

# BLANK STREET

**1380 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02138**



**ISSUED FOR: CONSTRUCTION SET, 11/30/2022**

## SHEET INDEX

SHEET NO.	SHEET NAME	CURRENT REVISION	REVISION DATE
<b>GENERAL</b>			
G000	COVER SHEET	CONSTRUCTION SET	11/30/22
G001	ADA STANDARDS, SYMBOLS & ABBREVIATIONS	CONSTRUCTION SET	11/30/22
G002	GENERAL NOTES	CONSTRUCTION SET	11/30/22
G003	GENERAL NOTES	CONSTRUCTION SET	11/30/22
G005	SPECIFICATIONS	CONSTRUCTION SET	11/30/22
G006	SPECIFICATIONS	CONSTRUCTION SET	11/30/22
G010	LIFE SAFETY PLAN	CONSTRUCTION SET	11/30/22
<b>DEMOLITION</b>			
AD101	DEMOLITION PLAN	CONSTRUCTION SET	11/30/22
AD111	DEMOLITION REFLECTED CEILING PLAN	CONSTRUCTION SET	11/30/22
<b>ARCHITECTURE</b>			
A101	CONSTRUCTION PLAN	CONSTRUCTION SET	11/30/22
A102	FOOD SERVICE PLAN	CONSTRUCTION SET	11/30/22
A111	REFLECTED CEILING PLAN	CONSTRUCTION SET	11/30/22
A131	FINISH PLAN	CONSTRUCTION SET	11/30/22
A401	RESTROOM PLAN AND ELEVATIONS	CONSTRUCTION SET	11/30/22
A501	INTERIOR DETAILS	CONSTRUCTION SET	11/30/22
A601	PARTITION TYPES, DOORS & WINDOWS	CONSTRUCTION SET	11/30/22
A701	INTERIOR ELEVATIONS	CONSTRUCTION SET	11/30/22
A801	MILLWORK DETAILS	CONSTRUCTION SET	11/30/22
A901	RENDERINGS	CONSTRUCTION SET	11/30/22
<b>MECHANICAL</b>			
M101	MECHANICAL FLOOR PLANS	CONSTRUCTION SET	11/30/22
<b>ELECTRICAL</b>			
E001	ELECTRICAL SPECIFICATIONS	CONSTRUCTION SET	11/30/22
E101	ELECTRICAL FLOOR PLANS	CONSTRUCTION SET	11/30/22
E201	ELECTRICAL SCHEDULES	CONSTRUCTION SET	11/30/22
E301	ELECTRICAL RISER DIAGRAM AND DETAILS	CONSTRUCTION SET	11/30/22
E302	ELECTRICAL DETAILS	CONSTRUCTION SET	11/30/22
<b>PLUMBING</b>			
P001	PLUMBING SPECS	CONSTRUCTION SET	11/30/22
P101	PLUMBING FLOOR PLANS	CONSTRUCTION SET	11/30/22
P201	PLUMBING SCHEDULES	CONSTRUCTION SET	11/30/22
P301	PLUMBING DETAILS	CONSTRUCTION SET	11/30/22

REVISIONS	
NO.	DESCRIPTION
1	11/30/22 CONSTRUCTION SET



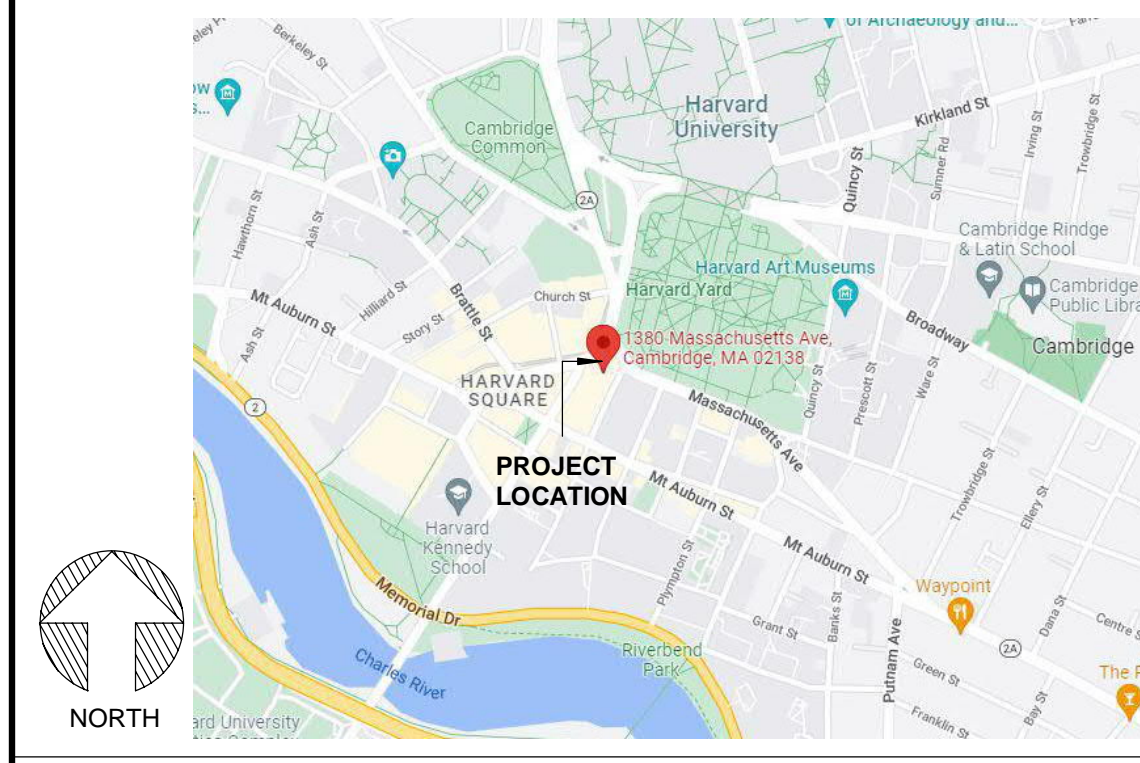
ISSUED FOR: CONSTRUCTION SET  
ISSUED DATE: 11/30/2022

DRAWN BY: KE  
CHECKED BY: RK  
PROJECT NUMBER: 21620  
Copyright © by Phase Zero Design Corp. All Rights Reserved.

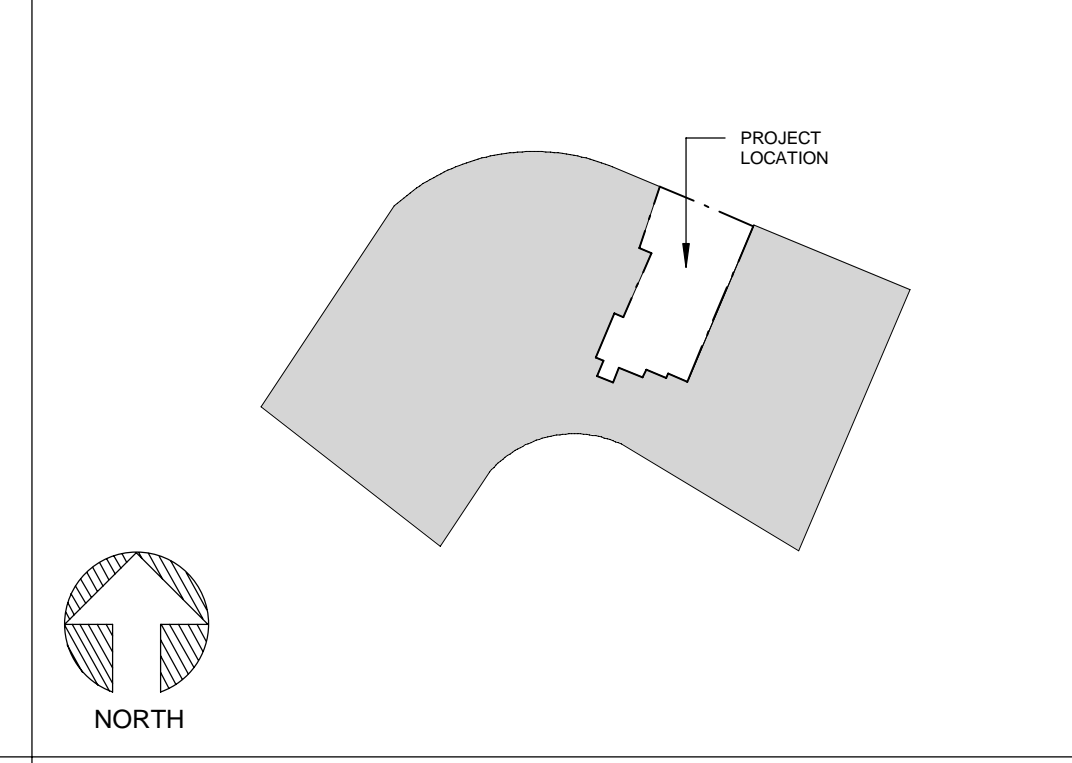
DRAWING NAME:  
**COVER SHEET**

DRAWING NO.  
**G000**

Plot Date: 12/1/2022 11:15:20 AM Dwg Filename: C:\Users\jill\Documents\2022-06-06\_Blank Street - 1380 Mass Ave. Boston, MA\_RVT\2022\_jellisCAVVD.dwg



**LOCUS PLAN**



**KEY PLAN**

**PROJECT DESCRIPTION:**  
THIS PROJECT CONSISTS OF AN INTERIOR BUILD-OUT OF A LANDLORD PROVIDED SHELL AT 1380 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02138. THIS BUILD-OUT CONSISTS OF A BRAND NEW (LIST SPACES).  
THE PROJECT CONSISTS OF THE FOLLOWING WORK:  
• LIMITED LOCAL DEMOLITION ONLY AS NEEDED FOR NEW CONSTRUCTION.  
• EXISTING TENANT SPACE (BUILDING ENVELOPE AND TENANT DEMISING WALLS)  
• EXISTING/MODIFIED FIRE PROTECTION  
• NEW INTERIOR PARTITIONS AND DOORS  
• NEW FURNITURE/MILLWORK  
• NEW FINISHES AS SCHEDULED  
• NEW LIGHTING AS SCHEDULED  
• NEW SPECIALTY EQUIPMENT & CONNECTIONS  
• MODIFIED PLUMBING AND FLOOR PENETRATIONS  
• MODIFIED HVAC DISTRIBUTION  
• MODIFIED ELECTRICAL DISTRIBUTION

**PROJECT DESCRIPTION**

**CLIENT**  
BLANK STREET COFFEE  
225 WYTHE AVE  
BROOKLYN, NY 11249  
CONTACT: JILL WAHL  
E-MAIL: jillan@blankstreet.com

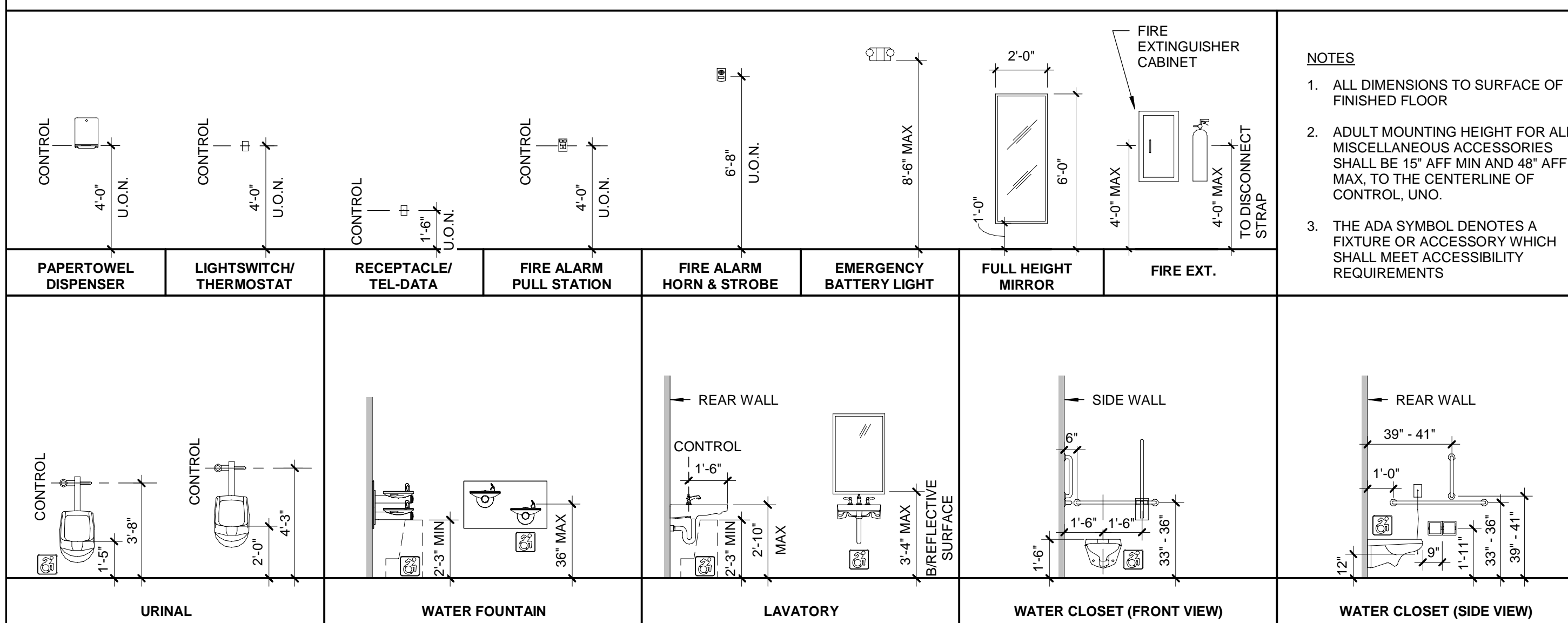
**ARCHITECT**  
PHASE ZERO DESIGN  
35 POND PARK, BAY 16  
HINGHAM, MA 02043  
T: 781-452-7121  
PROJECT MANAGER: ROBYN KIERNAN  
E-MAIL: rkiernan@phasezerodesign.com

**CONST. COORDINATOR**  
BLANK STREET  
225 WYTHE AVENUE  
BROOKLYN, NY 11249  
CONTACT: MATT DUELL  
E-MAIL: matt@blankstreet.com

**MEP ENGINEER**  
JOHN SISK, PE  
6201 CAMPUS CIRCLE DRIVE EAST  
IRVING, TX 75063  
T: 972-870-1288  
CONTACT: BRIAN CHANDLER  
E-MAIL: BChandler@idstudio4.com

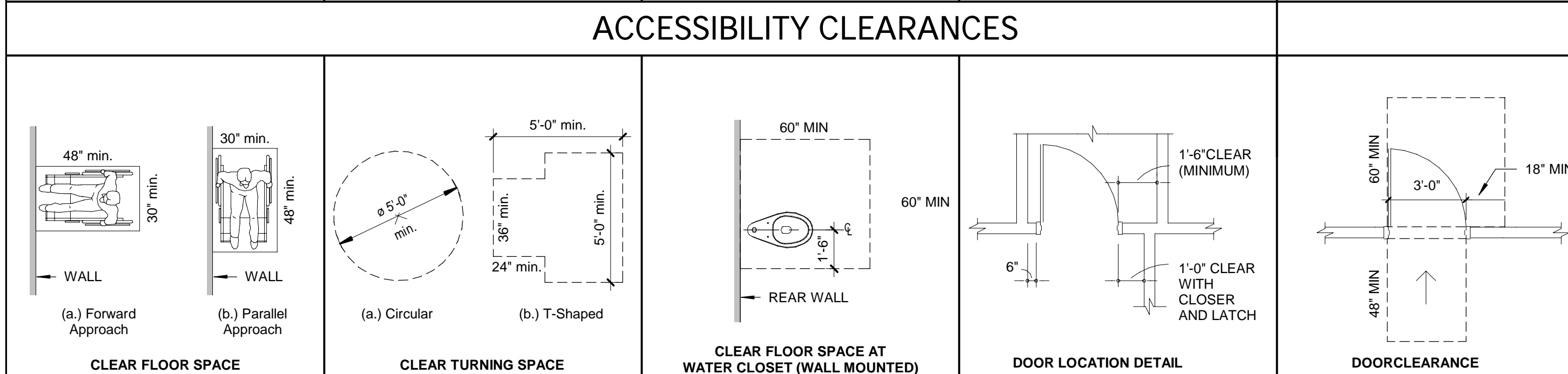
**PROJECT TEAM**

DEVICE MOUNTING HEIGHTS

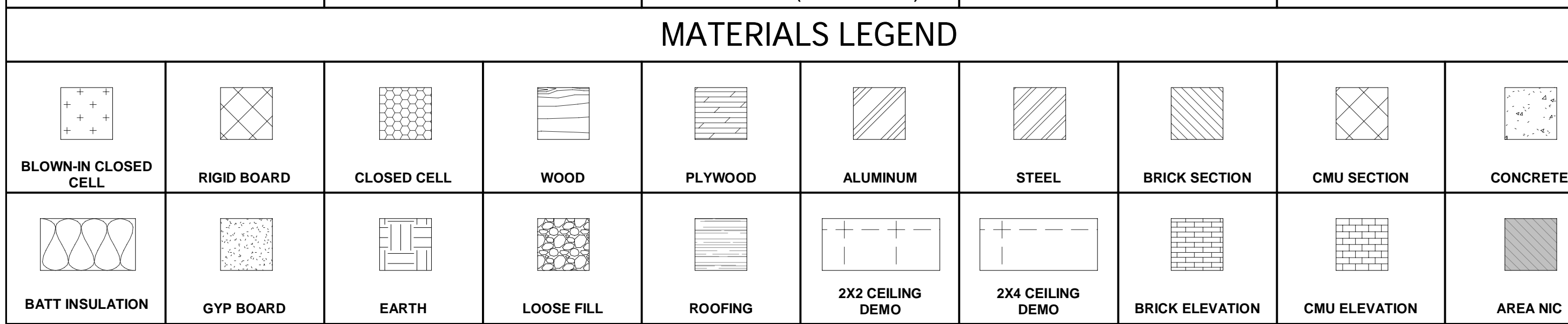


**NOTES**

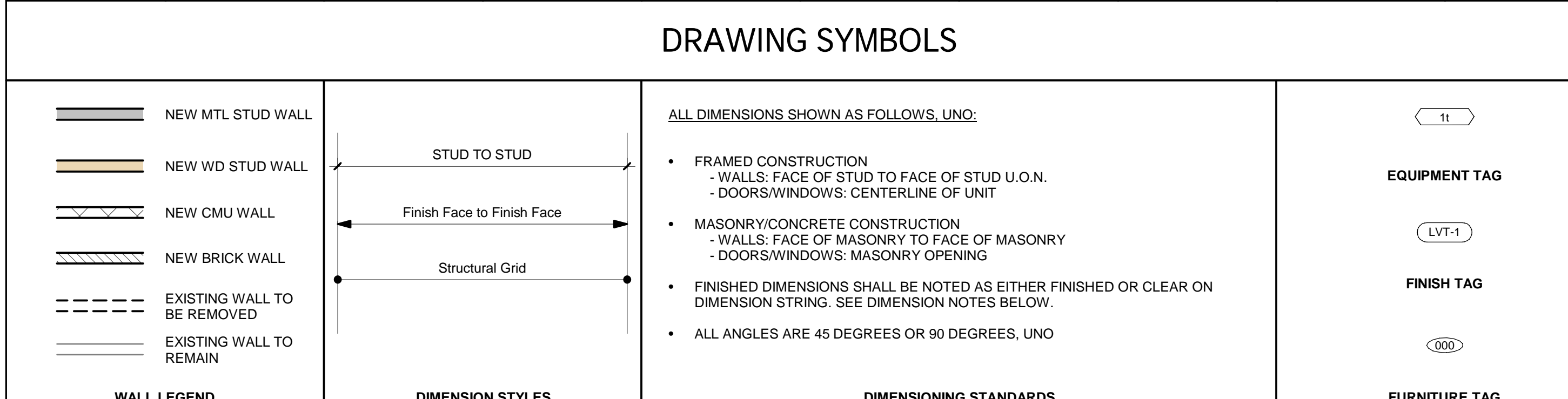
- ALL DIMENSIONS TO SURFACE OF FINISHED FLOOR
- ADULT MOUNTING HEIGHT FOR ALL MISCELLANEOUS ACCESSORIES SHALL BE 15" AFF MIN AND 48" AFF MAX TO THE CENTERLINE OF CONTROL, UNO.
- THE ADA SYMBOL DENOTES A FIXTURE OR ACCESSORY WHICH SHALL MEET ACCESSIBILITY REQUIREMENTS



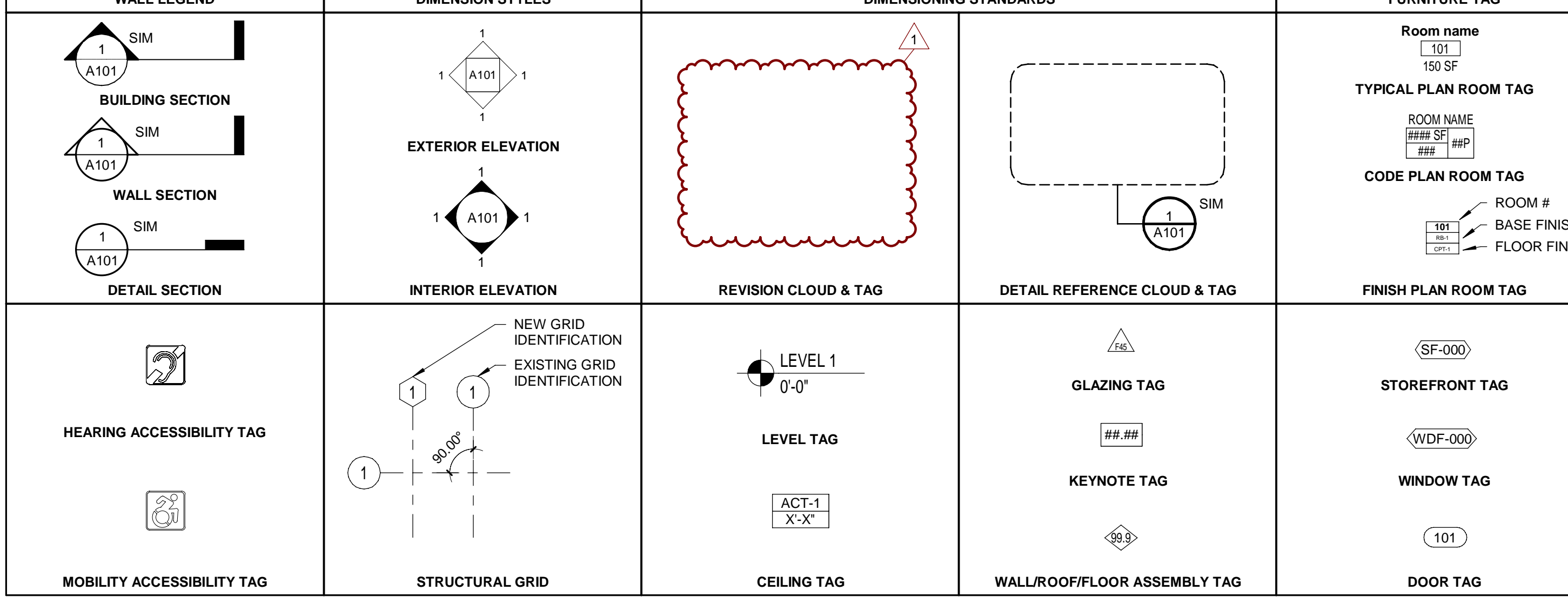
ACCESSIBILITY CLEARANCES



MATERIALS LEGEND

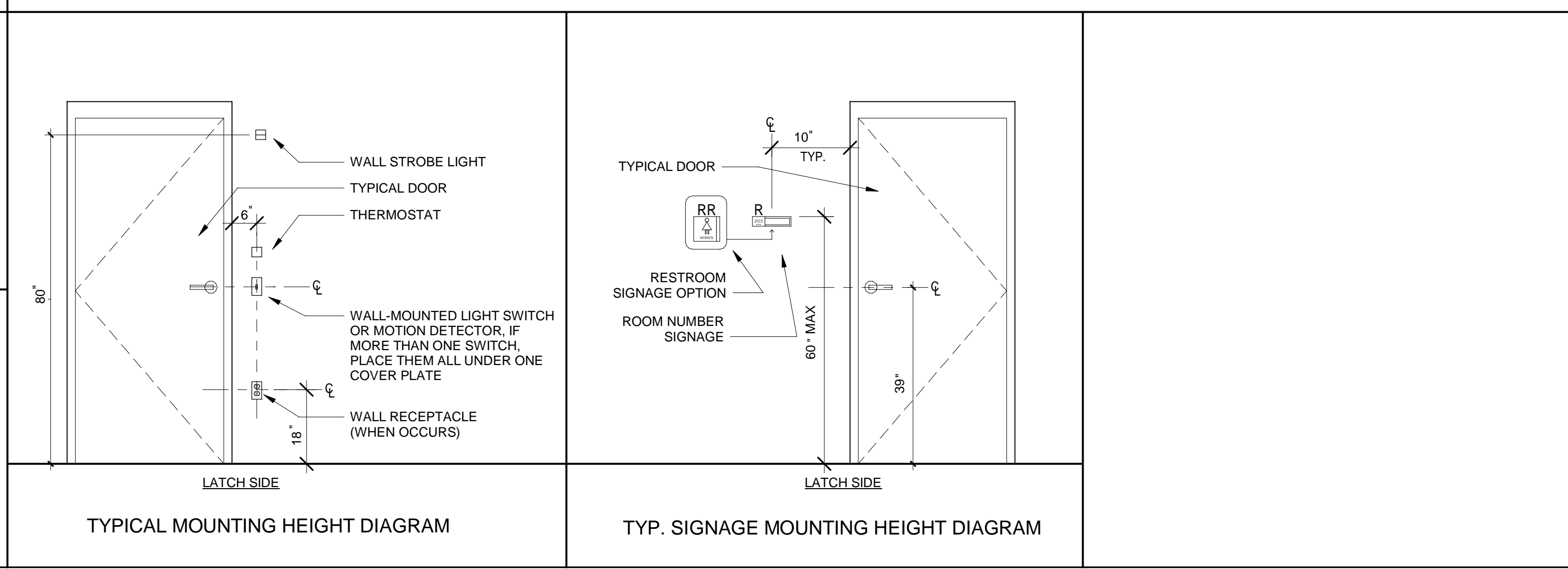


DRAWING SYMBOLS



ABBREVIATIONS

A AND	CTSK COUNTERSUNK	FLUR FLUORESCENT	LL LIVE LOAD	PROJ PROJECT	SUR SURFACE
@ AT	CU CUBIC	FND FOUNDATION	LLH LONG LEG HORIZONTAL	PROT PROTECTION	SUSP SUSPENDED
AB ANCHOR BOLT	CURT CURTAIN WALL	FO FACE OF	LLV LONG LEG VERTICAL	PSF POUNDS PER SQUARE FOOT	SW SWITCH
ABR ABBREVIATION	CW COLD WATER	FOC FACE OF CONCRETE	LP LOW POINT	PSI POUNDS PER SQUARE INCH	SYM SYMMETRICAL
AC AIR CONDITIONING	D DEEP	FR FIRE PROTECTION	LT LIGHT	PT POINT	SYS SYSTEM
ACC ACCESSIBLE	D DEEP DEPTH	FR FIRE RESISTANT	LVR LOUVER	PT PRESSURE TREATED	T TREAD
ACQ ACoustical	DBL DOUBLE	FRC FIBER REINFORCED CONCRETE	LVT LUXURY VINYL TILE	PTD PAINTED	T&B TOP AND BOTTOM
AD AREA DRAIN	DEG DEGREE	FR FIRE RESISTANT	LW LIGHT WEIGHT	PTN PARTITION	T&G TONGUE AND GROOVE
ADJ ADJACENT	DEMO DEMOLITION	FT FEET/FOOT	M MASONRY	PVC POLYVINYL CHLORIDE	TEL TELEPHONE/TELECOM
AFF ABOVE FINISHED FLOOR	DEP DEPRESS(ED)(ION)	FTG FOOTING	MATL MATERIAL	PVMT PAVEMENT	TELE TELEPHONE
AGGR AGGREGATE	DET DETAIL	FURN FURNITURE	MAX MAXIMUM	QTY QUANTITY	TEMD TEMPERED
ALT ALTERNATE	DF DRINKING FOUNTAIN	FURR FURRED, FURRING	MECH MECHANICAL	R RISER	TEMP TEMPERATURE
ALUM ALUMINUM	DIA (Ø) DIAMETER	G GAUGE	MED MEDIUM	R RA RETURN AIR	TEMP TEMPORARY
ANOD ANODIZED	DIAG DIAGONAL	GALV GALVANIZED	MEMBR MEMBRANE	RA RAD RADIUS	TEXT TEXTURED
APPROX APPROXIMATE	DIFF DIFFUSER	GB GRAB BAR	MFR MANUFACTURER	RCP REFLECTED CEILING PLAN	THK THICKNESS
ARCH ARCHITECT(URAL)	DIM DIMENSION	GC GENERAL CONTRACT(OR)	MH MAN HOLE	RD ROOF DRAIN	THR THRESHOLD
ASPH ASPHALT	DIMS DIMENSIONS	GEN GENERAL	MIN MINIMUM	REC RECESSED	THRU THROUGH
ATTN ATTENTION	DISP DISPENSER	GFI GROUND FAULT INTERRUPTOR	MISC MISCELLANEOUS	RECPT RECEPTACLE	TKBD TACK BOARD
AUTO AUTOMATIC	DIV DIVISION	GFRC GLASS FIBER REINFORCED CONCRETE	MLD MOLDING	REF REFERENCE	TLT TOILET
AU AUDIOVISUAL	DL DEADLOAD	GKT GASKET	MO MASONRY OPENING	REFR REFRIGERATOR	TMPD TEMPERED
B BRICK	DMPF DAMP PROOFING	GL GLASS	MOD MODULAR	REG REGISTER	TO TOP OF
BD BOARD	DN DOWN	GLAZ GLAZING	MOV MOVABLE	REIN REINFORCED	TOB TOP OF BEAM
BET BETWEEN	DO DOOR OPENING	GR GRADE	MR MOISTURE RESISTANT	REL RELOCATE	TOC TOP OF CONCRETE
BIT BITUMINOUS	DR DOOR	GRAN GRANULAR	MTD MOUNTED	REM REMOVABLE	TOL TOLERANCE
BLDG BUILDING	DS DOWNSPOUT	GRD GROUND	MTG MOUNTING	REO RECOMMENDED	TOP TOP OF PAVEMENT
BLK BLOCK	DTL DETAIL	GSM GALVANIZED SHEET METAL	MULL MULLION	REQ REQUIRE/REQUIRED	TOW TOP OF WALL
BLKG BLOCKING	DW DISHWASHER	NA NOT APPLICABLE	N NORTH	RES RESILIENT	TRANS TRANSPARENT
BM BEAM	DWG DRAWING	NAT NATURAL	NA NA NOT APPLICABLE	REQ REQUIRE/REQUIRED	TRT TREATED
BO BOTTOM OF	DWR DRAWER	NC NOISE CRITERIA	NAT NATURAL	REV REVISION/REVISED	TS TUBE STEEL
BOF BOTTOM OF FOOTING	E EAST	NIC NOT IN CONTRACT	NC NOISE CRITERIA	RFG ROOFING	TV TELEVISION
BOS BOTTOM OF STEEL	EA EACH	NO NUMBER	NC NOISE CRITERIA	RFL REFLECT(OR)(ED)(IVE)	TYP TYPICAL
BOT BOTTOM	EB EXPANSION BOLT	NOM NOMINAL	NIC NOT IN CONTRACT	RM ROOM	UC UNDERCUT
BR BEDROOM	EC ELECTRICAL CONTRACTOR	NON NON COMBUSTIBLE	NO NUMBER	RO ROOF OPENING	UL UNDERWRITER'S LABORATORY
BRG BEARING	EF EXHAUST FAN	NTS NOT TO SCALE	NOM NOMINAL	RTD RATED	UNO UNLESS NOTED OTHERWISE
BRKT BRACKET	EJ EXPANSION JOINT	O OUTSIDE AIR	NON NON COMBUSTIBLE	RTG RATING	UNFIN UNFINISHED
BSMT BASEMENT	EL ELEVATION	OAL OVERALL	COMB COMBUSTIBLE	RTU ROOF TOP MECHANICAL UNIT	UNO UNLESS NOTED OTHERWISE
C CHANNEL	ELEC ELECTRIC(AL)	OC ON CENTER	NR NOISE REDUCTION COEFFICIENT	S SOUTH	UNO UNLESS NOTED OTHERWISE
CAB CABINET	ELEV ELEVATOR	OQ OUTSIDE DIAMETER	NTS NOT TO SCALE	SA SUPPLY AIR	UNO UNLESS NOTED OTHERWISE
CAT CATEGORY	EMER EMERGENCY	OC ON CENTER	NTS NOT TO SCALE	SAF SELF ADHERED FLASHING	UNO UNLESS NOTED OTHERWISE
CB CATCH BASIN	ENCL ENCLOSURE	OD OUTSIDE DIAMETER	NTS NOT TO SCALE	SAN SANITARY	UNO UNLESS NOTED OTHERWISE
CB CEMENT BOARD	ENG ENGINEER	OD OUTSIDE DIAMETER	NTS NOT TO SCALE	SC SOLID CORE	UNO UNLESS NOTED OTHERWISE
CBU CEMENTITIOUS BACKER UNIT	ENT ENTRANCE	OD OUTSIDE DIAMETER	NTS NOT TO SCALE	SCHD SCHEDULE	UNO UNLESS NOTED OTHERWISE
CC CENTER TO CENTER	EP ELECTRICAL PANEL	OD OUTSIDE DIAMETER	NTS NOT TO SCALE	SD STORM DRAIN	UNO UNLESS NOTED OTHERWISE
CCTV CLOSED CIRCUIT TELEVISION	EPDM ETHYLENE PROPYLENE DIENE M-CLASS	OD OUTSIDE DIAMETER	NTS NOT TO SCALE	SEAL SEALANT	UNO UNLESS NOTED OTHERWISE
CEM CEMENT	EQ EQUAL	OFCI OWNER FURNISHED, CONTRACTOR INSTALLED	NTS NOT TO SCALE	SECT SECTION	UNO UNLESS NOTED OTHERWISE
CER CERAMIC	EQUIP EQUIPMENT	OFI OWNER FURNISHED, OWNER INSTALLED	NTS NOT TO SCALE	SF SQUARE FEET/FOOT	UNO UNLESS NOTED OTHERWISE
CG CORNER GUARD	EST ESTIMATE	OH OVERHEAD	NTS NOT TO SCALE	SH SPRINKLER HEAD	UNO UNLESS NOTED OTHERWISE
CH CHILLER	EWC ELECTRIC WATER COOLER	OPNG OPENING	NTS NOT TO SCALE	SHR SHOWER	UNO UNLESS NOTED OTHERWISE
CI CAST IRON	EXC EXCAVATE	OPP OPPOSITE	NTS NOT TO SCALE	SHT SHEET	UNO UNLESS NOTED OTHERWISE
CIP CAST-IN-PLACE	EXG EXISTING	ORD OVERFLOW ROOF DRAIN	NTS NOT TO SCALE	SHTG SHEATHING	UNO UNLESS NOTED OTHERWISE
CIR CIRCLE	EXH EXHAUST	OZ OUNCE	NTS NOT TO SCALE	SIM SIMILAR	UNO UNLESS NOTED OTHERWISE
CJ CONTROL JOINT	EXIST EXISTING	P PERCENT	NTS NOT TO SCALE	SM SHEET METAL	UNO UNLESS NOTED OTHERWISE
CL CENTERLINE	EXP EXPANSION	PAV PAVING	NTS NOT TO SCALE	SM SURFACE MOUNTED	UNO UNLESS NOTED OTHERWISE
CLG CEILING	EXT EXTERIOR	PBD PARTICLE BOARD	NTS NOT TO SCALE	SP STAINLESS STEEL	UNO UNLESS NOTED OTHERWISE
CLO CLOSET	FA FIRE ALARM	PC PRECAST	NTS NOT TO SCALE	SST STAINLESS STEEL	UNO UNLESS NOTED OTHERWISE
CLR CLEAR	FAS FASTEN(ER)	PCF POUNDS PER CUBIC FOOT	NTS NOT TO SCALE	STA STATION	UNO UNLESS NOTED OTHERWISE
CMU CERAMIC MOSAIC TILE	FB FACE BRICK	PDF POWER DRIVEN FASTENER	NTS NOT TO SCALE	STC SOUND TRANSMISSION COEFFICIENT	UNO UNLESS NOTED OTHERWISE
CMU CONCRETE MASONRY UNIT	FD FLOOR DRAIN	PERF PERFORATED	NTS NOT TO SCALE	STD STANDARD	UNO UNLESS NOTED OTHERWISE
CNTR COUNTER	FDC FIRE DEPARTMENT CONNECTION	PERIM PERIMETER	NTS NOT TO SCALE	STL STEEL	UNO UNLESS NOTED OTHERWISE
CO CLEANOUT	FE FIRE EXTINGUISHER	PERP PERPENDICULAR	NTS NOT TO SCALE	STOR STORAGE	UNO UNLESS NOTED OTHERWISE
COL COLUMN	FE FIRE EXTINGUISHER CABINET	PI PLATE	NTS NOT TO SCALE	STRG STRINGER	UNO UNLESS NOTED OTHERWISE
COMB. COMBINATION	FF&E FURNITURE, FIXTURES AND EQUIPMENT	PK PARKING	NTS NOT TO SCALE	STRUCT STRUCTURAL	UNO UNLESS NOTED OTHERWISE
CONC CONCRETE	FFB FLOOR BOX	PLAS PLASTER	NTS NOT TO SCALE	STRUCT STRUCTURE OR STRUCTURAL	UNO UNLESS NOTED OTHERWISE
COND CONDITION	FFE FINISH FLOOR ELEVATION	PLB PLUMBING	NTS NOT TO SCALE	SUP SUPPORT	UNO UNLESS NOTED OTHERWISE
CONN CONNECTION	FGL FIBERGLASS	PLF POUNDS PER LINEAR FOOT	NTS NOT TO SCALE		UNO UNLESS NOTED OTHERWISE
CONST CONSTRUCTION	FH FLAT HEAD	PLS PLASTIC	NTS NOT TO SCALE		UNO UNLESS NOTED OTHERWISE
CONT CONTINUOUS	FHC FIRE HOSE CABINET	PLYWD PLYWOOD	NTS NOT TO SCALE		UNO UNLESS NOTED OTHERWISE
CONTR CONTRACTOR	FIN FINISH	PNL PANEL	NTS NOT TO SCALE		UNO UNLESS NOTED OTHERWISE
COORD COORDINATE	FIXT FIXTURE	PNT PAINT OR PAINTED	NTS NOT TO SCALE		UNO UNLESS NOTED OTHERWISE
CORR CORRIDOR	FLEX FLEXIBLE	POL POLISHED	NTS NOT TO SCALE		UNO UNLESS NOTED OTHERWISE
CORRUG CORRUGATED	FLG FLASHING	PRR PAIR	NTS NOT TO SCALE		UNO UNLESS NOTED OTHERWISE
CPT CARPET	FLR FLOOR	PREFAB PREFABRICATED	NTS NOT TO SCALE		UNO UNLESS NOTED OTHERWISE
CRS COURSE			NTS NOT TO SCALE		UNO UNLESS NOTED OTHERWISE
CT CERAMIC TILE			NTS NOT TO SCALE		UNO UNLESS NOTED OTHERWISE
CTR CENTER			NTS NOT TO SCALE		UNO UNLESS NOTED OTHERWISE



ARCHITECT:  
  
 PHASE ZERO DESIGN  
 ARCHITECTS & INTERIORS  
 35 POND PARK ROAD, BAY 16  
 HINGHAM, MASSACHUSETTS 02043  
 PHONE: (781) 452-7121  
 FAX: (781) 875-3039  
 www.phasezerodesign.com

CLIENT:  
**BLANK STREET**  
 225 WYTHE AVENUE  
 BROOKLYN, NY 11249  
 www.blankstreet.com

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

**BLANK STREET**  
 1380 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02138

REVISIONS

NO.	DATE	DESCRIPTION
1	11/30/22	CONSTRUCTION SET

ISSUED FOR: CONSTRUCTION SET  
 ISSUED DATE: 11/30/2022

DRAWN BY: KE  
 CHECKED BY: RK  
 PROJECT NUMBER: 21620

DRAWING NAME:  
**ADA STANDARDS, SYMBOLS & ABBREVIATIONS**

DRAWING NO.  
**G001**

Plot Date: 12/1/2022 11:15:22 AM Dwg Filename: C:\Users\sk\_ali\Documents\2022-06-06\_Blank Street - 1380 Mass Ave. Boston, MA\_RVT2022\_jellisCAVYD.dwg









PROJECT DATA	
ITEM	CODE SECTION(S)
CONSTRUCTION TYPE	IBC: 601
USE & OCCUPANCY CLASSIFICATION	IBC: 302
TABULAR ALLOWABLE BUILDING AREA	IBC: TABLE 506.2
ACTUAL BUILDING AREA	
FIRE SUPPRESSION	IBC: 903.3.1.1
FIRE DETECTION	IBC: 907
TOTAL OCCUPANT LOAD	IBC: TABLE 1004.1.2
COMMON PATH OF TRAVEL	IBC: TABLE 1006.2.1
MAX TRAVEL DISTANCE	IBC: TABLE 1017.2
CORRIDOR WIDTH	IBC: TABLE 1020.2
DEAD END CORRIDOR	IBC: TABLE 1020.4, EXCEPTION 2
NUMBER OF EXITS	IBC: TABLE 1006.3.1

PLUMBING FIXTURE COUNT								
CODE SECTION: TABLE 2902.1.1 - 2902.2								
TOTAL CALCULATED OCCUPANTS = (B) # OCC.								
OCCUPANCY CLASS	WATER CLOSETS	REQ. FIXTURE COUNT		CALC. FIXTURE COUNT		EXISTING		TOTAL
		MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	
BUSINESS		1 PER 25 FOR FIRST 50		1	1	0	0	(1) UNISEX
BUSINESS	LAVATORIES	1 PER 40 FOR FIRST 80		1	1	0	0	(1) UNISEX
BUSINESS	SERVICE SINK	1 SERVICE SINK		1	1	1	1	

CODE SYMBOLS LEGEND			
<b>CALCULATED OCCUPANCY LOAD</b>	ROOM NAME ### SF ### OCC	ROOM NAME ROOM AREA (SQFT) ROOM OCCUPANT LOAD	1 HOUR RATED WALL ASSEMBLY
<b>EXIT CAPACITY</b>	10 360	ACTUAL EGRESS LOAD ACCUMULATED OCCUPANT LOAD	2 HOUR RATED WALL ASSEMBLY
<b>DIRECTION OF EGRESS W/ ACCUMULATED OCCUPANT LOAD</b>	10 37 27	EGRESS PATH START ACCUMULATED OCCUPANT LOAD EGRESS PATH DIRECTION	MAXIMUM COMMON PATH OF TRAVEL
<b>HANDICAP ACCESSIBLE ROUTE</b>	10 27	ACCESSIBLE ROUTE HEARING ACCESSIBILITY	MAXIMUM TRAVEL DISTANCE
<b>FIRE EXTINGUISHER</b>	FEC	FIRE EXTINGUISHER	PROJECT SCOPE LIMITS

OCCUPANCY ANALYSIS				
OCCUPANCY CLASS	OCCUPANCY FUNCTION	AREA	LOAD FACTOR	CALCULATED OCCUPANCY
CAFE	ASSEMBLY UNCONCENTRATED	302 SF	1/15	21
CAFE PREP	BUSINESS	157 SF	1/100	2
BACK OF HOUSE	STORAGE	187 SF	1/300	1
				24 TOTAL

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

ARCHITECT:  
  
 35 POND PARK ROAD, BAY 16  
 HINGHAM, MASSACHUSETTS 02043  
 PHONE: (781) 452-7121  
 FAX: (781) 875-3039  
 www.phasezerodesign.com

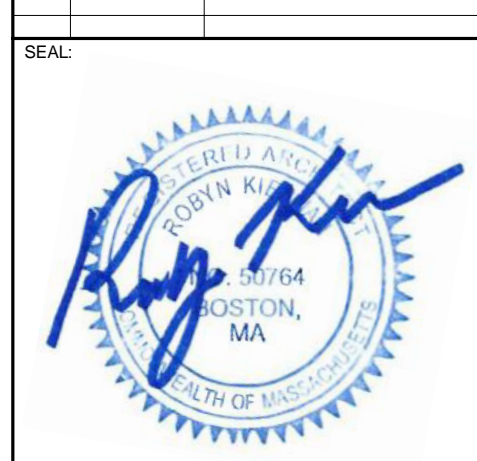
CLIENT:  
**BLANK STREET**  
 225 WYTHE AVENUE  
 BROOKLYN, NY 11249  
 www.blankstreet.com

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

**BLANK STREET**

1380 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02138

REVISIONS		
NO.	DATE	DESCRIPTION
1	11/30/22	CONSTRUCTION SET

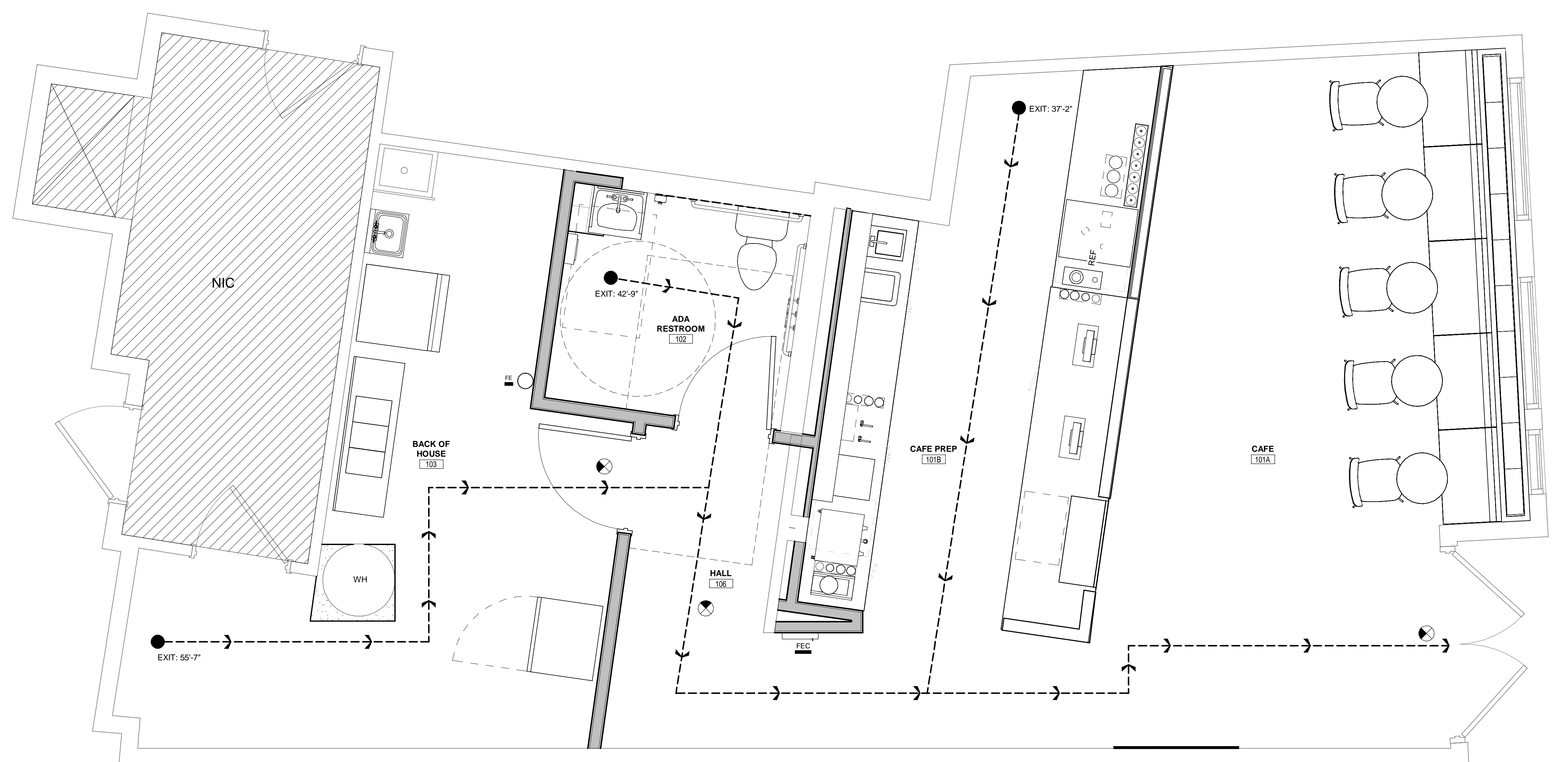


ISSUED FOR: CONSTRUCTION SET  
 ISSUED DATE: 11/30/2022

DRAWN BY: KE  
 CHECKED BY: RK  
 PROJECT NUMBER: 21620

DRAWING NAME:  
**LIFE SAFETY PLAN**

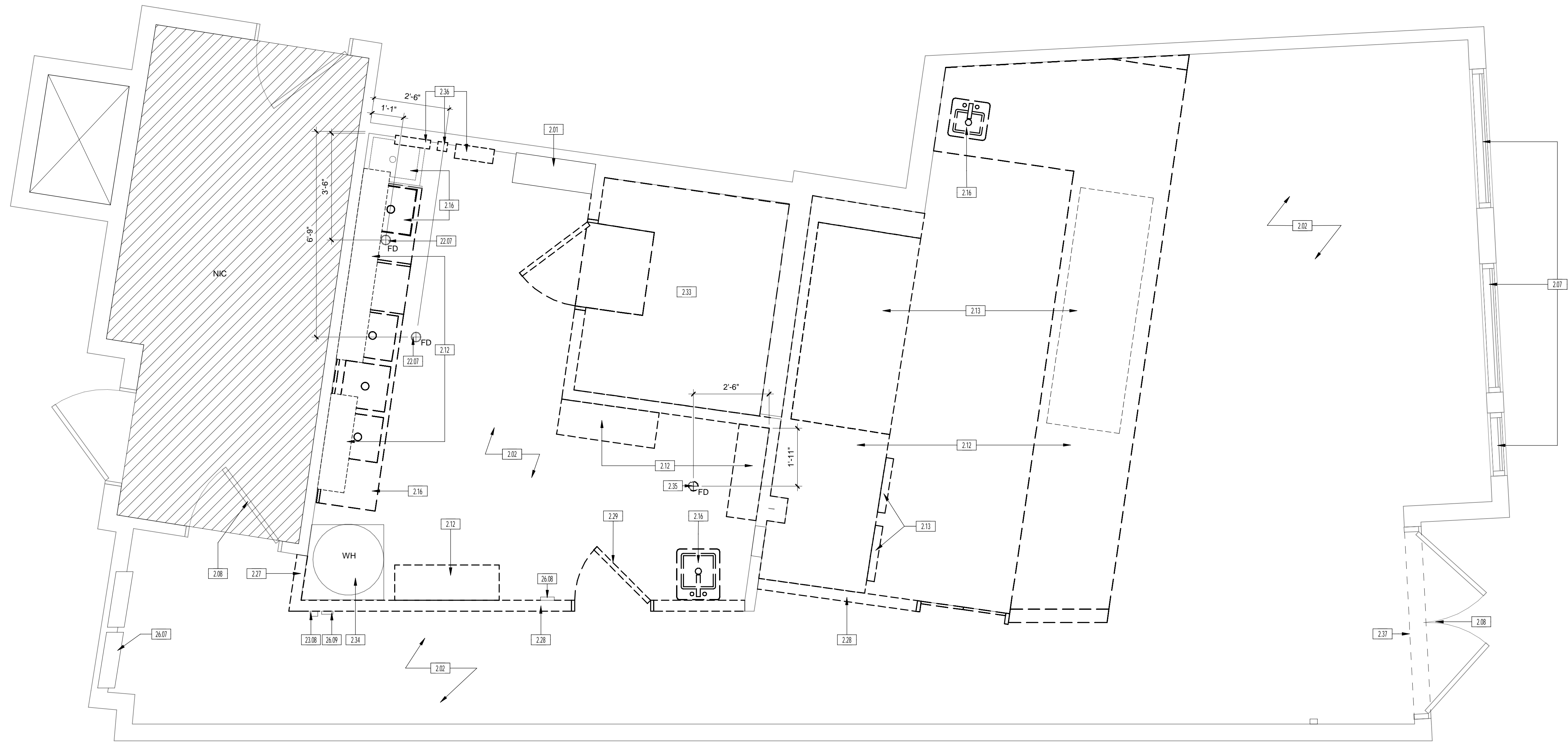
DRAWING NO.  
**G010**



Plot Date: 12/1/2022 11:15:25 AM Dwg Filename: C:\Users\k\_sisk\Documents\2022-06-06\_Blanck Street - 1380 Mass Ave. Boston, MA\_RVT2022\_jellisCAVYD.rvt

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

Plot Date: 12/1/2022 11:15:18 AM Dwg Filename: C:\Users\sk\_ajl\Documents\2022-06-06\_Blank Street - 1380 Mass Ave- Boston, MA\_RVT2022\_jelliscavd.dwg



**DEMOLITION PLAN GENERAL NOTES**

- A. THESE DEMOLITION DIAGRAMS ARE INTENDED TO PROVIDE A SCHEMATIC REPRESENTATION OF DEMOLITION. INFORMATION SHOWN ON THESE DIAGRAMS SHALL NOT LIMIT THE SCOPE OF DEMOLITION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY DEMOLITION AS REQUIRED TO COMPLETE SCOPE OF WORK AS INDICATED BY THE CONTRACT DOCUMENTS. REFER TO G-002 FOR ADDITIONAL DEMOLITION NOTES.
- B. G.C. TO FIELD VERIFY ALL DIMENSIONS USING THE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES EXIST, G.C. TO MARK UP DRAWINGS THAT REFLECT THE ACTUAL CONDITION AND FORWARD TO THE ARCHITECT WITH (3) DAYS FOR REVIEW AND CLARIFICATION AS REQUIRED
- C. PROTECT EXISTING STRUCTURE AND OTHER BUILDING ELEMENTS TO REMAIN DURING CONSTRUCTION
- D. REMOVE EXISTING PARTITIONS SHOWN WITH DASHED LINES. PROVIDE NEW FINISHES AS SCHEDULED AT ALL AREAS OF REMOVAL AND REPAIRS. WALL, CEILING AND FLOOR FINISHES TO MATCH ADJACENT SURFACES
- E. PATCH/REPAIR SURFACES AS REQUIRED FOR NEW FINISHES AS SCHEDULED, INCLUDING AREAS THAT WERE PREVIOUSLY OUT OF VIEW THAT ARE EXPOSED BY THIS PROJECT. MATCH EXISTING FINISHES, THIS INCLUDES WORK BY ALL TRADES.
- F. CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED ON DRAWINGS OR AS OTHERWISE DIRECTED BY ARCHITECTS.
- G. ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE REUSED OR RETURNED TO THE CLIENT OR AS OTHERWISE DIRECTED.
- H. CONTRACTOR SHALL REMOVE ALL WALL CONDUITS LEFT AFTER WALL DEMOLITION, INCLUDING SWITCH BOXES, PLATES, BRIDGES, OR ANY OTHER TELEPHONE OR ELECTRICAL WIRING AND EQUIPMENT.
- I. IN ALL AREAS WHERE DEMOLITION CAUSES AN UNEVENNESS IN THE SLAB, THE CONTRACTOR SHALL PATCH TO LEVEL THE SLAB TO RECEIVE NEW FINISHED FLOORING.
- J. CONTRACTOR SHALL REMOVE BACK TO SOURCE ALL PROJECTING PLUMBING, FLOOR ELECTRICAL AND TELEPHONE OUTLETS, AND ALL OTHER PROJECTING ITEMS WHICH ARE BEING ABANDONED.
- K. ALL WORK PERFORMED BY GC SHALL COMPLY WITH ALL LOCAL AND STATE BUILDING CODES
- L. ALL EXISTING TO REMAIN SURFACES DAMAGED AS A RESULT OF DEMOLITION (FLOOR SLAB, DEMISING WALLS, WINDOWS, RADIATOR ENCLOSURES, ETC.) SHALL BE REPAIRED TO THE SATISFACTION OF THE ARCHITECT.

ARCHITECT:  
  
 35 POND PARK ROAD, BAY 16  
 HINGHAM, MASSACHUSETTS 02043  
 PHONE: (781) 452-7121  
 FAX: (781) 875-3039  
 www.phasezerodesign.com

CLIENT:  
**BLANK STREET**  
 225 WYTHE AVENUE  
 BROOKLYN, NY 11248  
 www.blankstreet.com

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

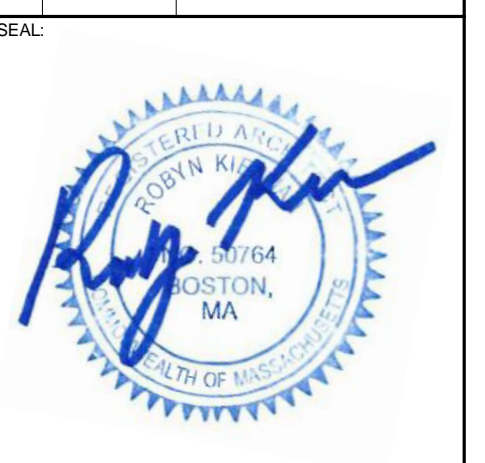
**BLANK STREET**  
 1380 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02138

**DEMOLITION KEYNOTES**

#	DESCRIPTION
2.01	EXISTING PLATFORM TO REMAIN.
2.02	REMOVE ALL EXISTING FLOORING AND WALL BASE.
2.07	EXISTING STOREFRONT TO REMAIN. PROTECT DURING CONSTRUCTION.
2.08	EXISTING DOOR TO REMAIN. PROTECT DURING CONSTRUCTION.
2.12	MILLWORK TO BE REMOVED.
2.13	REMOVE EXISTING EQUIPMENT.
2.16	REMOVE EXISTING PLUMBING FIXTURE. CAP PLUMBING AS REQUIRED.
2.27	REMOVE PORTION OF EXISTING WALL/ SILL.
2.28	REMOVE EXISTING WALL.
2.29	REMOVE EXISTING DOOR.
2.33	EXISTING WALK IN COOLER TO BE REMOVED IN ITS ENTIRETY.
2.34	EXISTING WATER HEATER TO REMAIN. PROTECT DURING CONSTRUCTION.
2.35	REMOVE EXISTING FLOOR DRAIN. CAP PLUMBING AS REQUIRED.
2.36	EXISTING CLEANERS TO BE REMOVED.
2.37	REMOVE EXISTING DOOR THRESHOLD. REFER TO A501 FOR NEW SPECIFICATION.
22.07	FLOOR DRAIN LOCATION. SEE PLUMBING DRAWINGS.
23.08	EXISTING THERMOSTAT TO BE RELOCATED. COORDINATE WITH MECHANICAL DRAWINGS.
26.07	EXISTING ELECTRICAL PANEL TO REMAIN FOR REUSE.
26.08	RELOCATE EXISTING BUILDING SECURITY ALARM.
26.09	EXISTING FIRE ALARM DOOR PULL TO BE RELOCATED.

REVISIONS

NO.	DATE	DESCRIPTION
1	11/30/22	CONSTRUCTION SET



ISSUED FOR: CONSTRUCTION SET  
 ISSUED DATE: 11/30/2022  
 DRAWN BY: KE  
 CHECKED BY: RK  
 PROJECT NUMBER: 21620  
Copyright © by Phase Zero Design Corp. All Rights Reserved.

