- G. Sealant: For sealants required within fabricated storefront system, provide permanently elastic, non-shrinking, and non-migrating type recommended by sealant manufacturer for joint size and movement.
- H. Tolerances: Reference to tolerances for wall thickness and other cross-section dimensions of storefront members are nominal and in compliance with AA Aluminum Standard Data.

2.3 Storefront Framing System:

- A. Thermal Barrier (Trifab VG-451T):
 - Kawneer IsoLock Thermal Break with a 1/4" separation consisting of a two-part chemically curing, high-density polyurethane, which is mechanically and adhesively joined to aluminum storefront sections. a. Thermal Break shall be designed in accordance with AAMA TIR-A8 and tested in accordance
- B. Brackets and Reinforcements: Manufacturer's standard high-strength aluminum with nonstaining, nonferrous shims for aligning system components.
- C. Fasteners and Accessories: Manufacturer's standard corrosion-resistant, nonstaining, nonbleeding asteners and accessories compatible with adjacent materials. Where exposed shall be stainless steel.
- D. Perimeter Anchors: When steel anchors are used, provide insulation between steel material and
- E. Packing, Shipping, Handling and Unloading: Deliver materials in manufacturer's original, unopened, undamaged containers with identification labels intact.
- F. Storage and Protection: Store materials protected from exposure to harmful weather conditions. Handle storefront material and components to avoid damage. Protect storefront material against damage from elements, construction activities, and other hazards before, during and after storefront installation.

2.4 Glazing Systems:

A. Glazing: As specified in Section 08800 - Glazing.

aluminum material to prevent galvanic action.

- B. Glazing Gaskets: Manufacturer's standard compression types; replaceable, extruded EPDM rubber.
- C. Spacers and Setting Blocks: Manufacturer's standard elastomeric type.
- D. Bond-Breaker Tape: Manufacturer's standard TFE-fluorocarbon or polyethylene material to which sealants will not develop adhesion.
- E. Glazing Sealants: For structural-sealant-glazed systems, as recommended by manufacturer for joint
- 1. Structural Sealant: ASTM C 1184, single-component neutral-curing silicone formulation that is compatible with system components with which it comes in contact, specifically formulated and tested for use as structural sealant and approved by a structural-sealant manufacturer for use in caluminum-framed systems indicated.
- a. Color: Black 2. Weatherseal Sealant: ASTM C 920 for Type S, Grade NS, Class 25, Uses NT, G, A, and O; single-component neutral-curing formulation that is compatible with structural sealant and other system components with which it comes in contact; recommended by structrual-sealant, weatherseal-sealant, and aluminum-framed-system manufacturers for this use.

2.5 Entrance Door Systems:

A. Entrance Door Hardware: As specified in Section 08710 Door Hardware.

a. Color: Matching structural sealant.

2.6 Accessory Materials:

A. Joint Sealants: For installation at perimeter of aluminum-framed systems, as specified in section 07900 - Joint Sealers

2.7 Storefront Framing Fabrication:

- A. Framing Members, General: Fabricate components that, when assembled, have the following
- characteristics: 1. Profiles that are sharp, straight, and free of defects or deformations.
- 3. Accurately fit joints; make joints flush, hairline and weatherproof. 4. Means to drain water passing joints, condensation within framing members, and moisture migrating within
- the system to exterior. Physical and thermal isolation of glazing from framing members.
- 6. Accommodations for thermal and mechanical movements of glazing and framing to maintain required glazing
- edge clearances. 7. Provisions for field replacement of glazing.
- 8. Fasteners, anchors, and connection devices that are concealed from view to greatest extent possible.
- B. Mechanically Glazed Framing Members: Fabricate for flush glazing without projecting stops.
- C. Structural-Sealant-Glazed Framing Members: Include accommodations for using temporary support device to retain glazing in place while structural sealant cures.
- D. Storefront Framing: Fabricate components for assembly using manufacturers standard installation instructions.
- E. After fabrication, clearly mark components to identify their locations in Project according to Shop Drawings.

