

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 021400

This is to certify that Wellin & Co/D. L. Poulin

has permission to Interior Renovations for new restaurant

AT 85 Exchange St 032 D004001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is laid out or closed-in. **HEAR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 1/2/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-1400	Issue Date:	CBL: 032 D004001
-----------------------	-------------	---------------------

Location of Construction: 85 Exchange St	Owner Name: Wellin & Co	Owner Address: Po Box 533	Phone: 207-879-5242
Business Name: n/a	Contractor Name: D. L. Poulin	Contractor Address: Po Box 4060 Brunswick	Phone: 2077254304
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial / Restaurant	Proposed Use: Restaurant / Interior renovations for new restaurant (O'Naturals)	Permit Fee: \$2,823.00	Cost of Work: \$400,000.00	CEO District: 1
--------------------------------------	---	---------------------------	-------------------------------	--------------------

Proposed Project Description: Interior Renovations for new restaurant	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A3 Type: 3A 1/21/03
	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: gg	Date Applied For: 12/23/2002	Zoning Approval
------------------------	---------------------------------	------------------------

<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>12/30/02</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved as per revised plans submitted 12/05 <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>12/30/02</i>
	<i>separate permits required for any new signage</i> <i>NO APPROVAL FOR side door or office step into Post Office Park</i> <i>KWORTH CONSULTING</i>		<i>use on with in P.A.D.</i> <i>DA 1/2/02</i>

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 02-1400	Date Applied For: 12/23/2002	CBL: 032 D004001
-----------------------	---------------------------------	---------------------

Location of Construction: 85 Exchange St	Owner Name: Wellin & Co	Owner Address: Po Box 533	Phone: 207-879-5242
Business Name: n/a	Contractor Name: D. L. Poulin	Contractor Address: Po Box 4060 Brunswick	Phone: (207) 725-4304
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Commercial	

Proposed Use: Restaurant / Interior renovations for new restaurant (O'Naturals)	Proposed Project Description: Interior Renovations for new restaurant
---	--

Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 01/02/2003

Note: **Ok to Issue:**

- 1) Approved as per revised plans submitted 12/23/2002.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/30/2002

Note: 12/30/02 Spoke with John Burrell who referred me to Dave Merrill at TFH Arch. - The side door and step car not be approved because the new step will fall onto City property (Post Office Park). This requires special approval, licensing, thru the City manager's office. So the side door and step are not part of this approval. **Ok to Issue:**

- 1) This permit IS NOT approving any exterior seating into the adjoining City property. You do NOT have the authority to place private tables and chairs in the City Park under this permit. You will need to obtain SEPARATE approvals for exterior seating within this City Park (Manager's office and City Council).
- 2) Your plans show a new side door and step that apparently encroaches upon City property (Post Office Park). This approval is not covering this new door and step. It will be necessary to first obtain approval thru the City Manager's office for an agreement to encroach upon City property (revokeable licensing).
- 3) Separate permits shall be required for any new signage.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 01/21/2003

Note: **Ok to Issue:**

- 1) Must provide new .pdf disk. Old one is illegible

See Marge's notes with regard to second means of egress from first floor. No C/O or License until this is resolved

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. McDougall **Approval Date:** 01/14/2003

Note: **Ok to Issue:**

- 1) the sprinkler system shall be maintained to NFPA 13 standards
- 2) the fire alarm system shall be maintained to NFPA 72 standards

Comments:

01/21/2003-mjn: Sent memo to designer w/ safety glazing questions, means of egress, etc.

ACC # 7137

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 83 Exchange Street		
Total Square Footage of Proposed Structure Leased Area ± 6400	Square Footage of Lot 6238 sf.	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 032 D004001	Owner: Wellin & Company	Telephone: 207-879-5242
Lessee/Buyer's Name (If Applicable) Frederic McCabe	Applicant name, address & telephone: Frederic McCabe 51 Coyle Street Portland, Maine 04101	Cost Of Work: \$ 400,000 Fee: \$ 2823.00
Current use: Vacant	F Paula Ruedes	
If the location is currently vacant, what was prior use: Restaurant A3		
Approximately how long has it been vacant: 2 Years		
Proposed use: Restaurant	D. Nadeau's	
Project description: INTERIOR RENOVATIONS		
Contractor's name, address & telephone: D.L. Poulin P.O. Box 4060 Brunswick, ME 207-725-4304		
Who should we contact when the permit is ready: John Burrell Project Manager		
Mailing address: Same As Above		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 207-725-4304		

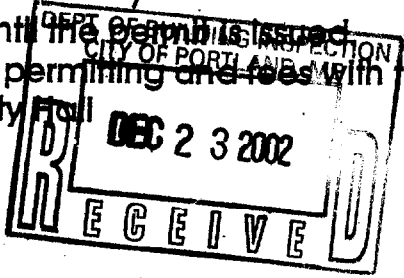
DAVID Merrill
775-641

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: *[Signature]* Date: 12/15/02

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



December 16, 2002

Michael Nugent
Manager, Inspectional Services
City of Portland
389 Congress Street
Portland, ME 04101

RE: O'Naturals, 83 Exchange Street, Portland, ME

Dear Michael,

Please find enclosed 2 stamped and signed sets of prints for the above project. Also included are 2 copies each of our outline specifications, All Purpose Building Permit, related Certificates, and a fee check.

We met briefly about six weeks ago to review the project and pinpoint any concerns. We have since met with Lt. McDougall of the Portland Fire Department and Steve Dodge of the State Fire Marshall's office. We addressed the concerns of each Department have been met and incorporated into these documents.

We trust these revisions will meet with your approval. If there is additional information or clarification you require, please don't hesitate to call.

Sincerely,



Dave Merrill
TFH Architects

cc: Mac McCabe, Jay Friedlander
TST

12/30/02
talked to RE: Step that appears
to be in Post office part
City Sign off conditionally only
- NO APPROVAL on the book or step
- NO APPROVAL without City Approvals



CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: T. Scott Teas

100 Commercial Street Ste. 212 Portland, Maine

DATE: 12/17/02

Job Name: O'Naturals - Portland

Address of Construction: 83 Exchange Street

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

Construction project was designed according to the building code criteria listed below:

Building Code and Year BOCA 1999 Use Group Classification(s) A3

Type of Construction 3B Bldg. Height +40' existing Bldg. Sq. Footage 6238 sf.