**DEMOLITION LEGEND**

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

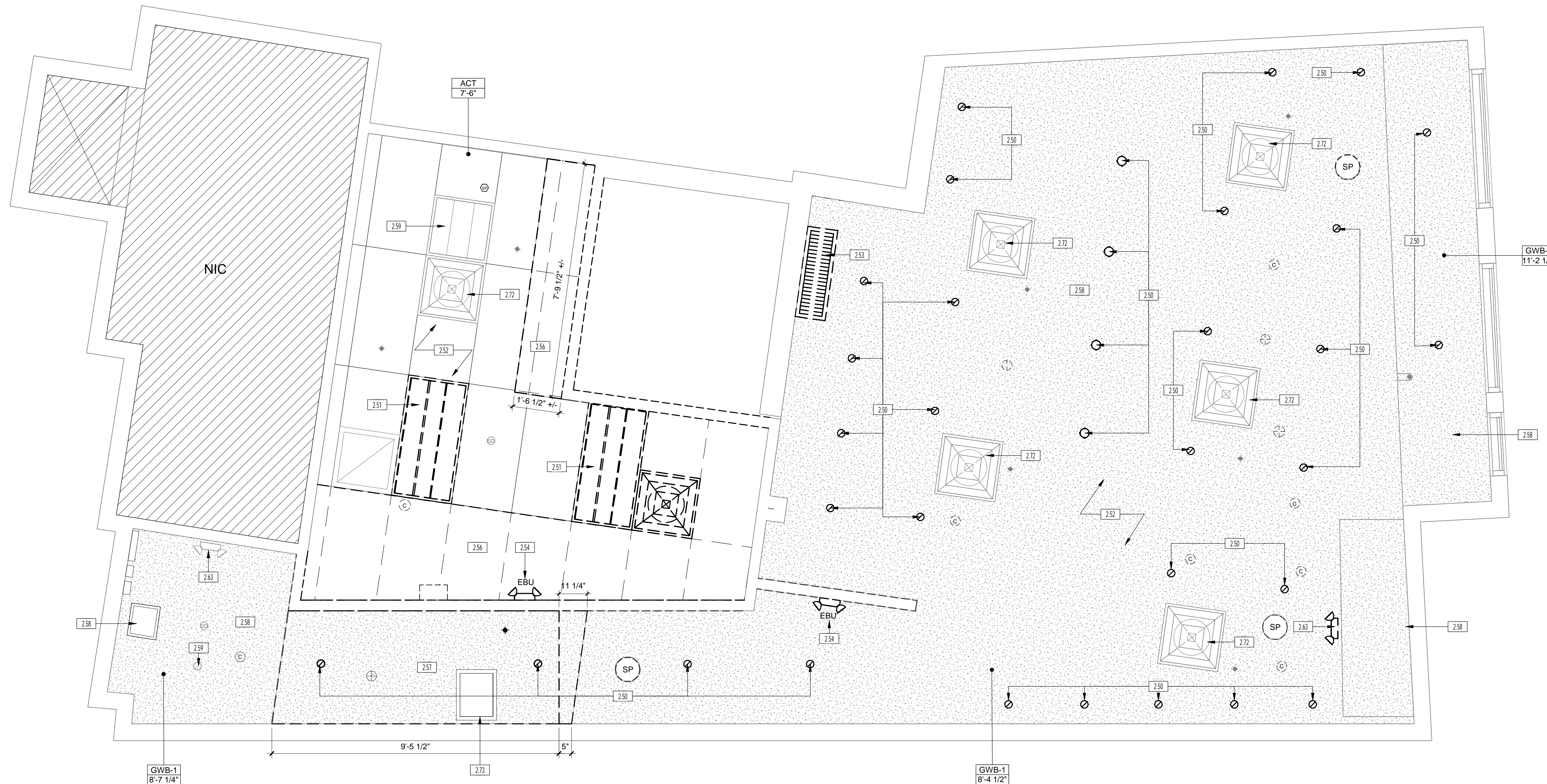
**DEMOLITION PLAN**

DRAWING NO.  
**AD101**

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



Plot Date: 12/1/2022 11:15:20 AM Dwg Filename: C:\Users\k\_jellis\Documents\2022-06-06\_Blank Street - 1380 Mass Ave. Boston, MA\_RVT2022\_jellisCAV.Dwg



**DEMOLITION PLAN GENERAL NOTES**

- A. THESE DEMOLITION DIAGRAMS ARE INTENDED TO PROVIDE A SCHEMATIC REPRESENTATION OF DEMOLITION. INFORMATION SHOWN ON THESE DIAGRAMS SHALL NOT LIMIT THE SCOPE OF DEMOLITION WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL NECESSARY DEMOLITION AS REQUIRED TO COMPLETE SCOPE OF WORK AS INDICATED BY THE CONTRACT DOCUMENTS. REFER TO G-002 FOR ADDITIONAL DEMOLITION NOTES.
- B. G.C. TO FIELD VERIFY ALL DIMENSIONS USING THE CONSTRUCTION DOCUMENTS. IF ANY DISCREPANCIES EXIST, G.C. TO MARK UP DRAWINGS THAT REFLECT THE ACTUAL CONDITION AND FORWARD TO THE ARCHITECT WITH (3) DAYS FOR REVIEW AND CLARIFICATION AS REQUIRED.
- C. PROTECT EXISTING STRUCTURE AND OTHER BUILDING ELEMENTS TO REMAIN DURING CONSTRUCTION.
- D. REMOVE EXISTING PARTITIONS SHOWN WITH DASHED LINES. PROVIDE NEW FINISHES AS SCHEDULED AT ALL AREAS OF REMOVAL AND REPAIRS. WALL, CEILING AND FLOOR FINISHES TO MATCH ADJACENT SURFACES.
- E. PATCH/REPAIR SURFACES AS REQUIRED FOR NEW FINISHES AS SCHEDULED, INCLUDING AREAS THAT WERE PREVIOUSLY OUT OF VIEW THAT ARE EXPOSED BY THIS PROJECT. MATCH EXISTING FINISHES, THIS INCLUDES WORK BY ALL TRADES.
- F. CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS AS REQUIRED TO COMPLETE DEMOLITION AND REMOVAL OF ALL ITEMS AS INDICATED ON DRAWINGS OR AS OTHERWISE DIRECTED BY ARCHITECTS.
- G. ALL WORK DEMOLISHED SHALL BE REMOVED FROM THE PREMISES EXCEPT ITEMS TO BE REUSED OR RETURNED TO THE CLIENT OR AS OTHERWISE DIRECTED.
- H. CONTRACTOR SHALL REMOVE ALL WALL CONDUITS LEFT AFTER WALL DEMOLITION, INCLUDING SWITCH BOXES, PLATES, BRIDGES, OR ANY OTHER TELEPHONE OR ELECTRICAL WIRING AND EQUIPMENT.
- I. IN ALL AREAS WHERE DEMOLITION CAUSES AN UNEVENNESS IN THE SLAB, THE CONTRACTOR SHALL PATCH TO LEVEL THE SLAB TO RECEIVE NEW FINISHED FLOORING.
- J. CONTRACTOR SHALL REMOVE BACK TO SOURCE ALL PROJECTING PLUMBING, FLOOR ELECTRICAL AND TELEPHONE OUTLETS, AND ALL OTHER PROJECTING ITEMS WHICH ARE BEING ABANDONED.
- K. ALL WORK PERFORMED BY GC SHALL COMPLY WITH ALL LOCAL AND STATE BUILDING CODES.
- L. ALL EXISTING TO REMAIN SURFACES DAMAGED AS A RESULT OF DEMOLITION (FLOOR SLAB, DEMISING WALLS, WINDOWS, RADIATOR ENCLOSURES, ETC.) SHALL BE REPAIRED TO THE SATISFACTION OF THE ARCHITECT.

ARCHITECT:  
  
 PHASE ZERO DESIGN  
 35 POND PARK ROAD, BAY 16  
 HINGHAM, MASSACHUSETTS 02043  
 PHONE: (781) 452-7121  
 FAX: (781) 875-3039  
 www.phasezerodesign.com

CLIENT:  
**BLANK STREET**  
 225 WYTHE AVENUE  
 BROOKLYN, NY 11248  
 www.blankstreet.com

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

**BLANK STREET**

1380 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02138

**DEMOLITION KEYNOTES**

#	DESCRIPTION
2.50	REMOVE LIGHTING FIXTURES AND ASSOCIATED ELECTRICAL.
2.51	LIGHTING FIXTURE TO BE RELOCATED. REFER TO PLAN ON A111 FOR NEW LOCATION.
2.52	REMOVE ALL OCCUPANCY SENSORS, CAMERAS, AND SPEAKERS.
2.53	RELOCATE HVAC REGISTER. SEE A111 FOR NEW LOCATION.
2.54	REMOVE EMERGENCY LIGHTING AND ALL RELATED EQUIPMENT.
2.56	REMOVE EXISTING CEILING GRID AS NOTED. SEE A111 FOR LOCATIONS.
2.57	REMOVE EXISTING GWB CEILING / SOFFIT.
2.58	EXISTING CEILING TO REMAIN. PATCH AND REPAIR AS REQUIRED.
2.59	EXISTING LIGHTING TO REMAIN.
2.63	EXISTING EXIT SIGN TO REMAIN. REWIRE AS REQUIRED.
2.72	EXISTING HVAC DIFFUSER TO REMAIN.
2.73	REMOVE EXISTING ACCESS PANEL.

REVISIONS

NO.	DATE	DESCRIPTION
1	11/30/22	CONSTRUCTION SET



ISSUED FOR: CONSTRUCTION SET  
 ISSUED DATE: 11/30/2022

DRAWN BY: KE  
 CHECKED BY: RK  
 PROJECT NUMBER: 21620

DRAWING NAME:

**DEMOLITION LEGEND**

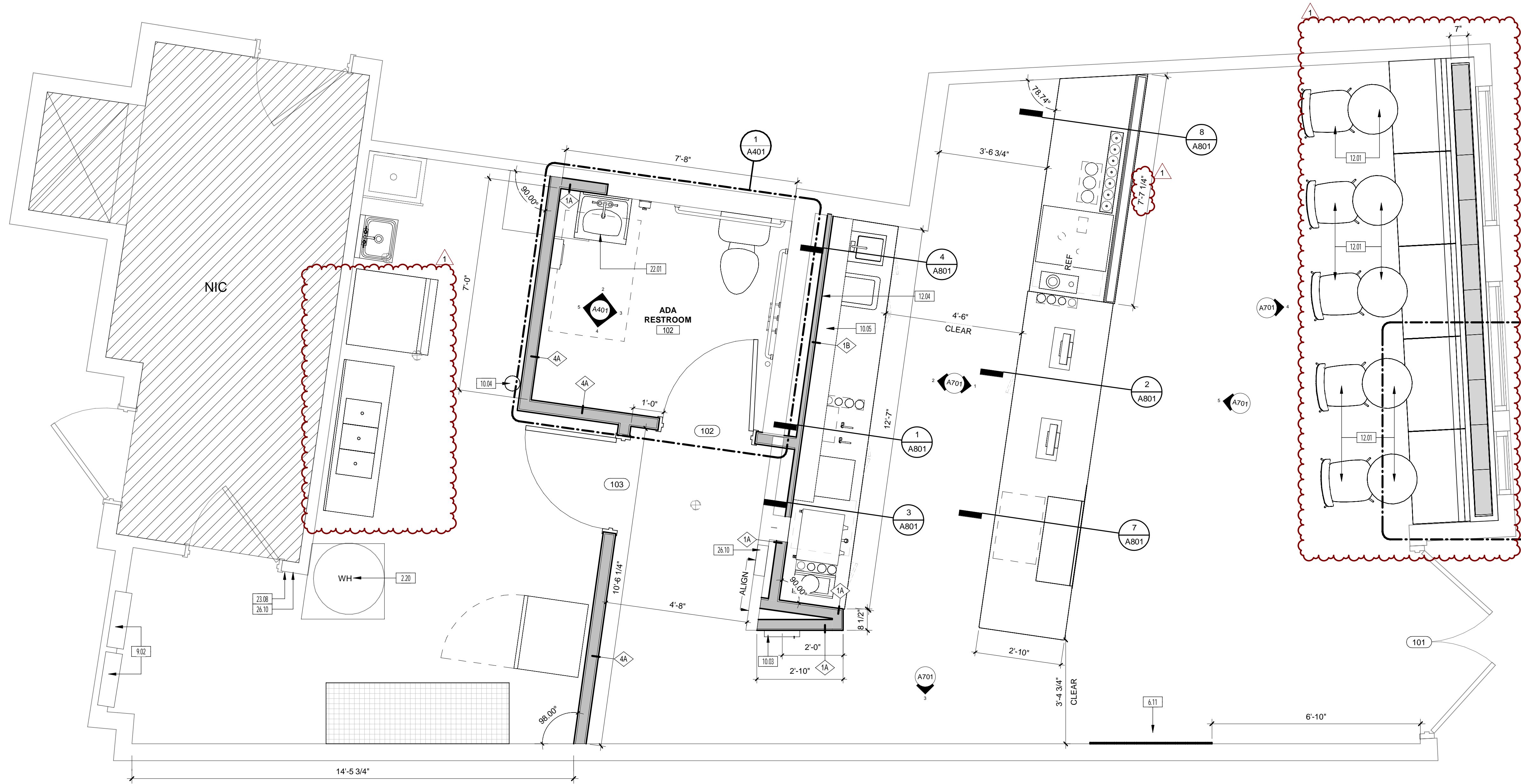
KEYNOTE	###.###
COMPONENT TO BE REMOVED	-----
COMPONENT TO REMAIN	=====
AREA NOT IN CONTRACT	---NIC---

**DEMOLITION REFLECTED CEILING PLAN**

DRAWING NO.  
**AD111**

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

Plot Date: 12/1/2022 11:15:03 AM Dwg Filename: C:\Users\sk\_ellie\Documents\2022-06-06\_Blanck Street - 1380 Mass Ave. Boston, MA\_RVT2022\_jellieCAVVD.rvt



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

**OVERALL PLAN GENERAL NOTES**

- A. SEE CODE PLANS, ENLARGED PLANS, FINISH PLANS, ETC. FOR ADDITIONAL INFORMATION.
- B. COORDINATE FINAL PLACEMENT OF ALL WALL MOUNTED EQUIPMENT WITH SIGNAGE.
- C. PRIOR TO GYPSUM BOARD INSTALLATION AND ELECTRICAL ROUGH-IN INSPECTION, GENERAL CONTRACTORS, ELECTRICAL/DATA CONTRACTORS, ARCHITECT, AND CONSTRUCTION MANAGER SHALL REVIEW IN-PLACE LOCATIONS OF ALL SWITCH BOXES, RECEPTACLE BOXES, FIRE ALARM BOXES, ETC. FINAL LOCATIONS MAY BE ADJUSTED AT THIS TIME TO ALIGN OR COORDINATE WITH DESIGN INTENT.
- D. ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF ARCHITECT. FAILURE TO DO SO MAY RESULT IN THE REDO OF FINISHED WORK THAT DOES NOT ADHERE TO THE INTENT OF THE CONTRACT DOCUMENT.
- E. DO NOT SCALE THE DRAWING. USED FIGURED DIMENSIONS ONLY. LARGE SCALE DETAILS GOVERN OVER THE SMALL SCALE. ARCHITECTS SHALL BE NOTIFIED OF ANY DISCREPANCIES ON THE DRAWINGS.
- F. COORDINATE THE ARCHITECTURAL DRAWINGS WITH MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER DRAWINGS.
- G. ALL INTERIOR CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES IN PLACE IN THE LOCATION OF THE WORK. CORRIDORS AND ALL OTHER CLEARANCES SHOULD BE CHECKED WITH ARCHITECT PRIOR TO THE FABRICATION OF ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING AS REQUIRED AT HIS OWN EXPENSE.
- H. ALL ROUGH CARPENTRY WOODWORK SHALL BE TREATED FOR FIRE RETARDATION WITH U.L. APPROVED MATERIAL. FLAME SPREAD RATING NOT TO EXCEED 25.
- I. CONTRACTOR SHALL FURNISH AND INSTALL NEW ACCESS DOORS WHEREVER REQUIRED FOR PLUMBING, ELECTRICAL, HVAC, SPRINKLER, ETC SYSTEMS FOR WORK ACCESS AND MAINTENANCE. COORDINATE WITH ARCHITECT ON LOCATION FOR ACCESS DOORS.
- J. NEW WALLS ARE DIMENSIONED TO THE FINISH FACE OF WALL. THICKNESS UNLESS OTHERWISE NOTED. ALL GYPSUM BOARD TO BE 5/8" THICK, UNLESS OTHERWISE NOTED. GREEN BOARD TO BE USED IN TOILETS WHERE PAINT IS USED AND DUROCK IN TOILETS WHERE TILE IS USED.
- K. ALL THEREAFTER SOUND ATTENUATING BLANKETS SHALL BE A MINIMUM OF 2" THICK FOR 2 1/2" STUDS, 4" THICK FOR 3 5/8" & 4" STUDS AND 6" THICK FOR 6" STUDS UNLESS OTHERWISE NOTED.
- L. CONTRACTOR TO SUPPLY AND INSTALL 3/4" F.R. BLOCKING OR APPROVED METAL FLAT STOCK BEHIND ALL GYP. G.C. SHALL COORDINATE WITH MILLWORKER FOR REQUIRED LOCATIONS & ADEQUACY OF BLOCKING REQUIREMENTS AND PROVIDE ALL SUCH BLOCKING PRIOR TO CLOSING UP ANY AND ALL WALLS, COLUMNS, ETC. TO MEET SUCH REQUIREMENTS. SEE FURNITURE AND MILLWORK SHOP DRAWINGS FOR ALL FIXTURE INFORMATION.
- M. PATCH AND REPAIR OR REPLACE ALL EXISTING AND NEW MILLWORK DAMAGED BY CONSTRUCTION.
- N. ALL UNDERCOUNTER CABINETS AND LEG SUPPORTS SHALL HAVE (2) 2" HOLES FOR RUNNING OF EQUIPMENT CORDS AND WIRING. PLACE 1" FROM THE BACK WALL. ONE HOLE SHALL BE 2" BELOW THE BOTTOM OF THE COUNTERTOP, AND ONE HOLE SHALL BE 6" AFF.

#	DESCRIPTION
2.20	EXISTING MECHANICAL SYSTEM TO REMAIN.
6.11	MERCHANDISE PEG BOARD. REFER TO DETAILS ON A501.
9.02	TILE START POINT
10.03	SEMI-RECESSED FIRE EXTINGUISHER CABINET, REFER TO DETAILS ON A501.
10.04	WALL MOUNTED FIRE EXTINGUISHER W/ BRACKET MOUNTED @ 4'-0" AFF.
10.05	NEW FLOATING SHELVING. SEE FINISH SCHEDULE FOR MORE DETAILS. REFER TO A701 FOR MOUNTING HEIGHTS & A801 FOR DETAILS
12.01	NEW FURNITURE BY BLANK STREET
12.04	MENU BY BLANK STREET. INSTALL BLOCKING FOR MOUNTING AS REQUIRED. REFER TO INTERIOR ELEVATIONS FOR MOUNTING HEIGHTS.
22.01	NEW PLUMBING FIXTURE. SEE PLUMBING DRAWINGS
23.08	EXISTING THERMOSTAT TO BE RELOCATED. COORDINATE WITH MECHANICAL DRAWINGS.
26.10	FIRE ALARM DOOR PULL TO BE RELOCATED. COORDINATE WITH ELECTRICAL DRAWINGS.

REVISIONS		
NO.	DATE	DESCRIPTION
1	11/30/22	CONSTRUCTION SET

ISSUED FOR: CONSTRUCTION SET  
ISSUED DATE: 11/30/2022

PLAN LEGEND	
<b>KEYNOTE</b>	###
<b>PROPOSED WALLS</b>	NEW MTL STUD WALL
	NEW WD STUD WALL
	NEW CMU WALL
	NEW BRICK WALL
<b>EXISTING COMPONENT TO REMAIN</b>	EXISTING WALL
<b>AREA NOT IN CONTRACT</b>	NIC

ARCHITECT:  
**PHASE ZERO DESIGN**  
35 POND PARK ROAD, BAY 16  
HINGHAM, MASSACHUSETTS 02043  
PHONE: (781) 452-7121  
FAX: (781) 875-3039  
www.phasezerodesign.com

CLIENT:  
**BLANK STREET**  
225 WYTHE AVENUE  
BROOKLYN, NY 11248  
www.blankstreet.com

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

**BLANK STREET**  
1380 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02138

PROJECT:

ISSUED FOR: CONSTRUCTION SET  
ISSUED DATE: 11/30/2022

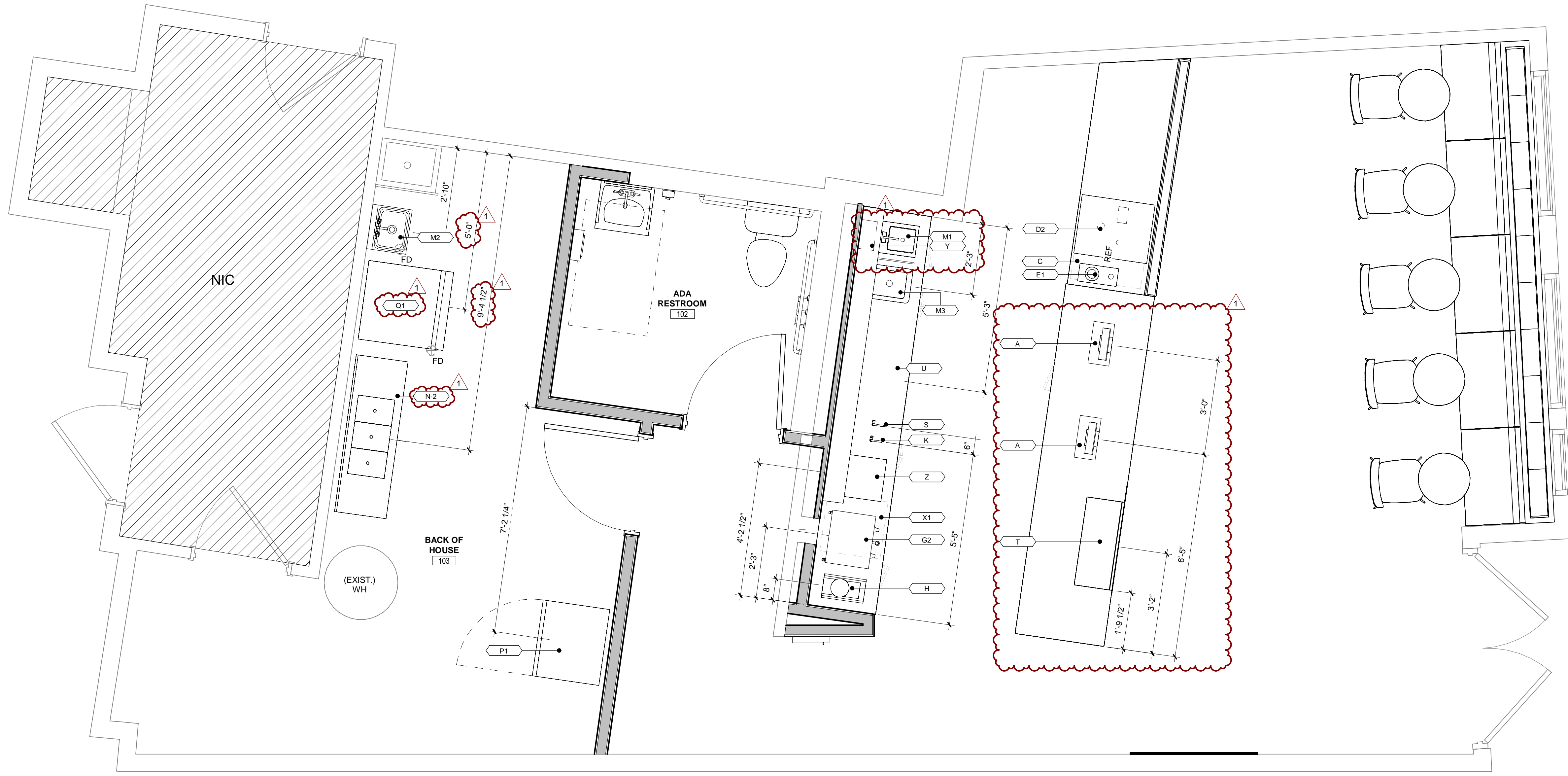
DRAWN BY: KE  
CHECKED BY: RK  
PROJECT NUMBER: 21620  
Copyright © by Phase Zero Design, All Rights Reserved.

DRAWING NAME:  
**CONSTRUCTION PLAN**

DRAWING NO.  
**A101**

Plot Date: 12/1/2022 11:15:05 AM Dwg Filename: C:\Users\k... \Documents\2022-06-06\_Blank Street - 1380 Mass Ave. Boston, MA\_RVT2022\_JellisCAV.Dwg

EQ MARK	EQUIPMENT NAME	MANUFACTURER	MODEL NUMBER	FINISH	DIMENSIONAL NOTES	ADDITIONAL NOTES
<varies>	<varies>	<varies>	<varies>	<varies>	<varies>	<varies>
-	INTERNET ROUTER/SETUP	PER LOCAL AVAILABILITY	-	-	-	UNDERCOUNTER, AS CLOSE TO POS AS POSSIBLE
--	PRINTER (RECIPT)	PER LOCAL AVAILABILITY	-	-	-	NEAR ESPRESSO MACHINE
A	REGISTER/PONT OF SALE	SQUARE	-	-	-	-
C	UNDERCOUNTER ESPRESSO REFRIGERATOR	GALAXY EQUIPMENT	177DEGRTRBLK	BLACK	21 3/8"W X 26.78"D X 33 1/4" H	115V, 1 9A, 60HZ 115V, 1 9A, 60HZ
D2	ESPRESSO MACHINE (SHOTMASTER)	EVERSYS	SHOTMASTER/CLASSIC	-	22.05"W X 25.59" D X 29.25"H	UNDERCOUNTER GROUNDS COLLECTION BIN. SEE CUT SHEET FOR ADDITIONAL REQUIREMENTS.
E1	PITCHER RINSER	BARISTA BASICS	EPPR714	STAINLESS STEEL	7" X 15"	SMALL PITCHER RINSER, 15-30 PSI RECOMMENDED WATER PRESSURE
G2	G4TP2T10A3100	CURTIS	-	-	TWIN COFFEE BREWER	-
H	COFFEE GRINDER	MAHKONG	EK443	-	9"W X 16"D X 30"H	2.2 LB HOPPER CAPACITY PROVIDED WITH COLD BREW PUMP
K	COLD BREW TAP	-	-	-	-	-
M1	F.O.H HAND SINK	ADVANCED TABCO	DI-15	STAINLESS STEEL	10"W X 14"L X 8"D	CUSTOM FLEXI GLASS GAURD 6"H X 1'-1" W
M2	HSDTA	REGENCY	600HS12SP	STAINLESS STEEL	12" W X 16" L X 10" D	FAUCET REGENCY 600FV4GL
M3	F.O.H DUMP SINK	REGENCY	600D1101420	STAINLESS STEEL	12" W X 18" L X 10" D	23.5 DECK MOUNT BASE B-2205 1/2" DANCO SPRAYER HOSE, DANCO SPRAYER
N-2	3-COMP SINK WITH DOUBLE DRAIN BASIN	BK RESOURCES	ES-3-1014-10-15T	STAINLESS STEEL	60"L X 19 3/4"D X 36"H	-
P1	REFRIGERATOR	AVANTOS	A-15R-10	STAINLESS STEEL	25 1/2" W X 25 1/2" D X 82 1/2" H	60" 15.6 CU FT CAPACITY BIN CAPACITY 543 LBS.
Q1	ICE MAKER	MANITOWOC	IDT0500A	-	30" W X 34" D X 71.5" H	SINGLE LEVER HANDLE WATER DISPENSER FAUCET
S	COLD WATER TAP	KRAUS PURITA	FF-100CH	MATTE BLACK	-	-
T	REFRIGERATED SELF SERVICE COUNTER CASE	OASIS	CO3324R	BLACK	36-1/4" L X 24-1/8" D X 33-3/4" H	-
U	UNDERCOUNTER ICE BIN	REGENCY	600IB1824KTM	STAINLESS STEEL	24"W x 18 1/2"D X 29"H	-
W	BLENDER	VITAMIX	36019	-	18"H X 8.5"W X 10.7"H	120V, 50-60 HZ, 15A
X1	UNDERCOUNTER ESPRESSO REFRIGERATOR	SUMMIT	FF63B	BLACK	23.63"W X 23"D X 32.63"H	-
Y	FOLDED PAPER TOWEL DISPENSER	TRIPPNT	51283	STAINLESS STEEL	6"D X 11"W X 5"H	-
Z	HIGH SPEED OVEN	MERRYCHEF	EIKON E1S	BLACK	16"W x 31.2"D x 23.2"H	-



### OVERALL PLAN GENERAL NOTES

- A. SEE CODE PLANS, ENLARGED PLANS, FINISH PLANS, ETC. FOR ADDITIONAL INFORMATION.
- B. COORDINATE FINAL PLACEMENT OF ALL WALL MOUNTED EQUIPMENT WITH SIGNAGE.
- C. PRIOR TO GYPSUM BOARD INSTALLATION AND ELECTRICAL ROUGH-IN INSPECTION, GENERAL CONTRACTORS, ELECTRICAL/DATA CONTRACTORS, ARCHITECT, AND CONSTRUCTION MANAGER SHALL REVIEW IN-PLACE LOCATIONS OF ALL SWITCH BOXES, RECEPTACLE BOXES, FIRE ALARM BOXES, ETC. FINAL LOCATIONS MAY BE ADJUSTED AT THIS TIME TO ALIGN OR COORDINATE WITH DESIGN INTENT.
- D. ANY DISCREPANCIES IN THE CONTRACT DOCUMENTS MUST BE BROUGHT TO THE ATTENTION OF ARCHITECT. FAILURE TO DO SO MAY RESULT IN THE REDO OF FINISHED WORK THAT DOES NOT ADHERE TO THE INTENT OF THE CONTRACT DOCUMENT.
- E. DO NOT SCALE THE DRAWING. USED FIGURED DIMENSIONS ONLY. LARGE SCALE DETAILS GOVERN OVER THE SMALL SCALE. ARCHITECTS SHALL BE NOTIFIED OF ANY DISCREPANCIES ON THE DRAWINGS.
- F. COORDINATE THE ARCHITECTURAL DRAWINGS WITH MECHANICAL, ELECTRICAL, PLUMBING AND SPRINKLER DRAWINGS.
- G. ALL INTERIOR CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES IN PLACE IN THE LOCATION OF THE WORK. CORRIDORS AND ALL OTHER CLEARANCES SHOULD BE CHECKED WITH ARCHITECT PRIOR TO THE FABRICATION OF ANY WORK. CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING AS REQUIRED AT HIS OWN EXPENSE.
- H. ALL ROUGH CARPENTRY WOODWORK SHALL BE TREATED FOR FIRE RETARDATION WITH U.L. APPROVED MATERIAL. FLAME SPREAD RATING NOT TO EXCEED 25.
- I. CONTRACTOR SHALL FURNISH AND INSTALL NEW ACCESS DOORS WHEREVER REQUIRED FOR PLUMBING, ELECTRICAL, HVAC, SPRINKLER, ETC SYSTEMS FOR WORK ACCESS AND MAINTENANCE. COORDINATE WITH ARCHITECT ON LOCATION FOR ACCESS DOORS.
- J. NEW WALLS ARE DIMENSIONED TO THE FINISH FACE OF WALL THICKNESS UNLESS OTHERWISE NOTED. ALL GYPSUM BOARD TO BE 5/8" THICK, UNLESS OTHERWISE NOTED. GREEN BOARD TO BE USED IN TOILETS WHERE PAINT IS USED AND DUROCK IN TOILETS WHERE TILE IS USED.
- K. ALL THEREAFTER SOUND ATTENUATING BLANKETS SHALL BE A MINIMUM OF 2" THICK FOR 2 1/2" STUDS, 4" THICK FOR 3 5/8" & 4" STUDS AND 6" THICK FOR 6" STUDS UNLESS OTHERWISE NOTED.
- L. CONTRACTOR TO SUPPLY AND INSTALL 3/4" F.R. BLOCKING OR APPROVED METAL FLAT STOCK BEHIND ALL GYP. G.C. SHALL COORDINATE WITH MILLWORKER FOR REQUIRED LOCATIONS & ADEQUACY OF BLOCKING REQUIREMENTS AND PROVIDE ALL SUCH BLOCKING PRIOR TO CLOSING UP ANY AND ALL WALLS, COLUMNS, ETC. TO MEET SUCH REQUIREMENTS. SEE FURNITURE AND MILLWORK SHOP DRAWINGS FOR ALL FIXTURE INFORMATION.
- M. PATCH AND REPAIR OR REPLACE ALL EXISTING AND NEW MILLWORK DAMAGED BY CONSTRUCTION.
- N. ALL UNDERCOUNTER CABINETS AND LEG SUPPORTS SHALL HAVE (2) 2" HOLES FOR RUNNING OF EQUIPMENT CORDS AND WIRING. PLACE 1" FROM THE BACK WALL, ONE HOLE SHALL BE 2" BELOW THE BOTTOM OF THE COUNTERTOP, AND ONE HOLE SHALL BE 6" AFF.

ARCHITECT:

**PHASE ZERO DESIGN**  
ARCHITECTS & INTERIORS GROUP, INC.

35 POND PARK ROAD, BAY 16  
HINGHAM, MASSACHUSETTS 02043  
PHONE: (781) 452-7121  
FAX: (781) 875-3039  
www.phasezerodesign.com

CLIENT:

**BLANK STREET**

225 WYTHE AVENUE  
BROOKLYN, NY 11248  
www.blankstreet.com

CONSULTANT:

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

PROJECT:

NO.	DATE	REVISIONS	DESCRIPTION
1	11/30/22	CONSTRUCTION SET	

SEAL:

ISSUED FOR: CONSTRUCTION SET  
ISSUED DATE: 11/30/2022

1380 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02138

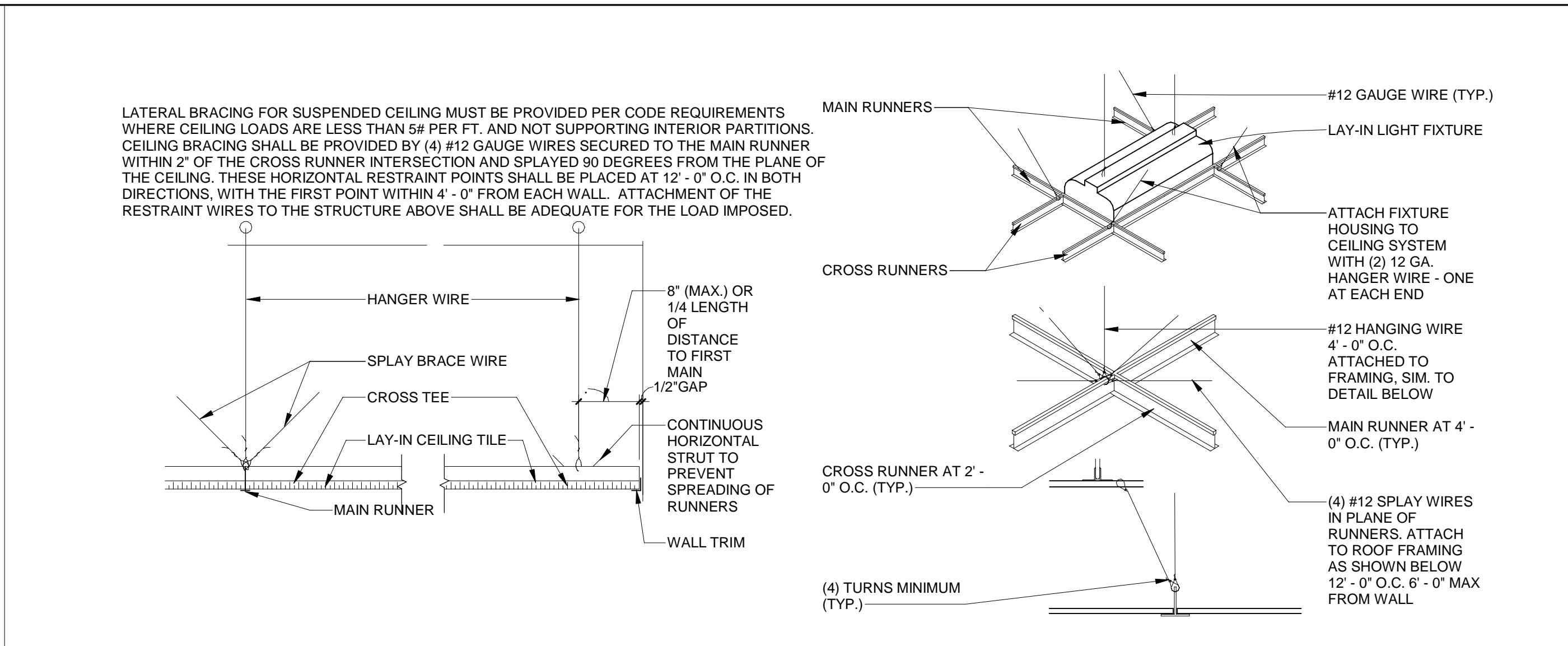
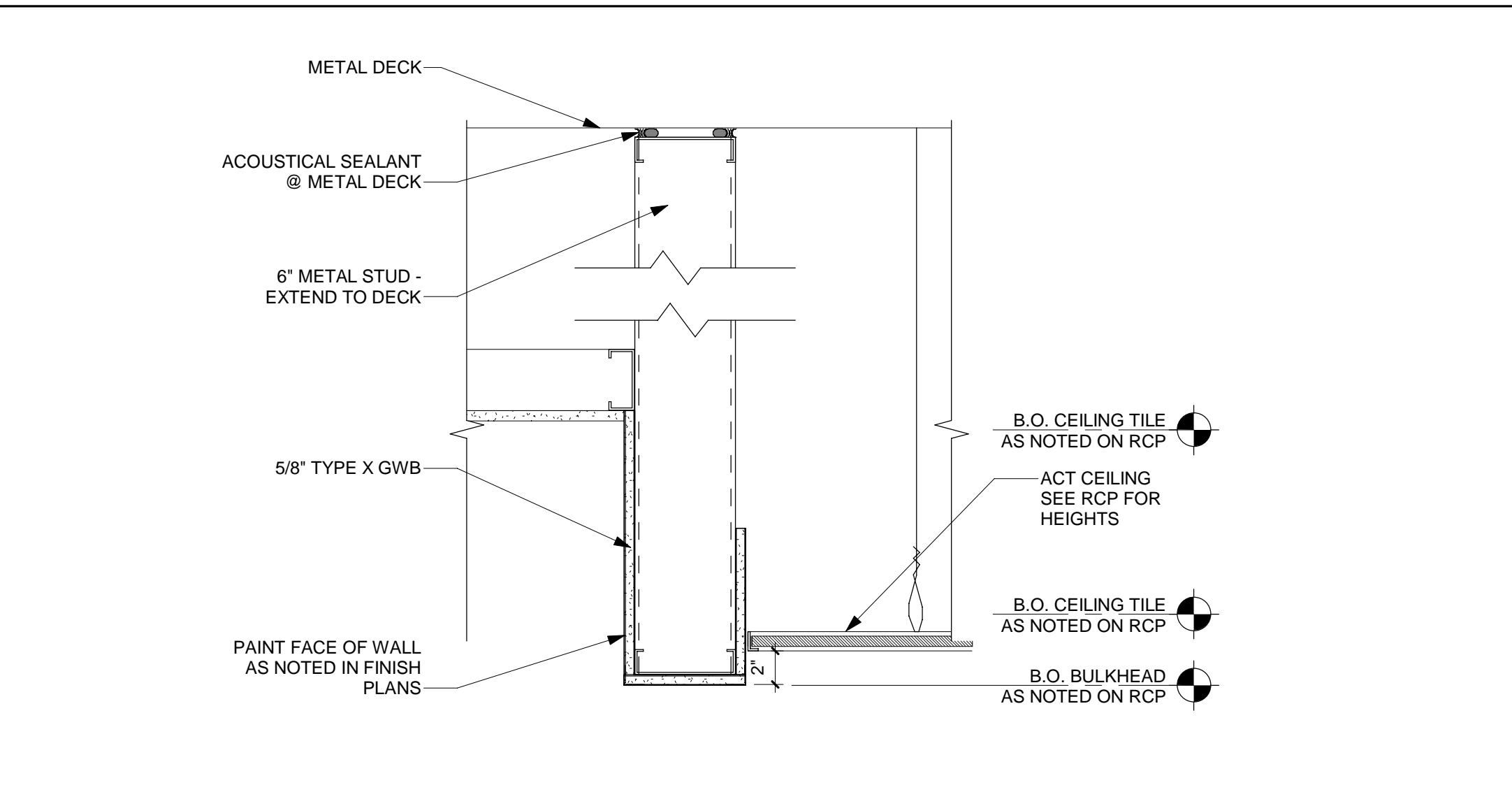
### PLAN LEGEND

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

DRAWN BY: KE/AH  
CHECKED BY: RK  
PROJECT NUMBER: 21620  
Copyright © by Phase Zero Design Corp. All Rights Reserved.  
DRAWING NAME:  
**FOOD SERVICE PLAN**  
DRAWING NO.  
**A102**

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

Plot Date: 12/1/2022 11:15:09 AM Dwg Filename: C:\Users\sk...Documents\2022-06-06\_Blank Street - 1380 Mass Ave. Boston, MA\_RVT2022\_JellieCAVYD.rvt

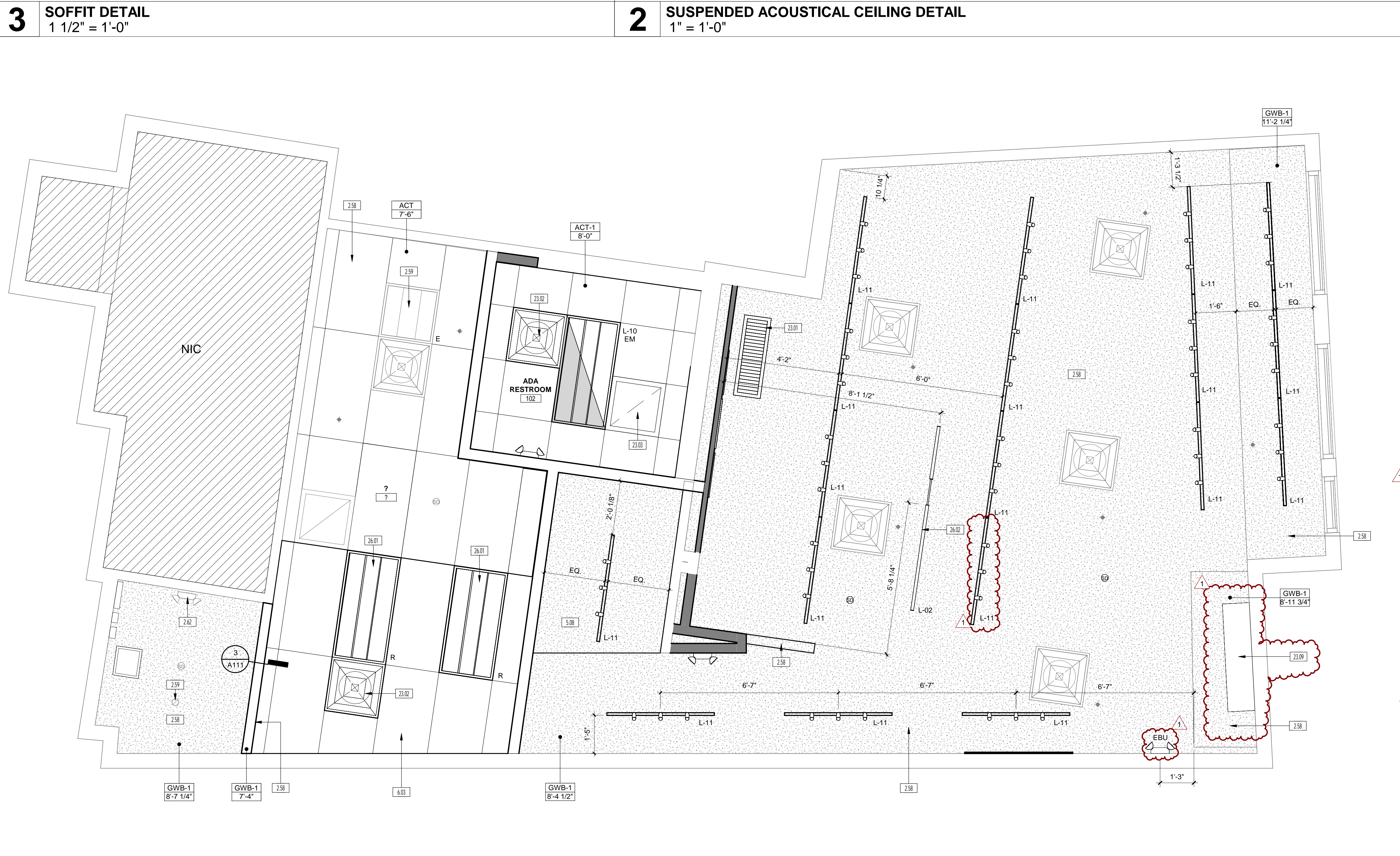


- GENERAL CEILING NOTES**
- HVAC SHOWN ON THIS PLAN IS DIAGRAMMATICAL. REFER TO MEP DRAWINGS FOR FULL SCOPE OF WORK.
  - ALL FIXTURES TO BE INSTALLED IN ACT CEILINGS TO BE CENTERED IN CEILING GRID (UNO).
  - GC SHALL VERIFY ALL CEILING HEIGHTS, AND CONFIRM THAT THE WORK CAN BE BUILT AS SHOWN. IN THE EVENT OF ANY CONFLICTS OR OMISSIONS WITHIN THE DRAWING, GC TO CONTACT ARCHITECT FOR CLARIFICATION PRIOR TO THE PERFORMANCE OF ANY WORK IN QUESTION.
  - CEILING HEIGHT DIMENSIONS ARE TO FINISHED SURFACES.
  - ALIGN ALL CEILING GRIDS WITHIN ROOM UNLESS OTHERWISE NOTED.
  - SEE FINISH SCHEDULE FOR ADDITIONAL CEILING INFO.
  - NOTIFY ARCHITECT OF ANY DISCREPANCIES BETWEEN THIS REFLECTED CEILING PLAN AND ENGINEERING DRAWINGS FOR CLARIFICATIONS.
  - CONTRACTOR SHALL VERIFY ALL CEILING PLENUM CONDITIONS TO ASSURE CLEARANCE OF DUCTWORK, PIPING OBSTRUCTION, AND THE LOCATIONS OF THE LIGHT FIXTURES SHOWN TO COORDINATE WITH THE CEILING HEIGHTS AS SPECIFIED. CONTRACTOR SHALL PROVIDE VERTICAL CEILING TRANSITIONS WITH GYPSUM BOARD AND METAL SHADOW MOLDING WHERE LOWER CEILING ARE REQUIRED DUE TO CLEARANCE PROBLEMS.
  - CONTRACTOR SHALL VERIFY THAT ADEQUATE SERVICES ARE AVAILABLE FOR THE WORK SPECIFIED, AND SHALL NOTIFY ARCHITECT IMMEDIATELY IF SERVICE IS NOT ADEQUATE FOR CONSTRUCTION.
  - CONTRACTOR SHALL SUPPLY AND ASSIST IN THE LOCATION OF ALL GYPSUM BOARD CEILING ACCESS PANELS REQUIRED AND NOTIFY ARCHITECT OF LOCATIONS PRIOR TO INSTALLATION. ACCESS PANELS SHALL BE AS MANUFACTURED BY "INTEXTIFORMS INC. OR APPROVED EQUAL. SIZE OF ACCESS PANELS SHALL BE COORDINATED IN FIELD. ACCESS PANEL FRAMES SHALL BE TAPED AND SPACKLED. PROVIDE ANY AND ALL BLOCKING AS REQUIRED.
  - CONTRACTOR SHALL SUBMIT SPRINKLER PLAN LAYOUT FOR APPROVAL BY ARCHITECT. ANY DEVIATION FROM PLAN DURING CONSTRUCTION MUST BE BROUGHT TO THE ATTENTION OF ARCHITECT IMMEDIATELY FOR APPROVAL.
  - CEILING HEIGHTS ARE DIMENSIONED IN RELATIONSHIP TO FINISHED FLOOR.
  - EMERGENCY LIGHTS SHALL BE INSTALLED ON A SEPARATE CIRCUIT. REFER TO ENGINEERING DRAWINGS FOR EMERGENCY LIGHT LOCATIONS. COORDINATE LOCATIONS WITH ARCHITECT & ARCHITECTURAL REFLECTED CEILING PLAN, AND WITH ENGINEERING DRAWING FOR CIRCUITS AND FIRE ALARM SYSTEM.
  - REFER TO ENGINEERING DRAWINGS FOR LOCATIONS OF NEW AIR SUPPLY AND RETURN AIR GRILLES. COORDINATE WITH ARCHITECT FOR FINAL PLACEMENT.
  - PROVIDE EXPANSION JOINTS IN GYP. BD. SOFFIT AND FASCIAS AS REQUIRED. EXPANSION JOINT TO BE "PITCOON" U SHAPE, TAPED AND SPACKLED AT 25 FEET ON CENTER MIN. ARCHITECT TO ASSIST IN LOCATION OF JOINTS.
  - PROVIDE EXIT SIGNS AS SHOWN ON PLAN, GC TO SUBMIT EXIT SIGN CUT SHEET FOR ARCHITECT APPROVAL. GC TO COORDINATE LOCATION OF ALL EXIT SIGN, WITH ARCHITECT FOR FINAL APPROVAL.
  - CONTRACTOR TO PROVIDE ADEQUATE BLOCKING OF ALL WALL MOUNTED LIGHTING FIXTURES.
  - REFER TO ELECTRICAL DRAWINGS FOR EMNL LOCATION

ARCHITECT:  
**PHASE ZERO DESIGN**  
35 POND PARK ROAD, BAY 16  
HINGHAM, MASSACHUSETTS 02043  
PHONE: (781) 452-7121  
FAX: (781) 875-3039  
www.phasezerodesign.com

CLIENT:  
**BLANK STREET**  
225 WYTHE AVENUE  
BROOKLYN, NY 11248  
www.blankstreet.com

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



**GENERAL CEILING KEYNOTES**

#	DESCRIPTION
2.58	EXISTING CEILING TO REMAIN. PATCH AND REPAIR AS REQUIRED.
2.59	EXISTING LIGHTING TO REMAIN.
2.62	EXISTING EBUS TO REMAIN. REWIRE AS REQUIRED.
5.08	INFILL / ALIGN GWB CEILING TO MATCH EXISTING.
6.03	NEW CEILING GRID TO BE INFILLED TO MATCH EXISTING CEILING HEIGHT.
23.01	RELOCATE HVAC REGISTER. SEE AD111 FOR EXISTING LOCATION. MODIFY/ EXTEND FLEX-DUCT AS REQUIRED.
23.02	INSTALL NEW SUPPLY REGISTER. MODIFY/ADD FLEX-DUCT AS REQUIRED.
23.03	INSTALL NEW RETURN REGISTER. MODIFY/ADD FLEX DUCT AS REQUIRED.
23.09	AIR CURTAIN, MOUNTED TIGHT TO UNDERSIDE OF CEILING. REFER TO MECHANICAL DRAWINGS.
26.01	EXISTING LIGHT FIXTURES RELOCATED.
26.02	G.C TO CENTER PENDANT OVER COUNTER BELOW. B.O FIXTURE @ 8'-0" AFF

**LIGHT FIXTURE SCHEDULE**

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

TAG	MANUFACTURER	MODEL #
L-02	MARSET	AMBRASIA 210
L-10	LITHONIA LIGHTING	CPX 2X4, 4000LM
L-11	HAMPTON BAY	4" RECESSED TRACK W/ TURBO HEAD

**REFLECTED CEILING PLAN LEGEND**

KEYNOTE	###
CEILING INFORMATION	ACT-1 → CEILING TYPE X'-X" → DIMENSION A.F.F TO FINISH FACE OF CEILING
ACT ACOUSTICAL CEILING TILE	2x2     2x4
GWB GYPSUM CEILING	
LIGHT FIXTURES	## → LIGHT FIXTURE SCHEDULE ID # → REFER TO LIGHT FIXTURE SCHEDULE FOR SYMBOL INDICATIONS AND FIXTURE INFORMATION

**BLANK STREET**  
1380 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02138

**REVISIONS**

NO.	DATE	REVISIONS	DESCRIPTION
1	11/30/22		CONSTRUCTION SET



ISSUED FOR: CONSTRUCTION SET  
ISSUED DATE: 11/30/2022

DRAWN BY: KE  
CHECKED BY: RK  
PROJECT NUMBER: 21620

DRAWING NAME:  
**REFLECTED CEILING PLAN**

DRAWING NO.  
**A111**

INTERIOR FINISH IDENTIFICATION LEGEND

ID	DESCRIPTION	MANUFACTURER	STYLE	COLOR	SIZE	SPECIAL INFO	Sorting
<b>BASE</b>							
WB-1	WALL BASE	TARKETT		63 BURNT UMBER	4" TOE		BASE
WB-2	WALL BASE	WHITE OAK OR MAPLE	PAINTED PT-03	2128-10	4" H	IN FRONT OF HOUSE ONLY	BASE
<b>CEILING</b>							
ACT-1	CEILINGS	ARMSTRONG	KITCHEN ZONE 673	WHITE	2'X2'	15/16" SQUARE LAY-IN	CEILING
ACT-2	CEILINGS	ARMSTRONG	KITCHEN ZONE	WHITE	2'X4'		CEILING
<b>COUNTERTOP</b>							
SS-01	SOLID SURFACE	CORIAN		RAIN CLOUD		PROVIDE CONTROL SAMPLE FOR CLIENT	COUNTERTOP
SS-02	SOLID SURFACE	CORIAN		DEEP NOCTURNE		PROVIDE CONTROL SAMPLE FOR CLIENT	COUNTERTOP
<b>FLOOR</b>							
PT-06	PAINT	GARAGEGAURD	SEMI-GLOSS	SHOWROOM GRAY	-	ALL LOCATIONS TO BE CONFIRMED BY CLIENT	FLOOR
T-01	TRANSITION STRIP	DURAL	1/2" REDUCER	BRUSHED STAINLESS/ BRUSHED CHROME		USE AT STAIR TREAD NOSINGS	FLOOR
TL-05	TILES	NEMO TILE	ROCCO	DARK MEDIUM	24"X24"	GROUT: MAPEI 107 IRON; CONSOLE UNDER MERCH SHELVING	FLOOR
WM-02	INSET WALK OFF MAT	COIR MATTING	TBD	TBD	PER PLAN		FLOOR
<b>MILLWORK</b>							
PL-01	LAMINATE	ABET LAMINATE	-	BLACK SEI	-	ALL LOCATIONS TO BE CONFIRMED BY CLIENT	MILLWORK
WD-01	WOOD	CHERRY WOOD	TBD	-	-	STAIN TO BE DETERMINED ON SITE	MILLWORK
WD-02	WOOD	CHERRY WOOD	TBD	-	-	TO BE DETERMINED ON SITE	MILLWORK
<b>WALL</b>							
PT-01	PAINT	BENJAMIN MOORE	WHITE DOVE	OC-17	-	ALL LOCATIONS TO BE CONFIRMED BY CLIENT	WALL
PT-02	PAINT	BENJAMIN MOORE	CUSTOM GREEN	S1 1X 23.7500, Y2 2X 12.5000, G1 1X 6.0000	-	ALL LOCATIONS TO BE CONFIRMED BY CLIENT	WALL
PT-03	PAINT	BENJAMIN MOORE	BLACK BEAUTY	2128-10	-	ALL LOCATIONS TO BE CONFIRMED BY CLIENT	WALL
PT-04	PAINT	BENJAMIN MOORE	MUSKOKA TRAIL	974	-	ALL LOCATIONS TO BE CONFIRMED BY CLIENT	WALL
PT-05	PAINT	BENJAMIN MOORE	LATTE	2163-60	-	ALL LOCATIONS TO BE CONFIRMED BY CLIENT	WALL
T-02	TRANSITION STRIP	SCHLUTER	JOLLY 1/2" L	BRUSHED CHROME / WHITE		ALL TOP & OUTSIDE CORNERS UNLESS SPECIAL SHAPE TILE IS SPECIFIED. WHITE WHEN TILE IS WHITE AND BRUSHED CHROME IN OTHER INSTANCES.	WALL
TL-01	TILE	CREATIVE MATERIALS	OMNI WHITE ICE	MATTE	4"X4"	GROUT: MAPEI 47 CHARCOAL	WALL
TL-02	TILE	CREATIVE MATERIALS	OMNI	WHITE ICE MATTE	4.25" X 4.25"	GROUT: MAPEI 47 CHARCOAL. USE SPECIAL SHAPE TILE PIECES AT ALL OUTSIDE CORNERS.	WALL
TL-06	TILE	DALTILE	COLOR WHEEL MOSAIC	ARTIC WHITE MATTE 0790	2" X 2"	SHEET APPLICATION. GROUT: MAPEI 47 CHARCOAL	WALL
WC-1	WALL COVERINGS	TBD	TBD	TBD		FOR CUSTOMER RESTROOM	WALL

FINISH SCHEDULE

RM #	ROOM NAME	FLOOR	BASE	WALLS				NOTES
				N.	E.	S.	W.	
101A	CAFE	TL-05	WB-02	PT-02	PT-02	PT-04	PT-04	SEE A131
101B	CAFE PREP	TL-05	WB-02	PT-02	PT-02	PT-04	PT-04	SEE A131
101C	BACK OF HOUSE	TL-05	WB-01	PT-01	PT-01	PT-01	PT-01	SEE A131
102	ADA RESTROOM	TL-05	WB-01	T-01 / WC-01	T-01 / WC-1	WC-01	WC-01	SEE A131
105	BASEMENT	PT-06	WB-01	EX	EX	EX	EX	

FINISH PLAN GENERAL NOTES

- REFER TO SHEET A130 FOR FINISH SCHEDULE AND FINISHES LEGEND.
- ALL WALLS, FACIAS & SOFFITS TO BE TAPED, SPACKLED AND SANDED SMOOTH, AS REQUIRED, TO RECEIVE NEW PAINT OR WALL COVERING. ALL HARDWARE TO BE PROPERLY PROTECTED FROM PAINT SPLATTER AND DRIPS.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL INSTALLED MATERIAL. ANY DAMAGE RESULTING FROM INADEQUATE PROTECTION SHALL BE REPAIRED AND/OR REPLACED AT CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL BE RESPONSIBLE TO PROTECT ALL INSTALLED MATERIAL. ANY DAMAGE RESULTING FROM INADEQUATE PROTECTION SHALL BE REPAIRED AND/OR REPLACED AT CONTRACTOR'S EXPENSE.
- ALL METAL DOOR FRAMES TO BE PAINTED THE SAME COLOR AS ADJACENT WALL (UNLESS OTHERWISE NOTED) IN SEMI-GLOSS FINISH.
- ALL GYPSUM BOARD CEILINGS AND SOFFITS TO BE PAINTED FLAT FINISH. ALL CONVECTORS TO BE PAINTED SEMI-GLOSS, UNLESS OTHERWISE NOTED.
- CONTRACTOR TO SUBMIT (3) SHOP DRAWINGS AND (3) FINISH SAMPLES FOR ALL MILLWORK ITEMS; TO ARCHITECT FOR APPROVAL PRIOR TO ORDERING AND FABRICATION.
- SUBMIT (3) 12" X 12" SAMPLES OF ALL FINISHES FOR ARCHITECT'S APPROVAL PRIOR TO PURCHASE AND INSTALLATION
- FINISH ALL CLOSETS WITH SAME FLOORING AND BASE AS ADJACENT AREA, UNLESS OTHERWISE NOTED.
- PROVIDE TRANSITION STRIPS, AS REQUIRED, AT ALL CHANGES IN FLOORING ALL TRANSITION STRIPS BY SCHLUTER, 1/8" IN ALUMINUM FINISH.
- CONTRACTOR SHALL RESERVE ORDER SPECIFIED MATERIAL TO AVOID DELAYS. IE: CARPET, PLASTIC LAMINATE, LIGHTING.
- FLOORING CONTRACTOR SHALL CHECK ALL DIMENSIONS IN FIELD PRIOR TO SUBMITTING PROPOSALS FOR INSTALLATION.
- CONTRACTOR SHALL NOTIFY ARCHITECT IMMEDIATELY OF ANY AND ALL DISCREPANCIES IN FIELD FOR CLARIFICATION BEFORE CONTINUING ANY WORK.
- MATERIAL TRANSITIONS: 'SCHLUTER' STRIPS, MODEL SCHIENE 3/8" ANODIZED ALUMINUM TRANSITION STRIPS TO SEPARATE CARPET, TILE & VINYL AT DOOR AND OPEN AREA TRANSITIONS.
- INSTALL LATCRETE 9235 WATERPROOFING/ ANTI FRACTURE MEMBRANE BEHIND GLASS TILES WHERE GLASS TILES ARE SPECIFIED PRIOR TO TILE INSTALLATION.
- WALL TO RECIEVE PT-01 U.O.N.
- DOOR TO RECIEVE PT-02 U.O.N.
- ALL CEILINGS TO RECIEVE PT-01 U.O.N.
- PRVIDE TILE GROUT SAMPLE FOR APPROVAL
- ALL WET AREAS WALL TO RECIEVE WATER PROOF MEMBRANES (LATICRETE SYSTEM #9235) U.O.N.