2.8 Storefront Entrance Door Fabrication:

- A. Fabricate aluminum-framed glass entrance doors in sizes indicated. Include a complete system for assembling components and anchoring doors.
- B. Fabricate aluminum-framed glass doors that are reglazable without dismantling perimeter framing. 1. Door corner construction shall consist of mechanical clip fastening, SIGMA deep penetration plug welds and 1-1/8" long fillet welds inside and outside of all four corners. Glazing stops shall be hook-in type with EPDM glazing gaskets reinforced with non-stretchable cord.
- 2. Accurately fit and secure joints and corners. Make joints hairline in appearance.
- 3. Prepare components with internal reinforcement for door hardware.
- 4. Arrange fasteners and attachments to conceal from view.
- C. Weather Stripping: Provide weather stripping locked into extruded grooves in door panels or frames as indicated on manufactures drawings and details.

2.9 Aluminum Finishes:

- A. Finish designations prefixed by AA comply with the system established by the Aluminum Association for designating aluminum finishes.
- 1. Kawneer Permafluor (70% PVDF), AAMA 2605, Fluoropolymer Coating (Color: Charcoal or as noted on Drawings)

3.1 Examination:

- A. Examine openings, substrates, structural support, anchorage, and conditions, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance of work. Verify rough opening dimensions, levelness of sill plate and operational clearances. Examine wall flashings, vapor retarders, water and weather barriers, and other built-in components to ensure a coordinated, weather tight framed aluminum storefront system installation.
- 1. Masonry Surfaces: Visibly dry and free of excess mortar, sand, and other construction debris. 2. Wood Frame Walls: Dry, clean, sound, well nailed, free of voids, and without offsets at joints. Ensure that nail
- heads are driven flush with surfaces in opening and within 3 inches of opening. 3. Metal Surfaces: Dry; clean; free of grease, oil, dirt, rust, corrosion, and welding slag; without sharp edges or
- offsets at joints. 4. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 Installation:

- A. Comply with Drawings, Shop Drawings, and manufacturer's written instructions for installing aluminum framed storefront system, aluminum swing storefront entrance doors, accessories, and other components.
- B. Install aluminum framed storefront system and storefront doors level, plumb, square, true to line, without distortion or impeding thermal movement, anchored securely in place to structural support, and in proper relation to wall flashing and other adjacent construction.
- Set sill members and door threshold in bed of sealant or with gaskets, as indicated, for weather tight
- D. Install aluminum framed storefront system and components to drain condensation, water penetrating joints, and moisture migrating within sliding door to the exterior. Refer to section 07900 - Joint Sealers.
- Separate aluminum and other corrodible surfaces from sources of corrosion or electrolytic action at points of contact with other materials.
- F. Install aluminum storefront framing system glass and glazing, in accordance with section 08800 and the manufacturer's requirements.

3.3 Adjusting, Cleaning, and Protection:

- A. Clean aluminum surfaces immediately after installing aluminum framed storefronts. Avoid damaging protective coatings and finishes. Remove excess sealants, glazing materials, dirt, and other substances.
- B. Clean glass immediately after installation. Comply with glass manufacturer's written recommendations for final cleaning and maintenance. Remove nonpermanent labels, and clean surfaces.
- C. Remove and replace glass that has been broken, chipped, cracked, abraded, or damaged during construction

SECTION 08710 - DOOR HARDWARE

1.1 General: Provide door hardware as shown and specified.

- A. Standards: Materials and installation shall conform to the following: ANSI A117.1-2009 Accessible and Usable Buildings and Facilities. ANSI/BHMA A156 Series Builders Hardware
- B. Quality Assurance:
- 1. Codes and standards: Provide hardware complying with local Building Code requirements and the Tenant's standards for keying and security systems.
- 2. Project scheduling: Performed by an Architectural Hardware Consultant (AHC).
- 3. Package each item of hardware and each lockset, complete with all screws, anchors, installation instructions and
- templates. Identify package indexing with corresponding item number of the hardware schedule. 4. After hardware schedule acceptance, provide necessary templates or physical hardware to required trades for cutting, reinforcing, or preparing their products to receive hardware. Furnish templates to metal door manufacturer's.

2.1 Materials:

- A. No substitutions allowed. Requirements for manufacturer, design, grade, function, finish, size and other distinctive qualities of each type of door hardware are indicated on the drawings.
- B. Review the keying system with the Tenant and provide the type required.