Seismic Zone 2A Group Class I

Roof Snow Load Per Sq. Ft. na Dead Load Per Sq. Ft. na

Basic Wind Speed (mph) na Effective Velocity Pressure Per Sq. Ft. na

Floor Live Load Per Sq. Ft. na

Structure has full sprinkler system? Yes _____ No X Alarm System? Yes X No _____
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

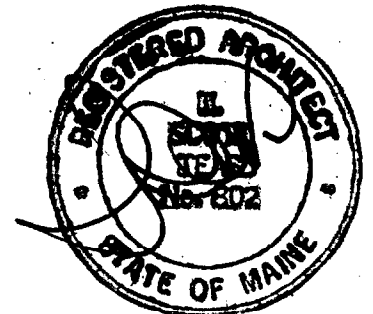
Is structure being considered unlimited area building: Yes _____ No X

If mixed use, what subsection of 313 is being considered na

List Occupant loading for each room or space, designed into this Project. SEE ATTACHED

PSH 6/07/2K

(Designers Stamp & Signature)





**CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE**

Designer: T. Scott Teas

Address of Project 83 Exchange Street

Nature of Project Interior Fit-out for

New Restaurant

Date 12/17/02

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

(SEAL)

Signature 

Title Principal Architect

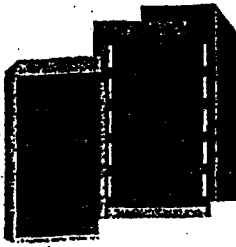
Firm TFH Architects

Address 100 Commercial Street

Portland, Maine 04101

Telephone 207-775-8141





**CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315
Portland, ME 04101**

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: T. Scott Teas

RE: Certificate of Design

DATE: 12/17/02

These plans and/or specifications covering construction work on:

Interior Renovation to 83 Exchange Street

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.

(SEAL)



Signature [Handwritten Signature]

Title Principal Architect

Firm TFH Architects

Address 100 Commercial Street
Portland, Maine 04101

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

O'Naturals Exchange St.

PORTLAND, MAINE

12.17.02

Occupancy Load

Room #	Function	Sq.Ft.	Load/Sq.Ft.	Load (People)
100	Outer Vestibule	45	15	3
101	Inner Vestibule	90	15	6
102	Service	660	15	44
103	Accessable Toilet	60		
104	Beverage Stockroom	32	300	1
105	South Dining Room	700	15	47
106	Children's Playroom	52	15	3
107	North Dining Room	394	15	26
108	Kitchen	433	100	4
109	Pass	50		
110	Dishes	340	100	3
111	Dry Storage	180	300	1
112	Vegetable and Dough Preparation	215	100	2
113	Cooler	135		
114	Restroom Vestibule	230	15	15
115	Women's Toilet	96		
116	Men's Toilet	75		
117	Office	25		
118	Function Room	624	15	42
119	Delivery Room	90	300	1
120	Hallway	28		
121	Employee Toilet	20		
122	Janitor	84		
123	Electrical Room	20		
124	Storage	375	300	1
125	Hall	40		
126	Vault	45		

Total Occupancy Load 199

Outline Specifications

For

O'Naturals **Interior Renovations**

To

83 Exchange Street
Portland, Maine

December 6, 2002
December 16, 2002
(Revisions in *bold italics*)

Prepared by TFH Architects
100 Commercial Street
Portland, Maine 04101
Tel. (207) 775-6141
Fax (207) 773-0194

O'Natural's

Outline Specifications

Table of Contents

DIVISION 1 – GENERAL REQUIREMENTS

01010	Summary of Work
01020	Allowances
01027	Application for Payment
01040	Project Coordination
01200	Project Meetings
01300	Submittals
01500	Temporary Services
01700	Project Closeout

DIVISION 2 - SITEWORK

02070	Selective Demolition
02200	Earthwork

DIVISION 3 – CONCRETE

3300	Cast-in-place Concrete
------	------------------------

DIVISION 4 – MASONRY

04050	Basic Masonry Materials and Methods
-------	-------------------------------------

DIVISION 5 - METALS

05500	Miscellaneous Metals
05700	Ornamental Metalwork

DIVISION 6 – WOOD AND PLASTICS

06100	Rough Carpentry
06200	Finish Carpentry
06400	Interior Architectural Woodwork

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

07100	Damproofing and Waterproofing
07530	Single-Ply Membrane Roofing

07920 Sealants

DIVISION 8 – DOORS AND WINDOWS

08100 Metal Doors and frames
08210 Wood Doors
08400 Entrances and Storefronts.
08710 Door Hardware & Hardware sets
08800 Glass and Glazing

DIVISION 9 – FINISHES

09215 Veneer Plaster
09250 Gypsum Wall Board and Framing
09300 Tile
09450 Interior Stone Facing
09511 Acoustical Panel Ceilings
09518 Acoustical Tile Ceilings
09650 Resilient Flooring
09900 Paints

DIVISION 10 – SPECIALTIES

10155 Toilet Compartments
10200 Louvers and Vents
10426 Signage and Graphics
10520 Fire Protection Specialties
10800 Toilet and Bath Accessories

DIVISION 11- EQUIPMENT

11400 Food Service Equipment

DIVISION 12 – FURNISHINGS

12544 Restaurant Furniture
12690 Floor Mats

DIVISION 13 – SPECIAL CONSTRUCTION

Not Used

DIVISION 14 – CONVEYING SYSTEMS

14500 Material Handling

DIVISION 15 – MECHANICAL

15100 Plumbing – Design Built outline
15500 HVAC – Design Built outline

DIVISION 16 – ELECTRICAL

16000 Electrical – Design Built outline

O'Naturals

Exchange Street
Portland, Maine

OUTLINE SPECIFICATIONS

November 26, 2002

O'Natural's Inc. is referred to herein as "Owner," TFH Architects, P.A. is referred to herein as "Architect," and D.L. Poulin is referred to herein as the "Contractor."