ARCHITECT:



35 POND PARK ROAD, BAY 16  
HINGHAM, MASSACHUSETTS 02043  
PHONE: (781) 452-7121  
FAX: (781) 875-3039  
www.phasezerodesign.com

CLIENT:

**BLANK STREET**

225 WYTHE AVENUE  
BROOKLYN, NY 11249  
www.blankstreet.com

CONSULTANT:

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

**BLANK STREET**

1380 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02138

FINISH PLAN KEYNOTES

#	DESCRIPTION
9.02	TILE START POINT
9.06	SOLID SURFACE COUNTER TOP [SS-01] WITH EASED EDGE. REFER TO MILLWORK DETAILS ON A801.

FINISH PLAN FLOOR FINISHES LEGEND

TILE	LVT
TL-01	LVT-01
TL-02	
TL-03	

FINISH PLAN SYMBOL LEGEND

KEYNOTE	##-##
FINISHES INDICATOR	ROOM NUMBER WALL BASE SELECTION FLOOR FINISH SELECTION
FLOORING DIRECTION	← →
FLOORING SEAM	-----
AREA NOT IN CONTRACT	NIC

SEAL:



ISSUED FOR: CONSTRUCTION SET  
ISSUED DATE: 11/30/2022

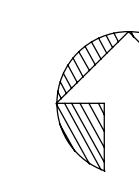
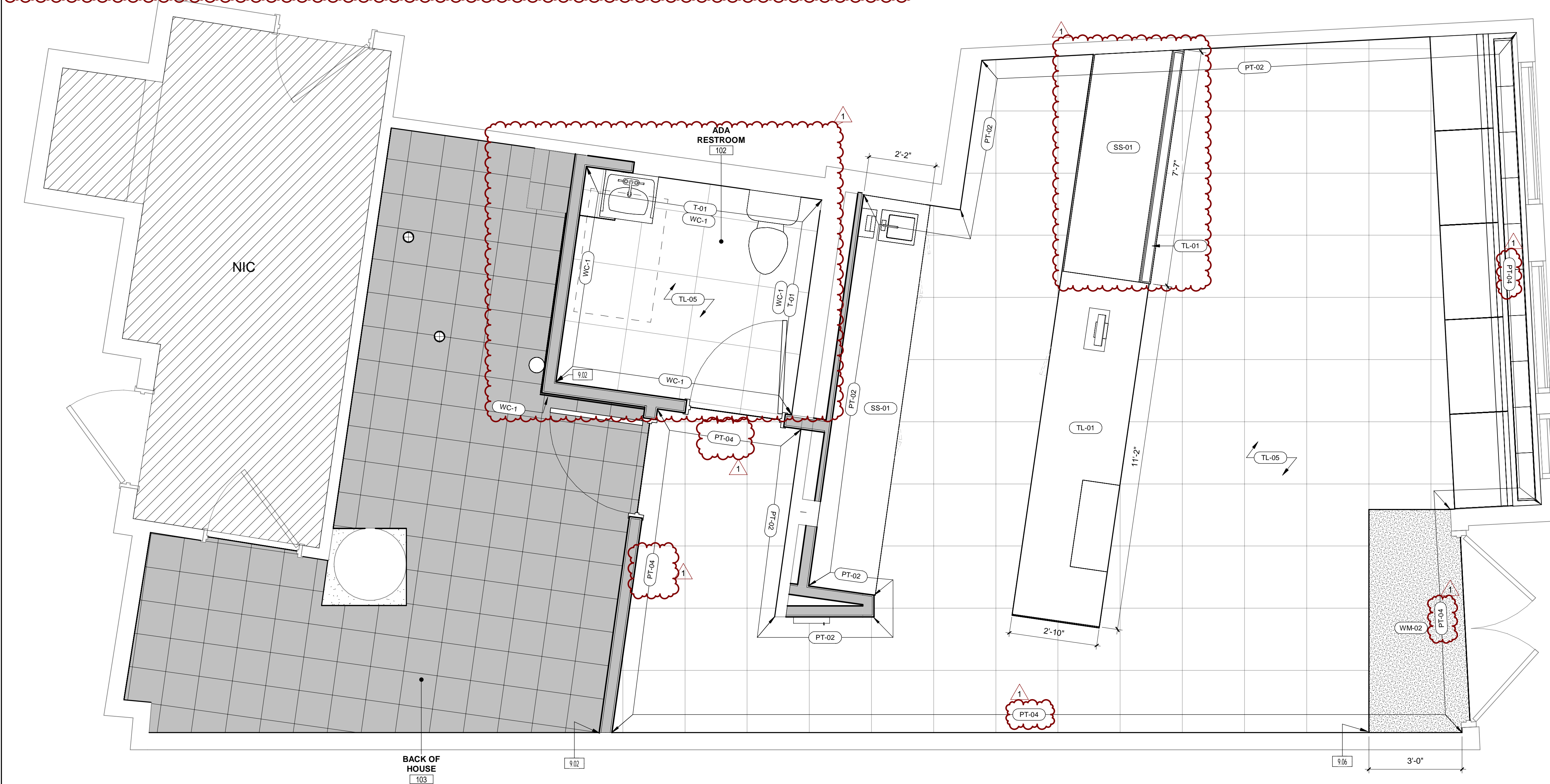
DRAWN BY: KE  
CHECKED BY: RK  
PROJECT NUMBER: 21620

DRAWING NAME:

FINISH PLAN

DRAWING NO.

A131



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

Plot Date: 12/1/2022 11:15:11 AM Dwg Filename: C:\Users\sk\_ellis\Documents\2022-06-06\_Blank Street - 1380 Mass Ave. Boston, MA\_RVT2022\_jellisCAVVD.dwg

### RESTROOM ACCESSORY SCHEDULE

TAG	NAME	MANUFACTURER	MODEL	COLOR	COMMENTS
RA-1	TOILET	-	-	-	SEE PLUMBING DRAWINGS
RA-2	LAVATORY & FAUCET	-	-	-	SEE PLUMBING DRAWINGS
RA-3	GRAB BARS - 42"	BOBRICK	B-6806	STAINLESS	-
RA-4	MIRROR	BOBRICK	B-290	STAINLESS	-
RA-5	SOAP DISPENSER	BOBRICK	B-2111	STAINLESS	-
RA-6	TOILET PAPER DISPENSER	BOBRICK	B-6867	STAINLESS	-
RA-7	PAPER TOWEL DISPENSER	BOBRICK	B-9262	STAINLESS	-
RA-8	COAT HOOK	BOBRICK	B-6827-	SATIN STAINLESS	-

ARCHITECT:  
  
 PHASE ZERO DESIGN  
 ARCHITECTS & INTERIOR DESIGNERS  
 35 POND PARK ROAD, BAY 16  
 HINGHAM, MASSACHUSETTS 02043  
 PHONE: (781) 452-7121  
 FAX: (781) 875-3039  
 www.phasezerodesign.com

CLIENT:  
**BLANK STREET**  
 225 WYTHE AVENUE  
 BROOKLYN, NY 11249  
 www.blankstreet.com

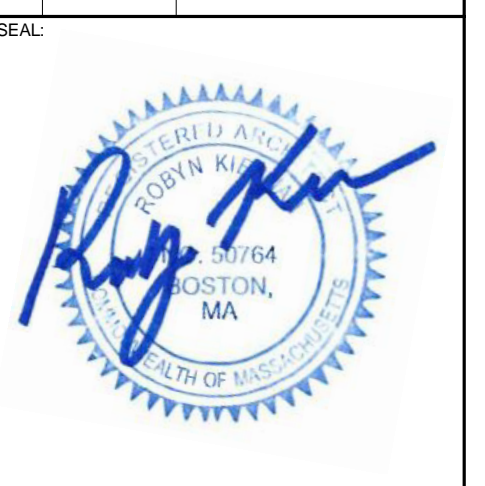
CONSULTANT:  
 JOHN SISK, PE  
 6201 CAMPUS CIRCLE DRIVE EAST  
 IRVING, TX 75063  
 PHONE: (972) 870-1288

**BLANK STREET**

1380 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02138

REVISIONS

NO.	DATE	DESCRIPTION
1	11/30/22	CONSTRUCTION SET



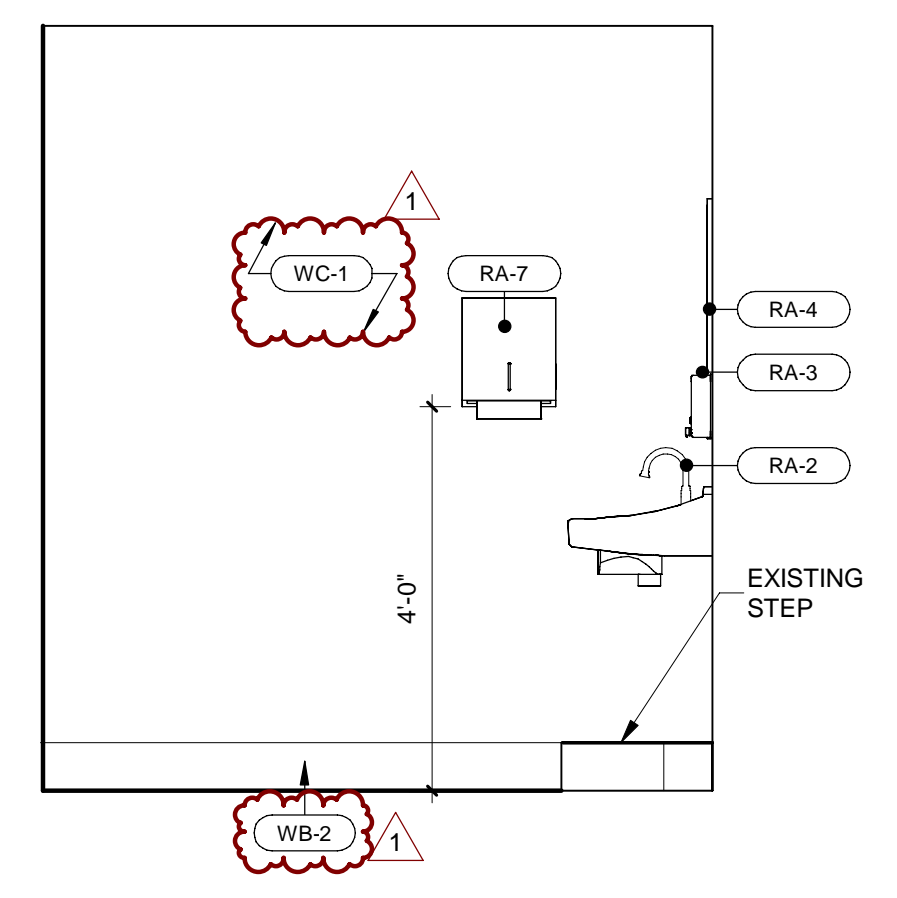
ISSUED FOR: CONSTRUCTION SET  
 ISSUED DATE: 11/30/2022

DRAWN BY: KE  
 CHECKED BY: RK  
 PROJECT NUMBER: 21620  
Copyright © by Phase Zero Design, Inc. All Rights Reserved.

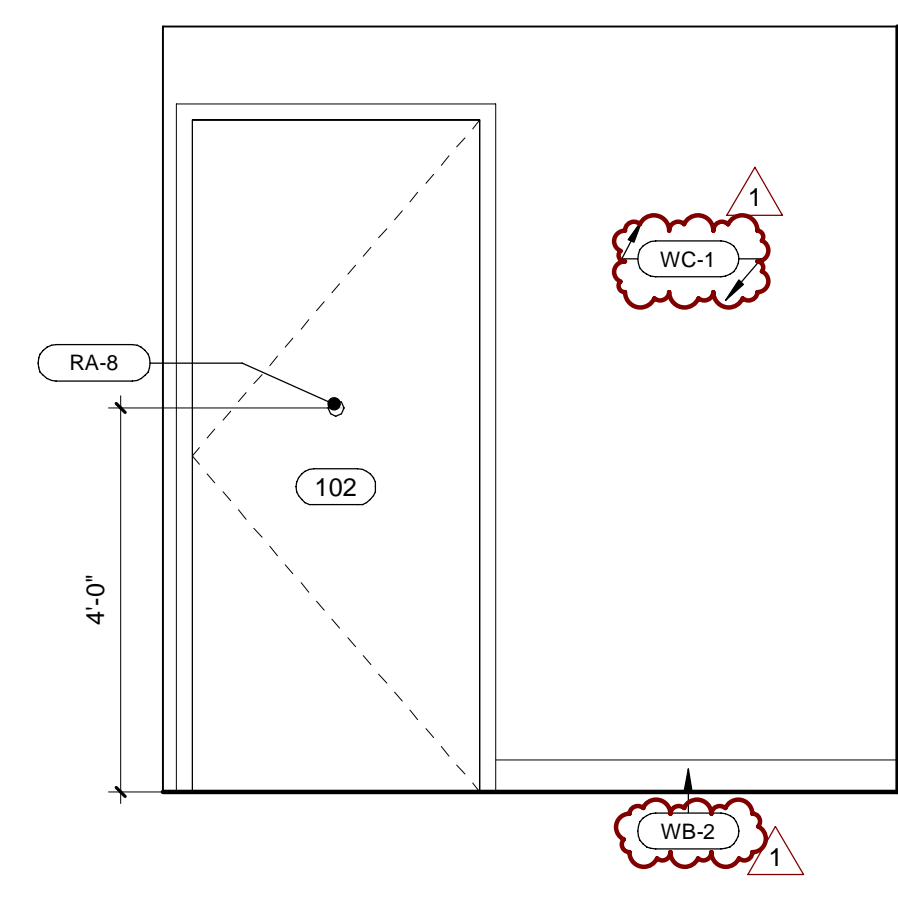
DRAWING NAME:  
**RESTROOM PLAN AND ELEVATIONS**

DRAWING NO.  
**A401**

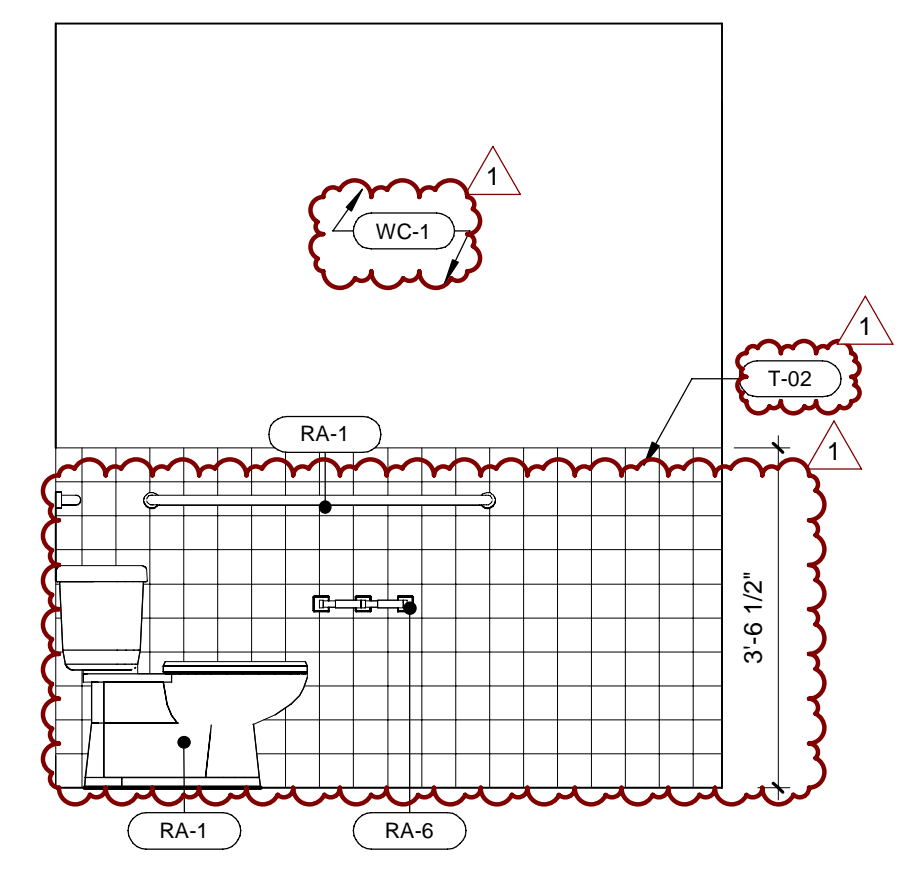
**5** RESTROOM ELEVATION - WEST  
 1/2" = 1'-0"



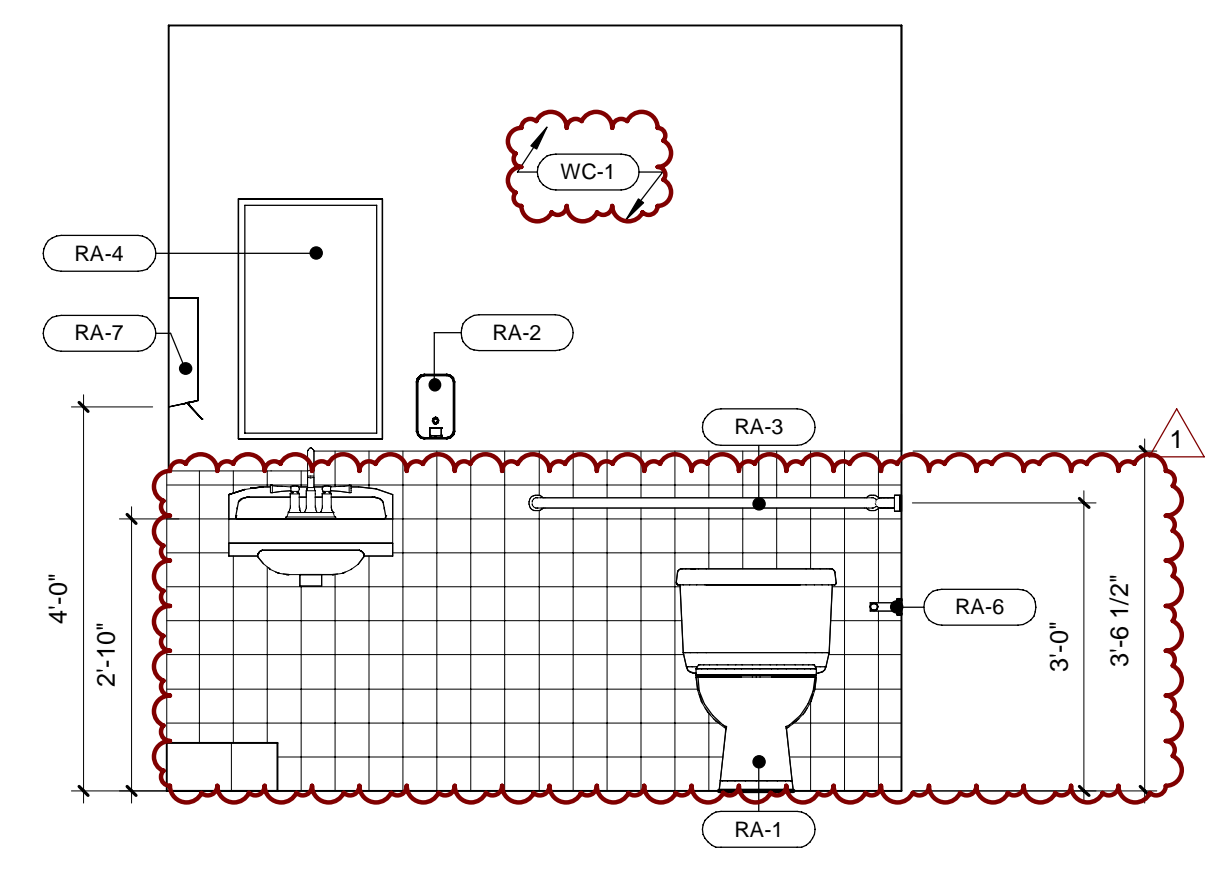
**4** RESTROOM ELEVATION - SOUTH  
 1/2" = 1'-0"



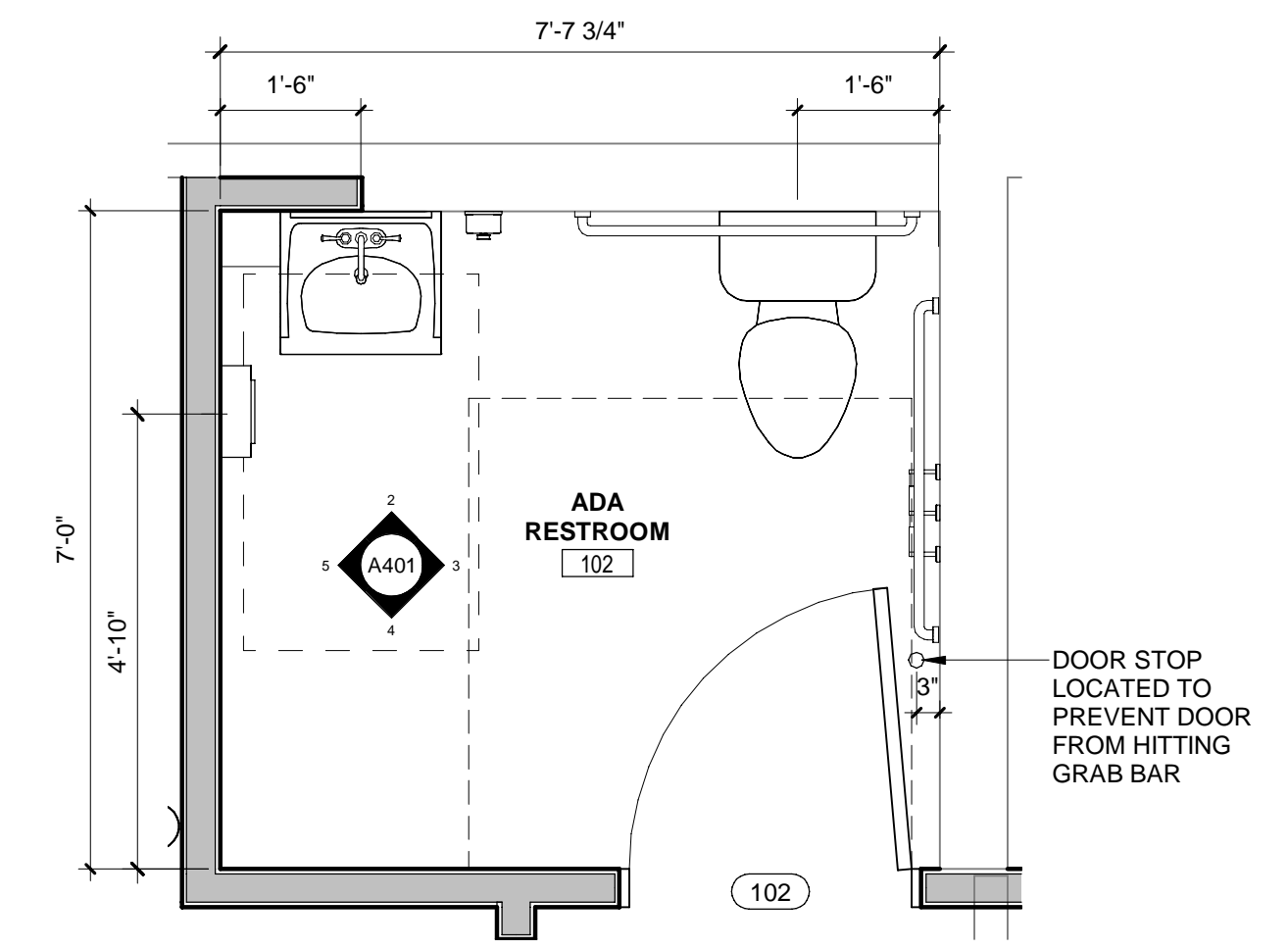
**3** RESTROOM ELEVATION - EAST  
 1/2" = 1'-0"



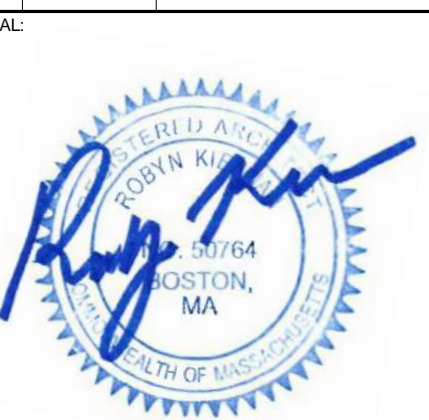
**2** RESTROOM ELEVATION - NORTH  
 1/2" = 1'-0"



**1** RESTROOM ENLARGED PLAN  
 1/2" = 1'-0"



REVISIONS	
NO.	DESCRIPTION
1	11/30/22 CONSTRUCTION SET



ISSUED FOR: CONSTRUCTION SET  
 ISSUED DATE: 11/30/2022

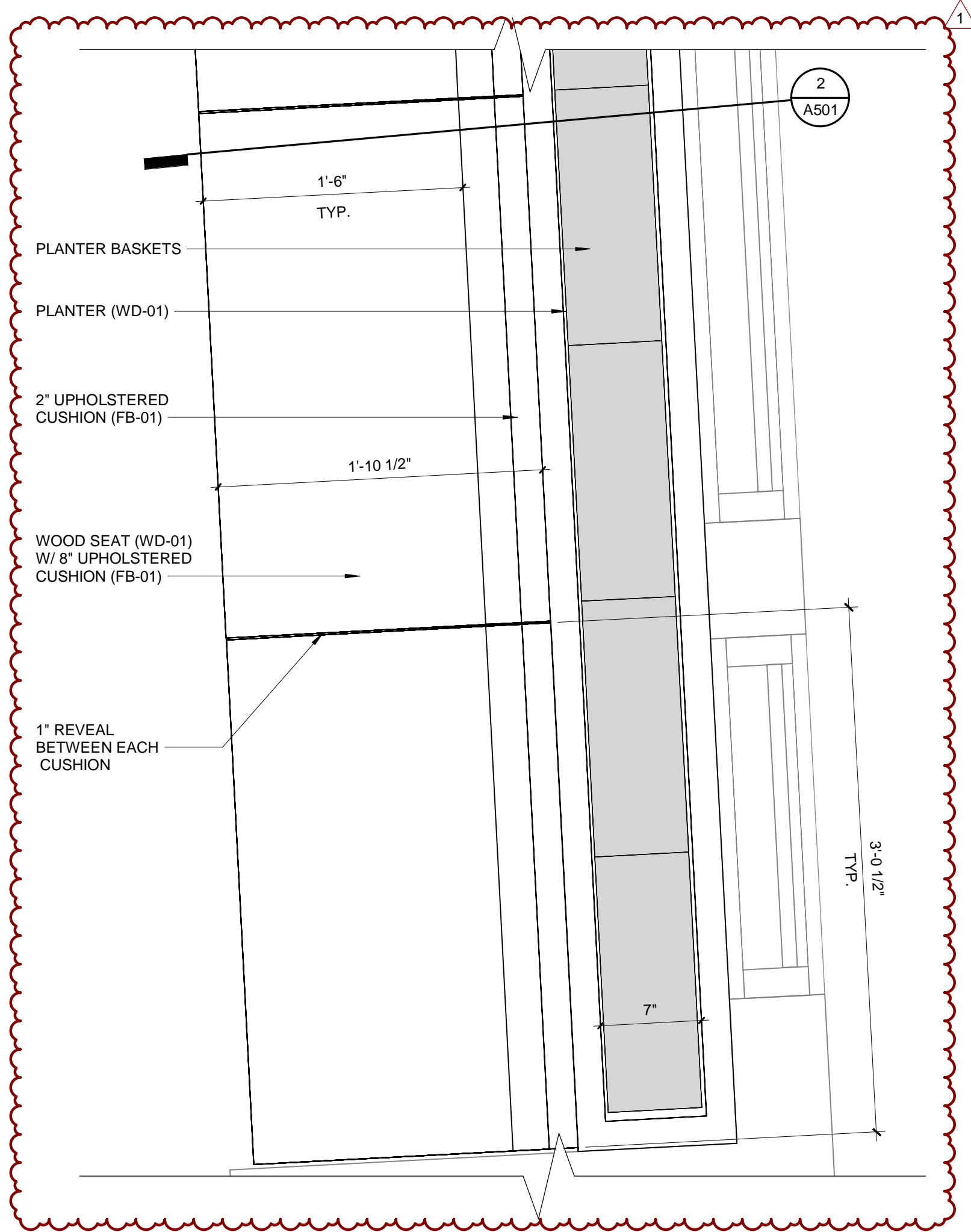
DRAWN BY: KE  
 CHECKED BY: RK  
 PROJECT NUMBER: 21620

DRAWING NAME:

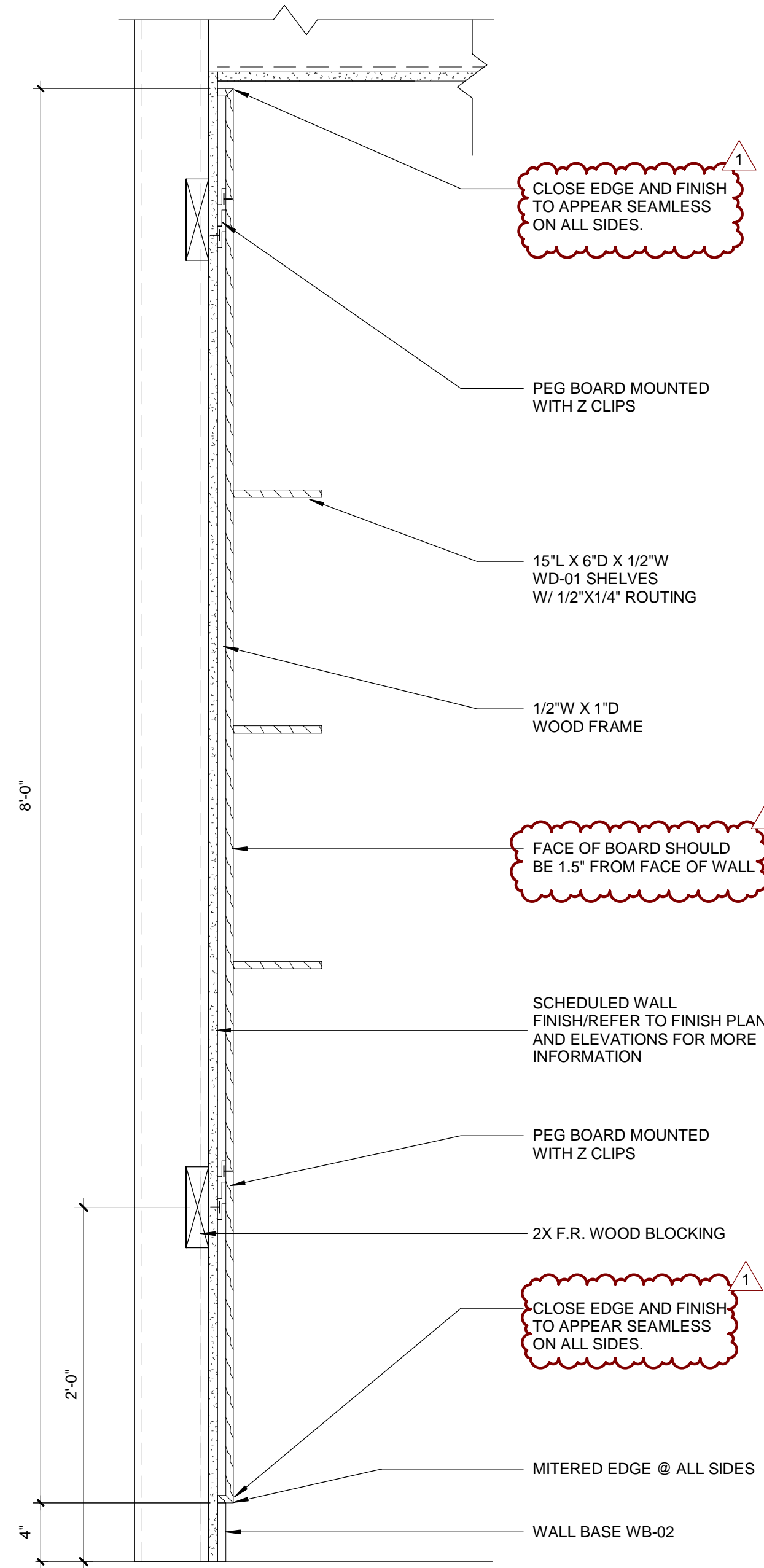
INTERIOR DETAILS

DRAWING NO.

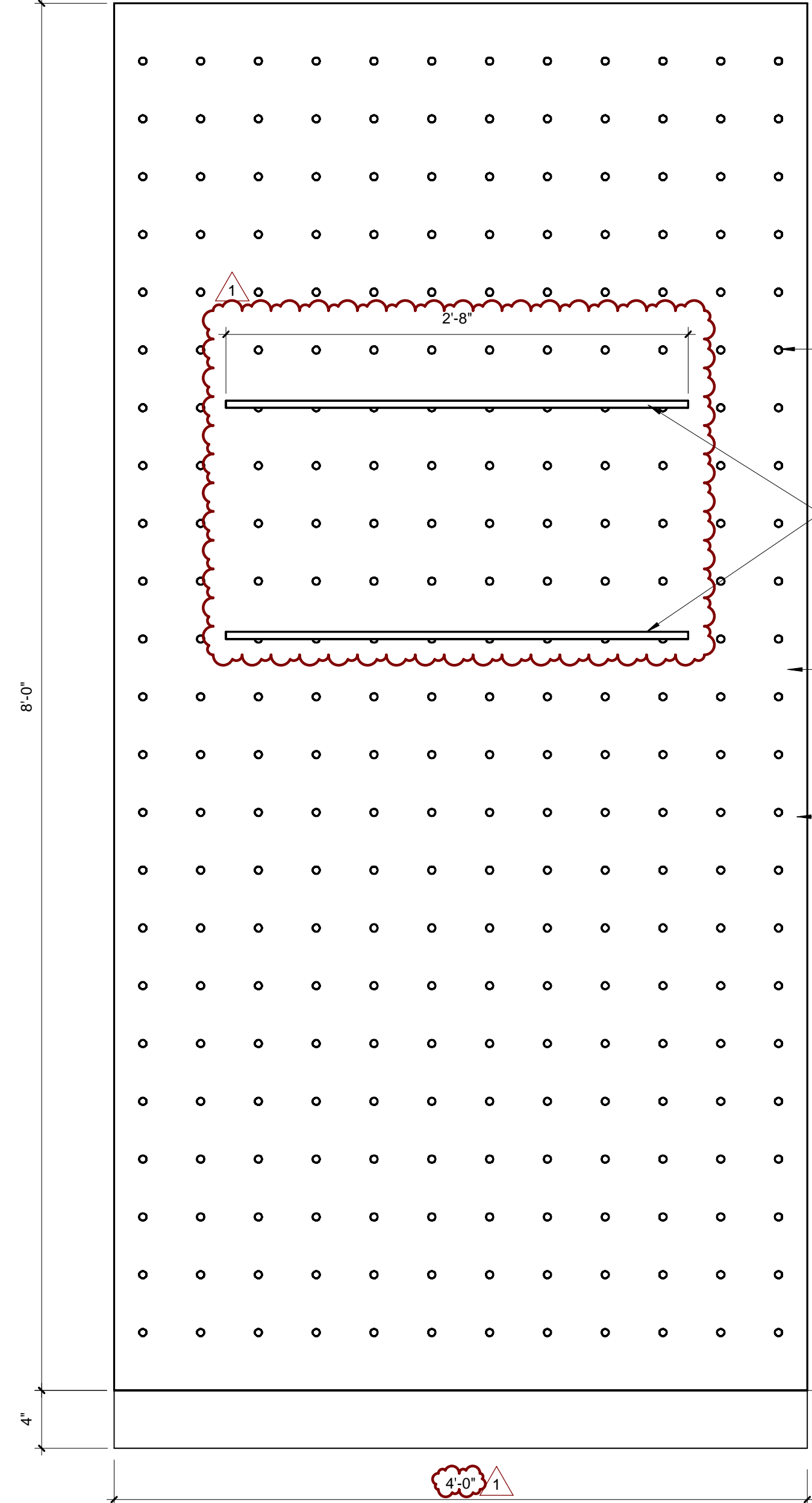
A501



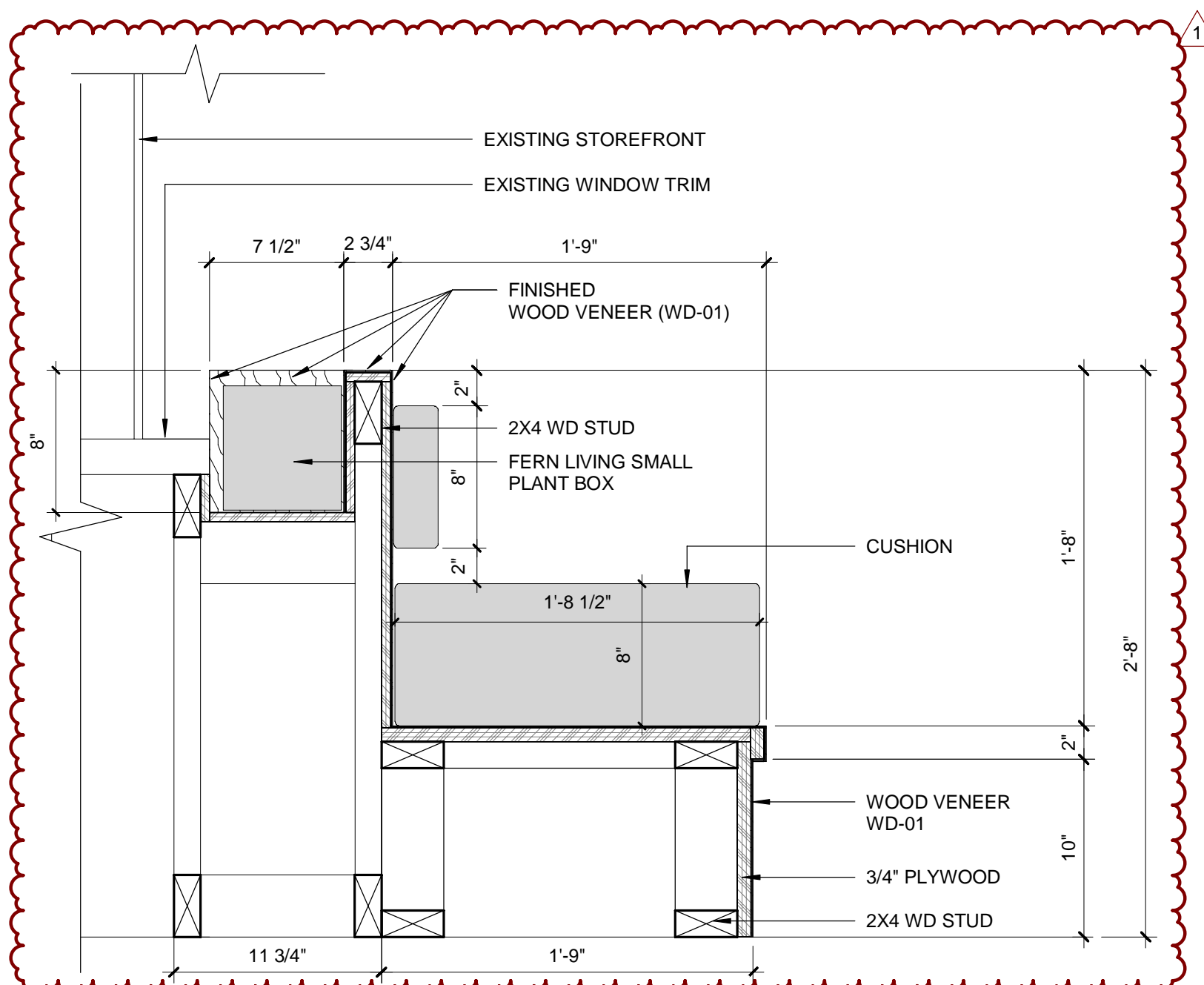
**5 WINDOW SEAT & PLANTER PLAN**  
 1 1/2" = 1'-0"



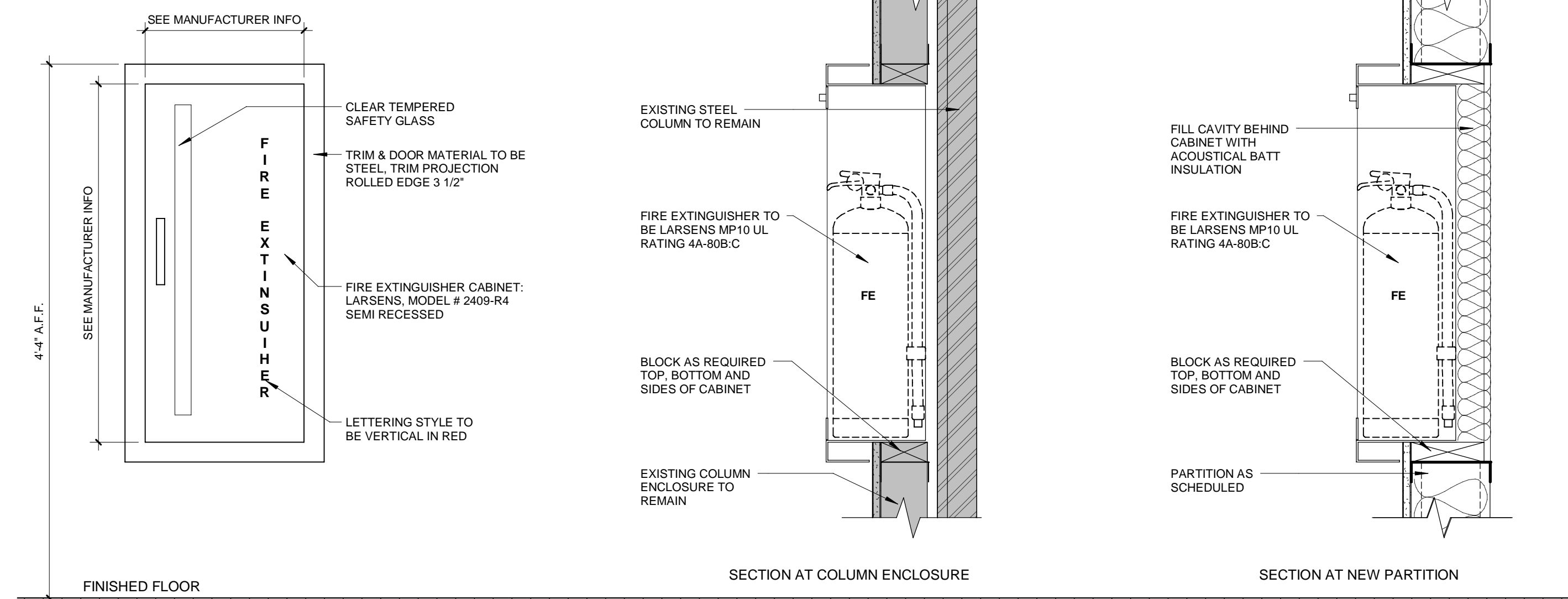
**4 MERCHANDISE PEG BOARD DETAIL 1**  
 1 1/2" = 1'-0"



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



**2 WINDOW SEAT SECTION**  
 1 1/2" = 1'-0"



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

DOOR HARDWARE SCHEDULE		
#	HADWARE	MANUFACTURER
HARDWARE SET 1		
3	HINGE: ECBB1101 NPR 4 1/2" x 4 1/2", FINISH: US32D	MFG: HHC
1	PASSAGE LOCKSET: 3410 x ARCHER x 3948, SC x 3935 x KD PASSAGE	MFG: HHC
1	SILENCER: 1229A	MFG: TRI
3	DOOR STOP: 446, FINISH: US32D	MFG: ROCKWOOD
HARDWARE SET 2		
3	HINGE: ECBB1101 NPR 4 1/2" x 4 1/2", FINISH: US32D	MFG: HHC
1	PRIVACY LOCKSET W/ INDICATOR: 3796 x ARCHER x 3948, SC x 3935 x KD PASSAGE	MFG: HHC
1	SILENCER: 1229A	MFG: TRI
3	DOOR STOP: 446, FINISH: US32D	MFG: ROCKWOOD
2	KICK PLATE: K2060 34" X 6" FINISH: BLACK	MFG: ROCKWOOD
1	CLOSER: BRUSHED STAINLESS	MFG: LINC
HARDWARE SET 3		
2	PUSH PLATE W/ HANDLE 122 X 70B - 6" CTC. COLOR BLACK (BSP)	MFG: ROCKWOOD
1	DOOR GASKET	
1	THRESHOLD 322 HALF SADDLE	NGP
1	KEYED CYLINDER	
1	THUMB TURN LOCK EXISTING TO REMAIN/REINSTALL	
1	SINGLE CLOSER BRUSHED STAINLESS	MFG: LINC

DOOR SCHEDULE (HARDWARE SETS)									
ROOM NAME	DOOR #	TYPE (SEE ELEV.)	DOOR MATERIAL	# OF LEAF	DOOR SIZE			HARDWARE SET	REMARKS
					WIDTH	HEIGHT	THICKNESS		
CAFE	101	EX	EX			7' - 0"	1 3/4"	3	
ADA RESTROOM	102	A	WD	1	3'-0"	7' - 0"	1 3/4"	2	
BACK OF HOUSE	103	A	WD	1	3'-0"	7' - 0"	1 3/4"	1	

**DOOR GEN. NOTES**

A. GC TO PROVIDE SHOP DRAWINGS / DATA SUBMITTALS FOR ALL DOORS, DOOR FRAMES, AND DOOR HARDWARE FOR ARCHITECT'S APPROVAL, PRIOR TO FABRICATION / ORDERING. DOOR SCHEDULE DOES NOT INDICATE QUANTITIES OF DOORS. G.C. SHALL BE RESPONSIBLE FOR QUANTIFYING THE NUMBER OF DOORS.

B. G.C. SHALL REVIEW AND VERIFY ALL HARDWARE FUNCTIONS WITH THE OWNER PRIOR TO PLACING ORDER. COORDINATE ALL KEYING & MASTERS WITH OWNER PRIOR TO FABRICATION.

C. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK PARTITION DETAILS @ FIELD CONDITIONS FOR JAMB SIZES.

D. ALL DOOR THRESHOLDS SHALL BE HANDICAP ACCESSIBLE WITH A 1/2 SLOPED BEVEL AT EACH EDGE.

E. PROVIDE TACTILE SIGNAGE TO READ "EXIT" ON EGRESS SIDE OF STAIRWAY ENTRY DOORS.

F. PROVIDE KICKPLATES ON PUSH SIDE ONLY FOR ALL DOORS SCHEDULED TO RECEIVE KICKPLATES.

G. ALL EXIT DOORS TO BE OPERABLE FROM INSIDE WITHOUT USE OF A KEY, SPECIFIC KNOWLEDGE OR EFFORT.

H. OPERATING FORCE TO OPEN DOORS SHALL NOT EXCEED 5 POUNDS.

I. ALL WOOD DOORS TO BE SOLID CORE. SEE DOOR SCHEDULE FOR FIRE RATINGS.

J. UNLESS OTHERWISE SPECIFIED, ALL DOOR HARDWARE FINISH SHALL BE STAINLESS STEEL U.O.N.

K. (IF APPLICABLE) ALL ACCESS CONTROL KEY FOB READERS SHALL BE SUPPLIED AND INSTALLED BY OWNERS SECURITY CONSULTANT. GC TO COORDINATE INSTALLATION OF DOOR & FRAME PREP.

L. ALL DOOR HARDWARE SHALL COMPLY WITH FEDERAL & STATE ACCESSIBILITY REQUIREMENTS.

1. DOOR LOCKSET AND LATCH SETS SHALL COMPLY WITH ANSIBHMA A156.2.

2. DOOR CLOSERS SHALL COMPLY WITH ANSIBHMA A156.4.

3. ALL HINGES SHALL COMPLY WITH ANSIBHMA A156.1 AND BE STAINLESS STEEL WITH STAINLESS STEEL PINS, HEAVY DUTY BALL BEARINGS, AND HAVE NON-REMOVABLE PINS.

4. ALL DOOR STOPS SHALL COMPLY WITH ANSIBHMA A156.16, GRADE 1.

5. G.C. TO COORDINATE CARD READERS AND POWER SUPPLY @ ALL DOORS REQUIRING. ACCESS CONTROL WITH OWNERS SECURITY VENDOR.

M. PROVIDE TEMPERED GLASS WHEN:

1. GLASS UNITS ARE WITHIN 18" OF FINISH FLOOR.

2. GLASS UNITS ARE WITHIN 24" OF A VERTICAL EDGE OF A DOOR TO A HEIGHT 60" MIN ABOVE FINISHED FLOOR.

3. GLASS UNITS ARE WITHIN 36" HORIZONTALLY OF A WALKING SURFACE; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE.

4. GLASS UNITS ARE WITHIN 60" HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION; WHEN THE EXPOSED SURFACE OF THE GLASS IS LESS THAN 60" ABOVE THE NOSE OF THE TREAD.