3.1 Installation

- A. Install each hardware item in strict accordance with manufacturer's installation instructions and recommendations. Securely fasten all attached parts. Fit faces of mortised parts snug and flush. Verify operating parts move freely and smoothly without binding or sticking, without excessive clearance.
- B. Set units level, plumb and true to line and location. Adjust and reinforce attachment substrate as required for proper installation and operation. Drill and countersink units that are not factory prepared for anchorage fasteners. Space fasteners and anchors in accordance with industry standards.
- C. Mount hardware units at heights indicated in DHI "Recommended Locations for Builders Hardware", unless otherwise required to comply with requirements of governing codes and regulations. Conform to ANSI A117.1 and ADAGG
- guidelines for accessibility.
- Top Butts: 5 inches; top of butt from head of frame. Middle Butts: 3'-2", centerline from finish floor.
- Bottom Butts: 5 inches; finish floor to bottom of butt.
- Locks: centerline from finish floor per hardware schedule. Knobs: 3'-2", centerline from finish floor.
- Pulls: centerline from finish floor per hardware schedule.
- 7. Pushes: centerline from finish floor per hardware schedule.

SECTION 08800 - GLAZING

1.1 General: Provide glass and glazing as shown and specified.

- A. Standards: Materials and installation shall conform to the following:
- CPSC 16 CFR Part 1201 (1-91)"Safety Standard for Architectural Glazing Materials." 2. GANA "Glazing Manual - 1990."

B. Quality Assurance:

- . Codes and standards: Provide type of glass and glazing products that comply with ANSI Z97.1 and testing requirements of 16 CFR Part 1201 for category II materials. Comply with all applicable codes, standards and regulations that control safety glazing materials and installation.
- System Performance: Provide glass and glazing that has been produced, fabricated and installed to withstand normal thermal movement, wind loading and, where applicable, impact loading, without failure including loss or breakage of glass, failure of glazing sealants or gaskets to remain watertight and airtight, deterioration of glass and glazing materials and other defects in the work.

C. Warranty:

Insulating glass: Five years from date of installation against defects that materially obstruct vision through the glass or affect thermal and physical integrity.

2.1 Materials:

- Float Glass (FG): 1/4" thick clear float glass. Tempered Glass (TG): 1/4" and 1/2" thick clear, tempered safety glass, free-of-tong marks.

3. Installation: Performed only by experienced glaziers.

- Insulating Glass (IGL): 1" thick clear, low-e tempered sealed glass; 1/4" thick interior and exterior glass lites with 1/2" aluminum dessicated dual sealed air space; with the following characteristics:
 - a. Low-emissivity coating on #2 surface. b. Visible Light Transmittance: 68% - 70%
 - c. Visible Light Reflectance Outdoors: 9%-11%
 - d. Solar Energy Transmittance: 32%-34% e. Solar Energy Reflactance-Outdoors: 30%-34%
 - f. U-Value Winter Night: 0.29
 - g. U-value Summer days: 0.28 h. Solar Heat gain Coefficient: 0.37-0.39
 - i. Shading Coefficient: 0.43-0.45 j. Manufacturers/Products:
 - i. AGC/Comfort Ti-AC40
 - ii. Sun Guard/SN-68 iii. PPG/Solarban 60
 - iv. Viracon/VE1-2M

4. Spandrel Glass (SG) 1/4" thick, heat-strengthened "Vitrolux" with fused ceramic frit on #2 surface, by Interpane Glass Co. (800) 334-1797. Color as indicated on the drawings.

A. Glazing Materials:

- 1. Glazing Sealants: Provide elastomeric glazing sealants suitable for applications indicated; compatible with one another and with other materials they will contact, complying with ASTM C920. 2. Glazing Tape: Provide preformed, non-staining and non-migrating elastomeric tape, as recommended by tape and
- glass manufacturers for application indicated, complying with ASTM C 1281. 3. Glazing gaskets: Provide manufacturer's standard snap-on aluminum stops and neoprene, vinyl or EPDM glazing
- 4. Provide setting blocks, spacers and edge blocks of material, size, and shape complying with referenced glazing standard, and compatible with surfaces contacted in installation.