Consultants:

Boston Showcase Food Service Equipment
J&M Associates Lighting Consultant

Design/Build Subcontractors:

Mechanical Titan Mechanical
Electrical BH Miliken Electric
Plumbing Pine State Plumbing & Heating

Subcontractors:

Millrock Architectural Casework
StarSound Music Audio System

DIVISION 1 – GENERAL REQUIREMENTS

01010 Summary of Work

Project Description:

Size: 4064 sf of Fit-up
Building Codes:BOCA 1999, NFP 101 2000
Occupancy TypesA-3
Construction Type 3A
 Structural framing Masonry with block & concrete floors
Fire Separation:0 Hour between Tenants
Automatic Fire Protection No
Contractor use of premises
 Full(leased area only) Site –coordinate with Shell GC
Owner occupancyUnoccupied during construction
Miscellaneous provisions Contractor to submit for Building Permit
 Owner to pay for permit costs
Contract for Construction: *AIA A101-1997*
General Conditions: *AIA A201-1997*
Supplementary Conditions

01020 ALLOWANCES

Lump Sum Allowances: Yes
Contingency allowances..... *No*

01027 APPLICATIONS FOR PAYMENT

Requisition schedule..... Monthly
Special requirements Schedule of Values, Current schedule,
 Weekly site photos

01040 PROJECT COORDINATION

Special requirements: See Responsibility schedule attached
Food Service Equipment Coordinate w/Food Service Contractor
Building Security..... Coordinate w/Landlord
Fire Alarm alterations..... Coordinate w/Landlord
Millwork..... Coordinate w/Millrock
Audio System Coordinate w/Owner

01200 PROJECT MEETINGS

Meeting schedule..... *Weekly or as required*
AgendaGC

Minutes..... Architect

01300 SUBMITTALS

Submittal schedule Prior to 1st Requisition

Distribution network: Architect, Contractor

01500 TEMPORARY SERVICES

Temporary utilities: Coordinate all with Owner

Heat, provided by *Owner*.

Water, provided by *Owner*.

Power, provided by *Owner*.

Lights, provided by *Owner*.

Telephone, provided by Contractor.

Temporary support and construction facilities, all by Contractor. Coordinate with Owner & Landlord.

Field offices and storage sheds as required by GC.

Sanitary facilities by GC.

Temporary enclosures as required by GC

Project signs by owner installed by GC

Construction aids and miscellaneous services by GC.

01700 PROJECT CLOSEOUT

Contractor is responsible for record drawings and specifications, record submittals, and maintenance and operational manuals. Architect will review for completeness, and transmit to Owner.

Cleaning Broom by GC, final by Owner

Certificate of Occupancy.....GC

WarrantiesGC

Record Drawings.....GC

Record SubmittalsGC

Operation and Maintenance Manuals.....GC

Testing and Balancing Reports.....GC

Lien WaiversGC

Final RequisitionGC

Special requirements

DIVISION 2 – SITEWORK

02070 Selective Demolition

1. Work Included:
 - A. Saw cutting of front entry granite sill. Removal of brick pavers and excavation for access to granite sill
 - B. Removal of front entry door trim. Save for re-installation at lower height.
 - C. Shoring and saw cutting of limestone, plaster and terra cotta wall for installation of new storefront door & transom.
 - D. Shoring and saw cutting and removal of brick masonry wall for new Accessible Toilet.
 - E. Cutting and removal of existing wood stud & GWB wall for Pass Rm. 109.
 - F. Cutting and removal of 2 hr wood and GWB wall in Dishes for installation of ice machine.
 - G. Shoring and saw cutting of brick masonry wall for entry into Delivery Room 019.
 - H. Removal of existing sidewalk grills (2), debris and old framing within Delivery Room window well
 - I. Removal of temporary floor at new stair opening.
 - J. Vertical coring for piping, conduit, soda lines etc.
 - K. Horizontal penetrations in masonry walls for miscellaneous mechanical and electrical runs.

02200 Earthwork

1. Work Included:
 - A. Fill needed to bring excavation back to level.
 - B. Fill needed to bed utility piping/conduit.

DIVISION 3 – CONCRETE

03300 CAST-IN-PLACE CONCRETE

1. Work Included:
 - A. Forming and setting of walk off grill catch.
 - B. Floors for Accessible Toilet 103 and between Service 102 and Pass 109
 - C. Miscellaneous filling and patching.
 - D. **DELETED.**
2. Materials:
 - A. Concrete: All concrete shall be made with Type I or II cement with aggregates conforming to ASTM C 33. Minimum concrete strength shall be 3,000 psi.
 - B. Reinforcing Bars: ASTM A 615/A, Grade 60, deformed.
 - C. Plain Steel Welded Wire Fabric: ASTM A 185, fabricated from as-drawn steel wire into flat sheets.

- D. Vapor Barrier: 6 mil polyethylene film with laboratory-tested vapor transmission rating of 0.2 perms, natural color.

DIVISION 4 – MASONRY

1. Work Included:
 - A. Miscellaneous cleaning, patching, replacement, re-pointing to existing Brick, Limestone, Granite, and CMU.
 - B.....Parging of existing brick, CMU and plaster walls to a slightly mottled texture. Finish sample to be approved by Architect.
 - C.....Re-setting and/or bush-hammering of existing front granite sill. Re-grading of sidewalk in the area of the front entry.

DIVISION 5 – METALS

05500 Miscellaneous Metals

1. Work Included:
 - a. Steel angles to support equipment shelf.
 - b. Loose steel lintels. If exposed to exterior conditions, to be Hot dip galvanized and shop primed with materials below.
 - c. Shelf angles.
 - d. Miscellaneous steel framing and supports. If exposed to exterior conditions, to be Hot dip galvanized and shop primed with materials below
 - e. Miscellaneous steel trim.
 - f. Pipe handrails.
 - g. Sidewalk hatches(2) and related work. If exposed to exterior conditions, to be Hot dip galvanized and shop primed with materials below
 - h. Steel plate enclosures for masonry openings.
 - i. When penetrations are made into masonry bearing walls, steel sizes, connections and details are to be reviewed by the Architect's structural engineer. Forward shop drawings to Architect for distribution.
 - j. Slotted steel plates to anchor ends of fixture QP.
2. Related Sections:
 1. Section 05700 – Ornamental Metals.
 2. Section 06410 – Interior Architectural Woodwork.
3. Materials:
 1. Steel Plates, Shapes, Bars: ASTM A 36.
 2. Cold-Formed Steel Tubing: ASTM A 500, Grade B.
 3. Structural Pipe: ASTM A 53, Type E, Grade B, Schedule 40; or ASTM A 501.

4. Shop Primer: Tnemec 1099, red iron oxide.
5. Hot-Dip Galvanized Finish: Apply zinc coating by the hot-dip process to steel used in exterior locations or in locations noted on the drawings.
6. Steel Pipe: ASTM A 53, standard weight (Schedule 40), unless another weight is indicated or required by structural loads.

05700 Ornamental Metals

1. Work Included:
 - A. Formed, galvanized steel plate for menu holders. (Under millwork contract).
 - B. Custom galvanized and copper hood.
 - C. Painted steel Stanchions for sneeze guards. (Under Millwork contract).
 - D. Brackets for hanging oriental rugs.
 - E. Outer Vestibule menu board holders.
 - F. Walk-Stainless steel armor plate for front entry.
 - G. Painted steel brackets for Menu Specials board.