**DOOR SCHEDULE KEY**

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

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

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

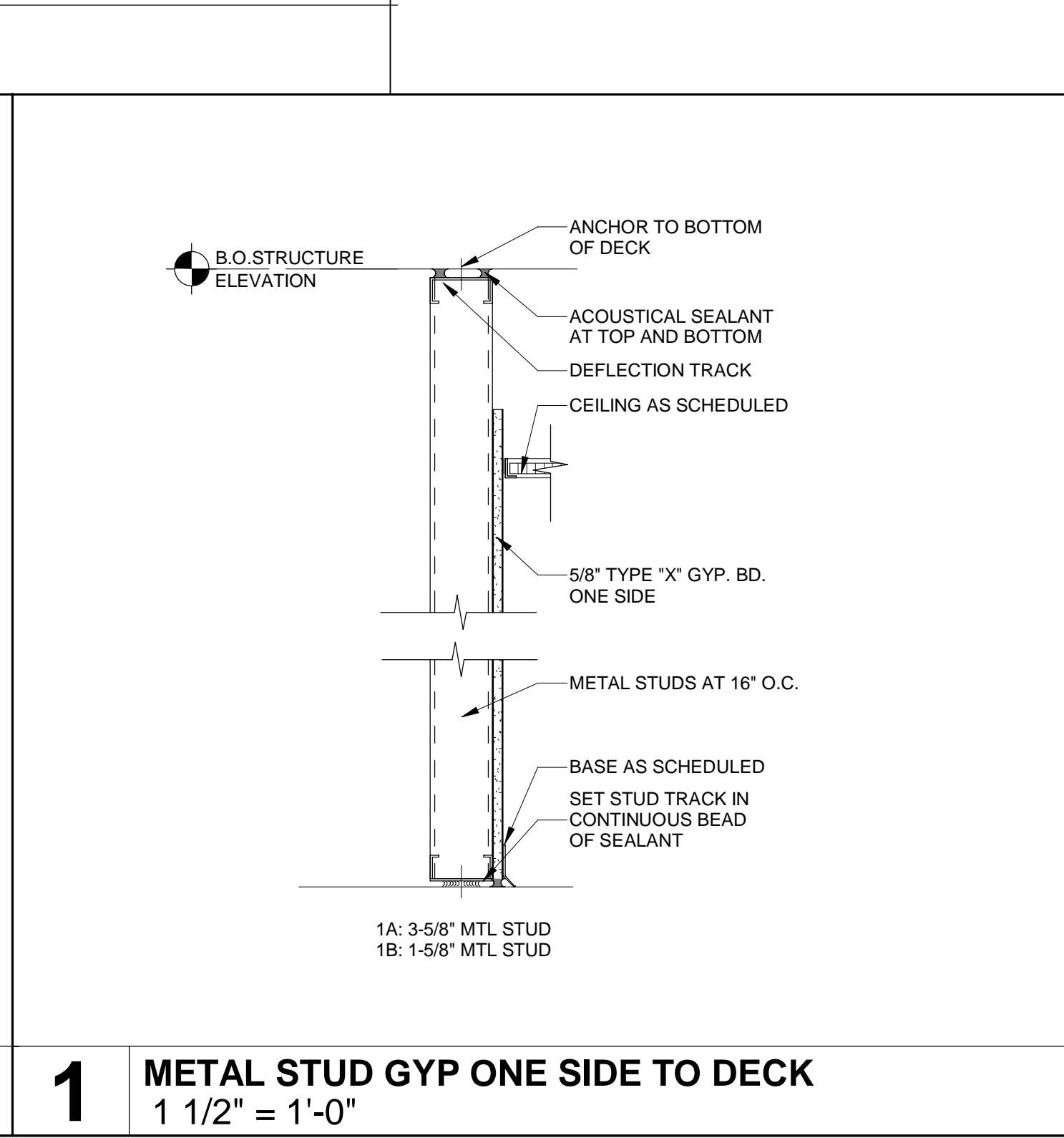
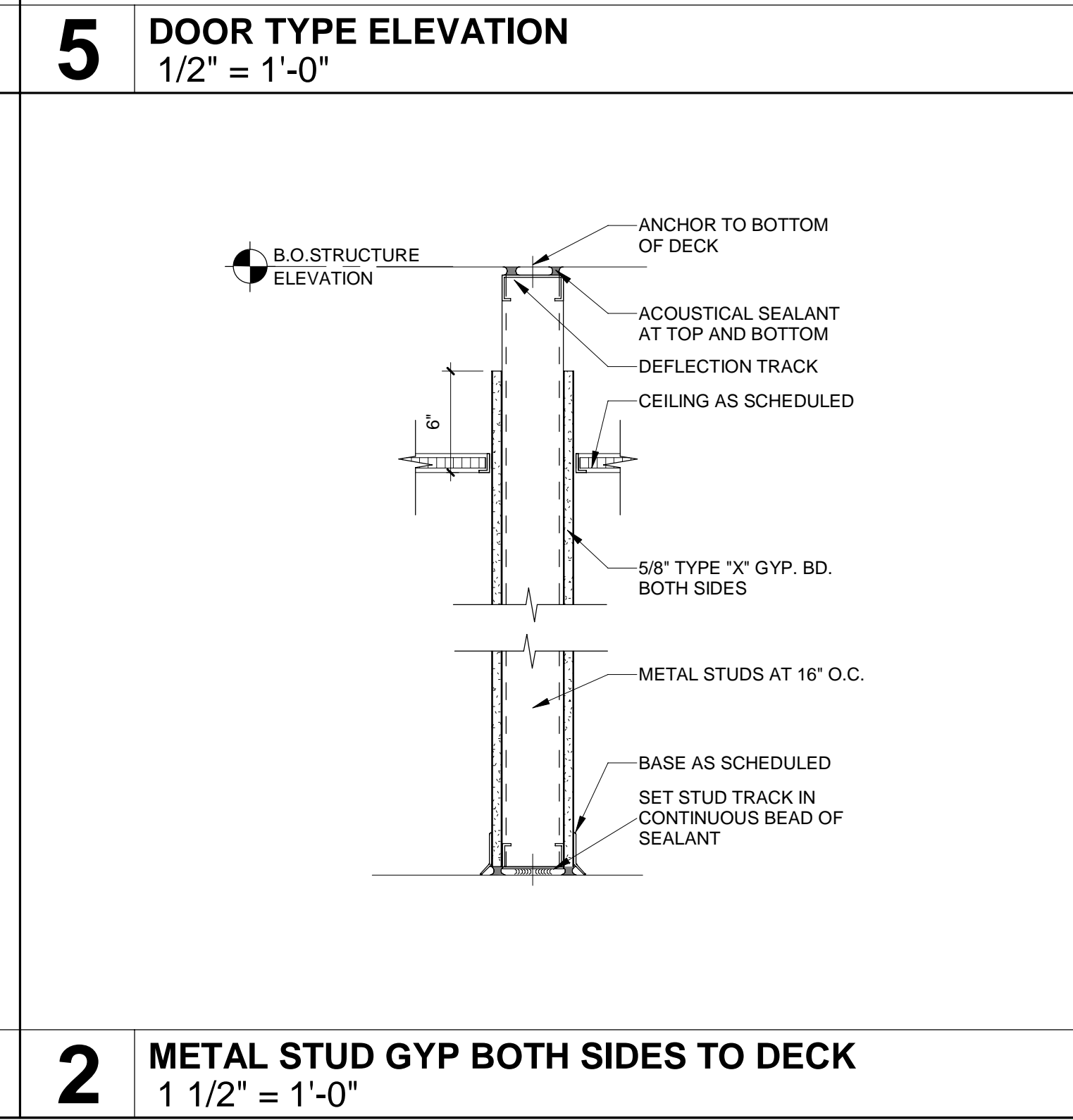
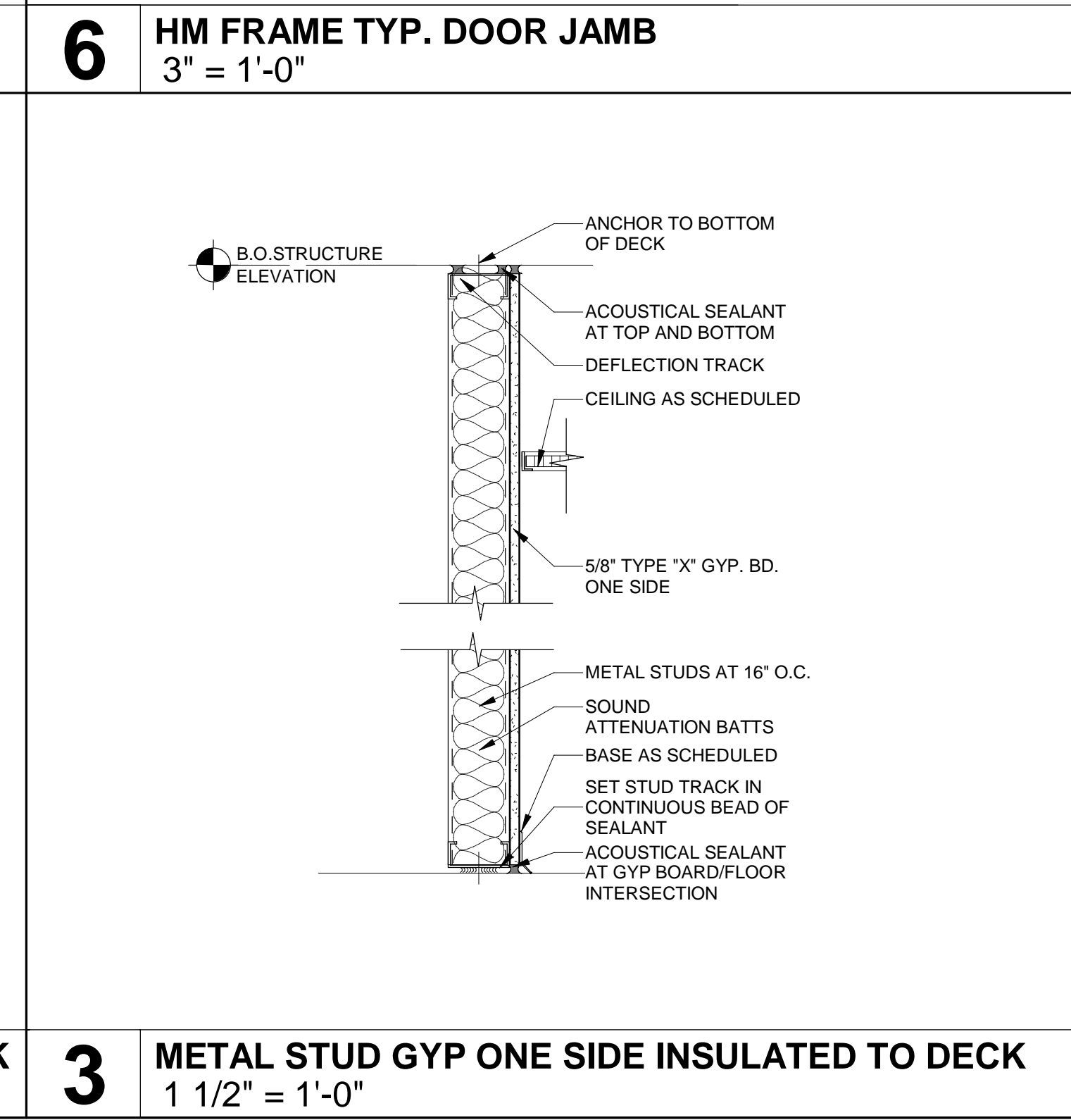
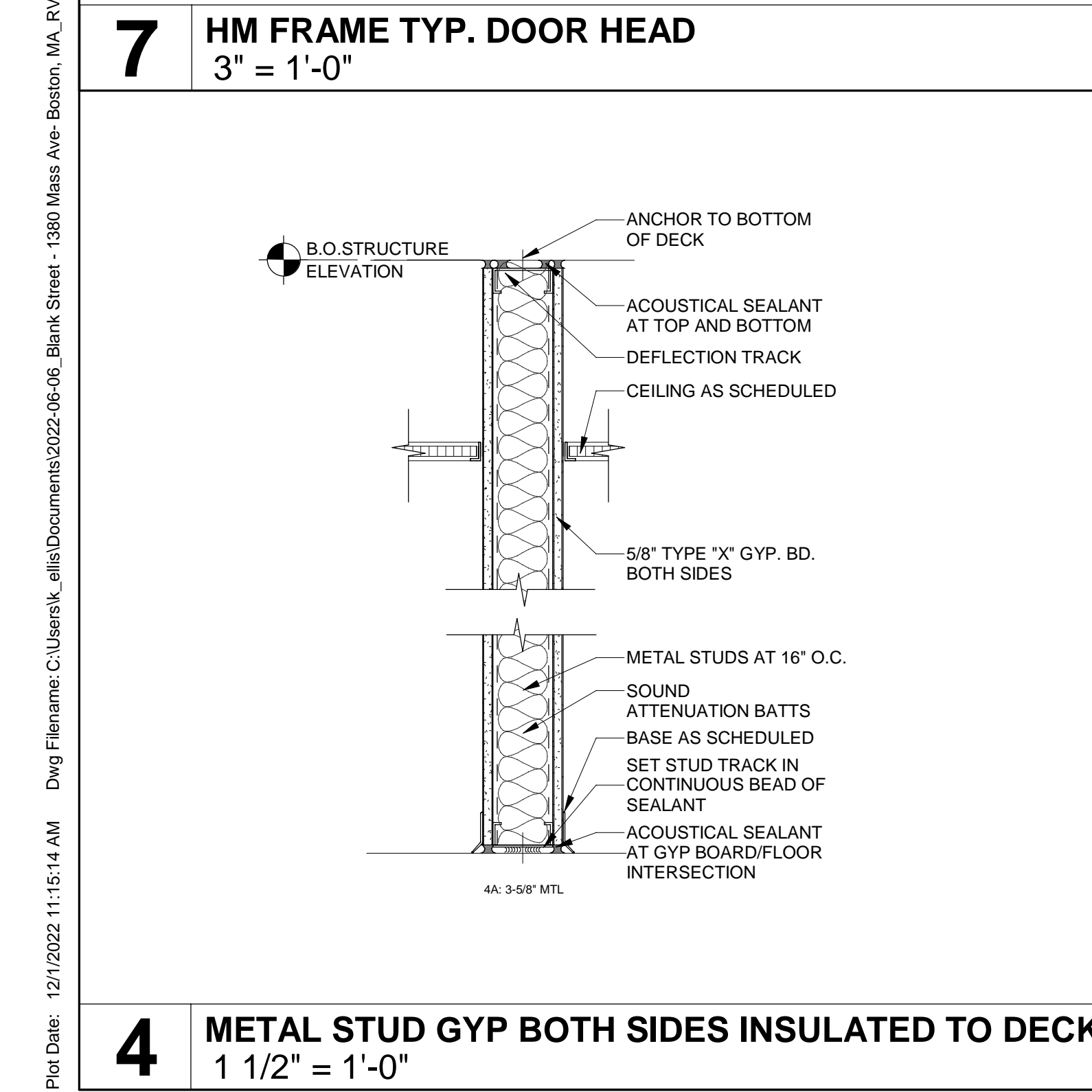
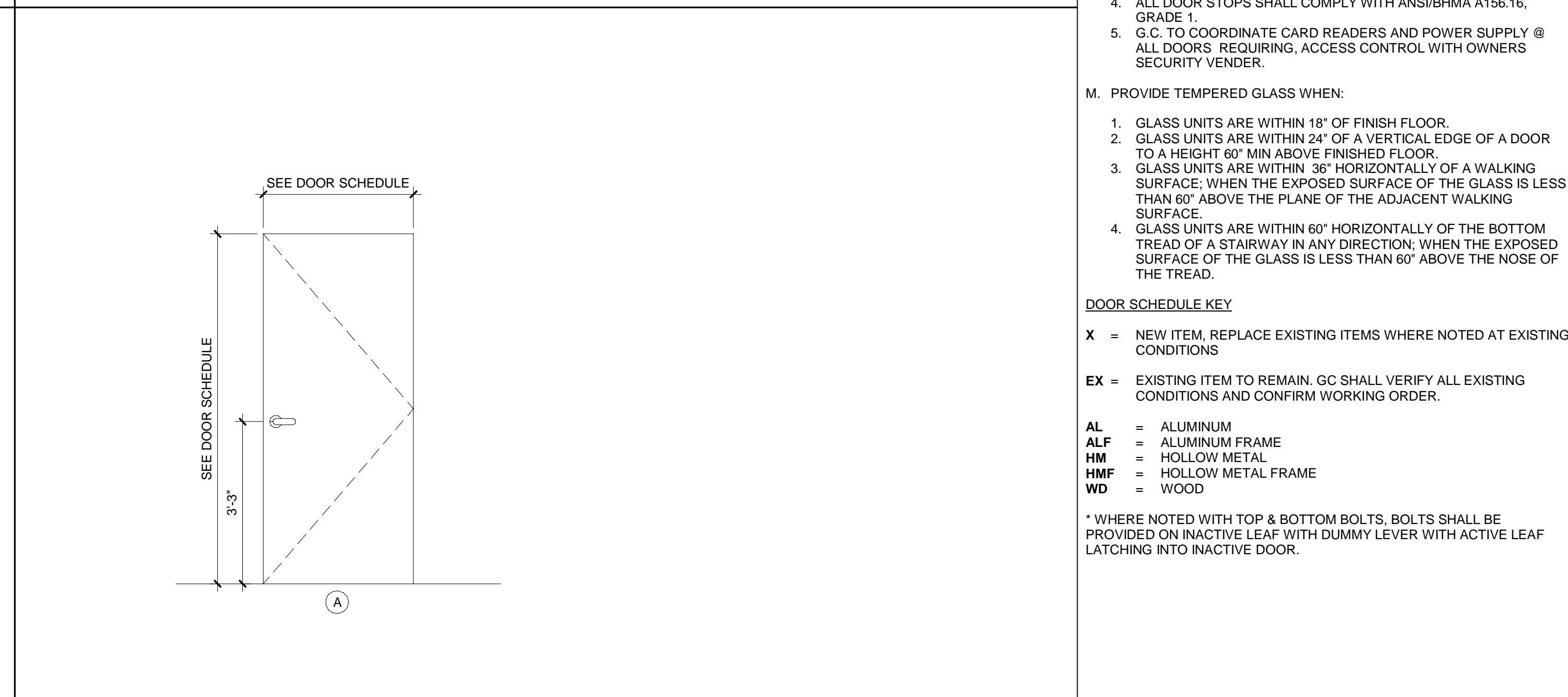
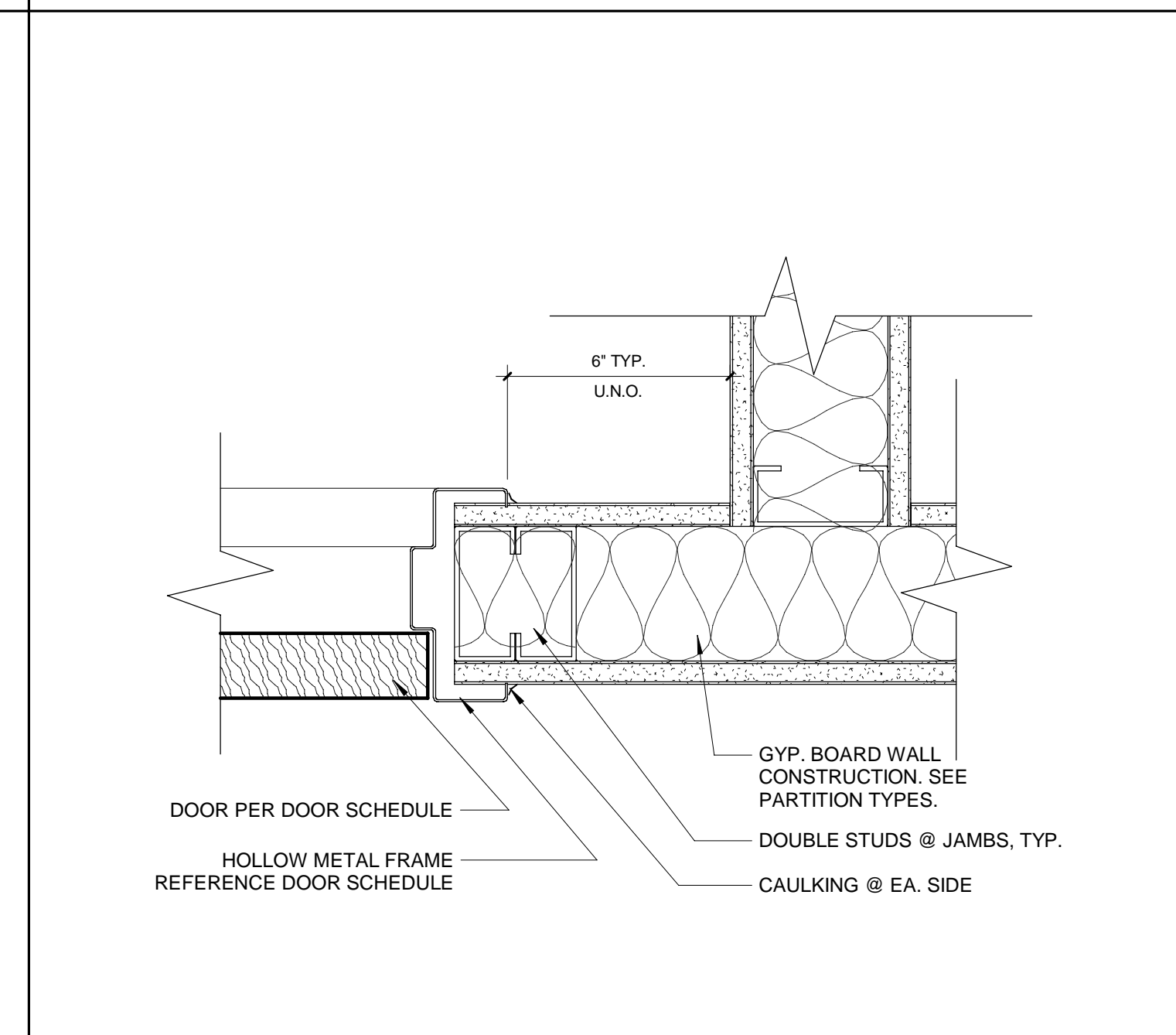
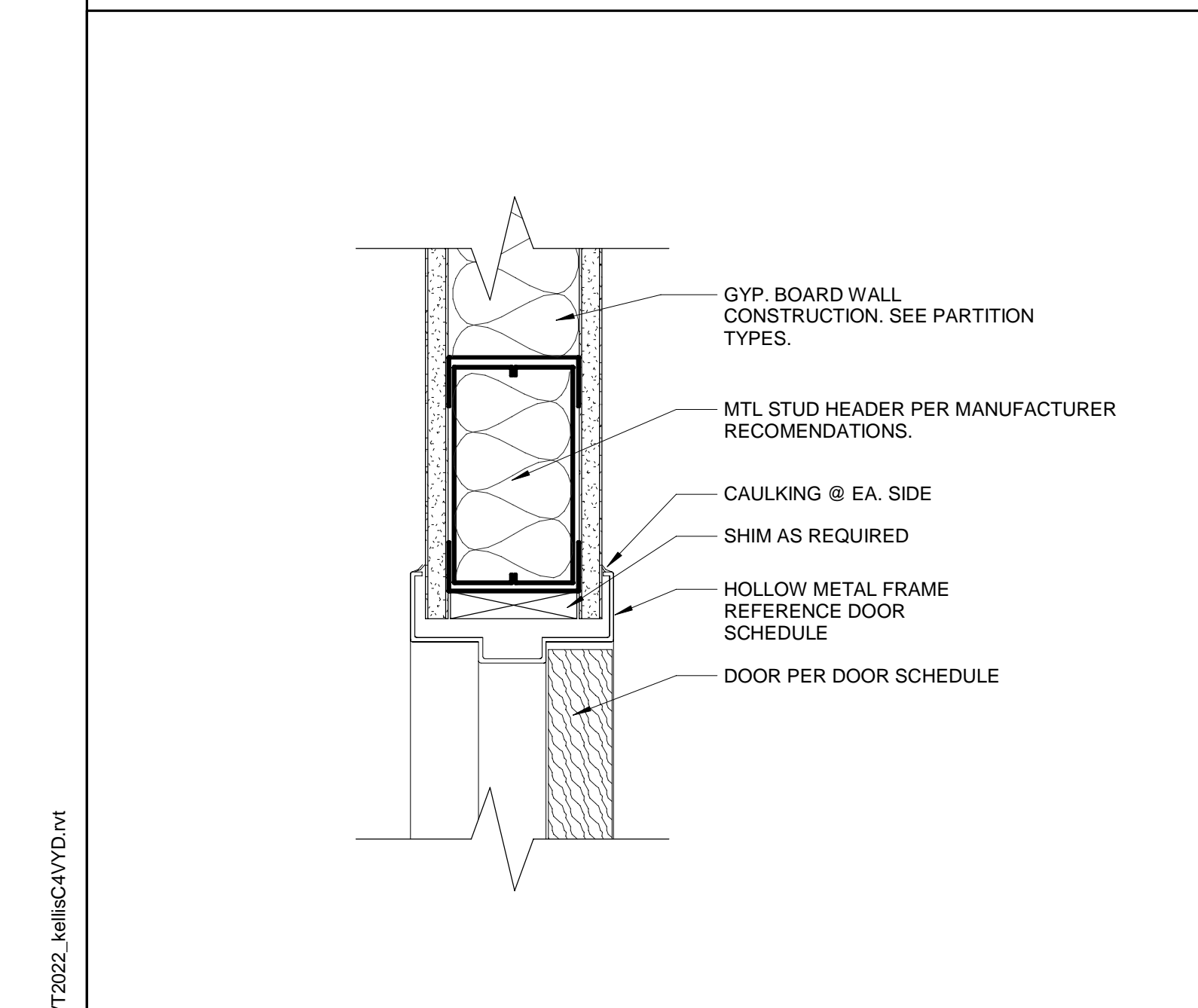
\* WHERE NOTED WITH TOP & BOTTOM BOLTS, BOLTS SHALL BE PROVIDED ON INACTIVE LEAF WITH DUMMY LEVER WITH ACTIVE LEAF LATCHING INTO INACTIVE DOOR.

ARCHITECT:  
**PHASE ZERO DESIGN**  
35 POND PARK ROAD, BAY 16  
HINGHAM, MASSACHUSETTS 02043  
PHONE: (781) 452-7121  
FAX: (781) 875-3039  
www.phasezerodesign.com

CLIENT:  
**BLANK STREET**  
225 WYTHE AVENUE  
BROOKLYN, NY 11249  
www.blankstreet.com

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

PROJECT:  
**BLANK STREET**  
1380 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02138



REVISIONS

NO.	DATE	DESCRIPTION
1	11/30/22	CONSTRUCTION SET

ISSUED FOR: CONSTRUCTION SET  
ISSUED DATE: 11/30/2022

DRAWN BY: KE  
CHECKED BY: RK  
PROJECT NUMBER: 21620

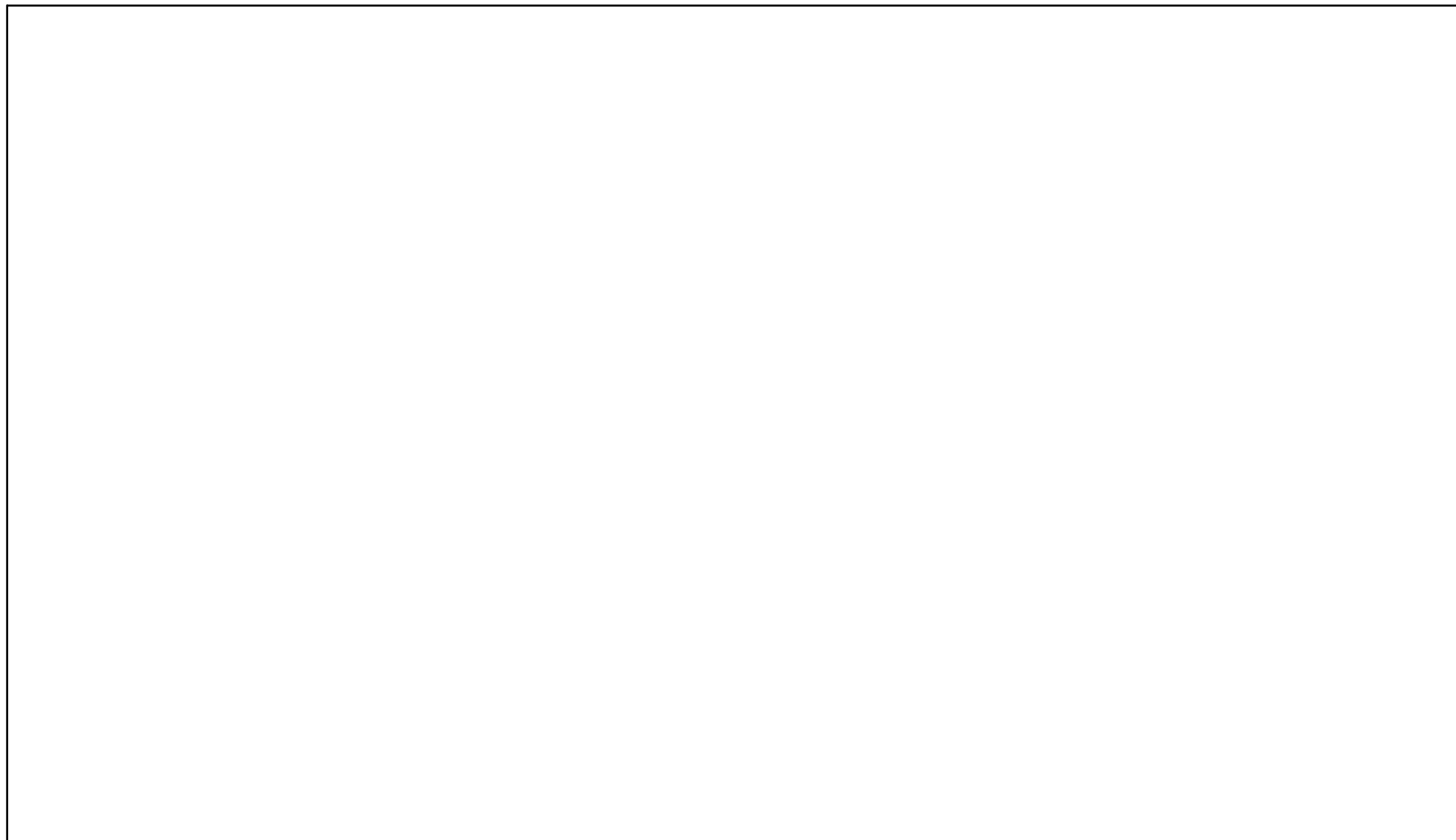
DRAWING NAME:  
**PARTITION TYPES, DOORS & WINDOWS**

DRAWING NO.  
**A601**

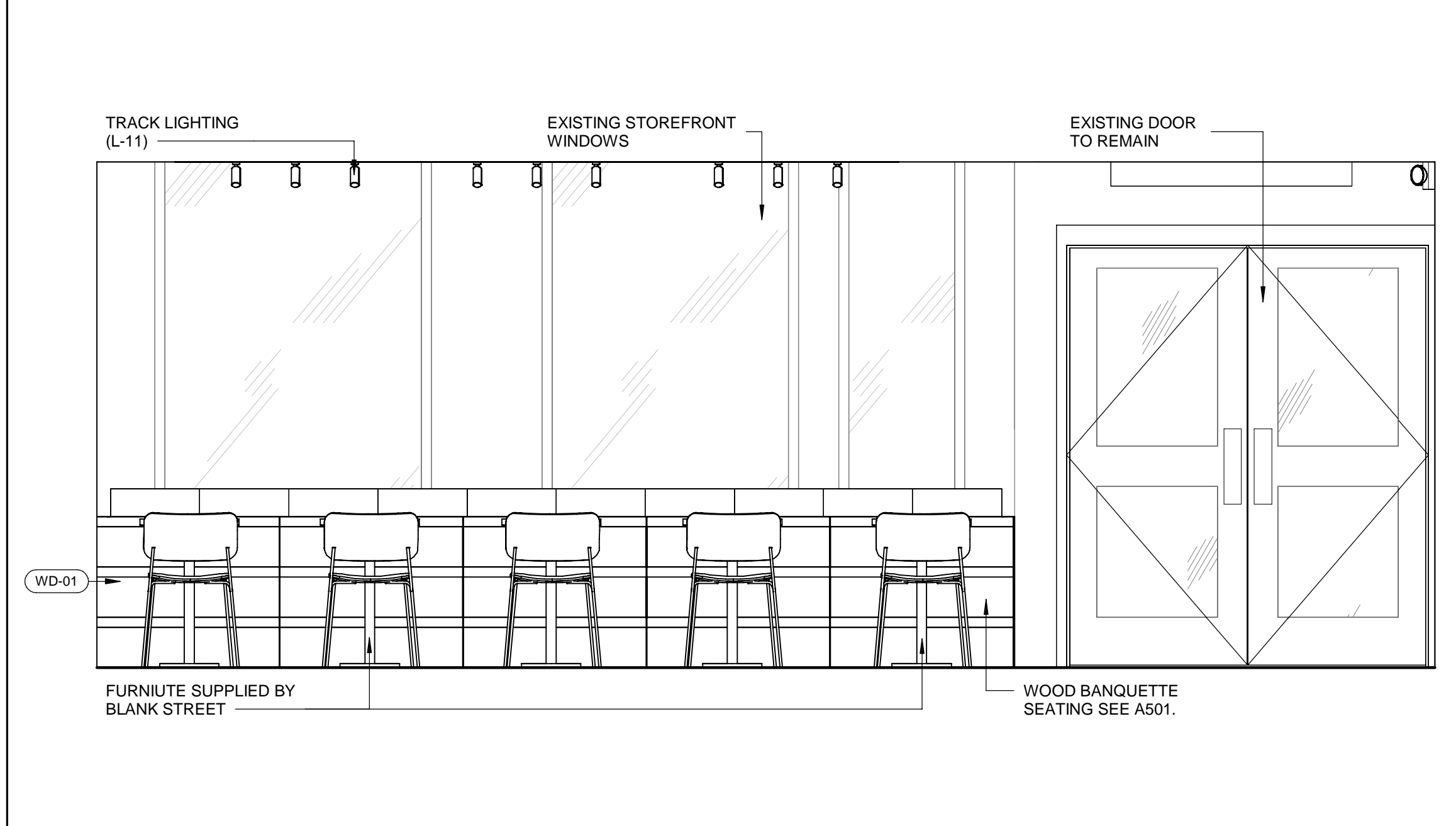
Plot Date: 12/1/2022 11:15:14 AM Dwg Filename: C:\Users\k\_sisk\Documents\2022-06-06\_Blank Street - 1380 Mass Ave. Boston, MA\_RVT2022\_JellisCAV.Dwg



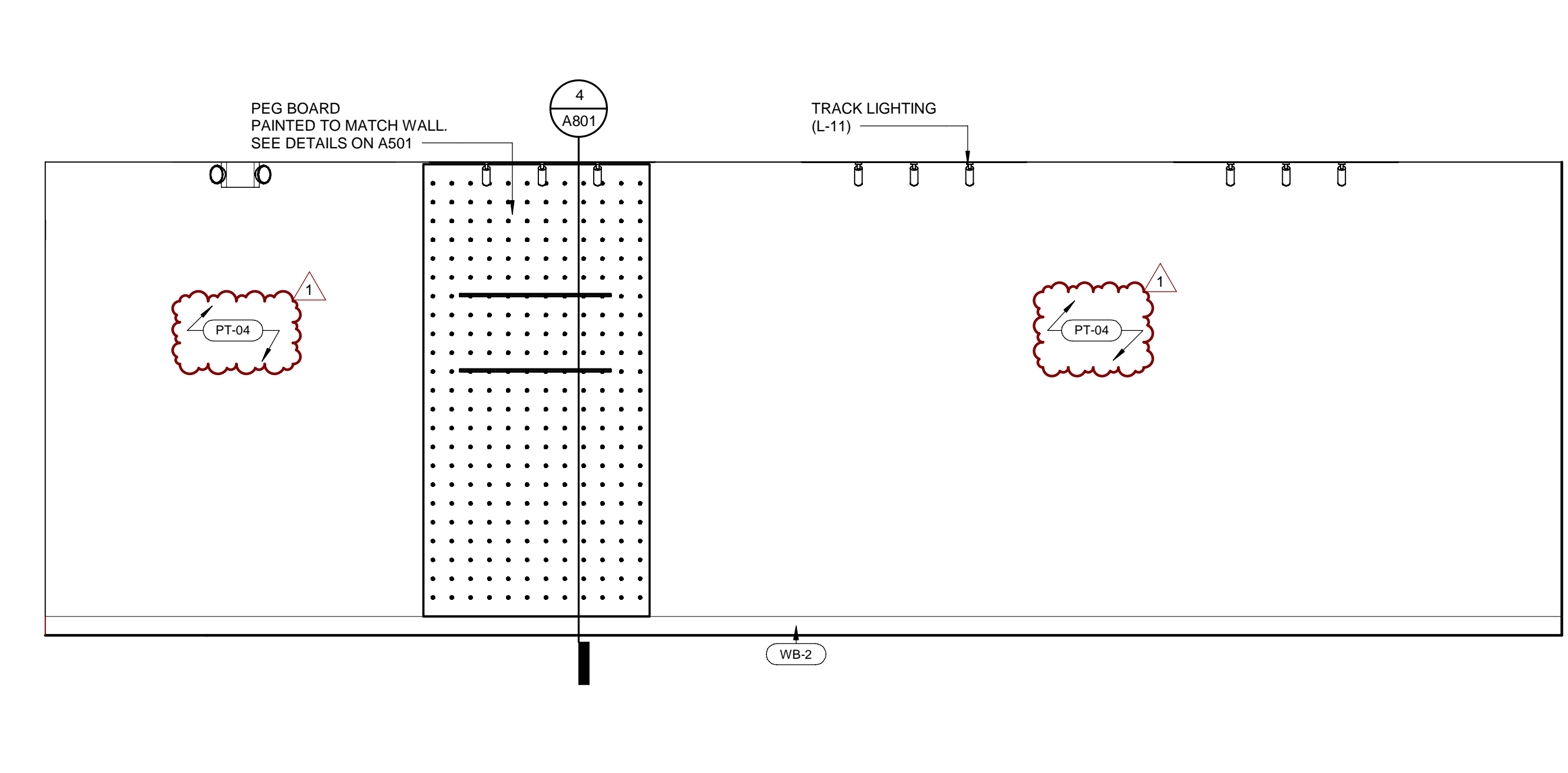
Plot Date: 12/1/2022 11:15:16 AM Dwg Filename: C:\Users\sk\_sallid\Documents\2022-06-06\_Blank Street - 1380 Mass Ave. Boston, MA\_RVT2022\_kellicavd.rvt



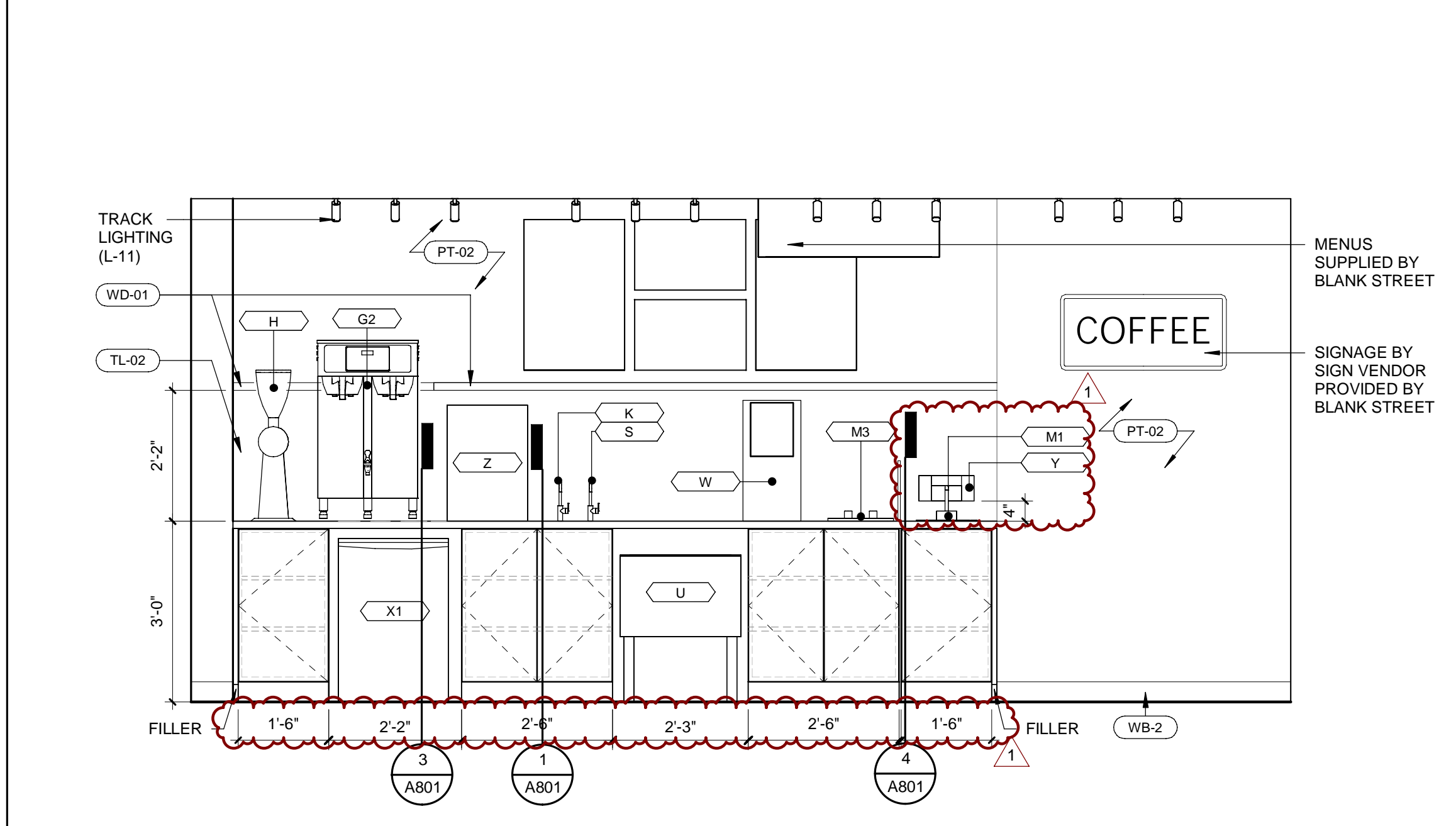
**5 CAFE ELEVATION - FRONT**  
1/2" = 1'-0"



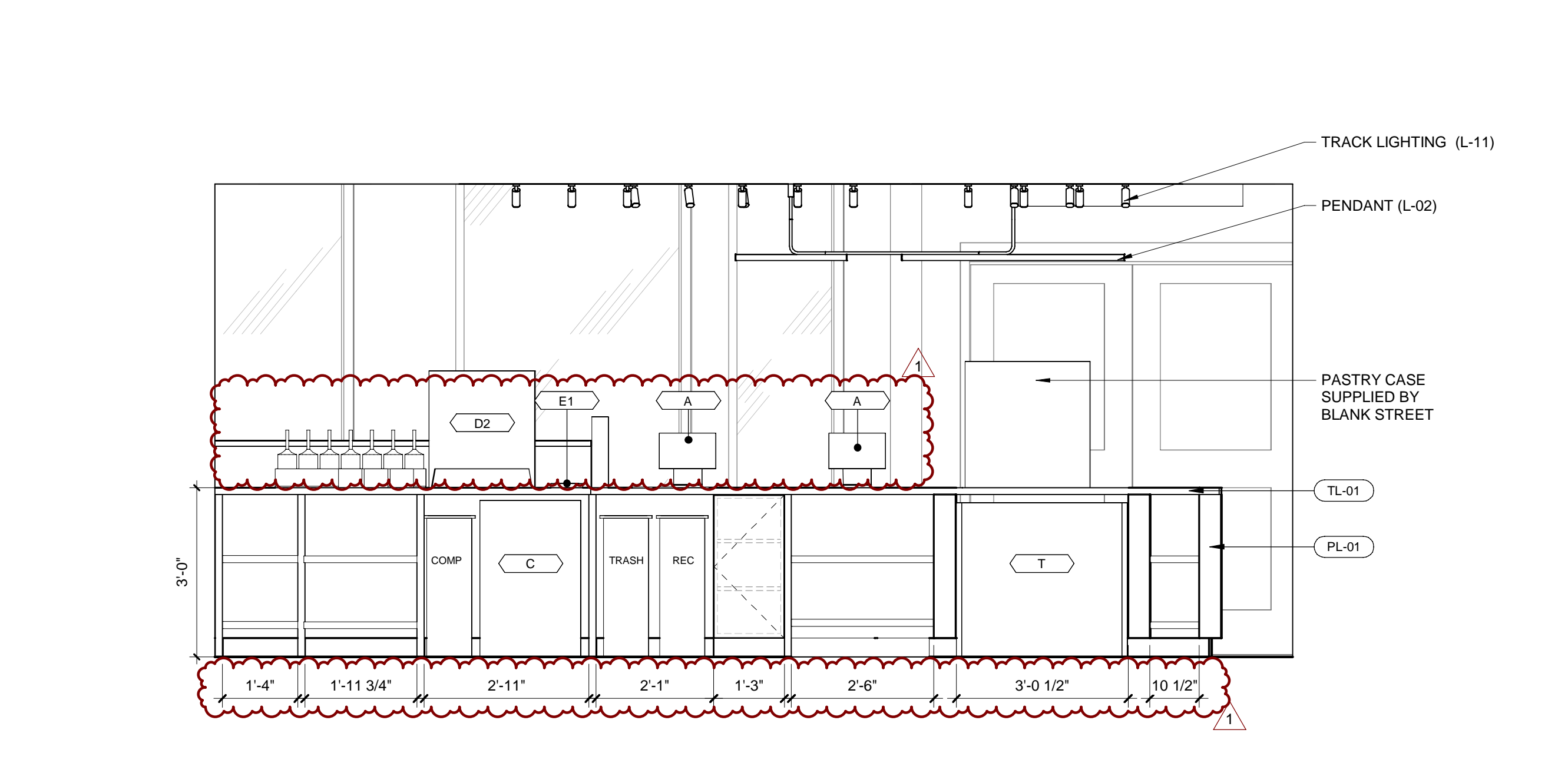
**4 SEATING ELEVATION - EAST**  
1/2" = 1'-0"



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




**2 CAFE ELEVATION - WEST**  
1/2" = 1'-0"



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

**INTERIOR ELEVATION GEN. NOTES**

- A. COORDINATE CABINETRY & APPLIANCES PRIOR TO CONSTRUCTION. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR ALTERATIONS. G.C. TO PROVIDE SHOP DRAWINGS OF ALL CASEWORK FOR ARCHITECT'S REVIEW AND COMMENT. FIELD VERIFY ALL DIMENSIONS.
- B. ALL FINISH FLOORING AND WALL BASE SHALL EXTEND UNDER ALL AREAS NOT COVERED WITH BASE CABINETRY.
- C. ALL FINISH FLOORING SHALL EXTEND UNDER ALL REMOVABLE BASE CABINETS.
- D. ALL PLUMBING FIXTURES & WORK STATIONS TO MEET ADA REQUIREMENTS UNO. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR ALTERATIONS.
- E. PROVIDE HOLES & GROMMETS AT EACH WORK STATION AS REQUIRED. COORDINATE WITH OWNER.
- F. REFER TO REFLECTED CEILING PLAN FOR ALL CEILING HEIGHTS AND LIGHTING INFORMATION.
- G. REFER TO FINISH PLAN & SCHEDULE FOR ADDITIONAL INFORMATION.
- H. REFER TO GENERAL INFORMATION SHEET FOR TYPICAL MOUNTING HEIGHTS.
- I. APPLY COLORED CAULK TO MATCH ADJACENT SURFACE BETWEEN 2 JOINTS. ONE JOINT BETWEEN TOP OF BACKSPLASH AND WALL, A SECOND JOINT BETWEEN COUNTERTOP AND BOTTOM OF BACKSPLASH. APPLY CLEAR SILICONE CAULKING OVER THE COLORED CAULK IN BOTH JOINT AREAS.
- J. COUNTERTOP SUPPORT BRACKETS SHALL SPAN A MAXIMUM OF 36" O.C. PRIME AND PAINT BRACKETS TO MATCH ADJACENT WALL SURFACE.

ARCHITECT:  
  
**PHASE ZERO DESIGN**  
ARCHITECTS INTERIOR DESIGNERS  
 35 POND PARK ROAD, BAY 16  
 HINGHAM, MASSACHUSETTS 02043  
 PHONE: (781) 452-7121  
 FAX: (781) 875-3039  
 www.phasezerodesign.com

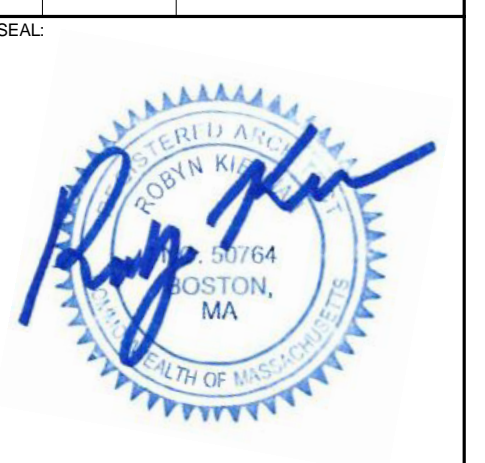
CLIENT:  
**BLANK STREET**  
 225 WYTHE AVENUE  
 BROOKLYN, NY 11249  
 www.blankstreet.com

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

**BLANK STREET**  
1380 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02138

REVISIONS

NO.	DATE	DESCRIPTION
1	11/30/22	CONSTRUCTION SET



**INTERIOR ELEVATION LEGEND**

KEYNOTE	###
FINISH TAG	PT-01

**CASEWORK KEY**

**WALL CABINETS**  
 W##X  
 ↑↑↑ MODIFIER  
 ↑ CABINET WIDTH (INCHES)  
 ↑ CABINET HEIGHT (INCHES)  
 ↑ CABINET TYPE

**BASE CABINETS**  
 B#X  
 ↑↑↑ MODIFIER  
 ↑ CABINET WIDTH (INCHES)  
 ↑ CABINET TYPE

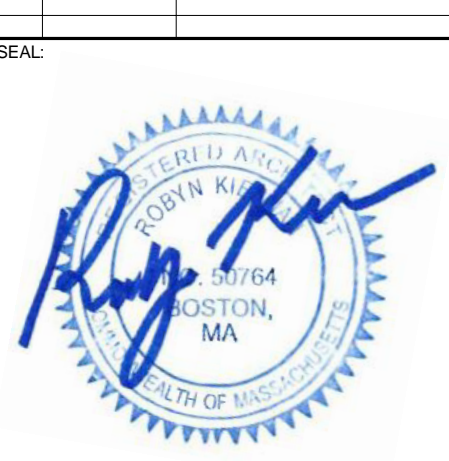
**CABINET TYPE**  
 W - WALL CABINET  
 B - BASE CABINET  
 P - TALL CABINET  
 DR - DRAWER BASE  
 S - SINK BASE  
 F - FILLER PANEL  
 K - WORKSTATION

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

ISSUED FOR: CONSTRUCTION SET  
 ISSUED DATE: 11/30/2022  
 DRAWN BY: KE  
 CHECKED BY: RK  
 PROJECT NUMBER: 21620  
Copyright © by Phase Zero Design, Inc. All Rights Reserved.  
 DRAWING NAME:  
**INTERIOR ELEVATIONS**  
 DRAWING NO.  
**A701**

PROJECT:

NO.	DATE	REVISIONS	DESCRIPTION
1	11/30/22	CONSTRUCTION SET	



ISSUED FOR: CONSTRUCTION SET  
 ISSUED DATE: 11/30/2022

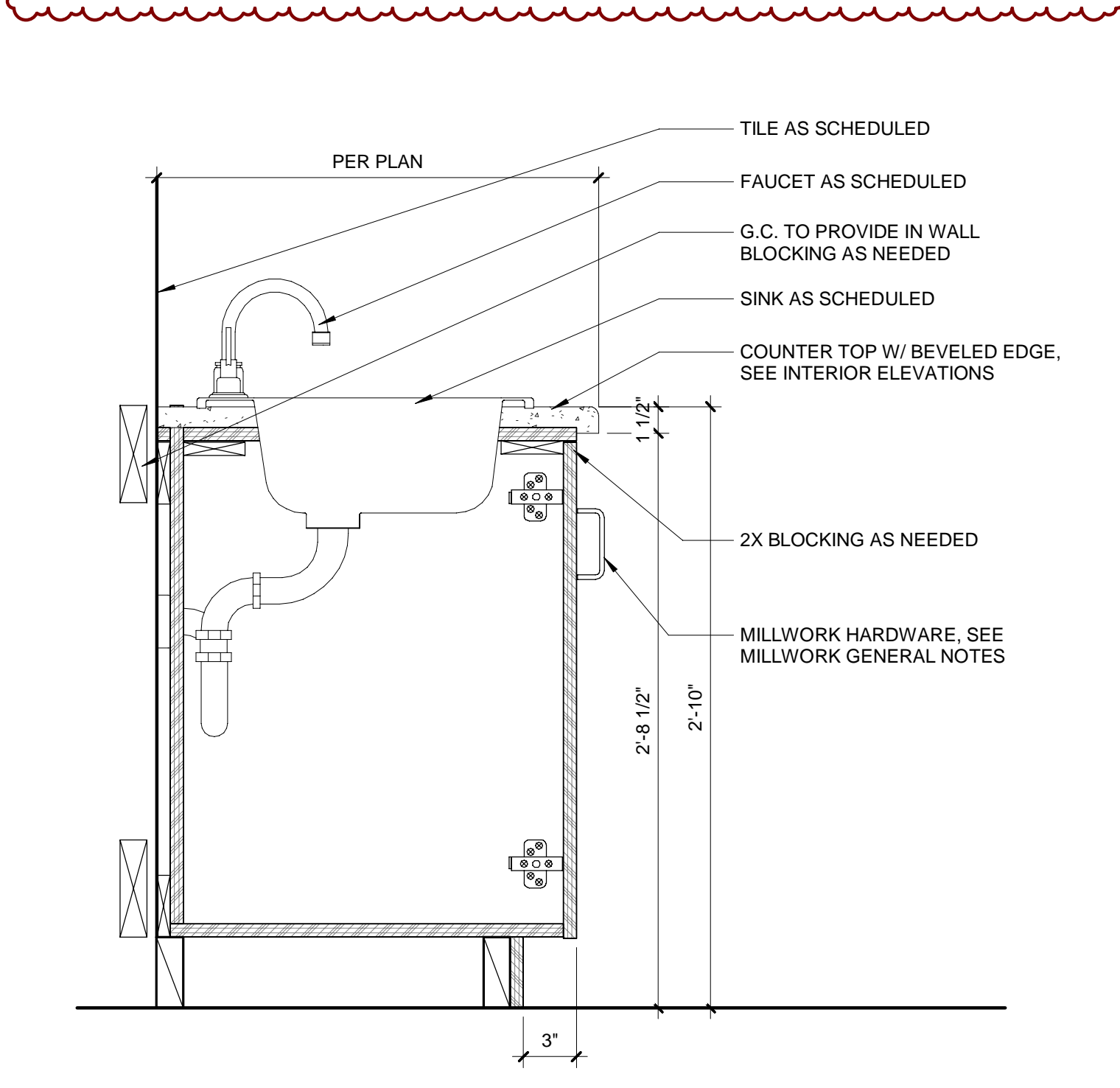
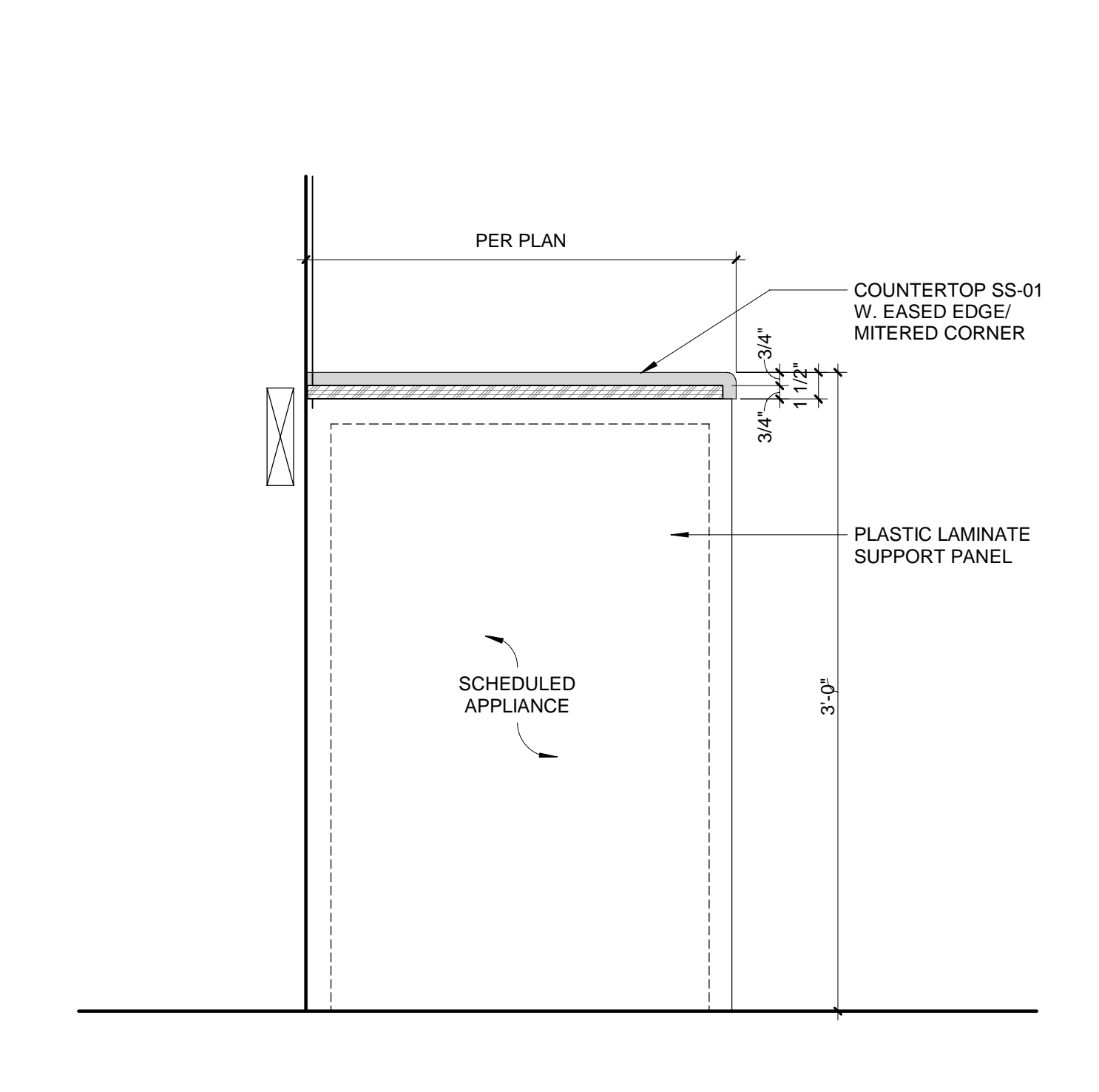
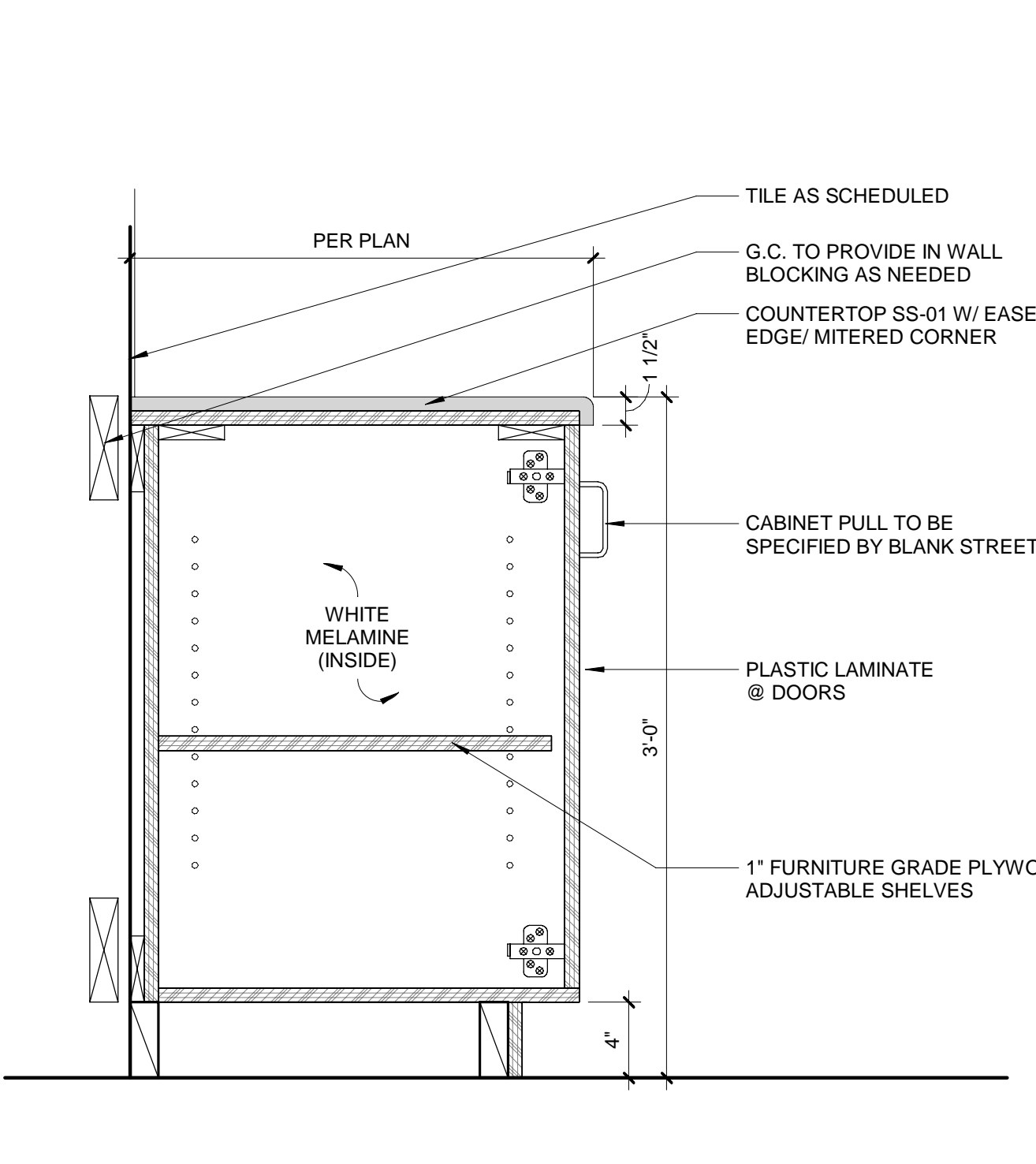
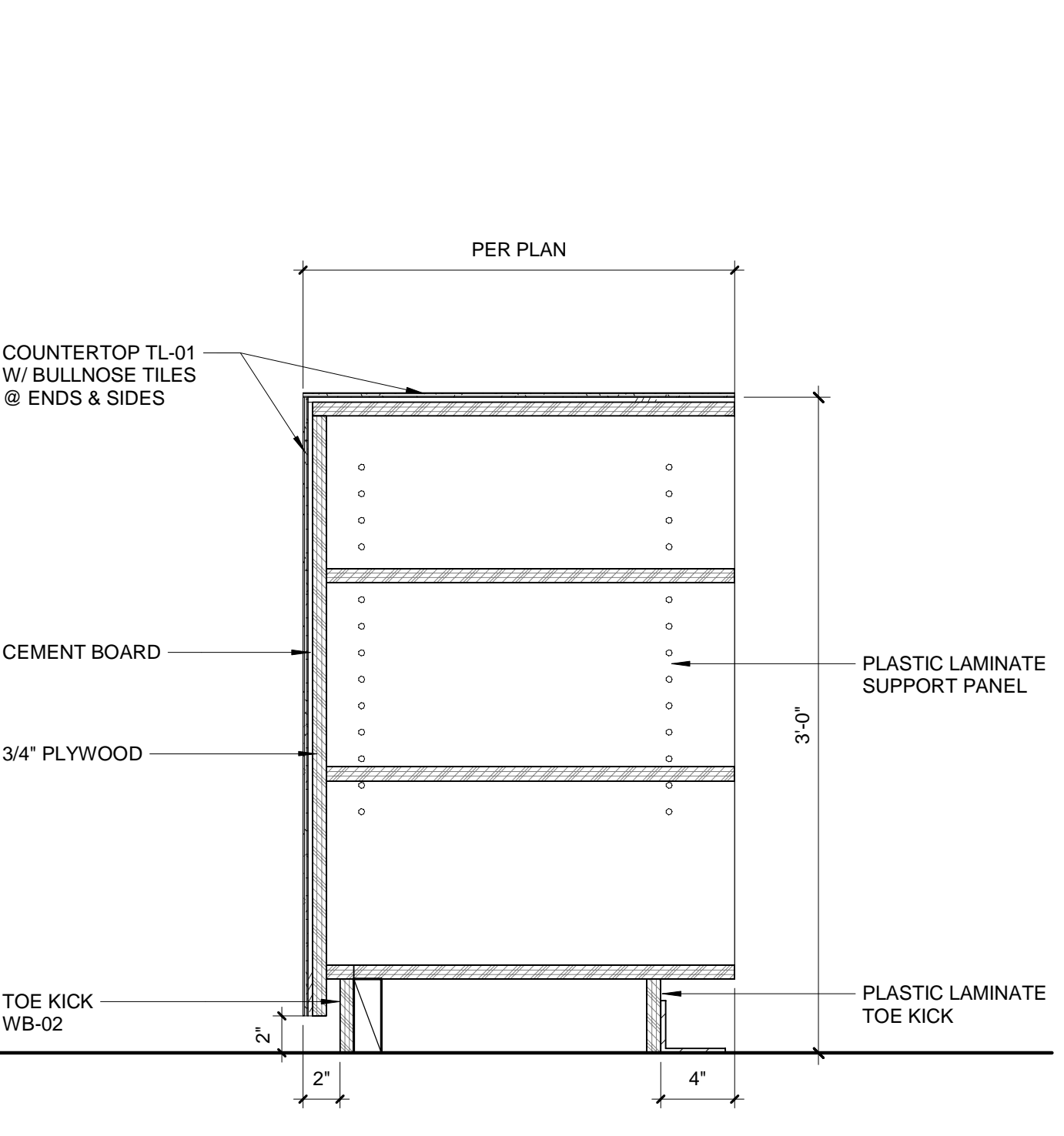
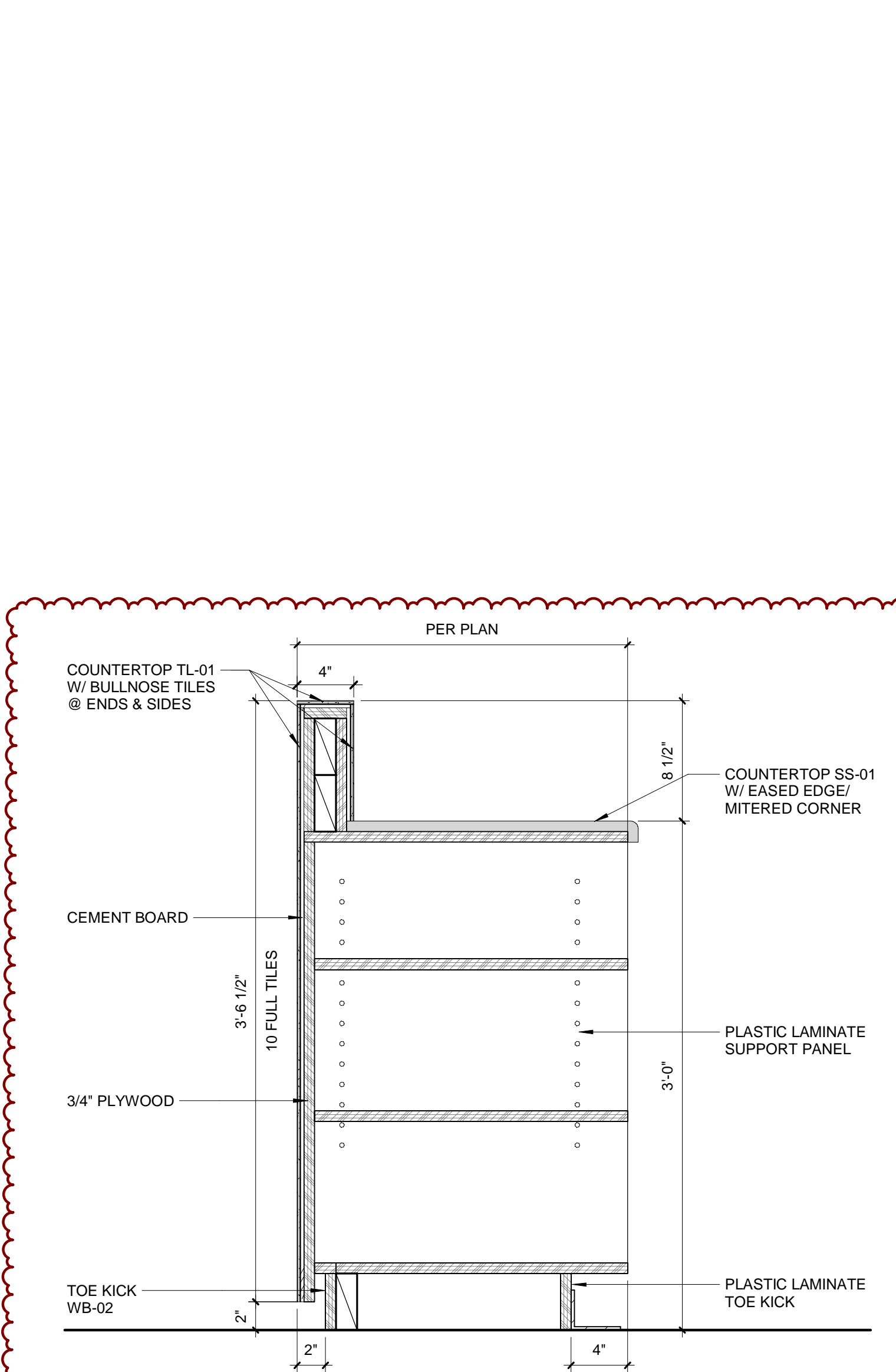
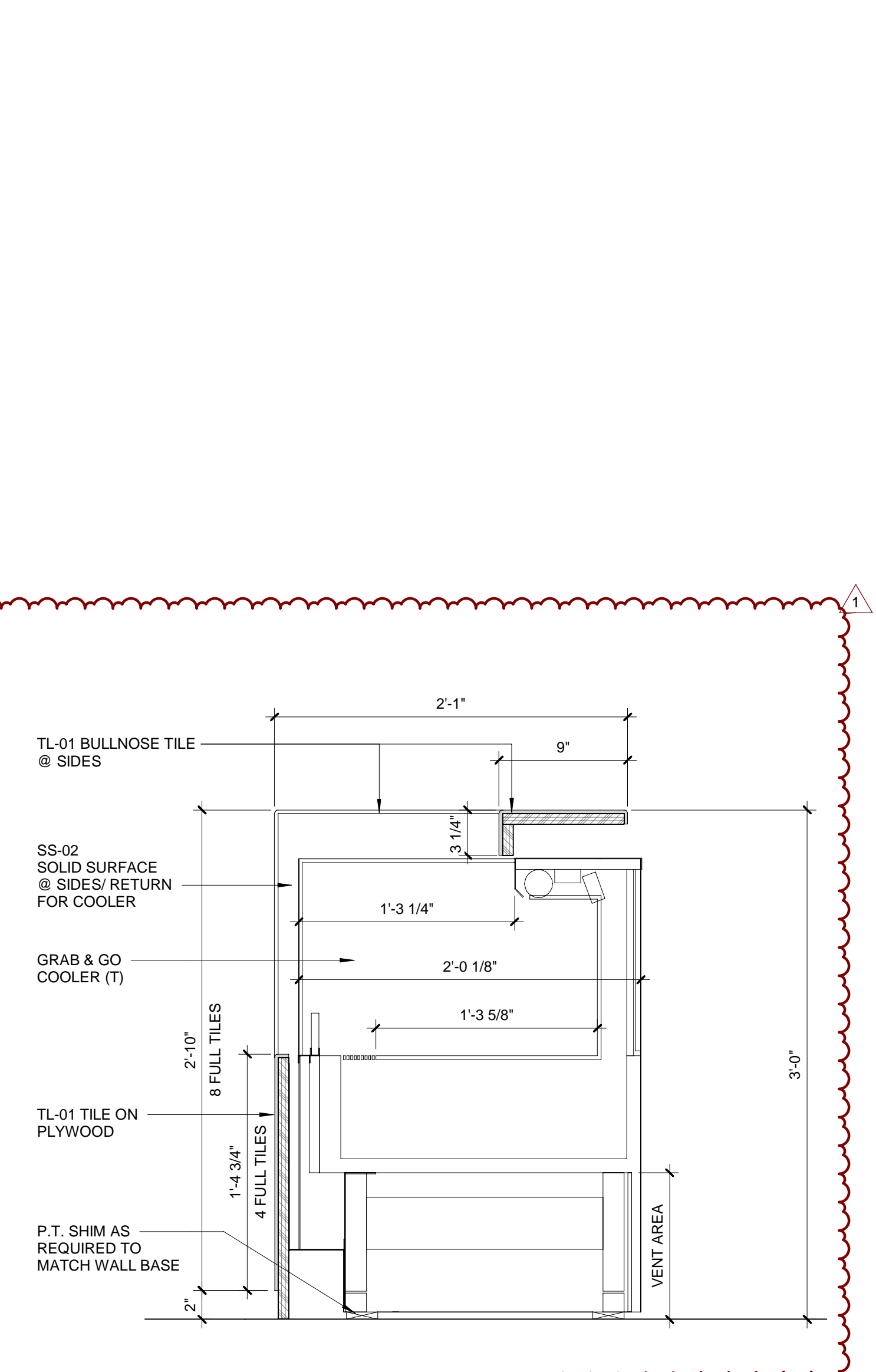
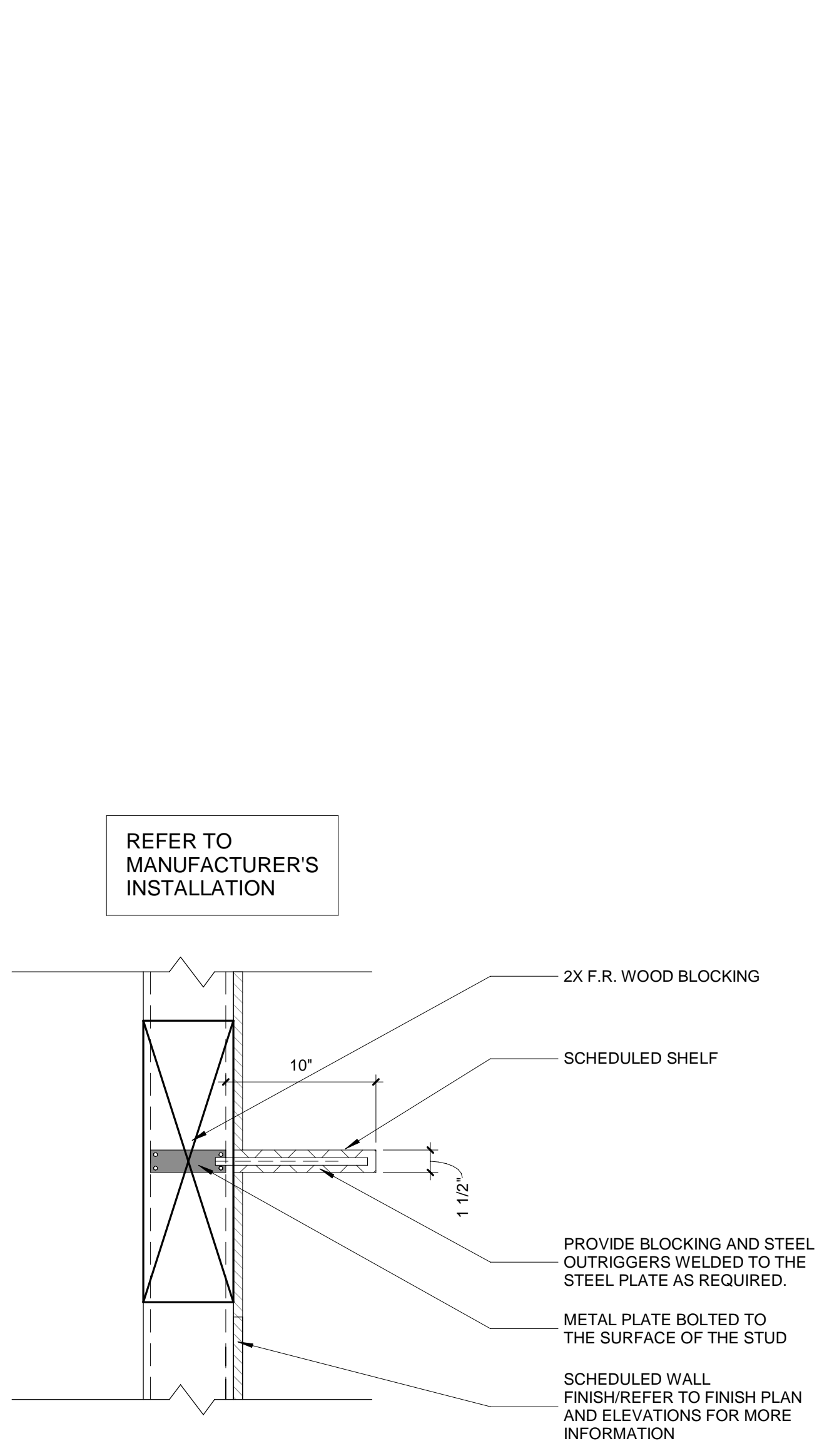
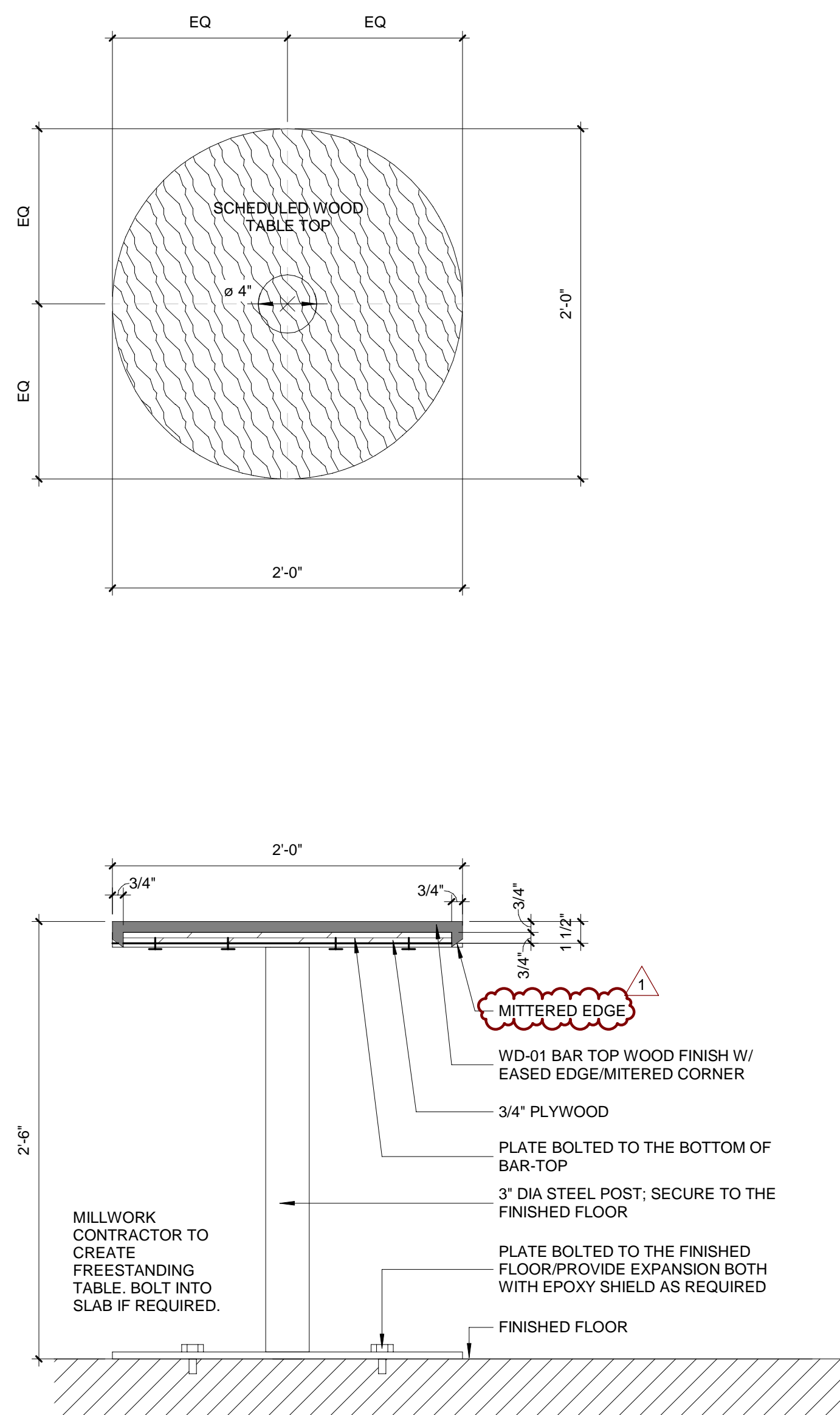
DRAWN BY: RK  
 CHECKED BY: RK  
 PROJECT NUMBER: 21620  
Copyright © by Phase Zero Design, Inc. All Rights Reserved.