C. Fabrication: Factory fabricate and size all glass.

3.1 Installation

- A. Preparation: Field verify measurements and conditions of installation.
- 2. Examine all details. Provide proper fitting to details indicated.
- 3. Glazing channel dimensions shown are intended to provide for necessary bite on glass, minimum edge clearance and adequate glazing materials thickness, with reasonable tolerances. Adjust as required by job conditions at time of
- B. Install glass and glazing in accordance with the GANA "Glazing Manual" and glass manufacturer's recommendations. 1. Install insulating glass units to comply with recommendations by Sealed Insulating Glass Manufacturers Association
- C. Install setting blocks of proper size at quarter points of sill rabbet. Provide spacers as required.
- D. Install glazing sealants, tapes and gaskets in accordance with manufacturer's recommendations. Set glass without springing and install securely to prevent rattling or breakage.
- E. Protect glass from breakage during remaining construction. Do not remove non-permanent labels until final acceptance.

DIVISION 9 -- FINISHES

2.1 Materials:

SECTION 09260 - GYPSUM BOARD SYSTEMS

1.1 General: Provide gypsum board systems as shown and specified.

- A. Standards: Materials and installation shall conform to the following:
- GA 214-90 "Levels of Gypsum Board Finish." GA-216 "Specifications for Application and Finishing of Gypsum Board."

3. USG "SA923 Drywall/Steel Framed Systems."

- A. Manufacturer: United States Gypsum Co. (USG), (800) 874-4968, internet www.usg.com.
- B. Metal framing: Comply with ASTM C 754 and ASTM C 645 for materials and sizes.
- Partition metal framing:
- a. Studs: Galvanized steel, C-shaped, sizes indicated, 20 gage "ST20" Runners: Match studs, type recommended by stud manufacturer for floor and ceiling support of studs. Provide flexible ceiling runners for full height metal stud framed partitions continuous from floor to
- underside of structural members or deck above.
- Small areas: Metal stud framing of appropriate size and gage for spans indicated. 2. Large areas: Furring channel "Grillage" or "Direct Suspension System" designed for concealed support of gypsum board ceilings, of proper type for use indicated.
- 3. Furring members: 20 gage, galvanized steel screw type, hat-shaped furring.
- D. Gypsum board panels: USG "Sheetrock" complying with ASTM C1396, tapered edge face panels, 48" wide, in maximum lengths available to minimize end joint conditions, 5/8" thick.

C. Ceiling and Soffit metal framing/suspension systems:

 General use panels: Sheetrock Regular panels. 2. Fire rated panels: Sheetrock Firecode Core panels.

Type (DURABOND)" compound for tape bedding and topping.

and in maximum lengths available to minimize end-to-end butt joints.

- 3. Water-resistant: panels: Sheetrock HUMITEK panels E. Cement board: USG DUROCK Cement Board, 5/8" thick x manufacturer's standard width, complying with ANSI A118.9,
- F. Fasteners: USG Type "S" bugle head screws for metal framing, USG Type "W" bugle head screws for wood framing, manufacturer's recommended length for panel thickness indicated.
- G. Trim: Galvanized steel with knurled and perforated flanges. USG Dur-A-Bead corner bead, No. 200B casing bead metal trim, No. 093 Control Joint.
- H. Joint treatment: USG Joint Treatment System, utilizing "Sheetrock Brand Joint Tape", and "Sheetrock Brand Setting-
- I. Adhesives: USG "Sheetrock Brand Setting-Type (DURABOND) 210 or 90" compound for tape bedding and topping.
- J. Acoustical sealant: USG Sheetrock Acoustical Sealant, water-base type, gunnable sealant for sealing sound-rated

K. Sound attenuation insulation: USG Thermafiber unfaced 3-1/2" thick, mineral fiber insulating batts/blankets; standard lengths and widths required to coordinate with spaces insulated.