2. Related Sections:
 - A. Section 05500 – Miscellaneous Metals.
 - B. Section 09250 – Gypsum Wall Board and Framing
 - C. Section 09450 – Interior Stone Facing.

3. Quality Assurance
 - A. Reference Standards:
 - 1) “Copper and Common Sense” published by Copper Development Board.
 - 2) SMACNA Handbook.

4. Materials:
 - A. Steel Plates, Shapes, Bars: ASTM A 36.
 - B. Steel Sheets: Not less than 22 gauge and weighing not less than 1.59 pounds per square foot.
 - C. Copper Sheets: ASTM B 152, cold rolled from copper complying with ASTM B5 and manufactured in USA. Weight shall be not less than 16 oz. per square foot, unless otherwise noted.
 - D. Solder: ASTM B 32, all new materials. Composition shall be 50% tin and 50% lead.

DIVISION 6 – WOOD AND PLASTICS

06100 ROUGH CARPENTRY

1. Work Included:
 - A. Wood furring, nailers, and blocking.
 - B. Framing and reframing of altered openings.

- B. Related Work:
 1. Section 06200 – Finish Carpentry for panels products used in finish work.
 2. Section 06410 – Interior Architectural Woodwork for materials used in casework.
 3. Section 10800 – Toilet and Bath Accessories.

- C. Materials:
 1. Lumber Standards: Comply with DOCPS20, “American Softwood Lumber Standard” and with applicable grading rules of inspection agencies certified by ALSC’s Board of Review.
 2. Wood-Preservative-Treated Materials: Where lumber or plywood is indicated as preservative treated or is specified to be treated, comply with applicable requirements of AWPAC2 (lumber) and AWPAC9 (plywood). Use preservative treated wood where indicated and for the following items:
 - a. Wood cants, nailers, curbs, equipment support bases, blocking, stripping and similar members in connection with roofing and flashing.
 - b. Wood sills, sleepers, blocking, furring, stripping and similar concealed members in contact with masonry or concrete.
 - c. Wood installed over concrete slabs directly in contact with earth.
 3. Engineered Composite Panels:
 - a. Straw Board: Provide Biofiber Wheat as manufactured by Phenix Biocomposites or Architect approved equal. Provide in ½ inch thickness for electrical backboard.
 4. Fasteners: Provide nails, screw and other anchoring devices of type, size, material, and finish suitable for intended use and as required to provide secure attachment, concealed where possible. Provide only high-tensile strength aluminum or stainless steel for exterior work.

06200 FINISH CARPENTRY

- A. Work Included:
 1. Wood door, frames and trim.
 2. Miscellaneous cabinetry not specified elsewhere.
 3. Miscellaneous running trim.
 4. Wood coffer system for Function Room ceiling.

- B. Related Sections:
 1. Section 06410 - Interior Architectural Woodwork for materials used in casework.

C. Materials:

1. Softwood Plywood: DOC PS 1.
2. Hardwood Plywood: HPVA HP-1.
3. Fir: Vertical grain, salvaged wood from various salvaging suppliers. Provide in thickness and profiles indicated, samples to be approved by Architect.
4. Standing and Running Trim: Fir, vertical grain for transparent finish. Solid lumber stock, Grade B & Better. Provide in profile as shown on the Drawings or as directed by the Architect. Sustainably harvested Mahogany graded in accordance with AWI for Grade of Work specified premium. Moisture content of 6 – 8 %, quarter sawn of quality suitable for transparent finish. Material should match the existing mahogany in color and finish.
5. Fasteners: Provide nails, screw and other anchoring devices of type, size, material, and finish suitable for intended use and as required to provide secure attachment, concealed where possible. Provide only high-tensile strength aluminum or stainless steel for exterior work.

06410 INTERIOR ARCHITECTURAL WOODWORK

A. Work Included:

1. Wainscoting in Dining area. (1f)
2. Shelves behind POS counter. (2)
3. POS/Beverage counter and related cabinetry.
4. SS Serving counter and curved wall below.
5. Counters as indicated on drawings.
6. Tables and bases. (Provide unit prices for 2 and 4 top tables).
7. Merchandiser and Display Island. (not including lighting or refrigeration unit.)
8. Mobile Condiment/Recycling Stations. (3) (Provide \$1800 allowance).
9. Sneeze Guards, shelf, and glazing.
10. Toilet partitions and hardware.
11. Wood Handrail & guardrail for main stairwell. (not including steel guardrails, brackets or glazing infill.)
12. Window seats in dining and vestibule and function room.
13. Community table.
14. Fireplace mantel. (Provide \$1500 allowance).
15. Countertop POS display units. (3)
16. Outer Vestibule paper menu holder. (1) (Provide \$300 allowance).

B. Related Sections

2. Section 06200 – Finish Carpentry.
3. Section 08800 - Glass and Glazing.
4. Section 10155 – Toilet Compartments for toilet partition hardware.

C. Quality Assurance

1. AWI Quality Standard: Comply with relevant sections of AWI Quality Standards for each section of work. Construct all work in accordance with AWI Premium Grade requirements unless otherwise noted.
2. Protect work from damage, especially due to excessive or inadequate relative humidity.
5. Do not deliver woodwork until painting and similar operations that could damage, soil, or deteriorate woodwork have been completed in installation areas.
6. Maintain relative humidity at the site between 25% and 55% before, during and after installation.

7. Construct all base cabinets to support counter live load of 100 pounds per square foot, and shelving and drawers to support 75 pounds per square foot.

