFIRM ELECTRICAL METHS REQUIREMENTS WITH WALL OPERATIONS.

SCOPE OF WORK	
USE EXISTING 150 AMP 277/480V 3Ø SERVICE, PROVIDE NEW 150 AMP 277/480V PANEL AND PROVIDE ONE NEW PANEL IN 200/208V - PROVIDE ALL NECESSARY EQUIPMENT AND ALL WIRING AND LIGHTING FOR NEW RESTAURANT INCLUDING WIRING FOR NEW HVAC.	
COORDINATE WITH G.C. FOR LOW VOLTAGE WIRING.	

GENERAL LIGHTING NOTES	
A. WHERE LIGHT FIXTURE IS FOLLOWED BY "NL", THIS FIXTURE IS DESIGNATED AS A NIGHT LIGHT AND SHALL BE CONNECTED TO AN UNSWITCHED HOT CONDUCTOR.	
B. UPPER CASE LETTER NEXT TO LIGHT FIXTURE DENOTES FIXTURE TYPE AND LOWER CASE LETTER DENOTES SWITCHING SCHEME.	
C. ALL EMERGENCY FIXTURES SHALL BE CONNECTED TO AN UNSWITCHED HOT CONDUCTOR.	

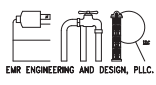


PANEL SCHEDULE	
Panel H	4
Panel I	4

EXISTING CONDITIONS NOTES	
STOP AND READ	
THE CONTRACTOR AND SUB-CONTRACTORS SHALL NOT INITIATE ANY WORK UNTIL EXISTING FIELD CONDITIONS ARE PROPERLY VERIFIED. THIS SHALL HOLD TRUE FOR FIRST GENERATION AND 2ND GENERATION SPACES. WHEN DEMOLITION IS REQUIRED, THAT WILL BE PERMITTED TO EXPOSE CONDITIONS. THESE VERIFICATIONS SHALL INCLUDE BUT NOT LIMITED TO: DIMENSIONS BOTH HORIZONTALLY AND VERTICAL. ELECTRICAL SERVICE PANELS LOCATION AND VOLTS/PHASE. LOCATION/TYPE OF ROOF MOUNTED HVAC EQUIPMENT. CONFIRM THAT INTERIOR HVAC HANG UNITS HAVE PROPER SUPPORT CONNECTIONS FOR EXISTING STRUCTURE. FIRE SPRINKLER MAIN RUNS, TOILET ROOM DIMENSIONS, DOOR SWING FOR DOORS TO REMAIN AND ETC. IF NOT VERIFIED AND DISCOVERED AT A LATER TIME, THE CONTRACTOR SHALL REIMBURSE THE ARCHITECT FOR THE REDESIGN FEE. THIS DOES NOT INCLUDE HIDDEN WORK. I.E. PITCH OF SANITARY LINES. ACTUAL CONDITIONS OF EXISTING HVAC EQUIPMENT, STRUCTURAL COLUMNS/BEARING WALLS OR CONDITIONS OF GREASE INTERCEPTORS AND ETC.	

ELECTRICAL LEGEND			
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXHAUST FAN		USB CHARGER RECEPTACLE
	COMBINATION EXHAUST FANLIGHT (REFER TO MECHANICAL PLANS)		TELEVISION OUTLET
	SPEAKERS @ CEILING		TELEPHONE OUTLET
	JUNCTION BOX		TELEPHONE/DATA OUTLET
	CEILING MOUNTED SMOKE DETECTOR 110V, INTERCONNECTED W/ BATT. BACKUP. SMOKE DETECTOR SHALL COMPLY WITH NFPA 72 AND IEC 902-2.		DATA OUTLET
	BATTERY BACK UP EXIT LIGHT		FLOOR MT'D FLUSH TELEPHONE/DATA OUTLET
	BATTERY BACK UP EMERGENCY LIGHT		QUAD DATA OUTLET R45
	WALL SWITCH (SINGLE, DOUBLE)	ABBREVIATIONS:	
	WALL SWITCH (3 WAY, 4 WAY)	ABOVE FINISH FLOOR - A.F.F.	
	DIMMER WALL SWITCH	COUNTER TOP LEVEL - C	
	OCCUPANCY SENSOR WALL SWITCH	GROUND FAULT INTERRUPTER - GFI	
	VARIABLE SPEED SWITCH	UNDER CABINET - UC	
	DUPLEX RECEPTACLE	VAPOR PROOF - VP	
	DUPLEX RECEPTACLE 40' TO AFF IN KITCHEN, BATHS AND TOPS	WEATHER PROOF - WP	
	SWITCHED DUPLEX RECEPTACLE	SALVAGED - S	
	HALF SWITCHED DUPLEX RECEPTACLE		
	230 VOLT RECEPTACLE		
	QUADRUPLEX RECEPTACLE		
	FLOOR MOUNTED FLUSH DUPLEX RECEPTACLE		
	FLOOR MOUNTED FLUSH QUAD RECEPTACLE		
	FLOOR MOUNTED FLUSH 230 VOLT RECEPTACLE		
	ELECTRICAL PANEL		
	DISCONNECT SWITCH		

LIGHTING FIXTURE SCHEDULE									
	TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLT	No. LAMPS	LAMPS TYPE	TOTAL WATTS	MOUNTING
	A	SUSPENDED PENDANT LIGHT	INTENSE LIGHTING	556G2C	120	1	13 WATT LED	13	SUSPENDED
	B	LARGE PENDANT CEILING LAMP	IMAX	KENNEDY WOOD AND WIRE	120	1	8 WATT LED	8	SUSPENDED
	C	PENDANT LIGHTING ROUND BUBBLE DESIGN	HOMARY	ROUND BUBBLE DESIGN #9010457. REFER TO A.2.1	120	1	8 WATT LED	8	SUSPENDED
	D	2x4 STATIC TROFFER	WILLIAMS	506524 LEDLITE 35/840F AF 12125-DG-EOCLIPS DUNLU	120	1	34 WATT LED	34	RECESSED
	E	RECESSED LED LIGHTING	ZUMTABEL	BR4D-LED2N-22W-830-W5-D1-CL-W-CA	120	1	22 WATT LED	22	RECESSED
	F	SUSPENDED PENDANT LIGHTING	RESTORATION HARDWARE	48062271	120	1	5 WATTS LED	5	SUSPENDED
	XY	COMBO EXIT/EMERGENCY LIGHT	DUAL LITE	LT-IRJ-03L	3	2	LED	6	WALL
	T	TIMER WALL SWITCH	INTERMATIC	5T200W	120	-	-	-	WALL
	OS	OCCUPANCY WALL SWITCH	INTERMATIC	IOS-CDR-WH	120	-	-	-	WALL
	S	CEILING OCCUPANCY SENSOR	INTERMATIC	IOS-CMP-U	120	-	-	-	CEILING
	SP-BDFL	CEILING EXHAUST FAN	GREENHECK	SP-BDFL	120	-	-	-	CEILING
	LCP	LIGHTING CONTROL PANEL	GREENGATE	LKB					CEILING



VITALITY BOWLS
 425 MASSACHUSETTS AVE.
 CAMBRIDGE, MA 02139

PROFESSIONAL SEAL
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF MASSACHUSETTS
 LICENSE NO. 100000
 DATE OF EXPIRATION: 12/31/2015

PROJECT NO. 082731
 PROJECT NAME: 238B121902
 DRAWING: LD
 CHECKED BY: AK

ELECTRICAL PLANS & RISER
 E-2