3.1 Installation

- A. Install metal wall and partition framing and ceiling suspension/ support systems in accordance with USG Bulletin SA 923 and complying with ASTM C754. 1. Ceiling suspension/ support systems: Metal furring system/direct suspension or steel stud framing system.
- 2. Wall and partition framing: a. Install steel studs per schedule or at spacing indicated with bottom and top runner tracks anchored to substrates. Provide flexible ceiling runner tracks at full height partitions.
- b. Terminate partition stud system 4" above ceilings, except where indicated to be extended to structural support or roof deck above. Brace tops of partition framing to structure or roof deck at maximum 4'-0"
- on center spacing. c. Frame openings more than 2'-0" wide with two 20 gage studs at each jamb. d. Coordinate the installation of supplementary blocking and nailers, provided under Section 06100 work, to support shelving, millwork, toilet accessories, and similar work that cannot be adequately supported
- B. Application and Finishing: Install and finish gypsum board to comply with ASTM C 840 and Gypsum Association
- GA 216 "Recommended Specifications for the Application and Finishing of Gypsum Board." 1. Screw fasten all gypsum board panels. 2. Metal Trim: Install metal corner beads at external corners of gypsum board work and metal trim wherever edge of gypsum board would be exposed. Use longest practical lengths.

3. Control Joints: Locate and install control joints in accordance with USG Bulletin SA923 "Good Design Practice"

recommendations.

- C. Acoustical Treatment: 1. Where sound-attenuation insulation is indicated, seal gypsum board construction at perimeters, control joints, junction boxes, openings and penetrations with a continuous bead of acoustical sealant including a bead at both
- 2. Install sound attenuation insulation at scheduled partitions and ceilings. Install insulation in single layer of required thickness. Extend full thickness over entire area to be insulated. Cut and fit tight around obstructions.
- 3. At openings and cutouts, fill open spaces between edges of gypsum board and fixtures, cabinets, ducts, and other flush or penetrating items, with continuous bead of acoustical sealant. 4. Seal sides and backs of electrical boxes to completely close up openings and joints with a bead of acoustical

1. Comply with manufacturer's instructions for mixing, handling, and application of materials. Apply treatment at joints both directions, at flanges of trim accessories, penetrations of gypsum board (electrical boxes, piping, and similar work), fastener heads, surface defects, and elsewhere as indicated. Apply in manner that will result in each

of these items being concealed when applied decoration has been completed. Apply joint tape at joints between gypsum boards, except where trim accessories are indicated.

3. Interior Exposed Gypsum Board Finish: Level 5 Finish.

- a. Locations: Typical for all walls and ceilings, unless otherwise indicated b. Finish interior gypsum board by applying the following joint compounds in four coats (not including prefill
- of openings in base), and sand between coats and after last coat:
- c. Embedding and First Coat: Setting-type joint or taping compound.
- d. Fill (Second) Coat: Setting-type topping compound. e. Fill (Third) Coat: Setting-type topping compound.
- f. Finish (Fourth) Coat: Skim coat entire surface.
- 4. Interior Concealed Gypsum Board: Level 3 Partial Finishing. a. Finish concealed gypsum board construction that requires finishing same as exposed gypsum board
- E. Cement Board: Install cement board as a 16" high base at all kitchen and kitchen cook line wall types.

construction, except the third coat and sanding can be omitted.

SENTON TRANSPORTED

- 1.1 General: Provide quarry tile flooring and base as shown and specified.
- A. Standards: Materials and installation shall conform to the following
- 1. ANSI A137.1 "Ceramic Tile." 2. TCA "Handbook for Ceramic Tile Installation."

2.1 Materials:

3.1 Installation

- A. Manufacturers
- 1. Quarry Tile: Emser Tile, (713) 462-2411, internet: www.emser.com a. For ordering purposes, email all orders to Chipotle@Emser.com
- Waterproofing: a. Setting and Grouting Materials: Custom Building Products. (800) 272-8786, internet www.custombuildingproducts.com b. Quarry Tile Base Membrane: Laticrete (800) 243-4788 x 219, internet www.laticrete.com
- B. Quarry Tile: Emser Tile 6" x 6" x 1/2" E-Quarry Tile with 6" cove base and appropriate trim; "Gray" color. 1. Entire Kitchen Area: Provide non-abrasive finish quarry tile. C. Waterproofing for elevated floor slabs: Mapei Planicrete W, heavy-duty trowelable two component waterproof membrane and adhesive.
- D. Setting Adhesive: Custom Building Materials, Versabond, Color: gray E. Grout: Custom Building Materials, CEG Lite Epoxy Grout, Color: #165 Delorean Gray

F. Quarry Tile Base Membrane: Laticrete 9235 waterproof membrane conforming to ANSI A118.10-1999.

- A. Preparation: Clean substrate surfaces, scheduled to receive quarry tile, thoroughly and remove all coatings that may impair bond. 1. Center tile fields both directions in each floor area. Adjust layout to minimize tile cutting. Avoid tile less
- than one-half size. Locate cuts to be least conspicuous. 2. Maintain units uniformly "in plane." Provide straight, uniform joint widths and grout lines.
- tile floor finish. Install membrane materials in accordance with manufacturer's installation instructions to produce a waterproof membrane of uniform minimum 30 mil thickness bonded securely to substrate.