D. Materials:

1. Fir: Vertical grain, salvaged wood from various salvaging suppliers. Provide in thickness indicated. Samples to be approved by Architect.
2. Mahogany: clear finished to match existing trim.
3. Lumber: Wood-Preservative-Treated Materials: Where lumber or plywood is indicated as preservative treated or is specified to be treated, comply with applicable requirements of AWPAC2 (lumber) and AWPAC9 (plywood). Use preservative treated wood for casework bases and preservative treated plywood for all plywood within 18 inches of the floor.
4. Panel Products:
 1. Softwood Plywood: DOC PS 1.
 2. Hardwood Plywood: HPVA HP-1.
 3. Hardboard: AHA A135.4
 4. Recycled plastic Liner Panel: Provide panel and moldings meeting USDA/FSIS requirements. Provide with smooth finish in color selected by Architect from manufacturer's full range of colors. Provide 'Eco Panels' as manufactured by Recycled Plastics, Inc., 609 Co Rd., 82 NW, Garfield, MN 56332. Ph. - 320-864-2293.
 5. Bendable luann plywood, 'wacky' wood with paint grade finish - Follow HPVA Guidelines.
 6. ApplePly: Veneer core panels constructed of uniform solid grade alder and Birch as manufactured by States Industries, Mocksville NC. Ph. # 1-888-203-4910
 7. Baltic Birch: Veneer core panels constructed of uniform solid Finnish & Russian Birch. Grade B faces.
5. Engineered Composite Panels:
 - a. Straw Board: Provide Biofiber Wheat as manufactured by Phenix Biocomposites or Architect approved equal. Provide in thickness indicated on the Drawings. Color to be selected by the Architect from manufacturer's full range of colors.
 - b. Dakota Burl Composite: Manufactured by Phenix Biocomposites, in thickness indicated on the Drawings. Color to be selected by the Architect.
 - c. Cementitious Panel: Panel product composed of a mixture of Portland cement, silica sand, and both natural and manmade fillers. Panel to be formed under pressure and steam-cured for 24 hours. Provide Fireslate-2 or Architect approved equal. Color to be selected by Architect from full range of manufacturer's colors.
 - d. Soy/Newspaper Board: Provide Environ as manufactured by Phenix Biocomposites or Architect approved equal. Provide in one-inch thickness for toilet partitions. Color to be selected by the Architect from manufacturer's full range of colors.
6. Sheet flooring (used as table surface).
 - a. Linoleum: Marmorette 19073 'Pumpkin' as manufactured by Armstrong.

E. Cabinet Hardware and Accessory Materials

1. Hinges: Concealed, adjustable 165 degree swing, Grass 1203; or approved equal.
8. Pulls: Wire design, 4 inches wide, satin chrome finish.
9. Drawer Glides: ACE Standard Side and 6063 Drawer System Slide, 100-pound capacity (at full opening point), captive roller, epoxy coated finish. Provide Pentaflex Rail System as required.
10. Adjustable shelving Standards and Brackets:

- a. Standards: KV 85 Double Slot; or approved equal.
 - b. Brackets: Matching KV 185 Double Slot; or approved equal. Bracket width to extend beyond edge of shelf unless otherwise noted.
 - 11. Tube Spacers: Provide galvanized steel tubular spacers to hold panel off wall surfaces uniformly.
 - 12. Hardware Finish: All exposed hardware to be satin finish stainless steel.
- F. Finishes: All finishes for casework and counters shall have low VOCs and as agreed to by Architect and casework subcontractor. Provide a minimum of three coats of finish, sanded between coats.
- G. Schedule of Casework Finish Materials (See Drawings for location of materials):
- 1. Wainscoting: Recycled, vertical grain fir and straw board.
 - 2. Shelving behind POS area: Luann plywood and straw board.
 - 3. Serving Counter and Associated cabinet front Luann plywood recycled plastic below countertop on non-public side, stainless steel spreaders and legs, and stainless steel countertops.
 - 4. POS / Beverage Counters, cabinets: Luann plywood and Dakota Burl panels with Fireslate countertops
 - 5. Countertops: Fireslate, unless otherwise noted
 - 6. Table Tops: Marmoleum mounted to appleply and banded with sustainably harvested maple edge bands, knife-edge profile as indicated on drawings.
 - 7. Display Island Merchandiser:
 - 8. Mobile Condiment/Recycling Stations: Recycled, vertical grain fir and baltic birch with Fireslate tops and stainless steel fittings. Provide cutouts and engraved labels.
 - 9. Sneeze Guards and Shelf: Tempered glass, 3/8 inch thick with steel stanchions and powder-coated finish.
 - 10. Toilet Partitions: Soy/Newspaper Board with required hardware
 - 11. Handrail/guardrail for main stair well: Vertical grain fir.
 - 12. Window seat/bench: salvaged vertical grain fir, Dakota Burl panels, upholstered seat and back, Sustainably harvested Mahogany trim to match existing window trim in South Dining Room only.
 - 13. Community table: salvaged vertical grain fir
 - 14. Fireplace mantel: Sustainably harvested Mahogany.
 - 15. Countertop display units: Baltic Birch.

DIVISION 7 – THERMAL AND MOISTURE PROTECTION

07100 DAMPROOFING & WATERPROOFING

- 1. Work Included:
 - A. Damproofing of window wells to Delivery Room *and Storage Room*.

07530 SINGLE PLY MEMBRANE ROOF

- 1. Work Included:
 - A. Flash around new roof penetrations.
 - B. Existing EPDM roof is newly installed and still under warranty. Work of this Contract must be coordinated with the building owner and done by original installer to prevent voiding of warranty.

- C. Provide written confirmation by roofing subcontractor that work has been done in conformance with original manufacturer's requirements and that the original warranty has not been voided in any way.

2. Related Sections:

- A. Section 15000 – Mechanical.

07900 SEALANTS

1. Work Included:

- A. Sealing of joints at exterior and interior perimeter of doors, custom storefront, louvers, other items at interface with other construction, except as otherwise specified.
- B. Fire-resistive sealant and safing at penetrations of pipes and ducts in Fire rated assemblies.
- C. NOTE: "Sealant" and "Caulking" as specified herein or indicated on Drawings are hereby defined as synonymous.

2. Materials:

- A. Latex Sealant: ASTM C 834.
- B. Mildew-Resistant Silicone Sealant: Type S; Grade NS; Class 25; Uses NT, G, A, and O; formulated with fungicide; intended for sealing interior joints with nonporous substrates exposed to high humidity and temperature extremes.

DIVISION 8 – DOORS AND WINDOWS

08100 METAL DOORS AND FRAMES

1. Work Included

- A. Steel Doors
- B. Steel Door Frames
- C. Install hardware on doors as furnished by Section 08710.

2. Related Sections

- A. Section 08710 – Door Hardware.
- B. Section 09900 – Paints.

08210 WOOD DOORS

1. Work Included

- A. Install Owner provided recycled doors.
- B. Refinish doors as required.
- C. Replace glazing with tempered glass or safety film
- D. Install hardware on doors as furnished by Section 08710.

2. Related Sections

- A. Section 08710 – Door Hardware.
- B. Section 08800 – Glass & Glazing.
- C. Section 09900 – Paints.

08400 ENTRANCES AND STOREFRONT

A. Work Included:

1. Install Storefront door system Insulclad Entrance system 451T by Kawneer or equal approved by Architect. Medium stile (aluminum sections no greater than 4" as

directed by City of Portland Historical Appropriateness decision). See Historic Preservation Application for finishes.