DRAWING NAME:

**MILLWORK DETAILS**

DRAWING NO.

**A801**



Plot Date: 12/1/2022 11:15:17 AM Dwg Filename: C:\Users\sk\_silla\Documents\2022-06-06\_Blank Street - 1380 Mass Ave. Boston, MA\_RVT2022\_jellisCAVVD.dwg



ARCHITECT:  
**PHASE ZERO DESIGN**  
 ARCHITECTS / INTERIOR DESIGNERS  
 35 POND PARK ROAD, BAY 16  
 HINGHAM, MASSACHUSETTS 02043  
 PHONE: (781) 452-7121  
 FAX: (781) 875-3039  
 www.phasezerodesign.com

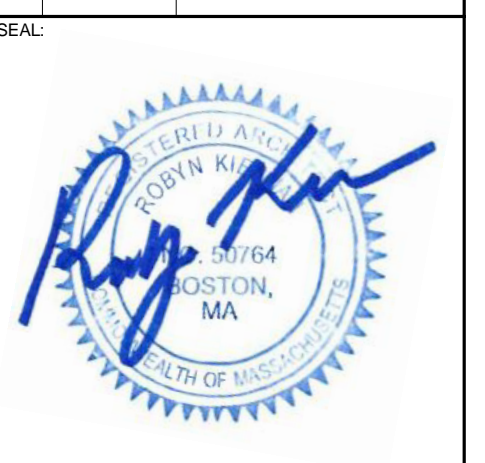
CLIENT:  
**BLANK STREET**  
 225 WYTHE AVENUE  
 BROOKLYN, NY 11249  
 www.blankstreet.com

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

**BLANK STREET**  
 1380 MASSACHUSETTS AVENUE, CAMBRIDGE, MA 02138

REVISIONS

NO.	DATE	DESCRIPTION
1	11/30/22	CONSTRUCTION SET



ISSUED FOR: CONSTRUCTION SET  
 ISSUED DATE: 11/30/2022

DRAWN BY: KE  
 CHECKED BY: RK  
 PROJECT NUMBER: 21620

Copyright © by Phase Zero Design Corp. All Rights Reserved.  
 DRAWING NAME:

**RENDERINGS**

DRAWING NO.  
**A901**

Plot Date: 12/1/2022 11:15:17 AM Dwg Filename: C:\Users\jsk\_ellis\Documents\2022-06-06\_Blank Street - 1380 Mass Ave. Boston, MA\_RVT2022\_jellisCAVYD.dwg

FAN SCHEDULE											
MARK	SERVICE	CFM	E.S.P. "WG	RPM	MOTOR HP	VOLTS/PH	MANUFACTURER	MODEL	TYPE	WEIGHT	NOTES
TEF-1	PUBLIC RESTROOM	100	0.25	1075	44W	115/1	COOK	GC-148	CEILING CABINET FAN	12	1,2,3,4

NOTES:

- DISCONNECT SWITCH AND INTERNAL WIRING SHALL BE FACTORY INSTALLED.
- THE FAN SHALL BE FACTORY EQUIPPED WITH A GRAVITY BACKDRAFT DAMPER.
- ELECTRICAL CONTRACTOR SHALL INTERLOCK WITH RESPECTIVE RESTROOM LIGHT SWITCH FOR SIMULTANEOUS OPERATION.
- FAN SHALL BE FURNISHED AND INSTALLED BY MECHANICAL CONTRACTOR.

AIR CURTAIN SCHEDULE										
MARK	SERVICE	CFM	MOTOR HP	VOLTS/ PH	MANUFACTURER	MODEL	TYPE	WEIGHT	NOTES	
AC-1	FRONT ENTRY DOORS	2010	1/5	120/1	BERNER	CLC08-1072A	WALL MNTD, DOWNBLAST	60	1,2,3,4	

NOTES: (NOT ALL MAY APPLY)

- AIR CURTAIN SHALL BE FACTORY FINISHED WHITE.
- INSTALL COMPLETE WITH MANUFACTURER AVAILABLE DOOR LIMIT MICRO SWITCH.
- AIR CURTAIN SHALL BE FURNISHED BY AND INSTALLED BY THE GENERAL CONTRACTOR.
- CONTACT MR. STEVE BENES W/ BERNER INTERNATIONAL AT 724.658.3551 FOR EQUIPMENT ORDERING AND PROCUREMENT.

AIR DEVICE SCHEDULE										
MARK	FACE SIZE	TYPE	MOUNTING TYPE	MAXIMUM N.C.	DIRECTION	MANUFACTURER	MODEL	NOTES		
CD	24x24	SUPPLY	LAY-IN	30	4-WAY	TITUS	OMNI	1,2,3,4		
GR	12x36	RETURN	GYP CEILING	30	1-WAY	TITUS	111RS	1,2		

NOTES:

- AIR DEVICES SHALL BE INSTALLED WITH FACTORY APPLIED OFF WHITE FINISH.
- PROVIDE NECESSARY MOUNTING HARDWARE AND ACCESSORIES AS REQUIRED FOR INTENDED INSTALLATION.
- AIR DEVICE SHALL BE INSTALLED WITH MANUFACTURER AVAILABLE MOLDED INSULATION BACKING. FIELD FABRICATED INSULATION BACKING IS NOT ALLOWED (UNLESS FIRST APPROVED BY THE OWNER'S CONSTRUCTION MANAGER).
- AIR DEVICE SHALL BE INSTALLED WITH ACCESSIBLE OPPOSED BLADE DAMPER FOR MANUAL VOLUME ADJUSTMENT.
- SIZE SHOWN IS FOR AN AIRFLOW OF 1,200 CFM AT 30 IN. VERIFY AIR DEVICE SIZE WITH THE ACTUAL AIR HANDLING REPLACEMENT CAPACITY.

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

**MECHANICAL GENERAL NOTES**

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

ARCHITECT:  
**PHASE ZERO DESIGN**  
 35 POND PARK ROAD, BAY 16  
 HINGHAM, MASSACHUSETTS 02043  
 PHONE: (781) 452-7121  
 FAX: (781) 875-3039  
 www.phasezerodesign.com

CLIENT:  
**BLANK STREET**  
 225 WYTHE AVENUE  
 BROOKLYN, NY 11249  
 www.blankstreet.com

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

**BLANK STREET**  
 1380 MASSACHUSETTS AVE, CAMBRIDGE, MA, 02138

NO.	DATE	REVISIONS	DESCRIPTION
1	11/30/22		CONSTRUCTION SET

**KEYED NOTES**

- PROVIDE CEILING MOUNTED CABINET FAN. EXTEND THE NEW 6" EXHAUST DUCT TO THE NEAREST EXISTING BASE BUILDING RESTROOM EXHAUST RISER. PROPOSED ROUTING SHOWN IS BASED ON BEST AVAILABLE INFORMATION.
- CEILING MOUNTED AIR DEVICE IS EXISTING TO REMAIN. CLEAN AND INSPECT FOR INTENDED REUSE.
- PROVIDE NEW TYPE CD CEILING MOUNTED SUPPLY AIR DIFFUSER, WITH 8" SUPPLY NECK AND BALANCED TO 75CFM. REFER TO THE AIR DEVICE SCHEDULE FOR ADDITIONAL INFORMATION. COORDINATE DIFFUSER PLACEMENT WITH LIGHTING AND OTHER TRADES.
- THE EXISTING WALL MOUNTED THERMOSTAT FOR THE TENANT'S MECHANICAL IS ON A WALL SCHEDULED FOR DEMOLITION. CLEAN AND INSPECT FOR INTENDED REUSE. RELOCATE TO LOCATION SHOWN. THERMOSTAT SHALL BE WALL MOUNTED AT 48" A.F.F. AND WIRED BACK TO THE RESPECTIVE UNIT. FIELD VERIFY WITH THE OWNER'S REPRESENTATIVE FOR THE FINAL LOCATION PRIOR TO INSTALLATION.
- PROVIDE NEW TYPE GR CEILING MOUNTED RETURN GRILLE. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLAN FOR ADDITIONAL INFORMATION. COORDINATE INSTALLED PLACEMENT WITH THE MENU BOARDS.
- APPROXIMATE LOCATION FOR THE EXISTING 5-TON SUSPENDED HEAT PUMP AIR HANDLING UNIT. THE UNIT SHALL BE CAREFULLY REMOVED AND SALVAGED FOR REUSE ELSEWHERE. INSTALL A NEW 3-TON HEAT PUMP AIR HANDLING UNIT IN SAME PLACE TO REUSE EXISTING CONNECTIONS. COORDINATE WITH OTHER TRADES. FIELD VERIFY FULL SCOPE AND RESPONSIBILITY WITH THE OWNER'S REPRESENTATIVE.
- THE AIR CURTAIN SHALL BE SUSPENDED FROM THE STRUCTURE WITH THREADED INSERTS FOR TOP MOUNT INSTALLATION. THE BOTTOM OF THE AIR CURTAIN DEVICE SHALL BE AT 8'-0" AFF. VERIFY FINAL MOUNTING LOCATION AND HEIGHT WITH THE OWNER'S CONSTRUCTION MANAGER.

REVISIONS

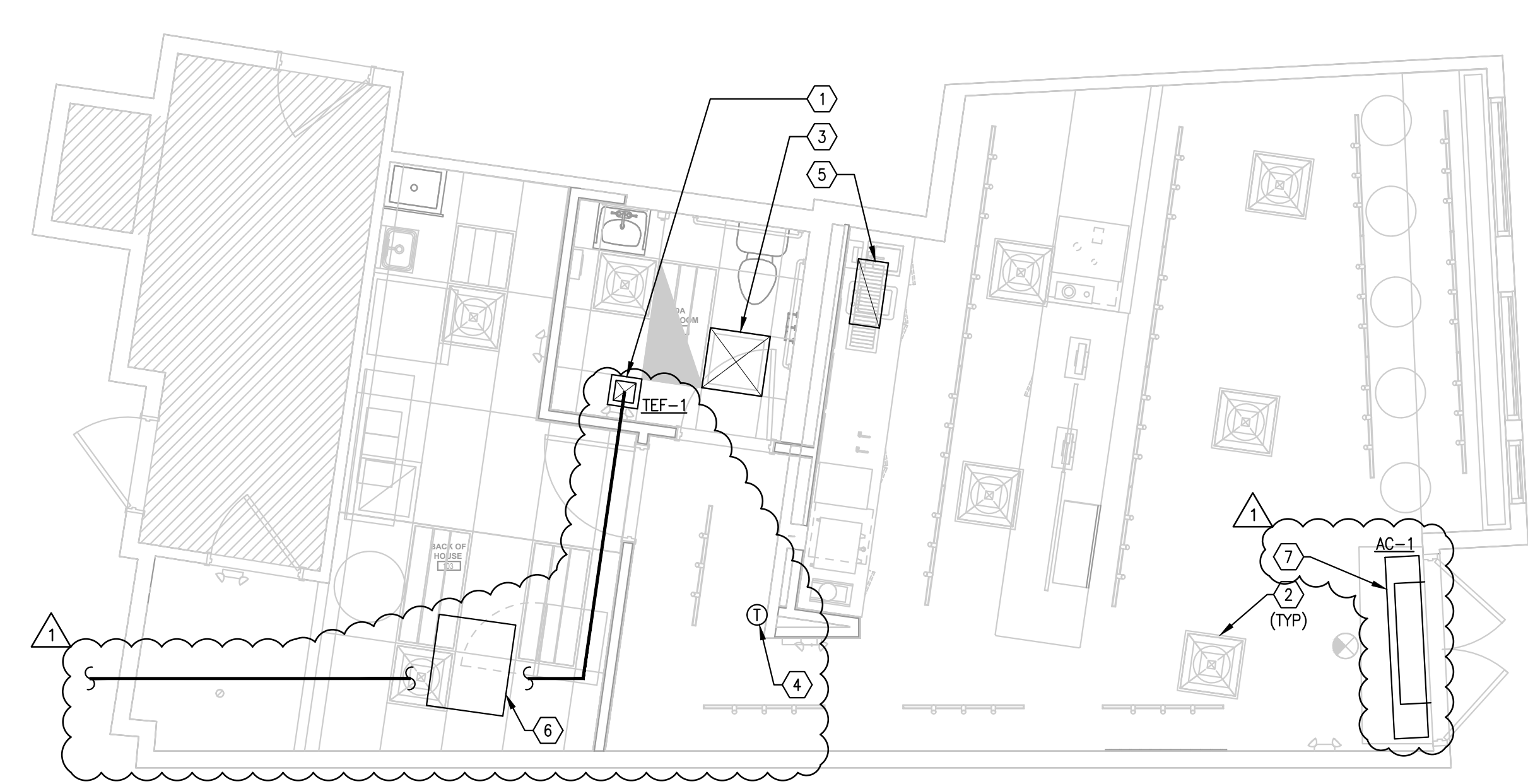
NO.	DATE	REVISIONS	DESCRIPTION
1	11/30/22		CONSTRUCTION SET

SEAL:  
  
 11/30/2022

ISSUED FOR: CONSTRUCTION SET  
 ISSUED DATE: 11/30/22  
 DRAWN BY:  
 CHECKED BY:  
 PROJECT NUMBER: 21620  
 Copyright (c) by Phase Zero Design Corp. All Rights Reserved.

DRAWING NAME:  
**MECHANICAL FLOOR PLAN**

DRAWING NO.  
**M101**



**SECTION 16000 - BASIC ELECTRICAL**

1. THE WORK COVERED BY DIVISION 16 CONSISTS OF FURNISHING ALL LABOR, EQUIPMENT, SUPPLIES, AND MATERIALS (EXCEPT AS OTHERWISE SPECIFIED OR SHOWN ON THE DRAWINGS) REQUIRED TO PERFORM ALL OPERATIONS NECESSARY FOR THE INSTALLATION OF COMPLETE ELECTRICAL SYSTEMS. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND DRAWINGS.
2. COORDINATE ALL WORK WITH OTHER TRADES AND EXISTING CONDITIONS TO PREVENT CONFLICTS CAUSING UNNECESSARY EXPENSE OR DELAYS IN THE INSTALLATION OF WORK. WHEN CONFLICTS ARISE, REMOVE AND RELOCATE ITEMS CAUSING SUCH CONFLICTS AT NO ADDITIONAL COST TO THE OWNER. REFER TO OTHER DISCIPLINE'S DRAWINGS, RELEVANT EQUIPMENT DRAWINGS, AND SHOP DRAWINGS TO DETERMINE AVAILABLE CLEARANCES AND POSSIBLE OBSTRUCTIONS. MAKE ANY NECESSARY OFFSETS OR TRANSITIONS AS REQUIRED TO CLEAR STRUCTURAL MEMBERS, EXISTING EQUIPMENT, ETC. TO FACILITATE INSTALLATION OF THE WORK IN THE MANNER INDICATED.
3. ALL WORK SHALL COMPLY WITH THE LOCALLY ADOPTED ELECTRICAL CODE AND ALL APPLICABLE LAWS, CODES, RECOMMENDATIONS, REGULATIONS, AND INTERIM AMENDMENTS, OF THE GOVERNMENTAL BODIES HAVING JURISDICTION INCLUDING ADA COMPLIANCE. ALL ELECTRICAL WORK SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE GOVERNING SAFETY REGULATIONS, INCLUDING OSHA REGULATIONS. ALL SAFETY LIGHTS, GUARDS AND SIGNS REQUIRED FOR THE PERFORMANCE OF THE ELECTRICAL WORK SHALL BE PROVIDED BY AND OPERATED BY THE ELECTRICAL CONTRACTOR.
4. THE INTENT OF THE DRAWINGS IS TO INDICATE THE GENERAL EXTENT OF WORK REQUIRED FOR THE PROJECT. THE DRAWINGS FOR ELECTRICAL WORK ARE DIAGRAMMATIC, SHOWING THE LOCATION, TYPE, DEVICES AND EQUIPMENT REQUIRED. THE DRAWINGS SHALL NOT BE SCALED FOR EXACT MEASUREMENTS. PROVIDE ALL FIXTURES, DEVICES, ACCESSORIES, OFFSETS, AND MATERIALS NECESSARY TO FACILITATE THE SYSTEM'S FUNCTIONING AS INDICATED BY THE DESIGN AND THE EQUIPMENT FURNISHED BY OTHERS.

5. ELECTRICAL DESIGN FOR THIS INSTALLATION IS BASED ON FIELD INSPECTIONS AND PREVIOUS DESIGN DRAWINGS FOR THE EXISTING BUILDING. ELECTRICAL CONTRACTOR IS TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING. ALLOWANCES ARE TO BE INCLUDED FOR UNFORESEEN EXISTING CONDITIONS THAT MAY EFFECT THE CONTRACTOR'S SCOPE OF WORK. MINOR DEVIATIONS REQUIRED FOR ACCOMPLISHING THE INTENT OF THIS DESIGN IS TO BE INCLUDED IN THIS ALLOWANCE.
6. ELECTRICAL CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES. ANY ITEM DAMAGED BY THIS CONTRACTOR IS TO BE REPAIRED IMMEDIATELY AND AT NO COST TO THE OWNER.
7. ROOF PENETRATIONS SHALL COMPLY WITH "SMACNA" AND "NRCA" STANDARDS, AND WITH THE REQUIREMENTS OF THE EXISTING ROOFING WARRANTY, IF APPLICABLE. DO NOT PERFORM ROOFING PENETRATIONS IN A MANNER WHICH WOULD VOID OR OTHERWISE LIMIT THE EXISTING ROOFING WARRANTY.
8. ALL EQUIPMENT AND COMPONENTS FURNISHED AND/OR INSTALLED SHALL BE LISTED AND LABELED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL).
9. TEMPORARY ELECTRICAL SERVICE:
  - A. PROVIDE TEMPORARY ELECTRICAL SERVICE FOR POWER AND LIGHTING DURING CONSTRUCTION. MAINTAIN DURING CONSTRUCTION AND REMOVE SERVICE AFTER CONSTRUCTION IS COMPLETED. THE TEMPORARY SYSTEM SHALL CONSIST OF AN ELECTRICAL SERVICE, DISTRIBUTION SYSTEM, LOAD-CENTER PANEL, GROUNDING, 15 AMP AND/OR 20 AMP BRANCH CIRCUITS, GROUNDED TYPE RECEPTACLES AND LIGHTING FIXTURES.
10. WARRANTIES:
  - A. CONTRACTOR SHALL WARRANT ALL WORK PERFORMED AND MATERIAL & LABOR PROVIDED UNDER THE CONTRACT AGAINST DEFECTS IN MATERIAL AND WORKMANSHIP FOR ONE YEAR FROM SUBSTANTIAL COMPLETION. PROVIDE ALL SERVICES AS REQUIRED TO IMMEDIATELY REPAIR OR REPLACE, AT NO ADDITIONAL COST, ANY DEFECTIVE PART OF THE INSTALLATION RESULTING FROM THE SUPPLY OF FAULTY WORKMANSHIP OR MATERIAL. LACK OF MAINTENANCE, ACCIDENTS, OR CARELESSNESS ON THE PART OF THE OWNER SHALL NOT BE INCLUDED IN THIS WARRANTY.
  - B. ALL LAMPS ARE TO BE WARRANTED ACCORDING TO LAMP MANUFACTURER, WHICH IS ALSO BASED ON AVERAGE LIFE DATA FOR EACH SPECIFIC TYPE OF LAMP. PROVIDE LABOR TO REPLACE ALL DEFECTIVE LAMPS THAT ARE WITHIN LAMP MANUFACTURER'S WARRANTY PERIOD.
  - C. ALL EQUIPMENT, APPARATUS AND APPLIANCES WHICH ARE SPECIFIED AND/OR COME WITH WARRANTIES LONGER THAN ONE YEAR SHALL BE REGISTERED WITH THE MANUFACTURER IN THE OWNER'S NAME.

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

**SECTION 16060 - GROUNDING**

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

**SECTION 16075 - IDENTIFICATION**

1. ENGRAVED, PLASTIC-LAMINATED LABELS, SIGNS, AND INSTRUCTION PLATES: ENGRAVING STOCK MELAMINE PLASTIC LAMINATE, 1/16-INCH MINIMUM THICK FOR SIGNS UP TO 20 SQUARE INCHES, OR 8 INCHES IN LENGTH; 1/8-INCH THICK FOR LARGER SIZES. ENGRAVED LEGEND IN WHITE LETTERS ON BLACK FACE AND PUNCHED FOR MECHANICAL FASTENERS.
2. CABLE TIES: FUNGUS-INERT, SELF-EXTINGUISHING, ONE-PIECE, SELF-LOCKING NYLON CABLE TIES, 0.18-INCH MINIMUM WIDTH, 50-LB MINIMUM TENSILE STRENGTH, AND SUITABLE FOR A TEMPERATURE RANGE FROM MINUS 50 F TO 350 F. PROVIDE TIES IN SPECIFIED COLORS WHEN USED FOR COLOR-CODING.
3. SELF ADHESIVE, COMMERCIALY AVAILABLE ARC FLASH HAZARD LABELS. LABELS TO CONFORM TO THE ADOPTED ELECTRICAL CODE AND A.N.S.I. Z535.4.
4. CONDUCTOR COLOR CODING: PROVIDE COLOR CODING FOR SECONDARY SERVICE, FEEDER, AND BRANCH CIRCUIT CONDUCTORS THROUGHOUT THE PROJECT SECONDARY ELECTRICAL SYSTEM PER WIRES AND CABLING SECTION.
5. APPLY EQUIPMENT IDENTIFICATION LABELS OF ENGRAVED PLASTIC-- LAMINATE ON EACH MAJOR UNIT OF ELECTRICAL EQUIPMENT IN BUILDING, INCLUDING CENTRAL OR MASTER UNIT OF EACH ELECTRICAL SYSTEM. THIS INCLUDES COMMUNICATION/SIGNAL/ALARM SYSTEMS, UNLESS UNIT IS SPECIFIED WITH ITS OWN SELF-EXPLANATORY IDENTIFICATION. EXCEPT AS OTHERWISE INDICATED, PROVIDE SINGLE LINE OF TEXT, WITH 1/4-INCH-HIGH LETTERING ON 1-INCH-HIGH LABEL (1-1/2-INCH-HIGH WHERE TWO LINES ARE REQUIRED), WHITE LETTERING IN BLACK FIELD. TEXT SHALL MATCH TERMINOLOGY AND NUMBERING OF THE CONTRACT DOCUMENTS AND SHOP DRAWINGS. APPLY LABELS FOR EACH UNIT OF THE FOLLOWING CATEGORIES OF ELECTRICAL EQUIPMENT.

- A. PANELBOARDS, ELECTRICAL CABINETS, AND ENCLOSURES
- B. ELECTRICAL SWITCHGEAR AND SWITCHBOARDS
- C. DISCONNECT SWITCHES
- D. CONTACTORS
- E. REMOTE POWER PANELS

**SECTION 16120 - WIRES AND CABLES**

1. CONDUCTORS: PROVIDE SOLID CONDUCTORS FOR POWER AND LIGHTING CIRCUITS NO. 10 AWG AND SMALLER, PROVIDE STRANDED CONDUCTORS FOR SIZES NO. 8 AWG AND LARGER.
2. CONDUCTOR MATERIAL: COPPER FOR ALL WIRES AND CABLES.
3. INSULATION: PROVIDE THHM/THWN INSULATION FOR ALL CONDUCTORS NO. 14 AWG THRU NO. 10 AWG. PROVIDE USE-RHM/RHW INSULATION FOR ALL SERVICE ENTRANCE CONDUCTORS. FOR ALL OTHER SIZES PROVIDE THHM/THWN OR XHHW INSULATION AS APPROPRIATE FOR THE LOCATION WHERE INSTALLED.
4. ALUMINUM CONDUCTORS ARE NOT APPROVED OR ACCEPTABLE.
5. INSTALLATION OF WIRES AND CABLES:
  - A. ALL BRANCH CIRCUIT WIRES, FEEDER CABLES, ETC., SHALL BE CONTINUOUS FROM OUTLET TO OUTLET. NO JOINTS SHALL BE MADE EXCEPT IN OUTLET, JUNCTION OR PULL BOXES, PANELBOARD AND SWITCHBOARD GUTTERS. FOR THE SPLICING OF EXISTING FEEDER CONDUCTORS, COMPRESSION TYPE BUTT SPLICES WITH COLD SHRINK INSULATION KITS ARE TO BE USED.
  - B. TIGHTEN ELECTRICAL CONNECTORS AND TERMINALS, INCLUDING SCREWS AND BOLTS, IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED TORQUE TIGHTENING VALUES. WHERE MANUFACTURER'S TORQUE REQUIREMENTS ARE NOT INDICATED, TIGHTEN CONNECTORS AND TERMINALS TO COMPLY WITH TIGHTENING TORQUE'S SPECIFIED IN UL 486A AND UL 486B.

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

**SECTION 16130 - RACEWAYS**

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

3. CONDUIT SHALL BE INSTALLED AS A COMPLETE SYSTEM, CONTINUOUS FROM OUTLET TO OUTLET, CABINET OR FITTING, AND BE SO MECHANICALLY AND ELECTRICALLY CONNECTED THAT ADEQUATE ELECTRICAL CONTINUITY FROM ONE CONDUIT TO ANOTHER IS SECURED. THE ENTIRE SYSTEMS SHALL BE SECURELY FASTENED IN PLACE WITHIN 3" OF EACH OUTLET OR JUNCTION BOX, CABINET OR FITTING, AND AT INTERVALS NOT EXCEEDING 10', EXCEPT AS OTHERWISE SPECIFIED OR SHOWN. SINGLE CONDUITS FOR FEEDERS SHALL BE HUNG WITH GRANNEL CRANE, OR EQUAL, MALLEABLE SPLIT RING HANGERS WITH ROD SUSPENSION SPACED NOT OVER 10' APART FROM CONSTRUCTION ABOVE. GROUPS OF HORIZONTAL FEEDER AND BRANCH CIRCUIT CONDUITS SHALL BE CLAMPED TO UNSUITED, OR EQUAL, STEEL CHANNELS AND SUSPENDED FROM RODS SUPPORTED FROM STRUCTURE, SPACED NOT OVER 10' APART FROM CONSTRUCTION ABOVE. WHERE POSSIBLE CONDUITS MAY BE CLAMPED DIRECTLY TO THE STEEL JOISTS.
4. USE RACEWAY FITTINGS THAT ARE OF TYPES COMPATIBLE WITH THE ASSOCIATED RACEWAY AND SUITABLE FOR THE USE AND LOCATION. FOR INTERMEDIATE METAL CONDUIT, USE THREADED RIGID STEEL CONDUIT FITTINGS. FOR EMT CONDUITS: FITTINGS ARE TO BE COMPRESSION OR SET SCREW TYPE.
5. INSTALL PULL WIRES IN EMPTY RACEWAYS. USE NO. 14 AWG ZINC-COATED STEEL OR MONOFILAMENT PLASTIC LINE HAVING NOT LESS THAN 200-LB TENSILE STRENGTH. LEAVE NOT LESS THAN 12 INCHES OF SLACK AT EACH END OF THE PULL WIRE.
6. ALL CONDUITS ABOVE LAY-IN CEILING SYSTEM SHALL NOT BE SUPPORTED FROM CEILING SUSPENSION WIRES.

**SECTION 16135 - CABINETS, BOXES AND FITTINGS**

1. THIS SECTION INCLUDES CABINETS, BOXES, AND FITTINGS FOR ELECTRICAL INSTALLATIONS AND CERTAIN TYPES OF ELECTRICAL FITTINGS NOT COVERED IN OTHER SECTIONS
2. METAL OUTLET, DEVICE, AND SMALL WIRING BOXES:
  - A. GENERAL: CONFORM TO UL 514A, "METALLIC OUTLET BOXES, ELECTRICAL," AND UL 514B, "FITTINGS FOR CONDUIT AND OUTLET BOXES." BOXES SHALL BE OF TYPE, SHAPE, SIZE, AND DEPTH TO SUIT EACH LOCATION AND APPLICATION.
3. PULL AND JUNCTION BOXES:
  - A. COMPLY WITH UL 50, "ELECTRICAL CABINETS AND BOXES," FOR BOXES OVER 100 CUBIC INCHES VOLUME. BOXES SHALL HAVE SCREWED OR BOLTED ON COVERS OF MATERIAL SAME AS BOXES AND SHALL BE OF SIZE AND SHAPE TO SUIT APPLICATION.
4. CABINETS:
  - A. COMPLY WITH UL 50, "ELECTRICAL CABINETS AND BOXES." SHEET STEEL, NEMA 1 CLASS EXCEPT AS OTHERWISE INDICATED. CABINET SHALL CONSIST OF A BOX AND A FRONT CONSISTING OF A ONE-PIECE FRAME AND A HINGED DOOR. ARRANGE DOOR TO CLOSE AGAINST A RABBIT PLACED ALONG THE INSIDE EDGE OF THE FRAME, WITH A UNIFORMLY CLOSE FIT BETWEEN DOOR AND FRAME. PROVIDE CONCEALED FASTENERS, NOT OVER 24-INCHES APART, TO HOLD FRONTS TO CABINET BOXES AND PROVIDE FOR ADJUSTMENT: PROVIDE FLUSH OR CONCEALED DOOR HINGES NOT OVER 24-INCHES APART AND NOT OVER 4-INCHES FROM TOP AND BOTTOM OF DOOR. FOR FLUSH CABINETS, MAKE THE FRONT APPROXIMATELY 3/4 INCH LARGER THAN THE BOX ALL AROUND. FOR SURFACE MOUNTED CABINETS MAKE FRONT SAME HEIGHT AND WIDTH AS BOX.
  - B. DOUBLE DOORS FOR CABINETS WIDER THAN 24-INCHES. TELEPHONE CABINETS WIDER THAN 48-INCHES MAY HAVE SLIDING OR REMOVABLE DOORS.
  - C. COMBINATION SPRING CATCH AND KEY LOCK, WITH ALL LOCKS FOR CABINETS OF THE SAME SYSTEM KEYPED ALIKE. LOCKS MAY BE OMITTED ON SIGNAL, POWER, AND LIGHTING CABINETS LOCATED WITHIN WIRE CLOSETS AND MECHANICAL-ELECTRICAL ROOMS. LOCKS SHALL BE OF A TYPE TO PERMIT DOORS TO LATCH CLOSED WITHOUT LOCKING.
5. WEATHERPROOF PULL AND SPLICE BOXES:
  - A. BOXES TO BE NEMA 12 AND 13 RATED, ALL STEEL CONSTRUCTION CONFORMING TO J.I.C. STANDARD EGP-1-1997. EXTERNAL MOUNTING FEET FOR SURFACE MOUNTING. OIL-RESISTANT GASKET ATTACHED TO INSIDE OF DOOR COVER. CONTINUOUS HUNG AND EXTERNAL SCREW CLAMP FOR QUICK OPENING AND CLOSING.
6. FLOOR BOXES IN SLABS ON GRADE AND WET LOCATIONS TO BE NEMA TYPE 4, CAST-IRON BOXES WITH THREADED HUBS. FLOOR BOXES LOCATED IN SLABS ABOVE GRADE CAN BE STAMPEDED STEEL. PLASTIC FLOOR BOXES ARE NOT APPROVED.
7. INSTALL IN CONCRETE FLOOR SLABS SO THEY ARE COMPLETELY ENVELOPED IN CONCRETE EXCEPT FOR THE TOP. WHERE NORMAL SLAB THICKNESS WILL NOT ENVELOPE BOX AS SPECIFIED ABOVE, PROVIDE INCREASED THICKNESS OF THE SLAB. PROVIDE EACH COMPARTMENT OF EACH FLOOR BOX WITH GROUNDING TERMINAL CONSISTING OF A WASHER-IN-HEAD MACHINE SCREW, NOT SMALLER THAN NO. 10-32, SCREWED INTO A TAPPED HOLE IN THE BOX. ADJUST COVERS OF FLOOR BOXES FLUSH WITH FINISHED FLOOR.
8. WHEN TWO OR MORE PHASES OF THE 277/480 VOLTS SYSTEM ARE CONNECTED TO ADJACENT SWITCHES IN THE SAME BOX, PROVIDE BARRIERS BETWEEN THE SWITCHES. PROVIDE BARRIERS BETWEEN 120 AND 277 VOLTS.
9. PULL AND SPLICE BOXES LOCATED OUTDOORS OR WHERE INDICATED ON DRAWINGS ARE TO BE WEATHERPROOF TYPE J.I.C. BOXES. CONDUIT TERMINATIONS ARE TO BE ACCOMPLISHED BY USING MEYER HUBS.
10. ELECTRICALLY GROUND METALLIC CABINETS, BOXES, AND ENCLOSURES. WHERE WIRING TO IT INCLUDES A GROUNDING CONDUCTOR, PROVIDE A GROUNDING TERMINAL IN THE INTERIOR OF THE CABINET, BOX OR ENCLOSURE.

**SECTION 16410 - DISCONNECTS, CONTACTORS, STARTERS**

1. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH REQUIREMENTS, PROVIDE PRODUCTS BY ONE OF THE FOLLOWING:
  - A. COMPLY WITH UL 50, "ELECTRICAL CABINETS AND BOXES," FOR BOXES OVER 100 CUBIC INCHES VOLUME. BOXES SHALL HAVE SCREWED OR BOLTED ON COVERS OF MATERIAL SAME AS BOXES AND SHALL BE OF SIZE AND SHAPE TO SUIT APPLICATION.
  - A. GENERAL ELECTRIC CO.
  - B. SQUARE D COMPANY.
  - C. EATON CORPORATION.
  - D. SIEMENS, I.T.E.
  - E. ALLEN-BRADLEY CO.
  - F. FURNAS CO.
2. TEMPERATURE RATINGS: ALL CONDUCTOR TERMINALS AND EQUIPMENT ENCLOSURES TO BE U.L. LISTED FOR USE WITH MINIMUM 75C RATED CONDUCTORS.
3. DISCONNECT SWITCHES:
  - A. PROVIDE CIRCUIT AND MOTOR DISCONNECT SWITCHES OF TYPES, SIZES AND ELECTRICAL CHARACTERISTICS INDICATED ON DRAWING. FUSIBLE OR NON-FUSED TYPE, RATED 250 OR 600 VOLTS, 60 HZ, 2- OR 3-POLES, SOLID NEUTRAL, AND INCORPORATING QUICK-MAKE, QUICK-BREAK TYPE SWITCHES; CONSTRUCT SO THAT SWITCH BLADES ARE VISIBLE IN OFF POSITION WITH DOOR OPEN. SWITCH SHALL HAVE A DUAL COVER INTERLOCK TO PREVENT UNAUTHORIZED OPENING OF THE SWITCH DOOR WHEN HANDLE IS IN THE "ON" POSITION, AND TO PREVENT CLOSING OF THE SWITCH MECHANISM WITH THE DOOR OPEN. EQUIP WITH OPERATING HANDLE WHICH IS INTEGRAL PART OF ENCLOSURE BASE AND WHOSE POSITION IS EASILY RECOGNIZABLE, AND IS PADLOCKABLE IN OFF POSITION; CONSTRUCT CURRENT CARRYING PARTS OF HIGH-CONDUCTIVITY COPPER, WITH SILVER-TUNGSTEN TYPE SWITCH CONTACTS, AND POSITIVE PRESSURE TYPE REINFORCED FUSE CLIPS. PROVIDE SWITCH IN NEMA 1 OR NEMA TYPE 3R ENCLOSURE AS INDICATED OR REQUIRED. INSTALL ENGRAVED PLASTIC PLATE AS TO WHAT EACH SWITCH CONTROLS.
  - B. EQUIPMENT REQUIRING A DISCONNECTING MEANS, RATED FOR 120 OR 240 VOLT SINGLE PHASE, UP TO 30 AMPERES MAY BE PROVIDED WITH A SNAP-SWITCH TYPE TOGGLE DEVICE AT THE EQUIPMENT; THE DEVICE IS TO HAVE AN AMPERE AND VOLTAGE RATING EQUAL TO OR GREATER THAN THE BRANCH CIRCUIT FEEDING THE EQUIPMENT. IF EQUIPMENT IS MOTOR RELATED, THEN THE SWITCH MUST BE HORSEPOWER RATED. SWITCHES LOCATED OUTDOORS OR IN COOLER/FREEZER APPLICATIONS ARE TO BE MOUNTED IN A DIE-CAST ALUMINUM DEVICE BOX WITH GASKETED WEATHERPROOF COVER PLATE.
4. RELAYS AND CONTACTORS:
  - A. GENERAL POWER PURPOSE RELAYS, FOR CONTROL OF MISCELLANEOUS MOTORS, TO BE PROVIDED AND INSTALLED WITH NUMBER OF POLES AND COIL VOLTAGE AS SHOWN ON DRAWINGS. RELAY TO BE HORSEPOWER RATED FOR THE MOTOR LOAD TO WHICH IT CONTROLS. RELAY TO BE MOUNTED IN A NEMA TYPE 1 ENCLOSURE.
5. INSTALLATION OF DISCONNECTS AND STARTERS:
  - A. SURFACE MOUNT ON WALLS OR COLUMNS APPROXIMATELY 5'-0" TO CENTERLINE ABOVE THE FLOOR WHERE POSSIBLE.
  - B. DISCONNECT SWITCHES MOUNTED ON ROOFTOP AIR CONDITIONING UNITS TO BE CALKED BETWEEN SWITCH AND UNIT TO PROVIDE WEATHERPROOF SEAL.
  - C. WHEN RELAYS OR CONTACTORS ARE INDICATED TO BE LOCATED ABOVE THE CEILING, THE EQUIPMENT IS TO BE READILY ACCESSIBLE AND SOUND INSULATED FROM THE MOUNTING SUPPORTS.

**SECTION 16140 - WIRING DEVICES**

1. THIS SECTION INCLUDES THE FOLLOWING:
  - A. RECEPTACLES
  - B. LIGHTING AND EQUIPMENT SWITCHES
  - C. WALL PLATES
  - D. FLOOR SERVICE OUTLETS
  - E. OCCUPANCY SENSORS
  - F. MANUAL DIMMERS
2. MANUFACTURERS: SUBJECT TO COMPLIANCE WITH PROVIDE REQUIREMENTS, PRODUCTS BY ONE OF THE FOLLOWING:
  - A. WIRING DEVICES & ACCESSORIES:
    - A.1. COPPER WIRING DEVICES
    - A.2. CROUSE-HINDS CO.
    - A.3. HUBBELL INC.
    - A.4. LEVITON
    - A.5. PASS AND SEYMOUR INC.

3. FLOOR BOXES:
  - B. 1. AMERICAN ELECTRIC, STEEL CITY
  - B. 2. WALKER / WIREMOLD COMPANY
  - B. 3. RACO, INC., HUBBELL INC.
  - B. 4. RACEWAY COMPONENTS, INC.
4. OCCUPANCY SENSOR LIGHTING CONTROL:
  - C. 1. HUBBELL INC.
  - C. 2. LEVITON MANUFACTURING INC.
  - C. 3. WATT STOPPER INC.
  - C. 4. SENIOR SWITCH
  - C. 5. GREENGATE
5. WIRING DEVICES:
  - A. PROVIDE WIRING DEVICES, IN TYPES, CHARACTERISTICS, GRADES, COLORS, AND ELECTRIC RATINGS FOR APPLICATIONS INDICATED WHICH ARE U.L. LISTED AND WHICH COMPLY WITH NEMA WD 1 AND OTHER APPLICABLE UL AND NEMA STANDARDS. ALL DEVICES TO BE SPECIFICATION GRADE (HEAVY DUTY U.L. GRADE), WITH GREEN HEXAGONAL EQUIPMENT GROUND SCREW, METAL PLASTER EARS AND SIDE TERMINAL SCREWS FOR BACK AND SIDE WIRING.
    - B. ALL WIRING DEVICES ARE TO BE PROVIDED BY THE SAME MANUFACTURER UNLESS NOTED OTHERWISE.
  - C. ALL WIRING DEVICES AND COVERPLATES SHALL BE:
    - C. 1. WHITE.
    - C. 2. WHITE - WHERE INSTALLED IN WHITE CEILINGS.
    - C. 3. BLACK - WHERE INSTALLED IN DARK CEILINGS.
6. RECEPTACLES:
  - D. 1. DUPLEX RECEPTACLE, 15 AMP, 125 VOLT, 2-POLE, 3-WIRE, GROUNDING TYPE WITH NEMA CONFIGURATION 5-15R, MEETS FEDERAL SPEC. WC-596-F. LEVITON #5252.
  - D. 2. DUPLEX RECEPTACLE, 20 AMP, 125 VOLT, 2-POLE, 3-WIRE, GROUNDING TYPE WITH NEMA CONFIGURATION 5-20R, MEETS FEDERAL SPEC. WC-596-F. LEVITON #5352.
  - D. 3. GROUND FAULT INTERRUPTER RECEPTACLE, 20 AMP, 125 VOLT, 2-POLE, 3-WIRE, GROUNDING TYPE WITH NEMA CONFIGURATION 5-20R, ULS43 APPROVED. SELF-TESTING, TRIP-TESTING, W/TESTING, SHORT CIRCUIT RATING OF PANEL AND DEVICES TO BE 22,000 RMS MINIMUM UNLESS NOTED OTHERWISE ON THE DRAWINGS. PANELBOARDS SWITCHING AND PROTECTIVE DEVICES IN SOLDERLESS PRESSURE-TYPE LINE SIDE CONNECTORS APPROVED FOR COPPER CONDUCTORS.
  - D. 4. USB RECEPTACLE, 20A, 125V, 2-POLE, 3-WIRE, GROUNDING TYPE WITH NEMA CONFIGURATION 5-20R, (2) VERTICAL USB PORTS WITH 3.6A CHARGING CAPACITY (MINIMUM). MEETS FEDERAL SPEC. WC-596-F. LEVITON #15832
  - D. 4.1. WHERE SHOWN AS A QUAD RECEPTACLE ON PLANS, PROVIDE (2) USB RECEPTACLES AS SPECIFIED ABOVE.
  - D. 5. WEATHERPROOF RECEPTACLE SHALL BE A GROUND-FAULT INTERRUPTER WITH "THOMAS & BETTS" #CKSVU DIE-CAST ALUMINUM SMALL COVER PLATE. PLATE BOX VERTICAL IN WALL. COVER PLATE TO BE LISTED AND "L" LABELED SUITABLE FOR WET LOCATIONS WHILE IN USE.
  - D. 6. ISOLATED GROUND DUPLEX RECEPTACLE, 20 AMP, 125 VOLT, 2-POLE, 3-WIRE, FACE WITH ORANGE TRIANGLE, GROUND SCREW ISOLATED FROM MOUNTING YOKE, NEMA CONFIGURATION 5-20RIG. LEVITON #5362-IG.
  - D. 7. CONTROLLED DUPLEX RECEPTACLE, 20 AMP, 125 VOLT, 2-POLE, 3-WIRE, GROUNDING TYPE WITH NEMA CONFIGURATION 5-20R, PERMANENTLY LABELED WITH CONTROLLED SYMBOL, MEETS FEDERAL SPEC. WC-596-F. LEVITON #5362-2.
  - D. 7.1. WHERE SHOWN AS A QUAD RECEPTACLE ON PLANS, PROVIDE (1) CONTROLLED RECEPTACLE AND (1) DUPLEX RECEPTACLE AS SPECIFIED ABOVE.

7. SWITCHES:
  - E. 1. TOGGLE TYPE SWITCH, 20 AMP, 120/277 VOLT AC SINGLE-POLE, QUITE TYPE, 1/2" OR MORE SQUARE FACE, FULLY INSULATED FROM MOUNTING SURFACE. BRASS SIDE-WIRED SCREW TERMINALS, MEETS FEDERAL SPEC WS-89. LEVITON #1121-2.
  - E. 1.1. DOUBLE-POLE, 3-WAY, AND 4-WAY SWITCHES SHALL BE OF THE SAME MAKE AS FOR SINGLE-POLE.
8. FLOOR RECEPTACLES:
  - F. 1. TYPE "A": HUBBELL #B-2436, RECTANGULAR SINGLE-GANG, WATERTIGHT BOX WITH ONE #3825 DUPLEX FLAP COVER. BOX COVER PLATE SHALL BE BRASS. COVER TO BE PROVIDED WITH BRASS CARPET FLANGE FOR FLUSH INSTALLATION IN LULEMUM, WOOD OR CARPET FLOORS. EACH FLOOR OUTLET SHALL BE COMPLETE WITH ONE 20 AMP, 125 VOLT DUPLEX BROWN RECEPTACLE AS SPECIFIED UNDER "RECEPTACLES".
  - F. 2. TYPE "B": HUBBELL #B-4233, RECTANGULAR DOUBLE-GANG, FULLY ADJUSTABLE, WATERTIGHT BOX WITH ONE S-3825 DUPLEX FLAP COVER COMPLETE WITH ONE 20 AMP, 125 VOLT DUPLEX BROWN RECEPTACLE AS SPECIFIED UNDER "RECEPTACLES". ALSO PROVIDE ONE #S-2658 COVER PLATE WITH ONE #S-3067 SPLIT NOZZLE FOR PROTECTION OF TELEPHONE/COMPUTER CABLES. BOX COVER PLATES SHALL BE BRASS. COVER TO BE PROVIDED WITH BRASS CARPET FLANGE FOR FLUSH INSTALLATION IN LULEMUM, WOOD OR CARPET FLOORS.
  - F. 3. TYPE "C": HUBBELL #B-2436, RECTANGULAR SINGLE-GANG BOX, BRASS PLATE #S2425 WITH 3/4" PLAG OPENING FOR CONNECTION OF FLEXIBLE CONDUIT FROM EQUIPMENT. COVER TO BE PROVIDED WITH BRASS CARPET FLANGE FOR FLUSH INSTALLATION IN LULEMUM, WOOD OR CARPET FLOORS.
9. OCCUPANCY SENSOR LIGHTING CONTROL:
  - G. 1. WALL MOUNTED OCCUPANCY SENSOR TO BE PASSIVE INFRARED COVERING 1200 (OR 800) SQUARE FEET, RATED FOR 120/277 VOLT, 1500 WATTS MAXIMUM LOAD OF INCANDESCENT OR FLUORESCENT LIGHT. SENSOR TO HAVE 180° FIELD OF VIEW, OFF/AUTO/ON SLIDE SWITCH, ADJUSTABLE TIME-OUT FROM 1 TO 20 MINUTES, AND LED MOVEMENT INDICATOR PILOT. SENSOR TO BE MOUNTED IN A SINGLE-GANG WALL BOX AT SAME ELEVATION AS STANDARD WALL SWITCHES.
    - G. 1.1.1. WATT STOPPER #PW-100 SINGLE RELAY (OR #PW-200 DUAL RELAY).
  - G. 2. CEILING MOUNTED OCCUPANCY SENSOR TO BE DUAL TECHNOLOGY WITH ULTRASONIC & PASSIVE INFRARED TYPE SENSORS. SENSORS TO HAVE TWO-WAY OR ONE-WAY DISTRIBUTION DEPENDENT ON MOUNTING LOCATION CAPABLE OF ADJUSTING THE SENSITIVITY AND LENGTH OF OPERATION BASED ON PAST ACTIVITY LEVEL OF THE AREA'S OCCUPANTS. CUSTOM PERFORMANCE CONTROLS TO BE LOCATED BEHIND THE SENSOR LENS FOR FIELD MODIFICATION OF SENSOR DESIGN. UNIT TO BE MOUNTED TO RECESSED JUNCTION BOX.
    - G. 2.1.1. WATT STOPPER #DT-355, 800W @ 120V (1200W @ 277V)
10. INSTALLATION OF WIRING DEVICES AND ACCESSORIES:
  - A. GROUPS OF SWITCHES OR SWITCH AND OUTLET COMBINATIONS SHALL BE MOUNTED UNDER ONE COVER PLATE. COVER PLATES SHALL FIT THE DEVICES SECURELY AND SHALL COVER THE WALL OPENING COMPLETELY TO PROVIDE A NEAT AND FINISHED APPEARANCE FLUSH WITH SURROUNDING SURFACES.
  - B. TERMINALS ON ALL WIRING DEVICES SHALL NOT BE USED TO FEED-THROUGH TO THE NEXT DEVICES.
  - C. INSTALL WALL-MOUNTED RECEPTACLES WITH GROUND SLOT UP.
  - D. RECEPTACLE MOUNTED ABOVE COUNTER-TOP TO BE INSTALLED HORIZONTAL, WITH LONG DIMENSION PARALLEL TO FLOOR AND COUNTER-TOP.