B. Elevated Floor Slabs: Install waterproofing membrane at elevated floor slab surfaces scheduled to receive quarry

- 2. Extend membrane down into floor drain flanges to assure continuous waterproofing at drainage points. C. Wet Areas: Install waterproofing membrane at all quarry tile wall base. Install membrane materials in accordance
- with manufacturer's installation instructions to produce a waterproof membrane of uniform minimum 30 mil thickness bonded securely to substrate. 1. Extend Laticrete 9235 waterproofing up all vertical wall surfaces receiving quarry tile base minimum 10" high. Extend Laticrete 9235 waterproofing membrane 10" minimum horizontally from all vertical wall surfaces
- D. Installation: Install, grout and clean ceramic tile in accordance with referenced TCA installation details and ANSI standard specifications for setting methods scheduled.

1. Floors: Latex-portland cement mortar on concrete; TCA detail F113 and ANSI A108.5, grout ANSI A108.10.

Wet cure grout.

receiving quarry tile base.

1. Extend waterproofing up vertical wall surfaces minimum 10" high.

SECTION 09340 - CERAMIC TILE

A. Standards: Materials and installation shall conform to the following:

1.1 General: Provide ceramic wall tile as shown and specified.

ANSI A137.1 "Ceramic Tile." TCA "Handbook for Ceramic Tile Installation."

For ordering purposes, email all orders to Chipotle@Emser.com

- A. Manufacturers: Ceramic Tile: Emser Tile, (713) 462-2411, internet: www.emser.com
- B. Ceramic Tile: Series Emser Ceramic, Color- White, Type Glazed with Lugs, Size 2 x 8 (nominal size) 2 1/8" x 8 1/2" (finished size), Model # - SJIWHITGL0208WAL, horizontal stack bond pattern
- C. Setting Adhesive: Thinset Mortar, Custom Building Products, Series Prolite Grey Thinset, Model # ZCUPROJGYTHN30

D. Grout: Custom Building Products, Series - Fusion Pro Grout (New Taupe #185), Model # - ZCUFP18512T, 1/16" grout joints.

B. Kitchen:

2.1 Materials:

- 3.1 Installation
- A. Preparation: Clean substrate surfaces scheduled to receive ceramic tile thoroughly and remove all coatings that may
- Protect surrounding work from damage.

Remove any curing compounds or other contaminates.

- Vacuum clean surfaces and damp clean. Install cementitious backer board in accordance with ANSI A108.11 and board manufacturer's instructions. Tape joints and corners, cover with skim coat of dry-set mortar to a feather edge.
- 5. Prepare substrate surfaces for adhesive installation in accordance with adhesive manufacturer's instructions.
- Lay tile in horizontal stack bond, starting pattern with a full tile at the ceiling plane. Arrange pattern so that a full tile or joint is centered on each wall horizontally and that no tile less than 1/2 width
- is used at the ends of the wall. Exception: when one end of the wall is a tile-to-gypsum board transition. Do not interrupt tile pattern through openings. 3. Use specified stainless steel corner guards at tile-to-tile and tile-to-FRP outside corners.

4. Use corner bead of 100% silicone sealant, color to match grout, at inside corners where tile meets tile.

- 6. Cut and fit tile to penetrations through tile, leaving sealant joint space. Place tile joints uniform in width, subject to
- variance in tolerance allowed in tile size. make joints watertight, without voids, cracks, escess mortar, or excess Sound tile after setting. Replace hollow sounding units.

8. Keep expansion joints free of adhesive or grout. Allow tile to set for a minimum of 48 hours prior to grouting. Apply

5. Use corner bead of 100% silicone sealant, white, at inside corners where tile meets paint gyp. board, tile meets FRP

sealant to junction of tile and dissimilar materials and junction of dissimilar planes. Clean tile and grout surfaces.

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