2. Install hardware on door as furnished by Section 08710. (by others)

B. Related Sections

1. Section 08710 – Door Hardware.

08710 DOOR HARDWARE

A. Work Included:

1. Furnish and install the necessary hinges, lock cylinders and keys, lever handles and latch sets, exit devices, closers, door pulls and push plates, silencers, door stops, door bolts, and weather-stripping necessary for a complete door package complying with the necessary codes, including ADA.
2. Custom pulls for new storefront doors system in North

B. Related Sections:

1. Section 08100 – Metal Doors and frames.
2. Section 08210 – Wood Doors.

HARDWARE SETS

1. *Each Hardware Set listed below represents the complete hardware requirements for one opening (single door or pair of doors). Furnish the quantities required for each set for the work.*

HW 1

Each to Have: 1 ½ pair Butts, Closer, Silencers, Stop, Push Bar, Pull

HW 2

Each to Have: 1 ½ Pair Butts, Stop, Silencers, Lockset

HW 3

Each to Have: 1 ½ Pair Butts, Silencers, Stop, Fixed Lever Handle, Closer, Push Plate

HW 4

*Each to Have: 1 ½ Pair Butts, Closer, Stop, Silencers, Magnetic Hold Open Device.
3x33 Lite*

HW 5

Each to Have: Existing Hardware with Closer and Exit Device

HW 6

Each to Have: Double Acting Hinges, Push Plates, Kick Plates, Stop

Each to Have: Existing Door with Non Exit Device

08800 GLASS AND GLAZING

- A. Work Included:
1. Glass and glazing for interior wood doors. (Safety film in lieu of tempering if required). Provide unit price for Door type B glazing or film.
 2. Glass and glazing, aluminum framing for custom storefront on side/park entry. Provide etching for transom glass.
 3. Glass and glazing for sneeze guards for serving line. (Under millwork contract)
 4. Round glass and etching for vestibule display glass.
 5. Main stair guardrail infill panels and etching.
- B. Related Sections:
1. Section 06400 – Interior Architectural Woodwork.
- C. Materials:
1. Float/Plate /Glass: Clear unless otherwise noted; 1/4-inch thick; ASTM C 1036.
 3. Heat Treated Glass: Clear float glass, heat treated to 4.0 x annealed strength; 3/8-inch thick except as otherwise noted.
 4. Insulating Glass: Provide on custom storefront system, including doors in storefront. Provide with Class A sealant-type edge construction to maintain a hermetic seal, with insulation spaces filled with dry air or gas and dessicant material. Provide manufacturer's standard 10-year warranty on hermetic seal, and with manufacturer's stamp, date of manufacture, and SIGMA certificate permanently imprinted on interior corner of unit. Thickness shall be 1".

DIVISION 9 – FINISHES

09215 VENEER PLASTER

- A. Work Included:
1. Veneer plaster base and finish for interior walls, partitions and ceilings.
 2. Repair and extend veneer plaster finishing on walls which have been removed, damaged or unfinished.
- B. Related Sections:
1. Section 09250 – Gypsum Wall Board and Framing.
- C. Materials:
1. Gypsum Base for Veneer Plaster::
 - a. ASTM C 588, regular foil-backed, and fire-rated types 1/2:" typical thickness.
 - b. Installation Standard: ASTM C844.
 2. Veneer Plaster:

- a. Type: ASTM C587, two component veneer plaster, regular strength type.
- b. Joint reinforcing Materials: ASTM C 587.
- c. Installation Standard: ASTM C844.

09250 GYPSUM WALL BOARD AND FRAMING

A. Work Included:

1. Light gauge metal support system for gypsum drywall, including partitions, furring channels and soffits.
2. Gypsum drywall panels applied to metal framing or furring as indicated, including all accessories and finishing treatment.
3. Acoustical insulation within stud spaces of metal stud gypsum drywall system surrounding bathrooms or as required for acoustics and fire rating.
4. Acoustical sealant in gypsum drywall system where indicated.

B. Related Sections:

1. Section 09300 – Tile.
2. Section 09990 – Paint.

C. Materials:

1. Steel Framing for Walls and Partitions:
 - a. General: Provide components complying with ASTM A 653, G40 hot-dip galvanized coating.
 - b. Steel Studs and Runners: ASTM C 645, with flange edges of studs bent back 90 degrees and doubled over to form 3/16 inch wide minimum lip (return). All steel studs shall be 20-gauge minimum, except those surrounding oven shall be 18-gauge. Depth of studs shall be as indicated on drawings or if not indicated, 3 5/8 inch minimum.
 - c. Steel Rigid Furring Channels: ASTM C 645, hat shaped, depth and minimum thickness of base (uncoated) to be 25 gauge minimum and depth as indicated.
 - d. Fasteners: Provide fasteners of type, material, size, corrosion resistance, holding power, and other properties required to steel framing and furring members securely to substrates involved.
2. Gypsum Board Products:
 - a. Provide 5/8 inch thick throughout, except where noted as moisture resistant.
 - b. Provide 1/2 inch thick moisture resistant throughout Kitchen and Dishwashing areas.
 - c. Provide 1/2 inch thick cementitious board such as Durock for the first 24 inches above the floor in the Kitchen and Dishwashing areas.
3. Accessories: Provide all necessary trim accessories and joint treatment materials for a complete project.

09300 TILE

A. Work Included:

1. Standard Ceramic tile: provide for wainscoting in less visible back of house areas, see plans, elevations
2. Recycled roof slate: Provide for wainscoting in Men's & Women's toilets. Cut slate to regular and consistent 7 5/8" x 7 5/8" tiles.
3. Setting Materials

B. Quality Assurance:

1. ANSI Standards for Tile Installation Materials: Provide materials complying with ANSI standards.
 2. Comply with the recommendations of the Tile Council of America's "Handbook for Ceramic Tile Installation".
- C. Materials:
1. *Standard Ceramic tile: Daltile from 'Designer Colours', 'Semi-Gloss', or 'Crystaltex' lines. colors – White, size 6" x 6" x 5/16", Ice Grey, size 6" x 6" x 5/16". Submittal or alternate to be approved by Architect.*
 2. Recycled roof slate: Provide "Sea Green" recycled roof slate supplied by Just Sate 208 Frog Hollow Rd., Brandon, VT 05733; ph/fax 802-247-8145, mobile 802-236-1032. Tiles will be cut to 8"x 8" tile module before shipping. 2 week lead time required.
 3. Mortar and Grout: Provide epoxy thin set method in all areas except in Bathrooms, which will have Latex-Portland Cement mortar and grout for walls using thin set method recommended by TCA.