**SECTION 16510 - LIGHTING FIXTURES**

1. PROVIDE LIGHTING FIXTURES, OF SIZES, TYPES AND RATINGS INDICATED; COMPLETE WITH, BUT NOT LIMITED TO, HOUSINGS, ENERGY-EFFICIENT LAMPS, LAMP HOLDERS, REFLECTORS, ENERGY EFFICIENT BALLAST, STARTERS AND WIRING. SHIP FIXTURES FACTORY-ASSEMBLED, WITH THOSE COMPONENTS REQUIRED FOR A COMPLETE INSTALLATION. DESIGN FIXTURES WITH CONCEALED HINGES AND CATCHES, WITH METAL PARTS GROUNDED AS COMMON UNIT, AND SO CONSTRUCTED AS TO DAMPEN BALLAST GENERATED NOISE
2. LAMPS
  - A. ALL LAMPS SHALL BE PROVIDED BY ONE MANUFACTURER UNLESS OTHERWISE DESIGNATED ON THE FIXTURE SCHEDULE.
  - B. ALL T-8 FLUORESCENT LAMPS SHALL BE OSRAM/SYLVANIA OCTRON "700" SERIES OR EQUAL OF PHILLIPS OR G.E. EQUIVALENT LAMPS SHALL BE EQUIVALENT IN LUMEN OUTPUT, POWER CONSUMPTION, AND COLOR QUALITY.
  - B.1. T-8 FLUORESCENT LAMPS SHALL BE 4100K IN COLOR WITH A COLOR RENDERING INDEX OF 82.

ARCHITECT: PHASE ZERO DESIGN

35 POND PARK ROAD, BAY 16 HINGHAM, MASSACHUSETTS 02043 PHONE: (781) 452-1121 FAX: (781) 875-3039 www.phasezerodesign.com

CLIENT: BLANK STREET

225 WYTHE AVENUE BROOKLYN, NY 11239 www.blankstreet.com

CONSULTANT: JOHN SISK, PE 6201 CAMPUS CIRCLE DRIVE EAST IRVING, TX 75039 PHONE: (972) 870-1288

PROJECT: 1380 MASSACHUSETTS AVE, CAMBRIDGE, MA, 02138

REVISIONS

NO.	DATE	DESCRIPTION

11/30/2022

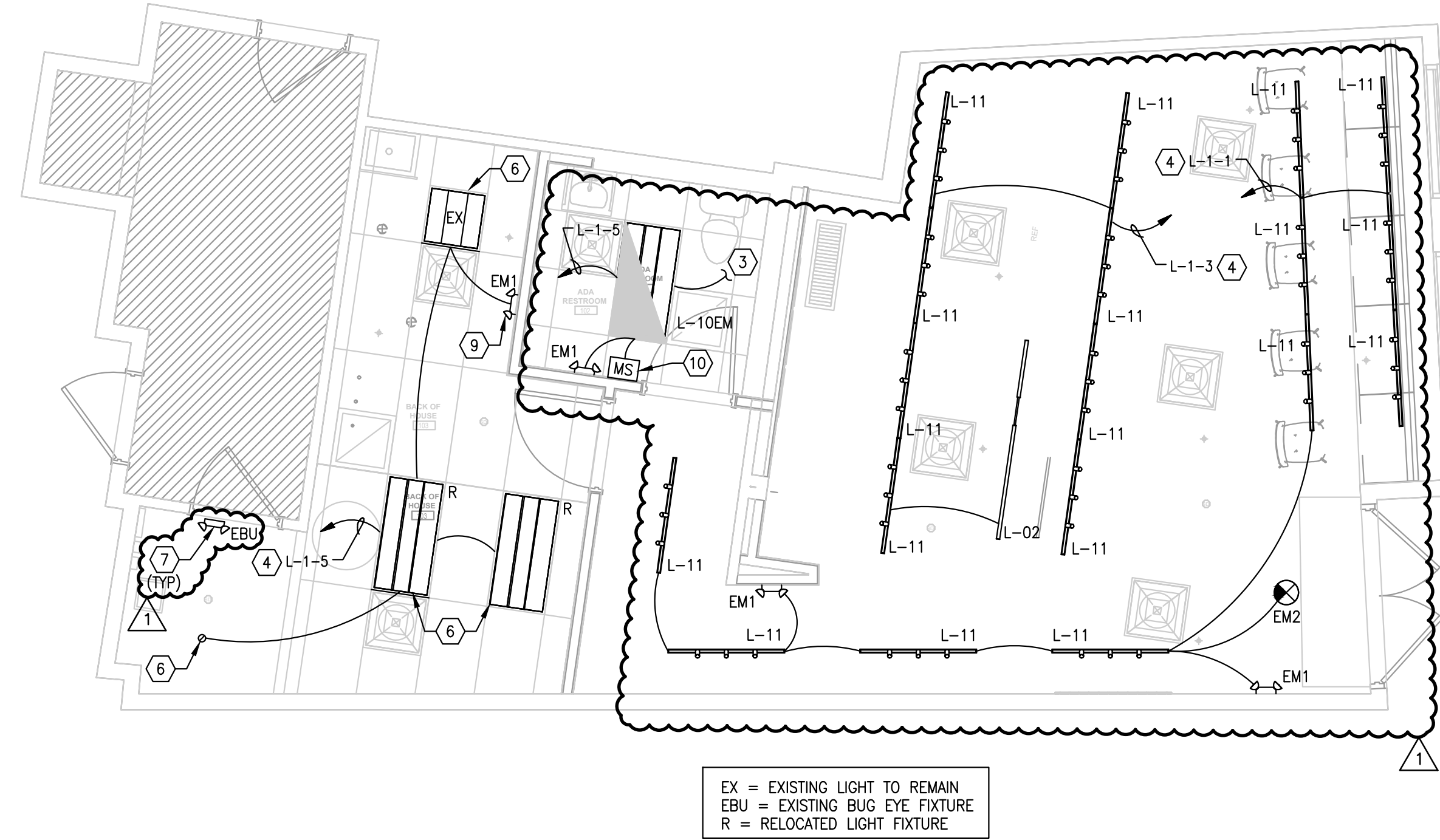
ISSUED FOR: CONSTRUCTION SET  
ISSUED DATE: 11/30/22

DRAWN BY:  
CHECKED BY:  
PROJECT NUMBER: 21620

Copyright (c) by Phase Zero Design Corp. All Rights Reserved.

DRAWING NAME: ELECTRICAL SPECIFICATIONS

DRAWING NO. E001

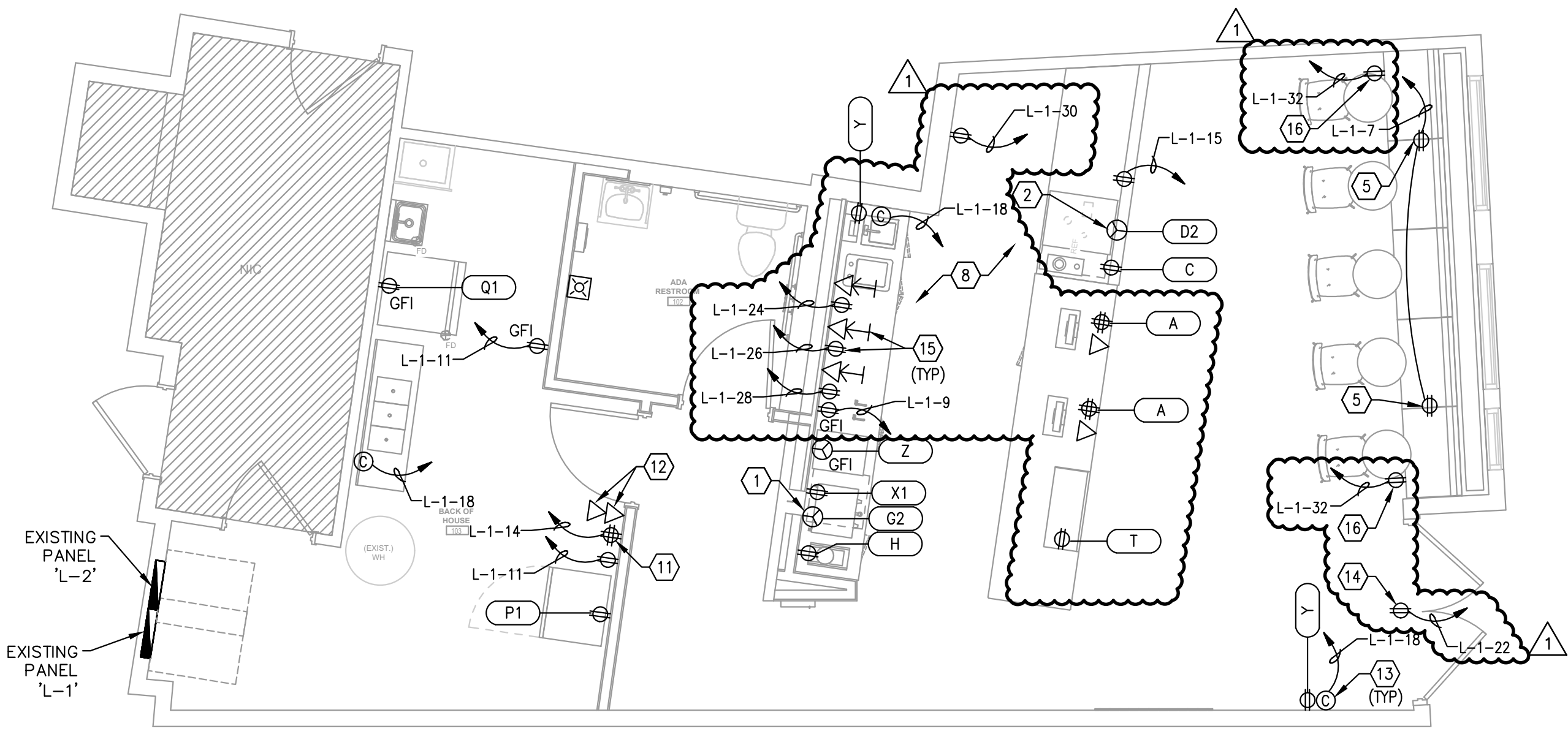


EX = EXISTING LIGHT TO REMAIN  
 EBU = EXISTING BUG EYE FIXTURE  
 R = RELOCATED LIGHT FIXTURE

- KEYED NOTES**
- COORDINATE POWER REQUIREMENTS WITH PURCHASED EQUIPMENT (NEMA RATED RECEPTACLE OR HARDWIRED CONNECTION).
  - COORDINATE POWER REQUIREMENTS WITH PURCHASED EQUIPMENT (NEMA RATED RECEPTACLE OR HARDWIRED CONNECTION). PROVIDE RJ45 CONNECTOR FOR ESPRESSO MACHINE. COORDINATE INSTALLATION REQUIREMENTS WITH MANUFACTURER PRIOR TO COMMENCEMENT.
  - PROVIDE ALL NECESSARY CONTACTORS, RELAYS, ETC. TO CIRCUIT THE EXHAUST FAN TO THE OCCUPANCY SENSOR FOR A COMPLETE OPERATIONAL SYSTEM. EXHAUST FAN SHALL BE SET TO RUN CONTINUOUSLY EXCEPT UNDER FIRE CONDITIONS. SEE MECHANICAL PLANS FOR MORE INFORMATION.
  - FIELD VERIFY EXISTING LIGHTING CONTROLS AND REUSE CONTROLS.
  - PROVIDE CEILING-MOUNTED RECEPTACLE FOR SHOW WINDOWS AND PER NEC 210.62.
  - CONTRACTOR SHALL CLEAN, RE-LAMP AND RE-BALLAST EXISTING FIXTURE TO LIKE NEW CONDITION.
  - EXISTING EMERGENCY AND EXIT LIGHTING TO REMAIN. CLEAN, RELAMP AND RE-BALLAST IF NECESSARY TO LIKE NEW CONDITIONS.
  - ALL OUTLETS FOR BAR AREA EQUIPMENT ARE TO BE INSTALLED UNDER COUNTER.
  - NEW EMERGENCY FIXTURE TO BE CIRCUITED AHEAD OF ALL SWITCHING. NEW EMERGENCY FIXTURE SHALL MATCH THE EXISTING EMERGENCY FIXTURES ON THE PROJECT. FIELD COORDINATE MANUFACTURER AND COLORS.
  - PROVIDE WALL MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR EQUAL TO WAITSTOPPER.
  - QUAD RECEPTACLE FOR SECURITY SYSTEM MOUNTED AT 3'-0" AFF. VERIFY WITH OWNER FOR ADDITIONAL SYSTEM EQUIPMENT REQUIRED. PROVIDE AND INSTALL SAME. RECEPTACLE TO ALSO SERVE THE DVR.
  - FEMALE CAT-6 TERMINAL WITH 2FT PIG TAIL.
  - CAMERA TO BE MOUNTED 1'-0" BELOW CEILING. PROVIDE 6"x6"x1/4" THICK PLYWOOD BACK SUPPORT FOR MOUNTING OF CAMERAS. PROVIDE WIRING TO THE NVR WITH A 2' LOOP AT CAMERA ENDS. VERIFY TYPE OF WIRING.
  - PROVIDE POWER CONNECTION TO AIR CURTAIN AND INTERCONNECT WITH DOOR MOUNTED MICRO SWITCH.
  - MOUNT TELEVISION OUTLET AT 7'-6" AFF. COORDINATE REQUIREMENTS WITH OWNER AND TELEVISION PROVIDER PRIOR TO ROUGH-IN. ROUTE COAXIAL CABLE BACK TO TELEPHONE BOARD. PROVIDE ADDITIONAL DATA DROP.
  - MOUNT CONVENIENCE OUTLETS INTO THE BANQUETTE FACE. HORIZONTAL ORIENTATION, BLACK FINISH INSTALLED AS LOW AS POSSIBLE.

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

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



EXISTING PANEL "L-2"  
 EXISTING PANEL "L-1"

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

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

ARCHITECT:  
**PHASE ZERO DESIGN**  
 35 POND PARK ROAD, BAY 16  
 HINGHAM, MASSACHUSETTS 02043  
 PHONE: (781) 452-7121  
 FAX: (781) 875-3039  
 www.phasezerodesign.com

CLIENT:  
**BLANK STREET**  
 225 WYTHE AVENUE  
 BROOKLYN, NY 11249  
 www.blankstreet.com

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

**BLANK STREET**  
 1380 MASSACHUSETTS AVE, CAMBRIDGE, MA, 02138

NO.	DATE	REVISIONS	DESCRIPTION
1	11/30/22		CONSTRUCTION SET

SEAL:

11/30/2022  
 ISSUED FOR: CONSTRUCTION SET  
 ISSUED DATE: 11/30/22

DRAWN BY:  
 CHECKED BY:  
 PROJECT NUMBER: 21620  
 Copyright (c) by Phase Zero Design Corp. All Rights Reserved.

DRAWING NAME:  
**ELECTRICAL FLOOR PLANS**

DRAWING NO.  
**E101**

ELECTRICAL SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	2 X 4 LED FIXTURE
	2 X 4 LED FIXTURE WITH BATTERY BACKUP
	1 X 4 LED FIXTURE
	1 X 4 LED FIXTURE WITH BATTERY BACKUP
	4' LED STRIP FIXTURE
	4' LED STRIP FIXTURE WITH BATTERY BACKUP
	SURFACE MOUNTED TRACK AND TRACK HEAD
	PENDANT MOUNTED LIGHT FIXTURE
	RECESSED DOWNLIGHT FIXTURE
	RECESSED WALLWASH LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	HOOD LIGHT
	CEILING MOUNTED EXIT SIGN, SHADE INDICATES FACE
	WALL/CEILING MOUNTED EMERGENCY BUGEYE FIXTURE
	COMBINATION EXIT SIGN/EMERGENCY BUGEYE
	EMERGENCY REMOTE HEAD LIGHT FIXTURE
	JUNCTION BOX
	WALL MOUNTED DUPLEX RECEPTACLE
	FLOOR MOUNTED DUPLEX RECEPTACLE
	WALL MOUNTED SINGLE RECEPTACLE
	FLOOR MOUNTED SINGLE RECEPTACLE
	SPECIAL RECEPTACLE
	WALL MOUNTED QUADRUPLEX RECEPTACLE
	WALL MOUNTED DUPLEX RECEPTACLE WITH USB CHARGER
	SINGLE POLE SWITCH
	THREE POLE LIGHT SWITCH
	PILOT LIGHT SWITCH
	SINGLE THROW THERMAL SWITCH
	MOTOR RATED SWITCH
	MOTION SENSOR (WALL MOUNT) (CLG=CEILING MOUNT)
	BELL
	PUSHBUTTON (MOMENTARY)
	MOTOR
	TELEPHONE BACKBOARD
	TELEPHONE OUTLET
	FLOOR MOUNTED TELEPHONE OUTLET
	POS CONNECTION
	FLOOR MOUNTED POS CONNECTION
	COMBINATION DATA AND PHONE JACK
	FLOOR MOUNTED COMBINATION DATA AND PHONE JACK
	DISCONNECT SWITCH
	PAGER OUTLET
	SECURITY JUNCTION BOX
	TELEVISION JACK
	KEYED SWITCH
	PANELBOARD
	TRANSFORMER
	LOW VOLTAGE DOORBELL TRANSFORMER
	SWITCHED CIRCUITRY BURIED OR IN SLAB
	CIRCUITRY IN WALL OR CEILING
	HOMERUN BACK TO PANEL
	POINT OF CONNECTION
	ISOLATED GROUND
	WEATHERPROOF
	GROUND FAULT CIRCUIT INTERRUPTER
	MOTOR CONTROL TERMINAL
	PRIOR TO ROUGH-IN
	INTEGRATED FACILITY STRUCTURE (SWITCHGEAR)
	INTEGRATED POWER CENTER (SWITCHGEAR)
	FIRE ALARM CONTROL PANEL
	FIRE ALARM ANNUNCIATOR PANEL
	FIRE ALARM PULL STATION
	FIRE ALARM HORN/STROBE DEVICE
	FIRE ALARM STROBE DEVICE
	FIRE ALARM CEILING MOUNT HORN/STROBE DEVICE
	FIRE ALARM WATER FLOW HORN/STROBE DEVICE
	FIRE ALARM SMOKE DETECTOR
	FIRE ALARM HEAT DETECTOR
	FIRE ALARM DUCT SMOKE DETECTOR
	REMOTE TEST SWITCH
	TAMPER SWITCH
	FLOW SWITCH
	CEILING MOUNTED SPEAKER

NOTE: NOT ALL SYMBOLS MAY APPEAR ON DRAWINGS.

LIGHTING FIXTURE SCHEDULE				
TYPE	SYMBOL	DESCRIPTION	LAMPS	REMARKS
L-02		SUSPENDED LINEAR FIXTURE MARSET AMBRASIA 210	LED 2700K	120V, 28.8W
L-11		4-FT. 3-TRACK HEAD LED LINEAR RECESSED TRACK LIGHTING W/ TRACK COVER. LIGHTLOGY #EDG780703	LED 2700K	120V, 150W
L-10EM		2X4 FIXTURE LITHONIA LIGHTING #CPX 2X4 4000LM	LED 2700K	120V, 35W PROVIDE EMERGENCY BATTERY PACK FOR FIXTURE.
EM1		DUAL LITE #PG-W EMERGENCY LED SCONCE	LED	120V, 3W
EM2		LED EDGE-LIT EXITS LITHONIA LIGHTING #EDGR-1-RMR-EL	LED	120V, 5W

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

ELECTRICAL EQUIPMENT SCHEDULE								
Type Mark	Description	QTY	Manufacturer	Model	Volts	Phase	Amps	Notes
A	REGISTER / POINT OF SALE	2	SQUARE		110	1	2	4-GANG OUTLET FOR POS AND INTERNET EQUIP
-	INTERNET ROUTER / SETUP	1	PER LOCAL AVAILABILITY		110	1	1	UNDERCOUNTER, AS CLOSE TO POS AS POSSIBLE
-	PRINTER (RECIPT)	1	TBD		120	1	5.8	NEAR ESPRESSO MACHINE
C	UNDERCOUNTER ESPRESSO REFRIGERATOR	1	GALAXY EQUIPMENT	177DEGRTRBLK	115	1	1.9	L-1-13; L-1-15
D2	ESPRESSO MACHINE (SHOTMASTER)	1	EVERSYS	SHOTMASTER S/CLASSIC	208	1	30	4750W; 11-45 CONNECTION NEEDED. UNDERCOUNTER GROUNDS COLLECTION BIN. SEE CUTSHEET FOR ADDITIONAL REQUIREMENTS. VERIFY OUTLET REQUIREMENTS WITH EQUIPMENT CUTSHEET.
G2	COFFEE BREWER	1	CURTIS	G4TP2T10A3100	220	1	34.5	7600W; PROVIDE 220V CONNECTION. VERIFY OUTLET REQUIREMENTS WITH EQUIPMENT CUTSHEET.
H	COFFEE GRINDER	1	MAHLKONIG	EK43	110	1	10.9	
D1	REFRIGERATOR	1	AVANTO	A-19R-11C	115	1	2.8	1300W; 2.2 HOPPER CAPACITY
D3	ICE MAKER	1	MANITOWOC	IDT550A	115	1	10.8	
T	IN-COUNTER BEVERAGE COOLER	1	OASIS	CO3324R	120	1	12	
X1	UNDERCOUNTER REFRIGERATOR	1	SUMMIT APPLIANCE	FF63B	115	1	1	
Y	SPEAKER	3	SONOS	ONE SL	110	1	1	ONE IN FRONT/CUSTOMER AREA, ONE IN BACK / BARISTA
Z	HIGH SPEED OVEN	1	MERRYCHIEF	EIKON E1S	208	1	16	2990W; DEDICATED CIRCUIT. VERIFY OUTLET REQUIREMENTS WITH EQUIPMENT CUTSHEET.

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

EXISTING PANEL L-1											
200A MCB 120/ 208 V, 3PH, 4W+GRND.				AIC: EXISTING				FULLY RATED			
CCT	SERVES	VA	OCF	WIRE	PHASE	WIRE	OCF	VA	SERVES	VA	CCT
1	FOH LIGHTS	1500	20/1	2#12.#12G.3/4"C.	A	EXISTING FEEDER	60/3	5760	EXISTING AIR HANDLER		2
3	FOH LIGHTS	1500	20/1	2#12.#12G.3/4"C.	B	---	---	5760	---		4
5	BOH LIGHTS	500	20/1	2#12.#12G.3/4"C.	C	---	---	5760	---		6
7	SHOW WINDOW RCPT	360	20/1	2#12.#12G.3/4"C.	A	2#12.#12G.3/4"C.	20/1	1440	BEVERAGE COOLER (1)		8
9	COLD BREW PUMP	500	20/1	2#12.#12G.3/4"C.	B	2#12.#12G.3/4"C.	20/1	144	UNDERCOUNTER REFRIG (X1)		10
11	PUMP RECEPTACLES	600	20/1	2#12.#12G.3/4"C.	C	2#12.#12G.3/4"C.	20/1	360	SPEAKERS (Y)		12
13	POS REGISTER (A)	360	20/1	2#12.#12G.3/4"C.	A	2#12.#12G.3/4"C.	20/1	1000	HVR SECURITY SYSTEM		14
15	POS REGISTER (A) + PRINTER	1056	20/1	2#12.#12G.3/4"C.	B	---	---	---	SPACE		16
17	UNDERCOUNTER REFRIG. (C)	240	20/1	2#12.#12G.3/4"C.	C	2#12.#12G.3/4"C.	20/1	500	CAMERAS		18
19	COFFEE GRINDER (H)	1309	20/1	2#12.#12G.3/4"C.	A	EXISTING FEEDER	20/1	1000	EXISTING SIGN		20
21	ESPRESSO MACHINE (D2)	2375	30/2	2#12.#12G.3/4"C.	B	2#12.#12G.3/4"C.	15/1	320	AIR CURTAIN		22
23	---	2375	---	---	C	2#12.#12G.3/4"C.	20/1	800	DIGITAL MENU SCREENS		24
25	REFRIGERATOR (P1)	336	20/1	2#12.#12G.3/4"C.	C	2#12.#12G.3/4"C.	20/1	800	DIGITAL MENU SCREENS		26
27	COFFEE BREWER (G2)	3800	50/2	3#6.#10G.3/4"C.	B	2#12.#12G.3/4"C.	20/1	800	DIGITAL MENU SCREENS		28
29	---	3800	---	---	A	---	---	---	SPACE		30
31	ICEMAKER (Q1)	1092	20/1	2#12.#12G.3/4"C.	A	2#12.#12G.3/4"C.	20/1	600	CUSTOMER CONV. OUTLETS		32
33	HIGH SPEED OVEN (Z)	1495	20/2	3#12.#12G.3/4"C.	B	---	---	---	SPACE		34
35	---	1495	---	---	C	---	---	---	SPACE		36
37	SPACE	---	---	---	A	---	---	---	SPACE		38
39	SPACE	---	---	---	B	---	---	---	SPACE		40
41	SPACE	---	---	---	C	---	---	---	SPACE		42

NOTES:

- SURFACE MOUNT NEMA 1 ENCLOSURE
- PROVIDE BOLT ON BREAKERS
- COPPER BUS
- PROVIDE LOCK OUT-TAG OUT DEVICE FOR CIRCUIT NOTED
- NEW CIRCUIT BREAKERS SHALL MATCH CURRENT MANUFACTURER AND AIC RATING.
- BOLD TEXT = NEW CIRCUIT BREAKERS

LOAD SUMMARY	CONN	NEC	DEM	LOAD BALANCE PER PHASE	CCT
1-LIGHTING	6200	1.25	7750	PHASE A	24053
2-RECEPTACLES	9056	NEC	9056	PHASE B	25550
3-KITCHEN	20401	0.65	13260.65	PHASE C	25526
4-HVAC	22272	1	22272	LOWEST PHASE PLUS 10%	
5-NON-CONT	17200	1	17200	+ 10%	26458.3
LARGEST MOTOR	0	0.25	0	PHASES ARE BALANCED	
TOTAL VA	75129		69538.65		
TOTAL AMPS	208.5		193.0		

EXISTING PANEL L-2											
200A MCB 120/ 208 V, 3PH, 4W+GRND.				AIC: EXISTING				FULLY RATED			
CCT	SERVES	VA	OCF	WIRE	PHASE	WIRE	OCF	VA	SERVES	VA	CCT
1	EXISTING HOT WATER HEATER	4800	50/3	EXISTING FEEDER	A	EXISTING FEEDER	20/1	300	EXISTING LIGHTS		2
3	---	4800	---	---	B	---	---	---	SPACE		4
5	---	4800	---	---	C	---	---	---	SPACE		6
7	EXISTING OUTSIDE SIGN LIGHT	300	20/1	EXISTING FEEDER	A	EXISTING FEEDER	20/1	300	EXISTING GENERAL LIGHTING		8
9	SPACE	---	---	---	B	---	---	---	SPACE		10
11	SPACE	---	---	---	C	EXISTING FEEDER	20/1	500	EXISTING DOOR POWER		12
13	SPACE	---	---	---	A	---	---	---	SPACE		14
15	SPACE	---	---	---	B	---	---	---	SPACE		16
17	EXISTING HVAC UNIT	2496	30/2	EXISTING FEEDER	C	---	---	---	SPACE		18
19	---	2496	---	---	A	EXISTING FEEDER	20/1	300	EXISTING CIRCUIT		20
21	EXISTING CIRCUIT	1500	20/1	EXISTING FEEDER	B	---	---	---	SPACE		22
23	EXISTING CIRCUIT	500	20/1	EXISTING FEEDER	C	---	---	---	SPACE		24
25	SPACE	---	---	---	A	---	---	---	SPACE		26
27	SPACE	---	---	---	B	---	---	---	SPACE		28
29	SPACE	---	---	---	C	---	---	---	SPACE		30
31	SPACE	---	---	---	A	---	---	---	SPACE		32
33	SPACE	---	---	---	B	---	---	---	SPACE		34
35	SPACE	---	---	---	C	---	---	---	SPACE		36
37	SPACE	---	---	---	A	---	---	---	SPACE		38
39	SPACE	---	---	---	B	---	---	---	SPACE		40
41	SPACE	---	---	---	C	---	---	---	SPACE		42

NOTES:

- SURFACE MOUNT NEMA 1 ENCLOSURE
- PROVIDE BOLT ON BREAKERS
- COPPER BUS
- PROVIDE LOCK OUT-TAG OUT DEVICE FOR CIRCUIT NOTED
- NEW CIRCUIT BREAKERS SHALL MATCH CURRENT MANUFACTURER AND AIC RATING.
- BOLD TEXT = NEW CIRCUIT BREAKERS

LOAD SUMMARY	CONN	NEC	DEM	LOAD BALANCE PER PHASE	CCT
1-LIGHTING	900	1.25	1125	PHASE A	8496
2-RECEPTACLES	2000	NEC	2000	PHASE B	7800
3-KITCHEN	0	0.65	0	PHASE C	8296
4-HVAC	4992	1	4992	LOWEST PHASE PLUS 10%	
5-NON-CONT	16700	1	16700	+ 10%	8580
LARGEST MOTOR	0	0.25	0	PHASES ARE BALANCED	
TOTAL VA	24582		24817		
TOTAL AMPS	68.3		68.9		



35 POND PARK ROAD, BAY 16  
HINGHAM, MASSACHUSETTS 02043  
PHONE: (781) 452-7121  
FAX: (781) 875-3039  
www.phasezerodesign.com

BLANK STREET  
225 WYTHE AVENUE  
BROOKLYN, NY 11249  
www.blankstreet.com

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

PROJECT: 1380 MASSACHUSETTS AVE, CAMBRIDGE, MA, 02138

**BLANK STREET**

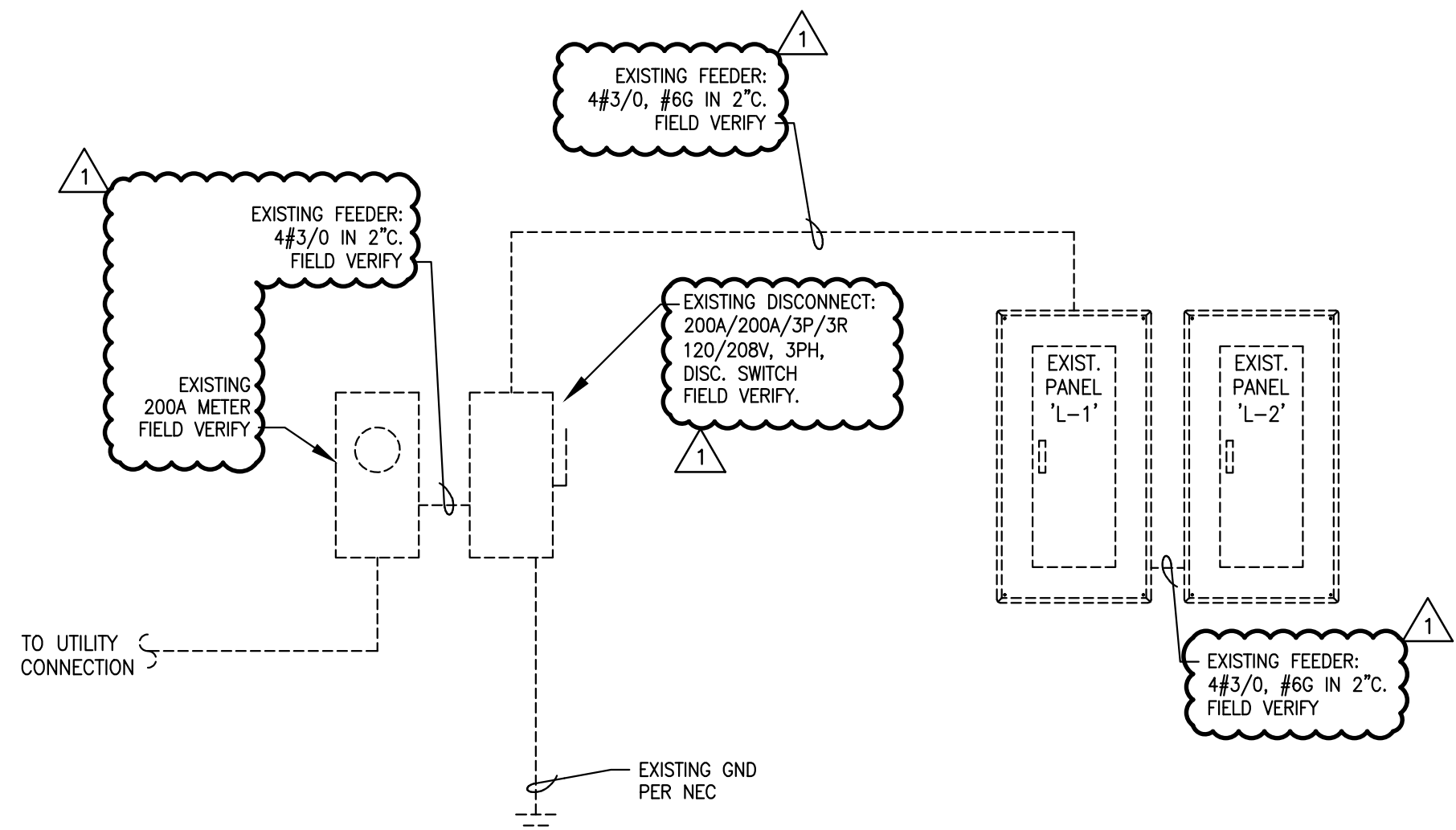
NO. DATE REVISION DESCRIPTION

1	11/30/22		CONSTRUCTION SET
---	----------	--	------------------

11/30/2022

ISSUED FOR: CONSTRUCTION SET  
ISSUED DATE: 11/30/22

DRAWN BY:  
CHECKED BY:  
PROJECT NUMBER: 21620  
Copyright (c) by Phase Zero Design Corp. All Rights Reserved.  
DRAWING NAME:  
ELECTRICAL SCHEULES  
DRAWING NO. E201



**FIRE ALARM SCHEMATIC GENERAL NOTES**

A. HVAC DUCT MOUNTED SMOKE DETECTORS SHALL BE PROVIDED BY OTHERS.

B. FIRE ALARM CONTRACTOR SHALL BE CURRENTLY LICENSED WITH THE STATE AND SUBMIT A COMPLETE FIRE ALARM SUBMITTAL (PLANS, SPECS., CUT SHEETS ETC.) PREPARED BY THE STATE REGISTERED FIRE PROTECTION CONTRACTOR, AND SUBMITTED TO AUTHORITY HAVING JURISDICTION FOR APPROVAL. INFORMATION SHALL NOT BE LIMITED TO THE FOLLOWING.  
 -SEQUENCE OF OPERATION  
 -CATALOG CUT SHEETS  
 -POINT TO POINT DIAGRAM  
 -HORN, STROBE LIGHTS  
 -MANUAL PULL STATION LAYOUT  
 -CANDELA OF STROBES  
 -BATTERY CALCULATIONS INCLUDING TOTAL STANDBY  
 -ALARM CURRENT.

C. CONTRACTOR SHALL PROVIDE ADDITIONAL FIRE ALARM DEVICES PER AHJ AND INCLUDE ALL EXPENSES IN BID TO COMPLETE AN OPERABLE FIRE ALARM SYSTEM AS REQUIRED BY AUTHORITY HAVING JURISDICTION. REFER TO SPECIFICATIONS FOR ADDITIONAL INFORMATION.

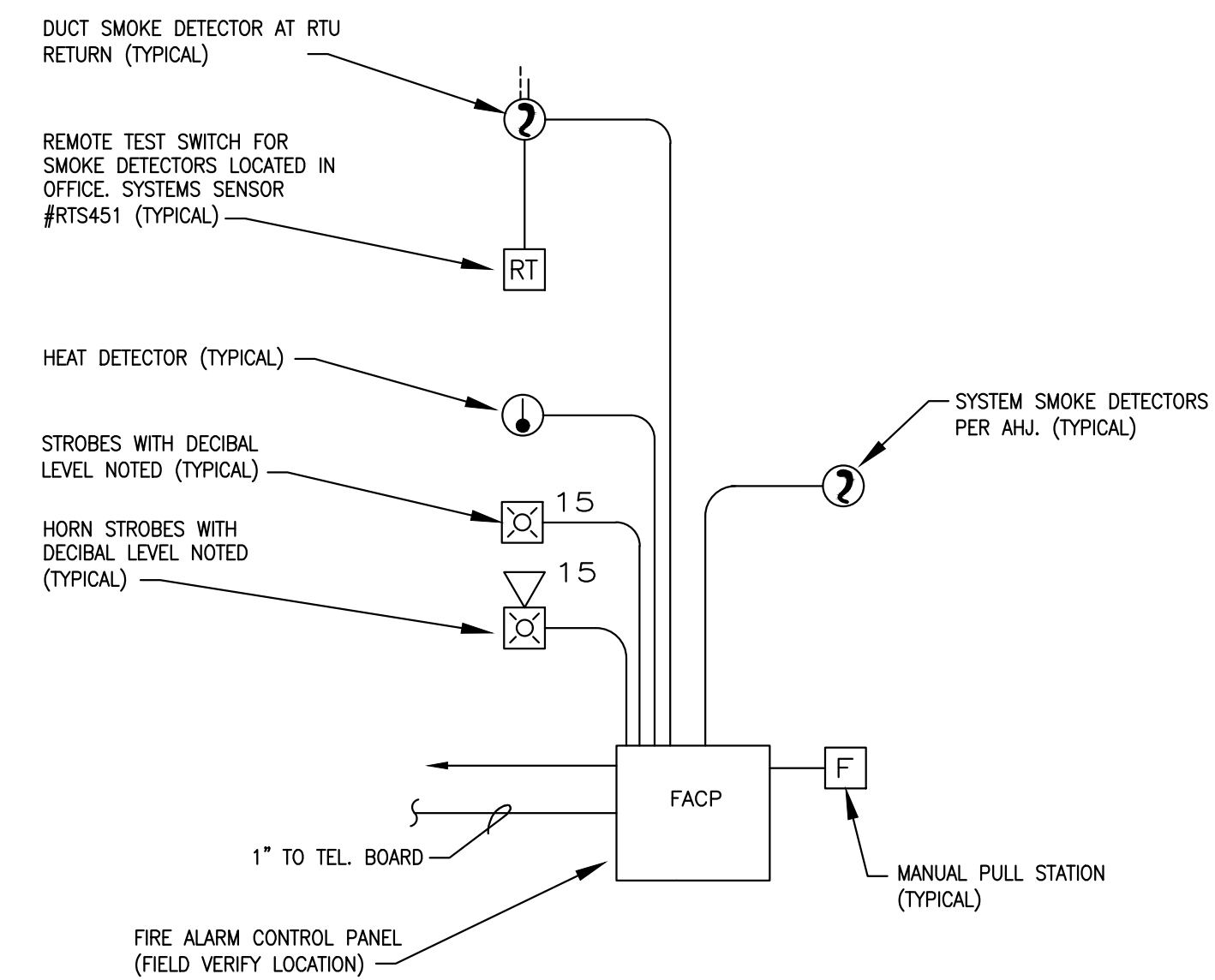
D. PROVIDE THE NUMBER OF ACTIVE AND SPARE ADDRESSES AS REQUIRED TO THE FIRE ALARM PANEL TO ACCOMMODATE ALL DEVICES

E. PROVIDE DEDICATED TELEPHONE LINE FOR 24-HOUR MONITORING SYSTEM PER CITY REQUIREMENT.

F. CONTRACTOR SHALL FURNISH/INSTALL FIRE ALARM DEVICES, SYSTEM COMPONENTS, WIRING/CONDUITS AND CONTROLS AS REQUIRED AND COMPLETE THE FIRE ALARM SYSTEM PER NFPA 72 AND AUTHORITY HAVING JURISDICTION "AHJ". FIRE ALARM DEVICES SHALL BE MONITORED FROM AN APPROVED CENTRAL STATION PER AHJ.

G. PROVIDE ALL APPURTENANCES AS REQUIRED TO INTERFACE WITH KITCHEN SMOKE SUPPRESSION SYSTEM.

H. FIRE ALARM SYSTEM (PULL STATION, HORN AND STROBE), ELECTRICAL CONTRACTOR SHALL ROUTE SIGNAL CABLES BACK TO BUILDING FIRE ALARM CONTROL PANEL AND INSTALL AS REQUIRED BY LOCAL CODE. ELECTRICAL CONTRACTOR SHALL VERIFY LOCATION, REQUIREMENTS WITH FIRE MARSHALL AND OWNER PRIOR TO BID AND ROUGH-IN.



ARCHITECT:  
**PHASE ZERO DESIGN**  
 35 POND PARK ROAD, BAY 16  
 HINGHAM, MASSACHUSETTS 02043  
 PHONE: (781) 452-7121  
 FAX: (781) 875-3039  
 www.phasezerodesign.com

CLIENT:  
**BLANK STREET**  
 225 WYTHE AVENUE  
 BROOKLYN, NY 11249  
 www.blankstreet.com

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

**ELECTRICAL ONE-LINE RISER DIAGRAM**  
 SCALE: NONE 1

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

**TELEPHONE SYSTEM RISER DIAGRAM NOTES**

A. VERIFY, COORDINATE AND INCORPORATE THE REQUIREMENTS OF THE TELE. CO. AND ALL GOVERNING CODES IN FORCE, PRIOR TO COMMENCEMENT OF WORK.

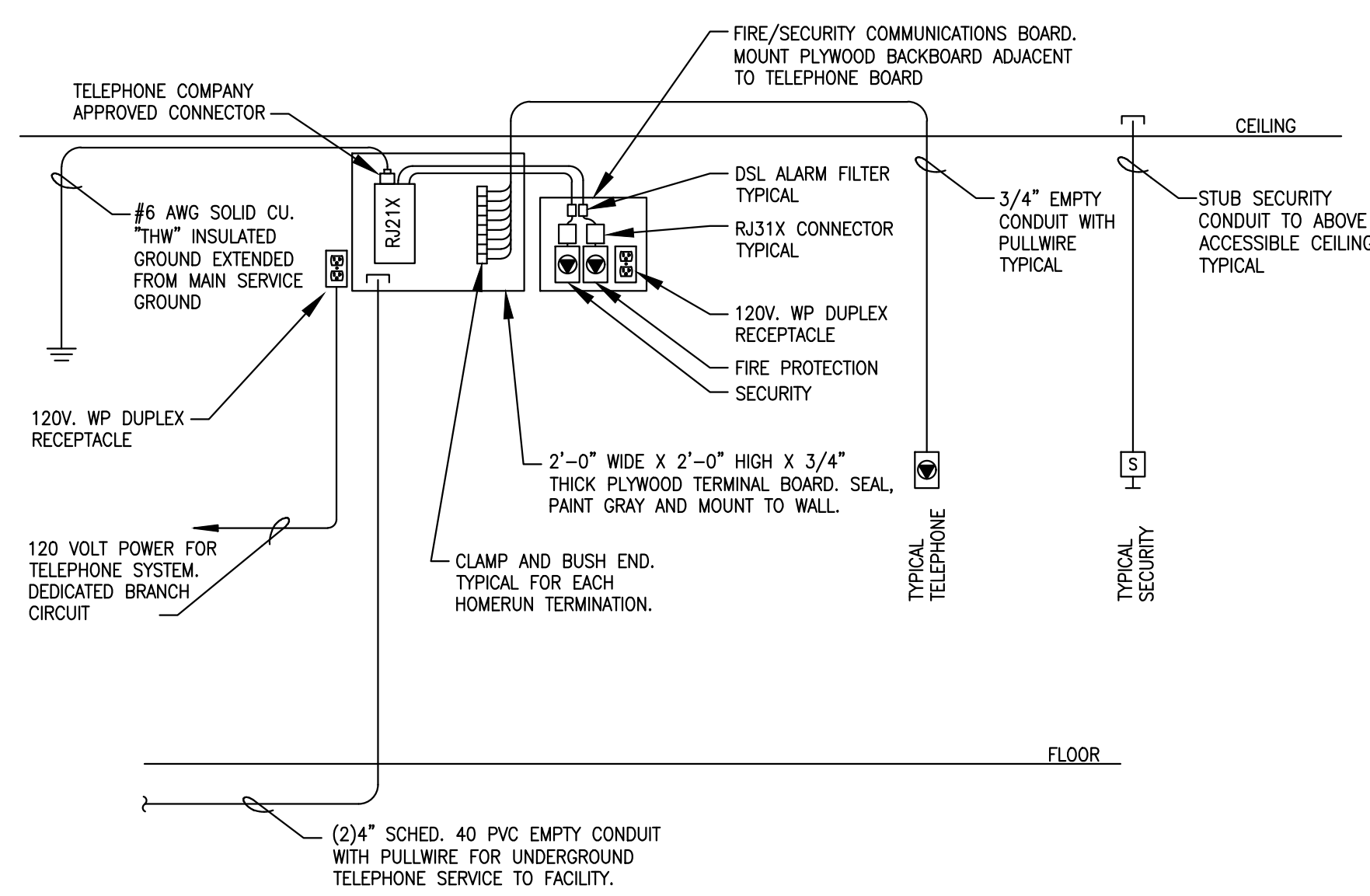
B. FURNISH AND INSTALL A RACEWAY SYSTEM OF CABLE AND 3/4" CONDUIT AND PROPERLY SIZED JUNCTION BOXES WITH COVERPLATES FOR THE TELEPHONE SYSTEM AS SHOWN ON THE DRAWINGS AND IN THE DIAGRAM.

C. ALL CONDUIT SHALL ORIGINATE AT THE JUNCTION BOXES, BE NO SMALLER THAN 3/4" ELECTRICAL TRADE SIZE, BE CONTINUOUS AND TERMINATE AT THE SYSTEM TERMINAL BOARD NEATLY CLAMPED AND WITH BUSHED ENDS. HOME RUNS SHALL BE LIMITED TO ONE (1) TELEPHONE OUTLET IN ONE 3/4" CONDUIT.

D. THERE ARE MULTIPLE DEDICATED TELEPHONE LINES AND THEY SHALL BE SEGREGATED FROM EACH OTHER AND SHALL BE SEGREGATED FROM THE STANDARD TELEPHONE LINES.

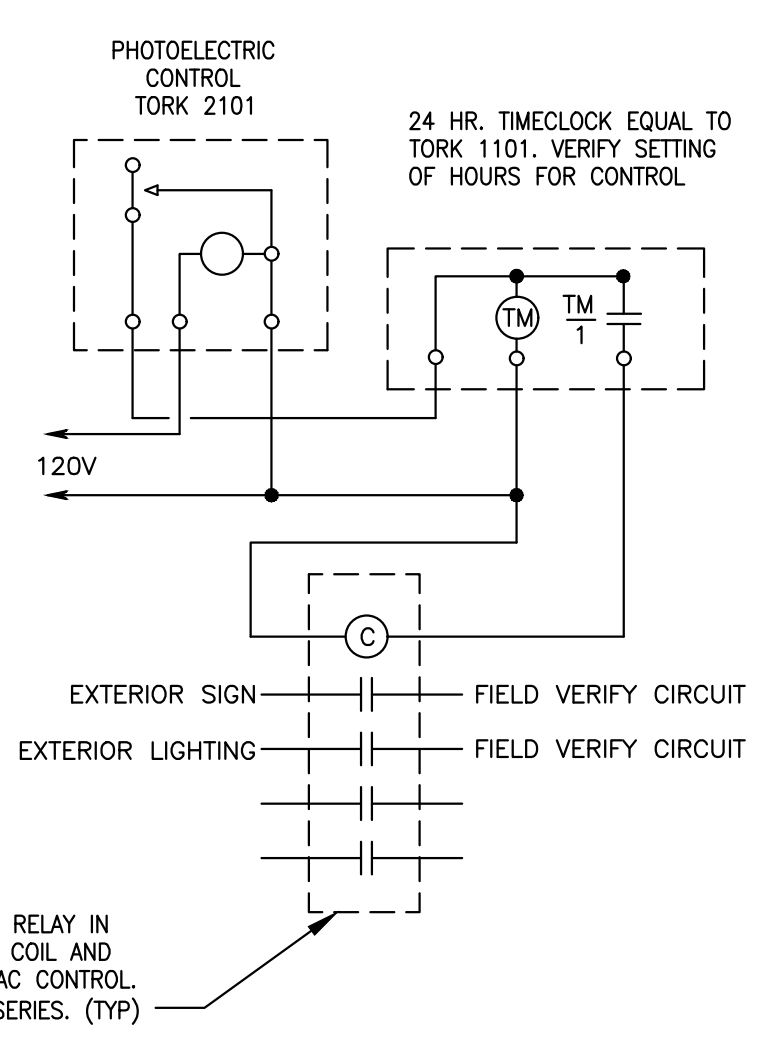
E. FURNISH AND INSTALL A 200 LB/2 TEST NYLON PULL LINE IN ANY EMPTY CONDUIT. TAG EACH END OF PULL LINE AS TO SERVICE AND THE LOCATION OF THE OPPOSITE TERMINUS OF THE CONDUIT.

F. ALL CONDUITS SHALL CONTAIN ONE (1) HIGH QUALITY 4 PAIR CAT III PLENUM CABLE TELEPHONE LINES PULLED WITH PROPER INSTALLED JACKS. LINES MUST BE LABELED AT TELEPHONE BOARD.



**EXISTING TELEPHONE SYSTEM RISER DIAGRAM**  
 SCALE: NONE 3

**NOT USED**  
 SCALE: NONE 4



**EXTERIOR LIGHTING CONTROL DIAGRAM**  
 SCALE: NONE 5

**NOT USED**  
 SCALE: NONE 6

**NOT USED**  
 SCALE: NONE 7

**BLANK STREET**

1380 MASSACHUSETTS AVE, CAMBRIDGE, MA, 02138

REVISIONS

NO.	DATE	REVISION DESCRIPTION
1	11/30/22	CONSTRUCTION SET



11/30/2022  
 ISSUED FOR: CONSTRUCTION SET  
 ISSUED DATE: 11/30/22

DRAWN BY:  
 CHECKED BY:  
 PROJECT NUMBER: 21620

**ELECTRICAL RISER DIAGRAMS AND DETAILS**

DRAWING NO.  
**E301**



ARCHITECT:  
**PHASE ZERO DESIGN**  
 35 POND PARK ROAD, BAY 16  
 HINGHAM, MASSACHUSETTS 02043  
 PHONE: (781) 452-7121  
 FAX: (781) 875-3039  
 www.phasezerodesign.com

CLIENT:  
**BLANK STREET**  
 225 WYTHE AVENUE  
 BROOKLYN, NY 11249  
 www.blankstreet.com

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


**BLANK STREET**

1380 MASSACHUSETTS AVE, CAMBRIDGE, MA, 02138

REVISIONS

NO.	DATE	DESCRIPTION

SEAL:



11/30/2022

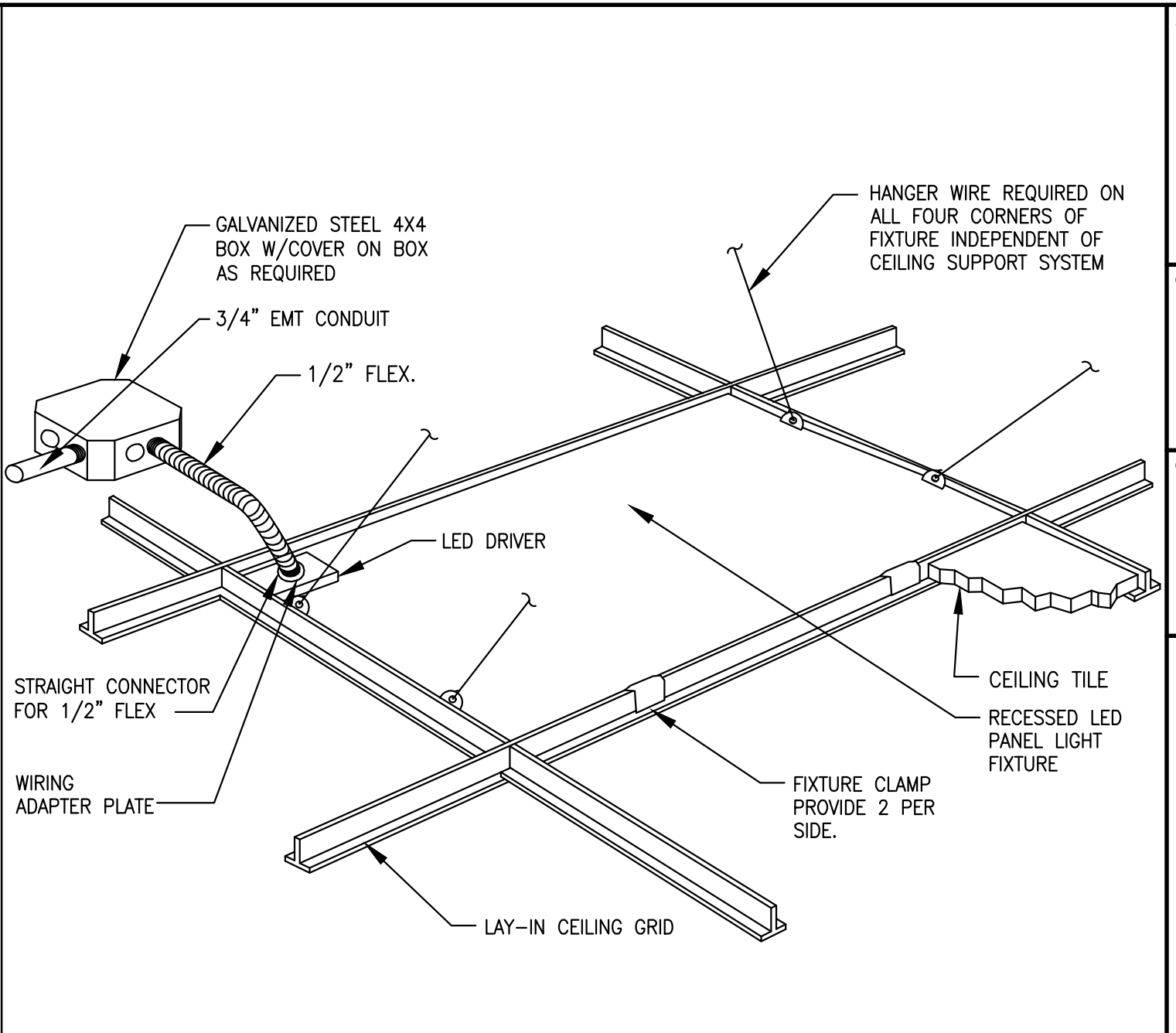
ISSUED FOR: CONSTRUCTION SET  
 ISSUED DATE: 11/30/22

DRAWN BY:  
 CHECKED BY:  
 PROJECT NUMBER: 21620

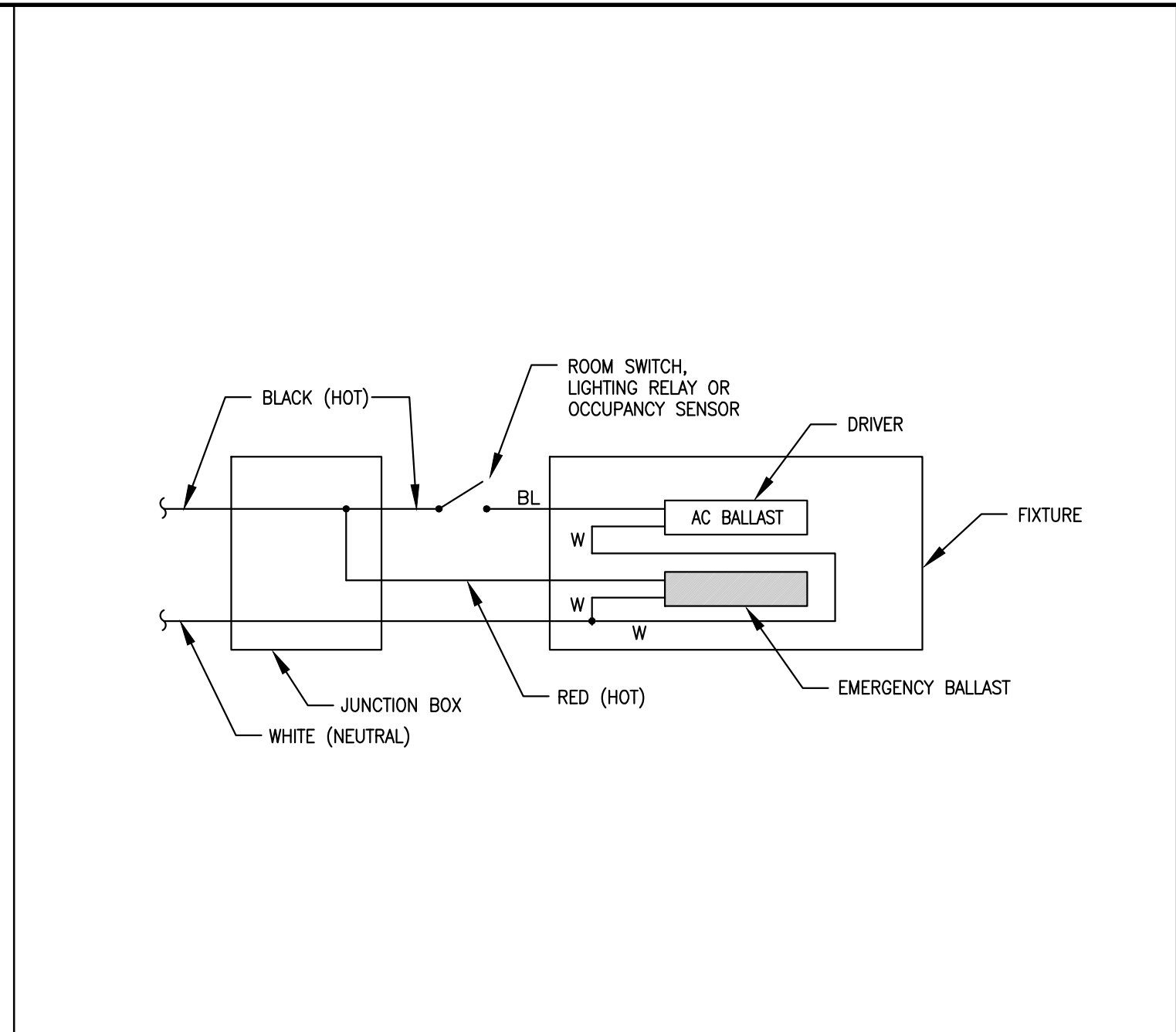
Copyright (c) by Phase Zero Design Corp. All Rights Reserved.