09450 INTERIOR STONE FACING

- A. Work Included:
1. Counter tops for millwork cabinets. (to be included under interior Architectural Woodwork scope of work)
 2. Vanities for Toilet room lavatories.
- B. Material:
1. Cementitious Panel: Panel product composed of a mixture of Portland cement, silica sand, and both natural and manmade fillers. Panel to be formed under pressure and steam-cured for 24 hours. Provide Fireslate-2 or Architect approved equal. Color to be selected by Architect from full range of manufacturer's colors.

09511 ACOUSTICAL PANEL CEILINGS

- A. Work Included:
1. Acoustical panel ceilings, exposed suspension.
 2. Metal suspension systems and accessories for acoustical ceiling.
- B. Material:
1. Suspended Sanitary Panels: 2' x 4' x 5/8 inch. Mineral composition lay-in panels with scrubable polyester faced surface adhered to edges for diaphragm action acoustical control. Provide Armstrong Mylar RH90 Fire-Guard 882 with 884 Border Unit as required or approved equal.

09511 ACOUSTICAL TILE CEILINGS

- A. Work Included:
1. Acoustical panel ceilings for adhered installation.
- B. Material:
1. 12" x 12" mineral fiber acoustical tile square edged fissured with minimum STC of 70. Sample to be approved by Architect.

2. Adhesive for glue on tile is to be removable without causing damage to substrate. Provide submittal for architect/owner/landlord approval.

09650 RESILIENT FLOORING

A. Work Included:

1. Rubber wall base listed herein as rubber cove base or wall base shall be by Johnsonite rubber wall base . All Johnsonite Rubber Wall Base shall be a height 4" & 6", as indicated on drawings, toe type base in 1/8" (3.175 mm) thickness. Color to be #101 Seaweed in public areas and chosen from manufacturers standard colors in other areas indicated on drawings. Preformed inside and outside corners are required in all heights and styles with 4" (10.16 cm) returns. Wall base shall be installed on porous surfaces with Johnsonite #960 Acrylic Cove Base Adhesive or on nonporous surfaces with Johnsonite # 945 Contact Bond Adhesive. The wall base shall meet the dimensional and performance requirements of ASTM F-1861, Type TP, Group 1 (solid) Standard Specification for Resilient Wall Base.

2.

09900 PAINTS

- ### A. Work Included: Provide and install standard coating systems to items and surfaces scheduled, including surface preparation, prime coats, and topcoats. Manufacturers shall include Benjamin Moore, Sherwin Williams, and equal manufacturers. Consult with the Owner and use manufacturer typically used by them. Paint exposed surfaces, except where the paint schedules indicate that a surface or material is not to be painted or is to be painted with a special coating. Coatings specified here are from Benjamin Moore; use equivalent products of other approved manufacturers.

B. Materials:

1. Gypsum Wall Board & Fiber Reinforced Gypsum Board:
 - a. Prime Coat: Regal First Coat Interior Latex Primer & Underbody #216.
 - b. Finish Coats (2): Moore's Regal Aqua Velvet #319.
2. Stained Woodwork:
 - a. Filler Coat: Paste-wood filler, Benwood Paste Wood Filler #238.
 - b. Stain Coat: Benwood Penetrating Stain #234.
 - c. Sealer Coat: Moore's Interior Wood Finishes Quick-Dry Sanding Sealer.
 - d. Finish Coats (2): Benwood Gloss Finish Varnish.
3. Stained Concrete:
 - a. Follow Manufacturers instructions.

C. Colors & finishes

1. Paint:

Color 1 - Sherwin Williams Healthspec, 'Marigold', SW

Color 2 - Sherwin Williams, Healthspec 'Pumpkin', SW

Color 3 - Sherwin Williams 'Crowning Glory', SW 1532. Acrylic Flat Dryfall on ceiling.

Color 4 - Sherwin Williams ~~'Tavern-Green'~~, SW

Tavern Green SW 1447

Color 5 - Glidden 'Sea Lane', 90YY 15/080. Toilet wainscot cap if not slate.

2. Stained Woodwork:

Stain 1 - To match existing Mahoghany in South Dining Room.

3. Concrete:

Concrete Stain 1 - Chemstain Lithochrome *CS-16 Faded Terra-Cotta* with Cleartone topcoat.

DIVISION 10 - SPECIALTIES

10155 TOILET COMPARTMENTS

- A. Work Included: Provide hardware and anchorages suitable for the weight of the toilet partitions being fabricated under 06400 - Interior Architectural Woodwork. Panel to wall brackets to be continuous aluminum brackets. Provide necessary hinges, latches and keeper, coat hooks, door bumpers, door pulls and pilaster shoes.

10200 LOUVERS AND VENTS

- A. Work Included: Provide louvers and vents in the sizes noted on the Drawings. Provide steel louvers and vents with Kynar finishes as manufactured by Construction Specialities or approved equal. Colors to typically match adjacent finishes and be selected from manufactures standard colors.

10426 SIGNAGE AND GRAPHICS

- A. Work Included: General Contractor shall install Owner provided signage. Interior signage includes menu boards, room signs, and ADA required signage. The exterior signage shall include 24 inch letter for "O'Natural's" and 6 inch letters for "Fast food, naturally".

10520 FIRE PROTECTION SPECIALITIES

- A. Work Included:

1. Provide minimum of three fire extinguishers with mounting hardware, recessed when possible. Fire extinguishers to be UL rated 2-A:10:B:C, 5 lb. Normal capacity in enameled-steel container. When Extinguishers are located on a wall, they shall be set in recessed NFPA approved cabinets. Extinguishers adjacent to the exhaust hood fire suppression system are to be of type 'K' and be labeled conspicuously stating that the fire protection system shall be activated prior to using the fire extinguisher.

10800 TOILET AND BATH ACCESSORIES

A. Work Included:

1. Owner supplied, Contractor installed accessories:
2. Contractor furnished and installed accessories:
 - a. Surface mounted sanitary napkin disposal.
 - b. Grab bars: Stainless steel, 1-1/4 inch diameter, peened grip, satin finish ends, concealed mounting with snap-flanges.
 - c. Mirror: Stainless steel frame, no shelf, concealed fasteners, tempered glass.
 - d. Paper Towel Dispenser.
 - e. Liquid Soap Dispenser.
 - f. Toilet Paper Dispenser.
 - g. Electric hand dryer. (See also Section 15000 – Electrical)

DIVISION 11- EQUIPMENT

11400 FOOD SERVICE EQUIPMENT

There is a separate Food Service Equipment Contract. General Contractor responsible for coordinating with Food Service Equipment Contractor. Food Service Equipment Contractor will provide and set in place all food service equipment. General Contractor is responsible for connecting all utilities to food service equipment. *Coordinate all work with related foodservice equipment specifications manual dated 11/26/02.*

DIVISION 12 – FURNISHINGS

12544 RESTAURANT FURNITURE

- A. To be provided By Owner and installed by the GC.

DIVISION 13 – SPECIAL CONSTRUCTION

NOT USED

DIVISION 14 – CONVEYING SYSTEMS

14500 MATERIALS HANDLING

- A. Work included: Design and installation of a Conveyor belt, mechanism and controls for off loading product from sidewalk hatch down to Delivery Room.
- B. Until such time that a design and cost can be determined, an allowance shall be provided and agreed upon by Owner, Architect & Contractor.

DIVISION 15 – MECHANICAL

15100-15400 PLUMBING

A. Work Included:

- 1) The work of this section is to be Design/Built. As such design drawings are to be provided with sufficient information regarding layout, design, connections, details, schedules and specifications for Permit approval, coordination with other trades and Architect review.
- 2) Work Included: The work of this section is to be Design/Built. Included with that work is the hook-up of food service equipment, grease trap (as required), hot water heater, and the installation of Toilet Room fixtures.
- 3) The standard water closets shall be by Crane, 'Galaxy II', model # 3952, Crane 'Hymont Elite', model 31002 for accessible water closets. Equal approved by Architect.
- 4) The lavatory shall be by Crane 'Diana', model 110 mounted at ADA/ accessible height. Equal approved by Architect. Pipe protection by PlumberX.
- 5) The faucets for the Toilet Rooms shall be battery operated energy saving faucets by Sloan, Optima plus series, model EBF-650. Equal approved by Architect.
- 6) Waterless Urinals by

15500-15900 HVAC

A. Work Included:

- 1) The work of this section is to be Design/Built. As such design drawings are to be provided with sufficient information regarding layout, design, connections, details, schedules and specifications for Permit approval, coordination with other trades and Architect review.
- 2) Hook-up of all food service equipment,
- 3) Addition, coordination and distribution for a makeup air unit to accommodate air loss by exhaust hoods provided by the Foodservice supplier.
- 4) Installation and connection of a decorative copper hood over the bakery oven.
- 5) See the Reflected Ceiling Plan for finishes of exposed grilles and diffusers.

DIVISION 16 - ELECTRICAL

16000 ELECTRICAL

- A. The work of this section is to be Design/Built. As such design drawings are to be provided with sufficient information regarding layout, design, connections, details, schedules and specifications for Permit approval, coordination with other trades and Architect review.
- B. General - All electrical work shall conform to the following codes and standards:
 - 1. NFPA 70 - National Electrical Code

2. NFPA 72 - National Fire Code
 3. NFPA 101 - Life Safety Code
 4. ADA - Americans with Disabilities Act.
-
- C. Utility Service Entrance – GC is to confirm existence and location of a metered 208/120V, 3PH, 4W secondary power source obtained from an existing service feeder to the tenant space as provided by the Landlord. Any conflicts regarding the existing point of service entrance, and the existing service panelboard are to be brought to the attention of the Architect.
 - D. Conduit - Panelboard feeders and branch circuit wiring shall be installed in Electrical Metallic Tubing (EMT).
 - E. Building Wire and Cable - Building wire for distribution feeders shall be Type THW or XHHW. Interior branch circuit wiring shall be building wire in conduit or in surface raceway. All interior wiring in finished spaces shall be concealed where possible above ceilings or in walls.
 - F. Wiring Devices - Receptacles shall be specification grade 20A, 125V, grounded type. Receptacles shall be gray color. GFI-type receptacles shall be provided where receptacles are located within 6 feet of a sink. Light switches shall be specification grade rated 20A, 277V, gray color. Device plates for receptacles and light switches shall be brushed stainless steel. Light dimmers shall be electronic slide type, rated 1000 watts, minimum, for incandescent loads, or 16 amperes for fluorescent loads.
 - G. Equipment Wiring Systems - Electrical wiring and connections shall be provided for equipment furnished and installed under other Divisions, and shall include mechanical systems equipment and kitchen equipment. Motor loads shall be connected with unfused disconnect switches except where disconnecting means is provided as part of factory controls.
 - H. Enclosed Switches - Shall be unfused, heavy-duty type, NEMA Type 1 indoors, NEMA 3R outdoors. Handles shall be capable of being locked in the OFF position.
 - I. Secondary Grounding - All feeders and branch circuits shall be equipped with separate insulated ground conductors.
 - J. Panelboards - A new branch circuit panelboard shall be provided to serve kitchen equipment. This panelboard shall include copper busses with bolt-on molded case circuit breakers, rated 10,000 AIC (min.). It shall be recessed where installed in finished spaces. Lighting and appliance panelboards shall be rated 208/120V, 3PH, 4W, 225 amperes, and shall have locking, hinged covers. All used and spare circuits, switches, panels, disconnects and remote junction boxes are to be labeled with press on typed or lettering machine labels.
 - K. Enclosed Motor Controllers - Shall be combination type with motor circuit protectors. Controllers shall be equipped with a RUN pilot light and an HOA control switch.
 - L. Interior Luminaires - Lighting fixtures in public areas shall include fluorescent ambient and wall wash lights and low voltage incandescent display lighting. Lighting fixtures in the kitchen areas shall consist of fluorescent recessed troffers with lens diffusers. All fixtures over food preparation areas shall be lensed or of shatterproof construction. Fluorescent lights shall utilize T8/35K lamps with electronic low harmonic distortion ballasts.

- M. Emergency Lighting Equipment - Shall consist of self-contained battery powered lights each with two halogen lamps. Batteries shall be rated to operate ninety minutes upon loss of normal power. Exit signs shall be battery powered for emergency operation and shall include LED lamps as a light source.
- N. Fire Alarm and Smoke Detection Systems - Existing fire alarm initiation and notification devices/wiring as provided by the facility Owner shall be used. Additional devices shall be provided for code compliance as required (NFPA 101, 72, ADA). New devices shall match existing equipment manufacturer and model types and shall be connected to existing fire alarm wiring circuits.
- O. Coverplates for all receptacles, switches, blanks, etc. are to be of heavy duty gray phenolic. Plastic will not be accepted.
- P. Provide and install electric handdryers by Bobrick, 'Eclipse', model B740. White vitreous enamel and drawn steel. Power requirements, 115V AC 20 Amp., 2300 watts, 50/60 Hz. Or 208-240V AC, 9-10 Amp., 1900-2300 Watts, 50/60 Hz.
- Q. *Electrical Contractor to initiate and provide necessary applications and lamping information to a local Electrical distributor in order for the Owner keep an ongoing account for lamp ordering and delivery.*

END OF OUTLINE SPECIFICATIONS