DRAWING NAME:  
**ELECTRICAL DETAILS**

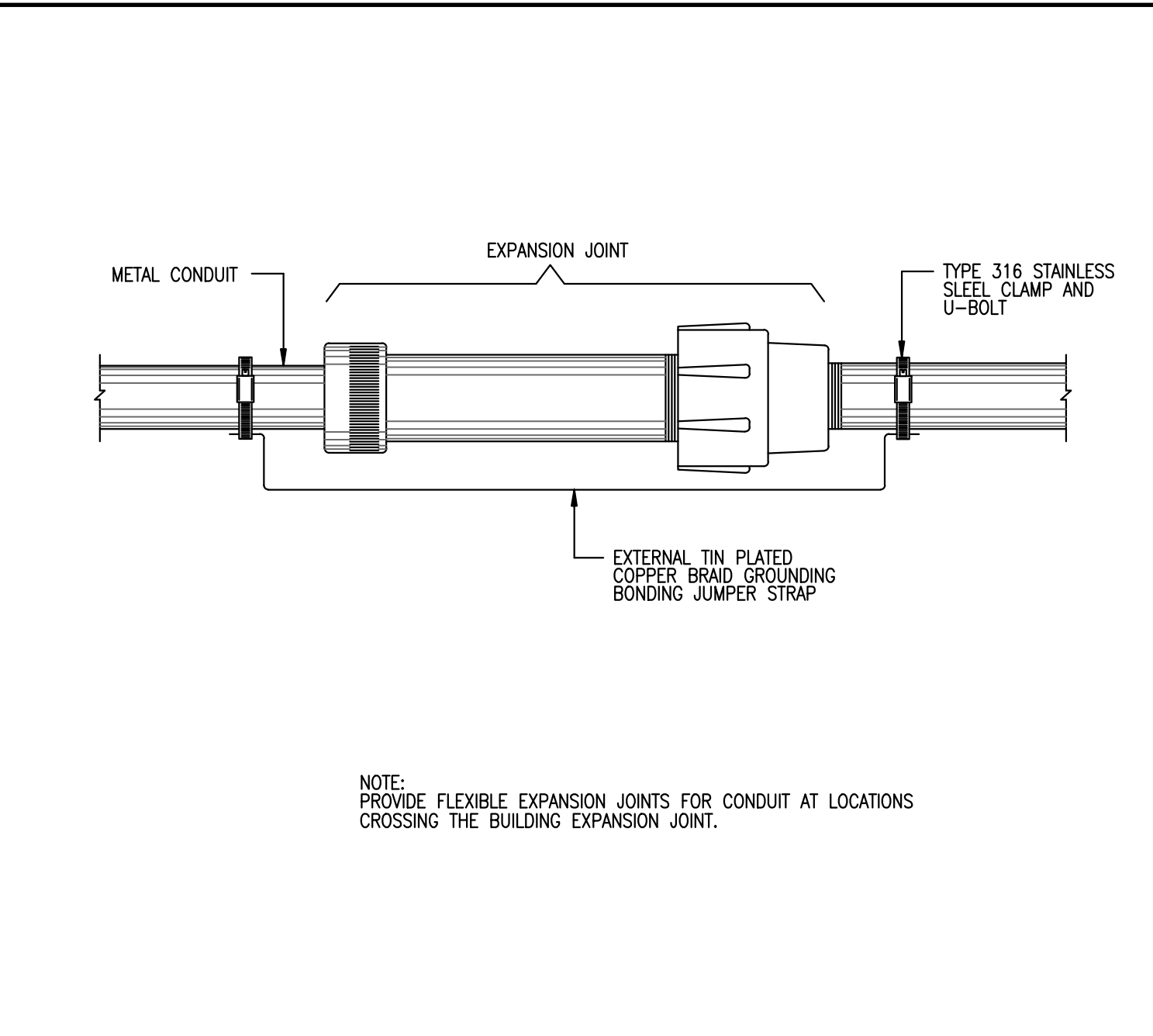
DRAWING NO.  
**E302**



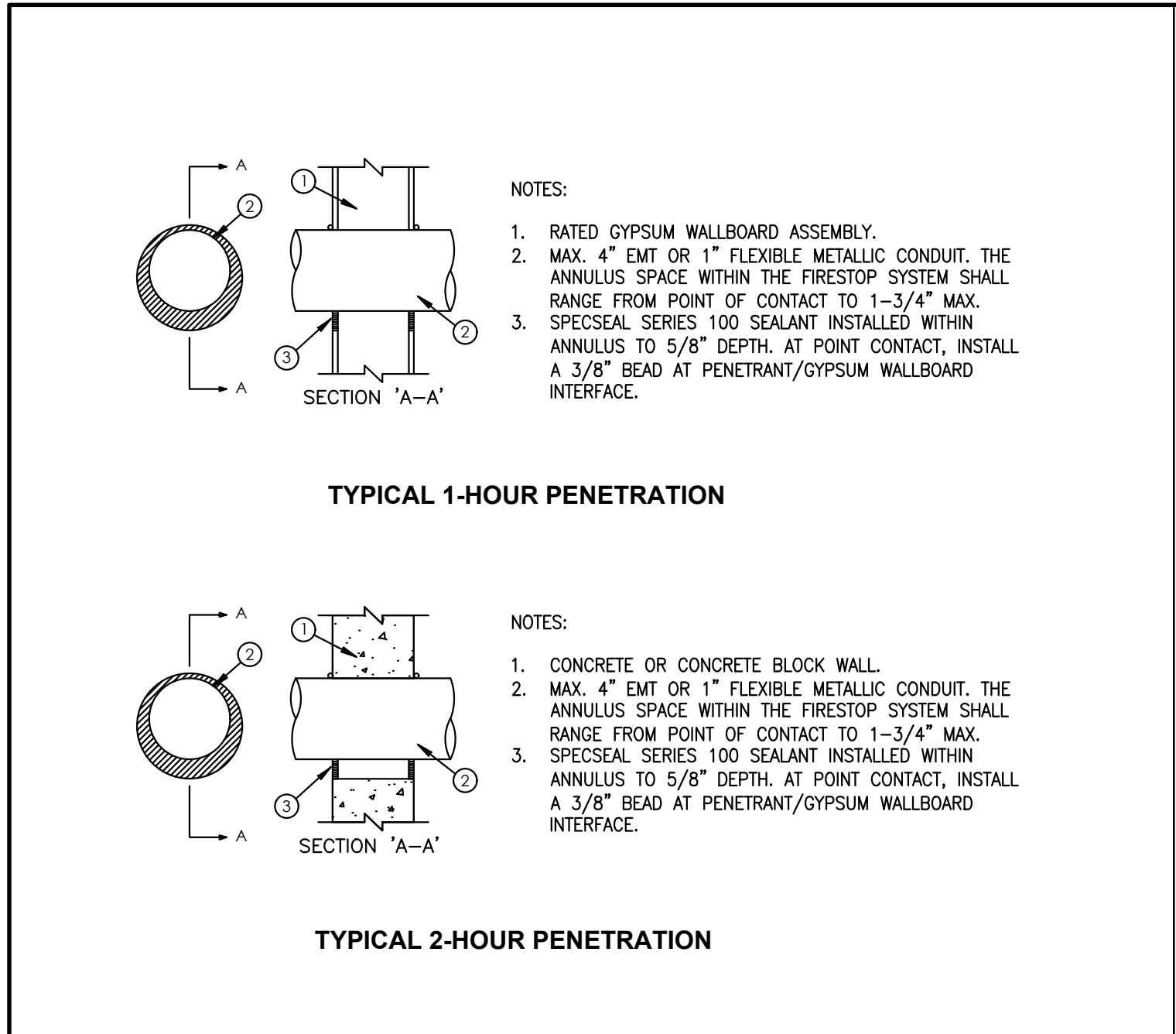
TYPICAL LAY-IN LED PANEL FIXTURE MOUNTING DETAIL  
 SCALE: NONE 4



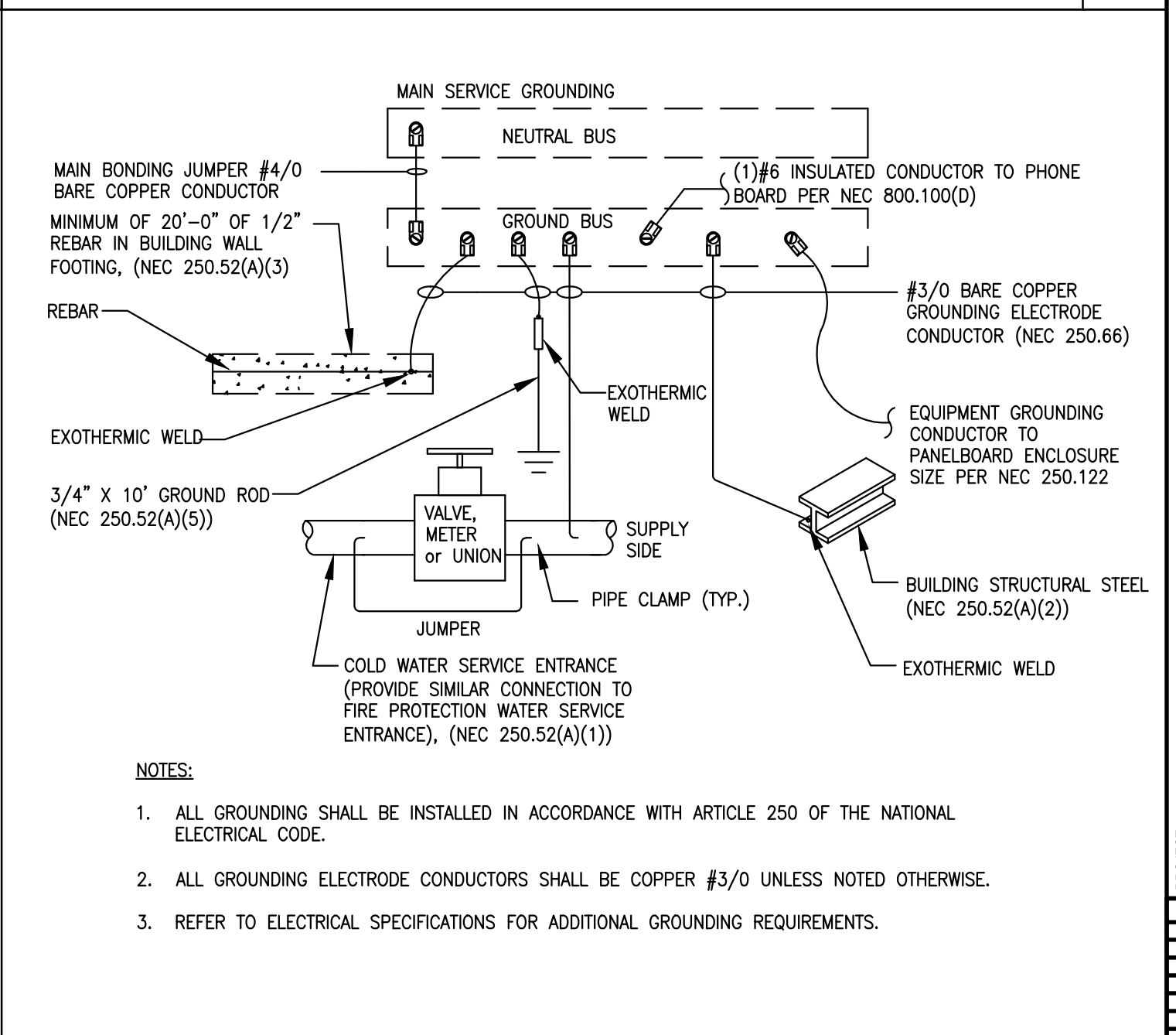
EMERGENCY LED LIGHTING WIRING DIAGRAM  
 SCALE: NONE 3



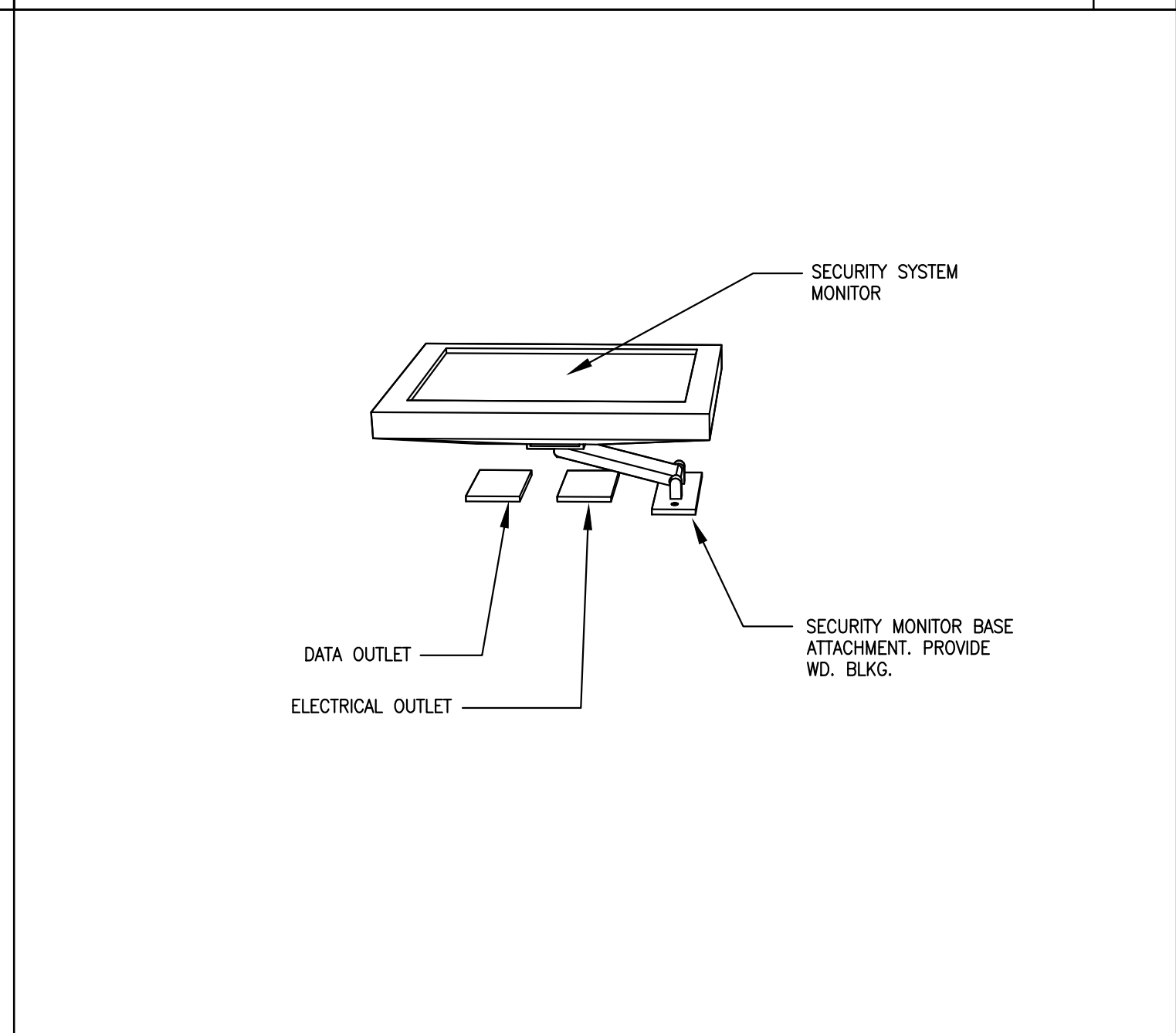
EXPANSION JOINT DETAIL  
 SCALE: NONE 2



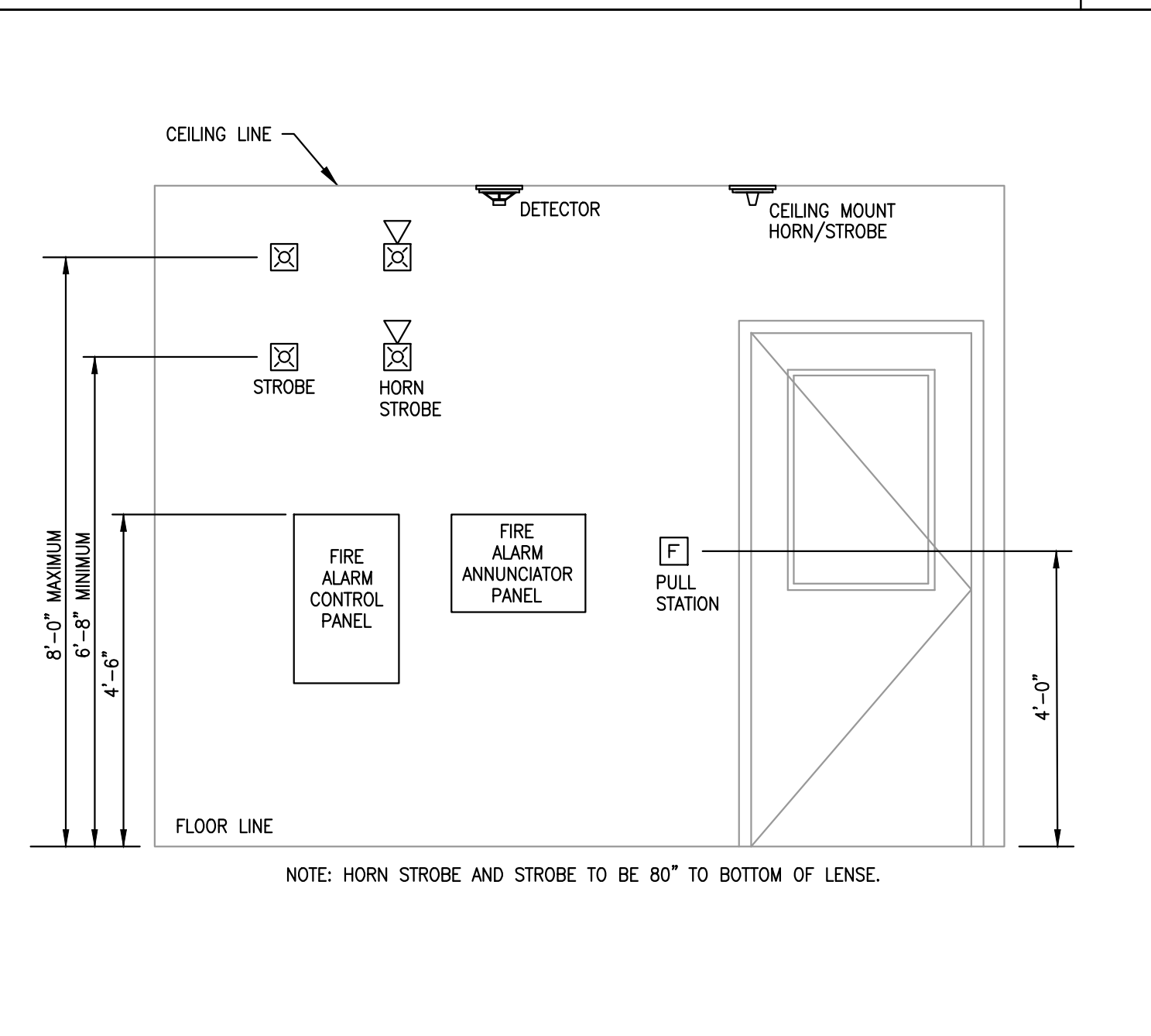
FIRE RATED WALL PENETRATION DETAIL  
 SCALE: NONE 1



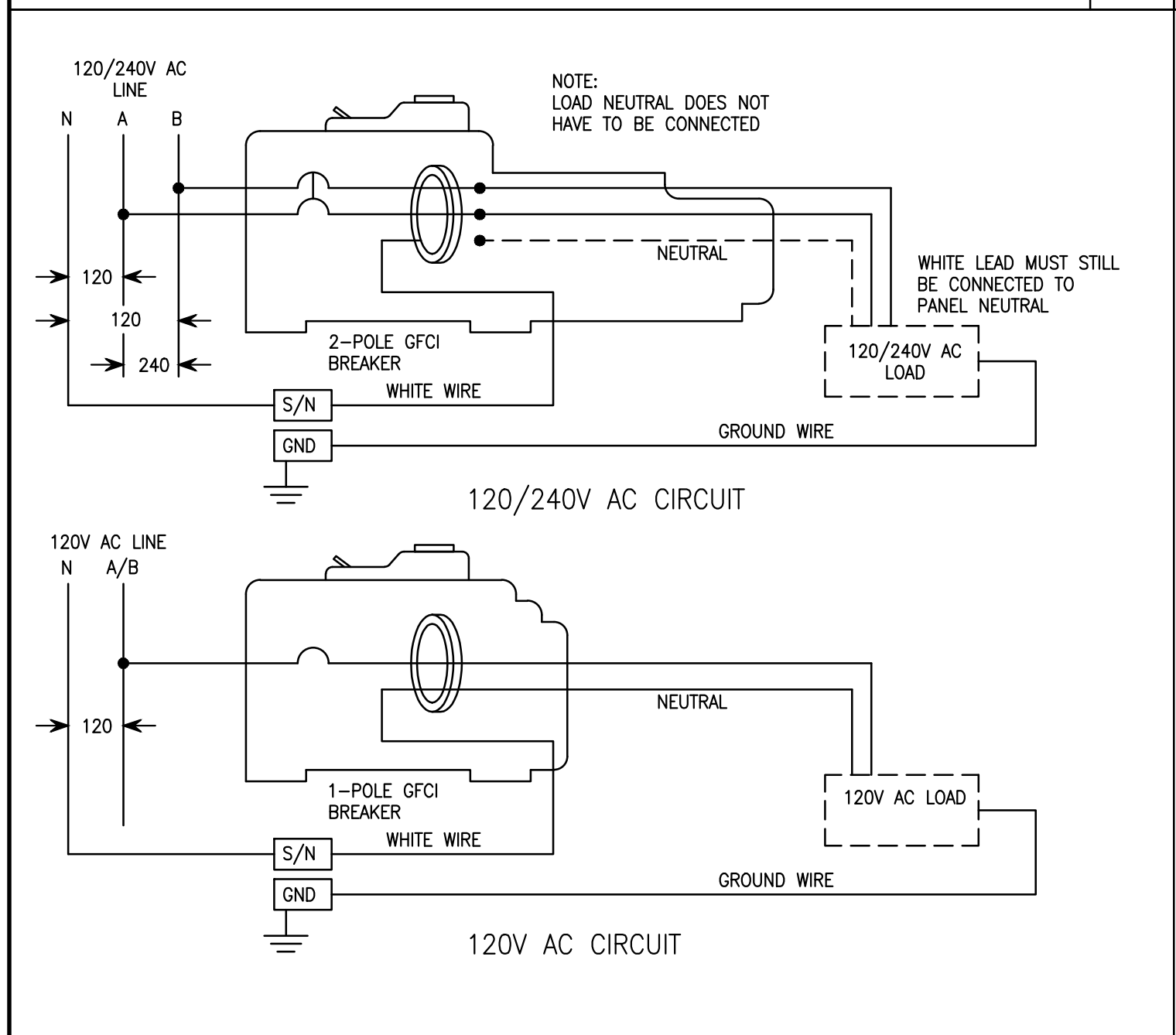
EXISTING GROUNDING OF MAIN SERVICE ENTRANCE  
 SCALE: NONE 8



POWER-DATA SECURITY MONITOR  
 SCALE: NONE 7



FIRE ALARM MOUNTING HEIGHT DETAIL  
 SCALE: NONE 6



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

NOT USED  
 SCALE: NONE 12

NOT USED  
 SCALE: NONE 11

NOT USED  
 SCALE: NONE 10

NOT USED  
 SCALE: NONE 9

**SECTION 15B- PLUMBING**

**15B1 GENERAL INSTRUCTIONS**

**15B 1-1 GENERAL REQUIREMENTS**

REQUIREMENTS UNDER DIVISION ONE AND THE GENERAL AND SUPPLEMENTARY CONDITIONS OF THESE SPECIFICATIONS SHALL BE A PART OF THIS SECTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO BECOME THOROUGHLY ACQUAINTED WITH ITS CONTENTS AS TO REQUIREMENTS THAT AFFECT THIS DIVISION OR SECTION. WORK REQUIRED UNDER THIS SECTION INCLUDES MATERIAL, EQUIPMENT, APPLIANCES, TRANSPORTATION, SERVICES AND LABOR REQUIRED TO COMPLETE THE ENTIRE PLUMBING SYSTEM AS REQUIRED BY THE DRAWINGS AND SPECIFICATIONS.

THE SPECIFICATIONS AND THE DRAWINGS ARE COMPLEMENTARY, AND ANY PORTION OF WORK DESCRIBED IN ONE SHALL BE PROVIDED AS IF DESCRIBED IN BOTH. IN THE EVENT OF DISCREPANCIES OR SPECIFICATIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SAME PRIOR TO PROCEEDING WITH THE WORK INVOLVED, IN ORDER THAT CORRECT PROGRESS OF THE WORK MAY BE PERFORMED.

**15B 1-2 DEFINITIONS**

FURNISH: TO SUPPLY AND DELIVER TO THE PROJECT SITE, READY FOR UNLOADING, UNPACKING, ASSEMBLY, INSTALLATION AND SIMILAR OPERATIONS.

INSTALL: TO PERFORM ALL OPERATIONS AT THE PROJECT SITE INCLUDING, BUT NOT LIMITED TO: THE ACTUAL UNLOADING, UNPACKING, ASSEMBLING, ERECTING, PLACING, ANCHORING, APPLYING, WORKING TO DIMENSION, FINISHING, CURING, PROTECTING, CLEANING, TESTING, COMMISSIONING, STARTING UP AND SIMILAR OPERATIONS, COMPLETE, AND READY FOR THE INTENDED USE.

PROVIDE: TO FURNISH AND INSTALL, COMPLETE AND READY FOR THE INTENDED USE."

FURNISHED BY OWNER OR FURNISHED BY OTHERS: "AN ITEM FURNISHED BY THE OWNER OR UNDER OTHER DIVISIONS OR CONTRACTS, AND INSTALLED UNDER THE REQUIREMENTS OF THIS DIVISION, COMPLETE, AND READY FOR THE INTENDED USE, INCLUDING ALL ITEMS AND SERVICES INCIDENTAL TO THE WORK NECESSARY FOR PROPER INSTALLATION AND OPERATION. INCLUDE THE INSTALLATION UNDER THE WARRANTY REQUIRED BY THIS DIVISION."

ENGINEER: WHERE REFERENCED IN THIS DIVISION, "ENGINEER" IS THE ENGINEER OF RECORD AND THE DESIGN PROFESSIONAL FOR THE WORK UNDER THIS DIVISION, AND IS A CONSULTANT TO, AND AN AUTHORIZED REPRESENTATIVE OF, THE ARCHITECT AS DEFINED IN THE GENERAL AND/OR SUPPLEMENTARY CONDITIONS. WHEN USED IN THIS DIVISION, IT MEANS INCREASED INVOLVEMENT BY, AND OBLIGATIONS TO, THE ENGINEER, IN ADDITION TO INVOLVEMENT BY, AND OBLIGATIONS TO, THE ARCHITECT.

AHJ: THE LOCAL CODE AND/OR INSPECTION AGENCY (AUTHORITY) HAVING JURISDICTION OVER THE WORK.

NRTL: NATIONALLY RECOGNIZED TESTING LABORATORY, AS DEFINED AND LISTED BY OSHA IN 29 CFR 1910.7 (E.G., UL, ETL, CSA), AND ACCEPTABLE TO THE AHJ OVER THIS PROJECT.

THE TERMS "APPROVED EQUAL," "EQUIVALENT" OR "EQUAL" ARE USED SYNONYMOUSLY AND SHALL MEAN "ACCEPTABLE TO THE ENGINEER AS EQUIVALENT TO THE ITEM OR MANUFACTURER SPECIFIED." THE TERM "APPROVED" SHALL MEAN LABELED, LISTED, OR BOTH, BY AN NRTL, AND ACCEPTABLE TO THE AHJ OVER THIS PROJECT.

**15B 1-3 PREBID SITE VISIT**

PRIOR TO SUBMITTING BID, VISIT THE SITE OF THE PROPOSED WORK AND BECOME FULLY INFORMED AS TO THE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. FAILURE TO DO SO WILL NOT BE CONSIDERED SUFFICIENT JUSTIFICATION TO REQUEST OR OBTAIN EXTRA COMPENSATION OVER AND ABOVE THE CONTRACT PRICE.

**15B 1-4 MATERIAL AND WORKMANSHIP**

MATERIAL, EQUIPMENT, AND APPARATUS PROVIDED UNDER THIS CONTRACT SHALL BE NEW UNLESS OTHERWISE STATED HEREIN, OF BEST QUALITY NORMALLY USED FOR THE PURPOSE IN GOOD COMMERCIAL PRACTICE, AND FREE FROM DEFECTS. MODEL NUMBERS LISTED IN SPECIFICATIONS OR SHOWN ON THE DRAWINGS ARE NOT NECESSARILY INTENDED TO DESIGNATE THE REQUIRED TRIM, WRITTEN DESCRIPTIONS OF THE TRIM GOVERN MODEL NUMBERS.

PIPE, PIPE FITTINGS, PIPE SPECIALTIES AND VALVES SHALL BE MANUFACTURED IN PLANTS LOCATED IN THE UNITED STATES.

WORK PERFORMED UNDER THIS CONTRACT SHALL PROVIDE A NEAT AND "WORKMANLIKE" APPEARANCE WHEN COMPLETED, TO THE SATISFACTION OF THE ARCHITECT AND ENGINEER. WORKMANSHIP SHALL BE THE FINEST POSSIBLE BY EXPERIENCED MECHANICS. INSTALLATIONS SHALL BE MADE IN A MANNER THAT WILL COMPLY WITH APPLICABLE CODES AND LAWS.

INSTALLATION SHALL FUNCTION AS DESIGNED AND INTENDED WITH RESPECT TO EFFICIENCY, CAPACITY, AND NOISE LEVEL, ETC. ABNORMAL NOISE CAUSED BY RATTLING EQUIPMENT OR PIPING AND SQUEAKS IN ROTATING COMPONENTS WILL NOT BE ACCEPTABLE. MATERIALS AND EQUIPMENT SHALL BE OF COMMERCIAL SPECIFICATION GRADE IN QUALITY. LIGHT DUTY AND RESIDENTIAL GRADE EQUIPMENT WILL NOT BE ACCEPTED UNLESS OTHERWISE INDICATED.

REMOVE FROM THE PREMISES WASTE MATERIAL PRESENT AS A RESULT OF HIS WORK, INCLUDING CARTONS, CRATING, PAPER, STICKERS, AND/OR EXCAVATION MATERIAL NOT USED IN BACKFILLING, ETC. CLEAN PIECES OF EQUIPMENT INSTALLED UNDER THIS CONTRACT TO PRESENT A NEAT AND CLEAN INSTALLATION AT THE TERMINATION OF THE WORK.

REPAIR OR REPLACE PUBLIC AND PRIVATE PROPERTY DAMAGED AS A RESULT OF WORK PERFORMED UNDER THIS CONTRACT TO THE SATISFACTION OF AUTHORITIES AND REGULATIONS HAVING JURISDICTION.

**15B 1-5 COORDINATION**

COORDINATE WORK WITH THAT OF OTHER TRADES SO THAT THE VARIOUS COMPONENTS OF THE SYSTEMS WILL BE INSTALLED AT THE PROPER TIME, WILL FIT THE AVAILABLE SPACE, AND WILL ALLOW PROPER SERVICE ACCESS TO THOSE ITEMS REQUIRING MAINTENANCE. COMPONENTS WHICH ARE INSTALLED WITHOUT REGARD TO THE ABOVE SHALL BE RELOCATED AT NO ADDITIONAL COST TO THE OWNER.

UNLESS NOTED ELSEWHERE, GENERAL CONTRACTOR WILL PROVIDE CHASES AND OPENINGS IN BUILDING CONSTRUCTION REQUIRED FOR INSTALLATION OF THE SYSTEMS SPECIFIED HEREIN. CONTRACTOR SHALL FURNISH THE GENERAL CONTRACTOR WITH INFORMATION REGARDING CHASES AND OPENINGS WHEN REQUIRED. CONTRACTOR SHALL KEEP INFORMED AS TO THE WORK OF OTHER TRADES ENGAGED IN THE CONSTRUCTION OF THE PROJECT, AND SHALL EXECUTE HIS WORK IN SUCH A MANNER AS NOT TO INTERFERE WITH OR DELAY THE WORK OF OTHER TRADES.

FIGURED DIMENSIONS SHALL BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. CONTRACTOR SHALL TAKE HIS OWN MEASUREMENTS AT THE BUILDING, AS VARIATIONS MAY OCCUR. CONTRACTOR WILL BE HELD RESPONSIBLE FOR ERRORS WHICH COULD HAVE BEEN AVOIDED BY PROPER CHECKS AND VERIFICATION.

PROVIDE MATERIALS WITH TRIM THAT WILL PROPERLY FIT THE TYPES OF CEILING, WALL, OR FLOOR FINISHES ACTUALLY INSTALLED. MODEL NUMBERS LISTED IN THE SPECIFICATIONS OR SHOWN ON THE DRAWINGS ARE NOT INTENDED TO DESIGNATE THE REQUIRED TRIM.

**15B 1-6 ORDINANCES AND CODES**

WORK PERFORMED UNDER THIS CONTRACT SHALL, AT A MINIMUM, BE IN CONFORMANCE WITH APPLICABLE NATIONAL, STATE AND LOCAL CODES HAVING JURISDICTION. EQUIPMENT FURNISHED AND ASSOCIATED INSTALLATION WORK PERFORMED UNDER THIS CONTRACT SHALL BE IN STRICT COMPLIANCE WITH CURRENT APPLICABLE CODES ADOPTED BY THE LOCAL AHJ INCLUDING ANY AMENDMENTS AND STANDARDS AS SET FORTH BY THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), UNDERWRITERS LABORATORIES (UL), OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), AMERICAN SOCIETY OF MECHANICAL ENGINEERS (ASME), AMERICAN SOCIETY OF HEATING, REFRIGERATION, AND AIR CONDITIONING ENGINEERS (ASHRAE), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), AMERICAN SOCIETY OF TESTING MATERIALS (ASTM) AND OTHER NATIONAL STANDARDS AND CODES WHERE APPLICABLE. WHERE THE CONTRACT DOCUMENTS EXCEED THE REQUIREMENTS OF THE REFERENCED CODES, STANDARDS, ETC., THE CONTRACT DOCUMENTS SHALL TAKE PRECEDENCE.

PROCURE AND PAY FOR PERMITS AND LICENSES REQUIRED FOR THE ACCOMPLISHMENT OF THE WORK HEREIN DESCRIBED, WHERE REQUIRED, OBTAIN, PAY FOR AND FURNISH CERTIFICATES OF INSPECTION TO OWNER. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY VIOLATION OF THE LAW. MAINTAIN NECESSARY SIGNAL LIGHTS AND GUARDS FOR THE SAFETY OF THE PUBLIC.

**15B 1-7 PROTECTION OF EQUIPMENT AND MATERIAL**

STORE AND PROTECT FROM DAMAGE EQUIPMENT AND MATERIAL AFTER DELIVERY TO JOB SITE. COVER WITH WATERPROOF, TEAR-RESISTANT, HEAVY TARP OR POLYETHYLENE PLASTIC AS REQUIRED TO PROTECT FROM PLASTER, DIRT, PAINT, WATER, OR PHYSICAL DAMAGE. EQUIPMENT AND MATERIAL DAMAGED BY CONSTRUCTION ACTIVITIES WILL BE REJECTED, AND CONTRACTOR IS OBLIGATED TO FURNISH NEW EQUIPMENT AND MATERIAL OF A LIKE KIND AT HIS OWN EXPENSE.

KEEP PREMISES BROOM CLEAN OF FOREIGN MATERIAL CREATED UNDER THIS CONTRACT. PIPING, EQUIPMENT, ETC. SHALL HAVE A NEAT AND CLEAN APPEARANCE AT THE TERMINATION OF THE WORK.

PLUG OR CAP OPEN ENDS OF PIPING SYSTEMS DURING CONSTRUCTION WHEN NOT IN USE, TO PREVENT THE ENTRANCE OF DEBRIS INTO THE SYSTEMS.

KEEP THE MANUFACTURER-PROVIDED PROTECTIVE COVERINGS ON FLOOR DRAINS, FLOOR SINKS AND TRENCH DRAINS DURING CONSTRUCTION. REMOVE COVERINGS AT THE TERMINATION OF THE WORK AND POLISH EXPOSED SURFACES.

**15B 1-8 SUBSTITUTIONS**

THE BASE BID SHALL INCLUDE ONLY THE PRODUCTS FROM MANUFACTURERS SPECIFICALLY NAMED IN THE DRAWINGS AND SPECIFICATIONS. NO SUBSTITUTION WILL BE CONSIDERED PRIOR TO RECEIPT OF BIDS UNLESS WRITTEN REQUEST FOR APPROVAL TO BID HAS BEEN RECEIVED BY THE ENGINEER AT LEAST TEN CALENDAR DAYS PRIOR TO THE DATE FOR RECEIPT OF BIDS. EACH SUCH REQUEST SHALL INCLUDE THE NAME OF THE MATERIAL OR EQUIPMENT FOR WHICH IT IS TO BE SUBSTITUTED AND A COMPLETE DESCRIPTION OF THE PROPOSED SUBSTITUTE INCLUDING DRAWINGS, CUTS, PERFORMANCE AND TEST DATA AND OTHER INFORMATION NECESSARY FOR AN EVALUATION. A STATEMENT SETTING FORTH CHANGES IN OTHER MATERIALS, EQUIPMENT OR OTHER WORK THAT INCORPORATION OF THE SUBSTITUTE WOULD REQUIRE SHALL BE INCLUDED. THE BURDEN OF PROOF OF THE MERIT OF THE PROPOSED SUBSTITUTE IS UPON THE PROPOSER. THE ENGINEER'S DECISION OF APPROVAL OR DISAPPROVAL TO BID OF A PROPOSED SUBSTITUTION SHALL BE FINAL.

THE TERMS "APPROVED," "APPROVED EQUAL," OR "EQUAL," REFER TO APPROVAL BY THE ENGINEER AS AN ACCEPTABLE ALTERNATE BID. NO SUBSTITUTIONS WILL BE CONSIDERED THAT ARE NOT BID AS AN ALTERNATE. NO MATERIAL SUBSTITUTIONS SHALL BE CONSIDERED FOR APPROVAL PRIOR TO AWARD OF CONTRACT.

COORDINATE AND VERIFY WITH OTHER TRADES WHETHER OR NOT THE SUBSTITUTED EQUIPMENT CAN BE INSTALLED AS SHOWN ON THE CONSTRUCTION DRAWINGS WITHOUT MODIFICATION TO ASSOCIATED SYSTEMS OR ARCHITECTURAL OR ENGINEERING DESIGN. INCLUDE ADDITIONAL COSTS FOR ARCHITECTURAL AND ENGINEERING DESIGN FEES IN BID IF DRAWING DIMENSIONS ARE REQUIRED BECAUSE OF SUBSTITUTED EQUIPMENT.

**15B 1-9 SHOP DRAWINGS**

UPON BEING AWARDED A CONTRACT, SUBMIT TO THE ARCHITECT FOR APPROVAL, A DIGITAL PDF SUBMISSION OF MANUFACTURER'S SHOP DRAWINGS FOR EQUIPMENT TO BE FURNISHED UNDER THIS CONTRACT. ITEMS REQUIRING COORDINATION BETWEEN CONTRACTORS AND SHEET METAL DUCTWORK FABRICATION DRAWINGS. BEFORE SUBMITTING SHOP DRAWINGS AND MATERIAL LISTS, VERIFY THAT EQUIPMENT SUBMITTED IS MUTUALLY COMPATIBLE AND SUITABLE FOR THE INTENDED USE, AND WILL FIT THE AVAILABLE SPACE AND ALLOW AMPLE ROOM FOR MAINTENANCE.

THE ENGINEER'S CHECKING AND SUBSEQUENT APPROVAL OF SUCH SHOP DRAWINGS WILL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR ERRORS IN DIMENSIONS, DETAILS, SIZE OF MEMBERS, QUANTITIES, OMISSIONS OF COMPONENTS OR FITTINGS; COORDINATION OF ELECTRICAL REQUIREMENTS; OR FOR COORDINATING ITEMS WITH ACTUAL BUILDING CONDITIONS. THE PROCEDURE AND APPROVAL OF SHOP DRAWINGS IS MUTUAL AND SHALL BE AFTER RECEIVING APPROVED SHOP DRAWINGS RELATIVE TO EACH ITEM.

CATALOG DATA SHALL BE PROPERLY BOUND, IDENTIFIED, INDEXED AND TABBED IN A 3-RING BINDER, EACH ITEM ON A SEPARATE SHEET, BE CLEARLY MARKED AND ACCESSORIES INDICATED. LABEL THE CATALOG DATA WITH THE EQUIPMENT IDENTIFICATION ACRONYM OR NUMBER AS USED ON THE DRAWINGS AND INCLUDE PERFORMANCE CURVES, CAPACITIES, SIZES, MATERIALS, FINISHES, WIRING DIAGRAMS AND DEVIATIONS FROM SPECIFIED EQUIPMENT OR MATERIALS, MARK OUT UNAPPLICABLE ITEMS. SHOP DRAWINGS WILL BE RETURNED WITHOUT REVIEW IF THE ABOVE MENTIONED REQUIREMENTS ARE NOT MET.

**15B 1-10 OPERATION AND MAINTENANCE INSTRUCTIONS**

DURING THE COURSE OF CONSTRUCTION, COLLECT AND COMPILE A COMPLETE BROCHURE OF EQUIPMENT FURNISHED AND INSTALLED ON THIS PROJECT, INCLUDING OPERATIONAL AND MAINTENANCE INSTRUCTIONS, MANUFACTURER'S CATALOG SHEETS, WIRING DIAGRAMS, PARTS LISTS, APPROVED SHOP DRAWINGS, AND DESCRIPTIVE LITERATURE AS FURNISHED BY THE EQUIPMENT MANUFACTURER. INCLUDE AN INSIDE COVER SHEET THAT LISTS THE PROJECT NAME, DATE, OWNER, ARCHITECT, CONSULTING ENGINEER, GENERAL CONTRACTOR, SUB-CONTRACTOR, AND AN INDEX OF CONTENTS.

SUBMIT THREE COPIES OF LITERATURE BOUND IN APPROVED BINDERS TO THE ARCHITECT AT THE TERMINATION OF THE WORK. PAPER CLIPS, STAPLES, RUBBER BANDS, AND MAILING ENVELOPES ARE NOT CONSIDERED APPROVED BINDERS. FINAL APPROVAL OF MECHANICAL SYSTEMS INSTALLED UNDER THIS CONTRACT WILL BE WITHHELD UNTIL THIS EQUIPMENT DOCUMENTS ARE RECEIVED AND DEEMED COMPLETE BY THE ARCHITECT AND ENGINEER. INSTRUCT WORKMEN TO SAVE REQUIRED LITERATURE SHIPPED WITH THE EQUIPMENT ITSELF, FOR INCLUSION IN THIS BROCHURE.

PROVIDE "AS-BUILT" DRAWINGS (SEE SPECIAL CONDITIONS).

**15B 1-11 TRAINING**

AT A TIME MUTUALLY AGREED UPON BETWEEN THE OWNER AND CONTRACTOR, PROVIDE THE SERVICES OF A FACTORY TRAINED AND AUTHORIZED REPRESENTATIVE TO TRAIN OWNER'S DESIGNATED PERSONNEL ON THE OPERATION AND MAINTENANCE OF THE EQUIPMENT PROVIDED FOR THIS PROJECT.

PROVIDE TRAINING TO INCLUDE BUT NOT BE LIMITED TO AN OVERVIEW OF THE SYSTEM AND/OR EQUIPMENT AS IT RELATES TO THE FACILITY AS A WHOLE; OPERATION AND MAINTENANCE PROCEDURES AND SCHEDULES RELATED TO STARTUP AND SHUTDOWN, TROUBLESHOOTING, SAFETY, PREVENTIVE MAINTENANCE AND ACCESSORY ITEMS INDICATED OR REQUIRED FOR THE REVIEW OF DATA INCLUDED IN THE OPERATION AND MAINTENANCE MANUALS.

SUBMIT A CERTIFICATION LETTER TO THE ARCHITECT STATING THAT THE OWNER'S DESIGNATED REPRESENTATIVE HAS BEEN TRAINED AS SPECIFIED HEREIN. LETTER SHALL INCLUDE DATE, TIME, ATTENDEES AND SUBJECT OF TRAINING. CONTRACTOR AND THE OWNER'S REPRESENTATIVE SHALL SIGN THE CERTIFICATION LETTER INDICATING AGREEMENT THAT THE TRAINING HAS BEEN PROVIDED.

SCHEDULE TRAINING WITH OWNER WITH AT LEAST 7 DAYS' ADVANCE NOTICE.

**15B 1-12 WARRANTIES**

COORDINATE WITH DIVISION 1 AND GENERAL CONDITIONS TO DETERMINE WHAT THE ACTUAL REQUIREMENTS ARE, AND MODIFY THE FOLLOWING AS REQUIRED SO AS TO NOT CONTRADICT THEM.

WARRANT EACH SYSTEM AND EACH ELEMENT THEREOF AGAINST ALL DEFECTS DUE TO FAULTY WORKMANSHIP, DESIGN OR MATERIAL FOR A PERIOD OF 12 MONTHS FROM DATE OF SUBSTANTIAL COMPLETION, UNLESS SPECIFIC ITEMS ARE NOTED TO CARRY A LONGER WARRANTY IN THE CONSTRUCTION DOCUMENTS OR MANUFACTURER'S STANDARD WARRANTY EXCEEDS 12 MONTHS. GENERAL, ALL DEFECTS, OCCURRING WITHIN THE WARRANTY PERIOD(S), AS STATED IN THE REMEDY CONDITIONS AND DIVISION 1.

WARRANTIES SHALL INCLUDE LABOR AND MATERIAL. MAKE REPAIRS OR REPLACEMENTS WITHOUT ANY ADDITIONAL COSTS TO THE OWNER.

PERFORM THE REMEDIAL WORK PROMPTLY, UPON WRITTEN NOTICE FROM THE ENGINEER OR OWNER.

AT THE TIME OF SUBSTANTIAL COMPLETION, DELIVER TO THE OWNER ALL WARRANTIES, IN WRITING AND PROPERLY EXECUTED, INCLUDING TERM LIMITS FOR WARRANTIES EXTENDING BEYOND THE ONE YEAR PERIOD. EACH WARRANTY INSTRUMENT BEING ADDRESSED TO THE OWNER AND STATING THE COMMENCEMENT DATE AND TERM.

**15B 1-13 EXCAVATION AND BACKFILLING**

PERFORM EXCAVATION AND BACKFILL REQUIRED FOR INSTALLATION OF UNDERGROUND WORK UNDER THIS CONTRACT. TRENCHES SHALL BE OF SUFFICIENT WIDTH. CRIB OR BRACE TRENCHES TO PREVENT CAVE-IN OR SETTLEMENT. DO NOT EXCAVATE TRENCHES CLOSE TO COLLUMNS AND WALLS OF NEW BUILDING WITHOUT PRIOR CONSULTATION WITH THE ARCHITECT. USE PUMPING EQUIPMENT IF REQUIRED TO KEEP TRENCHES FREE OF WATER. BACKFILL TRENCHES IN MAXIMUM 6" LAYERS OF WELL-TAMPED DRY EARTH IN A MANNER TO PREVENT FUTURE SETTLEMENT.

EXCAVATION AS HEREIN SPECIFIED SHALL BE CLASSIFIED AS COMMON EXCAVATION. COMMON EXCAVATION SHALL COMPRISE THE SATISFACTORY REMOVAL AND DISPOSITION OF MATERIAL OF WHATEVER SUBSTANCES AND OF EVERY DESCRIPTION ENCOUNTERED, INCLUDING ROCK, IF ANY, WITHIN THE LIMITS OF THE WORK AS SPECIFIED AND SHOWN ON THE DRAWINGS. EXCAVATION SHALL BE PERFORMED TO THE DEPTHS AND GRADES INDICATED ON THE DRAWINGS. EXCAVATED MATERIALS WHICH ARE CONSIDERED UNSUITABLE FOR BACKFILL, AND SURPLUS OF EXCAVATED MATERIAL WHICH IS NOT REQUIRED FOR BACKFILL, SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS OWN EXPENSE AND RESPONSIBILITY, AND TO THE SATISFACTION OF THE ARCHITECT.

**15B 1-14 COINCIDENTAL DAMAGE**

CONTRACTOR SHALL REPAIR STREETS, SIDEWALKS, DRIVES, PAVING, WALLS AND FINISHES ETC. THAT HE DAMAGES IN THE COURSE OF THIS PROJECT. REPAIR MATERIALS SHALL MATCH EXISTING CONSTRUCTION. REPAIR WORK SHALL MEET REQUIREMENTS OF THE LOCAL AUTHORITIES HAVING JURISDICTION AND MEET THE SATISFACTION OF THE ARCHITECT.

**15B 1-15 CUTTING AND PATCHING**

OBTAIN PERMISSION FROM THE ARCHITECT BEFORE CUTTING WALLS, FLOORS, CEILING, ETC. AS REQUIRED BY THE PROJECT. DO NOT DISTURB STRUCTURAL MEMBERS WITHOUT PRIOR APPROVAL FROM THE ARCHITECT. CUT HOLES AS SMALL AS POSSIBLE. GENERAL CONTRACTOR SHALL PATCH WALLS, FLOORS, ETC. AS REQUIRED BY WORK UNDER THIS SECTION. PATCHING SHALL MATCH ORIGINAL MATERIAL AND CONSTRUCTION. REPAIR AND REFINISH AREAS DISTURBED BY WORK TO THE CONDITION OF ADJOINING SURFACES IN A MANNER SATISFACTORY TO THE ARCHITECT.

**15B 1-16 ROUGH-IN**

BEFORE STARTING CONSTRUCTION, COORDINATE WITH OTHER CONTRACTORS REGARDING ROUGH-IN WITH GENERAL CONSTRUCTION. CONCEAL PIPING, CONDUIT AND ROUGH-IN EXCEPT IN UNFINISHED AREAS AND WHERE OTHERWISE SHOWN.

**15B 1-17 ACCESS DOORS**

PROVIDE ACCESS DOORS IN CEILINGS AND WALLS WHERE INDICATED OR REQUIRED FOR ACCESS TO CONCEALED VALVES AND EQUIPMENT INSTALLED UNDER THIS SECTION. PROVIDE CONCEALED HINGES, SCREWDRIVER-TYPE LOCK, ANCHOR STRAPS, MANUFACTURED BY MILCOR, ZURN, ITTUS, OR EQUAL. OBTAIN ARCHITECT'S APPROVAL OF TYPE, SIZE, LOCATION, AND COLOR BEFORE ORDERING.

**15B 1-18 PENETRATIONS**

SEAL FLOOR, EXTERIOR WALL, AND ROOF PENETRATIONS WATER AND WEATHERTIGHT WITH APPROPRIATE NON-SHRINK, NON-HARDENING COMPOUND CONSTRUCTION SEALANT. SEAL ROOF PENETRATIONS WITH FIBERGLASS AND WIRE MESH OR WITH EPDM RUBBER WITH MULCO, ZURN, ITTUS, OR EQUAL. OBTAIN ARCHITECT'S APPROVAL OF TYPE, SIZE, LOCATION, AND COLOR BEFORE ORDERING.

COORDINATE FIRE RATING REQUIREMENTS AND LOCATIONS WITH THE ARCHITECT. SEAL PIPING PENETRATIONS OF FIRE-RATED ASSEMBLIES WITH 3M # CP-25 FIRE BARRIER CAULK (PROVIDE THICKNESS AND METHOD AS REQUIRED AND RECOMMENDED BY MANUFACTURER) TO MAINTAIN THE FIRE RESISTANCE RATING OF FIRE-RATED ASSEMBLIES.

SEAL EXTERIOR WALL PENETRATIONS BELOW GRADE WITH CAST IRON WALL PIPES AND MODULAR METALLIC SLEEVE SEALS, MANUFACTURED BY THUNDERLINE / LINK SEAL, CALPICO, INC. AND METAFLEX.

PROVIDE SLEEVES FOR HORIZONTAL PIPE PASSING THROUGH OR UNDER FOUNDATION. SLEEVES SHALL BE CAST IRON SOIL PIPE 20 NOMINAL PIPE SIZES LARGER THAT THE PIPE SERVED.

PROVIDE SLEEVES FOR VERTICAL PIPE PASSING THROUGH SLAB ON GRADE. SLEEVES SHALL BE SCHEDULE 40 PVC PIPE, 20 NOMINAL PIPE SIZES LARGER THAN THE PIPE SERVED. SEAL WATER-TIGHT WITH SILICONE CAULK.

**15B 1-19 ELECTRICAL WIRING**

LINE VOLTAGE WIRING SHALL BE PROVIDED BY DIVISION 16. LINE VOLTAGE CONTROL AND INTERLOCK WIRING FOR PLUMBING SYSTEMS SHALL ALSO BE PROVIDED BY DIVISION 16 CONTRACTOR. LOW VOLTAGE CONTROL WIRING SHALL BE PROVIDED BY THE DIVISION 15 CONTRACTOR. FURNISH WIRING DIAGRAMS TO THE DIVISION 16 CONTRACTOR AS REQUIRED FOR PROPER EQUIPMENT HOOKUP. COORDINATE WITH THE DIVISION 16 CONTRACTOR THE ACTUAL WIRE SIZING AMPS FOR PLUMBING EQUIPMENT (FROM THE EQUIPMENT NAMEPLATE) TO ENSURE PROPER INSTALLATION.

**15B 1-20 EQUIPMENT FURNISHED BY OTHERS**

FURNISH AND INSTALL ROUGH-IN WASTES, VENTS AND WATER SERVICES. PROVIDE FINAL CONNECTION TO KITCHEN EQUIPMENT, FURNISHED BY OTHERS, IN LOCATIONS AS INDICATED ON THE DRAWINGS. PROVIDE ACCESSORY ITEMS THAT ARE REQUIRED BUT NOT FURNISHED WITH THE EQUIPMENT, INCLUDING TRAPS, STOP VALVES, PRVS, INDIRECT DRAIN FROM EQUIPMENT TO FLOOR DRAINS, AND ACCESSORY ITEMS INDICATED OR REQUIRED FOR THE PROPER OPERATION OF THE COMPLETE SYSTEM AT THE TERMINATION OF THE WORK.

DIVISION 15 CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECT ROUGH-IN DIMENSIONS, AND SHALL VERIFY SAME WITH ARCHITECT AND/OR EQUIPMENT SUPPLIER PRIOR TO SERVICE INSTALLATIONS.

**15B 1-21 SYSTEM TESTING AND ADJUSTING**

UPON COMPLETION OF EACH PHASE OF THE INSTALLATION, TEST EACH SYSTEM IN CONFORMANCE WITH LOCAL CODE REQUIREMENTS AND AS NOTED BELOW. FURNISH LABOR AND EQUIPMENT REQUIRED TO TEST PLUMBING WORK INSTALLED UNDER THIS CONTRACT, AND ASSUME COSTS INVOLVED IN MAKING THE TESTS, AND REPAIRING AND/OR REPLACING DAMAGE RESULTING THEREFROM.

NOTIFY THE ARCHITECT AND THE AUTHORITY HAVING JURISDICTION, THREE (3) WORKING DAYS PRIOR TO MAKING PLUMBING SYSTEM TESTS. LEAKS CONCEALED WORK UNCOVERED UNTIL THE REQUIRED TESTS HAVE BEEN COMPLETED, BUT IF NECESSARY DUE TO CONSTRUCTION PROCEDURE, TESTS ON PORTIONS OF THE WORK MAY BE MADE, AND WHEN SATISFACTORY, THE WORK MAY BE CONCEALED. TEST PIPING BEFORE INSULATION IS INSTALLED, AND BEFORE BACKFILL. PIPES, JOINTS, FLANGES, VALVE STEMS, ETC., SHALL BE LEAK TIGHT. REPAIR OR REPLACE SYSTEM DEFECTS WITH NEW MATERIALS. CAULKING OF DEFECTIVE JOINTS, CRACKS OR HOLES WILL NOT BE PERMITTED. REPEAT TESTS AFTER DEFECTS HAVE BEEN ELIMINATED, MAKE TESTS IN THE PRESENCE OF THE ADMINISTRATIVE AUTHORITY AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.

UPON COMPLETION OF THE SYSTEMS INSTALLATION, AND PRIOR TO ACCEPTANCE BY THE ARCHITECT AND ENGINEER, MAKE GENERAL OPERATING TESTS TO DEMONSTRATE THAT EQUIPMENT AND SYSTEMS ARE IN PROPER WORKING ORDER, AND ARE FUNCTIONING IN CONFORMANCE WITH THE INTENT OF THE DRAWINGS AND SPECIFICATIONS. AS A PART OF THESE TESTS, OPEN EVERY WATER OUTLET TO ENSURE COMPLETE SYSTEM FLUSHING, REMOVE AND CLEAN FAUCET AERATORS, CLEAN STRAINERS, LIGHT PILOT LIGHTS, AND OPERATE EVERY PIECE OF EQUIPMENT FURNISHED UNDER THIS CONTRACT TO DEMONSTRATE PROPER FUNCTIONING.

TEST THE DRAINAGE AND VENT SYSTEM BY PLUGGING OPENINGS WITH TEST PLUGS, EXCEPT THOSE AT THE TOP OF THE STACKS. FILL THE SYSTEM WITH WATER; TEST RESULTS WILL BE SATISFACTORY IF THE WATER LEVEL REMAINS STATIONARY FOR NOT LESS THAN ONE (1) HOUR. SUBJECT THE DRAINAGE AND VENT SYSTEM TO A PRESSURE OF AT LEAST TEN (10) FEET OF WATER. IF LEAKS DEVELOP, REPAIR THEM AND REPEAT THE TEST.

TEST THE DOMESTIC WATER SYSTEM BY FILLING IT WITH WATER AND THEN ISOLATING THE SYSTEM FROM ITS SOURCE. KEEP THE SYSTEM CLOSED FOR A PERIOD OF TWENTY-FOUR HOURS, WITH NO FIGHTURE BEING USED. THE PRESSURE DIFFERENTIAL FOR THIS TEST PERIOD SHALL NOT EXCEED 10 PSIG. TEST WATER PIPING TO A 125 PSI HYDROSTATIC PRESSURE.

FOR LOW PRESSURE NATURAL GAS SYSTEMS, SUBJECT THE PIPE TO 10 PSIG AIR PRESSURE FOR A PERIOD OF ONE HOUR. THE RESULTANT PRESSURE DIFFERENTIAL FOR THIS PERIOD SHALL BE 0 PSIG. TEST PER GAS COMPANY REQUIREMENTS WHERE REQUIRED.

**15B 1-22 GUARANTEE**

THE WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL INCLUDE THE FURNISHING, INSTALLATION, AND CONNECTION OF PLUMBING SYSTEMS INDICATED ON THE DRAWINGS AND IN THE SPECIFICATIONS. BY SIGNING THE CONTRACT, THE CONTRACTOR ACKNOWLEDGES THAT HE HAS ACQUAINTED HIMSELF WITH THE SITE AND THE EXISTING CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, AND THE DRAWINGS AND SPECIFICATIONS PERTAINING THERETO, AND HE INDICATES THAT HE WILL COMPLY WITH THE REQUIREMENTS AND INTENT OF PERTINENT DOCUMENTS IN THE PERFORMANCE OF THE WORK.

GUARANTEE THAT THE PLUMBING INSTALLED UNDER THIS CONTRACT IS FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF ACT ACCEPTANCE BY THE OWNER. THIS SHALL INCLUDE A GUARANTEE OF FREE CORROSION OF LIQUIDS THROUGHOUT THE SYSTEM AS INTENDED WITHOUT LEAKS, EXCESSIVE NOISE, OR WATER HAMMER.

IF DEFECTS OCCUR DURING THE ONE YEAR GUARANTEE PERIOD, REPAIR OR REPLACE SUCH DEFECTS AT NO EXPENSE TO THE OWNER, AND TO THE SATISFACTION OF THE OWNER, ARCHITECT AND ENGINEER.

**15B3 PLUMBING SPECIALTIES**

**15B 3-1 WATER HAMMER ARRESTORS, AND TRAPS**

PROVIDE WATER HAMMER ARRESTORS AT VALVES OR BATTERIES OF FIXTURES AS INDICATED ON THE DRAWINGS TO PREVENT WATER HAMMER. ARRESTORS SHALL BE JOSAM, SMITH, PRECISION PLUMBING PRODUCTS, SOUVI CHEF, WACO, WATTS, OR ZURN, STAINLESS STEEL, BELLOWS TYPE, OR O-RING SEALED AND LUBRICATED ACETAL PISTON. INSTALL WATER HAMMER ARRESTORS PER THE PLUMBING AND DRAINAGE INSTITUTE PDI WH-201 INSTALLATION INSTRUCTIONS. INSTALLATION OF ARRESTORS AT BATTERIES OF FIXTURES PRECLUDES THE REQUIREMENT FOR INDIVIDUAL AIR CHAMBERS AT EACH BATTERY FIXTURE.

PROVIDE WATER-SEAL TRAPS ON FLOOR DRAINS, FIXTURES AND EQUIPMENT WITH DRAIN CONNECTIONS, INCLUDING TRAPS NOT FURNISHED IN COMBINATION WITH FIXTURES AND EQUIPMENT. PLACE TRAP AS CLOSE TO THE FIXTURE OR DRAIN AS POSSIBLE. EXPOSED TRAPS IN FINISHED SPACES SHALL BE CHROME-PLATED BRASS.

PROVIDE CONVENTIONAL "P" TYPE TRAP, WATER-SEALED SELF-CLEANING DESIGN. FULL "S" TRAPS OR TRAP STANDARDS SHALL BE USED ONLY WHERE SPECIFICALLY CALLED FOR ON THE DRAWINGS OR ELSEWHERE IN THIS SPECIFICATION. TRAP WATER SEALS SHALL NOT BE LESS THAN 2", AND DEEP SEAL TRAPS SHALL BE PROVIDED WHERE SPECIFIED OR INDICATED. EACH TRAP NOT INTEGRAL WITH THE FIXTURE OR FLOOR DRAIN OR INSTALLED BELOW THE BASE SLAB SHALL BE PROVIDED WITH AN ACCESSIBLE CLEANOUT OF ADEQUATE SIZE. PROVIDE TRAP PRIMERS WHERE REQUIRED BY CODE AND WHERE INDICATED ON THE DRAWINGS.

**15B 3-2 CLEANOUTS, FLOOR DRAINS AND ROOF DRAINS**

CLEANOUTS, FLOOR DRAINS AND ROOF DRAINS SHALL BE BY ONE MANUFACTURER IF POSSIBLE. ACCEPTABLE MANUFACTURERS ARE: JOSAM, SMITH, WACO, WATTS, AND ZURN. PROVIDE LONG SWEEP FITTINGS FOR CLEANOUT EXTENSIONS, SHORT SWEEPS AT START OF RUNS OR CHANGE IN DIRECTION AND COMBINATION WYE AND EIGHT BEND FITTINGS IN HORIZONTAL RUNS. INSTALL CLEANOUTS WITH A MINIMUM OF 18" CLEAR ALL AROUND, CONSULT LOCAL CODES FOR OTHER REQUIREMENTS, FOR EASY SYSTEM MAINTENANCE. INSTALL PLUG WITH TEFLOX JOINT COMPOUND.

FLOOR DRAINS: SHALL BE AS SCHEDULED ON THE DRAWINGS.

FLOOR CLEANOUTS: SHALL BE AS SCHEDULED ON THE DRAWINGS. INSTALL CLEANOUTS AT POINTS AS NOTED ON THE DRAWINGS, AT THE BUILDING EXIT; AT A MINIMUM OF EVERY 50 FEET IN HORIZONTAL, SOIL AND WASTE LINES; AND AT TURNS OF PIPE GREATER THAN 45 DEGREES. CLEANOUTS SHALL BE WITH SIZE OF THE PIPE TO 4" AND 2" FOR PIPES LARGER THAN 4". DETERMINE THE TYPE OF FLOOR COVERING TO BE USED AT EACH FLOOR CLEANOUT LOCATION AND PROVIDE TOP WITH VARIATIONS SUITABLE FOR FLOOR COVERING (CARPET MARKERS, RECESSED FOR TILE AND SCORED FOR UNFINISHED FLOOR). ROUGH-IN AND INSTALL EACH FLOOR CLEANOUT FLUSH WITH THE FINISHED FLOOR CONSTRUCTION.

EXTERIOR CLEANOUTS: SHALL BE AS SCHEDULED ON THE DRAWINGS. INSTALL CLEANOUTS AT POINTS AS NOTED ON THE DRAWINGS, AT THE BUILDING EXIT; AT A MINIMUM OF EVERY 100 FEET IN HORIZONTAL, SOIL AND WASTE AND STORM SERVICE LINES. EMBED EACH EXTERIOR CLEANOUT IN AN 18" X 18" X 8" BLOCK OF CONCRETE, FLUSH WITH FINISHED GRADE.

WALL CLEANOUTS: SHALL BE AS SCHEDULED ON THE DRAWINGS. INSTALL WALL CLEANOUTS AT POINTS AS NOTED ON THE DRAWINGS; AT THE FOOT OF EACH SOIL, WASTE OR INTERIOR DOWNSPOUT STACK; AT HORIZONTAL SOIL AND WASTE BRANCHES LONGER THAN FIVE FEET; NOT SERVED BY A FLOOR CLEANOUT; CONSULT LOCAL CODES FOR INSTALLATION AT SPECIFIC FIXTURE TYPES. INSTALL WALL CLEANOUTS ABOVE THE FLOOD RM OF THE FIXTURE SERVED WITHIN FOUR FEET OF THE FLOOR AND INSTALL EXTENSIONS FROM THE CLEANOUT TEE TO THE WALL TO LOCATE THE PLUG WITHIN 2" OF THE WALL WHERE REQUIRED. INSTALL CLEANOUTS ON URINALS AND SINKS WHERE REQUIRED BY CODE.

**15B 3-3 VALVES, STRAINERS, HOSE BIBBS, AND UNIONS**

PLUMBING SYSTEM VALVES SHALL BE CRANE COMPANY OR NIBCO OF MODELS HEREIN SPECIFIED, OR APPROVED EQUAL BY HAMMOND, WALWORTH, STOCKHAM, OR MUELLER VALVES. VALVES SHALL BE OF THE BEST QUALITY, DESIGNED FOR 125 PSI STEAM WORKING PRESSURE. INSTALL VALVES ON THE HOT AND COLD WATER LINES AT THE WATER HEATER CONNECTIONS, AND OTHER ITEMS OF EQUIPMENT, AT BRANCHES FROM MAINS SERVING GROUPS OF FIXTURES, AND AT OTHER PLACES INDICATED OR REQUIRED BY THE INSTALLATION TO ALLOW EASE OF FUTURE MAINTENANCE.

GATE VALVES: CLASS 125, SIZE 2-1/2" AND SMALLER SHALL BE CRANE #1701 OR NIBCO T113, NON-RISING STEM, SCREWED BRASS BODY AND PARTS, WITH WEDGE DISC. GATE VALVES 3" AND LARGER SHALL BE CRANE #465-1/2 OR NIBCO #817-0, O.S. & Y, IRON BODY FLANGED WEDGE GATE WITH BRASS SEATS AND STEM.

BALL VALVES (MAY BE USED IN LIEU OF GATE VALVES UP TO 2"): 2" AND SMALLER, NIBCO #T580; TWO PIECE BRONZE BODY, WITH SCREWED ENDS, CHROME PLATED BRONZE BALL WITH CONVENTIONAL PORT, 400 PSI, BLOW-OFF PROOF STEM.

GLOBE VALVES: GLOBE VALVES SHALL BE CLASS 125. GLOBE VALVES 2-1/2" AND SMALLER SHALL BE CRANE #1310 OR NIBCO #T-211, SCREWED BRASS BODY AND BRASS DISC. GLOBE VALVES 3" AND LARGER SHALL BE CRANE #351 IRON BODY FLANGED VALVE WITH BRASS TRIM.

CHECK VALVES: CHECK VALVES SHALL BE CLASS 125. CHECK VALVES FOR INSTALLATION IN HORIZONTAL PIPE RUNS SHALL BE OF THE "SWING DISC" DESIGN. HORIZONTAL CHECK VALVES 2-1/2" AND SMALLER SHALL BE CRANE #137 OR NIBCO #T-413 WITH SCREWED BRONZE BODY AND BRONZE DISC. HORIZONTAL CHECK VALVES 3" AND LARGER SHALL BE CRANE #373 OR NIBCO F-918 IRON BODY FLANGED VALVE WITH BRASS TRIM. CHECK VALVES FOR INSTALLATION IN VERTICAL PIPE RUNS SHALL BE OF THE "VERTICAL LIFT" DESIGN. VERTICAL CHECK VALVES 2-1/2" AND SMALLER SHALL BE CRANE #29 OR NIBCO #T-480 WITH SCREWED BRONZE BODY AND BRONZE DISC. VERTICAL CHECK VALVES 3" AND LARGER SHALL BE CENTER GUIDE.

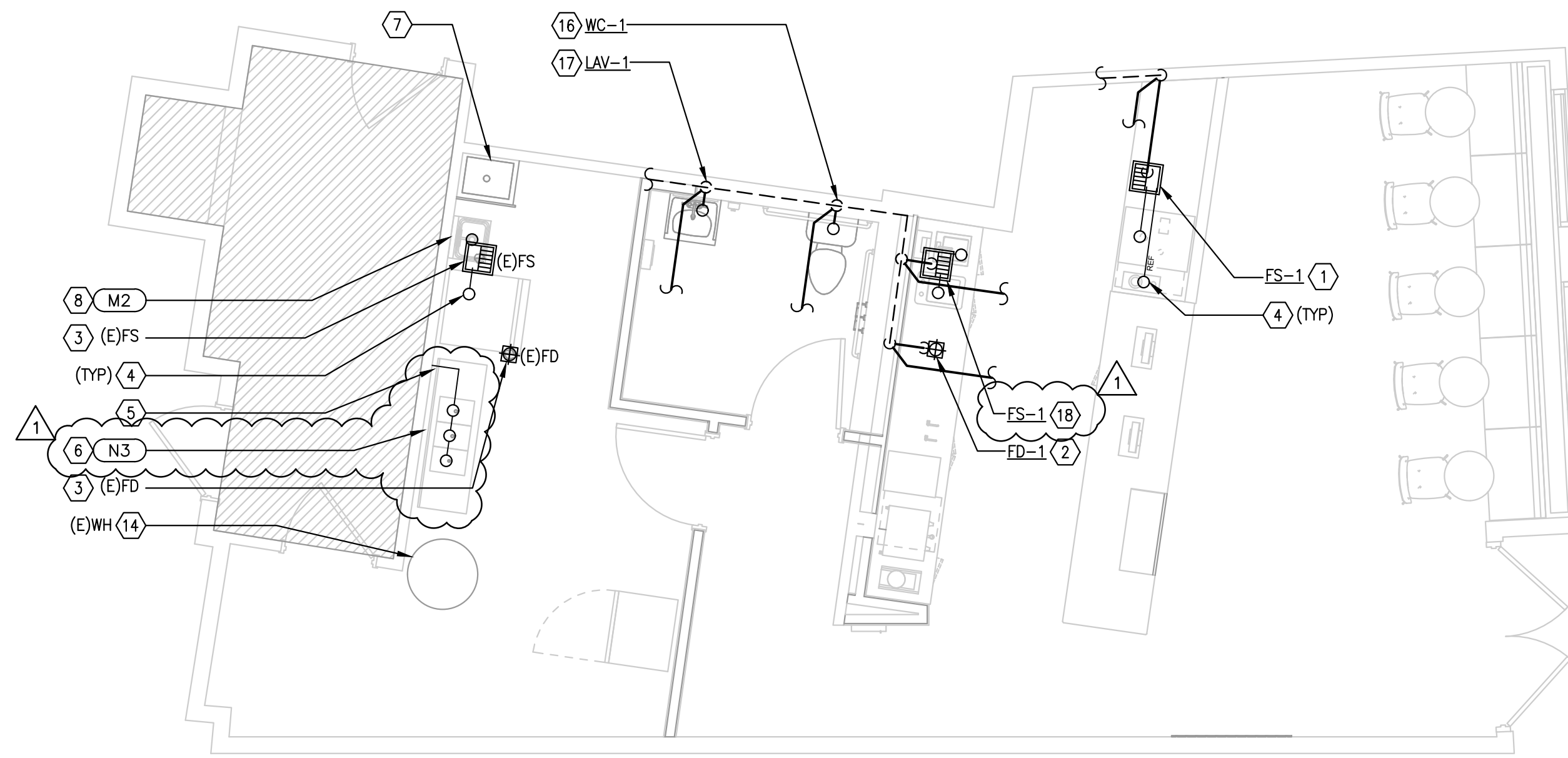
GAS COCKS: GAS COCKS 2-1/2" AND SMALLER SHALL BE HOMESTEAD #611, SCREWED IRON BODY WITH BRASS TRIM AND FLAT HEAD. GAS COCKS 3" AND LARGER SHALL BE HOMESTEAD #612 FLANGED SEMI-STEEL BODY WITH IRON TRIM AND SQUARE HEAD. APPROVED EQUAL ARE MCDONALD, ROCKWELL-NORSTROM OR DEZURIK.

THERMOSTATIC MIXING VALVES: THERMOSTATIC MIXING VALVES SHALL BE POWERS AS DESCRIBED ON THE DRAWINGS, OR EQUAL: BRAZLEY, LEONARD, LAWLER, SYMONS OR WATTS. MEETING ASSE 1016 WITH BRASS BODY, NON-CORROSIVE INTERNAL PARTS, TAMPER RESISTANT TEMPERATURE ADJUSTMENT, UNION INLETS AND CHECK STOPS WITH STRAINERS. SET TEMPERATURE AT 100°F FOR HAND WASHING.

GAS LINE PRESSURE REGULATORS: GAS LINE PRESSURE REGULATORS SHALL BE BY EQUIMETER, FISHER, MAXITROL OR AMERICAN METER COMPANY WITH CAPACITIES AS SCHEDULED ON THE DRAWINGS. REGULATORS SHALL BE SINGLE STAGE, STEEL JACKETED, CORROSION-RESISTANT TYPE WITH INTERSTITIAL RELIEF VALVE WITH ATMOSPHERIC VENT, ELEVATION COMPENSATOR, WITH THREADED ENDS, FOR INLET AND OUTLET.

STRAINERS: STRAINERS 2-1/2" AND SMALLER SHALL BE WATTS #745 WITH SCREWED IRON BODY, BRASS CAP AND MONEL 40 MESH SCREEN. STRAINERS 3" AND LARGER SHALL BE WATTS #77F-D WITH FLANGED IRON BODY, BOLTED IRON CAP AND STAINLESS STEEL SCREEN WITH 1/16" PERFORATIONS. STRAINERS SIZE 3" AND LARGER SHALL HAVE A 1" BLOW-OFF LINE WITH A 1" GATE VALVE CONNECTED TO THE BLOW-OFF CONNECTION AND SHALL BE EXTENDED TO THE NEAREST FLOOR DRAIN.

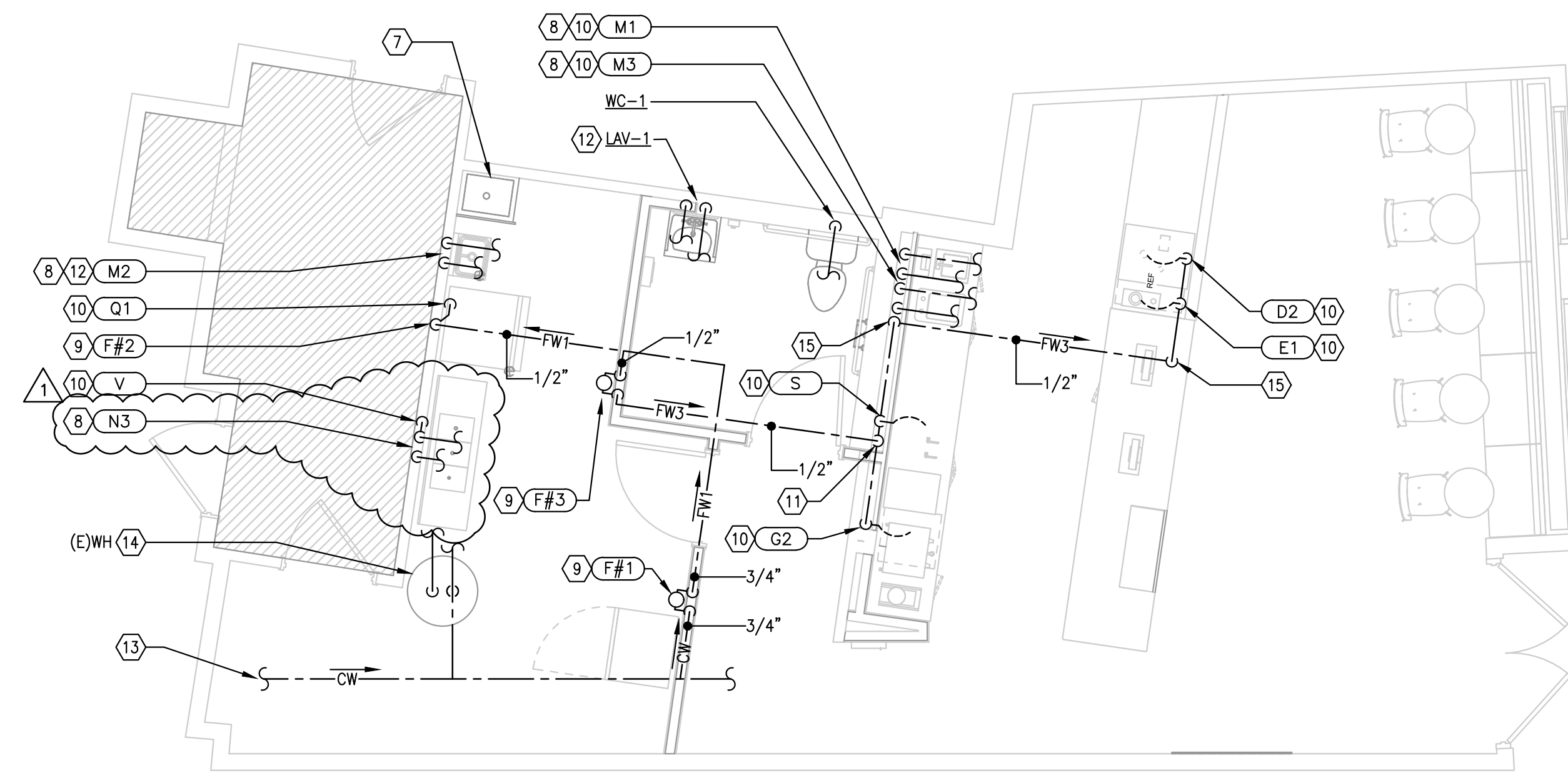
DRAIN VALVES



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

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

- KEYED NOTES**
1. PROVIDE FLOOR SINK FOR INDIRECT DISCHARGE FROM KITCHEN EQUIPMENT AS SHOWN. EXTEND 3" SANITARY AND 2" VENT PIPING TO NEAREST EXISTING MAINS OF ADEQUATE SIZE.
  2. PROVIDE FLOOR DRAIN FOR INDIRECT DISCHARGE FROM THE ICE BIN AS SHOWN. EXTEND 2" SANITARY AND 1-1/2" VENT PIPING TO NEAREST EXISTING MAINS OF ADEQUATE SIZE.
  3. FLOOR SINK/DRAIN IS EXISTING TO REMAIN. FIELD VERIFY THE ACTUAL LOCATION AND CONDITION OF THE FIXTURE AND ASSOCIATED PIPING FOR INTENDED REUSE.
  4. ROUTE DRAINAGE PIPING FROM KITCHEN EQUIPMENT FOR INDIRECT TERMINATION TO APPROVED RECEPTOR.
  5. THE 3-COMPARTMENT SINK SHALL DISCHARGE TO AN EXISTING GREASE TRAP THAT IS NOT LOCATED WITHIN THE DEMISED PREMISES.
  6. ROUTE THE NEW MANIFOLDED DRAINAGE PIPING FROM THE 3-COMPARTMENT SINK TO THE EXISTING DRAIN PIPE CONNECTION THAT EXTENDS TO THE EXISTING GREASE TRAP. INSTALL COMPLETE WITH CLEANOUT AT UPSTREAM END OF THE MANIFOLD PIPING.
  7. THE PLUMBING FIXTURE IS EXISTING TO REMAIN. FIELD VERIFY THE ACTUAL LOCATION AND CONDITION OF THE FIXTURE AND ASSOCIATED PIPING FOR INTENDED REUSE. REPORT ANY DEFICIENCY TO THE OWNER'S CONSTRUCTION MANAGER.
  8. THE NEW EQUIPMENT SHOWN SHALL BE INSTALLED IN THE LOCATION OF SIMILAR EXISTING EQUIPMENT BEING REMOVED. PROVIDE NEW PIPING CONNECTIONS TO EXISTING STUB OUTS.
  9. WALL MOUNTED WATER FILTER SHALL BE FURNISHED BY OWNER AND INSTALLED COMPLETE BY THE PLUMBING CONTRACTOR. REFER TO DETAILS ON SHEET P301 FOR PROPOSED INSTALLATION.
  10. REFER TO THE KITCHEN EQUIPMENT SCHEDULE ON SHEET P201 FOR PROPOSED PIPING ROUGH-IN SIZES.
  11. ROUTE THE 1/2" FILTERED WATER LINE DOWN IN WALL FOR EXTENSION TO KITCHEN EQUIPMENT AS SHOWN.
  12. HAND SINK SHALL BE INSTALLED COMPLETE WITH UNDER FIXTURE MIXING VALVE FOR TEMPERED DISCHARGE. EXTEND WATER PIPING TO NEAREST EXISTING BRANCHES IN THIS GENERAL AREA.
  13. THE WATER PIPING AND METER ASSEMBLIES ARE EXISTING TO REMAIN.
  14. THE TENANT'S WATER HEATER IS EXISTING TO REMAIN. FIELD VERIFY THE CONDITION OF THE APPLIANCE AND ASSOCIATED PIPING FOR INTENDED REUSE. REPORT ANY DEFICIENCY TO THE OWNER'S CONSTRUCTION MANAGER.
  15. ROUTE THE 1/2" FILTERED WATER LINE DOWN IN WALL FOR UNDERSLAB EXTENSION TO THE FRONT ORDER COUNTER MILLWORK AS SHOWN. EXTEND THE PIPING IN THE MILLWORK FOR FINAL CONNECTIONS TO KITCHEN EQUIPMENT. COORDINATE INSTALLATION WITH FIELD CONDITIONS.
  16. PROVIDE FLOOR MOUNTED RESTROOM WATER CLOSET AS SHOWN. EXTEND 4" SANITARY AND 2" VENT PIPING TO NEAREST EXISTING MAINS OF ADEQUATE SIZE.
  17. PROVIDE WALL MOUNTED RESTROOM LAVATORY AS SHOWN. EXTEND 2" SANITARY AND 1-1/2" VENT PIPING TO NEAREST EXISTING MAINS OF ADEQUATE SIZE.
  18. PROVIDE FLOOR SINK FOR INDIRECT DISCHARGE FROM KITCHEN EQUIPMENT AS SHOWN. EXTEND 3" GREASY WASTE AND 2" VENT PIPING TO NEAREST EXISTING MAINS OF ADEQUATE SIZE. FOR CLARIFICATION, THE DRAINAGE FROM THE FLOOR SINK RECEIVING DISCHARGE FROM THE DUMP SINK SHALL ROUTE TO THE COMMON GREASE TRAP. FIELD VERIFY REQUIRED ROUTING FOR INTENDED CONNECTION.



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

ARCHITECT:  
**PHASE ZERO DESIGN**  
35 POND PARK ROAD, BAY 16  
HINGHAM, MASSACHUSETTS 02043  
PHONE: (781) 452-7121  
FAX: (781) 875-3039  
www.phasezerodesign.com

CLIENT:  
**BLANK STREET**  
225 WYTHE AVENUE  
BROOKLYN, NY 11249  
www.blankstreet.com

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

**BLANK STREET**  
1380 MASSACHUSETTS AVE, CAMBRIDGE, MA, 02138

REVISIONS

NO.	DATE	REVISION	DESCRIPTION
1	11/30/22	CONSTRUCTION SET	



11/30/2022  
ISSUED FOR: CONSTRUCTION SET  
ISSUED DATE: 11/30/22

DRAWN BY:  
CHECKED BY:  
PROJECT NUMBER: 21620  
Copyright (c) by Phase Zero Design Corp. All Rights Reserved.

DRAWING NAME:  
**PLUMBING FLOOR PLANS**

DRAWING NO.  
**P101**

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

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

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

PLUMBING KITCHEN EQUIPMENT SCHEDULE										
TAG	EQUIPMENT	ROUGH-IN SIZE						DESCRIPTION/REMARKS		
		S/W	V	CW	HW	FW	HEIGHT			
D2	ESPRESSO MACHINE	YES	-	-	-	1/2"	12"	INSTALL COMPLETE WITH FLEXIBLE WATER CONNECTION, AND DRAIN INSTALLED BELOW THE COUNTER AND ROUTED TO THE NEAREST AVAILABLE APPROVED DRAIN, TERMINATED WITH AN INDIRECT CONNECTION. FIELD COORDINATE WITH MILLWORK.		
E1	PITCHER RINSER	YES	-	1/2"	-	-	12"	INSTALL COMPLETE WITH FLEXIBLE WATER CONNECTION, AND DRAIN INSTALLED BELOW THE COUNTER AND ROUTED TO THE NEAREST AVAILABLE APPROVED DRAIN, TERMINATED WITH AN INDIRECT CONNECTION. FIELD COORDINATE WITH MILLWORK.		
G2	COFFEE BREWER	-	-	-	-	1/2"	12"	INSTALL COMPLETE WITH FLEXIBLE WATER CONNECTION INSTALLED BELOW THE COUNTER. FIELD COORDINATE WITH MILLWORK.		
S	WATER TAP	-	-	-	-	1/2"	12"	INSTALL COMPLETE WITH FLEXIBLE WATER CONNECTION INSTALLED BELOW THE COUNTER. FIELD COORDINATE WITH MILLWORK.		
U	UNDERBAR ICE BIN	YES	-	-	-	-	-	THE ICE BIN SHALL BE LOCATED ABOVE THE FLOOR DRAIN AS INDICATED ON THE PLANS. EQUIPMENT SHALL DRAIN WITH AN INDIRECT CONNECTION TO APPROVED RECEPTOR.		
M1	HAND WASH SINK (COUNTER MOUNTED)	YES	-	1/2"	1/2"	-	12"	INSTALL COMPLETE WITH FLEXIBLE WATER CONNECTION, AND DRAIN INSTALLED BELOW THE COUNTER AND ROUTED TO THE NEAREST AVAILABLE APPROVED DRAIN, TERMINATED WITH AN INDIRECT CONNECTION. FIELD COORDINATE WITH MILLWORK.		
M2	HAND WASH SINK (WALL MOUNTED)	2"	1-1/2"	1/2"	1/2"	-	12"	INSTALL COMPLETE WITH FLEXIBLE WATER CONNECTIONS AND DIRECT DRAIN TO THE DWV SYSTEM.		
M3	DUMP SINK	YES	-	1/2"	1/2"	-	12"	INSTALL COMPLETE WITH FLEXIBLE WATER CONNECTION, AND DRAIN INSTALLED BELOW THE COUNTER AND ROUTED TO THE NEAREST AVAILABLE APPROVED DRAIN, TERMINATED WITH AN INDIRECT CONNECTION. FIELD COORDINATE WITH MILLWORK.		
N3	3-COMP SINK	YES	-	1/2"	1/2"	-	12"	INSTALL COMPLETE WITH FLEXIBLE WATER CONNECTIONS, AND MANIFOLD DRAIN ROUTED TO THE FLOOR MOUNTED GREASE TRAP DEVICE. DRAIN SHALL BE TRAPPED PRIOR TO GREASE TRAP CONNECTION.		
Q1	ICE MAKER (FREE STANDING)	YES	-	-	-	1/2"	71.5"	INSTALL COMPLETE WITH FLEXIBLE WATER CONNECTION, AND DRAIN HOSE ROUTED TO THE NEAREST AVAILABLE APPROVED DRAIN AND TERMINATED WITH AN INDIRECT CONNECTION.		
Q2	ICE MAKER (UNDERCOUNTER)	YES	-	-	-	1/2"	12"	INSTALL COMPLETE WITH FLEXIBLE WATER CONNECTION, AND DRAIN HOSE ROUTED TO THE NEAREST AVAILABLE APPROVED DRAIN AND TERMINATED WITH AN INDIRECT CONNECTION.		
V	CHEMICAL DISPENSER	-	-	1/2"	-	-	50"	DISPENSER SHALL BE 6" ABOVE THE 3-COMP SINK. INSTALL COMPLETE WITH FLEXIBLE WATER CONNECTION.		
F#1	PREFILTER ASSEMBLY	-	-	-	-	3/4"	66"	INSTALL COMPLETE IN AN ACCESSIBLE LOCATION IN THE BACK OF HOUSE. FILTER ASSEMBLY SHALL BE FURNISHED BY THE OWNER AND INSTALLED BY THE PLUMBING CONTRACTOR.		
F#2	SINGLE PORT FILTER ASSEMBLY	-	-	-	-	1/2"	66"	INSTALL COMPLETE IN AN ACCESSIBLE LOCATION ADJACENT TO THE ICE MAKER. FILTER ASSEMBLY SHALL BE FURNISHED BY THE OWNER AND INSTALLED BY THE PLUMBING CONTRACTOR.		
F#3	REVERSE OSMOSIS FILTER ASSEMBLY	-	-	-	-	1/2"	66"	INSTALL COMPLETE IN AN ACCESSIBLE LOCATION NEAR THE EXPANSION TANK. FILTER ASSEMBLY SHALL BE FURNISHED BY THE OWNER AND INSTALLED BY THE PLUMBING CONTRACTOR.		

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

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

PLUMBING LEGEND		
SYMBOL	ABBREV.	DESCRIPTION
	S OR W	SOIL OR WASTE (BELOW GRADE)
	GW	GREASE WASTE
	V	VENT
	CD	CONDENSATE DRAIN
	ST	STORM DRAIN
	CW	COLD WATER
	FW	FILTERED WATER
	SW	SOFTENED WATER
	FSW	FIRE SERVICE WATER
	HW	HOT WATER
	HWR	HOT WATER RETURN
	RCL	RECLAIMED HEAT WATER
	G	GAS, NATURAL OR PROPANE
	UP	PIPE UP
	DN	TEE DOWN
	DN	PIPE DOWN
	FCO	FLOOR CLEANOUT
	DCO	DOUBLE CLEANOUT
	CO	CLEANOUT, WALL OR PIPE
	SOV	SHUT-OFF VALVE
	NOV	SHUT-OFF VALVE, NORMALLY OPEN
	NOV	SHUT-OFF VALVE, NORMALLY CLOSED
	C.V.	CHECK VALVE
	U	UNION
	P.V.	MECHANICAL PLUG VALVE (GAS)
	SOC	SHUT-OFF COCK (GAS)
	EAV	EARTHQUAKE ACTUATED AUTOMATIC VALVE (GAS)
	S.V.	ELECTRIC SOLENOID VALVE (GAS)
	P.R.	PRESSURE REGULATOR (GAS)
	POC	POINT OF CONNECTION
	T&P	TEMPERATURE & PRESSURE RELIEF VALVE
	VTR	VENT TO ROOF
	HD	HUB DRAIN
	FD	FLOOR DRAIN (COORDINATE GRATE REQ'S)
	FS	FLOOR SINK (COORDINATE GRATE REQ'S)
	RP	RECIRCULATION PUMP
	HB	HOSE BIBB
	KEC	KITCHEN EQUIPMENT CONTRACTOR
	BTUH	BRITISH THERMAL UNITS PER HOUR
	MBH	BTUH X 1000
	CFH	CUBIC FEET PER HOUR (1 MBH = 1 CFH)
	(E)	EXISTING
	I.E.	INVERT ELEVATION
	CONN	CONNECTION
	FU	FIXTURE UNITS
	GPM	GALLONS PER MINUTE
	GPH	GALLONS PER HOUR
	HP	HORSEPOWER
	PSI	POUNDS PER SQUARE INCH
	AP	ACCESS PANEL
	W/	WITH
	FLR	FLOOR
	CLG	CEILING
	ABV	ABOVE
	BEL	BELOW
	UG	UNDERGROUND
	DN	DOWN
	CONT.	CONTINUE
	TYP.	TYPICAL
	FOH	FRONT OF HOUSE
	BOH	BACK OF HOUSE
	A.D.A.	AMERICAN DISABILITIES ACT
	A.F.F.	ABOVE FINISH FLOOR
	B.F.F.	BELOW FINISH FLOOR

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

ARCHITECT:  
  
 35 POND PARK ROAD, BAY 16  
 HINGHAM, MASSACHUSETTS 02043  
 PHONE: (781) 452-7121  
 FAX: (781) 875-3039  
 www.phasezerodesign.com

CLIENT:  
**BLANK STREET**  
 225 WYTHE AVENUE  
 BROOKLYN, NY 11249  
 www.blankstreet.com

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

**BLANK STREET**  
 1380 MASSACHUSETTS AVE, CAMBRIDGE, MA, 02138

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL:

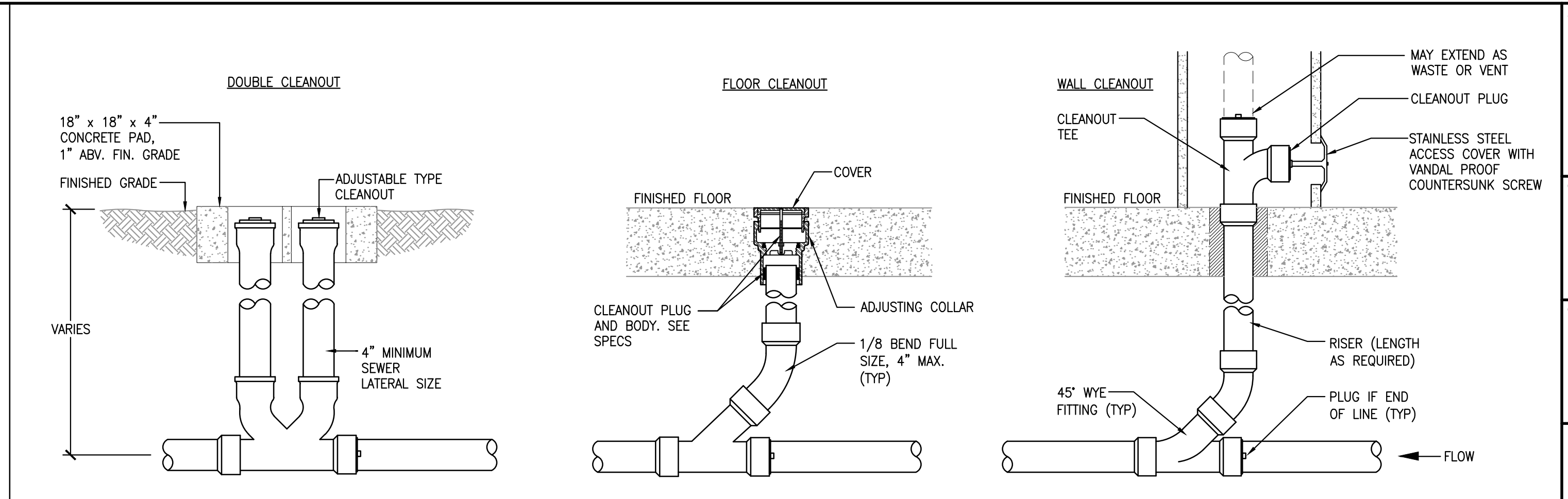
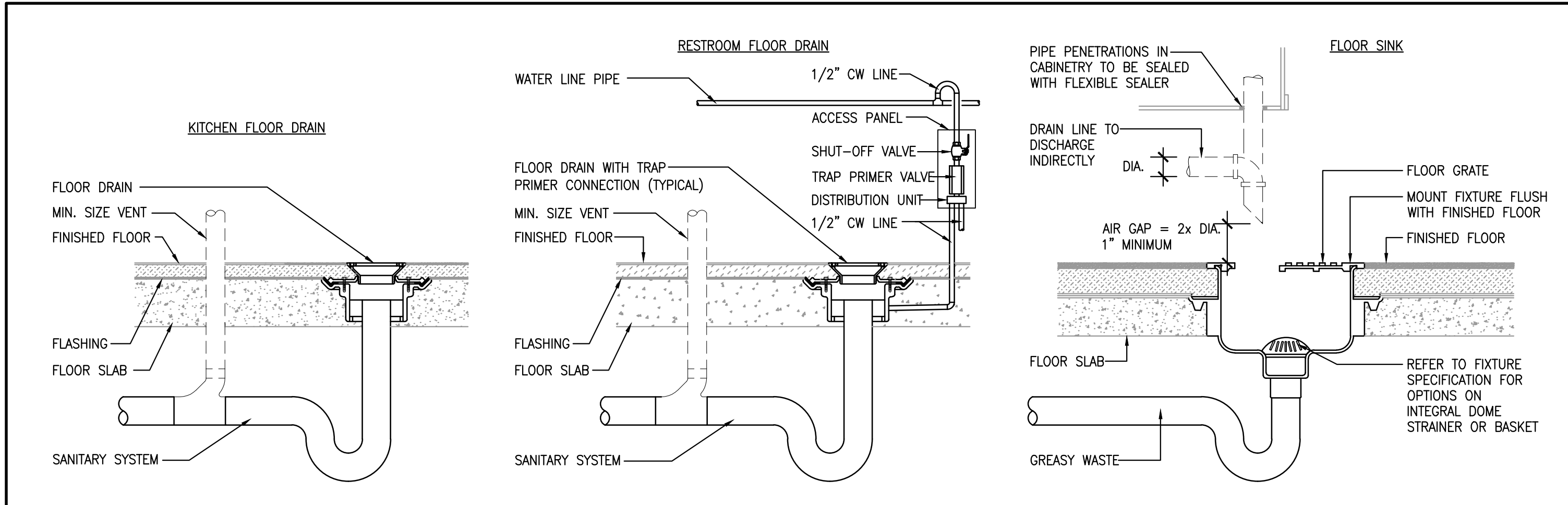
11/30/2022

ISSUED FOR: CONSTRUCTION SET  
 ISSUED DATE: 11/30/22

DRAWN BY:  
 CHECKED BY:  
 PROJECT NUMBER: 21620  
Copyright © by Phase Zero Design Corp. All Rights Reserved.

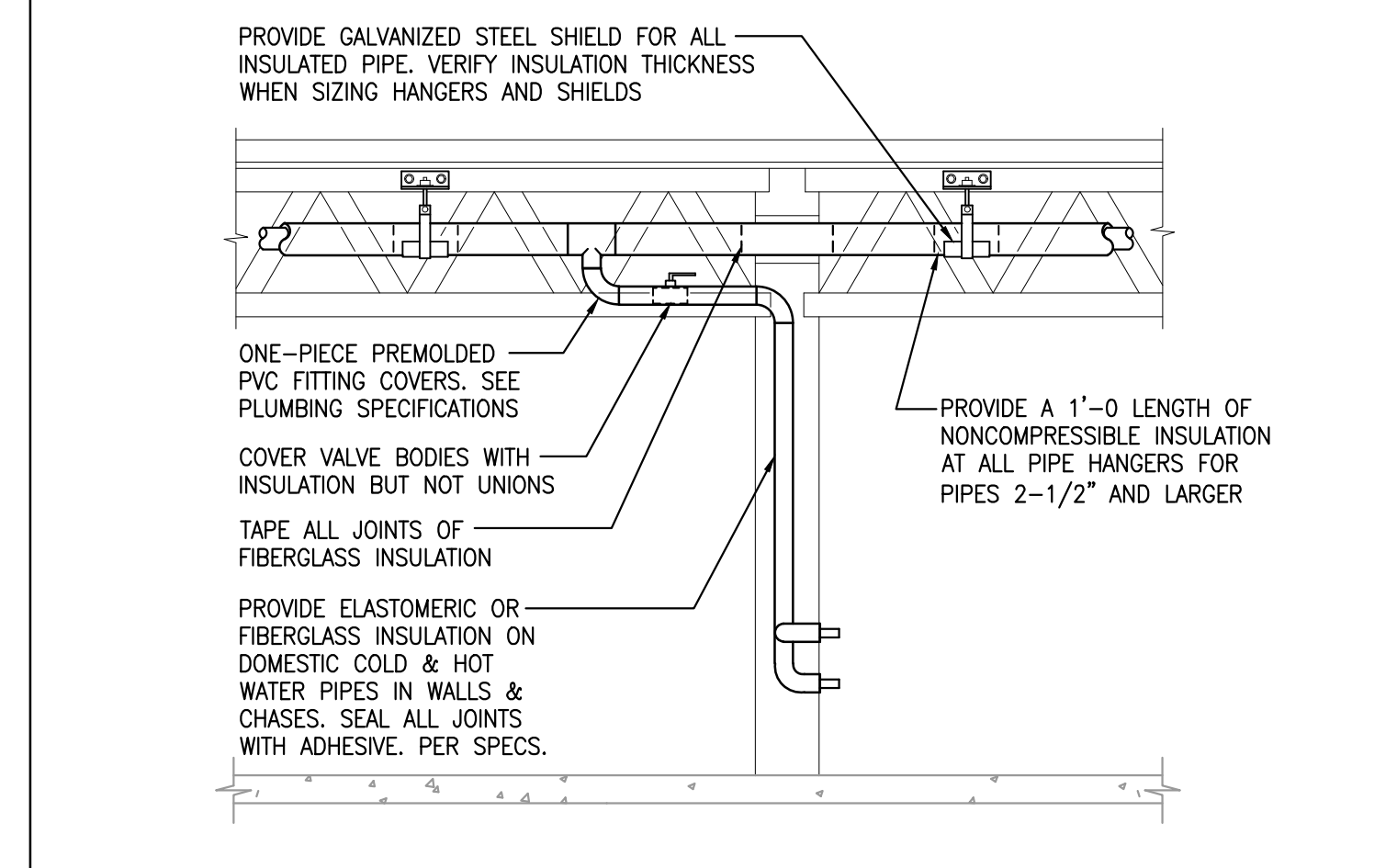
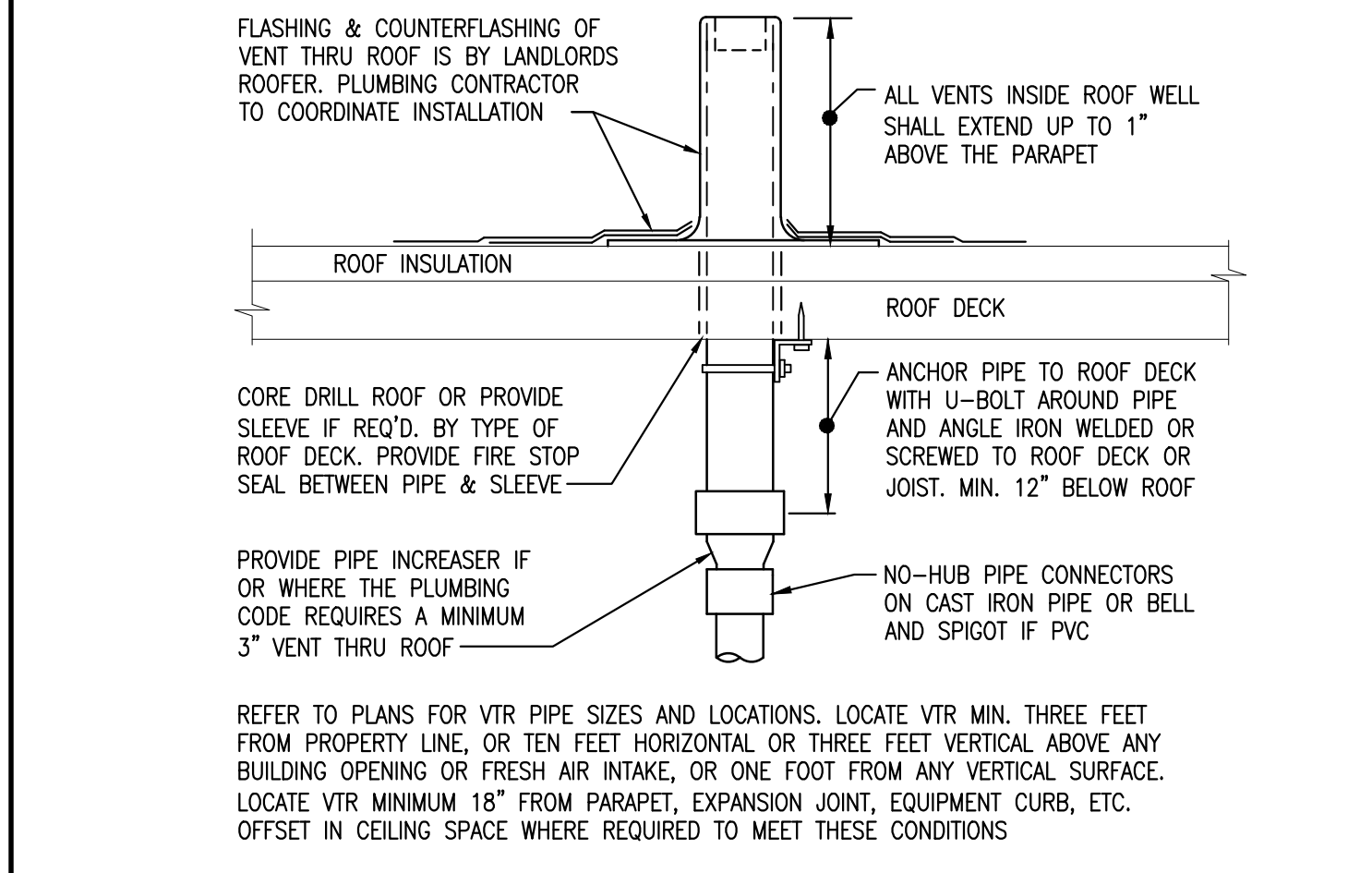
DRAWING NAME:  
**PLUMBING SCHEDULES AND NOTES**

DRAWING NO:  
**P201**



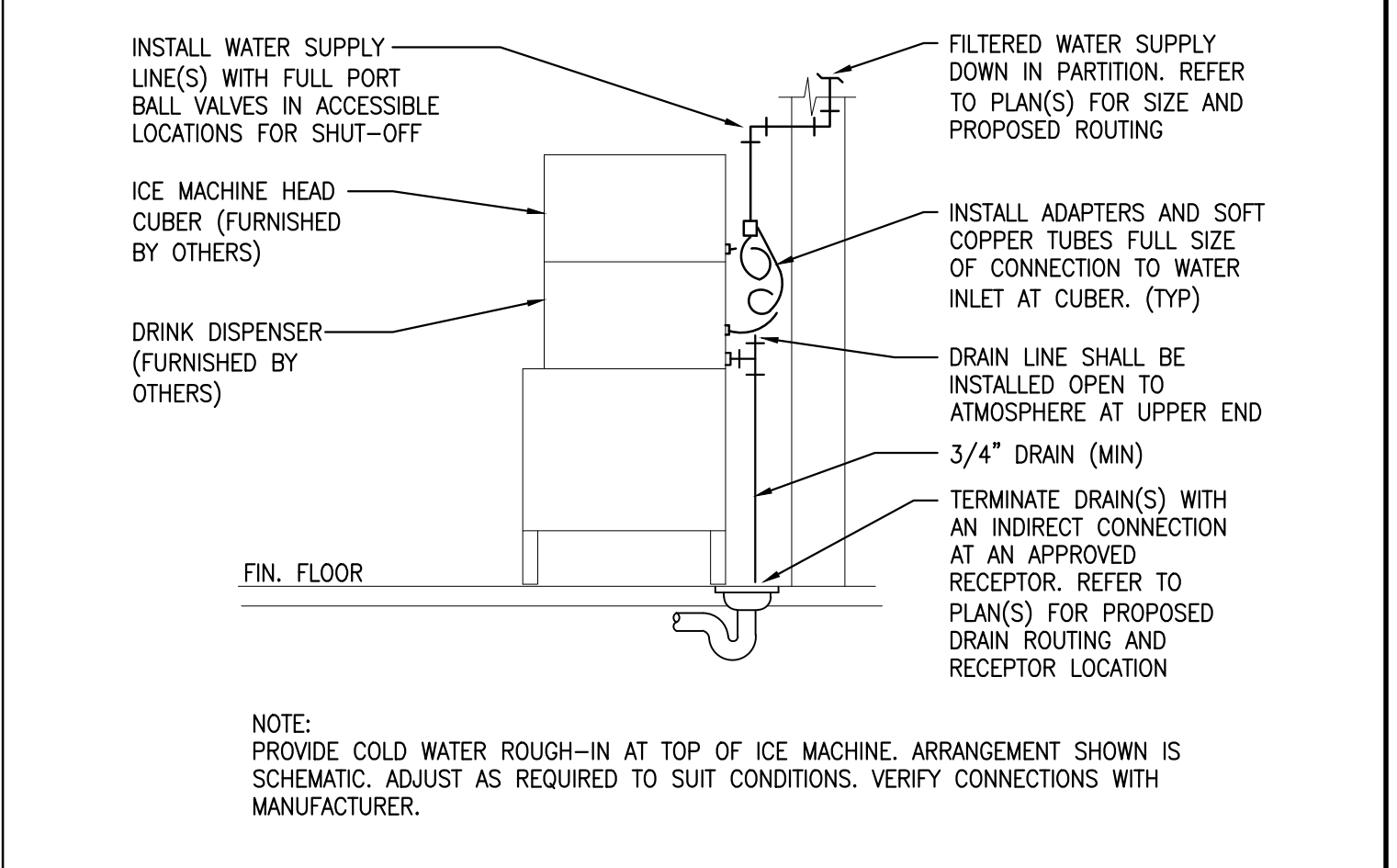
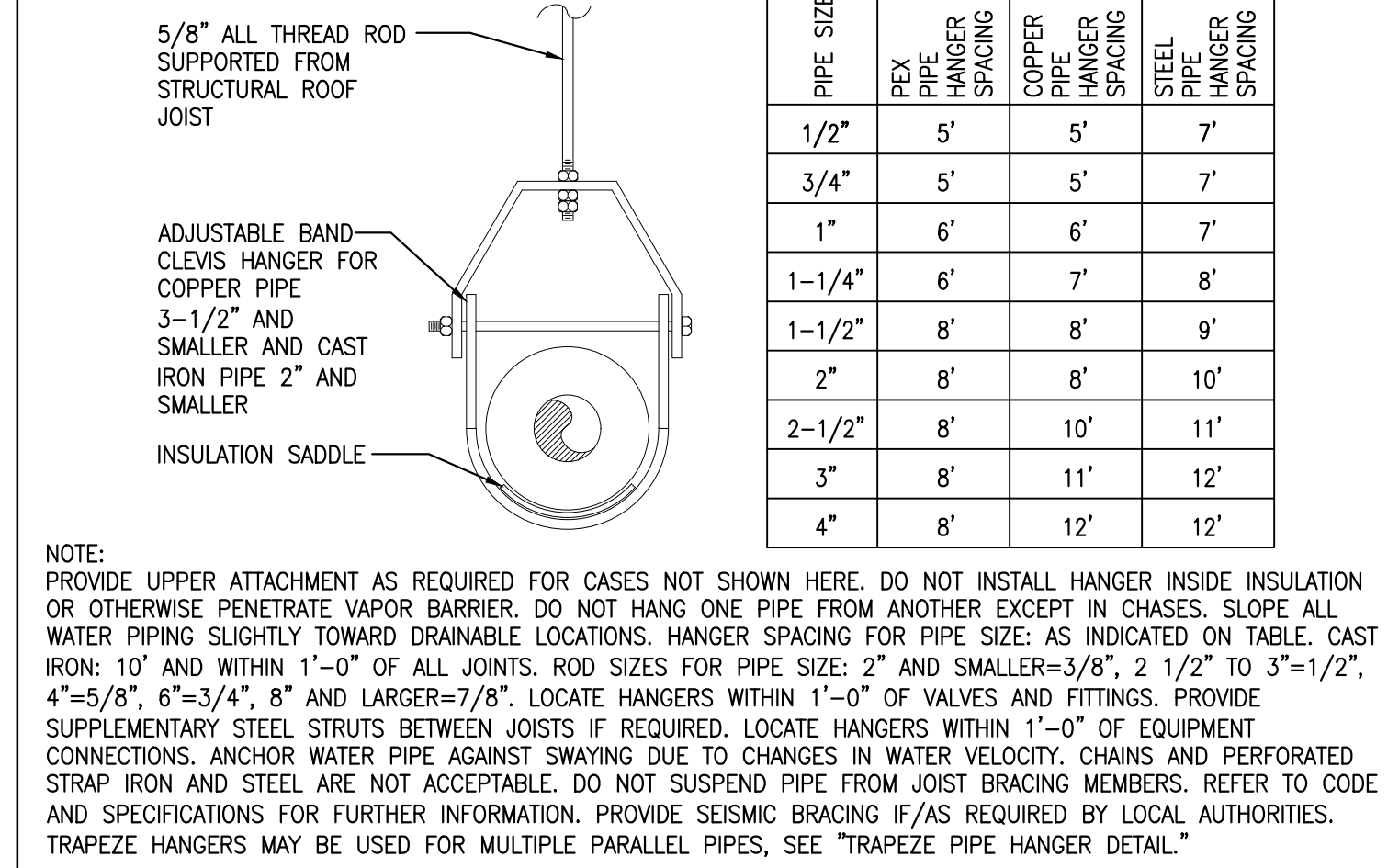
**DRAINAGE DETAILS** SCALE: NONE **1**

**CLEANOUT DETAILS** SCALE: NONE **2**



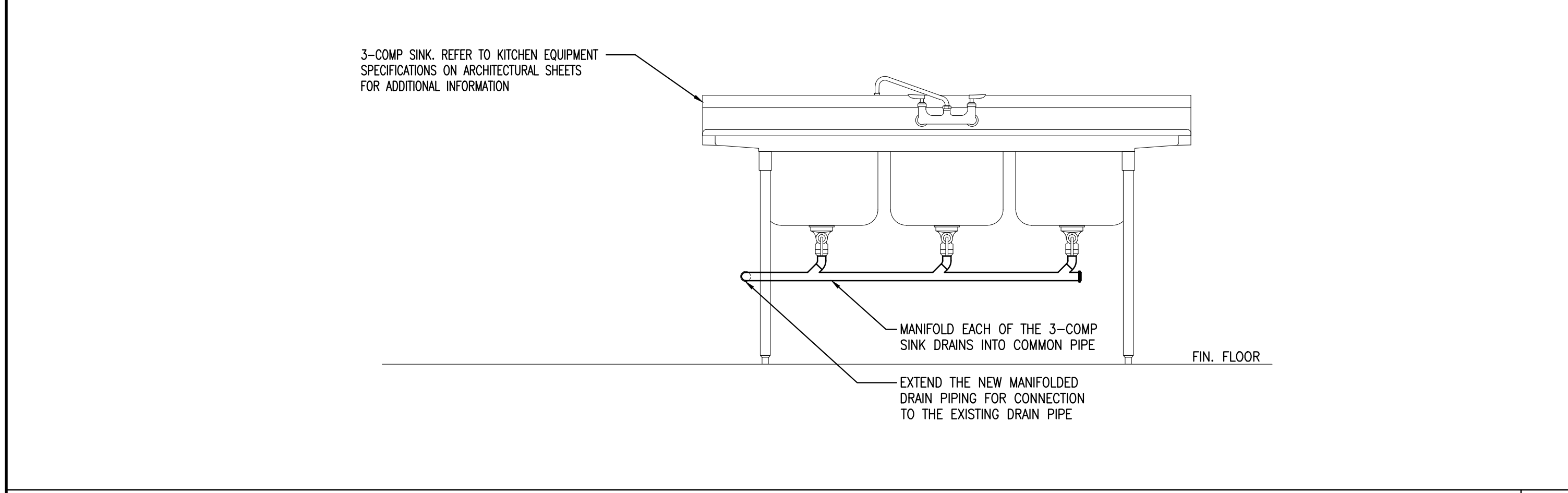
**VENT THROUGH ROOF DETAIL** SCALE: NONE **3**

**TRUSS PIPE INSULATION DETAIL** SCALE: NONE **4**

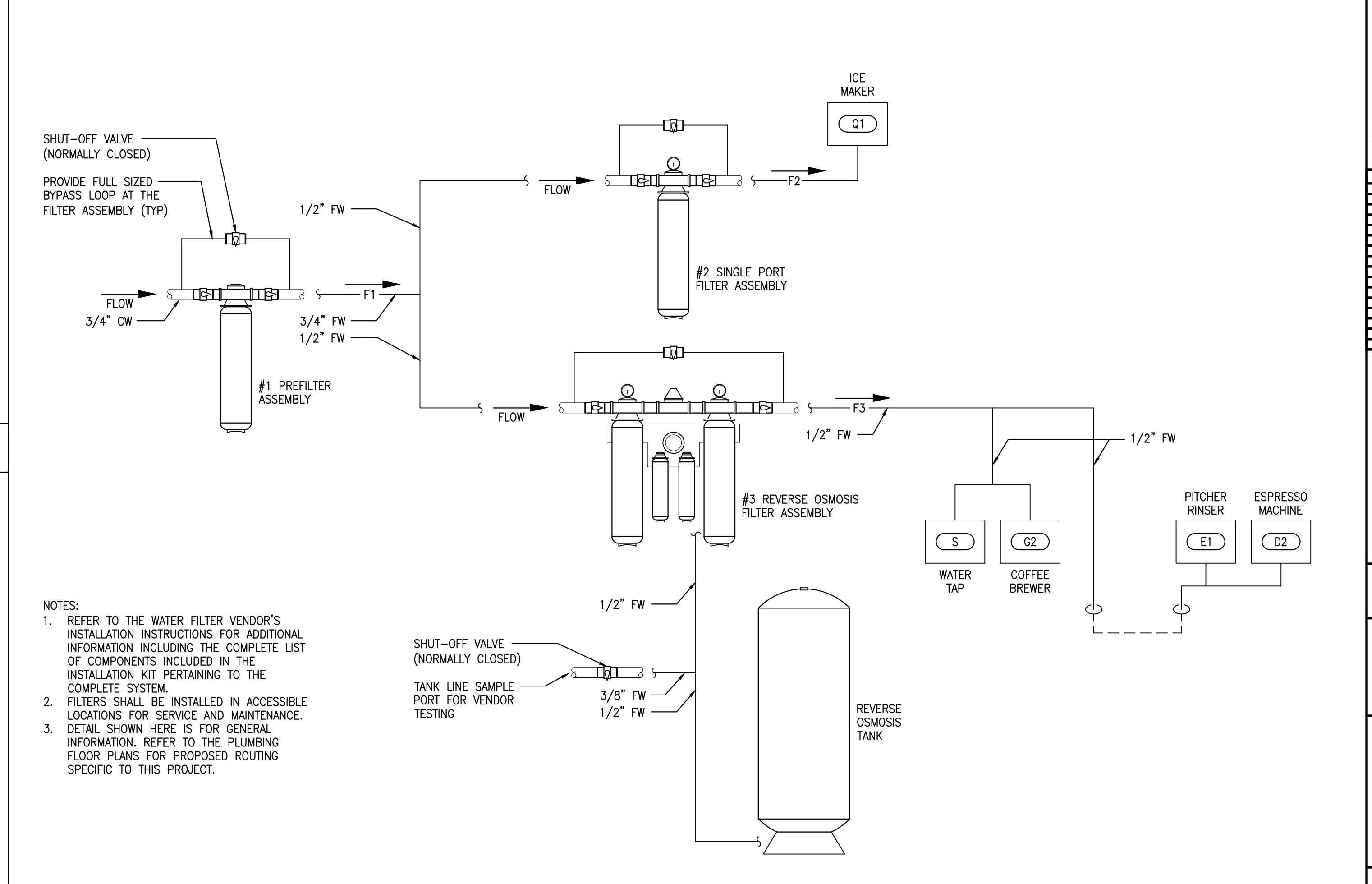


**PIPE SUPPORT HANGER DETAIL** SCALE: NONE **5**

**ICE MACHINE CONNECTION DETAIL** SCALE: NONE **6**



**GREASE TRAP DETAIL** SCALE: NONE **7**



**WATER FILTER DETAIL** SCALE: NONE **10**

**NOT USED** SCALE: NONE **8**

**NOT USED** SCALE: NONE **9**

**ARCHITECT:**  
**PHASE ZERO DESIGN**  
 35 POND PARK ROAD, BAY 18  
 HINGHAM, MASSACHUSETTS 02043  
 PHONE: (781) 452-7121  
 FAX: (781) 875-3039  
 www.phasezerodesign.com

**CLIENT:**  
**BLANK STREET**  
 225 WYTHE AVENUE  
 BROOKLYN, NY 11249  
 www.blankstreet.com

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

**BLANK STREET**

1380 MASSACHUSETTS AVE, CAMBRIDGE, MA, 02138

**REVISIONS**

NO.	DATE	DESCRIPTION

**SEAL:**

11/30/2022  
 ISSUED FOR: CONSTRUCTION SET  
 ISSUED DATE: 11/30/22  
 DRAWN BY:  
 CHECKED BY:  
 PROJECT NUMBER: 21620  
 Copyright © by Phase Zero Design Corp. All Rights Reserved.  
**DRAWING NAME:**  
**PLUMBING DETAILS**  
**DRAWING NO.:**  
**P301**